AGENDA

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025 at 7:00 PM

Village Board Room 740 Hillgrove Avenue, Western Springs, IL 60558

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

   Heidi Rudolph , Village President
   Amy Avakian, Trustee
   Nicole Chen, Trustee
   Alan Fink, Trustee
   Scott Lewis, Trustee
   Phil Nawrocki, Trustee
   James Tyrrell, Trustee

4. **Citizen Comments**

5. **Commission Reappointments**

   A. Reappointment of Martin Healy to the Recreation Commission (Item for Action - New Business)

   B. Reappointment of Winifred Lyday to the Recreation Commission (Item for Action - New Business)

6. **General Government Committee Report**

   A. [Previously discussed] Employee Leasing Agreement with MGT Impact Solutions, LLC (Omnibus Item)

   B. [Previously discussed] IRMA Alternate Delegate Resolution (Omnibus Item)

7. **Finance Committee Report**

8. **Planning and Zoning Committee Report**

   A. [Discussed on January 13, 2025] PC-2024-04 – A Comprehensive Plan Amendment to the Long-Range Land Use Map at 917 Lawn Court (Omnibus Item)

   B. [Discussed on January 13, 2025] PC-2024-04 – An Amendment to the Village Zoning Map at 917 Lawn Court (Omnibus Item)

   C. [Previously discussed] Downtown Western Springs Market Assessment Update

   D. [Previously discussed] PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, Vacation of Portion of Lawn Avenue Right-of-Way and Subdivision - 5600 Wolf Road, McNaughton Development, LLC

E. [Previously discussed] 5600 Wolf Road - Heritage Crossing Stormwater Review Assistance Agreement with Baxter & Woodman Consulting Engineers - Amendment #2 (Omnibus Item)

F. [Previously Discussed] Timber Trails - 2025 Construction Observation Agreement with V3 Companies (Omnibus Item)

9. Public Works & Water Committee Report

A. [Previously discussed] Surplus Declaration of Well #3 Motor (Omnibus Item)

B. [Previously discussed] Surplus Declaration of Water Meters from Well #3 and Well #4 (Omnibus Item)

C. [Previously discussed] Purchase of Water Meters and Accessories from Water Resources, Inc.(Omnibus Item)

D. [Previously discussed] Sewer Televising and Cleaning Services - National Power Rodding Contract Renewal (Omnibus Item)

E. [Previously discussed] Gilbert Avenue Resurfacing - Design Engineering - Intergovernmental Agreement with Village of La Grange (Omnibus Item)

F. [Previously discussed] Gilbert Avenue Resurfacing - Design Engineering Agreement with Baxter & Woodman Consulting Engineers (Omnibus Item)

G. [Previously discussed] Sidewalk Shaving Program - Murphy Construction Services, LLC Contract Renewal (Omnibus Item)

10. Properties & Recreation Committee Report

A. [Previously discussed] Custodial Contract Renewal - Vega Building Maintenance, Inc. (Omnibus Item)

B. [Previously discussed] HVAC Maintenance Services - The YMI Group, Inc. (Omnibus Item)

C. [Previously discussed] Tree Trimming Services - Winkler Tree & Lawn Care (Omnibus Item)

D. [Previously discussed] Landscape Services - Beary Landscape Management, LLC. (Omnibus Item)

E. [Previously discussed] Tree Removal Services - Desiderio Landscaping & Tree Removal LLC Contract Renewal (Omnibus Item)

11. Public Health & Safety Committee Report

A. [Previously discussed] License Plate Reader License Agreement with Timber Trails of Western Springs Community Association for the installation and maintenance of License Plate Reader (LPR) equipment for Wolf Road traffic (Omnibus Item)

B. [Previously discussed] Safe Routes to School Village-Wide Travel Plan RFQ and Agreement with Epstein (Omnibus Item)

C. Training Participation Agreement between the Village of Western Springs and Adventist Midwest Health (Item for Action - New Business)

12. Consideration of and Action on Agenda Items

13. Explanation of Omnibus Voting Procedure

The Illinois State Statutes allow a municipality to collectively vote on a group of ordinances, resolutions, and other motions, such as awards of contract, appointments, etc. This is known as an omnibus vote. All the items contained on the omnibus vote list have been previously discussed by the President and Board of Trustees on at least one occasion, and often on several occasions. By placing them on the omnibus vote list, a single vote may be taken to approve them. A Trustee may remove any item from the list and have it discussed and voted on separately, prior to the omnibus vote. Is there any such request?

14. Consideration of an Omnibus Vote

A. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with National Power Rodding Corporation of Chicago, Illinois for the 2025 sewer televising and cleaning program in an amount not to exceed $105,000.00 consistent with the 2022 pricing schedule (Note: The 2022 contract was competitively bid.)

B. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with Murphy Construction Services, LLC of Burr Ridge, Illinois for the 2025 sidewalk shaving program for the contract unit price of $19.55 per inch/ft and in an amount not to exceed $20,000.00 consistent with the 2024 pricing schedule (Note: The 2024 contract was competitively bid.)

C. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with Vega Building Maintenance, Inc. of Romeoville, Illinois for the 2025 janitorial services contract in an amount not to exceed $41,907.00 consistent with the 2023 pricing schedule (Note: The 2023 contract was competitively bid.)

D. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with the YMI Group, Inc. of Elk Grove Village, Illinois for the 2025 HVAC maintenance service contract in an amount not to exceed $17,995.00 for quarterly inspection and maintenance services consistent with the 2023 pricing schedule (Note: The 2023 contract was competitively bid.)

E. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with Winkler Tree and Law Care of Bellwood, Illinois for the 2025 tree trimming services contract in an amount not to exceed $105,000.00 consistent with the 2023 pricing schedule (Note: The 2023 contract was competitively bid.)

F. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with Beary Landscape Management, LLC of Brookfield, Illinois for the 2025 landscape services contract in an amount of $44,020.00 for monthly maintenance work and a total budgeted amount not to exceed $91,779.00 for seasonal planning, holiday decorative work and additional request services consistent with the 2024 pricing schedule (Note: The 2024 contract was competitively bid.)

G. A motion to waive the competitive bidding process and approve and authorize the renewal of a contract with Desiderio Landscaping and Tree Removal, LLC of Grant Park, Illinois for the 2025 tree

removal services contract in an amount not to exceed $75,000.00 consistent with the 2023 pricing schedule (Note: The 2024 contract was competitively bid.)

H. Ordinance No. 25-3234
An Ordinance approving and adopting an updated long range land use map to the Western Springs official comprehensive land use plan for purposes of reclassifying the zoning designation of the 917 Lawn Court property, Western Springs, Illinois from the R4 - multiple-family residence district to the A – single-family residence district to allow for the construction, operation, and maintenance of a single-family house.

I. Ordinance No. 25-3235
An Ordinance approving a map amendment to rezone the 917 Lawn Court property from the R4 – multiple-family residence district to the A - single-family residence district.

J. Ordinance No. 25-3237
An Ordinance authorizing the disposal of surplus personal property owned by the Village of Western Springs (Well #3 motor) and authorizing Layne, a Company of Granite Construction, Inc., to complete the necessary decommissioning and regulatory procedures required by the United States Environmental Protection Agency and State of Illinois for a cost not to exceed $25,662.00.

K. Ordinance No. 25-3238
An Ordinance authorizing the disposal of surplus personal property owned by the Village of Western Springs (Well #3 meter and Well #4 meter).

L. Resolution No. 25-2862
A Resolution approving and authorizing the execution of a Professional Services Agreement between the Village of Western Springs and Epstein of Chicago, Illinois for the development of a Safe Routes to School Village-Wide Travel Plan and related services (not to exceed fee: $74,957.00).

M. Resolution No. 25-2865
A Resolution appointing a delegate and alternate delegate to the Intergovernmental Risk Management Agency (IRMA).

N. Resolution No. 25-2868
A Resolution authorizing the approval and execution of a vendor contract for goods, supplies and services with Water Resources, Inc. of Elgin, Illinois for the purchase of water meters, flange kits, connecting spools, MIUs and associated equipment at unit pricing outlined in the 2025 Q1 Neptune pricing list.

O. Resolution No. 25-2869
A Resolution approving and authorizing the execution of employee leasing agreement between the Village of Western Springs and MGT Impact Solutions, LLC to retain the services of a part-time HR project manager.

P. Resolution No. 25-2871
A Resolution approving and authorizing the execution of Amendment No. 2 to Professional Services Agreement with Baxter and Woodman, Inc. for plan review and stormwater management plan review

services for the proposed Heritage Crossing development at the 5600 South Wolf Road property by developer McNaughton Development, LLC.

Q. Resolution No. 25-2872
A Resolution approving and authorizing the execution of a license agreement between the Village of Western Springs and the Timber Trails of Western Springs Community Association regarding installation and maintenance of license plate reading video cameras and related equipment and a support pole adjacent to Wolf Road north of Plainfield Road.

R. Resolution No. 25-2873
A Resolution authorizing and approving the execution of a cost sharing Intergovernmental Agreement between the Village of Western Springs, Cook County, Illinois and the Village of La Grange, Cook County, Illinois for design engineering for the Invest in Cook - Gilbert Avenue STP resurfacing project from Ogden Avenue to 47th Street.

S. Resolution No. 25-2874
A Resolution approving and authorizing the execution of a second updated Professional Services Agreement between the Village of Western Springs and V3 Companies for the performance of construction observation and closeout/acceptance services related to the Timber Trails Subdivision.

T. Resolution No. 25-2875
A Resolution approving and authorizing the execution of a Professional Services Agreement between the Village of Western Springs and Baxter and Woodman, Inc. for the performance of Phase I design engineering services related to the Gilbert Avenue resurfacing project (Not to exceed fee: $110,000.00).

* Ordinance No. 25-3236 and Resolution Nos. 25-2866 and 25-2867 are reserved for future items.

15. Second to Omnibus Motion/Discussion of Omnibus Motion/Roll Call Vote

16. New Business

A. Motion to approve the reappointment of Martin Healy as a member of the Recreation Commission for a three-year term to expire February 28, 2028.

Second to the Motion.
Roll call vote.

B. Motion to approve Winifred Lyday as member of the Recreation Commission for a three-year term to expire on Februrary 28, 2028.

Second the Motion.
Roll call vote.

C. Resolution No. 25-2870
A resolution approving and authorizing the execution of a training participation agreement between the Village of Western Springs and Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange Hospital regarding conduct of training exercises.

Motion to approve the Resolution.
Second to the Motion.
Roll call vote

17. Old Business

18. Reports

A. Monthly Financial Report (Trustee Chen)

The December 2024 Financial Report will be presented.

Motion to approve the December 2024 Financial Report.
Second to the Motion.
Roll call vote.

B. Village President Rudolph

C. Village Manager Baer

D. Village Attorney Jurusik

19. Adjournment

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 6.A.

To: Board of Trustees
From: Casey Biernacki, Deputy Village Manager
CC: Ellen Baer, Village Manager
RE: [Previously discussed] Employee Leasing Agreement with MGT Impact Solutions, LLC (Omnibus Item)

Recommendation

Consider a recommendation to approve the attached contract with MGT Impact Solutions LLC. for the use of human resources consulting services.

Summary

Attached for consideration by the General Government committee is an extension of contract services with MGT Impact Solutions LLC., formally known as GovTemps USA, for the use of Human Resources Project Manager services with Stephana Przybylski. The Village has utilized this consulting service since 2022 for assistance with recruitment, employee training, and special projects. Staff recommends the contract be approved for 2024/2025. Staff may also bring additional amendments to the contract for additional special project assistance in the Department of Finance and Department of Recreation.

Financial Impact

The annual average cost for these services varies based on need but has averaged between $10,000 - $15,000, per year. This item was budgeted for FY2025.

Recommended Motion

I move to recommend to the Village Board the approval of contract with MGT Impact Solutions LLC.

Strategic Plan Alignment

- Organizational Development

File Attachments

1. DRAFT MGT Contract for 2025
2. Resolution No. 25-2869 Approval of Employee Leasing Agreement with MGT Impact Solutions LLC for HR Project Manager (Przybylski) (Term_ 1.6.2025 to 1

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and the **Village of Western Springs** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

SECTION 1
SCOPE OF AGREEMENT

Section 1.01. Assigned Employee. The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit **A**, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit **A** signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

SECTION 2
SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with applicable federal and state law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record-keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

Section 2.03. Employee Benefits. MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B.** MGT may amend or terminate any of its employee benefit plans according to

their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of MGT. MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees and shall be deemed and considered a "public employee" under the Illinois Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et seq., and specifically as an agent, volunteer, servant or employee" under Section 1-102 thereof with respect to the work performed for the Client hereunder.

Section 2.07. Obligations of the Client. Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement.

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment.

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements.

(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement. Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement.

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining Agreement.

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting.

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

SECTION 3
FEES PAYABLE TO MGT

Section 3.01. The Client will pay MGT fees for the services provided under this Agreement as fully identified in Exhibit A, as amended.

Section 3.02. **Payment Method**. Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4
INSURANCE

Section 4.01. **General and Professional Liability Insurance**.

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of $1,000,000 per occurrence, $3,000,000 aggregate. In the alternative, as applicable, the Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s) and agrees to respond to or defend against any such losses. The Client shall have no further rights against MGT with relation thereto.

Section 4.02. **Certificate of Insurance**. Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance

of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

Section 4.03. Automobile Liability Insurance. The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

SECTION 5
DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice will be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. At the end of the Term, the Client may, upon payment of the Temp-to-hire fee, hire the Assigned Employee as a permanent or temporary employee of the Client. Clients acknowledges the substantial investment of time and resources by MGT under this Agreement to place its leased employee with Client. If after the end of the Term, Client is interested in hiring the Assigned Employee as either a permanent or temporary employee, MGT will determine a reasonable Temp to Hire fee based on the totality of the circumstances.

SECTION 6
NON-SOLICITATION

Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

Section 6.03. Survival. The provisions of Section 6 survive the expiration or termination of this Agreement.

SECTION 7
DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.

Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnified Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of Section 7 survive the expiration or termination of this Agreement.

SECTION 8
MISCELLANEOUS PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

Section 8.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 8.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

Section 8.06. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

Section 8.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 8.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.11. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.12. Force Majeure. MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

Section 8.13. Assignment. Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.

SECTION 9
DISPUTE RESOLUTION

Section 9.01. Good Faith Attempt to Settle. The Parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the Parties.

Section 9.02. Governing Law/Jurisdiction. If a dispute cannot be settled through good faith negotiation within thirty (30) days after the initial receipt by the allegedly offending party of written notice of the dispute, then the controversy or claim may be adjudicated by a federal or state court sitting in Cook County. Venue and jurisdiction for any action under this Agreement is Cook County. This Agreement and any amendments hereto will be governed by and construed in accordance with the laws of the State of Illinois.

Section 9.03. Attorneys' Fees. The Parties agree that, in the event of litigation under this Agreement, each Party is liable for only those attorneys' fees and costs incurred by that Party.

SECTION 10
NOTICES

SECTION 10.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

Notices will be deemed received at the earlier of actual receipt or three (3) days from mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to MGT:

MGT Impact Solutions, LLC
790 Frontage Road Suite 213
Northfield, Illinois 60093
Attn: Michael J. Earl
224-261-8366 - mearl@mgt.us

If to Client:

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue
Western Springs, Illinois 60588
Attn: Ellen Baer
708-927-7211 - ebaer@wsprings.com

IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

MGT IMPACT SOLUTIONS, LLC

By _____
Name: A. Trey Traviesa
Title: CEO – MGT Impact Solutions, LLC

EFFECTVE DATE: January 6, 2025

CLIENT

By _____
Name:_____
Title: _____

EXHIBIT A
Assigned Employee and Base Compensation

ASSIGNED EMPLOYEE: Stephana Przybylski

POSITION/ASSIGNMENT: HR Project Manager

TERM OF POSITION: January 6, 2025 – January 2, 2026

BASE COMPENSATION: $105.85/hour. Employee is paid only for hours worked. Work hours per week will vary but are anticipated to average no more than 10 hours/week. Work hours performed for the week should be reported to MGT on the Monday following the prior work week.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC	**CLIENT:**
By:_____	By:_____
Date:_____	Date:_____

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

RESOLUTION NO. 25-2869

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN EMPLOYEE LEASING AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MGT IMPACT SOLUTIONS, LLC TO RETAIN THE SERVICES OF A PART-TIME HR PROJECT MANAGER

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the "Village Board" or "Village") and MGT Impact Solutions, LLC (the "Consultant") desire to enter into the attached agreement titled "EMPLOYEE LEASING AGREEMENT" between the Village of Western Springs and Mgt Impact Solutions, LLC to retain the Services of a part-time HR Project Manager (the "Agreement") to retain the services of an HR Project Manager to work for the Village on a part-time basis. This HR Project Manager position is currently filled by Stephana Przybylski (the "Assigned Employee"), who is an employee of the Consultant and who has worked in this capacity for the Village as an employee of the Consultant in prior years. A copy of the Agreement is attached hereto as **Exhibit "1"** and made a part hereof; and

WHEREAS, the Agreement provides for a term of temporary employment from January 6, 2025 to January 2, 2026 (the "Term"), and contemplates that the Assigned Employee will perform on average approximately ten (10) hours of work per week for the Village. The "Base Compensation", as defined in the Agreement, that is payable to the Consultant for each hour worked by the Assigned Employee under the Agreement, is $105.85 per hour. The Base Compensation is paid by the Village to the Consultant only for those hours worked by the Assigned Employee as set forth in **Exhibit "A"** of the Agreement; and

WHEREAS, the Consultant desires to enter into the attached Agreement for the purpose of providing the services customarily associated with the position of an HR Project Manager in accordance with the terms, provisions and conditions set forth in the attached Agreement; and

WHEREAS, at an open public meeting held on January 9, 2025, the Village's General Government Committee ("Committee") reviewed and discussed the Agreement, and received input and a recommendation from the Village staff to enter into the Agreement, and provided an opportunity for public input on the matter. At its January 9, 2025 meeting, the Committee recommended that the Village Board follow the Village staff's recommendation to approve and enter into the Agreement; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the President and Board of Trustees of the Village reviewed and discussed the Agreement and received input from the Committee and Village staff and provided an opportunity for public input on the matter. At its January 27, 2025 Regular Meeting, the President and Board of Trustees of the Village accepted the recommendations of the Committee and Village staff to approve and enter into the attached Agreement; and

WHEREAS, pursuant to their constitutional and statutory authority and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10(a) (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), including 65 ILCS 5/8-1-7(b), the President and Board of Trustees of the Village find that it is protective of the health, welfare and safety of and in the best interests of the Village and its residents, local businesses, property owners and the public to approve and enter into the attached Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Agreement and Other Related Documents. The President and Board of Trustees of the Village approve the attached Agreement, substantially in the form attached hereto as **Exhibit "1"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and such other documents as are necessary to fulfill the Village's obligations under the Agreement. The President and Board of Trustees also authorize and direct the Village President, the Village Clerk, the Village Manager and the Village Attorney, or their designees, to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under the Agreement.

SECTION 3: Approval of Financial Obligations and Other Documents. The President and Board of Trustees of the Village further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the Agreement, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the attached Agreement.

SECTION 4: Delivery of Certified Copy of Resolution, Executed Agreement and Other Signed Documents. After approval of this Resolution, the President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Agreement to the Consultant for record retention purposes.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 27th day of January 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this 27th day of January 2025, by the President and Board of Trustees and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Exhibit "1"

EMPLOYEE LEASING AGREEMENT BETWEEN
THE VILLAGE OF WESTERN SPRINGS AND MGT IMPACT SOLUTIONS, LLC
TO RETAIN THE SERVICES OF A PART-TIME HR PROJECT MANAGER

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Resolution now on file in my office, entitled:

RESOLUTION NO. 25-2869

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN EMPLOYEE LEASING AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MGT IMPACT SOLUTIONS, LLC TO RETAIN THE SERVICES OF A PART-TIME HR PROJECT MANAGER

which Resolution was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Village Board Meeting on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 27th day of January, 2025.

_____
Edward Tymick, Village Clerk

[SEAL]

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 6.B.

To: Board of Trustees
From: Casey Biernacki, Deputy Village Manager
CC: Ellen Baer, Village Manager
RE: [Previously discussed] IRMA Alternate Delegate Resolution (Omnibus Item)

Recommendation

The General Government Committee reviewed this item at their meeting on January 9, 2025 and recommended the approval of the attached resolution to identify Jill Izzo as the Alternate Delegate for IRMA.

Summary

The Intergovernmental Risk Management Agency (IRMA) requires that municipalities appoint a delegate and alternate delegate to represent their communities. The delegates represent the Village as members of the IRMA Board of Directors and act as the risk management contacts.

The attached draft resolution states that Casey Biernacki, Deputy Village Manager remain as the IRMA delegate and Jill Izzo, Deputy Village Clerk, be appointed as the alternate delegate.

Financial Impact

None.

Recommended Motion

I move to approve Jill Izzo as the IRMA Alternate Delegate.

Strategic Plan Alignment

- Organizational Development
- Financial Stability

File Attachments

1. Resolution No. 25-2865 re IRMA Alternate and Delegate Appointment - 1.27.2025(2031803.1)

RESOLUTION NO. 25-2865

A RESOLUTION APPOINTING
A DELEGATE AND ALTERNATE DELEGATE
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)

WHEREAS, the Village of Western Springs is a member of the Intergovernmental Risk Management Agency ("IRMA"), an Illinois intergovernmental agency established by intergovernmental agreement; and

WHEREAS, the Contract and Bylaws of IRMA provides that member units of local government shall by majority vote of its corporate authorities select a Delegate and an Alternate Delegate to represent the Village of Western Springs on the Board of Directors of IRMA;

WHEREAS, the President and Board of Trustees of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/) and Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220/), to approve the selection of a Delegate and an Alternate Delegate to represent the Village of Western Springs on the Board of Directors of IRMA and find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve select a Delegate and an Alternate Delegate to represent the Village of Western Springs on the Board of Directors of IRMA.

BE IT RESOLVED BY THE CORPORATE AUTHORITIES, OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

Section 2. Approval of Appointment of IRMA Delegate. Casey Biernacki, Deputy Village Manager, of the Village of Western Springs, is appointed as Delegate to represent the Village of Western Springs on the Board of Directors of IRMA.

Section 3. Approval of Appointment of IRMA Alternate Delegate. Jill Izzo, Deputy Village Clerk of the Village of Western Springs, is selected as the Alternative Delegate to serve if Casey Biernacki is unable to carry out his aforesaid duties as the representative of the Village of Western Springs to IRMA

SECTION 4. Effective Date. This Resolution shall be in full force and effect from and after

its adoption and approval in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 27th day of January 2025.

_____
Heidi Rudolph, Acting Village President

ATTEST:

_____
Ed Tymick, Village Clerk

2031803_1

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 8.A.

To: Board of Trustees
From: Kelsey Fawell, Senior Planner
CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Village Attorney, Heather Valone, Director of Community Development
RE: [Discussed on January 13, 2025] PC-2024-04 – A Comprehensive Plan Amendment to the Long-Range Land Use Map at 917 Lawn Court (Omnibus Item)

Recommendation

The Plan Commission reviewed this item at their meeting on December 10, 2024 and recommended the approval of the Comprehensive Plan Amendment to the Long-Range Land Use Map and an amendment to the Village Zoning Map. The Planning and Zoning Committee reviewed this item at their meeting on January 9, 2025 and recommended the approval of Comprehensive Plan Amendment to the Long-Range Land Use Map and an amendment to the Village Zoning Map. The Village Board discussed this item on January 13, 2025 and directed Staff and the Village Attorney to finalize the ordinances for consideration.

Summary

Tom Ear and Kelly Moran are the property owners and applicants for the property located at 917 Lawn Court. The property addressed as 917 Lawn Court is comprised of two parcels, both of which are currently vacant. Parcel 1 is located directly on Lawn Court with a property identification number ("PIN") of 18-18-201-091-0000. Parcel 2 is located directly south of Parcel 1 and has a PIN of 18-18-201-092-0000, shown in Figure 1 below. The applicants are requesting an amendment to the Village's zoning map to rezone the Parcel 2 (the "Subject Property") from its current zoning of R4 – Multiple-Family Residence District ("R4" or "R4 District") to A – Single-Family Residence District ("A District"). The Applicants are seeking the aforementioned request in order to construct a single-family home on the 917 Lawn Court property, which is currently prohibited due to the current R4 zoning of the Subject Property. Per the Village's Development Control Ordinance ("DCO"), single-family houses are not permitted within the R4 District.

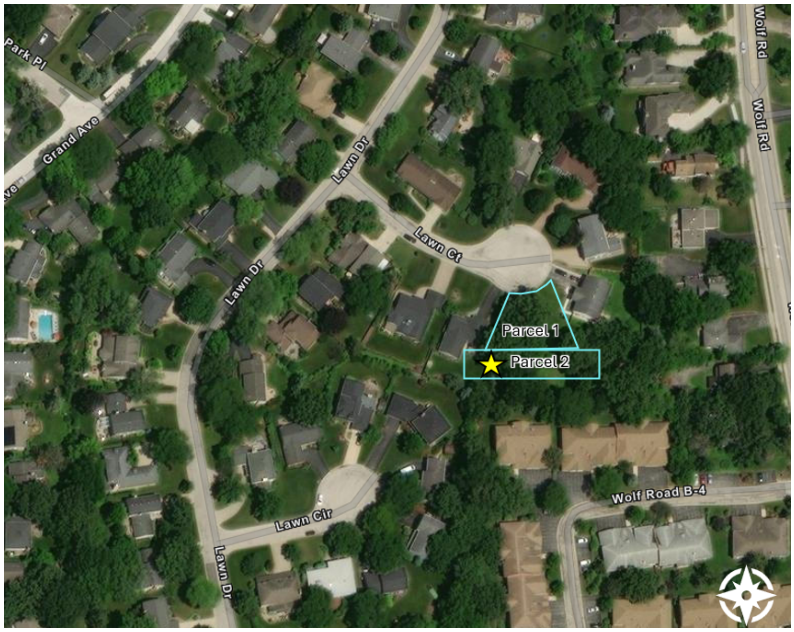


Figure 1: The Subject Property, labeled as Parcel 2 and with a star, is immediately south of Parcel 1 outlined in blue.

The application was heard by the Plan Commission at their December 10, 2024 public hearing. There was only one interested member of the public who spoke in support of the requests. After discussion, the Plan Commission unanimously voted to recommend approval of the application and the draft recommendation document. The application was then reviewed by the Planning & Zoning Committee at their January 9, 2025 meeting, and recommended the application be advanced. The Village Board discussed this item on January 13, 2025 and directed Staff and the Village Attorney to finalize the ordinances for consideration.

Attachments

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1. Ordinance – An Ordinance Approving and Adopting an Updated Long Range Land Use Map to the Western Springs Official Comprehensive Land Use Plan for Purposes of Reclassifying the Zoning Designation of the 917 Lawn Court Property, Western Springs, Illinois from the R4 – Multiple-Family Residence District to the A – Single-Family Residence District to Allow for the Construction, Operation, and Maintenance of a Single-Family House
2. Ordinance – An Ordinance Approving a Map Amendment to Rezone the 917 Lawn Court Property from the R4 – Multiple-Family Residence to the A – Single-Family Residence District

Financial Impact

None

Recommended Motion

I move to approve the Comprehensive Plan Amendment to the Long-Range Land Use Map and an amendment to the Village Zoning Map under the items contained in the omnibus.

Strategic Plan Alignment

Economic Development

File Attachments

1. Ordinance

ORDINANCE NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE:
OTHER: Published in pamphlet form.

AN ORDINANCE APPROVING AND ADOPTING AN UPDATED LONG RANGE LAND USE MAP TO THE WESTERN SPRINGS OFFICIAL COMPREHENSIVE LAND USE PLAN FOR PURPOSES OF RECLASSIFYING THE ZONING DESIGNATION OF THE 917 LAWN COURT PROPERTY, WESTERN SPRINGS, ILLINOIS FROM THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT TO THE A – SINGLE-FAMILY RESIDENCE DISTRICT TO ALLOW FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SINGLE-FAMILY HOUSE

WHEREAS, Sections 11-12-5, 11-12-6 and 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-5, 11-12-6 and 11-12-7) authorize the Village President and Board of Trustees of the Village of Western Springs ("Village") to adopt an official comprehensive plan or any amendments to an official comprehensive plan, but only after a public hearing on the plan or amended plan has been held; and

WHEREAS, after the required public hearing process was completed, the Village President and Board of Trustees of the Village of Western Springs approved and adopted the Village's Official Land Use Plan with the passage of Ordinance No. 03-2226 on February 24, 2003 (the "2003 Land Use Plan). The 2003 Land Use Plan has been amended as follows: (i) by Ordinance No. 11-2643 dated August 22, 2011, as part of the adoption of the "2011 Western Springs Downtown Redevelopment Plan" (the "2011 Downtown Plan"); and (ii) by Ordinance No. 21-3046 dated June 28, 2021, as part of the adoption of the "2021 Concept Plans for Townhome Project at 17 West Ogden Avenue Property"; and

WHEREAS, Tom Ear and Kelly Moran of 1420 W 54th Street, La Grange Highlands, IL 60525 ("Applicants" or "Property Owners"), are the owners of the property commonly known as 917 Lawn Court, Western Springs, Illinois ("Property"). The Applicant filed with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the rezoning of the Property in order to construct a single-family house (the "Development" or "Project"); and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a map amendment and an amendment to the Village's Comprehensive Land Use Plan in order to construct the Project. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, using information gathered during the public hearing process, the Application was presented as an amendment to the Village's existing 2003 Land Use Plan to amend the Property's Long Range Land Use from its current designation of the R4 - Multiple-Family Residence District to the A – Single-Family Residence District in order to allow for the construction and operation of the Development. An excerpt of the updated version of the Long Range Use Map of the Village's Comprehensive Land Use Plan showing the zoning classification amendment for the Property is attached as **Exhibit "A"** and made a part hereof. A copy of the Long Range Plan shall be produced by the Village in conjunction with the printing of the Village's Official Zoning Map in March 2026 and will be on file with the Community Development Department (the "Updated Long Range Use Map"); and

WHEREAS, the Village's 2003 Land Use Plan, like all comprehensive land use plans, is an advisory document that contains recommendations for the implementation of new land uses, design standards,

and zoning changes within the Village. Upon Village Board approval of this Ordinance, the Applicant's proposed amendment of the Property's Long Range Land Use from its current designation of the R4 - Multiple-Family Residence District to the A – Single-Family Residence District will provide a planning basis for the map amendment (rezoning) of the Property to the A – Single-Family Residence District allow for the construction and operation of the Development. Once the Property is rezoned, it will expand the types of other possible adaptive uses that could be developed on the Property under the A – Single-Family Residence District classification; and

WHEREAS, on December 10, 2024, the Plan Commission conducted a public hearing at which it reviewed the Application, the requested zoning relief and the requested amendment to the **Long Range Use Map** for compliance with the applicable DCO provisions. Prior to conducting the public hearing, a notice of public hearing was published in a newspaper, a "zoning application pending" sign was posted at the Property, a public hearing notice was mailed to those persons who are required to be mailed the public hearing notice in compliance with applicable State law and the DCO, and an agenda for the Plan Commission meeting where the public hearing session was held were posted as required by the Open Meetings Act. At the December 10, 2024 public hearing, the Plan Commission heard statements from the Applicant, Village staff and the Village Attorney, Interested Parties and the public and provided an opportunity for public input regarding the Application, the requested zoning relief and the requested amendment to the Long Range Use Map and the applicable DCO provisions. The Plan Commission reviewed and considered a Village Staff Memorandum dated December 6, 2024 and prepared by Director of Community Development Heather Valone and Village Senior Planner Kelsey Fawell regarding the requested amendment to the Long Range Use Map. A copy of the Village Staff Memorandum is incorporated herein by reference and is on file with the Community Development Department; and

WHEREAS, on December 10, 2024, the Plan Commission, after finding that sufficient evidence was presented at the public hearing to conclude that the applicable standards relating to the requested zoning relief were met, voted to approve Recommendation No. 24-04, which contains the Plan Commission's report of findings and recommendations relative to its favorable recommendation to the Village Board on the adoption and implementation of the requested amendment to the Long Range Land Use Map to change the Property's current designation of R4 - Multiple-Family Residence District to A – Single-Family Residence District in order to allow for the construction and operation of the Development. Recommendation No. 24-04 has been filed with the Village President and Board of Trustees, who have taken the report's findings and recommendations under advisement and have incorporated by reference Recommendation No. 24-04 into this Ordinance; and

WHEREAS, the Village Board, at public meeting held on January 13, 2025, discussed the Applicant's pending Application and the request for Zoning Relief. At the January 13th, 2025 public meeting, the Village Board considered the findings, recommendations and conditions of the Plan Commission as set forth in Report and Recommendation No. 24-04 and, with the passage of this Ordinance, the Village Board, after finding that sufficient evidence was presented at the Public Hearing to conclude that the applicable standards relating to the requested zoning relief were met, accepted, adopted and approved the findings, recommendations and conditions set forth in Report and Recommendation No. 24-04, subject to the approvals and conditions of this Ordinance; and

WHEREAS, pursuant to the authority contain in Sections 11-12-5, 11-12-6 and 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-5 11-12-6 and 11-12-7), the Village President and Board of

Trustees of the Village of Western Springs, after finding that sufficient evidence was presented at the public hearing to conclude that the applicable standards relating to the requested zoning relief were met, further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local business owners and the public to approve and adopt the Updated Long Range Use Map, as an amendment to certain portions of the Village's 2003 Land Use Plan, a copy of which is attached hereto as **Exhibit "A"** and made a part hereof.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2. Approval of Updated Long Range Use Map. The Village President and the Board of Trustees of the Village of Western Springs adopt and approve the Updated Range Use Map, a copy of which is attached hereto as **Exhibit "A"** and made a part hereof, as an amendment to certain portions of the Village's Official Comprehensive Land Use Plan.

SECTION 3. Amendment of the 2003 Official Comprehensive Land Use Plan; Superseding Effect and Validity of Updated Long Range Use Map. The provisions of the Updated Long Range Use Map supplements, amends and supersedes the provisions of the 2003 Official Comprehensive Land Use Plan, as amended. In particular, where provisions of the Updated Long Range Use Map are inconsistent with or in conflict with similar provisions of the 2003 Official Comprehensive Land Use Plan, as amended, the Updated Long Range Use Map shall control. To the extent that the Updated Long Range Use Map contains provisions not found in the 2003 Official Comprehensive Land Use Plan, as amended, the provisions of the Updated Long Range Use Map shall control. The remainder of the 2003 Official Comprehensive Land Use Plan, as amended, shall be valid, enforceable and in full effect until amended or repealed by action of the Village President and the Board of Trustees.

SECTION 4. Publication, Website Posting and Availability of Updated Long Range Use Map. The Village Clerk is authorized and directed to publish this Ordinance in pamphlet form as provided by law, and to make available to the public copies of the Updated Long Range Use Map in accordance with the Freedom of Information Act and to arrange for the posting of the Updated Long Range Use Map on the Village's website.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois on a roll call vote at a regular meeting thereof held on the 27th day of January, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____

Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

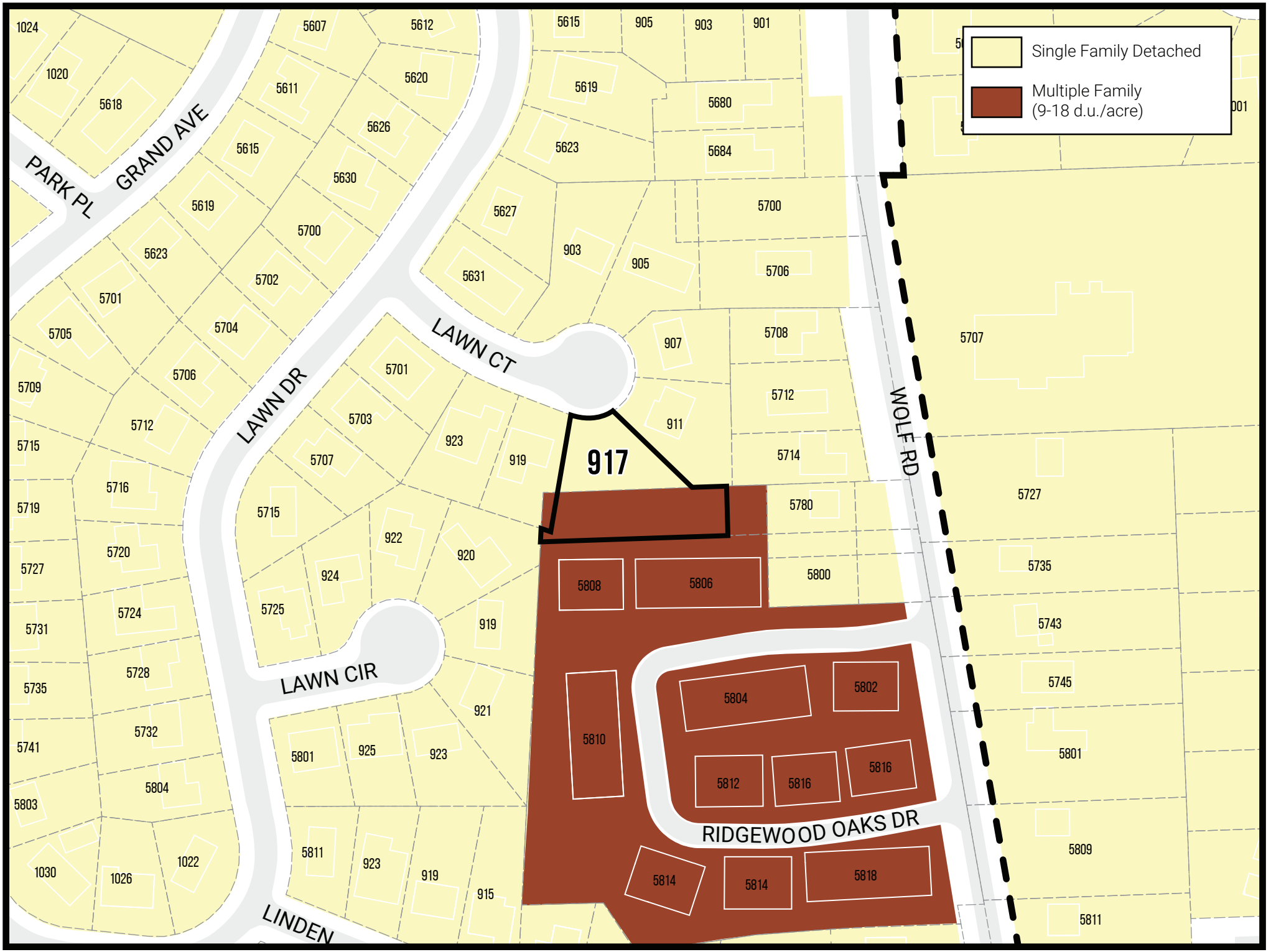
Published by me in pamphlet form, by Order of the Village President and the Board of Trustees of the Village of Western Springs, Cook County, Illinois, on this ___ day of January, 2025.

_____
Edward Tymick, Village Clerk

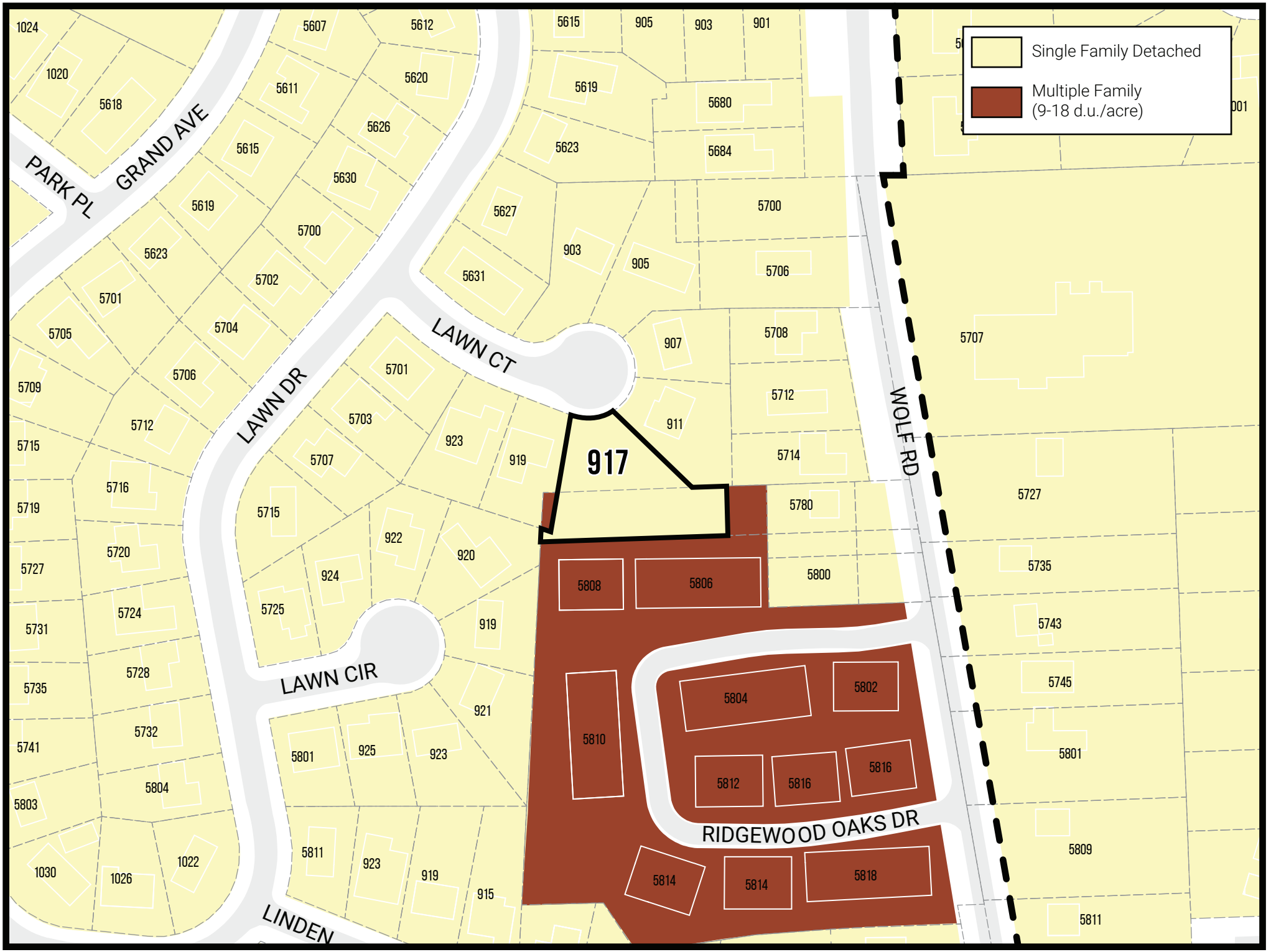
EXHIBIT "A"

Updated Long Range Land Use Map To
The Western Springs Official Comprehensive Land Use Plan
Reclassifying The Zoning Designation For The 917 Lawn Court Property From
The R4 - Multiple-Family Residence District To The A – Single-Family Residence District

(attached)



LONG RANGE LAND USE PLAN MAP (2003) | *EXISTING*



LONG RANGE LAND USE PLAN MAP (2003) | *PROPOSED*

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

AN ORDINANCE APPROVING AND ADOPTING AN UPDATED LONG RANGE LAND USE MAP TO THE WESTERN SPRINGS OFFICIAL COMPREHENSIVE LAND USE PLAN FOR PURPOSES OF RECLASSIFYING THE ZONING DESIGNATION OF THE 917 LAWN COURT PROPERTY, WESTERN SPRINGS, ILLINOIS FROM THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT TO THE A – SINGLE-FAMILY RESIDENCE DISTRICT TO ALLOW FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SINGLE-FAMILY HOUSE

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a **Regular Meeting held on the 27th day of January, 2025**, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ___th day of January, 2025.

_____
Edward Tymick, Village Clerk

ORDINANCE NO. 25 - _____
VOTE:_____
AYES:_____
NAYS:_____
ABSTAIN:_____
DATE: January 27, 2025_____
OTHER: Published in Pamphlet Form.

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 917 LAWN COURT PROPERTY FROM THE R4 – MULTIPLE-FAMILY RESIDENCE DISTRICT TO THE A - SINGLE-FAMILY RESIDENCE DISTRICT.

WHEREAS, Tom Ear and Kelly Moran, of 1420 W 54th Street, La Grange Highlands, IL 60525 ("Applicants" or "Property Owners"), are the owners of the real property commonly known as 917 Lawn Court, Western Springs, Illinois ("Property").

WHEREAS, the Applicants have submitted a development and zoning application ("Petition") requesting approval of a map amendment for the Property from its current R4-Multiple Family Residence District to the A- Single Family Residence District in order to construct a single-family house on the Property (the "Development"); and

WHEREAS, the Application and other documents that comprise **Group Exhibit "1"** are on file with the Village Clerk's Office and the Community Development Department and are incorporated herein by reference into this Ordinance and made a part hereof; and

WHEREAS, the Property is legally described as follows:

LOT 2 IN ALBERT, FLORENCE, AND JOHN HAGEDORN'S SUBDIVISION OF LOTS 30 AND 31 IN RIDGEWOOD UNIT 12 SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTH 62 FEET (EXCEPT THE EAST 164 FEET) OF THE NORTH 450.50 FEET OF THE SOUTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERDIAN, (LYING SOUTH OF THE SOUTH LINE OF LOTS 30 AND 31 IN RIDGEWOOD UNIT 12 SUBDIVISION), IN COOK COUNTY, ILLINOIS

Common Address: 917 Lawn Court;

P.I.N.s: 18-18-201-091-0000 and 18-18-201-092-0000; and

WHEREAS, the zoning relief necessary for the Applicant to construct the Development is set forth in Section 3 below of this Ordinance; and

WHEREAS, pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on December 10, 2024, the Plan Commission conducted a public hearing to consider the zoning relief requested in the Application (the "Public Hearing"). At the December 10, 2024 Public Hearing, the Western Springs Plan Commission, after finding that sufficient evidence was presented at the Public Hearing to conclude that the applicable standards relating to the requested zoning relief were met, passed a motion approving Report and Recommendation No. 24-04, which recommended approval of the Zoning Relief needed for the Applicant to construct the Development. A copy of Report and Recommendation No. 24-04 is on file with the Village Clerk's Office and is incorporated into this Ordinance by reference; and

WHEREAS, the Village Board, at public meeting held on January 13, 2025, discussed the Applicant's pending Application and its request for Zoning Relief. At the January 13, 2025 public meeting, the Village Board considered the findings, recommendations and conditions of the Plan Commission as set forth in Report and Recommendation No. 24-04 and, with the passage of this Ordinance, the Village Board, after finding that sufficient evidence was presented at the Public Hearing to conclude that the applicable standards relating to the requested zoning relief were met, accepted, adopted and approved the findings, recommendations and conditions set forth in Report and Recommendation No. 24-04, subject to the approvals and conditions of this Ordinance; and

WHEREAS, in accordance with the authority granted by Sections 11-13-1 and 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1 and 11-13-1.1) and the applicable provisions of the Village of Western Springs Development Control Ordinance , the Village President and Board of Trustees of the Village of Western Springs approve the Zoning Relief, as requested by the Applicant, relative to the construction, operation and maintenance of the Development.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2. Approval of Map Amendment and Revision to the Official Zoning Map. Pursuant to Section 10-3-12 (Amendments) of Title 10 (Development Control Ordinance), Chapter 3 (Administrative Bodies and Procedures), of the Western Springs Municipal Code, the President and Board of Trustees approve the following:

A. A map amendment to re-zone the Property from the R4 - Multi-Family Residence District to the A – Single-Family Residence District.

B. The rezoning of the Property from R4 - Multiple-Family Residence District to A – Single-Family Residence District shall comply with the guidelines as set forth in Subsection 10-5-2(A)(1) (Purpose Statements) of the DCO ("A - Single-Family Residence District: This district is intended to provide a residential environment of larger lots with generous yards. It also establishes the standards for new single-family developments in the community.")

C. The revision of the Official Zoning Map of the Village of Western Springs to show the above map amendment in accordance with Section 11-13-9 of the Illinois Municipal Code (65 ILCS 5/11-13-9).

SECTION 3. Severability. The sections, terms, provisions and conditions of this Ordinance shall be severable, and if any section, term, provision or condition is found to be invalid or unenforceable for any reason by a court of competent, final jurisdiction, the remaining sections, terms, provisions and conditions shall remain in full force and effect.

SECTION 4. Repealer; Covenants Running With the Land. Any Ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with

the land and shall be released or amended only by mutual agreement of the Applicant and the Village, or unless amended by ordinance approved by the Village Board after the required public hearing.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

SECTION 6. Recording of Ordinance Against Property Title. A certified copy of this Ordinance shall be recorded against title to the Property with the Cook County Recorder of Deeds Office ("CCRD") by the Village, at the Applicant's cost. The Village shall provide the Applicant with a stamped copy of this Ordinance after it is filed with the CCRD.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27 day of January, 2025, and approved by me as President on the same day.

_____
Heidi Rudolph, Village President

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on ___ day of _____, 2025.

_____
Edward Tymick, Village Clerk

Exhibit "1"

The Application consists of information supporting the requested zoning relief, a description of the proposed improvements to be constructed as part of the Project, and the proposed Preliminary Development Plans as follows:

- Exhibit A – General Information Application for Land Use and Development in the Village (2 pages).
- Exhibit B – Application for Map Amendment (5 pages).
- Exhibit C – Rezoning Cover Letter (2 pages).
- Exhibit D – Plat of Survey for 917 Lawn Court, prepared by Schomig Land Surveyors, LTD., dated 10/8/24.
- Exhibit E – Legal Description Comparisons (1 page).

(incorporated herein by reference and with copies on file at
the Village Clerk's Office and the Community Development Department)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Edward Tymick, Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my office, entitled:

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 917 LAWN COURT PROPERTY FROM THE R4 – MULTIPLE-FAMILY RESIDENCE DISTRICT TO THE A - SINGLE-FAMILY RESIDENCE DISTRICT

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Special Meeting on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the _____ day of _____, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ___ day of January, 2025.

_____
Edward Tymick, Village Clerk

[SEAL]

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 8.C.

To: Board of Trustees
From: Heather Valone, Director of Community Development , Kelsey Fawell, Senior Planner
CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager
RE: [Previously discussed] Downtown Western Springs Market Assessment Update

Recommendation

The Planning and Zoning Committee reviewed the preliminary findings at their meeting on January 9, 2025, and recommended advancement to the Village Board for review and discussion of the preliminary findings of the Downtown Western Springs Market Assessment Update. The Village Board reviewed the preliminary findings at their meeting on January 13, 2025, and directed Village Staff and the consultant to generate a draft of the market assessment update.

Summary

On March 26, 2007, the Village Board approved Resolution 07-1957 accepted a market assessment of the downtown prepared by Business Districts, Inc. titled “Western Springs: Downtown Market Assessment”. The 2007 assessment identified the market demand for specific types of retail and projects that would be both appropriate and financially feasible for Western Springs’ Downtown. It also provided recommended strategies and actions that realize Downtown’s sales potential and improve retail service to all residents.

As part of the 2024 fiscal year budget, an update to this plan was included in the Community Development Department Budget. On October 14, 2024, the Village Board approved Resolution No. 24-2844 accepting a proposal from Teska Associates, Inc. (“Teska”) to complete an update to the assessment.

The market assessment update includes interviews with valuable stakeholders in the downtown, such as business owners, property owners, residents, and Village Officials, an inventory of the downtown’s existing conditions, analyses on the characteristics of the area and how visitors frequent and utilize the downtown. Interviews with business owners / representatives were conducted in October and November of 2024. A Joint meeting of the Economic Development Commission and the Village Board was held on November 6, 2024. Surveys to businesses and residents were conducted and concluded on December 20, 2024. The preliminary findings were presented to the Planning and Zoning Committee at their meeting on January 9, 2025. The Planning and Zoning Committee recommended advancing the preliminary findings to the Village Board for review and discussion. The Village Board reviewed the

preliminary findings at their meeting on January 13, 2025. With the feedback received on the findings the Community Development Department and Teska have drafted the report for the Village Board's review.

Financial Impact

None.

Recommended Motion

No motion required.

Strategic Plan Alignment

Economic Development

File Attachments

None

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 8.D.

To: Board of Trustees
From: Heather Valone, Director of Community Development , Kelsey Fawell, Senior Planner
CC: Ellen Baer, Village Manager, Michael Jurusik, Village Attorney, Casey Biernacki, Deputy Village Manager
RE: [Previously discussed] PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, Vacation of Portion of Lawn Avenue Right-of-Way and Subdivision - 5600 Wolf Road, McNaughton Development, LLC

Recommendation

The Plan Commission is recommended approval of the application with conditions on November 18, 2024. The Planning and Zoning Committee reviewed the application on January 16, 2025 and recommended the application be advanced to the Village Board for review and discussion.

Summary

McNaughton Development, LLC (the "Applicant") submitted an application for a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision for the property located at 5600 Wolf Rd (the "Subject Property"). The Subject Property is one of few sites in the Village zoned O-1 Limited Office District. The Applicant is seeking a comprehensive plan amendment and zoning map amendment to rezone the property to R4 Multiple-Family Residence District. This project also entails the request of the vacation of Village-owned Lawn Avenue right-of-way, immediately adjacent to the site.

The Applicant is proposing a development of 29 townhome units, comprised of nine buildings. There will be seven three-unit buildings and two four-unit buildings. Each unit will have a front-loading two-car attached garage, driveway, front and rear balconies, and rear patios. The Applicant proposes constructing a continuation of the existing Heritage Court to the southeast through the site to the development's access driveway proposed along Wolf Road Heritage Court connects to 55th Street to the north. The existing Heritage Court is a private drive, maintained by the Heritage Springs Homeowner's Association. An automatic gate will be separating the proposed development and Heritage Springs, access will only be granted to residents of the two developments. The gate will be constructed with an Opticom system that will allow access to emergency services. It should be noted that some Heritage Springs planned development approvals will need to be amended to adequately reflect the proposed Heritage Crossing development, if approved.

The Applicant's request also includes variations/relief from the Village's Development Control Ordinance ("DCO"), which are detailed in the below Table 1.

Table 1

Requested Zoning Relief		
Code Section	**Requirement**	**Proposed**
10-4-4(F)3a: Fences, Height Restrictions	Rear & side yards: 6 ft.	8 ft.
10-6-5(D): Minimum Development Parcel Size	5 ac.	2.76 ac.
10-6-5(E)(1): Minimum Front Yard	25 ft.	7 ft.
10-6-5(E)(2): Minimum Corner Side Yard	25 ft.	14.48 ft.
10-6-5(E)(3): Minimum Interior Side Yard	30 ft.	6.67 ft.
10-6-5(E)(4): Minimum Rear Yard	30 ft.	12.75 ft.
10-8-4(B)(1)(e): Maximum Building Height	35 ft.	36.33 ft.
10-10-7: Street Design Criteria	Pavement width of 27 ft.	23 ft.
10-10-7: Street Design Criteria	Minium horizontal curve radius of 150 ft.	Less than 150 ft.
10-10-7: Street Design Criteria	Minimum vertical curves 100 ft. in length	40 ft.
10-11-11(C)2: Detention	Streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than 3' on the adjacent traffic lane and shall not remain flooded for more than 8 hours for any event less than or equal to the 100-year event	Allow for storage of 1.5 ft on the entire street width from the northern property line to a point roughly 36.5 ft. south along the Heritage Court.

A comparison of the proposed development to other past planned developments approved by the Village is shown in Table 2 below.

Table 2

Development Description	Minimum Yards				Development Parcel Size (ac.)	Height (ft.)
	Front	Interior Side	Corner Side	Rear		
Heritage Estates	20 ft.	8.2 ft.	20 ft.	20 ft.	2.53	Estimation 2 stories
Timber Trails	25 ft.	10% or 10 ft., whichever is lesser on one side and 10 ft. to 25 ft. between buildings	20 ft.	30 ft.	105.91*	30
17 Ogden Ave.	15 ft.	15 ft.	15 ft.	30 ft.	0.32	36
Foxford	0 ft.	7.33 ft.	0 ft.	2.08 ft.	0.95	49.5
Requested	7 ft.	6.67 ft.	14.48 ft.	12.75 ft.	2.76	36.33

** includes both single family and townhome acreage.*

The application was heard by the Plan Commission on August 13, 2024, September 24, 2024, and November 18, 2024. Over 30 members of the public submitted public comment on the case. The Plan Commission continued the case both at their August and September meetings. At the August meeting, the Commission continued the application, requesting additional information on stormwater engineering information, as well as of changing the location of the main entrance to the development, which was originally proposed off Park Place to the south. At the September meeting, the application was continued, with the Commission requesting additional information on potential storage of stormwater in the proposed street and updating plans to reflect the proposed Wolf Road access. The Applicant revised the plans per the discussion of the Plan Commission and the public comments and submitted revised plans.

On November 18, 2024, the Plan Commission reviewed the revised plans and voted to recommend approval with conditions of application. The Plan Commission recommended the plans with a total of 73 conditions, some of which had multiple sub-requirements. Roughly half of the conditions were conditions that had been included in previous recommendations for planned developments. The remaining half were generally technical updates to the plans. The Applicant submitted revised plans (Attachment 1) that address the conditions recommended by the Plan Commission. The plans were reviewed by Village staff and consultants. Plan review comments from the Village's consulting engineer are included in Attachment 3. All outstanding comments from the Village's consulting landscape architect and traffic engineer have been addressed. However, the following below conditions are still outstanding *(please note that the numbering / lettering matches the number / letter from Plan Commission Recommendation No. 24-02)*.

1. General

The Plan Commission recommended 21 conditions that generally consisted of previous planned developments, updates to the declaration of covenants, conditions, and restrictions (the "CC&R") for the development as a whole, and updates to the plans to remove inconsistencies. The Applicant has confirmed that they will comply with all conditions and those conditions that required updates to the plans have been made and submitted. The Applicant submitted a revised CC&R that is under review by the Village Attorney.

2. Engineering

The Plan Commission recommended 31 conditions related to the stormwater management and engineering. The majority of the conditions were technical updates to the engineering plans or hydraulic modeling. The Applicant has confirmed that they will comply with 14 conditions and those conditions that could be captured via plan updates have been made.

The following conditions are still outstanding:

g. The Applicant's engineer shall submit to the Village, as part of the Village plan review and

approval process, accurate calculations showing that the stormwater management system is able to manage bypass stormwater appropriately as determined by the Village Engineer.

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, accurate calculations that show that the rate of flow of the stormwater drainage bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This submittal must demonstrate that the bypass stormwater does not reach the Lawn Avenue Detention Basin faster than it currently does under the existing conditions.

i. The Village will not accept the twin 54" aluminum pipes that are proposed by the Applicant to be installed in the rear yard of Units 1 through 7. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated design plan that utilizes reinforced concrete pipes or precast reinforced concrete box culverts to convey the stormwater. The Applicant shall submit to the Village design calculations that demonstrate the proposed pipes meet all relevant design criteria for capacity and velocity of stormwater.

ii. All components of the stormwater bypass system (open channel and piping) are secured and not accessible to the public.

iii. The Applicant shall install infrastructure to ensure that the stormwater bypass system is not a danger to the public.

m. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of structural design plans sealed by an Illinois licensed structural engineer for the retaining walls.

n. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an O&M plan for the stormwater detention basins. The Applicant shall create an O&M plan for the stormwater detention basins and create a mechanism to fund all required maintenance activities for the establishment period of three (3) to five (5) years. A licensed / certified ecologist with experience in wetland basins shall produce this type of O&M plan for Village review and approval prior to the issuance of any site development permit.

o. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an exhibit showing that the street light photometrics conform with the Village Code for Village review prior to the issuance of any site development permit.

q. Since the structural design is not complete, it is not known if tiebacks or over excavation needed to construct the walls will be contained within the Property. Work needed to construct the new retaining walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the retaining walls shall be identified and contained within the Property or copies of executed easements are to be provided prior to the issuance of any site development permit.

r. Neighboring properties cannot be flooded as a result of any interim construction conditions or activities by the Applicant that could occur if the old retaining wall is torn down and the new retaining wall is not yet complete. The development plans shall contain provisions that temporarily protect the west property line to a pre-project elevation. The development plans shall identify a stormwater management plan that the Applicant shall comply with to address stormwater management issues during the site development phase and construction phase of the Development.

s. The retaining wall design of the detention area between Units 20 and 21 shall be constructed and maintained to accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed or not functioning properly

v. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of street lighting plans for the Development, which include all lighting conduits, cables, controllers, and service location. Also, these plans shall include light pole foundation and controller foundation details, and the street lighting plans shall be signed and sealed by an Illinois licensed structural engineer.

y. The Applicant's narrative report shall be updated and resubmitted to the Village with a section discussing the worst-case flooding scenario. This updated report shall include exhibits sent to Engineering on October 31, 2024, which illustrate stormwater storage in this worst-case scenario. The updated report shall clearly state there is a net increase in stormwater storage despite the removal of the existing parking lot area and the back-filling of that parking lot area with soil as part of the site development work and lot grading work.

z. The proposed design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. The Applicant's next plan submittal shall contain documentation that confirms 11 ft/s is the maximum flow velocity through these culvert stormwater pipes.

aa. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of calculations for the riprap sizing at the outfall of the dual culverts. The current riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions and shall be updated by the Applicant.

cc. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated Stormwater Management Report and HEC-HMS Model that includes:

iii. Clarification on the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet East Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

iv. Provide a set of HEC-HMS results that match the conservative scenario displayed in the inundation maps because: (i) The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration., (ii) However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical.

v. Revise the inundation maps to reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions.

dd. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a written response to each of the initial plan review comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 of the Village Staff Memo dated November 18, 2024.

ee. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of final engineering plans that include the location of all utilities and light poles that demonstrate there are no conflicts between utilities, light poles, and the proposed landscape areas.

Stormwater management is a key concern for this development, as the site receives approximately 180 acres of offsite runoff from unincorporated areas to the east and south. The plans include an overall increase in stormwater storage capacity which is gained through the deepening and expansion of the existing Lawn Avenue detention basin, but the improvements will not solve the flooding issues in the Ridgewood Subdivision watershed. The developer's engineer is working on addressing the outstanding comments. Throughout the review process the Applicant has revised the plans to address stormwater concerns. The Engineering Services Department believes each of these conditions can be met.

3. Landscaping

The Plan Commission recommended three conditions related to landscaping. The Applicant has revised their plans to comply with the recommendations of the Plan Commission.

4. Rights-Of-Way, Road, and Traffic

The Plan Commission recommended 10 conditions related to the vehicular circulation system and abutting public streets. The Applicant revised the plans or confirmed acceptance of eight of the conditions. The remaining outstanding conditions are:

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, updated plans that:

ii. Convert the turnaround area north of Unit 15 to grasscrete or similar material. *Note that the engineering plans show the area as grasscrete, however the site / landscaping plans still show a paved area. The correction of this inconsistency would comply with the condition.*

i. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated version of the color site plan prepared by BSB Design (revised 11/5/2024) with the crosswalk shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering, Inc. (revised dated 11/4/2024).

j. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated Traffic Impact Study that:

vi. Provides a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Road. The Applicant provided a sight distance, but it does not include the proposed sign design.

5. Signage

The Plan Commission recommended four conditions related to signage. The Applicant has revised their plans to comply with four of the recommendations of the Plan Commission. The outstanding condition is:

b. Provide information on any roadway vehicle traffic signage related to Heritage Court and other proposed subdivision signage type (private) for Village review for the Development for Village Board approval as part of its consideration of the planned development ordinance. All approved and required on-site parking restriction signage that pertains to the Development shall be installed and maintained by the Applicant, at its cost, or the Homeowner's Association, at its cost. *Note that the Applicant has revised the plans to include the location of the street sign, but the design of the sign has not been submitted.*

The remaining conditions listed above are technical in nature and can be addressed prior to permitting. The Plan Commission's recommendation is included in Attachment 4. Attachments 5 to 11 contain the draft ordinances and resolutions related to the proposed Heritage Crossing development. Attachments 12 to 13 contain the draft resolution and ordinance related to the required amendments to the Heritage Springs planned development.

The Planning and Zoning Committee reviewed the application on January 16, 2025 and recommended the application be advanced to the Village Board for review and discussion. At the meeting six members of the public provided public comment. Of those six commenters, five commented with concerns related to stormwater management and / or the number of proposed units. One spoke in favor of the application. Attachment 14 contains the three public comments received since the November 18, 2024 Plan Commission meeting and prior to the

publishing of this report. Attachments 6 through 13 contain the draft ordinances and resolutions for the application.

Attachments

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1. Applicant Submittal Package - Applicant revised submittal package dated 12/13/24 and 12/17/24

2. Memorandum - Plan Commission Memorandum dated 11/15/2024 re: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision *(attachments omitted but available on the Village website)*

3. Engineering Memorandum - Memorandum prepared by Corey Van Dyk, Baxter & Woodman, RE: 5600 Wolf Road Plan Development – Stormwater Review #5

4. Plan Commission Recommendation No. 24-02 - Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions/Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing) *(attachments omitted but available on the Village website or request)*

5. Draft Ordinance – An Ordinance Authorizing the Approval and Execution of a Final Plat of Heritage Crossing Resubdivision for the Proposed 29 Unit Heritage Crossing Townhome Development to be Constructed at 5600 South Wolf Road, Western Springs, Illinois by Applicant/Contract Purchaser McNaughton Development, LLC

6. Draft Ordinance – An Ordinance Authorizing the Approval and Execution of a Plat of Abrogation for Storm Sewer Easement and Public Utility Easement Located Within the Property Commonly Known as 5600 South Wolf Road, Western Springs, Illinois for the Construction of the Proposed 29 Unit Heritage Crossing Townhome Development by Applicant / Contract Purchaser McNaughton Development, LLC

7. Draft Ordinance – An Ordinance Approving a Map Amendment to Rezone the 5600 South Wolf Road Property, Western Springs, Illinois, from the O – Limited Office Zoning District to the R4 – Multiple-Family Residence District; Approving an Application for a Conditional Use Permit for a Planned Development for the Construction and Operation of the Proposed 29 Unit Heritage Crossing Townhome Development Located at the 5600 South Wolf Road Property, Including the Approval of the Combined Preliminary / Final Development Plans, Subject to Village Plan Review Process, and Approval of Certain Development Allowances, Exceptions and Variations from the Village Zoning Regulations, Including a Waiver of the Five (5) Acre Minimum Lot Area Requirement and a Reduction of Certain Planned Development Requirements

8. Draft Ordinance – An Ordinance Approving and Authorizing the Vacation of the 66.00 Feet by 225.00 Feet Portion of the Lawn Avenue Right-of-Way Adjacent to and West of the 5600 South Wolf Road Property Located in Western Springs, Illinois and Lot 5 and Lot 6 of Maxted Subdivision, and Approving a Plat of Vacation and Reservation of a Stormwater Drainage Easement (Applicant: McNaughton Development, LLC)

9. Draft Resolution – A Resolution Authorizing the Approval and Execution of Redevelopment and Maintenance Agreement by and Between the Village of Western Springs, Illinois and McNaughton Development, LLC for the Heritage Crossing Residential Townhome Development (5600 South Wolf Road, Western Springs, Illinois)

10. Draft Resolution – A Resolution Authorizing the Approval and Execution of an Agreement Made Between the Village of Western Springs and McNaughton Development, LLC Regulating the Use of the Privately-Owned Heritage Court Street Right-of-Way, On-Street and Off-Street Parking Spaces and Emergency Turn-Around Areas, Other Paved or Unpaved Vehicle Access Driveways or Pathways, Parking of Motor Vehicles, and Control of Motor Vehicle Traffic Within the Heritage Crossing Subdivision Located at 5600 South Wolf Road in the Village of Western Springs, Cook County, Illinois

11. Draft Resolution – A Resolution Approving a Waiver of the Five (5) Acre Minimum Land Area Requirement Under Section 10-8-3 (Guidelines) of the Western Springs Village Code and the Reduction of Certain Planned Development Submission Materials Under Section 10-8-8 (Submittal Requirements) of the Western Springs Village Code as Requested by Applicant / Contract Purchaser McNaughton Development, LLC for Approval of a Conditional Use for a Planned Development to Construct the Proposed 29

Unit Heritage Crossing Townhome Development at the Property Commonly Known as 5600 South Wolf Road, Western Springs, Illinois

12. Draft Ordinance – An Ordinance Approving a Minor Amendment to the Conditional Use Permit for a Planned Development Issued for the Western Springs Townhomes Subdivision (the "Heritage Springs Subdivision") Located South of 55th Street and West of Wolf Road in Western Springs, Illinois Relative to Construction of On-Street Parking Spaces within Heritage Court

13. Draft Resolution – A Resolution Authorizing the Approval and Execution of an Agreement Made Between the Village of Western Springs and Heritage Springs Owners Association Regulating the Use of the Privately-Owned Heritage Court Street Right-of-Way, On-Street and Off-Street Parking Spaces and Emergency Turn-Around Areas, Other Paved or Unpaved Vehicle Access Driveways or Pathways, Parking of Motor Vehicles, and Control of Motor Vehicle Traffic Within the Heritage Springs Subdivision Located at 5500 Heritage Court in the Village of Western Springs, Cook County, Illinois

14. Public Comment - Public Comment Received Following November 18, 2024 Plan Commission

Financial Impact

None

Recommended Motion

I move to recommend the application, ordinances, and resolutions to the Village Board for consideration at the February 10, 2025, meeting.

Strategic Plan Alignment

Economic Development

File Attachments

1. Applicant revised submittal package dated 12/13/24 and 12/17/24
2. Plan Commission Memorandum dated 11/15/2024 re: PC-2024-02
3. Memorandum prepared by Corey Van Dyk, Baxter & Woodman
4. Plan Commission Recommendation No. 24-02
5. Draft Ordinance
6. Draft Ordinance

7. Draft Ordinance
8. Draft Ordinance
9. Draft Resolution
10. Draft Resolution
11. Draft Resolution
12. Draft Ordinance
13. Draft Resolution
14. Public Comment



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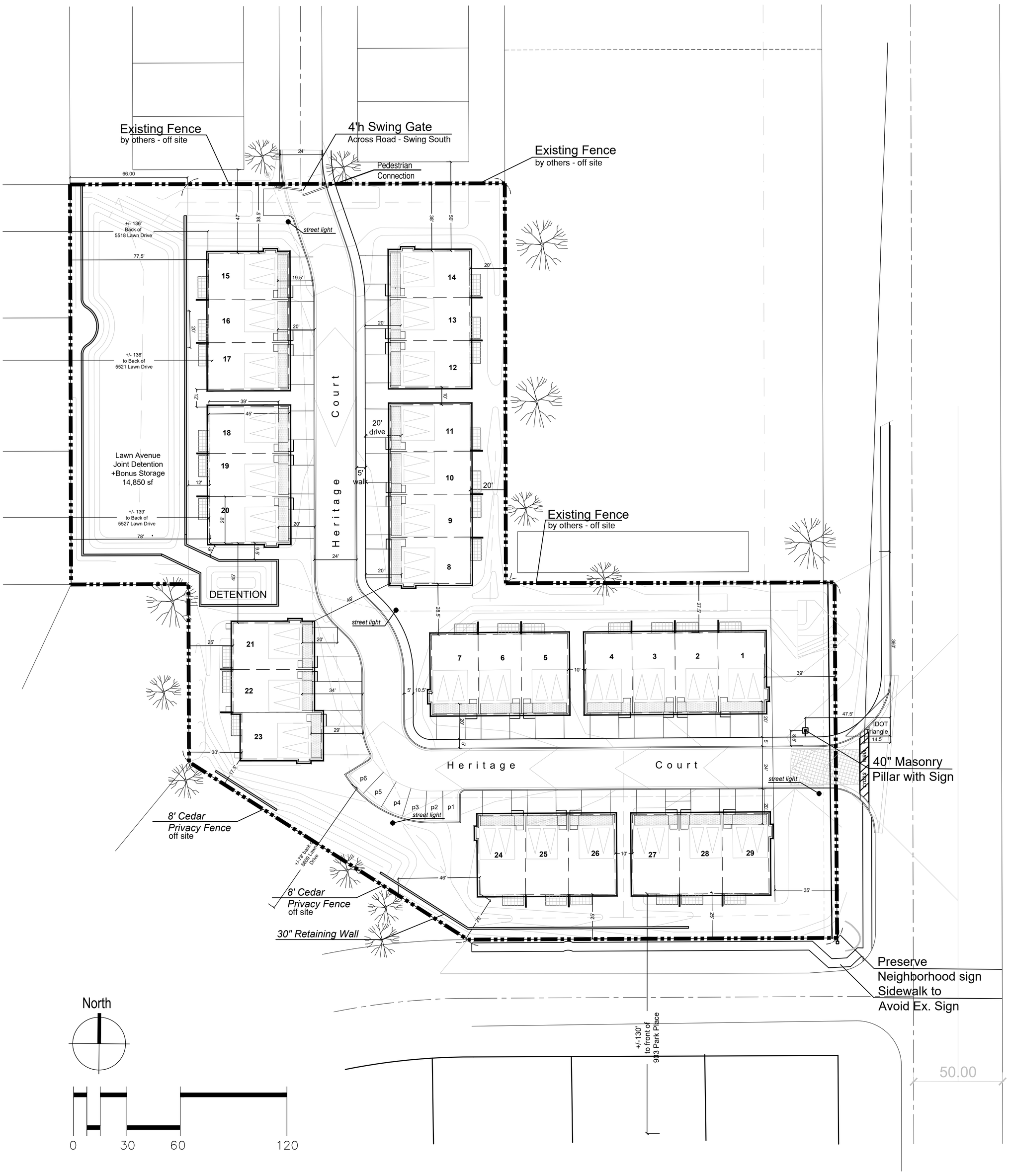
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SITE PLAN
Heritage Crossing
Western Springs, Illinois

Revised: December 4, 2024

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L0.01
Site Plan



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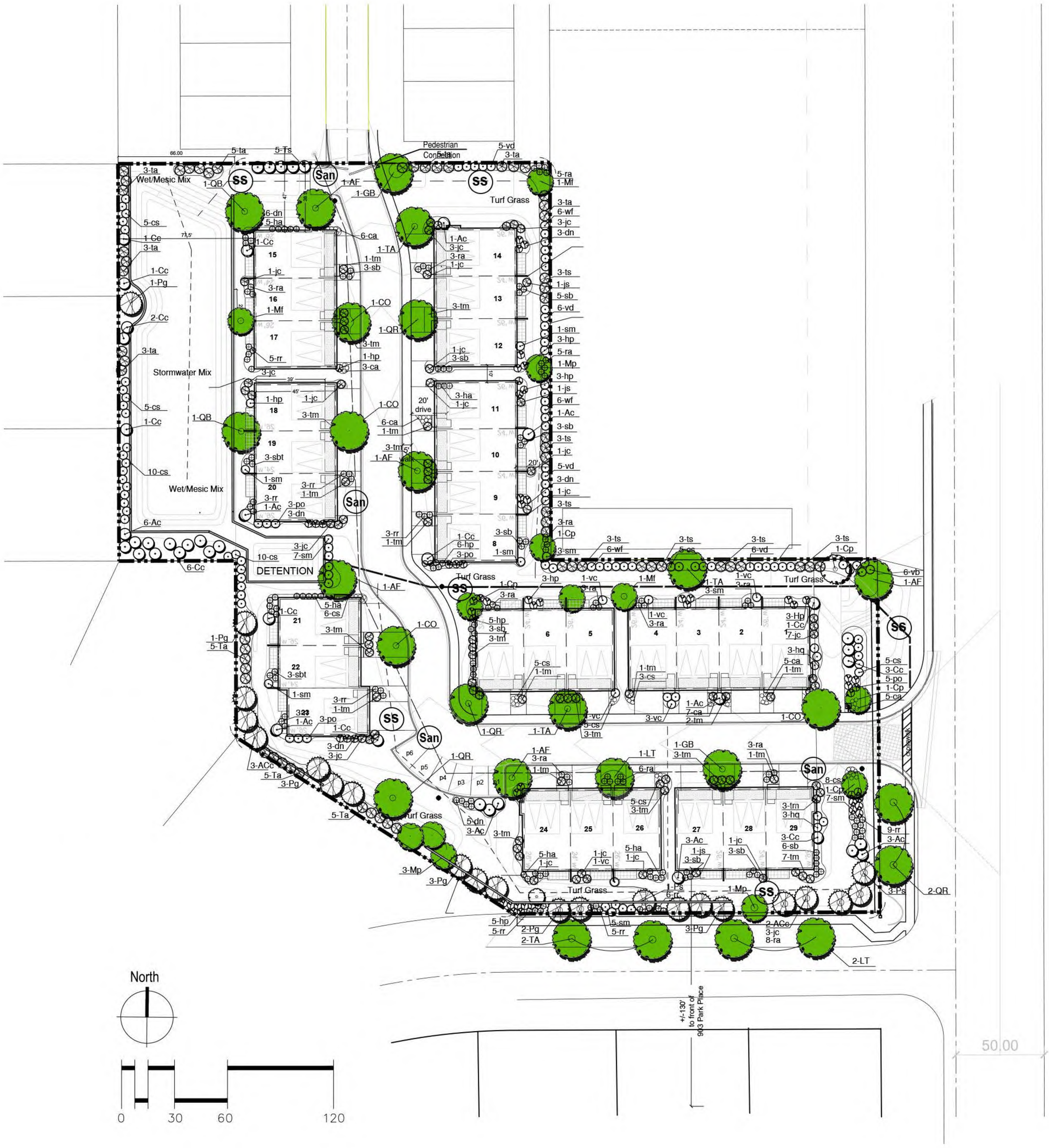
SITE DIMENSION PLAN
Heritage Crossing
Western Springs, Illinois

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Dimension Plan



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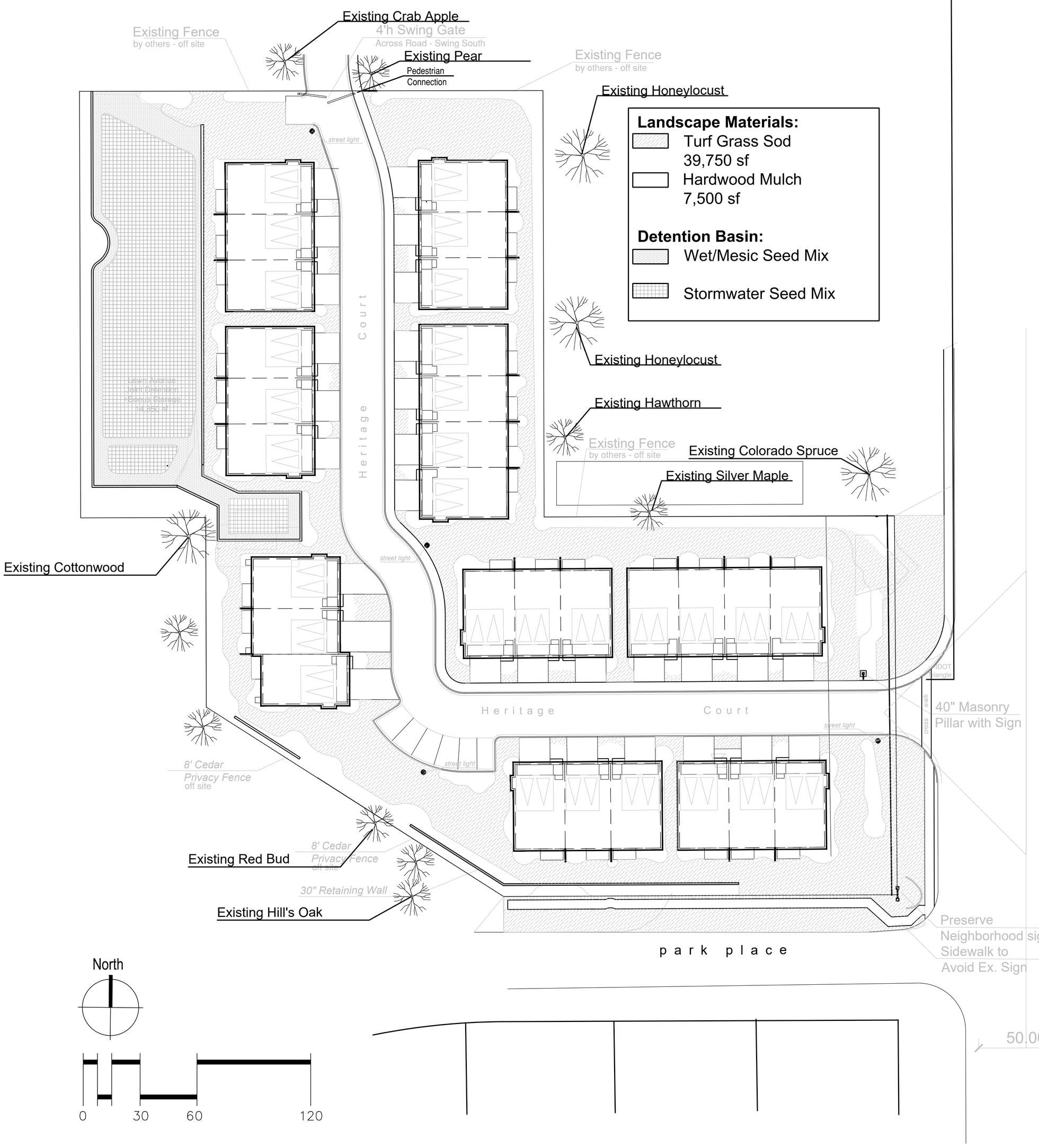
PLANTING PLAN
Heritage Crossing
Western Springs, Illinois

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L0.03
Planting Plan

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SITE MATERIAL PLAN
Heritage Crossing
Western Springs, Illinois

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Material Plan

CONCEPT PLANT SCHEDULE

SHADE TREE		Size	Quant.
AF	Acer x freemanii 'Marmo' Red Maple	2.5" Cal.	5
CO	Cercis Occidentalis / Hackberry	2.5" Cal.	4
GB	Gingko biloba 'Autumn Gold' / Male var. Gingko	2.5" Cal.	2
LT	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	3
QB	Quercus bicolor / Swamp White Oak	2.5" Cal.	2
QR	Quercus rubrum / Red Oak	2.5" Cal.	6
TA	Tilia americana/Redmond Linden	2.5" Cal.	4
ORNAMENTAL TREE			
ACc	Abies concolor / Concolor Fir	6' Ht.	5
Ac	Amelanchier canadensis / Canadian Serviceberry	7' clump	17
Cc	Cercis canadensis / Eastern Redbud	1.5" Cal.	27
Cp	Crataegus phaenopyrum/Washington Hawthorn	1.5" Cal.	5
Mp	Malus x 'Prairiefire' / Prairiefire Crabapple	1.5" Cal.	5
Mf	Malus floribunda / Flora Crab	1.5" Cal.	3
Pg	Picea glauca 'Densata' / Black Hills White Spruce	6' Ht.	13
Ps	Pinus strobus / Eastern White pine	6' Ht	4
SHRUBS			
cs	Cornus sericea / Red Twig Dogwood	5 gal.	74
dn	Deutzia x 'NCDX1' / Yuki Snowflake® Deutzia	3 gal.	23
ha	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	23
hp	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	5 gal.	31
hq	Hydrangea quercifolia / Oak leaved Hydrangea	5 gal.	6
jc	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	39
po	Physocarpus opulifolius 'Monlo' / Diabolo® Ninebark	3 gal.	14
ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	51
rr	Rosa rugosa 'Purple Pavement;'	3 gal.	45
sb	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	3 gal.	34
sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	3 gal.	29
ta	Thuja americana 'Dark Green' Dark American Arborvitae	10 gal.	40
ts	Thuja smoragd 'Pyramidal' Arborvitae	10 gal.	26
tm	Taxus x media 'tautoni' / Tauton Yew	5 gal.	47
vc	Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum	3 gal.	7
Vd	Viburnum dentatum / Arrowwood Viburnum	5 gal.	28
wf	Weigela florida 'Red Prince' / Red Prince Weigela	3 gal.	18
ORNAMENTAL GRASS			
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	27
SOD			
Poa pratensis / Kentucky Bluegrass			28,500 sf
GROUNDCOVER/PERENNIALS			
Echinacea purpurea / Coneflower		1 qt.	25
Hemerocallis x 'Mary Todd' / Mary Todd Daylily		1 qt.	25
Hosta x 'Guacamole' / Guacamole Hosta		1 qt.	25
Hosta x 'Hadspen Blue' / Hadspen Blue Hosta		1 qt.	25
Monarda fistulosa / Bergamot		1 qt.	20
Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint		1 qt.	20
Rudbeckia newmanii 'Summer Blaze' / Coneflower		1 qt.	30

DETENTION BASIN

* See Accompanying Stormwater Basin Plan by Gary Weber and Associates

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Glen Gery Jamestown 3.5"x9.5" pavers	As Shown
2	48"h x 28" square brick pillar with limestone cap & 4' Sign Post (Brick to match residence)	
3	96"h Vertical Cedar Fence with 4" horizontal cap	AS
4	Unilock Concord Wall in Granite Blend	AS
5	Safety Gate	1



1 - Jamestown Pavers



2 - Brick Sign Pillar



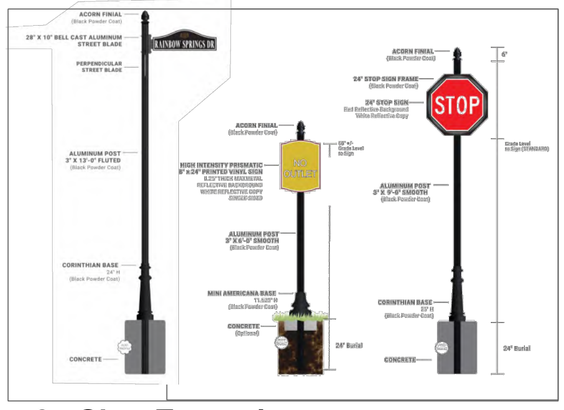
3 - Cedar Fence



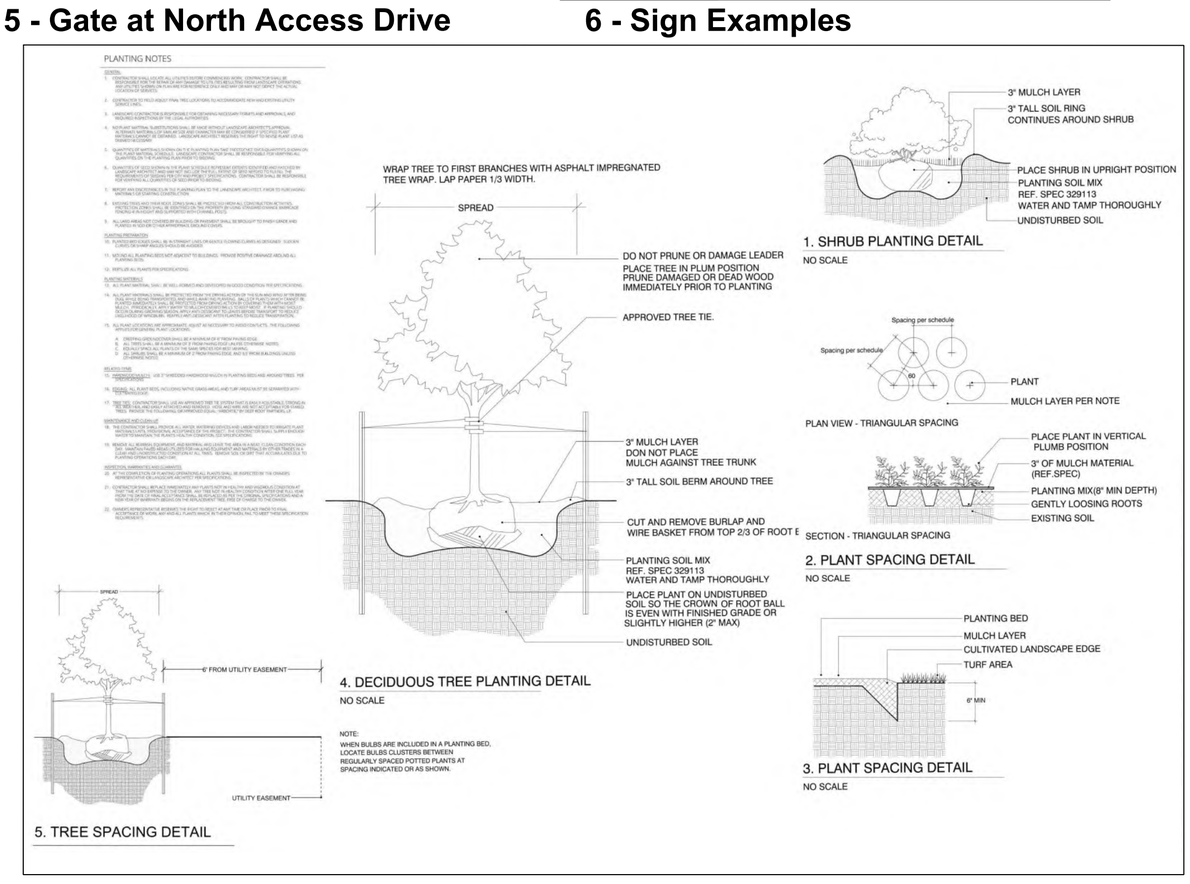
4 - Concord Retaining Wall



5 - Gate at North Access Drive



6 - Sign Examples



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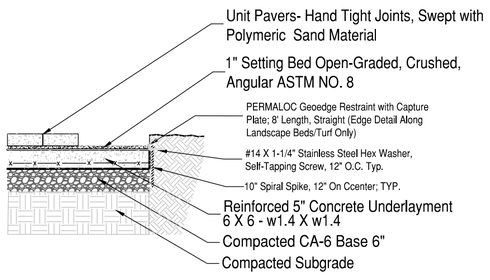
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PLANT LIST
Heritage Crossing
Western Springs, Illinois

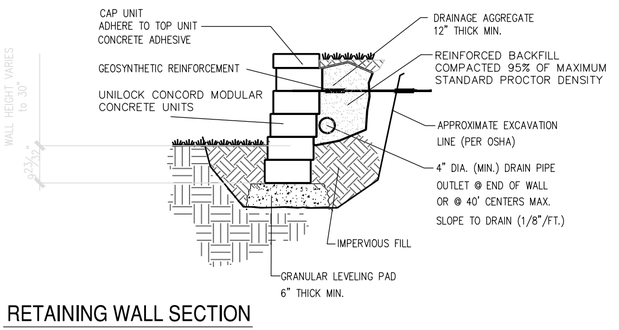
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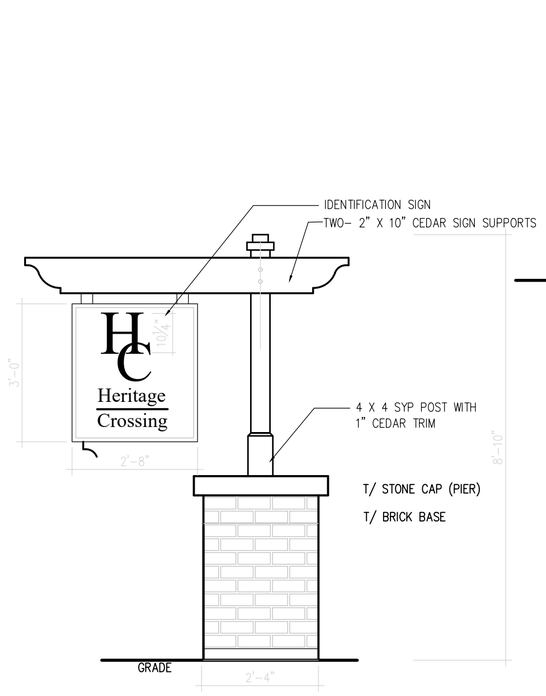
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Plant List/ Details



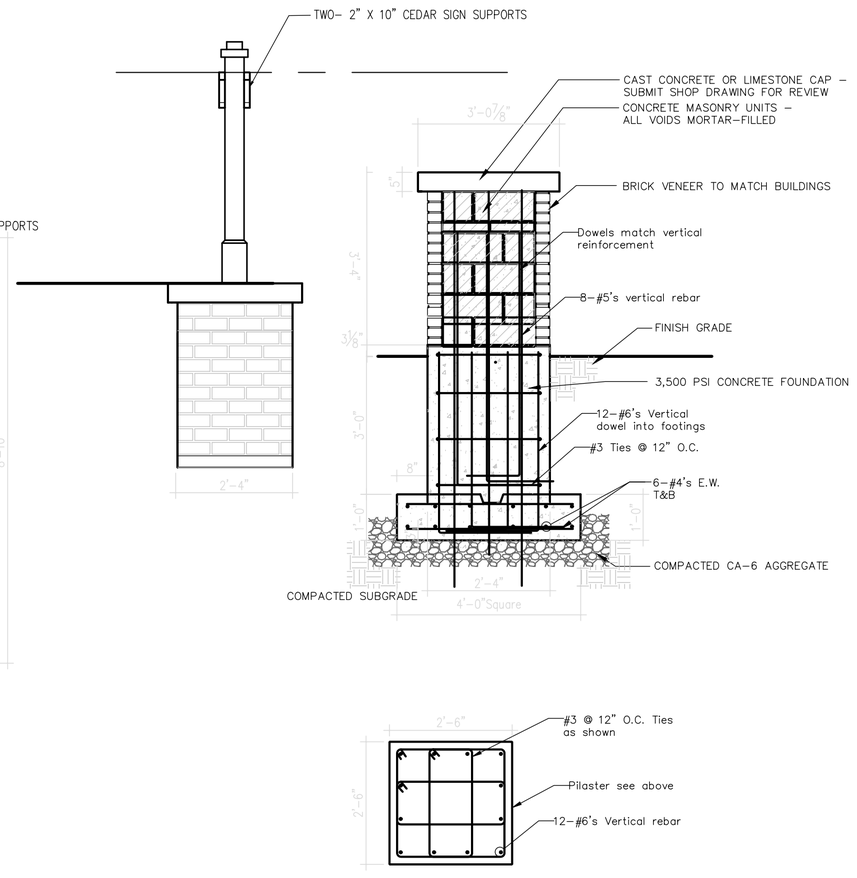
1 SIDEWALK PAVER SECTION



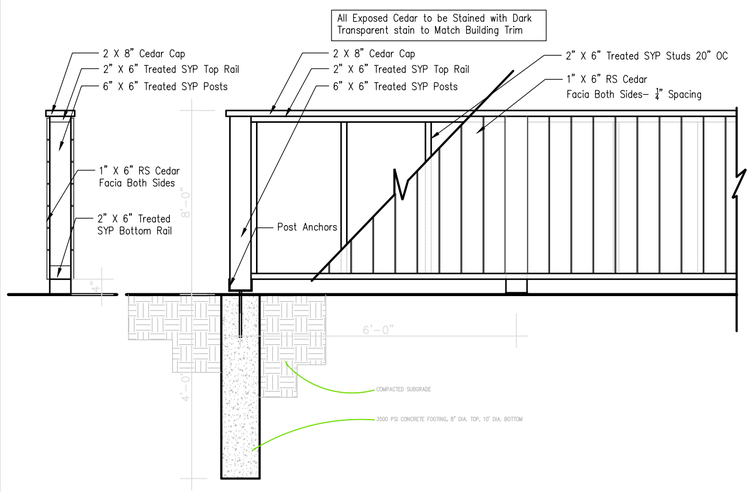
4 RETAINING WALL SECTION



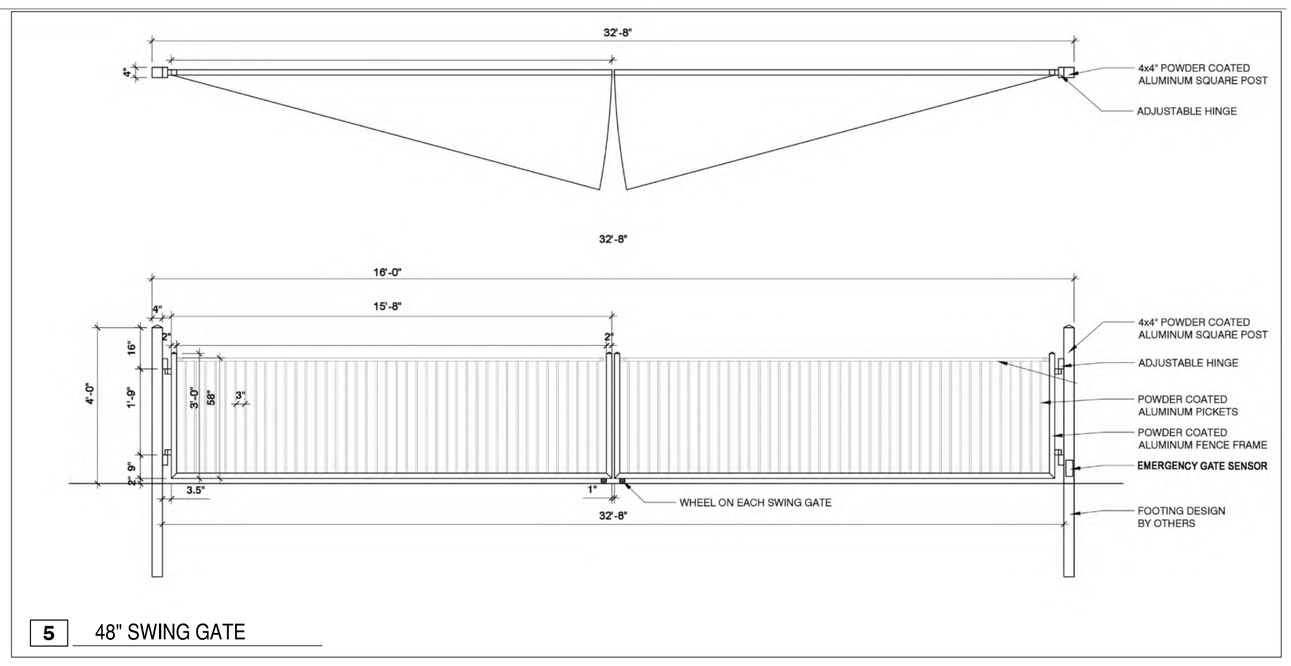
2 40" SIGN PILLAR SECTION



2 40" SIGN PILLAR SECTION



3 96" CEDAR FENCE



5 48" SWING GATE

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DETAILS
Heritage Crossing
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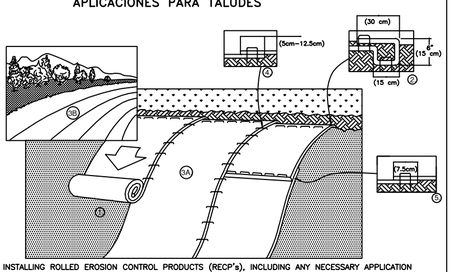
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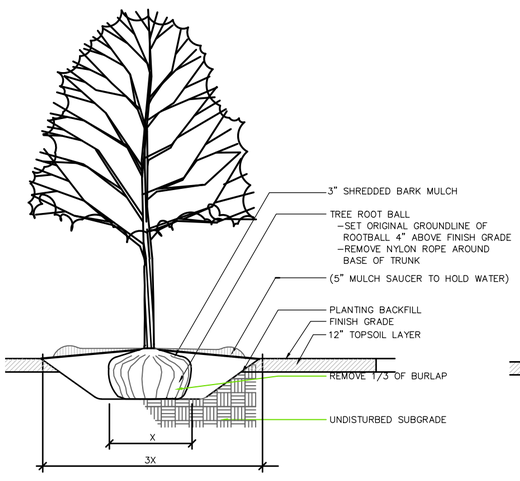


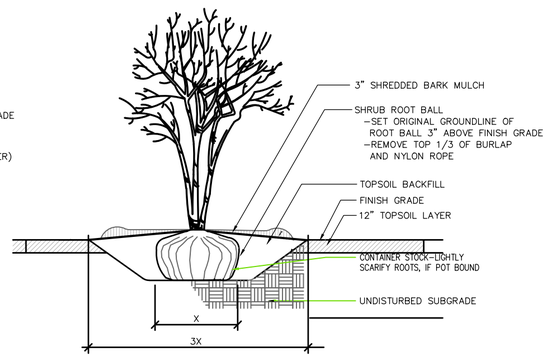
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

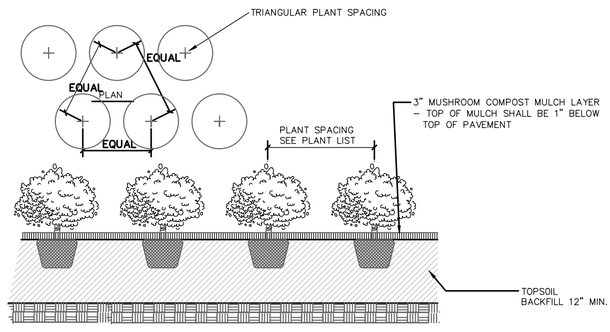
1. PREPARE EL TERRENO ANTES DE INSTALAR LAS MANTAS, INCLUYENDO LA APLICACION DE CAL, FERTILIZANTE Y SEMILLA.
   NOTA: CUANDO ESTE USANDO CELL-O-SEED NO SIEMBRE EL AREA PREPARADA. CELL-O-SEED TIENE QUE INSTALARSE CON EL LADO DE PAPEL HACIA ABAJO.
2. COMIENCE EN LA CABECERA DEL TALUD SUJETANDO LA MANTA EN UNA ZANJA DE 6" (15 CM) DE PROFUNDIDAD FOR 6" (15 CM) DE ANCHO CON APROXIMADAMENTE 12" (30 CM) DE LA MANTA EXTENDIDA MAS ALLA DE LA PENDIENTE ALTA DE LA ZANJA. SUJETE LA MANTA AL FONDO DE LA ZANJA CON UNA LINEA DE GRAPAS O ESTACAS APROXIMADAMENTE 12" (30 CM) UNA DE LA OTRA. RELLENE Y COMPACTE LA ZANJA DESPUES DEL ENGRAPE. RIEGE LA SEMILLA EN EL SUELO COMPACTADO Y DOBLE LAS 12" (30 CM) REMANENTES DE MANTA SOBRE LA SEMILLA EL SUELO COMPACTADO. ASEGURE LA MANTA SOBRE EL SUELO CON UNA LINEA DE GRAPAS O ESTACAS APROXIMADAMENTE 12" (30 CM) UNA DE LA OTRA A TRAVES DEL ANCHO DE LA MANTA.
3. DESENROLLE LAS MANTAS (3A) HACIA ABAJO U (3B) HORIZONTALMENTE A TRAVES DEL TALUD CON EL LADO APROPIADO HACIA LA SUPERFICIE DEL SUELO. TODAS LAS MANTAS DEBERAN ASEGURARSE A LA SUPERFICIE DEL SUELO POR MEDIO DE GRAPAS O ESTACAS EN LUGARES APROPIADOS TAL Y COMO SE INDICA EN EL PATRON GUIA DE ENGRAPADO. CUANDO ESTE USANDO EL DOT SYSTEM™, LAS GRAPAS O ESTACAS DEBEN COLOCARSE A TRAVES DE CADU UNDO DE LOS PUNTOS CON COLOR CORRESPONDIENTES AL PATRON DE ENGRAPADO APROPIADO.
4. LOS BORDES DE LAS MANTAS PARALELAS TIENEN QUE ENGRAPARSE CON UN TRASLAPE DE APROXIMADAMENTE 2" – 5" (5 CM – 12.5 CM) DEPENDIENDO DEL TIPO DE MANTA.
5. MANTAS CONSECUTIVAS UNIDAS EN LA BAJADA DE LOS TALUDES, DEBEN COLOCARSE ORILLA SOBRE ORILLA (TIPO ESCALONADO) CON UN TRASLAPE DE APROXIMADAMENTE 3" (7.5 CM). ENGRAPE EL AREA TRASLAPADA CON UNA SEPARACION DE APROXIMADAMENTE 12" (30 CM) A TRAVES DE TODO EL ANCHO DE LA MANTA.

   NOTA:
   * EN CONDICIONES DE SUELTO, PUEDE QUE SE NECESITEN GRAPAS O ESTACAS DE MAS DE 6" (15 CM) DE LARGO PARA ASEGURAR LAS MANTAS CORRECTAMENTE.

REV. 01/05







LANDSCAPE SPECIFICATIONS

1.11 GENERAL LANDSCAPE NOTES

A. Unless stated otherwise herein, all seeding, sodding and landscape planting work shall be performed in accordance with the Iowa Department of Transportation (IDOT) Standard Specifications for Highway and Bridge Construction (latest edition) as specified in Section 200 (Earthwork, Landscaping and Erosion Control).

B. Unless stated herein, all materials shall meet the requirements of the following Articles of Standard the Iowa DOT Specifications for Road and Bridge Construction Section 1000 – Materials:

Item	Section
Erosion Control	2601
Furnish Install Trees Shrubs/Warranty	2611
Erosion Control Materials	4169
Landscape Plant Materials	4170

1.12 TOPSOIL/FINE GRADING

A. Approved topsoil shall be supplied and installed at the following depths:
Seeded and sodded areas – 8-12" depth
Shrub bed areas and landscaped islands – 12" depth
Groundcover/perennial areas – 12" depth (amended soil mix as shown in detail)

B. Approved topsoil shall be free of roots, noxious weed seeds, sticks, rocks or miscellaneous debris which may impair plant growth. Topsoil shall not be worked or graded while frozen or in an excessively wet or dry condition. Topsoil shall not be accessibly acidic or alkaline and shall not contain any herbicide residue. The Owner reserves the right to have representative samples of the topsoil tested by a qualified soil testing laboratory at no cost to the Owner.

C. All top-soiled areas shall be fine graded to elevations indicated on the grading plan prior to receiving sod or landscaping. All areas shall drain properly so that there are no puddles or standing water in any lawn or plant bed areas. Areas improperly graded shall be regarded at the Contractor's expense.

D. Remove rocks, stones and other foreign debris while spreading and grading. If necessary, had spread topsoil around buildings, structures, walks, drives or trees to avoid damage.

E. Where graded areas interface with non-graded undisturbed edges, remove turf along edge to create a straight smooth transition line between graded and non-graded areas. Fine grade transition area so that finis grades of graded and non graded areas are flush.

1.13 SEEDING/SODDING

A. Seeding work shall conform to Section 4169 of the IDOT Standard Specifications for Highway and Bridge Construction.

B. Seed mix for seeded turf grass areas shall be the following:

1. Type A Seed Mix (General Lawn Area). Field of Dreams Reseeder Seed Mix- Blend

25% Accent Perennial Ryegrass
25% Caddieshack Perennial Ryegrass
25% Blue Chip Kentucky Bluegrass
25% Freedom III Kentucky Bluegrass

Apply at the rate of five pounds per 1,000 SF. Supplier- National Seed Company,4720 Yender Avenue, Lisle, Illinois (630) 417-9055

C. Prior to work, submit three copies of seed vendor's certificate for grass seed mixture, indicating weight, and percentages of purity, germination and weed seed.

D. Sodding work, if provided, shall conform to Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

E. Prior to work, submit three copies of sod grower's location for approval. Sod shall be from a locally grown source. Sod shall be in healthy growing condition, free of weeds, pests and cut to the specified thickness. The Owner has the right to reject unacceptable sod at the growing site.

F. All fine grading for seeded and sodded areas shall be approved by the Owner prior to work.

G. Install seeding on prepared, finished graded areas and in favorable weather conditions within the following periods: April 1st through May 31st; and August 15th through October 15th.

H. Install sodded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

I. Fertilize seeded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction. Fertilizer shall be a 10-10-10 Max Lawn mix (or Equal) and applied to 14.4 pounds per 1,000 square feet.

J. Fertilize sodded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

K. Apply seed blanket to all lawn seeded areas per the details indicated on the drawings.

L. Guarantee all seeding and sodding work for a period of one year following final acceptance. Areas not accepted upon completion of the guarantee period shall be resodded to fill in voids and areas not covered in seed or sod.

M. Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of watering, mowing and weeding. Repair and reseed bare spots or seeded and sodded areas that have not established or have washed out due to erosion.

N. Initial mowing shall be done at a 3" cutting height so than not more than 33% of the grass is removed in a single mowing. Cutting heights on follow up mowings can be readjusted to a 2.5" grass blade height.

1.14 TREE, SHRUB AND GROUNDCOVER PLANTING

A. The Owner reserves the right to inspect all material at the nursery. Only nursery grown stock will be permitted to be used on the Project.

B. All tree, shrub and groundcover planting shall be performed between the dates of March 15 and May 31, and August 15 and October 15. Actual planting shall be performed only during periods within this season when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Owner's Representative.

A. Location for all trees, intermediate trees and evergreen trees shall be staked and outlines of bed areas shall be clearly marked on the ground by a qualified landscape representative of the Contractor, and shall be subject to approval by the Owner's Representative prior to commencement of planting.

B. All shrub beds shall be mulched with 3" of shredded hardwood bark mulch. Groundcover beds shall be mulched with 2" of mushroom compost. Provide shredded hardwood bark mulch rings (3" depth) for all shade and flowering trees. Diameter of mulch rings shall be equal to diameter of root ball.

C. Mulch shall comprise partially decomposed shred hardwood bark. Mulch shall be a brown-black color, and, free of oversized pieces (1/2" x4") and fine particles. Prior to work, Contractor shall submit three mulch samples for approval for use prior to work.

D. Imported topsoil, if necessary, shall consist of fertile, friable natural topsoil typical for this locality. It shall not contain a mixture of subsoil or slag and free of lumps, stones, plants and their roots, stalks and other extraneous matter and shall not be used while in a frozen or muddy condition. Topsoil shall have a pH range of 6.0-7.0 and shall not contain less than 12 percent organic matter.

E. Tree, Shrub and Groundcover Establishment Period, Inspections and Guarantees.

1. Establishment Period. For a period of 60 days after planting of trees, shrubs, and groundcovers, (not including dormancy periods), the Contractor shall properly care for all plants, and planning beds including watering, weeding fertilizing, cultivating, adjusting or bracings or other maintenance work which is necessary to keep the plants in a healthy condition and in a plumb position. All plants shall be watered as season conditions require, and as directed by the Owner, until provisional acceptance of the planting.

2. Provisional Acceptance. At the end of the Establishment period, the planting shall be inspected by the Owner for provisional acceptance of the planting. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense. The Owner shall accept maintenance responsibilities of the planting after the provisional acceptance.

3. Guarantee and Final Acceptance. The Contractor shall guarantee that all plants shall be in a healthy and vigorous condition one full growing season after the provisional acceptance. The planting shall be inspected by the Owner at the end of the guarantee period. Any plant material which is dead, damaged, untrue to natural for of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense.

4. Provisional acceptance and guaranteed periods of landscaped plantings may be in part or whole.

NATIVE PLANTING SPECIFICATIONS

2.0 PURPOSE

These specifications, and the plan drawing, detail the standards and procedures required to successfully establish native plant communities within and adjacent to the on-site stormwater detention basin (SDB). Upon successful establishment, the native vegetation will provide water quality benefits to the surrounding area by filtering sediments and pollutants from stormwater runoff generated on-site. Additionally, the floral diversity created by these plantings will provide a valuable source of wildlife habitat, as well as a unique and aesthetically pleasing landscape.

2.01 CONTRACTOR QUALIFICATIONS

The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years experience in the field. There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

2.02 QUALITY AND CONDITION

1. Native seed shall be obtained from sources east of the Mississippi River, within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Plant origins outside of the Ecoregion shall be approved by the Wetland Consultant.

2. Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

3. Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.

4. Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.

5. All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.

6. Mycorrhizal inoculants shall be palletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (Glomus spp.) in palletized form.

2.03 HANDLING

1. Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.

3. Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

Table 4. Erosion Control Blanket Details
See Plans

2.04 SITE PREPARATION

1. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

2. Unless the Landscape Architect agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Landscape Architect.

3. Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.

4. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.

5. If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation preferably before a rain.

2.05 PLANT MATERIALS

See accompanying storm water Basin Plan
by Gary Weber and Associates

2.12 MANAGEMENT PLAN

See accompanying storm water Basin Plan
by Gary Weber and Associates

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

DETAILS
Heritage Crossing
Western Springs, Illinois

December 4, 2024

BSB DESIGN
BSBDESIGN.COM

L0.07
Details

The drawings presented are illustrative of character and design intent only,
and are subject to change based upon final design considerations
(i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
© 2024 BSB Design, Inc.

Heritage Crossing
BSB Design
Correction Letter 12/6/2024

General

7. The site plan must be updated to include all labels depicting all building setbacks.

Building setbacks have been added to L0.02-Dimensional Plan

9. Correct all inconsistencies between plats (ex. site plans showing seven guest parking spaces between units 23 and 24, whereas the engineering plans show six spaces)

All plan sheets have been revised to show six parking spaces per the engineering plan.

Landscaping

Revise the landscaping plans to address all outstanding comments from the Village's consulting landscape architect.

49. Include all utilities and light poles consistent with the information included in the Final Engineering plans. It is unclear if there are conflicts between utilities, light poles, and the proposed landscape.

Utilities and light poles have been added to L0.03 Planting Plan in order to illustrate no landscaping conflicts.

50. The revised landscape plan indicates to preserve the existing trees located behind the existing neighborhood sign. These existing evergreen trees are in poor condition and should be replaced with new plant material consistent with the adjacent proposed plantings.

Three new evergreen trees are illustrated behind the existing neighborhood sign on page L0.03 Planting Plan

51. Maples are not allowed in the public ROW per the Village Urban Forest Management Plan, they are an over-represented species within the Village. Replace with another species.

The maples have been replaced per pages L0.03 Planting Plan and L0.05 Plant List/ Details

52. Indicate Gingko biloba to be male species to avoid fruit production.

The Gingko have been noted as a male species per page L0.05 Plant List/ Details

53. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.

The species of the trees have been changed pages L0.03 Planting Plan and L0.05 Plant List/ Details

54. The specifications indicate a different native seed mix than the seed mixes indicated on the plans but does not list detail on species included. Clarify specification of seed mixes.

Native seed mix details and maintenance plan is now provided in a plan by Gary R. Weber & Associates pages L1.1 & L1.2

Road & Traffic

59. A sidewalk along Park Pl. to the south connecting to the Wolf Rd. sidewalk to the east must be installed.

The Park Place sidewalk connecting to Wolf Road has been added to L0.01 Site Plan, L0.02-Dimensional Plan & L0.03 Planting Plan. The sidewalk has been configured to work around the existing subdivision sign

62. On the color site plan prepared by BSB Design (revised 11/5/2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering and Surveying (revised 11/4/2024).

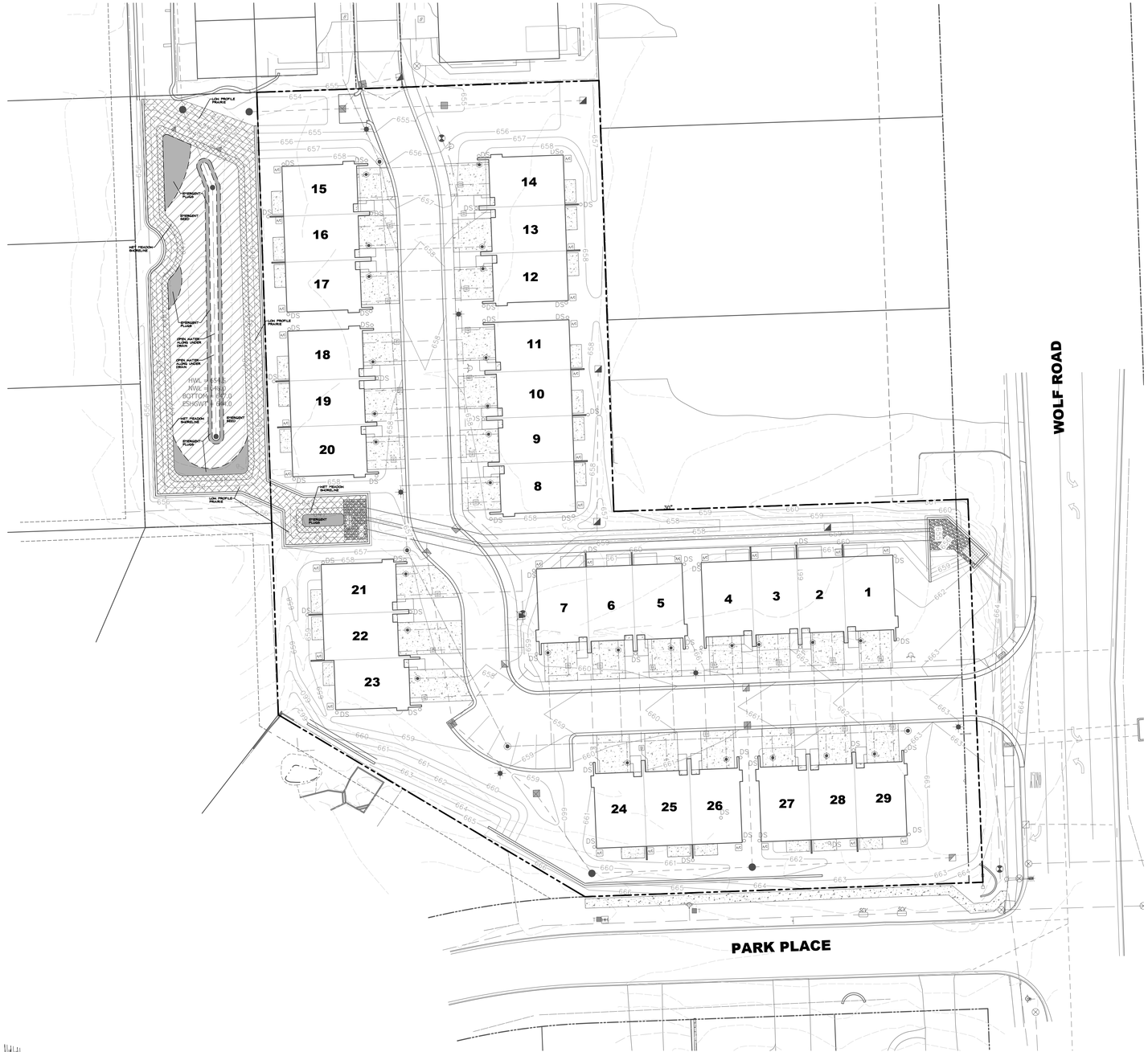
The crosswalk has been revised to be perpendicular on L0.01 Site Plan, L0.02-Dimensional Plan & L0.03 Planting Plan.

66. Provide a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Rd.

Site distance triangle has been added to L0.02-Dimensional Plan

67. Provide information on any roadway signage related to street name and type (private) for review.

A detail for street signage has been added to L0.05 Plant List / Details figure # 6

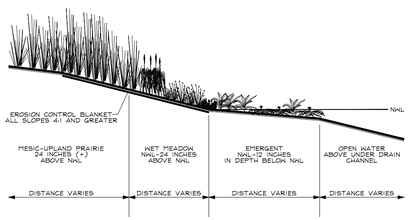


NATIVE LEGEND

Key	Qty.	Description
	0.10 AC.	EMERGENT SEED MIX
	0.04 AC.	EMERGENT PLUG MIX
	0.04 AC.	WET MEADOW SEED MIX
	0.10 AC.	LOW PROFILE PRAIRIE SEED MIX

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

0' 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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CIVIL ENGINEER
DESIGNTEK ENGINEERING, INC.
9930 W 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS
NATIVE PLANTING PLAN

REVISIONS

DATE	12.04.2024
PROJECT NO.	MT2426
DRAWN	TC
CHECKED	LP
SHEET NO.	L1.1

Know what's below. Call before you dig.

XREFS:
PLOT DOMAIN:

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of naturalized detention basin planting areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

C. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

D. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

E. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

F. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

A. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

B. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations.

C. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Village by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

NATIVE SEED MIXES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Avena sativa	Seed Oats	30.000

Emergent Plant Seed Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC
Acorus americanus	Sweet Flag	0.500
Alisma subcordatum	Water Plantain	1.250
Carex stricta	Tussock Sedge	0.060
Eleocharis obtusa	Blunt Spike Rush	0.250
Iris virginica shrevei	Blue Flag	0.500
Juncus effusus	Common Rush	0.500
Leersia oryzoides	Rice Cut Grass	1.250
Pontederia cordata	Pickerel Weed	0.250
Sagittaria latifolia	Common Arrowhead	1.250
Scirpus fluviatilis	River Bulrush	0.500
Scirpus cyperinus	Wool Grass	0.250
Schoenoplectus tabernaemontani	Softstem Bulrush	0.500
Sparganium eurycarpum	Bur Reed	1.000
	Total Emergent Wetland Mix	**8.060**

Emergent Plant Plug Mixture

Stormwater basin bottoms in designated planting areas

Botanical Name	Common Name	Plugs / AC.
Alisma subcordatum	Water Plantain	494
Eleocharis obtusa	Blunt Spike Rush	494
Iris virginica shrevei	Blue Flag	988
Juncus effusus	Common Rush	494
Pontederia cordata	Pickerel Weed	988
Sagittaria latifolia	Common Arrowhead	494
Scirpus fluviatilis	River Bulrush	988
Scirpus cyperinus	Wool Grass	494
Schoenoplectus tabernaemontani	Softstem Bulrush	988
Sparganium eurycarpum	Bur Reed	988
	Total Emergent Wetland Mix	**7410**

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.616**

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**15.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculate	Partridge pea	0.188
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Rudbeckia triloba	Brown-eyed Susan	0.500
Symphyotrichum laeve	Smooth Blue Aster	0.063
Symphyotrichum novae-angliae	New England Aster	0.250
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**6.015**
	Total Low Profile Prairie Seed Mix	**21.140**

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
DESIGNTEK ENGINEERING, INC.
9930 W 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

HERITAGE CROSSING

5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

SPECIFICATIONS

REVISIONS

DATE	12.04.2024
PROJECT NO.	MT2426
DRAWN	TC
CHECKED	LP
SHEET NO.	L1.2

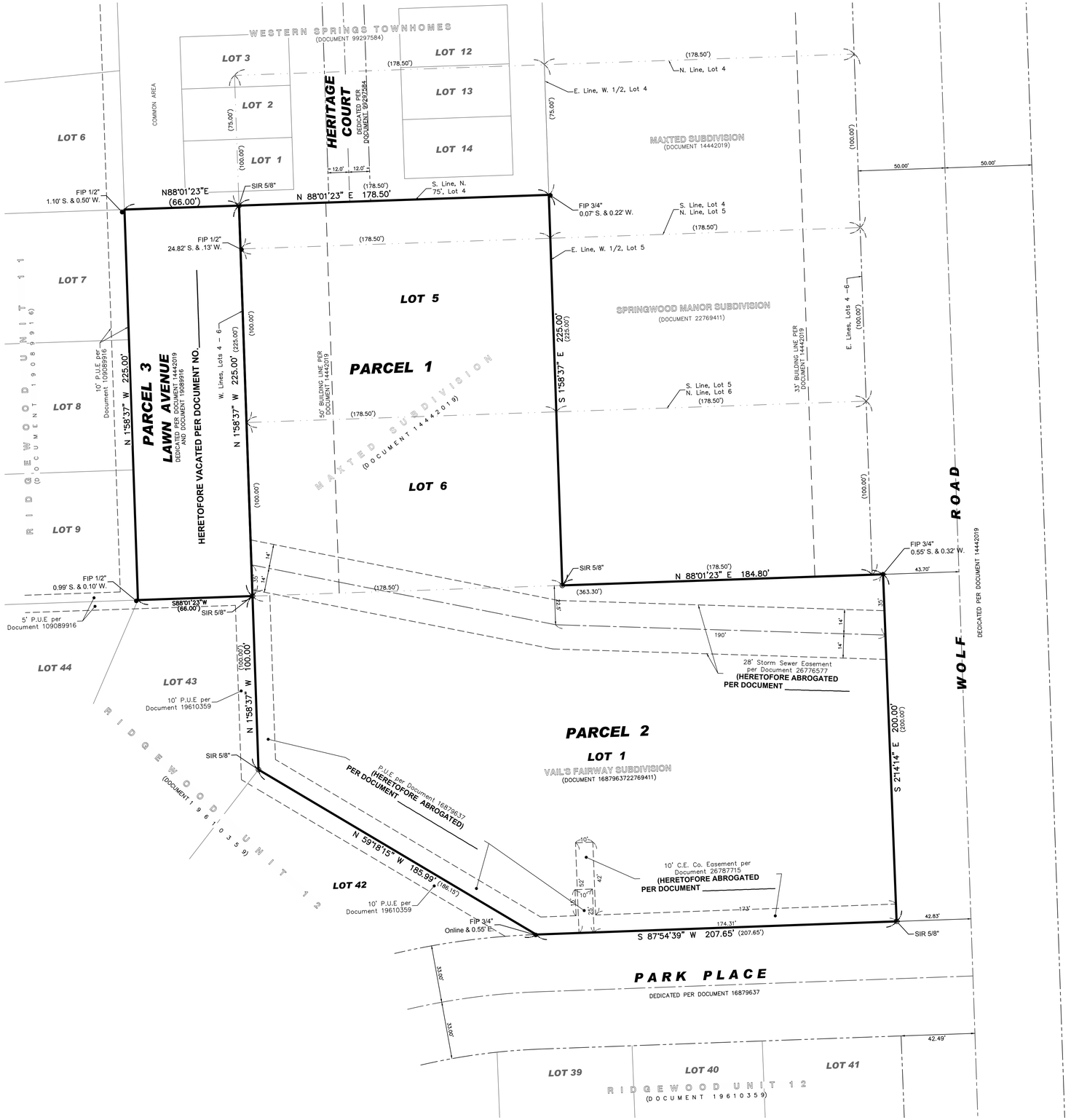
811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

ADDRESSES

PARCEL 1: 1023 W. 55TH STREET
WESTERN SPRINGS, IL 60558

PARCEL 2: 5600 WOLF ROAD
WESTERN SPRINGS, IL 60558

EXISTING SITE DATA

AREA (PARCEL 1) =	40,163 SQ. FT. OR 0.92 ACRES
AREA (PARCEL 2) =	64,996 SQ. FT. OR 1.49 ACRES
AREA (PARCEL 3) =	14,850 SQ. FT. OR 0.34 ACRES
GROSS AREA =	120,009 SQ. FT. OR 2.75 ACRES

LEGEND

● FIP	FOUND IRON PIPE
○ SIR	SET 5/8" IRON ROD
———	BOUNDARY LINE
———	LOT LINE
——— - ———	RIGHT-OF-WAY LINE
——— — ———	CENTERLINE
– – – – –	EXISTING EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

ALL EXISTING EASEMENT ABROGATIONS WITHIN THE LEGALLY DESCRIBED PROPERTY HEREON, TOGETHER WITH THE LAWN AVENUE VACATION SHALL BE VIA SEPARATE DOCUMENTS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/08/24	LOT COMMENTS	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

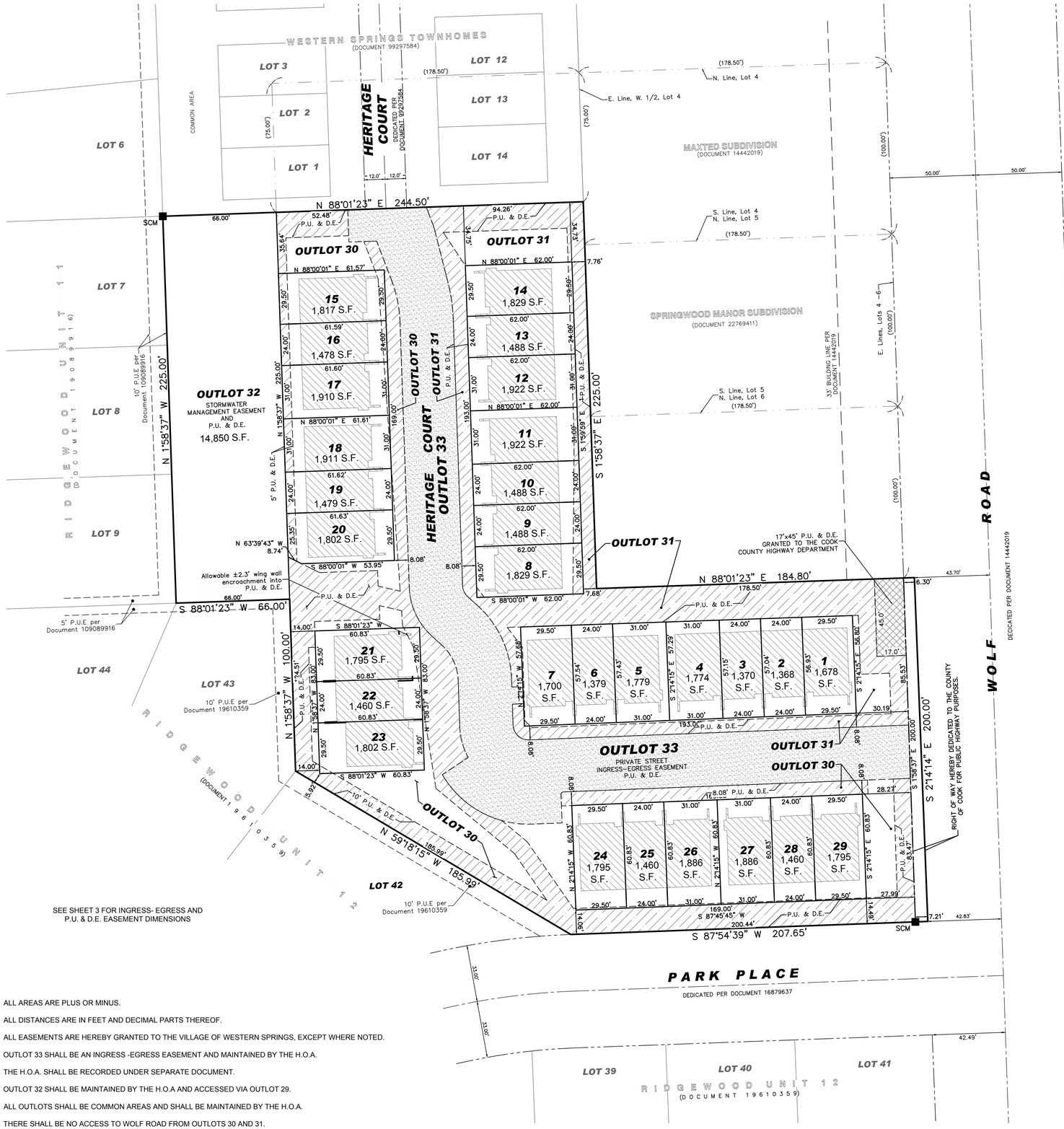
1
OF
4

EXISTING GEOMETRY

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FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



SEE SHEET 3 FOR INGRESS- EGRESS AND P.U. & D.E. EASEMENT DIMENSIONS

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS, EXCEPT WHERE NOTED.
4. OUTLOT 33 SHALL BE AN INGRESS -EGRESS EASEMENT AND MAINTAINED BY THE H.O.A.
5. THE H.O.A. SHALL BE RECORDED UNDER SEPARATE DOCUMENT.
6. OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESSED VIA OUTLOT 29.
7. ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
8. THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 30 AND 31.
9. THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 30.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING
THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	18–18–200–038–0000
PARCEL TWO:	18–18–200–017–0000
PARCEL THREE:	UNKNOWN

AREA SUMMARY

GROSS AREA:	120,009 SQ. FT. OR 2.75 AC.
BUILDABLE LOTS 1–29:	48,839 SQ. FT OR 1.18 AC.
OUTLOT 30	20,733 SQ. FT. OR 0.40 AC.
OUTLOT 31	14,952 SQ. FT. OR 0.43 AC.
OUTLOT 32	14,850 SQ. FT. OR 0.29 AC
OUTLOT 33:	19,393 SQ. FT. OR 0.34 AC.
WOLF RD. DEDICATION:	1,351 SQ. FT. OR 0.03 AC.

LEGEND

FIP	FOUND IRON PIPE
SIP	SET 1" x 24" IRON PIPE
SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT–OF–WAY LINE
	PROPOSED RIGHT–OF–WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	P.U. & D.E.
	INGRESS–EGRESS EASEMENT
	COOK COUNTY HWY. DEPT. P.U. & D.E.

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
E.T.B.E.	EXCEPTION TO BLANKET EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		
CH	CHORD BEARING/DISTANCE		

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/08/24	LOT RECONFIGURATION	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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MOKENA, ILLINOIS 60448
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IL PROF. LIC. No.: 184-003740

DEI

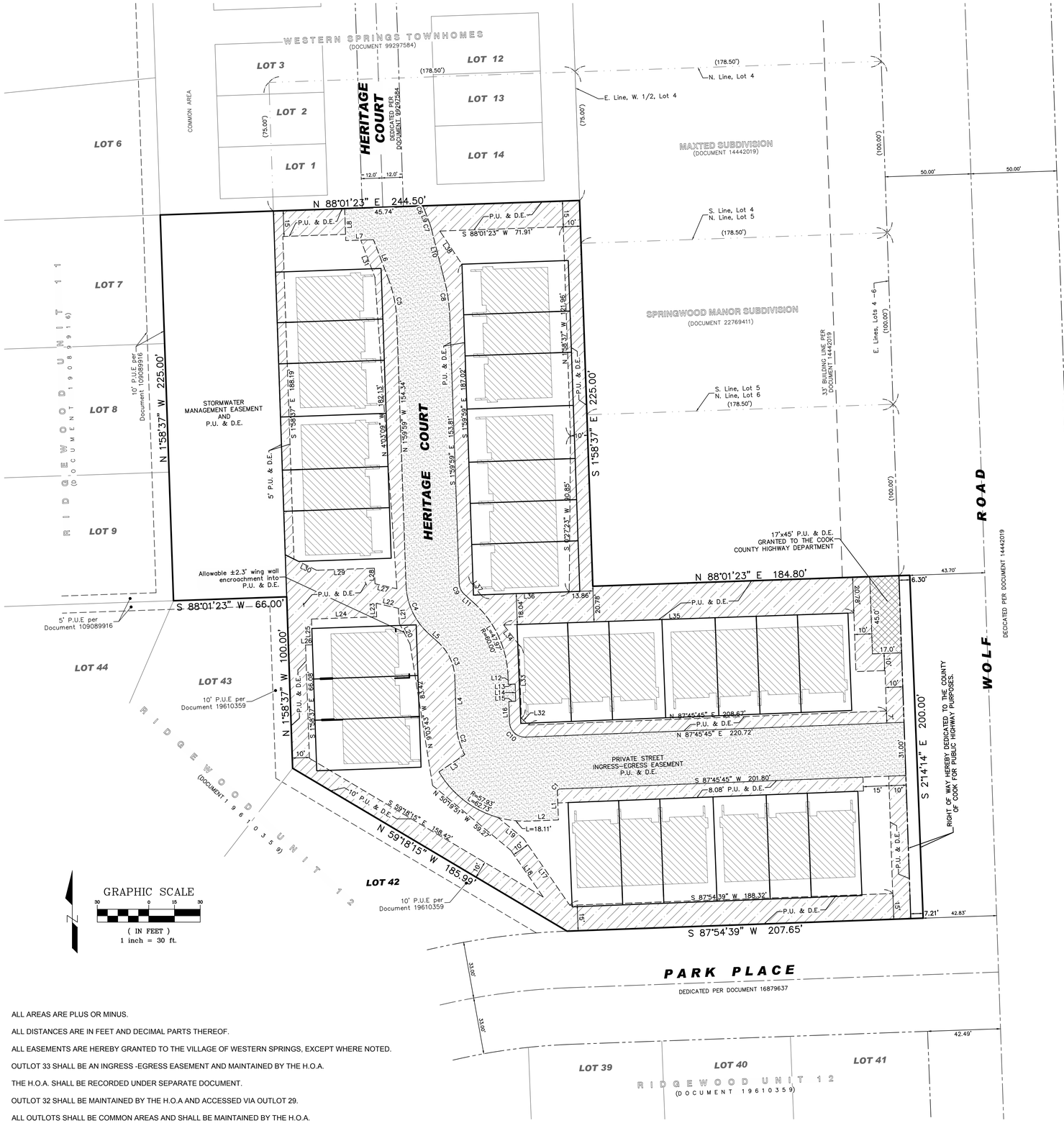
PROJECT INFORMATION
Project No.: 24–0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

2 OF 4

PROPOSED GEOMETRY

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



LEGEND

● FIP	FOUND IRON PIPE
○ SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	P.U. & D.E.
	INGRESS-EGRESS EASEMENT
	COOK COUNTY HWY. DEPT. P.U. & D.E.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

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8. THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 30 AND 31.
9. THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 30.

Parcel Line Table		
Line #	Length	Direction
L1	16.50	S02° 14' 15"E
L3	18.04	N56° 16' 49"E
L4	26.84	N01° 51' 56"W
L5	8.03	N47° 40' 37"W
L6	24.41	N20° 51' 06"W
L7	16.15	S88° 10' 48"W
L8	18.67	N01° 58' 35"W
L9	7.26	S20° 53' 37"E
L10	27.84	S14° 13' 17"E
L11	8.03	S47° 40' 37"E
L12	4.76	S01° 51' 56"E
L13	4.02	N87° 58' 53"E
L14	10.00	S01° 44' 56"E
L15	4.00	S87° 58' 53"W
L16	12.07	S01° 51' 56"E
L17	47.24	N34° 43' 32"W
L18	33.09	N34° 43' 32"W
L19	19.34	N50° 19' 51"W
L20	13.60	N27° 06' 22"W
L21	8.81	N04° 03' 09"W

Parcel Line Table		
Line #	Length	Direction
L22	13.22	S77° 07' 24"E
L23	7.91	N01° 58' 37"W
L24	38.00	N88° 01' 23"E
L25	15.00	S01° 58' 37"E
L26	4.00	N88° 01' 23"E
L27	13.14	N77° 07' 19"W
L28	9.06	N01° 58' 37"W
L29	33.80	S88° 01' 22"W
L30	14.63	S63° 39' 43"E
L31	23.08	S20° 51' 06"E
L32	5.78	S47° 02' 19"E
L33	42.73	S01° 52' 29"E
L34	14.62	S37° 20' 25"E
L35	204.14	N88° 01' 23"E
L36	51.58	N88° 00' 01"E
L37	7.33	N37° 20' 25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	2.36	1.50	90.00	S42° 45' 45"W	2.12
C2	18.74	40.00	26.85	N15° 17' 25"W	18.57
C3	23.19	29.00	45.81	N24° 46' 16"W	22.57
C4	31.89	40.00	45.68	N24° 50' 18"W	31.05
C5	24.79	75.50	18.81	N11° 22' 59"W	24.68
C6	3.64	54.81	3.80	S20° 01' 02"E	3.64
C7	3.03	26.00	6.67	S17° 33' 27"E	3.03
C8	26.01	106.50	13.99	S08° 59' 46"E	25.94
C9	7.74	9.10	48.74	S23° 11' 03"E	7.51
C10	14.19	9.04	89.92	S47° 02' 25"E	12.77

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/08/24	LOT/ACCESS GEOMETRY	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184 - 003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

3 OF 4

EASEMENT DETAIL

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/26/24	VILLAGE COMMENTS	SJL
3	12/30/24	VILLAGE COMMENTS	SJL

OWNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: 106 (LA GRANGE HIGHLAND) HIGH SCHOOL: 204 (LYONS TOWNSHIP HIGH SCHOOL)

BY: McNAUGHTON DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
MANAGER

ADDRESS: 11S220 JACKSON STREET, SUITE #101, BURR RIDGE, ILLINOIS 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF MCNAUGHTON DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS SUBDIVISION PLAT AS OWNER, AS SUCH MANAGER OF McNAUGHTON DEVELOPMENT LLC, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THIS SUBDIVISION PLAT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY OR OTHER ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTERN SPRINGS PLAN COMMISSION, SO CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTERN SPRINGS.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE TREASURER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF WESTERN SPRINGS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT LAND LAND INCLUDED IN THIS PLAT.

DATED AT WESTERN SPRINGS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

_____
VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, IN ACCORDANCE WITH SUBDIVISION REGULATIONS AT A MEETING HELD THIS _____ DAY OF _____, A.D. 20_____

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

IMPROVEMENTS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON THE _____ DAY OF _____, A.D. 20_____, AND THAT REQUIRED BOND OR OTHER GUARANTEES HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

BY: _____
VILLAGE CLERK

LAGRANGE HIGHLANDS SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, SUPERVISOR OF THE LAGRANGE HIGHLANDS SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____, A.D., 20_____.

_____
SUPERVISOR

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

_____ _____
Owner Professional Engineer

_____ _____
Printed Name Printed Name

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTERN SPRINGS, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
VILLAGE ENGINEER

REGISTRATION NUMBER _____

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

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

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS COOK COUNTY, ILLINOIS

RESPONSIBILITY OF H.O.A., VILLAGE OF WESTERN SPRINGS AND LAGRANGE HIGHLANDS SANITARY DISTRICT

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all landscaping areas within all Lots and Outlots within the subdivision, together with all improvements within the ingress-egress easement, and all storm sewers and structures. The individual homeowners shall be responsible for all sanitary and water services from the public sanitary service connections and B-Boxes to the constructed buildings. The Village of Western Springs shall be responsible for all watermain and structures attached thereto. The LaGrange Highlands Sanitary District shall maintain the sanitary sewer and all structures attached thereto. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

PRIVATE INGRESS - EGRESS PROVISIONS

An easement for ingress and egress over and across the Property for the benefit of the Owner(s) of Subdivision and/or Lots, their heirs, successors, assigns, guests and invitees, as more particularly bounded and described on the Plat. This easement shall be perpetual and shall run with the land.

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all improvements within said ingress and egress areas within the subdivision. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

STORMWATER MANAGEMENT EASEMENT

Declarant hereby reserves and grants to the Village of Western Springs (Village) easements in, over, under, through, and upon those areas designated on the Plat as 'Stormwater Management Easement,'including but not limited to all outlots (Outlot 30-33 inclusive), and all areas detailed in the Declaration of Covenants Conditions and Restrictions for the Heritage Crossing Townhome Association of Western Springs pertaining to maintenance, repair, and replacement of stormwater management facilities, for purposes of providing adequate stormwater drainage control together with reasonable access thereto. [Continue with the same language currently on the plat in this first paragraph, I don't want to rewrite it all].

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, The Village shall establish a Special Service Area, pursuant to 35 ILCS 200/27-5 et seq., that includes the entire Premises after the approval of the Planned Development by the Village but prior to the sale and conveyance of title to any Lot to any person by the Developer, which shall govern the Premises for the purpose of ensuring, as and when appropriate, the maintenance, repair and replacement of the SSA Maintained Improvements. The Special Service Area shall be an encumbrance on title to the Premises, including each Lot, Dwelling Unit and Common Areas. The Developer agrees to cooperate with the Village in creating the Special Service Area and agrees not to object to the formation of the Special Service Area, provided the terms of the Special Service Area are consistent with the Development Agreement and this Declaration. In the event the owner of any portion of the Premises (the Developer, the Declarant, the Association, a Dwelling Unit Owner or Owner), at any time, shall fail to maintain, repair or replace the SSA Maintained Improvements, as and when appropriate, and, after receipt of Village notice of such failure and opportunity to cure, the Village shall have the right to levy a special service tax on the parcel(s) where the owner(s) has failed to perform its maintenance, repair or replacement obligations on the Premises, perform such work and receive reimbursement of the costs and expenses it has incurred, including any legal fees and related expenses, engineering fees and related expenses, other consultant fees and related expenses and a reasonable allocation of Village staff and overhead costs. The Village shall not levy a tax in accordance with the Special Service Area unless the applicable owner(s) fails or refuses to fulfill its maintenance, repair and replacement obligations or its reimbursement obligation to the Village, as contained in this Agreement and the Declaration. The tax levy by the Village may extend to one owner or a limited number of owners, and not the entire Premises, if such limited tax levy is appropriate. In the event the failure or refusal to fulfill maintenance, repair and replacement obligations or the reimbursement obligation to the Village relates to one or more components of the SSA Maintained Improvements that support or serve the entire Premises or the Development, then the levy shall extend to the Association and each of the property owners of the Development. The maximum tax established for the Special Service Area shall be based on the actual incurred expenses or, if the improvements have not been made yet, the Village Engineer's reasonable, estimated expense for maintenance, repair or replacement of such Improvements. If the Association or a property owner(s) shall fail to pay the Special Service Area Tax, the Village shall be authorized to: (1) take all other legal action and legal remedies to recoup the Village's funds spent on the enforcement of the obligations and shall be entitled to recover its actual incurred legal fees and related expenses from the owner(s) who fails or refuses to fulfill its maintenance, repair and replacement obligations or its reimbursement obligation to the Village; and (2) take all other legal action and legal remedies to recoup the Village's funds spent on the enforcement of the obligations of the Developer hereunder, including such lien foreclosure action authorized by 65 ILCS 5/11-31-1, as amended, or provided for in 65 ILCS 5-11-31-2, as amended, or similar applicable laws to foreclose on the lien and may collect its reasonable attorney's fees and litigation expenses incurred in the enforcement of the obligations.

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked Public Utility & Drainage Easement, or P.U. & D.E." designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements'; and the property designated on the plat as 'common area or areas'; and the property designated on the plat for streets and alleys, whether public or private, together with the rights 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, roots and saplings and to clear obstructions from the surface and subsurface 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 dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.' (or similar designation) 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, 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 or 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 terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas', and 'Common Elements' include 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, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted 'easement'areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such 'easement' areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Western Springs (Village), LaGrange Highlands Sanitary District and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Western Springs and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Western Springs and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Western Springs, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication and broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19810036, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTERN SPRINGS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPE 1" X 24" WILL BE SET AT ALL LOT CORNERS, BLOCK CORNERS, POINTS OF CURVE, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, MAP NUMBER 17031C0467J, EFFECTIVE DATE ON AUGUST 19, 2008.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 10th DAY OF JULY A.D., 2024.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160
LICENSE EXPIRES ON NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR · STEVEN J LAUB · STATE OF ILLINOIS · 035-003160 · MOKENA, IL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Send all future tax bills to:
McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Submitted by:
McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Return the original Mylar to:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

McNAUGHTON DEVELOPMENT

FINAL PLAT FOR HERITAGE CROSSING WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION

Project No.: 24-0001
Scale: N/A
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

4 OF 4

CERTIFICATIONS

Client McNaughton Development

Name Heritage Crossing **Number** 2024.139

Site Western Springs, IL **Designer** mK

Revision 1 **Created** 9/12/2024 **Modified** 12/16/2024

Standard National Concrete Masonry Association 3rd Edition

Note †: Total Facing quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.

Note ‡: Infill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.

Note Δ: Face drain values do not include the drainage stone within block. Drainage stone within block is calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the drainage stone within block will not be calculated.

Note §: Retained soil values are calculated based on the the entered Cut Angle. Actual retained soil values may be significantly higher.

Note: The Toe Slope input is only used to establish the basic embedment depth based on the Design Criteria settings and provide a graphical representation of the toe conditions for export. The Toe Slope input does not account for reduced bearing capacity due to the sloping toe condition or the geometrical considerations of bench construction on embedment and wall height. User must perform separate analysis for bearing and stability on slopes and properly interpret grading for bench construction effects on wall height.

Quantities

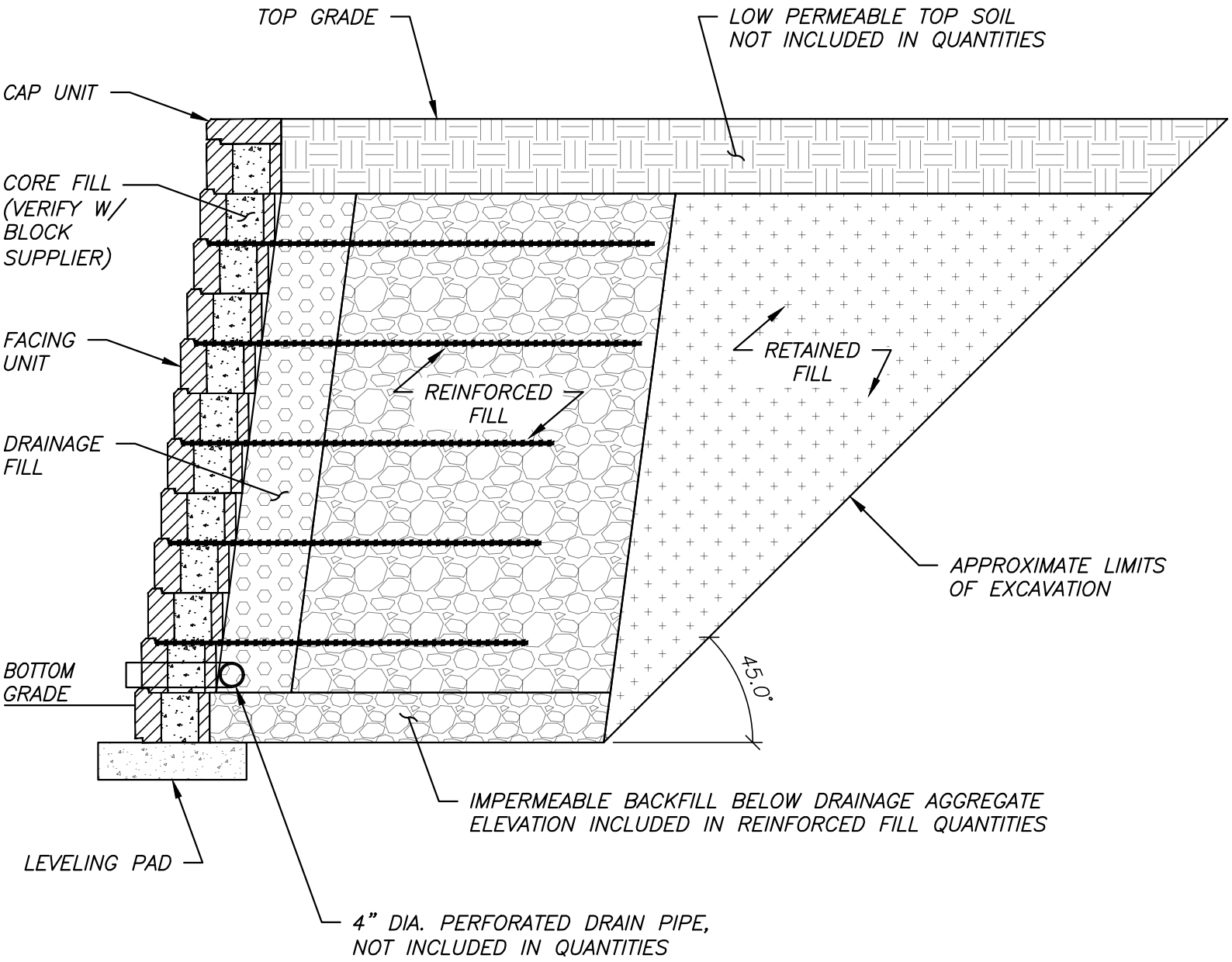
Wall	Facing	Wall/Cap Length [ft]	TOW Steps [#]	BOW Steps [#]	Facing Area [ft²]	Total Wall Area [ft²]
Wall No 1	Diamond Pro	604	25	7	5115	5316
Wall No 2	Diamond Pro	79	6	20	357	383
Wall No 3	Diamond Pro	183	6	11	804	865
Wall No 4	Diamond Pro	42	1	7	91	105
		908	**38**	**45**	**6368**	**6671**

Wall Unit	Wall No 1	Wall No 2	Wall No 3	Wall No 4
Diamond Pro	5,115	357	805	92

Wall	Leveling Pad [yd³]	Reinforced Fill [yd³]	Drainage Fill [yd³]	Core Fill [yd³]	Retained Fill [yd³]
Wall No 1	22	961	141	85	886
Wall No 2	3	44	9	6	40
Wall No 3	7	97	22	13	88
Wall No 4	2	8	2	2	6
Totals:	**34**	**1,109**	**174**	**106**	**1,020**

Reinforcements

Wall	SGU60 [yd²]	SGU80 [yd²]	Geogrid Connectors
Wall No 1	2,562	234	0
Wall No 2	131	0	0
Wall No 3	284	0	0
Wall No 4	19	0	0
Totals:	**2,997**	**234**	**0**



SEGMENTAL RETAINING WALL QUANTITIES LEGEND

SCALE: 1/2" = 1'-0"

NOTE:

FACING AREA = AREA OF WALL NOT INCLUDING CAPS
TOTAL WALL AREA = INCLUDES CAPS

Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 1

Project Summary

Quantities

Wall Length	604.50 ft
Steps in Top of Wall	25
Steps in Bottom of Wall	7
Total Wall Area	5,316 ft²
Exposed Area (includes cap)	4,198 ft²
Embedded Area	1,119 ft²
Tallest Panel Height	10.33 ft
Longest reinforcement length	12.00 ft
Base soil volume	22 yd³
Infill soil volume ‡	961 yd³
Retained soil volume §	886 yd³
Gravity Face Drain	0 yd³
Face Drain	141 yd³
Drainage stone within block	85 yd³

Reinforcement

SGU60 - SGU60	2,562 yd²
SGU80 - SGU80	234 yd²

Note †: **Total Facing Unit quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.**

Note ‡: **Reinforced fill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.**

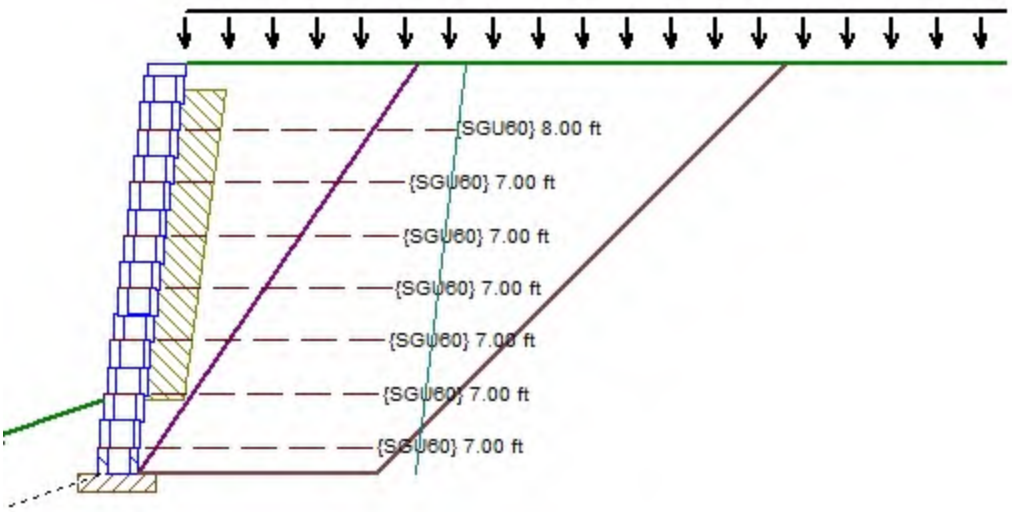
Note Δ: **Drainage fill does not include the drainage stone within block. Core fill are calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the Core fill value within block will not be calculated.**

Note §: **Retained soil values are calculated based on the the entered Cut Angle. Actual retained soil values may be significantly higher.**

Note: **The Toe Slope input is only used to establish the basic embedment depth based on the Design Criteria settings and provide a graphical representation of the toe conditions for export. The Toe Slope input does not account for reduced bearing capacity due to the sloping toe condition or the geometrical considerations of bench construction on embedment and wall height. User must perform separate analysis for bearing and stability on slopes and properly interpret grading for bench construction effects on wall height.**

Tallest Section

Section Height 10.33 ft



Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 2

Project Summary

Quantities

Wall Length	78.75 ft
Steps in Top of Wall	6
Steps in Bottom of Wall	20
Total Wall Area	383 ft²
Exposed Area (includes cap)	290 ft²
Embedded Area	93 ft²
Tallest Panel Height	7.00 ft
Longest reinforcement length	6.00 ft
Base soil volume	3 yd³
Infill soil volume ‡	44 yd³
Retained soil volume §	40 yd³
Gravity Face Drain	0 yd³
Face Drain	9 yd³
Drainage stone within block	6 yd³

Reinforcement

SGU60 - SGU60	131 yd²

Note †: **Total Facing Unit quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.**

Note ‡: **Reinforced fill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.**

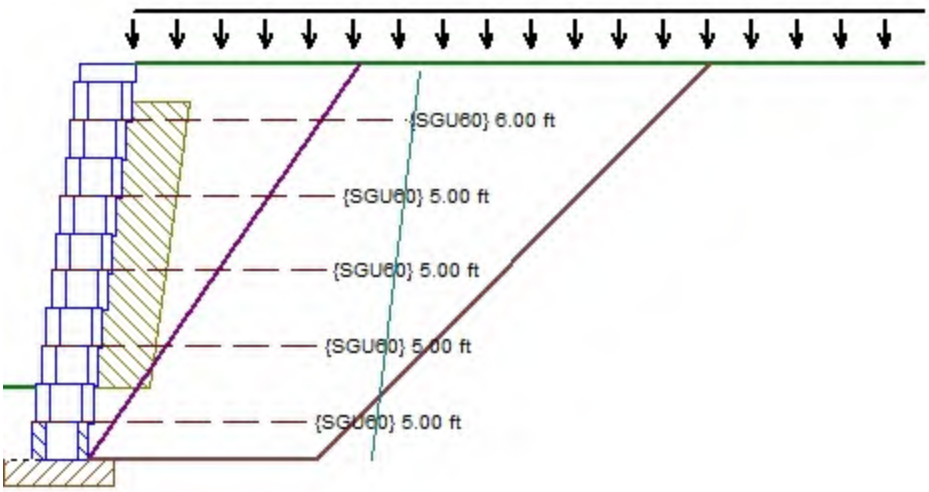
Note Δ: **Drainage fill does not include the drainage stone within block. Core fill are calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the Core fill value within block will not be calculated.**

Note §: **Retained soil values are calculated based on the the entered Cut Angle. Actual retained soil values may be significantly higher.**

Note: **The Toe Slope input is only used to establish the basic embedment depth based on the Design Criteria settings and provide a graphical representation of the toe conditions for export. The Toe Slope input does not account for reduced bearing capacity due to the sloping toe condition or the geometrical considerations of bench construction on embedment and wall height. User must perform separate analysis for bearing and stability on slopes and properly interpret grading for bench construction effects on wall height.**

Tallest Section

Section Height 7.00 ft



Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 3

Project Summary

Quantities

Wall Length	183.00 ft
Steps in Top of Wall	6
Steps in Bottom of Wall	11
Total Wall Area	865 ft²
Exposed Area (includes cap)	727 ft²
Embedded Area	138 ft²
Tallest Panel Height	7.00 ft
Longest reinforcement length	6.00 ft
Base soil volume	7 yd³
Infill soil volume ‡	97 yd³
Retained soil volume §	88 yd³
Gravity Face Drain	0 yd³
Face Drain	22 yd³
Drainage stone within block	13 yd³

Reinforcement

SGU60 - SGU60	284 yd²

Note †: **Total Facing Unit quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.**

Note ‡: **Reinforced fill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.**

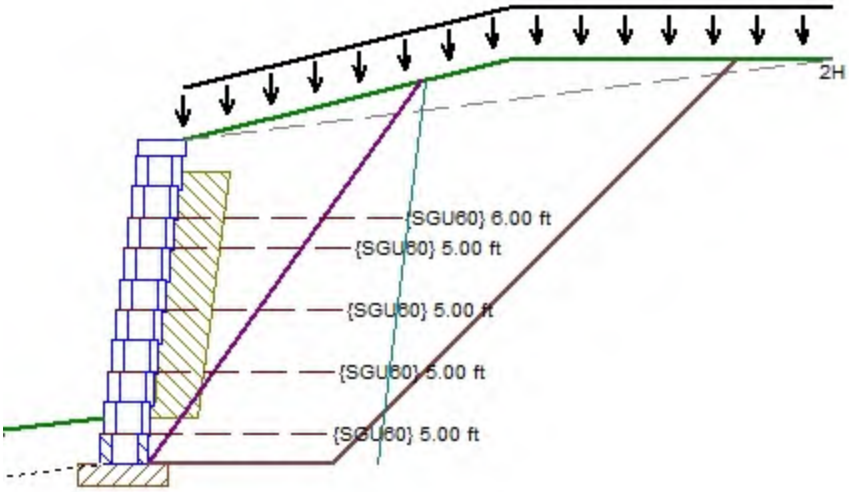
Note Δ: **Drainage fill does not include the drainage stone within block. Core fill are calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the Core fill value within block will not be calculated.**

Note §: **Retained soil values are calculated based on the the entered Cut Angle. Actual retained soil values may be significantly higher.**

Note: **The Toe Slope input is only used to establish the basic embedment depth based on the Design Criteria settings and provide a graphical representation of the toe conditions for export. The Toe Slope input does not account for reduced bearing capacity due to the sloping toe condition or the geometrical considerations of bench construction on embedment and wall height. User must perform separate analysis for bearing and stability on slopes and properly interpret grading for bench construction effects on wall height.**

Tallest Section

Section Height 7.00 ft



Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 4

Project Summary

Quantities

Wall Length	42.00 ft
Steps in Top of Wall	1
Steps in Bottom of Wall	7
Total Wall Area	105 ft²
Exposed Area (includes cap)	81 ft²
Embedded Area	25 ft²
Tallest Panel Height	3.67 ft
Longest reinforcement length	4.00 ft
Base soil volume	2 yd³
Infill soil volume ‡	8 yd³
Retained soil volume §	6 yd³
Gravity Face Drain	0 yd³
Face Drain	2 yd³
Drainage stone within block	2 yd³

Reinforcement

SGU60 - SGU60	19 yd²

Note †: **Total Facing Unit quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.**

Note ‡: **Reinforced fill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.**

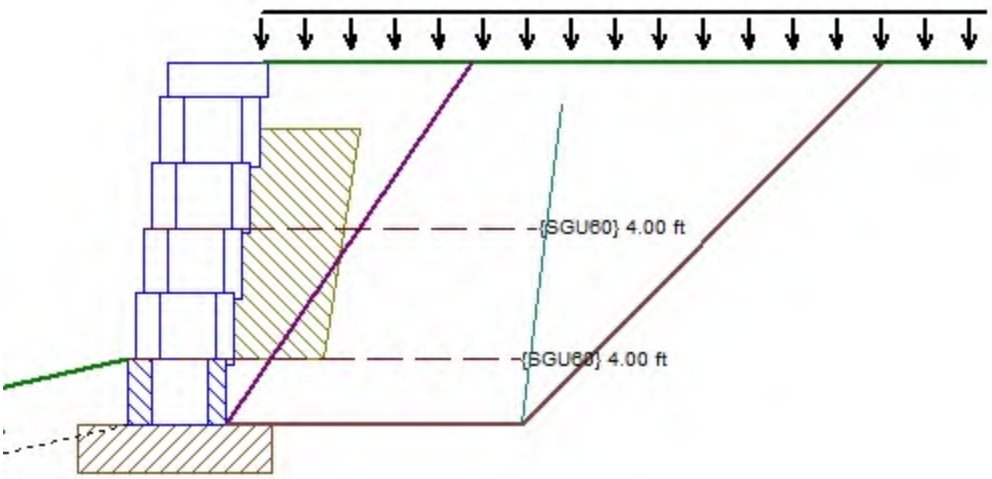
Note Δ: **Drainage fill does not include the drainage stone within block. Core fill are calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the Core fill value within block will not be calculated.**

Note §: **Retained soil values are calculated based on the the entered Cut Angle. Actual retained soil values may be significantly higher.**

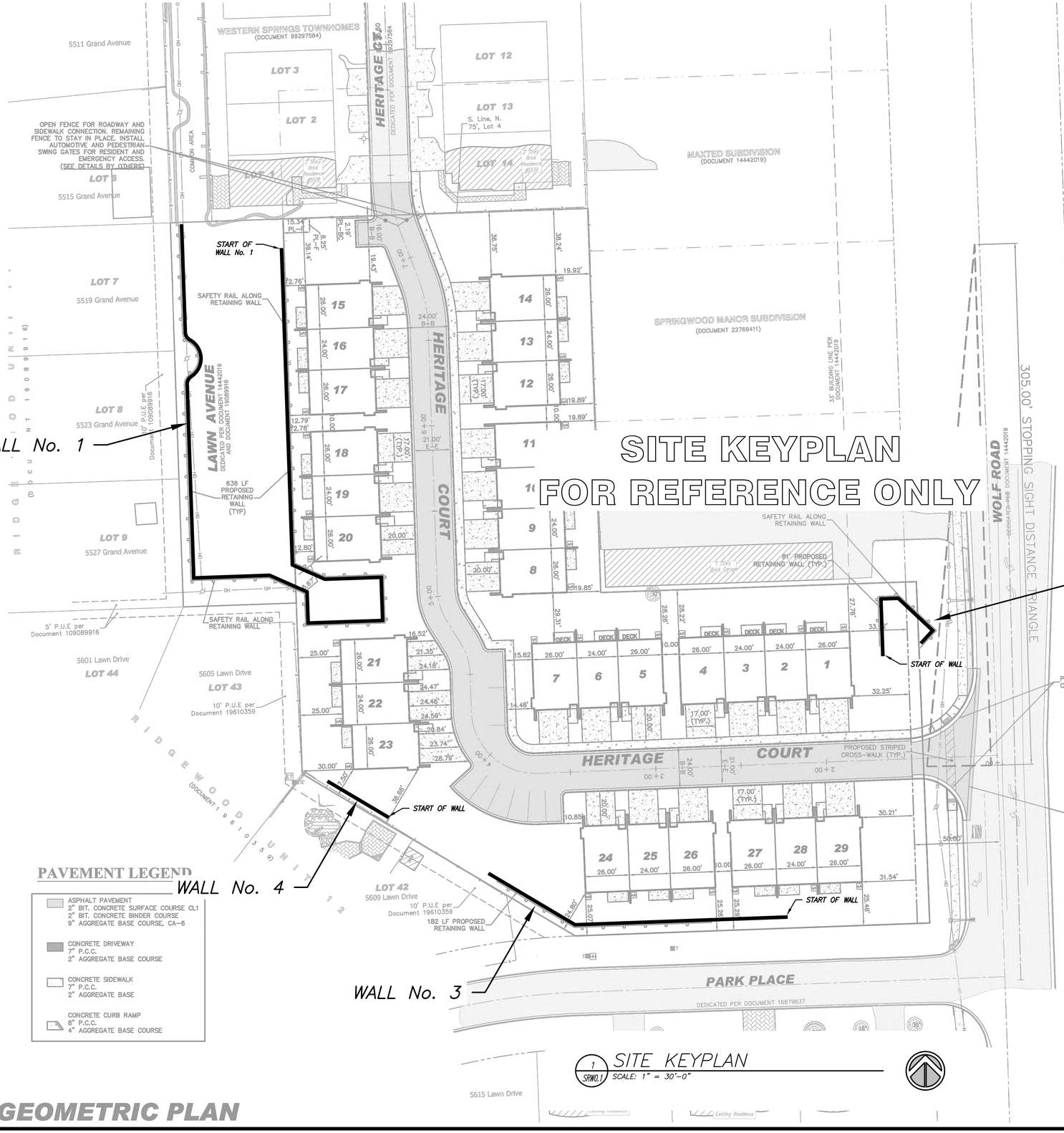
Note: **The Toe Slope input is only used to establish the basic embedment depth based on the Design Criteria settings and provide a graphical representation of the toe conditions for export. The Toe Slope input does not account for reduced bearing capacity due to the sloping toe condition or the geometrical considerations of bench construction on embedment and wall height. User must perform separate analysis for bearing and stability on slopes and properly interpret grading for bench construction effects on wall height.**

Tallest Section

Section Height 3.67 ft



SITE KEYPLAN
FOR REFERENCE ONLY

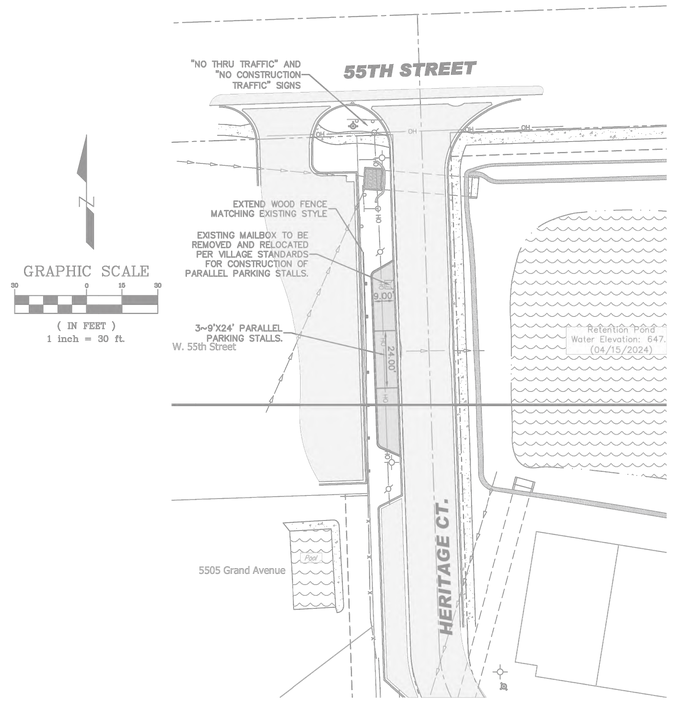


PAVEMENT LEGEND

- ASPHALT PAVEMENT
  2" BIT. CONCRETE SURFACE COURSE CL1
  2" BIT. CONCRETE BINDER COURSE
  9" AGGREGATE BASE COURSE, CA-6
- CONCRETE DRIVEWAY
  7" P.C.C.
  2" AGGREGATE BASE COURSE
- CONCRETE SIDEWALK
  7" P.C.C.
  2" AGGREGATE BASE
- CONCRETE CURB RAMP
  8" P.C.C.
  4" AGGREGATE BASE COURSE

1 SRW0.1 SITE KEYPLAN
SCALE: 1" = 30'-0"

GEOMETRIC PLAN



N

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

OFFSITE PARKING PLAN

NOTES:

1. ANY ENCROACHMENT INTO EXISTING MAINLINE PAVEMENT FOR CONSTRUCTION OF CURB AND GUTTER SHALL REQUIRE THAT THE PAVEMENT BE MILLED 4 INCHES AND RESURFACED PURSUANT TO IDOT DISTRICT 1 MIX CHART REQUIREMENTS FOR ONE FULL LANE WIDTH AND A MINIMUM LENGTH OF 6 FEET.

REVIE
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847.387.8324 Facsimile

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Sheet SRW0.1
Date 12/16/2024
Project Number 2024.139

GENERAL STRUCTURAL NOTES

1. CODES AND STANDARDS
   - 1.1. "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", LATEST EDITION BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.
   - 1.2. "SEGMENTAL RETAINING WALL INSTALLATION GUIDE", LATEST EDITION BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.
   - 1.3. "AB ENGINEERING MANUAL" BY ALLAN BLOCK
   - 1.4. "COMMERCIAL INSTALLATION MANUAL FOR ALLAN BLOCK RETAINING WALLS" BY ALLAN BLOCK

2. LIVE LOADS
   - 2.1. DEAD LOAD SURCHARGE — 0 PSF
   - 2.2. LIVE LOAD SURCHARGE — 100 PSF
   - 2.3. OPEN FENCE / HANDRAIL — 50 PLF or 200 LB POINT AT 3'-6" A.F.G.

3. DESIGN CRITERIA
   - 3.1. INTERNAL STABILITY FACTORS
     - 3.1.1. FACTOR OF SAFETY AGAINST PULLOUT: 1.5
     - 3.1.2. SOIL-GEOGRID INTERACTION COEFFICIENT: 0.90
     - 3.1.3. PERCENT OF GEOGRID COVERAGE: 100%
   - 3.2. EXTERNAL STABILITY FACTORS - REINFORCED WALL
     - 3.2.1. FACTOR OF SAFETY AGAINST BASE SLIDING 1.5
     - 3.2.2. FACTOR OF SAFETY AGAINST OVERTURNING: 2.0
     - 3.2.3. FACTOR OF SAFETY FOR UNCERTAINTIES: 1.5

4. MATERIALS
   - 4.1. SOIL PARAMETERS - SEE TABLE BELOW
   - 4.2. GRADATION OF FILL MATERIALS
     - 4.2.1. UNIT FILL / DRAINAGE AGGREGATE SHALL CONSIST OF COURSE GRAINED AGGREGATES, SEE TABLE BELOW.
     - 4.2.2. REINFORCED BACKFILL
       - 4.2.2.1. REINFORCED BACKFILL SHALL CONSIST OF GRANULAR MATERIAL (CA-7), pH 4.5 TO 9.0 PER AASHTO T289.
     - 4.2.3. LEVELING PAD
       - 4.2.3.1. THE LEVELING PAD SHALL BE SUITABLE, GRANULAR MATERIAL (CA-6).
   - 4.3. MODULAR CONCRETE UNITS
     - 4.3.1. THE SEGMENTAL RETAINING WALL UNITS ARE ANCHOR DIAMOND PRO UNITS.
   - 4.4. GEOGRID REINFORCEMENT
     - 4.4.1. GEOGRID REINFORCEMENT SHALL BE STRATAGRID SGU60 OR SG200 AS MANUFACTURED BY STRATA SYSTEMS INC.
   - 4.5. FILTER FABRIC
     - 4.5.1. FILTER FABRIC SHALL MEET OR EXCEED THE REQUIREMENTS OF AASHTO M288-06 FOR A GEOTEXTILE CLASS 3, WITH 50% OR GREATER ELONGATION ALLOWED. THE APPARENT OPENING SIZE SHALL BE 70 US SIEVE (0.212 MM). THE RETAINED STRENGTH AFTER 500 HRS OF UV EXPOSURE SHALL BE GREATER THAN 50%.
   - 4.6. EMBANKMENT PROTECTION FABRIC
     - 4.6.1. EMBANKMENT PROTECTION FABRIC SHALL BE A HIGH STRENGTH POLYPROPYLENE MONOFILAMENT MATERIAL DESIGNED TO MEET OR EXCEED NTPEP SPECIFICATIONS; STABILIZED AGAINST ULTRAVIOLET (UV) DEGRADATION AND TYPICALLY MEETS OR EXCEEDS THE VALUES IN THE TABLE BELOW. (EXAMPLE: TENCATE MIRAFI FW 402 OR SIMILAR)

5. CONSTRUCTION
   - 5.1. GENERAL
     - 5.1.1. THE SHOP / DESIGN DRAWINGS ARE BASED ON FINAL ENGINEERING PLANS FOR HERITAGE CROSSING, WESTERN SPRINGS, ILLINOIS AS PREPARED BY DEI DESIGNTEK ENGINEERING, INC., DATED 11/04/2024.
     - 5.1.2. THE SOILS DATA NOTED IN THE TABLE BELOW ARE ASSUMED FOR DESIGN PURPOSES. THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE TO CONFIRM THE DATA NOTED ABOVE IS CORRECT PRIOR TO AND DURING CONSTRUCTION. VIRGILIO & ASSOCIATES SHALL BE NOTIFIED IF DIFFERING SOIL CONDITIONS ARE ENCOUNTERED.
     - 5.1.3. THE PROJECT GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR INTERPRETATION OF SUBSURFACE CONDITIONS, SUITABILITY OF DESIGN PARAMETERS OR INTERPRETATION OF SUBSURFACE GROUNDWATER CONDITIONS.
     - 5.1.4. THE RETAINING WALL DESIGN ONLY CONSIDERS EXTERNAL STABILITY FOR BASE SLIDING AND OVERTURNING. THE PROJECT GEOTECHNICAL ENGINEER SHALL REVIEW OTHER EXTERNAL STABILITY CONSIDERATIONS, INCLUDING BUT NOT LIMITED TO SETTLEMENT, BEARING CAPACITY AND GLOBAL STABILITY.
     - 5.1.5. THE CONTRACTOR SHALL VERIFY ALL WALL ELEVATIONS, WALL STEPS, DIMENSIONS AND REQUIRED CLEARANCES ARE ACCURATE AND OBTAINABLE PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL COORDINATE EXISTING CONSTRUCTION AND/OR ADJACENT CONSTRUCTION WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED BY OTHERS.
     - 5.1.6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING THE EXCAVATION.
     - 5.1.7. VIRGILIO AND ASSOCIATES, LTD WILL NOT SUPERVISE, DIRECT, CONTROL OR HAVE AUTHORITY OVER OR BE RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, OR FOR ANY FAILURE OF CONTRACTOR TO COMPLY WITH THE LAWS AND REGULATIONS APPLICABLE TO THE FURNISHING OR PERFORMANCE OF WORK.
     - 5.1.8. ALL LOCAL, STATE, OSHA AND FEDERAL REGULATIONS AND PROCEDURES REGARDING SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
   - 5.2. SOILS
     - 5.2.1. FILL MATERIALS SHALL BE FREE FROM ORGANIC OR DELETERIOUS MATERIALS.
     - 5.2.2. MATERIAL PASSING THE NO. 200 SIEVE SHALL NOT HAVE A LIQUID LIMIT GREATER THAN 30 NOR A PLASTICITY INDEX GREATER THAN 20 UNLESS APPROVED IN WRITING BY THE ENGINEER.
     - 5.2.3. SOILS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 8" LIFTS.
     - 5.2.4. OPEN GRADED FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS WITH A MINIMUM OF THREE (3) PASSES OF A VIBRATORY PLATE COMPACTOR AND TO A DENSITY THAT MEETS THE CRITERIA LISTED IN THE TABLE BELOW AND IS ACCEPTABLE TO THE SOILS TESTING TECHNICIAN.
     - 5.2.5. BACKFILL USED FOR PIPE TRENCHES, BELOW A WALL, SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
     - 5.2.6. FOUNDATION SOILS SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2,000 PSF.
   - 5.3. MODULAR CONCRETE UNITS
     - 5.3.1. SUBSTITUTION OF THE SEGMENTAL RETAINING WALL UNITS IS PROHIBITED. WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
   - 5.4. GEOGRID REINFORCEMENT
     - 5.4.1. SUBSTITUTION OF THE GEOGRID REINFORCEMENT IS PROHIBITED. GEOGRID SHALL BE INSTALLED WITH THE STRONG DIRECTION OF THE GRID PERPENDICULAR TO THE WALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

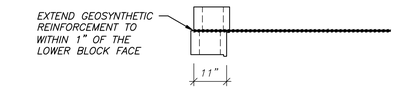
SOIL PARAMETERS				
	SOIL TYPE	FRICTION ANGLE	COHESION	UNIT WEIGHT
REINFORCED BACKFILL	GRANULAR (CA7)	34°	0 PSF	120 PCF
RETAINED SOILS	SITE SOILS (ASSUMED)	28°	0 PSF	130 PCF
FOUNDATION SOIL	SITE SOILS (ASSUMED)	28°	0 PSF	120 PCF

UNIT FILL / DRAINAGE AGGREGATE	
U.S. SIEVE NUMBER	PERCENT PASSING
1 INCH	100
¾ INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

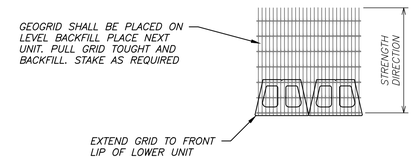
EMBANKMENT PROTECTION FABRIC SPECIFICATIONS	
MECHANICAL PROPERTY	DETERMINATION METHOD
TENSILE STRENGTH = 200 LBS/INCH	ASTM D-4595
PUNCTURE STRENGTH = 675 LBS	ASTM D-6241
APPARENT OPENING SIZE (AOS) = U.S. SIEVE #40	ASTM D-4751
TRAPEZOIDAL TEAR = 100 LBS	ASTM D-4533
PERCENT OPEN AREA = 10%	COE-02215
PERMITTIVITY = 2.1 cm/sec^{-1}	ASTM D-4491
FLOW RATE = 145 gal/min/ft^2	ASTM D-4491

SEE SHEET SRW1.3 FOR TYPICAL REINFORCED RETAINING WALL SECTIONS

0 1' 2' 4'
SCALE: 1/2" = 1'-0"



SECTION VIEW



PLAN VIEW

GRID CONNECTION DETAIL

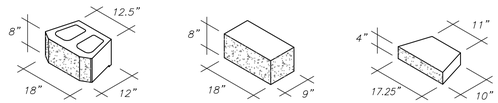
SCALE: 1/2" = 1'-0"

TYPICAL REINFORCED RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"

UNIT: ANCHOR DIAMOND PRO UNITS
WALL BATTER: 7.130°

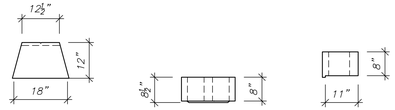
NOTE:
VIRGILIO & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR CODE APPLICABILITY OF FENCE OR GUARDRAIL. DETERMINATION OF FENCE AND/OR GUARDRAIL REQUIREMENTS BY OTHERS.



BEVELED UNIT — CORNER UNIT — CAP UNIT

ANCHOR DIAMOND PRO ISOMETRIC BLOCK DETAILS

SCALE: 1/2" = 1'-0"

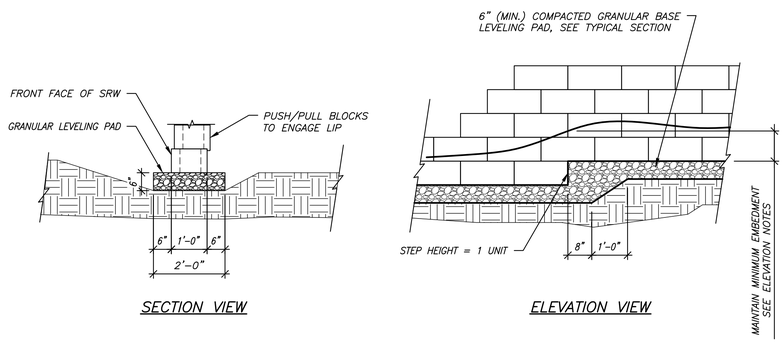


TOP VIEW — FRONT VIEW — SIDE VIEW

BEVELED UNITS

ANCHOR DIAMOND PRO INDIVIDUAL BLOCK VIEWS

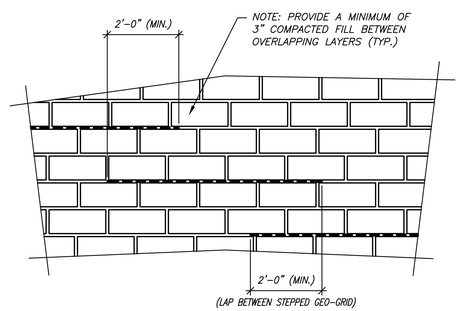
SCALE: 1/2" = 1'-0"



SECTION VIEW — ELEVATION VIEW

LEVELING PAD DETAIL

SCALE: 1/2" = 1'-0"



GEOGRID OVERLAP DETAIL

SCALE: 1/2" = 1'-0"

REVISIONS

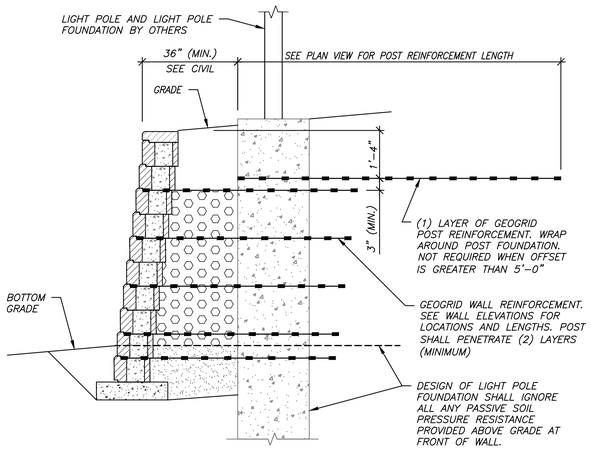
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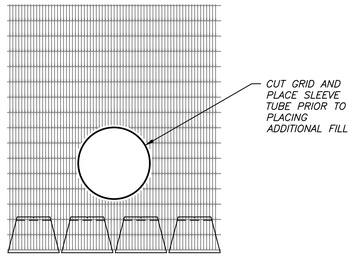


LIGHT POLE SECTION – GRID REINFORCEMENT

SCALE: 1/2" = 1'-0"

CONTRACTOR/APPROVER NOTE:
WALL DESIGN IS BASED ON THE FOLLOWING POST FOUNDATION SIZE:

- 24" DIAMETER (MINIMUM)
- EMBEDMENT BY OTHERS



PLAN VIEW – WALL REINFORCEMENT

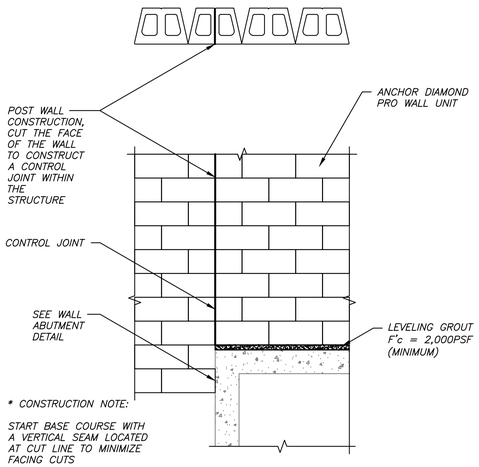
NOTE:
CUT SUCCESSIVE LAYERS OF GEOGRID AROUND PROPOSED POST INSTALLATION POINTS. BACKFILL AND COMPACT AROUND FORM TUBE.

LIGHT POLE POST FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"

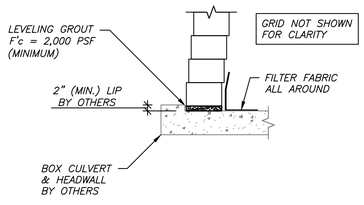
0 1' 2' 4'

SCALE: 1/2" = 1'-0"



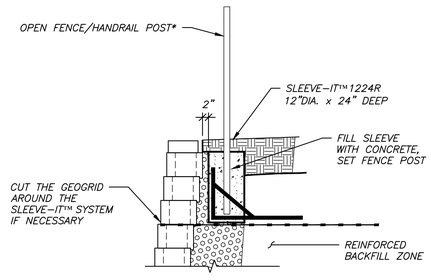
CONTROL JOINT DETAIL

SCALE: 1/2" = 1'-0" **(IF REQUIRED)**



PRECAST BOX STRUCTURE – SECTION

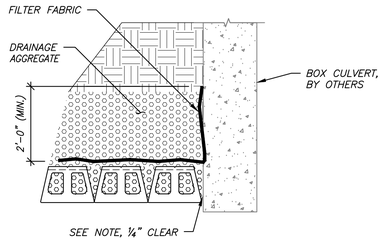
SCALE: 1/2" = 1'-0" **(IF REQUIRED)**



*FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK – UP TO 8FT, PRIVACY: UP TO 6FT (WOODEN, PVC, METAL). POST SIZE 4"X4" MAX.

SLEEVE-IT ™ OPEN FENCE / PEDESTRIAN GUARD SECTION

SLEEVE-IT



NOTE:

1. AT ABUTMENT, ALTERNATE FULL UNIT WITH HALF UNIT EVERY OTHER COURSE
2. START AT FIXED POINTS AND WORK INTO MIDDLE PART OF WALL
3. DO NOT ATTACH MODULAR UNITS TO OTHER STRUCTURES

WALL ABUTMENT DETAIL

SCALE: 1/2" = 1'-0"

REVISIONS

Mark	Date	Description

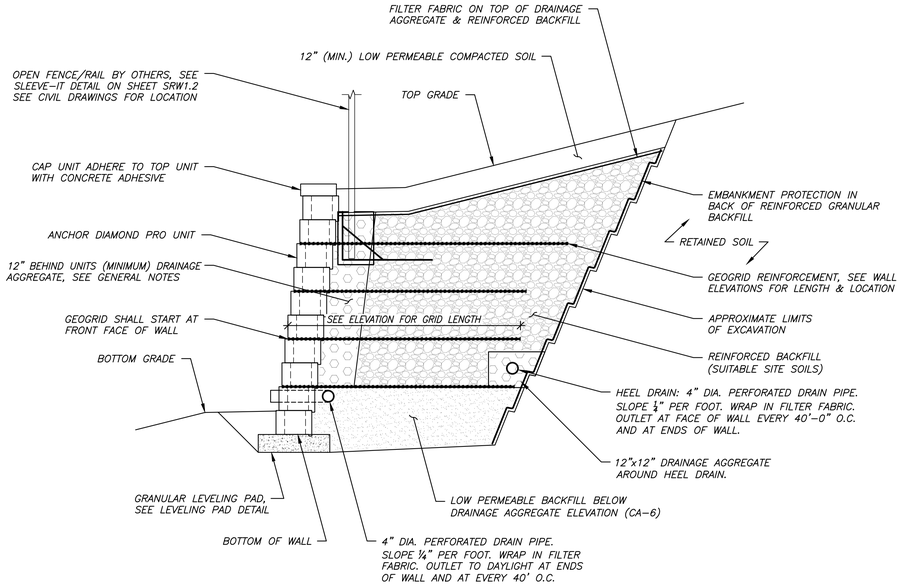
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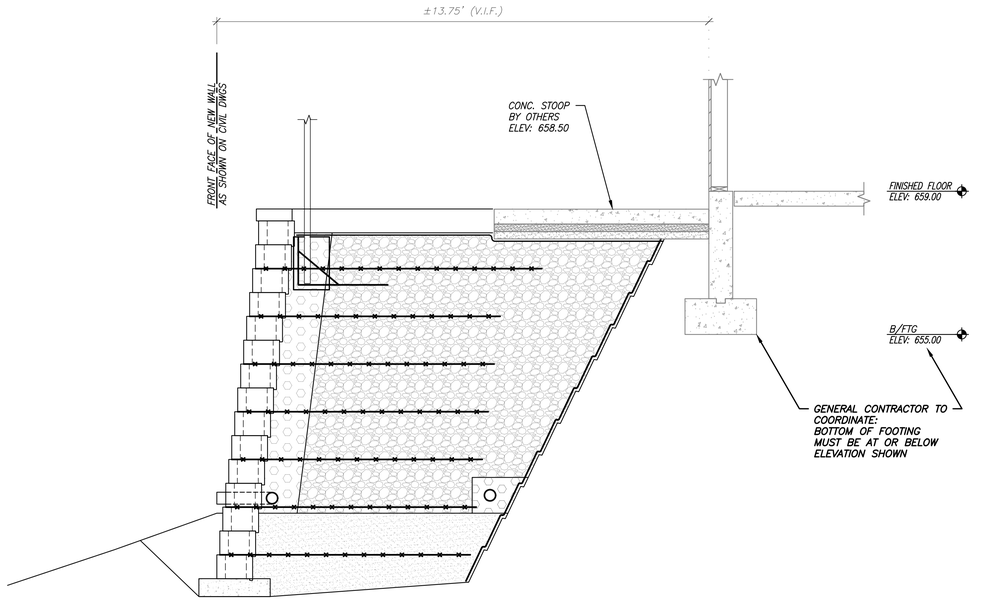


TYPICAL REINFORCED RETAINING WALL SECTION – 1

SCALE: 1/2" = 1'-0"

UNIT: ANCHOR DIAMOND PRO UNITS
WALL BATTER: 7.13°

NOTE:
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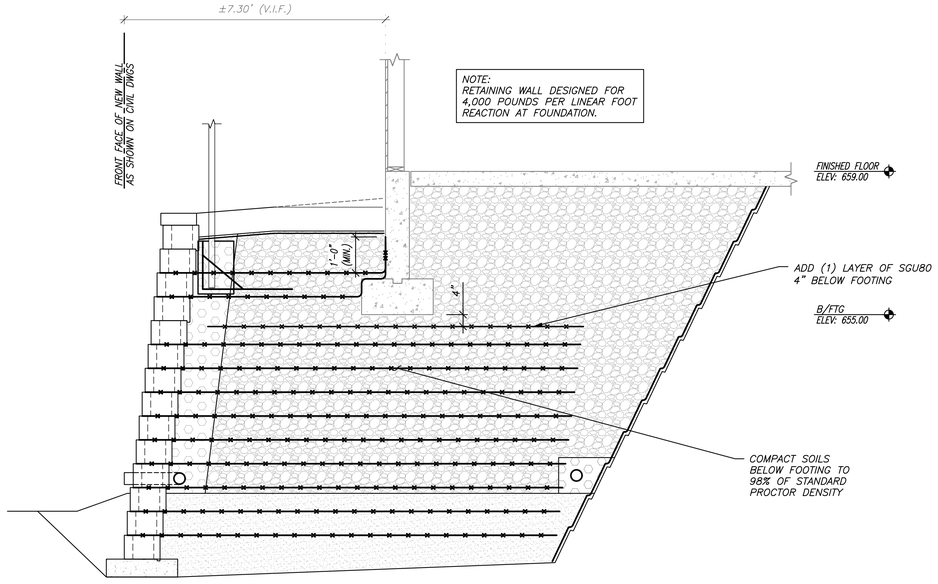


TYPICAL REINFORCED RETAINING WALL SECTION – 2

SCALE: 1/2" = 1'-0"

UNIT: ANCHOR DIAMOND PRO UNITS
WALL BATTER: 7.13°

NOTES:
1. **VIRGILIO & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR CODE APPLICABILITY OF FENCE OR GUARDRAIL. DETERMINATION OF FENCE AND/OR RAIL REQUIREMENTS BY OTHERS.**
2. **REFER TO SECTION – 1 FOR ALL ADDITIONAL TYPICAL NOTES & DETAILS.**

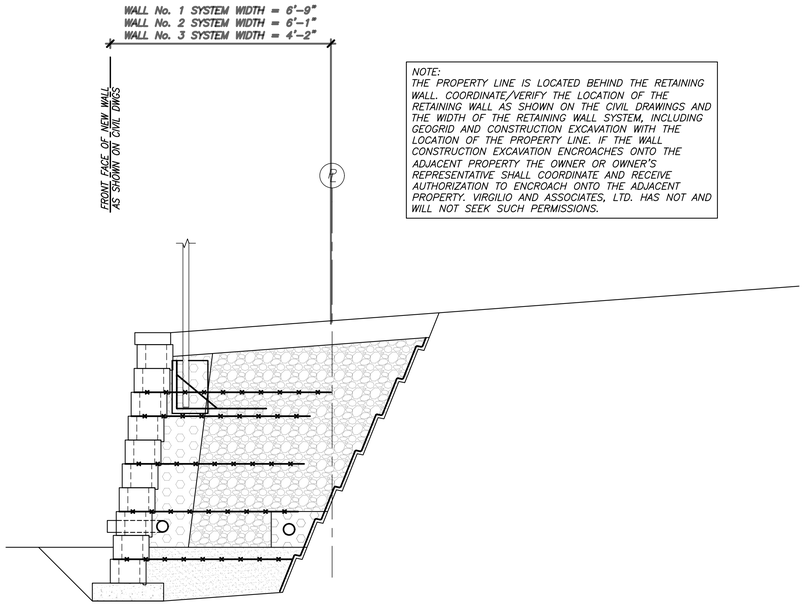


TYPICAL REINFORCED RETAINING WALL SECTION – 3

SCALE: 1/2" = 1'-0"

UNIT: ANCHOR DIAMOND PRO UNITS
WALL BATTER: 7.13°

NOTES:
1. **VIRGILIO & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR CODE APPLICABILITY OF FENCE OR GUARDRAIL. DETERMINATION OF FENCE AND/OR RAIL REQUIREMENTS BY OTHERS.**
2. **REFER TO SECTION – 1 FOR ALL ADDITIONAL TYPICAL NOTES & DETAILS.**



TYPICAL REINFORCED RETAINING WALL SECTION – 4

SCALE: 1/2" = 1'-0"

UNIT: ANCHOR DIAMOND PRO UNITS
WALL BATTER: 7.13°

NOTES:
1. **VIRGILIO & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR CODE APPLICABILITY OF FENCE OR GUARDRAIL. DETERMINATION OF FENCE AND/OR RAIL REQUIREMENTS BY OTHERS.**
2. **REFER TO SECTION – 1 FOR ALL ADDITIONAL TYPICAL NOTES & DETAILS.**

REVISIONS

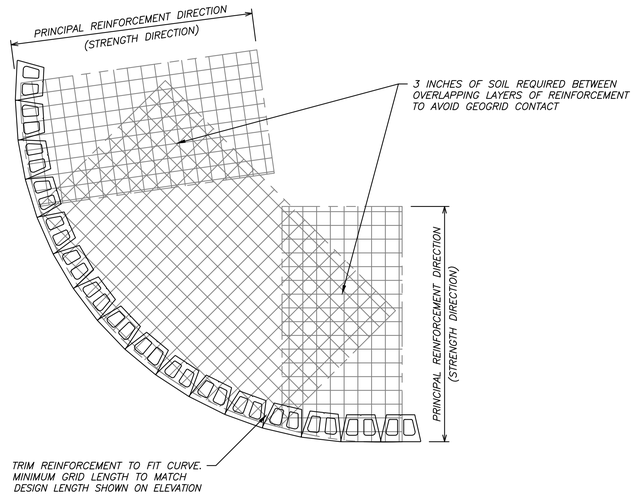
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STRUCTURAL ENGINEERS
24069 North Echo Lake Road
Lake Zurich, IL 60047
847.550.8411 Telephone
847.550.8324 Facsimile

Drawn
Checked RSF
Approved PGV
Scale AS INDICATED
Sheet SRW1.3
Date 12/16/2024
Project Number 2024.139

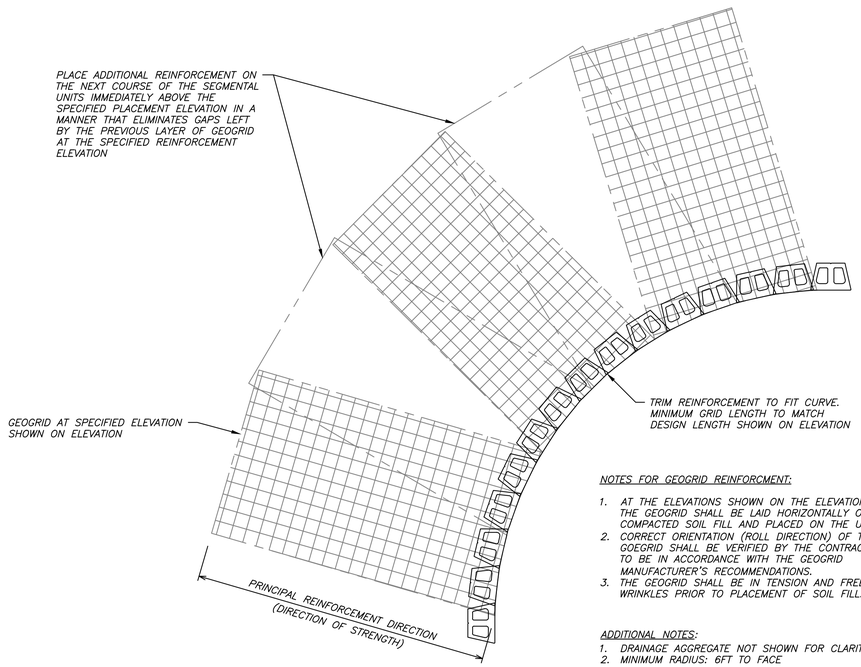


GEOGRID PLACEMENT – OUTSIDE CURVE

SCALE: 3/8" = 1'–0"

NOTES FOR GEOGRID REINFORCMENT:

1. AT THE ELEVATIONS SHOWN ON THE ELEVATION, THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED SOIL FILL AND PLACED ON THE UNITS.
2. CORRECT ORIENTATION (ROLL DIRECTION) OF THE GEOGRID SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S RECOMMENDATIONS.
3. THE GEOGRID SHALL BE IN TENSION AND FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL.



NOTES FOR GEOGRID REINFORCMENT:

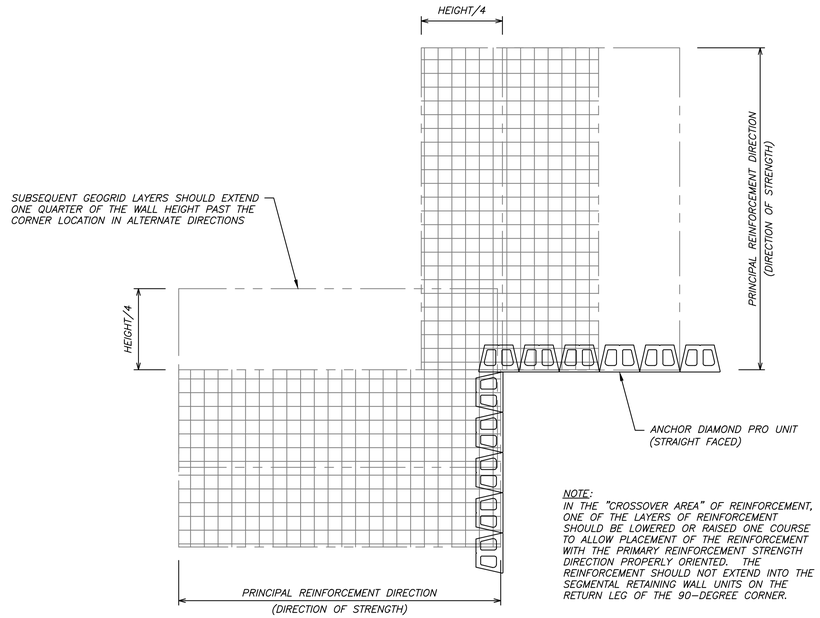
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2. CORRECT ORIENTATION (ROLL DIRECTION) OF THE GOEGRID SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S RECOMMENDATIONS.
3. THE GEOGRID SHALL BE IN TENSION AND FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL.

ADDITIONAL NOTES:

1. DRAINAGE AGGREGATE NOT SHOWN FOR CLARITY
2. MINIMUM RADIUS: 6FT TO FACE

GEOGRID PLACEMENT – INSIDE CURVE

SCALE: 3/8" = 1'–0"



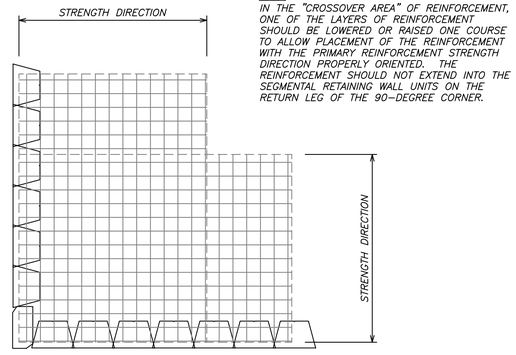
NOTE:
IN THE "CROSSOVER AREA" OF REINFORCEMENT, ONE OF THE LAYERS OF REINFORCEMENT SHOULD BE LOWERED OR RAISED ONE COURSE TO ALLOW PLACEMENT OF THE REINFORCEMENT WITH THE PRIMARY REINFORCEMENT STRENGTH DIRECTION PROPERLY ORIENTED. THE REINFORCEMENT SHOULD NOT EXTEND INTO THE SEGMENTAL RETAINING WALL UNITS ON THE RETURN LEG OF THE 90–DEGREE CORNER.

GEOGRID PLACEMENT – INSIDE CORNER

SCALE: 3/8" = 1'–0"

NOTES FOR GEOGRID REINFORCMENT:

1. AT THE ELEVATIONS SHOWN ON THE ELEVATION, THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED SOIL FILL AND PLACED ON THE UNITS.
2. CORRECT ORIENTATION (ROLL DIRECTION) OF THE GOEGRID SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S RECOMMENDATIONS.
3. THE GEOGRID SHALL BE IN TENSION AND FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL.



NOTE:
IN THE "CROSSOVER AREA" OF REINFORCEMENT, ONE OF THE LAYERS OF REINFORCEMENT SHOULD BE LOWERED OR RAISED ONE COURSE TO ALLOW PLACEMENT OF THE REINFORCEMENT WITH THE PRIMARY REINFORCEMENT STRENGTH DIRECTION PROPERLY ORIENTED. THE REINFORCEMENT SHOULD NOT EXTEND INTO THE SEGMENTAL RETAINING WALL UNITS ON THE RETURN LEG OF THE 90–DEGREE CORNER.

GEOGRID PLACEMENT – OUTSIDE CORNER

SCALE: 3/8" = 1'–0"

NOTES FOR GEOGRID REINFORCMENT:

1. AT THE ELEVATIONS SHOWN ON THE ELEVATION, THE GEOGRID SHALL BE LAID HORIZONTALLY ON COMPACTED SOIL FILL AND PLACED ON THE UNITS.
2. CORRECT ORIENTATION (ROLL DIRECTION) OF THE GOEGRID SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S RECOMMENDATIONS.
3. THE GEOGRID SHALL BE IN TENSION AND FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL.

REVISIONS

Mark	Date	Description

READINGROCK®
BUILDING MATERIALS & SERVICES
READING ROCK
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HERITAGE CROSSING
SEGMENTAL RETAINING WALL(S)
5600 S. WOLF RD.
WESTERN SPRINGS, ILLINOIS 60558

VIRGILIO & ASSOCIATES, LTD.
STRUCTURAL ENGINEERS
24069 North Echo Lake Road
Lake Zurich, IL 60047
847.550.8411 Telephone
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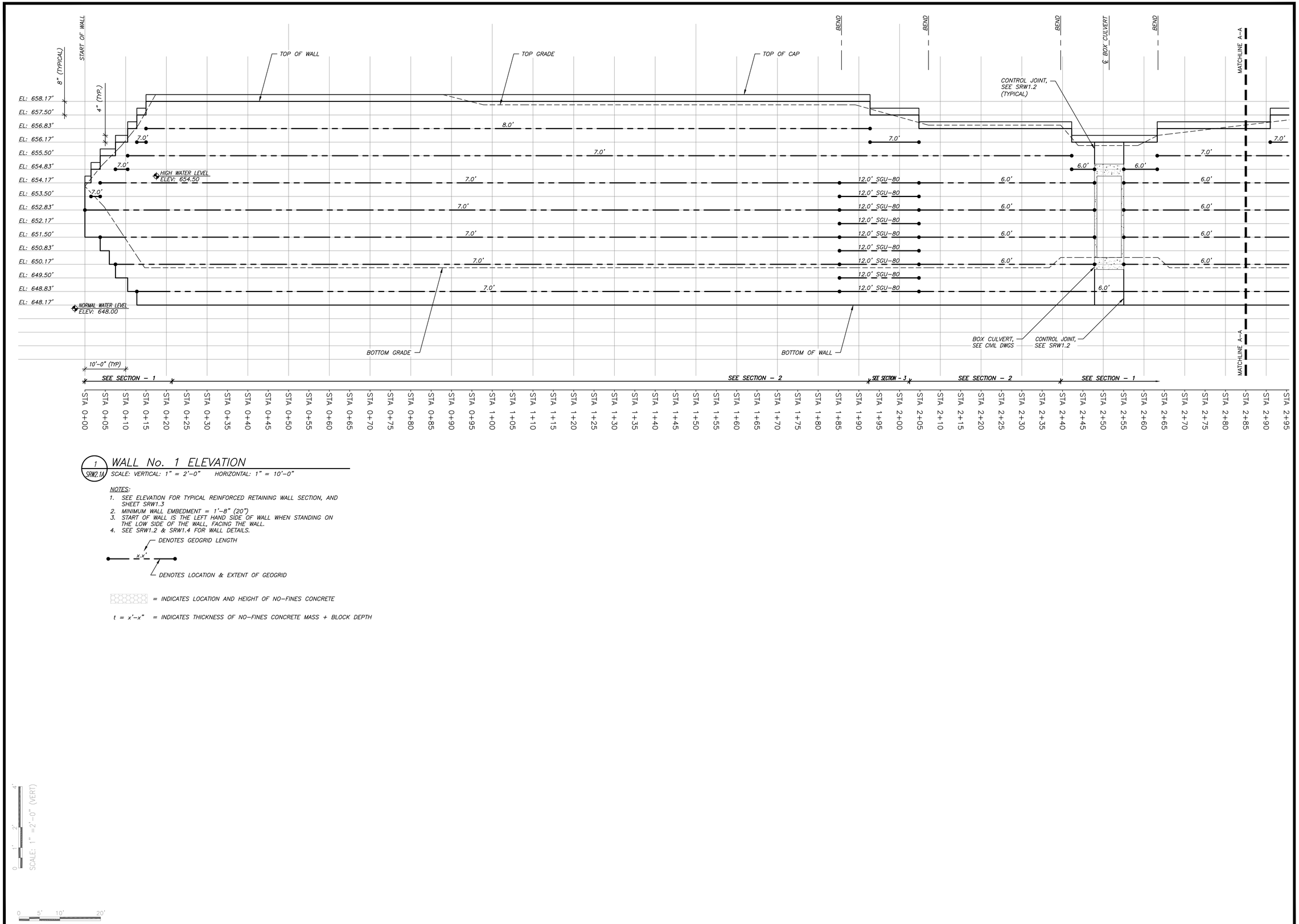
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PGV

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Sheet
SRW1.4

Date
12/16/2024

Project Number
2024.139



1 / SRW2.1A WALL No. 1 ELEVATION

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

NOTES:

1. SEE ELEVATION FOR TYPICAL REINFORCED RETAINING WALL SECTION, AND SHEET SRW1.3
2. MINIMUM WALL EMBEDMENT = 1'-8" (20")
3. START OF WALL IS THE LEFT HAND SIDE OF WALL WHEN STANDING ON THE LOW SIDE OF THE WALL, FACING THE WALL.
4. SEE SRW1.2 & SRW1.4 FOR WALL DETAILS.

= INDICATES LOCATION AND HEIGHT OF NO-FINES CONCRETE

t = x'-x" = INDICATES THICKNESS OF NO-FINES CONCRETE MASS + BLOCK DEPTH

REVISIONS

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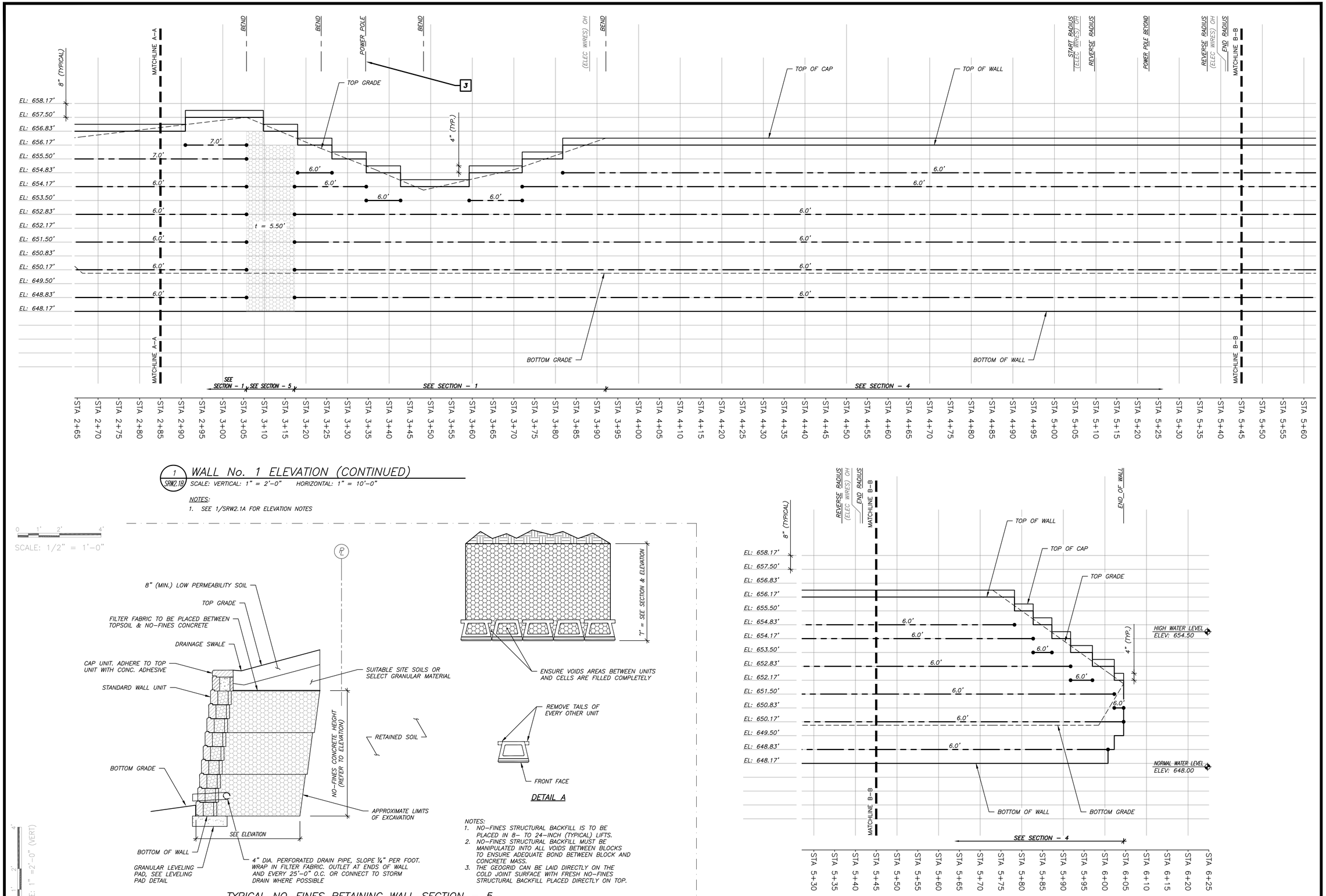
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Scale AS INDICATED

Sheet SRW2.1A

Date 12/16/2024

Project Number 2024.139



1 SRW2.1B WALL No. 1 ELEVATION (CONTINUED)

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

NOTES:
1. SEE 1/SRW2.1A FOR ELEVATION NOTES

SCALE: 1/2" = 1'-0"

DETAIL A

NOTES:
1. NO-FINES STRUCTURAL BACKFILL IS TO BE PLACED IN 8- TO 24-INCH (TYPICAL) LIFTS.
2. NO-FINES STRUCTURAL BACKFILL MUST BE MANIPULATED INTO ALL VOIDS BETWEEN BLOCKS TO ENSURE ADEQUATE BOND BETWEEN BLOCK AND CONCRETE MASS.
3. THE GEOGRID CAN BE LAID DIRECTLY ON THE COLD JOINT SURFACE WITH FRESH NO-FINES STRUCTURAL BACKFILL PLACED DIRECTLY ON TOP.

SCALE: 1" =2'-0" (VERT)

SCALE: 1" = 10'-0" (HORIZ)

TYPICAL NO-FINES RETAINING WALL SECTION - 5

SCALE: 1/2" = 1'-0"
UNIT: ALLAN BLOCK STANDARD UNITS
WALL BATTER: 6.0°

NOTE:
VIRGILIO & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR CODE APPLICABILITY OF FENCE OR GUARDRAIL. DETERMINATION OF FENCE AND/OR GUARDRAIL REQUIREMENTS BY OTHERS.

2 SRW2.1B WALL No. 1 ELEVATION (CONTINUED)

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

REVISIONS

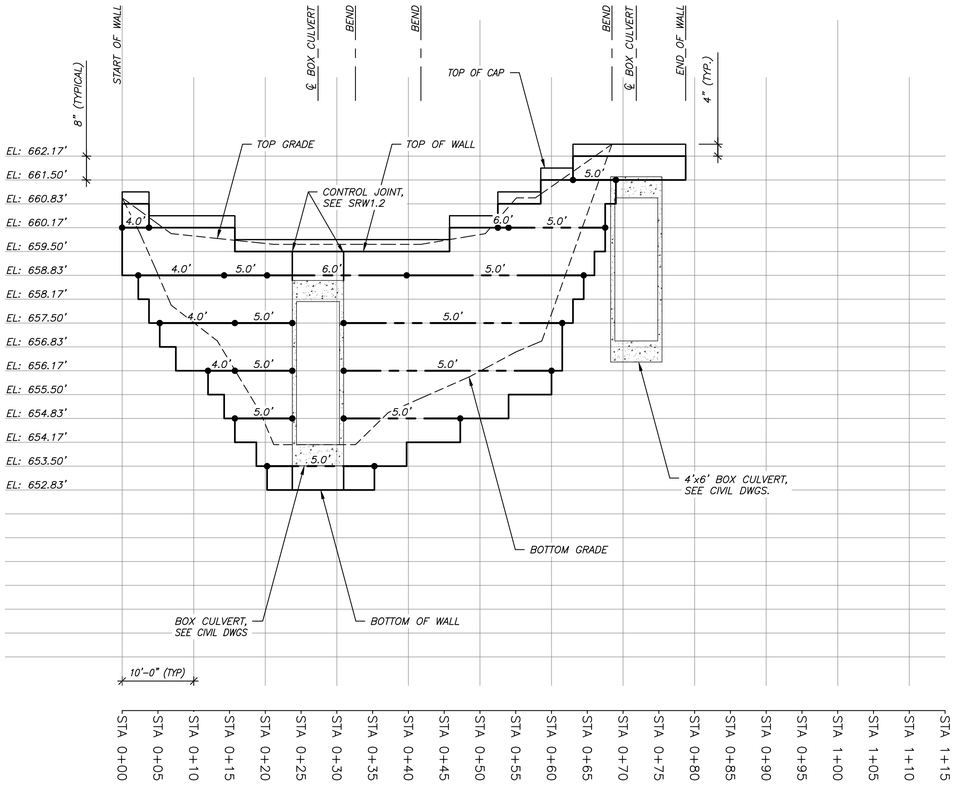
Mark	Date	Description

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Sheet SRW2.1B
Date 12/16/2024
Project Number 2024.139

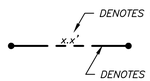


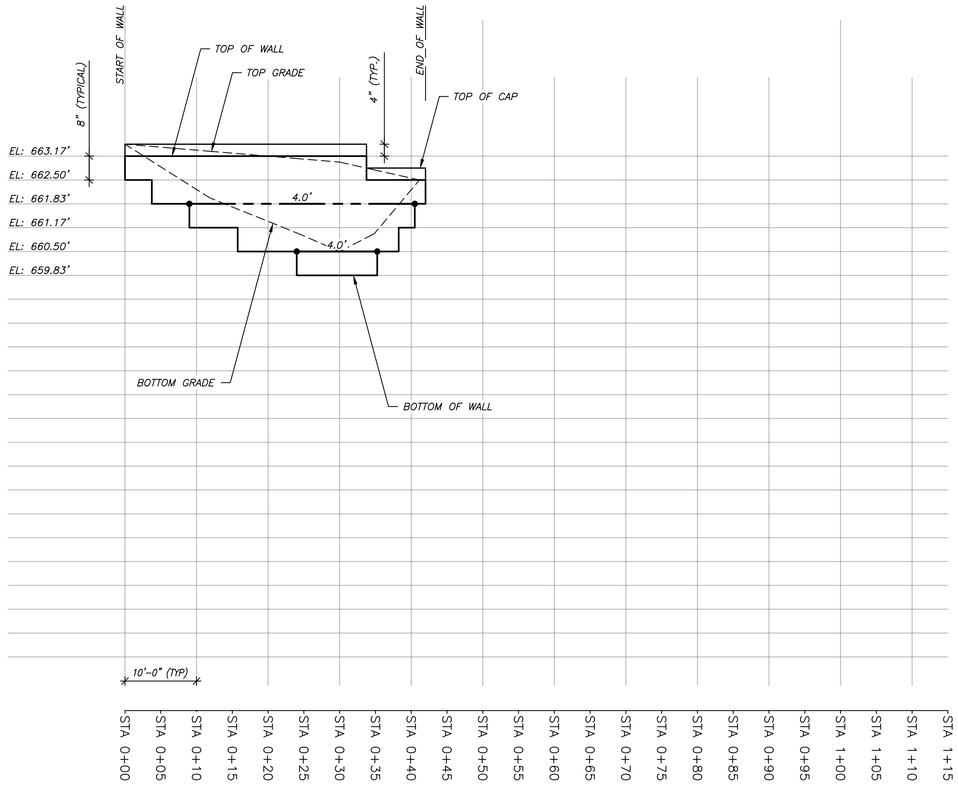
1 SRW2.2 **WALL No. 2 ELEVATION**

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

NOTES:

1. SEE TYPICAL REINFORCED RETAINING WALL SECTION – 1, SHEET SRW1.3
2. MINIMUM WALL EMBEDMENT = 1'-0"
3. START OF WALL IS THE LEFT HAND SIDE OF WALL WHEN STANDING ON THE LOW SIDE OF THE WALL, FACING THE WALL.
4. SEE SRW1.2 & SRW1.4 FOR WALL DETAILS.



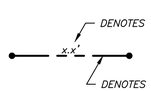


2 SRW2.2 **WALL No. 4 ELEVATION**

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

NOTES:

1. SEE TYPICAL REINFORCED RETAINING WALL SECTION – 4, SHEET SRW1.3
2. MINIMUM WALL EMBEDMENT = 0'-6"
3. START OF WALL IS THE LEFT HAND SIDE OF WALL WHEN STANDING ON THE LOW SIDE OF THE WALL, FACING THE WALL.
4. SEE SRW1.2 FOR WALL DETAILS.





SCALE: 1" =2'-0" (VERT)

SCALE: 1" = 10'-0" (HORIZ)

REVISIONS

Mark	Date	Description

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WESTERN SPRINGS, ILLINOIS 60558

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STRUCTURAL ENGINEERS
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SRW2.2

Date
12/16/2024

Project Number
2024.139

1 / SRW2.3 WALL No. 3 ELEVATION

SCALE: VERTICAL: 1" = 2'-0" HORIZONTAL: 1" = 10'-0"

NOTES:

1. SEE TYPICAL REINFORCED RETAINING WALL SECTIONS – 4, SHEET SRW1.3
2. MINIMUM WALL EMBEDMENT = 0'-6"
3. START OF WALL IS THE LEFT HAND SIDE OF WALL WHEN STANDING ON THE LOW SIDE OF THE WALL, FACING THE WALL.
4. SEE SRW1.2 & SRW1.4 FOR WALL DETAILS

REVISIONS

Mark	Date	Description

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HERITAGE CROSSING
SEGMENTAL RETAINING WALL(S)

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SRW2.3

Date
12/16/2024

Project Number
2024.139

VIRGILIO &
ASSOCIATES, LTD.

STRUCTURAL ENGINEERS

STRUCTURAL CALCULATIONS FOR:

SEGMENTAL RETAINING WALL(S)

HERITAGE CROSSING
5600 S. WOLF RD
WESTERN SPRINGS, ILLINOIS 60558

December 16th, 2024

Drawings dated: 12/16/2024
SRW0.1, SRW1.1, SRW1.2,
SRW1.3, SRW1.4, SRW2.1A,
SRW2.1B, SRW2.2, SRW2.3



CLIENT: McNaughton Development, LLC
11S220 Jackson Street
Burr Ridge, IL 60527

PROJECT NUMBER: 2024.139

24069 North Echo Lake Road, Lake Zurich, IL 60047 · www.virgilioassoc.com · Office: 847.550.8411 · Fax: 847.307.8324

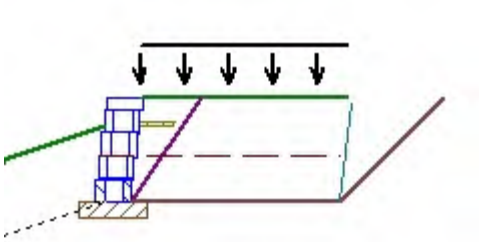
Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 1

Section	#1 at Station 0.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	2.18 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

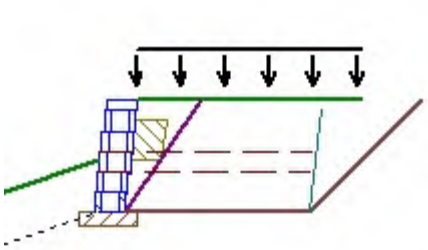
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	15.94	Bearing Pressure	440.36	lb/ft²
Overturning	35.49	Max Eccentricity	0.00	ft
Base Sliding	6.05			
Crest Toppling	1.88			
Internal Sliding	24.29			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	652.83	SGU60	7.00	24.29	7.61	12.64

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	652.83	SGU60	7.00	7.92

Section	#2 at Station 1.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.70 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

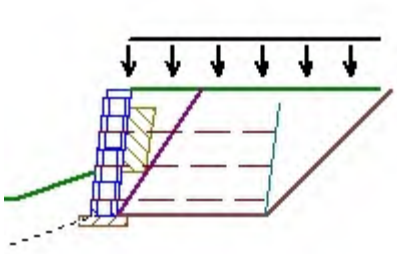
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	13.52	Bearing Pressure	519.16	lb/ft²
Overturning	26.09	Max Eccentricity	0.00	ft
Base Sliding	5.28			
Crest Toppling	1.88			
Internal Sliding	16.89			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	653.50	SGU60	7.00	24.29	13.50	24.13
1	652.83	SGU60	7.00	16.89	12.21	14.48

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	653.50	SGU60	7.00	15.11
1	652.83	SGU60	7.00	9.23

Section	#3 at Station 3.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.78 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

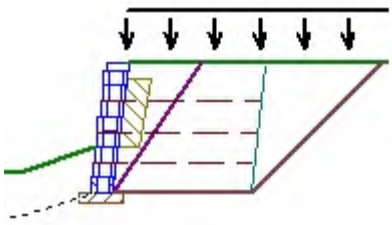
External Static	FS			
Bearing Capacity	10.37	Bearing Pressure	676.78	lb/ft²
Overturning	15.99	Max Eccentricity	0.00	ft
Base Sliding	4.20			
Crest Toppling	1.88			
Internal Sliding	8.69			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	654.17	SGU60	7.00	24.29	8.99	18.96
2	652.83	SGU60	7.00	12.88	17.43	17.31
1	651.50	SGU60	7.00	8.69	21.53	12.84

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	654.17	SGU60	7.00	11.88
2	652.83	SGU60	7.00	11.22

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	651.50	SGU60	7.00	8.61

Section	#4 at Station 6.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	2.00 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

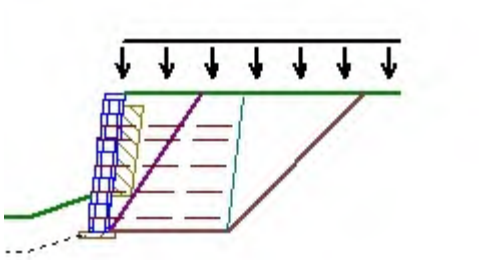
External Static	FS			
Bearing Capacity	9.29	Bearing Pressure	755.59	lb/ft²
Overturning	13.08	Max Eccentricity	0.00	ft
Base Sliding	3.81			
Crest Toppling	1.88			
Internal Sliding	8.69			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	654.17	SGU60	7.00	24.29	8.18	18.96
2	652.83	SGU60	7.00	12.88	16.10	17.31
1	651.50	SGU60	7.00	8.69	12.59	8.04

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	654.17	SGU60	7.00	11.88
2	652.83	SGU60	7.00	11.22

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	651.50	SGU60	7.00	5.39

Section	#5 at Station 7.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.76 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

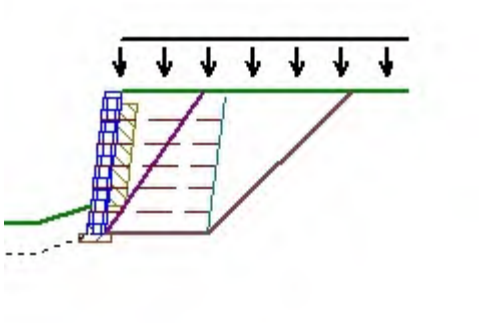
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.58	Bearing Pressure	919.59	lb/ft²
Overturning	9.27	Max Eccentricity	0.02	ft
Base Sliding	3.22			
Crest Toppling	1.88			
Internal Sliding	5.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	654.83	SGU60	7.00	24.29	8.35	24.13
4	654.17	SGU60	7.00	16.89	14.45	26.54
3	652.83	SGU60	7.00	10.39	15.38	14.74
2	651.50	SGU60	7.00	7.46	19.09	11.37
1	650.17	SGU60	7.00	5.81	22.69	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	654.83	SGU60	7.00	15.11
4	654.17	SGU60	7.00	16.92
3	652.83	SGU60	7.00	9.72
2	651.50	SGU60	7.00	7.75
1	650.17	SGU60	7.00	6.51

Section	#6 at Station 10.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	8.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	8.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.74 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

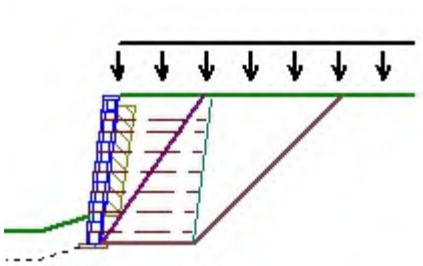
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.21	Bearing Pressure	1099.96	lb/ft²
Overturning	6.95	Max Eccentricity	0.09	ft
Base Sliding	2.78			
Crest Toppling	1.88			
Internal Sliding	5.23			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	655.50	SGU60	7.00	24.29	4.95	18.96
4	654.17	SGU60	7.00	12.88	10.79	17.31
3	652.83	SGU60	7.00	8.69	14.41	12.84
2	651.50	SGU60	7.00	6.53	17.94	10.21
1	650.17	SGU60	7.00	5.23	13.70	5.42

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	655.50	SGU60	7.00	11.88
4	654.17	SGU60	7.00	11.22
3	652.83	SGU60	7.00	8.61
2	651.50	SGU60	7.00	7.07
1	650.17	SGU60	7.00	3.87

Section	#7 at Station 12.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

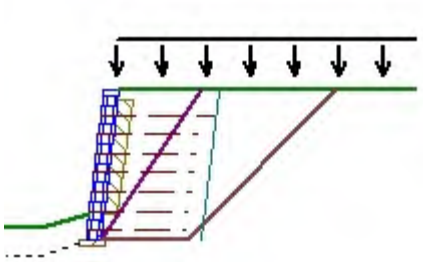
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	5.13	Bearing Pressure	1296.61	lb/ft²
Overturning	5.44	Max Eccentricity	0.18	ft
Base Sliding	2.45			
Crest Toppling	1.88			
Internal Sliding	4.02			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
7	656.17	SGU60	7.00	24.29	4.24	24.13
6	655.50	SGU60	7.00	16.89	8.11	26.54
5	654.17	SGU60	7.00	10.39	9.85	14.74
4	652.83	SGU60	7.00	7.46	13.27	11.37
3	651.50	SGU60	7.00	5.81	16.68	9.26
2	650.17	SGU60	7.00	4.75	20.09	7.81
1	648.83	SGU60	7.00	4.02	23.50	6.75

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
7	656.17	SGU60	7.00	15.11
6	655.50	SGU60	7.00	16.92
5	654.17	SGU60	7.00	9.72
4	652.83	SGU60	7.00	7.75
3	651.50	SGU60	7.00	6.51
2	650.17	SGU60	7.00	5.66
1	648.83	SGU60	7.00	5.05

Section	#8 at Station 15.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	10.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	10.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

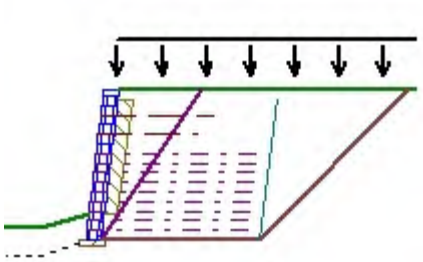
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.66	Bearing Pressure	1402.75	lb/ft²
Overturning	4.87	Max Eccentricity	0.24	ft
Base Sliding	2.31			
Crest Toppling	1.88			
Internal Sliding	3.73			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
7	656.83	SGU60	8.00	25.68	4.69	18.96
6	655.50	SGU60	7.00	12.88	6.80	17.31
5	654.17	SGU60	7.00	8.69	10.14	12.84
4	652.83	SGU60	7.00	6.53	13.50	10.21
3	651.50	SGU60	7.00	5.23	16.87	8.47
2	650.17	SGU60	7.00	4.35	20.25	7.24
1	648.83	SGU60	7.00	3.73	23.64	6.32

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
7	656.83	SGU60	8.00	11.88
6	655.50	SGU60	7.00	11.22
5	654.17	SGU60	7.00	8.61
4	652.83	SGU60	7.00	7.07
3	651.50	SGU60	7.00	6.05
2	650.17	SGU60	7.00	5.33
1	648.83	SGU60	7.00	4.79

Section	#9 at Station 185.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	10.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	10.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU80 - SGU80 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	5,481.74 lb/ft	RFcr	1.44	RFd	1.10	LTDS	2,883.91 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,245.04 lb/ft	IP-1	2,174.88 lb/ft	αcs2	2,290.68 lb/ft	IP-2	4,000.30 lb/ft
αcs max	2,455.13 lb/ft	au	1,180.63 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.70 lb/ft

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

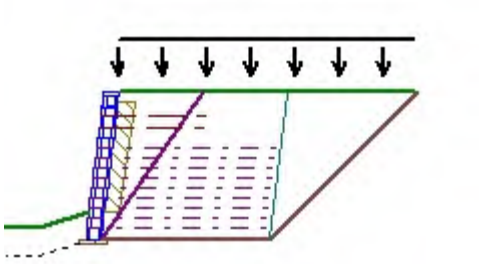
External Static	FS			
Bearing Capacity	9.11	Bearing Pressure	1320.90	lb/ft²
Overturning	13.43	Max Eccentricity	0.00	ft
Base Sliding	3.97			
Crest Toppling	1.88			
Internal Sliding	5.73			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
11	656.83	SGU60	8.00	25.68	4.69	18.96

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
10	655.50	SGU60	7.00	12.88	6.80	17.31
9	654.17	SGU80	12.00	12.50	40.32	24.08
8	653.50	SGU80	12.00	10.89	62.73	30.96
7	652.83	SGU80	12.00	9.64	66.77	27.79
6	652.17	SGU80	12.00	8.65	70.68	25.20
5	651.50	SGU80	12.00	7.85	74.51	23.06
4	650.83	SGU80	12.00	7.18	78.27	21.25
3	650.17	SGU80	12.00	6.62	81.98	19.70
2	649.50	SGU80	12.00	6.14	85.64	18.37
1	648.83	SGU80	12.00	5.73	58.58	11.29

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
11	656.83	SGU60	8.00	11.88
10	655.50	SGU60	7.00	11.22
9	654.17	SGU80	12.00	12.48
8	653.50	SGU80	12.00	16.46
7	652.83	SGU80	12.00	15.15
6	652.17	SGU80	12.00	14.07
5	651.50	SGU80	12.00	13.18
4	650.83	SGU80	12.00	12.43
3	650.17	SGU80	12.00	11.79
2	649.50	SGU80	12.00	11.24
1	648.83	SGU80	12.00	7.06

Section #10 at Station 192.75
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU80 - SGU80 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	5,481.74 lb/ft	RFcr	1.44	RFd	1.10	LTDS	2,883.91 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,245.04 lb/ft	IP-1	2,174.88 lb/ft	αcs2	2,290.68 lb/ft	IP-2	4,000.30 lb/ft
αcs max	2,455.13 lb/ft	au	1,180.63 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.70 lb/ft

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

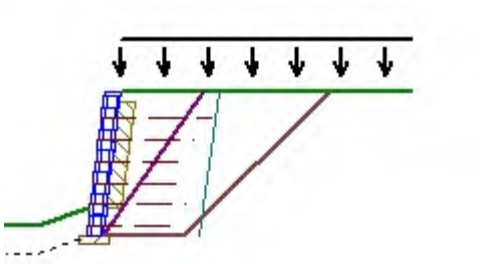
External Static	FS			
Bearing Capacity	9.69	Bearing Pressure	1241.60	lb/ft²
Overturning	15.06	Max Eccentricity	0.00	ft
Base Sliding	4.20			
Crest Toppling	1.88			
Internal Sliding	6.14			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
11	656.17	SGU60	7.00	24.29	4.24	24.13

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
10	655.50	SGU60	7.00	16.89	8.11	26.54
9	654.17	SGU80	12.00	14.69	39.37	27.79
8	653.50	SGU80	12.00	12.50	61.38	34.96
7	652.83	SGU80	12.00	10.89	65.64	30.96
6	652.17	SGU80	12.00	9.64	69.73	27.79
5	651.50	SGU80	12.00	8.65	73.68	25.20
4	650.83	SGU80	12.00	7.85	77.54	23.06
3	650.17	SGU80	12.00	7.18	81.33	21.25
2	649.50	SGU80	12.00	6.62	85.06	19.70
1	648.83	SGU80	12.00	6.14	58.18	12.04

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
11	656.17	SGU60	7.00	15.11
10	655.50	SGU60	7.00	16.92
9	654.17	SGU80	12.00	14.03
8	653.50	SGU80	12.00	18.12
7	652.83	SGU80	12.00	16.46
6	652.17	SGU80	12.00	15.15
5	651.50	SGU80	12.00	14.07
4	650.83	SGU80	12.00	13.18
3	650.17	SGU80	12.00	12.43
2	649.50	SGU80	12.00	11.79
1	648.83	SGU80	12.00	7.37

Section	#11 at Station 204.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

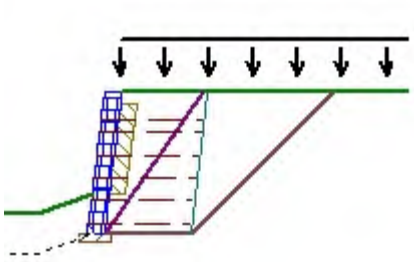
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.43	Bearing Pressure	1246.33	lb/ft²
Overturning	4.60	Max Eccentricity	0.24	ft
Base Sliding	2.23			
Crest Toppling	1.88			
Internal Sliding	3.90			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	655.50	SGU60	7.00	24.29	4.14	18.96
5	654.17	SGU60	6.00	11.90	5.89	17.31
4	652.83	SGU60	6.00	7.93	9.16	12.84
3	651.50	SGU60	6.00	5.91	12.48	10.21
2	650.17	SGU60	6.00	4.70	15.83	8.47
1	648.83	SGU60	6.00	3.90	19.19	7.24

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	655.50	SGU60	7.00	11.88
5	654.17	SGU60	6.00	11.22
4	652.83	SGU60	6.00	8.61
3	651.50	SGU60	6.00	7.07
2	650.17	SGU60	6.00	6.05
1	648.83	SGU60	6.00	5.33

Section	#12 at Station 242.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	8.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	8.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	2.33 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	12.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

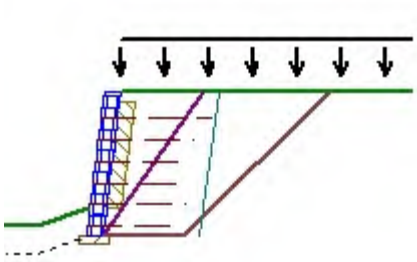
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.96	Bearing Pressure	1137.25	lb/ft²
Overturning	5.21	Max Eccentricity	0.19	ft
Base Sliding	2.38			
Crest Toppling	1.88			
Internal Sliding	4.26			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	654.83	SGU60	6.00	22.89	3.53	24.13
5	654.17	SGU60	6.00	15.73	7.02	26.54
4	652.83	SGU60	6.00	9.53	8.90	14.74
3	651.50	SGU60	6.00	6.78	12.27	11.37
2	650.17	SGU60	6.00	5.24	15.65	9.26
1	648.83	SGU60	6.00	4.26	19.04	7.81

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	654.83	SGU60	6.00	15.11
5	654.17	SGU60	6.00	16.92
4	652.83	SGU60	6.00	9.72
3	651.50	SGU60	6.00	7.75
2	650.17	SGU60	6.00	6.51
1	648.83	SGU60	6.00	5.66

Section	#13 at Station 263.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

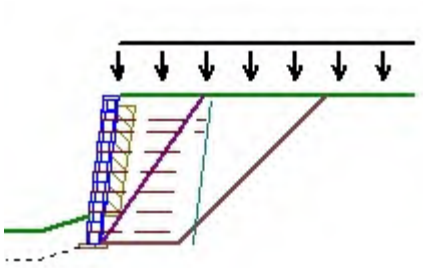
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.43	Bearing Pressure	1246.33	lb/ft²
Overturning	4.60	Max Eccentricity	0.24	ft
Base Sliding	2.23			
Crest Toppling	1.88			
Internal Sliding	3.90			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	655.50	SGU60	7.00	24.29	4.14	18.96
5	654.17	SGU60	6.00	11.90	5.89	17.31
4	652.83	SGU60	6.00	7.93	9.16	12.84
3	651.50	SGU60	6.00	5.91	12.48	10.21
2	650.17	SGU60	6.00	4.70	15.83	8.47
1	648.83	SGU60	6.00	3.90	19.19	7.24

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	655.50	SGU60	7.00	11.88
5	654.17	SGU60	6.00	11.22
4	652.83	SGU60	6.00	8.61
3	651.50	SGU60	6.00	7.07
2	650.17	SGU60	6.00	6.05
1	648.83	SGU60	6.00	5.33

Section	#14 at Station 291.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

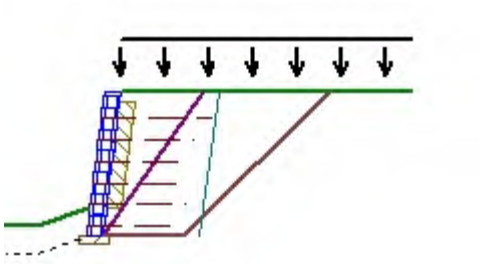
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	3.96	Bearing Pressure	1363.38	lb/ft²
Overturning	4.09	Max Eccentricity	0.31	ft
Base Sliding	2.10			
Crest Toppling	1.88			
Internal Sliding	3.59			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
7	656.17	SGU60	7.00	24.29	4.24	24.13
6	655.50	SGU60	7.00	16.89	8.11	26.54
5	654.17	SGU60	6.00	9.53	6.13	14.74
4	652.83	SGU60	6.00	6.78	9.36	11.37
3	651.50	SGU60	6.00	5.24	12.65	9.26
2	650.17	SGU60	6.00	4.26	15.98	7.81
1	648.83	SGU60	6.00	3.59	19.32	6.75

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
7	656.17	SGU60	7.00	15.11
6	655.50	SGU60	7.00	16.92
5	654.17	SGU60	6.00	9.72
4	652.83	SGU60	6.00	7.75
3	651.50	SGU60	6.00	6.51
2	650.17	SGU60	6.00	5.66
1	648.83	SGU60	6.00	5.05

Section	#15 at Station 309.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	9.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	9.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

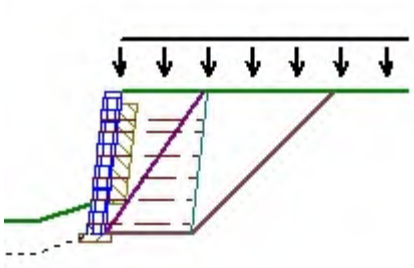
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.43	Bearing Pressure	1246.33	lb/ft²
Overturning	4.60	Max Eccentricity	0.24	ft
Base Sliding	2.23			
Crest Toppling	1.88			
Internal Sliding	3.90			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	655.50	SGU60	7.00	24.29	4.14	18.96
5	654.17	SGU60	6.00	11.90	5.89	17.31
4	652.83	SGU60	6.00	7.93	9.16	12.84
3	651.50	SGU60	6.00	5.91	12.48	10.21
2	650.17	SGU60	6.00	4.70	15.83	8.47
1	648.83	SGU60	6.00	3.90	19.19	7.24

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	655.50	SGU60	7.00	11.88
5	654.17	SGU60	6.00	11.22
4	652.83	SGU60	6.00	8.61
3	651.50	SGU60	6.00	7.07
2	650.17	SGU60	6.00	6.05
1	648.83	SGU60	6.00	5.33

Section	#16 at Station 318.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	8.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	8.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

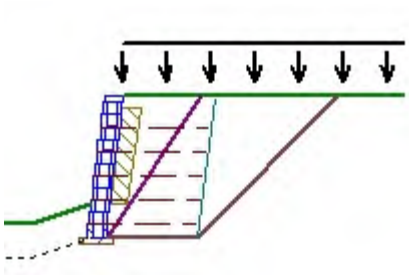
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.96	Bearing Pressure	1137.25	lb/ft²
Overturning	5.21	Max Eccentricity	0.19	ft
Base Sliding	2.38			
Crest Toppling	1.88			
Internal Sliding	4.26			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	654.83	SGU60	6.00	22.89	3.53	24.13
5	654.17	SGU60	6.00	15.73	7.02	26.54
4	652.83	SGU60	6.00	9.53	8.90	14.74
3	651.50	SGU60	6.00	6.78	12.27	11.37
2	650.17	SGU60	6.00	5.24	15.65	9.26
1	648.83	SGU60	6.00	4.26	19.04	7.81

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	654.83	SGU60	6.00	15.11
5	654.17	SGU60	6.00	16.92
4	652.83	SGU60	6.00	9.72
3	651.50	SGU60	6.00	7.75
2	650.17	SGU60	6.00	6.51
1	648.83	SGU60	6.00	5.66

Section #17 at Station 326.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

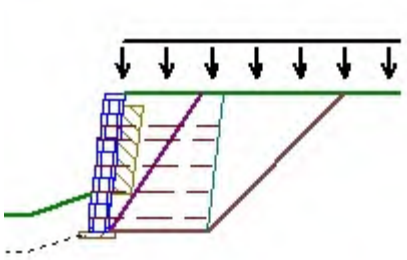
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	5.55	Bearing Pressure	1034.91	lb/ft²
Overturning	5.97	Max Eccentricity	0.14	ft
Base Sliding	2.56			
Crest Toppling	1.88			
Internal Sliding	4.70			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	654.17	SGU60	6.00	22.89	3.58	18.96
4	652.83	SGU60	6.00	11.90	8.55	17.31
3	651.50	SGU60	6.00	7.93	12.01	12.84
2	650.17	SGU60	6.00	5.91	15.44	10.21
1	648.83	SGU60	6.00	4.70	18.87	8.47

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	654.17	SGU60	6.00	11.88
4	652.83	SGU60	6.00	11.22
3	651.50	SGU60	6.00	8.61
2	650.17	SGU60	6.00	7.07
1	648.83	SGU60	6.00	6.05

Section	#18 at Station 334.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

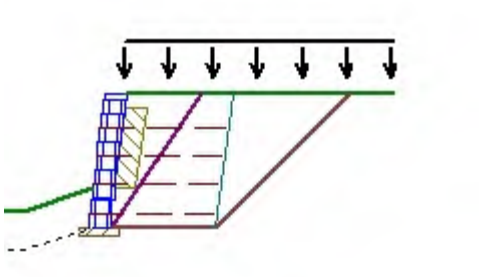
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.21	Bearing Pressure	938.26	lb/ft²
Overturning	6.92	Max Eccentricity	0.09	ft
Base Sliding	2.76			
Crest Toppling	1.88			
Internal Sliding	5.24			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	653.50	SGU60	6.00	22.89	5.59	24.13
4	652.83	SGU60	6.00	15.73	10.19	26.54
3	651.50	SGU60	6.00	9.53	11.67	14.74
2	650.17	SGU60	6.00	6.78	15.18	11.37
1	648.83	SGU60	6.00	5.24	18.66	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	653.50	SGU60	6.00	15.11
4	652.83	SGU60	6.00	16.92
3	651.50	SGU60	6.00	9.72
2	650.17	SGU60	6.00	7.75
1	648.83	SGU60	6.00	6.51

Section	#19 at Station 342.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

External		Value	Reinforced Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

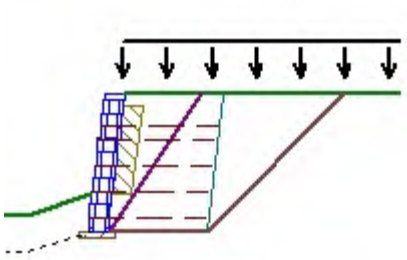
External Static	FS			
Bearing Capacity	6.97	Bearing Pressure	846.37	lb/ft²
Overturning	8.14	Max Eccentricity	0.06	ft
Base Sliding	2.99			
Crest Toppling	1.88			
Internal Sliding	5.91			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	652.83	SGU60	6.00	22.89	5.20	18.96
3	651.50	SGU60	6.00	11.90	11.20	17.31
2	650.17	SGU60	6.00	7.93	14.86	12.84
1	648.83	SGU60	6.00	5.91	18.40	10.21

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	652.83	SGU60	6.00	11.88

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	651.50	SGU60	6.00	11.22
2	650.17	SGU60	6.00	8.61
1	648.83	SGU60	6.00	7.07

Section	#20 at Station 359.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

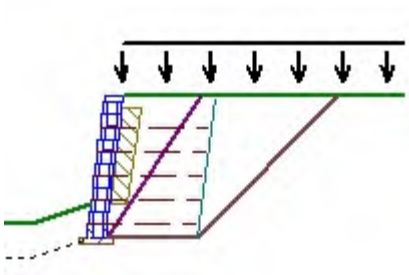
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.21	Bearing Pressure	938.26	lb/ft²
Overturning	6.92	Max Eccentricity	0.09	ft
Base Sliding	2.76			
Crest Toppling	1.88			
Internal Sliding	5.24			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	653.50	SGU60	6.00	22.89	5.59	24.13
4	652.83	SGU60	6.00	15.73	10.19	26.54
3	651.50	SGU60	6.00	9.53	11.67	14.74
2	650.17	SGU60	6.00	6.78	15.18	11.37
1	648.83	SGU60	6.00	5.24	18.66	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	653.50	SGU60	6.00	15.11
4	652.83	SGU60	6.00	16.92
3	651.50	SGU60	6.00	9.72
2	650.17	SGU60	6.00	7.75
1	648.83	SGU60	6.00	6.51

Section	#21 at Station 372.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

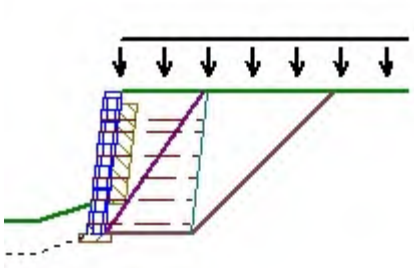
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	5.55	Bearing Pressure	1034.91	lb/ft²
Overturning	5.97	Max Eccentricity	0.14	ft
Base Sliding	2.56			
Crest Toppling	1.88			
Internal Sliding	4.70			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	654.17	SGU60	6.00	22.89	3.58	18.96
4	652.83	SGU60	6.00	11.90	8.55	17.31
3	651.50	SGU60	6.00	7.93	12.01	12.84
2	650.17	SGU60	6.00	5.91	15.44	10.21
1	648.83	SGU60	6.00	4.70	18.87	8.47

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	654.17	SGU60	6.00	11.88
4	652.83	SGU60	6.00	11.22
3	651.50	SGU60	6.00	8.61
2	650.17	SGU60	6.00	7.07
1	648.83	SGU60	6.00	6.05

Section	#22 at Station 381.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	8.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	8.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

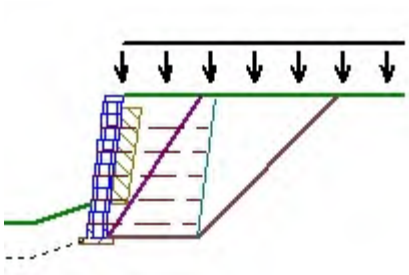
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.96	Bearing Pressure	1137.25	lb/ft²
Overturning	5.21	Max Eccentricity	0.19	ft
Base Sliding	2.38			
Crest Toppling	1.88			
Internal Sliding	4.26			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
6	654.83	SGU60	6.00	22.89	3.53	24.13
5	654.17	SGU60	6.00	15.73	7.02	26.54
4	652.83	SGU60	6.00	9.53	8.90	14.74
3	651.50	SGU60	6.00	6.78	12.27	11.37
2	650.17	SGU60	6.00	5.24	15.65	9.26
1	648.83	SGU60	6.00	4.26	19.04	7.81

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
6	654.83	SGU60	6.00	15.11
5	654.17	SGU60	6.00	16.92
4	652.83	SGU60	6.00	9.72
3	651.50	SGU60	6.00	7.75
2	650.17	SGU60	6.00	6.51
1	648.83	SGU60	6.00	5.66

Section	#23 at Station 578.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

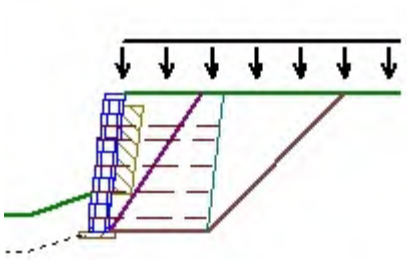
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	5.55	Bearing Pressure	1034.91	lb/ft²
Overturning	5.97	Max Eccentricity	0.14	ft
Base Sliding	2.56			
Crest Toppling	1.88			
Internal Sliding	4.70			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	654.17	SGU60	6.00	22.89	3.58	18.96
4	652.83	SGU60	6.00	11.90	8.55	17.31
3	651.50	SGU60	6.00	7.93	12.01	12.84
2	650.17	SGU60	6.00	5.91	15.44	10.21
1	648.83	SGU60	6.00	4.70	18.87	8.47

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	654.17	SGU60	6.00	11.88
4	652.83	SGU60	6.00	11.22
3	651.50	SGU60	6.00	8.61
2	650.17	SGU60	6.00	7.07
1	648.83	SGU60	6.00	6.05

Section	#24 at Station 582.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

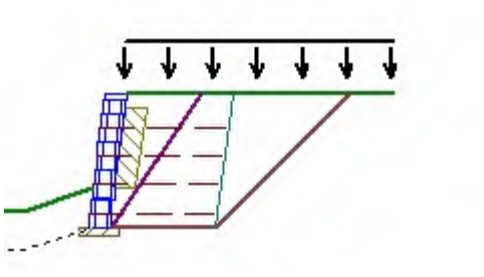
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.21	Bearing Pressure	938.26	lb/ft²
Overturning	6.92	Max Eccentricity	0.09	ft
Base Sliding	2.76			
Crest Toppling	1.88			
Internal Sliding	5.24			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	653.50	SGU60	6.00	22.89	5.59	24.13
4	652.83	SGU60	6.00	15.73	10.19	26.54
3	651.50	SGU60	6.00	9.53	11.67	14.74
2	650.17	SGU60	6.00	6.78	15.18	11.37
1	648.83	SGU60	6.00	5.24	18.66	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	653.50	SGU60	6.00	15.11
4	652.83	SGU60	6.00	16.92
3	651.50	SGU60	6.00	9.72
2	650.17	SGU60	6.00	7.75
1	648.83	SGU60	6.00	6.51

Section	#25 at Station 587.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

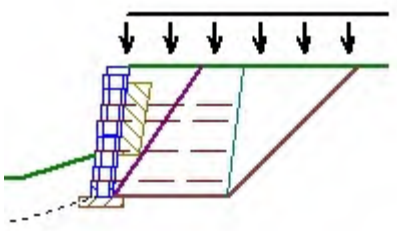
External Static	FS			
Bearing Capacity	6.97	Bearing Pressure	846.37	lb/ft²
Overturning	8.14	Max Eccentricity	0.06	ft
Base Sliding	2.99			
Crest Toppling	1.88			
Internal Sliding	5.91			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	652.83	SGU60	6.00	22.89	5.20	18.96
3	651.50	SGU60	6.00	11.90	11.20	17.31
2	650.17	SGU60	6.00	7.93	14.86	12.84
1	648.83	SGU60	6.00	5.91	18.40	10.21

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	652.83	SGU60	6.00	11.88

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	651.50	SGU60	6.00	11.22
2	650.17	SGU60	6.00	8.61
1	648.83	SGU60	6.00	7.07

Section	#26 at Station 591.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

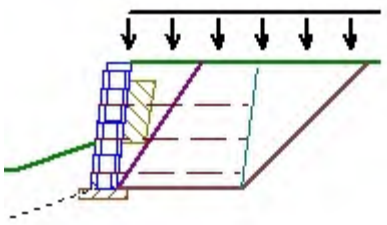
External Static	FS			
Bearing Capacity	7.86	Bearing Pressure	758.46	lb/ft²
Overturning	9.74	Max Eccentricity	0.03	ft
Base Sliding	3.27			
Crest Toppling	1.88			
Internal Sliding	6.78			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	652.17	SGU60	6.00	22.89	7.65	24.13
3	651.50	SGU60	6.00	15.73	13.36	26.54
2	650.17	SGU60	6.00	9.53	14.43	14.74
1	648.83	SGU60	6.00	6.78	18.10	11.37

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	652.17	SGU60	6.00	15.11

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	651.50	SGU60	6.00	16.92
2	650.17	SGU60	6.00	9.72
1	648.83	SGU60	6.00	7.75

Section	#27 at Station 597.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.83 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

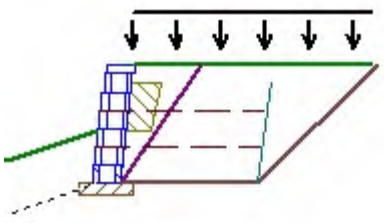
External Static	FS			
Bearing Capacity	8.92	Bearing Pressure	673.82	lb/ft²
Overturning	11.89	Max Eccentricity	0.00	ft
Base Sliding	3.60			
Crest Toppling	1.88			
Internal Sliding	7.93			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	651.50	SGU60	6.00	22.89	6.82	18.96
2	650.17	SGU60	6.00	11.90	13.86	17.31
1	648.83	SGU60	6.00	7.93	17.71	12.84

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	651.50	SGU60	6.00	11.88
2	650.17	SGU60	6.00	11.22

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	648.83	SGU60	6.00	8.61

Section	#28 at Station 600.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.92 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

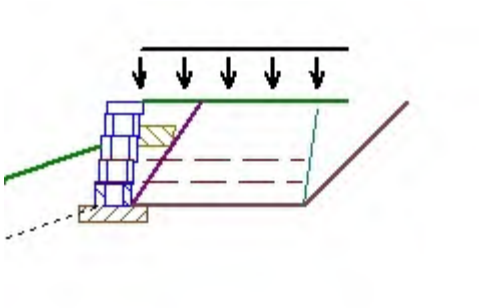
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	10.13	Bearing Pressure	594.30	lb/ft²
Overturning	14.91	Max Eccentricity	0.00	ft
Base Sliding	4.01			
Crest Toppling	1.88			
Internal Sliding	11.90			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	651.50	SGU60	6.00	22.89	7.63	18.96
1	650.17	SGU60	6.00	11.90	9.32	10.62

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	651.50	SGU60	6.00	11.88
1	650.17	SGU60	6.00	6.88

Section #29 at Station 602.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.75 ft	Wall Batter	7.13°	Toe Slope	18.43°	Toe Offset	9.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	13.77	Bearing Pressure	437.08	lb/ft²
Overturning	26.24	Max Eccentricity	0.00	ft
Base Sliding	5.19			
Crest Toppling	1.88			
Internal Sliding	15.73			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	650.83	SGU60	6.00	22.89	11.77	24.13
1	650.17	SGU60	6.00	15.73	19.70	26.54

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	650.83	SGU60	6.00	15.11
1	650.17	SGU60	6.00	16.92

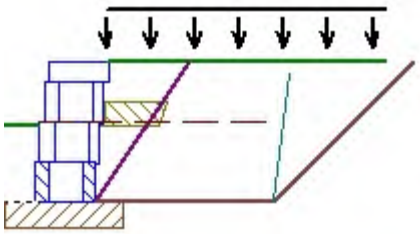
Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 2

Section	#1 at Station 0.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	2.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	2.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.27 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

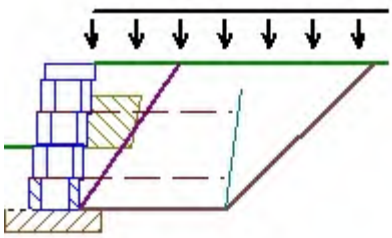
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	11.33	Bearing Pressure	350.87	lb/ft²
Overturning	17.21	Max Eccentricity	0.02	ft
Base Sliding	4.05			
Crest Toppling	3.46			
Internal Sliding	36.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	660.17	SGU60	4.00	36.81	2.94	18.96

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	660.17	SGU60	4.00	11.67

Section	#2 at Station 2.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.27 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

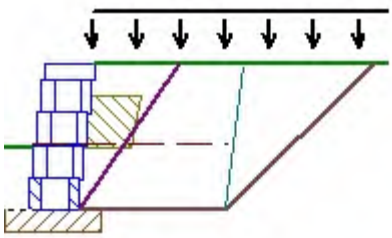
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	9.11	Bearing Pressure	432.95	lb/ft²
Overturning	11.93	Max Eccentricity	0.03	ft
Base Sliding	3.46			
Crest Toppling	3.46			
Internal Sliding	13.42			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	660.17	SGU60	4.00	36.81	4.12	31.85
1	658.83	SGU60	4.00	13.42	8.83	20.95

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	660.17	SGU60	4.00	19.60
1	658.83	SGU60	4.00	13.36

Section	#3 at Station 3.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.24 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

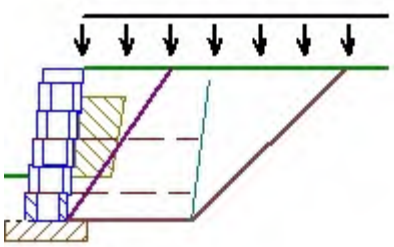
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	9.11	Bearing Pressure	432.95	lb/ft²
Overturning	11.93	Max Eccentricity	0.03	ft
Base Sliding	3.46			
Crest Toppling	1.88			
Internal Sliding	20.09			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	658.83	SGU60	4.00	20.09	3.27	12.64

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	658.83	SGU60	4.00	7.92

Section #4 at Station 5.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.07 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

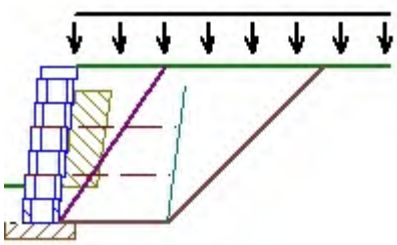
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.50	Bearing Pressure	519.04	lb/ft²
Overturning	8.84	Max Eccentricity	0.06	ft
Base Sliding	3.02			
Crest Toppling	1.88			
Internal Sliding	9.92			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	658.83	SGU60	4.00	20.09	4.09	18.96
1	657.50	SGU60	4.00	9.92	9.38	17.31

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	658.83	SGU60	4.00	11.88
1	657.50	SGU60	4.00	11.22

Section	#5 at Station 7.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.03 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

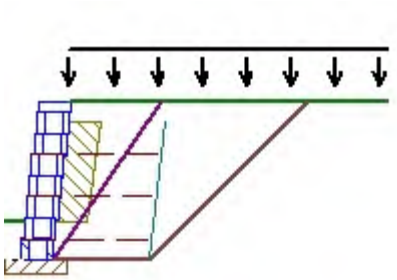
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.26	Bearing Pressure	610.65	lb/ft²
Overturning	6.86	Max Eccentricity	0.10	ft
Base Sliding	2.67			
Crest Toppling	1.88			
Internal Sliding	9.92			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	658.83	SGU60	4.00	20.09	3.28	18.96
1	657.50	SGU60	4.00	9.92	4.94	10.62

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	658.83	SGU60	4.00	11.88
1	657.50	SGU60	4.00	6.88

Section	#6 at Station 12.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.18 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

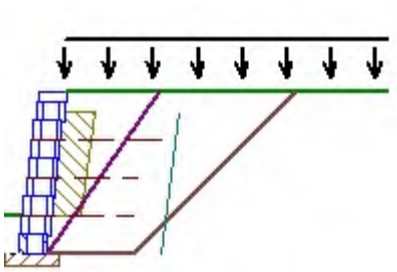
External Static	FS			
Bearing Capacity	5.25	Bearing Pressure	709.60	lb/ft²
Overturning	5.50	Max Eccentricity	0.14	ft
Base Sliding	2.40			
Crest Toppling	1.88			
Internal Sliding	6.40			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	658.83	SGU60	4.00	20.09	2.47	18.96
2	657.50	SGU60	4.00	9.92	6.72	17.31
1	656.17	SGU60	4.00	6.40	10.05	12.84

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	4.00	11.88
2	657.50	SGU60	4.00	11.22

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	656.17	SGU60	4.00	8.61

Section	#7 at Station 14.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.35 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

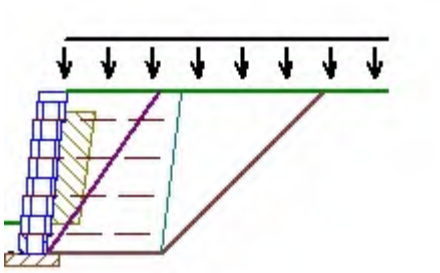
External Static	FS			
Bearing Capacity	4.42	Bearing Pressure	818.09	lb/ft²
Overturning	4.53	Max Eccentricity	0.20	ft
Base Sliding	2.18			
Crest Toppling	1.88			
Internal Sliding	6.40			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	658.83	SGU60	5.00	21.49	3.84	18.96
2	657.50	SGU60	4.00	9.92	5.39	17.31
1	656.17	SGU60	4.00	6.40	5.40	8.04

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	5.00	11.88
2	657.50	SGU60	4.00	11.22

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	656.17	SGU60	4.00	5.39

Section	#8 at Station 15.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.02 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

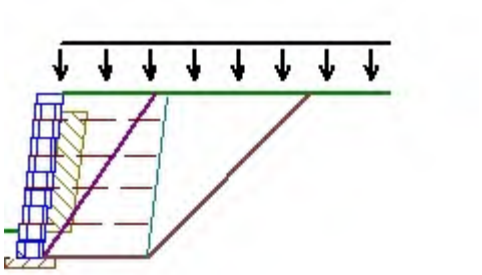
External Static	FS			
Bearing Capacity	6.22	Bearing Pressure	775.45	lb/ft²
Overturning	6.89	Max Eccentricity	0.10	ft
Base Sliding	2.72			
Crest Toppling	3.46			
Internal Sliding	6.09			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	658.83	SGU60	5.00	38.58	3.05	31.85
3	657.50	SGU60	5.00	14.57	7.19	20.95
2	656.17	SGU60	5.00	8.67	10.72	14.74
1	654.83	SGU60	5.00	6.09	14.19	11.37

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	658.83	SGU60	5.00	19.60

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	657.50	SGU60	5.00	13.36
2	656.17	SGU60	5.00	9.72
1	654.83	SGU60	5.00	7.75

Section	#9 at Station 18.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.05 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

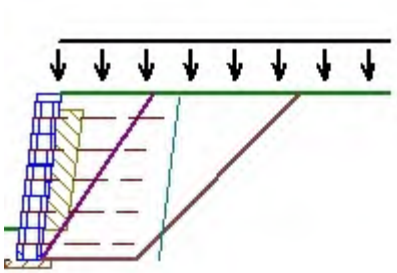
External Static	FS			
Bearing Capacity	5.42	Bearing Pressure	873.04	lb/ft²
Overturning	5.77	Max Eccentricity	0.14	ft
Base Sliding	2.49			
Crest Toppling	3.46			
Internal Sliding	6.09			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	658.83	SGU60	5.00	38.58	2.24	31.85
3	657.50	SGU60	5.00	14.57	5.94	20.95
2	656.17	SGU60	5.00	8.67	9.33	14.74
1	654.83	SGU60	5.00	6.09	8.03	7.17

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	658.83	SGU60	5.00	19.60

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	657.50	SGU60	5.00	13.36
2	656.17	SGU60	5.00	9.72
1	654.83	SGU60	5.00	4.89

Section	#10 at Station 20.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.27 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

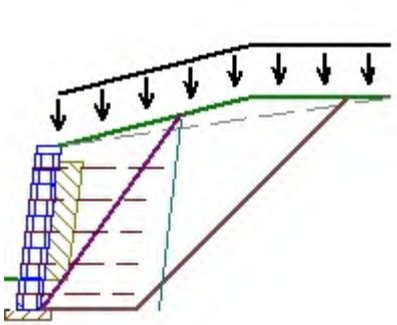
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	4.73	Bearing Pressure	977.77	lb/ft²
Overturning	4.92	Max Eccentricity	0.19	ft
Base Sliding	2.30			
Crest Toppling	3.46			
Internal Sliding	4.67			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	658.83	SGU60	6.00	40.34	3.61	31.85
4	657.50	SGU60	5.00	14.57	4.68	20.95
3	656.17	SGU60	5.00	8.67	7.95	14.74
2	654.83	SGU60	5.00	6.09	11.27	11.37
1	653.50	SGU60	5.00	4.67	14.63	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	658.83	SGU60	6.00	19.60
4	657.50	SGU60	5.00	13.36
3	656.17	SGU60	5.00	9.72
2	654.83	SGU60	5.00	7.75
1	653.50	SGU60	5.00	6.51

Section #11 at Station 32.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.27 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

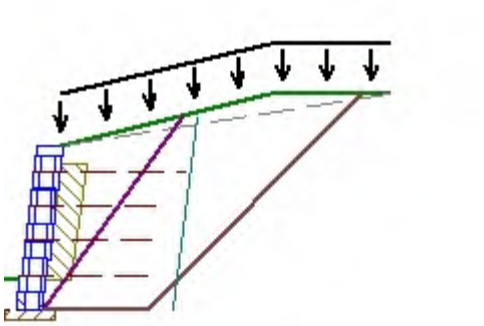
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	3.75	Bearing Pressure	1132.83	lb/ft²
Overturning	3.40	Max Eccentricity	0.38	ft
Base Sliding	1.74			
Crest Toppling	2.79			
Internal Sliding	3.39			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	658.83	SGU60	6.00	14.23	5.85	29.17
4	657.50	SGU60	5.00	7.87	5.02	19.19
3	656.17	SGU60	5.00	5.48	8.05	13.51
2	654.83	SGU60	5.00	4.19	11.06	10.42
1	653.50	SGU60	5.00	3.39	14.05	8.48

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	658.83	SGU60	6.00	17.96
4	657.50	SGU60	5.00	12.24
3	656.17	SGU60	5.00	8.91
2	654.83	SGU60	5.00	7.10
1	653.50	SGU60	5.00	5.97

Section #12 at Station 35.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.12 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

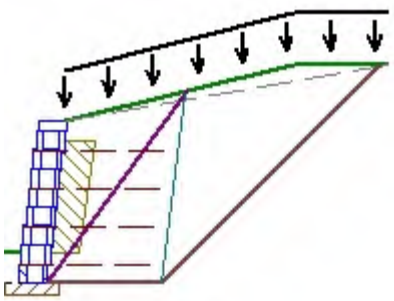
External Static	FS			
Bearing Capacity	4.40	Bearing Pressure	1003.02	lb/ft²
Overturning	3.86	Max Eccentricity	0.30	ft
Base Sliding	1.84			
Crest Toppling	2.79			
Internal Sliding	4.16			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	658.83	SGU60	6.00	14.10	7.14	28.88
3	657.50	SGU60	5.00	7.80	6.40	19.00
2	656.17	SGU60	5.00	5.43	9.39	13.37
1	654.83	SGU60	5.00	4.16	7.79	6.50

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	658.83	SGU60	6.00	17.77

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	657.50	SGU60	5.00	12.11
2	656.17	SGU60	5.00	8.82
1	654.83	SGU60	5.00	4.43

Section #13 at Station 39.75
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.06 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

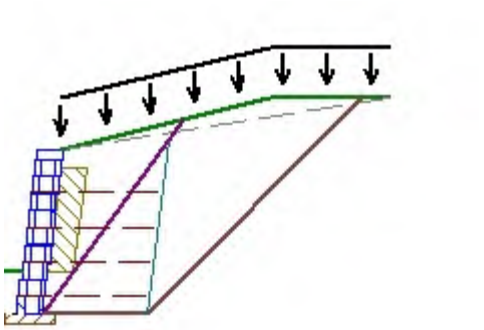
External Static	FS			
Bearing Capacity	5.15	Bearing Pressure	884.79	lb/ft²
Overturning	4.42	Max Eccentricity	0.23	ft
Base Sliding	1.95			
Crest Toppling	2.79			
Internal Sliding	4.11			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	658.83	SGU60	5.00	13.39	4.20	28.50
3	657.50	SGU60	5.00	7.71	7.70	18.75
2	656.17	SGU60	5.00	5.37	10.64	13.20
1	654.83	SGU60	5.00	4.11	13.58	10.18

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	658.83	SGU60	5.00	17.54

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	657.50	SGU60	5.00	11.95
2	656.17	SGU60	5.00	8.70
1	654.83	SGU60	5.00	6.94

Section	#14 at Station 45.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.59 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

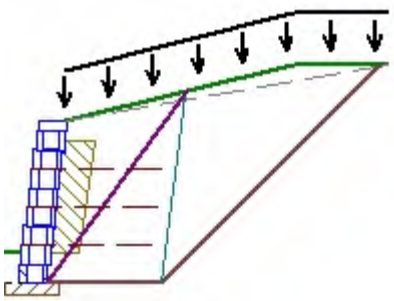
External Static	FS			
Bearing Capacity	4.40	Bearing Pressure	1003.02	lb/ft²
Overturning	3.86	Max Eccentricity	0.30	ft
Base Sliding	1.84			
Crest Toppling	1.52			
Internal Sliding	3.72			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	658.83	SGU60	5.00	9.93	3.50	17.19
3	657.50	SGU60	5.00	6.41	7.90	15.69
2	656.17	SGU60	5.00	4.71	10.87	11.64
1	654.83	SGU60	5.00	3.72	13.84	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	658.83	SGU60	5.00	10.77

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	657.50	SGU60	5.00	10.18
2	656.17	SGU60	5.00	7.81
1	654.83	SGU60	5.00	6.41

Section	#15 at Station 47.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.05 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

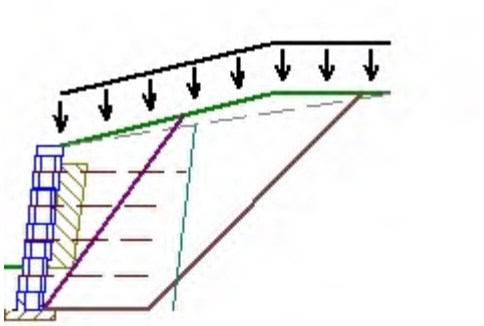
External Static	FS			
Bearing Capacity	5.15	Bearing Pressure	884.79	lb/ft²
Overturning	4.42	Max Eccentricity	0.23	ft
Base Sliding	1.95			
Crest Toppling	1.52			
Internal Sliding	4.66			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	658.83	SGU60	5.00	9.81	4.45	16.97
2	657.50	SGU60	5.00	6.34	9.17	15.49
1	656.17	SGU60	5.00	4.66	7.58	7.20

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	5.00	10.63
2	657.50	SGU60	5.00	10.05

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	656.17	SGU60	5.00	4.83

Section #16 at Station 52.50
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.59 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

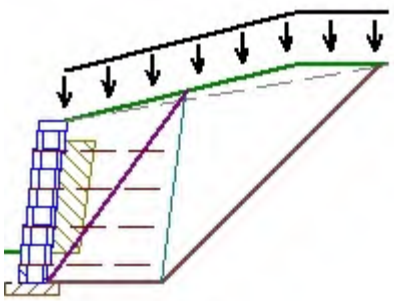
External Static	FS			
Bearing Capacity	4.40	Bearing Pressure	1003.02	lb/ft²
Overturning	3.86	Max Eccentricity	0.30	ft
Base Sliding	1.84			
Crest Toppling	2.79			
Internal Sliding	4.16			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	660.17	SGU60	6.00	14.10	7.14	28.88
3	658.83	SGU60	5.00	7.80	6.40	19.00
2	657.50	SGU60	5.00	5.43	9.39	13.37
1	656.17	SGU60	5.00	4.16	7.79	6.50

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	660.17	SGU60	6.00	17.77

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	5.00	12.11
2	657.50	SGU60	5.00	8.82
1	656.17	SGU60	5.00	4.43

Section #17 at Station 54.00
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.08 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

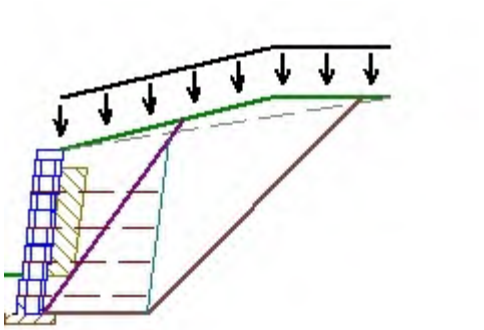
External Static	FS			
Bearing Capacity	5.15	Bearing Pressure	884.79	lb/ft²
Overturning	4.42	Max Eccentricity	0.23	ft
Base Sliding	1.95			
Crest Toppling	2.79			
Internal Sliding	4.11			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	660.17	SGU60	5.00	13.39	4.20	28.50
3	658.83	SGU60	5.00	7.71	7.70	18.75
2	657.50	SGU60	5.00	5.37	10.64	13.20
1	656.17	SGU60	5.00	4.11	13.58	10.18

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	660.17	SGU60	5.00	17.54

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	5.00	11.95
2	657.50	SGU60	5.00	8.70
1	656.17	SGU60	5.00	6.94

Section	#18 at Station 58.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.49 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

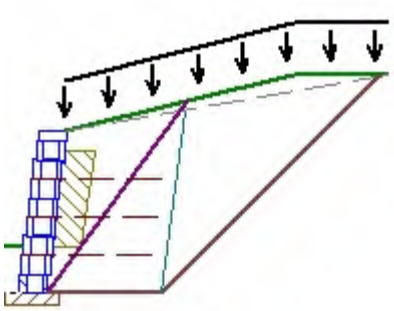
External Static	FS			
Bearing Capacity	4.40	Bearing Pressure	1003.02	lb/ft²
Overturning	3.86	Max Eccentricity	0.30	ft
Base Sliding	1.84			
Crest Toppling	1.52			
Internal Sliding	3.72			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	660.17	SGU60	5.00	9.93	3.50	17.19
3	658.83	SGU60	5.00	6.41	7.90	15.69
2	657.50	SGU60	5.00	4.71	10.87	11.64
1	656.17	SGU60	5.00	3.72	13.84	9.26

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	660.17	SGU60	5.00	10.77

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	658.83	SGU60	5.00	10.18
2	657.50	SGU60	5.00	7.81
1	656.17	SGU60	5.00	6.41

Section #19 at Station 60.00
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.59 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

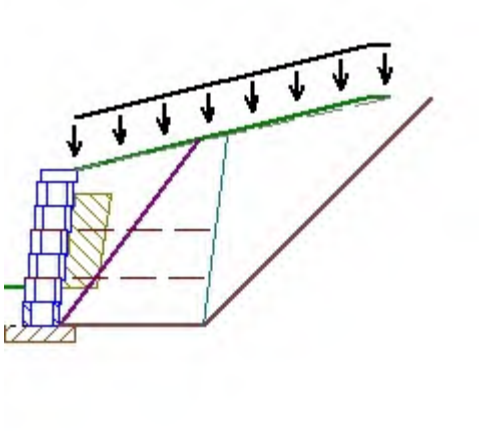
External Static	FS			
Bearing Capacity	5.15	Bearing Pressure	884.79	lb/ft²
Overturning	4.42	Max Eccentricity	0.23	ft
Base Sliding	1.95			
Crest Toppling	1.52			
Internal Sliding	4.66			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	660.17	SGU60	5.00	9.81	4.45	16.97
2	658.83	SGU60	5.00	6.34	9.17	15.49
1	657.50	SGU60	5.00	4.66	7.58	7.20

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	660.17	SGU60	5.00	10.63
2	658.83	SGU60	5.00	10.05

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	657.50	SGU60	5.00	4.83

Section #20 at Station 61.50
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.10 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

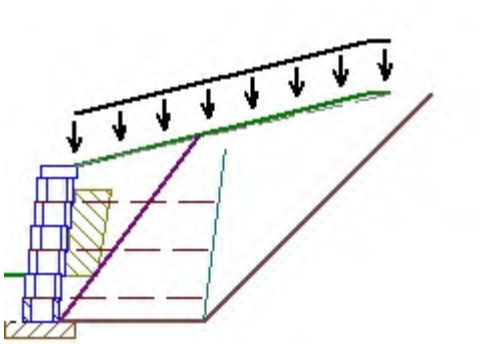
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.13	Bearing Pressure	674.45	lb/ft²
Overturning	6.01	Max Eccentricity	0.10	ft
Base Sliding	2.21			
Crest Toppling	1.52			
Internal Sliding	6.13			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	660.17	SGU60	5.00	9.50	6.08	16.30
1	658.83	SGU60	5.00	6.13	6.98	9.13

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	660.17	SGU60	5.00	10.21
1	658.83	SGU60	5.00	5.92

Section #21 at Station 63.00
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.27 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

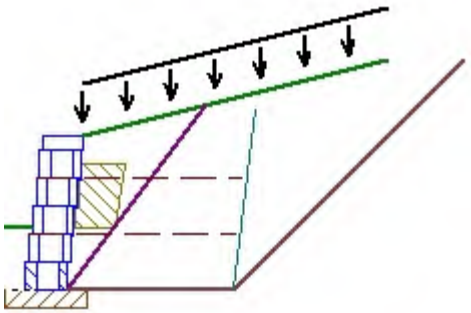
External Static	FS			
Bearing Capacity	7.13	Bearing Pressure	674.45	lb/ft²
Overturning	6.01	Max Eccentricity	0.10	ft
Base Sliding	2.21			
Crest Toppling	2.79			
Internal Sliding	5.20			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	661.50	SGU60	5.00	12.96	6.25	27.38
2	660.17	SGU60	5.00	7.47	9.94	18.01
1	658.83	SGU60	5.00	5.20	12.82	12.67

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	661.50	SGU60	5.00	16.85
2	660.17	SGU60	5.00	11.48

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	658.83	SGU60	5.00	8.36

Section	#22 at Station 64.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.45 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

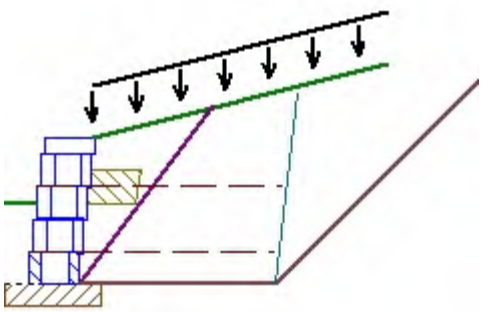
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	8.51	Bearing Pressure	579.00	lb/ft²
Overturning	7.15	Max Eccentricity	0.04	ft
Base Sliding	2.34			
Crest Toppling	2.79			
Internal Sliding	7.28			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	661.50	SGU60	5.00	12.64	7.22	26.96
1	660.17	SGU60	5.00	7.28	6.66	10.70

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	661.50	SGU60	5.00	16.60
1	660.17	SGU60	5.00	6.82

Section	#23 at Station 66.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.62 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

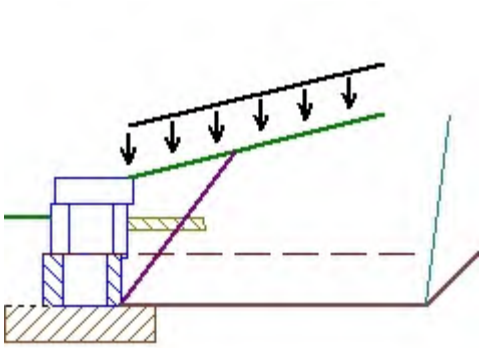
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	10.23	Bearing Pressure	490.33	lb/ft²
Overturning	8.65	Max Eccentricity	0.00	ft
Base Sliding	2.48			
Crest Toppling	2.79			
Internal Sliding	7.03			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	661.50	SGU60	5.00	12.20	8.26	26.96
1	660.17	SGU60	5.00	7.03	12.28	17.74

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	661.50	SGU60	5.00	16.60
1	660.17	SGU60	5.00	11.31

Section	#24 at Station 67.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	1.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	1.67 ft	Crest Offset	8.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.13 ft	Wall Batter	7.13°	Toe Slope	0.00°	Toe Offset	0.00 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	15.03	Bearing Pressure	333.66	lb/ft²
Overturning	15.01	Max Eccentricity	0.00	ft
Base Sliding	2.97			
Crest Toppling	2.79			
Internal Sliding	12.07			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	661.50	SGU60	5.00	12.07	10.10	26.96

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.50	SGU60	5.00	16.60

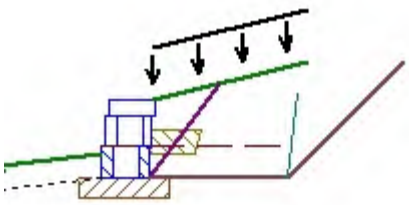
Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 3

Section	#2 at Station 8.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	1.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	1.67 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.51 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

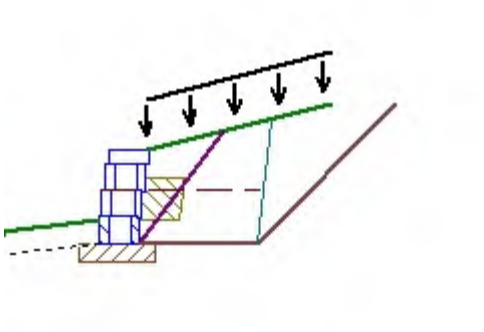
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	12.92	Bearing Pressure	310.45	lb/ft²
Overturning	11.41	Max Eccentricity	0.00	ft
Base Sliding	2.61			
Crest Toppling	2.79			
Internal Sliding	13.64			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	662.33	SGU60	4.00	13.64	6.68	26.96

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	662.33	SGU60	4.00	16.60

Section	#3 at Station 12.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	2.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	2.33 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.60 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

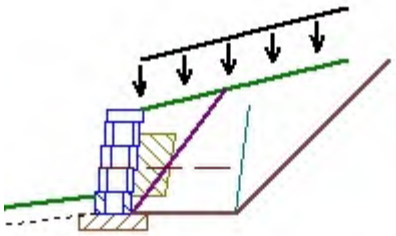
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	10.13	Bearing Pressure	392.19	lb/ft²
Overturning	8.22	Max Eccentricity	0.02	ft
Base Sliding	2.34			
Crest Toppling	2.79			
Internal Sliding	13.64			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	662.33	SGU60	4.00	13.64	3.45	16.05

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	662.33	SGU60	4.00	9.88

Section	#4 at Station 36.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.51 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

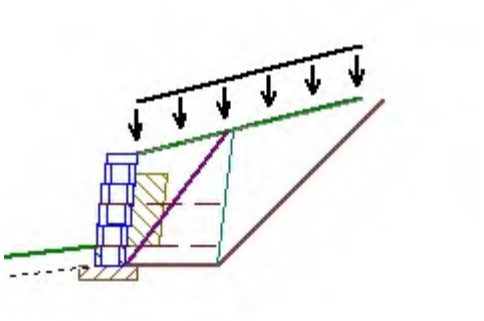
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.82	Bearing Pressure	489.04	lb/ft²
Overturning	6.24	Max Eccentricity	0.09	ft
Base Sliding	2.11			
Crest Toppling	1.52			
Internal Sliding	9.40			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	662.33	SGU60	4.00	9.40	3.33	10.70

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	662.33	SGU60	4.00	6.70

Section #5 at Station 40.50
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.67 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

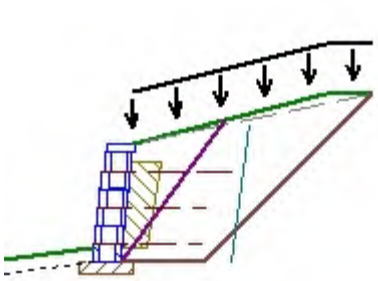
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	6.27	Bearing Pressure	590.18	lb/ft²
Overturning	5.09	Max Eccentricity	0.16	ft
Base Sliding	1.97			
Crest Toppling	1.52			
Internal Sliding	5.86			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	662.33	SGU60	4.00	9.71	4.18	16.20
1	661.00	SGU60	4.00	5.86	8.75	14.79

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	662.33	SGU60	4.00	10.15
1	661.00	SGU60	4.00	9.59

Section #6 at Station 62.25
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.51 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

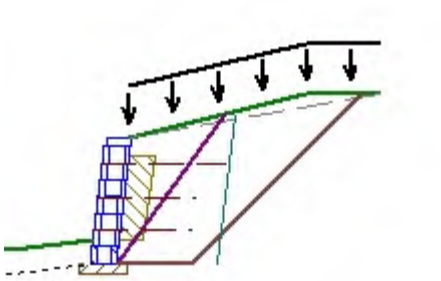
External Static	FS			
Bearing Capacity	5.10	Bearing Pressure	699.61	lb/ft²
Overturning	4.26	Max Eccentricity	0.22	ft
Base Sliding	1.85			
Crest Toppling	2.79			
Internal Sliding	5.00			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	663.67	SGU60	5.00	15.15	6.49	27.98
2	662.33	SGU60	4.00	7.55	6.26	18.41
1	661.00	SGU60	4.00	5.00	9.18	12.95

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	663.67	SGU60	5.00	17.22
2	662.33	SGU60	4.00	11.74

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.00	SGU60	4.00	8.54

Section	#7 at Station 75.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.00 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.94 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

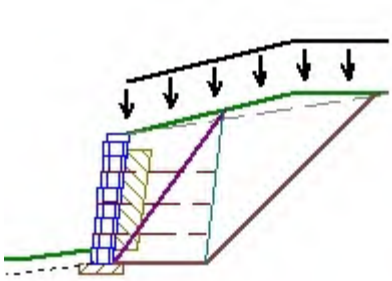
External Static	FS			
Bearing Capacity	4.17	Bearing Pressure	821.13	lb/ft²
Overturning	3.62	Max Eccentricity	0.29	ft
Base Sliding	1.73			
Crest Toppling	2.79			
Internal Sliding	5.10			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	663.67	SGU60	5.00	15.47	5.49	28.53
2	662.33	SGU60	4.00	7.71	5.08	18.77
1	661.00	SGU60	4.00	5.10	4.98	8.20

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	663.67	SGU60	5.00	17.56
2	662.33	SGU60	4.00	11.97

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.00	SGU60	4.00	5.41

Section	#8 at Station 88.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.60 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

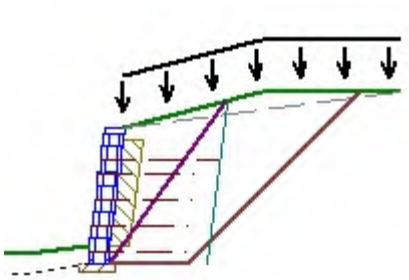
External Static	FS			
Bearing Capacity	5.24	Bearing Pressure	876.78	lb/ft²
Overturning	4.56	Max Eccentricity	0.21	ft
Base Sliding	2.02			
Crest Toppling	1.52			
Internal Sliding	4.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	663.67	SGU60	5.00	10.13	4.59	17.23
2	662.33	SGU60	5.00	6.54	9.38	15.73
1	661.00	SGU60	5.00	4.81	7.72	7.31

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	663.67	SGU60	5.00	10.79
2	662.33	SGU60	5.00	10.20

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.00	SGU60	5.00	4.90

Section	#9 at Station 108.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	7.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	7.00 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.00 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

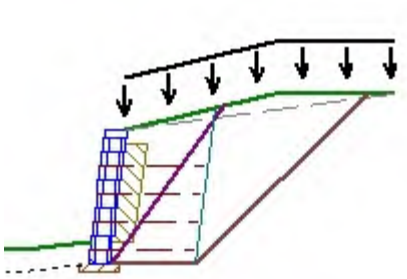
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	3.83	Bearing Pressure	1121.09	lb/ft²
Overturning	3.49	Max Eccentricity	0.36	ft
Base Sliding	1.79			
Crest Toppling	1.52			
Internal Sliding	3.48			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
5	664.33	SGU60	6.00	10.89	7.51	22.37
4	663.67	SGU60	5.00	8.08	6.55	24.60
3	662.33	SGU60	5.00	5.63	8.22	13.67
2	661.00	SGU60	5.00	4.30	11.23	10.54
1	659.67	SGU60	5.00	3.48	14.23	8.58

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
5	664.33	SGU60	6.00	14.01
4	663.67	SGU60	5.00	15.68
3	662.33	SGU60	5.00	9.02
2	661.00	SGU60	5.00	7.19
1	659.67	SGU60	5.00	6.04

Section	#10 at Station 157.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	6.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	6.33 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.00 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

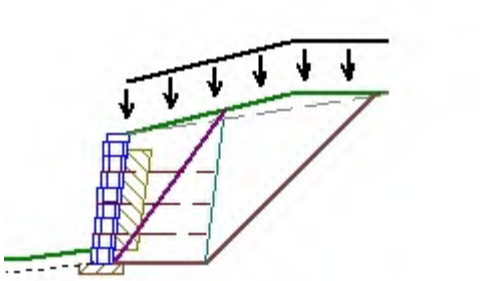
External Static	FS			
Bearing Capacity	4.48	Bearing Pressure	993.34	lb/ft²
Overturning	3.97	Max Eccentricity	0.28	ft
Base Sliding	1.90			
Crest Toppling	1.52			
Internal Sliding	3.82			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
4	663.67	SGU60	5.00	10.21	3.63	17.42
3	662.33	SGU60	5.00	6.59	8.08	15.91
2	661.00	SGU60	5.00	4.85	11.06	11.80
1	659.67	SGU60	5.00	3.82	14.04	9.38

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
4	663.67	SGU60	5.00	10.91

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	662.33	SGU60	5.00	10.32
2	661.00	SGU60	5.00	7.91
1	659.67	SGU60	5.00	6.50

Section	#11 at Station 167.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.67 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.59 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

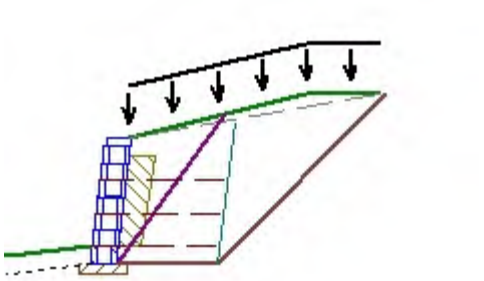
External Static	FS			
Bearing Capacity	5.24	Bearing Pressure	876.78	lb/ft²
Overturning	4.56	Max Eccentricity	0.21	ft
Base Sliding	2.02			
Crest Toppling	1.52			
Internal Sliding	4.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	663.67	SGU60	5.00	10.13	4.59	17.23
2	662.33	SGU60	5.00	6.54	9.38	15.73
1	661.00	SGU60	5.00	4.81	7.72	7.31

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	663.67	SGU60	5.00	10.79
2	662.33	SGU60	5.00	10.20

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.00	SGU60	5.00	4.90

Section	#12 at Station 170.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	5.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	5.00 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.67 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

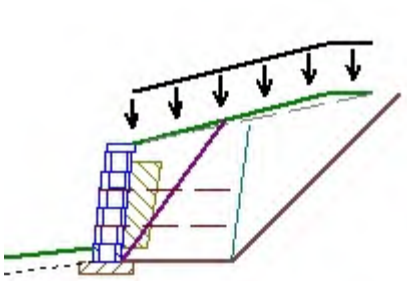
External Static	FS			
Bearing Capacity	6.15	Bearing Pressure	769.24	lb/ft²
Overturning	5.31	Max Eccentricity	0.14	ft
Base Sliding	2.15			
Crest Toppling	1.52			
Internal Sliding	4.76			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
3	663.67	SGU60	5.00	10.03	5.48	16.98
2	662.33	SGU60	5.00	6.48	10.59	15.51
1	661.00	SGU60	5.00	4.76	13.51	11.50

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
3	663.67	SGU60	5.00	10.64
2	662.33	SGU60	5.00	10.06

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.00	SGU60	5.00	7.72

Section #13 at Station 172.50
Report Date December 16, 2024
Designer mK
Design Standard National Concrete Masonry Association 3rd Edition
Design Static
Unit of Measure U.S./Imperial
Selected Facing Unit
Licensor/Product Line: Anchor Wall Systems, Inc.
Name: Diamond Pro
Seismic As N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	4.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	4.33 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.56 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

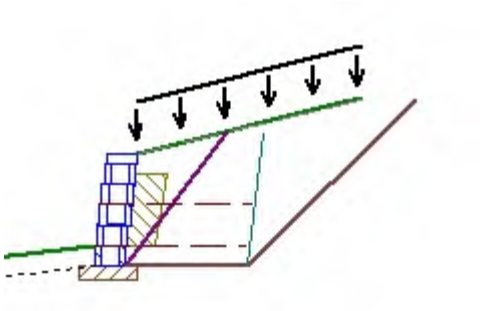
*** Analysis does not include Vertical Forces**
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.25	Bearing Pressure	668.95	lb/ft²
Overturning	6.26	Max Eccentricity	0.08	ft
Base Sliding	2.30			
Crest Toppling	1.52			
Internal Sliding	6.40			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	663.67	SGU60	5.00	9.91	6.28	16.66
1	662.33	SGU60	5.00	6.40	7.16	9.33

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	663.67	SGU60	5.00	10.43
1	662.33	SGU60	5.00	6.05

Section	#14 at Station 175.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.65 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

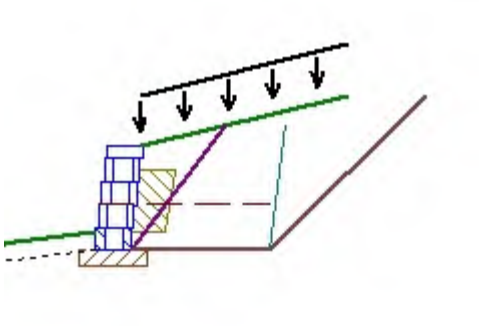
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	8.64	Bearing Pressure	574.43	lb/ft²
Overturning	7.52	Max Eccentricity	0.03	ft
Base Sliding	2.46			
Crest Toppling	1.52			
Internal Sliding	6.29			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	663.67	SGU60	5.00	9.74	6.95	16.20
1	662.33	SGU60	5.00	6.29	12.60	14.79

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	663.67	SGU60	5.00	10.15
1	662.33	SGU60	5.00	9.59

Section	#15 at Station 177.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.54 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

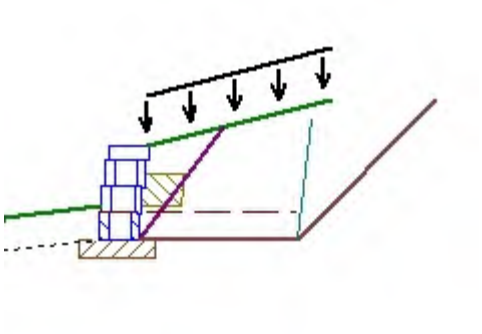
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	10.23	Bearing Pressure	490.33	lb/ft²
Overturning	9.20	Max Eccentricity	0.00	ft
Base Sliding	2.64			
Crest Toppling	1.52			
Internal Sliding	9.52			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	663.67	SGU60	5.00	9.52	5.16	10.70

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	663.67	SGU60	5.00	6.70

Section	#16 at Station 180.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	2.33	Back Slope	14.04°	LL Surcharge	100	DL Surcharge	0
Design Height	2.33 ft	Crest Offset	7.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.82 ft	Wall Batter	7.13°	Toe Slope	6.95°	Toe Offset	4.10 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	12.17	Bearing Pressure	412.00	lb/ft²
Overturning	11.52	Max Eccentricity	0.00	ft
Base Sliding	2.80			
Crest Toppling	1.52			
Internal Sliding	9.20			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	663.67	SGU60	5.00	9.20	8.56	16.05

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	663.67	SGU60	5.00	10.06

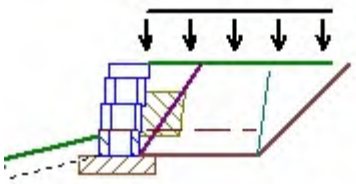
Project: 2024.139 - Heritage Crossing

Site: Western Springs, IL

Date: 12/16/2024

Wall: Wall No 4

Section	#3 at Station 9.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	2.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	2.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.52 ft	Wall Batter	7.13°	Toe Slope	13.34°	Toe Offset	13.55 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

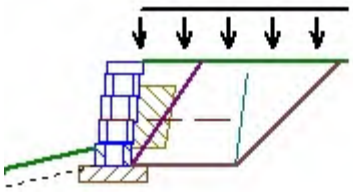
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	11.33	Bearing Pressure	350.87	lb/ft²
Overturning	17.21	Max Eccentricity	0.02	ft
Base Sliding	4.05			
Crest Toppling	1.88			
Internal Sliding	20.09			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	661.83	SGU60	4.00	20.09	5.71	18.96

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.83	SGU60	4.00	11.88

Section	#4 at Station 15.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.52 ft	Wall Batter	7.13°	Toe Slope	12.89°	Toe Offset	6.78 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

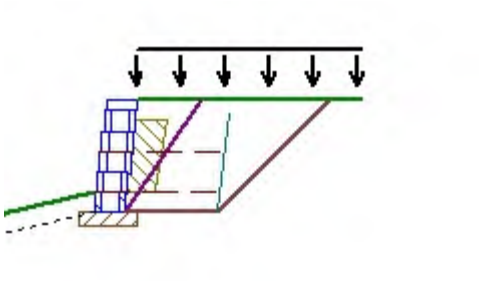
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	9.11	Bearing Pressure	432.95	lb/ft²
Overturning	11.93	Max Eccentricity	0.03	ft
Base Sliding	3.46			
Crest Toppling	1.88			
Internal Sliding	20.09			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	661.83	SGU60	4.00	20.09	3.27	12.64

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.83	SGU60	4.00	7.92

Section	#5 at Station 24.00
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.67 ft	Wall Batter	7.13°	Toe Slope	12.86°	Toe Offset	6.57 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

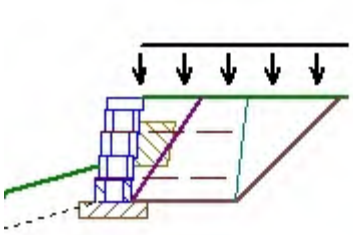
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	7.50	Bearing Pressure	519.04	lb/ft²
Overturning	8.84	Max Eccentricity	0.06	ft
Base Sliding	3.02			
Crest Toppling	1.88			
Internal Sliding	9.92			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	661.83	SGU60	4.00	20.09	4.09	18.96
1	660.50	SGU60	4.00	9.92	9.38	17.31

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	661.83	SGU60	4.00	11.88
1	660.50	SGU60	4.00	11.22

Section	#6 at Station 33.75
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	3.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	3.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.05 ft	Wall Batter	7.13°	Toe Slope	16.22°	Toe Offset	9.14 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

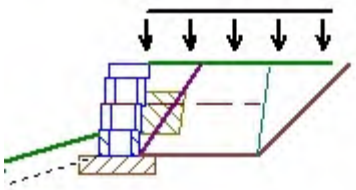
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	9.11	Bearing Pressure	432.95	lb/ft²
Overturning	11.93	Max Eccentricity	0.03	ft
Base Sliding	3.46			
Crest Toppling	3.46			
Internal Sliding	13.42			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
2	661.83	SGU60	4.00	36.81	4.12	31.85
1	660.50	SGU60	4.00	13.42	8.83	20.95

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
2	661.83	SGU60	4.00	19.60
1	660.50	SGU60	4.00	13.36

Section	#7 at Station 35.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	2.33	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	2.33 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.60 ft	Wall Batter	7.13°	Toe Slope	16.86°	Toe Offset	9.90 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

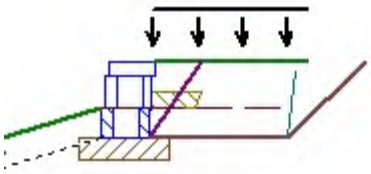
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	11.33	Bearing Pressure	350.87	lb/ft²
Overturning	17.21	Max Eccentricity	0.02	ft
Base Sliding	4.05			
Crest Toppling	3.46			
Internal Sliding	36.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	661.83	SGU60	4.00	36.81	2.94	18.96

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.83	SGU60	4.00	11.67

Section	#8 at Station 38.25
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a
Retained (r)	SSR	28°	130.00	n/a
Foundation (f)	SSF	28°	120.00	0.00
Base (b)	GW	39°	140.02	n/a
Drainage (d)	GP	38°	125.02	n/a

Section Details

Section Height	1.67	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	1.67 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.64 ft	Wall Batter	7.13°	Toe Slope	16.86°	Toe Offset	9.90 ft

Minimum Factors of Safety

Reinforced

External		Value	Internal		Value	Facing		Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50	FScs	Connection Strength	1.50
FSbc	Bearing Capacity	2.00	FSpo	Pullout	1.50	FSsc	Facing Shear	1.50
FSct	Crest Toppling	1.50	FSto	Tensile Overstress	1.50			
FSot	Overturning	2.00						

Reinforcements

SGU60 - SGU60 **Supplier: Strata Systems, Inc., Fill Type: 3/4"- gravels or aggregate**

Tult	4,111.31 lb/ft	RFcr	1.47	RFd	1.10	LTDS	2,118.80 lb/ft
RFid	1.20	Cds	0.90	Ci	0.90		

Connection/Shear Properties

αcs1	1,269.00 lb/ft	IP-1	1,887.00 lb/ft	αcs2	1,820.00 lb/ft	IP-2	4,000.00 lb/ft
αcs max	2,068.00 lb/ft	au	1,180.97 lb/ft	λu	45.00 lb/ft	Vu(max)	2,660.97 lb/ft

Analysis Results

*** Analysis does not include Vertical Forces**

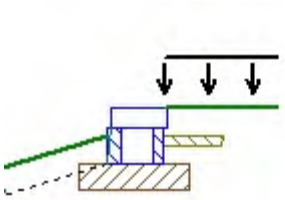
*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	14.69	Bearing Pressure	271.45	lb/ft²
Overturning	27.58	Max Eccentricity	0.01	ft
Base Sliding	4.90			
Crest Toppling	3.46			
Internal Sliding	36.81			

Internal Static Layer	Elevation [ft]	Rein.	Length [ft]	Internal Sliding FS	Pullout FS	Tensile Overstress FS
1	661.83	SGU60	4.00	36.81	5.75	31.85

Facing Static Layer	Elevation [ft]	Rein.	Length [ft]	Connection Strength FS
1	661.83	SGU60	4.00	19.60

Section	#9 at Station 40.50
Report Date	December 16, 2024
Designer	mK
Design Standard	National Concrete Masonry Association 3rd Edition
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	
Licensor/Product Line:	Anchor Wall Systems, Inc.
Name:	Diamond Pro
Seismic As	N/A



Soil Parameters

Soil Zone	Soil Type	Friction Angle φ	In Situ Density γ [lb/ft³]	Friction Factor μ	Cohesion Cf [lb/ft²]
Infill (i)	GRA	34°	120.00	n/a	n/a
Retained (r)	SSR	28°	130.00	n/a	n/a
Foundation (f)	SSF	28°	120.00	0.50	0.00
Base (b)	GW	39°	140.02	0.70	n/a
Drainage (d)	GP	38°	125.02	0.70	n/a

Section Details

Section Height	1.00	Back Slope	0.00°	LL Surcharge	100	DL Surcharge	0
Design Height	1.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	0.51 ft	Wall Batter	7.13°	Toe Slope	16.86°	Toe Offset	9.90 ft

Minimum Factors of Safety

Conventional

External		Value	Internal		Value	Facing	Value
FSsl	Base Sliding	1.50	FSsl	Internal Sliding	1.50		
FSbc	Bearing Capacity	2.00	FSsc	Shear Capacity	1.50		
FSot	Overturning	1.50					

Analysis Results

*** Analysis does not include Vertical Forces**

*** Embedment is not included in Bearing Capacity**

External Static	FS			
Bearing Capacity	11.93	Bearing Pressure	102.69	lb/ft²
Overturning	3.26	Max Eccentricity	0.14	ft
Base Sliding	1.54			

LEGEND

EXISTING		PROPOSED
SS	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
SD	STORM SEWER	
SD	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

LEGAL DESCRIPTION

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

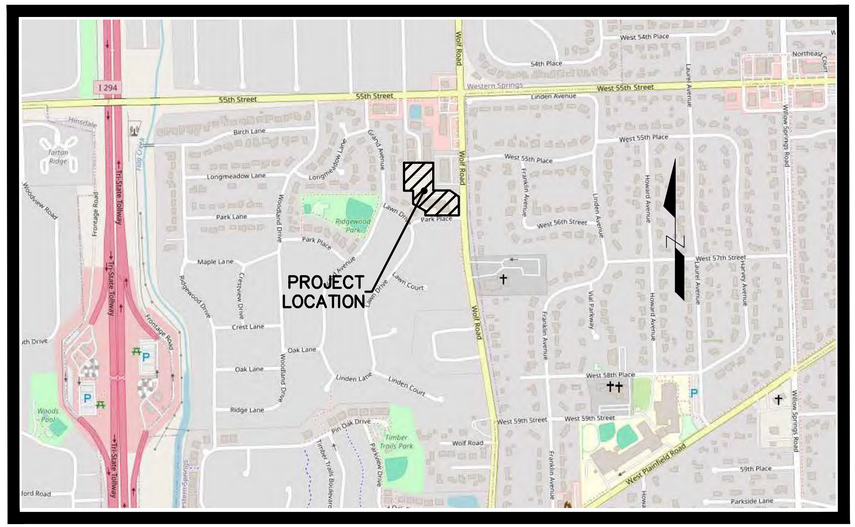
PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

FINAL ENGINEERING PLANS

FOR

HERITAGE CROSSING

WESTERN SPRINGS, ILLINOIS



LOCATION MAP
NOT TO SCALE

BENCHMARKS

BENCHMARK: (INITIAL) NGS PID: ME1716

BRASS DISK SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 55TH STREET AND WOLF ROAD. MONUMENT IS 80' NORTH OF THE CENTERLINE OF 55TH STREET AND 40' WEST OF THE CENTERLINE OF WOLF ROAD.

ELEVATION = 662.19' (NAVD 88)

BENCHMARK: (ON-SITE)

CROSS CUT IN TOP OF CURB LOCATED 47.71' SOUTH AND 3.55' EAST OF THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN HEREON.

ELEVATION = 665.70' (NAVD 88)

SITE DATA

AREA (PARCEL 1) = 40,163 SQ. FT. OR 0.92 ACRES
AREA (PARCEL 2) = 64,996 SQ. FT. OR 1.49 ACRES
TOTAL AREA = 105,159 SQ. FT. OR 2.41 ACRES

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000

TOPOGRAPHIC SURVEY AND BOUNDARY NOTES:

THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON WAS PREPARED BY WOLFPAK CONSULTING, LLC AND SUPPLIED BY THE CLIENT STATED HEREON.

TOPOGRAPHIC SURVEY AND BOUNDARY NOTES:

SUPPLEMENTAL TOPOGRAPHY SHOWN HEREON WAS PREPARED BY DESIGNTEK ENGINEERING, INC.

PERMIT TABLE

AGENCY	PERMIT #	APPROVAL DATE
MWRD	XXXXXXX	XX-XX-24
IEPA - WATER	XXXXXXX	XX-XX-24
IEPA - SANITARY	XXXXXXX	XX-XX-24
LaGRANGE HIGHLANDS - SANITARY SEWER MAIN	XXXXXXX	XX-XX-24
NPDES AND APPROPRIATE SCD	XXXXXXX	XX-XX-24
CCDOTH	XXXXXXX	XX-XX-24

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

INDEX OF PLAN SHEETS

1. COVER SHEET
2-3. PROJECT SPECIFICATIONS, GENERAL NOTES & EXHIBITS
4. EXISTING CONDITIONS & REMOVAL
5. SOIL EROSION & SEDIMENT CONTROL PLAN , NOTES & SPECIFICATIONS.
6. SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET
7. GEOMETRIC PLAN
8. GRADING PLAN
9. UTILITY PLAN
10. UTILITY SERVICES PLAN
11. PLAN & PROFILE
12. INTERIM BY-PASS DRAINAGE SWALE PLAN
13-16. PROJECT CONSTRUCTION DETAILS
17-18. CROSS SECTION WOLF ROAD
19. ADA INTERSECTION DETAILS
20. WOLF ROAD DETAILS

OWNER:
McNAUGHTON DEVELOPMENT
11S220 JACKSON STREET
SUITE #101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

ENGINEER:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

SURVEYOR:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

NOTES:

1. THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.

2. THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI / ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILTIY DATA."

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

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

DATED 13TH DAY OF DECEMBER, 2024

LICENSED PROFESSIONAL ENGINEER
DENISE M. VIETH
062-062947
STATE OF ILLINOIS
exp 11/30/2025

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTION	BY
1	08-26-24	PER LOCAL LANDS SD	DMV
2	09-27-24	PER WESTERN SPRINGS REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CCDOTH REVIEW	DMV
5	12-12-24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION	
Project No.:	24-0001
Scale:	AS NOTED
Date:	MAY 22, 2024
Design By:	SDD
Drawn By:	DEI
Checked By:	SDD

1 OF 20

COVER SHEET

EARTHWORK

1. Topsoil Excavation Includes:
   a. Excavation of topsoil and other structurally unsuitable materials within those areas that will require earth excavation or compacted earth fill material, in order to achieve the plan subgrade elevations. The amount of topsoil to be stripped shall be verified in the field by a soils engineer.
   b. Placement of the excavated material in OWNER designated areas for future use within areas to be landscaped, and those areas not requiring structural fill material.
   c. Compaction of the excavated material where placed in areas not requiring structural fill material, shall be moderate.
   d. Excess materials, if not utilized as fill or if not stockpiled for future landscaping, shall be completely removed from the construction site and disposed of by the CONTRACTOR.
2. Earth Excavation Includes:
   a. Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be to within a tolerance of 0.3 feet (+) of the plan subgrade elevations. The (+) tolerance within pavement areas shall be such that the earth material shall "balance" as part of the fine grading operation.
   b. Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan subgrade elevations to within a tolerance of 0.3 feet (+). The fill material shall be placed in loose lifts that shall not exceed eight (8) inches in thickness, and the water content shall be adjusted in order to achieve the required compaction. Earth material may be placed within those portions of the building site not requiring structural fill, to within four (4) inches of the plan finished grade elevation. In areas requiring structural fill, however, the earth material shall not be placed over topsoil or other unsuitable materials unless specifically directed by a Soils Engineer with the concurrence of the OWNER.
   c. Compaction of the earth and other suitable materials, shall be to at least 95% of the maximum dry density as determined by the Modified Proctor Test, ASTM D1557 laboratory procedure within proposed pavement areas and building areas, an rear yards abutting to the proposed lakes. Moderate compaction is required elsewhere. All fill shall be placed in 8" lifts, loose measure.
   d. Excess materials, if not utilized as fill, shall be completely removed from the construction site and disposed of by the CONTRACTOR.
3. Unsuitable Material
   a. Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is encountered below normal topsoil depths and the proposed subgrade elevation. The decision to remove said material, and to what extent, shall be made by a Soils Engineer with the concurrence of the OWNER in writing.
4. General

   The Grading CONTRACTOR shall:
   a. Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.
   b. Spread and compact uniformly to the degree specified all excess trench spoil after completion of the underground improvements.
   c. Scarify and compact to the degree specified the upper twelve (12) inches of the suitable subgrade material, in all areas that may be soft due to excess moisture content. This applies to cut areas as well as fill areas.
   d. Provide water to add to dry material in order to adjust the moisture content for the purpose of achieving the specified compaction.
5. Testing and Final Acceptance
   a. The CONTRACTOR shall provide as a minimum, a fully loaded tri-axle dumptruck or similar equipment for proof rolling the pavement subgrade prior to the placement of the curb and gutter and the base material. In addition, the pavement aggregate base course shall also be proof rolled. The Village Engineer shall be notified 48 hours in advance of any proof roll.
   b. Specific compaction testing may be required by the OWNER in selected fill areas. The CONTRACTOR shall bear the cost of any compaction testing which does not meet specification as well as the responsibility and cost for the necessary correction(s).
   c. Approval of the pavement subgrade by the OWNER shall be required prior to the placement of the pavement materials.
   d. The subgrade soil shall be tested by a professional geotechnical engineer at the developer's expense and shall have a minimum designated Illinois Bearing Ratio (IBR equal to three (3).
   e. A soil investigation report shall be provided to the Village to verify the in situ IBR value. Pavement structures with subgrade soil having an IBR value less than three (3) shall have an increased pavement structure as necessary to carry the design traffic loading.
6. Method of Measurement
   a. As-built measurements of earthwork for the purpose of payment shall not apply. the quantities shown in the engineer's "quantity estimate" shall be utilized unless said quantities are adjusted by mutual consent of the owner and contractor prior to the signing and acceptance of a contract.
   b. The quantities as shown in the engineer's "quantity estimate" are those estimated by the engineer and are provided solely for the convenience of the contractor. the contractor by choosing to utilize these quantities in the preparation of his "lump sum" bid, also accepts their accuracy. the contractor is therefore encouraged to make his own independent earthwork calculation, and to visit the site prior to the preparation of his bid.
   c. Prior to the removal of unsuitable material, the contractor shall notify the owner for authorization to remove said material, upon authorization and removal, the contractor shall request that the unsuitable material shall be field measured by the engineer in place.
7. Basis of payment
   a. Payment for all earthwork shall be "lump sum". the contractor shall provide unit prices for earthwork for the purpose of contract adjustment, if required.
   b. Payment for the removal of unsuitable material shall be based on the quantities as field measured by the engineer. the contractor shall provide as part of his bid a unit price per cubic yard for the removal of unsuitable material. said unit price shall include the complete removal of the material, replacement with a suitable material obtained by the contractor from a borrow source, and compaction to the required specification.

UNDERGROUND UTILITIES - GENERAL

1. The Underground CONTRACTOR Shall:
   a. Adhere to the criteria for the separation between water mains and sanitary sewers, storm sewers, combined sewers, sewer services and septic fields according to the requirements stated in the IEPA Rules for Public Water Supplies (the formal citation is Title 35, Subtitle F, Chapter II, Parts 651–654). All sewer water main separations shall be constructed per the "Standard Specifications for Water and Sewer Main Construction in Illinois".
   b. Be responsible to place on grade, and coordinate with other CONTRACTORS, all underground utility structure frames such as manholes, catch basins, and inlets.
   c. Be aware of potential conflicts with existing utilities. The CONTRACTOR shall excavate around the existing utilities to determine their exact location and elevation prior to the construction of the proposed utility improvements. Should unforeseen conflicts be found, the CONTRACTOR shall contact the ENGINEER prior to constructing the proposed improvements.
   d. Adjust or reconstruct any existing utility structure to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract. No more than two adjusting rings within a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.
   e. Provide poured concrete fillets conforming to the shape of the pipe in all sanitary and storm manholes, and inlets.
   f. Be responsible for maintaining the top of any utility trench at least three (3) feet away from any existing or proposed curb or pavement, in those instances where the trench runs parallel to said curb or pavement.
   g. Be responsible for the dewatering of utility trenches during construction and providing the necessary trench bracing that may be required to assure safe working conditions.
   h. Remove soft material that may be encountered at the pipe invert elevation to a depth of at least one (1) ft. below the bottom of the pipe, and backfill with compacted bedding material.
   i. No damage to the road subgrade with excessive water saturation from hydrant flushing or from leaks in the water distribution system. The cost of repair for such damage shall be borne by the CONTRACTOR. Hoses should be used to direct the water from hydrant flushing into the storm sewer system (if available).
   j. Repair any existing field drainage tile damaged during construction, and properly reroute and/or connect said tile to the nearest storm sewer outlet. All locations of encountered field drainage tile shall be properly indicated on the CONTRACTOR'S record drawing.
   k. Furnish one (1) set of Record drawings to the ENGINEER upon completion of the sanitary sewers and water mains. Drawings (or table of locations) shall indicate the location of all sanitary sewer wyes (measured from the nearest downstream manhole), sewer stubs, water service along main and b-boxes. The CONTRACTOR shall also furnish linear distance along water main from appurtenances to appurtenance (valve vault to tee, tee to bend, etc.).
   l. Be responsible for implementation of the "Soil Erosion and Sedimentation Control Measures" as applicable.
   m. Maintain erosion control measures (straw bales and filter fabric) until grass is established.
2. Method of Measurement
   a. All sanitary sewer, storm sewer, and water main pipe shall be measured in the field after its installation. Payment shall be based on these field measurements.
   b. All appurtenances such as manholes, catchbasins, inlets, valves and valve vaults, valve boxes, and fire hydrants, shall be paid for on the basis of in–place quantities.
   c. Trench backfill material shall be measured by multiplying the as–constructed length of pipe (where applicable) by the average depth of the pipe by the "Payment Quantities per foot of Conduit" listed in Table 1, pg. 138 and "Typical Detail of Conduit Installation", pg. 137 of the Standard Specification for Sewer and Water in Illinois. If requested, the CONTRACTOR shall provide load tickets to the ENGINEER for verification of the trench backfill material delivered to the construction site. Load tickets for bedding material shall be submitted separately.
3. Basis of Payment
   a. All sanitary sewer, water main, and storm sewer pipe shall be paid for at the contract unit price per LINEAL FOOT. The price shall include the necessary labor and material for a complete in–place installation, as well as all incidental construction, testing, bedding material, and connections to existing utilities.
   b. All appurtenances for the underground improvements shall be paid for at the contract unit price EACH, said price to include the necessary labor and material for a complete in–place installation. The price for manholes, inlets, and catchbasins shall also include the frame and grate and all incidental construction. The price for fire hydrants shall also include a six (6) inch valve and box, and all incidental construction.
   c. Trench backfill material shall be paid for at the contract unit price per CUBIC YARD. Compaction must be made by mechanical methods.
4. As–Built Water & Sanitary Services
   a. As–built locations shall be provided for all water and sanitary sewer stubs. They shall also be stamped on the curb.
5. Structure Castings
   a. Frames and lids (or grates) for sanitary, watermain and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the representative structure costs. Each structure lid shall be cast with text identifying the type of structure (storm, sanitary, water).
   b. Manhole castings shall be adjusted to finished grade using precast adjusting rings set on bitumastic material. All structures shall have no more than two adjusting rings w/ a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.
   c. All frames shall be set on a mastic bed with all gaps tuck pointed.
   d. All castings shall be made in the U.S.A. with U.S.A. materials.
6. Trench Backfill
   a. Bedding, haunching and the initial backfill shall consist of IDOT CA–7, CA–11 OR CA–19 aggregate. The initial backfill shall be placed to at least 12" above the pipe.
   b. Final backfill of the trench shall be accomplished by careful replacement of the excavated material. Any pipe installed under or within a 45 degree angle of repose (1:1) from the top of pipe to the edge of pavement, driveway (when driveway location is known) or curb and gutter shall be backfilled to the top of the trench with compacted IDOT CA–7, CA–11 or CA–19 material.
   c. Compaction shall be in achieved using 8" lifts (uncompacted) and mechanical compaction to 95% density. All costs for compaction and testing shall be paid for by the Developer or Contractor. Results shall be copied to the Village Engineer.

SANITARY SEWER

1. Material shall be:
   a. Green polyvinyl chloride pipe (PVC) SDR 26.
   b. PVC SDR 26 or D.I.P. CL 52.
   c. sewer pipe and fittings shall be in accordance with ASTM D–3034 for sizes 4"–15" (100–375 mm).
2. Joints shall be:
   a. for PVC; flexible elastomeric seal joints, ASTM D–3139, pressure joint.
   b. for DIP; rubber gasket joints, ANSI A21.11
3. Bedding shall be as detailed on the Engineering Plan.
4. Minimum size for mains shall be eight inches (8") and the minimum size for services shall be 6".
5. Wyes or Tees shall be provided on the new sanitary sewers for proposed building services.
6. "Band Seal" or similar couplings shall be used when joining pipes of dissimilar materials.
7. All sanitary structures shall have an external wrap, MAC or approved equal.
8. Polyethylene encasement shall be provided for all DIP sanitary sewer in accordance with AWWA latest standards.
9. Prior to pipe laying and jointing, the trench shall be sufficiently dewatered to maintain the water level in the trench at or below the base of the bedding. State / Federal permits, license agreements or other required approvals shall be obtained prior to dewatering.
10. Where separation from water main cannot be maintained as required per Illinois specifications, the sanitary sewer shall be mechanical joint PVC pressure pipe meeting C–900 or C–905.
11. Sewers shall be laid straight in both horizontal and vertical planes between manholes with a minimum cover of 4 feet.
12. Sanitary sewers shall be located a minimum of 10 feeet from any building and meet separation requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois.
13. Services shall be a minimum 6 inches and extend to the property line or beyond any utility located in the front yard of a lot being served (single–family development), or to within five (5) feet from the face of a proposed building being served (multi–family and commercial development). The termination points shall be clearly located with a green–topped 4 inch x 4 inch stake extending a minimum 3 feet above final grade. The service lines shall be connected to the sewer using a wye at the 10:00 and 2:00 positions. Service lines not immediately connected to the building to be served shall be tightly plugged, using a plug provided by the pipe manufacturer for such use.
14. Testing and Final Acceptance
   a. Sanitary sewer mains and services shall be tested for exfiltration of air under pressure and deflection for flexible thermoplastic pipe in accordance with the Standard Specifications for Water and Sewer Construction in Illinois prior to their final acceptance. Allowable testing limits shall be as described in the "Standard Specifications" unless the local requirements are more restrictive. Service stubs must be properly plugged and sealed and clearly located at their termination points prior to testing. All sewer mains, service lines and manholes shall be clean and free of debris prior to their final acceptance. Sanitary Sewer shall be inspected and tested in accordance with the local jurisdictional requirements for television inspection and reviewed by the Village Engineer. Two copies of all test results shall be provided to the Municipality.
   b. Sanitary Manhole structures shall be tested, prior to acceptance, for watertightness by either of the following methods in conformance with the requirements specified: ASTM C 969: "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines." OR ASTM C 1244: "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test."
   c. All public sanitary sewer extensions shall be internally video taped by remote camera. Tapes shall be in color using VHS or CD–ROM format and submitted with written reports to the Village Engineer for review and approval priot to acceptance of the sewer improvements by the Village.
   d. LaGrange Highlands will be the agency responsible for sewer main acceptance.

WATER MAIN

1. The Village of Western Springs is the agency responsible for the water main.
2. All installations shall conform to the requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois.
3. Material for main pipe and fittings shall be class 52 ductile iron pipe with poly wrap for the public water main per AWWA C–151, with mechanical and push–on joints complying with AWWA C–111.
4. Material for the services shall be soft temper, Type K, copper water tubing, conforming to ASTM latest standard w/ compression fittings, unless otherwise noted on the plans.
5. Sizes for main & service lines shall be as indicated on the Engineering Plan.
6. Connections to Village water system shall be made under full water service pressure. Unless noted on plans and Village approval granted for shutdown. Shutdown requests need to be made to municipal services department 4 days prior to desired shutdown date. Contractor required to distribute shutdown notices to any impacted customers 2 business days prior. Village to provide notice text.
   a. Tapping sleeves shall include two piece bolted sleeve type with mechanical joints, Mueller–H615, or equal with joint accessories.
   b. Tapping valves shall include fully ported gate valves complying with AWWA C500 and mechanical joints type, Mueller–H667 or equal. Tapping valves shall be placed in precast concrete vaults.
7. The shut–off valve or curb stop for services shall be located as shown on the plans and shall be installed with a valve box of design approved by the Municipality. The termination point shall be clearly located with a blue–topped 4 inch x 4 inch stake extending a minimum of 3 feet above and below final grade.
8. Valves: Mueller, Clow or equal mechanical joint, resilient wedge seat, cast iron, bronze–mounted, O–ring seal, bronze non–rising stems, gate valves. Valvesshall open left and be tested to 500 psi with a 250 psi working pressure.
9. Water services, where indicated on the "Quantity Estimate" as "long" or "short", shall include the necessary length of Type "K": copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, and all necessary labor, tools, equipment, excavation & backfill, for a complete installation as shown on the Engineering plans. Trench backfill will be paid for separately, when required.
10. Valve Boxes
    a. Valve boxes shall be adjustable, 3–piece cast iron, 5–1/4 inch shaft roadway–type and no–tilit drop cover with "WATER" cast into it.
    b. Valve box stabilizer of PVC manufactured by Valve Box Stabilizer, Inc. for six–inch (6") and eight–inch (8") valve boxes shall be provided.
    c. Valve box must have additional upward or downward travel when adjusted to finished grade.
11. Valve Vaults
    a. All valve vaults shall be precast reinforced concrete only.
    b. All valve vaults shall have no more than two adjusting rings with a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.
    c. All lifting holes, joints between precast reinforced concrete sections, rubber gaskets cast into concrete structures need to be water tight and shall be tuckpointed with hydraulic cement.
    d. All castings shall be set on bitumastic material.
    e. Bitumastic material shall be placed between precast reinforced concrete sections.
    f. All valve vaults shall have neoprene coated or fiberglass steps.
    g. Vaults and boxes shall not be allowed under streets, sidewalks or driveways.

WATER MAIN

11. Fire Hydrants
    a. Fire Hydrants shall be Mueller super centurian 250. Factory painted safety red with 5–1/4 inch valve opening and shall be painted red.
    b. The hydrant shall be for a five foot (5') bury with mechanical joint shoe and have two 2–1/2 inch hose connections and one four and one–half inch (4–1/2") male pumper connection. Thread shall be National Standard.
    c. The hydrant shall have a break–away traffic flange and connections.
    d. All fire hydrants not in service shall be bagged.
    e. Hydrants leads shall be six–inch (6") swivel anchoring coupling. Hydrant tees shall be used in lieu of swivel anchoring coupling pipe where required to meet plan locations.
    f. The maximum distance between fire hydrants shall be 350 feet.
    g. All fire hydrants shall be kept clear of obstructions within three (3) feet in all directions. This shall include posts, fences, vehicles, growth, trash, storage, and any other material or objects.
    h. All fire hydrants to have a 10 pound anode bag attached to the hydrant.
12. Pipe Cover and Separation
    a. Cover over water pipes shall be a minimum of 5.5 feet.
    b. Horizontal and vertical separation shall meet requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois." Locations requiring alternative materials are noted on the plans.
13. Pipe Laying
    a. The contractor shall keep the trench free from water while the water main is being placed and until the pipe joint has been sealed to the satisfaction of the Village Engineer.
    b. Adequate provisions shall be made for the safety, storage, and protection of all water pipe prior to installation in the trench. Care shall be taken to prevent damage to the pipe castings, both inside and out. Provisions shall be made to keep the inside of the pipe clean throughout its storage period and to keep mud and/or other debris from being deposited therein. All pipe shall be thoroughly cleaned on the inside before laying of the pipe. Proper equipment shall be used for the safe handling, conveying, and laying of the pipe so as to prevent damage to water main materials and protective coatings and linings. Under no circumstances shall water main materials be dropped or dumped into the trench.
    c. In making joints, all portions of the jointing materials and the socket and spigot ends of the joining pipe shall be wiped clean of all foreign materials. The actual assembly of the jointing shall be in accordance with the manufacturer's installation instructions. During construction, until jointing operations are complete, the open ends of all pipes shall at all times be protected and sealed with temporary watertight plugs.
    d. During water main installation, to make a closure between two pipe ends, or between pipe end fittings, or between pipe end and valve, short lengths shall be used with proper connections or couplings. Repair sleeves shall not be used to make closures during new construction.
    e. All pipe and trenching shall be viewed and approved by the Municipality prior to cover and backfill.
    f. All bends of 22–1/2 degrees or greater, and all tees and plugs shall be thrust protected to prevent movement of the line under pressure. Thrust protection may also be attained by the use of a combination or retaining glands and threaded rods. All locations of thrust blocking or retaining glands/rods need to be marked on the as built drawing.
14. Testing and Disinfection
    a. Water main shall be tested in accordance with AWWA C–600 & the local jurisdictional requirements prior to it final acceptance. A 24 hour system pressure test needs to be performed as per the Standard Specifications. The pressure and leakage tests and disinfection of the mains shall be as described in the "Standard Specifications" unless the local requirements are more restrictive. All valve vaults shall be clean and free of debris and water, and individual service boxes shall be visible and clearly located prior to their final acceptance.
    b. The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe. The injector for delivering the chlorine gas into the pipe should be supplied from a tap on the pressure side of the gate valve controlling the flow into the pipeline extension.
    c. Water from the existing distribution system or any other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine–gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least fifty parts–per–million (50ppm), or enough to meet the requirements during the retention period.
    d. Valves shall be manipulated so that the strong chlorine solution in the line being treated shall not flow back into the line supplying the water. The pipe section being chlorinated shall be kept at a lower pressure than the water system pressure.
    e. Treated water shall be retained in the pipe long enough to destroy all spore–forming bacteria. This retention period shall be at least twenty–four (24) hours. After the chlorine–treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points shall be at least twenty five parts–per–million (25ppm).
    f. In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.
    g. After all mains have been pressure tested, they shall be disinfected and tested according to the requirements of the Standards for Disinfecting Water Mains, AWWA C–601 and C–651, and as required by this Section. All disinfection, as required by this Section, shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the Village Public Works Department. The contractor shall obtain two samples of water from the main for bacteriological testing. A second series of samples shall be collected no less than 24 hours after the first set of samples has been collected. The contractor and the Village will be furnished with copies of the bacteriological report for their records.

STORM SEWER

1. All storm sewer shall conform to the requirements of The Standard Specifications for Water and Sewer Main Construction in Illinois
2. Storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum Class III with O–ring joints conforming to ASTM C443.
3. Bedding shall be minimum of 6" of CA–7.
4. Minimum size shall be twelve inches (12").
5. Storm Structures
   a. Rear yard catch basins are not allowed.
   b. All storm structures shall be precast reinforced concrete only.
   c. All storm structures shall be set on a six–inch (6") CA–7 cushion.
   d. All storm structures shall have no more than two adjusting rings within a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.
   e. All lifting holes, joints between precast reinforced concrete sections, gaps between pipes and structures shall be tuckpointed with hydraulic cement.
   f. Bitumastic material shall be placed between precast reinforced concrete sections.
   g. All steps shall be fiberglass or neoprene coated.
   h. All structure connections shall be concrete sewer pipe, ASTM C14 for extra strength pipe
6. Storm sewer and all storm structures shall be clean and free of debris prior to their final acceptance. Storm Sewer shall be inspected and tested in accordance with the local jurisdictional requirements including television inspection for review by the Village Engineer.
7. All flared end sections less than 48" (effective diameter) require grates in accordance with IDOT specifications.
8. All castings shall be made in the USA with USA materials. Closed covers shall be stamped per Exhibit 2B. Open covers shall have the grates as specified in the plans.

PAVING CURBS AND SIDEWALK

1. Fine Grading
   a. Prior to the construction of the curb and gutter and the placement of the base material, the streets shall be fine graded to within 0.1 feet + of final subgrade elevation, to a point two (2) feet beyond the back of the proposed curb.
2. Curb and Gutter
   a. The curb and gutter shall be the type as detailed on the Engineering Plans.
   b. The curbs shall be backfilled after their construction and prior to the placement of the base course.
3. Pavement
   a. The pavement materials shall be as detailed on the Engineering Plans. Thickness specified shall be considered to be the minimum compacted thickness.
4. General. The Paving Contractor shall:
   a. Repair any base course and binder course failures prior to the installation of the final bituminous concrete surface course.
   b. Sweep clean the binder course prior to the installation of the final bituminous concrete surface course. Excessive cleaning of the binder course that may be required, and is not the fault of the Paving CONTRACTOR, shall be paid for on a time and material basis by prior agreement with the OWNER.
   c. Permit the bituminous concrete binder course to weather one (1) winter season prior to the installation of the bituminous concrete surface course.
   d. Street signs & Traffic signs.
5. Testing and Final Acceptance
   a. Prior to the placement of the base course, the subgrade must pass a proof roll test to be approved by the local jurisdictional authority. The Village shall be contacted at least 2 business days in advance of the proof roll. (See "Testing and Final Acceptance for Earthwork")
   b. Prior to placement of the bituminous concrete surface course, the CONTRACTOR if requested by the OWNER, shall obtain specimens of the binder course with a core drill where directed by the ENGINEER, for the purpose of thickness verification. Coring shall be in accordance with the applicable provisions of ART.406.15 of the Standard Specification entitled "Standard Specifications for Road and Bridge Construction". The cost for obtaining cores, which meet or exceed the specification, shall be borne by the OWNER.
   c. Deficiencies in the bituminous concrete binder course shall be adjusted for by increasing the plan thickness of the surface course with no additional cost to the OWNER.
   d. A nuclear density test must be conducted on asphalt pavement in accordance with IDOT standards.
   e. Final acceptance of the total pavement installation shall be subject to the testing and checking requirements cited above.
6. Method of Measurement
   a. Curb and Gutter, and base course shall be measured in the field by the CONTRACTOR. The quantities shall be submitted to the OWNER for verification.
   b. When requested by the OWNER, documentation for the installed base course, bituminous concrete binder, and surface, shall be submitted to the ENGINEER for verification. Deficiencies in total bituminous concrete pavement thickness shall be adjusted for in accordance with the requirements of the jurisdictional authority.
7. Basis of Payment
   a. Curb and Gutter will be paid for at the contract unit price per LINEAL FOOT.
   b. Prime Coat material will be paid for at the contract unit price per GALLON.
   c. Base Course will be paid for at the contract unit price per SQUARE YARD.
   d. Bituminous Concrete will be paid for at the contract unit price per SQUARE YARD.

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DMV
2	08–19–24	PER VILLAGE REVIEW	SDD
3	10–17–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CCDOTH REVIEW	DMV
5	12–12–24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

DEI

PROJECT INFORMATION
Project No.: 24–0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

PROJECT SPECIFICATIONS

L:\Projects\2024\24–0001\Engineering\DWG\Final\24–0001 FE.dwg Plot Date:12/13/2024 2:46:35 PM By:sdd@dei

GENERAL NOTES

1. Definition of Terms
   a. The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.
   b. The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
   c. The ENGINEER where specifically referred to in the Specifications shall be the OWNER'S representative.
2. All CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:
   a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the ENGINEER at once of any discrepancies.
   b. The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.
   c. The notification of the start of construction to theVillage of WESTERN SPRINGS Public Services Dept. at (708) 246–8540, utility companies, and the ENGINEER at least two (2) working days prior to said start. All existing utilities must be staked prior to construction. All construction, including equipment startup, shall be between the hours of 7:00 a.m. to 8:00 p.m. weekdays, and 8:00 a.m. to 7:00 p.m. weekends and holidays.
   d. Calling attention to the OWNER of any errors or discrepancies, which may be suspected in lines and grades, which are established by the OWNER. The CONTRACTOR shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the OWNER. Additional staking that may be required due to CONTRACTOR negligence shall be paid for by the CONTRACTOR.
   e. The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades and the keeping of public street pavements clean of construction dirt and debris.
   f. The restoration to the original condition or better of any areas that are damaged by the CONTRACTOR during construction.
   g. The testing of materials, if required by the OWNER and/or the jurisdictional agencies.
   h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and other jurisdictional agencies.
   i. Trees shall be installed a minimum of five (5) feet horizontally from sanitary sewers, sanitary services, watermains, and water services. Trees and light poles shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including but not limited to manholes, valve vaults, valve boxes and fire hydrants.
   j. The contractor shall be responsible for implementation & maintenance of all soil erosion & sedimentation control measures throughout the entire project.
   k. Contractors are required to obtain applicable permits from the Municipality.
3. The OWNER shall be responsible for the following:
   a. Scheduling the necessary preconstruction meeting(s) with the jurisdictional agencies at least two (2) working days prior to the commencement of work.
   b. Insurance certificates from all contractors, naming the Village of WESTERN SPRINGS as additional insured, prior to preconstruction meeting being set.
   c. Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper prosecution and control of the work.
   d. Applying for IEPA, IDOT, and all applicable County, Municipal and Sanitary District Permits. Other necessary permits shall be the responsibility of the CONTRACTOR.
4. The ENGINEER shall be responsible for the following:
   a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the OWNER and undertaken by the ENGINEER.
   b. The ENGINEER shall not, during such visits or as a result of such observations of the CONTRACTOR(s)' work in progress, supervise, direct or have control over the CONTRACTOR(s)' work nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR(s)', for safety precautions and programs incident to the work of the CONTRACTOR(s) or for any failure of the CONTRACTOR(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the CONTRACTOR(s) furnishing and performing their work. Accordingly, the ENGINEER can neither guarantee the performance of the construction contracts by the CONTRACTOR(s) nor assume responsibility for the CONTRACTOR(s)' failure to furnish and perform their work in accordance with the Contract Documents.
5. Except where modified by the contract documents, all work proposed herein shall be in accordance with the following specifications, which are hereby made a part hereof:
   a. "Standard Specifications for Road and Bridge Construction", and "Supplemental Specifications and Recurring Special Provisions", latest edition, prepared by the Illinois Department of Transportation (IDOT Standard Specifications).
   b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, as adopted by the Illinois Society of Professional Engineers, etal.
   c. Illinois Urban Manual, latest edition.
   d. Village of WESTERN SPRINGS Codes and Ordinances, current edition when these plans were approved.
   e. American With Disabilities Act, Standards for Accessible Design, latest ed.
6. In the event of a conflict between statements, which apply to the construction work, the OWNER should contact the Public Works Director for direction.

MWRD SPECIFICATIONS

A. Referenced Specifications

1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the plans;
   a. Sstandard Sspecifications for Road and Bridge Construction (latest edition), by the Illinois Department of Transportation (IDOTt SS) for all improvements except sanitary sewer and water main construction;
   b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition (SSWS) for sanitary sewer and water main construction;
   c. Village of WESTERN SPRINGS municipal code (latest edition);
   d. The Metropolitan Water Reclamation District of Greater Chicago (NWRD) Watershed Management Ordinance and Technical Guidance Manual (latest edition);
   e. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications

1. The MWRD local sewer systems section field office must be notified at least two (2) working days prior to the commencement of any work (call 708–588–4055).
2. The Village of WESTERN SPRINGS Engineering Department and Public Works must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each work phase.
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. call J.U.L.I.E. at 1–800–892–0123.

C. General Notes

1. All elevations shown on plans reference the north american vertical datum of 1988 (NAVD88). Conversion factor is XXXX ft.
2. MWRD, the Municipality and the Owner or Owner's Representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The Contractor(s) shall indemnify the Owner, Engineer, Municipality, MWRD, and their Agents,from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by mwrd and the municipality unless changes are approved by MWRD, the Municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location of various underground utilities which are shown on the plans are for information only and represent the best knowledge of the Engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the Contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the Municipality, MWRD, and Owner.
8. The Underground Contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the Contractor and submitted to the Engineer as soon as underground improvements are completed. Final payments to the Contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B–Boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer

1. The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water–tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. the plug shall remain in place until removal is authorized by the Municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the Municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C–700	ASTM C–425
Reinforced Concrete Sewer Pipe	ASTM C–76	ASTM C–443
Cast Iron Soil Pipe	ASTM A–74	ASTM C–564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6–inch to 15–inch Diameter SDR 26 18–inch to 27–inch Diameter F/DY=46	ASTM D–3034 ASTM F–679	ASTM D–3212 ASTM D–3212
High Density Polyethylene (HDPE)	ASTM D–3350 ASTM D–3035	ASTM D–3261, F–2620 (heat fusion) ASTM D–3212, F–477 (gasketed)
Water Main Quality PVC 4–inch to 36–inch 4–inch to 12–inch 14–inch to 48–inch	ASTM D–2241 AWWA C900 AWWA C905	ASTM D–3139 ASTM D–3139 ASTM D–3139

The following materials are allowed on a qualified basis subject to District review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material below is used for sewer construction or a connection is made.

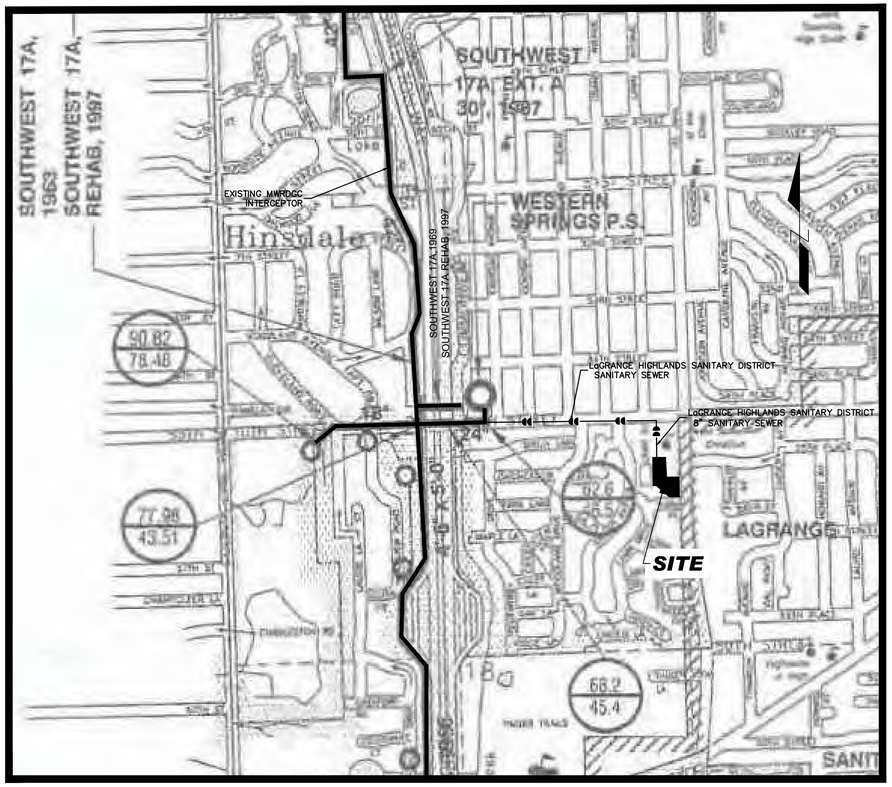
Pipe Material	Pipe Specification	Joint Specification
Polypropylene (PP) Pipe		
12–inch to 24–inch Double Wall	ASTM F–2736	ASTM D–3212,F–477
30–inch to 60–inch Triple Wall	ASTEM F–2764	ASTM D–3212, F–477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone ¼" to 1" in size, with minimum bedding thickness equal to ¼ the outside diameter of the sewer pipe, but not less than four (4) inches or more than eight (8) inches. Material shall be CA–7, CA–11 or CA–13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non–shear flexible–type couplings shall be used in the connection of sewer pipes of dissimilar pipe materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "sanitary" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    a. A circular saw–cut of sewer main by proper tools ("shewer–Tap" machine or similar) and proper installation of hubwye saddle or hub–tee saddle.
    b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "band seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with a granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre–cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C–923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non–shrink concrete or mortar plug.
17. Except for foundation/footing drains provided to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited, and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

MWRD SPECIFICATIONS CONT'D

E. Erosion and Sediment Control

1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois urban manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co–permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the illinois urban manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right–of–way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed in addition to concrete washout facilities for any brick and mortar building envelope construction activities.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double–row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. the site inspector must be present at the commencement of dewatering activities.
19. The contrctor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, watermains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. sediment laden waters shall not be discharge to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year–round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. additional measures may be required, as directed by the Engineer, Site Inspector, or MWRD.



SANITARY ROUTING EXHIBIT



STORM ROUTING EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DMV
2	10–17–24	PER MWRD REVIEW	SDD
3	10–17–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CDDOTH REVIEW	DMV
5	12–12–24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

PROJECT SPECIFICATIONS & GENERAL NOTES

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

DEI

PROJECT INFORMATION
Project No.: 24–0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

3
OF
20

L:\Projects\2024\24-0001\Engineering\GMD\Final\24-0001 TE.dwg Plot Date:12/13/2024 2:46:36 PM By:ascarini

EXISTING CONDITIONS & REMOVAL PLAN

REMOVE EXISTING CONCRETE & ASPHALT PAVEMENT TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).
OBTAIN APPROVAL FROM ADJACENT H.O.A. PRIOR TO CONSTRUCTION TWO DAYS ADVANCED NOTICE IS REQUIRED FOR ALL WORK ON PRIVATE PROPERTY.

REMOVE EXISTING PAVEMENT & CURB AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING RETAINING WALL TO BE REMOVED TO LIMITS SHOWN.

CONTRACTOR SHALL COORDINATE WITH COMED TO BRACE POWER POLES ADJACENT TO RETAINING WALL DURING REMOVAL AND CONSTRUCTION OF NEW WALL.

REMOVE EXISTING TREE (TYPICAL).

REMOVE EXISTING STORM SEWER & STRUCTURES TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

EXISTING BUILDING & ADJACENT WALKS, WALLS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING STONE RIP-RAP SWALE TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

PROVIDE 6' HIGH POST-DRIVEN CHAIN LINK CONSTRUCTION FENCE WITH METAL POSTS SPACED NO FURTHER THAN 10' APART AROUND SITE PERIMETER WITH LOCKABLE GATES AT CONSTRUCTION ENTRANCE (TYPICAL)

EXISTING BUILDING & ADJACENT WALKS, STAIRS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

REMOVE EXISTING WATER SERVICE ON-SITE ONLY

REMOVE EXISTING WATER SERVICE & B-BOX (TYP.) IN RIGHT-OF-WAY. DISCONNECTION SHALL BE MADE AT THE MAIN IN ACCORDANCE WITH VILLAGE SPECIFICATIONS.

REMOVE EXISTING PAVEMENT & CURB AND GUTTER AS NECESSARY AT LOCATION OF EXISTING DRIVEWAY TO BE CLOSED/REMOVED IN ACCORDANCE WITH VILLAGE SPECIFICATIONS.

REMOVE EXISTING WATER SERVICE & B-BOX (TYP.) IN RIGHT-OF-WAY. DISCONNECTION SHALL BE MADE AT THE MAIN IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING BUILDING & ADJACENT WALKS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

REMOVE EXISTING TREE (TYPICAL).

REMOVE EXISTING PAVEMENT & CURB TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING STONE RIP-RAP SWALE TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

REMOVE EXISTING STORM SEWER & STRUCTURES & BACKFILL TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

EXISTING DRIVEWAY APRON AND SIDEWALK SHALL REMAIN IN PLACE DURING SITE CONSTRUCTION.

REMOVE 2' HMA FULL DEPTH PAVEMENT ADJACENT TO CURB & GUTTER REMOVAL. REMOVAL AND REPLACEMENT SHALL EXTEND 2 FEET BEYOND EXISTING TRANSITION ON BOTH ENDS OF DRIVEWAY. REMOVAL SHALL BE IN ACCORDANCE WITH CCDOTH PERMIT REQUIREMENTS.

EXISTING FENCE TO BE REMOVED AS NECESSARY TO MAKE PROPOSED IMPROVEMENTS (TYP.).

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

NOTES:

1. HERITAGE SPRINGS HOA SHALL BE NOTIFIED AT LEAST 2 DAYS IN ADVANCE FOR ALL WORK TO BE COMPLETED ON PRIVATE PROPERTY.

HERITAGE SPRINGS HOA
RON LEJCAR
rpmekcar@gmail.com
(630) 841-5560

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	10-17-24	PER MSES PLAN REVIEW	SDD
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IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDS

4
OF
20

EXISTING CONDITIONS AND REMOVAL PLAN

EROSION CONTROL & SEDIMENTATION NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. THE APPLICANT AND/OR CONTRACTOR IS RESPONSIBLE FOR INSURING THE OBTAINED PERMIT WITH THE COMPLETED SWPPP IS POSTED ON SITE IN A PROMINENT LOCATION BEFORE COMMENCEMENT OF ANY WORK ON SITE AND SHALL CONTACT THE VILLAGE AT LEAST 2 WORKING DAYS BEFORE THE START OF CONSTRUCTION, INSTALLATION OF SEDIMENT AND EROSION MEASURES AND COMPLETION OF FINAL LANDSCAPING.
3. THE VILLAGE SHALL BE PROVIDED WITH A COPY OF THE IEPA LETTER OF NOTIFICATION OF COVERAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE DEVELOPER IS RESPONSIBLE FOR HAVING THE SWPPP AND A STAMPED AND SIGNED COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES AND BE PRESENTED WHEN REQUESTED BY ANY AUTHORIZED AGENCY.
5. THE DEVELOPER SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN (7) DAYS AND AFTER 0.5" OR MORE RAINFALL. IMMEDIATE REPAIR SHALL BE MADE OF ANY DAMAGED EROSION CONTROL ELEMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE ONLY AT PROPOSED STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
7. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
8. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
9. SILT FENCE, SILT BASINS, AND STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED AS DETAILED ON THE FINAL ENGINEERING PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLAN UNTIL THE DISTURBED AREA IS STABILIZED. IN ADDITION, SILT FENCE SHALL BE PROVIDED FOR AREAS DRAINING 200' AND GREATER IN ACCORDANCE WITH NRCS CODE 920.
10. SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:
    A. CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING.
    B. CONTROL SITE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
    C. MAINTAIN INLET PROTECTION, CONSTRUCTION TRAFFIC SURFACES, CLEANING OF STORM STRUCTURES AND THE LIKE ON A REGULAR BASIS AFTER EACH HEAVY RAIN OR AS OTHERWISE REQUIRED.
11. THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

DEMOLITION	WINTER	2025
MASS EARTHWORK	SPRING	2025
TEMPORARY BASIN STABILIZATION	SPRING	2025
UNDERGROUND IMPROVEMENTS	SPRING/SUMMER	2025
ROADWAY (CURB & PAVEMENT)	SUMMER	2025
BUILDING CONSTRUCTION	SUMMER	2025
FINAL GRADING	SUMMER	2025
BASIN STABILIZATION	SUMMER	2025
FINAL LANDSCAPING	SUMMER	2026

    THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
12. DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOD. RESTORATION SHALL OCCUR IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, WEATHER PERMITTING. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL & SEED.
13. STRAW BALES ARE NOT PERMITTED IN AREAS OF CONCENTRATED FLOW. ROCK CHECK DAMS SHALL BE USED IN THESE AREAS. TECHNIQUES THAT DIVERT UPLAND RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.
14. THE PROTECTION OF THE OPEN LID DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAILS. ALL OPEN LID DRAINAGE STRUCTURES LOCATED IN YARD AREAS AND THE SEDIMENTATION BASIN MUST BE PROTECTED PER INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN LID DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BASKETS INSTALLED UNDER THE LIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
15. EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 5H:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. S175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.
16. SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
17. DURING DEWATER OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
18. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA AND COPIED TO THE VILLAGE IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
19. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH THE NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHED RATE OF VEGETATION. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

EROSION CONTROL LEGEND

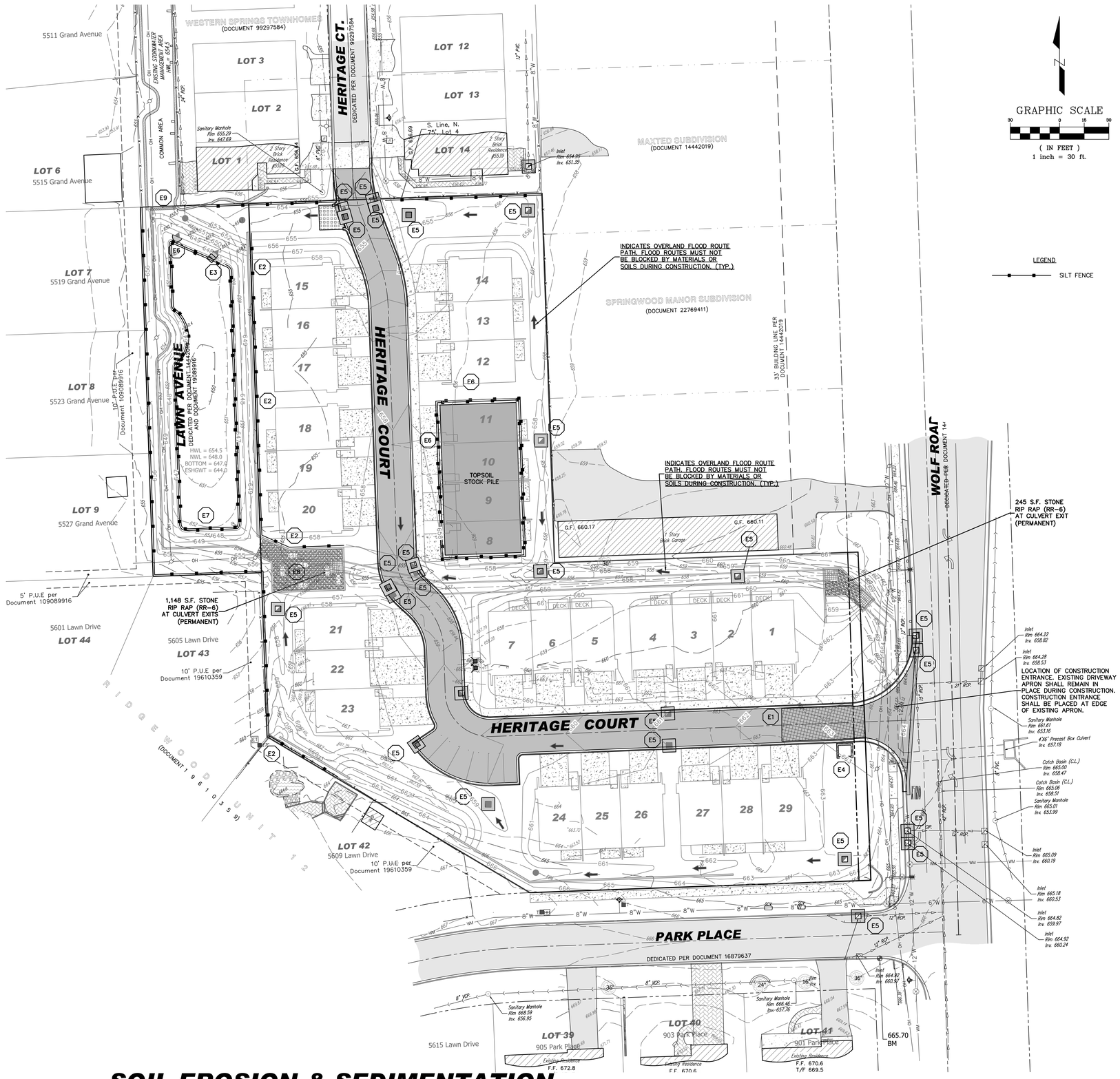
- E1 — CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
- E2 — SILT FENCE PER NRCS SPECIFICATIONS
- E3 — CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-610
- E4 — CONCRETE WASHOUT AREA
- E5 — INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS
- E6 — CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF
- E7 — DOUBLE ROW OF SILT FENCE PER NRCS SPECIFICATIONS
- E8 — SEDIMENT FOREBAY (SEE MWRD DETAIL SHEET XX)
- E9 — ROLLED EROSION CONTROL

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*		→			
DORMANT SEEDING	B	→								B	→	
TEMPORARY SEEDING			C			*	D*		→			
SODDING			E**						→			
MULCHING	F	→										

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC
D. WHEAT OR CEREAL RYE 150 LBS/AC
E. SOD
F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL PROTECTION CHART



SOIL EROSION & SEDIMENTATION CONTROL PLAN

REVIEW SET
NOT FOR CONSTRUCTION

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DEI

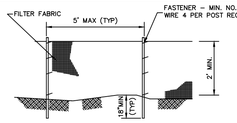
PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

5 OF 20

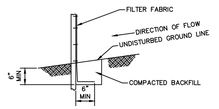
SOIL EROSION SEDIMENTATION & CONTROL PLAN

L:\Projects\2024\24-0001\Engineering\DWG\Final\24-0001 FE.dwg Plot Date=12/13/2024 2:46:46 PM By dsc\dei

SILT FENCE PLAN



ELEVATION

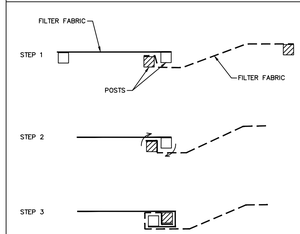


FABRIC ANCHOR DETAIL

NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 509 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE WITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.

REFERENCE		STANDARD DWG. NO.
Project		IL-620
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked _____ Date _____		DATE 11-30-01
Approved _____ Date _____		

SILT FENCE

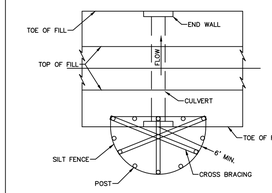


ATTACHING TWO SILT FENCES

NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

REFERENCE		STANDARD DWG. NO.
Project		IL-620(W)
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked _____ Date _____		DATE 1-29-99
Approved _____ Date _____		

CULVERT INLET PROTECTION - SILT FENCE

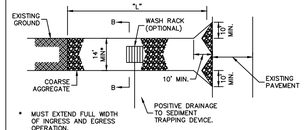


PLAN VIEW

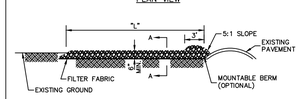
NOTES:
1. THE SILT FENCE SHALL MEET THE REQUIREMENTS AS SHOWN ON STANDARD DRAWING IL-620 SILT FENCE EXCEPT THE MINIMUM POST SPACING SHALL BE 3 FEET AND THE TOPS OF POSTS SHALL BE CROSS BRACED.
2. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE SLT FENCE.
3. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 1 ACRE.

REFERENCE		STANDARD DWG. NO.
Project		IL-508SF
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked _____ Date _____		DATE 1-29-99
Approved _____ Date _____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

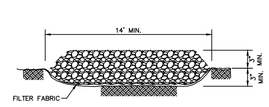


SIDE ELEVATION

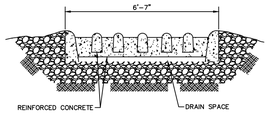
NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I,II OR IV AND SHALL BE PLACED OVER CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION, CA–1, CA–2, CA–3, OR CA–4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked _____ Date _____		DATE 8-15-94
Approved _____ Date _____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A–A



SECTION B–B

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked _____ Date _____		DATE 8-15-94
Approved _____ Date _____		

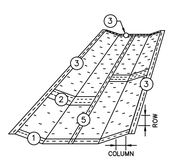
PIPE OUTLET SEDIMENT TRAP - ST I

NOT TO SCALE

6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TRAP.
7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
8. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
10. ABOVE THE WET STORAGE ELEVATION, THE RISER SHALL BE PERFORATED WITH 1/2" WIDE BY 6" LONG SLITS OR 1" DIAMETER HOLES SPACED 6" VERTICALLY AND HORIZONTALLY. NO PERFORATIONS WILL BE ALLOWED WITHIN 6" OF THE HORIZONTAL BARREL.
11. THE RISER SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH (WIRE) THEN WRAPPED WITH GEOTEXTILE CLASS E. THE FILTER CLOTH SHALL EXTEND 6" ABOVE THE HIGHEST SLIT AND 6" BELOW THE LOWEST SLIT. WHERE ENDS OF FILTER CLOTH COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND FASTENED TO PREVENT BYPASS. FILTER CLOTH SHALL BE REPLACED AS NECESSARY TO PREVENT CLOGGING.
12. STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
13. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN 4" LAYERS. A MINIMUM OF 2' OF HAND–COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. CONCRETE BASES SHALL BE AT LEAST TWICE THE RISER DIAMETER AND 12" DEEP WITH THE RISER EMBEDDED 9". STEEL PLATE BASES SHALL BE AT LEAST TWICE THE RISER DIAMETER, 1/4" MINIMUM THICKNESS AND ATTACHED TO THE BOTTOM OF THE RISER BY A CONTINUOUS WELD TO FORM A WATERTIGHT CONNECTION. THEN PLACE 2' OF STONE, GRAVEL OR TAMPED EARTH ON THE PLATE.
15. ANTI SEEP COLLARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS (REF. TABLE 16 AND DETAILS 13 AND 14).
16. CONCENTRIC TRASH RACK AND ANTI–VORTEX DEVICE DESIGN DETAILS ARE ON DETAIL 16.
17. REFER TO SECTION D FOR DEWATERING REQUIREMENTS OF SEDIMENT TRAPS.
18. OUTLET – AN OUTLET SHALL BE PROVIDED, WHICH INCLUDES A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL.
19. WHERE DISCHARGE OCCURS AT THE PROPERTY LINE, LOCAL ORDINANCES AND DRAINAGE EASEMENT REQUIREMENTS SHALL BE MET.

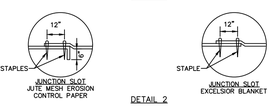
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D–15–8	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

EROSION BLANKET PLAN





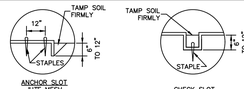
DETAIL 1



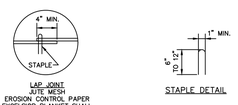
DETAIL 2

REFERENCE		STANDARD DWG. NO.
Project		IL-530
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked _____ Date _____		DATE 5-24-94
Approved _____ Date _____		

EROSION BLANKET PLAN



DETAIL 3 DETAIL 4

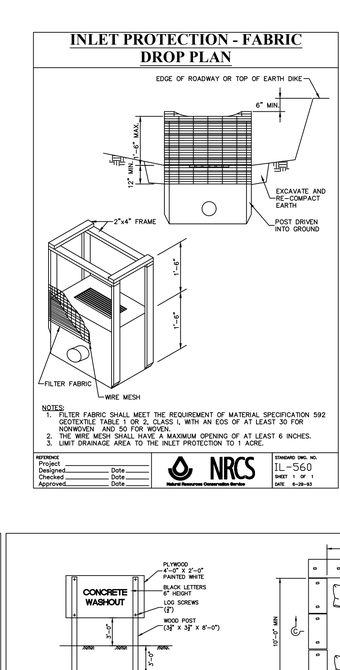


DETAIL 5

NOTES:
1. ON EROSION CONTROL PAPER, CHECK SLOTS, IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6% ON SLOPES OF 6% OR MORE, THEY SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'x 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'x 150 ROLL OF MATERIAL.
3. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
4. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

REFERENCE		STANDARD DWG. NO.
Project		IL-530
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked _____ Date _____		DATE 5-24-94
Approved _____ Date _____		

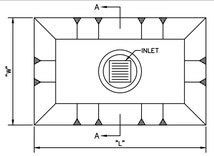
INLET PROTECTION - FABRIC DROP PLAN



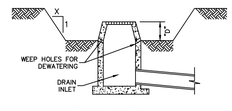
NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENT OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. THE WIRE MESH SHALL HAVE A MAXIMUM OPENING OF AT LEAST 6 INCHES.
3. LIMIT DRAINAGE AREA TO THE INLET PROTECTION TO 1 ACRE.

REFERENCE		STANDARD DWG. NO.
Project		IL-560
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked _____ Date _____		DATE 6-29-93
Approved _____ Date _____		

INLET PROTECTION - EXCAVATED DRAIN PLAN



PLAN VIEW



TYPICAL SECTION A–A

NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO $\frac{1}{2}$ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED ON A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTION DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
3. ALL CUT SLOPES SHALL BE 2:1 OR FLATTER.

REFERENCE		STANDARD DWG. NO.
Project		IL-555
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked _____ Date _____		DATE 3-11-93
Approved _____ Date _____		

TABLE 1

ROCK RIPRAP SIZES AND THICKNESS

IDOT Gradation Number	d50 (in.)	dmax (in.)	Minimum Blanket Thickness (in.)
RR-3 1/	5	10	15
RR-4	9	14	20
RR-5	12	19	28
RR-6	15	22	32
RR-7	18	27	32

1/ Concrete block may be used to replace RR-3.

TABLE 2

MINIMUM IDOT ROCK SIZES AND APRON LENGTH FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS

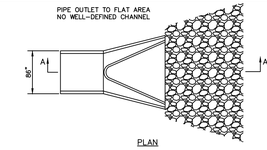
Culvert Dia. (in.)	Minimum Tailwater				Maximum Tailwater			
	5 fps 1/		10 fps 1/		5 fps 1/		10 fps 1/	
	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)	Rock Gradation	La (ft.)
12	No. 3	10	No. 3	12	No. 3	12	No. 3	15
18	No. 3	14	No. 4	16	No. 3	12	No. 3	16
24	No. 3	16	No. 4	20	No. 3	14	No. 4	17
30	No. 3	18	No. 4	22	No. 3	16	No. 4	20
36	No. 4	20	No. 5	24	No. 3	16	No. 4	22
48	No. 4	24	No. 6	28	No. 4	20	No. 4	24
60	No. 5	32	No. 6	36	No. 4	22	No. 5	26
72	No. 6	40	No. 6	44	No. 5	24	No. 5	29
96	No. 7	50	No. 7	54	No. 5	26	No. 5	32

1/ Maximum conduit velocity fps.

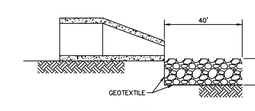
Rock Gradation source: Illinois Department of Transportation, 1997.

910 - 5

4'X6' " PIPE OUTLET TO FLAT AREA



PLAN



SECTION A–A

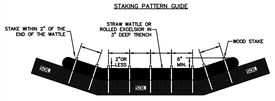
NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II OR III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION: RR RR–6 , QUALITY A.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

REFERENCE		STANDARD DWG. NO.
Project		IL-610
Designed _____ Date _____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked _____ Date _____		DATE 9-15-93
Approved _____ Date _____		

ROLLED EROSION CONTROL PRODUCTS

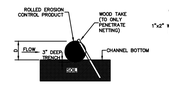
NOT TO SCALE

STAKING PATTERN GUIDE



NOTES:
1. OVERLAP MINIMUM IS THE DIAMETER OF THE ROLL.
2. 4' SPACING FOR MATTLES.
3. 3' SPACING FOR ROLLED EXCELSIOR.
4. OR SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

STAKE DETAIL



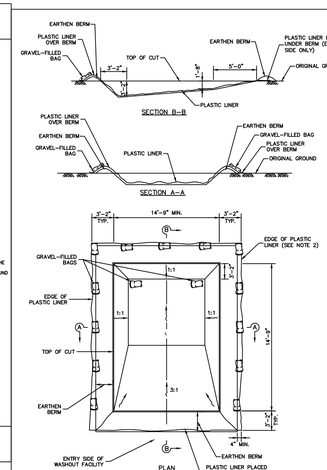
COMPOST FILTER SOCK DETAIL



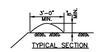
WHEN COMPOST FILTER SOCK DITCH CHECK IS USED, PLACE A COMPOST BERM UPSTREAM OF THE FILTER SOCK (SEE IUM 805). A TRENCH IS NOT REQUIRED.

NOTES:
1. DRAWINGS ARE NOT TO SCALE.
2. ENDS OF MATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW MATTLE MORE THAN 2".
5. SPACING THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WHEN VIEWED FROM THE DOWNSTREAM.
6. WHEN COMPOST FILTER SOCK DITCH CHECK IS USED, PLACE A COMPOST BERM UPSTREAM OF THE FILTER SOCK (SEE IUM 805). A TRENCH IS NOT REQUIRED.

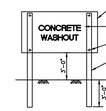
REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed _____ Date _____		SHEET 1 OF 1
Checked _____ Date _____		DATE 8-19-11
Approved _____ Date _____		



TEMPORARY CONCRETE WASHOUT FACILITY
(BELOW GRADE)

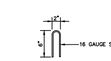


EARTHEN BERM
NOT TO SCALE



NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30'–100' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL–FILLED BAGS FOR BELOW GRADE CONCRETE WASH FACILITY

CONCRETE WASHOUT SIGN DETAIL
NOT TO SCALE



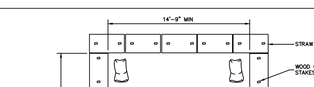
STAPLE DETAIL
NOT TO SCALE

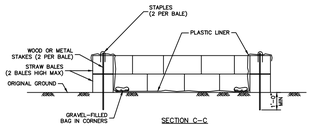
NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30'–100' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL–FILLED BAGS FOR BELOW GRADE CONCRETE WASH FACILITY

CONCRETE WASHOUT SIGN DETAIL
NOT TO SCALE

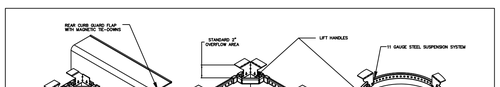


STAPLE DETAIL
NOT TO SCALE



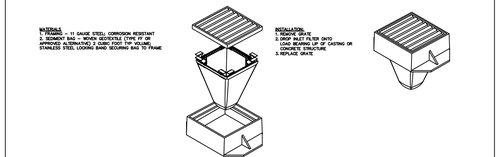


TEMPORARY CONCRETE WASHOUT FACILITY
(ON GRADE)



MATERIALS
1. FRAMING – 11 GAUGE STEEL) CORROSION RESISTANT
2. SEDIMENT BAG – WOVEN GEOTEXTILE (TYPE FF OR EQUIVALENT) WITH FLAP AND STRAPS TO SECURE TO STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.

INSTALLATION:
1. REMOVE GRATE
2. DROP INLET FILTER ONTO SUSPENSION SYSTEM OF EXISTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FILTER BASKET DETAIL
NOT TO SCALE

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DMV
2	09–17–24	PER WILL COUNTY REVIEW	SDD
3	10–17–24	PER CCDOTH REVIEW	DMV
4	11–04–24	PER CCDOTH REVIEW	DMV
5	12–12–24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

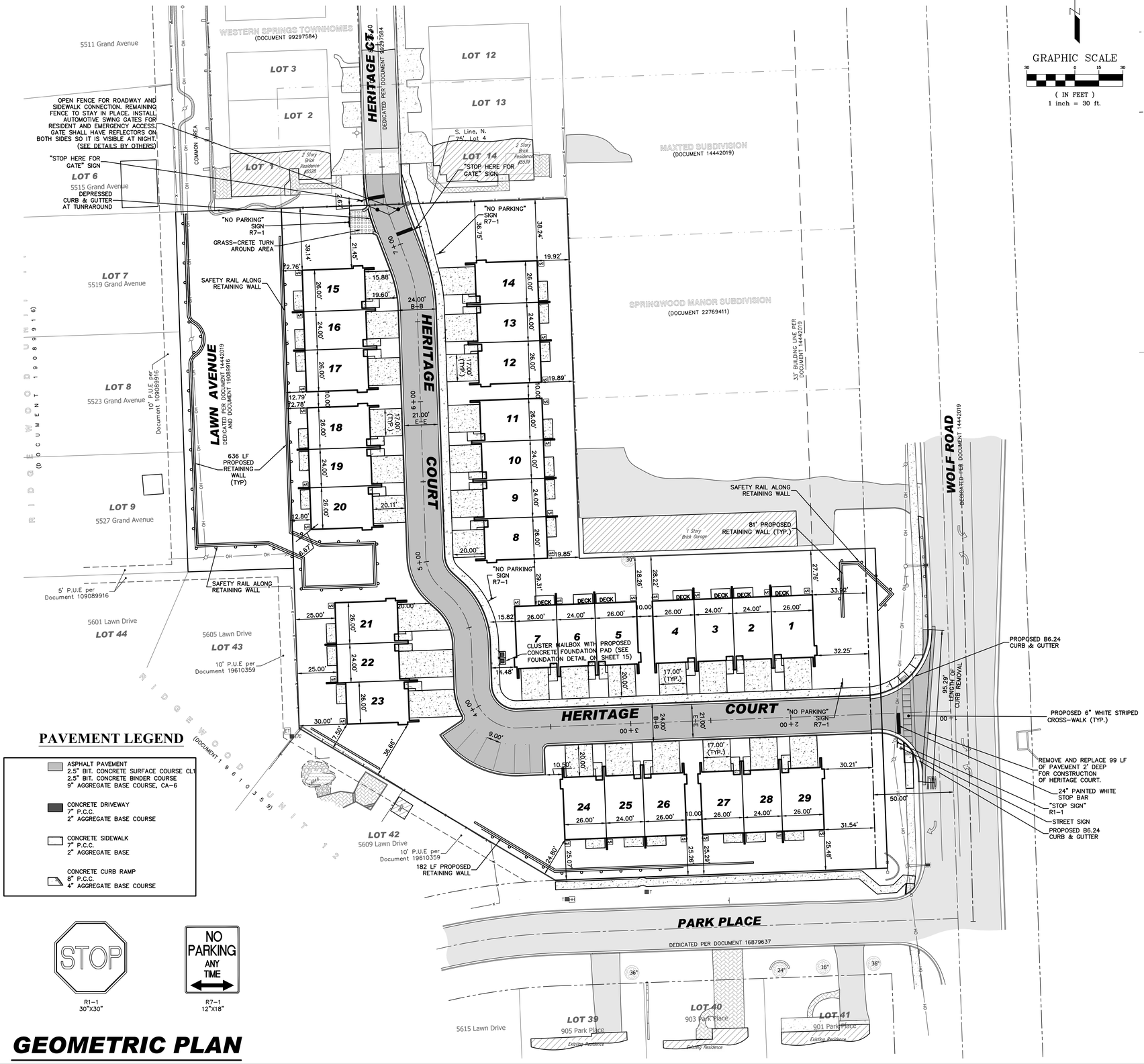
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PROJECT INFORMATION
Project No.: 24–0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

6
OF
20

SOIL EROSION SEDIMENTATION & CONTROL DETAILS

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PAVEMENT LEGEND

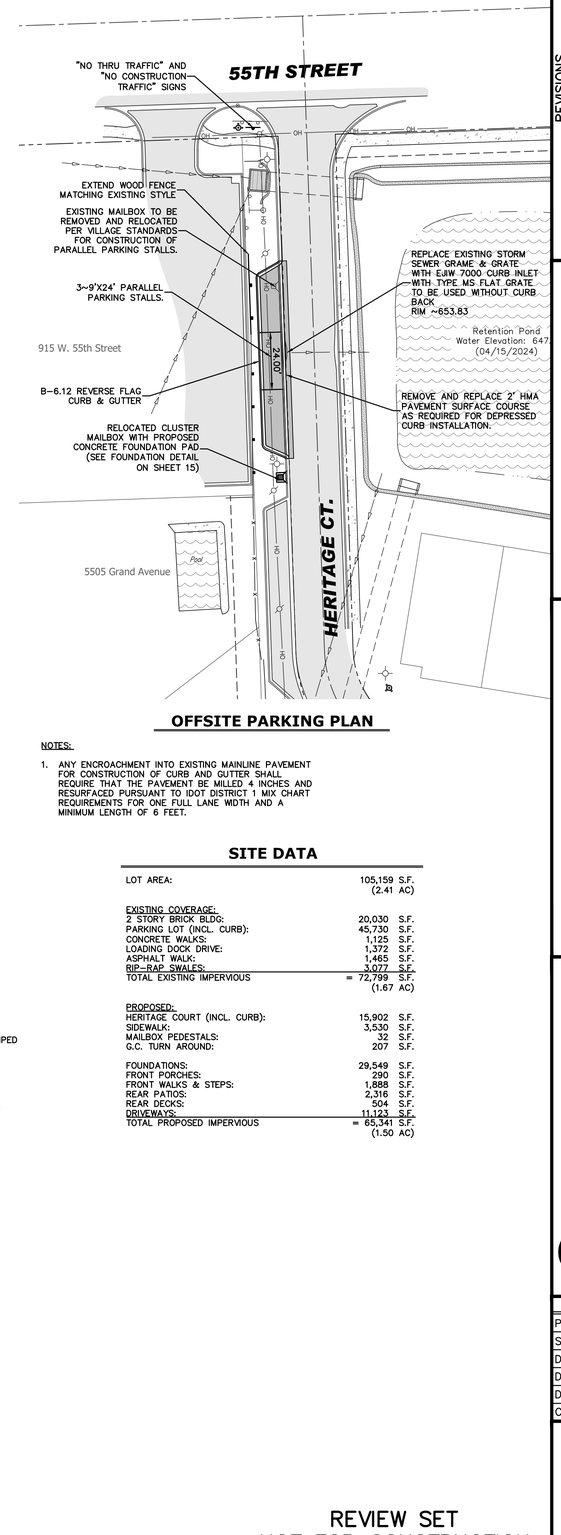
- ASPHALT PAVEMENT
  2.5" BIT. CONCRETE SURFACE COURSE CL1
  2.5" BIT. CONCRETE BINDER COURSE
  9" AGGREGATE BASE COURSE, CA-6
- CONCRETE DRIVEWAY
  7" P.C.C.
  2" AGGREGATE BASE COURSE
- CONCRETE SIDEWALK
  7" P.C.C.
  2" AGGREGATE BASE
- CONCRETE CURB RAMP
  8" P.C.C.
  4" AGGREGATE BASE COURSE

R1-1
30"X30"

R7-1
12"X18"

GEOMETRIC PLAN

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



OFFSITE PARKING PLAN

NOTES:

1. ANY ENCROACHMENT INTO EXISTING MAINLINE PAVEMENT FOR CONSTRUCTION OF CURB AND GUTTER SHALL REQUIRE THAT THE PAVEMENT BE MILLED 4 INCHES AND RESURFACED PURSUANT TO IDOT DISTRICT 1 MIX CHART REQUIREMENTS FOR ONE FULL LANE WIDTH AND A MINIMUM LENGTH OF 6 FEET.

SITE DATA

LOT AREA:	105,159	S.F. (2.41 AC)
EXISTING COVERAGE:		
2 STORY BRICK BLDG:	20,030	S.F.
PARKING LOT (INCL. CURB):	45,730	S.F.
CONCRETE WALKS:	1,125	S.F.
LOADING DOCK DRIVE:	1,372	S.F.
ASPHALT WALK:	1,465	S.F.
RIP-RAP SWALES:	3,077	S.F.
TOTAL EXISTING IMPERVIOUS	= 72,799	S.F. (1.67 AC)
PROPOSED:		
HERITAGE COURT (INCL. CURB):	15,902	S.F.
SIDEWALK:	3,530	S.F.
MAILBOX PEDESTALS:	32	S.F.
G.C. TURN AROUND:	207	S.F.
FOUNDATIONS:	29,549	S.F.
FRONT PORCHES:	290	S.F.
FRONT WALKS & STEPS:	1,888	S.F.
REAR PATIOS:	2,316	S.F.
REAR DECKS:	504	S.F.
DRIVEWAYS:	11,123	S.F.
TOTAL PROPOSED IMPERVIOUS	= 65,341	S.F. (1.50 AC)

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McNAUGHTON DEVELOPMENT
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FINAL ENGINEERING PLANS
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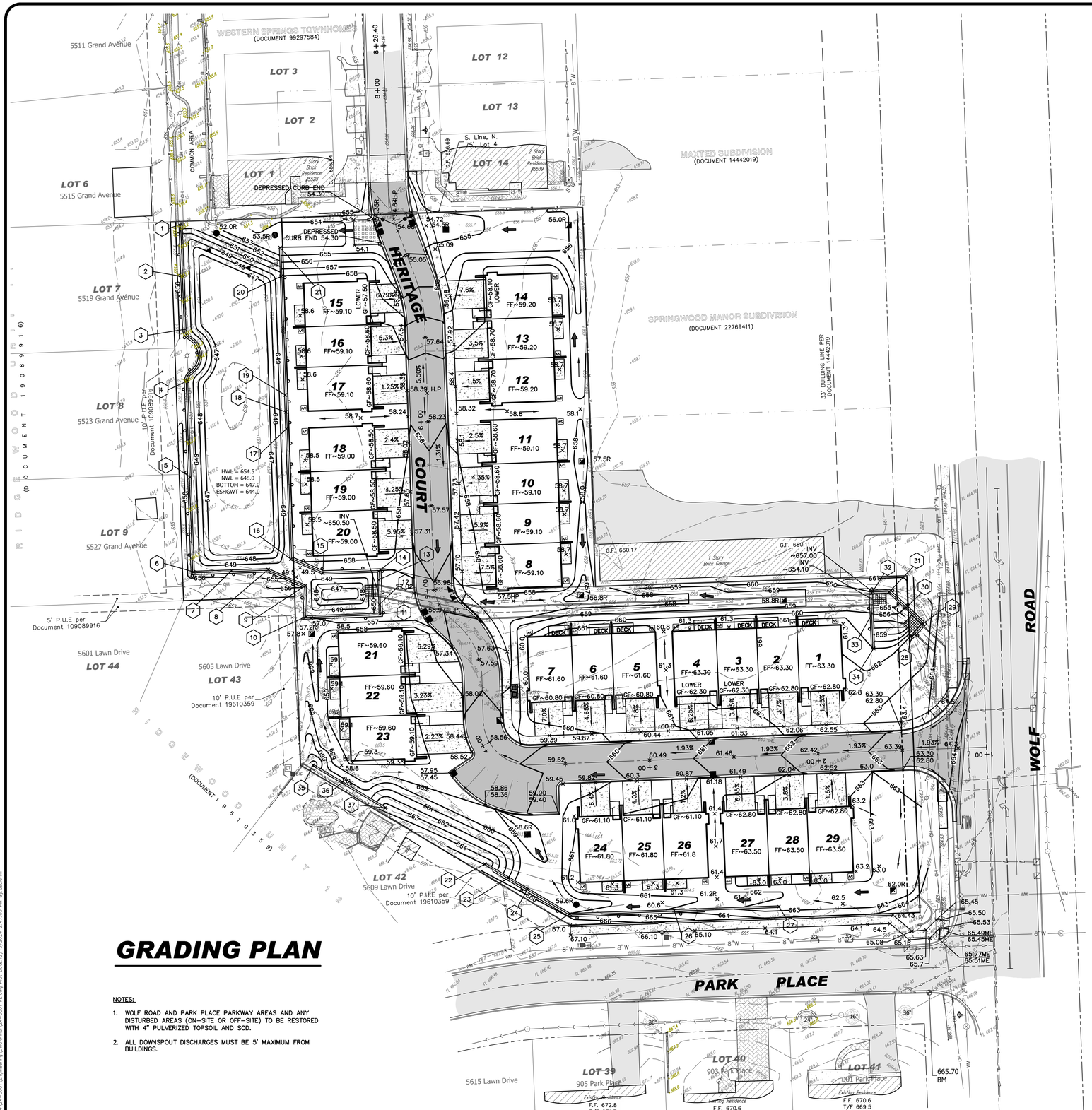
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7
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20

GEOMETRIC PLAN

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WESTERN SPRINGS TOWNHOMES
(DOCUMENT 99297584)
5511 Grand Avenue
LOT 3
LOT 2
LOT 1
LOT 12
LOT 13
LOT 14
MAYTER SUBDIVISION
(DOCUMENT 14442019)
SPRINGWOOD MANOR SUBDIVISION
(DOCUMENT 22769411)
LOT 6
5515 Grand Avenue
LOT 7
5519 Grand Avenue
LOT 8
5523 Grand Avenue
LOT 9
5527 Grand Avenue
LOT 44
5601 Lawn Drive
LOT 43
5605 Lawn Drive
LOT 42
5609 Lawn Drive
LOT 39
905 Park Place
LOT 40
903 Park Place
LOT 41
901 Park Place
5615 Lawn Drive
HERITAGE COURT
WOLF ROAD
PARK PLACE
COMMON ARC
10" P.U.E. per Document 109089916
5' P.U.E. per Document 109089916
10' P.U.E per Document 19610359
(DOCUMENT 19089916)
(DOCUMENT 19610359)
33' BUILDING LINE PER DOCUMENT 14442019
HWL = 654.5
NWL = 648.0
BOTTOM = 647.0
ESHGWT = 644.0
1 Story Brick Residence #5528
1 Story Brick Residence #5519
1 Story Brick Garage
Existing Residence
F.F. 672.8
F.F. 670.6
F.F. 670.6
T/F 669.5
665.70 BM
DEPRESSED CURB END 54.30
S. Line, N. 75' Lot 4
8" W
8" S
8" E
8" N
8" W
8" W
8" W

UTILITY PLAN

NOTES:

1. ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
2. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.

= TRENCH BACKFILL

SANITARY STRUCTURES (XX)

1. EX. 48" M.H., C.L.
   EX. RIM 655.29
   EX. INV 647.69
   PR. INV 647.69
2. 48" M.H., C.L.
   RIM 656.00
   INV 647.90
3. 48" M.H., C.L.
   RIM 657.00
   INV 648.71
4. 48" M.H., C.L.
   RIM 656.90
   INV 649.17
5. 48" M.H., C.L.
   RIM 663.10
   INV 650.01

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

WATER VALVE VAULTS (XX)

1. 8" VALVE IN 60" VAULT
   RIM 657.00
2. 8" VALVE IN 60" VAULT
   RIM 658.00
3. 8" PRESSURE CONNECTION IN 60" VAULT
   RIM 665.00

FIRE HYDRANTS (XX)

1. FIRE HYDRANT ASSEMBLY
   GRADE RING 662.90
2. FIRE HYDRANT ASSEMBLY
   GRADE RING 660.00
3. FIRE HYDRANT ASSEMBLY
   GRADE RING 658.20
4. FIRE HYDRANT ASSEMBLY
   GRADE RING 656.50

STORM SEWER STRUCTURES (XX)

- A1 12" FES W/ GRATE
  INV 648.00
- A2 48" DIA. MH., C.L.
  RIM 653.50
  INV 650.30 (E, 12")
  INV 649.00 (SW, 12")
- A3 48" DIA. CATCHBASIN, O.L.
  RIM 654.37 (FL)
  INV 651.09 (W&E, 12")
  INV 651.30 (N, 12")
- A3d 24" DIA. INLET
  RIM 654.35 (FL)
  INV 651.35 (N, 12")
- A4 48" DIA. MH., O.L.
  RIM 654.37 (FL)
  INV 651.29 (N,W&E 12")
- A4d 24" DIA. INLET
  RIM 654.35 (FL)
  INV 651.35 (S 12")
- A5 48" DIA. MH., O.L.
  RIM 654.50
  INV 651.50 (E&W, 12")
- A6 24" DIA. INLET
  RIM 656.00
  INV 653.00 (W 12")
- C1 CONNECT TO 4'X6' BOX CULVERT
  INV 653.65 (N, 12")
- C2 24" DIA. INLET
  RIM 656.80
  INV 653.70 (S, 12")
- C3 24" DIA. INLET
  RIM 657.50
  INV 654.50 (S, 12")
- D1 CONNECT TO 4'X6' BOX CULVERT
  INV ~653.05 (S, 15")
- D2 48" DIA. CATCHBASIN
  RIM 656.68 (FL)
  INV 653.13 (SW, 15")
- D3 60" DIA. M.H., O.L.
  RIM 656.68 (FL)
  INV 653.20 (NW&SE, 15")
- D4 72" DIA. M.H., O.L.
  RIM 659.60
  INV 654.20 (NW, 15")
  INV 654.45 (NE,E&SE, 12")
- D5 48" DIA. M.H., C.L.
  RIM 659.60
  INV 655.60 (NW&SE, 12")
- D6 48" DIA. M.H., C.L.
  RIM 659.60
  INV 656.60 (NW&E, 12")
- D7 24" DIA. INLET
  RIM 662.00
  INV 659.00 (W, 12")
- D8 48" DIA. M.H., O.L.
  RIM 660.93 (FL)
  INV 657.73 (N&W, 12")
- D9 24" DIA. INLET
  RIM 660.93 (FL)
  INV 657.93 (S, 12")
- D10 24" DIA. INLET
  RIM 658.02 (FL)
  INV 655.02 (S, 12")
- E1 24" PVC RISER
  RIM 658.80
- F1 CONNECT TO 4'X6' BOX CULVERT
  INV 653.10 (N, 12")
- F2 24" DIA. INLET
  RIM 656.99 (FL)
  INV 653.13 (N&S, 12")
- F3 24" DIA. INLET
  RIM 656.69 (FL)
  INV 653.18 (S, 12")
- G1 CONNECT TO 4'X6' BOX CULVERT
  INV 653.24 (N, 12")
- G2 24" DIA. INLET
  RIM 657.20
  INV 654.20 (N, 12")
- H1 24" FES W/ GRATE
  INV 648.00
- H2 48" DIA. MH., C.L.
  RIM 652.00
  EX INV 646.34 (N, 24")
  PR INV 646.34 (SW, 24")

STORM SEWER GRATES

ROADWAY: EJIW 7525Z & EJIW 7525M
GRASS: EJIW 6527
(UNLESS OTHERWISE NOTED ON PLANS)

UTILITY CROSSING INFORMATION (XX)

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.
5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

(XX)

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
1	650.83	648.47	2.36'	STORM OVER SANITARY
2	651.24	649.18	2.06'	STORM OVER WATERMAIN (STORM SEWER TO BE C900 PIPE)
3	650.20	649.37	0.83'	STORM OVER SANITARY
4	650.83	649.30	1.53'	STORM OVER WATERMAIN (LOWER AND ENCASE WATERMAIN)
5	653.39	649.55	3.84'	STORM OVER SANITARY
6	654.58	649.75	4.83'	STORM OVER SANITARY
7	654.76	649.83	4.93'	STORM OVER SANITARY

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5			

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
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FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

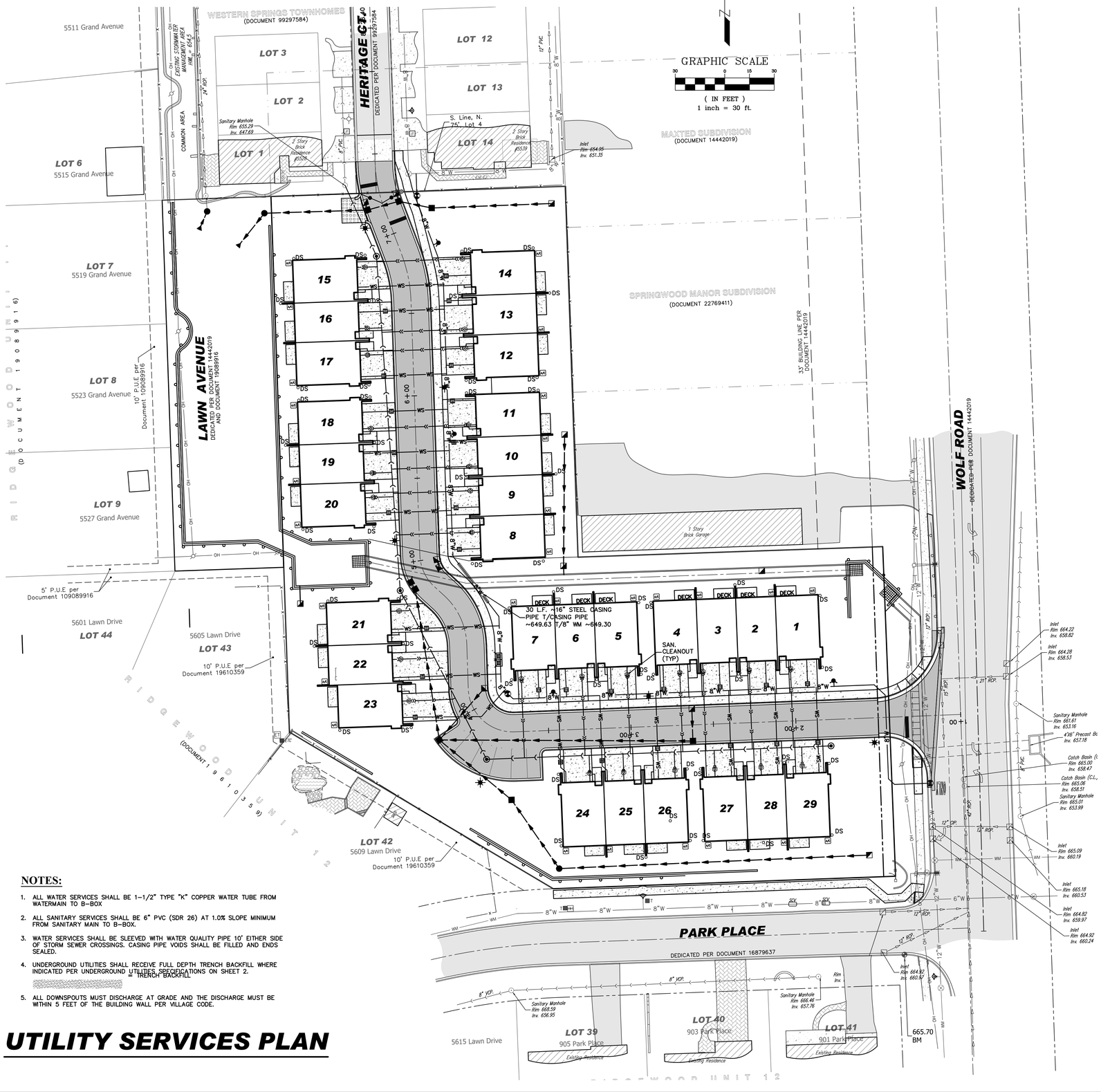
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9 OF 20

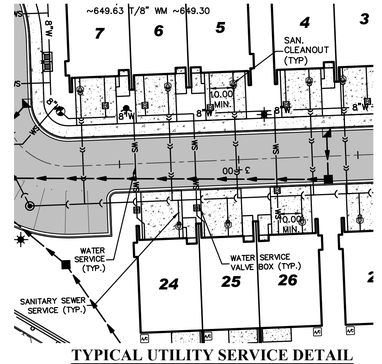
UTILITY PLAN



NOTES:

1. ALL WATER SERVICES SHALL BE 1-1/2" TYPE "K" COPPER WATER TUBE FROM WATERMAIN TO B-BOX
2. ALL SANITARY SERVICES SHALL BE 6" PVC (SDR 26) AT 1.0% SLOPE MINIMUM FROM SANITARY MAIN TO B-BOX.
3. WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS. CASING PIPE VOIDS SHALL BE FILLED AND ENDS SEALED.
4. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
   = TRENCH BACKFILL
5. ALL DOWNSPOUTS MUST DISCHARGE AT GRADE AND THE DISCHARGE MUST BE WITHIN 5 FEET OF THE BUILDING WALL PER VILLAGE CODE.

UTILITY SERVICES PLAN



TYPICAL UTILITY SERVICE DETAIL

REVISIONS

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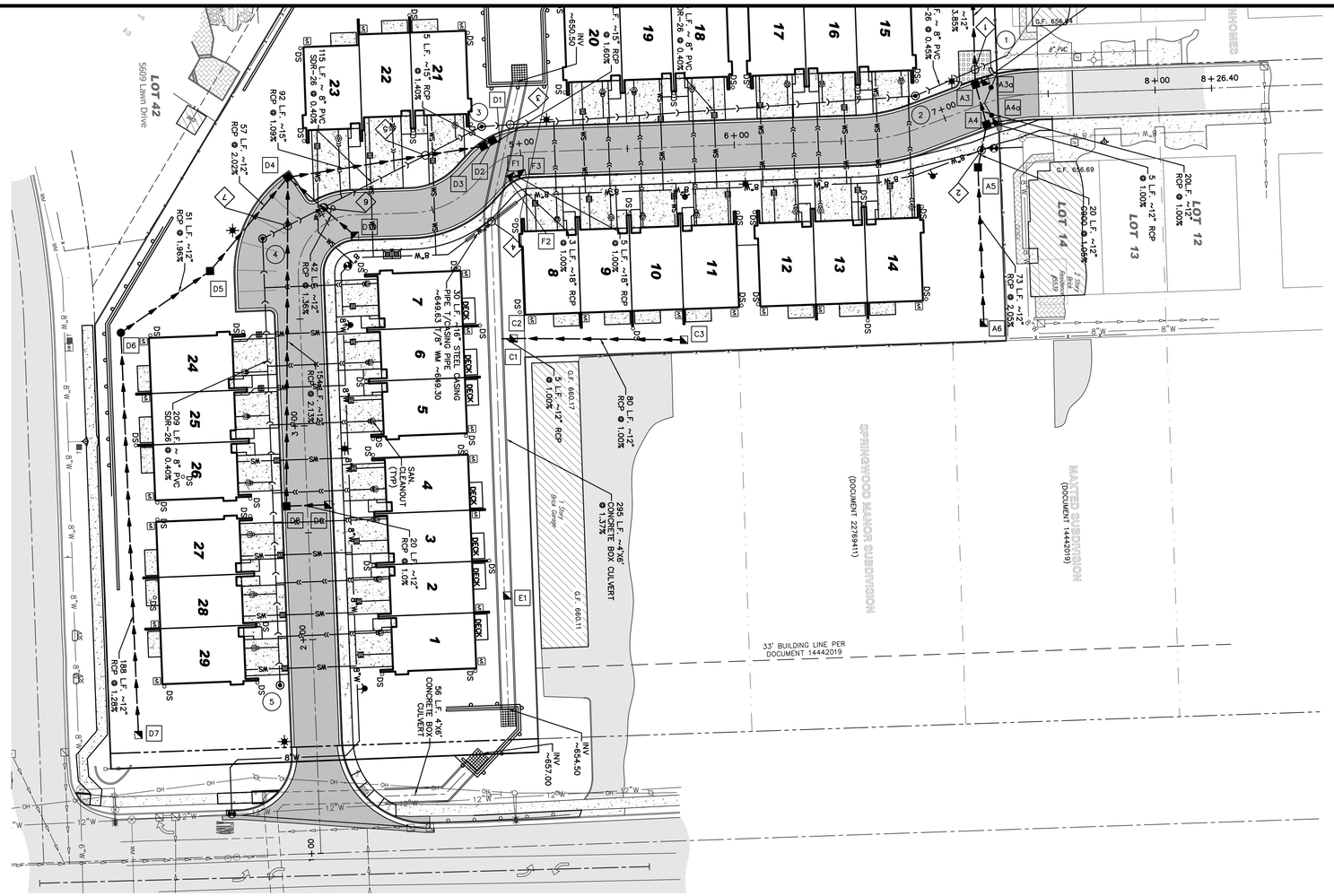
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Project No.:	24-0001
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Checked By:	SDD

10
OF
20

UTILITY SERVICES PLAN

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HERITAGE COURT
STATION: 0+50.00 TO 8+50.00

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
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Checked By: SDD

11
OF
20

HERITAGE COURT PLAN & PROFILE 1+00 TO 8+50

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INTERIM BY-PASS DRAINAGE SWALE PLAN

GRAND AVE.

5511 Grand Avenue

LOT 6
5515 Grand Avenue

LOT 7
5519 Grand Avenue

LOT 8
5523 Grand Avenue

LOT 9
5527 Grand Avenue

RIDGEWOOD UNIT 11
(DOCUMENT 19089916)

LAWN AVENUE
DEDICATED PER DOCUMENT 14442019 AND DOCUMENT 19089916

10' P.U.E per Document 109089916

5' P.U.E per Document 109089916

5601 Lawn Drive
LOT 44

5605 Lawn Drive
LOT 43

10' P.U.E per Document 19610359

LOT 42
5609 Lawn Drive

10' P.U.E per Document 19610359

RIDGEWOOD UNIT 12
(DOCUMENT 19610359)

5615 Lawn Drive

LOT 39
905 Park Place

LOT 40
903 Park Place

LOT 41
901 Park Place

PARK PLACE
DEDICATED PER DOCUMENT 16879637

WOLF ROAD
DEDICATED PER DOCUMENT 14442019

HERITAGE CT.
DEDICATED PER DOCUMENT 89297

LOT 1
LOT 2
LOT 3
LOT 12
LOT 13
LOT 14

MAYTER SUBDIVISION
(DOCUMENT 14442019)

SPRINGWOOD MANOR SUBDIVISION
(DOCUMENT 22769411)

S27.00°

NOTES:
DETENTION BASIN WILL BE CONSTRUCTED PRIOR TO BYPASS SYSTEM INSTALLATION. THE SOUTH RETAINING WALL NEAR THE BYPASS PIPE SHALL NOT BE CONSTRUCTED UNTIL BYPASS SYSTEM IS COMPLETE. THIS WILL ALLOW FOR THE INTERIM SWALE TO DISCHARGE DIRECTLY TO THE DETENTION BASIN DURING CONSTRUCTION.

ROLLED EROSION CONTROL PRODUCT SHALL BE PLACED WITHIN THE INTERIM SWALE TO PREVENT SEDIMENT FROM ENTERING THE DETENTION BASIN AND EXITING THE SITE..

RELOCATE EXISTING RIP-RAP WITHIN THE PROPOSED TEMPORARY DRAINAGE SWALE. CONTRACTOR SHALL ADD ADDITIONAL RIP RAP AS NEEDED IF EXISTING RIP RAP DOES NOT COVER ENTIRE SWALE.

PROVIDE INTERIM DRAINAGE SWALE FOR OFFSITE BYPASS FLOW DURING THE CONSTRUCTION OF THE PROPOSED CULVERT SYSTEM FROM WOLF ROAD TO THE EXISTING STORMWATER MANAGEMENT AREA (SEE TYPICAL SECTION THIS SHEET)

2 ~30 L.F. 48" CMP TTEMPORARY CULVERTS @ 1.0%
E. INV ~654.80
W. INV ~654.50

665.70 BM

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

VARIES
EXISTING GRADE
3
1
4" min.
PROPOSED GRADE
SEE PLAN FOR CENTERLINE OF DITCH ELEVATIONS
5.0'

TEMPORARY DRAINAGE SWALE SECTION
NOT TO SCALE

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IL PROF. LIC. NO.: 184-003740

DEI

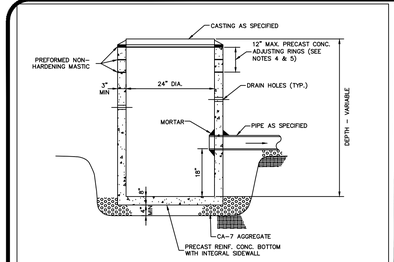
PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDS

12
OF
20

INTERIM BY-PASS DRAINAGE SWALE PLAN

REVIEW SET
NOT FOR CONSTRUCTION

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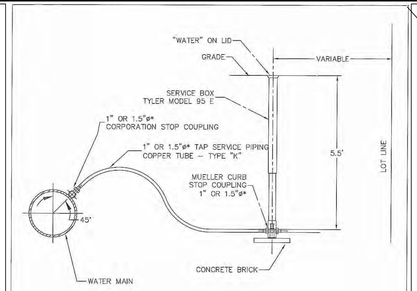


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA- 11 AROUND CATCH BASIN TO SUBGRADE IN PAVED AREAS
2. ALTERNATE INLET BOTTOM – PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON-SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON-HARDENING MASTIC (RUB-R-NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

CATCH BASIN TYPE C

NOT TO SCALE

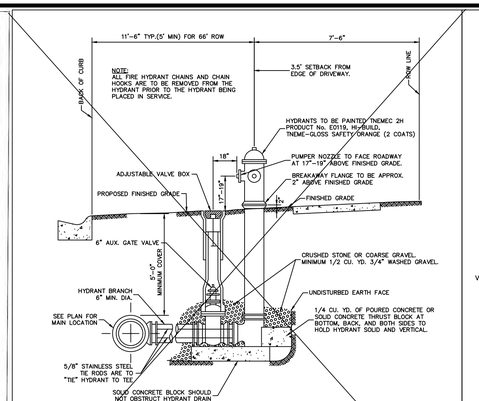


NOTES:

1. ALL FITTINGS SHALL BE COMPRESSION TYPE.
2. TRENCH BACKFILL (CA–7 CRUSHED LIMESTONE) SHALL BE USED UNDER AND WITHIN 2 FEET OF ALL PAVED AREAS (SIDEWALK, DRIVEWAY AND ROADWAY).
3. NO OPEN CUTTING OF PAVEMENT WILL BE PERMITTED. AUGER AND PUSH OR DIRECTIONAL BORE TO RECEIVING PIT IF MAIN IS UNDER PAVEMENT. SEE VILLAGE STANDARD DETAILS FOR PAVEMENT, SIDEWALK OR DRIVEWAY REPLACEMENT. ALL PAVEMENT, SIDEWALK, CURB AND DRIVEWAYS MUST BE SAW CUT FULL DEPTH PRIOR TO REMOVAL.
4. ON 4" WATER MAINS, AN ALL STAINLESS STEEL TAPPING CLAMP SHALL BE USED. IN ADDITION, THE HOLE DRILLED IN THE MAIN SHALL NOT EXCEED 1". EXCEPT FOR THE HOLE DRILLED IN THE MAIN, ALL HARDWARE FOR A 1.5" SERVICE SHALL BE SIZED FOR 1.5"ø.
5. Abandonment of existing water service requires removal of the corporation stop and placement of a stainless solid sleeve repair clamp.
6. NEW SERVICES SHALL BE TAPPED MIN. OF 2 FT. FROM EXISTING TAP.
7. RESTORATION OF PARKWAY SHALL BE MINIMUM 4" OF TOPSOIL AND SOD.
8. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED IN WRITING BY THE DEPARTMENT OF PUBLIC WORKS (708)246–1800 EXT. 200

**SIZE DETERMINED BY FIXTURE LOAD PER ILLINOIS PLUMBING CODE*

VILLAGE OF WESTERN SPRINGS WATER SERVICE revised 6/28/2002

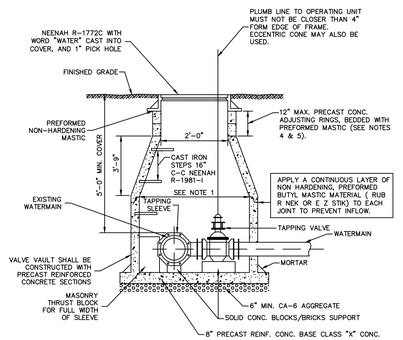


PERMITTED TYPES

FOR RESIDENTIAL AREAS ON 6" OR 8" MAINS	FOR ALL OTHER AREAS
WATEROUS TREND WB–77 4–3/4" VALVE OPENING	WATEROUS PACER WB–67 5–1/4" VALVE OPENING
CLOW F–2900 4–1/2" VALVE OPENING	CLOW F–2500 6–1/4" VALVE OPENING
MUELLER CENTURION A–421 4–1/2" VALVE OPENING	MUELLER CENTURION A–423 5–1/4" VALVE OPENING

FIRE HYDRANT

NOT TO SCALE

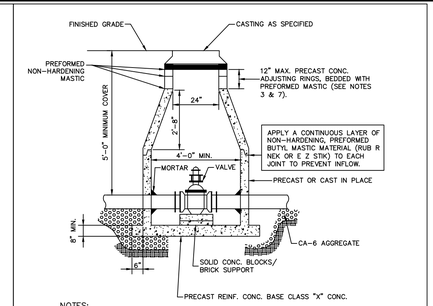


NOTES:

1. 60" DIA FOR ALL PRESSURE CONNECTIONS.
2. PIPE OPENINGS TO BE CAST INTO WALL.
3. PROVIDE CA–6 AGGREGATE BACKFILL AROUND WAULT TO SUBGRADE ELEVATION, IN PAVED AREAS.
4. NO MORE THAN 12 INCHES OF ADJUSTING RINGS MAY BE USED;HOWEVER NO MORE THAT ONE TWO INCH ADJUSTING RING OR NO MORE THAN TWO RINGS IN TOTAL MAY BE USED.
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PERFORMED NON–HARDENING MASTIC (RUB R NEK OR APPROVED EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES (12").

VALVE VAULT FOR PRESSURE CONNECTION

NOT TO SCALE



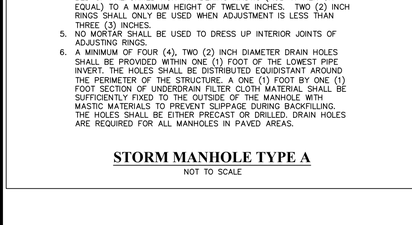
NOTES:

1. VAULT DIAMETER TO BE ONE FOOT LARGER, WHERE VALVE IS LOCATED AT TEE CONNECTION OF MAIN.
2. PROVIDE CA–6 AGGREGATE BACKFILL AROUND VAULT TO SUBGRADE ELEVATION, IN PAVED AREAS.
3. NO MORE THAN 12 INCHES OF ADJUSTING RINGS MAY BE USED. HOWEVER NO MORE THAN ONE, TWO INCH ADJUSTING RING OR NO MORE TAN TWO RINGS IN TOTAL MAY BE USED.
4. VALVE MUST BE ALIGNED WITH CENTER OF VAULT OPENING.
5. CONES MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
6. BUTTERFLY VALES REQUIRE ECCENTRIC CONES.
7. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB R NEK OR APPROVED EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES (12").

VALVE VAULT TYPE A

(WATER TIGHT)

NOT TO SCALE

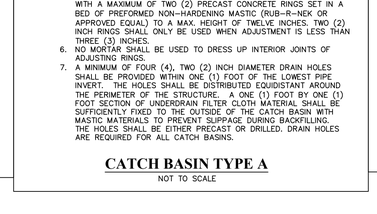


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE MANHOLE BOTTOM – PRECAST REINFORCED CONCRETE
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL MANHOLES IN PAVED AREAS.

STORM MANHOLE TYPE A

NOT TO SCALE

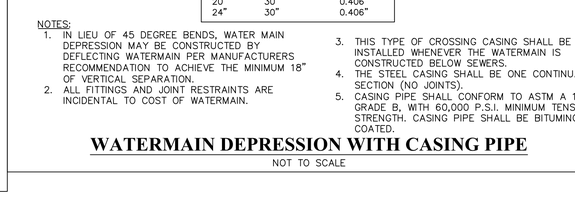


NOTES:

1. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY.
2. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND CATCH BASIN TO SUBGRADE ELEVATION.
3. ALTERNATE CATCH BASIN BOTTOM – PRECAST REINFORCED CONCRETE BASE.
4. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
6. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
7. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE CATCH BASIN WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL CATCH BASINS.

CATCH BASIN TYPE A

NOT TO SCALE



STEEL PIPE CASING		
WM DIA	STEEL CASING PIPE DIA	MIN. THICKNESS STEEL CASING
6"	12"	0.188"
8"	16"	0.219"
10"	18"	0.250"
12"	20"	0.281"
14"	24"	0.344"
16"	24"	0.344"
18"	30"	0.406"
20"	30"	0.406"
24"	30"	0.406"

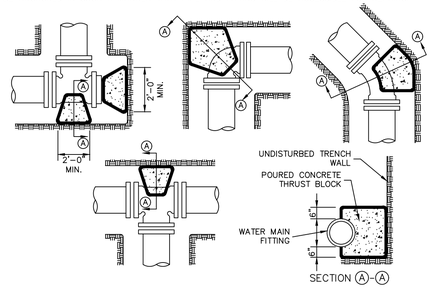
NOTES:

1. IN LIEU OF 45 DEGREE BENDS, WATER MAIN DEPRESSION MAY BE CONSTRUCTED BY DEFLECTING WATERMAIN PER MANUFACTURERS RECOMMENDATION TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.
2. ALL FITTINGS AND JOINT RESTRAINTS ARE INCIDENTAL TO COST OF WATERMAIN.
3. THIS TYPE OF CROSSING CASING SHALL BE INSTALLED WHENEVER THE WATERMAIN IS CONSTRUCTED BELOW SEWERS.
4. THE STEEL CASING SHALL BE ONE CONTINUAL SECTION (NO JOINTS).
5. CASING PIPE SHALL CONFORM TO ASTM A 139, GRADE B, WITH 60,000 P.S.I. MINIMUM TENSILE STRENGTH. CASING PIPE SHALL BE BITUMINOUS COATED.

WATERMAIN DEPRESSION WITH CASING PIPE

NOT TO SCALE

THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE T BENDS (11 1/4 DEGREES OR MORE), TEES, CAPS, VALVES, HYDRANTS AND AT POINT SPECIFIED BY THE ENGINEER SHALL BE CLASS "SI" CONCRETE, MIN. 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTINGS, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS.

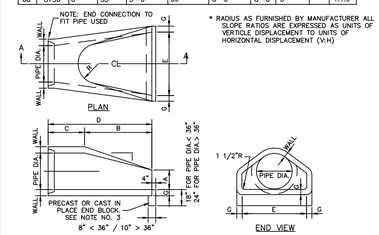


TYPICAL WATER MAIN THRUST BLOCKING

NOT TO SCALE

PIPE DIA.	APPROX. WT.(LBS)	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	24"	4'–0 7/8"	6'–0 7/8"	24"	2"	9"	1:2.4
15"	740	2 1/4"	6"	27"	3'–10"	6'–1"	30"	2 1/4"	11"	1:2.4
18"	990	2 1/2"	9"	27"	3'–10"	6'–1"	36"	2 1/2"	12"	1:2.4
21"	1280	2 3/4"	9"	35"	38"	6'–1"	3'–6"	2 3/4"	13"	1:2.4
24"	1520	3"	9 1/2"	3'–7 1/2"	30"	6'–1 1/2"	4'–0"	3"	14"	1:2.5
30"	2190	3 1/2"	12"	4'–6"	19 3/4"	6'–1 3/4"	5'–0"	3 1/2"	15"	1:2.5
36"	4100	4"	15"	5'–3"	34 3/4"	8'–1 3/4"	6'–0"	4"	20"	1:2.5
48"	6530	5"	24"	6'–0"	28"	8'–2"	7'–0"	5"	22"	1:2.5
60"	8730	6"	35"	5'–0"	39"	8'–3"	8'–0"	5"	*	1:1.9

* RADIUS AS FURNISHED BY MANUFACTURER ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICLE DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H)

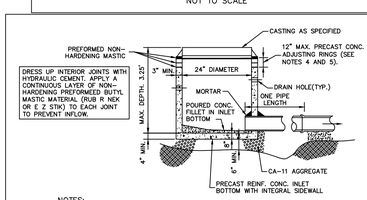


NOTES:

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M–170 CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS ADOPTED 7–1–94. COST INCIDENTAL TO END SECTION.
4. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD 2449–1.
5. ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.

PRECAST REINFORCED CONCRETE FLARED END SECTION

NOT TO SCALE

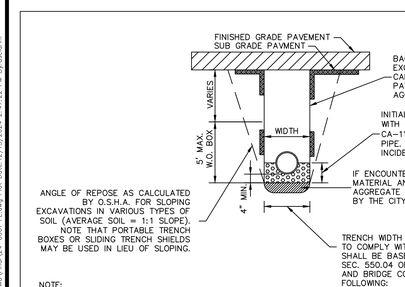


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA–11 AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE INLET BOTTOM: PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE)
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

INLET TYPE A

NOT TO SCALE

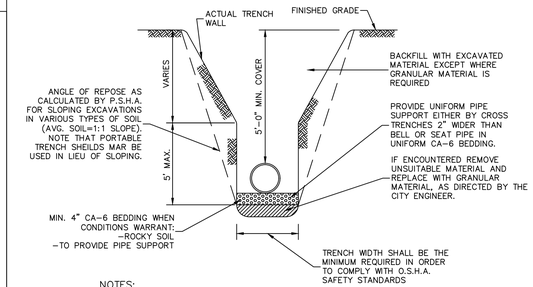


NOTE:
ALL TRENCHES UTILIZING TRENCH BACJFILL SHALL BE COMPACTED USING METHOD 1 IN CONFORMANCE WITH SEC. 550.07(a)–(METHOD 1) OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AS ADOPTED 1–1–12 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION FOR BACKFILL DETERMINATION

FOR STORM SEWER

NOT TO SCALE

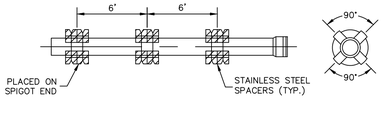


NOTES:

1. IN PAVED AREAS ALL TRENCHES SHALL BE JETTED IN CONFORMANCE WITH SEC. 550.07 (METHOD 3) OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1–1–97 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION FOR WATER MAIN

NOT TO SCALE



NOTES:

1. SPACERS TO BE SIZED TO ALLOW CARRIER PIPE TO BE CENTERED IN CASING LOCATE SPACERS 2' FROM END OF CASING AND EVERY 6' EACH PIPE LENGTH
2. CASING TO BE SEALED AT BOTH ENDS WITH WATERTIGHT BITUMINOUS PLUG.
3. CASING PIPE SHALL CONFORM TO ASTM A 139, GRADE B, WITH 60,000 P.S.I. MINIMUM TENSILE STRENGTH. CASING PIPE SHALL BE BITUMINOUS COATED.

CASING SPACER DETAIL

NOT TO SCALE

REVIEW SET NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DNV
2	10–17–24	PER WESTERN SPRINGS REVIEW	SDD
3	10–29–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CCDOTH REVIEW	DMV
5	12–12–24	PER VILLAGE REVIEW	DMV

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

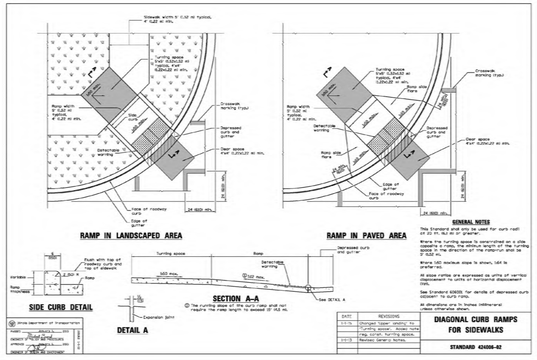
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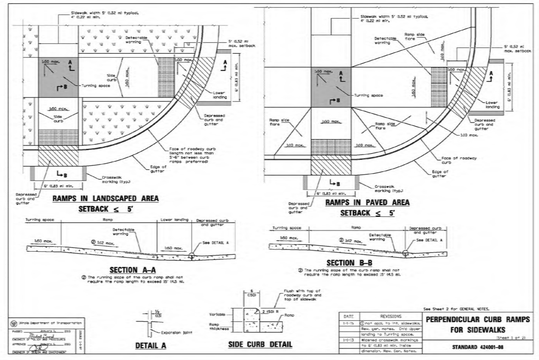
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Date: MAY 22, 2024
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Drawn By: DEI
Checked By: SDD

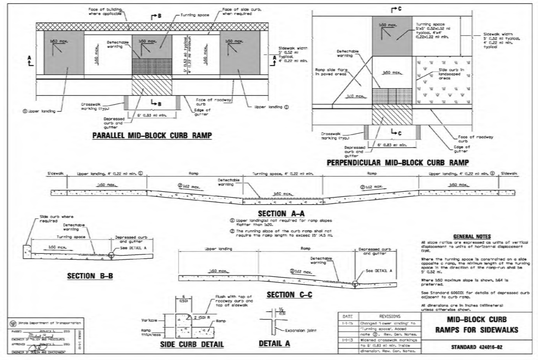
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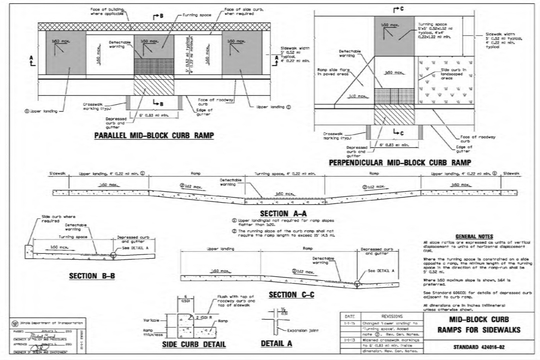
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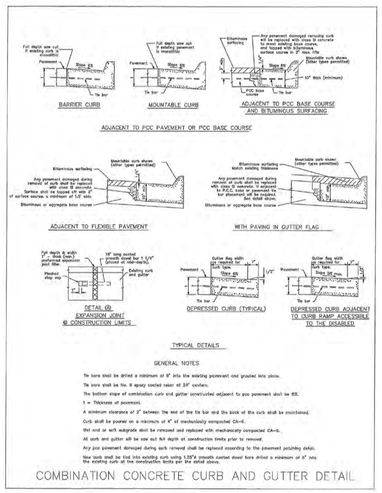
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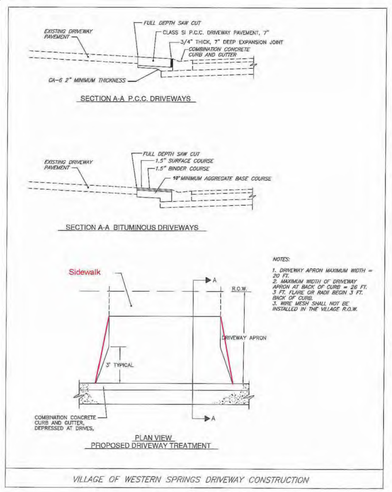


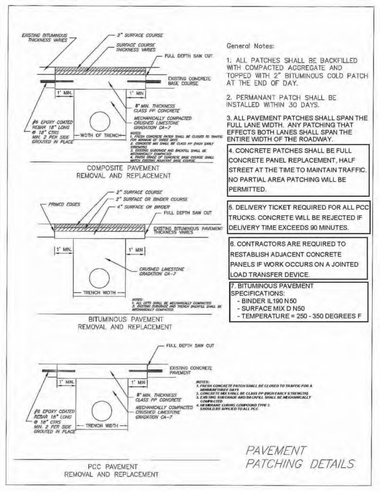


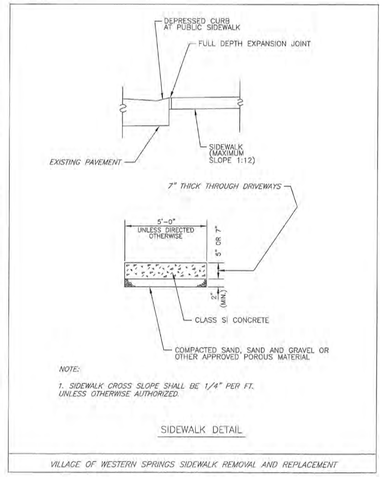


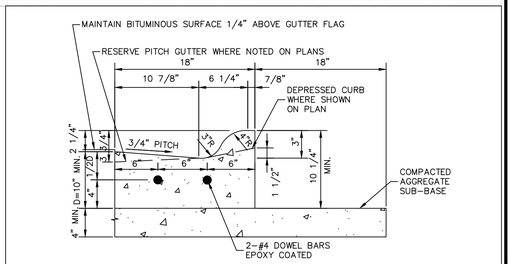


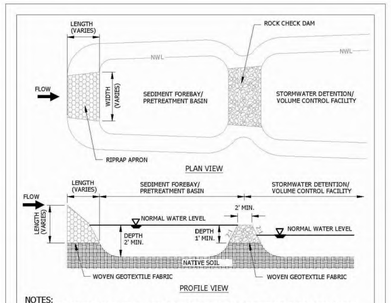


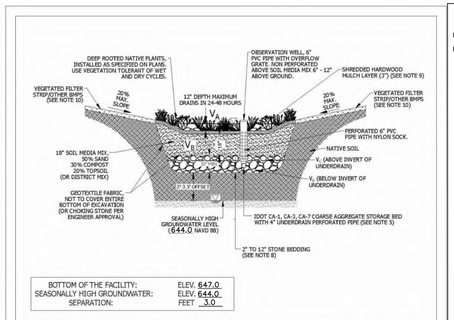


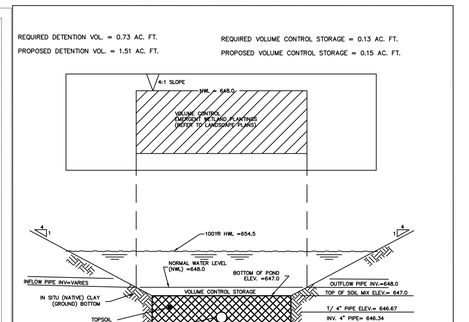


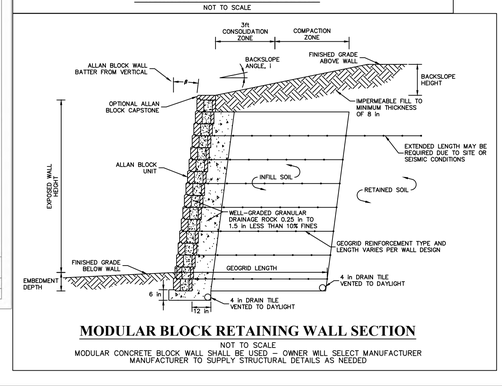


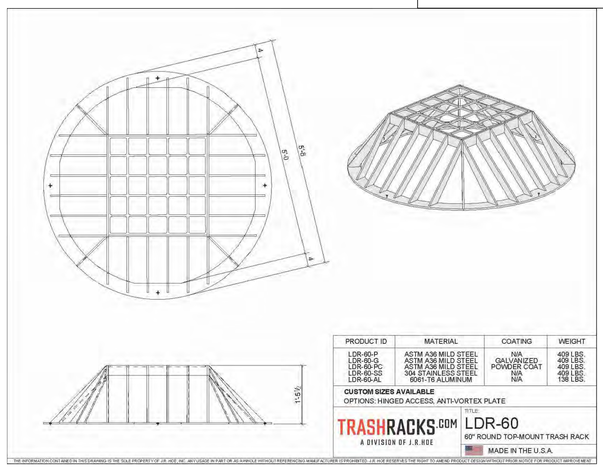












REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	10-17-24	PER WESTERN SPRINGS REVIEW	DNV
3	10-29-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CCDOTH REVIEW	DMV
5	12-12-24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No.:	24-0001
Scale:	NONE
Date:	MAY 22, 2024
Design By:	SDD
Drawn By:	DEI
Checked By:	SDD

14 OF 20

PROJECT DETAILS

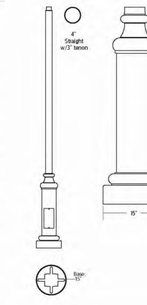
REVIEW SET
NOT FOR CONSTRUCTION

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HADCO by @Ignify | Outdoor | Poles and Brackets | P4030 Straight Round Smooth

4" Straight w/3" tenon

P4030 Poles and Brackets
Straight Round Smooth



Project:
Location:
Qty:
Type:
Date:
Approval:

Example: P4030-4-F-S

Order guide

Product Code	Pole Height	Finish	Outlet Location	Outlet Options
P4030	14	A		
	12'	A Black	T 12" Down from Top - Aligned with Hinge Side	D Standard Duplex
	14'	W White	B 4" Up from Top of Base - Aligned with Hinge Side	S GFI Duplex
	16'	V Verde		
		G Green		

EPA values based on destructive break testing. For AASHTO rating, contact factory.

Pole Data

Pole Model	Pole Shape	Pole Type	Shaft Dimension	Pole Plated	Anchor Base Shape	Bolt Circle	Base Dim (in)	Hand Hole Dim (in)
P4030	Round	Straight	4	Smooth	round	8 to 12	15 x 46 1/8	6 x 12

Catalog Number	Nominal Height (ft)	Tenon Section (in)	Wall Thickness (in)	EPA Rating 3 Mths (sq. ft)	EPA Rating 100 Mths (sq. ft)	Anchor Bolts (in)
P4030	P4030-12	12	3	0.125	10.69	5.61	3/4-10 bs
P4030	P4030-14	14	3	0.125	12.16	7.16	3/4-10 bs
P4030	P4030-16	16	3	0.125	12.71	6.00	3/4-10 bs
P4030	P4030-18	18	3	0.125	8.46	4.83	3/4-10 bs

Specifications

HOUSING:
160 MH high-strength, low-copper, proprietary cast aluminum alloy. ©2015 solvbuilt aluminum. Anchor rods are hot dipped galvanized steel. Tenon is 356 H4 sand cast aluminum.

FINISH:
A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-94 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

WARRANTY:
Please visit **www.ignify.com/warranties** for more details on structural and finish warranty.

OUTLET:
Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B) Weather resistant. GFI Duplex Outlet has ground fault function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B) Weather resistant.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

©ignify

HADCO by @Ignify | Urban | Hagerstown | TX03 Post top



Hadco's Hagerstown LED post top gives you the ability to create a unique style through our modular post top concepts to blend into any residential and historic urban settings. With the latest LED technology you can seamlessly replace traditional HID technology to maximize energy savings and significantly reduce total cost of ownership. The Hagerstown luminaire provides excellent uniformity, traditional cutoff/cutoff classifications, and the benefits of modern technology.

Project: HERITAGE CROSSING
Location: WESTERN SPRINGS
Qty: 145
Type: TX03
Date: 5/22/2024

Example: TX03-S2-GS-3-4-A-E-A-363-A-A-P-SP1

Ordering guide

Series	LEDs	Gen.	Pods	Finials	Fasteners	Finishes	Optical System	Photo controls
TX03 Hagerstown 4 LED post top	P2 32 LED P3 48 LED P4 64 LED	G3 Gen 3	B C Octagonal fitter S Round fitter w/sculptured pedals D Smooth tapered hourglass fitter E Tapered fluted fitter w/sculptured flower pedals G Tall round fluted fitter H Round contemporary fitter J Tapered fluted fitter w/round stepped fitter L Round fluted long fitter T Decorative leaf fitter w/sculptured petals	A A-Finial B Ball-finial C Octagonal D Urn-finial E S-Finial F F-Finial G G-Finial H H-Finial N No Finial	1 Hex-head bolts 2 Allen head bolts	A Black B White C Verde D Green	Type 2 Type 2 w/HSS Type 3 Type 3 w/HSS Type 3 Wide RMK Type 3 Wide w/ HSS Type 4 Type 5	Button eye photo controls 1 120 VAC 2 208-277 VAC 3 480 VAC R Twist-lock receptacle* N None

Ordering guide (continued)

Future Proof controls	Color Temp	Voltages	Drivers	Driver Options	Surge protection
N R7 7-Pin Receptacle* N None	740	T3Q 120-277 VAC T4Q 347-480 VAC	3 350mA 5 530 mA 7 700mA 8 800mA 9 1050mA	DA 4 hr 25% reduction* DB 4 hr 50% reduction* DC 4 hr 75% reduction* DD 4 hr 100% reduction* DE 6 hrs 50% reduction* DF 6 hrs 75% reduction* DG 6 hrs 25% reduction* DH 6 hrs 50% reduction* DJ 6 hrs 100% reduction* DL Dimmable with DALI N No dimming R Dimmable w/ adjustable wattage selector SRD Sensor ready driver (standard configuration)** SRDS Sensor ready driver (specify) XX Other configurations***	SP1 10/10/10kA (standard) SP2 20kV/20kA (optional)

1. Configurations with 48 (6G) and 64 (8G) LED arrays boards are limited to a 25C ambient rating with the 1050mA (9) drive current.
2. HALDS are limited to 16C ambient rating with 1050mA drive current.
3. Closed Factory.
4. * Twist-lock receptacle with CLEAR photocontrol is compatible with the Twist-Lock receptacle (R) photocontrol.
5. ** Without an ordering of the cord, NEMA 7 Plug is required.

Dimensions



Finials



Decorative Pods



TX03 Hagerstown
Post top

Lumen Charts

	Type 1				Type 2				Type 3				Type 3W			
LED Module #GEN	LED Qty*	System Current	Color Temp	Average Rated Wattage**	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy
TX0302-GS-x-740-3	32	350	4000	38.4	4284	B1-U2-G1	101	4283	B1-U2-G1	101	4283	B1-U2-G1	101	4125	B1-U2-G1	101
TX0302-GS-x-740-5	32	530	4000	51.6	5977	B1-U3-G2	115	5972	B1-U3-G1	115	5958	B2-U3-G2	112	5751	B2-U3-G2	111
TX0302-GS-x-740-7	32	700	4000	71.6	7329	B2-U3-G2	109	7325	B2-U3-G2	109	6966	B2-U3-G2	102	7539	B2-U3-G2	105
TX0302-GS-x-740-8	32	800	4000	93.9	8536	B2-U3-G2	103	8528	B2-U3-G2	101	8105	B2-U3-G2	95	8182	B2-U3-G2	96
TX0302-GS-x-740-1	32	1050	4000	107.7	10814	B2-U3-G2	100	10806	B2-U3-G2	100	10268	B2-U3-G2	94	10412	B2-U3-G2	97
TX0348-GS-x-740-5	48	350	4000	51.4	6247	B2-U3-G2	121	6245	B2-U3-G2	121	6436	B2-U3-G2	125	6016	B2-U3-G2	117
TX0348-GS-x-740-7	48	530	4000	75.5	9142	B2-U3-G2	119	9135	B2-U3-G2	119	8753	B2-U3-G2	114	9410	B2-U3-G2	122
TX0348-GS-x-740-7	48	700	4000	100.1	11478	B3-U3-G3	112	11469	B3-U3-G3	112	11784	B3-U3-G3	115	11708	B3-U3-G3	114
TX0348-GS-x-740-8	48	800	4000	116.8	13907	B3-U3-G3	102	13896	B3-U3-G3	102	14328	B3-U3-G3	105			
TX0364-GS-x-740-5	64	350	4000	68.7	8172	B2-U3-G2	119	8169	B2-U3-G2	119	8430	B2-U3-G2	123			
TX0364-GS-x-740-7	64	530	4000	100.6	11968	B3-U3-G3	117	11958	B3-U3-G3	117	11263	B3-U3-G3	110			
TX0364-GS-x-740-7	64	700	4000	139.4	14433	B3-U3-G3	106	14424	B3-U3-G3	106	15429	B3-U3-G3	113			
TX0364-GS-x-740-8	64	800	4000	179.9	16264	B4-U3-G3	93	16248	B4-U3-G3	93	18481	B4-U3-G3	103			

	Type 4				Type 5			
LED Module #GEN	LED Qty*	System Current	Color Temp	Average Rated Wattage**	Lumen Output	Multi Rating	Efficacy	Lumen Output
TX0302-GS-x-740-3	32	350	4000	38.4	4284	B1-U2-G1	101	4221
TX0302-GS-x-740-5	32	530	4000	51.6	6064	B1-U3-G2	117	6012
TX0302-GS-x-740-7	32	700	4000	71.6	7443	B2-U3-G2	110	7358
TX0302-GS-x-740-8	32	800	4000	93.9	8635	B2-U3-G2	103	10311
TX0302-GS-x-740-1	32	1050	4000	107.7	10871	B2-U3-G2	101	11403
TX0348-GS-x-740-5	48	350	4000	51.4	6347	B2-U3-G2	123	6358
TX0348-GS-x-740-5	48	530	4000	75.5	9072	B2-U3-G2	120	9443
TX0348-GS-x-740-7	48	700	4000	100.1	11564	B2-U3-G2	116	12283
TX0348-GS-x-740-8	48	800	4000	116.8	14169	B3-U3-G3	103	14588
TX0364-GS-x-740-5	64	350	4000	68.7	8591	B2-U3-G2	125	8630
TX0364-GS-x-740-7	64	530	4000	100.6	11867	B2-U3-G2	118	12353
TX0364-GS-x-740-7	64	700	4000	139.4	15164	B3-U3-G3	109	15774
TX0364-GS-x-740-8	64	800	4000	179.9	16264	B4-U3-G3	93	16912

Lumen charts continued on next page.

* Configurations with 64 (8G) LED array boards are limited to a 25C ambient rating with the 800mA (8) drive current.

** System wattage or total luminaire wattage includes the LED module and the LED driver. Note: Experience should always be confirmed by a photometric report.

Note: Experience should always be confirmed by a photometric layout. Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Ignify.

TX03 Hagerstown
Post top

Lumen Charts

	Type 1				Type 2				Type 3				Type 3W			
LED Module #GEN	LED Qty*	System Current	Color Temp	Average Rated Wattage**	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy	Lumen Output	Multi Rating	Efficacy
TX0302-GS-x-760-3	32	350	6000	38.4	4660	B1-U2-G1	110	4659	B1-U2-G1	110	4659	B1-U2-G1	110	4491	B1-U2-G1	110
TX0302-GS-x-760-5	32	530	6000	51.8	6496	B2-U3-G2	108	6491	B1-U3-G1	108	6751	B2-U3-G2	111			
TX0302-GS-x-760-7	32	700	6000	71.6	7977	B2-U3-G2	102	7971	B2-U3-G2	102	7579	B2-U3-G2	105			
TX0302-GS-x-760-8	32	800	6000	93.9	8928	B2-U3-G2	101	9928	B2-U3-G2	101	8905	B2-U3-G2	95	8782	B2-U3-G2	94
TX0302-GS-x-760-1	32	1050	6000	107.7	10907	B2-U3-G2	100	10906	B2-U3-G2	100	11141	B3-U3-G3	94	10069	B2-U3-G2	94
TX0348-GS-x-760-5	48	350	6000	51.4	6541	B2-U3-G2	123	6541	B2-U3-G2	123	6359	B2-U3-G2	119	6359	B2-U3-G2	119
TX0348-GS-x-760-7	48	530	6000	75.5	9582	B2-U3-G2	119	9577	B2-U3-G2	119	8951	B2-U3-G2	111	8951	B2-U3-G2	111
TX0348-GS-x-760-7	48	700	6000	100.1	12027	B3-U3-G3	117	12021	B3-U3-G3	117	12064	B3-U3-G3	120	11784	B3-U3-G3	118
TX0348-GS-x-760-8	48	800	6000	116.8	13967	B3-U3-G3	102	14328	B3-U3-G3	105	14328	B3-U3-G3	105			
TX0364-GS-x-760-5	64	350	6000	68.7	8561	B2-U3-G2	118	8561	B2-U3-G2	118	8430	B2-U3-G2	123			
TX0364-GS-x-760-7	64	530	6000	100.6	12533	B3-U3-G3	117	12533	B3-U3-G3	117	11263	B3-U3-G3	110			
TX0364-GS-x-760-7	64	700	6000	139.4	15093	B3-U3-G3	106	15093	B3-U3-G3	106	15429	B3-U3-G3	113			
TX0364-GS-x-760-8	64	800	6000	179.9	17000	B4-U3-G3	93	17000	B4-U3-G3	93	18481	B4-U3-G3	103			

	Type 4				Type 5			
LED Module #GEN	LED Qty*	System Current	Color Temp	Average Rated Wattage**	Lumen Output	Multi Rating	Efficacy	Lumen Output
TX0302-GS-x-760-3	32	350	6000	38.4	4082	B1-U2-G1	116	4228
TX0302-GS-x-760-5	32	530	6000	51.8	6667	B1-U2-G1	109	5999
TX0302-GS-x-760-7	32	700	6000	71.6	7423	B2-U3-G2	103	7727
TX0302-GS-x-760-8	32	800	6000	93.9	9042	B2-U3-G2	96	9402
TX0302-GS-x-760-1	32	1050	6000	107.7	10253	B2-U3-G2	95	10673
TX0348-GS-x-760-5	48	350	6000	51.4	6247	B2-U3-G2	121	6358
TX0348-GS-x-760-5	48	530	6000	75.5	8478	B2-U3-G2	112	8825
TX0348-GS-x-760-7	48	700	6000	100.1	11306	B2-U3-G2	113	11288
TX0348-GS-x-760-8	48	800	6000	116.8	13185	B3-U3-G3	95	13725
TX0364-GS-x-760-5	64	350	6000	68.7	7748	B2-U3-G2	113	8085
TX0364-GS-x-760-7	64	530	6000	100.6	11091	B2-U3-G2	110	11546
TX0364-GS-x-760-7	64	700	6000	139.4	14163	B3-U3-G3	102	14742
TX0364-GS-x-760-8	64	800	6000	179.9	15930	B3-U3-G3	88	17358

* Configurations with 64 (8G) LED array boards are limited to a 25C ambient rating with the 800mA (8) drive current.

** System wattage or total luminaire wattage includes the LED module and the LED driver. Note: Experience should always be confirmed by a photometric report.

Note: Experience should always be confirmed by a photometric layout. Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Ignify.

TX03 Hagerstown
Post top

Specifications

Roof
Roof is 0.080" thick spun aluminum (12"x7¾" 16"x7¾"). Easy fixture replacement of either roof or bottom globe section (if required).

Globe
Narrow body globe is constructed of clear injection-molded wickedly-tilted 0.11" stabilized polycarbonate. Globe is secured to the cast aluminum shade opening at 3"H and an outside/inside diameter of 8". Globe (heaviest) has a 13"x7¾"x ¼"W/"H".

Cage
Cage for narrow body globes (10" dia.) is constructed of die-cast 360 aluminum alloy with tool-less entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Cage has 6/16-18 black cadmium stainless steel fasteners (hex head or Allen-head as specified). All hardware is to be stainless steel.

Pods
Wiring block to accept three #8 solid or stranded wire/easy cast aluminum post adapter. Pods are 10" dia. and 10" high with 6/16-18 cast cadmium stainless steel screws (hex head or Allen-head as specified) for mounting to 3" O.D. post tenon. Globe holder has an integral water trap to prevent water from entering ballast compartment. Globe holder has a 6/16-18 black cadmium stainless steel fasteners (hex head or Allen-head as specified). All hardware is to be stainless steel.

Optional Decorative Pods
Octagonal fitter (C) is constructed of die-cast 360 aluminum alloy with button-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod (5"x1¼" to 5"x¾").

Round fitter with sculpted petals (S) is constructed of die-cast 360 aluminum alloy with side-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod (5"x1¼" to 5"x¾").

Note: Experience should always be confirmed by a photometric layout. Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Ignify.

Fluted tapered hourglass fitter (E) is constructed of 356 H4 high-strength, Low-Copper cast aluminum. Optional internal button eye photocell. (3"H x 9¼"W).

Smooth tapered hourglass fitter (D) is constructed of 356 H4 high-strength, Low-Copper cast aluminum. Optional internal button eye photocell. (3"H x 9¼"W).

Tapered fluted fitter with sculptured flower petals (E) is constructed of 360 H4 high-strength, Low-Copper cast aluminum. Optional internal button eye photocell (10"H x 11"/9"W).

Tall round fluted fitter (G) is constructed of die-cast 360 aluminum alloy with removable door providing entry into the fitter assembly for easy access to the electrical components. Optional internal button eye photocell. Easy access to photo eye through the door on the pod (9"H x 9"W).

Round contemporary fitter (H) is constructed of 356 H4 high-strength, Low-Copper cast aluminum. Optional internal twist-lock photocell receptacle or optional internal button eye photocell. Tool-less access to photocell through twist-lock door on pod (10"H x 10"W).

Tapered fluted fitter with sculptured petals (J) is constructed of 360 H4 high-strength, Low-Copper cast aluminum with side-hinged door providing 180 degrees entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod (10"H x 11"/9"W).

Round fluted long fitter (L) is constructed of 356 H4 high-strength, Low-Copper cast aluminum with a side-hinged door providing 180 degrees entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Tool-less access to photocell through twist-lock door on pod (15"H x 11"/9"W).

Decorative leaf fitter with sculptured petals (T) is constructed of 356 H4 high-strength, Low-Copper cast aluminum with side-hinged door providing 180 degrees entry into the fitter assembly for easy access to the electrical components. Optional internal twist-lock photocell receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod (10"H x 11"/9"W).



Finials
All finials are cast aluminum mounted with 1/4-20 stainless steel threaded studs. Standard finial is Ball-finial. Select a finial from as specified. Finish to Powder coat is standard.



Fasteners
Used to secure post fitter to post tenon and globe to globe holder. Hex-Head (1) and Allen-Head (2) are standard. Factory Black cadmium stainless steel.

Light Engine
LED array is composed of five main components: Board, Lens, Lens, LED array, Optical System, and Driver. Electrical components are RoHS compliant.

LED Engine
Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA (on-fixture) White, 4,000 Kelvin nominal (3985K to 4347K). Color Rendering Index: White, 2000 Lumen nominal (2040K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Heat Sink
Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Future Proof Control
R7 - Receptacle with 7 pin smalling dimming and additional functionality (to be determined). Can be used with a twist lock nute or a shorting cap. Will ship with a shorting cap installed for ease of ordering. Purchase shorting caps when you're ready to install your node.

Optical System
2: Type 2
2L: Type 2 with house side shield
3: Type 3
3H: Type 3 with House side shield
3W: Type 3 Wide
3WH: Type 3 Wide with House side shield
4: Type 4
5: Type 5

Allows options are all compressed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is IP66 rated. Optical system is tested to meet LM-79, LM-80 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.

Surge Protection
Surge protector tested in accordance with ANSI/IEEE C62.41 per ANSI/IEEE C62.41.2 Scenario I Category C (high Exposure 10kV/10kA waveforms for Line-0-Line, Line-Neutral and Line-Ground). Surge protector is UL 1449 3rd Edition, DLC (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) solid state protection full UL recognized component.

Quality Control
Each luminaire at must provide a written manufacturer's to ISO 9001:2008 and ISO 14001:2004 international Quality standards Certification.

Vibration Resistance
Meets the ANSI C136.31-2001, American National Standard for Roadway Luminaire Vibration specifications for normal Applications.

Certifications and Compliance
UL listed to Canadian safety standards for wet locations. UL1598 and UL8750 and CSA C22.2 No. 250.0 Standards. UL8750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations: cETL listed to Canadian safety standards for wet locations. LM80 & LM79 tested.

IP Rating: This LED optics chamber is IP66 rated. The LED driver is IP66 rated.

Warranty: 5-year extended warranty.

LED pedal to manufacturing standard
The electronic components shall be designed to be assembled using surface mount technology (SMT) and through hole technology (THT) for all critical components. Conformal coating shall be applied to all printed circuit assemblies to protect them from moisture, dust, salt spray and other contaminants. All electronic components shall be commercial grade or better. Components shall be selected and derated to operate reliably in an ambient temperature range of -40°C to +50°C.

Driver
Driver comes standard with 0-10V dimming capability, high power factor of 95%. Electronic driver, operating range 120/277VAC, Auto-adjusting universal voltage input from 120 to 277 VAC (+/-10%) or 347 to 480 VAC (+/-10%) 50/60 Hz, to meet Class 1, 140 of 20% max. Resolute assisted operating temperature from -40°F (-40°C) to 140°F (60°C). Certified in compliance to UL1310 class requirements (dry and damp locations). Driver is potted for moisture protection, has soft-turn-on disconnect, plug reading function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B) Weather resistant.

Driver Options
SRD: Sensor Ready Driver including 5ft pigtail for sensor. Sensor, programming and other luminaire wiring, 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock receptacle.
SRDR: Sensor Ready Driver mounting 5ft pigtail for sensor. Sensor, programming and other luminaire wiring, 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.
DA: 4 Hrs 25% Reduction
DB: 4 Hrs 50% Reduction
DC: 4 Hrs 75% Reduction
DD: 4 Hrs 100% Reduction
DE: 6 Hrs 50% Reduction
DF: 6 Hrs 75% Reduction
DG: 6 Hrs 25% Reduction
DH: 6 Hrs 50% Reduction
DJ: 6 Hrs 100% Reduction
DL: 8 Hrs 70% Reduction
N: Non-dimmable. Compatible with the DALI hyperthermic control system

Predicted Lumen Performance Data

Predicted lumen depreciation data			
Ambient Temperature (°C)	Driver Ma	Calculated Lifetime*	Lumen Maintenance % at 60,000 Hours
25°C	up to 1050 mA	>100,000 hrs	>100,000 hrs	92.48%

1. Predicted performance is based from 20 luminaires' lumens at specified test hours, tested on IESNA LM-80 methodology. Actual luminaire performance is affected by field application conditions. Please see Hadco's Application Guide for more information.
2. Calculated per IESNA TM-21 Methods L_xxxx (Initial) x Mxxxx (Mean) from.

TX03 Hagerstown
Post top

Driver Options

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Finish
Color is in accordance with the AAMA 2603 standard. Application of polyester powder coating to a minimum thickness of 2.5 mils / 64 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish. Finish is tested to ASTM D2247 for 1000 hours as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 1000 hours salt spray resistance rating in accordance with testing performed daily per ASTM B117 standard.

Luminaire Useful Life
The LED light engine's energy consumption and delivered lumens for each option. Based on ILSNT in-situ thermal testing in accordance with LM-80 and TM-21 (IESNA) standards. Taking into account lumen maintenance @ 25°C. Luminaire useful life accounts for LED lumen maintenance and additional factors, including LED life, driver life, PCB substrate, solder joints and circuit cycles and burning hours for normal applications.

Warranty
R7 - Receptacle with 7 pin smalling dimming and additional functionality (to be determined). Can be used with a twist lock nute or a shorting cap. Will ship with a shorting cap installed for ease of ordering. Purchase shorting caps when you're ready to install your node.

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TX03 Hagerstown
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IP Rating: This LED

FIRE STROBE 2000

EMERGENCY VEHICLE STROBE DETECTOR

The FIRE STROBE 2000 provides rapid access to automatic gates and secured areas. The FIRE STROBE 2000 opens gates when activated by an emergency vehicle equipped with the standard operational strobe. The most common frequency is (1440).

Now with STROBEWATCH™.





FEATURES:

RAPID DETECTION OF ANY EMERGENCY STROBE

- Fire
- Paramedics
- Police
- 911 Response Vehicles
- Double and Quad Flash Strobes
- 100% Digital

FIELD PROGRAMMABLE

- Coated Optics
- 2 Relay Outputs
- Relay Timing

EASE OF INSTALLATION

- FIRE STROBE 2000 can be installed on any existing gate system.
- Sensitive photodiode complete with PVC housing and lens assembly can be mounted in a variety of ways.
- FIRE STROBE 2000 is designed to accommodate AC or DC operation.
- Units are provided with a 12 VAC plug in transformer.

MANUFACTURED BY:
ACCESS PRODUCTS, INC.
(858) 292-1561 FAX (858) 292-6955
www.firestrobe.com

DISTRIBUTED BY:

FIRE STROBE 2000 Technical Specifications

BASIC CONCEPT

The FIRE STROBE 2000 signal is received optically by line of sight. The range varies with the ambient light and intensity of the strobe emitter. A typical range varies from 150 feet to 500 feet. The detector will not allow false operation with unwanted signals from radio interference and/or flashing headlights or loud sounds.

The acquisition time from the emitter light source to the discriminate module is approximately 5 seconds.

The FIRE STROBE 2000 is widely used for security /electric gate access. It can be used for firehouse garage doors and other related access needed by emergency vehicles. This emergency-vehicle strobe detector provides rapid access to any gated community that has been serviced by fire and emergency equipment from the OPTICOM™ STROBE SYSTEM.

INSTALLATION & TESTING

Complete installation instructions are provided with the FIRE STROBE 2000 for simple hook-up of the unit to interface with your gate or access control. Two dry contacts are also provided for bi-directional operation where needed.

The photoeye assembly is typically mounted 8 feet to 10 feet above the street level and is aimed for optimal strobe signal. (A total of (2) photoeye assemblies may be used). A 12 VAC power supply is provided with the FIRE STROBE 2000 system.

Testing can be accomplished with the optional fire strobe transmitter tester. This FIRE STROBE 2000 transmitter will enable a throughput of signals from the photoeye assembly to the relay output. This is a hand-held transmitter which operates via 9-volt battery.

TECHNICAL SPECIFICATIONS

1. Frequency 14.035 Hz+/- .25 Hz for class II signals. For OPTICOM® emitters, double, quad flash strobes 140-170 fpm. 100% digital.
2. The FIRE STROBE 2000 is fully compatible with the OPTICOM® priority control emitter.
3. Now with Strobewatch™ programmable for double and quad flash, vehicle mounted strobes. These are usually found on police and other emergency vehicles.
4. The strobe acquisition time is .5 seconds.
5. The PC board construction is mounted in the enclosed 8" x 8" x 4" rain-tight NEMA J-Box.
6. The weight is approximately seven pounds.
7. The power requirements are 12/24 volts AC/DC non-polarity conscious, approximately 1 watt draw.

WARRANTY

The FIRE STROBE 2000 has a one year warranty when used according to the manufacturer's specifications. This warranty does not apply when the FIRE STROBE 2000 has been abused, over voltaged, or altered in any way. The warranty coverage is at the sole discretion of the manufacturer. This unit is to be used only for the operations described above.

*OPTICOM is a trademark of 3M

INSTALLATION

⚠CAUTION

- To AVOID damaging gas, power or other underground utility lines, contact underground utility locating companies BEFORE digging more than 18 inches (46 cm) deep.
- ALWAYS wear protective gloves and eye protection when changing the battery or working around the battery compartment.

Installation Tips

Do's

- Weld a horizontal bar across entire gate on any installation for strength. Make sure that the operator is mounted level or it will not function properly.
- Make sure there is slack in the operator cable.
- The operator can be mounted on top of the gate frame.
- The operator must be installed at least 12" (30 cm) from the ground.





Don'ts

- DO NOT install upside-down.
- DO NOT install next to sprinklers or any area that may expose the bottom of operator to water.
- DO NOT install on uphill or downhill gates.
- DO NOT install on ANY pedestrian passageways, doorways, or gates.
- DO NOT over-bend the operator cable. Doing this will cause the wires to eventually break.
- DO NOT weld the crossbar on just a few pickets, or they could bend.

INSTALLATION

Large Metal Control Box

The control box MUST be mounted within 5 feet (1.52 m) of the gate operator. Mount the control box as high as possible for best radio reception. Make sure the control box is level.
NOTE: *The Large Metal Solar Control Box (Model XLSOLARCONTLL) does not have the electrical outlets or the expansion board shown in the images.*

Wall or Column Mount

1. Open the control box. The control box door may be removed by opening the door 90°. Lift the door from the hinges and set aside until the installation is complete.
2. Remove the toroid assembly from the control box by loosening the three screws and lifting the assembly up and out.
3. Use knock outs located at the 4 corners of the control box and knock out using a screwdriver and hammer.
4. Secure the control box to mounting surface using the provided screws (4).

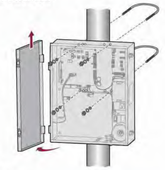
Post Mount

NOTE: *The post mount option is not recommended for the 33AH battery application.*

1. Open the control box. The control box door may be removed by opening the door 90°. Lift the door from the hinges and set aside until the installation is complete.
2. The control box can be mounted to a post with 1/2" bolts (refer to chart). The knock out will accommodate a 3/8" diameter 1/2" bolt. Select center mounting holes (top and bottom) and knock out using a screwdriver and hammer.
3. Secure the control box to mounting surface with U-bolts and rubber washers (not provided) to ensure a watertight seal.

TYPE AND SIZE	"U" BOLT OPENING
Standard 2" Round Pipe	3-1/2"
Standard 4" Square Post	4"
Standard 6" Square Post	6"

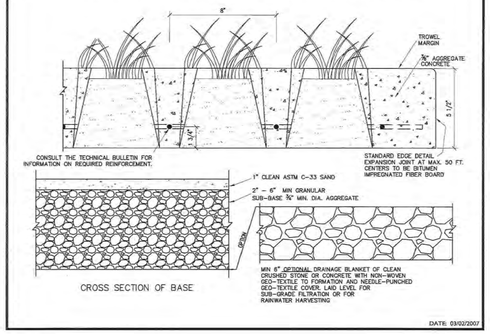
Wall or Column Mount



Post Mount

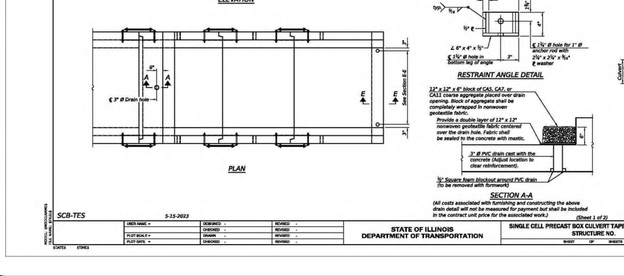


SINGLE USE 5 ½" MOLDED PULP VOID GRASSED SYSTEM



DATE: 03/02/2007

vital™ Cluster Box Unit - Type III



DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5-3/8"x12-13/16"
10" PARCEL	10-1/4"x12-13/16"
13" PARCEL	13-3/4"x12-13/16"
OUTGOING SLIDE	3/4"x11-3/4"

NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

BudgetMailboxes.com
WebLife Stores LLC
PO Box 20336, Panama City Beach, FL 32417
www.budgetmailboxes.com • (866) 707-0008

MODEL	1570-16	REV	A
SCALE	NONE	LAST REV DATE	9/28/2012
DRAWING NUMBER	1570-16CS	DRAWN BY	AFD

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	08-19-24	PER WILLAGE REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV
5	12-12-24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

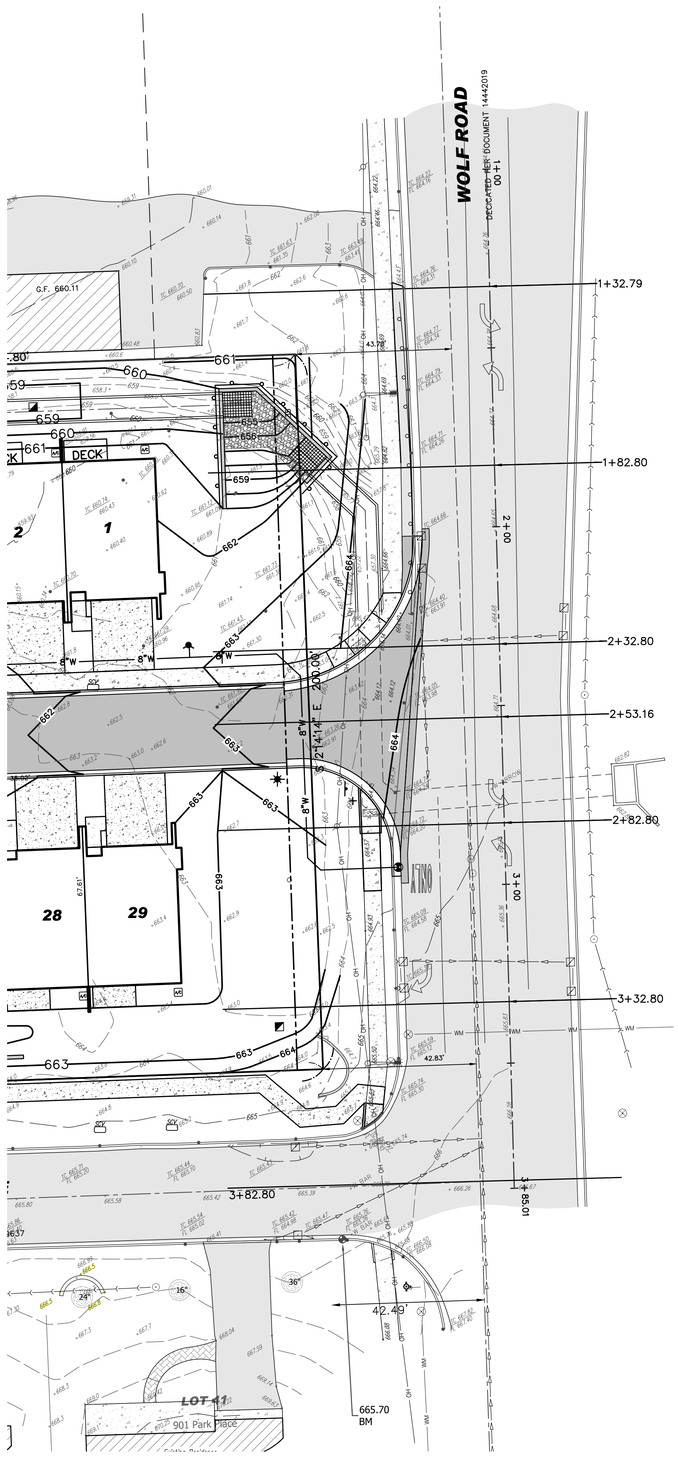
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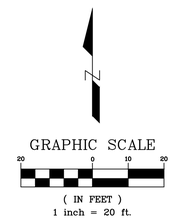
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Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

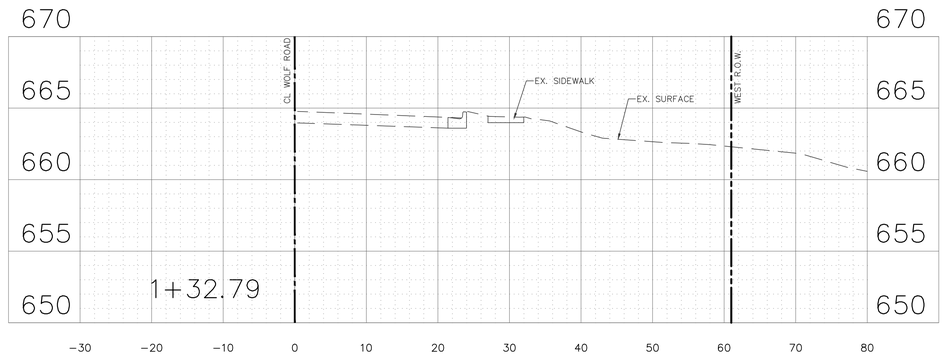
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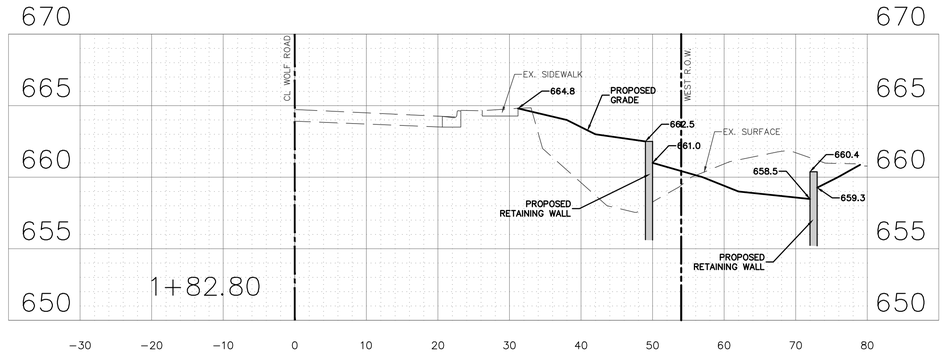
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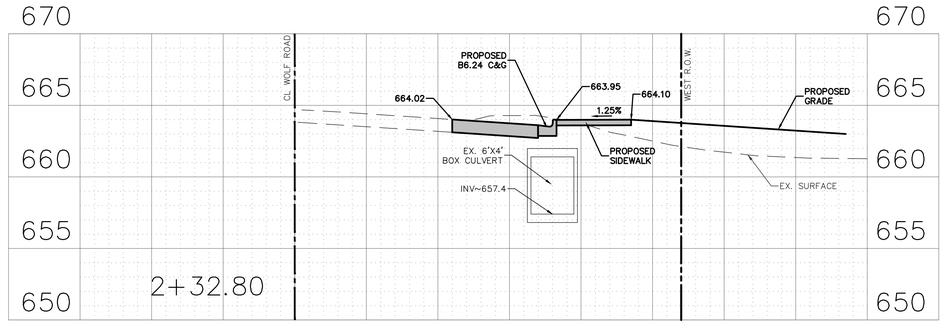
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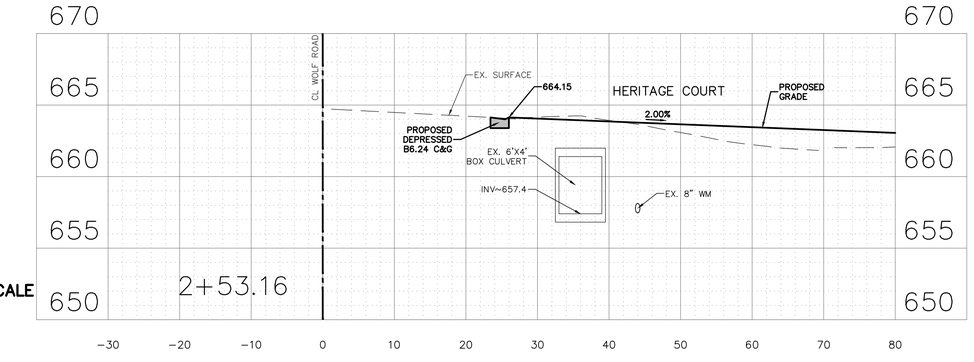












CROSS-SECTION SCALE
H: 1" = 10'
V: 1" = 5'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	08-15-24	PER WOLF ROAD REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
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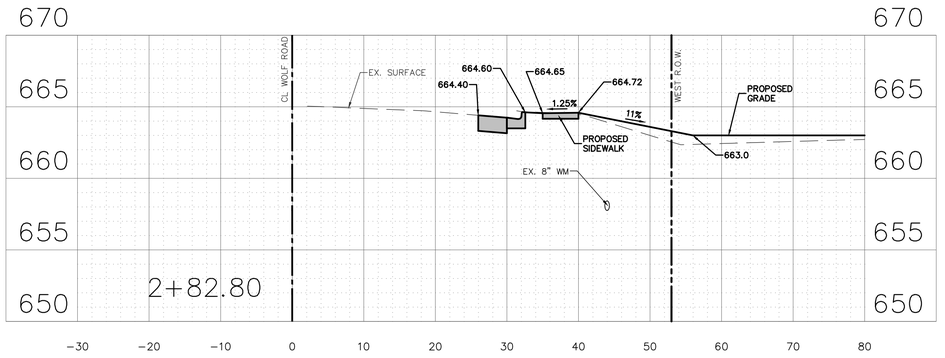
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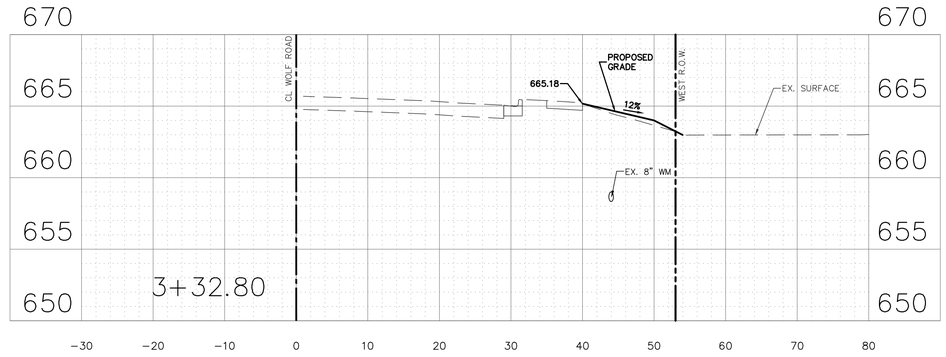
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Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

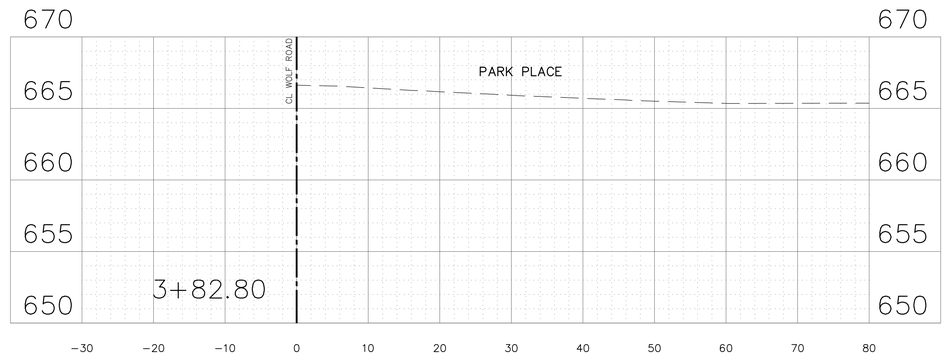
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20

CROSS SECTIONS STA. 1+32.79 TO 2+53.16

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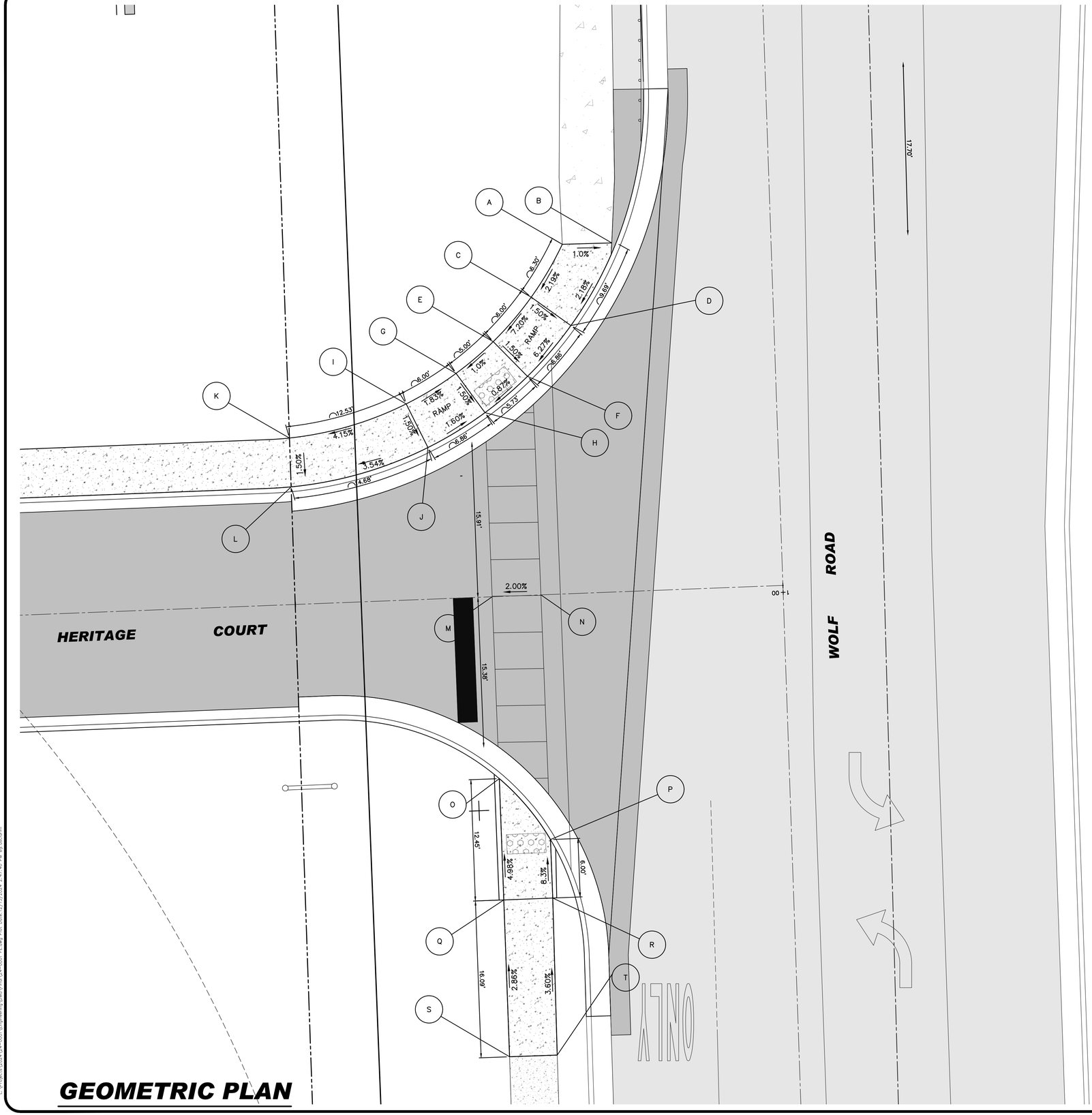
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PROJECT INFORMATION
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Scale: AS SHOWN
Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

18
OF
20

CROSS SECTIONS STA. 2+82.80 TO 3+82.80

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GEOMETRIC PLAN

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

	STATION	OFFSET	ELEV.
A	2+17.70	32.03' R.	664.47ME
B	2+17.70	26.96' R.	664.42ME
C	2+23.03	33.37' R.	664.28
D	2+26.03	31.40' R.	664.21
E	2+27.48	39.38' R.	663.85
F	2+31.14	35.97' R.	663.78
G	2+30.63	43.28' R.	663.78
H	2+34.74	40.42' R.	663.71
I	2+33.62	48.48' R.	663.89
J	2+38.14	46.37' R.	663.82
K	2+36.79	60.53' R.	663.37
L	2+41.80	60.50' R.	663.30
M	2+53.63	40.21' R.	664.15
N	2+53.57	35.20' R.	664.05
O	2+72.59	39.99' R.	663.69
P	2+78.55	34.99' R.	663.81
Q	2+84.61	39.84' R.	664.31
R	2+84.56	34.93' R.	664.31
S	3+00.83	39.71' R.	694.77ME
T	3+00.79	34.82' R.	664.89ME

PAVEMENT LEGEND

- ASPHALT PAVEMENT
  2.5" BIT. CONCRETE SURFACE COURSE CL1
  2.5" BIT. CONCRETE BINDER COURSE
  9" AGGREGATE BASE COURSE, CA-6
- CONCRETE DRIVEWAY
  7" P.C.C.
  2" AGGREGATE BASE COURSE
- CONCRETE SIDEWALK
  7" P.C.C.
  2" AGGREGATE BASE
- CONCRETE CURB RAMP
  8" P.C.C.
  4" AGGREGATE BASE COURSE

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	08-15-24	PER WOLF ROAD REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV
5	12-12-24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

19
OF
20

ADA DETAIL

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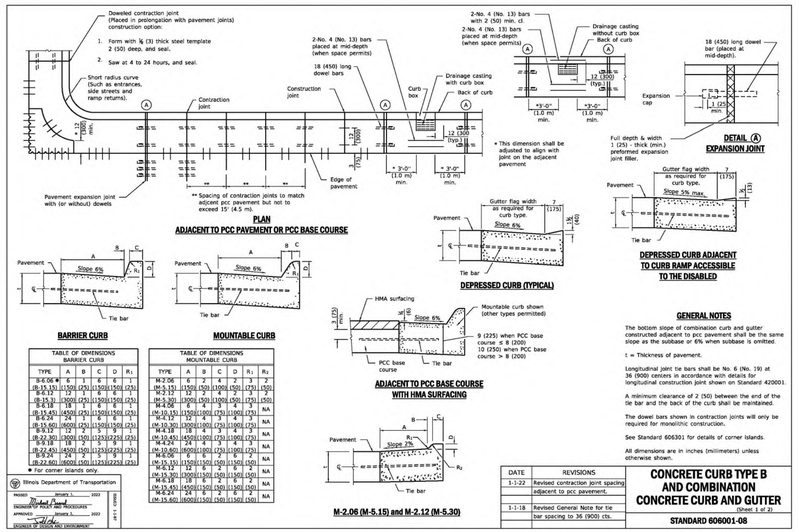


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R_1
M-2.06 ● (M-5.15)	1	5	6	1	3
	[150]	[125]	[150]	[25]	[75]
M-2.12 (M-5.30)	1	5	6	1	3
	[300]	[125]	[150]	[25]	[75]
M-4.06 (M-10.15)	1	5	6	1	NA
	[450]	[125]	[150]	[25]	
M-4.12 (M-10.30)	1	5	6	1	NA
	[600]	[125]	[150]	[25]	
M-4.18 (M-10.45)	1	5	6	1	NA
	[750]	[125]	[150]	[25]	
M-4.24 (M-10.60)	1	5	6	1	NA
	[900]	[125]	[150]	[25]	
M-6.06 (M-15.15)	1	5	6	1	NA
	[450]	[125]	[150]	[25]	
M-6.12 (M-15.30)	1	5	6	1	NA
	[900]	[125]	[150]	[25]	
M-6.18 (M-15.45)	1	5	6	1	NA
	[1350]	[125]	[150]	[25]	
M-6.24 (M-15.60)	1	5	6	1	NA
	[1800]	[125]	[150]	[25]	

● For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	1	5	6	1	3	3
	[150]	[125]	[150]	[25]	[75]	[75]
M-2.12 (M-5.30)	1	5	6	1	3	3
	[300]	[125]	[150]	[25]	[75]	[75]
M-4.06 (M-10.15)	1	5	6	1	3	NA
	[450]	[125]	[150]	[25]	[75]	
M-4.12 (M-10.30)	1	5	6	1	3	NA
	[600]	[125]	[150]	[25]	[75]	
M-4.18 (M-10.45)	1	5	6	1	3	NA
	[750]	[125]	[150]	[25]	[75]	
M-4.24 (M-10.60)	1	5	6	1	3	NA
	[900]	[125]	[150]	[25]	[75]	
M-6.06 (M-15.15)	1	5	6	1	3	NA
	[450]	[125]	[150]	[25]	[75]	
M-6.12 (M-15.30)	1	5	6	1	3	NA
	[900]	[125]	[150]	[25]	[75]	
M-6.18 (M-15.45)	1	5	6	1	3	NA
	[1350]	[125]	[150]	[25]	[75]	
M-6.24 (M-15.60)	1	5	6	1	3	NA
	[1800]	[125]	[150]	[25]	[75]	

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

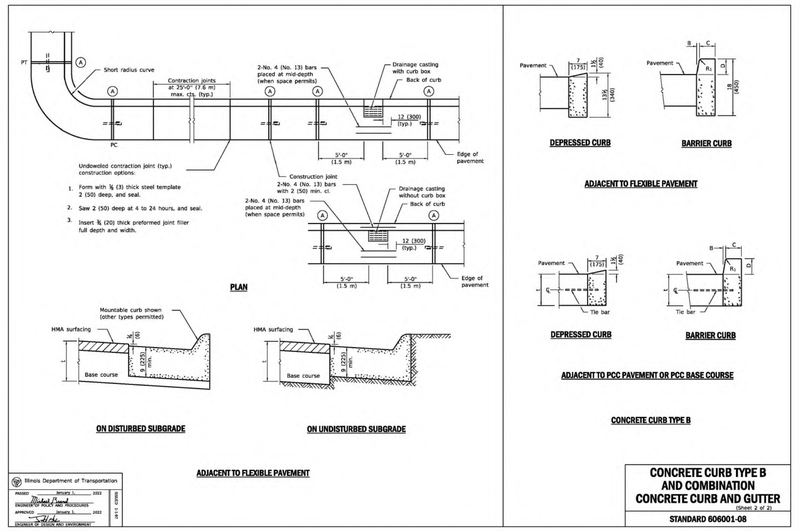
See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) ctr.

Illinois Department of Transportation
PASSED January 1, 2022 — Richard Hall — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — Scott Kline — ENGINEER OF BRIDGES AND STRUCTURES

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-08



Illinois Department of Transportation
PASSED January 1, 2022 — Richard Hall — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — Scott Kline — ENGINEER OF BRIDGES AND STRUCTURES

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-08

SPECIAL PROVISION FOR DETECTABLE WARNINGS (SPECIAL)

Effective: *10/01/18 (Modification of IDOT D1 Special Provision for Detectable Warnings (Special) in City of Chicago)*
Revised: *4/13/21 (added Galvanized and Stainless Steel material options)*

Description:

Work under this item shall consist of installing cast iron or steel detectable warning tiles as shown on the plans. Work shall be performed according to Section 424 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, except as herein modified.

Materials:

Detectable warning tiles shall be of uniform quality, and free of surface defects. The detectable warnings shall be constructed out of one of the following:
1) Cast iron meeting requirements of ASTM A 48 Class 30 or better.
2) Galvanized steel – 10 gauge, C90 galvanization or better
3) Stainless steel – 10 gauge or better

The dome size and spacing of the detectable warnings shall meet all requirements of sections R305.1.1 and R305.1.2 of PROWAG.

The color of the detectable warning tiles is to be approved by the Engineer unless otherwise specified in the plans and comply with the requirements of section R305.1.3 of PROWAG.

If a concrete border is required for installation of the detectable warnings, it shall comply with section R305.2 of PROWAG.

Responsibility of the Contractor:

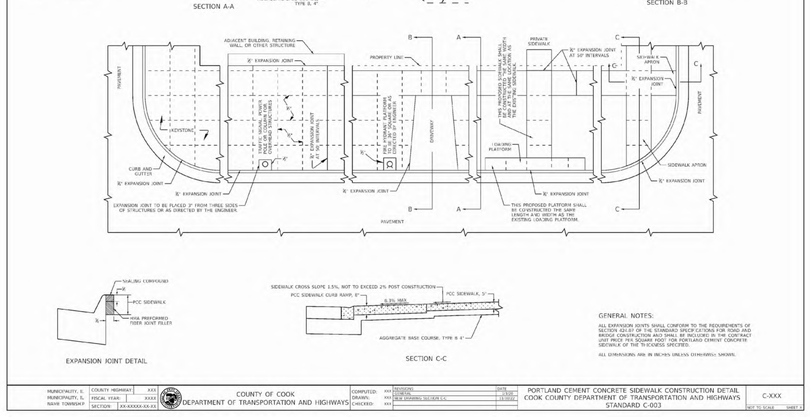
The contractor shall verify all dimensions with the product manufacturer. If using radial units, the contractor shall verify that the radius of the detectable warnings supplied by the manufacturer matches that of the curb radius.

The contractor shall ensure that the supplied detectable warnings allow placement of the rows of domes that are aligned parallel with the path of travel. Where detectable warnings are radial, dome orientation is not significant.

The contractor shall ensure a maximum vertical transition of ¼" between the edge of the detectable warnings and adjacent concrete.

Measurement and Payment:

This work will be paid for at the contract unit price per square foot for DETECTABLE WARNINGS (SPECIAL).



MUNICIPALITY, IL MUNICIPALITY, IL MAINT. TOWNSHIP	COUNTY HIGHWAY	XXX	COMPUTED: XXX	PROJECTION	DATE
	FISCAL YEAR	XXXX	DRAWN: XXX	COUNTY	11/2012
	SECTION	XX-XXXX-XX-XX	CHECKED: XXX	NEW GRADING SILVER CO	11/2012

COUNTY OF COOK
DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

PORTLAND CEMENT CONCRETE SIDEWALK CONSTRUCTION DETAIL
COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
STANDARD C-003

C-XXX
NOT TO SCALE — SHEET 2

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	10-17-24	PER VILLAGE REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CCDOTH REVIEW	DMV
5	12-12-24	PER VILLAGE REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: AS SHOWN
Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

20 OF 20

CCDOTH DETAILS

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FIRE HYDRANT COVERAGE EXHIBIT

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE	DESCRIPTION	BY

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
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DEI

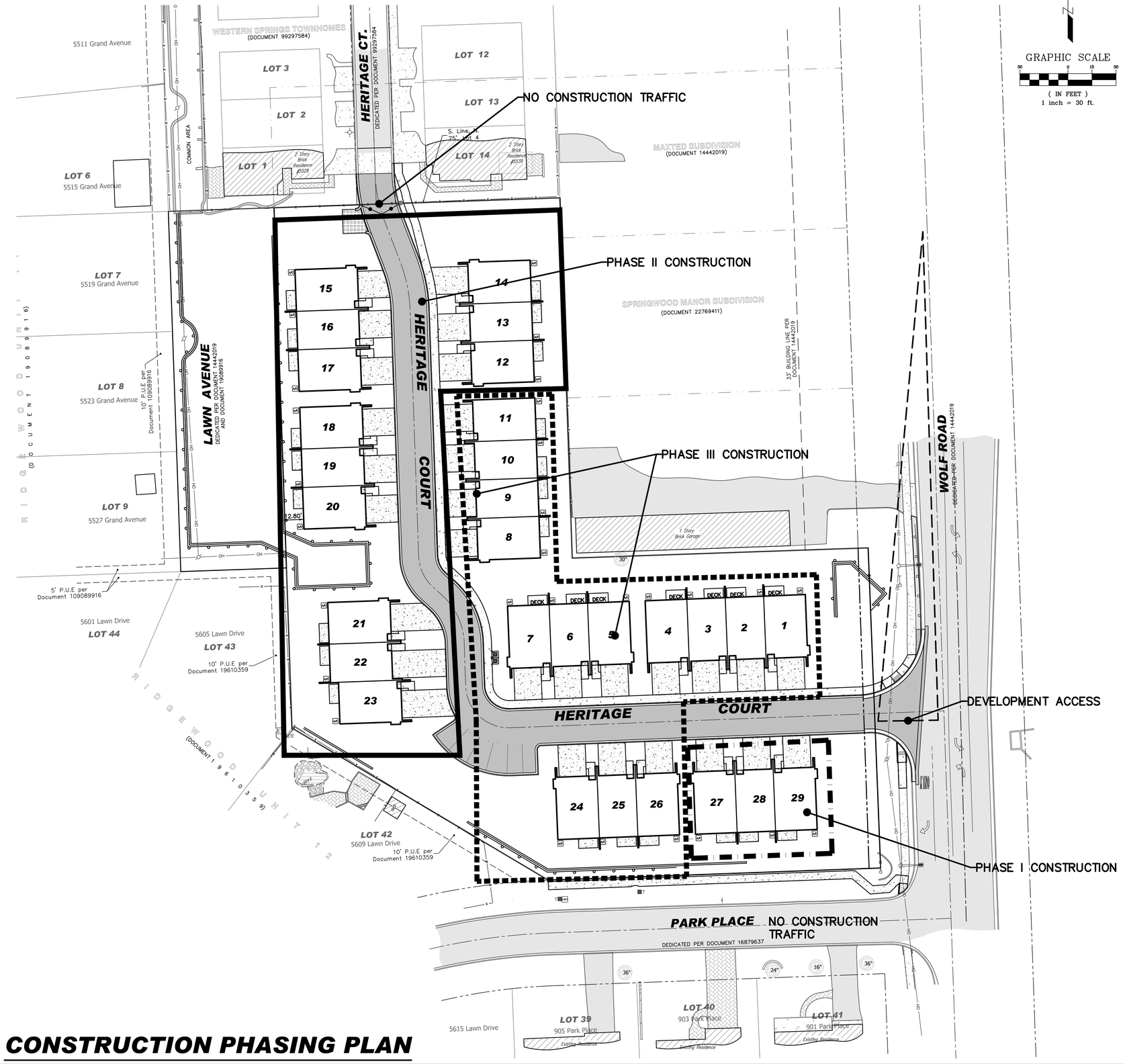
PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 12-13-2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

1 OF 1

FIRE HYDRANT COVERAGE EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

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CONSTRUCTION PHASING PLAN

N

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

Heritage Crossing, Western Springs
Construction, Staging, Restoration, Routing and Phase Plan

Construction Schedule

- Building demolition & site clearing of parking lot – **1/13/025 – 2/7/2025**
- Site development work - **2/9/2025 – 4/18/2025**
  - Removal of existing storm sewer
  - Pond excavation and site grading
  - Commence construction on model home building Units #26 - # 28
  - Installation of new underground utilities – sanitary sewer, storm sewer and water main
  - Retaining wall construction
  - Site grading
  - Paving
  - Park Place sidewalk installation
- Commence construction on Units # 12 thru # 23 - **4/21/2025**
- Landscape – **5/5/2025 – 6/20/2025**
  - Native planting pond bottom / trees and shrubs
  - Fence replacement neighbors southwest of the site
  - Entryway landscaping
  - Installation of access gate at the existing Heritage Court
  - Common area landscaping to be complete with surrounding rowhome units
- Model Grand Opening - **9/5/2025**
- Commence construction on Units # 1 thru # 11 & # 24 thru #26 – **1/5/2026**
- Close out sales - **12/31/2026**

Construction Staging

- Black dirt stockpile Units # 8 - # 11
- Temporary construction material staging Units # 5 - # 7

Site Restoration

- Heritage Springs upon the completion of the Heritage Court connection and additional parking space spots 5/5/2025 – 6/20/2025
- Wolf Road CCHD right-of-way upon the completion of the roadway connection and sidewalk 6/20/2025 – 8/1/2025
- Park Place right-of-way upon the completion of the public sidewalk 6/20/2025 – 8/1/2025

Routing

- All construction traffic will access and leave the property via the subdivision entrance at Wolf Road.
- Access to and from 55th Street via the existing Heritage Court is prohibited.
- Access to and from Park Place is prohibited

Phasing

- All development work shall be completed in a single phase of work
- To promote an orderly development of the site construction of the units will be completed in three phases according to the dates reference above
  - Phase I Model Building Units #27 - # 29
  - North & West Buildings Units # 12 thru # 23
  - East & South Buildings Units # 1 thru # 11 & # 24 thru #26

Cleaning, Refuse and Safety

- Street clearing of mud, stone and construction debris daily as needed but by the end of the work day
- Weekly storm sewer inspection during construction
- Refuse container (dumpster) provided at each three-wide or four-wide building
- Port-a-toilet one per every four units under construction
- Posted "No Trespassing" upon units
- Construction fencing per ordinance

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTION	BY

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 12/13/2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

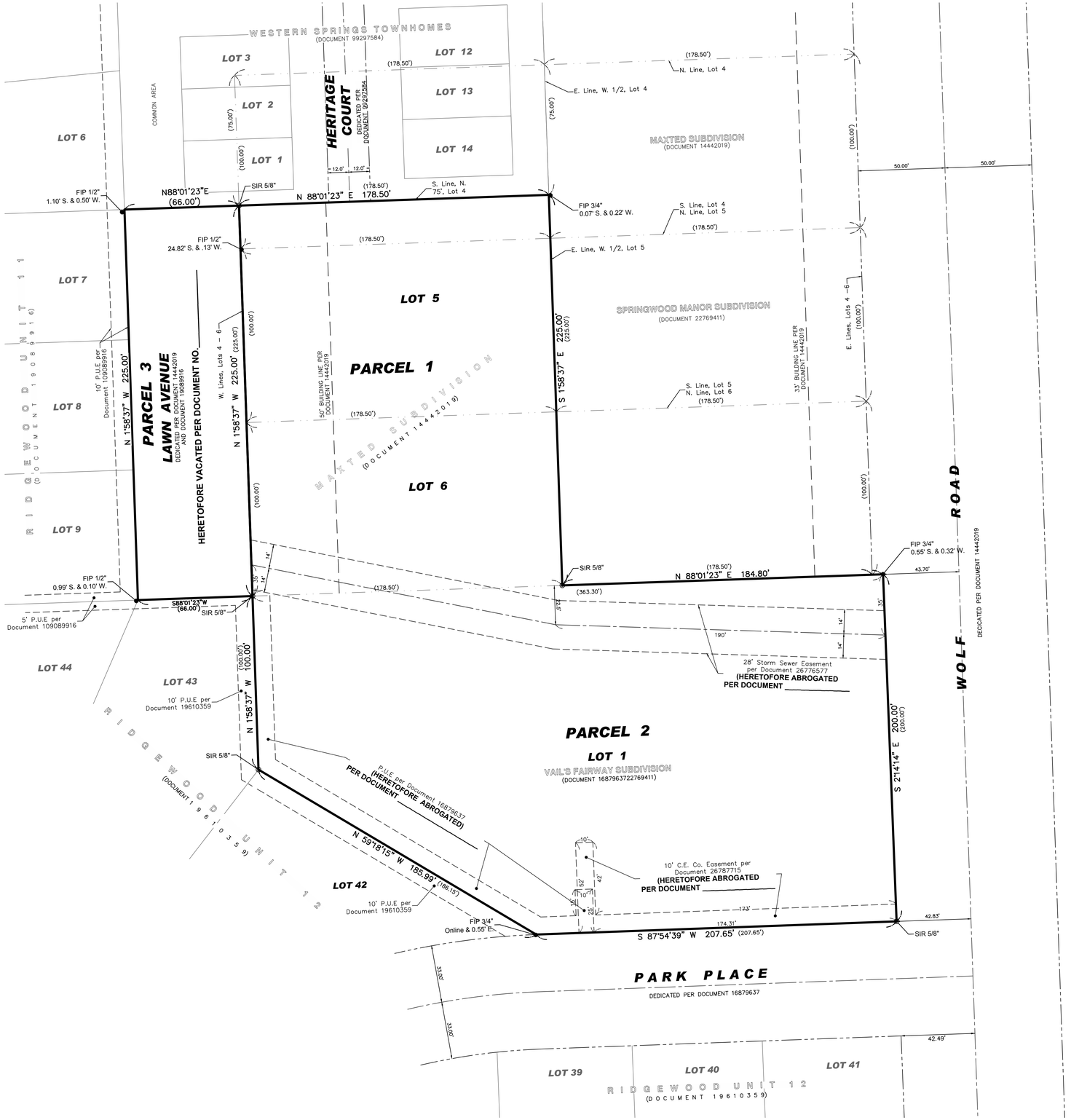
1 OF 1

CONSTRUCTION PHASING LAN

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FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

ADDRESSES

PARCEL 1: 1023 W. 55TH STREET
WESTERN SPRINGS, IL 60558

PARCEL 2: 5600 WOLF ROAD
WESTERN SPRINGS, IL 60558

EXISTING SITE DATA

AREA (PARCEL 1) =	40,163 SQ. FT. OR 0.92 ACRES
AREA (PARCEL 2) =	64,996 SQ. FT. OR 1.49 ACRES
AREA (PARCEL 3) =	14,850 SQ. FT. OR 0.34 ACRES
GROSS AREA =	120,009 SQ. FT. OR 2.75 ACRES

LEGEND

● FIP	FOUND IRON PIPE
○ SIR	SET 5/8" IRON ROD
———	BOUNDARY LINE
———	LOT LINE
——— — ———	RIGHT-OF-WAY LINE
——— — ———	CENTERLINE
– – – – –	EXISTING EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

ALL EXISTING EASEMENT ABROGATIONS WITHIN THE LEGALLY DESCRIBED PROPERTY HEREON, TOGETHER WITH THE LAWN AVENUE VACATION SHALL BE VIA SEPARATE DOCUMENTS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/26/24	LOT COMMENTS	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

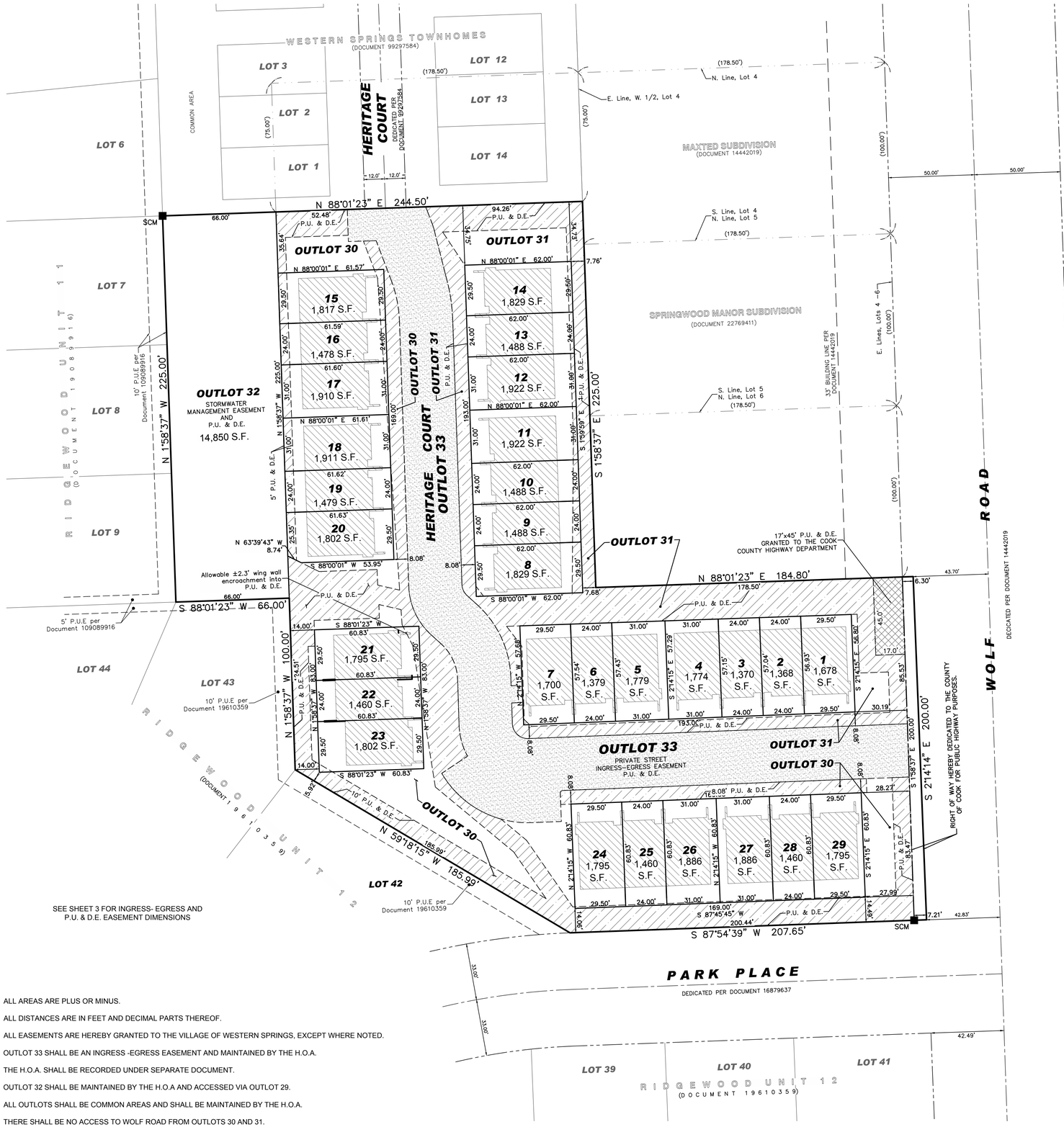
1
OF
4

EXISTING GEOMETRY

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FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



1. ALL AREAS ARE PLUS OR MINUS.
2. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS, EXCEPT WHERE NOTED.
4. OUTLOT 33 SHALL BE AN INGRESS -EGRESS EASEMENT AND MAINTAINED BY THE H.O.A.
5. THE H.O.A. SHALL BE RECORDED UNDER SEPARATE DOCUMENT.
6. OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESSED VIA OUTLOT 29.
7. ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
8. THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 30 AND 31.
9. THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 30.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING
THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER
PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

AREA SUMMARY
GROSS AREA:	120,009 SQ. FT. OR 2.75 AC.
BUILDABLE LOTS 1-29:	48,839 SQ. FT OR 1.18 AC.
OUTLOT 30	20,733 SQ. FT. OR 0.40 AC.
OUTLOT 31	14,952 SQ. FT. OR 0.43 AC.
OUTLOT 32	14,850 SQ. FT. OR 0.29 AC
OUTLOT 33:	19,393 SQ. FT. OR 0.34 AC.
WOLF RD. DEDICATION:	1,351 SQ. FT. OR 0.03 AC.

LEGEND
FIP	FOUND IRON PIPE
SIP	SET 1" x 24" IRON PIPE
SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	P.U. & D.E.
	INGRESS-EGRESS EASEMENT
	COOK COUNTY HWY. DEPT. P.U. & D.E.

ABBREVIATIONS
FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
E.T.B.E.	EXCEPTION TO BLANKET EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		
CH	CHORD BEARING/DISTANCE		

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/08/24	LOT RECONFIGURATION	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 3264692
IL PROF. LIC. No.: 184-003740

DEI

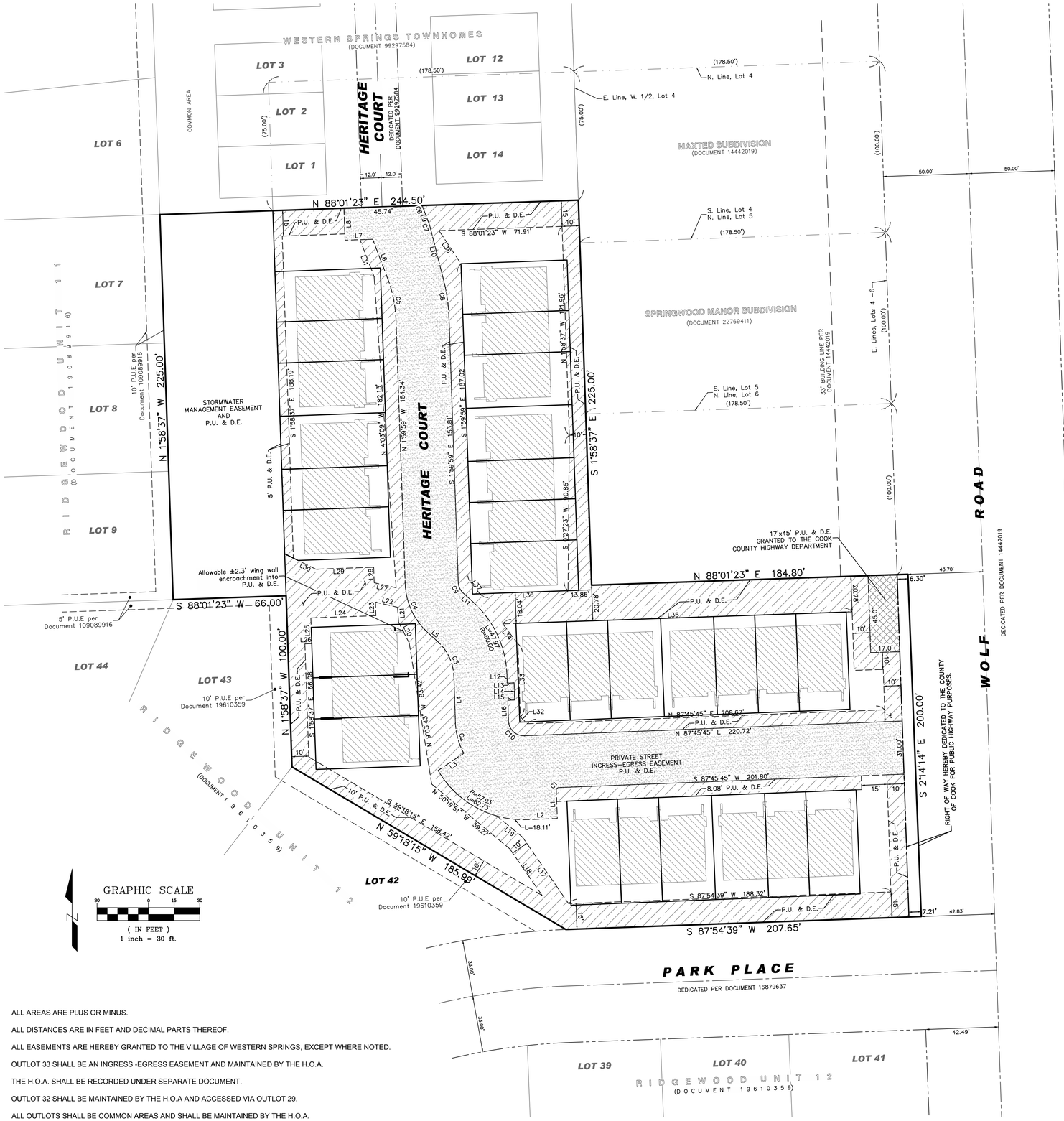
PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

2 OF 4

PROPOSED GEOMETRY

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



LEGEND

FIP	FOUND IRON PIPE
SIP	SET 1" x 24" IRON PIPE
SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	P.U. & D.E.
	INGRESS-EGRESS EASEMENT
	COOK COUNTY HWY. DEPT. P.U. & D.E.

Parcel Line Table		
Line #	Length	Direction
L1	16.50	S02° 14' 15"E
L3	18.04	N56° 16' 49"E
L4	26.84	N01° 51' 56"W
L5	8.03	N47° 40' 37"W
L6	24.41	N20° 51' 06"W
L7	16.15	S88° 10' 48"W
L8	18.67	N01° 58' 35"W
L9	7.26	S20° 53' 37"E
L10	27.84	S14° 13' 17"E
L11	8.03	S47° 40' 37"E
L12	4.76	S01° 51' 56"E
L13	4.02	N87° 58' 53"E
L14	10.00	S01° 44' 56"E
L15	4.00	S87° 58' 53"W
L16	12.07	S01° 51' 56"E
L17	47.24	N34° 43' 32"W
L18	33.09	N34° 43' 32"W
L19	19.34	N50° 19' 51"W
L20	13.60	N27° 06' 22"W
L21	8.81	N04° 03' 09"W

Parcel Line Table		
Line #	Length	Direction
L22	13.22	S77° 07' 24"E
L23	7.91	N01° 58' 37"W
L24	38.00	N88° 01' 23"E
L25	15.00	S01° 58' 37"E
L26	4.00	N88° 01' 23"E
L27	13.14	N77° 07' 19"W
L28	9.06	N01° 58' 37"W
L29	33.80	S88° 01' 22"W
L30	14.63	S63° 39' 43"E
L31	23.08	S20° 51' 06"E
L32	5.78	S47° 02' 19"E
L33	42.73	S01° 52' 29"E
L34	14.62	S37° 20' 25"E
L35	204.14	N88° 01' 23"E
L36	51.58	N88° 00' 01"E
L37	7.33	N37° 20' 25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	2.36	1.50	90.00	S42° 45' 45"W	2.12
C2	18.74	40.00	26.85	N15° 17' 25"W	18.57
C3	23.19	29.00	45.81	N24° 46' 16"W	22.57
C4	31.89	40.00	45.68	N24° 50' 18"W	31.05
C5	24.79	75.50	18.81	N11° 22' 59"W	24.68
C6	3.64	54.81	3.80	S20° 01' 02"E	3.64
C7	3.03	26.00	6.67	S17° 33' 27"E	3.03
C8	26.01	106.50	13.99	S08° 59' 46"E	25.94
C9	7.74	9.10	48.74	S23° 11' 03"E	7.51
C10	14.19	9.04	89.92	S47° 02' 25"E	12.77

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS, EXCEPT WHERE NOTED.
4. OUTLOT 33 SHALL BE AN INGRESS -EGRESS EASEMENT AND MAINTAINED BY THE H.O.A.
5. THE H.O.A. SHALL BE RECORDED UNDER SEPARATE DOCUMENT.
6. OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESSED VIA OUTLOT 29.
7. ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
8. THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 30 AND 31.
9. THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 30.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/08/24	LOT RECONFIGURATION	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
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PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
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3
OF
4

EASEMENT DETAIL

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/26/24	LOT/ACCESS COMMENTS	SJL
3	12/09/24	VILLAGE COMMENTS	SJL

OWNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: 106 (LA GRANGE HIGHLAND) HIGH SCHOOL: 204 (LYONS TOWNSHIP HIGH SCHOOL)

BY: McNAUGHTON DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
MANAGER

ADDRESS: 11S220 JACKSON STREET, SUITE #101, BURR RIDGE, ILLINOIS 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF MCNAUGHTON DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS SUBDIVISION PLAT AS OWNER, AS SUCH MANAGER OF McNAUGHTON DEVELOPMENT LLC, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THIS SUBDIVISION PLAT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY OR OTHER ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTERN SPRINGS PLAN COMMISSION, SO CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTERN SPRINGS.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE TREASURER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF WESTERN SPRINGS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT LAND LAND INCLUDED IN THIS PLAT.

DATED AT WESTERN SPRINGS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, IN ACCORDANCE WITH SUBDIVISION REGULATIONS AT A MEETING HELD THIS _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

IMPROVEMENTS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE CLERK OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON THE _____ DAY OF _____, A.D. 20____, AND THAT REQUIRED BOND OR OTHER GUARANTEES HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

BY: _____
VILLAGE CLERK

LAGRANGE HIGHLANDS SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, SUPERVISOR OF THE LAGRANGE HIGHLANDS SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____, A.D., 20____.

_____
SUPERVISOR

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

_____ _____
Owner Professional Engineer

_____ _____
Printed Name Printed Name

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTERN SPRINGS, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
VILLAGE ENGINEER

REGISTRATION NUMBER _____

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

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

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS COOK COUNTY, ILLINOIS

RESPONSIBILITY OF H.O.A., VILLAGE OF WESTERN SPRINGS AND LAGRANGE HIGHLANDS SANITARY DISTRICT

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all landscaping areas within all Lots and Outlots within the subdivision, together with all improvements within the ingress-egress easement, and all storm sewers and structures. The individual homeowners shall be responsible for all sanitary and water services from the public sanitary service connections and B-Boxes to the constructed buildings. The Village of Western Springs shall be responsible for all watermain and structures attached thereto. The LaGrange Highlands Sanitary District shall maintain the sanitary sewer and all structures attached thereto. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

PRIVATE INGRESS - EGRESS PROVISIONS

An easement for ingress and egress over and across the Property for the benefit of the Owner(s) of Subdivision and/or Lots, their heirs, successors, assigns, guests and invitees, as more particularly bounded and described on the Plat. This easement shall be perpetual and shall run with the land.

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all improvements within said ingress and egress areas within the subdivision. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

STORMWATER MANAGEMENT EASEMENT

Declarant hereby reserves and grants to the Village of Western Springs (Village) easements in, over, under, through, and upon those areas designated on the Plat as "Stormwater Water Management Easement" for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

Send all future tax bills to:

McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Submitted by:

McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Return the original Mylar to:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked Public Utility & Drainage Easement, or P.U. & D.E." designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements'; and the property designated on the plat as 'common area or areas'; and the property designated on the plat for streets and alleys, whether public or private, together with the rights 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, roots and saplings and to clear obstructions from the surface and subsurface 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 dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation) 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, 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 or 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 terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas'; and 'Common Elements' include 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, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted 'easement'areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such 'easement' areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Western Springs (Village), LaGrange Highlands Sanitary District and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down. trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Western Springs and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Western Springs and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Western Springs, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication and broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTERN SPRINGS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPE 1" X 24" WILL BE SET AT ALL LOT CORNERS, BLOCK CORNERS, POINTS OF CURVE, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, MAP NUMBER 17031C0467J, EFFECTIVE DATE ON AUGUST 19, 2008.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 10th DAY OF JULY A.D., 2024.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160
LICENSE EXPIRES ON NOVEMBER 30, 2026

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. No.: 184-003740

PROJECT INFORMATION
Project No.: 24-0001
Scale: N/A
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

4
OF
4

CERTIFICATIONS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS

December 13, 2024
Project No. 24-0001

Jeff Koza, P.E.
Village Engineer
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

Re: Heritage Crossing – Staff Review Letter #3
5600 Wolf Road, Western Springs, IL 60558

Dear Mr. Koza,

On behalf of our client, McNaughton Development we are submitting the enclosed Final documents for your review and approval.

The Final Plan set, Final Plan and Stormwater Management Report have been revised according to the review letter by Baxter and Woodman, dated November 14, 2024 and the Village Staff, dated November 15, 2024, the following is an item-by-item response to those comments:

Baxter & Woodman Comments
Engineering Plans

1. Based on our calculations, and assuming the Contech pipes have a similar Manning's n to RCP, the design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. Provide documentation that 11 ft/s is the maximum flow velocity through these pipes.
   Response: The twin culverts have been revised to a single 4'x6' box culvert. Under the worst-case scenario, the pipe has a full flowing velocity of 15 ft/s. This does not account for the loss in velocity as the flow exits the Wolf Road culvert, flows across the proposed rip rap and enters the bypass system. The velocity was checked for the 10-year critical duration storm and the 2-year critical duration. See enclosed bypass pipe calculations.
2. Provide calculations for the riprap sizing at the outfall of the dual culverts. The riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions.
   Response: Rip rap sizing calculations have been added to Sheet 6 of the plans.
3. Prior to final approval, the retaining wall design shall be reviewed, signed, and sealed by an Illinois-registered Structural Engineer.
   Response: Acknowledged.
4. The silt fence protecting the pond shall be revised to be double rowed per section 5.3.4.2 of the WMO.
   Response: A double row of silt fence has been added around the volume control area in the detention basin.
5. Clarify the erosion control legend on Sheet 5; there are three instances of E6, and E7 is missing despite being shown on the plan.
   Response: The legend on the soil erosion control plan has been revised.

6. Provide clarification of note on Sheet 5 regarding the construction entrance at the intersection of Heritage Court and Park Place, as the proposed Park Place access has been eliminated.
   Response: The location of the construction entrance has been revised and all notes regarding an entrance on Park Place have been removed.
7. A spot elevation at the northwest corner of Unit 7 appears to be several feet higher than the 658 contour adjacent to it. Please clarify the elevation at this location.
   Response: The grading at the northwest corner of Unit 7 has been revised.
8. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.
   Response: The grading north of Unit 14 has been revised.
9. Provide a pavement cross-section or spot grades to ensure proper drainage at the offsite parking stalls in Heritage Springs (Sheet 7).
   Response: A grading plan for the off-site parking area has been added to Sheet 8.

Stormwater Management Report and HEC-HMS Model

1. The Stormwater Management Report's narrative should be revised to include discussion of modeling results, reference and discuss the supporting modeling documentation, and include the inundation maps.
   Response: Stormwater Management Report will be forthcoming.
2. The HEC-HMS files provided indicate that the discharge curves for all basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined. Clarify how the discharge flows are defined between basins.
   Response: Outflow structure method is utilized not discharge flow.
3. Clarify the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet-East Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.
   Response: “Storage East of Wolf Road” is the storage volume behind and upstream of the outlet control structure on the east side of Wolf Road per the County GIS contours. “Box Inlet East Side Wolf Road” is the storage volume within the flood control box inlet to account for storage of flow over and into the grate on top of the box structure.
4. The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration. However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical. Please provide HEC-HMS results that match the conservative scenario displayed in the inundation maps.
   Response: The HEC HMS models for the conservative scenario are enclosed in the stormwater report. An inundation map was created for the revised model with the upstream ponds.
5. The inundation maps should reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions.
   Response: Stormwater Management Report will be forthcoming.

Village Comments Exhibit 1
Engineering

10. Written confirmation from Heritage Springs establishing access rights must be submitted prior to Village Board consideration. It is acknowledged that this item is being worked on and will be provided when completed.
    Response: Confirmation will be forwarded upon receipt.
11. Location of safety rail on top of the retaining walls is shown on geometric plan, but detail and structural design and calculations for the safety rail are still needed to ensure the rail is adequate and meets applicable codes.

Reasons: The safety rail is designed as part of the retaining wall plans.

12. New sidewalks are still required along the Wolf Rd. and Park Pl. frontage per Village code. Place replacement Wolf Road sidewalk along entire property frontage. Placement must be as far from road as practical but will defer to Cook County Highway Department as they will review placement and issue the permit for the work. On Park Place, place the sidewalk one foot inside the public right of way along the southern edge of the development. Sidewalk shall dead end at west termini. All new sidewalk shall comply with IDOT and ADA standards for slopes. The northwest corner of Park Place and Wolf Road sidewalk ramp shall be removed and replaced.
    Response: The sidewalk along Wolf Road has not been replaced. We are waiting on CCDOTH for guidance. A sidewalk has been added along Park Place.
13. The placement of sidewalk on Park Pl. will require the movement of the Ridgewood subdivision sign. The relocation of the sign must be addressed with the next plan submittal. Provide Ridgewood Civic Association approval of the sign design and sign placement.
    Response: The proposed sidewalk on Park Place was routed around the existing subdivision sign. The existing sign will remain in place.
14. The Applicant' engineer must provide accurate calculations showing the bypass system is adequate to handle all bypass flows.
    Response: The bypass culvert has been sized to carry the peak discharge flow. See Stormwater calculations included herein.
15. The Applicant must provide accurate calculations that show the rate of flow of the bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This will ensure bypass stormwater does not reach the detention basin faster than it currently does under the existing conditions.
    Response: See revised Stormwater Management Report calculations included herein.
16. The Village will not accept the twin 54" aluminum pipes that are proposed. Reinforced concrete pipes or precast reinforced concrete box culverts shall be used.
    Response: The twin 54" aluminum pipes have been replaced a 4'x6' concrete box culvert, which matches the upstream culvert beneath Wolf Road.
17. A detailed operation and maintenance plan is required for the enclosed bypass system. Provide this operations and maintenance plan for Village review. It will be must to be incorporated into the final plat and the declaration document.
    Response: Upon approval of the final engineering plans an O&M plan for the bypass system will be provided.
18. The end section of the bypass pipes need to be designed in a way that prevents access inside the pipes by unauthorized persons. The end section should be designed to prevent this from happening while at the same time not becoming a maintenance problem with debris collection.
    Response: Flared end sections with grates have been added to both ends of the concrete box culvert.
19. Wetland plantings plan is required to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan
    Response: A wetland plantings plan is included herein.
20. Structural design plans and licensed structural engineer seal for the retaining wall is required. The developer indicated they are being worked on and will be provided when available.
    Response: Structural Design plans for the retaining wall are included herein.
21. An operations and maintenance plan is needed for the detention basin. The developer shall create an O&M plan for the basin and create a mechanism to fund all required maintenance activities for the establishment period of three to five years. A licensed/ certified ecologist with experience in wetland basins must produce this type of O&M plan for Village review and approve prior to the issuance of any site development permit.
    Response: An O&M plan is included as part of the Native Planting Plan.

22. An exhibit showing the street light photometrics conform with Village Code for Village review prior to the issuance of any site development permit.
    Response: A Photometric Plan is included herein.
23. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However, the structural design of this new wall and the other proposed walls are not complete and not provided. Complete wall details, elevations, and signoff by a licensed Structural Engineer is required.
    Response: Retaining wall plans have been completed by a structural engineer and are included herein.
24. Since the structural design is not complete it is not known if tiebacks or over excavation needed to construct the walls will be contained within the development property. Work needed to construct the new walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the walls must be identified and contained within your property or copies of executed easements are to be provided prior to the issuance of any site development permit.
    Response: Proposed wall to meet existing wall elevations but is offset horizontally to allow for construction of onsite tie backs as required by structural engineer.
25. Neighboring properties to the west cannot be flooded as a result of interim construction condition that could occur if the old wall is torn down and the new wall is not yet complete. The plans must have provisions in place to temporarily protect the west property line to a pre-project elevation. The plans must identify a plan to address this issue.
    Response: The proposed wall will be constructed as the existing wall is removed to protect the west property line.
26. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.
    Response: Proposed wall to meet existing wall elevations but is offset horizontally to allow for construction of onsite tie backs as required by structural engineer.
27. The wall design of the detention area between units 20 and 21 must accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed.
    Response: See retaining wall plans by structural engineer.
28. Replace the existing flat grate that is prone to clogging with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both development's stormwater management systems.
    Response: A new vaulted frame and grate has been proposed to replace the existing flat top grate. See Trash Racks detail on Sheet 14.
29. The plans show inlets proposed to be located on Heritage Springs property. These inlets need to be moved south so they are contained on Heritage Crossing's property. The roadway vertical curve needs to be adjusted so the low point is moved south so the inlets are placed on Heritage Crossing property.
    Response: The vertical curve at the north property line has been adjusted so that the low point and storm inlets are located on our property.
30. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.
    Response: Flared end sections have been added to the bypass pipe to ensure that they are safe.
31. Street lighting plans are absent. Plans need to include all lighting conduits, cables, controllers, and service location. Also, a light pole foundation and controller foundation details are needed, and they need to be signed and sealed by a structural engineer.
    Response: See lighting plan prepared by others.
32. The narrative needs a section discussing the development of the HEC HMS modeling and results.
    Response: The narrative of the Stormwater Management report has been revised.
33. Discuss how the hydraulic modeling impacted the subdivision grading plan.
    Response:
34. Provide in narrative discussion on the worst-case flooding scenario. Include exhibits sent to Engineering on 10/31/24 which illustrate stormwater storage in this worst- case

scenario. Report should clearly state there is a net increase in stormwater storage despite the filling of the existing parking lot area.
Response: Stormwater Management Report will be forthcoming.

35. Based on our calculations, and assuming the Contech pipes have a similar Manning's n to RCP, the design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. Provide documentation that 11 ft/s is the maximum flow velocity through these pipes.
Response: The twin culverts have been revised to a single 4'x6' box culvert. Under the worst-case scenario, the pipe has a full flowing velocity of 15 ft/s. This does not account for the loss in velocity as the flow exits the Wolf Road culvert, flows across the proposed rip rap and enters the bypass system. The velocity was checked for the 10-year critical duration storm and the 2-year critical duration. See enclosed bypass pipe calculations.
36. Provide calculations for the riprap sizing at the outfall of the dual culverts. The riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions.
Response: Rip rap calculations have been added to Sheet 6 of the plans.
37. A fire hydrant spacing, and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.
Response: A fire hydrant coverage plan has been completed and is included herein.
38. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.
Response: The grading at the north property line has been revised to prevent the overland flow from continuing onto Heritage Springs.
39. Prior comments on the proposed gate have not yet been addressed. In addition to the prior comments, design of gate shall ensure gate electrical and control equipment is elevated one foot above flood elevation. Gate must work at all times.
Response: Proposed gate design by others.
40. Relocate the depressional area from Heritage Springs to Heritage Crossing.
Response: The vertical curve has been revised on Heritage Court so that the low point occurs on the Heritage Crossing site.
41. Adjust the location of the inlets directly under the proposed gate to be fully located on Heritage Springs.
Response: The vertical curve has been revised under the proposed gate. The inlets have been moved onto the Heritage Crossing site.
42. Stormwater Management Report and HEC-HMS Model. The Stormwater Management Report's narrative should be revised to include discussion of modeling results, reference and discuss the supporting modeling documentation, and include the inundation maps.
Response: The narrative for the Stormwater Management Report has been revised accordingly.
43. The HEC-HMS files provided indicate that the discharge curves for all basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined. Clarify how the discharge flows are defined between basins.
Response: Stormwater Management Report will be forthcoming.
44. Stormwater Management Report and HEC-HMS Model. Clarify the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet East Side Wolf Rd." Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.
Response: "Storage East of Wolf Road" is the storage volume behind and upstream of the outlet control structure on the east side of Wolf Road per the County GIS contours. "Box Inlet East Side Wolf Road" is the storage volume within the flood control box inlet to account for storage of flow over and into the grate on top of box structure.

45. Stormwater Management Report and HEC-HMS Model. The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration.
Response: Stormwater Management Report will be forthcoming.
46. However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical. Please provide HEC-HMS results that match the conservative scenario displayed in the inundation maps.
Response: Stormwater Management Report will be forthcoming.
47. The inundation maps should reflect flood elevations upstream of Basin "C." For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions
Response: Stormwater Management Report will be forthcoming.
48. All comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 must be addressed.
Response: Acknowledged.

Road and Traffic

55. The two parallel parking spaces should be removed on the east side of Heritage Court.
Response: The two parallel parking spaces have been removed from the plans.
56. Revise all applicable plans related to the correct number of guest parking spaces between units 23 and 24.
Response: Plans have been revised accordingly.
57. Vehicles parked in the driveway of units 8, 15, and 21 may not overhang the curb.
Response: Acknowledged.
58. The Opticom sensor shall be taller than the proposed fence/gate. Design and details must be submitted for review and approval by the Village's Director of Fire and EMS before any permit is issued for site development.
Response: Details for the proposed gate and sensor have been added to Sheet 16 of the plans.
59. A sidewalk along Park Pl. to the south connecting to the Wolf Rd. sidewalk to the east must be installed.
Response: Sidewalk has been added along Park Place.
60. Revise all applicable plans to convert the turnaround area north of unit 15 to grasscrete or similar material.
Response: The turnaround has been revised to grasscrete see detail on Sheet 16.
61. Submit AutoTURN analysis for the turnaround area north of unit 15 to verify vehicle turnaround.
Response: The pad at the north end of Heritage Court has been revised to a grasscrete pad per comment 60, Exhibit 1. The curb has been depressed in this area and a no parking sign has been added to the pad. An autoturn was completed showing that a delivery truck would not be able to make the traditional 3-point turn. The client has chosen to leave the pad size and location as is because Heritage Springs does not have a turnaround for deliveries.
62. On the color site plan prepared by BSB Design (revised 11/5/2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering and Surveying (revised 11/4/2024).
Response: The Final Engineering Plans have been revised to show the crosswalk striping to be parallel.
63. Update the Traffic Impact Study to reflect the proposed 29 rather than 28 dwelling units.
Response: The Traffic Impact Study has been revised and included herein.
64. Clarify if Figure 5B in the Traff Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September should be presented in the TIS.
Response: The Traffic Impact Study has been revised and included herein

65. Figure 7 does not match the trip generation presented in Table 3 in the Traffic Impact Study. Please update according.
Response: The Traffic Impact Study has been revised and included herein

Signage

66. Provide a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Rd.
Response: A sight distance analysis was completed as part of the traffic impact study.
67. Provide information on any roadway signage related to street name and type (private) for review.
Response: A street sign has been added to the intersection of Heritage Court and Wolf Road.

Attachment 3
Outstanding Review Comments from Prior Submittals

16. Item remains outstanding. The Village will not approve the plans without proof of the access rights from Heritage Springs established. Understood this item is being worked on and will be provided when completed.
Response: The proof of access will be forwarded upon receipt.
17. No apparent changes made to interim bypass swale plan. Second review comments were for the most part not addressed. Please respond to the review comments.
Response: The bypass swale plan has been revised to include erosion control measures to prevent muddy water. Temporary culverts have been added to allow construction traffic to access the north half of the property. See enclosed calculations for the channel capacity.
28. Location of safety rail on top of the retaining walls is shown on geometric plan, but a detail and structural design and calculations for the safety rail are still needed to ensure the rail is adequate and meets applicable codes.
Response: A detail for the safety fence is included on Sheet 16 of the plans. The fence design will be incorporated as a part of the retaining wall design.
37. During heavy rain events the stormwater will fill up the Lawn Avenue basin and leave the site northward flowing in the existing channel. The comment was seeking erosion and sediment control for the interim condition while the basin is not established which is when sediment would be prone to leaving the site. An aggregate check dam or some means of sediment control is appropriate and needs to be added to the erosion control plans. Please implement erosion control measures to ensure best management practices are in place to stop the migration of sediment offsite.
Response: Rolled erosion control has been placed at the north property line to collect sediment during heavy rainfall events during construction.
44. Add Site Coverage Data for the existing and proposed conditions as previously requested.
Response: A site coverage table has been added to the Geometric Plan Sheet 7.
45. New sidewalks are still required along the Wolf Road and Park Place frontage per Village code. Place replacement Wolf Road sidewalk along entire property frontage. Village prefers placement as far from road as practical but will defer to Cook County Highway Department as they will review placement and issue the permit for the work. On Park Place, place the sidewalk 1 foot inside the public right of way along the southern edge of the development. Sidewalk shall dead end at west termini. All new sidewalk shall comply with IDOT and ADA standards for slopes. The northwest corner of Park Place and Wolf Road sidewalk ramp shall be removed and replaced.
Response: New sidewalk has been added along Park Place. The plans for the Wolf Road connection are still under review. We are waiting for direction from CCDOTH on the required sidewalk improvements.
48. Related to comment 45, the placement of sidewalk on Park Place will require the movement of the Ridgewood subdivision sign. Original comment still applies. Address

the comments with the next plan submittal. Provide Ridgewood Civic Association approval of the sign design and sign placement.
Response: The proposed sidewalk on Park Place has been routed around the existing subdivision sign. The sign will remain in place.

57. Comment withdrawn. Engineering still recommends that the new sidewalk be 6 ft in width to meet IDOT design standards for sidewalk placed at the back of curb. The Developer is seeking to implement a 5 foot sidewalk with the one foot width being utilized to maximize the living unit space. Since the existing Heritage Springs development has a 5 foot carriage walk and the Village is not aware of any reported problems with the 5 foot width sidewalk and given the street will be a very low volume street generally only used by residents, their guests and deliver services, Engineering will accept the proposed 5 foot sidewalk width for the proposed sidewalk as it has been in service for the similar development to the north for years without any known issues.
Response: Acknowledged.
72. Prior comments on the proposed gate have not yet been addressed. In addition to the prior comments, design of gate shall ensure gate electrical and control equipment is elevated one foot above flood elevation. Gate must work at all times.
Response: Gate design Plans are included herein/forthcoming.
78. A fire hydrant spacing and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.
Response: A fire hydrant spacing and coverage exhibit is included herein.
85. Structural design plans and licensed structural engineer seal for the retaining wall is required. The developer indicated they are being worked on and will be provided when available.
Response: The retaining wall design plans are included herein.

02-06 The offsite parking stalls being constructed on Heritage Estates HOA property also need either a temporary easement or an agreement from the HOA allowing the work. I could not locate proposed grading plan for this new parking area in the plan set. How is drainage being handled? It appears the existing west curbline of the street is barrier curb in this location so that curb and gutter will need to be removed and possibly (depending on proposed grading) need to be replaced with depressed curb and gutter. Any removal and replacement of curb and gutter will require a 2 foot HMA surface pavement patch as well. Show the new proposed location of the mailbox on the plans. Include a detail for the mailbox foundation. Perhaps a detail was included in the original subdivision plans. The mailbox needs to be installed in accordance with the United States Post Office regulations for height and offset from road. *(Prior comment either not addressed or acknowledged by developer's engineer so it remains outstanding)*
Response: A proposed grading plan for the offsite parking stalls is located on Sheet 8. The mailbox has been relocated, the curb has been noted to be depressed and the 2 feet of HMA pavement patch notes. A detail for the mailbox foundation is located on Sheet 16 pf the plans.

02-07 Stormwater Management – Bypass flow management: We provided comment on the first review indicating the preference for an open channel bypass system. After much discussion and internal review, the Village can accept a closed (piped) bypass system if the following conditions are met:

a. The developer's engineer must provide accurate calculations showing the bypass system is adequate to handle all bypass flows. The Baxter & Woodman review discusses this as well.
Response: Calculations have been completed to demonstrate that the bypass system is adequate to manage all bypass flows.

b. They must provide accurate calculations that show the rate of flow of the bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This will ensure bypass stormwater does not reach the detention basin faster than it currently does under the existing conditions.

Response: Calculations have been completed to demonstrate that the bypass system is adequate to manage all bypass flows.

c. *Village acknowledges design of culvert at Wolf Road is ongoing with Cook County Highway Department.*

d. The Village will not accept the twin 54" aluminum pipes that are proposed. Reinforced concrete pipes or precast reinforced concrete box culverts shall be used.
Response: The twin 54" culverts have been replaced with a 4'x6' concrete box culvert. This matches the existing culvert size just upstream of the site.

e. A detailed operations and maintenance plan is required for the enclosed bypass system. Provide this operations and maintenance plan for Village review. It will be required to be placed on the final plat and the declaration document.
Response: An O&M plan for the bypass system will be submitted upon final engineering approval.

f. The end section of the bypass pipes need to be designed in a way that prevents access inside the pipes by young children. On a recent Village storm sewer project involving the installation of 66" storm sewer on multiple occasions young kids entered under the standard IDOT grate that was installed in the end section and were found to be playing inside the sewer system. This is a serious safety concern. The end section should be designed to prevent this from happening while at the same time not becoming a maintenance problem with debris collection.
Response: Both ends of the bypass pipe have been designed to include flared end sections with grates.

02-10 Stormwater Management – Volume control wetland plantings: The first review comments provided identified that the Village was requiring that the wetland plantings to be used with the volume control retention system needed to be designed by a person or firm that is competent in this field. Past experience has shown that ideally an ecologist with experience designing these type of facilities is the best person for the job. The developer's engineering responded indicating that landscaping plans have been provided with the submittal. Included with this submittal is Exhibit H – Landscaping plan. The landscaping plan only calls for a wetland planting mix to be placed on the bottom and another wetland mix to be placed on the side slopes of the basin. I do not believe this design to be adequate based on my past experience with these types of facilities. The landscaping plan shall be designed by a firm with experience with these types of installations. Ideally the design would have a variety of species and utilize a mix of plugs and seed mixes. Due to the presence of volume control retention that will likely be slow to infiltrate and a basin that does not have positive slope towards the basin outlet there is risk the bottom of the basin will quickly turn into disrepair. Shallow water that heats up quickly (the volume control is typically less than 2 feet in depth) combined with fertilizers used by landscapers in the area may lead to algae blooms and unsightliness. It is important to the long-term success of the development that the wetland plant design be done correctly. The design or a supplement report needs to address unsightliness concerns that may arise if the shallow water does not infiltrate quickly enough.
UPDATE: Developer's engineer advised in disposition letter that the developer is consulting with a senior ecologist to design the planting plan. Comment will remain outstanding until the updated planting plan is completed.
Response: A Native Plantings Plan for the volume control area is included herein.

02-11 Stormwater Management – Detention Basin Maintenance and Operational plan: An operations and maintenance plan is needed for the detention basin. Typically, wetland planted basins require significant maintenance the first 3 years to ensure the plantings establish properly. For Village infrastructure projects with wetland plantings the Village holds the contractor to a 3 year maintenance program. The developer shall create an O&M plan for the basin and create a mechanism to

fund all required maintenance activities for the first 3 years. An ecologist with experience in wetland basins can produce this type of O&M plan.
UPDATE: Developer's engineer advised in disposition letter that the developer is consulting with a senior ecologist to design the planting plan. They advised they will also develop an O&M plan. Comment will remain outstanding until the O&M plan is completed
Response: An operations and maintenance plan for wetland plantings is included as Sheet 2 of the Native Plantings Plan.

02-15 Provide an exhibit showing the street light photometrics conform with Village Code. Provide a table comparing Village Code to what is proposed.
Response: A Photometric Plan is included herein.

02-19 MWRD Permit application - On sheet MW1 it appears the Stormwater Summary table has a mistake.
The required detention volume and provided volume numbers are in the wrong spots. Correct the table. *(Comment will remain to ensure when it comes time to submit the MWRD permit application that the permit information submitted is correct)*
Response: Acknowledged.

02-20 MWRD Permit application - On sheet MW1, there is a summary of responsibilities at the top right of the page. It mentions the Village of Western Springs taking ownership of the "dedicated areas." The Village will not be taking ownership of any property in this subdivision. We'll have easement rights and will maintain the water main but we aren't taking deed of any parcels within this development. Also, the LaGrange Highlands should be called out as the owner of the sanitary sewer main. The Lawn Avenue basin area should be included in the area total. This page needs to be updated. *(Comment will remain to ensure when it comes time to submit the MWRD permit application that the permit information submitted is correct)*
Response: The permit application has been revised to remove the Village from taking ownership of any property. LaGrange Highlands has been called out as the owner of the sanitary sewer.

Third Review Comments

Select Final Engineering Plan Comments (see plan markup for all comments):

03-1. The development is seeking several variations from Village Code, Title 10 - Development Control Ordinance, Chapter 10 Subdivisions. The requested variations appear to generally be acceptable especially considering that the street is to be a privately owned and maintained street and that several of these variation requests were previously granted to the existing subdivision to the north of the development.

a. 10-10-7 Street Design Criteria
    i. Pavement Width – Code requires 27 ft street width from face of curb to face of curb. The development proposes 23 feet.
    ii. The proposed horizontal curve is less than the minimum 150 foot radius and includes reserve horizontal curves that don't meet Code.
    iii. The proposed vertical curves are to be a minimum of 100 feet in length but the plans show 50 feet length vertical curves
b. 10-11-11 C. 2. – States streets are not to be used for Streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than three feet (3') on the adjacent traffic lane and shall not remain flooded for more than eight (8) hours for any event less than or equal to the 100-year event. The proposed design does have street flooding across the full width of the roadway at the north end of the development, however this condition is unavoidable as the proposed roadway is to connect to the existing development roadway that is lower in elevation and currently floods during flooding events. The site plan grading has been revised since the previous submittal to ensure that driveway access to each

unit is maintained during a flooding event so all owners will be able to exit to Wolf Road during a flooding event. Overall it is Engineering Services opinion the street connection to the existing development is a positive for the new and existing developments so granting a variation for this condition would be appropriate.
Response: Acknowledged.

03-2. Sheet 7 of 19 – New retaining walls

a. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However the structural design of this new wall and the other proposed walls are not complete and not provided. Complete wall details, elevations, and signoff by a licensed Structural Engineer is required.
Response: Retaining wall plans designed by a structural engineer have been completed and are included herein.

b. Since the structural design is not complete it is not known if tiebacks or over excavation needed to construct the walls will be contained within the development property. Work needed to construct the new walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the walls must be identified and contained within your property or copies of executed easements are to be provided.
Response: Proposed wall to meet existing wall elevations but is offset horizontally to allow for construction of onsite tie backs as required by structural engineer.

c. Neighboring properties to the west cannot be flooded as a result of an interim construction condition that could occur if the old wall is torn down and the new wall is not yet complete. The plans must have provisions in place to temporarily protect the west property line to a pre-project elevation. The plans must identify a plan to address this issue.
Response: The existing retaining wall will be removed in sections and the proposed wall be built at the same time to protect the property to the west.

d. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.
Response: Proposed wall to meet existing wall elevations but is offset horizontally to allow for construction of onsite tie backs as required by structural engineer.

03-3. Sheet 7 of 19 – Geometric comments

a. Identify location of mailboxes on the plan. Village Code 10-10-15 states: *"Mailboxes shall be installed at such locations as recommended by the Plan Commission and approved by the Village Board, in conformance with the standards of the United States Postal Service."*
Response: The location of the proposed mailboxes has been added to the plans. Details for the mailboxes and foundations are located on sheet 16.

b. Demonstrate the proposed turn around pad located at the north end of the development is adequate for delivery trucks to turn around and head out of the development. The placement is right next to the gate which would appear to make a traditional 3 point turn not possible for a truck. Provide autoturn exhibits showing the turn around works for a standard delivery truck. The pad will also need to be signed for no parking.
Response: The pad at the north end of Heritage Court has been revised to a grasscrete pad per comment 60, Exhibit 1. The curb has been depressed in this area and a no parking sign has been added to the pad. An autoturn was completed showing that a delivery truck would not be able to make the traditional 3-point turn. The client has chosen to leave the pad size and location as is because Heritage Springs does not have a turnaround for deliveries.

c. The designated on-street parking spots provided adjacent to unit 7 do not work. The southern spot encroaches into the travel lane on a tight horizontal curve. These parking spots should be eliminated from the plans.
Response: The on-street parking spots have been removed from the plans.

d. Restrict parking on the horizontal curve that is located near STA 4+00. Parked cars on east side would present a safety issue as they would block the northbound travel lane forcing traffic into oncoming travel lane and the parked cars could present a sightline issue as you head west into the curve due to the tight radius horizontal curve.
Response: "No Parking Signs' have been added to the north and east sides of Heritage Court.

03-4. Sheet 8 of 19 – Grading Plan Comments

a. The wall design of the detention area between units 20 and 21 must accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed.
Response: The grade from the back of curb drains from east to west and the wall is lower than the back of curb. This will allow the overland flow to discharge directly into the detention basin.

b. Re-evaluate grading near unit 23. See plan comments
Response: The grading around Unit 23 has been revised.

c. Discuss layout of this detention area and the proximity to the roadway. The detention area should be maximized and placed as close to the roadway as possible as long as safety of the roadway users is maintained.
Response: The detention basin has a buffer from the proposed roadway to ensure safety if a vehicle was to unexpectedly leave the roadway. The buffer allows for the vehicle to recover or stop prior to falling in the stormwater storage area.

d. Evaluate if placement of bypass piping can be moved further north away from the units. Repair work would require a large excavation that could compromise nearby patios or decks. Even a few feet northward would help.
Response: The bypass sewer was revised from the twin pipes to a 4'x6' concrete box culvert. This revision shrunk the footprint of the pipe and shifted it north away from the buildings.

03-5. Sheet 9 of 19 – Utility Plan

a. Per Heritage Springs HOA request, replace the existing flat grate that is prone to clogging with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both development's stormwater management systems.
Response: The frame and grate for the flat structure in Heritage Springs has been proposed to be a vaulted grate. See Trash Racks detail on Sheet 14.

b. The plans show inlets proposed to be located on Heritage Springs property. These inlets need to be moved south so they are contained on Heritage Crossing's property. The roadway vertical curve needs to be adjusted so the low point is moved south so the inlets are placed on Heritage Crossing property.
Response: The vertical curve has been revised to move the low point onto Heritage Crossing property. The inlets have been relocated.

c. Best Management Practice to place 2 inlets at low points in Roadway profiles. Recommend adding inlets at the two vertical curve low points for best long-term performance.
Response: Dual inlets have been added to both sides of the street at the low points in the site.

d. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.
Response: Flared end sections with grates have been added to both ends of the bypass pipe to secure it.

e. Best Management Practices would place the proposed storm sewer mainline in a more accessible area. It is not recommended to run the storm sewer main between units 26 and 27 as currently shown.
Response: The proposed storm sewer between units 26 and 27 has been relocated to run along Heritage Court.

f. Street lighting plans are absent. Plans need to include all lighting conduits, cables, controllers, and service location. Also, a light pole foundation and controller foundation details are needed and they need to be signed and sealed by a structural engineer.
Response: A streetlighting plan has been completed by others and included herein.

Select Final Plat Comments (see plat markup for all comments):

03-6. Village Code for Final Plat requirements was reviewed (10-10-3-F.). Several signature blocks need to be added. See marked up plat for a listing of missing signature blocks.
Response: Missing signature blocks added.
03-7. Easement rights are needed for LaGrange Highlands Sanitary Sewer District. Multiple sections of the plat text need to be updated to reflect their inclusion.
Response: LaGrange Highlands Sanitary Sewer District added to easement provisions and certificate added.
03-8. The plat appears to give a blanket easements over all outlots for utility companies. Have utilities prepared plans for the subdivision? Typically utility easements in the Village are five feet along side yards and rear yards. It would be advisable to try and contain utility mains within a defined corridor. This is what Code would appear to require as well (10-10-12).
Response: Blanket easement eliminated, individual easements created and shown on separate sheet.

Select Final Stormwater Management Plan Comments (see markup for all comments)

03-9. The narrative needs a section discussing the development of the HEC HMS modeling and results.
Response: Stormwater Management Report will be forthcoming.
03-10. Discuss how the hydraulic modeling impacted the subdivision grading plan.
Response: The narrative in the Stormwater Management Report has been r evised accordingly.
Response: Stormwater Management Report will be forthcoming.
03-11. Provide in narrative discussion on the worst-case flooding scenario. Include exhibits sent to Engineering on 10/31/24 which illustrate stormwater storage in this worst-case scenario. Report should clearly state there is a net increase in stormwater storage despite the filling of the existing parking lot area.
Response: The narrative in the Stormwater Management Report has been revised accordingly.
03-12. Baxter & Woodman has completed their review. The comments are enclosed. Please address the comments with the next submittal.
Response: Acknowledged.

Developer Request to Vacate Lawn Avenue

03-13. Engineering Services reviewed the October 10, 2024 email received from the developer in which the developer states their case for receiving the Lawn Avenue Detention property at no cost from the Village through vacation. The village has a right of way disposal policy which sets the price for private acquisition of Village Right of Way. The Policy does give the Village Board ability to waive all or part of the fees if it is warranted to do so. As a part of the proposed development, the developer is proposing to rebuild the basin so it can be deepened and made to store more stormwater. Their

current calculations indicate the basin capacity will effectively be doubled from 0.729 acre-ft to a proposed 1.64 acre-ft. Their cost estimate for the expected costs incurred to increase the detention basin's capacity appear to be reasonable. Engineering Services believes the increase in detention storage is a benefit to the Village and thus it would be appropriate to consider a waiver of the sale price for the right of way.
Response: Acknowledged.

Final Engineering Plan Mark-Up Comments

Sheet 4

1. Add note indicating 2 days advanced notice required for all work on private property. Provide contact for HOW on Plans.
   Response: Note 1 has been added to Sheet 4.
2. CCDOTH provided you with plans showing the low-flow pipe runs to and is connected to the flared end section depict this existing storm sewer accurately per their plans.
   Response: The location of the low flow pipe was not confirmed in the field. The approximate location has been added to the plans per the CCDOTH plans. The pipe will be removed during construction to allow for the extension of the box culvert.
3. Need to include provisions to ensure pedestrian walkway on Wolf Road remains open while construction activities are occurring. There is no sidewalk on the other side of Wolf Road. It's not safe to just close the sidewalk and leave pedestrians no where to walk around the construction work. Can't have pedestrians walking in wolf Road.
   How will pedestrian access be maintained while the sidewalk is being removed and replaced? Provide details and language to ensure pedestrian access through the site in Wolf road right of way is maintained at all times.
   Response: The existing sidewalk will remain in place during site construction. The construction entrance will utilize the existing apron and the gravel will be placed west of the existing apron.
4. Add callout for this disconnect too.
   Response: A disconnect note has been added to the water service.
5. Callout 2' HMA full depth pavement patch adjacent to curb and gutter R&R removal. C&R R7R is required not "as necessary" should extend 2 feet past existing transition on both ends of the driveway. Callout dimension of C&G R&R on plans.
   Response: A note has been added to the pavement removal area on Sheet 4. The curb removal dimension has been added to Sheet 7.
6. This note appears to make the removal of the existing storm optional work. It's required. Remove as necessary language.
   Response: The storm sewer removal note has been revised accordingly.
7. You'll need to coordinate with ComEd to brace the power poles that are adjacent to the basin for the interim condition where the existing wall is removed and before the new wall is constructed and back filled. – Add note.
   Response: A note has been added to Sheet 4.
8. Need to indicate somewhere that his manhole and new pond outlet flared end section needs to be installed immediately after the existing low flow pipe is removed. Temp grading and sediment control measures needed to grade existing basin to new outlet pipe for interim condition.
   Response: A note has been added to Utility Plan Sheet 8 about immediate installation of proposed end section and manhole. Erosion control measures can be found on Sheet 6.

Sheet 5

9. Identify overflow paths on this plan sheet with note indication that must not be blocked by materials or soils, there is the bypass glow in tip of the bypass storm sewers and the swales near north side of property.
   Response: Overflow paths are indicated on the plan and a note has been added that the flow paths must not be blocked.
10. Suggest keeping existing apron in place during mass grading and underground work. Place rock entrance at end of existing apron.
    Response: The existing apron will be left in place during construction. The proposed rock entrance will be placed at the end of the existing apron.

11. Based on existing grades and the fact the basin retaining wall is being R&R silt fence is needed as marked in red along the property limits.
    Response: Silt fence has been added to the locations noted on the mark up.
12. Include 10/11/24 construction schedule in plans/ It has more detail than note 11.
    Topsoil stockpile location conflicts with planned initial construction of units 8 thru 20 as detailed in 10/11/24 schedule and sequencing documents.
    Response: A construction phasing plan has been completed. The plan includes the construction schedule noted above. The construction schedule indicates that the stockpile shall be located on units 8-11. The plans show this location.
13. Basin stabilization needs to be immediately after grading is completed or temporary stabilization needs to be called out on these plans.
    Response: Basin stabilization is indicated immediately after final grading on the estimated construction schedule. See Phasing for more detailed construction schedule. Temporary basin stabilization hads been added to the construction schedule on Sheet 5.
14. Update dates. No work will begin until 2025 based on the current status of the project.
    Response: The construction schedule dates have been revised.
15. Aggregate check dam or some means to try and capture sediment before it flows northward during heavy rain events while pond is in progress and unsterilized. BMP can't worsen flooding.
    Response: Rolled erosion control has been added at the north property line to capture sediment before entering into Heritage Springs.

Sheet 7

16. Remove separate Sidewalk gates.
    Move sidewalk away from street creating a parkway near the gate. Then the gate can open without impeding the sidewalk. With revised unit placement there is open space to move sidewalk away from roadway here and better accommodate the gate. Add stop here for gate signs and stop bars on both sides of gate.
    Gate shall have reflectors on both sides so it is visible at night.
    Response: The sidewalk gate has been removed from the plans. The sidewalk has been moved away from the street near the gate. Stop bars and "Stop here for Gate" signs have been added to the plan.
17. Turnaround a good idea, but with gate presence a 3-point turn isn't practical. Turn around needs to be moved south away from the gate so it can be usable. Confirm with autoturn that it is usable for delivery trucks.
    Response: The pad at the north end of Heritage Court has been revised to a grasscrete pad per comment 60, Exhibit 1. The curb has been depressed in this area and a no parking sign has been added to the pad. An autoturn was completed showing that a delivery truck would not be able to make the traditional 3-point turn. The client has chosen to leave the pad size and location as is because Heritage Springs does not have a turnaround for deliveries.
18. Grades needed to confirm design fits existing topography. Not much room between back of curb and property lines.
    Existing curb and gutter needs to be replaced with depressed curb and gutter placed.
    Response: Grades have been added to the offsite parking stalls on Sheet 8. The curb and gutter have been revised to be depressed curb and gutter on Sheet 7.
19. Turn off on final plans.
    Response: The site distance triangle has been turned off the final engineering plans.
20. Village preference would be to remove existing guardrail and chain-link fence if it is safe to do so. CCDOTH will determine whether this is feasible.
    Response: Acknowledged.
21. Add signs on this plan sheet, stop sign at Wolf, multiple no parking this side signs for whatever side is going to be no parking. Stop here for gate signs.
    Include detail for a street sign at Wolf Road. The village uses vertical concrete pillars with retroreflective sign panels green background and white text (an example can be viewed just south of the Development at Park Place and Wolf)
    Clarify which side of street is no parking. Show no parking signs on plans.
    Identify location of mailboxes and show on plan. Include mailbox detail and foundation detail.

Response: Stop signs have been added at Wolf Road and at the stop bars for the gate. No parking signs have been added to the north and east side of Heritage Court. Mailboxes have been added to the plans and details have been added to Sheet 16.

22. Regular white 6" crosswalk, not diagonal lines
    Show stop bar.
    Response: The crosswalk has been revised to show perpendicular lines and a stop bar has been added.
23. These parking spots do not work. The south one is encroaching on the adjacent travel lane. Remove them.
    From the unit 7 driveway to 25gt north of the PR of the horizontal curve shall be marked as no parking on the east or north side of the street. Parking can't be allowed as it would present sight-distance challenges if parked cars were blocking the travel lane. Show signage on plans.
    Response: The parking stalls have been removed adjacent to Unit 7. The entire length of Heritage Court on the north and east sides has been designated as no parking.
24. Same comment on walls and need to contain all work in your property.
    Response: All retaining wall construction will be located on site. If structural engineer wall design requires a wall to be set back to ensure construction with the property the plan will be adjusted accordingly.
25. Dimension 9 ft width at start of stalls.
    Response: The parking stall width has been dimensioned on the plans.
26. New 11-6-4 plans reduce stormwater storage here. Confirm loss of storage is accurately represented in storm water report.
    Response: See stormwater report enclosed herein.
27. ConEd poles may need bracing when old wall is removed and new wall not yet build.
    Response: Note has been added to Sheet 4 to coordinate with ComEd on bracing of poles during wall construction.
28. Top of basin retaining wall is higher than ground at property line along west side of the property. In the interim condition if the wall is removed and the new wall is not installed, what will protect the neighboring properties should a flood event occur? A temporary flood wall is needed with a top of wall elevation equal to the same elevation as the existing basin retaining wall. Cannot have these properties flooded due to a construction sequencing issue.
    The wall is not designed. But is over excavation is needed to construct the wall or install tiebacks, these items cannot extend onto neighboring properties unless a construction easement is obtained. The limits of excavation needed to construct the wall need to be clearly delineated on these plans to ensure all work is contained within the property.
    The new wall height must at a minimum match existing top of wall elevation and must not extend too high such that new negative flooding impacts to existing townhomes occur. Provide a comparison table indicating the existing top of wall elevation and proposed top of wall elevation at each spot elevation location on Sheet 8.
    Response: The proposed retaining wall will be built in segments. The existing retaining wall will be removed where the proposed wall is under construction. A temporary floodwall will not be required. The proposed retaining wall location has been pulled off the west property line per recommendation by the structural engineer to allow for room for over excavation and tiebacks. Existing wall elevations have been added to the retaining wall table on Sheet 8.
29. Dimension substandard driveway length.
    Response: Driveway lengths have been added to Sheet 7.
30. Gate details need to be in this plan set.
    Response: Gate details have been added to Sheet 16 of the plans.
31. Why is new retaining wall misaligned with existing the wall.
    Response: The proposed retaining wall location has been pulled off the west property line per recommendation by the structural engineer to allow for room for over excavation and tiebacks.

Sheet 8

32. Nee sidewalk grades every 25 feet on both edges of proposed sidewalk. Sidewalk shall be 1.5% cross slope max.

Response: Spot grades have been added to the back of walk at the center of each driveway. Adding spots on both sides of the walk would make the plans illegible. The typical section detail on the sheet clearly indicates that sidewalks shall be constructed at a 1.5% cross slope.

33. Callout depressed C&G limits at each driveway. Need to ensure sidewalk is ADA compliant through driveways.
    Sidewalk shall be 7" through driveways.
    Callout 1.5% max slope sidewalk cross slope on the sheet.
    Response: The proposed curb and gutter for the site is a mountable curb; therefore, it does not need to be depressed. The sidewalk detail on Sheet 14 indicates that the thickness shall be 7" in driveways. The typical section on this sheet indicates a max sidewalk cross slope of 1.5%.
34. This area needs to remain open. Can't have homeowners or the HOA putting stuff here and changing grade. Do declarations clearly state that nothing may be placed in the outlots?
    Response: Language has been added to the Final Plat and will be part of the CCR's for the HOA.
35. Can bypass pipes be shifted northward away from the units? If repairs to sewer are ever needed, the excavation required could compromise the decks or patios. Even shifting a few feet would be an improvement.
    Response: The bypass pipe was revised from 2~54" culverts to a 4'x6' concrete box culvert. This made the footprint for the bypass pipe smaller and shifted it away from the house.
36. Why are all callouts rotated this way? Please rotate the callouts 90 degrees clockwise.
    Response: The plans have been revised so all callouts are rotated properly.
37. Confirm that the pavement design is adequate for the anticipated traffic volumes and that the pavement was designed with a 20-year design life.
    Response: A pavement design was calculated for the 20-year design life. See IDOT pavement design worksheet included herein. Sheet 8 has been revised to reflect the revised pavement design.
38. Grading here is challenging to construct. Likely will end up just sending runoff towards unit 23. It would appear FF of unit 23 could be raised to prevent condition where yard is higher then FF elevation. Only 3: difference per plan on grade at edge of slab and tip of slab if a yard CB is added could drop grades along wall further and get rid of somewhat steep side yard slopes along wall south of unit 23.
    Response: The grading around unit 23 has been revised.
39. Swale to outlet over top of wall? Better for wall long term if swale terminates at a CB and outlet pipe goes through bottom of wall.
    Response: A catch basin has been added to the swale to collect runoff before it over tops the wall.
40. Wall design here should accommodate overland bypass flows coming from the east.
    Depress curb and gutter if roadway where bypass blows would flow too.
    Response: The bypass pipe has been sized to carry the flow from the critical duration storm. The overland flood route would only carry the flow from that storm if the bypass pipe failed.

Sheet 9

41. Per Heritage Springs HOA request and to improve functionally of the existing system, replace the existing flat storm manhole grate with a vaulted grate that will be less prone to clogging than the existing flat grate.
    Response: A new vaulted grate has been proposed for the existing flat top structure in Heritage Springs. See Sheet 14 for Trash Racks detail.
42. Clarify that connection shall be cut in tee. Should be able to isolate without having to shut anyone off.
    Response: A note has been added calling out that the installation shall be a cut in tee.
43. Adjust roadway vertical curve so that these inlets are located on your property and not the other subdivision property. These are your responsibility to maintain.
    Also, best practice for roadway low points has dual inlets on both sides of the street. Incorporate a second 2 ft inlet on both sides of the street at the low point.

Response: The vertical curve has been revised to move the inlets to our property. A second inlet has been added at the low point.

44. What is the status of the public utilities? Will no mains for phone, cable, gas, and power be needed? The Village has not received any permits from utility companies for this project. Separate Village utility permits will need to be obtained from the Village to construct the new utilities.
    Response: The public utilities have not been contacted yet because the plans have not been finalized. The permits with the utility companies will be forwarded upon receipt.
45. Move valve closer to connection point. Otherwise not means to pressure test the new installed main. If less than 20 feet can live with swabbing and no pressure test. Place valve near property line. Hydrant location is fine as proposed assuming coverage is adequate (provide hydrant coverage exhibit is a prior comment)
    Response: The valve was moved closer to the property line, as requested.
46. Callout water main material on this page.
    Response: The watermain material has been added to the plan.
47. The Village has advised developer on each review the proposed aluminum pipe is not acceptable. Use appropriate class of RCP.
    Concrete pipe riser of for inlets.
    Response: The aluminum pipe has been revised to be a concrete box culvert. Inlets have been revised to concrete pipe riser.
48. Show proposed privacy fence somewhere in plans if desired?
    Response: We are eliminating all the fencing we proposed on our site. The only fencing we are doing is the replacement of the fences at 5605 & 5609 Lawn.
49. The safety of this open-channel flow area needs to be more thoroughly thought about.
    A fence with locked gate for access is needed around the entire open channel section.
    Response: Flared end sections with grates have been added to both ends of the box culvert to prevent bystanders from going into the system.
50. Provide a street lighting plan sheet. Show each light pole, conduits, cables, controller, service location, etc. Need light pole foundation detail. Detail needs to be sighed by a structural engineer.
    Response: Lighting details have been added to Sheet 15 of the plans.
51. Bad idea long term to run in tiny side yard. Difficult for equipment to access. Recommend placement in street middle of south/westbound lane.
    Response: The storm sewer has been relocated from the side yard to the street.
52. Plans callout D1 and F1 as PVC riser strictures. These structures must be rated for traffic loading. Concrete structures meeting IFOT specifications shall be used.
    Roadway low point should align with overland flow bypass plan. Recommend placement of 2 structures at the low point.
    Callout precast wyes for blind tie ins to barge diameter storm sewer.
    Response: All storm structures at the low points have been revised to be concrete. A second inlet has been added to each side of the street at the low point. A wye connection is no longer needed as the bypass pipe has been revised to a concrete box culvert.
53. 0% underdrain should extend to this area too.
    Response: The underdrain has been extended to the southeast corner of the detention basin.
54. Provide inverts for 0% slope underdrain at each cleanout.
    Response: Inverts have been added at each cleanout connected to the underdrain.

Sheet 10

55. Add note that all downspouts must discharge at grade and the discharge must be within 5 ft of the building wall per Village Code.
    Response: Note 5 has been added to Sheet 10.
56. Once parking spots are removed re-align water main so crossing is near perpendicular under the storm culverts. Watermain shall be in steel casing pipe that is appropriately sized with spacers and filled with pea gravel or other suitable material to fill void in casing pipe. Provide details for this work.
    Response. A 16" steel casing pipe has been called out at the crossing with the box culvert. The details have been added to Sheet 13 of the plans.

57. Sanitary sewer cleanout detail is missing. Include in detail sheet should be rated for traffic loading since they are all in driveways.
    Response: A traffic rated sanitary cleanout detail has been added to Sheet 15.
58. Keep WM just outside County ROW. Better to keep it away from roadway culvert and power poles.
    Response: The proposed watermain has been relocated outside of the ROW.
59. PC to 12" south of culvert. Valve on new 8 in PC vault. Connection min 10 ft from culvert, preferable if 12" water main is back up at normal depth.
    Response: A pressure connection has been added to the connection to the existing 12" watermain. The connection has been placed 15 feet from the existing culvert.
60. Casing pipe void to be filled and ends sealed.
    Response: Note 3 on Sheet 10 has been revised.
61. Sanitary manhole needs to be moved.
    Response: The sanitary manhole has been relocated away for the storm bypass pipe.

Sheet 11

62. Callout each pipe w/ material and type.
    Response: Pipe materials and types have been added to the profile.
63. Callout 5.5 ft depth minimum.
    Response: Watermain minimum depth has been added to the profile.
64. No sump on sanitary manholes. Provide bench detail too.
    Response: The sanitary manholes do not have sumps in them. The manhole symbol is accounting for the bottom of the manhole concrete thickness. The bench is included on the sanitary manhole detail on Sheet 15.

Sheet 12

65. How will trucks and equipment cross over this swale to get to north side?
    Need temp stabilization of ditch called out on plan.
    When is the ditch removed? After the bypass pipes are fully installed? Construction sequencing would be helpful given the complicated nature of the stormwater system.
    Response: The existing rip rap from the existing swale will be used in the temporary swale. A note stating this is on Sheet 12. Rolled erosion control has also been added to the swale to collect sediment. Temporary culverts have been added to allow construction traffic to cross the interim swale while the bypass system is under construction. The bypass system will be installed upon completion of the detention basin.

Sheet 13

66. Spec. Specific casing pipe material and class.
    Provide casing spacer detail.
    I assume the bypass sewer will go in first.
    Response: See Sheet 13 for casing pipe material and class. A casing spacer detail has also been added to Sheet 13.

Sheet 14

67. Add two continuous #4 bats, epoxy coated. Curb thickness (D) 10" min.
    Response: The Curb and Gutter detail has been revised accordingly.

Sheet 15

68. Note should indicate all services shall be a factory wye. No field cutting or the main to make a service connection will be allowed.
    Response: Note 5 has been added to the sanitary service riser detail.
69. Village requires CA-7 not CA-6.
    Response: The note on the trench section detail indicates that CA-7 is required.

Dennis M. Vieth

Final Plat Mark-up Comments

Sheet 1

1. Why are only these lots hatched?
   Response: Building hatching amended.
2. Not in legend. What is this for? Appears to be for storm sewer but uses outdated alignment. Should contain structures on both ends of bypass pipe.
   Response: P.U. & D.E. easements and hatching added to plat and legend.

3. Cluvert end section extends onto your property. Cook County to maintain or HOA to maintain? Not practical to split maintenance based on where property line bisects culvert and retaining walls maintenance needs to be clearly outlined on this plat with easement rights added for Cook County Highways if applicable.
   Response: Separate P.U. & D.E. created and granted to C.C.H.D.
4. Separate plat for County DOT vacation?
   Response: Do not need a separate plat for dedicating right of way to Cook County. Added Cook County signature block on Sheet 4.
5. LaGrange Highlands Sanitary District will need easement rights to access the sewer main.
   Confirm all water main is located within the easement.
   Renumber outlots now that you added a unit back. Start with 30
   Parking area should be in ingress-egress easements.
   Provide all documents that are indicated as (separate document) that this plat is calling on.
   Response: All comments within the rectangular outline in the lower left corner of the sheet addressed. McNaughton to provide missing documents.

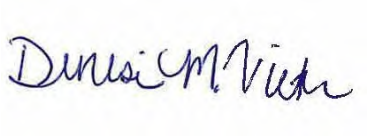
Sheet 2

6. In accordance with Village Coe 10-10-3-f.2-c-(3), the following signature blocks need to be added:
   (F) the village engineer as to approval of the required engineering drawings
   Response: Signature block added.
   (G) Th county clerk as to unpaid taxes
   Response: County Clerk does not need a certificate. Cook County stamps the plat.
   (H) Modify the Village Clerk and Village Board signature bocks to have a language that states acceptance of all easements rights
   Response: No Changes per email dated 1213/2024
   (J) State of Illinois chief highway engineer when the subdivision incudes or is adjacent to a state highway or local highway authority when property involves access to all other roadways.
   Response: Cook County Highway Department certificate added.
   In this case the local authority would be the Cook County Highway Department.
   (K) Local department of health if property is not connected to public sewer system
   In this case the owner of the public sewer system would be the LaGrange Highlands Sanitary District.
   Response: LaGrange Highlands Sanitary Sewer District addressed in easement provisions, certificate added.
   (L) Mortgagee's consent to all easements, dedications and other rights granted or reserved to the Village and other third parties.
   Response:
   Response: No mortgage on the property
7. List items village (water main) and highlands sanitary (sewer main) are responsible for, and all others are HOA. Water service lines and bbox HOW or individual unit.
   Response: Responsibly of the H.O.A. addressed.
8. I don't see this ETBE callout on any linework. Only saw in legend and the 3 units hatched.
   Response: Blanket Easement provisions eliminated, and P.U. & D.E. provisions added.
9. LaGrange Highlands Sanitary District needs to be listed.
   Response:
10. There are PU and DE shown but then this blanket easement appears to give carte blanche to utilities to place their facilities wherever in the outlots. Should utilities be contained to certain areas within the outlots so you don't end up with chaos?
    Village code calls for 5 ft utility easement along rear and side yard property lines.
    Response: Blanket easement provisions have been removed from the plat.
11. Need language about not interfering with surface drainage swales, overland flow routes, drainage structures and pipes, etc. We can't have homeowners disturbing drainage patterns with landscaping work.
    Response: See PUDE provisions.

12. This needs to cover all outlots as stormwater management infrastructure exists on each outlot.
    Response: Stormwater Management Easement provisions not amended. Waiting for a response from client.
13. Dormant SSA would be a better tool than a lien on and HOA.
    Response: Stormwater Management Easement provisions not amended. Waiting for a response from client.
14. Reference declaration document as that will have maintenance responsibilities for stormwater and other items not listed on the lat.
    Response: Stormwater Management Easement provisions not amended. Waiting for a. response from client
15. Update date to 2026 or whatever renewal is.
    Response: 10. Surveyor's license expiration date updated
16. LaGrange Highlands Sanitary needs to be here.
    Response: Certificate added to plat.

If you have any questions or need additional information, please contact me at 708-326-4961 x228 or dvieth@dtekcorp.com. Thank you.

Sincerely,
DESIGNTEK ENGINEERING, INC.



Denise M. Vieth, P.E.

Project Engineer

Encl.
Cc : John Barry – McNaughton Development – (via email)
File

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Heritage Crossing
General Plan Resubmittal Responses
December 13, 2024

General

1.The Applicant shall comply with all of the applicable federal, state, county, local and special district laws, ordinances and regulations, including the provisions of the Village's Municipal Code, relative to the construction and maintenance of the Development, except as otherwise modified by Village approvals.

Agreed. With this submittal we would request that the village engineer sign-off on our MWRD application.

2. The Applicant shall revise Declaration of Covenants, Conditions and Restrictions for the homeowner's association in accordance with comments provided by the Village Attorney (Attachment 8) and shall file the Declaration with the Cook County Clerk's Office, Recording Department prior to the sale of any portion of the Property to any other person. The Declaration shall require that at the closing of each dwelling unit, the Applicant shall allocate $600.00 (or an amount equal to three (3) months' Community Assessment) and pay said amount into a "Capital Reserve" fund, as defined and required by the Declaration, for maintenance reserve account for the benefit of and use of the homeowner's association for maintenance purposes consistent with the Declaration.

Agreed.

3.Prior to the issuance of a building or development permit, the Applicant shall submit a construction schedule, routing, construction staging, restoration plan and phasing plan with map and plan exhibits, which are in conformance with the final set of Village approved engineering and construction plans for the Development. These plans shall identify construction access routes, temporary detours, regular street cleaning intervals and refuse removal and other appropriate safety, restricted access and "good neighbor" practices. Standard Village construction hours shall apply except as otherwise permitted by the Village Manager.

Agreed. This plan is part of the revised DesignTek Engineering submittal

4. Update Plat of Abrogation, Plat of Subdivision, and Plat of Vacation per the comments of the Village Engineer and Village Attorney (Attachment 9).

Refer to the DesignTek Correction Letter

5.The Applicant's proposes to maintain the current Wolf Road access point as the primary point of ingress and egress for the Development, subject to Cook County approval of certain Wolf Road right-of-way modifications (i.e., required Project-related reconfiguration work to Wolf Road that may include a deceleration / turning lane) and

modifications to the existing drainage culvert improvements that will allow it to construct the Development consistent with the current Site Plan. The Village's consideration of approval of the Development is conditioned on Cook County's approval of the current Wolf Road access point as the primary point of ingress and egress for the Development based on the current Site Plan and the Applicant's agreement to abide by the conditions of approval required of the Applicant by Cook County relative to the Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements. The Applicant, at its cost, shall be responsible for entering into all easements, maintenance agreements and other binding documents with Cook County and completing the Wolf Road right-of-way modifications and any modifications to the existing drainage culvert improvements. Other than the Village's plan review process, the Village shall not be obligated to participate in the Cook County required Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements that are necessary to construct the Development under the current Site Plan. That will allow it to construct the Development consistent with the current Site Plan. In the event Cook County's does not approve of the current Wolf Road access point as the primary point of ingress and egress for the Development, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan with a modified point of ingress and egress for the Development for review and consideration by the Plan Commission at a public hearing and then review and consideration by the Village Board.

As of the time of this resubmittal the Cook County Highway Department has not issued a full review on our proposed access request. That full review is expected within the week. It is known that the Highway Department will be requesting that the village accept the maintenance of the new 4 x6 concrete through the site.

In the event that the Highway Department does not approve the Wolf Road access the Applicant acknowledges that it will have to petition for an amendment to the planned development ordinance.

6. Prior to the issuance of a building or development permit, the Applicant shall enter into a Maintenance and Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions for the construction and long-term maintenance of the Development consisting generally of the following items:

a. **Prior to the issuance of a building or development permit, the posting of an irrevocable letter of credit or other form of security with the Village to secure the completion of the required SSA Maintained Improvements and the landscape improvements for the Development (the "Developer" Security"). The Developer Security shall be in a form acceptable to the Village Attorney and of a dollar amount to be determined by the Village Engineer and shall be managed by the Village in accordance with Subsection 10-10-19(2) (Land Dedications and Completion, Maintenance and Acceptance of Improvements; Posting of a Bond, Cash, or Other Securities) of the Municipal Code;**

Agreed. However, the applicant is requesting a demolition permit for the existing building prior to this instance.

b. The posting of a two-year maintenance bond (performance and payment bond) for the SSA Maintained Improvements and the landscape improvements;

Agreed.

c. Prior to the issuance of a building or development permit, the submittal of construction access plans for the Development requiring the Applicant and all of its employees, consultants and development and construction crews to use Wolf Road as the primary point of ingress and egress until the required Project-related reconfiguration work to Wolf Road and the drainage culvert area is commenced. The alternate point of ingress and egress to the Development will be 55th Street and the existing Heritage Court within the Heritage Springs Subdivision;

Agreed.

d. The Applicant shall either enter into a private tow company contract to enforce the community parking spaces with the Development or enter into a private parking / private street enforcement agreement with the Village that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court;

Agreed.

e. At the request of the Applicant and the homeowners association for Heritage Springs Subdivision, the Village will consider approving an amendment to the planned development ordinance granted for Heritage Springs Subdivision to allow for additional on-street parking spaces and the operation of the swing gate and such other requested amendments that are necessitated by the Development and the Village will also consider entering into a private parking / private street enforcement agreement that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Springs Subdivision;

Agreed.

f. Prior to the issuance of a building or development permit, the submittal to the Village of a fully executed agreement with Cook County for perpetual maintenance of the Project-related roadway structures and all infrastructure improvements within the portion of the Wolf Road right-of-way, as required by Cook County;

Agreed. As of the time of this resubmittal the Cook County Highway Department has not issued a full review on our proposed access request. That full review is expected within the week. It is known that the Highway Department will be requesting that the village accept the maintenance of the new 4 x6 concrete through the site.

The applicant is requesting a demolition permit for the existing building prior to this instance.

g. Per Section 10-11-11 (Stormwater Management Requirements For All Developments)(F) of the DCO, prior to obtaining any type of building or site development permit for the Project, the Applicant shall execute and enter into a stormwater management facilities maintenance agreement ("stormwater maintenance agreement") with the Village, as prepared by the Village Attorney and approved by the Village Board, relative to the stormwater drainage facilities located on the Property, which facilities shall be the responsibility of the Applicant and its successor owners (i.e., the Association). Within the stormwater maintenance agreement, the Applicant shall guarantee that the Applicant and all of the successor owners of the Property will maintain the stormwater management facilities and the stormwater drainage system and provide to the Village periodic written reports on stormwater management facilities monitoring and maintenance. The stormwater maintenance agreement shall also specifically authorize representatives of the Village to enter onto the Property for the purpose of inspections of the stormwater drainage system. Such agreement shall be recorded with the CCCORD. The stormwater maintenance agreement shall include a schedule for regular maintenance of each aspect of the Property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The stormwater maintenance agreement shall also stipulate that if the appropriate authorized personnel of the Village notify the property owner in writing of maintenance problems which require correction, the property owner shall make such corrections within thirty (30) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner.

Agreed however, as of this date the Highway Department will be requesting that the village accept the maintenance of the new 4 x6 concrete through the site.

h. Revised the declarations to exclude charcoal grills on the proposed balconies.

Agreed. We have submitted a previous draft of changes to the covenants requested by the village attorney with some notes. Upon confirmation on those notes we can add this comment to the covenants.

7. The site plan must be updated to include all labels depicting all building setbacks.

Refer to BSB Correction Letter of 12/6/2024

8. The individual dwelling units and platted lots within the Development shall not be permitted to request variations from the Village's Municipal Code that are unique and specific to the individual dwelling unit and lot owner. Amendments to the planned development ordinance that are not unique and specific to an individual dwelling unit and a specific lot owner may be applied for and presented to the Village in accordance with the applicable provisions of the Municipal Code.

Agreed.

9. Correct all inconsistencies between plats (ex. site plans showing seven guest parking spaces between units 23 and 24, whereas the engineering plans show six spaces).

Refer to BSB Correction Letter of 12/6/2024

Engineering

10. Written confirmation from Heritage Springs establishing access rights must be submitted prior to Village Board consideration. It is acknowledged that this item is being worked on and will be provided when completed.

Access agreement with Heritage Springs is included in this submittal.

11. Location of safety rail on top of the retaining walls is shown on geometric plan, but a detail and structural design and calculations for the safety rail are still needed to ensure the rail is adequate and meets applicable codes.

Rail location and detail are included on the structural engineering drawing

12. New sidewalks are still required along the Wolf Rd. and Park Pl. frontage per Village code. Place replacement Wolf Road sidewalk along entire property frontage. Placement must be as far from road as practical but will defer to Cook County Highway Department as they will review placement and issue the permit for the work. On Park Place, place the sidewalk one foot inside the public right of way along the southern edge of the development. Sidewalk shall dead end at west termini. All new sidewalk shall comply with IDOT and ADA standards for slopes. The northwest corner of Park Place and Wolf Road sidewalk ramp shall be removed and replaced.

As of the time of this resubmittal the Cook County Highway Department has not issued a full review on our proposed access request. That full review is expected within the week. The Park Place sidewalk has been added to both the DesignTek and BSB plans. It is proposed along the right-of-way line but reconfigured around the existing subdivision sign.

13. The placement of sidewalk on Park Pl. will require the movement of the Ridgewood subdivision sign. The relocation of the sign must be addressed with the next plan submittal. Provide Ridgewood Civic Association approval of the sign design and sign placement.

The Park Place sidewalk has been added to both the DesignTek and BSB plans. It is proposed along the right-of-way line but reconfigured around the existing subdivision sign.

14. The Applicant' engineer must provide accurate calculations showing the bypass system is adequate to handle all bypass flows.

Refer to the DesignTek Correction Letter

15. The Applicant must provide accurate calculations that show the rate of flow of the bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This will ensure bypass stormwater does not reach the detention basin faster than it currently does under the existing conditions.

Refer to the DesignTek Correction Letter

16. The Village will not accept the twin 54" aluminum pipes that are proposed. Reinforced concrete pipes or precast reinforced concrete box culverts shall be used.

Refer to the DesignTek Correction Letter

17. A detailed operations and maintenance plan is required for the enclosed bypass system. Provide this operations and maintenance plan for Village review. It will be must to be incorporated into the final plat and the declaration document.

Refer to the DesignTek Correction Letter.

As of the time of this resubmittal the Cook County Highway Department has not issued a full review on our proposed access request. That full review is expected within the week. It is known that the Highway Department will be requesting that the village accept the maintenance of the new 4 x6 concrete through the site.

18. The end section of the bypass pipes need to be designed in a way that prevents access inside the pipes by unauthorized persons. The end section should be designed to prevent this from happening while at the same time not becoming a maintenance problem with debris collection.

Refer to the DesignTek Correction Letter.

19. Wetland plantings plan is required to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan

Native seed mix details and maintenance plan is now provided in a plan by Gary R. Weber & Associates pages L1.1 & L1.2

20. Structural design plans and licensed structural engineer seal for the retaining wall is required. The developer indicated they are being worked on and will be provided when available.

Structural engineering plans for the retaining wall by Virgilio & Associates are included in this submittal

21. An operations and maintenance plan is needed for the detention basin. The developer shall create an O&M plan for the basin and create a mechanism to fund all required maintenance activities for the establishment period of three to five years. A licensed/ certified ecologist with experience in wetland basins must produce this type of O&M plan for Village review and approve prior to the issuance of any site development permit.

Wetland maintenance plan is now provided in a plan by Gary R. Weber & Associates pages L1.1 & L1.2

22. Provide an exhibit showing the street light photometrics conform with Village Code for Village review prior to the issuance of any site development permit.

A photometric plan including pole foundation details and conduit details are provided within the DesignTek submittal plans

23. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However, the structural design of this new wall and the other proposed walls are not complete and not provided. Complete wall details, elevations, and signoff by a licensed Structural Engineer is required.

The existing west wall along the detention basin is being replaced per the structural engineering plans by Virgilio & Associates which are included in this submittal

24. Since the structural design is not complete it is not known if tiebacks or over excavation needed to construct the walls will be contained within the development property. Work needed to construct the new walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the walls must be identified and contained within your property or copies of executed easements are to be provided prior to the issuance of any site development permit.

Tiebacks and excavation of walls to remain onsite per the structural engineering plans by Virgilio & Associates which are included in this submittal

25. Neighboring properties to the west cannot be flooded as a result of an interim construction condition that could occur if the old wall is torn down and the new wall is not

yet complete. The plans must have provisions in place to temporarily protect the west property line to a pre-project elevation. The plans must identify a plan to address this issue.

Refer to the DesignTek Correction Letter.

26. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.

Refer to the DesignTek Correction Letter.

27. The wall design of the detention area between units 20 and 21 must accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed.

Refer to the DesignTek Correction Letter.

28. Replace the existing flat grate that is prone to clogging with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both development's stormwater management systems.

Refer to the DesignTek Correction Letter.

29. The plans show inlets proposed to be located on Heritage Springs property. These inlets need to be moved south so they are contained on Heritage Crossing's property. The roadway vertical curve needs to be adjusted so the low point is moved south so the inlets are placed on Heritage Crossing property.

Refer to the DesignTek Correction Letter.

30. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.

Refer to the DesignTek Correction Letter

31. Street lighting plans are absent. Plans need to include all lighting conduits, cables, controllers, and service location. Also, a light pole foundation and controller foundation details are needed, and they need to be signed and sealed by a structural engineer.

A photometric plan including pole foundation details and conduit details are provided within the DesignTek submittal plans

Refer to the DesignTek Correction Letter

32. The narrative needs a section discussing the development of the HEC HMS modeling and results.

Refer to the DesignTek Correction Letter

33. Discuss how the hydraulic modeling impacted the subdivision grading plan.

Refer to the DesignTek Correction Letter

34. Provide in narrative discussion on the worst-case flooding scenario. Include exhibits sent to Engineering on 10/31/24 which illustrate stormwater storage in this worst-case scenario. Report should clearly state there is a net increase in stormwater storage despite the filling of the existing parking lot area.

Refer to the DesignTek Correction Letter

35. Based on our calculations, and assuming the Contech pipes have a similar Manning's n to RCP, the design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. Provide documentation that 11 ft/s is the maximum flow velocity through these pipes.

Refer to the DesignTek Correction Letter

36. Provide calculations for the riprap sizing at the outfall of the dual culverts. The riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions.

Refer to the DesignTek Correction Letter

37. A fire hydrant spacing, and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.

Refer to the DesignTek Correction Letter

38. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.

Refer to the DesignTek Correction Letter

39. Prior comments on the proposed gate have not yet been addressed. In addition to the prior comments, design of gate shall ensure gate electrical and control equipment is elevated one foot above flood elevation. Gate must work at all times.

Detail on the gate equipment have been added to the DesignTek plan and note in the Correction Letter

40. Relocate the depressional area from Heritage Springs to Heritage Crossing.

Refer to the DesignTek Correction Letter

41. Adjust the location of the inlets directly under the proposed gate to be fully located on Heritage Springs.

Refer to the DesignTek Correction Letter

42. Stormwater Management Report and HEC-HMS Model. The Stormwater Management Report's narrative should be revised to include discussion of modeling results, reference and discuss the supporting modeling documentation, and include the inundation maps.

Refer to the DesignTek Correction Letter

43. The HEC-HMS files provided indicate that the discharge curves for all basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined. Clarify how the discharge flows are defined between basins.

Refer to the DesignTek Correction Letter

44. Stormwater Management Report and HEC-HMS Model. Clarify the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet East Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

Refer to the DesignTek Correction Letter

45. Stormwater Management Report and HEC-HMS Model. The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration.

Refer to the DesignTek Correction Letter

46. However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical. Please provide HEC-HMS results that match the conservative scenario displayed in the inundation maps.

Refer to the DesignTek Correction Letter

47. The inundation maps should reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions

Refer to the DesignTek Correction Letter

48. All comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 must be addressed

Refer to the DesignTek Correction Letter

Landscaping

Responses to Items # 49 - # 54 refer to BSB Correction Letter of 12/6/2024

49. Include all utilities and light poles consistent with the information included in the Final Engineering plans. It is unclear if there are conflicts between utilities, light poles, and the proposed landscape.

50. The revised landscape plan indicates to preserve the existing trees located behind the existing neighborhood sign. These existing evergreen trees are in poor condition and should be replaced with new plant material consistent with the adjacent proposed plantings.

51. Maples are not allowed in the public ROW per the Village Urban Forest Management Plan, they are an over-represented species within the Village. Replace with another species.

52. Indicate Gingko biloba to be male species to avoid fruit production.

53. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.

54. The specifications indicate a different native seed mix than the seed mixes indicated on the plans but does not list detail on species included. Clarify specification of seed mixes.

Native seed mix details are now provided in a plan by Gary R. Weber & Associates pages L1.1 & L1.2

Road and Traffic

55. The two parallel parking spaces should be removed on the east side of Heritage Court.

DesignTek and BSB Design plans reflect the elimination of the parallel parking spaces

56. Revise all applicable plans related to the correct number of guest parking spaces between units 23 and 24.

DesignTek and BSB Design plans reflect the same number of parking spaces between Units # 23 & # 24

57. Vehicles parked in the driveway of units 8, 15, and 21 may not overhang the curb.

Refer to the DesignTek Correction Letter

58. The Opticom sensor shall be taller than the proposed fence/gate. Design and details must be submitted for review and approval by the Village's Director of Fire and EMS before any permit is issued for site development.

Detail has been added to the DesignTek plan.

Refer to the DesignTek Correction Letter

59. A sidewalk along Park Pl. to the south connecting to the Wolf Rd. sidewalk to the east must be installed.

The Park Place sidewalk has been added to both the DesignTek and BSB plans. It is proposed along the right-of-way line but reconfigured around the existing subdivision sign.

60. Revise all applicable plans to convert the turnaround area north of unit 15 to grasscrete or similar material.

Detail has been added to the DesignTek plan.

Refer to the DesignTek Correction Letter

61. Submit AutoTURN analysis for the turnaround area north of unit 15 to verify vehicle turnaround.

Detail has been added to the DesignTek plan.

Refer to the DesignTek Correction Letter

62. On the color site plan prepared by BSB Design (revised 11/5/2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering and Surveying (revised 11/4/2024).

Refer to BSB Correction Letter of 12/6/2024

63. Update the Traffic Impact Study to reflect the proposed 29 rather than 28 dwelling units.

Refer to the KLOA Correction Letter 11/25/2024

64. Clarify if Figure 5B in the Traff Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September should be presented in the TIS.
Refer to the KLOA Correction Letter 11/25/2024

65. Figure 7 does not match the trip generation presented in Table 3 in the Traffic Impact Study. Please update according.

Refer to the KLOA Correction Letter 11/25/2024

Signage

66. Provide a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Rd.

Refer to BSB Correction Letter of 12/6/2024

67. Provide information on any roadway signage related to street name and type (private) for review.

Refer to BSB Correction Letter of 12/6/2024

DEVELOPMENT AGREEMENT

5/9/24 RR 4/30/24 RR 4/30/24 5/9/24

THIS DEVELOPMENT AGREEMENT entered into this 30th day of April, 2024 by and between McNaughton Development LLC, a Illinois limited liability company, the developer of the proposed Heritage Crossing development, or nominee, ("Developer") and Heritage Owners Association, Inc., an Illinois not-for-profit corporation ("Association") Collectively, Developer and the Association shall be referred to as (the "Parties"). This Development Agreement ("the Agreement") expresses the entire agreement between the Parties with respect to improvements the Developer is willing to make to the existing private street owned by the Association known as Heritage Court and its extension through the proposed Heritage Crossing development. All prior understandings, negotiations, agreements and discussions are expressly merged herein and superseded hereby.

The Association hereby authorizes access to the Heritage Court to the Developer and the future homeowners of Heritage Crossing under the following conditions and with the following improvements to be completed by the Developer.

Storm Water Management: The Developer, at its expense, shall modify the existing Lawn Avenue detention area by adding retaining walls, increase the depth and size of the existing pond, modify the existing storm sewer and restore the landscaping to the south of the Association's development. The proposed changes, which may or may not directly benefit the Association's existing storm water system, shall not impose any additional burden on the Association's existing storm water system. Developer shall present its final development plans to the Association's engineer for review and comment and shall make its own engineer available to the Association's engineer. The final storm water modifications are subject to the review and approval of the Metropolitan Reclamation District and the Village of Western Springs. Upon completion of the improvements the future maintenance responsibilities for the Lawn Avenue detention area will be borne by the Developer and its successors. For the avoidance of doubt, the Association shall have no obligations whatsoever with respect to the Lawn Avenue detention area, including, but not limited to maintenance, repair, restoration or financial contribution obligations.

Sanitary Sewer. The Developer, at its sole cost and expense, shall connect to and preform any adjustments and restoration as required as it connects to the existing sewer structure. Any third party fees, including but not limited to any impact and recapture fees, as it relates to the Developer's site, shall be paid by the Developer.

Existing Heritage Court: The Developer, at its sole cost and expense, shall make the following improvements to Heritage Court:

1. Remove the existing wood privacy fence to the south of the existing street terminus.
2. Replace the existing concrete pad within the path of the carriage walk and roadway with an extended walk, asphalt street and concrete curbing.
3. Create between two to three new additional asphalt paved parking spaces along the west side of Heritage Court between the existing mailbox and the street light to the south of that mailbox.
4. Contribute to the Association for the eventual grinding and resurfacing of

the street.

5. Provide additional landscape plantings and an irrigation line opposite of the new parking spaces on the east side of Heritage Court.
6. Extend the cedar fence north as hedge removal will expose the street to the neighboring parking lot.

Complete any landscape restoration necessary due to work performed by the Developer. Developer shall present its final development plans tot the Association's engineer for review and shall make its own engineer available to the Association's engineer. The final roadway modifications are subject to the review and approval of the Village of Western Springs. Improvements noted under # 1, 2, 3 & 5 shall be completed with the extension of Heritage Court. The contribution to the Association's roadway reserves shall be made on or before the Village of Western Springs records the final plat of subdivision for Heritage Crossing.

Development Gate: The Developer, at its sole cost and expense, shall install new private street sign along 55th Street and an automated swing or slide gate with a wrought iron appearance (the "Gate") on that portion of Heritage Court located on the Heritage Crossing Development between the Association and the Heritage Crossing development in the approximate location of the existing Heritage Court terminus. In the event that a swing gate is utilized, the Gate shall be designed to open onto the Heritage Crossing development The Gate will allow access to the fully extended Heritage Court between 55th Street and Park Place to the existing Association residents, the future residents of Heritage Crossing and all of the successors of both developments. The Developer, at its sole cost and expense, shall provide the Association's members remote devices for the operation of the Gate. Construction traffic will not be permitted north of the Gate under any circumstances. The Developer shall take reasonable measures to ensure that no construction traffic will take place on Heritage Court, including the installation of signage, a temporary fence or other suitable barrier. The future association for the Heritage Crossing development will have the full responsibility of maintenance and repair of the Gate, at its sole cost and expense. The signage to be installed along 55th Street will identify Heritage Court as a "No Outlet / Private Street". The final signage and Gate designs are subject to the approval of the Village of Western Springs. For the avoidance of doubt, the Association shall have no obligation whatsoever with respect to the Gate including, but not limited to maintenance, repair, restoration or financial contribution obligations. The Developer shall indemnify and hold the Association harmless from any claims arising in relation to the Gate and other work conducted by the Developer on the Association property.

Developer Reimbursement: The Developer will reimburse the Association for legal and engineering expenses incurred by the Association in connection with the review of this Agreement and the review of the Developer engineering plans. This reimbursement is estimated to be . To the extent the Association's legal and engineering expenses exceed this estimated amount, the Association shall endeavor to keep the Developer informed of its estimated expenses. The obligation of the Developer to reimburse the Association is independent of the other agreements herein, is effective upon the parties execution of this Agreement and shall apply whether the Developer proceeds with the Heritage Crossings development or not.

Association Approval: The Developer will provide the Association with final storm

water designs, roadway geometric plans and fencing illustrations (the "Plans") at the time they are submitted to the Village of Western Springs. Within two weeks after the Association receives notice that the Village of Western Springs has tentatively approved the Plans, the Association shall have its engineer review the plans and the Association shall call a special Association Board meeting to review and approve the Plans.

Easement Documents: The Developer shall prepare and the Association shall grant easements to the Developer and its successors for the use of the existing Heritage Court for access for ingress and egress. The Developer shall prepare easement documentation granting the Association and its members the right of access for ingress and egress over the extended Heritage Court through to Park Place. The Association and The Developer shall also prepare and the Association shall grant blanket temporary construction easements in favor of the Developer so it might complete its work related to Heritage Court. All easement documentation shall be prepared and recorded at the sole cost and expense of the Developer.

Future HOA Cooperation: The Association and the Developer's future homeowner's association will use their best efforts to utilize the same snow removal company and share the expense of clearing the existing and newly extended Heritage Court. The hiring of that service or any future changes shall be mutually approved by both the Association and the Developer's future association. The Association shall pay 35% of the snow removal on the street and the Heritage Crossing development shall pay 65% of the snow removal on the street. This percentage is based on the number of units within each development. The associations will bear the responsibly of their own driveway clearing. This cost-sharing agreement will be memorialized in the Easement documents.

Any future changes to the Gate shall be reviewed and mutually approved by both the Association and the Developer's future association

Developer Contingency: The storm water redevelopment, roadway work and contribution and the development gate improvements are contingent on the Village of Western Springs approving a final plat of subdivision that is suitable to the Developer's uses.

Association Contingency: The Association's obligations hereunder are contingent upon the following:

1. the Association's approval of the storm water redevelopment plan;

2. The Association's approval of the Easement Documentation;

3. the Village of Western Springs approval of the new parking spaces on the Association's property; and

4. The Village of Western Springs' approval of the transfer of the maintenance obligations for the Lawn Avenue detention area from the Association to the Developer and the Heritage Crossing association (as applicable).

This Development Agreement shall be signed by the Association and last by the Developer who

shall affix the date on which he signs this Development Agreement on Page 1 hereof which date shall be the effective date of this Development Agreement.

This Agreement shall be governed by Illinois law. Any dispute regarding this Agreement shall be resolved in courts located in Cook County, Illinois. The prevailing party shall be entitled to an award of reasonable attorneys fees and court costs.

MCNAUGHTON DEVELOPMENT, LLC,
an Illinois limited liability company

By: _____
Its: MEMBER

HERITAGE OWNERS ASSOCIATION, INC.,
an Illinois not for profit corporation

By: Ron Lyons
Its: President, Heritage Springs Owners Association Board

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

November 25, 2024

Mr. John Barry
McNaughton Development
11S220 Jackson Street, Suite 101
Burr Ridge, Illinois 60527

Re: Proposed Heritage Crossing
Western Springs, Illinois

Dear John:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has received the Village of Western Springs latest comments regarding the above-referenced development and offers the following responses.

Village of Western Springs Comments

- **Update the Traffic Impact Study to reflect the proposed 29 rather than 28 dwelling units.**

  The traffic study has been updated to reflect the proposed 29 dwelling units.

- **Clarify if Figure 5B in the Traffic Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September should be presented in the TIS.**

  As stated on page 7 of the traffic impact study, the Village's pedestrian count data yielded a higher pedestrian volume than the KLOA, Inc. counts and, as such, the Village's collected pedestrian volumes were utilized in the evaluation. Figure 5B and the capacity analyses show the higher pedestrian volumes.

- **Figure 7 does not match the trip generation presented in Table 3 in the Traffic Impact Study. Please update accordingly.**

  Figure 7 has been revised to reflect the trip generation presented in Table 3. Please see the revised traffic impact study.

If you have any questions or require further information, please let me know.

Sincerely,

Javier Millan
Principal

Enc.

Traffic Impact Study
Proposed Residential Development
Western Springs, Illinois



Prepared For:

McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

July 9, 2024 – Revised November 25, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Western Springs, Illinois. The site, which currently contains a medical office building, is located in the northwest corner of the intersection of Wolf Road (Cook County Highway W22) with Park Place. As proposed, the site will be redeveloped with a residential development consisting of 29 townhome units. Access to the development will be provided via a full-movement access drive off Wolf Road at approximately the same location of the existing access drive serving the medical office building. A gated access will be provided on Heritage Court, only allowing cross-access between the proposed development and the existing Heritage Court townhomes.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

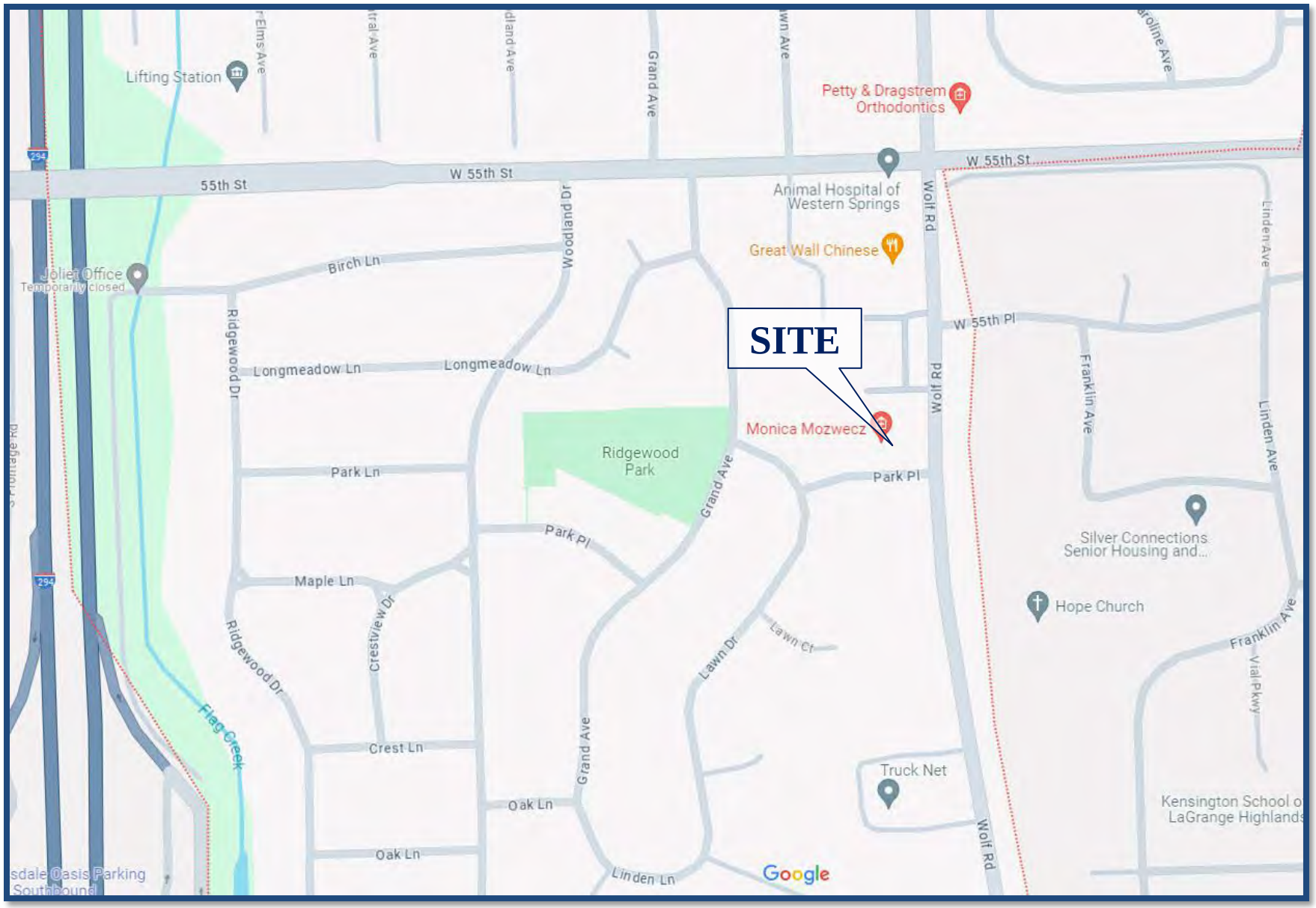
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday afternoon/evening peak hours for the following conditions:

1. Existing Traffic Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2024.

2. Year 2030 No-Build Conditions – Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development.

3. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2030 no-build volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**

Proposed Residential Development
Western Springs, Illinois

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Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which currently contains a medical office building, is generally bounded by Springwood Manor condominiums and the Western Springs Heritage Townhomes to the north and single-family homes (Ridgewood of Western Springs) to the west and south. Wolf Road borders the site to the east. Land uses in the vicinity of the site are primarily residential in all directions.

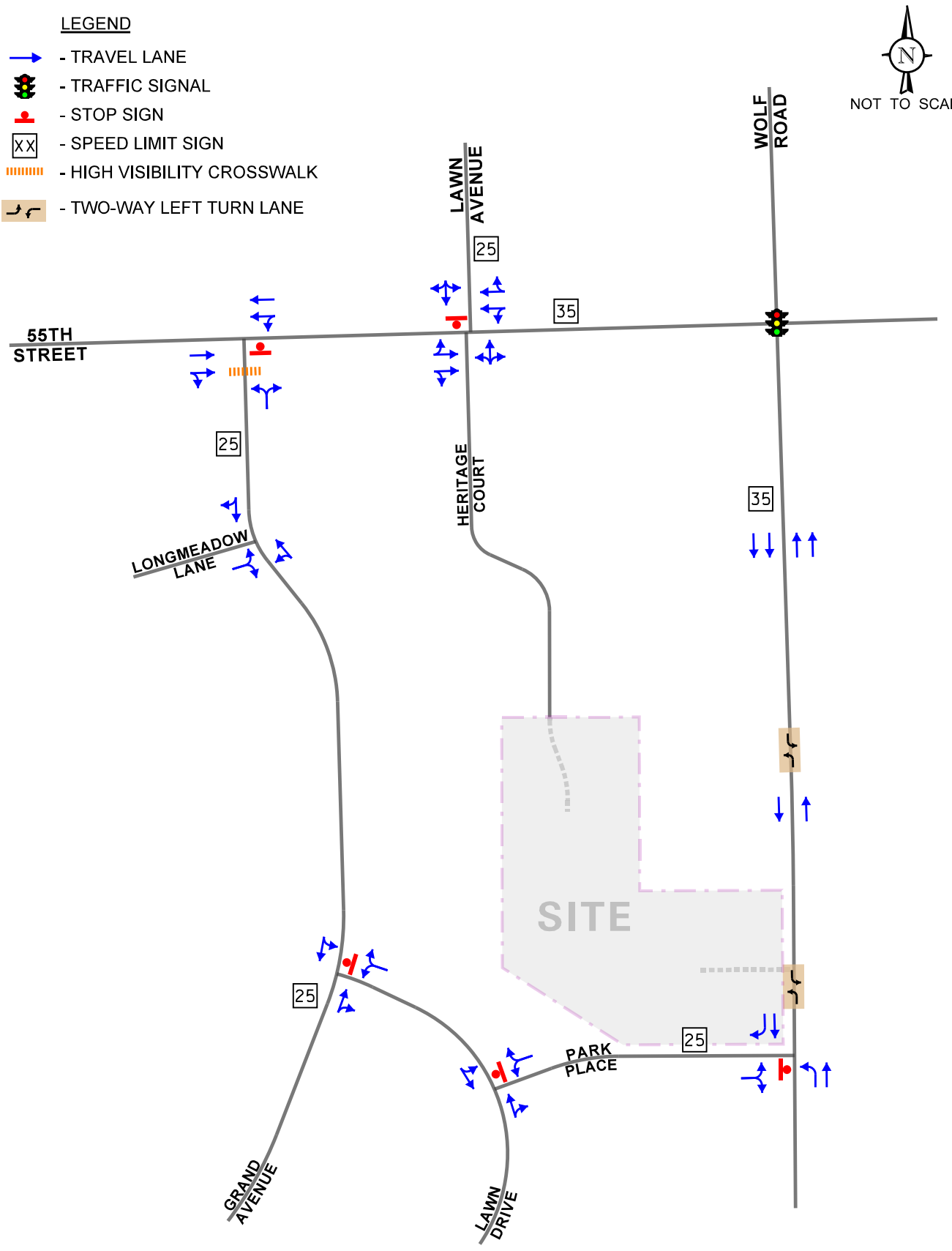
Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Wolf Road (Cook County Highway W22) is a north-south minor arterial roadway that provides one lane in each direction divided by a striped median. At its unsignalized intersection with Park Place, Wolf Road provides an exclusive left-turn lane and a through lane on the northbound approach. The southbound approach provides a through lane and an exclusive right-turn lane. Wolf Road is under the jurisdiction of the Cook County Division of Transportation and Highways (CCDOTH), is not designated as a Strategic Regional Arterial (SRA), and has a posted speed limit of 35 miles per hour. According to the Illinois Department of Transportation (IDOT), Wolf Road carries an annual average daily traffic (AADT) volume of 9,150 vehicles (IDOT - 2022).

Park Place is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Wolf Road, Park Place is under stop sign control and provides a shared left-turn/right-turn lane on the eastbound approach. At its unsignalized intersection with Lawn Drive, Park Place is under stop sign control and provides a shared left/right-turn lane on the westbound approach. Park Place is under the jurisdiction of the Village of Western Springs and has a posted speed limit of 25 miles per hour.

55th Street is an east-west minor arterial that provides two lanes in each direction divided by a painted median. No exclusive turn lanes are provided on 55th Street at its unsignalized intersection with Heritage Court/Lawn Avenue. However, it is important to note that eastbound and westbound left-turn movements are accommodated by the painted median. No exclusive turn lanes are provided on 55th Street at its unsignalized intersection with Grand Avenue. 55th Street has a posted speed limit of 35mph, carries an AADT volume of 16,600 vehicles (IDOT – 2022), and is under IDOT's jurisdiction.



Heritage Crossings
Western Springs, Illinois

Existing Roadway Characteristics

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Job No: 24-068 Figure: 3

Heritage Court is a north-south two-lane private road that serves the Western Springs Heritage townhomes and is aligned opposite Lawn Avenue. At its unsignalized intersection with 55th Street, Heritage Court provides a shared left/right-turn lane under stop sign control.

Grand Avenue is a local north-south two-lane roadway serving the Ridgewood of Western Springs subdivision. At its unsignalized intersection with 55th Street, Grand Avenue provides a shared left/right-turn lane under stop sign control. No exclusive turn lanes are provided at its unsignalized intersection with Lawn Drive. Grand Avenue has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Western Springs.

Longmeadow Lane is an east-west two-lane local roadway. No traffic control is provided at its unsignalized intersection with Grand Avenue. Longmeadow Lane is under the jurisdiction of the Village of Western Springs.

Pedestrian Facilities

Based on our field visits, no sidewalks are provided along Park Place or any of the roads within the Ridgewood of Western Springs subdivision. However, a sidewalk is provided along the west side of Wolf Road. A north-south standard style crosswalk is provided on Park Place at its intersection with Wolf Road. Furthermore, a midblock east-west pedestrian high visibility crosswalk is provided on Wolf Road at its intersection with 59th Street. This mid-block pedestrian also provides rapid flashing beacons with proper signage. Additionally, push buttons are provided at each side of the roadway and advance signage is provided to vehicles to be aware of the upcoming crossing.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units at the following intersections:

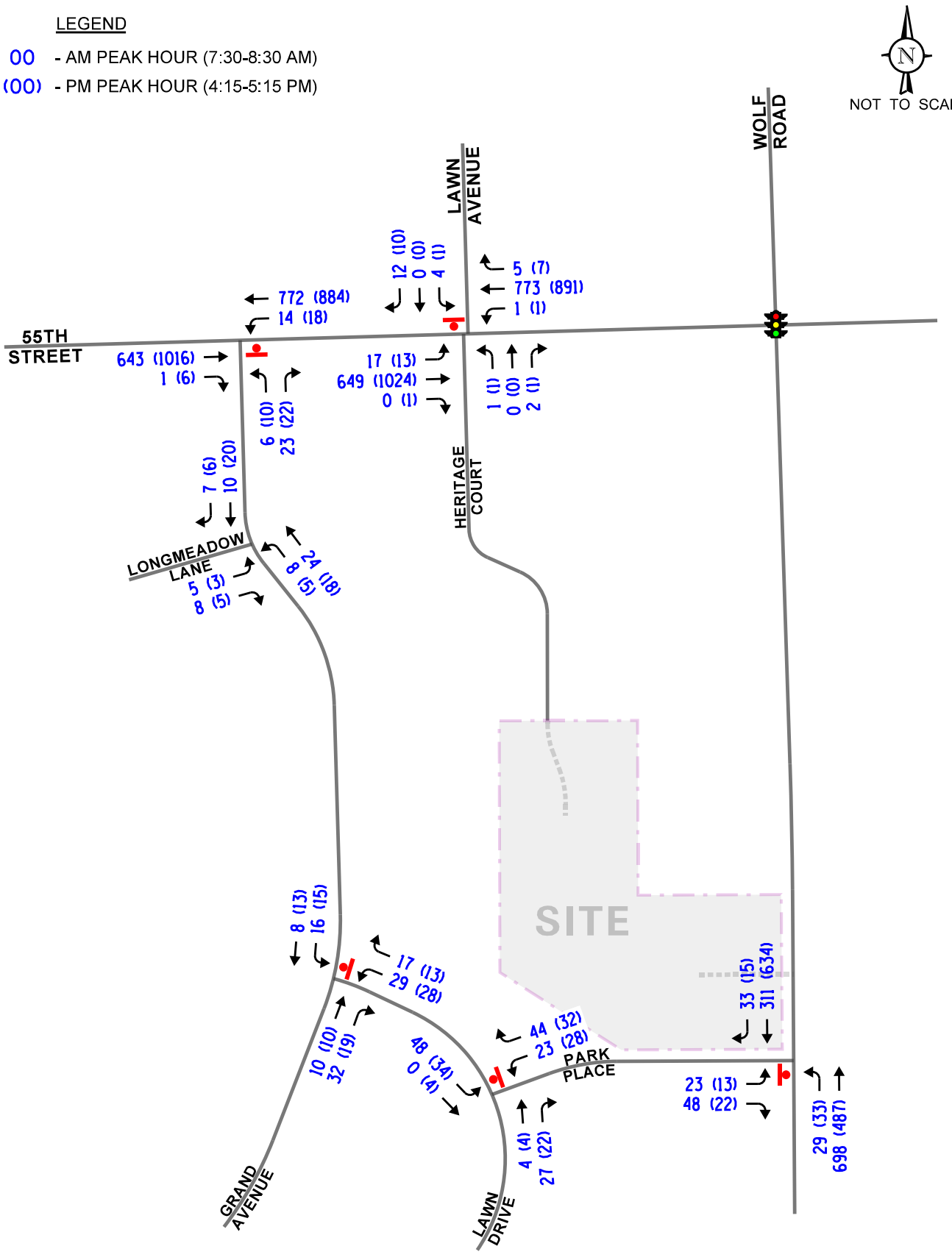
- Wolf Road with Park Place
- Park Place with Lawn Drive
- 55th Street with Heritage Court
- 55th Street with Grand Avenue
- Grand Avenue with Longmeadow Lane
- Grand Avenue with Lawn Drive

The traffic counts were conducted on Thursday, March 21, 2024 and on Tuesday, April 2, 2024, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday afternoon/evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur between 7:30 A.M. and 8:30 A.M. during the weekday morning peak period and between 4:15 P.M. and 5:15 P.M. during the weekday evening peak period. Copies of the traffic count summary sheets are included in the Appendix. The existing traffic volumes are illustrated in **Figure 4A**. **Figure 4B** shows the existing pedestrian and bicycle traffic volumes.

It is important to note that LaGrange Highlands Elementary School is located approximately 0.4 miles southeast of the intersection of Wolf Road with Park Place. Based on a review of the District 106 student calendar, all schools were in session when the traffic counts were conducted. Furthermore, the LaGrange Highlands Elementary School arrival is between 8:10 A.M. and 8:20 A.M. with class starting at 8:25 A.M. Upon further review of their website, the school's regular dismissal time is at 3:15 P.M. In order to determine the peak traffic and pedestrian volumes during the dismissal time, an additional traffic count was conducted at the intersection of Wolf Road with Park Place during the 3:00 P.M. to 4:00 P.M. hour.

Furthermore, in September 2024, the Village of Western Springs conducted an additional pedestrian count (walking, bicycle, scooter, etc.) for the west leg of the intersection of Wolf Road with Park Place. These volumes, which yielded a higher pedestrian volume than the March 2024 counts conducted by KLOA, Inc. were utilized for the purposes of this evaluation.

Figure 5A shows the existing school peak traffic volumes while **Figure 5B** shows the existing school peak pedestrian and bicycle traffic volumes.

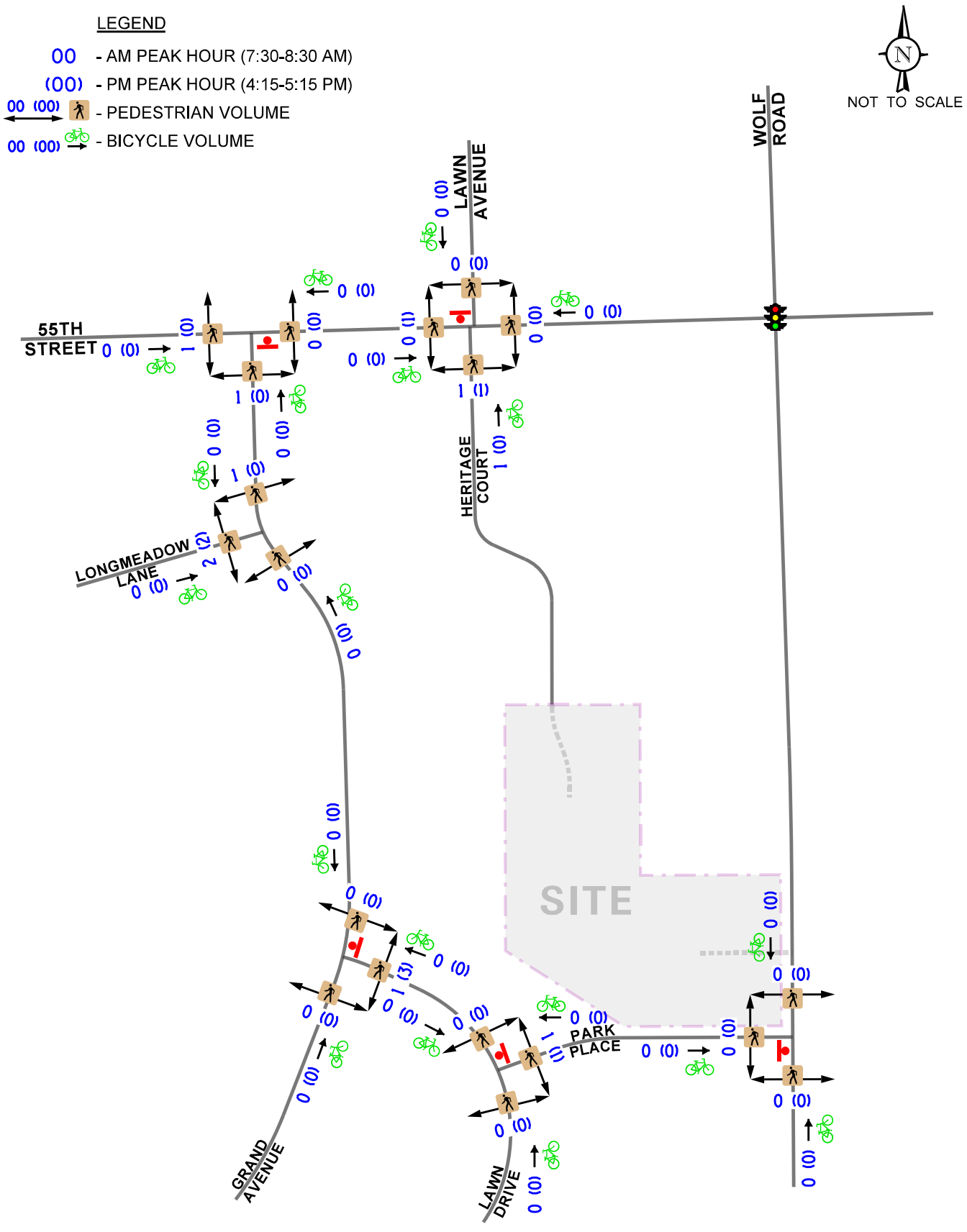


Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes

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Job No: 24-068 Figure: 4A

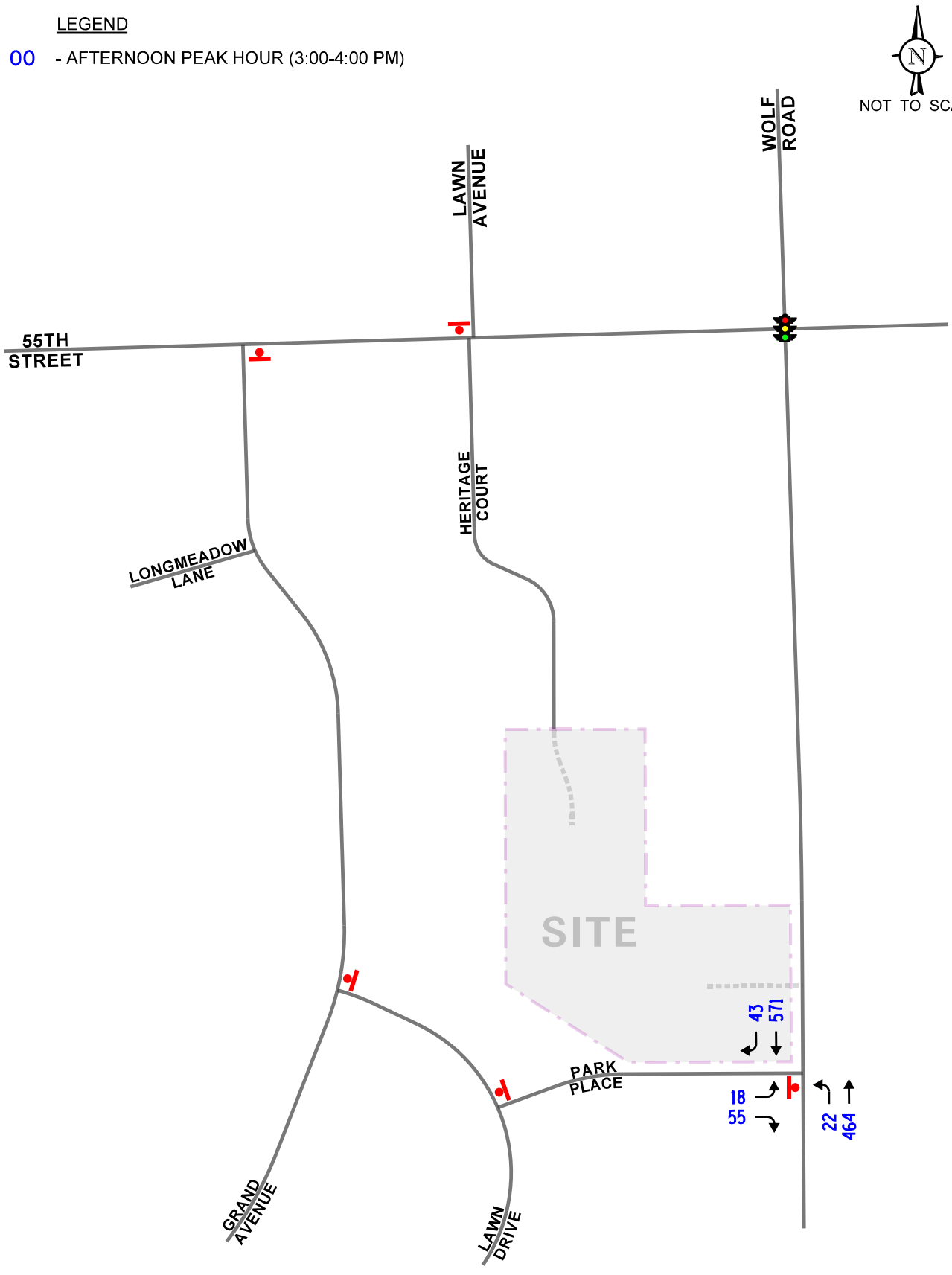


Heritage Crossings
Western Springs, Illinois

Existing Pedestrian and Bicycle Traffic Volumes

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Job No: 24-068 Figure: 4B

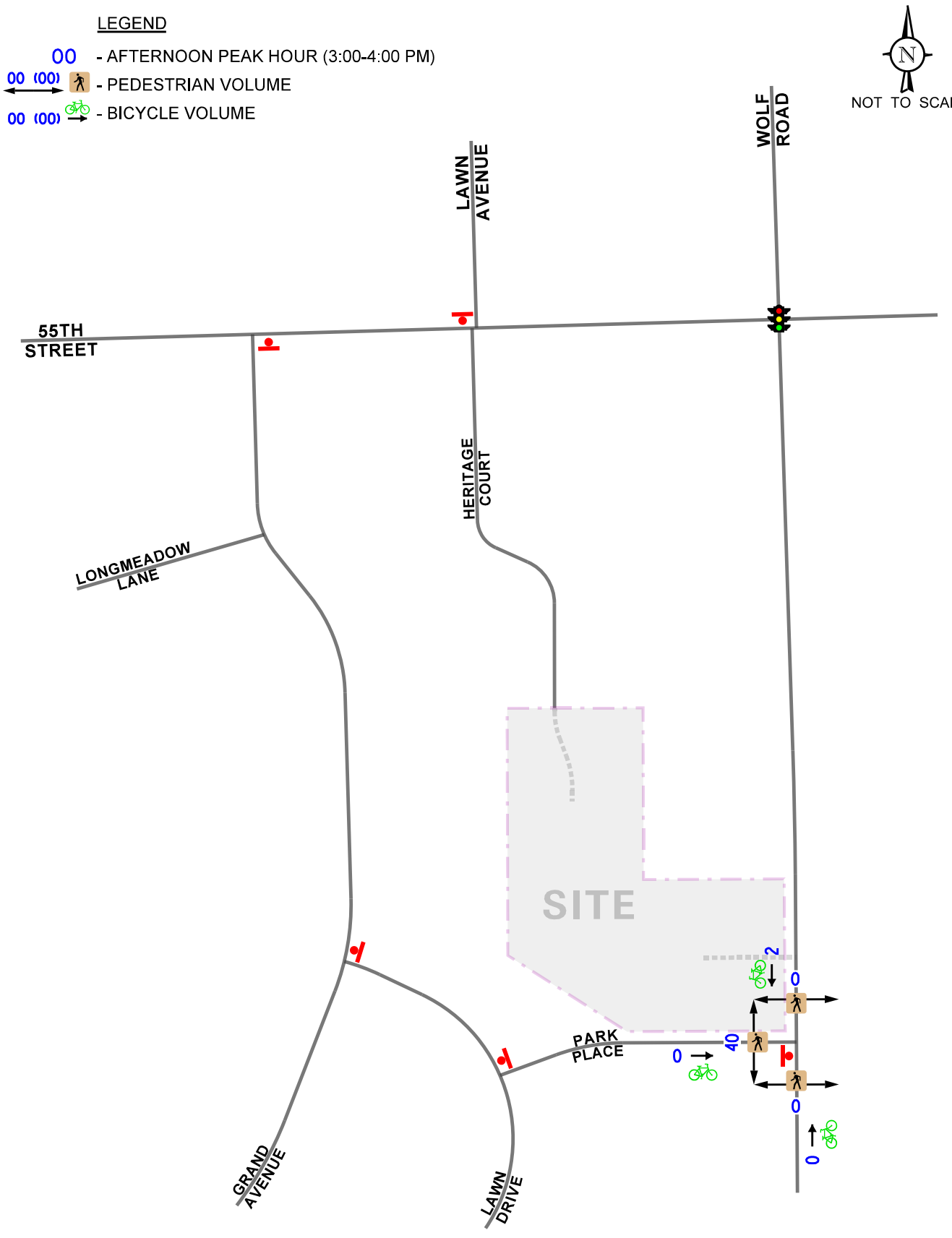


Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes
(Afternoon Peak Hour)

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Job No: 24-068 Figure: 5A



Heritage Crossings
Western Springs, Illinois

Existing Pedestrian and Bicycle
Traffic Volumes - (Afternoon Peak Hour)

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Job No: 24-068 Figure: 5B

Crash Data Summary

KLOA, Inc. obtained accident data for the most recent available past five years (2018 to 2022) for the study area intersections. A summary of the crash data at the intersections of Wolf Road with Park Place and 55th Street with Grand Avenue is shown in **Tables 1** and **2**. No fatalities were reported at any of the studied intersections during the review period.

Table 1
WOLF ROAD WITH PARK PLACE
CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	1	0	1
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**
Average	**0**	**0**	**0**	**0**	**0**	**<1.0**	**0**	**<1.0**

Table 2
55th STREET WITH GRAND AVENUE
CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	2	1	0	0	3
2019	0	0	0	1	0	0	0	1
2020	0	0	0	0	0	1	0	1
2021	0	0	0	1	0	0	0	1
2022	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**4**	**1**	**1**	**0**	**6**
Average	**0**	**0**	**0**	**<1.0**	**<1.0**	**<1.0**	**0**	**1.2**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

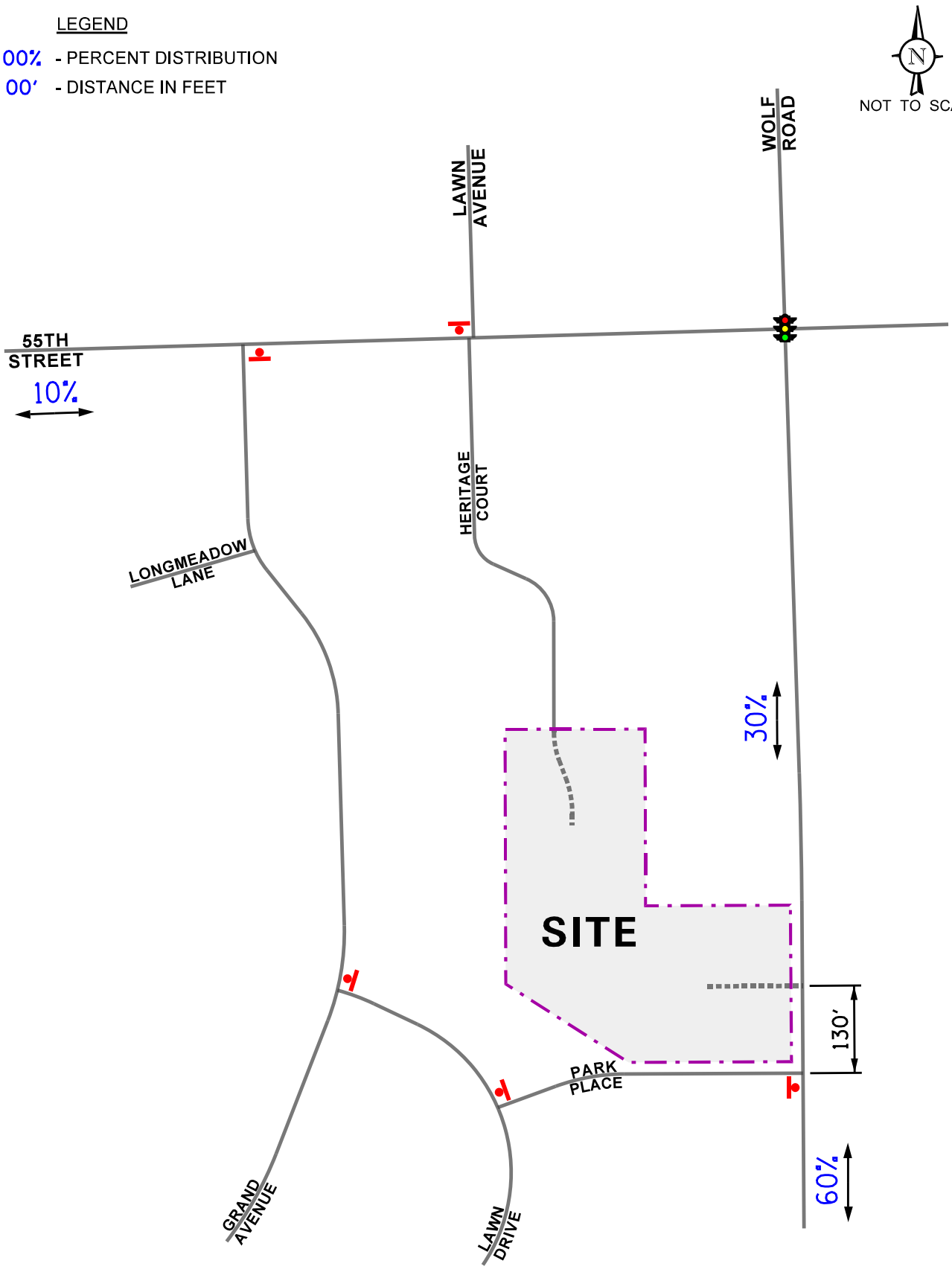
As proposed, the site will be redeveloped with a residential development consisting of 29 townhome units. Access to the development will be provided via a proposed full-movement access drive on Wolf Road to be located at approximately the same location of the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. The existing access drive on Wolf Road will be eliminated. A gated access to the north with Heritage Court will also be provided. This access will only provide accessibility to the proposed development and to the existing Heritage townhomes and will be controlled via a clicker that will be provided to residents of both developments. A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic. Figure 6 also shows the distance, in feet, between the existing and proposed access intersections.

Peak Hour Traffic Volumes

The number of peak hour trips (vehicles, bicycles and pedestrians) estimated to be generated by the proposed residential development was based on trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single-Family Attached Housing" (Land-Use Code 215) rates were used to determine the traffic to be generated by the development. **Table 3** shows the weekday morning, weekday afternoon and weekday evening peak hour traffic, pedestrian, and bicycle trips to be generated by the proposed residential development as well as the daily total traffic volumes. It is important to note that the weekday afternoon peak hour volumes were estimated based on the time-of-day distribution Excel data provided within the *Trip Generation Manual* Appendices. Copies of the trip generation graphs and the hourly distribution Excel sheet are included in the Appendix.



Heritage Crossings
Western Springs, Illinois

Directional Distribution

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Job No: 24-068 Figure: 6

Table 3
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
215	Townhomes (29 Units)	3	11	14	9	5	14	10	7	17	105	105	210
	Pedestrians [1]	1	2	3	3	3	6	3	3	6	N/A	N/A	N/A
	Bikes [1]	--	--	--	--	1	1	--	1	1	N/A	N/A	N/A

1 – Pedestrian and bicycle trip generation was assumed to be the same as during the evening peak hour

Trip Generation Comparison

As previously mentioned, the site currently contains a medical office building. The existing medical office building is approximately 21,536 square feet in size of which only 1,200 square feet are currently being utilized.

Given that the current zoning allows for both medical office and professional office uses, the volume of traffic that was generated by the full occupancy of the building assuming half of it as medical office and the other half as professional office and that of the proposed development during the weekday morning, afternoon, evening peak hours and on a daily basis was estimated based on the following trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition:

- Medical-Dental Office Building (Land-Use Code 720)
- General Office Building (Land-Use Code 710)
- Single-Family Attached Housing (Land-Use Code 215)

Table 4 shows a comparison of what the full occupancy of the medical office building was generating and what the proposed rowhomes would generate.

As can be seen, the proposed development will generate substantially less traffic than what the full occupancy of the previous land use was generating. Therefore, the proposed development will have a lower traffic impact than the previous land use.

Table 4
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
720	Medical Office Building (10,768 s.f.)	26	6	32	16	18	34	12	29	41	177	178	355
710	General Office Building (10,768 s.f.)	22	3	25	6	7	13	4	22	26	83	84	167
215	Townhomes (29 units)	3	11	14	9	5	14	10	7	17	105	105	210
Difference		**-45**	**+2**	**-43**	**-13**	**-20**	**-33**	**-6**	**-44**	**-50**	**-155**	**-157**	**-312**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). The traffic assignment for the development is illustrated in **Figure 7.** The re-assignment of the Heritage Court townhomes to take into account the proposed connection between the proposed development and the existing townhomes is illustrated in **Figure A** in the Appendix.

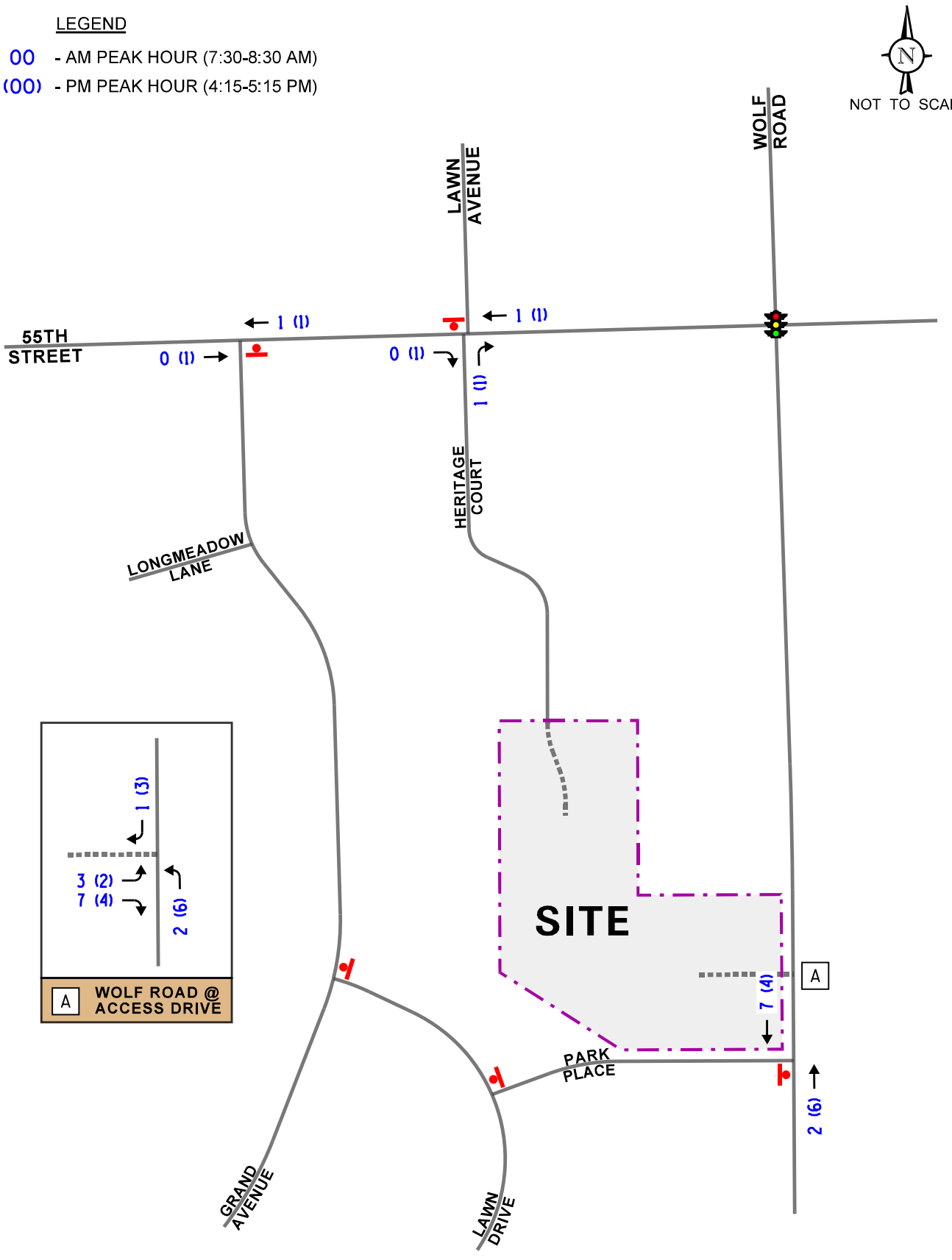
Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent per year for six years (buildout year plus five years) for a total of approximately 2.5 percent to project Year 2030 background conditions. **Figure 8** illustrates the Year 2030 no-build conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the Year 2030 no-build traffic volumes (Figure 7) to determine the Year 2030 total projected traffic volumes, shown in **Figure 9.** The Year 2030 total projected traffic volumes for the weekday afternoon peak hour is illustrated in **Figure B** in the Appendix.

The total projected traffic volumes also include the existing turning movements to and from the medical office building and in order to provide a conservative analysis, these vehicles were not removed from the area roadway system or the traffic volumes at other study area intersections.

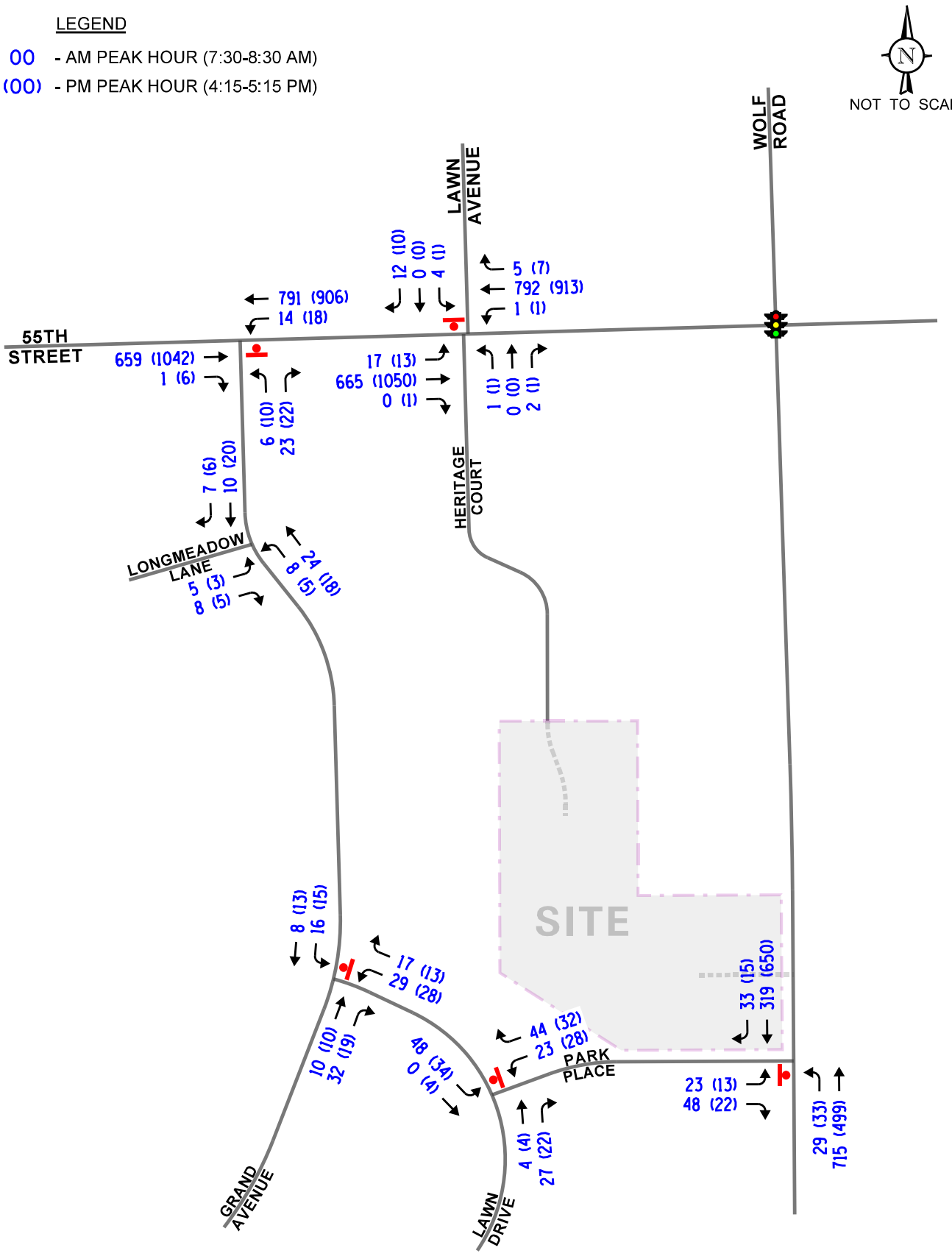


Heritage Crossings
Western Springs, Illinois

Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-068 Figure: 7

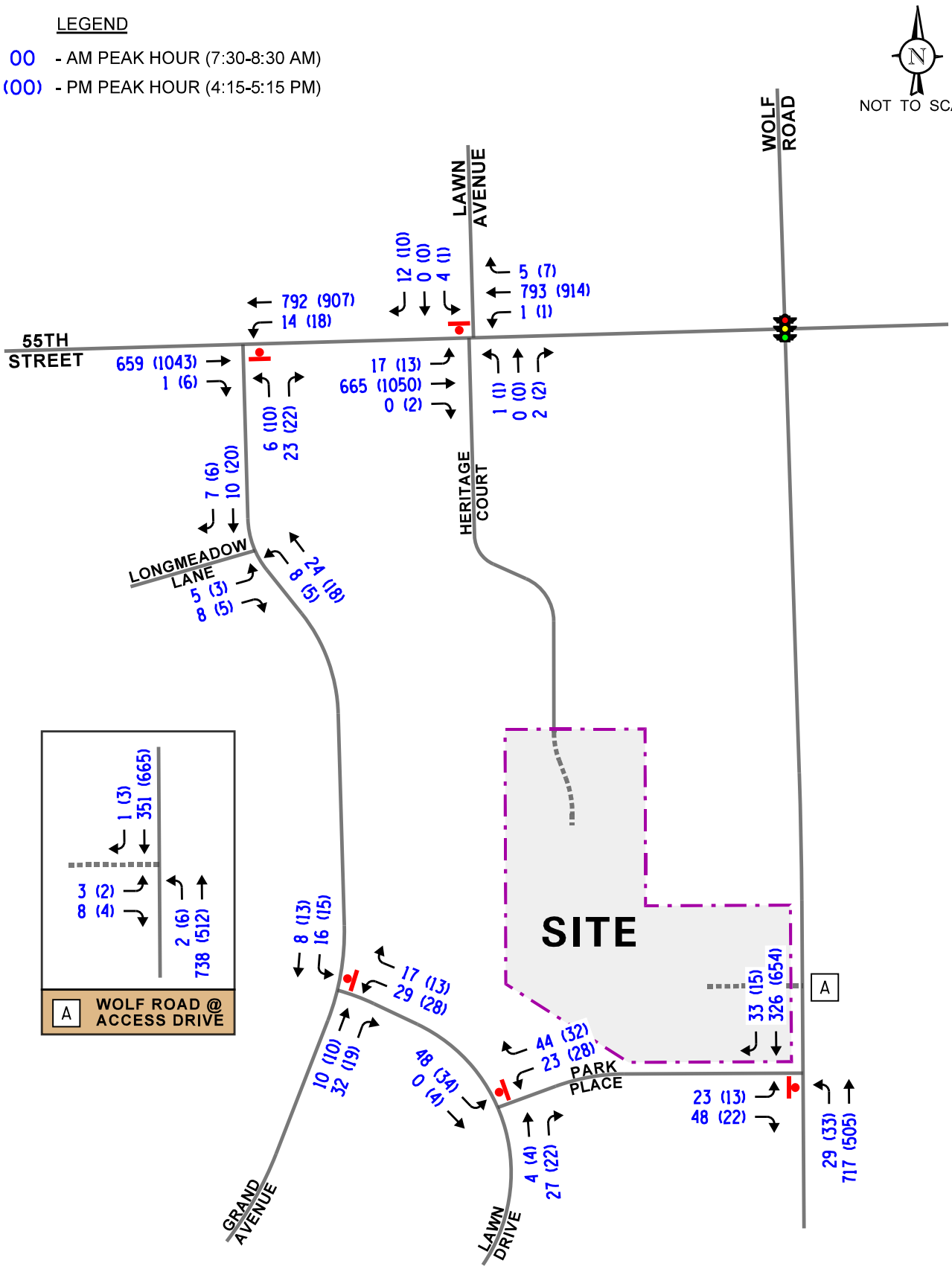


Heritage Crossings
Western Springs, Illinois

Year 2030 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-068 Figure: 8



Heritage Crossings
Western Springs, Illinois

Year 2030 Total Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 24-068 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2030 no-build, and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 5** through **7**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	16.7	C	20.6
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.3	B	10.8
• Northbound Approach	B	14.1	D	25.5
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.5	A	8.8
• Westbound Left Turn	A	8.9	B	10.5
• Northbound Approach	B	13.0	B	13.0
• Southbound Approach	B	12.0	B	11.5
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	9.0
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3

LOS = Level of Service
Delay is Measured in Seconds

Table 5A
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Afternoon Peak Hour	
	LOS	Delay
Wolf Road with Park Place		
• Eastbound Approach	C	18.8
• Northbound Left Turn	A	9.3

LOS = Level of Service
Delay is Measured in Seconds

Table 6
CAPACITY ANALYSIS RESULTS – 2030 NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	17.1	C	21.3
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.4	B	10.9
• Northbound Approach	B	14.4	D	26.8
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.6	A	8.9
• Westbound Left Turn	A	9.0	B	10.7
• Northbound Approach	B	13.3	B	13.3
• Southbound Approach	B	12.3	B	11.7
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	8.9
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3

LOS = Level of Service
Delay is Measured in Seconds

Table 7
CAPACITY ANALYSIS RESULTS – 2030 TOTAL PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	17.3	C	21.5
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.4	B	10.9
• Northbound Approach	B	14.4	D	26.8
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.6	A	8.9
• Westbound Left Turn	A	9.0	B	10.7
• Northbound Approach	B	13.3	C	21.6
• Southbound Approach	B	12.3	B	11.7
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	8.9
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3
Wolf Road with Access Drive				
• Eastbound Approach	B	13.5	C	17.0
• Northbound Left Turn	A	8.0	A	9.0

LOS = Level of Service
Delay is Measured in Seconds

Table 7A
CAPACITY ANALYSIS RESULTS – 2030 TOTAL PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Afternoon Peak Hour	
	LOS	Delay
Wolf Road with Park Place		
• Eastbound Approach	C	19.8
• Northbound Left Turn	A	9.4
Wolf Road with Access Drive		
• Eastbound Approach	C	16.8
• Northbound Left Turn	A	8.9

LOS = Level of Service
Delay is Measured in Seconds

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Wolf Road with Park Place

The results of the capacity analyses indicate that the eastbound approach operates at Level of Service (LOS) C during the weekday morning, afternoon and weekday evening peak hours while the northbound left-turn movement operates at LOS A during all three peak hours. Based on the peak hour turning movement counts, Park Place is estimated to carry 1,250 – 1,300 daily trips. As stated in the publication titled *Residential Streets*, 3rd Edition published by the Urban Land Institute (ULI), the National Association of Home Builders (NAHB), the American Society of Civil Engineers (ASCE) and ITE, the average daily traffic volumes for a residential collector are typically greater than 1,500 vehicles. As such the road is operating below its typical design threshold.

Under Year 2030 no-build and total projected conditions, the eastbound approach and the northbound left-turn movement are projected to operate at the same existing levels of service during all three peak hours with increases in delay of less than two seconds. The 95th percentile queue for the eastbound approach is projected to be approximately one to two vehicles and will not extend back to the location of the proposed access drive. The 95th percentile queue for the northbound left-turn movement is projected to be approximately one vehicle and can be accommodated by the existing left-turn lane. As such, Park Place and its intersection with Wolf Road have sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

55th Street with Grand Avenue

The results of the capacity analyses indicate that the westbound left-turn/through movement operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. The northbound approach operates at LOS B during the weekday morning peak hour and LOS D during the weekday evening peak hour.

Under Year 2030 no-build and total projected conditions, all the approaches and their critical movements are projected to operate at the same existing levels of service during both peak hours with increases in delay of less than three seconds. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

55th Street with Heritage Court/Lawn Avenue

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at LOS B during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2030 no-build and total projected conditions, the northbound and southbound approaches will operate at LOS B during the weekday morning and weekday evening peak hours except for the northbound approach that is projected to operate at LOS C during the weekday evening peak hour under projected conditions. The eastbound and westbound left-turn movements are projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with increases in delay of less than one second. It should be noted that based on the peak hour turning movement counts at this intersection, Heritage Court is estimated to carry approximately 40 to 50 daily trips and is anticipated to carry the same amount of daily traffic given the proposed connection to the south with the proposed development. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Grand Avenue with Longmeadow Lane

The results of the capacity analyses indicate that the eastbound approach and the northbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Grand Avenue with Lawn Drive

The results of the capacity analyses indicate that the westbound approach and the southbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Lawn Drive with Park Place

The results of the capacity analyses indicate that the westbound approach and the southbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Wolf Road with Proposed Access Drive

As proposed, a full-movement access drive will be provided on Wolf Road at approximately the same location as the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. It is important to note that Wolf Road provides a two-way left-turn lane at the location of this access drive. As such, the analysis assumed a short (40-foot) exclusive left-turn lane.

Under Year 2030 total projected conditions, outbound movements from the access drive are projected to operate at LOS B and C during the weekday morning and weekday evening peak hours, respectively. The northbound left-turn movement will operate at LOS A. Furthermore, the 95th percentile queue for the northbound left turn is projected to be one vehicle, which will not interrupt the traffic flow on Wolf Road. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development and will ensure efficient and flexible access is provided.

Sight Distance Evaluation

In order to determine if sufficient sight distance is provided along Wolf Road for a vehicle stopped at the access drive, a sight distance study was performed for the intersection of Wolf Road with the existing access drive. While intersection sight distance is desirable, *A Policy on Geometric Design of Highways and Streets* (Green Book) published by the American Association of State Highway and Transportation Officials (AASHTO) indicates that, at a minimum, the location of a side road or access road must meet the minimum stopping sight distance requirements.

As previously indicated, Wolf Road has a posted speed limit of 35 mph. It is important to note that per the Illinois Department of Transportation (IDOT) Bureau of Design and Environment (BDE) Manual design procedures, the intersection sight distance is obtained by providing clear sight triangles. Furthermore and as stated in the Manual, "The length of leg along the minor road is based on two parts. The first is the location of the driver's eye on the minor road. The distance is not wholly based on the location of the stop bar, but instead through research on how far away from through traffic the stopping motorist feels comfortable, even potentially after a two-stop process (stop at stop bar, then pull up and stop at a safe spot closer to the edge of pavement that maximizes sight lines). This distance is typically assumed to be 14.4 feet from the edge of the major road traveled way, but can be increased due to site specific issues".

The minimum stopping sight distance required along Wolf Road for a posted 35 mph speed limit (design speed of 40 mph) based on IDOT's BDE Manual and the *Bureau of Design and Environment (BDE*) Manual and the *A Policy on Geometric Design of Highways and Streets* (Green Book) published by the American Association of State Highway and Transportation Officials (AASHTO) is 305 feet.

As part of the proposed plans, the culvert will be reworked and the existing chain link fence will be moved further back west (For additional details, please refer to Design Tek Engineering, Inc. engineering plans). Based on Exhibit A (see Appendix), the location of the access drive meets the minimum stopping sight distance requirements for the posted speed limit. While the access drive is within the influence of the southbound right-turn lane taper, it is important to note that this is an existing access drive that was approved in the past and has been operating for many years with higher traffic volumes than what the proposed development will generate.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site will be redeveloped with a residential development consisting of 29 townhome units.

- Access to the development will be provided via a full-movement access drive on Wolf Road at approximately the same location as the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

- The existing chain-link fence will be relocated further west and adequate sight distance will be provided at the full access drive's intersection with Wolf Road.

- A gated connection to the north with Heritage Court will be provided. This connection will only provide accessibility to the proposed development and the existing Heritage Townhomes and will be controlled via a clicker that will be provided to residents of both developments.

- The area roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no additional roadway improvements or traffic control modifications are required.

- The proposed access system will be adequate in accommodating the traffic projected to be generated by the proposed development and will ensure efficient and flexible access will be provided.

- As part of the proposed plans, the existing chain link fence around the culvert will be moved further back west and as such, the location of the access drive will meet the minimum stopping sight distance requirements for the posted speed limit.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Graphs
Figure A
CMAP Projections Letter
Figure B
Level of Service Table
Capacity Analysis Summary Sheets
Exhibit A – Available Sight Distance

Traffic Count Summary Sheets

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

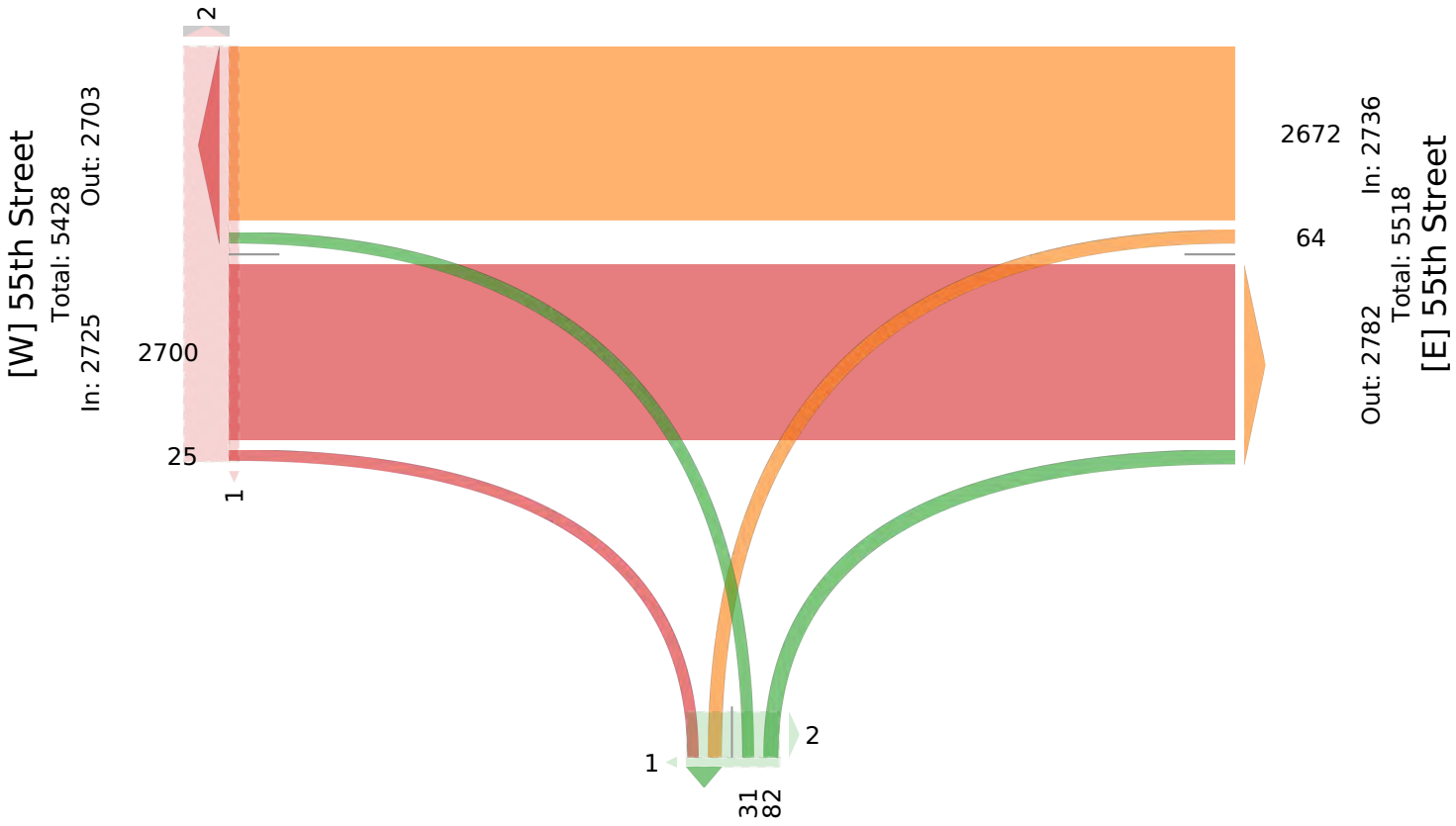
Leg	55th Street					Grand Avenue					55th Street					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	154	4	0	**158**	0	6	3	0	**9**	0	0	157	0	**157**	0	**324**
7:15AM	188	2	0	**190**	0	5	1	0	**6**	0	0	180	0	**180**	0	**376**
7:30AM	185	6	0	**191**	0	7	1	0	**8**	1	1	164	0	**165**	1	**364**
7:45AM	162	2	0	**164**	0	5	1	0	**6**	0	0	135	0	**135**	0	**305**
Hourly Total	689	14	0	**703**	0	23	6	0	**29**	1	1	636	0	**637**	1	**1369**
8:00AM	122	1	0	**123**	0	3	1	0	**4**	0	2	119	0	**121**	0	**248**
8:15AM	126	3	0	**129**	0	5	2	0	**7**	0	2	117	0	**119**	0	**255**
8:30AM	102	7	0	**109**	0	4	2	0	**6**	0	1	120	0	**121**	0	**236**
8:45AM	121	0	0	**121**	0	7	1	0	**8**	0	0	104	0	**104**	0	**233**
Hourly Total	471	11	0	**482**	0	19	6	0	**25**	0	5	460	0	**465**	0	**972**
4:00PM	212	3	0	**215**	0	8	3	0	**11**	0	3	266	0	**269**	0	**495**
4:15PM	233	6	0	**239**	0	4	3	0	**7**	0	2	277	0	**279**	0	**525**
4:30PM	263	5	0	**268**	0	3	3	0	**6**	0	1	215	0	**216**	0	**490**
4:45PM	226	4	0	**230**	0	7	1	0	**8**	0	0	210	0	**210**	0	**448**
Hourly Total	934	18	0	**952**	0	22	10	0	**32**	0	6	968	0	**974**	0	**1958**
5:00PM	171	6	0	**177**	0	1	1	0	**2**	2	1	174	0	**175**	2	**354**
5:15PM	149	7	0	**156**	0	9	3	0	**12**	0	8	154	0	**162**	0	**330**
5:30PM	134	6	0	**140**	0	4	3	0	**7**	0	1	165	0	**166**	0	**313**
5:45PM	124	2	0	**126**	0	4	2	0	**6**	0	3	143	0	**146**	0	**278**
Hourly Total	578	21	0	**599**	0	18	9	0	**27**	2	13	636	0	**649**	2	**1275**
Total	2672	64	0	**2736**	0	82	31	0	**113**	3	25	2700	0	**2725**	3	**5574**
% Approach	97.7%	2.3%	0%	**-**	-	72.6%	27.4%	0%	**-**	-	0.9%	99.1%	0%	**-**	-	-
% Total	47.9%	1.1%	0%	**49.1%**	-	1.5%	0.6%	0%	**2.0%**	-	0.4%	48.4%	0%	**48.9%**	-	-
Lights	2617	63	0	**2680**	-	80	30	0	**110**	-	25	2643	0	**2668**	-	5458
% Lights	97.9%	98.4%	0%	**98.0%**	-	97.6%	96.8%	0%	**97.3%**	-	100%	97.9%	0%	**97.9%**	-	97.9%
Single-Unit Trucks	33	1	0	**34**	-	2	0	0	**2**	-	0	37	0	**37**	-	73
% Single-Unit Trucks	1.2%	1.6%	0%	**1.2%**	-	2.4%	0%	0%	**1.8%**	-	0%	1.4%	0%	**1.4%**	-	1.3%
Articulated Trucks	19	0	0	**19**	-	0	0	0	**0**	-	0	16	0	**16**	-	35
% Articulated Trucks	0.7%	0%	0%	**0.7%**	-	0%	0%	0%	**0%**	-	0%	0.6%	0%	**0.6%**	-	0.6%
Buses	3	0	0	**3**	-	0	0	0	**0**	-	0	4	0	**4**	-	7
% Buses	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	0.1%	0%	**0.1%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	1	0	**1**	-	0	0	0	**0**	-	1
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	3.2%	0%	**0.9%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	3	-	-	-	-	3	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7 AM - 8 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

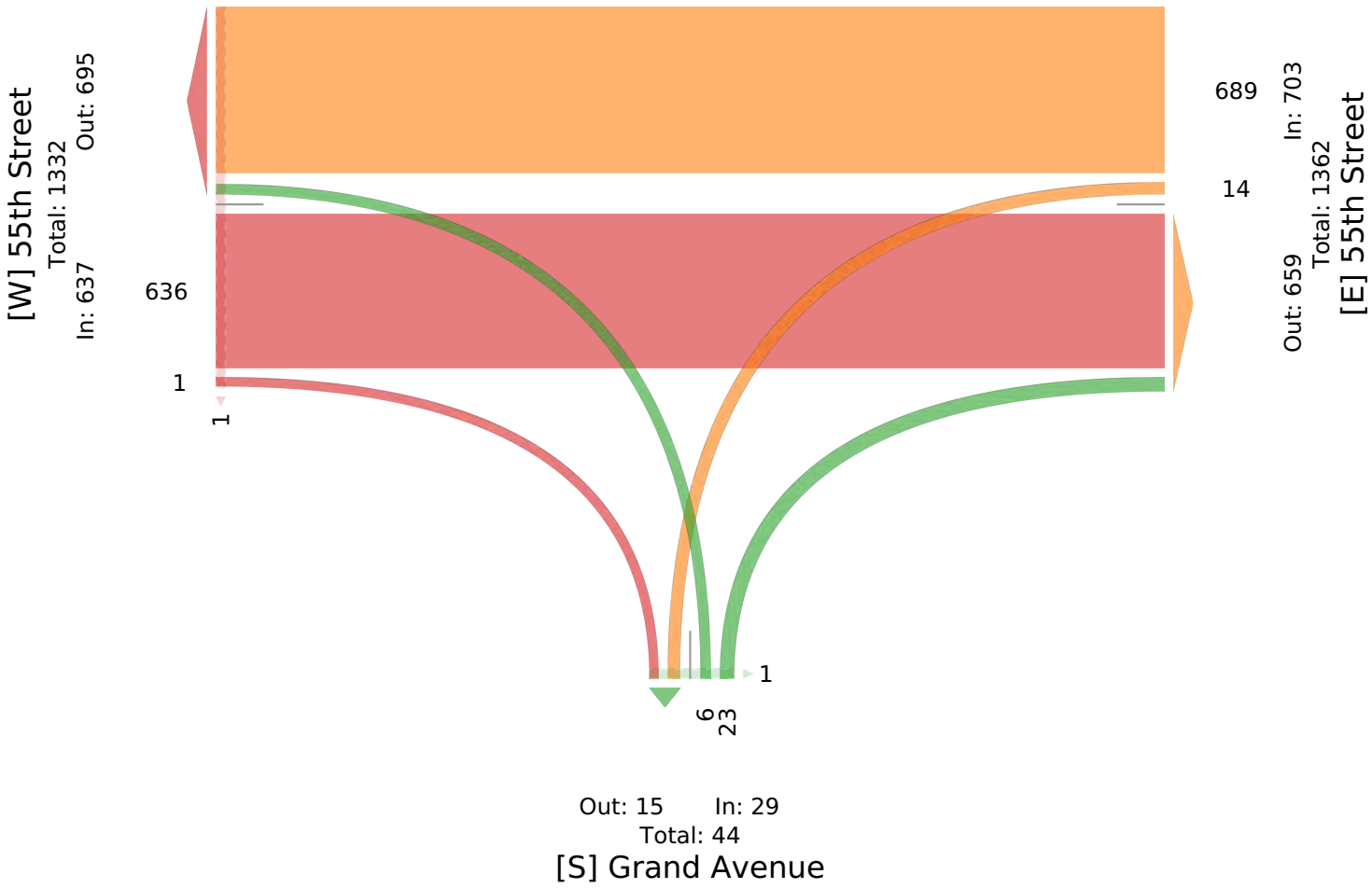
Leg	55th Street					Grand Avenue					55th Street					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	154	4	0	**158**	0	6	3	0	**9**	0	0	157	0	**157**	0	**324**
7:15AM	188	2	0	**190**	0	5	1	0	**6**	0	0	180	0	**180**	0	**376**
7:30AM	185	6	0	**191**	0	7	1	0	**8**	1	1	164	0	**165**	1	**364**
7:45AM	162	2	0	**164**	0	5	1	0	**6**	0	0	135	0	**135**	0	**305**
Total	689	14	0	**703**	0	23	6	0	**29**	1	1	636	0	**637**	1	**1369**
% Approach	98.0%	2.0%	0%	**-**	-	79.3%	20.7%	0%	**-**	-	0.2%	99.8%	0%	**-**	-	-
% Total	50.3%	1.0%	0%	**51.4%**	-	1.7%	0.4%	0%	**2.1%**	-	0.1%	46.5%	0%	**46.5%**	-	-
PHF	0.916	0.583	-	**0.920**	-	0.821	0.500	-	**0.806**	-	0.250	0.883	-	**0.885**	-	0.910
Lights	659	13	0	**672**	-	23	6	0	**29**	-	1	618	0	**619**	-	1320
% Lights	95.6%	92.9%	0%	**95.6%**	-	100%	100%	0%	**100%**	-	100%	97.2%	0%	**97.2%**	-	96.4%
Single-Unit Trucks	16	1	0	**17**	-	0	0	0	**0**	-	0	11	0	**11**	-	28
% Single-Unit Trucks	2.3%	7.1%	0%	**2.4%**	-	0%	0%	0%	**0%**	-	0%	1.7%	0%	**1.7%**	-	2.0%
Articulated Trucks	13	0	0	**13**	-	0	0	0	**0**	-	0	5	0	**5**	-	18
% Articulated Trucks	1.9%	0%	0%	**1.8%**	-	0%	0%	0%	**0%**	-	0%	0.8%	0%	**0.8%**	-	1.3%
Buses	1	0	0	**1**	-	0	0	0	**0**	-	0	2	0	**2**	-	3
% Buses	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	0.3%	0%	**0.3%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	1	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7 AM - 8 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4 PM - 5 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

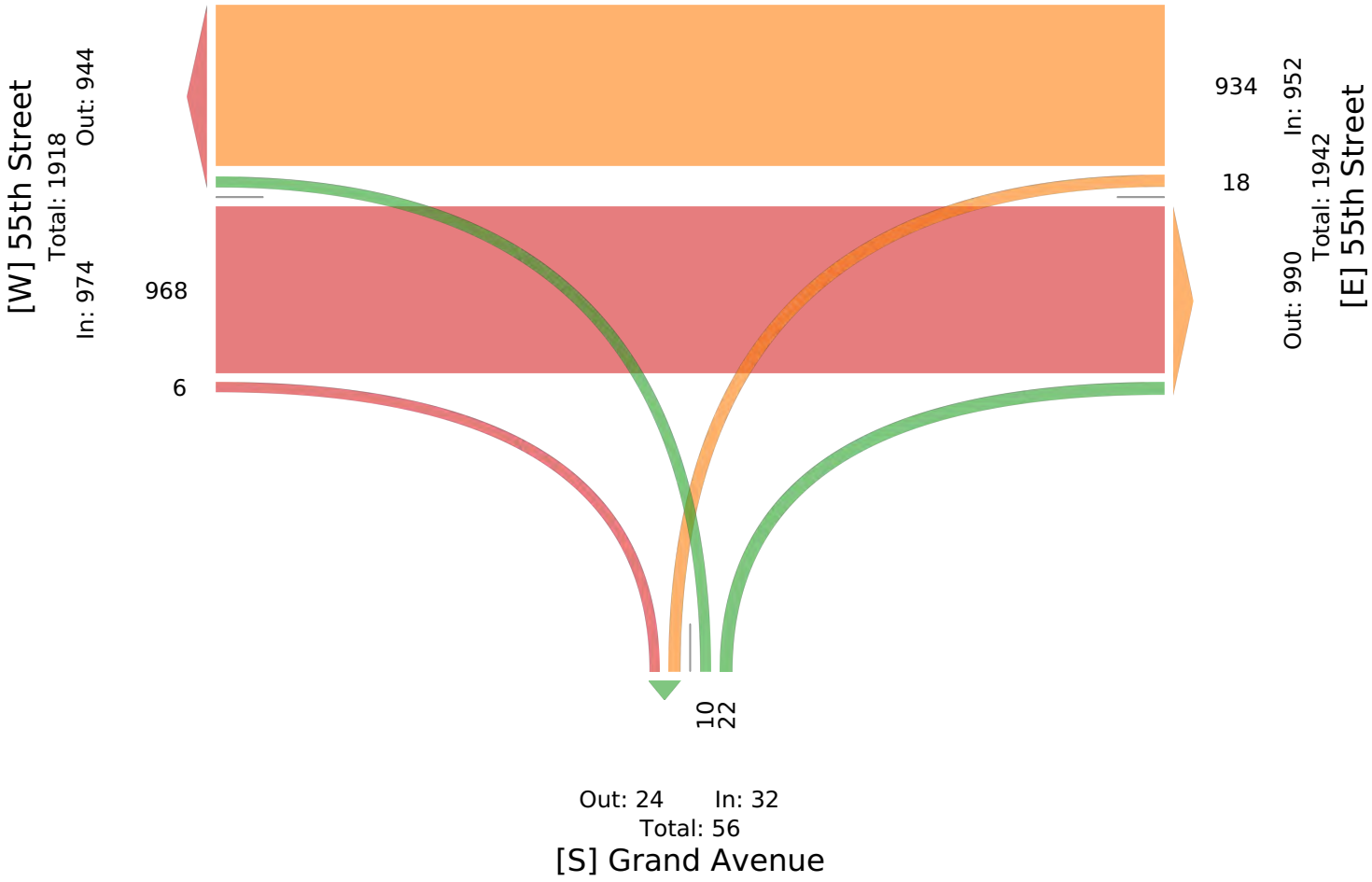
Leg Direction	55th Street Westbound					Grand Avenue Northbound					55th Street Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 4:00PM	212	3	0	**215**	0	8	3	0	**11**	0	3	266	0	**269**	0	**495**
4:15PM	233	6	0	**239**	0	4	3	0	**7**	0	2	277	0	**279**	0	**525**
4:30PM	263	5	0	**268**	0	3	3	0	**6**	0	1	215	0	**216**	0	**490**
4:45PM	226	4	0	**230**	0	7	1	0	**8**	0	0	210	0	**210**	0	**448**
Total	934	18	0	**952**	0	22	10	0	**32**	0	6	968	0	**974**	0	**1958**
% Approach	98.1%	1.9%	0%	**-**	-	68.8%	31.3%	0%	**-**	-	0.6%	99.4%	0%	**-**	-	-
% Total	47.7%	0.9%	0%	**48.6%**	-	1.1%	0.5%	0%	**1.6%**	-	0.3%	49.4%	0%	**49.7%**	-	-
PHF	0.888	0.750	-	**0.888**	-	0.688	0.833	-	**0.727**	-	0.500	0.874	-	**0.873**	-	0.932
Lights	927	18	0	**945**	-	21	10	0	**31**	-	6	950	0	**956**	-	1932
% Lights	99.3%	100%	0%	**99.3%**	-	95.5%	100%	0%	**96.9%**	-	100%	98.1%	0%	**98.2%**	-	98.7%
Single-Unit Trucks	6	0	0	**6**	-	1	0	0	**1**	-	0	6	0	**6**	-	13
% Single-Unit Trucks	0.6%	0%	0%	**0.6%**	-	4.5%	0%	0%	**3.1%**	-	0%	0.6%	0%	**0.6%**	-	0.7%
Articulated Trucks	1	0	0	**1**	-	0	0	0	**0**	-	0	10	0	**10**	-	11
% Articulated Trucks	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	1.0%	0%	**1.0%**	-	0.6%
Buses	0	0	0	**0**	-	0	0	0	**0**	-	0	2	0	**2**	-	2
% Buses	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4 PM - 5 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

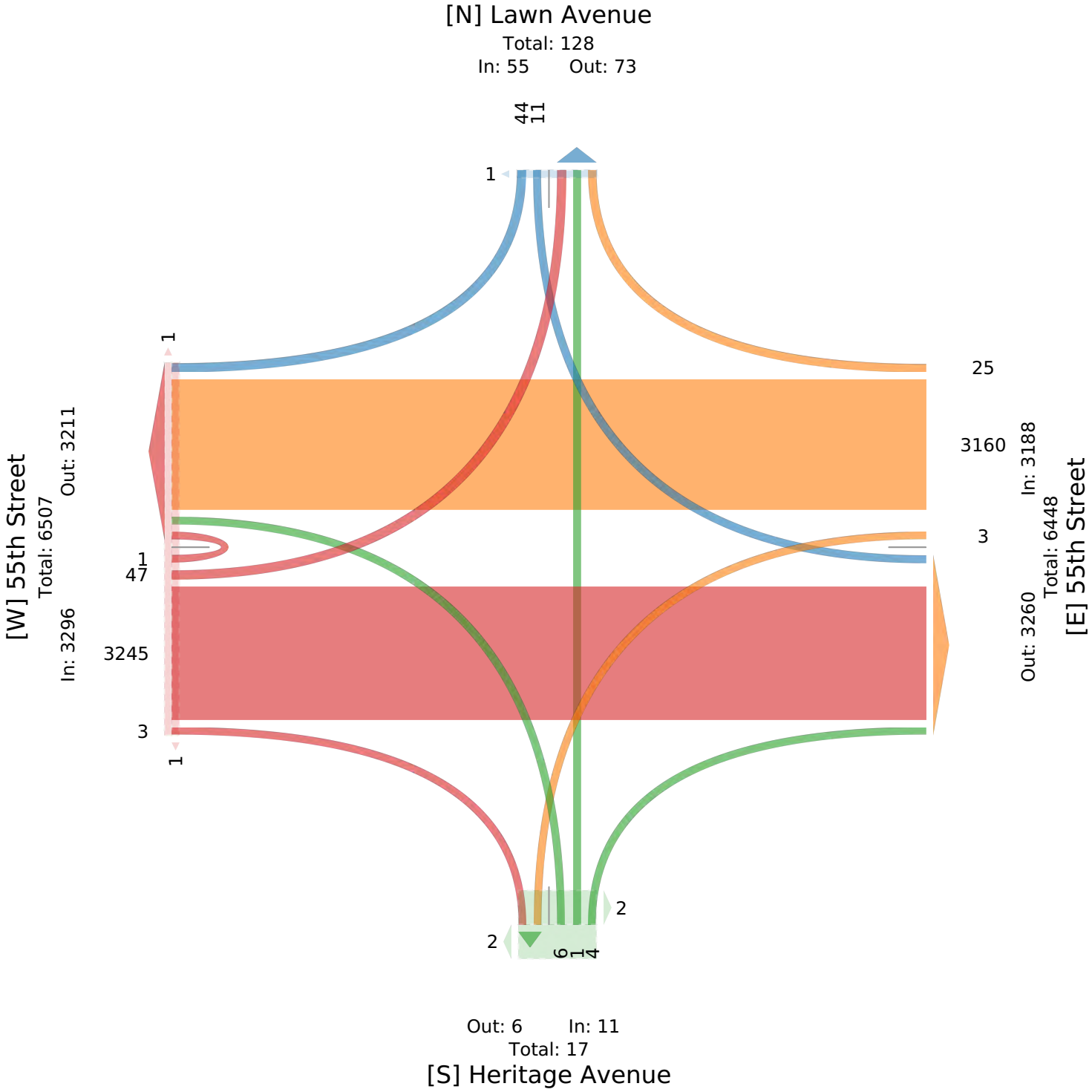
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Lawn Avenue						55th Street						Heritage Avenue						55th Street						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2024-03-21 7:00AM	1	0	0	0	**1**	0	2	132	0	0	**134**	0	1	0	1	0	**2**	0	0	125	1	0	**126**	0	**263**
7:15AM	6	0	1	0	**7**	0	3	154	0	0	**157**	0	0	0	1	0	**1**	0	0	187	2	0	**189**	0	**354**
7:30AM	4	0	0	0	**4**	0	0	174	0	0	**174**	0	0	0	2	0	**2**	0	1	185	2	0	**188**	0	**368**
7:45AM	1	0	1	0	**2**	0	2	225	0	0	**227**	0	2	0	0	0	**2**	0	0	147	3	0	**150**	0	**381**
Hourly Total	12	0	2	0	**14**	0	7	685	0	0	**692**	0	3	0	4	0	**7**	0	1	644	8	0	**653**	0	**1366**
8:00AM	2	0	1	0	**3**	0	3	167	1	0	**171**	0	0	0	1	0	**1**	0	0	159	4	0	**163**	0	**338**
8:15AM	4	0	1	0	**5**	0	0	186	0	0	**186**	0	0	0	0	0	**0**	1	0	182	3	0	**185**	0	**376**
8:30AM	5	0	1	0	**6**	0	0	195	0	0	**195**	0	0	0	0	0	**0**	0	0	161	7	0	**168**	0	**369**
8:45AM	1	0	1	0	**2**	0	2	163	0	0	**165**	0	0	0	0	0	**0**	0	0	139	2	0	**141**	0	**308**
Hourly Total	12	0	4	0	**16**	0	5	711	1	0	**717**	0	0	0	1	0	**1**	1	0	641	16	0	**657**	0	**1391**
4:00PM	5	0	4	0	**9**	0	2	210	1	0	**213**	0	0	0	0	0	**0**	0	1	252	3	0	**256**	0	**478**
4:15PM	1	0	0	0	**1**	0	1	190	0	0	**191**	0	0	1	0	0	**1**	0	0	246	6	0	**252**	1	**445**
4:30PM	6	0	0	0	**6**	0	2	227	0	0	**229**	0	1	0	0	0	**1**	0	0	235	2	0	**237**	0	**473**
4:45PM	1	0	1	0	**2**	0	1	238	1	0	**240**	0	0	0	0	0	**0**	0	0	243	2	0	**245**	0	**487**
Hourly Total	13	0	5	0	**18**	0	6	865	2	0	**873**	0	1	1	0	0	**2**	0	1	976	13	0	**990**	1	**1883**
5:00PM	2	0	0	0	**2**	0	2	202	0	0	**204**	0	0	0	1	0	**1**	1	1	268	3	0	**272**	1	**479**
5:15PM	1	0	0	0	**1**	0	2	224	0	0	**226**	0	0	0	0	0	**0**	0	0	278	6	1	**285**	0	**512**
5:30PM	2	0	0	0	**2**	0	2	245	0	0	**247**	0	0	0	0	0	**0**	0	0	218	1	0	**219**	0	**468**
5:45PM	2	0	0	0	**2**	1	1	228	0	0	**229**	0	0	0	0	0	**0**	2	0	220	0	0	**220**	0	**451**
Hourly Total	7	0	0	0	**7**	1	7	899	0	0	**906**	0	0	0	1	0	**1**	3	1	984	10	1	**996**	1	**1910**
Total	44	0	11	0	**55**	1	25	3160	3	0	**3188**	0	4	1	6	0	**11**	4	3	3245	47	1	**3296**	2	**6550**
% Approach	80.0%	0%	20.0%	0%	**-**	-	0.8%	99.1%	0.1%	0%	**-**	-	36.4%	9.1%	54.5%	0%	**-**	-	0.1%	98.5%	1.4%	0%	**-**	-	-
% Total	0.7%	0%	0.2%	0%	**0.8%**	-	0.4%	48.2%	0%	0%	**48.7%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	0%	49.5%	0.7%	0%	**50.3%**	-	-
Lights	44	0	10	0	**54**	-	24	3100	3	0	**3127**	-	4	1	6	0	**11**	-	3	3181	47	1	**3232**	-	6424
% Lights	100%	0%	90.9%	0%	**98.2%**	-	96.0%	98.1%	100%	0%	**98.1%**	-	100%	100%	100%	0%	**100%**	-	100%	98.0%	100%	100%	**98.1%**	-	98.1%
Single-Unit Trucks	0	0	1	0	**1**	-	1	45	0	0	**46**	-	0	0	0	0	**0**	-	0	32	0	0	**32**	-	79
% Single-Unit Trucks	0%	0%	9.1%	0%	**1.8%**	-	4.0%	1.4%	0%	0%	**1.4%**	-	0%	0%	0%	0%	**0%**	-	0%	1.0%	0%	0%	**1.0%**	-	1.2%
Articulated Trucks	0	0	0	0	**0**	-	0	12	0	0	**12**	-	0	0	0	0	**0**	-	0	26	0	0	**26**	-	38
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	6	0	0	**6**	-	9
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC
Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

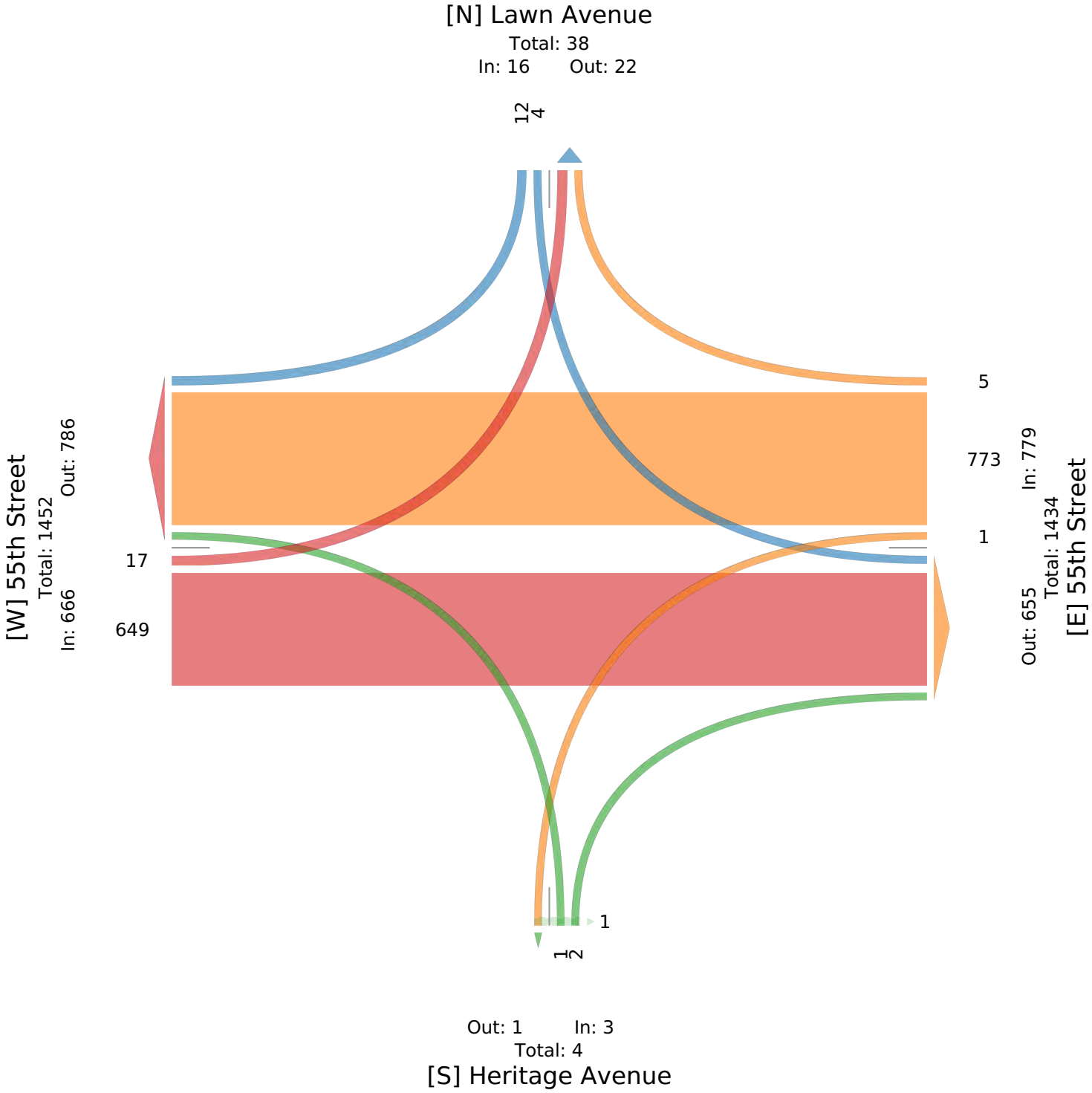
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Lawn Avenue Southbound						55th Street Westbound						Heritage Avenue Northbound						55th Street Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-03-21 7:45AM	1	0	1	0	**2**	0	2	225	0	0	**227**	0	2	0	0	0	**2**	0	0	147	3	0	**150**	0	**381**
8:00AM	2	0	1	0	**3**	0	3	167	1	0	**171**	0	0	0	1	0	**1**	0	0	159	4	0	**163**	0	**338**
8:15AM	4	0	1	0	**5**	0	0	186	0	0	**186**	0	0	0	0	0	**0**	1	0	182	3	0	**185**	0	**376**
8:30AM	5	0	1	0	**6**	0	0	195	0	0	**195**	0	0	0	0	0	**0**	0	0	161	7	0	**168**	0	**369**
Total	12	0	4	0	**16**	0	5	773	1	0	**779**	0	2	0	1	0	**3**	1	0	649	17	0	**666**	0	**1464**
% Approach	75.0%	0%	25.0%	0%	**-**	-	0.6%	99.2%	0.1%	0%	**-**	-	66.7%	0%	33.3%	0%	**-**	-	0%	97.4%	2.6%	0%	**-**	-	-
% Total	0.8%	0%	0.3%	0%	**1.1%**	-	0.3%	52.8%	0.1%	0%	**53.2%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	0%	44.3%	1.2%	0%	**45.5%**	-	-
PHF	0.600	-	1.000	-	**0.667**	-	0.417	0.859	0.250	-	**0.858**	-	0.250	-	0.250	-	**0.375**	-	-	0.891	0.607	-	**0.900**	-	0.961
Lights	12	0	4	0	**16**	-	4	746	1	0	**751**	-	2	0	1	0	**3**	-	0	634	17	0	**651**	-	1421
% Lights	100%	0%	100%	0%	**100%**	-	80.0%	96.5%	100%	0%	**96.4%**	-	100%	0%	100%	0%	**100%**	-	0%	97.7%	100%	0%	**97.7%**	-	97.1%
Single-Unit Trucks	0	0	0	0	**0**	-	1	22	0	0	**23**	-	0	0	0	0	**0**	-	0	9	0	0	**9**	-	32
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	20.0%	2.8%	0%	0%	**3.0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.4%	0%	0%	**1.4%**	-	2.2%
Articulated Trucks	0	0	0	0	**0**	-	0	4	0	0	**4**	-	0	0	0	0	**0**	-	0	5	0	0	**5**	-	9
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC
Thu Mar 21, 2024
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
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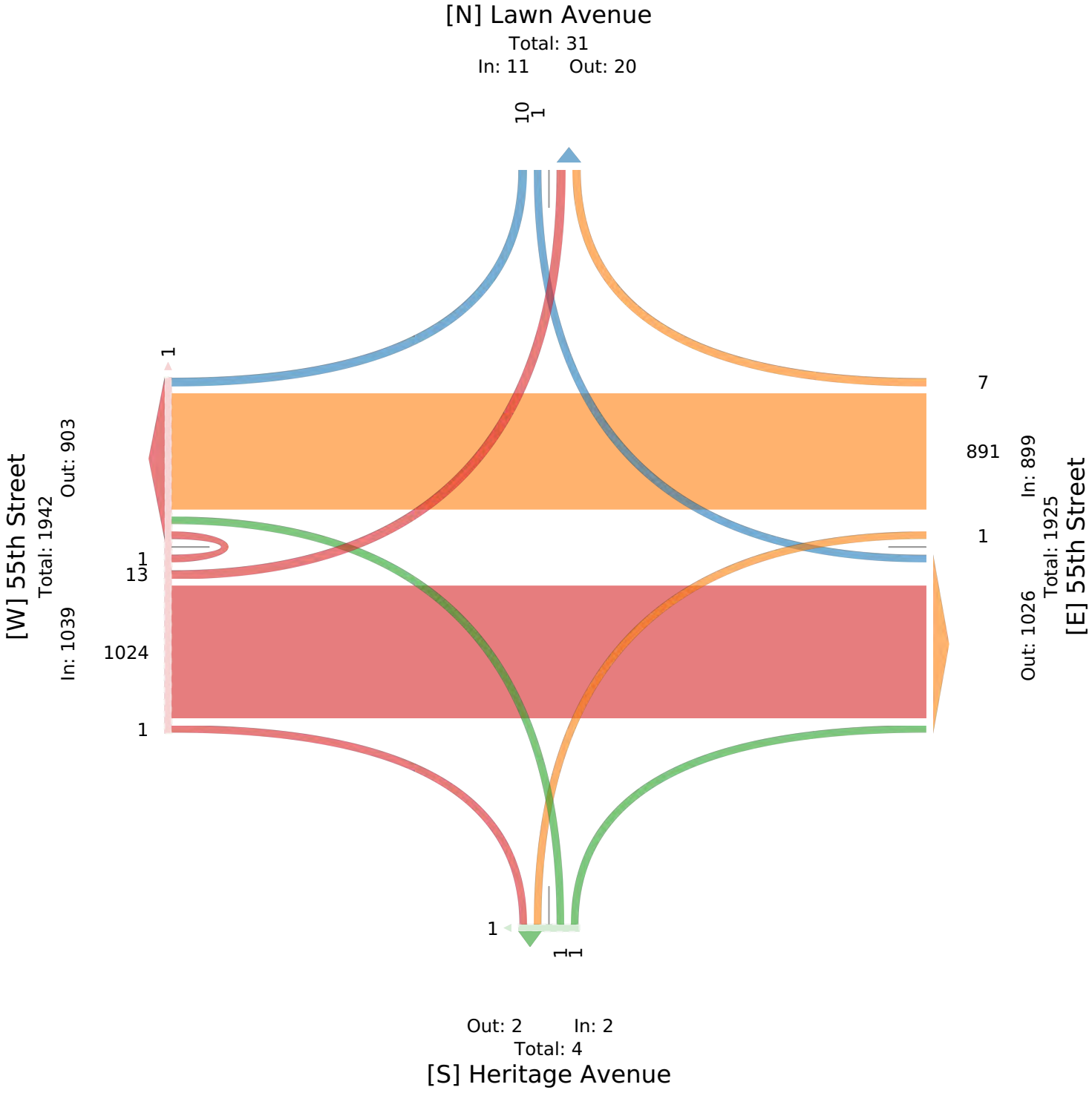
Leg / Direction	Lawn Avenue Southbound						55th Street Westbound						Heritage Avenue Northbound						55th Street Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-03-21 4:30PM	6	0	0	0	**6**	0	2	227	0	0	**229**	0	1	0	0	0	**1**	0	0	235	2	0	**237**	0	**473**
4:45PM	1	0	1	0	**2**	0	1	238	1	0	**240**	0	0	0	0	0	**0**	0	0	243	2	0	**245**	0	**487**
5:00PM	2	0	0	0	**2**	0	2	202	0	0	**204**	0	0	0	1	0	**1**	1	1	268	3	0	**272**	1	**479**
5:15PM	1	0	0	0	**1**	0	2	224	0	0	**226**	0	0	0	0	0	**0**	0	0	278	6	1	**285**	0	**512**
Total	10	0	1	0	**11**	0	7	891	1	0	**899**	0	1	0	1	0	**2**	1	1	1024	13	1	**1039**	1	**1951**
% Approach	90.9%	0%	9.1%	0%	**-**	-	0.8%	99.1%	0.1%	0%	**-**	-	50.0%	0%	50.0%	0%	**-**	-	0.1%	98.6%	1.3%	0.1%	**-**	-	-
% Total	0.5%	0%	0.1%	0%	**0.6%**	-	0.4%	45.7%	0.1%	0%	**46.1%**	-	0.1%	0%	0.1%	0%	**0.1%**	-	0.1%	52.5%	0.7%	0.1%	**53.3%**	-	-
PHF	0.417	-	0.250	-	**0.458**	-	0.875	0.936	0.250	-	**0.936**	-	0.250	-	0.250	-	**0.500**	-	0.250	0.921	0.542	0.250	**0.911**	-	0.953
Lights	10	0	0	0	**10**	-	7	888	1	0	**896**	-	1	0	1	0	**2**	-	1	1002	13	1	**1017**	-	1925
% Lights	100%	0%	0%	0%	**90.9%**	-	100%	99.7%	100%	0%	**99.7%**	-	100%	0%	100%	0%	**100%**	-	100%	97.9%	100%	100%	**97.9%**	-	98.7%
Single-Unit Trucks	0	0	1	0	**1**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	8	0	0	**8**	-	12
% Single-Unit Trucks	0%	0%	100%	0%	**9.1%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	12	0	0	**12**	-	12
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.2%	0%	0%	**1.2%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	4	0	0	0	0	0	4	0	0	0	1	9
715	0	1	0	0	0	0	0	10	0	2	0	5	18
730	0	5	0	0	0	0	0	4	1	2	0	1	13
745	2	2	0	0	0	0	0	8	2	1	0	1	16
800	0	2	0	0	0	0	0	3	2	5	0	1	13
815	2	5	0	0	0	0	0	7	3	1	0	1	19
830	3	1	0	0	0	0	0	6	1	1	0	2	14
845	0	2	0	0	0	0	0	3	1	0	0	0	6
1600	2	4	0	0	0	0	0	3	1	1	0	1	12
1615	0	4	0	0	0	0	0	6	4	3	0	0	17
1630	1	5	0	0	0	0	0	0	1	1	0	4	12
1645	1	5	0	0	0	0	0	4	1	1	0	2	14
1700	1	3	0	0	0	0	0	2	2	2	0	0	10
1715	0	9	0	0	0	0	0	8	2	1	0	0	20
1730	4	11	0	0	0	0	0	4	0	1	0	1	21
1745	1	5	0	0	0	0	0	3	2	1	0	1	13
Total	17	68	0	0	0	0	0	75	23	23	0	21	227

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	4	0	4	1	5	0	4	0	9
715	1	0	10	7	15	0	3	0	18
730	5	0	5	3	5	0	7	1	13
745	4	0	10	2	9	0	3	4	16
800	2	0	5	6	4	0	7	2	13
815	7	0	10	2	8	0	6	5	19
830	4	0	7	3	8	0	2	4	14
845	2	0	4	0	3	0	2	1	6
1600	6	0	4	2	4	0	5	3	12
1615	4	0	10	3	6	0	7	4	17
1630	6	0	1	5	4	0	6	2	12
1645	6	0	5	3	6	0	6	2	14
1700	4	0	4	2	2	0	5	3	10
1715	9	0	10	1	8	0	10	2	20
1730	15	0	4	2	5	0	12	4	21
1745	6	0	5	2	4	0	6	3	13
Total	85	0	98	44	96	0	91	40	227

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	16	0	0	0	0	0	16	0	0	0	4	36
715	0	4	0	0	0	0	0	40	0	8	0	20	72
730	0	20	0	0	0	0	0	16	4	8	0	4	52
745	8	8	0	0	0	0	0	32	8	4	0	4	64
800	0	8	0	0	0	0	0	12	8	20	0	4	52
815	8	20	0	0	0	0	0	28	12	4	0	4	76
830	12	4	0	0	0	0	0	24	4	4	0	8	56
845	0	8	0	0	0	0	0	12	4	0	0	0	24
1600	8	16	0	0	0	0	0	12	4	4	0	4	48
1615	0	16	0	0	0	0	0	24	16	12	0	0	68
1630	4	20	0	0	0	0	0	0	4	4	0	16	48
1645	4	20	0	0	0	0	0	16	4	4	0	8	56
1700	4	12	0	0	0	0	0	8	8	8	0	0	40
1715	0	36	0	0	0	0	0	32	8	4	0	0	80
1730	16	44	0	0	0	0	0	16	0	4	0	4	84
1745	4	20	0	0	0	0	0	12	8	4	0	4	52

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	16	0	16	4	20	0	16	0	36
715	4	0	40	28	60	0	12	0	72
730	20	0	20	12	20	0	28	4	52
745	16	0	40	8	36	0	12	16	64
800	8	0	20	24	16	0	28	8	52
815	28	0	40	8	32	0	24	20	76
830	16	0	28	12	32	0	8	16	56
845	8	0	16	0	12	0	8	4	24
1600	24	0	16	8	16	0	20	12	48
1615	16	0	40	12	24	0	28	16	68
1630	24	0	4	20	16	0	24	8	48
1645	24	0	20	12	24	0	24	8	56
1700	16	0	16	8	8	0	20	12	40
1715	36	0	40	4	32	0	40	8	80
1730	60	0	16	8	20	0	48	16	84
1745	24	0	20	8	16	0	24	12	52

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	2	12	0	0	0	0	0	26	3	5	0	8	56
715	2	10	0	0	0	0	0	25	5	10	0	8	60
730	4	14	0	0	0	0	0	22	8	9	0	4	61
745	7	10	0	0	0	0	0	24	8	8	0	5	62
800	5	10	0	0	0	0	0	19	7	7	0	4	52
815	5	8	0	0	0	0	0	16	5	2	0	3	39*
830	3	3	0	0	0	0	0	9	2	1	0	2	20*
845	0	2	0	0	0	0	0	3	1	0	0	0	6*
1600	4	18	0	0	0	0	0	13	7	6	0	7	55
1615	3	17	0	0	0	0	0	12	8	7	0	6	53
1630	3	22	0	0	0	0	0	14	6	5	0	6	56
1645	6	28	0	0	0	0	0	18	5	5	0	3	65
1700	6	28	0	0	0	0	0	17	6	5	0	2	64
1715	5	25	0	0	0	0	0	15	4	3	0	2	54*
1730	5	16	0	0	0	0	0	7	2	2	0	2	34*
1745	1	5	0	0	0	0	0	3	2	1	0	1	13*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	14	0	29	13	34	0	17	5	56
715	12	0	30	18	33	0	20	7	60
730	18	0	30	13	26	0	23	12	61
745	17	0	32	13	29	0	18	15	62
800	15	0	26	11	23	0	17	12	52
815	13	0	21	5	19	0	10	10	39*
830	6	0	11	3	11	0	4	5	20*
845	2	0	4	0	3	0	2	1	6*
1600	22	0	20	13	20	0	24	11	55
1615	20	0	20	13	18	0	24	11	53
1630	25	0	20	11	20	0	27	9	56
1645	34	0	23	8	21	0	33	11	65
1700	34	0	23	7	19	0	33	12	64
1715	30	0	19	5	17	0	28	9	54*
1730	21	0	9	4	9	0	18	7	34*
1745	6	0	5	2	4	0	6	3	13*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	2	0	0	1	1	2	0	0	0	0	6
715	0	0	2	2	0	2	4	5	0	0	0	0	15
730	0	3	3	4	0	5	3	2	0	0	0	0	20
745	0	0	3	7	0	4	2	3	0	0	0	0	19
800	0	0	8	3	0	5	17	2	0	0	0	0	35
815	0	5	2	3	0	15	10	3	0	0	0	0	38
830	0	0	2	4	0	1	3	3	0	0	0	0	13
845	0	1	0	2	0	2	2	1	0	0	0	0	8
1600	0	2	4	3	0	4	6	2	0	0	0	0	21
1615	0	1	3	4	0	5	3	1	0	0	0	0	17
1630	0	3	3	3	0	2	4	1	0	0	0	0	16
1645	0	1	5	2	0	4	4	2	0	0	0	0	18
1700	0	2	3	5	0	7	6	1	0	0	0	0	24
1715	0	6	4	4	0	6	3	5	0	0	0	0	28
1730	0	3	5	1	0	7	6	2	0	0	0	0	24
1745	0	2	3	3	0	8	4	2	0	0	0	0	22
Total	0	29	52	50	0	78	78	37	0	0	0	0	324

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	2	1	3	0	2	3	1	0	6
715	2	4	9	0	7	6	2	0	15
730	6	9	5	0	6	6	8	0	20
745	3	11	5	0	10	5	4	0	19
800	8	8	19	0	5	25	5	0	35
815	7	18	13	0	6	12	20	0	38
830	2	5	6	0	7	5	1	0	13
845	1	4	3	0	3	2	3	0	8
1600	6	7	8	0	5	10	6	0	21
1615	4	9	4	0	5	6	6	0	17
1630	6	5	5	0	4	7	5	0	16
1645	6	6	6	0	4	9	5	0	18
1700	5	12	7	0	6	9	9	0	24
1715	10	10	8	0	9	7	12	0	28
1730	8	8	8	0	3	11	10	0	24
1745	5	11	6	0	5	7	10	0	22
Total	81	128	115	0	87	130	107	0	324

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	8	0	0	4	4	8	0	0	0	0	24
715	0	0	8	8	0	8	16	20	0	0	0	0	60
730	0	12	12	16	0	20	12	8	0	0	0	0	80
745	0	0	12	28	0	16	8	12	0	0	0	0	76
800	0	0	32	12	0	20	68	8	0	0	0	0	140
815	0	20	8	12	0	60	40	12	0	0	0	0	152
830	0	0	8	16	0	4	12	12	0	0	0	0	52
845	0	4	0	8	0	8	8	4	0	0	0	0	32
1600	0	8	16	12	0	16	24	8	0	0	0	0	84
1615	0	4	12	16	0	20	12	4	0	0	0	0	68
1630	0	12	12	12	0	8	16	4	0	0	0	0	64
1645	0	4	20	8	0	16	16	8	0	0	0	0	72
1700	0	8	12	20	0	28	24	4	0	0	0	0	96
1715	0	24	16	16	0	24	12	20	0	0	0	0	112
1730	0	12	20	4	0	28	24	8	0	0	0	0	96
1745	0	8	12	12	0	32	16	8	0	0	0	0	88

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	8	4	12	0	8	12	4	0	24
715	8	16	36	0	28	24	8	0	60
730	24	36	20	0	24	24	32	0	80
745	12	44	20	0	40	20	16	0	76
800	32	32	76	0	20	100	20	0	140
815	28	72	52	0	24	48	80	0	152
830	8	20	24	0	28	20	4	0	52
845	4	16	12	0	12	8	12	0	32
1600	24	28	32	0	20	40	24	0	84
1615	16	36	16	0	20	24	24	0	68
1630	24	20	20	0	16	28	20	0	64
1645	24	24	24	0	16	36	20	0	72
1700	20	48	28	0	24	36	36	0	96
1715	40	40	32	0	36	28	48	0	112
1730	32	32	32	0	12	44	40	0	96
1745	20	44	24	0	20	28	40	0	88

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	3	10	13	0	12	10	12	0	0	0	0	60
715	0	3	16	16	0	16	26	12	0	0	0	0	89
730	0	8	16	17	0	29	32	10	0	0	0	0	112
745	0	5	15	17	0	25	32	11	0	0	0	0	105
800	0	6	12	12	0	23	32	9	0	0	0	0	94
815	0	6	4	9	0	18	15	7	0	0	0	0	59*
830	0	1	2	6	0	3	5	4	0	0	0	0	21*
845	0	1	0	2	0	2	2	1	0	0	0	0	8*
1600	0	7	15	12	0	15	17	6	0	0	0	0	72
1615	0	7	14	14	0	18	17	5	0	0	0	0	75
1630	0	12	15	14	0	19	17	9	0	0	0	0	86
1645	0	12	17	12	0	24	19	10	0	0	0	0	94
1700	0	13	15	13	0	28	19	10	0	0	0	0	98
1715	0	11	12	8	0	21	13	9	0	0	0	0	74*
1730	0	5	8	4	0	15	10	4	0	0	0	0	46*
1745	0	2	3	3	0	8	4	2	0	0	0	0	22*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	13	25	22	0	25	20	15	0	60
715	19	32	38	0	28	42	19	0	89
730	24	46	42	0	27	48	37	0	112
745	20	42	43	0	28	47	30	0	105
800	18	35	41	0	21	44	29	0	94
815	10	27	22	0	16	19	24	0	59*
830	3	9	9	0	10	7	4	0	21*
845	1	4	3	0	3	2	3	0	8*
1600	22	27	23	0	18	32	22	0	72
1615	21	32	22	0	19	31	25	0	75
1630	27	33	26	0	23	32	31	0	86
1645	29	36	29	0	22	36	36	0	94
1700	28	41	29	0	23	34	41	0	98
1715	23	29	22	0	17	25	32	0	74*
1730	13	19	14	0	8	18	20	0	46*
1745	5	11	6	0	5	7	10	0	22*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	3	1	0	4	4	0	0	0	0	0	12
715	0	0	5	2	0	2	5	2	0	0	0	0	16
730	0	0	7	9	0	7	3	0	0	0	0	0	26
745	0	0	4	8	0	4	3	2	0	0	0	0	21
800	0	0	25	8	0	5	13	1	0	0	0	0	52
815	0	0	12	19	0	7	8	1	0	0	0	0	47
830	0	1	4	3	0	4	7	2	0	0	0	0	21
845	0	0	2	3	0	4	2	1	0	0	0	0	12
1600	0	1	10	7	0	8	4	0	0	0	0	0	30
1615	0	1	5	8	0	4	5	1	0	0	0	0	24
1630	0	2	5	4	0	3	3	0	0	0	0	0	17
1645	0	1	10	6	0	6	5	0	0	0	0	0	28
1700	0	1	8	10	0	7	4	2	0	0	0	0	32
1715	0	1	6	9	0	8	6	1	0	0	0	0	31
1730	0	1	10	7	0	7	7	1	0	0	0	0	33
1745	0	0	6	10	0	5	3	1	0	0	0	0	25
Total	0	9	122	114	0	85	82	15	0	0	0	0	427

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	3	5	4	0	1	7	4	0	12
715	5	4	7	0	4	10	2	0	16
730	7	16	3	0	9	10	7	0	26
745	4	12	5	0	10	7	4	0	21
800	25	13	14	0	9	38	5	0	52
815	12	26	9	0	20	20	7	0	47
830	5	7	9	0	5	11	5	0	21
845	2	7	3	0	4	4	4	0	12
1600	11	15	4	0	7	14	9	0	30
1615	6	12	6	0	9	10	5	0	24
1630	7	7	3	0	4	8	5	0	17
1645	11	12	5	0	6	15	7	0	28
1700	9	17	6	0	12	12	8	0	32
1715	7	17	7	0	10	12	9	0	31
1730	11	14	8	0	8	17	8	0	33
1745	6	15	4	0	11	9	5	0	25
Total	131	199	97	0	129	204	94	0	427

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	12	4	0	16	16	0	0	0	0	0	48
715	0	0	20	8	0	8	20	8	0	0	0	0	64
730	0	0	28	36	0	28	12	0	0	0	0	0	104
745	0	0	16	32	0	16	12	8	0	0	0	0	84
800	0	0	100	32	0	20	52	4	0	0	0	0	208
815	0	0	48	76	0	28	32	4	0	0	0	0	188
830	0	4	16	12	0	16	28	8	0	0	0	0	84
845	0	0	8	12	0	16	8	4	0	0	0	0	48
1600	0	4	40	28	0	32	16	0	0	0	0	0	120
1615	0	4	20	32	0	16	20	4	0	0	0	0	96
1630	0	8	20	16	0	12	12	0	0	0	0	0	68
1645	0	4	40	24	0	24	20	0	0	0	0	0	112
1700	0	4	32	40	0	28	16	8	0	0	0	0	128
1715	0	4	24	36	0	32	24	4	0	0	0	0	124
1730	0	4	40	28	0	28	28	4	0	0	0	0	132
1745	0	0	24	40	0	20	12	4	0	0	0	0	100

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	12	20	16	0	4	28	16	0	48
715	20	16	28	0	16	40	8	0	64
730	28	64	12	0	36	40	28	0	104
745	16	48	20	0	40	28	16	0	84
800	100	52	56	0	36	152	20	0	208
815	48	104	36	0	80	80	28	0	188
830	20	28	36	0	20	44	20	0	84
845	8	28	12	0	16	16	16	0	48
1600	44	60	16	0	28	56	36	0	120
1615	24	48	24	0	36	40	20	0	96
1630	28	28	12	0	16	32	20	0	68
1645	44	48	20	0	24	60	28	0	112
1700	36	68	24	0	48	48	32	0	128
1715	28	68	28	0	40	48	36	0	124
1730	44	56	32	0	32	68	32	0	132
1745	24	60	16	0	44	36	20	0	100

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	19	20	0	17	15	4	0	0	0	0	75
715	0	0	41	27	0	18	24	5	0	0	0	0	115
730	0	0	48	44	0	23	27	4	0	0	0	0	146
745	0	1	45	38	0	20	31	6	0	0	0	0	141
800	0	1	43	33	0	20	30	5	0	0	0	0	132
815	0	1	18	25	0	15	17	4	0	0	0	0	80*
830	0	1	6	6	0	8	9	3	0	0	0	0	33*
845	0	0	2	3	0	4	2	1	0	0	0	0	12*
1600	0	5	30	25	0	21	17	1	0	0	0	0	99
1615	0	5	28	28	0	20	17	3	0	0	0	0	101
1630	0	5	29	29	0	24	18	3	0	0	0	0	108
1645	0	4	34	32	0	28	22	4	0	0	0	0	124
1700	0	3	30	36	0	27	20	5	0	0	0	0	121
1715	0	2	22	26	0	20	16	3	0	0	0	0	89*
1730	0	1	16	17	0	12	10	2	0	0	0	0	58*
1745	0	0	6	10	0	5	3	1	0	0	0	0	25*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	19	37	19	0	24	34	17	0	75
715	41	45	29	0	32	65	18	0	115
730	48	67	31	0	48	75	23	0	146
745	46	58	37	0	44	76	21	0	141
800	44	53	35	0	38	73	21	0	132
815	19	40	21	0	29	35	16	0	80*
830	7	14	12	0	9	15	9	0	33*
845	2	7	3	0	4	4	4	0	12*
1600	35	46	18	0	26	47	26	0	99
1615	33	48	20	0	31	45	25	0	101
1630	34	53	21	0	32	47	29	0	108
1645	38	60	26	0	36	56	32	0	124
1700	33	63	25	0	41	50	30	0	121
1715	24	46	19	0	29	38	22	0	89*
1730	17	29	12	0	19	26	13	0	58*
1745	6	15	4	0	11	9	5	0	25*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 4 wolf/park

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1500	5	102	0	0	0	0	0	151	3	13	0	7	281
1515	22	181	0	0	0	0	0	97	6	5	0	1	312
1530	11	158	0	0	0	0	0	100	9	21	0	5	304
1545	5	130	0	0	0	0	0	116	4	16	0	5	276
Total	43	571	0	0	0	0	0	464	22	55	0	18	1173

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 4 wolf/park

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1500	107	0	154	20	158	0	115	8	281
1515	203	0	103	6	98	0	186	28	312
1530	169	0	109	26	105	0	179	20	304
1545	135	0	120	21	121	0	146	9	276
Total	614	0	486	73	482	0	626	65	1173

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 4 wolf/park

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1500	20	408	0	0	0	0	0	604	12	52	0	28	1124
1515	88	724	0	0	0	0	0	388	24	20	0	4	1248
1530	44	632	0	0	0	0	0	400	36	84	0	20	1216
1545	20	520	0	0	0	0	0	464	16	64	0	20	1104

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 4 wolf/park

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1500	428	0	616	80	632	0	460	32	1124
1515	812	0	412	24	392	0	744	112	1248
1530	676	0	436	104	420	0	716	80	1216
1545	540	0	480	84	484	0	584	36	1104

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 4 wolf/park

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1500	43	571	0	0	0	0	0	464	22	55	0	18	1173
1515	38	469	0	0	0	0	0	313	19	42	0	11	892*
1530	16	288	0	0	0	0	0	216	13	37	0	10	580*
1545	5	130	0	0	0	0	0	116	4	16	0	5	276*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 4 wolf/park

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1500	614	0	486	73	482	0	626	65	1173
1515	507	0	332	53	324	0	511	57	892*
1530	304	0	229	47	226	0	325	29	580*
1545	135	0	120	21	121	0	146	9	276*

Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662



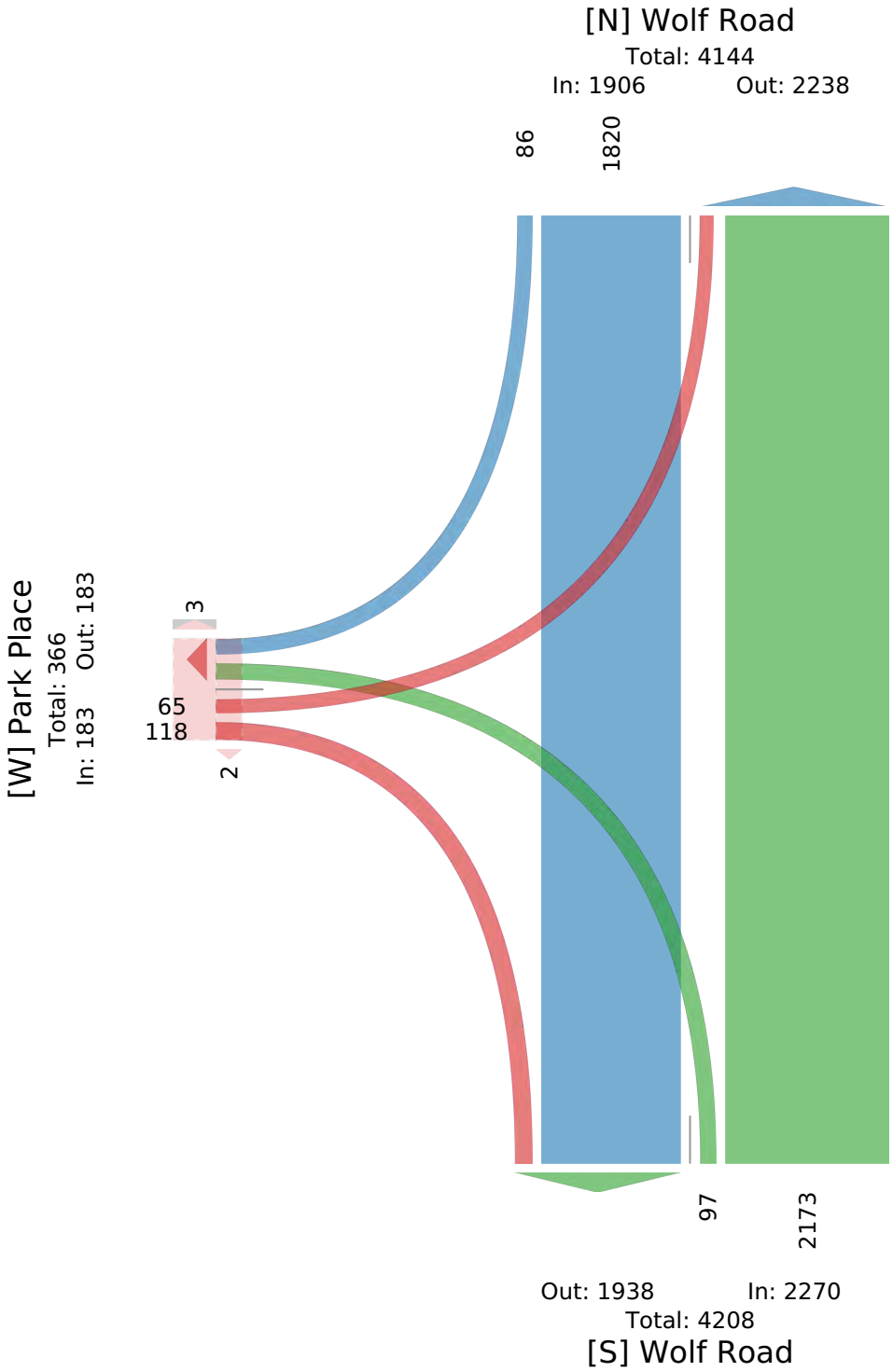
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Wolf Road Southbound					Wolf Road Northbound					Park Place Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	0	50	0	**50**	0	118	0	0	**118**	0	4	6	0	**10**	0	**178**
7:15AM	3	69	0	**72**	0	170	4	0	**174**	0	8	7	0	**15**	0	**261**
7:30AM	8	78	0	**86**	0	217	6	0	**223**	0	8	4	0	**12**	0	**321**
7:45AM	9	95	0	**104**	0	153	7	0	**160**	0	6	3	0	**9**	0	**273**
Hourly Total	20	292	0	**312**	0	658	17	0	**675**	0	26	20	0	**46**	0	**1033**
8:00AM	5	62	0	**67**	0	160	5	0	**165**	0	27	8	0	**35**	0	**267**
8:15AM	11	76	0	**87**	0	168	11	0	**179**	0	7	8	0	**15**	0	**281**
8:30AM	7	101	0	**108**	0	145	3	0	**148**	0	5	2	0	**7**	0	**263**
8:45AM	4	78	0	**82**	0	115	2	0	**117**	0	4	1	0	**5**	0	**204**
Hourly Total	27	317	0	**344**	0	588	21	0	**609**	0	43	19	0	**62**	0	**1015**
4:00PM	2	144	0	**146**	0	136	11	0	**147**	0	12	2	0	**14**	0	**307**
4:15PM	1	153	0	**154**	0	125	7	0	**132**	0	5	4	0	**9**	0	**295**
4:30PM	8	140	0	**148**	0	131	4	0	**135**	0	7	5	0	**12**	0	**295**
4:45PM	3	129	0	**132**	0	124	13	0	**137**	0	4	1	0	**5**	0	**274**
Hourly Total	14	566	0	**580**	0	516	35	0	**551**	0	28	12	0	**40**	0	**1171**
5:00PM	3	212	0	**215**	0	107	9	0	**116**	0	6	3	0	**9**	0	**340**
5:15PM	7	164	0	**171**	0	98	4	0	**102**	0	4	6	0	**10**	1	**283**
5:30PM	11	141	0	**152**	0	100	7	0	**107**	0	5	2	0	**7**	2	**266**
5:45PM	4	128	0	**132**	0	106	4	0	**110**	0	6	3	0	**9**	2	**251**
Hourly Total	25	645	0	**670**	0	411	24	0	**435**	0	21	14	0	**35**	5	**1140**
Total	86	1820	0	**1906**	0	2173	97	0	**2270**	0	118	65	0	**183**	5	**4359**
% Approach	4.5%	95.5%	0%	**-**	-	95.7%	4.3%	0%	**-**	-	64.5%	35.5%	0%	**-**	-	**-**
% Total	2.0%	41.8%	0%	**43.7%**	-	49.9%	2.2%	0%	**52.1%**	-	2.7%	1.5%	0%	**4.2%**	-	**-**
Lights	85	1787	0	**1872**	-	2126	94	0	**2220**	-	118	65	0	**183**	-	4275
% Lights	98.8%	98.2%	0%	**98.2%**	-	97.8%	96.9%	0%	**97.8%**	-	100%	100%	0%	**100%**	-	98.1%
Single-Unit Trucks	0	18	0	**18**	-	32	3	0	**35**	-	0	0	0	**0**	-	53
% Single-Unit Trucks	0%	1.0%	0%	**0.9%**	-	1.5%	3.1%	0%	**1.5%**	-	0%	0%	0%	**0%**	-	1.2%
Articulated Trucks	1	4	0	**5**	-	7	0	0	**7**	-	0	0	0	**0**	-	12
% Articulated Trucks	1.2%	0.2%	0%	**0.3%**	-	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	**0%**	-	0.3%
Buses	0	11	0	**11**	-	8	0	0	**8**	-	0	0	0	**0**	-	19
% Buses	0%	0.6%	0%	**0.6%**	-	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	**0%**	-	0.4%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	5	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wolf Road with Park Place TMC - TMC
Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

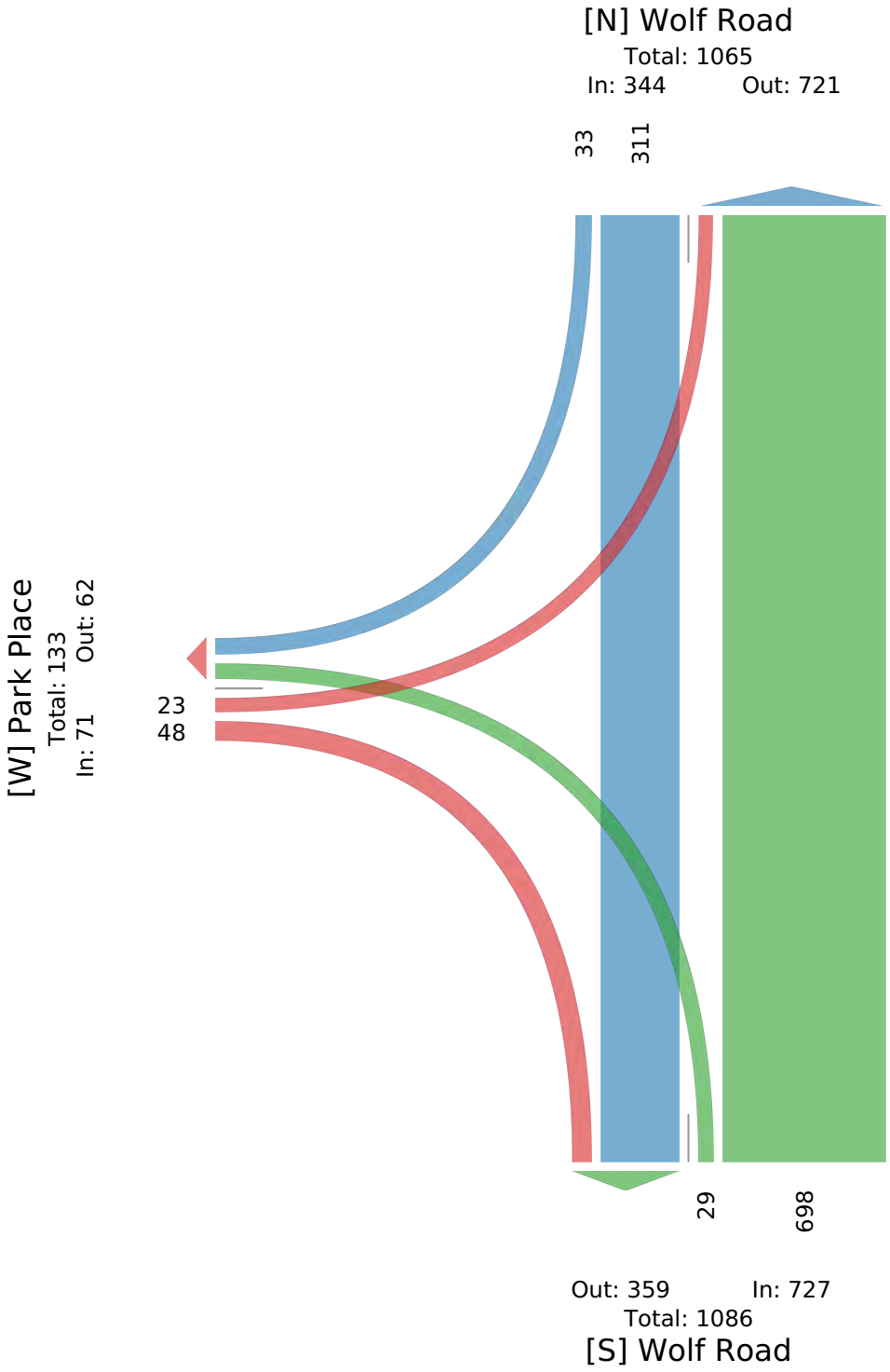
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wolf Road Southbound					Wolf Road Northbound					Park Place Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 7:30AM	8	78	0	**86**	0	217	6	0	**223**	0	8	4	0	**12**	0	**321**
7:45AM	9	95	0	**104**	0	153	7	0	**160**	0	6	3	0	**9**	0	**273**
8:00AM	5	62	0	**67**	0	160	5	0	**165**	0	27	8	0	**35**	0	**267**
8:15AM	11	76	0	**87**	0	168	11	0	**179**	0	7	8	0	**15**	0	**281**
Total	33	311	0	**344**	0	698	29	0	**727**	0	48	23	0	**71**	0	**1142**
% Approach	9.6%	90.4%	0%	**-**	-	96.0%	4.0%	0%	**-**	-	67.6%	32.4%	0%	**-**	-	-
% Total	2.9%	27.2%	0%	**30.1%**	-	61.1%	2.5%	0%	**63.7%**	-	4.2%	2.0%	0%	**6.2%**	-	-
PHF	0.750	0.818	-	**0.827**	-	0.804	0.659	-	**0.815**	-	0.444	0.719	-	**0.507**	-	0.889
Lights	32	308	0	**340**	-	670	28	0	**698**	-	48	23	0	**71**	-	1109
% Lights	97.0%	99.0%	0%	**98.8%**	-	96.0%	96.6%	0%	**96.0%**	-	100%	100%	0%	**100%**	-	97.1%
Single-Unit Trucks	0	2	0	**2**	-	19	1	0	**20**	-	0	0	0	**0**	-	22
% Single-Unit Trucks	0%	0.6%	0%	**0.6%**	-	2.7%	3.4%	0%	**2.8%**	-	0%	0%	0%	**0%**	-	1.9%
Articulated Trucks	1	0	0	**1**	-	6	0	0	**6**	-	0	0	0	**0**	-	7
% Articulated Trucks	3.0%	0%	0%	**0.3%**	-	0.9%	0%	0%	**0.8%**	-	0%	0%	0%	**0%**	-	0.6%
Buses	0	1	0	**1**	-	3	0	0	**3**	-	0	0	0	**0**	-	4
% Buses	0%	0.3%	0%	**0.3%**	-	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	**0%**	-	0.4%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wolf Road with Park Place TMC - TMC
Thu Mar 21, 2024
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

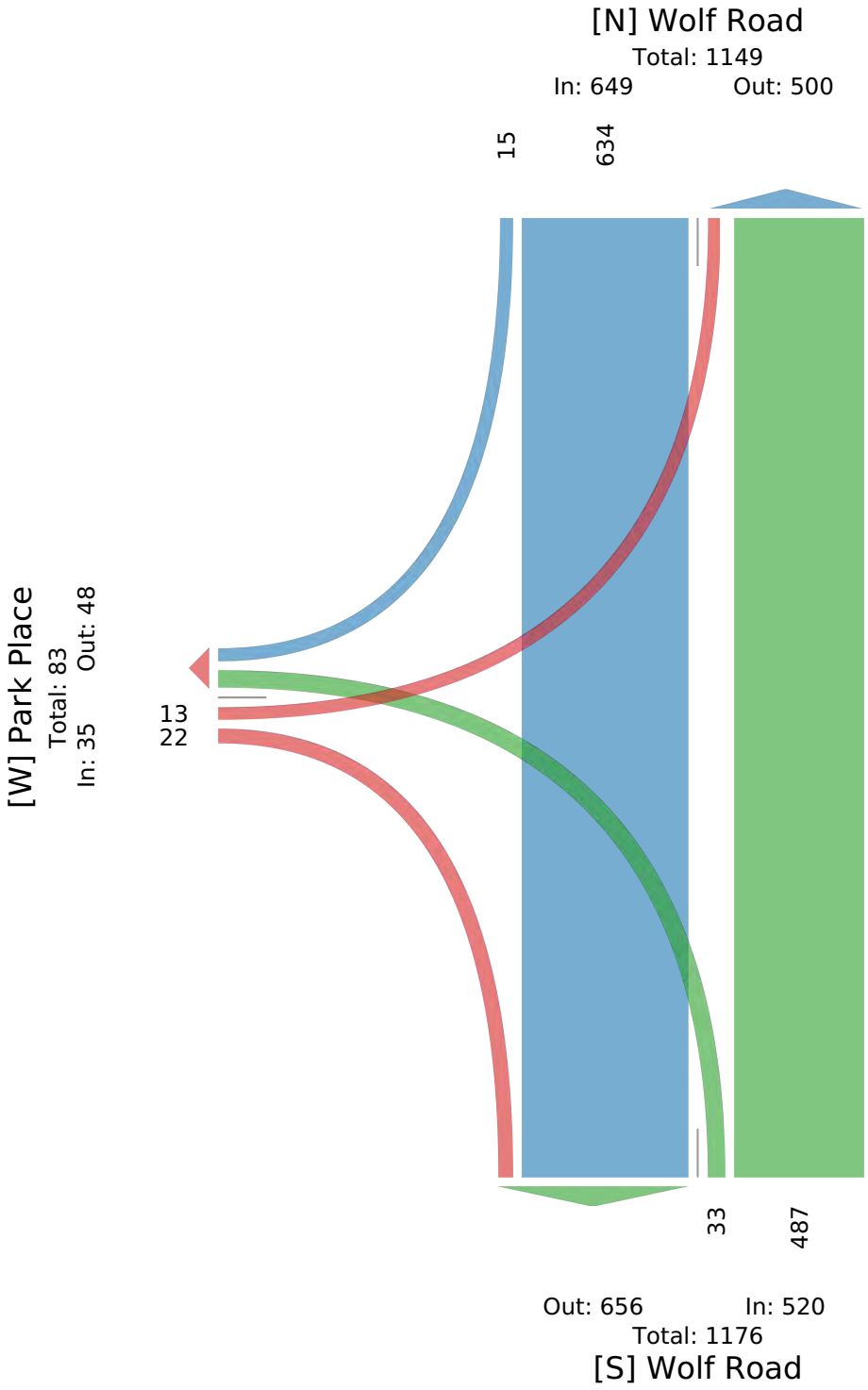
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Wolf Road Southbound					Wolf Road Northbound					Park Place Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 4:15PM	1	153	0	**154**	0	125	7	0	**132**	0	5	4	0	**9**	0	**295**
4:30PM	8	140	0	**148**	0	131	4	0	**135**	0	7	5	0	**12**	0	**295**
4:45PM	3	129	0	**132**	0	124	13	0	**137**	0	4	1	0	**5**	0	**274**
5:00PM	3	212	0	**215**	0	107	9	0	**116**	0	6	3	0	**9**	0	**340**
Total	15	634	0	**649**	0	487	33	0	**520**	0	22	13	0	**35**	0	**1204**
% Approach	2.3%	97.7%	0%	**-**	-	93.7%	6.3%	0%	**-**	-	62.9%	37.1%	0%	**-**	-	-
% Total	1.2%	52.7%	0%	**53.9%**	-	40.4%	2.7%	0%	**43.2%**	-	1.8%	1.1%	0%	**2.9%**	-	-
PHF	0.469	0.748	-	**0.755**	-	0.929	0.635	-	**0.949**	-	0.786	0.650	-	**0.729**	-	0.885
Lights	15	615	0	**630**	-	486	33	0	**519**	-	22	13	0	**35**	-	1184
% Lights	100%	97.0%	0%	**97.1%**	-	99.8%	100%	0%	**99.8%**	-	100%	100%	0%	**100%**	-	98.3%
Single-Unit Trucks	0	10	0	**10**	-	1	0	0	**1**	-	0	0	0	**0**	-	11
% Single-Unit Trucks	0%	1.6%	0%	**1.5%**	-	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.9%
Articulated Trucks	0	3	0	**3**	-	0	0	0	**0**	-	0	0	0	**0**	-	3
% Articulated Trucks	0%	0.5%	0%	**0.5%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.2%
Buses	0	6	0	**6**	-	0	0	0	**0**	-	0	0	0	**0**	-	6
% Buses	0%	0.9%	0%	**0.9%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.5%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

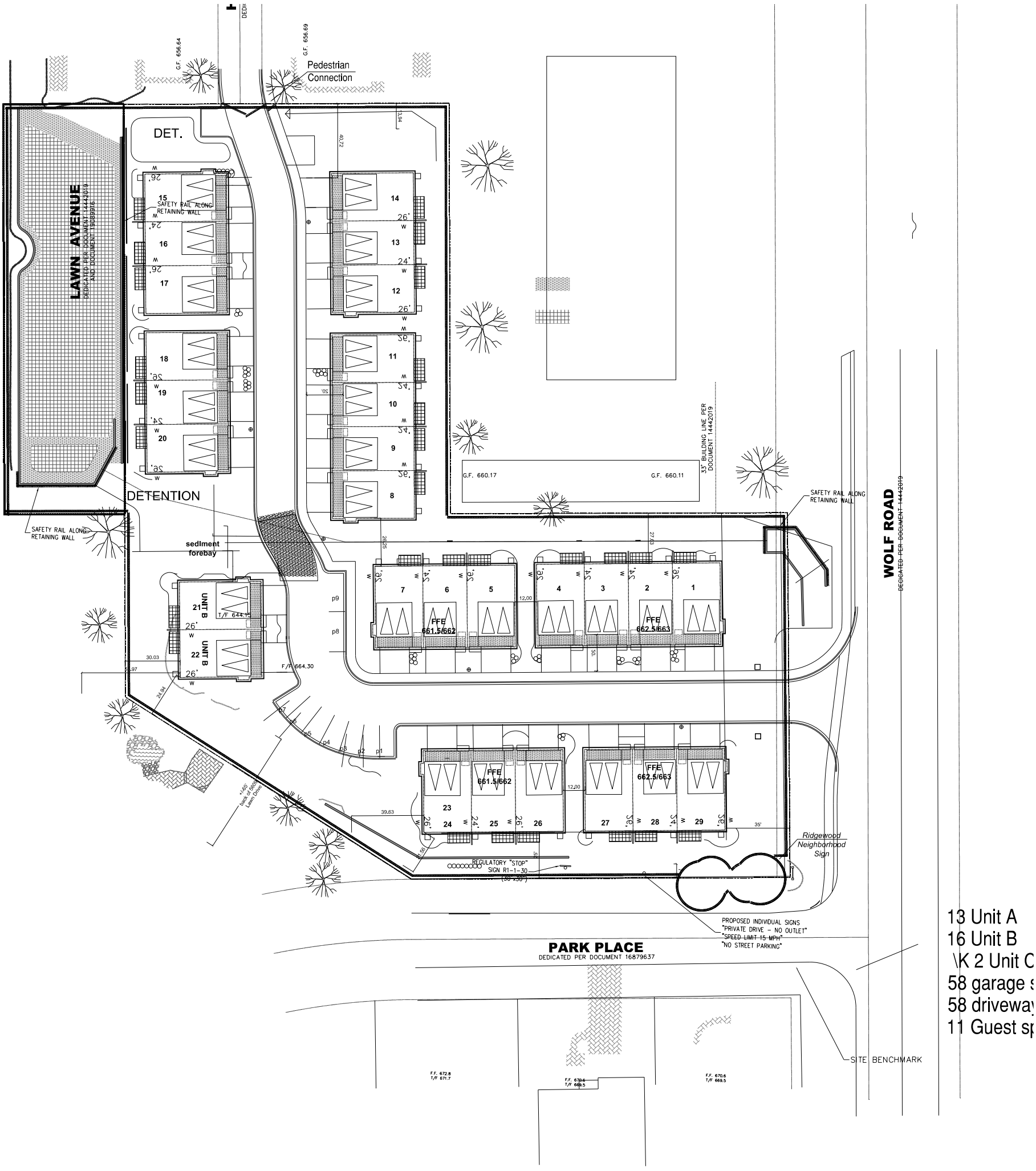
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wolf Road with Park Place TMC - TMC
Thu Mar 21, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Site Plan


LAWN AVENUE
DEDICATED PER DOCUMENT 14442019 AND DOCUMENT 1909916
WOLF ROAD
DEDICATED PER DOCUMENT 14442019
PARK PLACE
DEDICATED PER DOCUMENT 16879637
DET.
DETENTION
Pedestrian Connection
G.F. 656.64
G.F. 656.69
G.F. 660.17
G.F. 660.11
33' BUILDING LINE PER DOCUMENT 14442019
SAFETY RAIL ALONG RETAINING WALL
sediment forebay
UNIT B
T/F 644.15
F/F 664.30
FFE 661.5/662
FFE 662.5/663
REGULATORY "STOP" SIGN R1-1-30 (36"x36")
PROPOSED INDIVIDUAL SIGNS "PRIVATE DRIVE - NO OUTLET" "SPEED LIMIT 15 MPH" "NO STREET PARKING"
Ridgewood Neighborhood Sign
SITE BENCHMARK
F.F. 672.8 T/F 671.7
F.F. 670.6 T/F 669.5
F.F. 670.6 T/F 669.5
13 Unit A
16 Unit B
\K 2 Unit C
58 garage s
58 driveway
11 Guest sp

ITE Trip Generation Graphs

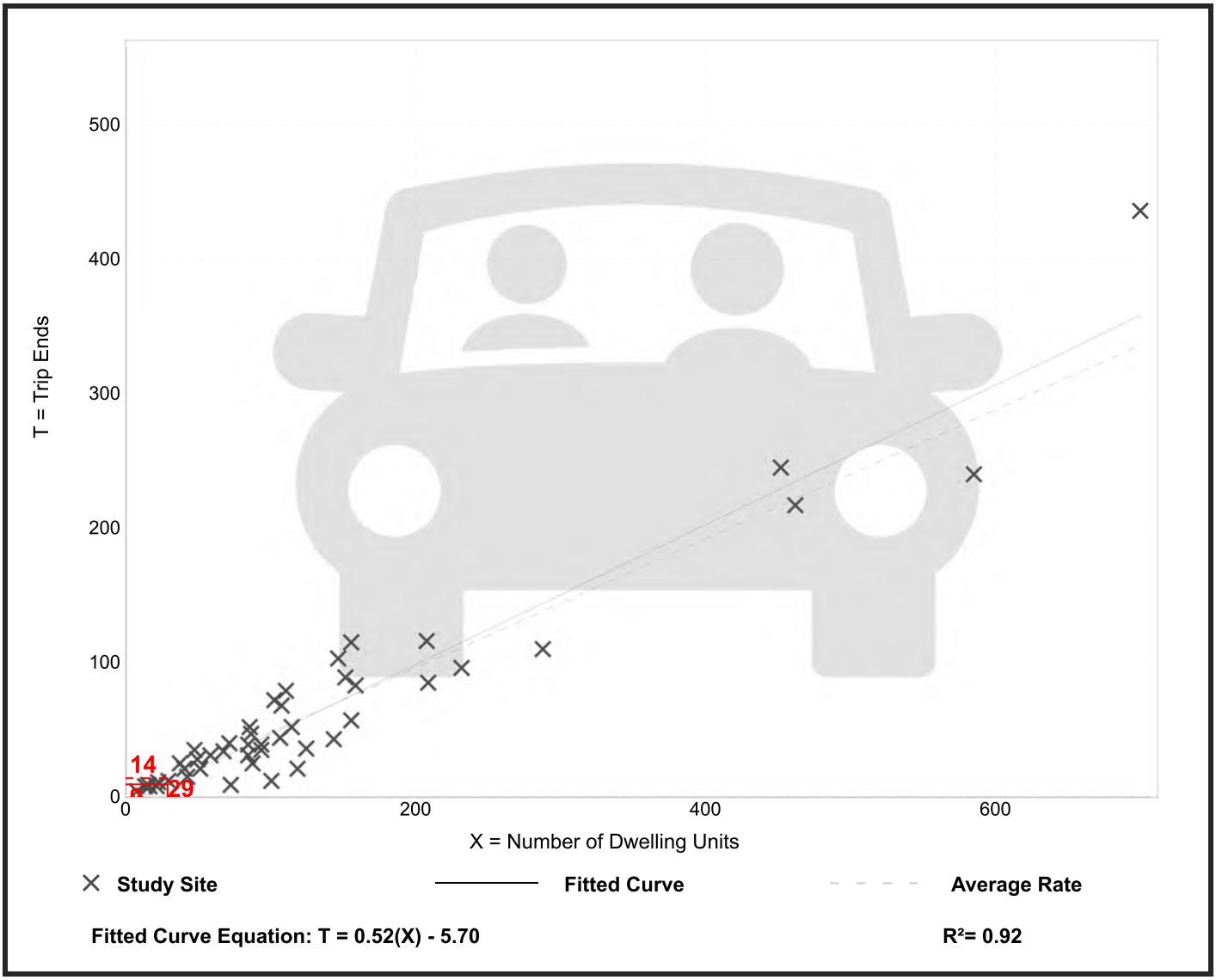
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



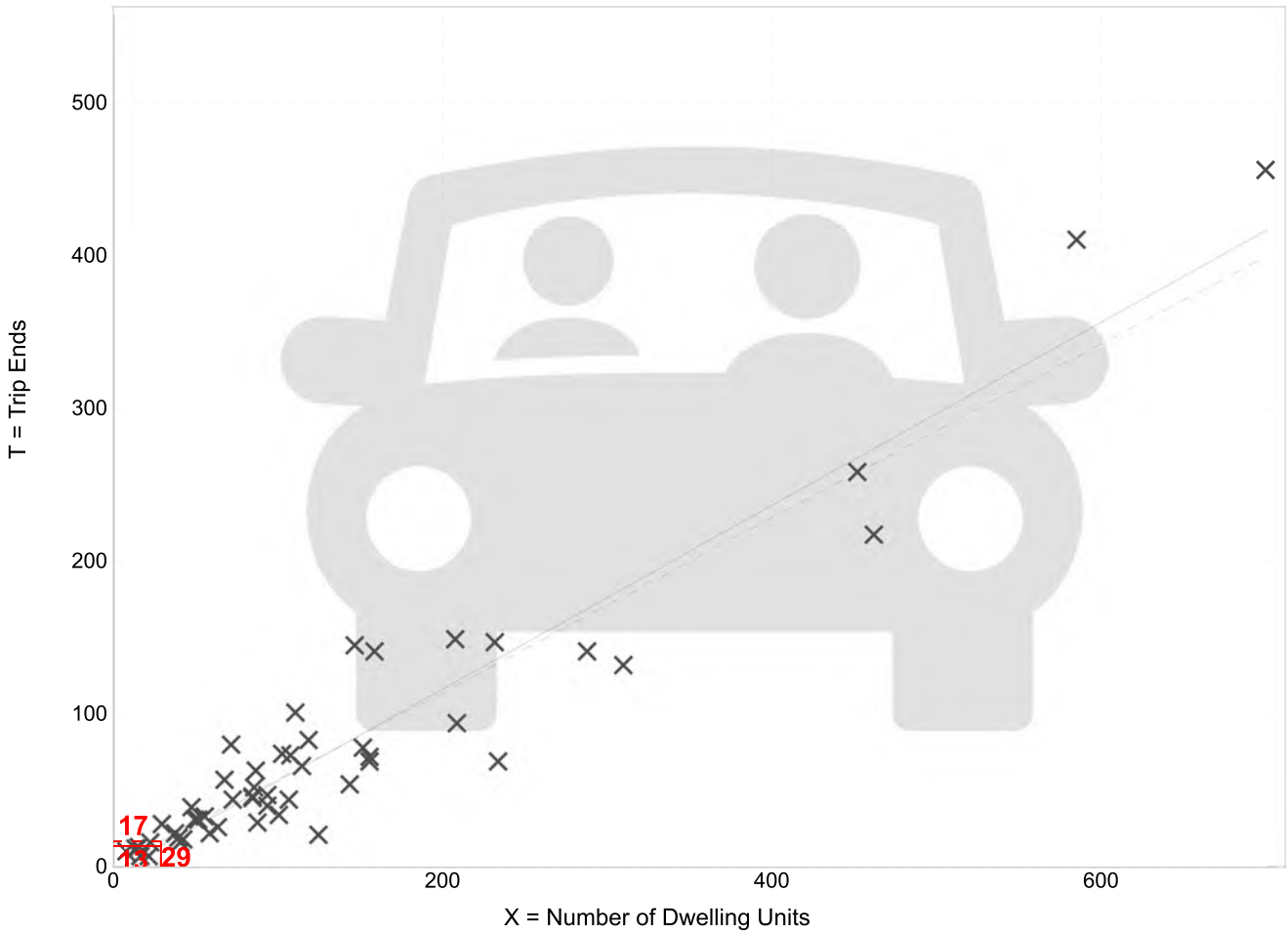
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	136
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing
(215)

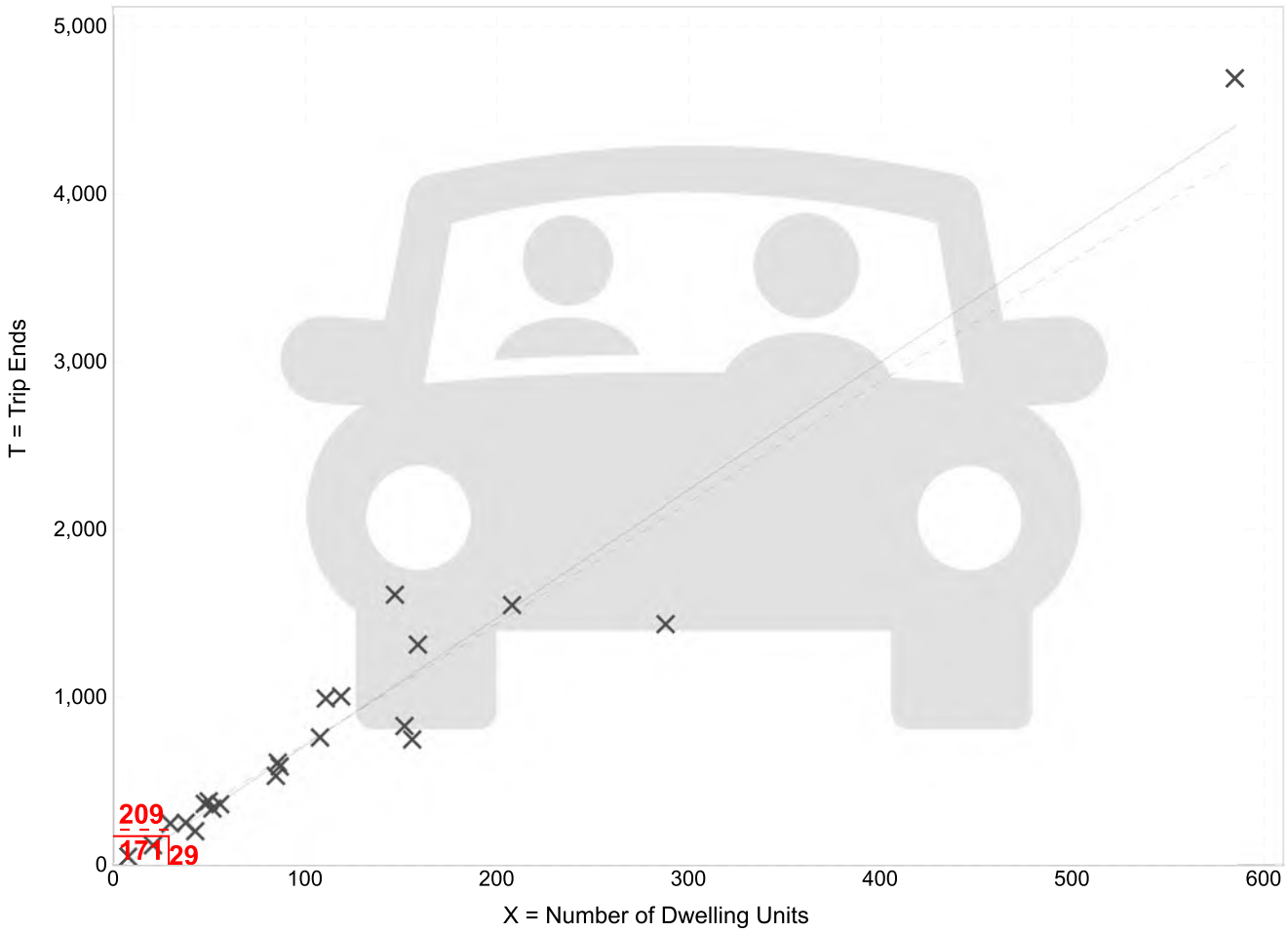
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Fitted Curve Equation: T = 7.62(X) - 50.48

R^2= 0.94

Single-Family Attached Housing
(215)

Walk Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	21% entering, 79% exiting

Walk Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

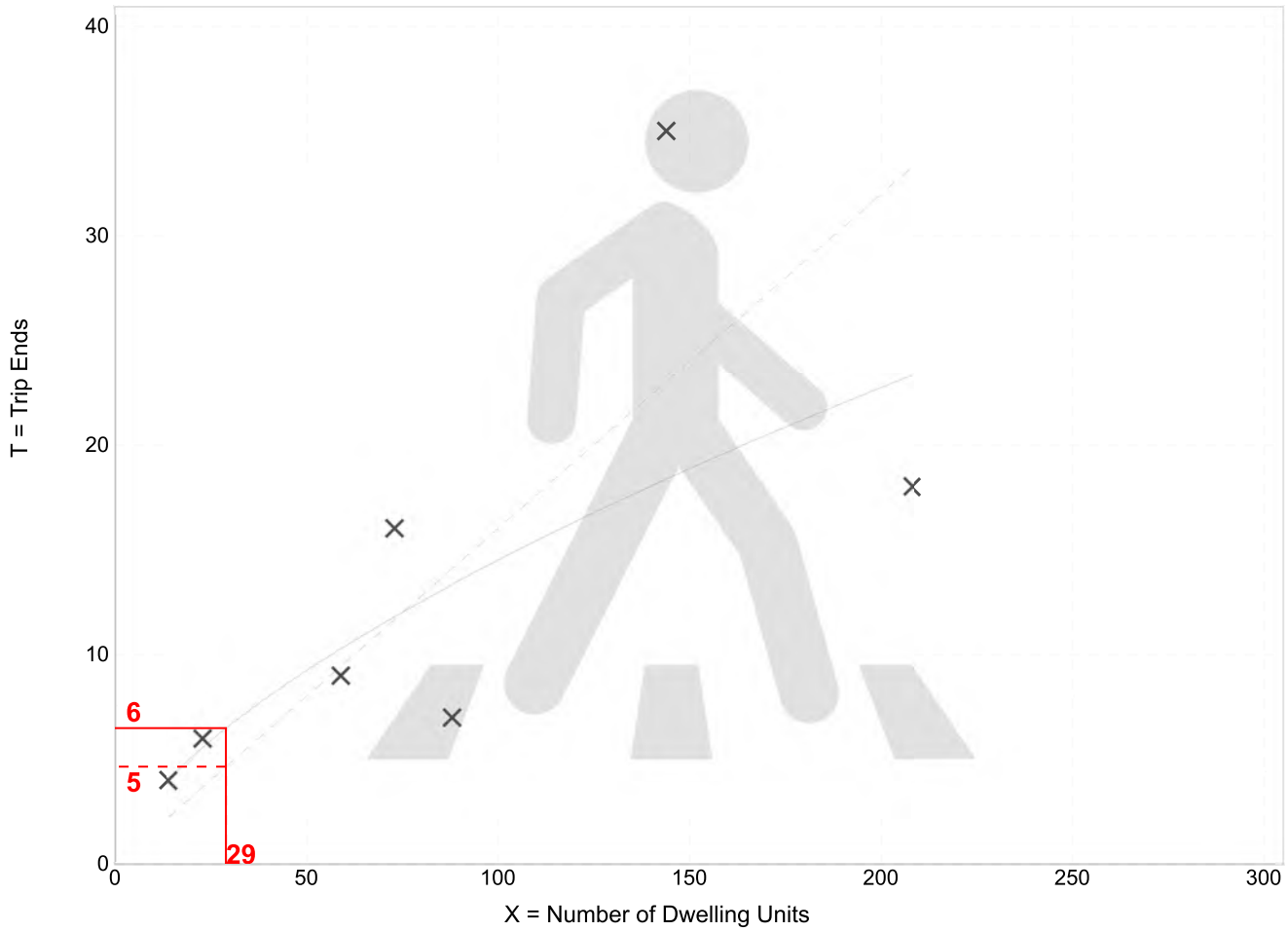
Single-Family Attached Housing
(215)

Walk Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	53% entering, 47% exiting

Walk Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.16	0.08 - 0.29	0.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.65 Ln(X) - 0.32

R^2= 0.70

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use			
Source: ITE *Trip Generation Manual* , 11th Edition			
Land Use Code	215		
Land Use	Single-Family Attached Housing		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	7		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.5%	0.7%	0.3%
1:00 - 2:00 AM	0.2%	0.4%	0.1%
2:00 - 3:00 AM	0.3%	0.2%	0.3%
3:00 - 4:00 AM	0.3%	0.3%	0.4%
4:00 - 5:00 AM	0.7%	0.4%	1.0%
5:00 - 6:00 AM	1.4%	0.1%	2.6%
6:00 - 7:00 AM	3.5%	1.1%	5.8%
7:00 - 8:00 AM	7.9%	2.7%	13.2%
8:00 - 9:00 AM	6.6%	3.8%	9.3%
9:00 - 10:00 AM	5.3%	3.7%	6.9%
10:00 - 11:00 AM	4.1%	4.0%	4.3%
11:00 - 12:00 PM	5.3%	4.8%	5.7%
12:00 - 1:00 PM	5.2%	5.4%	5.1%
1:00 - 2:00 PM	4.7%	4.5%	4.8%
2:00 - 3:00 PM	5.8%	5.5%	6.0%
3:00 - 4:00 PM	6.5%	8.2%	4.8%
4:00 - 5:00 PM	7.5%	9.8%	5.1%
5:00 - 6:00 PM	9.4%	12.1%	6.8%
6:00 - 7:00 PM	8.2%	9.8%	6.6%
7:00 - 8:00 PM	5.9%	7.3%	4.5%
8:00 - 9:00 PM	4.7%	5.9%	3.5%
9:00 - 10:00 PM	3.0%	4.8%	1.3%
10:00 - 11:00 PM	2.0%	3.0%	1.1%
11:00 - 12:00 AM	0.9%	1.5%	0.4%

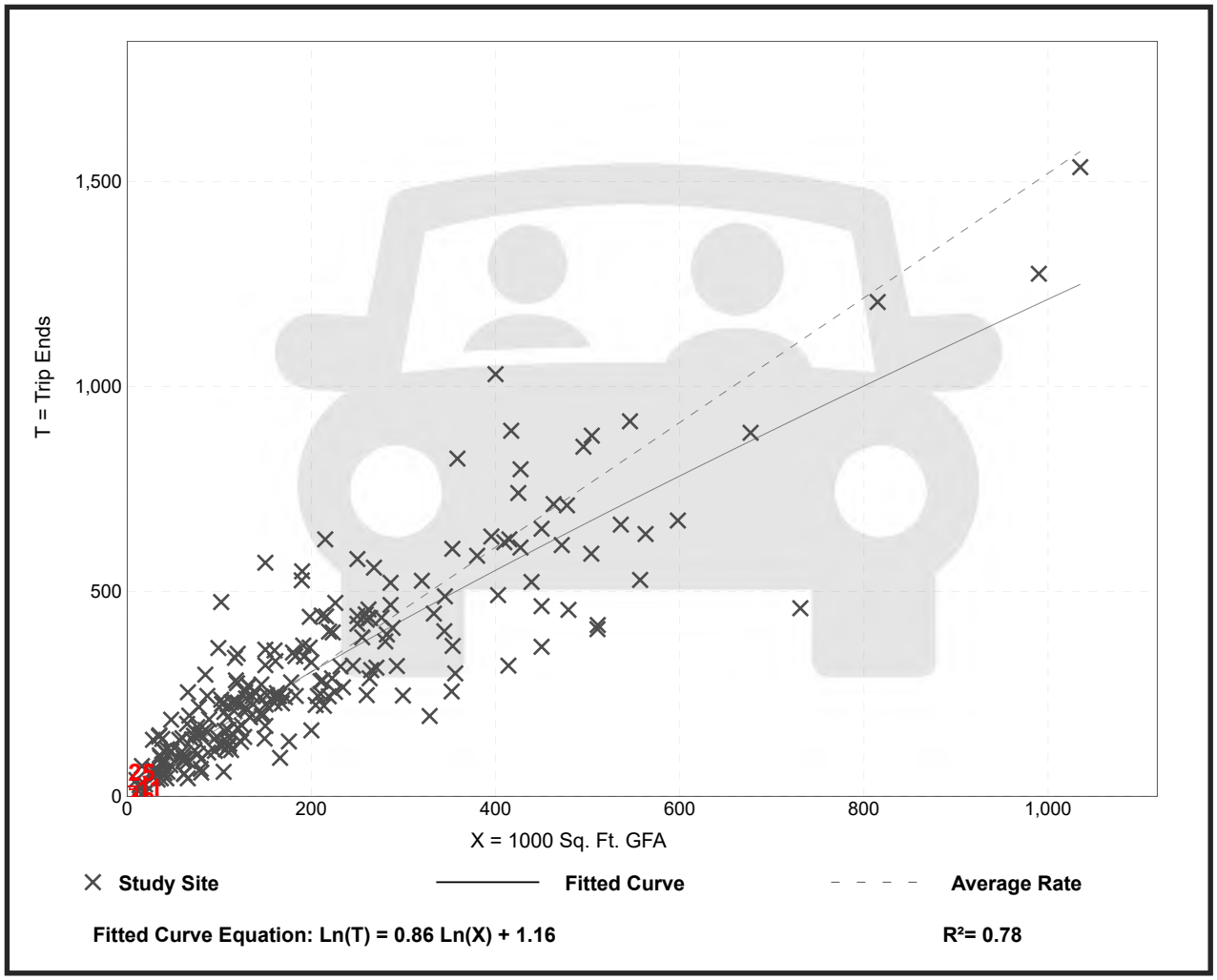
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

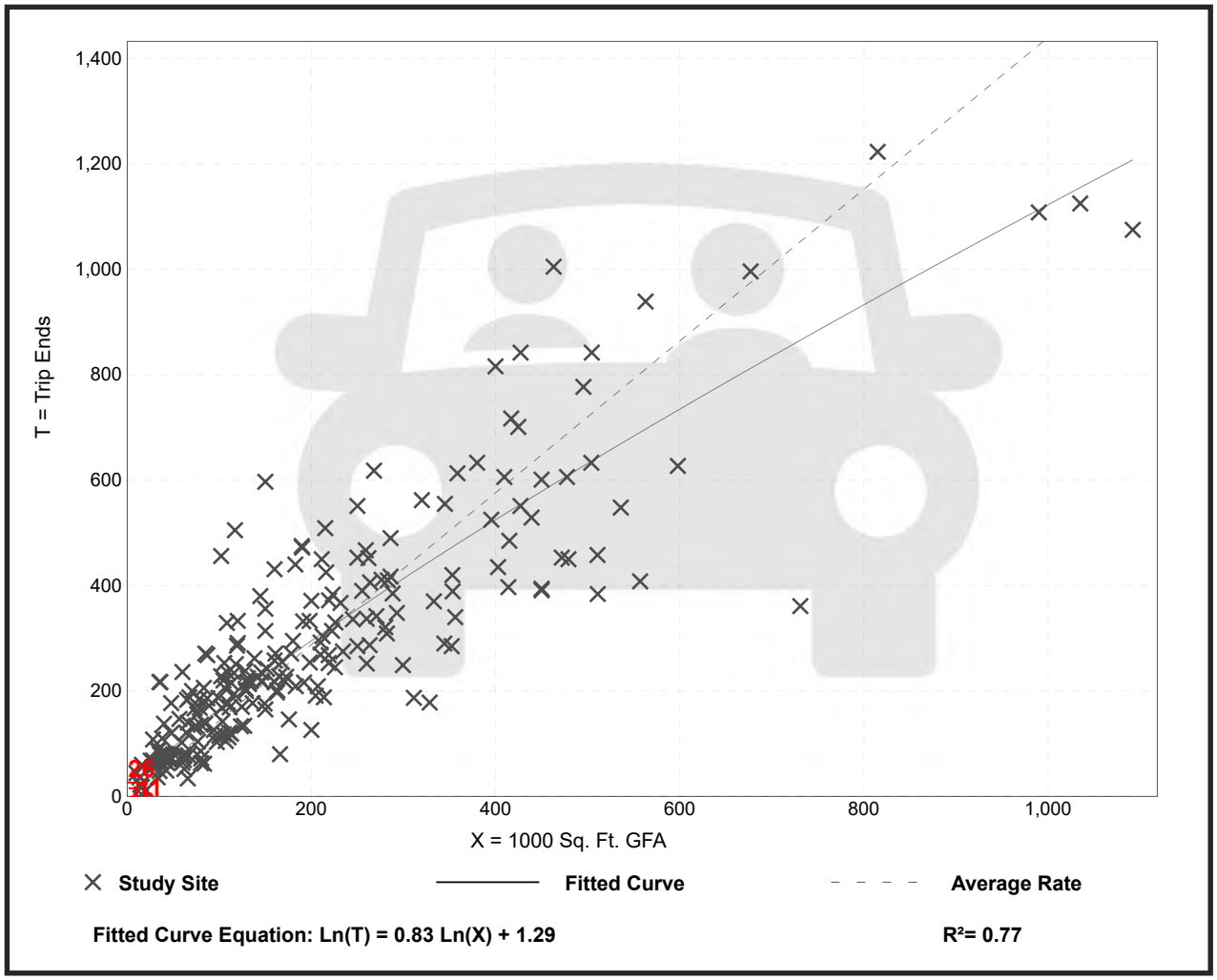
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

General Office Building
(710)

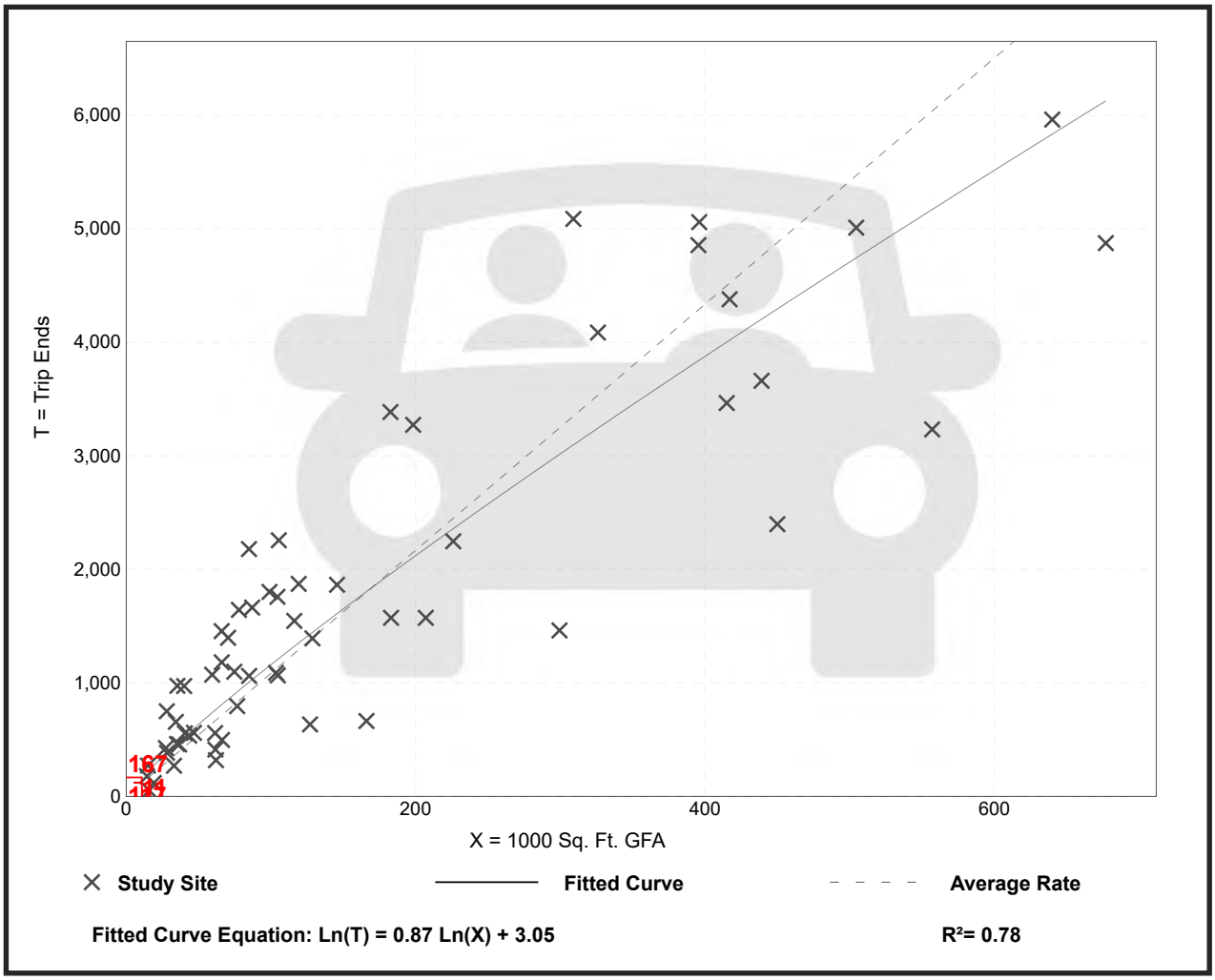
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

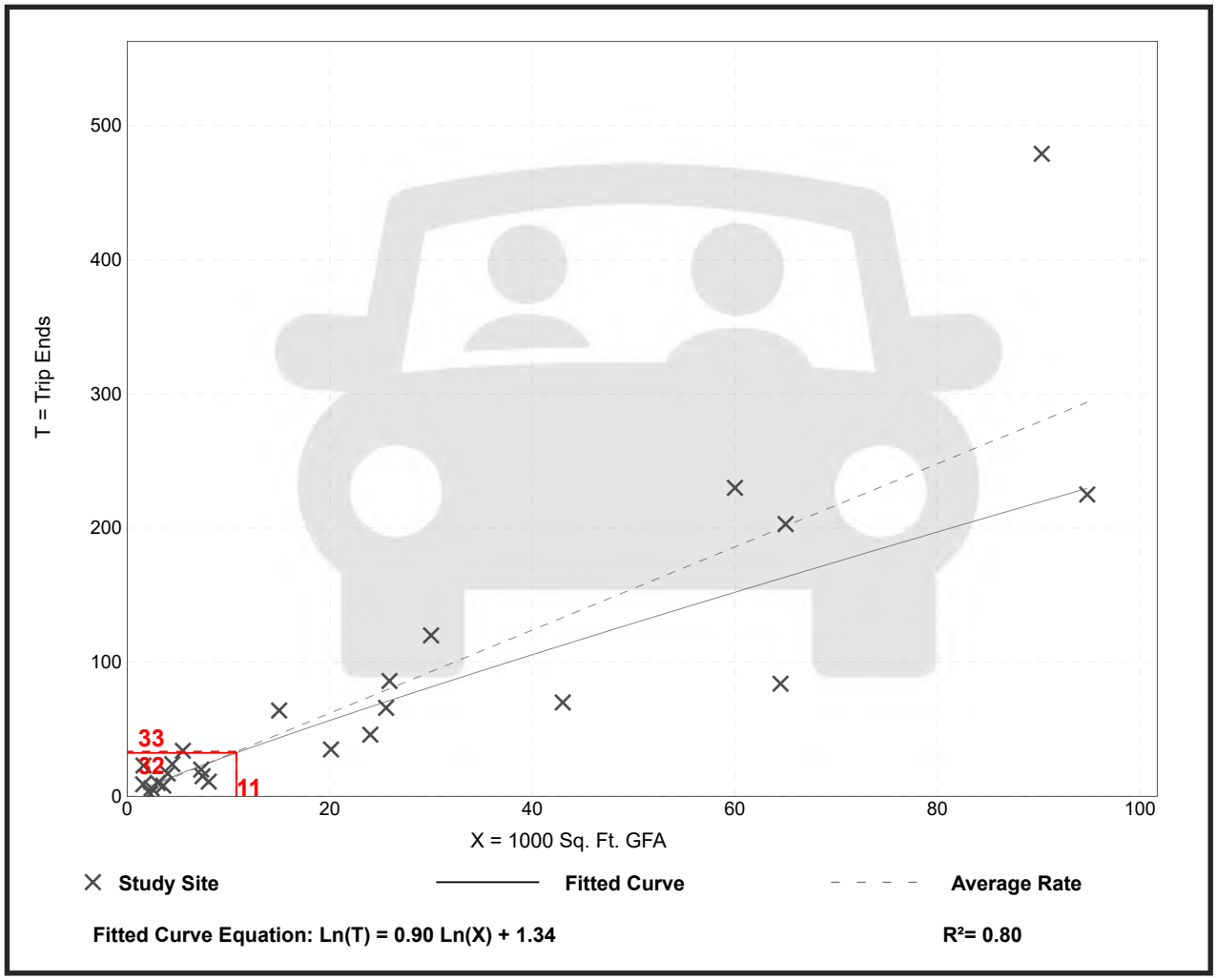
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 24
Avg. 1000 Sq. Ft. GFA: 25
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

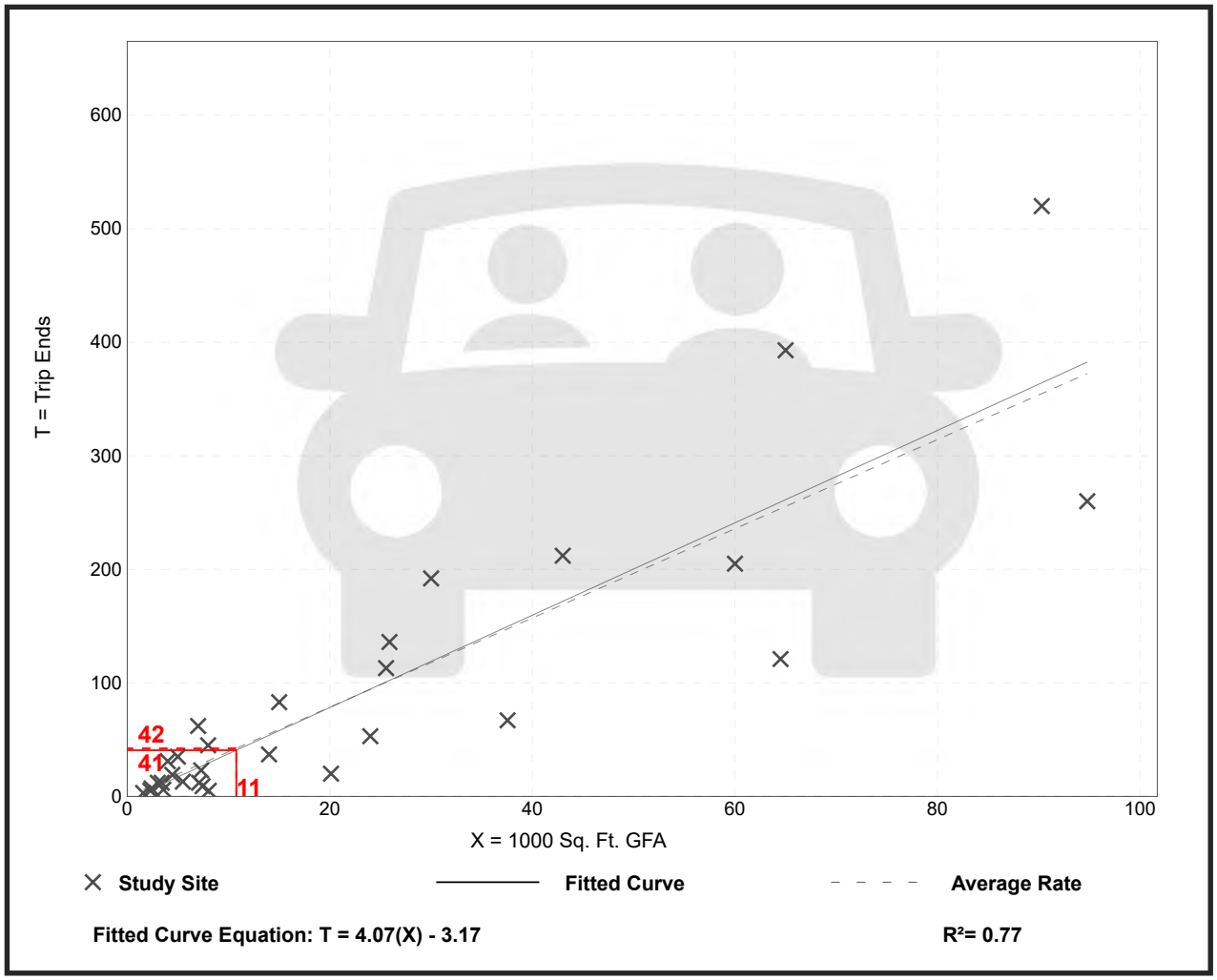
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Medical-Dental Office Building - Stand-Alone
(720)

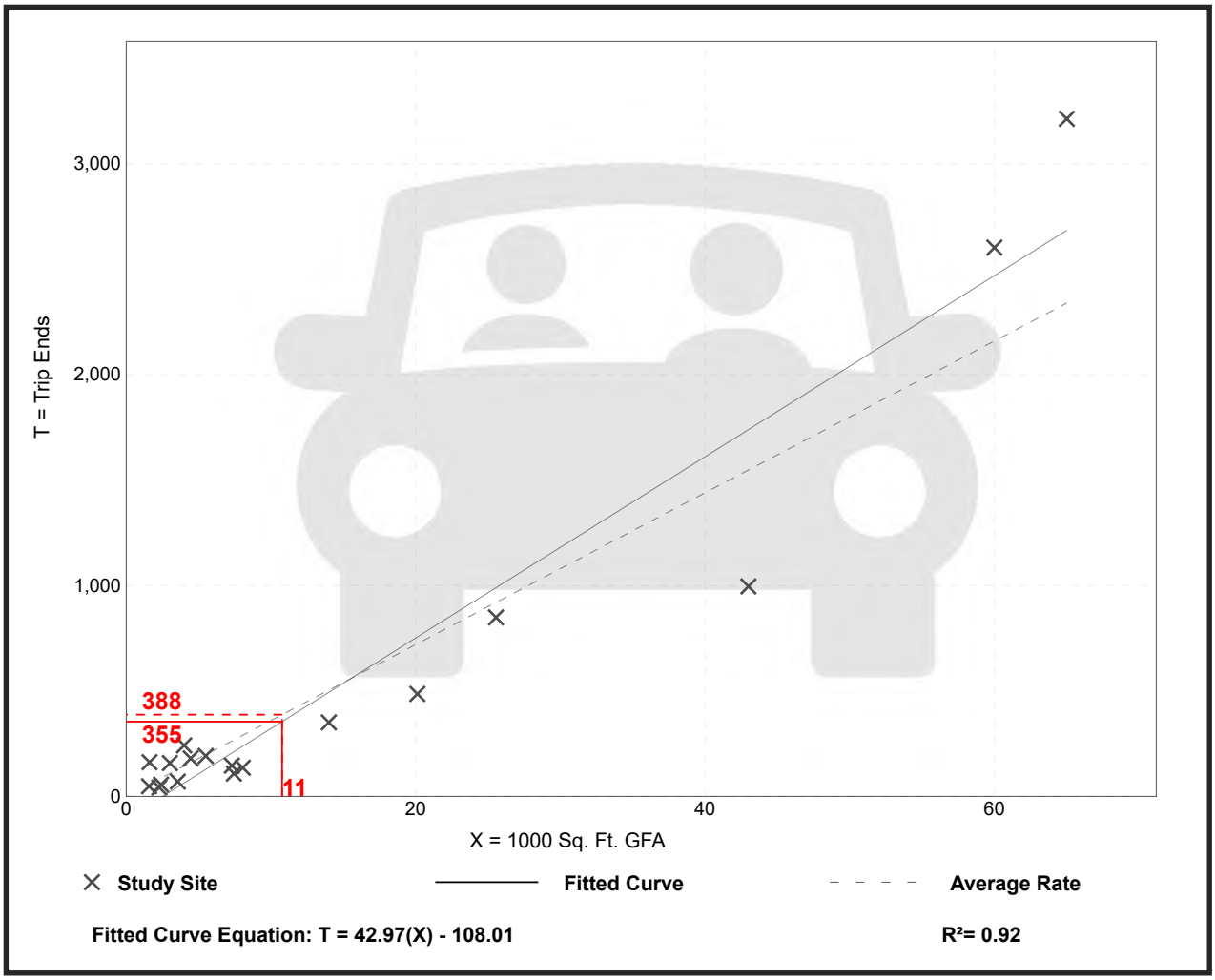
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

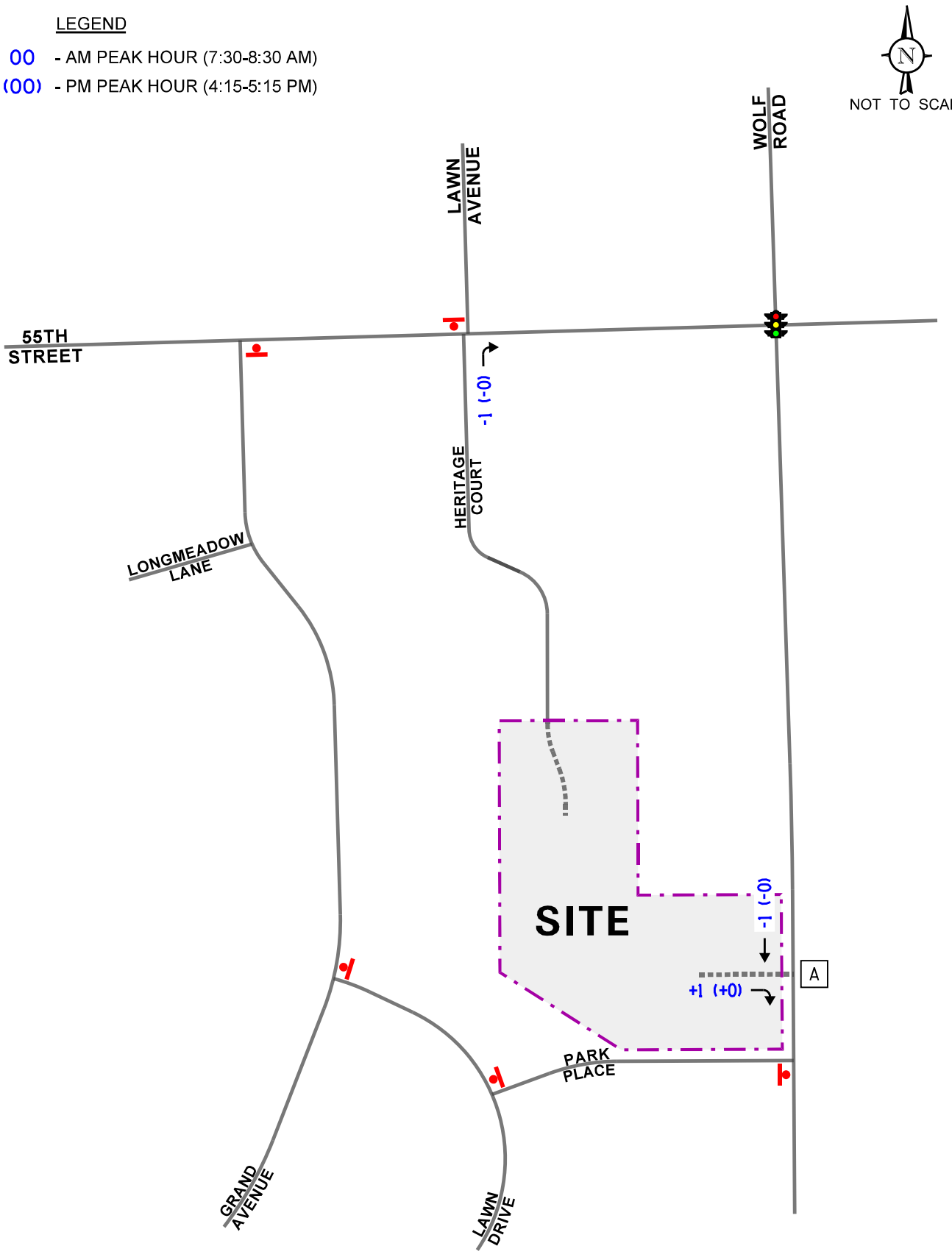
Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Figure A



Heritage Crossings
Western Springs, Illinois

Heritage Court Townhomes Reassignment

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-068 Figure: A

CMAP Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

March 6, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: 55th Street @ Wolf Road \ Heritage Court \ Grand Avenue
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated March 5, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Wolf Rd, at 55th St	9,150	10,200
55th St, at Wolf Rd	16,600	18,500
Heritage Ct, at 55th St	375	410
Grand Ave, at 55th St	2,800	3,100

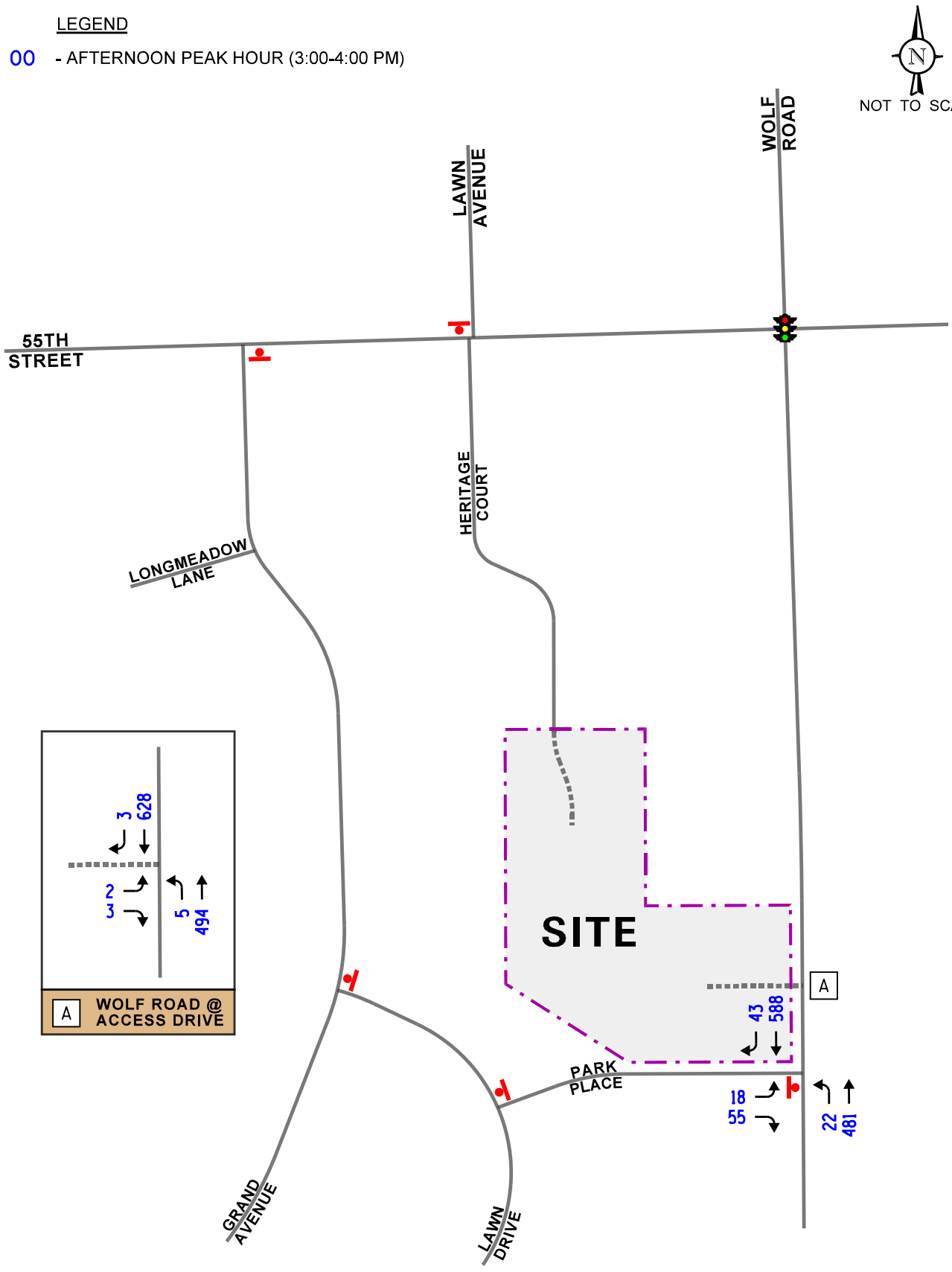
Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\WesternSprings\ck-32-24\ck-32-24.docx

Figure B



Heritage Crossings
Western Springs, Illinois

Year 2030 Total Traffic Volumes
(Afternoon Peak Hour)

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 24-068 Figure: B

Level of Service Table

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	643	1	14	772	6	23
Future Vol, veh/h	643	1	14	772	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	707	1	15	848	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	709	0	1164	355
Stage 1	-	-	-	-	708	-
Stage 2	-	-	-	-	456	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	854	-	191	647
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	611	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	853	-	186	647
Mov Cap-2 Maneuver	-	-	-	-	186	-
Stage 1	-	-	-	-	454	-
Stage 2	-	-	-	-	596	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.37	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	427	-	-	64	-
HCM Lane V/C Ratio	0.075	-	-	0.018	-
HCM Control Delay (s/veh)	14.1	-	-	9.3	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	649	0	1	773	5	1	0	2	4	0	12
Future Vol, veh/h	17	649	0	1	773	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	676	0	1	805	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	811	0	0	676	0	0	1116	1525	338	1184	1522	406
Stage 1	-	-	-	-	-	-	711	711	-	811	811	-
Stage 2	-	-	-	-	-	-	405	814	-	373	711	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1046	-	-	925	-	-	*287	158	664	249	159	*875
Stage 1	-	-	-	-	-	-	*394	439	-	576	553	-
Stage 2	-	-	-	-	-	-	*825	551	-	625	439	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1045	-	-	925	-	-	*277	154	664	243	155	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*277	154	-	243	155	-
Stage 1	-	-	-	-	-	-	*386	430	-	575	552	-
Stage 2	-	-	-	-	-	-	*812	550	-	610	430	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.01	12.02
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	453	92	-	-	5	-	-	530
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.031
HCM Control Delay (s/veh)	13	8.5	0.2	-	8.9	0	-	12
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	698	311	33
Future Vol, veh/h	23	48	29	698	311	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	784	349	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1199	349	387	0	-	0
Stage 1	349	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	207	698	1167	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	423	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	201	698	1167	-	-	-
Mov Cap-2 Maneuver	201	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	423	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.68	0.33	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1167	-	388	-	-
HCM Lane V/C Ratio	0.028	-	0.206	-	-
HCM Control Delay (s/veh)	8.2	-	16.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1016	6	18	884	10	22
Future Vol, veh/h	1016	6	18	884	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1092	6	19	951	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1099	0	1610	549
Stage 1	-	-	-	-	1096	-
Stage 2	-	-	-	-	514	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	643	-	97	484
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	571	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	643	-	93	484
Mov Cap-2 Maneuver	-	-	-	-	93	-
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	548	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.63	25.5
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	210	-	-	72	-
HCM Lane V/C Ratio	0.164	-	-	0.03	-
HCM Control Delay (s/veh)	25.5	-	-	10.8	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	1024	1	1	891	7	1	0	1	1	0	10
Future Vol, veh/h	13	1024	1	1	891	7	1	0	1	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1078	1	1	938	7	1	0	1	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	945	0	0	1080	0	0	1579	2054	540	1510	2051	474
Stage 1	-	-	-	-	-	-	1107	1107	-	944	944	-
Stage 2	-	-	-	-	-	-	472	947	-	566	1107	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	959	-	-	653	-	-	*120	65	491	140	65	*836
Stage 1	-	-	-	-	-	-	*228	288	-	516	504	-
Stage 2	-	-	-	-	-	-	*789	502	-	481	288	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	959	-	-	653	-	-	*116	63	490	136	64	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*116	63	-	136	64	-
Stage 1	-	-	-	-	-	-	*223	282	-	515	503	-
Stage 2	-	-	-	-	-	-	*776	500	-	470	282	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.28	0.03	24.45	11.45
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	187	45	-	-	4	-	-	570
HCM Lane V/C Ratio	0.011	0.014	-	-	0.002	-	-	0.02
HCM Control Delay (s/veh)	24.4	8.8	0.2	-	10.5	0	-	11.5
HCM Lane LOS	C	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	487	634	15
Future Vol, veh/h	13	22	33	487	634	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	547	712	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1334	712	729	0	-	0
Stage 1	712	-	-	-	-	-
Stage 2	621	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	171	436	884	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	164	436	884	-	-	-
Mov Cap-2 Maneuver	164	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	540	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	20.6	0.59	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	884	-	270	-	-
HCM Lane V/C Ratio	0.042	-	0.146	-	-
HCM Control Delay (s/veh)	9.3	-	20.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	55	22	464	571	43
Future Vol, veh/h	18	55	22	464	571	43
Conflicting Peds, #/hr	0	0	40	0	0	40
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	19	59	23	494	607	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1188	647	693	0	-	0
Stage 1	647	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	210	474	897	-	-	-
Stage 1	525	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	189	456	863	-	-	-
Mov Cap-2 Maneuver	189	-	-	-	-	-
Stage 1	491	-	-	-	-	-
Stage 2	565	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	18.79	0.42	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	863	-	338	-	-
HCM Lane V/C Ratio	0.027	-	0.23	-	-
HCM Control Delay (s/veh)	9.3	-	18.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	659	1	14	791	6	23
Future Vol, veh/h	659	1	14	791	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	724	1	15	869	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	726	0	1192	364
Stage 1	-	-	-	-	726	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	840	-	183	639
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	603	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	840	-	178	638
Mov Cap-2 Maneuver	-	-	-	-	178	-
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	588	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.38	14.37
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	63	-
HCM Lane V/C Ratio	0.077	-	-	0.018	-
HCM Control Delay (s/veh)	14.4	-	-	9.4	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	665	0	1	792	5	1	0	2	4	0	12
Future Vol, veh/h	17	665	0	1	792	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	693	0	1	825	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	831	0	0	693	0	0	1143	1561	346	1212	1559	416
Stage 1	-	-	-	-	-	-	728	728	-	831	831	-
Stage 2	-	-	-	-	-	-	415	833	-	382	728	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1024	-	-	912	-	-	*272	148	656	235	149	*875
Stage 1	-	-	-	-	-	-	*385	432	-	557	539	-
Stage 2	-	-	-	-	-	-	*825	538	-	618	432	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1024	-	-	912	-	-	*262	145	656	229	146	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*262	145	-	229	146	-
Stage 1	-	-	-	-	-	-	*377	422	-	556	538	-
Stage 2	-	-	-	-	-	-	*812	536	-	603	422	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.31	12.26
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	437	90	-	-	4	-	-	513
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.033
HCM Control Delay (s/veh)	13.3	8.6	0.2	-	9	0	-	12.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	715	319	33
Future Vol, veh/h	23	48	29	715	319	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	803	358	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1227	358	396	0	-	0
Stage 1	358	-	-	-	-	-
Stage 2	869	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	199	690	1158	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	414	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	193	690	1158	-	-	-
Mov Cap-2 Maneuver	193	-	-	-	-	-
Stage 1	692	-	-	-	-	-
Stage 2	414	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	17.11	0.32	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1158	-	377	-	-
HCM Lane V/C Ratio	0.028	-	0.212	-	-
HCM Control Delay (s/veh)	8.2	-	17.1	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1042	6	18	906	10	22
Future Vol, veh/h	1042	6	18	906	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1120	6	19	974	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1127	0	1649	563
Stage 1	-	-	-	-	1124	-
Stage 2	-	-	-	-	526	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	627	-	92	474
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	563	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	627	-	88	474
Mov Cap-2 Maneuver	-	-	-	-	88	-
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	539	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.65	26.77
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	199	-	-	70	-
HCM Lane V/C Ratio	0.172	-	-	0.031	-
HCM Control Delay (s/veh)	26.8	-	-	10.9	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	1050	1	1	913	7	1	0	1	1	0	10
Future Vol, veh/h	13	1050	1	1	913	7	1	0	1	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1105	1	1	961	7	1	0	1	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	968	0	0	1107	0	0	1618	2105	554	1547	2102	485
Stage 1	-	-	-	-	-	-	1134	1134	-	967	967	-
Stage 2	-	-	-	-	-	-	484	971	-	580	1135	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	935	-	-	638	-	-	*110	59	481	129	59	*836
Stage 1	-	-	-	-	-	-	*219	280	-	496	489	-
Stage 2	-	-	-	-	-	-	*789	487	-	472	280	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	935	-	-	637	-	-	*106	58	481	126	58	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*106	58	-	126	58	-
Stage 1	-	-	-	-	-	-	*214	274	-	495	488	-
Stage 2	-	-	-	-	-	-	*776	485	-	461	274	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.29	0.04	25.97	11.66
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	174	44	-	-	4	-	-	552
HCM Lane V/C Ratio	0.012	0.015	-	-	0.002	-	-	0.021
HCM Control Delay (s/veh)	26	8.9	0.2	-	10.7	0	-	11.7
HCM Lane LOS	D	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	499	650	15
Future Vol, veh/h	13	22	33	499	650	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	561	730	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1365	730	747	0	-	0
Stage 1	730	-	-	-	-	-
Stage 2	635	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	164	425	870	-	-	-
Stage 1	480	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	157	425	870	-	-	-
Mov Cap-2 Maneuver	157	-	-	-	-	-
Stage 1	460	-	-	-	-	-
Stage 2	532	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	21.28	0.58	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	870	-	260	-	-
HCM Lane V/C Ratio	0.043	-	0.151	-	-
HCM Control Delay (s/veh)	9.3	-	21.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Projected Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	659	1	14	792	6	23
Future Vol, veh/h	659	1	14	792	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	724	1	15	870	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	726	0	1193	364
Stage 1	-	-	-	-	726	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	840	-	183	639
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	603	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	840	-	178	638
Mov Cap-2 Maneuver	-	-	-	-	178	-
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	588	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.38	14.38
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	63	-
HCM Lane V/C Ratio	0.077	-	-	0.018	-
HCM Control Delay (s/veh)	14.4	-	-	9.4	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	665	0	1	793	5	1	0	2	4	0	12
Future Vol, veh/h	17	665	0	1	793	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	693	0	1	826	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	832	0	0	693	0	0	1143	1562	346	1214	1560	417
Stage 1	-	-	-	-	-	-	728	728	-	832	832	-
Stage 2	-	-	-	-	-	-	415	834	-	382	728	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1023	-	-	912	-	-	*271	148	656	235	149	*875
Stage 1	-	-	-	-	-	-	*385	432	-	556	539	-
Stage 2	-	-	-	-	-	-	*825	537	-	618	432	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1022	-	-	912	-	-	*261	145	656	228	145	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*261	145	-	228	145	-
Stage 1	-	-	-	-	-	-	*377	422	-	555	537	-
Stage 2	-	-	-	-	-	-	*812	536	-	603	422	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.31	12.27
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	436	90	-	-	4	-	-	512
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.033
HCM Control Delay (s/veh)	13.3	8.6	0.2	-	9	0	-	12.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	717	326	33
Future Vol, veh/h	23	48	29	717	326	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	806	366	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1237	366	403	0	-	0
Stage 1	366	-	-	-	-	-
Stage 2	871	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	196	683	1150	-	-	-
Stage 1	706	-	-	-	-	-
Stage 2	413	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	191	683	1150	-	-	-
Mov Cap-2 Maneuver	191	-	-	-	-	-
Stage 1	686	-	-	-	-	-
Stage 2	413	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	17.31	0.32	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1150	-	372	-	-
HCM Lane V/C Ratio	0.028	-	0.215	-	-
HCM Control Delay (s/veh)	8.2	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	8	2	738	351	1
Future Vol, veh/h	3	8	2	738	351	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	1	0
Mvmt Flow	3	8	2	777	369	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1151	370	371	0	-	0
Stage 1	370	-	-	-	-	-
Stage 2	781	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	221	680	1199	-	-	-
Stage 1	703	-	-	-	-	-
Stage 2	455	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	220	680	1199	-	-	-
Mov Cap-2 Maneuver	220	-	-	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	455	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.53	0.02	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1199	-	434	-	-
HCM Lane V/C Ratio	0.002	-	0.027	-	-
HCM Control Delay (s/veh)	8	-	13.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Projected Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1043	6	18	907	10	22
Future Vol, veh/h	1043	6	18	907	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1122	6	19	975	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1128	0	1651	564
Stage 1	-	-	-	-	1125	-
Stage 2	-	-	-	-	526	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	627	-	91	474
Stage 1	-	-	-	-	276	-
Stage 2	-	-	-	-	563	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	627	-	87	474
Mov Cap-2 Maneuver	-	-	-	-	87	-
Stage 1	-	-	-	-	276	-
Stage 2	-	-	-	-	539	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.65	26.82
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	199	-	-	70	-
HCM Lane V/C Ratio	0.173	-	-	0.031	-
HCM Control Delay (s/veh)	26.8	-	-	10.9	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	1050	2	1	914	7	1	0	2	1	0	10
Future Vol, veh/h	13	1050	2	1	914	7	1	0	2	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1105	2	1	962	7	1	0	2	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	969	0	0	1108	0	0	1619	2106	555	1548	2104	486
Stage 1	-	-	-	-	-	-	1135	1135	-	968	968	-
Stage 2	-	-	-	-	-	-	484	972	-	580	1136	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	934	-	-	637	-	-	*110	59	481	129	59	*836
Stage 1	-	-	-	-	-	-	*219	280	-	495	488	-
Stage 2	-	-	-	-	-	-	*789	486	-	472	279	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	934	-	-	637	-	-	*106	58	480	125	58	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*106	58	-	125	58	-
Stage 1	-	-	-	-	-	-	*214	274	-	494	487	-
Stage 2	-	-	-	-	-	-	*776	485	-	460	273	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.29	0.04	21.57	11.68
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	220	44	-	-	4	-	-	551
HCM Lane V/C Ratio	0.014	0.015	-	-	0.002	-	-	0.021
HCM Control Delay (s/veh)	21.6	8.9	0.2	-	10.7	0	-	11.7
HCM Lane LOS	C	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	505	654	15
Future Vol, veh/h	13	22	33	505	654	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	567	735	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1376	735	752	0	-	0
Stage 1	735	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	162	423	867	-	-	-
Stage 1	478	-	-	-	-	-
Stage 2	528	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	155	423	867	-	-	-
Mov Cap-2 Maneuver	155	-	-	-	-	-
Stage 1	458	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	21.51	0.57	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	867	-	257	-	-
HCM Lane V/C Ratio	0.043	-	0.153	-	-
HCM Control Delay (s/veh)	9.3	-	21.5	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	6	512	665	3
Future Vol, veh/h	2	4	6	512	665	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	2	4	6	539	700	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1253	702	703	0	-	0
Stage 1	702	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	192	442	904	-	-	-
Stage 1	495	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	442	904	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	492	-	-	-	-	-
Stage 2	581	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.98	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	904	-	307	-	-
HCM Lane V/C Ratio	0.007	-	0.021	-	-
HCM Control Delay (s/veh)	9	-	17	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	55	22	481	588	43
Future Vol, veh/h	18	55	22	481	588	43
Conflicting Peds, #/hr	0	0	46	0	0	46
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	19	59	23	512	626	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1230	672	717	0	-	0
Stage 1	672	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	198	460	879	-	-	-
Stage 1	512	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	176	439	841	-	-	-
Mov Cap-2 Maneuver	176	-	-	-	-	-
Stage 1	475	-	-	-	-	-
Stage 2	551	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	19.76	0.41	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	841	-	321	-	-
HCM Lane V/C Ratio	0.028	-	0.242	-	-
HCM Control Delay (s/veh)	9.4	-	19.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	3	5	494	628	3
Future Vol, veh/h	2	3	5	494	628	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	1	0
Mvmt Flow	2	3	5	520	661	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1193	663	664	0	-	0
Stage 1	663	-	-	-	-	-
Stage 2	531	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	208	465	934	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	594	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	207	465	934	-	-	-
Mov Cap-2 Maneuver	207	-	-	-	-	-
Stage 1	513	-	-	-	-	-
Stage 2	594	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.8	0.09	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	934	-	310	-	-
HCM Lane V/C Ratio	0.006	-	0.017	-	-
HCM Control Delay (s/veh)	8.9	-	16.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Exhibit A – Available Sight Distance



IDOT BDE MANUAL - CHAPTER 31

$SSD = 1.47\ Vt + 1.075\ \frac{V^2}{a}$

where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s^2 (m/s^2)

$305 = 1.47\ 40(2.5) + 1.075\ (\frac{1600}{11.2})$

HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

AVAILABLE SIGHT DISTANCE

DRAWN: MD CHECKED: JM
DATE: 07-10-24 REV: 10-16-24
PROJECT #: 24-068
EXHIBIT: A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Plan Commission Memorandum

11/15/2024

To: Plan Commission

From: Kelsey Fawell, Senior Planner
Heather Valone, AICP, Director of Community Development

CC: Ellen Baer, Village Manager
Mike Jurusik, Village Attorney

RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision

Application Description

McNaughton Development, LLC (the "Applicant") submitted an application requesting a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision for the subject property located at 5600 Wolf Rd. (the "Subject Property") (Figure 1). The project proposes the redevelopment of the existing multi-tenant office building and parking facilities to a townhome planned development.



Figure 1

Subject Property History

The Subject Property has been owned by Casey and Fran Gaik (collectively, the "Property Owners") since March 1980. Mr. and Mrs. Gaik purchased the Subject Property from Timothy Christian School which operated on the Subject Property as a private religious school. The Property Owners requested a rezoning of the Subject Property from A - Single Family Residence District to O - Limited Office District in 1981. The Village denied the rezoning request. As a result, the Subject Property Owners filed suit against the Village. The legal proceedings resulted in a judgement that required the Village to rezone the Subject Property to the O - Limited Office District. The Property Owners operated their medical billing company at the Subject Property until they sold their business. The Property Owners now rent the building to office uses. As indicated in the application the Property Owners have experienced challenges in re-tenanting and are now contracted with the Applicant to sell the Subject Property.

Existing Conditions, Zoning and Comprehensive Land Use Plan (CLUP)

The roughly 2.42-acre site is located at 5600 Wolf Rd. and is bounded by townhomes on the north (Heritage Springs), Park Pl. on the south, Wolf Rd. on the east, and single-family houses on the west. The Subject Property is currently developed with a multi-tenant office building and associated parking facilities. Access to the site is currently provided via Wolf Rd., which is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOTH). The Subject Property is zoned O - Limited Office and is one a few properties within the Village with such zoning classification. Heritage Springs is a townhome development zoned R4 - Multiple-Family (R4 District) to the north of the Subject Property, that was granted a planned development in 1995. The properties to the west, southwest, and south of the Subject Property are A - Single Family Residence (Ridgewood Subdivision).

An existing detention basin abuts the northwest corner of the Subject Property. The detention basin is located within the Village's right-of-way (ROW) (the "Lawn Ave. ROW). The Lawn Ave. ROW directly adjacent to the Subject Property is 66 ft. by 225 ft. (14,850 sq ft. or 0.34 ac.). The detention basin is part of the stormwater management system for Heritage Springs and as such is maintained by Heritage Springs [it should be noted the Lawn Ave. ROW is included within the scope of the application made by the Applicant].

The Subject Property is a flag lot, which means that the lot extends past and behind the lot lines of the adjacent property. In being so, the Subject Property abuts both A Single-Family Residence and R4 District and is adjacent to unincorporated Cook County single-family residences. The Subject Property is identified as Office per the Village's 2003 CLUP. This long range land use designation is characterized as a commercial area consisting of low-rise (one to two story) office buildings, usually on separate parcels, and with dedicated parking.

Application Background and Summary

The Application was first heard by the Plan Commission on August 13, 2024, and continued to September 24, 2024 (Attachment 1) and November 18, 2024. The original plans proposed eight townhome buildings on the Subject Property, for a total of 29 dwelling units. Access to the development was originally proposed off Park Pl. to the south. The Applicant submitted a revised plans on October 18, 2024, for 28 dwelling units and vehicular access via Wolf Rd. The Applicant submitted further revised plans on November 6, 2024, (Attachment 2) The Applicant's revised their plans, now propose nine townhome buildings, for a total of 29 units.

The buildings are as follows: seven three-units and two four-units. Each unit will feature a front-loading two-car attached garage and driveway. Most driveway widths range from about 19 to 20 ft., with units 8, 15, and 21 being the outliers with driveway depths of less than the minimum required length of 19 ft. Units 8, 15, and 21 only have sufficient area to park one vehicle on the driveway rather than two vehicles. The proposed buildings include front and rear balconies, and rear patio. The Applicant proposes constructing a continuation of Heritage Ct. to the southeast through the site to the development's access driveway proposed along Wolf Rd. Heritage Ct. connects to 55th St. to the north. The existing Heritage Ct. is a private road to the north of the Subject Property owned and maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate the new portion will match the existing road's width. An automatic gate will be separating the proposed development from existing Heritage Springs to the north. Access via the gate will only be granted to residents of both developments with clicker-access and emergency services. The Applicant states in the application that the gate will be improved with an Opticom system that will give emergency services access similar to the systems on streetlights.

In addition to the deviations from Code sought in conjunction with a planned development, The Applicant is requesting approval of the following waivers:

1. A waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO.

2. Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.) The Applicant is seeking a waiver from the required site lighting plan and financial information submittals.

The Applicant held a community meeting for properties within 250 ft. of the Subject Property on July 23, 2024. The Applicant elected to hold this meeting to introduce the development to the surrounding properties and receive feedback on the proposal in advance of the August 13, 2024, public hearing.

Building and Site Design

The Applicant is proposing a development only comprised of townhomes. As described above there are nine townhome buildings that are either three or four units. Three Three-unit buildings are proposed on the southern and western boundaries of the site that are directly abutting single family residences in the Ridgewood Subdivision. Along the eastern boundary, the Applicant is proposing two three-unit buildings and two four-unit buildings along the northeastern side adjacent to the condominium building addressed 5580 Wolf Rd. Each townhome unit consists of two car garages with full width driveways, most of which that are a minimum length of 19 ft. Units 8, 15, and 21 the northwesternmost unit, has a proposed driveway lengths less than the required 19 ft., meaning only a single car at a time can be parked on the driveway. All townhome units have two outdoor areas in the form of at-grade patios in the rear of the buildings and covered balconies on the second story (referred to in the application materials as "middle level deck". The units are proposed with three bedrooms. The Applicant states in the application materials that more than half of the units can accommodate elevators. The Applicant also states in the application that the base purchase prices range is $ 800,000 to $850,000.

The Applicant is proposing exterior materials that are generally considered higher quality. The submitted materials board indicates the use of brick veneer, fiber cement board, asphalt shingles for the majority of the building elevations. Standing seam metal roofs are proposed for the bay windows and Juliet balconies. Various architectural accents are proposed such as corbels, columns, soldier brick courses, and banding board. Vinyl doors and windows are also proposed. The Applicant proposes varying the locations of certain façade materials amongst homes within the same building. Units within the same building are proposed to have varying color doors from one another.

The private road is proposed to cut through the site, with four buildings on the northeast side and five buildings on the southeast side. A sidewalk five feet in width is proposed along the east side of the street, which will lead out to Wolf Rd. and connect to the existing sidewalk heading north on Wolf Rd. The Applicant has not yet indicated whether on-street parking will be allowed, but six guest parking spaces are located in the southwest corner of the site adjacent to the roadway and an additional two parallel spaces are proposed slightly to the north of the other guest spaces. A vehicle turnaround area is proposed immediately south of the gate separating the Subject Property from Heritage Springs to the north.

Engineering

Please see the memorandums prepared by the Village Engineer (Attachments 3 and 4) for a detailed discussion of the Applicant's stormwater management proposal and other engineering related improvements.

Approval Standards

The requests that comprise the Application are required to comply with standards with the Village's DCO. Each type of request and its accompanying standards are detailed below.

A. Comprehensive Plan Amendment to the Long-Range Land Use Map Standards
Goals and objectives set forth in Section (10-1-2: PURPOSE AND INTENT) of the DCO:

a. To promote the orderly and beneficial development of the Village of Western Springs in accordance with the village's official land use plan.

b. To promote the public health, safety, morals, comfort and general welfare of the citizens of the Village of Western Springs.

c. To protect the character and stability of residential, business and industrial areas.

d. To provide for orderly growth and development; to afford adequate facilities for the safe, convenient, and efficient means for the traffic circulation of its population; and to safeguard the public against flood damage.

e. To provide adequate light, air, privacy and convenience of access to Subject Property.

f. To divide the Village of Western Springs into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this ordinance.

g. To prohibit locations and uses of buildings or structures and uses of land that are incompatible with the type of development planned for specified zoning districts in the Village of Western Springs.

h. To regulate and restrict the location and use of buildings, structures and land for trade, industry, residence, and other uses, and to regulate and restrict the intensity of such uses.

i. To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the necessary public grounds for schools, parks, playgrounds, and other public open spaces.

j. To prevent additions to and alterations or remodeling to existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder.

k. To protect against fire, explosions, noxious fumes and other dangers.

l. To fix reasonable standards to which buildings and structures shall conform.

m. To provide for the gradual elimination of those uses that would not now be permitted in the districts in which they are located and are adversely affecting the orderly and beneficial development of the Village of Western Springs.

n. To define and limit the powers and duties of administrative officers and bodies as provided herein.

o. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this ordinance or any amendment thereto.

The Subject Property is notably one of the few sites designated O - Limited Office within the Village. The Village's future land use map designation is Office. The future land use district is described as commercial areas consisting of low-rise (one to two story) office buildings, usually on separate parcels and with dedicated parking. The Subject Property is adjacent to designated residential uses: to the north is multiple-family (Heritage Springs townhomes and residential condominium building), to the south and west is single-family residential, while to the east (across Wolf Rd.) is unincorporated Cook County residential.

The Subject Property is currently underutilized, per the Application documents that state the office building has only been partially occupied in recent years. The

Comprehensive Plan Amendment would allow for continuation of residential redevelopment, one that connects to the planned development Heritage Springs (via Heritage Ct.) to the north. The Development Plans propose the construction of a new portion continuation of Heritage Court, as a private street, within the Property to the south, which will only be available to residents of both the Heritage Springs Subdivision and the Heritage Crossing Subdivision to potentially minimize traffic through the single-family neighborhood immediately east of the Property. A vehicular turnaround area is proposed immediately south of the gate in the event vehicles do attempt to cut through the development and dead end at the gate. AutoTURN analysis is needed for the turnaround area to verify it can be utilized for passenger vehicles. Attachment 5 contains the Village's consulting traffic engineer's (Kimley Horn) review of the submitted traffic study. Recommendations include removal of the two proposed parallel guest parking spaces due to poor visibility and the use of grasscrete or other material to discourage the use as parking spaces. A public sidewalk within the Park Pl. ROW is also recommended.

B. Map Amendment Standards

The Plan Commission considered each of the seven (7) standards set forth in DCO; Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(1) (Map Amendments) of the DCO and found as follows:

a. Existing uses of property within the general area of the Subject Property in question.

The Subject Property is currently zoned O – Limited Office District and is immediately surrounded by single and multi-family residential uses, as follows:

(a) North of the Subject Property; R4 District: townhomes (Heritage Springs);
(b) South of the Subject Property: A – Single-Family Residence District; single family houses;
(c) East of the Subject Property: Single-Family Residence District Unincorporated Cook County): single family houses; and
(d) West of the Subject Property A – Single-Family Residence District; single family houses.

b. The zoning classification of Subject Property within the general area of the Subject Property in question.

The properties in the general area are mostly single-family residential zoning districts with an R4 District property to the north, as listed in the previous standard. The neighboring property to the north, the Heritage Springs Subdivision, was granting a rezoning, conditional use, and planned development for the construction of 14 townhome units, two stormwater detention facilities, a private road, with curb and gutter and drainage improvements, sidewalks and accompanying utilities in 1995. The Property was previously zoned A - Single Family Residence and C-2 Community Shopping Center District. This development predated the Village's Comprehensive Plan which was adopted in 2003.

c. The suitability of the property in question to the uses permitted under the existing zoning classification.

Prior to 1982, the Subject Property had been zoned single-family similar to that of adjacent properties to the north (prior to Heritage Springs conditional use permit for planned development), south, and west. The Subject Property was designated such zoning classification upon annexation into the Village. While the surroundings area has not experienced significant use change and is slated to remain residential within the 2003 Comp Plan.

The Subject Property is undersized in terms of dwelling unit per acre requirement. However, with the inclusion of the Lawn Avenue ROW Area, the combined property exceeds the minimum lot area required by Section 10-6-5(C)(2) of the DCO. The Applicant has sought a waiver from the Planned Development standard for minimum total lot size (five (5) acres). The Applicant is seeking variations from the R4 District requirements. Please see section Sections "D. Exceptions from Applicable District Regulations" and "E. Variations from Applicable District Regulations" below for a discussion of the requested zoning relief under the planned development regulations.

d. The trend of development, if any, in the general area of the Subject Property in question, including changes if any, which have taken place in its present zoning classification.

The recent trend of development in the general area of the Subject Property has remained the same for decades, consisting of mostly house renovations, additions, and tear downs for new construction of single-family residences. Most of the surrounding residential neighborhoods were subdivided prior to 1990, while the existing Heritage Springs townhome development was constructed in the late 1990's into the early 2000's to the north of the Subject Property as a multiple-family development. There is also another multiple-family building with detached, dedicated parking garage buildings serving the units immediately to north of the Subject Property (5580 Wolf Rd. Spring Manor Condo Association). The Subject Property was rezoned to allow for office uses in the 1980s and has remained consistent with the existing condition for more than 30 years. As the years have progressed, the occupancy of the office building has been decreasing.

e. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The zoning of the Subject Property prior to 1980's was for single family residential uses.

f. The compatibility of the surrounding Subject Property with the permitted uses listed in the proposed zoning classification.

The surrounding properties all have either A or R4 residential zoning.

g. The objectives of the current comprehensive plan for the Village and the impact of the proposed amendment on the said objectives.

The objectives of the current Comprehensive Plan for the Village will be met by the potential granting of the map amendment, and it will not have a negative impact on the objectives. Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan. Development of the Subject Property, as proposed by the Applicant, will result in the elimination of an aging and underutilized office building.

C. Conditional Use Permit Standards The Plan Commission has considered each of the seven standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (G) (Conditional Uses: Standards) of the Village Code and finds as follows: Under the R4 District, the Development is classified as a permitted conditional use for a planned development.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential development will enhance the community by being more in context with the surrounding residential uses. The proposed number of dwelling units will not generate enough traffic to become a detriment to the public. The Applicant submitted a Traffic Impact Study based on the current site plan confirmation that demonstrates the proposed impacts. The Traffic Impact Study includes the current street and access via Wolf Rd.; however, the unit count must be updated to 29 units. The previously submitted Traffic Impact Study although for the previous site plan did include 29 units. As such the correction to the current Traffic Impact Study is unlikely to show significantly different results. The Traffic Impact Study also includes information on pedestrians and bicycles in the immediate vicinity. The new residential use should provide a safe environment for residents of the Subject Property though the installation of a sidewalk within the development and within the Wolf Rd. ROW. Based on the submitted Traffic Impact Study pedestrian and bicycle counts, staff recommends the Applicant install a sidewalk to the south of the Subject Property, along Park Pl. A sidewalk along Park Pl. would reduce the number of pedestrian and vehicle interactions within proximity to the Subject Property and the intersection of Wolf Rd and Park Pl. The recommendation would further the application's ability to meet this standard. Attachment 5 contains the Village's consulting traffic engineer's review of the submitted traffic study.

2. That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially

diminish and impair property values within the neighborhood in which it is to be located.

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential project is more compatible with the surrounding residential uses than the existing office building. The proposed development will generate less traffic than the existing office zoning.

The Applicant is proposing to provide a stormwater management system that exceeds the minimum requirements 10-11 of the DCO. The Applicant is required to provide volume control and accept the natural flow of storm water from the La Grange Highlands area. The Applicant is not required to provide stormwater detention on the site as the size of the Subject Property is below the three-acre threshold. The Applicant is proposing to provide stormwater detention by improving the existing stormwater detention basin in the Lawn Ave. ROW. The basin is proposed to be deepened to gain added stormwater storage. The Applicant's calculations show the detention basin's capacity will essentially be doubled as compared to the current conditions. They show an increase in storage in the basin from the existing 0.729 acre-ft to 1.64 acre-ft in the proposed condition. The amount of stormwater that enters the Village from the La Grange Highlands poses issues for Subject Property and many properties that are downstream. The Applicant is requesting a variation from the Village's stormwater requirements to allow standing water in the street during major rain events. The Applicant has redesigned the site from the originally proposed plans to relocate the townhomes further from the standing water. Although the proposed Project will not solve the stormwater issues in the area, it will provide incremental benefits and not further burden the issue.

The Applicant states in the application materials that the extension of Heritage Ct. provides access for emergency vehicles to access both existing Heritage Springs and the proposed Heritage Crossing development. The existing Heritage Ct. terminuses at the shared Subject Property line to the north with the Subject Property. The existing private street is only 24 ft. wide and does not provide a suitable turnaround area for the Village's Fire Department ladder truck. There is, however, a turnaround area for passenger vehicles. The proposed extension of Heritage Ct. and the access for emergency vehicles via the proposed Opticom system will improve emergency services access to the existing development. Staff recommendations include ensuring the gate and Opticom system are high enough off the ground, so they are not impacted by water flooding during major rain events.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. In the case of Heritage Springs to the north, it was granted a conditional use for a planned development in August 1995. The redevelopment of the Subject Property for townhouses is consistent with the trend of development for the properties along the north and west sides of the Subject Property that are within the Village. The Subject Property was zoned for residential use prior to the rezoning to the O – Limited Office District.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The Project proposes construction and continuation of Heritage Ct. to the north of the Subject Property, connected via an automatic gate only accessed by residents of both Subject Property and Heritage Springs, as well as emergency services. The Project proposes main access entrance from Wolf Rd. to the east. A five-foot sidewalk is proposed on the east side of Heritage Ct., and along Wolf Rd. to the south of the access entrance into the development.

The Development proposes to connect to the Village's existing watermain system which is adjacent to the Subject Property within Heritage Ct. The sanitary sewer system will be provided by the La Grange Highlands Sanitary District, which has service jurisdiction over the Subject Property. The Applicant has provided written confirmation that the La Grange Highlands Sanitary District can provide sanitary service to the project. The Village contracted with a consultant (HR Green) that found the Village's water system does have capacity to provide water utilities to the development.

As indicated above, the Applicant is complying with the Village's requirements for stormwater management. The development also complies with the regional stormwater management authority, the Metropolitan Water Reclamation District of the Greater Chicago Area (MWRDGC) requirements. The Applicant is also proposing to exceed the stormwater manage requirements by providing stormwater detention within the Lawn Ave. ROW. The Applicant is requesting a variation from the stormwater requirements related to storage of water in the street. It should be noted that Heritage Springs to the north experiences standing water in the streets during major rain events today.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The Applicant proposes the construction and continuation of privately owned Heritage Ct. throughout the Development in order to connect the new roadway to the existing portion of Heritage Ct. to north of the Subject Property that serves Heritage Springs. The connection of the new portion of Heritage Ct. to the existing portion of Heritage Ct. will be managed by an automatic gate only accessed by residents of both Heritage Crossing and Heritage Springs, as well as Village public safety and emergency service vehicles. A vehicular turnaround area immediately

to the south of the gate, for passenger vehicles, is proposed. The project proposes a main access entrance from Wolf Rd. along its east boundary line. A five-foot sidewalk is proposed on the east side of Heritage Ct. The Applicant has provided a traffic study that states there is sufficient ingress and egress and undue burden on the surrounding roadway system. The plans indicate eight guest parking spaces. Six spaces are proposed between unit numbers 23 and 24 per the engineering plans. It should be noted that the site plans prepared by BSB Design show seven parking spaces on the southwest side of the proposed street. Whereas the engineering plans show six parking spaces. This inconsistency should be corrected. The remaining two parking spaces are separate from the other seven pull-in spaces and are designed as parallel to the street. These two spaces are located generally adjacent unit numbers seven and eight. Due to poor visibility, the Village's Traffic Consultant is recommending removal of those two spaces.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

The Village's future land use map designates this property as Office.
Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.

The Applicant states in the submitted application materials that construction of the proposed development will conform to the applicable regulations of the R4 District, except for the zoning relief to certain regulations as requested from certain R4 District requirements. See Section E "Exceptions from Applicable District Regulations" and Section F "Variations from Applicable District Regulations" below for discussion of the requested exemptions and variations.

D. Guidelines for Planned Developments: The following guidelines (DCO Section 10-8-3) will be used by the Plan Commission and Village Board to evaluate the suitability of proposed planned developments. These guidelines represent sound planning principles which the Village thinks should be incorporated into planned developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. The planned development should be compatible with the character of the underlying zoning district in which it is located.

As indicated above, the surrounding properties to the west and south of the Subject Property are zoned A Single-Family Residence and improved with single family houses. The properties to the east are unincorporated Cook County single

family houses. The properties to the north and northeast are zoned R4 and improved with townhouses and condominiums respectively.

B. The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.

The Applicant is requesting a Map Amendment and Amendment to the Official Future Land Use Map.

C. The planned development should preserve the value of the surrounding residential area.

The proposed development would remove the existing office building use and replace it with townhouses similar to the neighboring property to the north. The Applicant submitted fiscal impact projections showing that the development will positively impact all taxing districts and generate impact fees. The Director of Finance reviewed the submitted information and found the information to be reasonable (Attachment 6). The Applicant is requesting a waiver from the market study submittal. However, the Applicant has submitted data on other townhouse developments in Western Springs to demonstrate the market demand for the housing type and base cost.

D. Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.

The Subject Property is a land locked parcel that has remained in the existing condition for several decades. The shape of the parcel is also atypical. There is no historical significance to the existing office building and its retention and continued use as an office building, which has been mostly vacant for years, is not of importance to the people of the area or the community. As indicated in above, the property receives a significant amount of stormwater from the neighboring unincorporated Cook County properties. The Applicant is proposing to raise the grade of the site two feet in order to match where the Heritage Court roadway connects with the Subject Property line to the north.

E. The minimum area of a planned development should be five (5) acres.

The Applicant is seeking a waiver from this requirement. The property with the inclusion of the Lawn Ave. ROW does meet the minimum lot area requirement per the R4 District. Recent planned developments (Field Park 17 Ogden Ave. townhomes, Foxford Station) have been granted waivers from this guideline.

F. Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties.

Table 1 below provides a comparison of the required yards for the neighboring properties and the requested yards:

Table 1

Zoning District	Minimum Yards			
	Front	Interior Side	Corner Side	Rear
A Single-Family	50 ft. or the block average	10% of lot width for one side and 10 ft. on the other side	15 ft. or block average for reverse corner lots	35 ft.
R4 Multiple-Family	25 ft.	25 ft.	30 ft.	30 ft.
R4 Planned Development (Heritage Springs)	20 ft.	8.2 ft.	20 ft.	20 ft.
Requested	7 ft.	6.67 ft.	14.42 ft.	12.75 ft.

The Applicant has provided a landscaping plan that shows perimeter landscaping and a fencing around the property to screen the development from the surrounding properties. Attachment 7 contains the Village's consulting landscape architect's (Hitchcock Design Group) review of the submitted landscaping plans. Recommendations include shifting location of and verification of certain tree species to provide for a more enhanced pedestrian experience throughout the development.

E. Exceptions from Applicable District Regulations: The Plan Commission considered each of the five (5) below standards set forth in Title 10 (DCO); Chapter 8 (Planned Developments); Subsection 10-8-4(B)(1) (Site Design Regulations) of the Municipal Code and finds that the exceptions from the applicable R4 District regulations are needed to help achieve the intended benefits of a planned development. The exceptions from the applicable R4 District regulations may be authorized because:

a. Such exceptions are solely for the purpose of promoting a better development that will be beneficial to the residents or occupants of the planned development as well as those of surrounding properties.

b. In residential planned developments, the maximum number of dwelling units allowed shall not exceed by more than forty percent (40%) of the number of dwelling units permitted in the underlying zoning district.

c. The area of open space provided in a planned development shall be at least twenty-five percent (25%) more than that required in the underlying zoning district.

d. Along the periphery of such planned developments, yards shall be provided as required by the regulations of the underlying zoning district.

e. Building height shall not exceed thirty-five feet (35') except that utilization of a building existing on the site which is taller than thirty-five feet (35') shall be permitted.

A variation to the DCO has been requested so that the Development can meet this exception condition. The variation is proposed as:

The Applicant has stated in the submitted application materials that the development will be consistent with the standards above as the development is promoting a more desirable development that has incremental benefits to the neighboring properties. The development with the inclusion of the Lawn Ave. ROW will meet the minimum lot area of the R4 District. The Applicant's plans show that the proposed open space will be increased over the existing condition. The R4 District has no minimum requirement for open space. The Applicant is seeking variations from the yard and height requirements. Similar to a recent townhome planned development approval, the Applicant is seeking the following variations from height and front and corner side yards regulations:

> "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development"
>
> "Along the periphery of such planned developments, setback yards shall be provided as required by the regulations of the underlying zoning district, except that, in the R4 - Multiple-Family Residence Zoning District, variations of not more than sixty-one percent (65%) to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development"

Although the Applicant is seeking a variation from the planned development height standard, the same variation from the R4 district height requirements would not be needed. Under the R4 District, the two-family buildings have a height restriction of 35 ft. or two and a half stories, whichever is less (DCO Section 10-5-5(G)(1)). Multiple-Family dwellings not exceeding six units have a height restriction of 40 ft. or three stories whichever is less. If the Applicant was not seeking a planned development a variation for the building height would not be needed.

F. Variations from Applicable District Regulations: Standards - The Plan Commission considered each of the five (5) standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(2) (Text Amendments) of the Municipal Code and finds as follows:

a. The degree to which the proposed variation has general applicability within the Village at large and is not intended to benefit specific Subject Property.

b. The consistency of the proposed variation with the objectives of this Ordinance and the intent of the applicable zoning district regulations.

c. The degree, if any, to which the proposed amendment would create nonconformity.

d. The consistency of the proposed amendment with the Comprehensive Plan.

e. The degree, if any, to which the proposed amendment contradicts Village policy as established in previous rulings on petitions involving similar circumstances.

The intent of a planned development (DCO Section 10-8-2) is to afford greater choice in the types of development available to the public by allowing a development that would not be possible under the strict application of the other requirements of the DCO. Planned developments generally provide relief from more than one requirement in order to provide a better design or additional public benefits. The Applicant has indicated in the application that the additional stormwater detention, landscaping, and architecture are proposed to offset the proposed variation requests and additional design benefits. architectural plans

The Applicant is requesting the following exceptions from the DCO a listed in Table 2:

Table 2

Code Section	Requirement	Original	Proposed
10-6-5(D) Minimum Development Parcel Size	5 ac.	2.76 ac	2.76 ac.
10-6-5(E)(1): Minimum Front Yard	25 ft.	14 ft.	7 ft.
10-6-5(E)(2): Minimum Corner Side Yard	25 ft.	11.5 ft.	14.48 ft.
10-6-5(E)(3): Minimum Interior Side Yard	30 ft.	8 ft.	6.67 ft.
10-6-5(E)(4): Minimum Rear Yard	30 ft.	14 ft.	12.75 ft.
10-8-4(B)(1) (e) Maximum Building Height	35 ft.	37.83 ft.	36.33 ft.

The Applicant is requesting relief from the required front yard, minimum interior side yard, and rear yard due size and design of individual lots of the development. As the homes are proposed to encroach, the development's proposed accessory structures also require relief: a/c units, balconies, patios, bay windows. The Applicant has indicated no additional accessory structures will be permitted to encroach within the required yards.

Table 3 provides comparable information on relevant previously approved planned developments that include townhomes:

Table 3

Development Description	Minimum Yards				Development Parcel Size (ac.)	Height (ft.)
	Front	Interior Side	Corner Side	Rear		
Heritage Springs	20 ft.	8.2 ft.	20 ft.	20 ft.	2.53	Estimation 2 stories
Timber Trails	25 ft.	10% or 10 ft., whichever is lesser on one side and 10 ft. to 25 ft. between buildings	20 ft.	30 ft.	105.91*	30
17 Ogden Ave.	15 ft.	15 ft.	15 ft.	30 ft.	0.32	36
Requested	7 ft.	6.67 ft.	14.48 ft.	12,75 ft.	2.76	36.33

** Includes both single family and townhome acreage.*

The development is seeking several variations from the DCO Chapter 10 Subdivisions. The requested variations appear to generally be acceptable given that the street is to be a privately owned and maintained street and that several of these variation requests were previously granted to Heritage Springs.

10-10-7 Street Design Criteria

ii. Pavement Width – Code requires 27 ft street width from face of curb to face of curb. The development proposes 23 feet.
iii. The proposed horizontal curve is less than the minimum 150 foot radius and includes reserve horizontal curves that don't meet Code.
iv. The proposed vertical curves are to be a minimum of 100 feet in length, but the plans show 50 feet length vertical curves.

Section 10-11-11 C. 2, streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than three feet (3') on the adjacent traffic lane and shall not remain flooded for more than eight (8) hours for any event less than or equal to the 100-year event. The proposed design does have street flooding across the full width of the roadway at the north end of the development, however this condition is unavoidable as the proposed roadway is to connect to the existing development roadway that is lower in elevation and currently floods during flooding events. The site plan grading has been revised since the previous submittal to ensure that driveway access to each unit is maintained during a flooding event so all owners will be able to exit to Wolf Road during a flooding event. Overall, it is staff's opinion the street connection to the existing development is a positive for the new and existing developments so granting a variation for this condition would be appropriate.

The Applicant is requesting a variation from the Village related to the installation of public sidewalk within the Park Pl. right-of-way. This is a variation from Village Code 8-2-1 which requires all new development to install sidewalk within rights-of-way that front on public streets. Staff is not recommending approval of this variation.

Public Comment

As of the writing of this staff report, staff has received a number of comments on the application from the neighboring residents. Attachment 11 contains all comments received since the last Plan Commission meeting on September 24. Any additional written comments received after the transmittal of the Plan Commission packet will either be provided by email prior to the meeting or given to members at the meeting.

Conclusion

The Applicant is proposed to convert the existing office site to a townhome development that will continue the existing private Heritage Ct. roadway. The application includes a request to amend the Village's future land use map and zoning map consistent with the request made by the neighboring property to the north. As stated in the application materials the Applicant is seeking a conditional use for a planned development to construct a development that is consistent with other developments in the Village and due to the challenges to reoccupy the site for office uses and infill nature of the Subject Property. The Applicant is also seeking relief from the DCO as part of a planned development.

The Plan Commission has a number of options in recommending approval or denial of the requested comprehensive plan amendment to the long-range land use map, zoning map amendment, conditional use permit for a planned development, variations, and subdivision:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Staff is recommending approval of the application with conditions. Upon review of the application, should the Plan Commission determine that the standards for comprehensive plan amendments to the long-range land use map, map amendments, conditional use permits, planned development guidelines and exceptions, variations, and subdivisions have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

General

1. The Applicant shall comply with all of the applicable federal, state, county, local and special district laws, ordinances and regulations, including the provisions of the Village's Municipal Code, relative to the construction and maintenance of the Development, except as otherwise modified by Village approvals.

2. The Applicant shall revise Declaration of Covenants, Conditions and Restrictions for the homeowner's association in accordance with comments provided by the Village Attorney (Attachment 8) and shall file the Declaration with the Cook County Clerk's Office, Recording Department prior to the sale of any portion of the Property to any other person. The Declaration shall require that at the closing of each dwelling unit,

the Applicant shall allocate $600.00 (or an amount equal to three (3) months' Community Assessment) and pay said amount into a "Capital Reserve" fund, as defined and required by the Declaration, for maintenance reserve account for the benefit of and use of the homeowner's association for maintenance purposes consistent with the Declaration.

3. Prior to the issuance of a building or development permit, the Applicant shall submit a construction schedule, routing, construction staging, restoration plan and phasing plan with map and plan exhibits, which are in conformance with the final set of Village approved engineering and construction plans for the Development. These plans shall identify construction access routes, temporary detours, regular street cleaning intervals and refuse removal and other appropriate safety, restricted access and "good neighbor" practices. Standard Village construction hours shall apply except as otherwise permitted by the Village Manager.

4. Update Plat of Abrogation, Plat of Subdivision, and Plat of Vacation per the comments of the Village Engineer and Village Attorney (Attachment 9).

5. The Applicant's proposes to maintain the current Wolf Road access point as the primary point of ingress and egress for the Development, subject to Cook County approval of certain Wolf Road right-of-way modifications (i.e., required Project-related reconfiguration work to Wolf Road that may include a deceleration / turning lane) and modifications to the existing drainage culvert improvements that will allow it to construct the Development consistent with the current Site Plan. The Village's consideration of approval of the Development is conditioned on Cook County's approval of the current Wolf Road access point as the primary point of ingress and egress for the Development based on the current Site Plan and the Applicant's agreement to abide by the conditions of approval required of the Applicant by Cook County relative to the Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements. The Applicant, at its cost, shall be responsible for entering into all easements, maintenance agreements and other binding documents with Cook County and completing the Wolf Road right-of-way modifications and any modifications to the existing drainage culvert improvements. Other than the Village's plan review process, the Village shall not be obligated to participate in the Cook County required Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements that are necessary to construct the Development under the current Site Plan. That will allow it to construct the Development consistent with the current Site Plan. In the event Cook County's does not approve of the current Wolf Road access point as the primary point of ingress and egress for the Development, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan with a modified point of ingress and egress for the Development for review and consideration by the Plan Commission at a public hearing and then review and consideration by the Village Board.

6. Prior to the issuance of a building or development permit, the Applicant shall enter into a Maintenance and Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions

for the construction and long-term maintenance of the Development consisting generally of the following items:

a. Prior to the issuance of a building or development permit, the posting of an irrevocable letter of credit or other form of security with the Village to secure the completion of the required SSA Maintained Improvements and the landscape improvements for the Development (the "Developer" Security"). The Developer Security shall be in a form acceptable to the Village Attorney and of a dollar amount to be determined by the Village Engineer and shall be managed by the Village in accordance with Subsection 10-10-19(2) (Land Dedications and Completion, Maintenance and Acceptance of Improvements; Posting of a Bond, Cash, or Other Securities) of the Municipal Code;

b. The posting of a two-year maintenance bond (performance and payment bond) for the SSA Maintained Improvements and the landscape improvements;

c. Prior to the issuance of a building or development permit, the submittal of construction access plans for the Development requiring the Applicant and all of its employees, consultants and development and construction crews to use Wolf Road as the primary point of ingress and egress until the required Project-related reconfiguration work to Wolf Road and the drainage culvert area is commenced. The alternate point of ingress and egress to the Development will be 55th Street and the existing Heritage Court within the Heritage Springs Subdivision;

d. The Applicant shall either enter into a private tow company contract to enforce the community parking spaces with the Development or enter into a private parking / private street enforcement agreement with the Village that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court;

e. At the request of the Applicant and the homeowners association for Heritage Springs Subdivision, the Village will consider approving an amendment to the planned development ordinance granted for Heritage Springs Subdivision to allow for additional on-street parking spaces and the operation of the swing gate and such other requested amendments that are necessitated by the Development and the Village will also consider entering into a private parking / private street enforcement agreement that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Springs Subdivision;

f. Prior to the issuance of a building or development permit, the submittal to the Village of a fully executed agreement with Cook County for perpetual maintenance of the Project-related roadway structures and all infrastructure improvements within the portion of the Wolf Road right-of-way, as required by Cook County;

g. Per Section 10-11-11 (Stormwater Management Requirements For All Developments)(F) of the DCO, prior to obtaining any type of building or site development permit for the Project, the Applicant shall execute and enter into a stormwater management facilities maintenance agreement ("stormwater maintenance agreement") with the Village, as prepared by the Village Attorney and approved by the Village Board, relative to the stormwater drainage facilities located on the Property, which facilities shall be the responsibility of the Applicant and its successor owners (i.e., the Association). Within the stormwater maintenance agreement, the Applicant shall guarantee that the Applicant and all of the successor owners of the Property will maintain the stormwater management facilities and the stormwater drainage system and provide to the Village periodic written reports on stormwater management facilities monitoring and maintenance. The stormwater maintenance agreement shall also specifically authorize representatives of the Village to enter onto the Property for the purpose of inspections of the stormwater drainage system. Such agreement shall be recorded with the CCCORD. The stormwater maintenance agreement shall include a schedule for regular maintenance of each aspect of the Property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The stormwater maintenance agreement shall also stipulate that if the appropriate authorized personnel of the Village notify the property owner in writing of maintenance problems which require correction, the property owner shall make such corrections within thirty (30) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner.

h. Revised the declarations to exclude charcoal grills on the proposed balconies.

7. The site plan must be updated to include all labels depicting all building setbacks.

8. The individual dwelling units and platted lots within the Development shall not be permitted to request variations from the Village's Municipal Code that are unique and specific to the individual dwelling unit and lot owner. Amendments to the planned development ordinance that are not unique and specific to an individual dwelling unit and a specific lot owner may be applied for and presented to the Village in accordance with the applicable provisions of the Municipal Code.

9. Correct all inconsistencies between plats (ex. site plans showing seven guest parking spaces between units 23 and 24, whereas the engineering plans show six spaces).

<u>Engineering</u>
Revise the engineering plans per the Village Engineer and consulting engineer's comments per Attachment 4.

10. Written confirmation from Heritage Springs establishing access rights must be submitted prior to Village Board consideration. It is acknowledged that this item is being worked on and will be provided when completed.

11. Location of safety rail on top of the retaining walls is shown on geometric plan, but a detail and structural design and calculations for the safety rail are still needed to ensure the rail is adequate and meets applicable codes.

12. New sidewalks are still required along the Wolf Rd. and Park Pl. frontage per Village code. Place replacement Wolf Road sidewalk along entire property frontage. Placement must be as far from road as practical but will defer to Cook County Highway Department as they will review placement and issue the permit for the work. On Park Place, place the sidewalk one foot inside the public right of way along the southern edge of the development. Sidewalk shall dead end at west termini. All new sidewalk shall comply with IDOT and ADA standards for slopes. The northwest corner of Park Place and Wolf Road sidewalk ramp shall be removed and replaced.

13. The placement of sidewalk on Park Pl. will require the movement of the Ridgewood subdivision sign. The relocation of the sign must be addressed with the next plan submittal. Provide Ridgewood Civic Association approval of the sign design and sign placement.

14. The Applicant' engineer must provide accurate calculations showing the bypass system is adequate to handle all bypass flows.

15. The Applicant must provide accurate calculations that show the rate of flow of the bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This will ensure bypass stormwater does not reach the detention basin faster than it currently does under the existing conditions.
16. The Village will not accept the twin 54" aluminum pipes that are proposed. Reinforced concrete pipes or precast reinforced concrete box culverts shall be used.

17. A detailed operations and maintenance plan is required for the enclosed bypass system. Provide this operations and maintenance plan for Village review. It will be must to be incorporated into the final plat and the declaration document.

18. The end section of the bypass pipes need to be designed in a way that prevents access inside the pipes by unauthorized persons. The end section should be designed to prevent this from happening while at the same time not becoming a maintenance problem with debris collection.

19. Wetland plantings plan is required to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan

20. Structural design plans and licensed structural engineer seal for the retaining wall is required. The developer indicated they are being worked on and will be provided when available.

21. An operations and maintenance plan is needed for the detention basin. The developer shall create an O&M plan for the basin and create a mechanism to fund all

required maintenance activities for the establishment period of three to five years. A licensed/ certified ecologist with experience in wetland basins must produce this type of O&M plan for Village review and approve prior to the issuance of any site development permit.

22. Provide an exhibit showing the street light photometrics conform with Village Code for Village review prior to the issuance of any site development permit.

23. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However, the structural design of this new wall and the other proposed walls are not complete and not provided. Complete wall details, elevations, and signoff by a licensed Structural Engineer is required.

24. Since the structural design is not complete it is not known if tiebacks or over excavation needed to construct the walls will be contained within the development property. Work needed to construct the new walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the walls must be identified and contained within your property or copies of executed easements are to be provided prior to the issuance of any site development permit.

25. Neighboring properties to the west cannot be flooded as a result of an interim construction condition that could occur if the old wall is torn down and the new wall is not yet complete. The plans must have provisions in place to temporarily protect the west property line to a pre-project elevation. The plans must identify a plan to address this issue.

26. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.

27. The wall design of the detention area between units 20 and 21 must accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed.

28. Replace the existing flat grate that is prone to clogging with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both development's stormwater management systems.

29. The plans show inlets proposed to be located on Heritage Springs property. These inlets need to be moved south so they are contained on Heritage Crossing's property. The roadway vertical curve needs to be adjusted so the low point is moved south so the inlets are placed on Heritage Crossing property.

30. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.

31. Street lighting plans are absent. Plans need to include all lighting conduits, cables, controllers, and service location. Also, a light pole foundation and controller

foundation details are needed, and they need to be signed and sealed by a structural engineer.

32. The narrative needs a section discussing the development of the HEC HMS modeling and results.

33. Discuss how the hydraulic modeling impacted the subdivision grading plan.

34. Provide in narrative discussion on the worst-case flooding scenario. Include exhibits sent to Engineering on 10/31/24 which illustrate stormwater storage in this worst-case scenario. Report should clearly state there is a net increase in stormwater storage despite the filling of the existing parking lot area.

35. Based on our calculations, and assuming the Contech pipes have a similar Manning's n to RCP, the design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. Provide documentation that 11 ft/s is the maximum flow velocity through these pipes.

36. Provide calculations for the riprap sizing at the outfall of the dual culverts. The riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions.

37. A fire hydrant spacing, and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.

38. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.

39. Prior comments on the proposed gate have not yet been addressed. In addition to the prior comments, design of gate shall ensure gate electrical and control equipment is elevated one foot above flood elevation. Gate must work at all times.

40. Relocate the depressional area from Heritage Springs to Heritage Crossing.

41. Adjust the location of the inlets directly under the proposed gate to be fully located on Heritage Springs.

42. Stormwater Management Report and HEC-HMS Model. The Stormwater Management Report's narrative should be revised to include discussion of modeling results, reference and discuss the supporting modeling documentation, and include the inundation maps.

43. The HEC-HMS files provided indicate that the discharge curves for all basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined. Clarify how the discharge flows are defined between basins.

44. Stormwater Management Report and HEC-HMS Model. Clarify the distinction between the nodes "Storage East of Wolf Road" and "Box InletEast Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

45. Stormwater Management Report and HEC-HMS Model. The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration.

46. However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical. Please provide HEC-HMS results that match the conservative scenario displayed in the inundation maps.

47. The inundation maps should reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions

48. All comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 must be addressed

Landscaping

Revise the landscaping plans to address all outstanding comments from the Village's consulting landscape architect's review memorandum dated 11/5/2024 (Attachment 7).

49. Include all utilities and light poles consistent with the information included in the Final Engineering plans. It is unclear if there are conflicts between utilities, light poles, and the proposed landscape.

50. The revised landscape plan indicates to preserve the existing trees located behind the existing neighborhood sign. These existing evergreen trees are in poor condition and should be replaced with new plant material consistent with the adjacent proposed plantings.

51. Maples are not allowed in the public ROW per the Village Urban Forest Management Plan, they are an over-represented species within the Village. Replace with another species.

52. Indicate Gingko biloba to be male species to avoid fruit production.

53. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.

54. The specifications indicate a different native seed mix than the seed mixes indicated on the plans but does not list detail on species included. Clarify specification of seed mixes.

Road and Traffic

Revise the plans and Traffic Impact Study to address all outstanding comments from the Village's consulting traffic engineer's review memorandum dated 11/13/2024 (Attachment 5).

55. The two parallel parking spaces should be removed on the east side of Heritage Court.

56. Revise all applicable plans related to the correct number of guest parking spaces between units 23 and 24.

57. Vehicles parked in the driveway of units 8, 15, and 21 may not overhang the curb.

58. The Opticom sensor shall be taller than the proposed fence/gate. Design and details must be submitted for review and approval by the Village's Director of Fire and EMS before any permit is issued for site development.

59. A sidewalk along Park Pl. to the south connecting to the Wolf Rd. sidewalk to the east must be installed.

60. Revise all applicable plans to convert the turnaround area north of unit 15 to grasscrete or similar material.

61. Submit AutoTURN analysis for the turnaround area north of unit 15 to verify vehicle turnaround.

62. On the color site plan prepared by BSB Design (revised 11/5/2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering and Surveying (revised 11/4/2024).

63. Update the Traffic Impact Study to reflect the proposed 29 rather than 28 dwelling units.

64. Clarify if Figure 5B in the Traff Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September should be presented in the TIS.

65. Figure 7 does not match the trip generation presented in Table 3 in the Traffic Impact Study. Please update according.

Signage

66. Provide a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Rd.

67. Provide information on any roadway signage related to street name and type (private) for review.

Attachment 10 contains a draft recommendation to facilitate the discussion.

Attachments

1. Memorandum prepared by Kelsey Fawell and Heather Valone RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision dated 9/20/2024 *(Attachments omitted, but available on the Village's website)*

2. Applicant submittal package

3. Memorandum prepared by Jeff Koza RE: 5600 Wolf Road Site Development – Heritage Crossing –Engineering Update for November 18, 2024, Plan Commission Meeting dated 11/15/24

4. Memorandum prepared by Jeff Koza RE: Zoning Application Review: Heritage Crossing 5600 Wolf Rd. Development Engineering Services - Review 03 dated 11/14/2024 with attachments

5. Memorandum prepared by Rory Fancler, Kimley Horn, Subject: Heritage Crossing – Traffic Review Resubmittal 5600 Wolf Rd. Western Springs, Illinois dated 11/13/2024

6. Memorandum prepared by John Mastandona RE: Zoning Application Review: 5600 Wolf Rd. – Finance dated 11/15/2024

7. Memorandum prepared by Tim King, Hitchcock Design Group, RE: 5600 Wolf Rd. – Heritage Crossing Landscaping Submittal Review #4 dated 11/7/2024

8. Declaration of Covenants, Conditions and Restrictions for: Heritage Crossing Townhome Association of Western Springs - a McNaughton Development, Inc. Subdivision Redline prepared by Mike Jurusik, Village Attorney dated 11/15/2024

9. Redline and Mark-ups of Plat of Abrogation, Subdivision and Vacation Prepared by Jeff Koza, Village Engineer and Mike Jurusik, Village Attorney.

10. Draft: Plan Commission Recommendation No. 24-02 Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

11. Public comments

BAXTER & WOODMAN Consulting Engineers

January 3, 2025

Mr. Jefferey Koza, PE, CFM
Director of Engineering Services
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

Subject: 5600 Wolf Road Plan Development – Stormwater Review #5

Dear Mr. Koza,

In accordance with your instructions, we have completed an office review of the following documents:

- Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering, Inc. and dated May 22, 2024 with revision 5 dated December 12, 2024
- Revised Stormwater Report, prepared by DesignTek Engineering, Inc. and dated December 13, 2024
- HEC-HMS files and results associated with H&H analysis

We have the following comments for the developer:

Engineering Plans

1. The slope of the box culvert shall be revised to reduce the velocity to 10 ft/s or less.
2. The apron length for the box culvert outlet is sized for a 5 ft/s discharge. This distance shall be extended or the velocity decreased, per Table 2 as included in the planset.
3. Provide details for the inlet and outlet structures and grates for the box culvert.
4. Prior to final approval, the retaining wall design shall be reviewed, signed and sealed by an Illinois-registered Structural Engineer.

Stormwater Management Report and HEC-HMS Model

1. It appears there is double-counting of volume between the Box Inlet and Storage nodes east of Wolf Road at elevation 663 and higher. While it is acknowledged that the two nodes are hydrologically linked, the volume should either be split between the two nodes and included only in one of them to more accurately reflect the available volume east of Wolf Road.
2. The inundation maps still appear to be incomplete. The results provided give flood elevations higher than 660.3 at “Storage West of Wolf Rd” for both existing and proposed conditions. For the existing conditions map, there doesn’t seem to be any inundation above the 655 elevation associated with Basin “C”. For the proposed conditions, it seems there should be additional inundation, interpolated between the modeled nodes: for example, behind units 8-14 due to surcharging inlets. Please also include callouts for water surface elevations at various points.

Please provide subsequent submittals with an itemized response to our comments.

Our review did not include field verification of existing conditions, elevations, grades and/or topography as shown on the plan, and we disclaim responsibility for any errors or omissions. The developer and its engineer are not relieved of any responsibility for the correctness of the existing field conditions because of our review and the subsequent approval of the plans and specifications by the Village.

If you have any questions or need any additional information, please contact us.

Sincerely,

Corey Van Dyk, P.E., CFM

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

REPORT AND RECOMMENDATION NO. 24-02

PLAN COMMISSIONERS PRESENT: Peter Glimco, Peter Hanson, Michele Johann and Patrick Turner.

ABSENT: Jocelyn Brumbaugh, Ryan DeProsperis and Steve Winegar.

OTHER: None.

DATE: November 18, 2024

FINDINGS AND RECOMMENDATIONS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS

RE: PC-2024-02: Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

APPROVAL of a Map Amendment to Rezone the Below Described Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District to Construct a Townhome Development Referred to as "Heritage Crossing" (the "Project" or "Development"). [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Hanson and seconded by Commissioner Turner and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of a Conditional Use Permit for a Planned Development with Exceptions from District Regulations (Applicable Only to the Development) in Accordance with Chapter 8 (Planned Developments) of the DCO to Construct the Development. [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Hanson and seconded by Commissioner Turner and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of Variations from District Regulations Applicable Only to the Development, Except as Noted:

- **Variations from Section 10-10-7 (Street Design Criteria): Pavement Width – Required twenty-seven feet (27') street width from face of curb to face of curb. The Applicant is requesting twenty-four feet (24'). Required horizonal curve minimum one hundred fifty foot (150') radius. The Applicant is requesting less than one hundred fifty feet (150'). The required vertical curves minimum of one hundred feet (100'). The Applicant is requesting fifty feet (50').**
- **Variation from Section 8-2-1 (Inspections Required): "The following regulation shall apply to platted subdivisions that already exist within the village and that have some public sidewalks serving residences already constructed therein. As part of any new construction, tear down development, subdivision, planned development or an**

addition or renovation to an existing residence or commercial building, a concrete sidewalk shall be installed by the property owner in the public right of way along the street frontage of the property extending from lot line to lot line where a sidewalk does not currently exist or if a sidewalk already exists and is in poor condition, as determined by the director of municipal services, or his designee, the sidewalk or portions thereof shall be replaced as part of the construction project. The village engineer shall designate the location and grade of the sidewalk. The property owner shall be responsible for the cost of the installation of the concrete sidewalk or any replacement portions of the existing sidewalk. In the case of a corner lot, the sidewalk shall be installed in the public right of way along both street frontages of the property and shall extend from lot line to lot line. As an alternative to concrete sidewalks, sidewalks installed in the public right of way may be constructed of brick pavers or similar materials when authorized by the village board as part of a planned development. No person shall construct, rebuild, repair or remove any sidewalks on any public street or right of way in the village without first obtaining a building permit and an inspection from the department of municipal services." The Applicant is requesting to waive the sidewalk requirement along the north side frontage of Park Place. NOTE: The Plan Commission recommended denial of the Applicant's request to waive the sidewalk requirement along the north side frontage of Park Place and recommended that the Park Place sidewalk be installed.

- **Variation from Subsection 10-11-11 (C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets): "Streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than three feet (3') on the adjacent traffic lane and shall not remain flooded for more than eight (8) hours for any event less than or equal to the 100-year event." The portion of the north end of Heritage Court (a private street) between the north lot line of the Property to a point approximately forty feet (40') south of the north lot line of the Property, which is not intended to be used for primary ingress and egress vehicle access to the Property, has been designed to temporarily hold stormwater during certain infrequent rain events to facilitate the movement of excess stormwater from the Property to the on-site stormwater detention basins and to draw stormwater off of the remainder of Heritage Court and away from the private driveways of northerly dwelling units so that there is no ponding of stormwater in front of the dwelling units.**
- **Exception from Subsection 10-8-4(B)(1)(d) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO to provide: "Along the periphery of such planned developments, set back yards shall be provided as required by the regulations of the underlying zoning district, except that, in the R4 - Multiple-Family Residence Zoning District, variations of not more than sixty-one percent (61%) (seven (7) feet) to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development."**
- **Exception from Subsection 10-8-4(B)(1)(e) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO to provide: "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than nine percent (9%) (36.25 feet) above the maximum height of buildings and structures may be allowed as part of the approval of a planned development."**
- **Exceptions (Text Amendments / Variations) from requirements of Section 10-6-5 (R4 - Multiple-Family Residence District) regulations, including:**
    - **Subsection 10-6-5(D): Minimum Development Parcel Size: Required: five (5) acres (217,800 square feet) and Requested: 2.76 acres**

- **Subsection 10-6-5(E)(1): Minimum Yards Requirements: Front Yard: Required: Twenty-five feet (25') and Requested: seven feet (7')**
- **Subsection 10-6-5(E)(2): Minimum Yards Requirements: Corner Side Yard: Required: Twenty-five feet (25') and Requested: Fourteen and five inches-and-a-half feet (14.42')**
- **Subsection 10-6-5(E)(3): Minimum Yards Requirements: Interior Side Yard: Required: Thirty feet (30') and Requested: six feet and eight inches (6.67)**
- **Subsection 10-6-5(E)(4): Minimum Yards Requirements: Rear Yard: Required: Thirty feet (30') and Requested: Twelve feet and nine inches (12.75')**

[During the November 18, 2024 Public Hearing, a Motion to Approve these components of the Zoning Relief, except for the denial of the Applicant's variation request to avoid installation of the required sidewalk along the north side frontage of Park Place, was made by Commissioner Hanson and seconded by Commissioner Johann and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of a Combined Preliminary Plan / Final Plan for the Development Subject to Compliance with Plan Review Requirements of Section 10-8-5(C) (Final Plan) of the DCO. [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Johann and seconded by Commissioner Turner and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of a Final Plat of Subdivision to Construct a Twenty-Nine Unit Townhome Development Referred to as the Final Plat of Heritage Crossing, as Part of a Village Conditional Use Permit for a Planned Development in Accordance with Chapter 8 (Planned Developments) of the Village's DCO of a Combined Preliminary Plan / Final Plan for the Development Subject to Compliance with Plan Review Requirements of Section 10-8-5(C) (Final Plan) of the DCO. [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Turner and seconded by Commissioner Johann and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of a waiver of the 5-acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO and the reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.). [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Turner and seconded by Commissioner Johann and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

APPROVAL of vacation of a portion of the dedicated Lawn Avenue right-of-way ("Lawn Avenue ROW Area"), generally described as the approximate 225.00 foot (north to south) by 66.00 foot (east to west) parcel and located west of and adjacent to the south 25.00 feet of Lot 4 and Lots 5 and 6 of Maxted's Subdivision with assigned P.I.N. 18-18-200-001-0000, for purposes of incorporation into the planned development. [During the November 18, 2024 Public Hearing, a Motion to Approve this component of the Zoning Relief was made by Commissioner Johann and seconded by Commissioner Hanson and the Motion passed with four (4) affirmative yes votes and zero (0) negative votes voiced by the Commissioners present at the Hearing.]

Applicant:	**McNaughton Development, LLC**
Property Owner:	**Casey and Fran Gaik**
Property:	**5600 Wolf Road, Western Springs, Illinois 60558**
Current Zoning:	**O – Limited Office Zoning District**
Lot Size:	**105,158.93 SF or 2.414 AC [without the Lawn Avenue ROW Area] 120,008.93 SF or 2.755 AC [with the Lawn Avenue ROW Area]**

I. BACKGROUND FACTS

1. On May 23, 2024, McNaughton Development, LLC (the "Applicant"), the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"), filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for the rezoning and redevelopment of the Property. Casey and Fran Gaik (the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file the Application for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development" or "Project").

2. The Applicant submitted the Application and supporting documents, along with updates to such documents, to petition for approval of all necessary zoning relief in accordance with the applicable provisions of the Village's Municipal Code and the DCO in order to construct, operate and maintain the Development consisting of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, stormwater detention basins, open space and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The "Requested Zoning Relief" is set forth in the Application, as amended by the Applicant, and consists of those exceptions and variations enumerated in **Sections 4 and 5** below. The Property is legally described in the Application. The proposed Development is commonly referred to as Heritage Crossing.

3. The Application consists of information supporting the Requested Zoning Relief, a description of the proposed improvements to be constructed as part of the Project, and the proposed Design Plans, copies of which are incorporated by reference into this Report and Recommendation as **Group Exhibit "A"** and made a part hereof.

4. The Plan Commission recommends that the President and Board of Trustees of the Village of Western Springs consider approving the following Requested Zoning Relief from certain DCO submittal requirements for planned developments for this Project:

a. Waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO.

b. Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (a) DCO Subsection 10-8-8(B)(3)(g): site lighting plan, and (b) DCO Subsection 10-8-8(B)(4)(d): Market study (financial information) prepared by a qualified, independent market research firm.

5. The remaining Requested Zoning Relief necessary for the Applicant to construct the Development consists of:

a. A conditional use permit for a planned development in accordance with Chapter 3 (Conditional Uses) and Chapter 8 (Planned Developments) of the DCO.
b. A single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Petitioner complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO.
c. A Comprehensive Plan Amendment to the Long-Range Land Use Map that reclassifies the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence Zoning District.
d. A map amendment to re-zone the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence Zoning District.
e. Exception (Variations) from Subsection 10-8-4(B)(1)(d) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO applicable only to the Development to provide: "Along the periphery of such planned developments, set back yards shall be provided as required by the regulations of the underlying zoning district, except that in the R4 - Multiple-Family Residence Zoning District variations of not more than 61% to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development."
f. Exception (Variations) from Subsection 10-8-4(B)(1)(e) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO to provide: "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development."
g. Exceptions (Text Amendments / Variations) from requirements of Section 10-6-5 (R4 - Multiple-Family Residence District) regulations, including:
    i. Subsection 10-6-5(D): Minimum Development Parcel Size: Required: five (5) acres (217,800 square feet); and Requested: 2.76 acres;
    ii. Subsection 10-6-5(E)(1): Minimum Yards Requirements: Front Yard: Required: Twenty-five feet (25'); and Requested: Seven Feet (7');
    iii. Subsection 10-6-5(E)(2): Minimum Yards Requirements: Corner Side Yard: Required: Twenty-five feet (25'); and Requested: fourteen feet and five inches (14.42');
    iv. Subsection 10-6-5(E)(3): Minimum Yards Requirements: Interior Side Yard: Required: Thirty feet (30'); and Requested: six feet and eight inches (6.67');
    v. Subsection 10-6-5(E)(4): Minimum Yards Requirements: Rear Yard: Required: Thirty feet (30'); and Requested: Twelve feet and nine inches (12.75'); and
    vi. Any additional exception(s) or variation(s) identified at the Public Hearing from the other use, bulk and site design requirements contained in the DCO that are necessary to permit the construction of the Development and allow the above Property to be used for its intended purposes in accordance with the filed petition shall also be considered for Village approval.

h. Variation from Subsection 10-11-11 (C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets) of the DCO to allow the portion of the north end of Heritage Court (a private street) between the north lot line of the Property to a point approximately forty feet (40') south of the north lot line of the Property, which is not intended to be used for primary ingress and egress vehicle access to the Property, to be designed and constructed to temporarily hold stormwater during certain infrequent rain events to facilitate the movement of excess stormwater from the Property to the on-site stormwater detention basins and to draw stormwater off of the remainder Heritage Court and away from the private driveways of northerly dwelling units so that there is no ponding of stormwater in front of the dwelling units.

6. The Village's Official Land Use Plan, adopted by Ordinance No. 03-2226 dated February 24, 2003, was amended in 2021 in order to allow for the redevelopment of the 17 West Ogden Avenue Property with a higher density residential development. The Land Use Plan Amendment was approved on June 28, 2021, with the passage of Ordinance No. 21-3046. Similar to the Village's approval of the 17 West Ogden Avenue development, the proposed rezoning of the Property from O – Limited Office Zoning District to the R4 - Multiple-Family Residence District, with a conditional use permit for a planned development overlay approval, will follow the guidelines as set forth in Subsection 10-5-2(A)(6) (Purpose Statements) of the DCO:

> "R4 - Multi-Family Residence District: This district is intended to provide for a multiple-family residential environment of moderate density. The R4 district is intended to accommodate existing apartment buildings which have developed over time within the village. While this district will be applied to existing multi-family development built on a lot by lot basis, it is intended that new multi-family dwelling units shall be constructed as part of a planned development. (Ord. 01-2158, 1-22-2001)"

7. Based on the regulations set forth in the Village's DCO, the Requested Zoning Relief has to be considered by the Plan Commission at a public hearing and then the Village Board must consider approval of the Requested Zoning Relief.

8. As a supplement to its Application, the Applicant provided the following revised or supplemental documents:

a. On July 12, 2024, a set of revised or supplemental documents were filed.
b. On July 24, 2024, revised or supplemental documents were filed.
c. On August 1, 2024, a set of revised or supplemental documents were filed.
d. On August 26, 2024, a set of revised or supplemental documents were filed.
e. On September 10, 2024, a set of revised or supplemental documents were filed.
f. On September 16, 2024, a set of revised or supplemental documents were filed.
g. On September 20, 2024, a set of revised or supplemental documents were filed.
h. On September 24, 2024, a set of revised or supplemental documents were filed.
i. On September 25, 2024, a set of revised or supplemental documents were filed.
j. On October 3, 2024, a set of revised or supplemental documents were filed.
k. On October 18, 2024, a set of revised or supplemental documents were filed.
l. On October 22, 2024, a set of revised or supplemental documents were filed.
m. On October 24, 2024, a set of revised or supplemental documents were filed.
n. On November 6, 2024, a set of revised or supplemental documents were filed.

9. Pursuant to notice published and posted as required by State law and the Western Springs Municipal Code, on August 13, 2024**,** the Plan Commission opened and conducted a public hearing to consider the Requested Zoning Relief.

10. The public hearing was continued to September 24, 2024 and November 18, 2024 and, during those additional public hearing sessions, further testimony and documents prepared by the Applicant, the Village and Interested Parties were presented to and considered by the Plan Commission (collectively the "Public Hearing").

11. At the Public Hearing, the Plan Commission considered and accepted into the public record written and oral testimony, including documents that were marked as exhibits for identification purposes, which were submitted and/or presented by the Applicant and the Applicant's representatives, Village Attorney Michael Marrs and Michael Jurusik, the Interested Parties, the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), other Village staff and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearing are incorporated in and made a part of this Recommendation. Each of the documents accepted into the record and identified by an exhibit number are identified below:

A. The Application with its attachments (incorporated by reference as **Group Exhibit "A"**).
B. The Public Hearing Notice, the Newspaper Publisher's Certificate dated **July 18**, **2024**, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated **August 7, 2024** submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated **August 7, 2024** and prepared and executed by Village Building Official Robert Schmidt confirming that the required mailing, publications and sign postings of the Public Hearing Notice to surrounding Property owners and taxpayers of record were performed in accordance with State law (incorporated by reference as **Group Exhibit "B"**).
C. Village Staff Memorandums dated **August 9, 2024, September 20, 2024 and November 15, 2024,** and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memos") (incorporated by reference as **Group Exhibit "C**").
D. The Village's Official Land Use Plan adopted by Ordinance No. 03-2226 dated February 24, 2003, as amended (incorporated by reference as **Group Exhibit "D"**).
E. The Official Zoning Map of the Village (incorporated by reference as **Group Exhibit "D"**).
F. The Western Springs Municipal Code, including the Development Control Ordinance ("DCO") (incorporated by reference as **Group Exhibit "D"**).
G. The transcripts of the August 13, 2024**,** September 24, 2024 and November 18, 2024 sessions of the Public Hearing prepared by a court reporter (Robin Chimniak) (incorporated by reference as **Group Exhibit "E"** and retained on file with the Community Development Department).
H. Additional documents submitted to the Plan Commission during the Public Hearing (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:

- Village Supplemental Materials (**Group Exhibit "C"** and **Exhibit "F"**): Village Staff Memos and Outlot 31, 32, and 33 Stormwater Detention Figure. The figure provides labels of common areas for clarification related to the stormwater management facilities.
- Materials Submitted by Interested Parties (**Group Exhibit "G"**):
    - Emails dated July 22, 2024 and November 15, 2024 (three page) and prepared by Marie Raffl (incorporated by reference as Group Exhibit "G-1").
    - Emails dated July 21, 2024, August 15, 2024 and September 22, 2024 (13 total pages) and prepared by Ron Lejcar (incorporated by reference as Group Exhibit

"G-2").

- Emails and letter dated July 17, 2024, August 26, 2024, September 16, 2024, October 8, 2024 and November 14, 2024, (seven total pages) and prepared by Deborah David (incorporated by reference as Group Exhibit "G-3").
- Email dated July 24, 2024 (three pages) and prepared by Casey Burch (incorporated by reference as Group Exhibit "G-4").
- Emails dated July 24, 2024 and September 23, 2024 (four total pages) and prepared by Claudia Kelly (incorporated by reference as Group Exhibit "G-5").
- Email dated July 24, 2024 (one page) and prepared by Conner Stout (incorporated by reference as Group Exhibit "G-6").
- Letter / Email dated July 24, 2024, August 15, 2024 and September 25, 2024 (nine total pages) and prepared by Daniel Lombard (incorporated by reference as Group Exhibit "G-7").
- Emails dated July 24, 2024 and August 14, 2024 (three total pages) and prepared by Michele Manley (incorporated by reference as Group Exhibit "G-8").
- Email dated July 24, 2024 (one page) and prepared by Rebecca Plunkett (incorporated by reference as Group Exhibit "G-9").
- Email dated July 23, 2024 (two pages) and prepared by Sandra Munizzo (incorporated by reference as Group Exhibit "G-10").
- Email dated August 5, 2024 (one page) and prepared by Rachel Muldowney (incorporated by reference as Group Exhibit "G-11").
- Email dated August 6, 2024 (one page) and prepared by Vickey Van Alphen (incorporated by reference as Group Exhibit "G-12").
- Email dated August 6, 2024 (one page) and prepared by Robin Polich (incorporated by reference as Group Exhibit "G-13").
- Email dated August 10, 2024 (two pages) and prepared by Lauren Stoltz (incorporated by reference as Group Exhibit "G-14").
- Emails dated August 12, 2024 and September 23, 2024 (two total pages) and prepared by Jim and Dianne Kaiser (incorporated by reference as Group Exhibit "G-15").
- Emails dated August 12, 2024, September 17, 2024 and November 12, 2024 (seven total pages) and prepared by George Rodgers (incorporated by reference as Group Exhibit "G-16").
- Email dated August 13, 2024 (two pages) and prepared by John and Cathy Grundke (incorporated by reference as Group Exhibit "G-17").
- Emails dated August 13, 2024 and September 24, 2024 (two total pages) and prepared by Diana MacGillis (incorporated by reference as Group Exhibit "G-18").
- Email dated August 13, 2024 (two pages) and prepared by Doug Stoltz (incorporated by reference as Group Exhibit "G-19").
- Email dated August 13, 2024 (one page) and prepared by Tara Reynolds (incorporated by reference as Group Exhibit "G-20").
- Emails dated August 13, 2024 and September 24, 2024 (two total pages) and prepared by Jamie Macander (incorporated by reference as Group Exhibit "G-21").
- Email dated August 13, 2024 (one page) and prepared by Tracy Vedok (incorporated by reference as Group Exhibit "G-22").
- Email dated August 14, 2024 (one page) and prepared by Jennifer Dixon (incorporated by reference as Group Exhibit "G-23").
- Email dated August 14, 2024 (one page) and prepared by Aimee Hojnicki (incorporated by reference as Group Exhibit "G-24").

- Emails dated July 24, 2024, and August 15, 2024 (five total pages) and prepared by Berry Allen (incorporated by reference as Group Exhibit "G-25").
- Letter dated August 15, 2024 (two pages) and prepared by Casey and Frances Gaik (incorporated by reference as Group Exhibit "G-26").
- Email dated August 15, 2024 (one page) and prepared by Kim and Chris Fronk (incorporated by reference as Group Exhibit "G-27").
- Email dated August 16, 2024 (one page) and prepared by Kate Fus (incorporated by reference as Group Exhibit "G-28").
- Email dated August 28, 2024 (four pages) and prepared by Renee Rowley (incorporated by reference as Group Exhibit "G-29").
- Email dated September 24, 2024 (two pages) and prepared by Springwood Manor Condo Association (incorporated by reference as Group Exhibit "G-30").
- Letter dated September 24, 2024 (four pages) and prepared by Amanda Nawrocki (incorporated by reference as Group Exhibit "G-31").
- Email dated July 24, 2024 (one page) and prepared by Cathy Barten (incorporated by reference as Group Exhibit "G-32").

12. Copies of all the Exhibits identified in this Recommendation are on file with the Village's Department of Community Development and are incorporated by reference in this Recommendation.

13. The Village's Code Officer, Community Development Director Heather Valone, has submitted the Village Staff Memo, which reviews the Application, the applicable provisions of the DCO and the Requested Zoning Relief, and concludes that the Project meets the applicable DCO provisions for purposes of conducting the Public Hearing and consideration of approval of the Requested Zoning Relief. See, **Group Exhibit "C"**.

14. Subject to the Requested Zoning Relief, the Application and other submittals by the Applicant conform to the applicable requirements of the Western Springs Municipal Code, including Chapter 3 (Administrative Bodies and Procedures), Subsection 11 (Variations) and Subsection 14 (Conditional Uses) of the DCO.

II. FINDINGS OF FACT

Based upon the information contained in the Application, all the documents received into the record and the testimony heard during the Public Hearing, the Plan Commission makes the following findings of fact relative to its recommendation to the Village Board regarding the Requested Zoning Relief:

A. Comprehensive Plan Amendment to the Long-Range Land Use Map Standards

a. The Development Plans are presented as an amendment to the Village's existing 2003 Land Use Plan to amend the Property's Long Range Land Use from its current designation of O – Limited Office Zoning District to the R4 - Multiple-Family Residence District, with a conditional use permit for a planned development overlay approval, in order to allow for the construction and operation of the Development. Once the Property is rezoned, it will expand the types of other possible adaptive uses that could be developed on the Property under the R4 - Multiple-Family Residence District classification, if the Development is not constructed, subject to Village approval of another conditional use permit for a planned development.

b. The Development Plans provide development options that are consistent and compatible with the permitted uses or permitted conditional uses of the R4 - Multiple-Family Residence District.

c. In regard to the goals and objectives set forth in Section (10-1-2: PURPOSE AND INTENT) of the DCO, the Plan Commission **finds** that the requested Comprehensive Plan Amendment meets the following criteria:

A. To promote the orderly and beneficial development of the Village of Western Springs in accordance with the village's official land use plan.

B. To promote the public health, safety, morals, comfort and general welfare of the citizens of the Village of Western Springs.

C. To protect the character and stability of residential, business and industrial areas.

D. To provide for orderly growth and development; to afford adequate facilities for the safe, convenient, and efficient means for the traffic circulation of its population; and to safeguard the public against flood damage.

E. To provide adequate light, air, privacy and convenience of access to Property.

F. To divide the Village of Western Springs into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this ordinance.

G. To prohibit locations and uses of buildings or structures and uses of land that are incompatible with the type of development planned for specified zoning districts in the Village of Western Springs.

H. To regulate and restrict the location and use of buildings, structures and land for trade, industry, residence, and other uses, and to regulate and restrict the intensity of such uses.

I. To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the necessary public grounds for schools, parks, playgrounds, and other public open spaces.

J. To prevent additions to and alterations or remodeling to existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder.

K. To protect against fire, explosions, noxious fumes and other dangers.

L. To fix reasonable standards to which buildings and structures shall conform.

M. To provide for the gradual elimination of those uses that would not now be permitted in the districts in which they are located and are adversely affecting the orderly and beneficial development of the Village of Western Springs.

N. To define and limit the powers and duties of administrative officers and bodies as provided herein.

O. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this ordinance or any amendment thereto.

The Property is notably one of the few sites designated O - Limited Office Zoning District within the Village. The Village's future land use map designation is Office. The future land use district is described as commercial areas consisting of low-rise (one to two story) office buildings, usually on separate parcels and with dedicated parking. The Subject Property is adjacent to designated residential uses: to the north is multiple-family (Heritage Springs townhomes and residential condominium building), to the south and west is single-family residential, while to the east (across Wolf Road) is unincorporated Cook County residential.

The Property is currently underutilized, per the Application documents that state the office building has only been partially occupied in recent years. The Comprehensive Plan Amendment would allow for continuation of residential redevelopment, one that connects to the planned development Heritage Springs (via Heritage Court) to the north. The Development Plans propose the construction of a new portion continuation of Heritage Court, as a private street, within the Property to the south, which will only be available to residents of both the Heritage Springs Subdivision and the Heritage Crossing Subdivision to potentially minimize traffic through the single-family neighborhood immediately east of the Property. A vehicular turnaround area is proposed immediately south of the gate in the event vehicles do attempt to cut through the development and dead end at the gate. An AutoTURN analysis is needed for the turnaround area to verify it can be utilized for passenger vehicles. Attachment 5 of the village staff memorandum dated November 15, 2024 contains the Village's consulting traffic engineer's (Kimley Horn) review of the submitted traffic study, which includes recommendations for removal of the two (2) proposed parallel guest parking spaces due to poor visibility and the use of grasscrete or other material to discourage the use as parking spaces. A public sidewalk within the north side right-of-way of Park Place is also recommended.

B. **Map Amendment Standards**

The Plan Commission considered each of the seven (7) standards set forth in Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(1) (Map Amendments) of the DCO and found as follows:

a. Existing uses of Property within the general area of the Property in question.

The Property is currently zoned O – Limited Office Zoning District and is immediately surrounded by single and multi-family residential uses, as follows: (a) North of the Property: Zoning: SFA - Single-Family Attached and Land Use: Heritage Springs; (b) South of the Property: Zoning: A – Single-Family Residence District and Land Use: Single Family; (c) East of the Property: Zoning: Single-Family Residence District Unincorporated Cook County) and Land Use: Single Family. See, Village Zoning Map attached as **Exhibit "D"**; and

(d) Zoning: R3 - Two-Family Residence District and Land Use: Two-Family. The proposed new Zoning District classification and land use of R4 – Multiple-Family Residence District (DCO 10-6-5) for a multi-building townhome redevelopment **meets** this standard.

b. The zoning classification of Property within the general area of the Property in question.

The properties in the general area are mostly single-family residential zoning districts with an R4 – Multiple-Family Residence District property to the north, as listed in the previous standard. See, Village Zoning Map attached as **Exhibit "D**". The neighboring property to the north, the Heritage Springs Subdivision, was granted a rezoning, conditional use, and planned development for the construction of fourteen (14) townhome units, two (2) stormwater detention facilities, a private road, with curb and gutter and drainage improvements, sidewalks and accompanying utilities in 1995. The Property was previously zoned A - Single Family Residence and C-2 Community Shopping Center District. This development predated the Village's Comprehensive Plan which was adopted in 2003. The properties in the general area are mostly classified under single- or multiple-family residential zoning districts as listed in the previous standard. See, Village Zoning Map attached as **Exhibit "D"**.

c. The suitability of the Property in question to the uses permitted under the existing zoning classification.

The Property **is** suitable for the proposed conditional use listed within the R4 – Multiple-Family Residence District:

Prior to 1982, the Property had been zoned single-family, similar to that of adjacent properties to the north (prior to Heritage Springs conditional use permit for planned development), south and west. The Property was designated such zoning classification upon annexation into the Village. The surrounding area has not experienced significant use change and is slated to remain residential within the 2003 Comprehensive Plan.

The Property is undersized in terms of dwelling unit per acre requirement. However, with the inclusion of the Lawn Avenue ROW Area, the combined property exceeds the minimum lot area required by Section 10-6-5(C)(2) of the DCO. The Applicant has sought a waiver from the Planned Development standard for minimum total lot size (five (5) acres). The Applicant is seeking variations from the R4 – Multiple-Family Residence District requirements. Please see Sections "D. Exceptions from Applicable District Regulations" and "E. Variations from Applicable District Regulations" below for a discussion of the Requested Zoning Relief under the planned development regulations.

d. The trend of development, if any, in the general area of the Property in question, including changes if any, which have taken place in its present zoning classification.

The recent trend of development in the general area of the Property has remained the same for decades, consisting of mostly home renovations, additions, and tear down and new construction of single-family residences. Most of the surrounding residential neighborhoods were subdivided prior to 1990, while there is an existing townhome development known as "Heritage Springs Subdivision" that was constructed in the late 1990s into the early 2000s to the north of the Property as a multiple-family development.

There is also another multi-family building with detached, dedicated parking garage buildings serving the units immediately to the north of the Property. The Property was rezoned to allow for office uses in the 1980s and has remained consistent with the existing condition for more than thirty (30) years. As the years have progressed, the occupancy of the office building has been decreasing.

e. The suitability of the Property in question for permitted uses listed in the proposed zoning classification.

The Property **is** suitable for the proposed conditional use as a planned development listed within the R4 – Multiple-Family Residence District: Multiple-family dwellings not exceeding six (6) dwelling units per building; however, the Property is undersized in terms of dwelling unit per acre requirement, without the inclusion of the Lawn Avenue ROW Area, and, if the Lawn Avenue ROW Area is not added to the Development site, the Applicant has requested a variation from this requirement. With the inclusion of the Lawn Avenue ROW Area as part of the Development site, this variation is not required. The zoning of the Property prior to the 1980s was for single family residential uses.

f. The compatibility of the surrounding Property with the permitted uses listed in the proposed zoning classification.

The surrounding Property **is** compatible with the permitted uses and conditional uses listed in the R4 – Multiple-Family Residence District, being residential and multi-family in nature. The surrounding properties all have either A - Single-Family Residence or R4 - Multiple-Family Residence District zoning.

g. The objectives of the current comprehensive plan for the Village and the impact of the proposed amendment on the said objectives.

The objectives of the current Comprehensive Plan for the Village **will** be met by this Map Amendment and it will **not have** a negative impact on the objectives. Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan. Development of the Property, as proposed by the Applicant, will result in the elimination of an aging and underutilized office building.

C. **Conditional Use Permit Standards**

The Plan Commission has considered each of the seven standards set forth in Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (Conditional Uses) of the DCO and finds as follows:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Plan Commission finds that the establishment, maintenance or operation of the Development **will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. In fact, the proposed residential Project **will** enhance the community by being more in context with the surrounding residential uses. The proposed

number of dwelling units **will not** generate enough traffic to become a detriment to the public. The new residential use **should** provide a safer environment for pedestrians within proximity to the Property through the installation of sidewalks within the Park Place and Wolf Road rights-of-way. The new residential use should provide a safe environment for residents of the Subject Property though the installation of a sidewalk within the development and within the Wolf Road ROW. Based on the submitted Traffic Impact Study pedestrian and bicycle counts, Village staff recommends that the Applicant install a sidewalk to the south of the Subject Property, along the north side of Park Place. A sidewalk along Park Place would reduce the number of pedestrian and vehicle interactions within the proximity of the Subject Property and the intersection of Wolf Road and Park Place. The recommendation **would** further the application's ability to meet this standard. The Applicant has submitted the following supporting documents relative to this standard: Traffic Impact Study prepared by KLOA dated November 6, 2024, and Cook County Highway Department Transmittal prepared by KLOA dated August 26, 2024.

2. **That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

The Plan Commission finds that the establishment, maintenance or operation of the Development **will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential project is more compatible with the surrounding residential uses than the existing office building. The proposed development **will** generate less traffic than the existing office use(s). The new residential use is proposed to include sidewalks within the Wolf Road rights-of-way that **will** provide an enhanced pedestrian experience.

The Development will include a stormwater management system that exceeds the minimum requirements of Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO. The Applicant is required to provide volume control and accept the natural flow of stormwater from the La Grange Highlands area. The Applicant is not required to provide stormwater detention on the site, as the size of the Property is below the three-acre threshold. However, the Applicant is proposing to acquire fee simple title ownership of the existing stormwater detention basin within the Lawn Avenue ROW Area ("Lawn Avenue Detention Basin") from the Village, by a right-of-way vacation transaction, and then agrees to expand the size and capacity of the Lawn Avenue Detention Basin and also agrees to construct and maintain new stormwater detention basin areas on Outlot 31 and Outlot 33, referred to as the "Outlot 31 Detention Basin" and the "Outlot 33 Detention Basin". The Applicant's calculations show the detention basin's capacity will essentially be doubled as compared to the current conditions. They show an increase in storage in the basin from the existing 0.729 acre-foot to 1.64 acre-foot in the proposed condition. The amount of stormwater that enters the Village from the La Grange Highlands area poses issues for the Property and for many properties that are downstream. Although the proposed Project will not solve the stormwater issues in the area, it **will** provide incremental stormwater drainage benefits and not further burden the stormwater drainage issues.

The Applicant's construction of the new extension of Heritage Court within the Property and its connection to the south terminus of the existing Heritage Court, which serves the Heritage Springs Subdivision, will provide enhanced emergency vehicle access to the

Heritage Springs Subdivision and the proposed Heritage Crossing Subdivision. The existing Heritage Court currently terminates at the shared property line on the north side of the Property. The existing Heritage Court, a private street, is only twenty-four (24) feet wide and does not provide a suitable turnaround area for the Village's Fire Department ladder truck. The proposed extension of Heritage Court and the access for emergency vehicles via the proposed swing gate operated by an Opticom sensor **will** improve emergency services access for both the existing Heritage Springs Subdivision and the proposed Heritage Crossing Subdivision.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Property for uses permitted in the district.**

   The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. In the case of the Heritage Springs Subdivision to the north, it was granted a conditional use for a planned development in August 1995. The redevelopment of the Property for townhouses **is** consistent with the trend of development for the properties along the north, northeast and west sides of the Property that are within the Village. The Property was zoned for residential use prior to the rezoning of the Property to the O – Limited Office Zoning District.

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

   The Project proposes construction and continuation of Heritage Court to the north of the Property, connected via an automatic gate only accessed by residents of both the existing Heritage Springs Subdivision and the proposed Heritage Crossing Subdivision as well as emergency services. The Project proposes main access entrance (ingress and egress) from Wolf Road on the east side of the Property. A five (5) foot sidewalk is proposed on the east side of Heritage Court, and along Wolf Road to the south of the access entrance into the Development.

   The Development proposes to connect to the Village's existing water main system, which is located adjacent to the Property within the Heritage Springs Subdivision. The sanitary sewer system will be provided by the La Grange Highlands Sanitary District, which has service jurisdiction over the Property. The Applicant has provided written confirmation that the La Grange Highlands Sanitary District can provide sanitary service to the Project. The Village contracted with a consultant (HR Green Engineering) that found the Village's water system has adequate capacity to provide potable water service and fire suppression service to the Development.

   As indicated above, the Applicant agrees to comply with the Village's requirements for stormwater management. The Development shall comply with the requirements of the regional stormwater management authority, the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC). The Applicant also proposes to exceed the stormwater management requirements within the Property by expanding the size and capacity of the Lawn Avenue Detention Basin and by constructing and maintaining the Outlot 31 Detention Basin and the Outlot 33 Detention Basin.

5. **That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

   The Applicant proposes the construction and continuation of privately owned Heritage Court throughout the Development in order to connect the new roadway to the existing portion of Heritage Court to north of the Property that serves the Heritage Springs Subdivision. The connection of the new portion of Heritage Court to the existing portion of Heritage Court will be managed by an automatic gate only accessed by residents of both the Heritage Crossing Subdivision and the Heritage Springs Subdivision, as well as Village public safety and emergency service vehicles. The Project proposes a main access entrance from Wolf Road along its east boundary line. A five-foot sidewalk is proposed on the east side of Heritage Court, and along Wolf Road to the south of the access entrance into the Development. The Applicant has provided a traffic study for the Project and **has** demonstrated that there is sufficient ingress and egress to the Development and there will not be an undue burden on the surrounding roadway system.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.**

   The construction and operation of the Development **will not** be contrary to the objectives of the current Land Use Plan, as amended by the Village in **2021** and as further amended as part of the Requested Zoning Relief of the Applicant. The proposed redevelopment of the Property by the Applicant is contrary to the objectives of the current Comprehensive Plan, but will not be contrary to the proposed amended Comprehensive Plan, per the amendment to allow for the multi-family residential development of the Property as requested in the Application. The Village's Future Land Use Map designates this Property as Office, but an amendment to that Map is part of the Applicant's Requested Zoning Relief. Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.**

   The construction of the Development **will** conform to the applicable regulations of the R4 - Multiple-Family Residence District, except for the Requested Zoning Relief to certain regulations as requested herein and may be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board. The Requested Zoning Relief is enumerated in Sections D, E and F below.

D. **Guidelines for Planned Developments:** The following guidelines (Section 10-8-3 of the DCO) are used by the Plan Commission and the Village Board to evaluate the suitability of proposed planned developments. These guidelines represent sound planning principles which the Village thinks should be incorporated into planned developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. The planned development should be compatible with the character of the underlying zoning district in which it is located.

The surrounding properties to the west and south of the Property are zoned under the A - Single-Family Residential District classification and improved with single family houses. The properties to the east are unincorporated Cook County single family houses. The properties to the north and northeast are zoned R4 – Multiple-Family Residence District classification and improved with townhouses and condominiums respectively. The Plan Commission **finds** that the proposed planned development will be compatible with the character of the underlying zoning district, the proposed R4 – Multiple-Family Residence District classification, if the Map Amendment (rezoning) is approved by the Village Board.

B. The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.

The Applicant is requesting a Map Amendment and Amendment to the Official Future Land Use Map. The Plan Commission **finds** that the proposed planned development will be consistent with the official planning policies and the Official Land Use Plan of the Village if the Amendment to the Official Future Land Use Map and the Map Amendment (rezoning) is approved by the Village Board.

C. The planned development should preserve the value of the surrounding residential area.

The proposed Development would remove the existing office building use and replace it with townhouses similar to the neighboring property to the north. The Applicant submitted fiscal impact projections showing that the Development will positively impact all taxing districts and generate impact fees. While the Applicant has requested a waiver from the market study submittal, the Applicant has submitted data on other townhouse developments in Western Springs to demonstrate the market demand for the housing type and base cost. The Plan Commission **finds** that the proposed planned development will preserve the value of the surrounding residential area.

D. Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.

The Property is a land locked parcel that has remained in the existing condition for several decades. The shape of the parcel is also atypical. There is no historical significance to the existing office building, and its retention and continued use as an office building, which has been mostly vacant for years, is not of importance to the people of the area or the community. As indicated in in the Application, the Property receives a significant amount of stormwater from the neighboring unincorporated Cook County properties. The redevelopment of the Property with enhancements to the stormwater drainage

detention area **is** important to the residents and property owners in the area and the community.

E. The minimum area of a planned development should be five (5) acres.

The Applicant is seeking a waiver from the five (5) acre minimum area guideline. The Property, with the inclusion of the Lawn Avenue ROW area, meets the minimum lot area requirement of the R4 – Multiple-Family Residence District regulations. The most recent planned developments (Field Park 17 Ogden Avenue Townhomes and Foxford Station) have been granted waivers from this guideline.

F. Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties.

The Plan Commission **finds** that the yards along the periphery of the proposed planned development area are compatible with the yards of the adjacent properties. The Applicant has provided a landscaping plan that shows perimeter landscaping and a fencing around the Property to screen the Development from the surrounding properties.

E. **Exceptions from Applicable District Regulations:**

The Plan Commission considered each of the five (5) below standards set forth in Chapter 8 (Planned Developments); Subsection 10-8-4(B)(1) (Site Design Regulations) of the DCO and **finds** that the exceptions from the applicable R4 – Multiple-Family Residence District Regulations are needed to help achieve the intended benefits of a planned development. The exceptions from the applicable R4 – Multiple-Family Residence District Regulations may be authorized because:

a. **Such exceptions are solely for the purpose of promoting an improved development that will be beneficial to the residents or occupants of the planned development as well as those of surrounding properties.** The Development **meets** this exception condition.

b. **In residential planned developments, the maximum number of dwelling units allowed shall not exceed by more than forty percent (40%) of the number of dwelling units permitted in the underlying zoning district.** The Development **meets** this exception condition.

c. **The area of open space provided in a planned development shall be at least twenty-five percent (25%) more than that required in the underlying zoning district.** This exception condition does not apply to R4 - Multiple-Family Residence District Regulations.

d. **Along the periphery of such planned developments, yards shall be provided as required by the regulations of the underlying zoning district.** A text amendment to the DCO has been requested so that the Development can meet this exception condition.

e. Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than nine percent (9%) above the maximum height of buildings and structures may be allowed as part of the approval of a planned development.

F. **Requested Variations from Applicable District Regulations: Standards**

The Plan Commission considered each of the five (5) standards set forth in Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(2) (Text Amendments) of the DCO and finds as follows that the Application **meets** the following standards:

a. The degree to which the proposed amendment has general applicability within the Village at large and is not intended to benefit specific Property.

b. The consistency of the proposed amendment with the objectives of this Ordinance and the intent of the applicable zoning district regulations.

c. The degree, if any, to which the proposed amendment would create nonconformity.

d. The consistency of the proposed amendment with the Comprehensive Plan.

e. The degree, if any, to which the proposed amendment contradicts Village policy as established in previous rulings on petitions involving similar circumstances.

The intent of a planned development (Section 10-8-2 of the DCO) is to afford greater choice in the types of development available to the public by allowing a development that would not be possible under the strict application of the other requirements of the DCO. Planned developments generally provide relief from more than one requirement in order to provide an improved design or additional public benefits. The Applicant has indicated in the Application that the additional stormwater detention, landscaping, and architecture are proposed to offset the proposed variation requests and additional design benefits and architectural plans.

The Applicant is requesting relief from the required front yard, minimum interior side yard, and rear yard due to the size and design of individual lots of the development. As the homes are proposed to encroach, the Development's proposed accessory structures also require zoning relief: a/c units, balconies, patios, bay windows. The Applicant has indicated no additional accessory structures will be permitted to encroach within the required yards.

III. OTHER REQUESTED RELIEF:

A. The Plan Commission considered each of the eleven (11) standards set forth in Chapter 11 (Stormwater Management Requirements For All Developments); Subsection 10-11-14 (Variances) of the DCO and finds that the Application **meets** the following standards in order to approve a variation to Subsection 10-11-11 (C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets):

a. Danger that materials may be swept into other lands to the injury of others;
b. Danger to life and property due to flooding or erosion damage;
c. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

d. Importance of the services provided by the proposed facility to the community;
e. Necessity to the facility of a waterfront location, where applicable;
f. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
g. Compatibility of the proposed use with existing and anticipated development;
h. Relationship of the proposed use of the Comprehensive Plan and Floodplain Management Program of that area;
i. Safety of access to the property in times of flood for ordinary and emergency vehicles;
j. Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
k. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

While it is acknowledged that Subsection 10-11-11 (C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets) of the DCO states that "[s]treets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than three feet (3') on the adjacent traffic lane and shall not remain flooded for more than eight (8) hours for any event less than or equal to the 100-year event." Even so, the Applicant's proposed Development, which is now based on the Site Plan revised as of November 5, 2024, provides for an expansion of the size and capacity of the existing Lawn Avenue Detention Basin as well as the construction and maintenance of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin. Moreover, the Applicant plans to construct a portion of the north end of Heritage Court (a private street) between the north lot line of the Property to a point approximately forty feet (40.00') south of the north lot line of the Property, which is not intended to be used for primary ingress and egress vehicle access to the Property, to temporarily hold stormwater in certain infrequent rain events to facilitate the movement of excess stormwater from the Property to the on-site stormwater detention basins and to draw stormwater off of the remainder of Heritage Court and away from the private driveways of northerly dwelling units so that there is no ponding of stormwater in front of the dwelling units.

B. The Applicant's current Site Plan proposes the vacation of the Lawn Avenue ROW Area, with fee simple title being conveyed to the Applicant so that it will hold title to the Lawn Avenue Detention Basin. The proposed vacation of the Lawn Avenue ROW Area is subject to the approval of five (5) of the six (6) Village Trustees per the Illinois Vacation Statute (65 ILCS 5/11-91), and this area is an integral part of the Development because it allows for the Applicant to expand the size and capacity of the Lawn Avenue Detention Basin and to construct the Outlot 31 Detention Basin and the Outlot 33 Detention Basin. Per the Village's Right-Of-Way Disposal Policy ("ROW Policy"), the Village Board may grant deviations, exceptions or variations from this Policy under the appropriate circumstances, provided such deviation, exemption or variation is approved by a three-fourths vote of the corporate authorities and, in the case of a proposed residential planned development, the Village Board "reserves the right to set a price for the sale of such right-of-way based on: (1) the fair market value of the property; or (2) on the benefits (as documented in the public record by the Village Board) which will accrue to the Village as a result of the vacation and the incorporation of the vacated right-of-way into the Development" (Sections A and B of the ROW Policy). In lieu of paying the fair market value assigned to the Lawn Avenue ROW Area as set forth in the ROW Policy (which equals $408,375.00), the Applicant has requested that the Village Board approve the vacation of the Lawn Ave ROW Area in exchange for the Applicant completing equivalent "like-kind, like value" improvements consisting of the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin at an estimated construction cost of

$505,729.00 based on the Lawn Avenue Detention Pond Budget, attached as **Exhibit "H"**. Because this Application involves a proposed residential planned development, the Plan Commission finds that it is appropriate for the Village Board to grant the following deviations, exceptions or variations from the ROW Policy: (1) to offer the Lawn Avenue ROW Area for sale only to the Applicant for purposes of its incorporation into the Development to provide for enhanced stormwater drainage facilities, and to not offer the Lawn Avenue ROW Area to all adjacent property owners for purposes of submitting competing purchase proposals; and (2) to vacate and convey title to the Lawn Avenue ROW Area to the Applicant, at no cost, in exchange for the construction of enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin provided that the final actual, documented construction costs are approximately $505,729.00, as confirmed by the Village Engineer. As part of the Village's construction inspection and post-construction approval process of the enhanced and newly constructed stormwater drainage facilities, including the Lawn Avenue Detention Basin, the Outlot 31 Detention Basin and the Outlot 33 Detention Basin, within five (5) business days of any written request for Development-related documents from the Village, the Applicant shall provide the Village with true and accurate copies of expenditure summaries, as prepared and certified by the Applicant, with appropriate supporting documentation (i.e., construction escrow statements, paid invoices, proof of payment to contractors, subcontractors, suppliers, executed lien waivers, contractor's sworn statement and affidavit, lender financing statements, lender progress payments and evidence of wire transfers, etc.), as deemed reasonably necessary by the Village (i.e., Village Manager, Village Engineer or Village Attorney) to verify the actual incurred costs of the enhancements to and construction of those stormwater drainage facilities. If the actual cost of the construction of the stormwater drainage improvements is less than the fair market value assigned to the Lawn Avenue ROW Area as set forth in the ROW Policy ($408,375.00), the Applicant shall pay to the Village the dollar amount that represents the difference between the actual cost of the construction of the stormwater drainage improvements and the fair market value assigned to the Lawn Avenue ROW Area ($408,375.00) upon written demand of the Village. If, after acquiring title to the Lawn Avenue ROW Area, the Applicant, or its successors-in-interests, successor owners, assignees or transferees, do not construct the Development or do not complete the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin, as shown on the Village-approved Development Plans, the Applicant or its successors-in-interest, successor owners, assignees or transferees shall be obligated to pay the Village an amount equal to $408,375.00 plus all of the incurred reimbursable costs and fees that are payable to the Village under the ROW Policy (e.g., engineering, legal, survey fees and 10% administrative fees, etc.) upon written demand of the Village. In the event the Village does not approve of the vacation of the Lawn Avenue ROW Area, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan for review and consideration by the Plan Commission at a public hearing, and then review and consideration by the Village Board.

IV. RECOMMENDATIONS

Subject to Section V (Conditions) set forth below, the Plan Commission recommends **APPROVAL** of the Application and the Requested Zoning Relief as follows:

V. CONDITIONS

The recommendation of **APPROVAL** of the Applicant's request for the issuance of a conditional use permit for a planned development for the Project ("Conditional Use Permit for Planned Development") is conditioned upon and subject to the following conditions:

1. General

    a. The Applicant shall comply with all of the applicable federal, state, county, local and special district laws, ordinances and regulations, including the provisions of the Village's Municipal Code, relative to the construction and maintenance of the Development, except as otherwise modified by Village approvals.

    b. The uses generally approved for this Conditional Use Permit for Planned Development for the Development are limited to residential uses and uses ancillary to the foregoing uses. Such ancillary uses shall comply with the requirements for accessory uses established under the DCO. The approval of the Conditional Use Permit for Planned Development for the Development does not authorize the Applicant or any other tenant or occupant to use the Property without applying for and obtaining any required temporary use permit, conditional use permit, or any other Village or other governmental approval. Such specific use approval shall be obtained by the Applicant, tenant or occupant of the Property before commencing such use.

    c. In regard to the construction, operation and maintenance of the Development, these conditions shall be the only conditional use and planned development conditions applicable to that use of the Property, unless amended by mutual agreement of the Applicant and the Village, or unless amended by ordinance approved by the Village Board after the required public hearing.

    d. The Applicant shall pay the required impact fees (i.e., school site / school improvement impact fee; and park and recreation site impact fee) to the Village in lieu of land dedication, as calculated by the Village, in accordance with the formula set forth in Section 10-10-14 of the DCO, at the time it applies for a site development permit or a building permit (whichever occurs first).

    e. In the event that the Applicant does not obtain a site development permit or a building permit and commence and actively perform construction of the Development within twelve (12) months of the approval of the Conditional Use Permit for Planned Development for this Project, the Conditional Use Permit for Planned Development for this Project shall expire in accordance with Section 10-3-14(L) of the DCO, unless the 12-month period is extended by approval of an ordinance by the President and Board of Trustees of the Village. Any extension of the above 12-month period to avoid an expiration of the Conditional Use Permit for Planned Development for this Project shall be approved by an ordinance passed by the President and Board of Trustees of the Village, in their discretion. Approval of such an extension does not require a public hearing, but such ordinance must be approved by the President and Board of Trustees of the Village at a public meeting in accordance with the Open Meetings Act. The Applicant shall use all commercially reasonable efforts to secure all necessary governmental permits needed to complete the Development and to actively and diligently pursue completion of the Development. The Applicant shall use all commercially reasonable efforts to hire an adequate number of experienced contractors, subcontractors and other skilled labor, and provide for adequate

equipment and building materials to ensure that construction of the Development is actively and diligently pursued.

f. The Applicant shall revise the Declaration of Covenants, Conditions and Restrictions for the Homeowners Association (the "Declaration") in accordance with comments provided by the Village Attorney and shall file the Declaration with the Cook County Clerk's Office, Recording Division ("CCCORD") prior to the sale of any portion of the Property to any other person. The Declaration shall require that, at the closing of each dwelling unit, the Applicant shall allocate $600.00 (or an amount equal to three (3) months' Community Assessment) and pay said amount into a "Capital Reserve" fund, as defined and required by the Declaration, for the maintenance reserve account for the benefit of and use of the Homeowners Association for maintenance purposes consistent with the Declaration. In addition, the Declaration shall provide for adequate building reserve funds to pay for operating expenses (insurance, building maintenance and cleaning vendors, utilities, security) and short-term and long-term maintenance, repair and replacement expenses for the exterior and interior of the building and its common areas, and also contain all necessary cross access easements for driveway use and garage access for the benefit of each of the dwelling units as well as common area easements for use, repair, replacement and maintenance of common areas and common elements (driveway, fencing, landscaping, roof and exterior building materials) of the building.

g. The Village and the Applicant shall execute the Final Plat of Heritage Crossing and the Declaration, which shall be filed against title to the above-described property with the CCCORD. The Plat shall be filed by the Village, at the Developer's cost, along with a certified copy of the Ordinance approving the Development. The Declaration shall be filed by the Developer, at its cost, with the CCCORD after the townhome units are constructed but prior to the sale and conveyance of legal title to any townhome. The Declaration shall contain provisions that are enforceable against the Applicant, and any successor owners, property managers, associations, lessees, licensees, transferees, receivers or successors in interest, which, in part, provides for the future installation, maintenance, repair and replacement of all stormwater management and other drainage structures, public utilities, water and sewer mains and related structures, including without limitation fire hydrants, driveway and parking lot improvements, parking lot and landscape lighting, and landscaping and retaining wall improvements. The Plat and the Declaration shall be in a form and content approved by the Village Engineer and the Village Attorney. The Plat and the Declaration shall impose on the Applicant, and any successor owners, lessees, licensees, transferees, receivers or successors in interest, at their cost, the obligation and responsibility of performing all future maintenance, repair and replacement work in regard to the above-described development improvements as reasonably deemed necessary by the Director of Code Enforcement and the Village Engineer in order to comply with the Village Code, as amended, and shall grant to the Village a non-exclusive easement for entry upon and access to all parts of the Property, for purposes of providing the Village with the right but not the obligation to perform such maintenance, repair and replacement work, in its sole, reasonable discretion, along with the right to recover the cost of such work directly from the owners, successor owners or successors in interest or to lien the property and take all other action provided for in 65 ILCS 5/11-31-2, as amended, or similar applicable law, including any law contained in the Illinois Municipal Code, as amended. The Applicant, and any successor owners, property managers, associations,

lessees, licensees, transferees, receivers or successors in interest, at their cost, shall repair pavement, concrete, landscaped areas or other areas damaged by the Village if the Village performs such future installation, maintenance, repair and replacement work.

h. Prior to the issuance of a building or development permit, the Applicant shall submit a construction schedule, routing, construction staging, restoration plan and phasing plan with map and plan exhibits, which are in conformance with the final set of Village approved engineering and construction plans for the Development. These plans shall identify construction access routes, temporary detours, regular street cleaning intervals and refuse removal, and other appropriate safety, restricted access and "good neighbor" practices. Standard Village construction hours shall apply, except as otherwise permitted by the Village Manager.

i. Prior to the issuance of a building or development permit, the Applicant shall enter into a Maintenance and Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions for the construction and long-term maintenance of the Development, consisting generally of the following items:

   i. The posting of an irrevocable letter of credit or other form of security with the Village to secure the completion of the required SSA Maintained Improvements and the landscape improvements for the Development (the "Developer Security"). The Developer Security shall be in a form acceptable to the Village Attorney and of a dollar amount to be determined by the Village Engineer and shall be managed by the Village in accordance with Subsection 10-10-19(2) (Land Dedications and Completion, Maintenance and Acceptance of Improvements; Posting of a Bond, Cash, or Other Securities) of the Municipal Code;

   ii. The posting of a two-year maintenance bond (performance and payment bond) for the SSA Maintained Improvements and the landscape improvements;

   iii. The submittal of construction access plans for the Development requiring the Applicant and all of its employees, consultants and development and construction crews to use Wolf Road as the sole point of ingress and egress to the Development. It is the Applicant's responsibility to ensure that access to the site is maintained during all Development construction activities;

   iv. The Applicant shall either enter into a private tow company contract to enforce the community parking spaces with the Development or enter into a private parking / private street enforcement agreement with the Village that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Crossing Subdivision;

   v. At the request of the Applicant and the Homeowners Association for Heritage Springs Subdivision, the Village will consider approving an amendment to the planned development ordinance granted for the Heritage Springs Subdivision to

allow for additional on-street parking spaces and the operation of the swing gate and such other requested amendments that are necessitated by the Development, and the Village will also consider entering into a private parking / private street enforcement agreement that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Springs Subdivision;

vi. Prior to the issuance of a building or development permit, the submittal to the Village of a fully executed agreement with Cook County for perpetual maintenance of the Project-related roadway structures and all infrastructure improvements within the portion of the Wolf Road right-of-way, as required by Cook County;

vii. Per Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO, prior to obtaining any type of building or site development permit for the Project, the Applicant shall execute and enter into a stormwater management facilities maintenance agreement ("stormwater maintenance agreement") with the Village, as prepared by the Village Attorney and approved by the Village Board, relative to the stormwater drainage facilities located on the Property, which facilities shall be the responsibility of the Applicant and its successor owners (i.e., the Homeowners Association). Within the stormwater maintenance agreement, the Applicant shall guarantee that the Applicant and all of the successor owners of the Property will maintain the stormwater management facilities and the stormwater drainage system and provide to the Village periodic written reports on the stormwater management facilities' monitoring and maintenance. The stormwater maintenance agreement shall also specifically authorize representatives of the Village to enter onto the Property for the purpose of inspections of the stormwater drainage system. Such agreement shall be recorded with the CCCORD. The stormwater maintenance agreement shall include a schedule for regular maintenance of each aspect of the Property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The stormwater maintenance agreement shall also stipulate that, if the appropriate authorized personnel of the Village notify the property owner in writing of maintenance problems which require correction, the property owner shall make such corrections within thirty (30) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner.

viii. Revise the Declaration to exclude/prohibit charcoal grills on the proposed balconies.

j. Prior to the sale of any portion of the Property by the Developer or the issuance of any occupancy permits for the Development, the Developer shall participate in good faith in the formation process, and not object to the formation, of a dormant "Special Service Area" ("SSA") to be established by the Village, at the Developer's cost, pursuant to 35 ILCS 200/27-5, *et seq.* The SSA shall govern the Property for the purpose of ensuring, as and when appropriate, the maintenance, repair and replacement of the "SSA Maintained Improvements". The SSA Maintained Improvements shall include those public and privately-owned and developed improvements within the Development or

within utility easements outside of the Property that are necessary to support and serve some or all of the Development including, but not limited to, new or the replacement, maintenance, extension or upsizing of existing public or private stormwater detention and drainage facilities, including the Lawn Avenue Detention Basin, the Outlot 31 Detention Basin and the Outlot 33 Detention Basin (each detention basin shall be privately-owned and maintained by the Homeowners Association), privately-owned Heritage Court, the Heritage Court Gate Access Improvements and its Opticom sensor system, other roads or pathways, drive aisles, curbs, light poles and light fixtures for roads, sidewalk and pedestrian pathways, and access drives, sanitary sewer mains and service lines and other sanitary sewer system facilities and equipment (i.e., lift stations), water mains and service lines and other water system facilities and equipment (i.e., pump and/or booster stations, vaults, generators, water storage tank or tower), and electric, telecommunications, cable and gas service lines and facilities.

k. The individual dwelling units and platted lots within the Development shall not be permitted to request variations from the Village's Municipal Code that are unique and specific to the individual dwelling unit and lot owner. Amendments to the planned development ordinance that are not unique and specific to an individual dwelling unit and a specific lot owner may be applied for and presented to the Village in accordance with the applicable provisions of the Municipal Code.

l. The Site Plan (revision date November 5, 2024) shall be updated to include all labels depicting all building setbacks.

m. The residential buildings must comply with the architecture approved by the Village's Planned Development Ordinance.

n. The exterior of the newly constructed buildings and other above grade structures of the Project shall be constructed primarily of high quality brick, brick veneer that is a minimum of three-fourths inches and individually adhered, stone, masonry, architectural-faced concrete block, stamped concrete panels, cement fiber board (i.e., Hardies or LP cement board products), architectural metals, and synthetic architectural products to provide a high quality aesthetic appearance. Sidewalks and pedestrian pathways shall be constructed of concrete. Vinyl siding shall not be permitted. Exterior Insulation and Finish Systems (EIFS) materials (i.e., Dry-vit materials) shall not be permitted. The Applicant agrees to take all commercially reasonable steps to ensure that the building design, building materials and exterior color schemes of the proposed building and its related landscaping are designed to blend in and complement the adjacent residential uses.

o. The Applicant shall prepare and submit to the Village final versions of the Plat of Heritage Crossing Subdivision, the Plat of Abrogation for Storm Sewer Easement and Public Utility Easement, and the Plat of Vacation of Public Right-of-Way that have been revised to address the review comments of the Village Engineer and the Village Attorney. The Plat of Heritage Crossing Subdivision shall be revised to specifically identify all terms and conditions associated with the road and driveway usage and maintenance, including cleanliness standards, snow removal and other required reasonable terms. These Plats, and any other plats that may be required for this Development, are subject to approval by the Village Board (or the Trustees), and, if

approved, then said Plats will be filed with the CCCORD, by the Village Attorney, at the Applicant's cost prior to the sale of any dwelling unit.

p. In accordance with Subsection 9-1A-1 (Plan Review Deposits and Fees) and Subsection 9-1B-5: (Additional Deposit Required) of the Municipal Code, within five (5) business days of Village Board approval of the Requested Zoning Relief, the Applicant shall provide to the Village a developer-reimbursable costs / plan review escrow deposit of $58,000.00 to defray the Village's cost of plan reviews and payment of other developer-reimbursable costs incurred by the Village relative to the processing of the Application and the plan reviews by the Village staff and Village consultants of the development plans submitted for development permit approval. The developer-reimbursable costs / plan review escrow deposit shall always maintain a positive cash balance of not less than $10,000.00 and the Applicant shall provide the Village with additional funds to replenish the escrow within five (5) business days upon written demand from the Village.

q. Submit to the Village, as part of the Village plan review and approval process, updated plats that correct all inconsistencies between prior submitted plats (e.g.., site plans showing seven (7) guest parking spaces between Units 23 and 24, whereas the engineering plans show six (6) spaces).

r. Once the Property is rezoned from its current designation of O – Limited Office Zoning District to the R4 - Multiple-Family Residence District, with a conditional use permit for planned development overlay approval, to allow for the construction and operation of the Development, it will expand the types of other possible adaptive uses that could be developed on the Property under the R4 - Multiple-Family Residence District classification, if the Development is not constructed, subject to Village approval of another conditional use permit for a planned development after the conducting of the required public hearing.

s. The conditional use permit for planned development ordinance and its conditions shall be covenants of record that run with the land and shall be placed in a recordable format, acceptable to the Village Attorney, and then recorded by the Village against title to the Property with the Cook County Clerk's Office – Recording Division, at the Applicant's cost.

t. The approval of the Requested Zoning Relief is subject to the Developer purchasing the Property from the Property Owner.

u. Execution by the Applicant of the ACKNOWLEDGMENT Page that is part of the conditional use permit for planned development ordinance.

2. Engineering

a. The Applicant, at its cost, shall install a new eight inch (8.00") ductile iron watermain and new fire hydrants to service the Development. The Developer shall obtain an IEPA permit for the new watermain. The Village, at the Applicant's cost, shall have a water system engineering inspection performed and an assessment report prepared by a licensed professional water system engineer to verify the condition and capacity of the existing adjacent water main located in the Heritage Springs Subdivision and to provide

a recommendation for the sizing of the water main that will service the Development. The Applicant, at its cost, shall be responsible for any repairs and/or replacement related to its connection to and extension of the existing water main that are determined by the water system engineer to be necessary to provide adequate water main and service line connections to the Development.

b. The Applicant shall be responsible to pay for any damage to any public improvements caused by any activities related to the Development. The Village will be the sole arbiter of determining if the damage was caused by the Applicant's actions. Within seven (7) calendar days of inspecting any damage, the Village will notify the Applicant in writing and define the scope of the damage and expected repairs. The Village and the Applicant will discuss whether the damage is to be repaired by the Applicant or if the estimated costs of repairs are paid to the Village.

c. Per Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO, prior to obtaining a certificate of occupancy for any dwelling unit within the Project, the Applicant shall file and maintain with the Village a current performance and payment bond in the amount of $100,000.00 for maintenance of the stormwater drainage system. The Village shall be a beneficiary and obligee of the bond. The bond shall be replaced by the Applicant or its successor owners with a new bond prior to its expiration.

d. The existing drainage pattern for the Property will not be altered by the construction of the Development, the stormwater drainage system, the landscaping or any of the related improvements.

e. The Applicant, at its cost, shall use commercially reasonable efforts to cause any overhead electric service wires and other utility wires for the Development to be buried to enhance the aesthetics of the neighborhood.

f. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated geometric plan that shows not only the location of a safety rail on top of the retaining walls, as shown on the current geometric plan, but also contains a detailed and structural design and calculations for the safety rail, which are needed to ensure the rail is adequate and meets applicable codes.

g. The Applicant's engineer shall submit to the Village, as part of the Village plan review and approval process, accurate calculations showing that the stormwater management system is able to manage bypass stormwater appropriately as determined by the Village Engineer.

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, accurate calculations that show that the rate of flow of the stormwater drainage bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This submittal must demonstrate that the bypass stormwater does not reach the Lawn Avenue Detention Basin faster than it currently does under the existing conditions.

i. The Village will not accept the twin 54" aluminum pipes that are proposed by the Applicant to be installed in the rear yard of Units 1 through 7. The Applicant shall submit

to the Village, as part of the Village plan review and approval process, an updated design plan that utilizes reinforced concrete pipes or precast reinforced concrete box culverts to convey the stormwater. The Applicant shall submit to the Village design calculations that demonstrate the proposed pipes meet all relevant design criteria for capacity and velocity of stormwater.

j. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a detailed operations and maintenance ("O&M") plan for the enclosed stormwater drainage bypass system. The O&M plan is required to be incorporated into the final plat of subdivision, the Declaration, and the Maintenance and Development Agreement.

k. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated design plan that shows:

   i. The end section of the stormwater drainage bypass pipes are designed in a way that prevents access inside the pipes by unauthorized persons. The end section shall be designed to prevent this from happening, while at the same time not becoming a maintenance problem with debris collection.

   ii. All components of the stormwater bypass system (open channel and piping) are secured and not accessible to the public.

   iii. The Applicant shall install infrastructure to ensure that the stormwater bypass system is not a danger to the public.

l. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a wetland plantings plan for the stormwater basins to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan.

m. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of structural design plans sealed by an Illinois licensed structural engineer for the retaining walls.

n. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an O&M plan for the stormwater detention basins. The Applicant shall create an O&M plan for the stormwater detention basins and create a mechanism to fund all required maintenance activities for the establishment period of three (3) to five (5) years. A licensed / certified ecologist with experience in wetland basins shall produce this type of O&M plan for Village review and approval prior to the issuance of any site development permit.

o. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an exhibit showing that the street light photometrics conform with the Village Code for Village review prior to the issuance of any site development permit.

p. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls.

However, the structural design of this new retaining wall and the other proposed retaining walls are not complete and are not provided. The Applicant shall submit to the Village, as part of the Village plan review and approval process, complete retaining wall details, elevations, and signoff approval by an Illinois licensed structural engineer.

q. Since the structural design is not complete, it is not known if tiebacks or over excavation needed to construct the walls will be contained within the Property. Work needed to construct the new retaining walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the retaining walls shall be identified and contained within the Property or copies of executed easements are to be provided prior to the issuance of any site development permit.

r. Neighboring properties cannot be flooded as a result of any interim construction conditions or activities by the Applicant that could occur if the old retaining wall is torn down and the new retaining wall is not yet complete. The development plans shall contain provisions that temporarily protect the west property line to a pre-project elevation. The development plans shall identify a stormwater management plan that the Applicant shall comply with to address stormwater management issues during the site development phase and construction phase of the Development.

s. The retaining wall design of the detention area between Units 20 and 21 shall be constructed and maintained to accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed or not functioning properly

t. Replace the existing flat grate that is part of the existing Heritage Springs stormwater system, which is prone to clogging, with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both developments' stormwater management systems.

u. The plans show inlets proposed to be located on the Heritage Springs property. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated plan that relocates the inlets to the south so they are located on the Heritage Crossing's property and adjusts the location of the inlets directly under the proposed swing gate to be fully located on Heritage Crossing property. The plans also need to be updated so that the Heritage Court roadway vertical curve is adjusted so the low point is moved south, which will result in the inlets being placed on the Heritage Crossing property and relocate the depressional area from Heritage Springs to Heritage Crossing.

v. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of street lighting plans for the Development, which include all lighting conduits, cables, controllers, and service location. Also, these plans shall include light pole foundation and controller foundation details, and the street lighting plans shall be signed and sealed by an Illinois licensed structural engineer.

w. The Applicant's narrative report shall be updated and resubmitted to the Village with a section discussing the development of the HEC-HMS modeling and results.

x. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a report that discusses how the hydraulic modeling impacted the subdivision grading plan.

y. The Applicant's narrative report shall be updated and resubmitted to the Village with a section discussing the worst-case flooding scenario. This updated report shall include exhibits sent to Engineering on October 31, 2024, which illustrate stormwater storage in this worst-case scenario. The updated report shall clearly state there is a net increase in stormwater storage despite the removal of the existing parking lot area and the back-filling of that parking lot area with soil as part of the site development work and lot grading work.

z. The proposed design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. The Applicant's next plan submittal shall contain documentation that confirms 11 ft/s is the maximum flow velocity through these culvert stormwater pipes.

aa. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of calculations for the riprap sizing at the outfall of the dual culverts. The current riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions and shall be updated by the Applicant.

bb. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated grading plan for the Property line north of Unit 14 that demonstrates that the final re-grading of the area will prevent overland flow from continuing onto the Heritage Springs property.

cc. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated Stormwater Management Report and HEC-HMS Model that includes:

    i. An updated Stormwater Management Report's narrative revised to include a discussion of modeling results, reference and a discussion of the supporting modeling documentation, and also shall include a set of inundation maps.

    ii. Clarification on how the discharge flows are defined between stormwater detention basins. The HEC-HMS files provided indicate that the discharge curves for all stormwater detention basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined.

    iii. Clarification on the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet East Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

iv. Provide a set of HEC-HMS results that match the conservative scenario displayed in the inundation maps because: (i) The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration., (ii) However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical.

v. Revise the inundation maps to reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions.

dd. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a written response to each of the initial plan review comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 of the Village Staff Memo dated November 18, 2024.

ee. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of final engineering plans that include the location of all utilities and light poles that demonstrate there are no conflicts between utilities, light poles, and the proposed landscape areas.

3. Landscaping

a. The landscaping plans shall be revised to address all outstanding comments from the Village's consulting landscape architect's review memorandum dated November 5, 2024.

b. The Applicant (and any successor owners, property managers, property associations), at its cost, shall be required to maintain each building façade and long-term lawn and landscape maintenance of the green spaces for the Development, which obligations shall be set forth in a combined Property Maintenance Plan / Landscaping Plan for the Village's plan review approval and final Village Board approval. Maintenance standards, tree replacement standards and other appropriate landscaping standards shall be part of the Applicant's Property Maintenance Plan / Landscape Plan for the Project, and the Applicant shall comply with the obligations and standards contained in the Property Maintenance Plan.

c. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of revised landscape plans that:

i. Require the replacement of the existing evergreen trees located behind the existing neighborhood sign, as these existing trees are in poor condition and should be replaced with new plant material consistent with the adjacent proposed plantings.

ii. Replace the proposed maple trees, which are not allowed in the public rights-of-way per the Village's Urban Forest Management Plan, with another tree species.

iii. Indicate Gingko Biloba trees shall be of the male species to avoid fruit production.

iv. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.

v. Clarify specification of grass seed mixes within the detention areas to correct inconsistencies between the landscape plan pages and the specification.

4. Right-Of-Way, Road, and Traffic

a. The Applicant proposes to maintain the current Wolf Road access point as the primary point of ingress and egress for the Development, subject to Cook County Department of Transportation and Highways approval of certain Wolf Road right-of-way modifications (i.e., required Project-related reconfiguration work to Wolf Road that may include a deceleration / turning lane) and modifications to the existing drainage culvert improvements that will allow it to construct the Development consistent with the current Site Plan. The Village's consideration of approval of the Development is conditioned on the Cook County Department of Transportation and Highways' approval of the current Wolf Road access point as the primary point of ingress and egress for the Development based on the current Site Plan and the Applicant's agreement to abide by the conditions of approval required of the Applicant by the Cook County Department of Transportation and Highways relative to the Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements. The Applicant, at its cost, shall be responsible for entering into all easements, maintenance agreements and other binding documents with the Cook County Department of Transportation and Highways, and completing the Wolf Road right-of-way modifications and any modifications to the existing drainage culvert improvements. Other than the Village's plan review process, the Village shall not be obligated to participate in the Cook County Department of Transportation and Highways' required Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements that are necessary to construct the Development under the current Site Plan and that will allow the Applicant to construct the Development consistent with the current Site Plan. In the event the Cook County Department of Transportation and Highways does not approve of the current Wolf Road access point as the primary point of ingress and egress for the Development, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan with a modified point of ingress and egress for the Development for review and consideration by the Plan Commission at a public hearing and then review and consideration by the Village Board.

b. The Applicant, at its cost, shall construct a fence and swing gate across Heritage Court at the north lot line where the new Heritage Court meets the existing Heritage Court that serves the Heritage Springs Subdivision. The swing gate shall be operated by an Opticom sensor that shall be taller than the proposed fence/gate. The design of the swing gate shall ensure that gate electrical and control equipment is elevated one foot (1.0') above flood elevation. The swing gate must work at all times and shall have a battery backup system capable of operating the gate for at least 24 hours after loss of power to ensure operation during power outages. The swing gate must have appropriate sensors on both sides to ensure the gate can operate in either direction for emergency vehicles. Design plans, operational details, and loss of power procedure for the swing gate and the Opticom system must be submitted by the Applicant for review and approval by the Village's Director of Fire and EMS before any permit is issued for

site development. The Applicant shall enter into an operations and maintenance agreement with the Homeowners Association for the Heritage Springs Subdivision relative to the swing gate and the Opticom sensor(s).

c. Vehicles parked in the driveway of Units 8, 15 and 21 may not overhang the curb or the sidewalk (if present).

d. Prior to the issuance of any occupancy permits for the Development, Illinois Accessibility Code compliant sidewalks within the Development and along the entire property frontage that is adjacent to both Wolf Road and Park Place shall be installed by the Applicant, at its cost

e. New sidewalks installed by the Applicant are required along the west side of Wolf Road and the north side of Park Place frontage per the Village Code. Replacement of existing sidewalks along the west side of Wolf Road along the entire property frontage is required by the Applicant. Placement of sidewalks must be as far from the paved roadways as practical, but the Village will defer to the Cook County Department of Transportation and Highways, as they will review and approve sidewalk placement and issue the permit for the work. On Park Place, placement of the sidewalk shall be one foot (1.0') inside the public right-of-way along the southern edge of the Development and the sidewalk shall dead end at west termini point. All new sidewalks shall comply with IDOT and Illinois Accessibility Code standards for slopes. The northwest corner of the Park Place and Wolf Road sidewalk ramp shall be removed and replaced by the Applicant.

f. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a report that addresses fire hydrant spacing and provides a coverage exhibit as requested by the Village to confirm compliance with the Village Code.

g. As part of the Maintenance and Development Agreement and the Declaration, the Applicant and the Heritage Crossing Homeowners Association shall be obligated to maintain the swing gate on a regular basis and to repair the swing gate, as needed, to ensure that the swing gate operates at all times.

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, updated plans that:

   i. Remove the two (2) parallel parking spaces from the east side of Heritage Court.

   ii. Convert the turnaround area north of Unit 15 to grasscrete or similar material.

i. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated version of the color site plan prepared by BSB Design (revised November 5, 2024) with the crosswalk shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering, Inc. (revised November 4, 2024).

j. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated Traffic Impact Study that:

i. Reflects the proposed 29 rather than 28 dwelling units.

ii. Clarifies if Figure 5B in the Traffic Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September 2024 should be presented in the TIS.

iii. Corrects Figure 7, which does not match the trip generation presented in Table 3 in the Traffic Impact Study.

iv. Provides a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Road.

v. Provides an AutoTURN analysis for the turnaround area north of Unit 15 to verify vehicle turnaround.

5. Signage

a. Provide detailed plans related to the proposed development signage for Heritage Crossing (lighting, dimensions, materials, etc.) for the Development for Village Board approval as part of its consideration of the planned development ordinance.

b. Provide information on any roadway vehicle traffic signage related to Heritage Court and other proposed subdivision signage type (private) for Village review for the Development for Village Board approval as part of its consideration of the planned development ordinance. All approved and required on-site parking restriction signage that pertains to the Development shall be installed and maintained by the Applicant, at its cost, or the Homeowners Association, at its cost.

c. Provide for the Ridgewood monument sign, in its current location, or in an alternate location in close proximity to its current location, as agreed upon by the Ridgewood Subdivision Civic Association and Cook County. If the Ridgewood monument sign remains in its current location, the Developer, at its cost, shall provide to the Ridgewood Subdivision Civic Association an easement over the portion of the Property that the sign is partially located on and shall also obtain a dedication or easement over a portion of the Cook County-owned Wolf Road right-of-way that the sign is partially located on. If the sign is relocated, the Developer, at its cost, will make the required legal arrangements (i.e., easement agreement or land dedication) with either the Ridgewood Subdivision Civic Association or Cook County, or both, to provide for the long-term placement and maintenance of the monument sign.

d. The placement of the sidewalk on Park Place will require the movement of the Ridgewood subdivision sign. The relocation of the subdivision sign must be addressed by the Applicant as part of the Village plan review and approval process. The Applicant is required to provide the written approval from the Ridgewood Civic Association of the subdivision sign design and sign placement.

Motion to APPROVE this Western Springs Plan Commission Recommendation PC-2024-02: Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome

Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing), subject to the conditions stated above in Section V (Conditions) and the refinements to those conditions which were agreed to by the Commissioners during the November 18, 2024 Public Hearing, which are incorporated herein, made by Commissioner Turner; seconded by Commissioner Hanson (Votes in Favor of Motion: Peter Glimco, Peter Hanson, Michele Johann and Patrick Turner; Votes Not in Favor of Motion: None; and Absent from Meeting / Voting: Jocelyn Brumbaugh, Ryan DeProsperis and Steve Winegar).

APPROVED by a vote of the Members of the Plan Commission on this 18th day of November, 2024.

Village of Western Springs Plan Commission

By:_____

Peter Glimco, Chair

Exhibit List

From Public Hearing for Approval of a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

Group Exhibit "A"

listing by title of each of the Application's supporting documents and submittals
(on file with the Community Development Department)

Group Exhibit "A"

General Information Application prepared by McNaughton Development, LLC dated 7/11/2024
Re: Heritage Crossing / 5600 Wolf Road prepared by McNaughton Development, LLC dated 7/12/2024
Heritage Crossing Submittal Letter prepared by McNaughton Development, LLC dated 7/12/2024
Application for Development Approval and Zoning Relief prepared by McNaughton Development, LLC dated 7/12/2024
Site Location Map and Photos prepared by McNaughton Development, LLC submitted 5/23/2024
Alta Survey prepared by Wolf Pack Consulting, LLC dated 12/2/2024
Final Plat of Subdivision prepared by DesignTek Engineering, Inc. revised dated 11/6/2024
Zoning Exhibit prepared by BSB Design dated 7/12/2024
Concept Plan prepared by BSB Design dated 11/5/2024
Character Elevations and Building Perspectives prepared by BSB Design dated 11/6/2024
Digital Material Board prepared by BSB Design dated 11/6/2024
Conceptual Floor Plans prepared by BSB Design dated 11/6/2024
Landscape Plan prepared by BSB Design dated 11/5/2024
Traffic Impact Study prepared by KLOA dated 11/6/2024
Cook County Highway Department Transmittal prepared by Cook County Highway Department dated 9/19/2024
Site Engineering Plans prepared by DesignTek Engineering, Inc. revised dated 11/42024
Stormwater Management Report prepared by DesignTek Engineering, Inc. revised dated 11/6/2024
Fiscal Impact Study prepared by McNaughton Development, LLC dated 8/5/2024
Land Dedication Valuations for School & Park prepared by McNaughton Development, LLC dated 8/5/2024
McNaughton Development Past Projects prepared by McNaughton Development, LLC submitted date 5/23/2024
Professional Opinion of Project Value prepared by DesignTek Engineering, Inc. submitted date 10/10/2024
Market Comparable Field Park Place prepared by McNaughton Development, LLC submitted date 7/12/2024
Ownership Authorization for Zoning Letter prepared by Casey and Fran Gaik dated 5/8/2024
Declaration of Covenants, Conditions and Restrictions for: Heritage Crossing Townhome Association Of Western Springs - a McNaughton Development, Inc. Subdivision prepared by McNaughton Development dated 7/9/2024
McNaughton Development LLC Corporate Disclosure submitted 7/12/2024
Real Estate Sales Agreement submitted 7/12/2024
Cook County Highway Department Transmittal prepared by KLOA dated 8/26/2024
Plat of Abrogation for Storm Sewer Easement and Public Utility Easement prepared by DesignTek Engineering Inc. dated 10/15/2024
Plat of Vacation for Lawn Avenue prepared by DesignTek Engineering Inc. dated 7/10/2024
Existing Flooding Conditions Exhibit prepared by DesignTek Engineering Inc. dated 9/5/2024
Proposed Flooding Exhibit Conditions prepared by DesignTek Engineering Inc. dated 9/5/2024
Fire Strobe 2000 prepared by Access Products, Inc. submitted 11/6/2024

Group Exhibit "B"
The Public Hearing Notice, the Newspaper Publisher's Certificate dated July 18, 2024, the Affidavit of Mailing of Public Hearing Notice and Newspaper Publication dated August 7, 2024 submitted by Heather Valone, the Affidavit of Posting of Signage for Public Hearing dated August 7, 2024 (attached)

Group Exhibit "C"
Village Staff Memorandums dated August 9, 2024, September 20, 2024, and November 15, 2024, and prepared by Community Development Director Heather Valone and Senior Planner Kelsey Fawell ("Village Staff Memos") (attached)

Group Exhibit "D"
The Village's Official Land Use Plan and Official Village Zoning Map (on file with the Community Development Department)

Exhibit "E"
Transcripts of the August 13, 2024, September 24, 2024, and November 18, 2024 Sessions of the Public Hearing (attached OR on file with the CD Dept.)

Group Exhibit "F"
Village Supplemental Materials (attached OR on file with the CD Dept.)

Group Exhibit "G"
Materials Submitted by Interested Parties (attached)

Exhibit "H"
Lawn Avenue Detention Pond Budget (attached OR on file with the CD Dept.)

Group Exhibit A

GENERAL INFORMATION APPLICATION
For Land Use and
Development in the Village

Applicant(s)

Name: McNaughton Development LLC

Address: 11S220 Jackson Street

Burr Ridge, Illinois 60527

Telephone: (630) 325-3400

Fax: (630) 325-3402

E-mail johnb@mcnaughtondevelopment.com

Property Owner(s)

Name: Casey & Fran Gaik

Address: 8541 Pavia Way

Lakewood Ranch, Florida 34202

Telephone: 630-408-8833

E-mail: ibitmog@gmail.com

Agent/Attorney

Name: John Barry

Address: 11S220 Jackson Street

Burr Ridge, Illinois 60527

Telephone: (630) 325-3400

Fax: (630) 325-3402

Engineer

Name: DesignTek Engineering & Survey

Address: 9930 W. 190th Street

Mokena, Illinois 60448

Telephone: (708) 326-4961

Fax: (708) 3264962

If the property is in a trust, provide name, address and number of trust. Also provide name, address and percentage ownership of trust beneficiaries.
____N/A_____

I hereby make application for the following (check as appropriate).

Annexation	_____	Map Amendment	___X___
Subdivision	_____	Resubdivision	___X___
Planned Development	X_____	Conditional Use	___X___
Variation(s)	_____	Outdoor dining	_____
Other: Comp. Plan Amendment to the Long-Range Land Use Map	X_____	Appeal	_____

Briefly describe your request (or attach a cover letter/narrative): Refer to the attached Application for Development Approval and Zoning Relief

DocuSign Envelope ID: 22C151EA-279C-4841-A603-1B35A92C1BF3

GENERAL INFORMATION APPLICATION (continued)

1. Common address or location of subject property: 5600 S. Wolf Road, Western Springs, Illinois 60558

2. Legal Description (Attach additional sheet if necessary): Refer to the attached Application for Development Approval and Zoning Relief

3. Permanent Index Number: 18-18-200-038, 18-18-200-017 & 18-18-200-001

4. Parcel Size (sq. ft. or acres): 2.755

5. Applicant is (check one):
___ Property Owner __ Attorney ___ **Contract Purchaser X** Agent ____ Other (specify)

* Provide one copy of the executed sales contract or written permission from the current owner to petition the Village

6. What are the current land uses and zoning on and around the site?

	Current Zoning	Land Uses
On Site	O-Limited Office	Office Building
North of Site	C2-Community Shop	Gas Station/ Community Shops
	A-Single Family	ComEd Facility
	R4-Multi-Family	Condominiums and Townhomes
South of Site	A-Single Family	Single Family Homes
East of Site	Unincorporated R4	Single Family Homes
West of Site	A-Single Family	Single Family Homes

7. Describe any existing structures and the site: The property is improved with a 24,000 square foot with its associated parking lots.

I hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge.

Date 5/13/2024 Signature _____
(Applicant or Contract Purchaser)

Date 5/9/2024 Signature DocuSigned by: Fran Gaik 2DDB531924AB443...
(Property Owner)

5/9/2024 DocuSigned by: CASEY Gaik 95445F2250CF41A...

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

MAP AMENDMENT AND CONDITION USE PERMIT FOR PLANNED DEVELOPMENT

To: Heather Valone
Director of Community Development
Village of Western Springs
4353 Wolf Road
Western Springs, IL 60558

By: Paul R. McNaughton
John Barry
McNaughton Development, LLC
11S220 Jackson Street
Burr Ridge, Illinois 60527

Project Summary: McNaughton Development LLC, as the contract purchaser of the property at 5600 S. Wolf Road in Western Springs is making the following application to allow for the demolition of the existing underutilized office building and its associated parking lots and for the construction of twenty-nine new three-story townhome units. The current 24,000 square foot office building and the parking lot sit on two parcels of land that total 2.414 acres. The final development will also include 0.341 acre of land currently owned by the village as a previous right-of-way for Lawn Avenue. This Lawn Area right-of-way is currently being maintained by the Heritage Estates Townhome Association as a detention facility. The Heritage Crossing townhome development would require the vacation of the Lawn Avenue right-of-way and the consolidation of it and the two existing parcels creating a 2.755-acre parcel to be rezoned under a Planned Development with an underlaying zoning district of R4 – Multi Family Residence District.

Applicant: McNaughton Development LLC, will be the owner and general contractor for the new twenty-nine three-story for sale townhome units within the Heritage Crossing development.

Subject Property Address: 5600 S. Wolf Road, Western Springs, Illinois 60558

Legal Description:

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

LAWN AVENUE: THAT PART OF THE 66 FEET WIDE VACATED LAWN AVENUE (VACATED PER DOCUMENT NO. 96138577), LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN:

PARCEL 1:	18-18-200-038
PARCEL 2:	18-18-200-017
LAWN AVENUE RIGHT-OF-WAY:	18-18-200-001

Lot Size: Approximately 2.755 Acres

Current Zoning District:

PARCELS 1 & 2: O – Limited Office District
LAWN AVENUE
RIGHT-OF-WAY: R4PUD – Residential Planned Unit Development

Zoning Approval & Relief Requested:
Comprehensive Land Use Plan Amendment: Amend the Comprehensive Land Use Plan of the Village of Western Springs, Illinois Adopted February 24, 2003 from Office to Multiple Family (9-18 Density Units/ Acre).

Zoning Map Amendment: Amend to rezone the property to R4 – Multiple Family Residence District (Chapter 10-6-5) allowing for a permitted use of multi-family dwellings not exceeding six (6) dwelling units per building

Plat of Consolidation: Approval of a Plat of Consolidation that will result in creating a parcel of 2.755 acres which is less than the five-acre minimum requirement within the R4 - Multiple Family Residence District and the Planned Development

Resubdivision: Approval of a Plat of Resubdivision (10-10-3) to allow for the construction of twenty-nine townhome units, a stormwater detention facility and a private road

Conditional Use for a Planned Development: Approval of Conditional Use for a Plan Development with requested deviations from the R4 – Multi Family Residence District as reflected in the following exhibits.

Vacation of Right-of-Way: Approval of the Vacation of the existing Lawn Avenue as depicted in the preceding legal description and included in the following plat of consolidation.

PROJECT NARRATIVE DESCRIPTION
McNaughton Development LLC is the contract purchaser and Casey & Fran Gaik are the owners of the property located at 5600 S. Wolf Road, Western Springs. The property is currently zoned O – Limited Office District. It is one of just five properties within the Village of Western Springs with this zoning designation. The site is improved with a 24,000 square foot office building with its associated parking lots. The property, originally developed as a private school in the 1960's was later converted into and expanded for its current office use in the early 1990's. In recent years the tenant base has vacated the property to the point where the building is at five percent occupancy due to the building's obsolescence. The owners have aggressively marketed the property to other prospective tenants with no success. In addition, it has not been attractive to owner users for any other permitted or conditional use under the O – Limited Office District. It was then decided by the owner, at the suggestion of their real estate broker, that after great effort, the property value would most likely be found in redevelopment for multi-family residential use.

The proposed multi-family residential use will continue to provide for an orderly zoning transition from the intersection of 55th Street and Wolf Road. The existing zoning classification at that corner is C2 – Community Shopping District surrounded by a small A – Single Family Residence parcel

improved with a ComEd facility, a R4 – Multi-Family Residence District improved with condominium units and a R4 – Multi-Family Residence District Planned development improved with townhome units.

The proposed zoning request would permit the resubdivision of and the redevelopment of the property into twenty-nine three-story townhome units. The twenty-nine units will be constructed in eight different buildings ranging from duplex units to four, five and six wide unit buildings. The units will be three stories tall with a two-car garage and recreation room on the ground level, the main living areas on the middle level and the bedrooms on the third level. There are no roof top deck options being offered at this time. The buildings will be 38 feet tall as measured from the proposed final grade to the midpoint of the roof. The living area within the units will range from 2,400 to 2,600 square feet. All of the units will have three bedrooms, two full and two one-half bathrooms and two-car garages. None of the units will have a basement.

The property will have two access points with one at Park Place west of Wolf Road and a second, controlled access via the existing terminus of Heritage Court to the north of the site. The current access to Wolf Road is being eliminated due to a conflict with the current deceleration lane approach to Park Place, conflicts with entrance spacing between the condominium development and Park Place, and the county highway department's preference to eliminate curb cuts along minor arterial roadways such as Wolf Road. By offsetting the access to Park Place, providing entry monumentation and proposing offsite landscaping site access has been proposed in such a way to lessen the impact on the current property owners along the south side of Park Place. A preliminary application was made to the Cook County Highway Department and their response noted that they agreed with the above noted reasoning for the applicant's decision to provide access from Park Place and not directly from Wolf Road. The controlled access point to the north will be improved with four-foot heigh decorative aluminum operable gate. The gate will prevent cut through traffic from eastbound 55th Street to southbound Wolf Road. Gate access will be granted solely to the current fourteen residents along Heritage Court and the prospective twenty-nine residents of this proposed development. Emergency services will also be granted access to the gate.

The property will comply with the stormwater ordinances of both the Metropolitan Water Reclamation District (MWRD) and the Village of Western Springs. The proposed redevelopment will result in a reduction in the site's impervious surface as compared to the existing conditions, volume control storage and stormwater detention storage. The applicant is aware of the downstream flooding issue that are a result of approximately one hundred eighty acres of undetained stormwater from the LaGrange Highlands area east of Wolf Road which is directed through this site and ultimately reaching Flagg Creek. The proposed development will have no detrimental effect to downstream owners and the stormwater improvements will provide for marginal improvements to the area.

The proposed development is a for sale townhome development with private improvements that will be managed by its homeowner's association. The expected base purchase price is anticipated to be between $800,000.00 and $850,000.00. The exterior and interior finishes will be of the utmost quality to support the anticipated base pricing. At the same time, interior finish upgrades will be offered to the purchaser. It is anticipated that the target market will be young professionals with no or very young children and active adult move down buyers native to Western Springs and the surrounding communities. Elevator options will be possible in at least fifty percent of the units. The private improvements to be owned and maintained by the association will include the common area landscaping, stormwater improvements and the extended Heritage Crossing. Water main improvements will be turned over to Village of Western Springs and the sanitary sewer improvements to the La Grange Highlands Sanitary District.

I. PETITION FOR REQUESTED ZONING RELIEF

The applicant is requesting the following zoning relief and approvals as part of this applications:

(1) Amendment to the Comprehensive Land Use Plan of the Village of Western Springs, Illinois adopted February 24, 2003 from Office to Multiple Family (9-18 Density Units/ Acre).

(2) Zoning Map Amendment

Existing Zoning and Land Use:	O – Limited Office District / 24,000 square foot office building	
Adjacent Zoning and Land Use:	**North**	C2 – Community Shopping District/ gas station and community shopping, A – Single Family Residence parcel / ComEd facility, R4 – Multi-Family Residence District / condominium units and R4 – Multi-Family Residence District Planned development / townhome units.
	South	A – Single Family Residence
	East	Unincorporated Cook County Single-Family Residence District R4
	West	A – Single Family Residence
Proposed Zoning and Land Use:	R4 – Multi Family Residence District allowing for a permitted use of multi-family dwellings not exceeding six (6) dwelling units per building	

(3) Plat of Consolidation
Approval of a Plat of Consolidation that will result in creating a parcel of 2.755 acres which is less than the five-acre minimum requirement within the R4 - Multiple Family Residence District and the Planned Development. The consolidation of the parcels will allow for an orderly redevelopment of the property, particularly as it relates to stormwater management.

(4) Resubdivision
Approval of a Final Plat of Resubdivision to allow for the construction of twenty-nine townhome units, a stormwater detention facility and a private road on a parcel of less than the five acres minimum requirement. The applicant is requesting to bypass the Resubdivision requirement to submit preliminary plans and simply request final plan approvals in light of the size of the property.

(5) Conditional Use Permit
Approval of a Conditional Use to allow for a Planned Development with the following deviations from the requirements R4 – Multi Family Residence District and per the following plans and exhibits.

R4 – Multiple Family Residence District Requirements vs Requested Relief:

Minimum Development Parcel Size
Required: 5 Acres
Requested: 2.755 Acres

Front Yard Setback
Required: Twenty-Five Feet (25)
Requested: Twenty Feet (20) Garage Face to the Closer of the Sidewalk or Curb with the permitted encroachment of the Middle Level Deck and Third Level Living Area

Interior Sideyard Yard Setback
Required: Thirty Feet (30)
Requested: Eight Feet (8) with the permitted encroachment of bay windows

Corner Sideyard Yard Setback
Required: Twenty Feet (25)
Requested: Twenty Feet (25) with the permitted encroachment of bay windows

Rear Yard Setback
Required: Thirty Feet (30)
Requested: Twenty-Five Feet (25) with the permitted encroachment of Middle and Third Level Projections and Balconies

Multiple – Family Dwelling Height
Required: Thirty-Five (35) Feet
Requested: Thirty-Eight (38) Feet

Maximum Building FAR
Required: 54,311.51 SF
Requested: 126,008.40 SF

Vacation of Right-of-Way

Approval of the vacation of the 0.341 acre of land currently owned by the village as a previous right-of-way for Lawn Avenue. The applicant is requesting that the acquisition cost of this vacation be made at no cost to the applicant. The applicant feels that its offer to make stormwater improvements to the site, including to the detention facility, and its commitment and its successors commitment of perpetual care and maintenance is sufficient compensation.

(1) MAP AMENDMENT STANDARDS

Pursuant to Section 10-3-12(F)(1) (Map Amendments) of the DCO, the Applicant must provide the information relative to each of the Standards that are to be used by the Plan Commission and the Village Board to evaluate the suitability of a map amendment.

a. Existing uses of property within the general area of the property in question. The property is currently zoned O – Limited Office District and is along Wolf Road which is under the jurisdiction of the Cook County Highway Department.

North Parcels: Gas station and community shopping, ComEd facility, condominium units and townhome units.

East Parcels: Unincorporated Cook County Single-Family Residence District R4

South & West Parcels: Single Family Home

b. The zoning classification of property within the general area of the property in question.

North Parcels:
C2 – Community Shopping District
A – Single Family Residence
R4 – Multi-Family Residence District
R4 – Multi-Family Residence District Planned Development.

East Parcels: Unincorporated Cook County Single-Family Residence District R4

South & West Parcels: A- Single Family Residence

c. The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is not suitable for uses permitted under the O – Limited Office District. This zoning district permits for professional offices, including, but not limited to, offices for attorneys, physicians, dentists, architects, consulting engineers, insurance agents, and village government offices. This use has proven to have failed in light of the current building occupancy being at 5% for an extended period of time. The zoning district does permit for multi-family however, when placed on the second floor of the other permitted uses within the development.

d. **The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.**

The trend of development is for multi-family residential construction. In fact, the existing office building is not compatible to the trend of development. The existing office uses and commercial developments are all located along 55th Street. Wolf Road in the southwest portion of Western Springs is dominated by residential development. This property is bounded of the north with a three-story condominium building and two-story townhomes. Due to the unique shape of this parcel and its size, the continuation of a multi-family product is an appropriate transition to the single-family development to the west and south

e. **The suitability of the property in question for permitted uses listed in the proposed zoning classification.**

The property is suitable for the uses within the R4 – Multi-Family Residence District Planned Development.

The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification.

Being residential in nature, the proposed R4 – Multi-Family Residence District Planned Development is compatible with the surrounding residential uses.

The objectives of the current comprehensive plan for the village and the impact of the proposed amendment on the said objectives.

The applicant is requesting an amendment to the Comprehensive Land Use Plan of the Village of Western Springs, Illinois Adopted February 24, 2003 from Office to Multiple Family (9-18 Density Units/ Acre). This amendment will not result in any detrimental effects within the village or the neighborhood. The amendment will allow for the demolition of an underperforming building, orderly redevelopment of the site providing a positive tax generating use for the village, school districts and other taxing bodies.

(2) CONDITIONAL USE PERMIT STANDARDS

Pursuant to Section 10-3-14(G) of the DCO, the following Standards need to be satisfied in order for the Village Board to approve the Conditional Use Permit establishing the Planned Development.

1. **That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

The granting of the conditional use permit to allow for a R4 – Multi-Family Residence District Planned Development on a site less than 5 acres will not be detrimental to or, endanger the public health, safety, morals, comfort or general welfare or injurious to other nearby property or improvements. The proposed conditional use permit will allow for the development of a well-designed townhome development that reduces current impervious services and provides storm management facilities which results in downstream benefits. According to

a traffic study prepared by KLOA, no significant negative impacts on the surrounding road network would result from the development. Given the foregoing, granting the conditional use permit will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

2. **That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

The proposed conditional use will allow a well-designed townhome development that minimizes impact on natural areas and is well separated from existing development with the use of landscaping fencing and setbacks. Setbacks within the development allow adequate light and air while preserving views across the site. Density is consistent with surrounding multi-family developments and according to a traffic study prepared by KLOA, no substantial impact on the surrounding street system is anticipated. Site engineering is designed to reduced impervious surfaces, preserve natural topography and existing drainage patterns and enhance the stormwater management facilities on-site so as to provide marginal improvements to the overall area.

As represented in the applicant's materials, a fiscal analysis indicates a positive impact on property values and real estate taxes. Given the foregoing, the proposed conditional use permit will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The subject property is in an immediate area dominated by commercial development, multi-story attached single family, attached single family and detached single-family residential development. The anticipated density of the proposed development is consistent with the requested comprehensive plan amendment and is appropriate in light of the intensity of the surrounding uses and the local roadway system.

Given the foregoing, the proposed development will not impede the normal and orderly development of surrounding property but will in fact be complimentary to existing and future uses.

Those adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

There is an adequate supply of public utilities in the vicinity of the property. The property can be served easily by public sewer and public water. The development will cause no substantial impact on the surrounding street system. Site

engineering is designed to reduced impervious surfaces, preserve natural topography and existing drainage patterns and enhance the stormwater management facilities on-site so to provide marginal improvements to the overall area.

4. **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The property will have two access points with one at Park Place west of Wolf Road and a second, controlled access via the existing terminus of Heritage Court to the north of the site. The current access to Wolf Road is being eliminated due to a conflict with the current deceleration lane approach to Park Place, conflicts with entrance spacing between the condominium development and Park Place and the county highway department's preference to eliminate curb cuts along minor arterial roadways such as Wolf Road. The access to Park Place has been engineered in such a way to lessen the impact on the current property owners along the south side of Park Place.

The controlled access point to the north will be improved with four-foot heigh decorative aluminum operable gate. The gate will prevent cut through traffic from eastbound 55th Street to southbound Wolf Road. Gate access will be granted solely to the current fourteen residents along Heritage Court and the prospective twenty-nine residents of this proposed development. Emergency services will also be granted access to the gate.

According to a traffic study prepared by KLOA, no substantial impact on the surrounding street system is anticipated.

5. **That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Western Springs.**

The applicant is requesting an amendment to the Comprehensive Land Use Plan of the Village of Western Springs, Illinois Adopted February 24, 2003 from Office to Multiple Family (9-18 Density Units/ Acre). However, the proposed amendment and the proposed plan do meet the goals set forth in the of the Comprehensive Land Use Plan for residential areas. The proposal enhances and protects the overall single family residential feel of the village. The product provides variety in housing types available in the village to entice new residents to the village and also allow for long-term residents to remain in the community. The proposal is compatible with the commercial and multi-family uses to the north and provides for an orderly transition to the south and west.

6. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission and approved by the village board.**

The proposed development will conform with the R4 – Multi-Family Residence District except for the requested deviations requested for approval by the Village Board.

(3) ADDITIONAL SUBMITTAL REQUIREMENTS

Pursuant to DCO 10-8-8, the Applicant would like to specifically address the following submittal requirements.

3. Project Design Features:

a. A detailed site plan has been provided illustrating street and pedestrian ways, typical building layouts, setbacks building heights, open spaces and site data

b. Final engineering plans are provided with complete topographical information and stormwater calculations

c. Final engineering plans are provided indicating the feasibility of providing utility service to the site via water mains, sanitary, and storm sewers and storm water detention facilities.

d. Final landscape plans are provided depicting project signage. Project marketing signage has not been developed as of this submittal. Any public facing signage shall be submitted for review to village staff for comment and approval.

e. Final landscape plans are provided indicating the location, number and desired effect of proposed landscaping.

f. Character elevations are provided along with floor plans and exterior color pallets

g. Final engineering plans are provided indicating street lighting

h. Final engineering plans are provided including a sediment and erosion control plan indicating methods to control erosion and sedimentation on and adjacent to the site.

4. Other Requirements: Applications for planned developments shall also include the submission of the following:

a. Fiscal impact study has been provided by the applicant illustrating the impact of the development on the Village of Western Springs and School Districts 106 & 204

b. Fiscal impact study has been provided by the applicant illustrating the impact of the development on the school districts from a fiscal and population standpoint

c. Traffic impact study has been provided by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA)

d. The applicant has provided comparable sales research and a letter from a local real estate professional in lieu of a full market study report.

e. Final engineering plans are provided indicating how construction activity will be controlled by addressing contractor ingress/egress, construction parking, street cleaning and pest control.

f. The applicant has a forty-year track record of custom development and construction will provide financial references upon request.

g. Proposed covenants are provided.

i. The applicant is a contract purchaser of the property and has included a letter from the owner authorizing the applicant to make this application.

j. Notification list for public hearing to be provided by the village.

k. Development schedule.
- Application submittal 5/10/2024
- Community meeting 6/5/2024
- Plan Commission meeting 6/19/2024
- Planning and Zoning Committee Meeting 7/2/2024
- Village Board Workshop / Village Board Meeting 7/22/2024
- Site demolition 8/19/2024
- Site grading and underground utilities 9/2/2024
- Start construction on model building 9/16/2024
- Site pavement 9/30/2024
- Model grand opening 3/1/2025

l. Final engineering plans are provided with this submittal, which complies with of all applicable plans and materials required in Chapter 11 of this Ordinance, "Flood Plain and Storm Water Management".

DEVELOPER/BUILER & PROJECT TEAM INFORMATION

McNaughton Development LLC is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. It has extensive experience in the construction of high-end residential product. It has developed numerous properties from one to three hundred acres. McNaughton Development is a family owned and operated company that is deeply rooted in Chicagoland area since 1981 and believes that a custom home is the product of the customers ideas and dreams and our commitment to making it a reality.

DesignTek Engineering has been an established civil engineering design and consulting firm servicing the Chicagoland region, surrounding suburbs, and northwest Indiana for over 20 years. Founded in 2003, DesignTek has expanded its services and client base by providing personalized attention to the needs and expectations of their clients. Their team of professional engineers, surveyors, and support staff tackle a wide variety of diverse projects in all fields of land development including residential, commercial, industrial, institutional, and municipal projects.

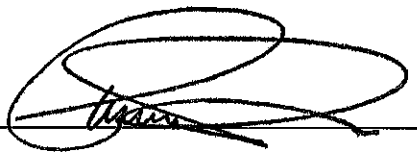
BSB Design, founded in 1966 by Jack Bloodgood, began as a one-man shop operating out of a barn in Des Moines, Iowa. Today, it has grown into a renowned architectural and design firm,

making an impact on much more than just the single-family home market. With offices coast to coast, they offer national experience with regional sensitivity. As a preeminent design firm, it has leveraged its unique abilities to see the future more clearly and to create environments that transform lives.

Kenig, Lindgren, O'Hara, Aboona, Inc. was formed in 1995 by Neil Kenig, Gerald Lindgren, Donald O'Hara and Luay Aboona. Today, Luay Aboona continues with his partner Michael Werthmann to lead the firm in providing quality traffic, transportation, and parking consulting services to its clients. KLOA, Inc.'s staff of transportation engineers and planners represent over 150 years of professional experience. Their high standards, commitment to the industry, and concern for each client assure the KLOA, Inc. mission to provide superior service in a timely and cost-effective manner. They approach each project as a special assignment that requires critical analysis, detailed research, creative thinking, and communicative interaction to develop practical solutions.

VII. CONCLUSION

McNaughton Development LLC is pleased to submit this application and is confident, with the approval of the village board, that the development will be an excellent addition to the Village of Western Springs.

By: 

Date: May 15, 2024.

5/10/2024

McNaughton DEVELOPMENT, LLC

YOUR LUXURY HOME BUILDER

With Over 40 Years of Experience

McNaughton Development LLC is Proud to Have Developed and/or Built in All of These Superior Location and Premier Communities

* not all communities are represented with a site plan

Waterfall Glen Executive Office Center
11S220 Jackson Street, Suite 100, Burr Ridge, Illinois 60527
P: 630.325.3400 F: 630.325.3402 W: mcnaughtondevelopment.com

Burr Ridge:
- Devon Woods (2)
- Longwood (1)
- Madison Estates II
- Briddle Path
- Waterfall Glen Executive Office Center
- Lakeside Pointe
- Burr Ridge Estates
- Waterview Estates

Darien:
- Rolling Knolls

Downers Grove:
- Copper Leaf
- Longfellow

Frankfort:
- Butternut Creek (10)
- Charrington
- Georgetown
- Settlers Pond
- Crystal Brook

Flossmoor:
- Ballantrae

Highland Park:
- The Highlands
- Hidden Oak

Hinsdale:
- Heather Highlands

Homer Glen:
- Meadows Edge
- Silver Leaf

Joliet:
- Deer Crossing

Killdeer:
- Preserves of Kildeer at Kemper Lakes

LaGrange Park:
- Heatherdale
- Kensington Place

Lake Forest:
- Amberly Woods

Lakewood:
- Red Tail

Lemont:
- Equestrian Estates (5)
- Equestrian Woods (5)
- Ruffled Feathers
- Briarcliffe Estates

Lockport:
- Steeplechase Farms

Long Grove:
- Royal Melbourne (2)

Mokena:
- Whispering Creek
- Foxborough Estates

Naperville:
- Silverleaf

Orland Park:
- Crystal Tree
- Cascade Ridge
- Cedar Crossing (6)
- Brittney Glen (10)
- Mallard Landings
- Fawn Creek I and II
- Evergreen View
- Meadowbrook
- Orland Woods III
- Muirfield
- Park Corners II
- Bluff Pointe
- Cascade Ridge
- Timber Lake

Oswego:
- Saddlebrook

Palos Heights:
- One Palos Place (4)
- Misty Meadows
- Keystone Crossing
- Westgate Valley Estates

Palos Park:
- Woodland Shores (5)
- Misty Harbour
- McCord Place

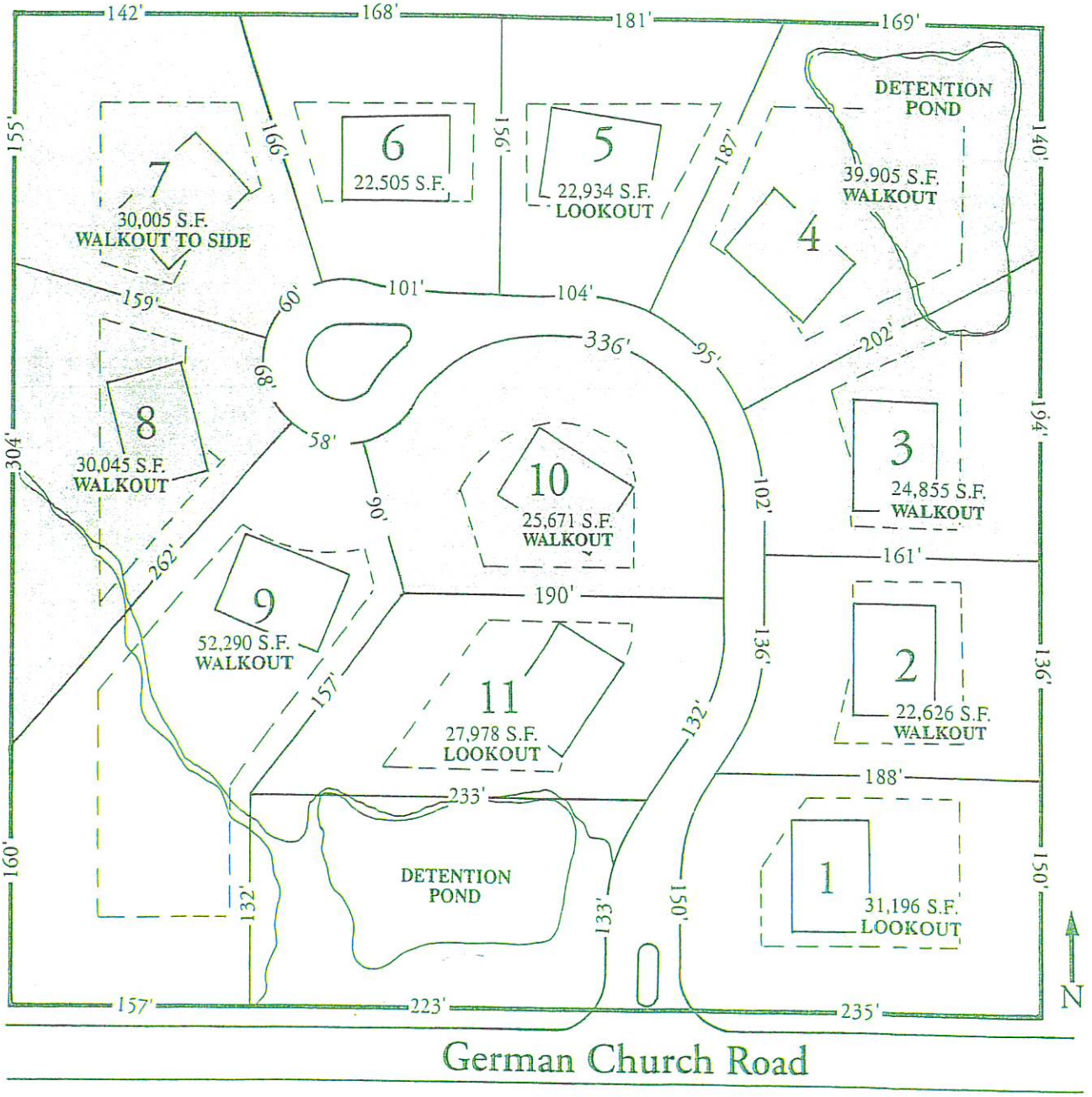
Tinley Park:
- Pheasant Lake

Western Springs:
- Timber Trails

Westmont
- Kaila's Crossing

McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES

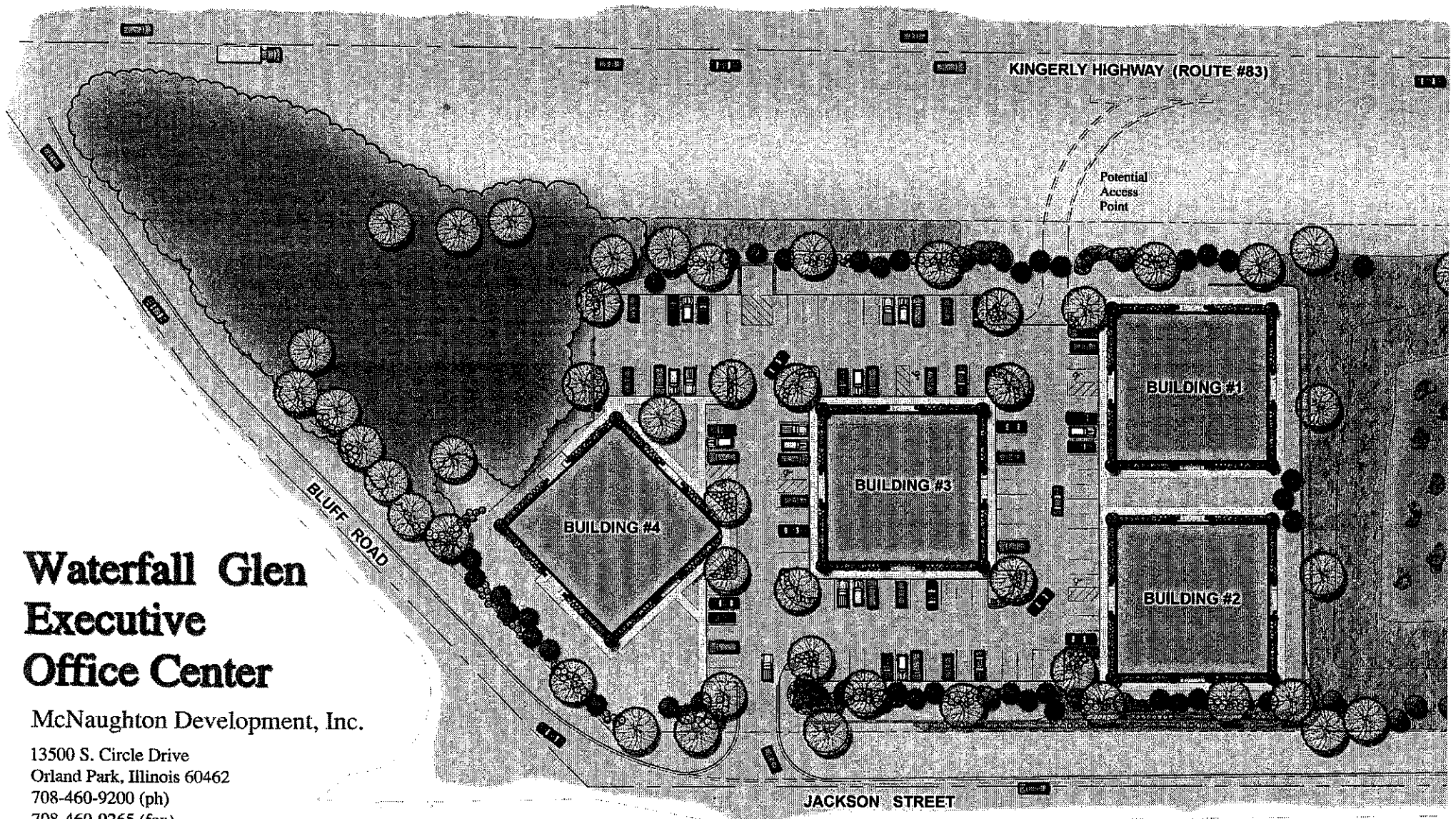
BRIDLE PATH



Located 1500 feet east of County Line Road on German Church Road
Burr Ridge, Illinois

NOTE:
THIS SIMPLIFIED SITE PLAN IS PREPARED ONLY AS A GENERAL GUIDE AND SHALL NOT BE CONSIDERED TECHNICALLY ACCURATE. REFER TO PLAT OF SURVEY IN SALE CENTER FOR CURRENT DETAILS.

Park Corners Office Centre / 11900 Southwest Highway Suite 101 • Palos Park, Illinois 60464
Phone: (708) 361-8300 Fax: (708) 361-6754



Waterfall Glen Executive Office Center

McNaughton Development, Inc.

13500 S. Circle Drive
Orland Park, Illinois 60462
708-460-9200 (ph)
708-460-9265 (fax)

McNaughton DEVELOPMENT, INC.

LAND DEVELOPMENT – CUSTOM CONSTRUCTION

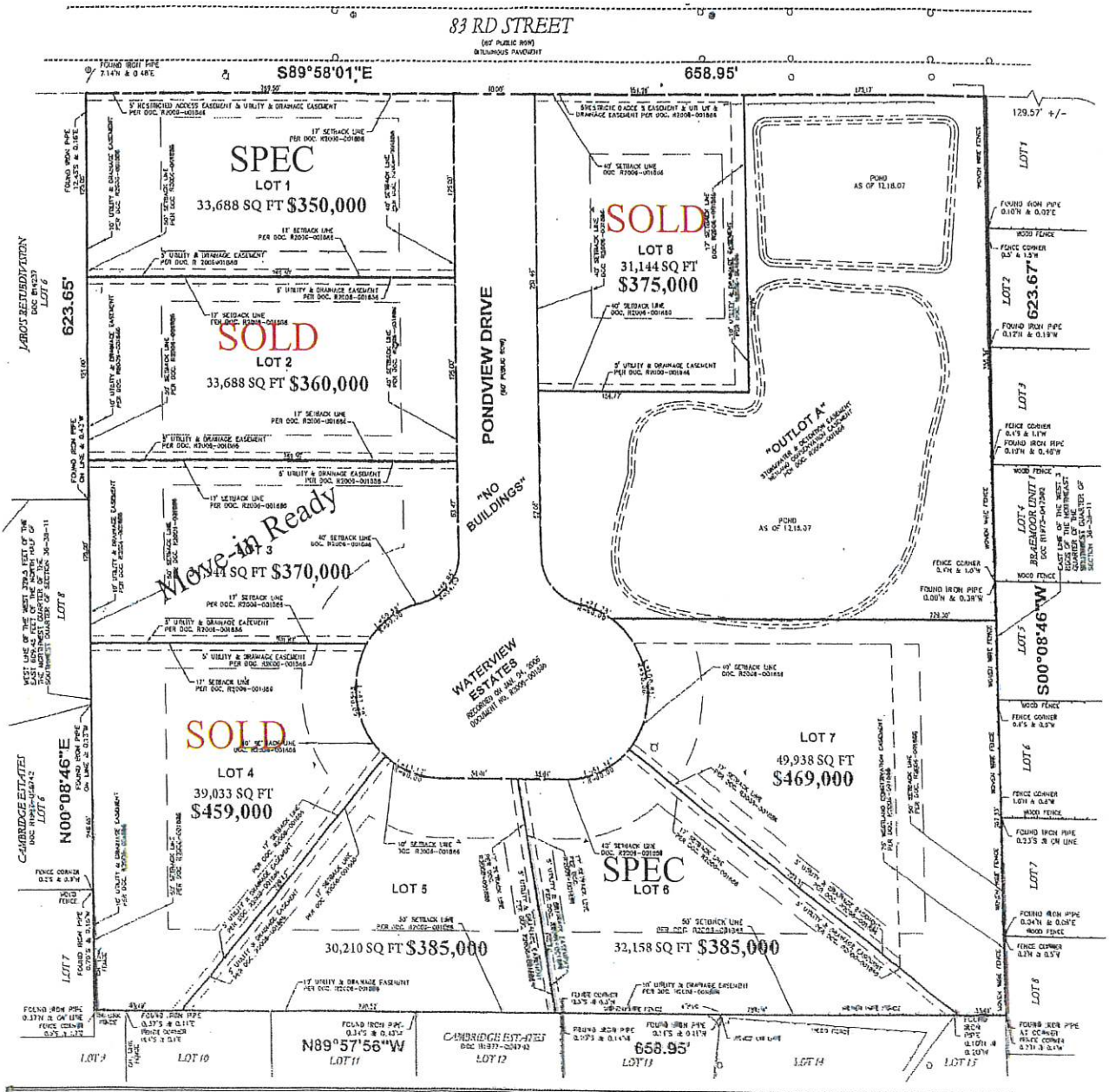
Waterview Estates

of Burr Ridge

Lot Pricing for 8

Luxury Single Family Home Sites

For built orders *only,* unless agreed to by owner.

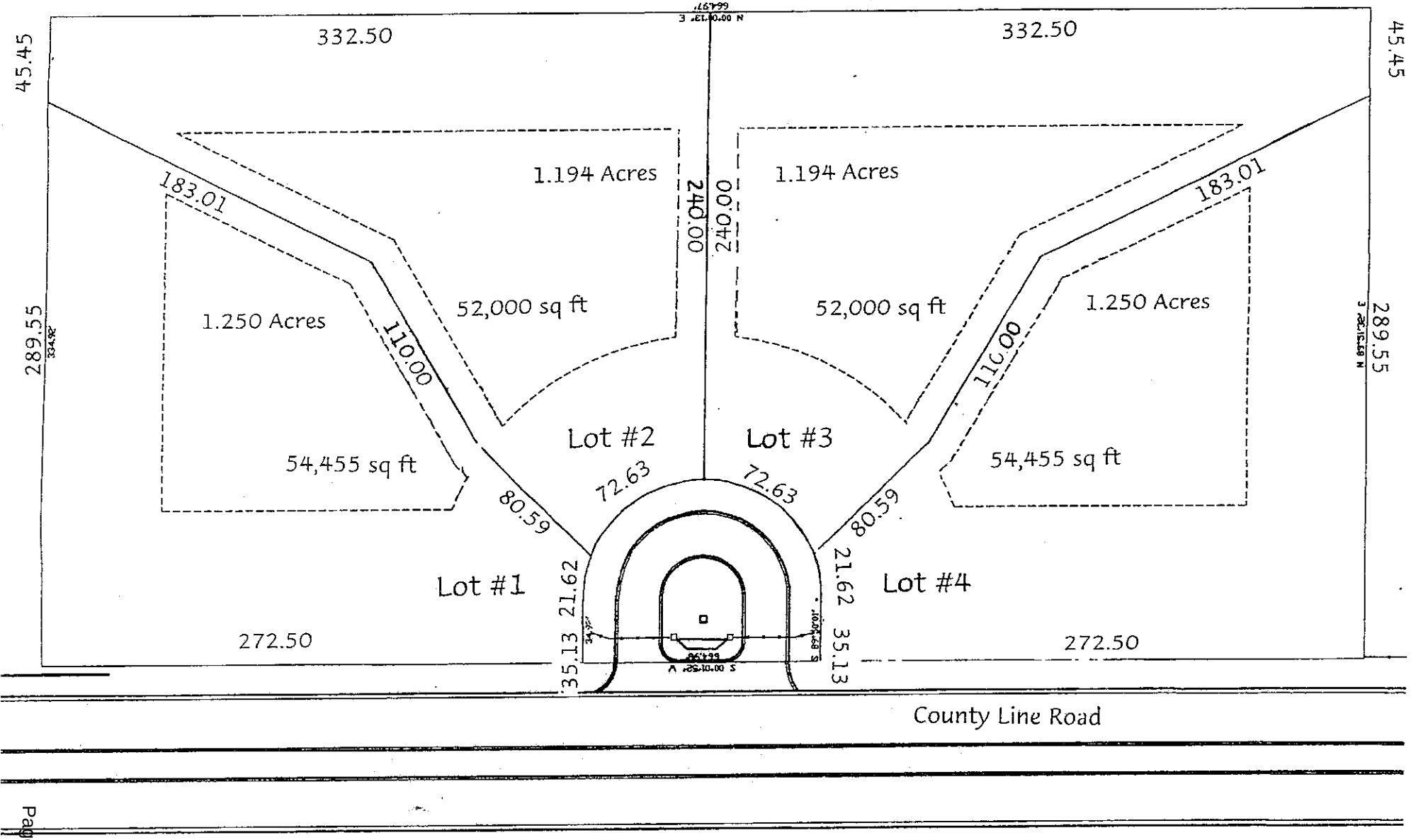


11 S 220 Jackson Street, Burr Ridge, IL 60527 • (630) 325-3400 • mcnaughtondevelopment.com

Prices subject to change without notice 03-24-16

Burr Ridge Estates

McNaughton DEVELOPMENT, INC.
CUSTOM DESIGNED HOMES



McNaughton Development, Inc. (630) 325-3400 * (630) 325-3402 fax
Waterfall Glen Executive Office Center * 11S 220 Jackson Street* Suite 101* Burr Ridge* IL 60527

LAKESIDE POINTE

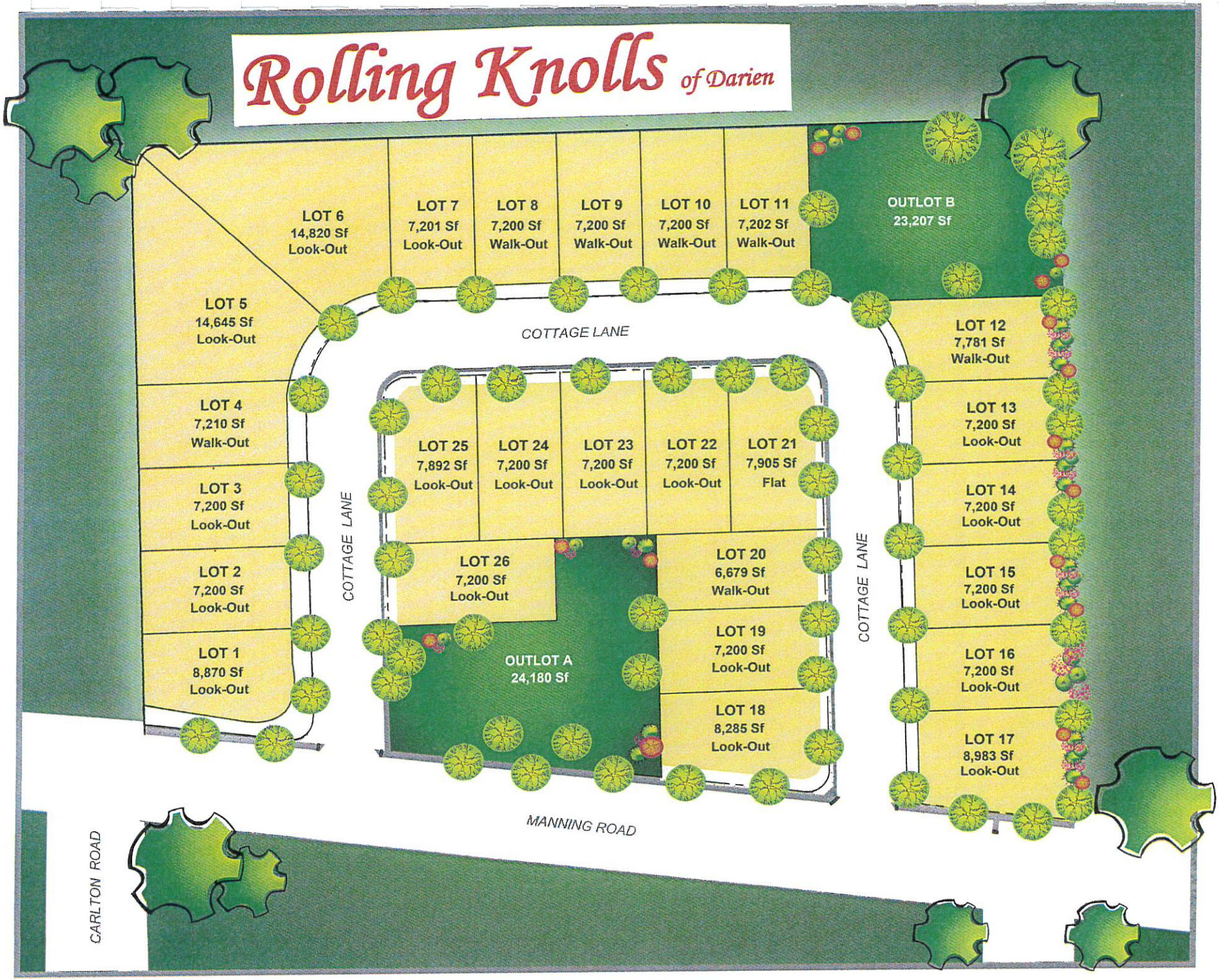
BURR RIDGE, ILLINOIS



LEGEND

B = BRICK THROUGHOUT
L/O = LOOKOUT
W/O = WALKOUT
G = THIRD CAR GARAGE

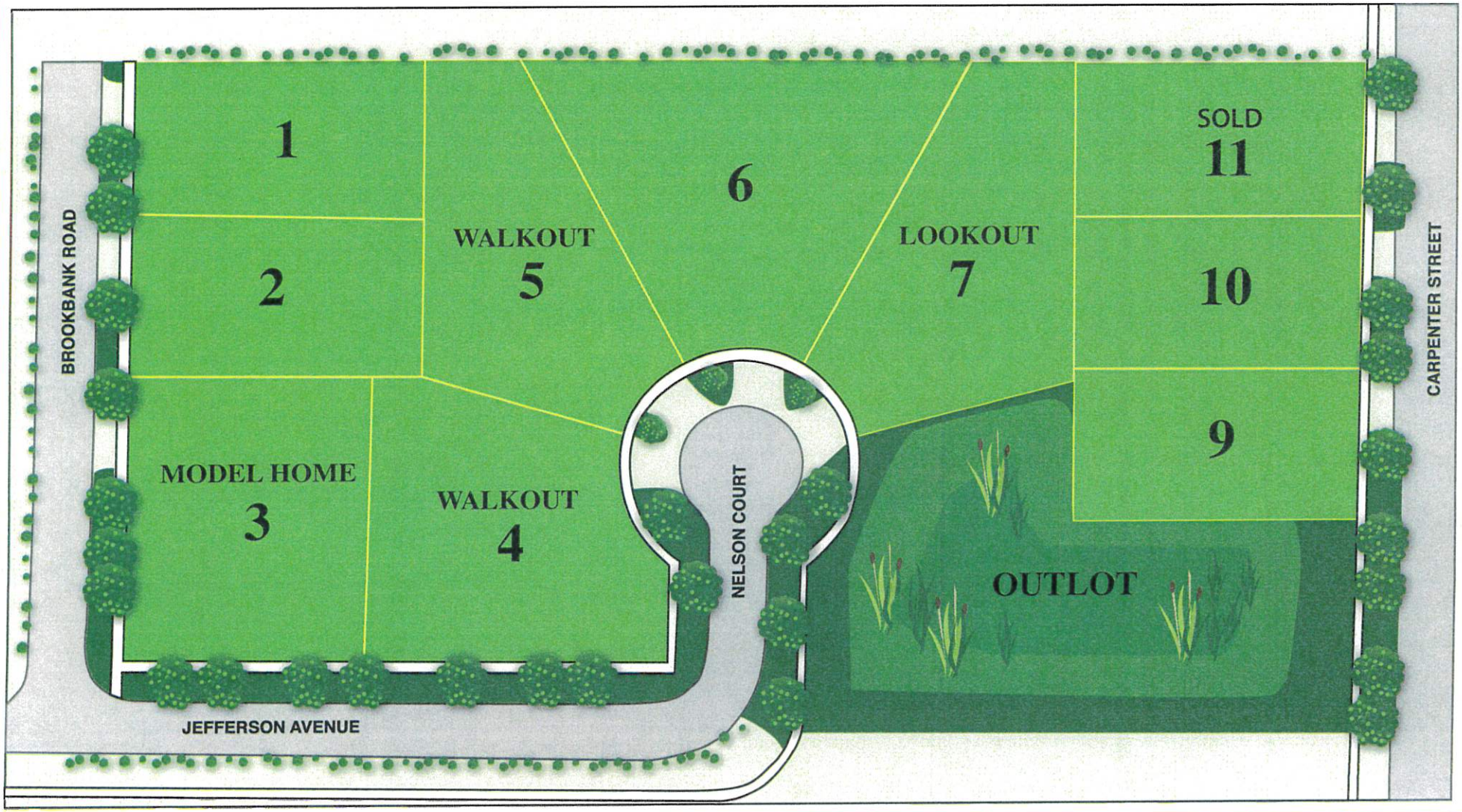
McNaughton DEVELOPMENT, INC.
LAND DEVELOPMENT – CUSTOM CONSTRUCTION


Rolling Knolls of Darien
LOT 6
14,820 Sf
Look-Out
LOT 7
7,201 Sf
Look-Out
LOT 8
7,200 Sf
Walk-Out
LOT 9
7,200 Sf
Walk-Out
LOT 10
7,200 Sf
Walk-Out
LOT 11
7,202 Sf
Walk-Out
OUTLOT B
23,207 Sf
LOT 5
14,645 Sf
Look-Out
COTTAGE LANE
LOT 12
7,781 Sf
Walk-Out
LOT 4
7,210 Sf
Walk-Out
LOT 25
7,892 Sf
Look-Out
LOT 24
7,200 Sf
Look-Out
LOT 23
7,200 Sf
Look-Out
LOT 22
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Look-Out
LOT 21
7,905 Sf
Flat
LOT 13
7,200 Sf
Look-Out
LOT 3
7,200 Sf
Look-Out
COTTAGE LANE
LOT 14
7,200 Sf
Look-Out
LOT 2
7,200 Sf
Look-Out
LOT 26
7,200 Sf
Look-Out
LOT 20
6,679 Sf
Walk-Out
COTTAGE LANE
LOT 15
7,200 Sf
Look-Out
LOT 1
8,870 Sf
Look-Out
OUTLOT A
24,180 Sf
LOT 19
7,200 Sf
Look-Out
LOT 16
7,200 Sf
Look-Out
LOT 18
8,285 Sf
Look-Out
LOT 17
8,983 Sf
Look-Out
MANNING ROAD
CARLTON ROAD

McNaughton DEVELOPMENT, INC.
LAND DEVELOPMENT CUSTOM CONSTRUCTION

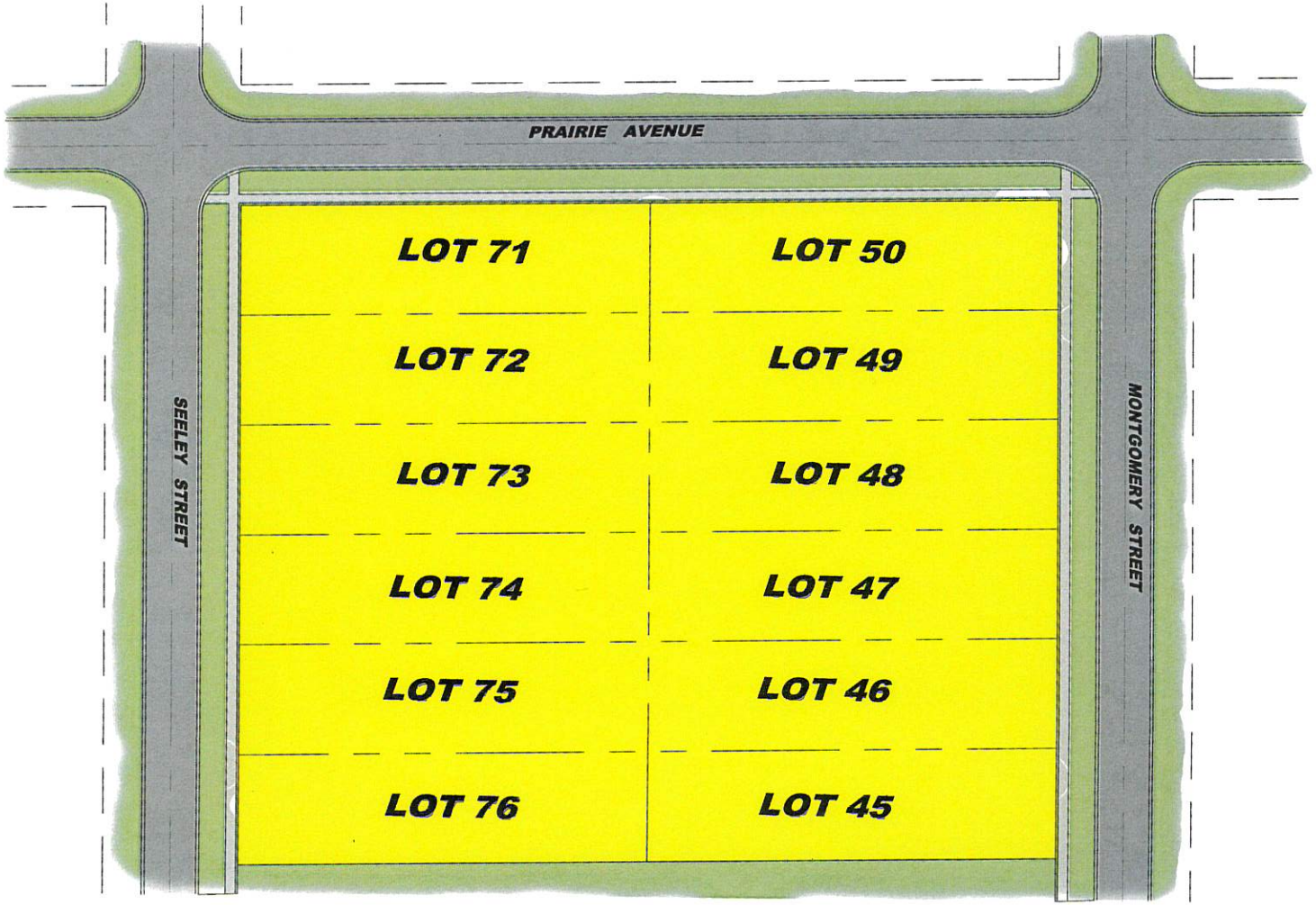
Copper Leaf

Downers Grove



McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

LONGFELLOW
ON PRAIRIE

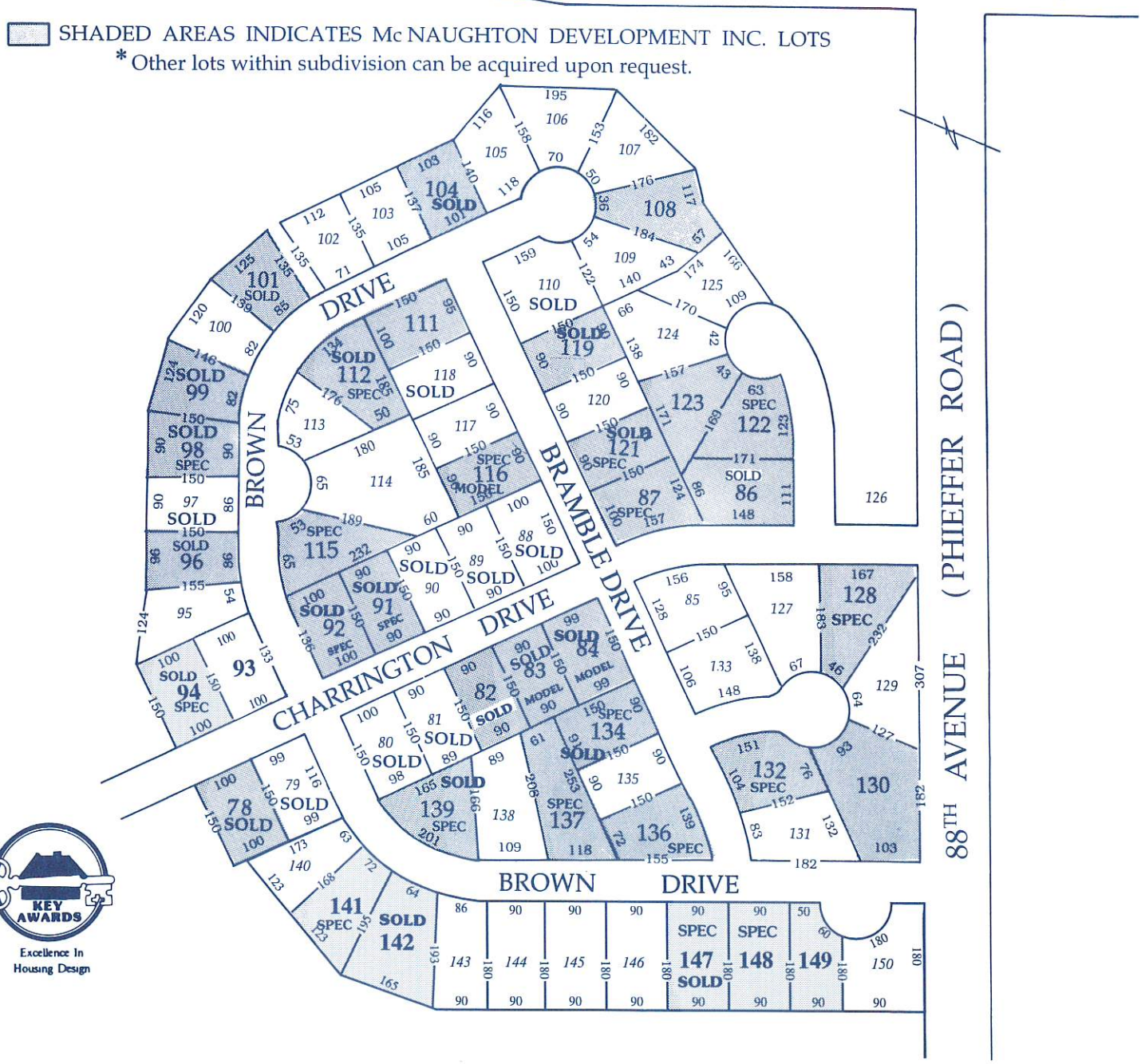


Mc Naughton Development Inc.

General Contractor • Builder
Custom Designed Homes **708/361-8300**

Charrington

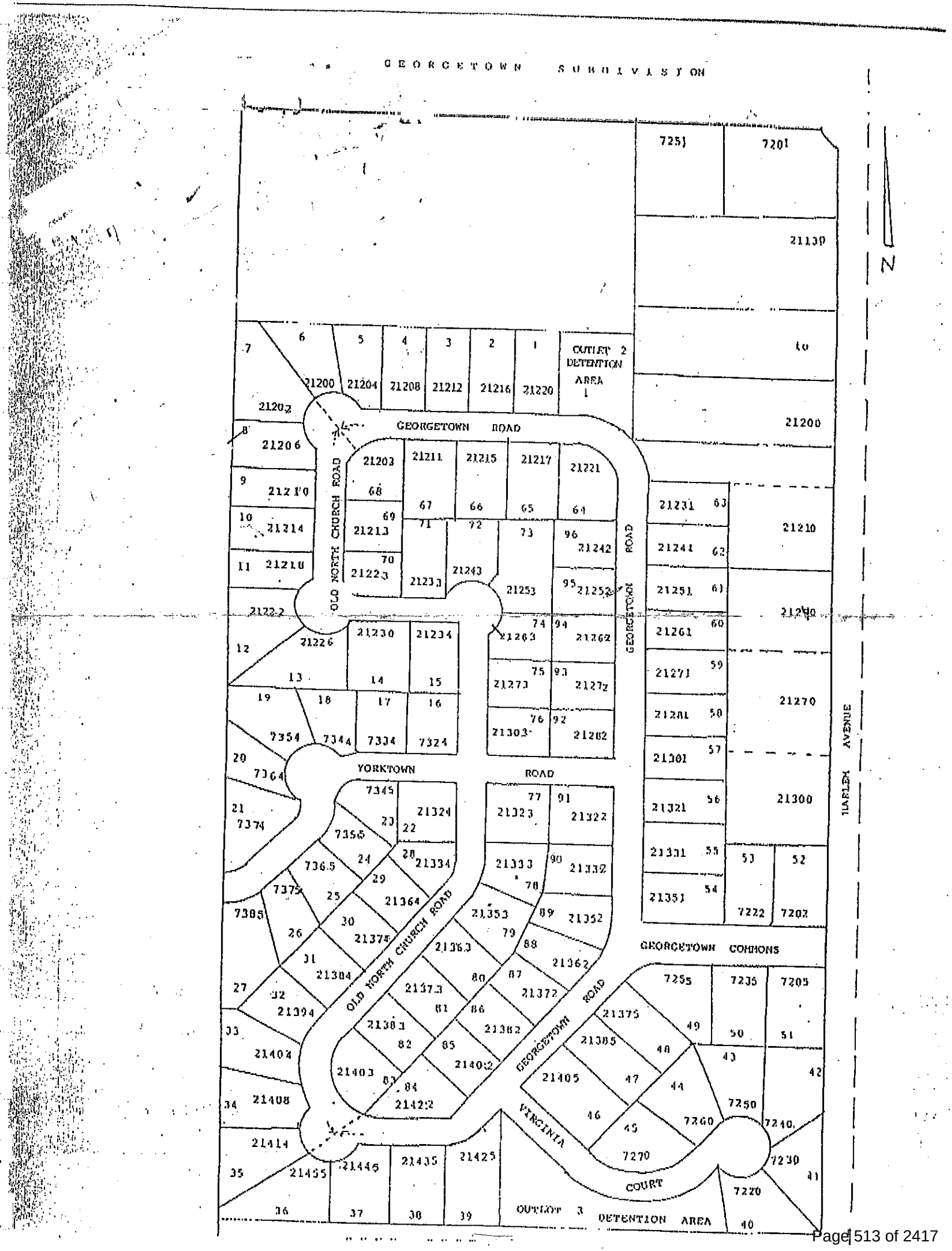
ROUTE 30 & 88TH AVENUE,
FRANKFORT

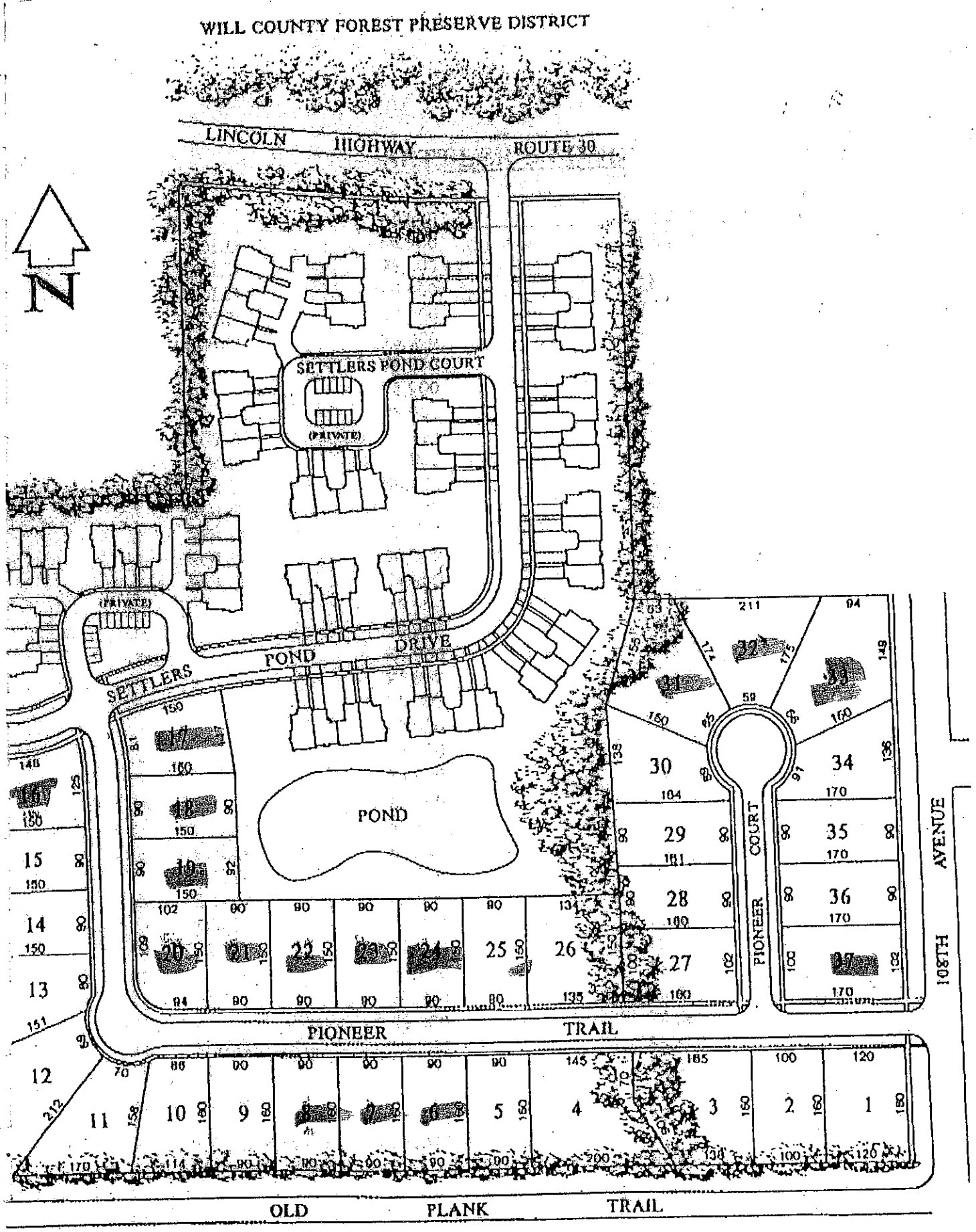


KEY AWARDS
Excellence In Housing Design

Park Corners Office Centre • 11900 Southwest Highway Suite 101 • Palos Park, Illinois 60464

McNaughton Development Inc. policy of continual improvement in design and construction requires that specifications, equipment, illustrations, dimensions and prices be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.


GEORGETOWN SUBDIVISION
GEORGETOWN ROAD
OLD NORTH CHURCH ROAD
YORKTOWN ROAD
OLD NORTH CHURCH ROAD
GEORGETOWN ROAD
VIRGINIA COURT
HARLEM AVENUE
GEORGETOWN COMMONS
OUTLOT 1 DETENTION AREA 1
OUTLOT 3 DETENTION AREA
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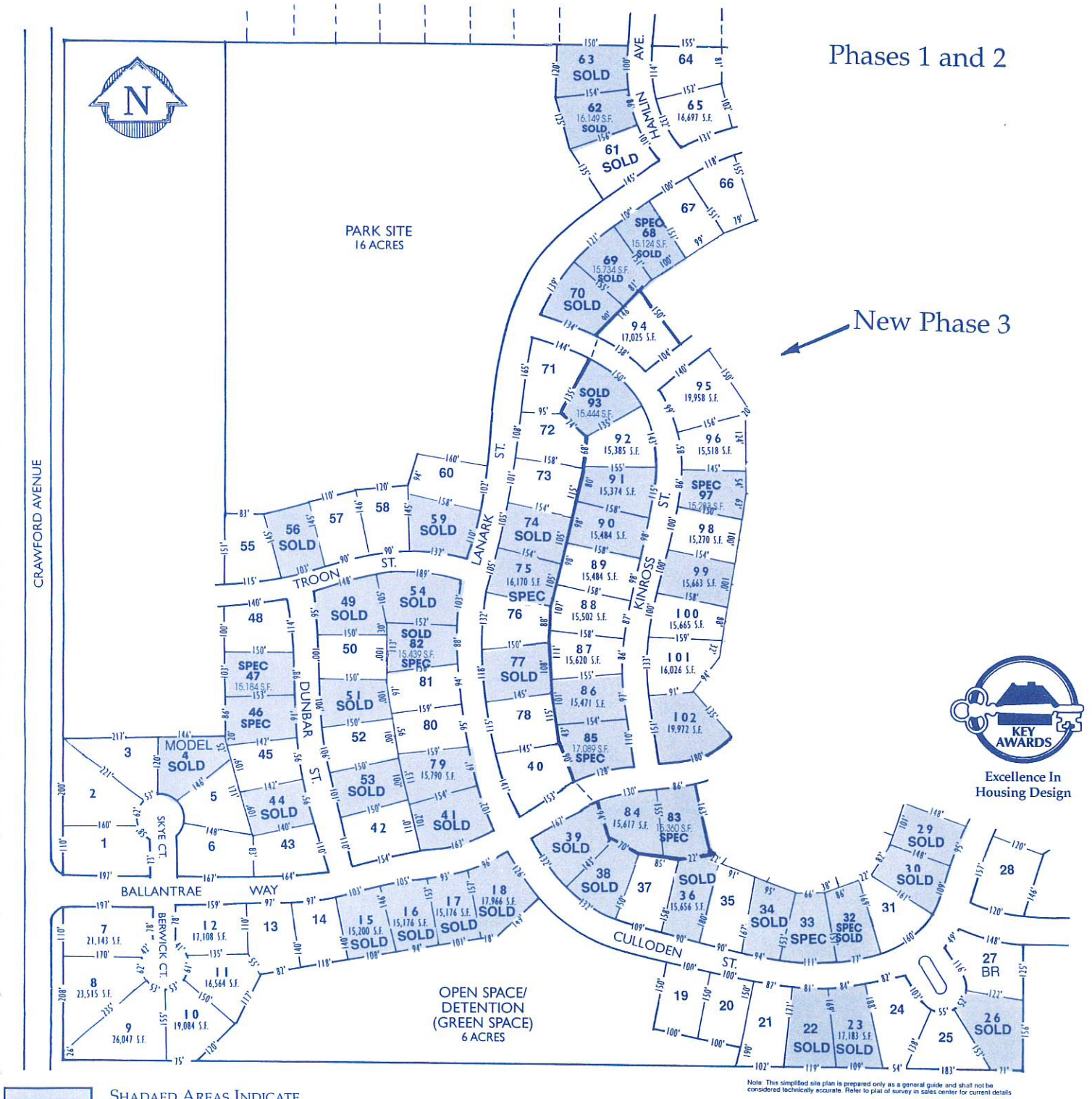
Seller's Pond of Frankfort

McNaughton DEVELOPMENT, INC

CUSTOM DESIGNED HOMES

708/361-8300

Ballantrae of Flossmoor



Note: This simplified site plan is prepared only as a general guide and shall not be considered technically accurate. Refer to plat of survey in sales center for current details

SHADAED AREAS INDICATE
MCNAUGHTON
DEVELOPMENT INC. LOTS

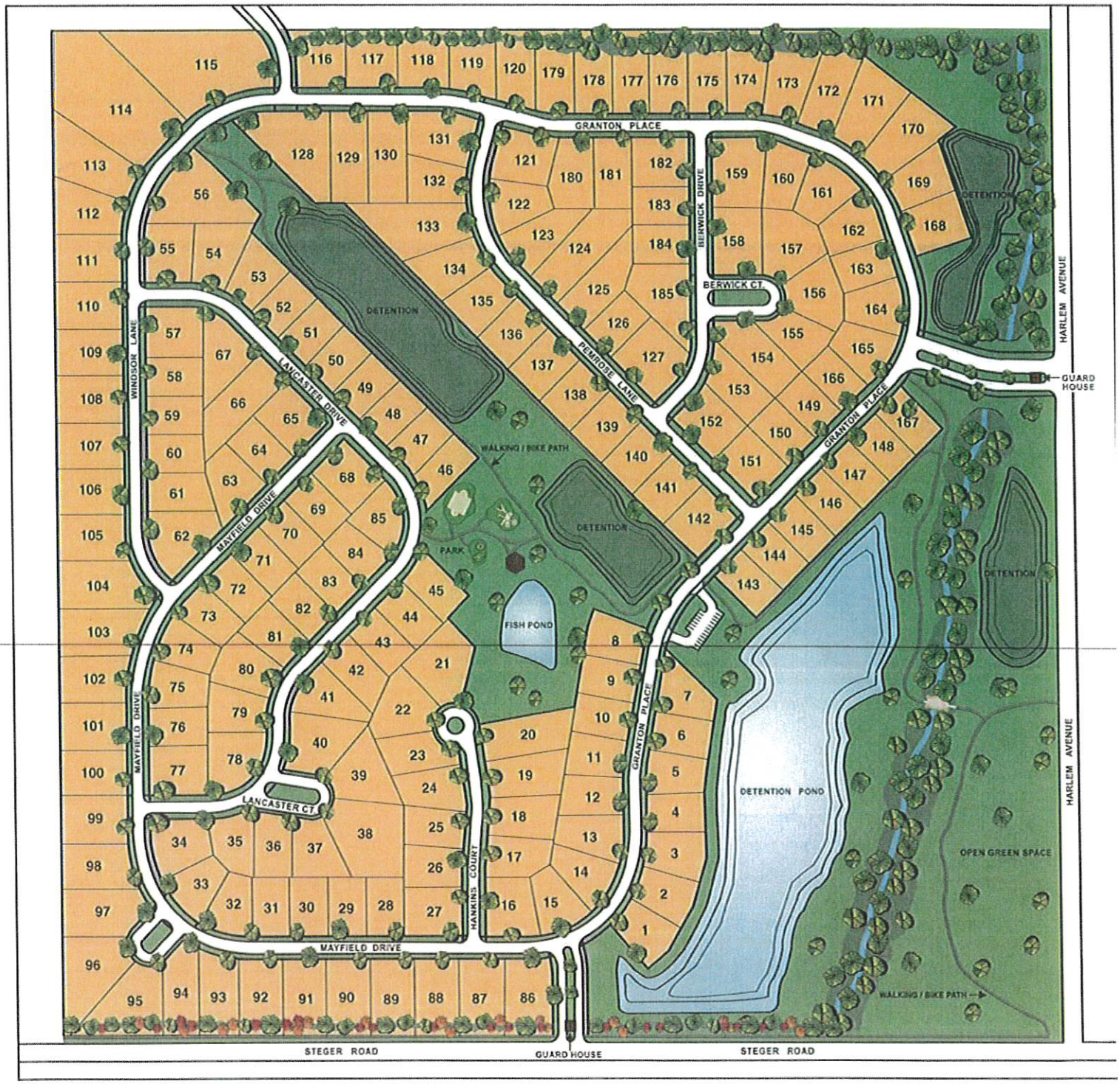
NOTE: THIS SIMPLIFIED SITE PLAN IS PREPARED ONLY AS A GENERAL GUIDE AND SHALL NOT BE CONSIDERED TECHNICALLY ACCURATE. REFER TO PLAT OF SURVEY IN SALE CENTER FOR CURRENT DETAILS.

Park Corners Office Centre / 11900 Southwest Highway - Suite 101 • Palos Park, IL 60464

www.mcnaughtondevelopment.com

Site Map

CRYSTAL BROOK OF FRANKFORT

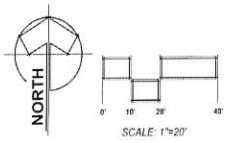


McNaughton Development, Inc.
11900 Southwest Highway, Suite 101 • Palos Park, IL 60464
(708) 361-8300 • Fax (708) 361-6754
E-mail: sales@mcnaughtondevelopment.com



HIDDEN OAK SUBDIVISION

HIGHLAND PARK, ILLINOIS



McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

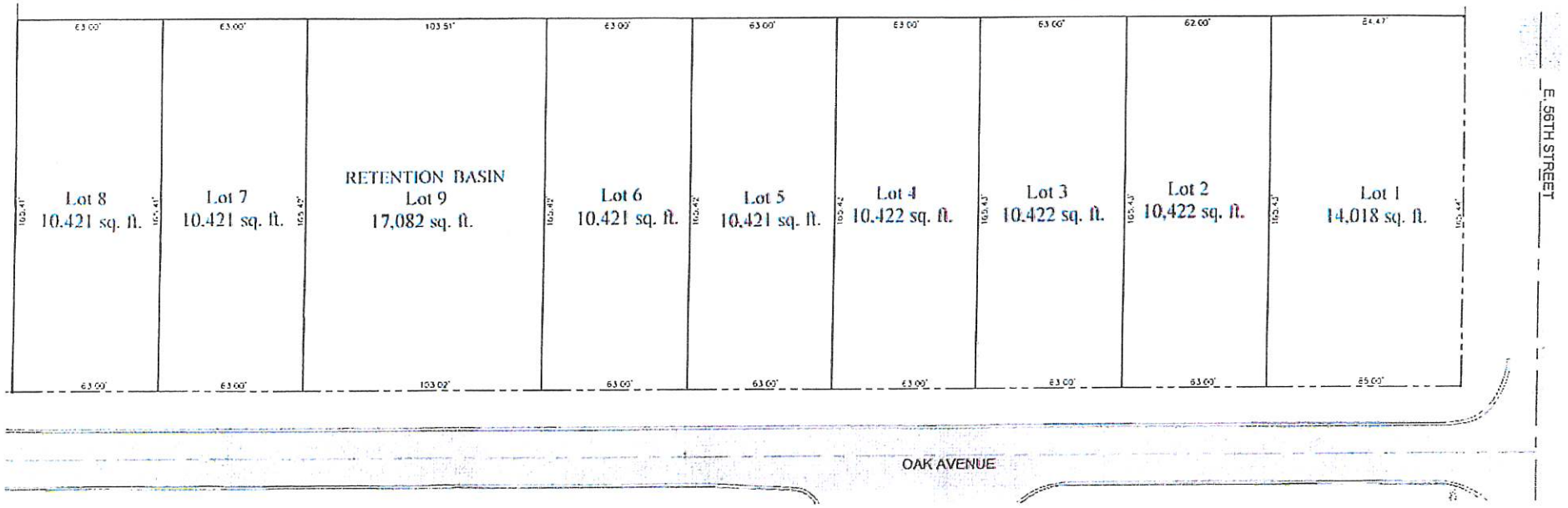
COMING SOON ...

McNaughton DEVELOPMENT, INC.

LAND DEVELOPMENT – CUSTOM CONSTRUCTION

Kaila's Crossing

56th & Oak Avenue



- 8 Single Family Lots
- Will Design & Build to Suit
- Walk-out & Look-out Lots
- Desirable Westmont Location
- Hinsdale Central School District
- 2013 Availability

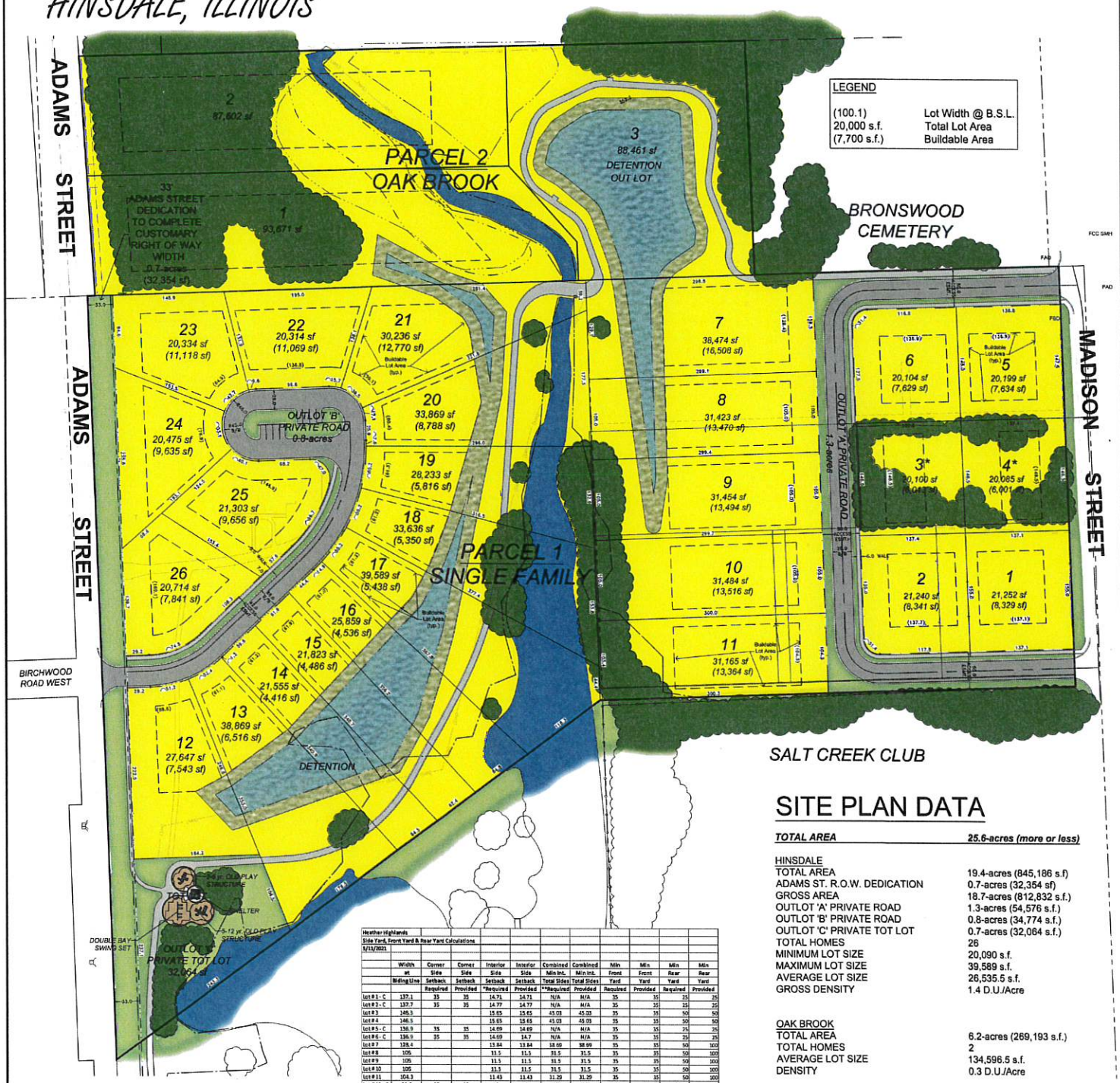
Call Today for Details and More Information

(630) 325-3400

Site Plan

HEATHER HIGHLANDS

HINSDALE, ILLINOIS



Heather Highlands Side Yard, Front Yard & Rear Yard Calculations 5/11/2021	Width at Bldng Line	Corner Side Setback Required	Corner Side Setback Provided	Interior Side Setback *Required	Interior Side Setback Provided	Combined Min Int. Total Sides **Required	Combined Min Int. Total Sides Provided	Min Front Yard Required	Min Front Yard Provided	Min Rear Yard Required	Min Rear Yard Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	50	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.99	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	219.8
Lot # 16	63			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	214.1
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.03	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	35.65	25
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 8 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
***Lots # 13 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

SITE PLAN DATA

TOTAL AREA	***25.6-acres (more or less)***

HINSDALE

TOTAL AREA	19.4-acres (845,186 s.f)
ADAMS ST. R.O.W. DEDICATION	0.7-acres (32,354 sf)
GROSS AREA	18.7-acres (812,832 s.f.)
OUTLOT 'A' PRIVATE ROAD	1.3-acres (54,576 s.f.)
OUTLOT 'B' PRIVATE ROAD	0.8-acres (34,774 s.f.)
OUTLOT 'C' PRIVATE TOT LOT	0.7-acres (32,064 s.f.)
TOTAL HOMES	26
MINIMUM LOT SIZE	20,090 s.f.
MAXIMUM LOT SIZE	39,589 s.f.
AVERAGE LOT SIZE	26,535.5 s.f.
GROSS DENSITY	1.4 D.U./Acre

OAK BROOK

TOTAL AREA	6.2-acres (269,193 s.f.)
TOTAL HOMES	2
AVERAGE LOT SIZE	134,596.5 s.f.
DENSITY	0.3 D.U./Acre

* The existing home and garage at 942 N. Madison, on the proposed Lots #3 & #4 are to remain.

Lots #3 & #4 are made up of the existing property at 942 Madison plus an additional ten (10) feet from the properties along Brook Place.

The bulk regulations for Lots #3 & #4 shall be determined prior to the plan commission.

SCALE: 1" = 50'-0"
April 23, 2021
Rev. May 11, 2021

NORTH

McNaughton DEVELOPMENT
LAND DEVELOPMENT – CUSTOM CONSTRUCTION

CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

This plan was prepared to illustrate the development potential for the site. As a Site Plan, it is conceptual in nature. Therefore, all dimensions are subject to verification and the Site Plan is subject to modification pending a final planning, engineering, architecture and municipal approval.

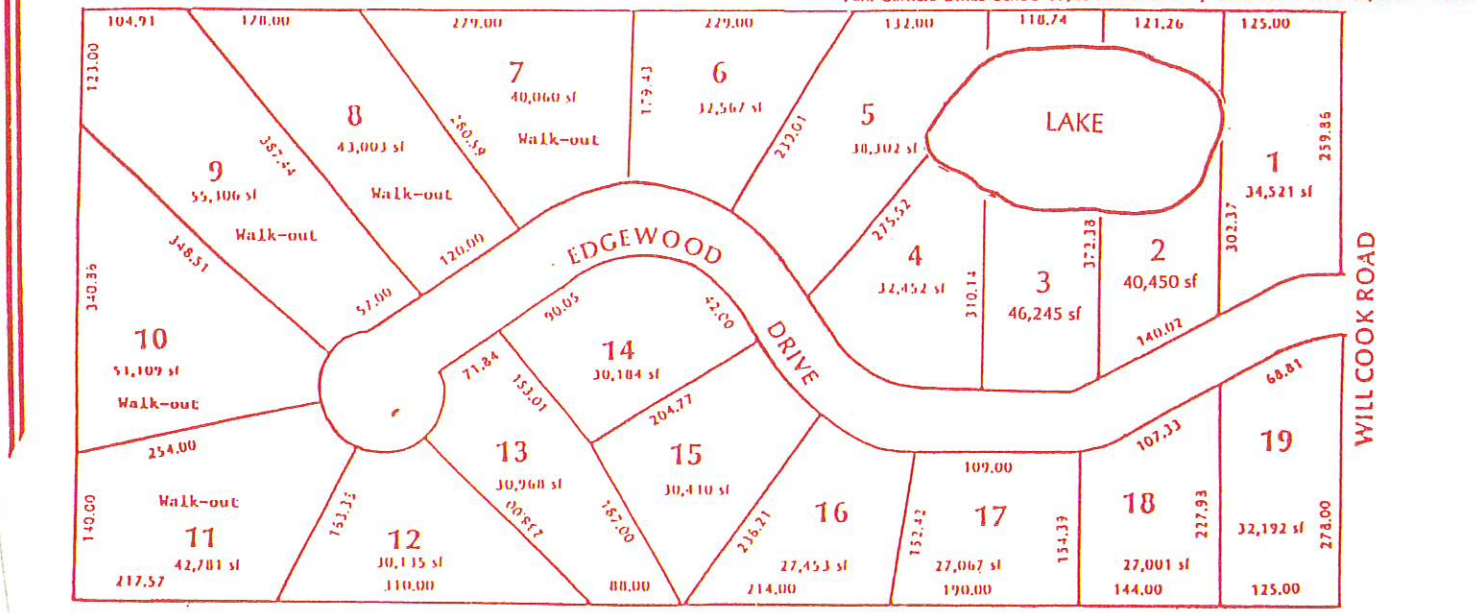


MEADOWS EDGE

McNaughton Development Inc.

General Contractor • Builder
Custom Designed Homes 708/361-8300

McNAUGHTON REALTY GROUP INC.
Park Corners Office Centre 11900 Southwest Hwy Suite 101 Palos Park, Illinois 60464



"MEADOWS EDGE" is a planned development consisting of 19 rolling homesites, many of which are wooded "walk-outs". This exclusive development provides the home owner with the serenity of a country setting with city conveniences only minutes away.

These choice lots range in size from 3/4 acre to over 1 acre. A scenic private lake will compliment this beautiful serene community. Located on Will cook Road at 14900 South, just 3 miles west of LaGrange Road (Route 45) makes this the location for your dream home!

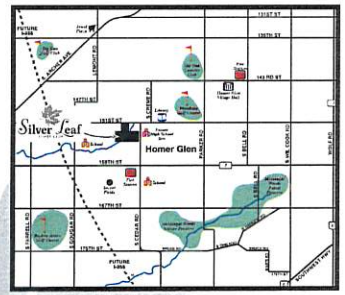
LOT #1	SPEC. HOME
LOT #2	$130,000
LOT #3	SOLD
LOT #4	$120,000
LOT #5	SOLD
LOT #6	SOLD
LOT #7	$125,000
LOT #8	$130,000
LOT #9	$135,000
LOT #10	$135,000
LOT #11	$130,000
LOT #12	$125,000
LOT #13	$120,000
LOT #14	$120,000
LOT #15	$115,000
LOT #16	SOLD
LOT #17	SOLD
LOT #18	$90,000
LOT #19	SOLD

— Prices subject to change without notice —

OVERALL SITE PLAN

Silver Leaf
HOMER GLEN





McNaughton Development, Inc.
708-361-8300
E-mail: sales@mcnaughtondevelopment.com | www.mcnaughtondevelopment.com

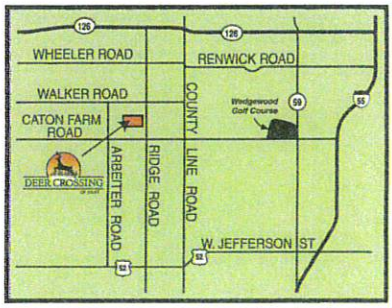
This simplified site and landscape plan as shown, is an artistic representation only, and is prepared as a general guide. Not to be misinterpreted as included by the developers and builder's of offering. Refer to approved plans for specific details.

A PROUD MEMBER OF SSHBA

DEER CROSSING
OF JOLIET



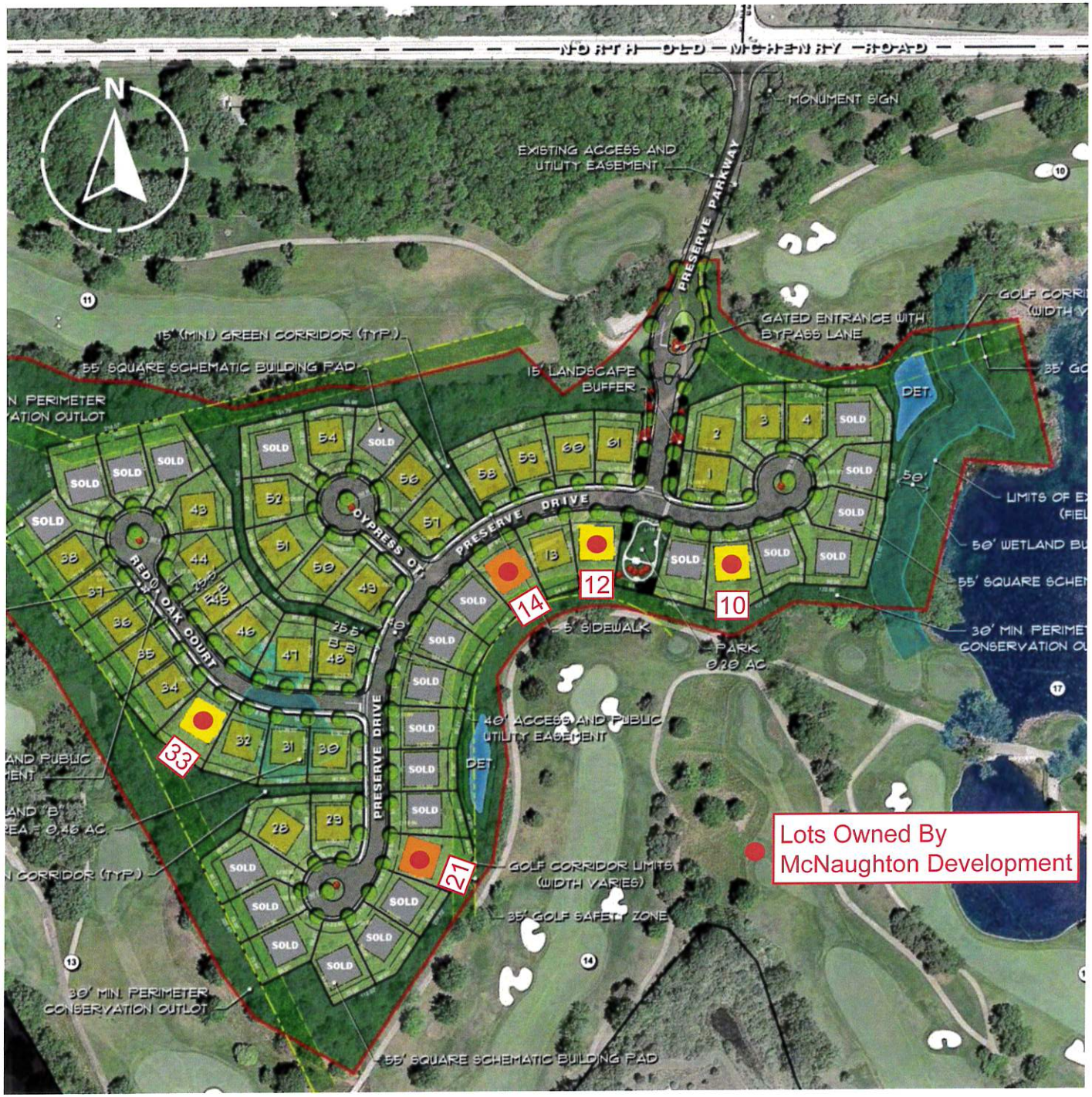




McNaughton Development, Inc.
708-361-8300
E-mail: sales@mcnaughtondevelopment.com
www.mcnaughtondevelopment.com

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PRESERVES OF KILDEER AT

KEMPER LAKES

LEGEND

- Available Lots
- Sold

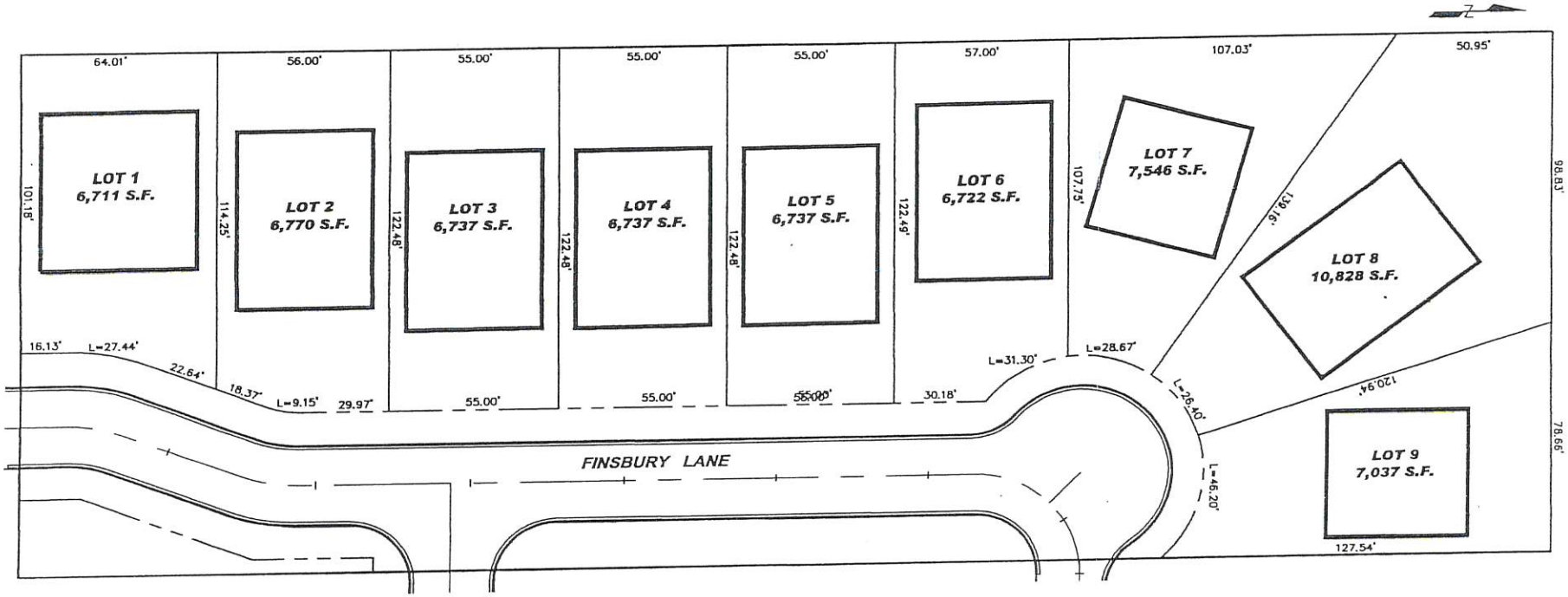
McNaughton DEVELOPMENT, LLC

YOUR LUXURY HOME BUILDER

McNaughton DEVELOPMENT, INC.
LAND DEVELOPMENT — CUSTOM CONSTRUCTION

Coming Soon...

Heatherdale *of LaGrange Park*



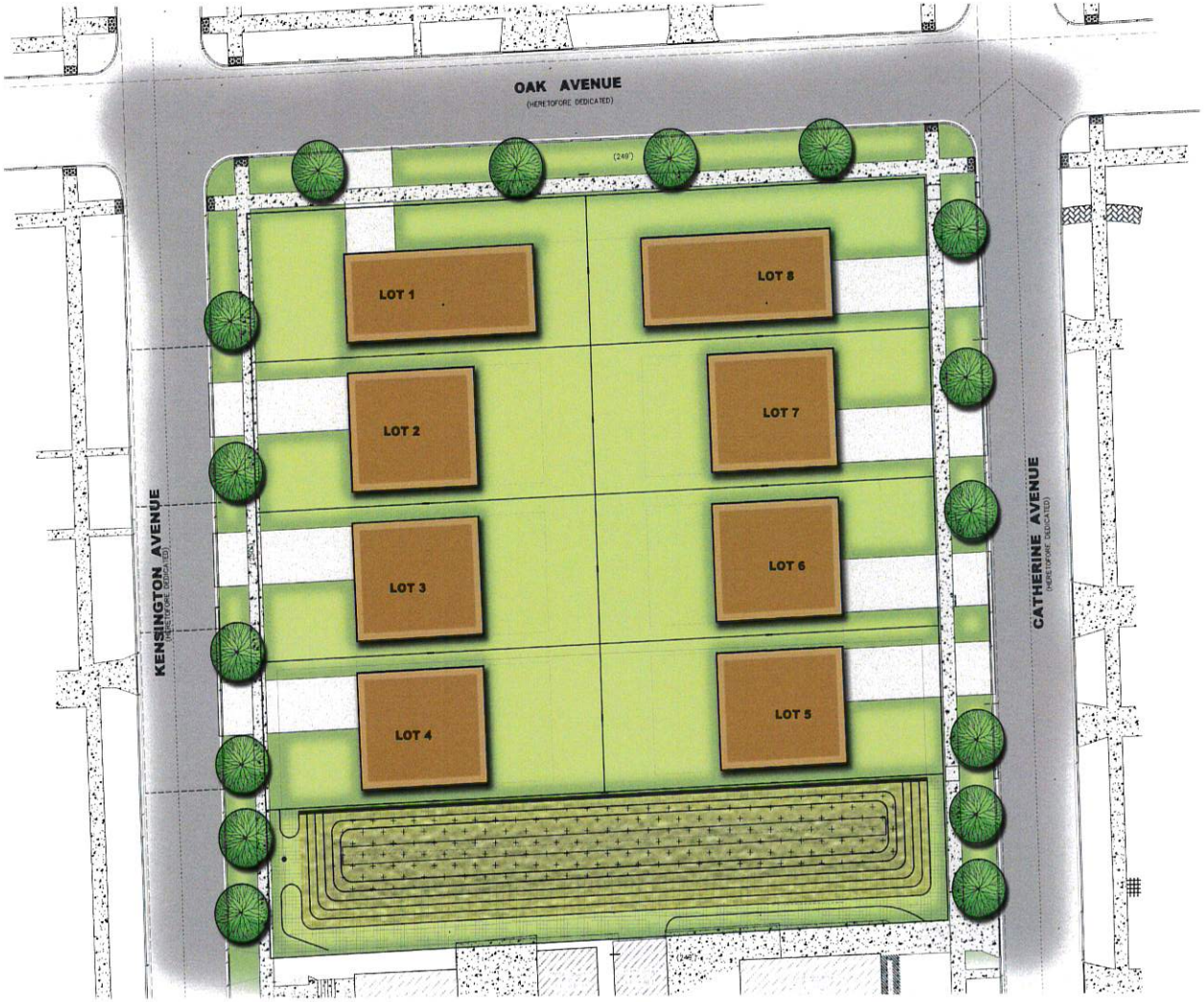
- 9 Single Family Lots
- Will design & build to suit
- Rare new construction opportunity in the desirable Village of LaGrange Park
- Lyons Township High School
- Forest Preserve views

Call Today for Details and More Information

(630) 325-3400

KENSINGTON PLACE

LaGrange Park, Illinois



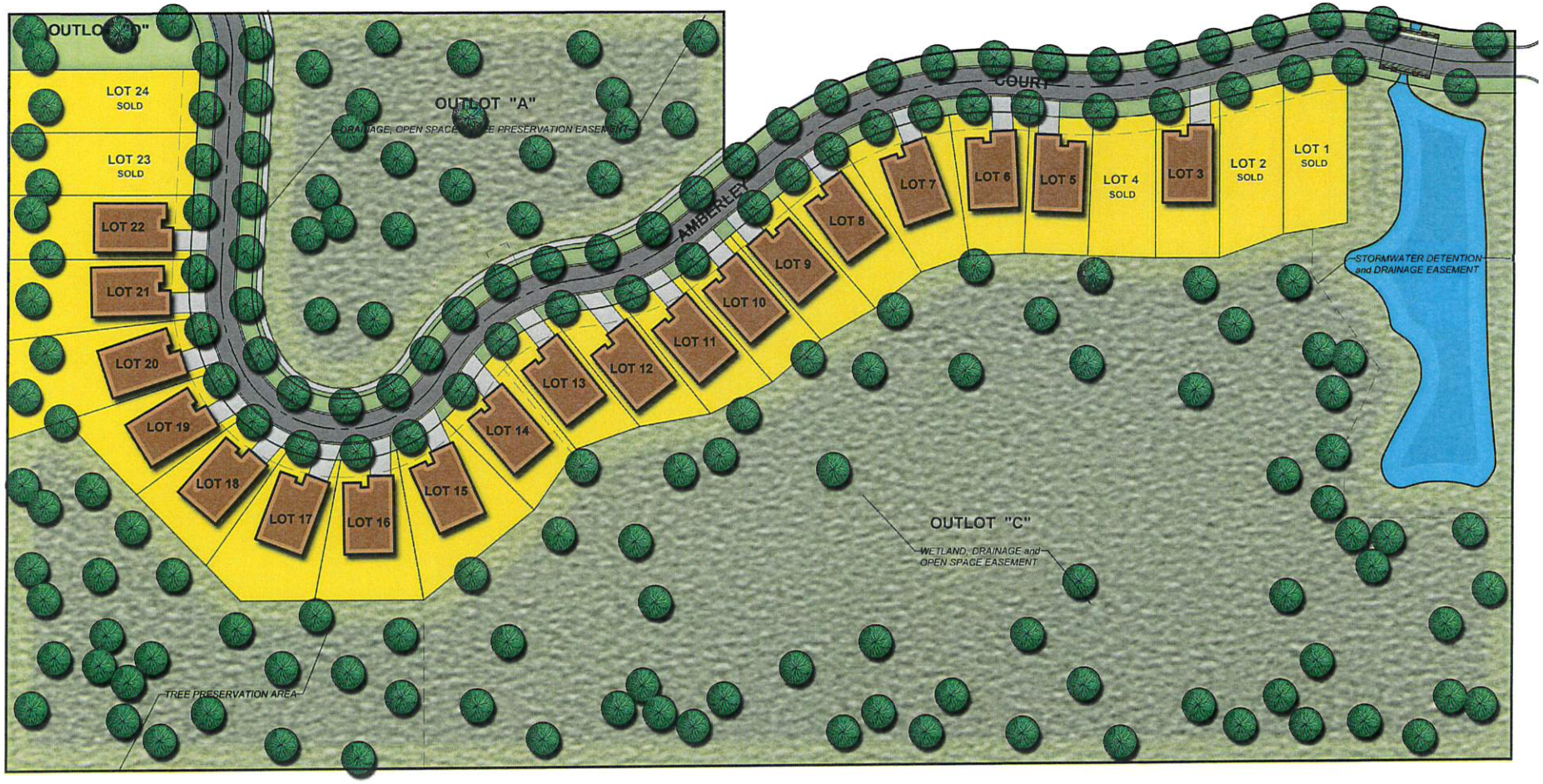
McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

SITE PLAN

AMBERLEY WOODS

LAKE FOREST, ILLINOIS

McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

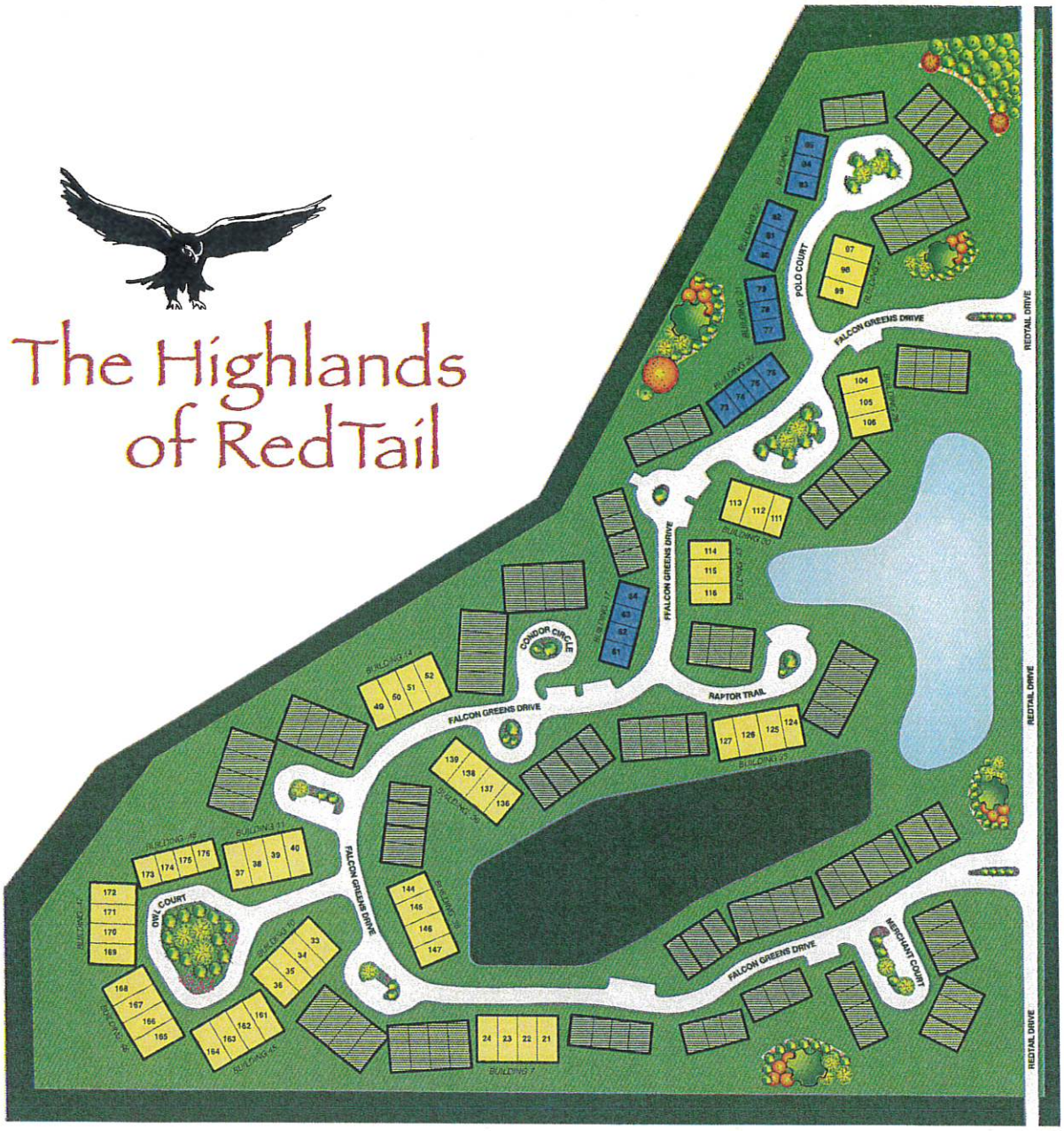




AMBERLEY WOODS - BRIDGE

NORTH

The Highlands of RedTail





TOWNHOME UNITS WALK-UP UNITS SOLD UNITS

McNaughton DEVELOPMENT, INC.
LAND DEVELOPMENT – CUSTOM CONSTRUCTION

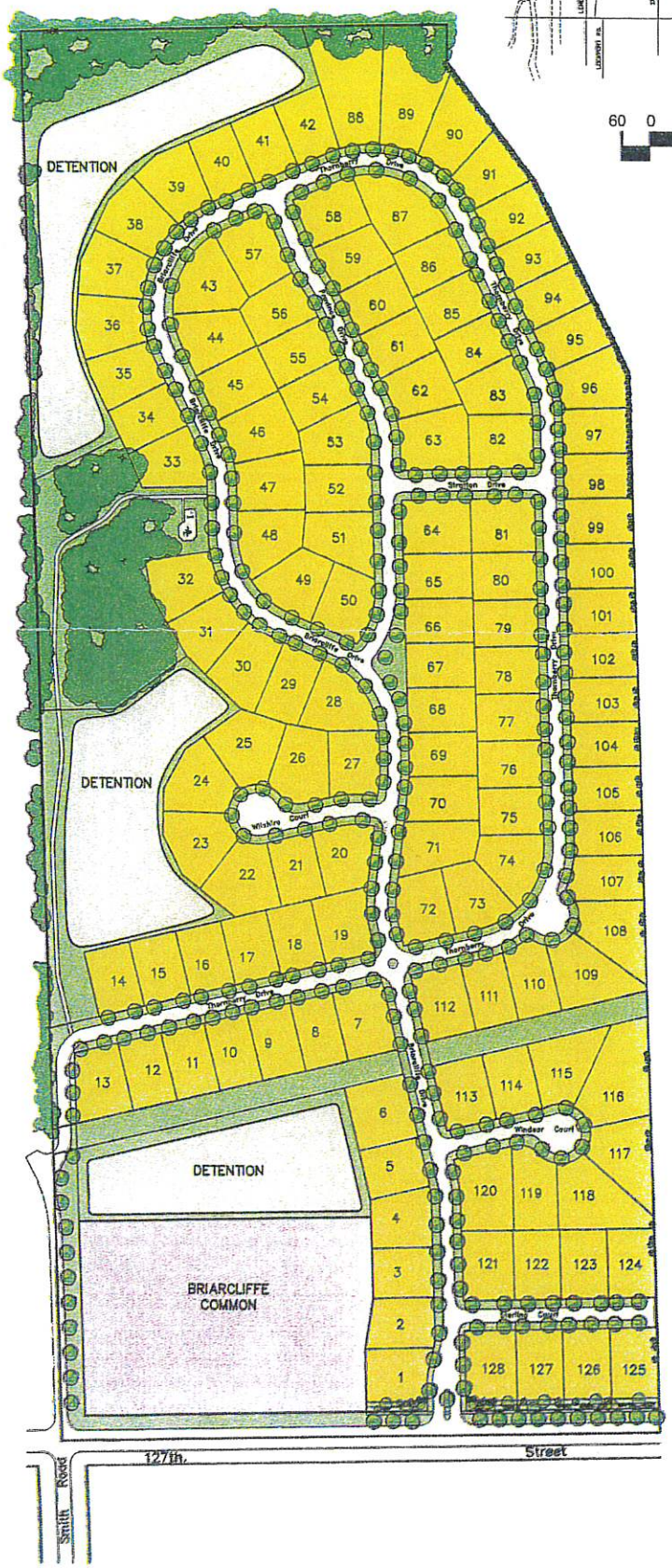
630.325.3400
sales@mcnaughtondevelopment.com
mcnaughtondevelopment.com

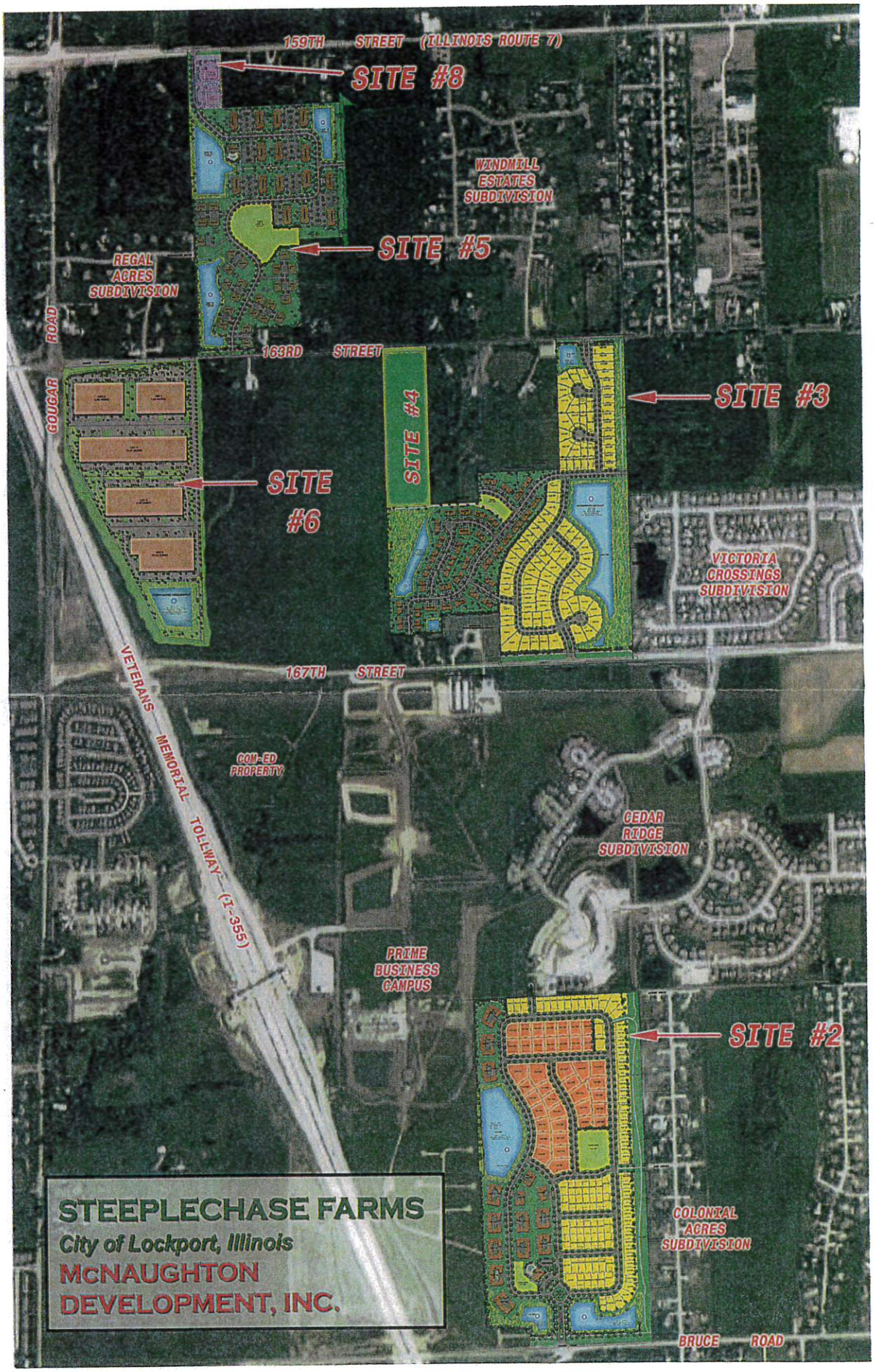


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BRIARCLIFFE ESTATES






159TH STREET (ILLINOIS ROUTE 7)
SITE #8
WINDMILL ESTATES SUBDIVISION
SITE #5
REGAL ACRES SUBDIVISION
COUGAR ROAD
163RD STREET
SITE #4
SITE #3
SITE #6
VICTORIA CROSSINGS SUBDIVISION
167TH STREET
VETERANS MEMORIAL TOLLWAY (I-355)
COM-ED PROPERTY
CEDAR RIDGE SUBDIVISION
PRIME BUSINESS CAMPUS
SITE #2
COLONIAL ACRES SUBDIVISION
BRUCE ROAD
STEEPLECHASE FARMS
City of Lockport, Illinois
McNAUGHTON DEVELOPMENT, INC.

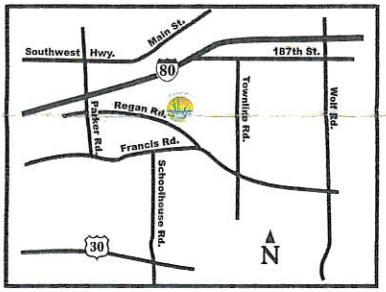
Overall Site Plan



Single Family Homes
Mokena Elementary School Dist. 159
Lincoln-Way High School Dist. 210

Single Family Homes
New Lenox Elementary School Dist. 122
Lincoln-Way High School Dist. 210

Townhomes
New Lenox Elementary School Dist. 122
Lincoln-Way High School Dist. 210





Whisper Creek
MOKENA

REGAN ROAD FARM DEVELOPMENT I, LLC
708-361-8300 | 815-485-8500
E-mail: sales@mcnaughtondevelopment.com

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A PROUD MEMBER OF SSHBA

MOKENA

FOXBOROUGH ESTATES

"Mokena's Premier Master-Planned Community"

Overall Site Plan



PHASE I
THE MEADOWS OF
FOXBOROUGH ESTATES

PHASE II
THE LAKES OF
FOXBOROUGH ESTATES

PHASE III
THE PRESERVES OF
FOXBOROUGH ESTATES

PHASE IV
THE DEN OF
FOXBOROUGH ESTATES

Note: This simplified site plan and landscaping are artist's conception, and are prepared only as a general guide not to be considered technically accurate. Refer to sales center for current details.

GRUBB FARM DEVELOPMENT, LLC

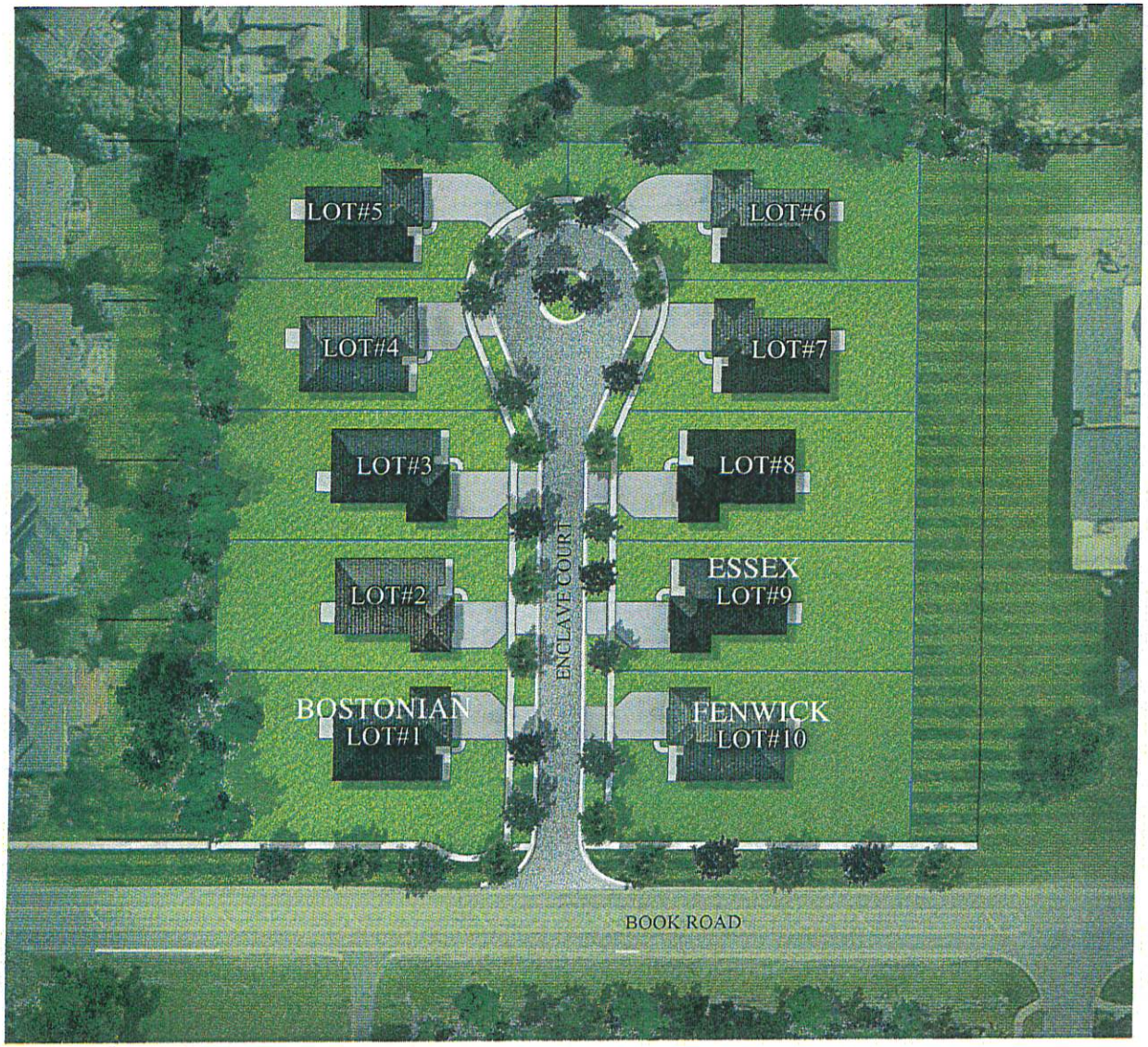
708-361-8300 | 815-485-8500

EQUAL HOUSING OPPORTUNITY

A PROUD MEMBER OF SSHBA

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

SILVER LEAF
OF NAPERVILLE



CRYSTAL TREE
ORLAND PARK



SCORECARD

HOLE	GOLD	WHITE	BLUE	RED	PAR
1	410	395	370	315	4
2	375	370	305	275	4
3	350	330	295	255	4
4	515	495	480	425	5
5	170	160	135	85	3
6	430	405	375	335	4
7	165	145	115	90	3
8	425	375	340	285	4
9	490	480	445	385	5
	3330	3155	2860	2450	36

HOLE	GOLD	WHITE	BLUE	RED	PAR
10	425	415	345	305	4
11	210	180	145	120	3
12	405	390	355	295	4
13	410	395	345	300	4
14	510	495	450	405	5
15	185	165	140	105	3
16	575	550	495	440	5
17	155	135	105	95	3
18	530	515	465	400	5
	3405	3240	2845	2465	36
	3330	3155	2860	2450	36
TOTAL	6735	6395	5705	4915	72

Golf Course Designed by
Robert Trent Jones Jr.

Prepared by: The Ives/Ryan Group, Inc.
for Corley Real Estate and Financial.
Golf course design by Robert Trent Jones Jr.

This is an artist's conception and subject to modification pending final engineering.

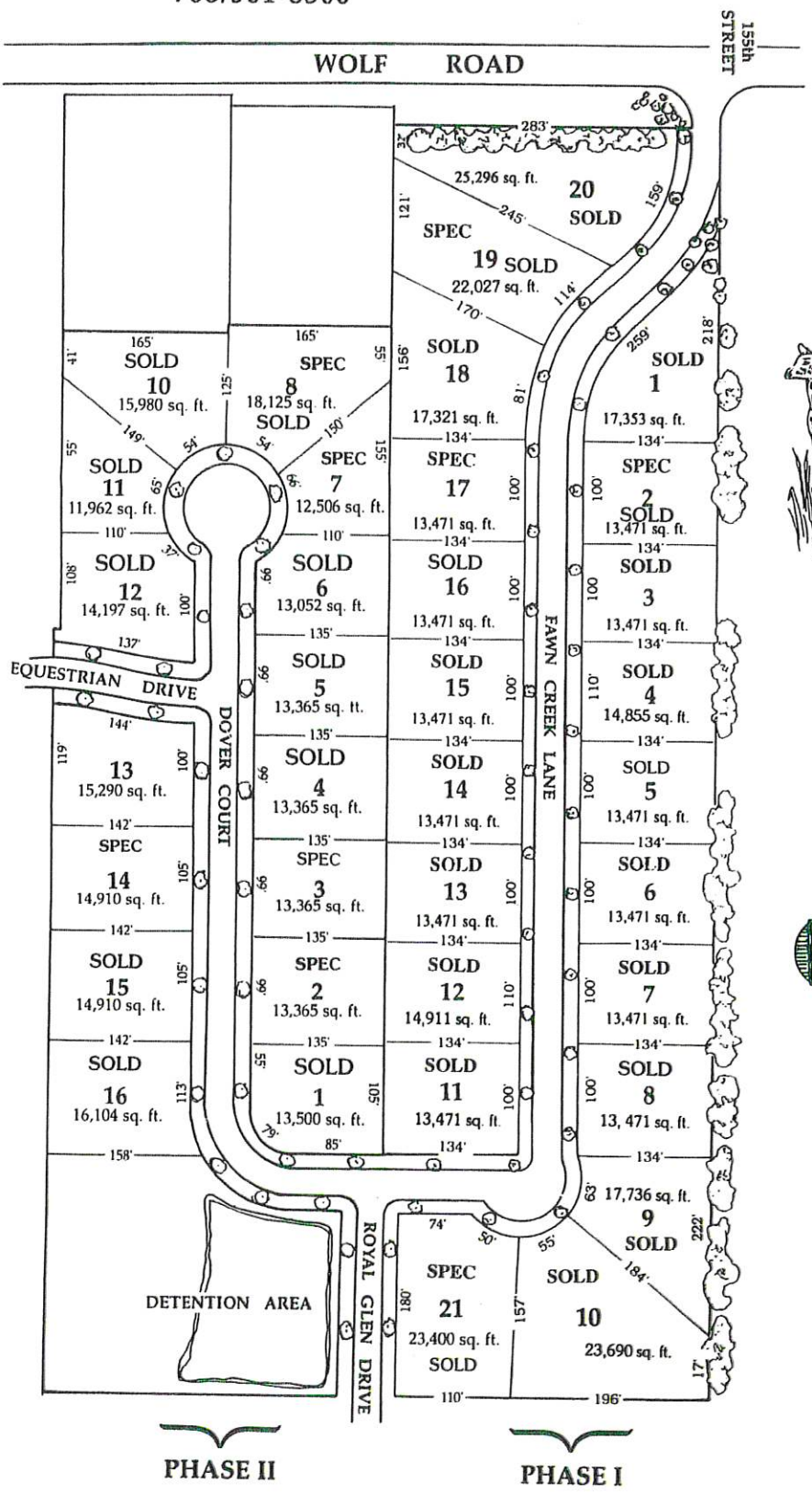
McNaughton DEVELOPMENT, INC

CUSTOM DESIGNED HOMES

708/361-8300

KEY AWARDS

Excellence in Housing Design



FAWN CREEK

OF ORLAND PARK

PHASE I and II

EQUAL HOUSING OPPORTUNITY

N

PHASE I

Lots 11 through 18 Walkouts

Lots 19 and 20 Lookouts or Walkouts

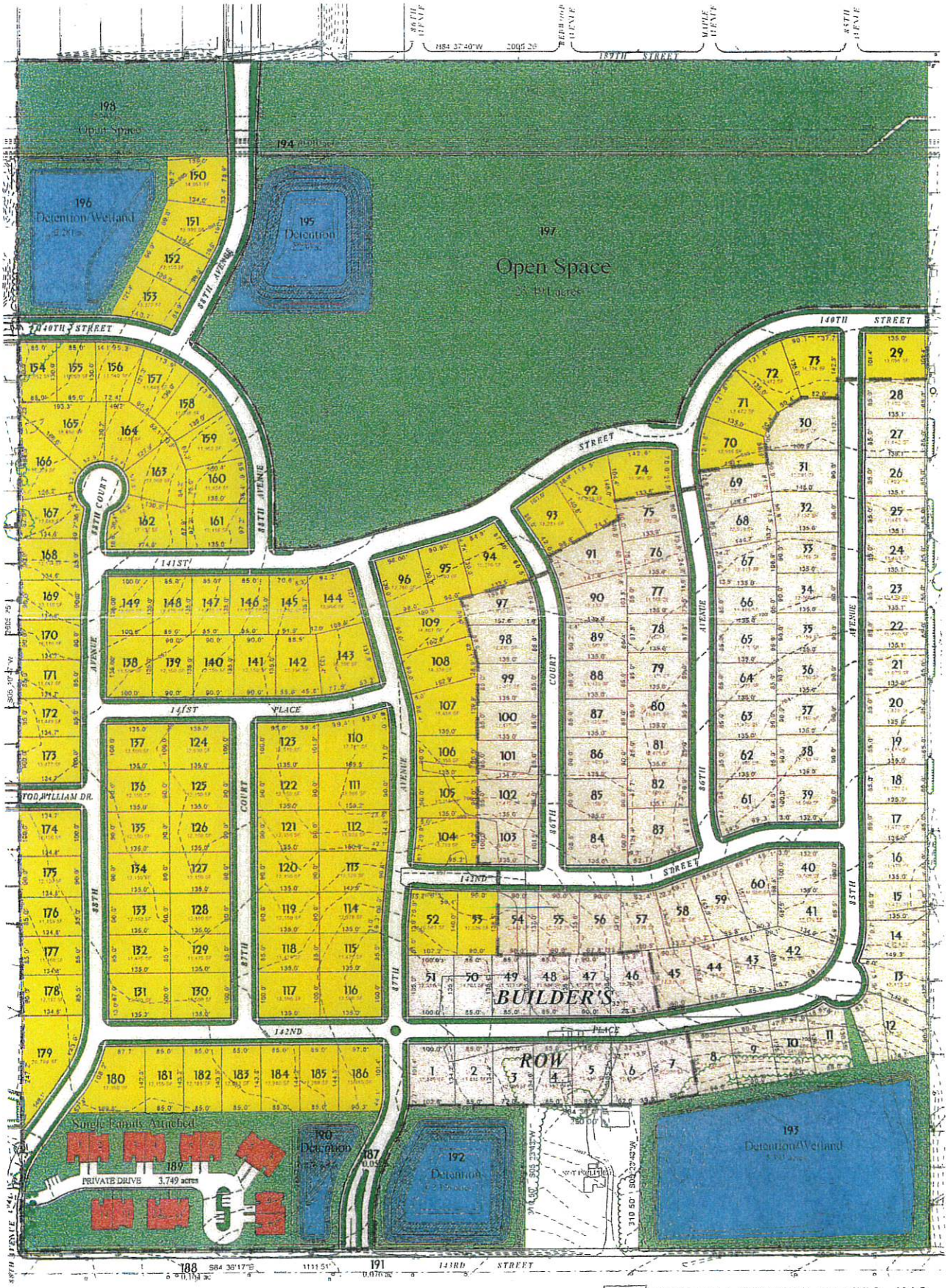
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Park Corners Office Centre / 11900 Southwest Highway - Suite 101 • Palos Park, IL 60464

EVERGREEN VIEW SUBDIVISION

Park Enterprises & McNaughton Development

Orland Park, Illinois



PHASE I | PHASE II | BUILDER'S ROW

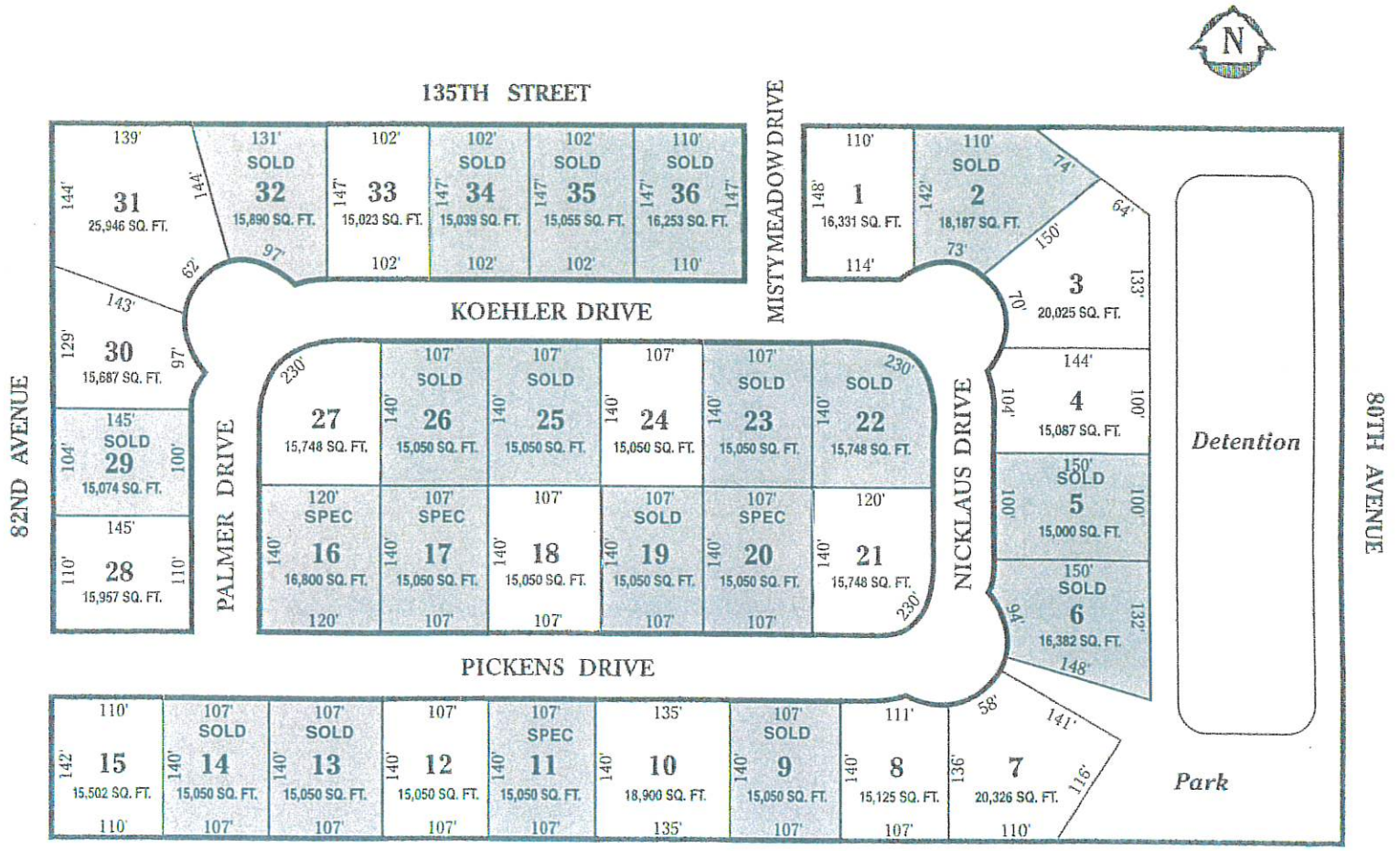
INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS

McNaughton DEVELOPMENT, INC

CUSTOM DESIGNED HOMES

708/361-8300

Meadowbrook Estates Of Orland Park



SHADED AREAS INDICATE MCNAUGHTON DEVELOPMENT INC. LOTS

KEY AWARDS

Excellence In Housing Design

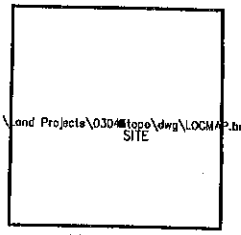
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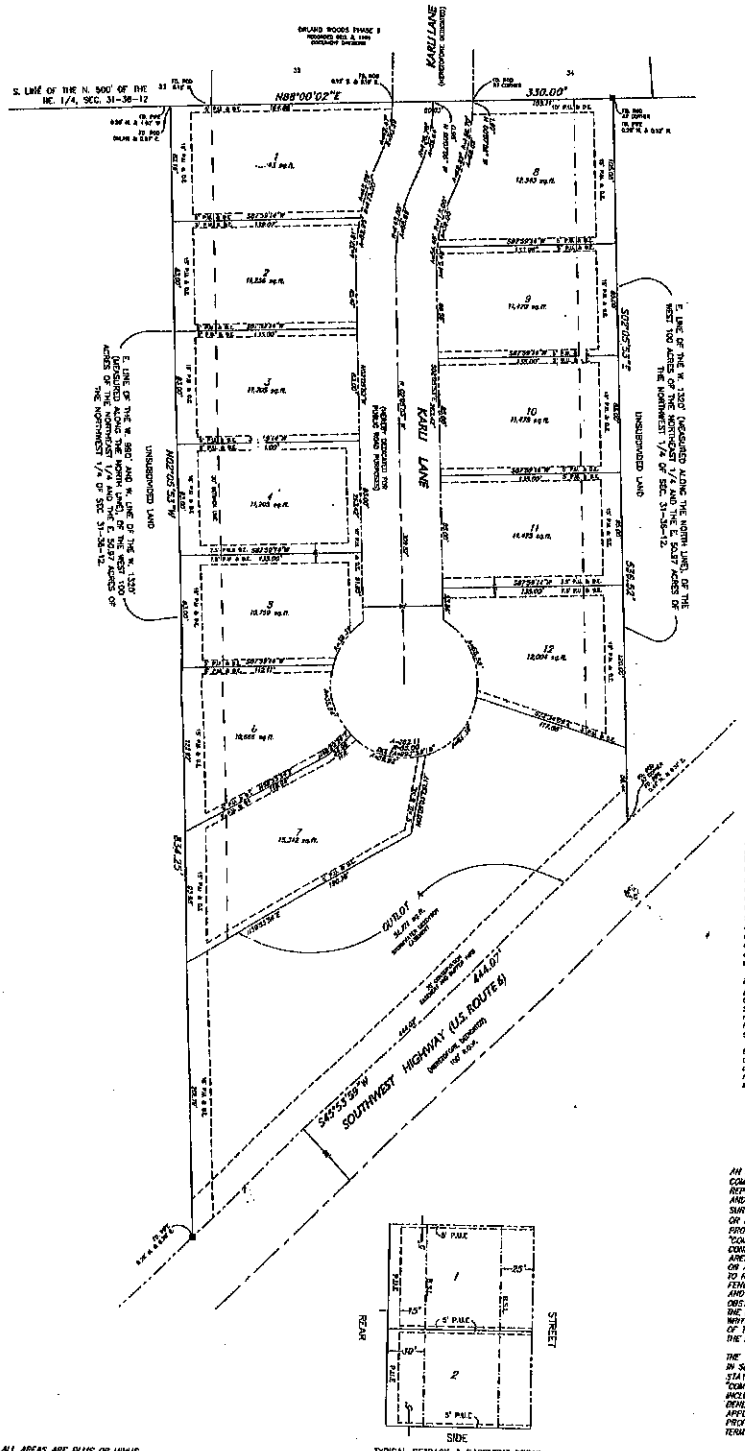
FINAL PLAT
OF
ORLAND WOODS III

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

GLN 27-31-200-005



LOCATION MAP



TYPICAL SETBACK & EASEMENT DETAIL
(UNLESS OTHERWISE SHOWN)

BASIS OF BEARINGS
ASSUMED

GRAPHIC SCALE

1" = 40'

LEGEND

● FIP	FOUND IRON PIPE
● FIR	FOUND IRON ROD
○ SIP	SET IRON PIPE
○ SMN	SET MAG. NAIL
■	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	PROFF-OF-WAY LINE
	CENTERLINE
	EASEMENT LINE
— —	BUILDING SETBACK LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(100.00')	RECORD DIMENSION	S	SOUTH
100.10'	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
FIR	FOUND IRON ROD OR PIN		
A	ARC DIMENSION		
R	RADIUS		
CH.	CHORD DIMENSION		
CB	CHORD BEARING		
D	DELTA		
P.C.	POINT OF CURVE		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		

EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village of Orland Park, including, but not limited to Ameritech, Northern Illinois Gas Company (NICOR), Commonwealth Edison Company, Cable Television and their successors and assigns, over all the areas marked "Public Utilities and Drainage Easement" (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary men and equipment to do any of the above work.

No right is also granted to trim or remove fences, trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not harm or later interfere with the aforesaid uses or rights, where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland Park.

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land platted hereon over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm, and sanitary sewer services and maintenance.

NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE 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, ON OR 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 NICOR. 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. 605/1(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 DESIGNED ON THIS PLAT BY OTHER TERMS.

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED.
3. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THERE SHALL BE NO INGRESS OR EGRESS FROM OUTLOT "A" TO SOUTHWEST HIGHWAY.

PROFESSIONAL LAND SURVEYOR
STEVEN J. LAND
STATE OF ILLINOIS
035-003160
BELVIDERE, IL

DIGITAL SURVEY & DESIGN, LTD.
5249 Stone Quarry Road
Belvidere, IL 61008
Phone: 815-547-1130
Fax: 815-547-0430

PREPARED FOR:
McNAUGHTON DEVELOPMENT, INC.
11900 SOUTHWEST HIGHWAY
PALOS PARK, ILLINOIS 60464
(708) 361-8300

NO.	DATE	REVISIONS DESCRIPTION
2	11/19/03	SHIFTED FRONT SETBACK LINES
1	10/31/03	ADDED EASEMENT

FINAL PLAT
ORLAND WOODS III

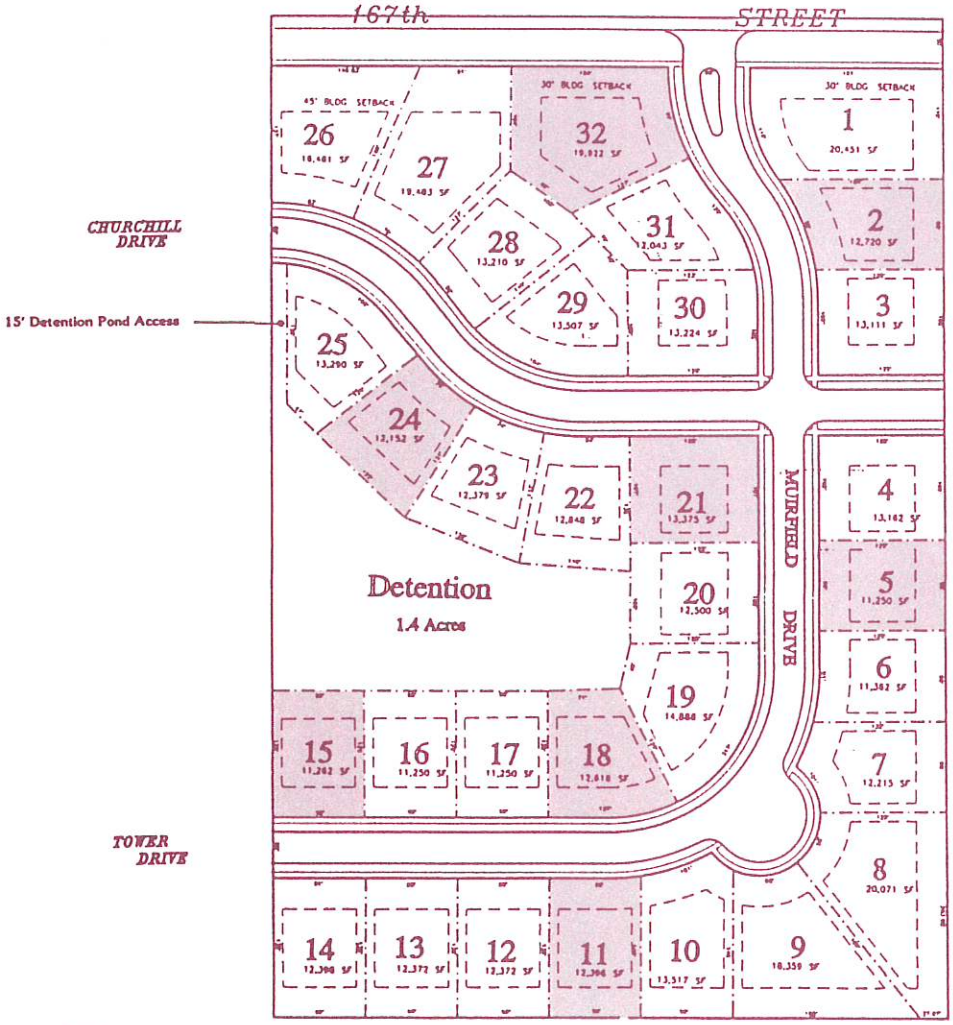
DRAFTING COMPLETED: 08/22/03 DRAWN BY: S.J. PROJECT MANAGER: S.J.
FIELD WORK COMPLETED: 08/29/03 CHECKED BY: SCALE: 1" = 40'

Project No: 03045
Group No: 03
SHEET NO. 1 of 2

MUIRFIELD

167th & 106th Avenue
ORLAND PARK

** wooded / walk-out lots



EQUAL HOUSING OPPORTUNITY

☐ SHADED AREAS INDICATE McNAUGHTON DEVELOPMENT LOTS

*Other lots within subdivision can be acquired upon request.

PLAN DATA	
TOTAL AREA	+/-15.0 ACRES
EXTERIOR R.O.W.	0.8 ACRES
DETENTION	1.4 ACRES
NET AREA	12.8 ACRES
TOTAL HOMES	32
MIN. LOT SIZE	11,250 SF
AVERAGE LOT SIZE	13,889 SF
NET DENSITY	2.5 DU/AC.
PROPOSED ZONING	R-3

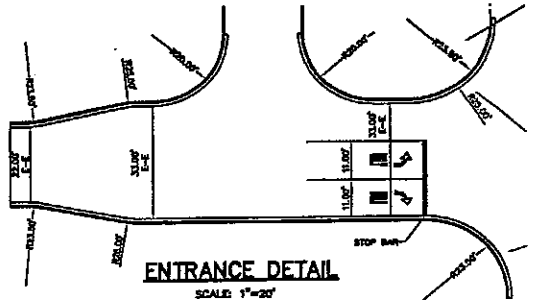
McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES
phone (708) 361-8300 fax (708) 361-6754

This plan is preliminary in nature and was prepared to illustrate design intent, therefore it is subject to modification pending final planning, engineering and landscape design.

FINAL SITE PLAN
FOR
PARK CORNERS II

ORLAND PARK, ILLINOIS

SITE ADDRESS:
13510 CIRCLE DRIVE, ORLAND PARK, ILLINOIS 60462
ORLAND TOWNSHIP



END

PROPOSED

BY OWNER.

MENTS BY I.D.O.T.

(S1) STOP R1-1

(S2) NO OUTLET W14-2 36"X36" BACKGROUND - YELLOW

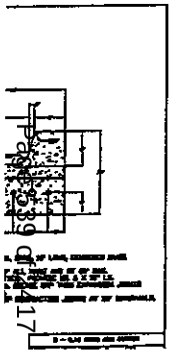
NOTES:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD HIGHWAY SIGNS BOOK.
2. THE PLACEMENT AND SPACING OF SIGNS SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

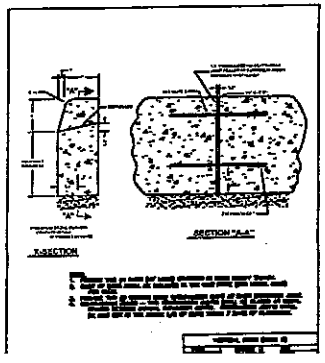
= 0.99 ac = 43,164 SF
= 0.13 ac = 5,659 SF
= 0.86 ac = 37,523 SF
= 0.40 ac = 17,233 SF
STORY) = 11,420 SF
= 0.30
= 38 SPACES
= 38 SPACES

= 5,632 SF (15%)
REA = 14,640 SF (39%)
= 1
= 1 (BIZ ZONED)

ALL BE PLANTED WITH MATERIALS TO BE
OF ORLAND PARK. THESE SWALES
TANDARDS NECESSARY TO MEET "BIO

THAT PART OF SAID LOTS 37 AND 38 CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION, BY DOCUMENT AS NUMBER LR3479161, MORE PARTICULARLY DESCRIBED AS THE NORTHWEST CORNER OF SAID LOT 38; THENCE ON AN TH 89 DEGREES 37 MINUTES 32 SECONDS EAST, ALONG THE 38, A DISTANCE OF 56.42 FEET; THENCE SOUTH 56 DEGREES WEST 96 FEET; THENCE SOUTH 1 DEGREE 01 MINUTES 30 ET TO THE SOUTHERLY LINE OF SAID LOT 37; THENCE SOUTH 50 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 30.63 FEET R OF SAID LOT 37, SAID POINT BEING A 31,302.28 FEET R OF CIRCLE OF SAID CURVE BEARS NORTH 89 DEGREES 13 T FROM SAID POINT; THENCE NORTHERLY 300.22 FEET, ALONG T LINE OF SAID LOTS 37 AND 38 THROUGH A CENTER ANGLE 57 SECONDS, TO THE POINT OF BEGINNING) IN BLOCK 4 IN DITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN





REVIEW SET

REVISIONS

MCNAUGHTON DEVELOPMENT
11900 SOUTHWEST HIGHWAY
PALOS PARK, ILLINOIS 60464

FINAL SITE PLAN
FOR
PARK CORNERS II

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORNHIT DRIVE, SUITE 304
MOKENA, ILLINOIS 60448

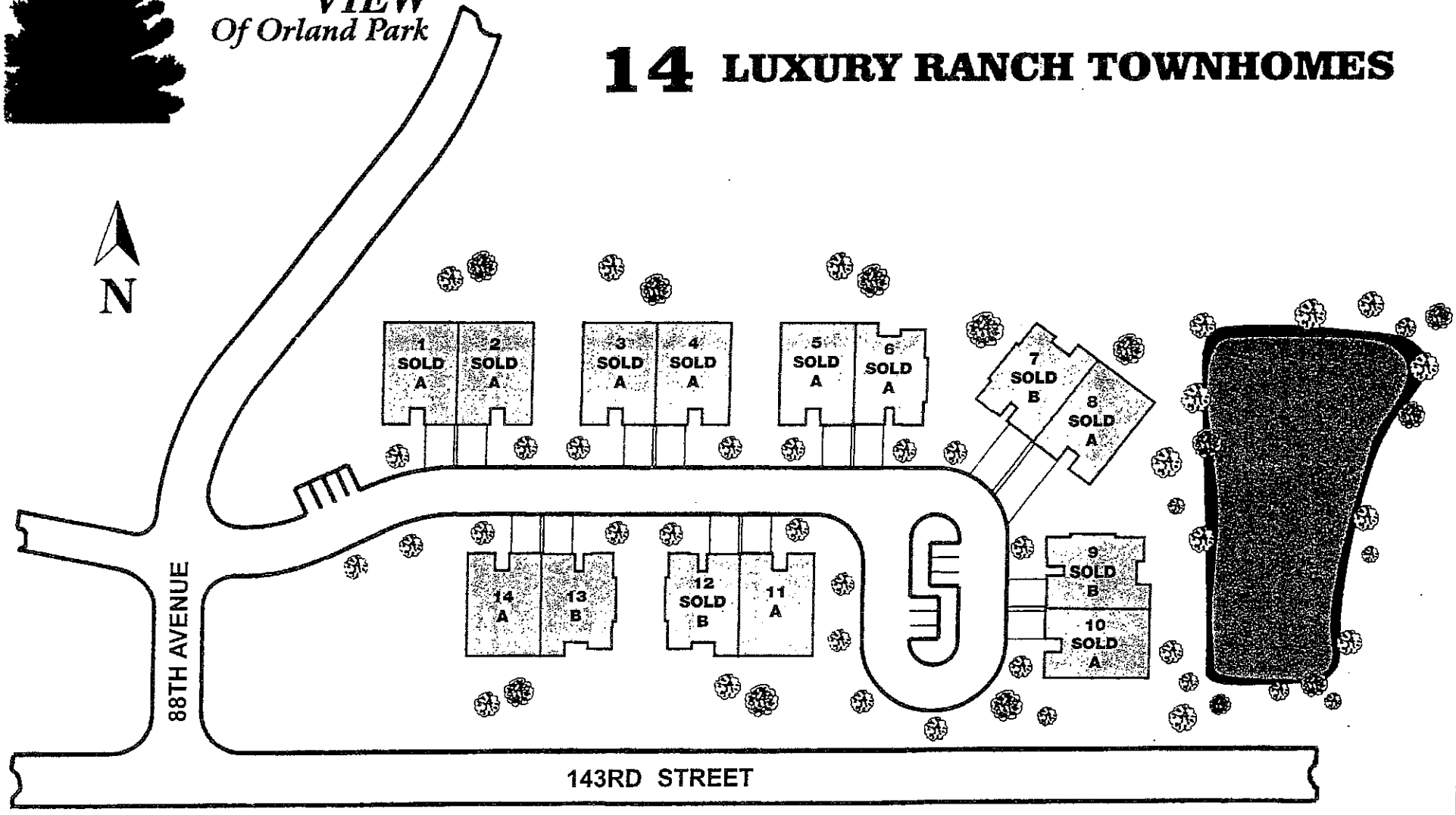
PROJECT INFO
Project No.: 07
Scale: 1"=20'
Date: 03-27-07
Design By: ADM
Drafted By: ADM
Checked By: SD

1 OF


BLUFF POINTE
Orland Park, Illinois
McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER
171ST STREET
WOLF ROAD
N
1
2
3
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K
L

Evergreen VIEW Of Orland Park

14 LUXURY RANCH TOWNHOMES



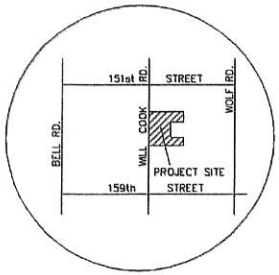
McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES
708/361-8300

This site plan in an artist's representation of the site. For exact lines, see recorded subdivision plat. Subject to change.

SSHBA

EQUAL HOUSING OPPORTUNITY

PRELIMINARY SITE PLAN
TIMBERLAKE
ORLAND PARK, ILLINOIS



LOCATION MAP
N.T.S.



REVISIONS

NO.	DATE	DESCRIPTION

McNAUGHTON DEVELOP, INC.
11900 SOUTHWEST HIGHWAY
PALOS PARK, IL. 60464

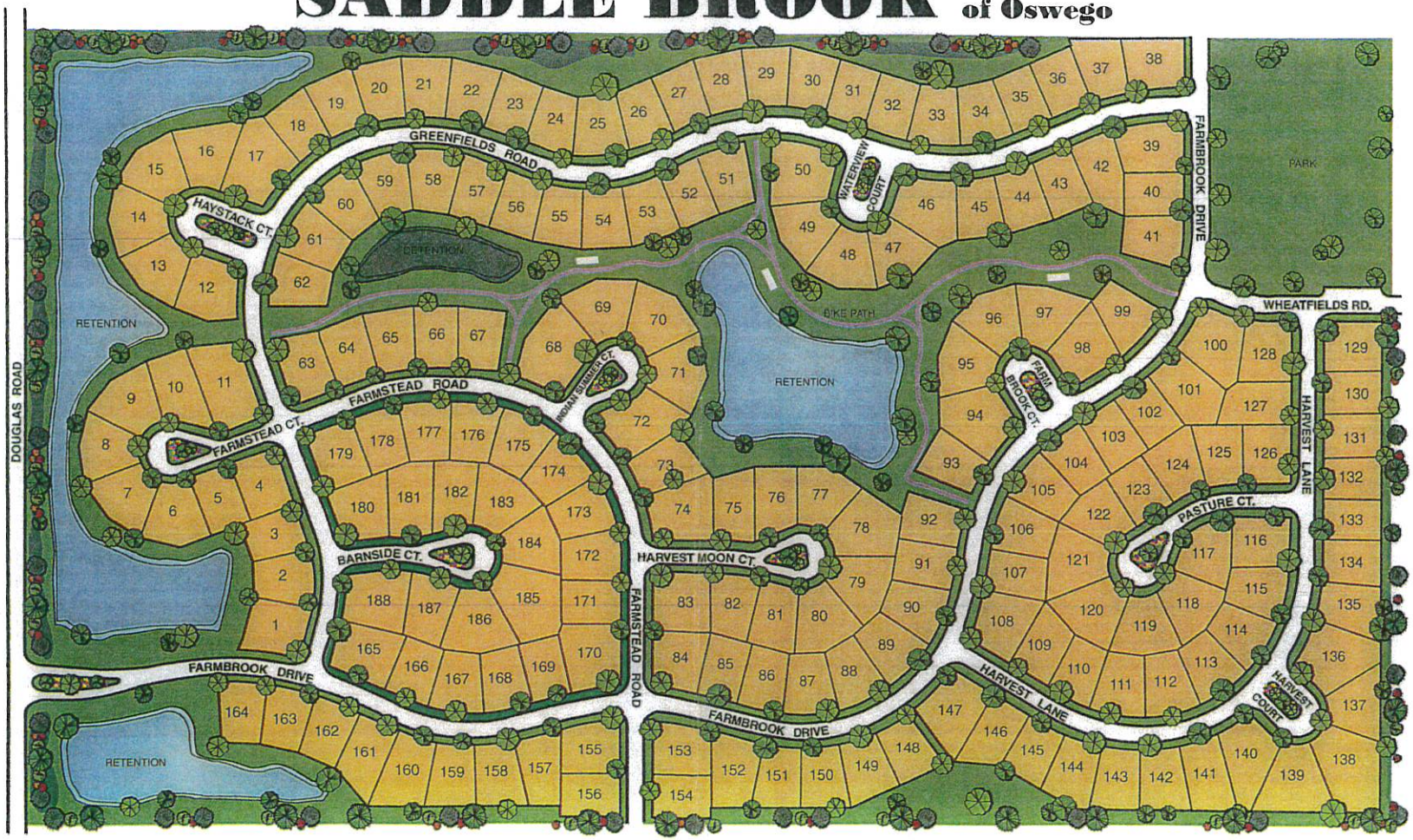
TIMBERLAKE
PRELIMINARY SITE PLAN
ORLAND PARK, ILLINOIS

Design Tech Associates, Inc.
ENGINEERING • REAL ESTATE DEVELOPMENT
13159 West 143rd Street
Homer Glen, Illinois 60441
708-301-0311
Illinois Professional Design Firm #184-002201

PROJECT INFORMATION	
Project No.:	02-115C
File:	COLOR.DWG
Scale:	1"= N.T.S.
Date:	07-18-02
Design By:	SDS
Drafted By:	RSM
Checked By:	SDS

SHEET No.
1
of
1

SADDLE BROOK of Oswego



McNaughton DEVELOPMENT, INC

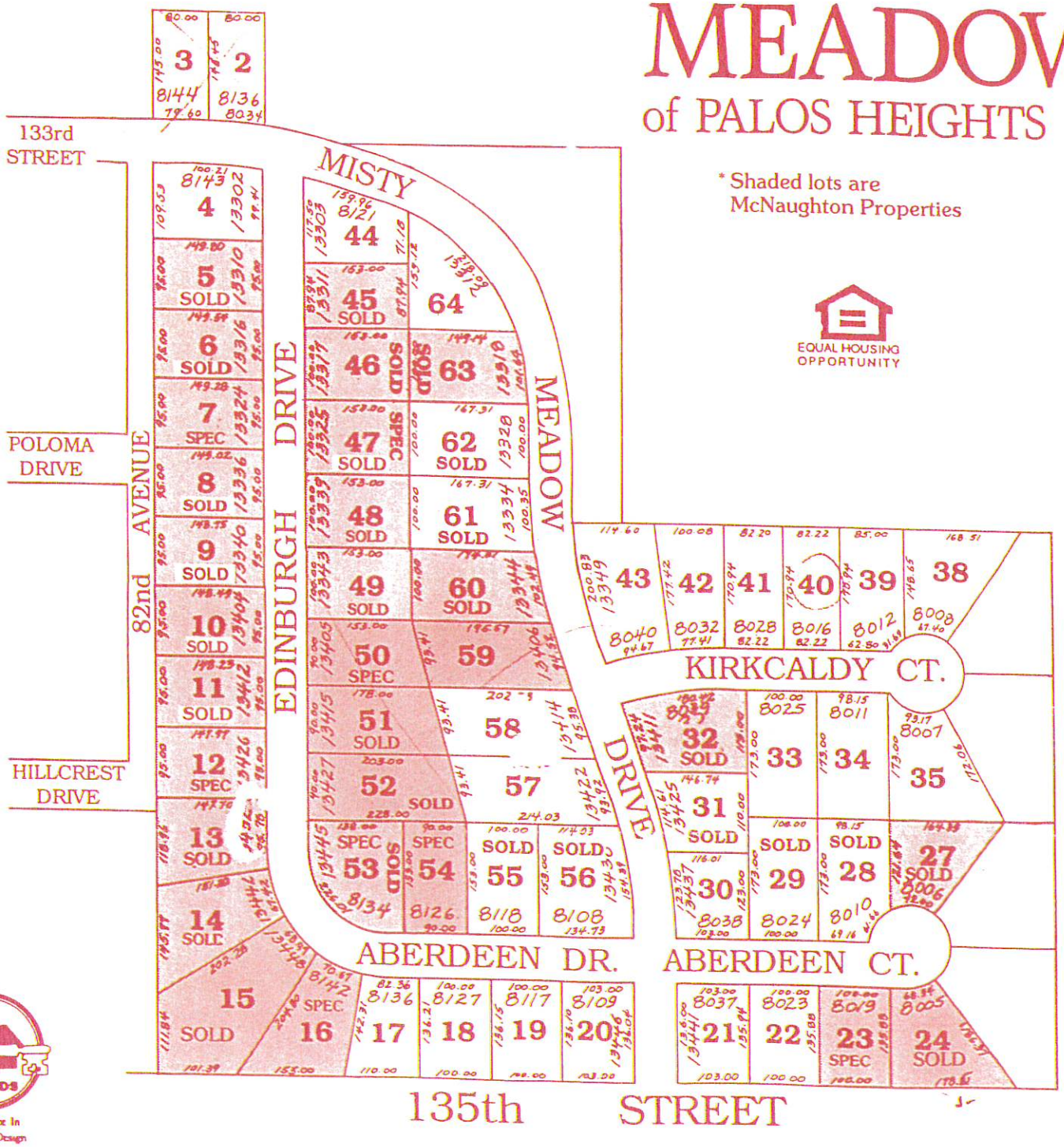
CUSTOM DESIGNED HOMES

708/361-8300

MISTY MEADOW of PALOS HEIGHTS

* Shaded lots are McNaughton Properties

EQUAL HOUSING OPPORTUNITY



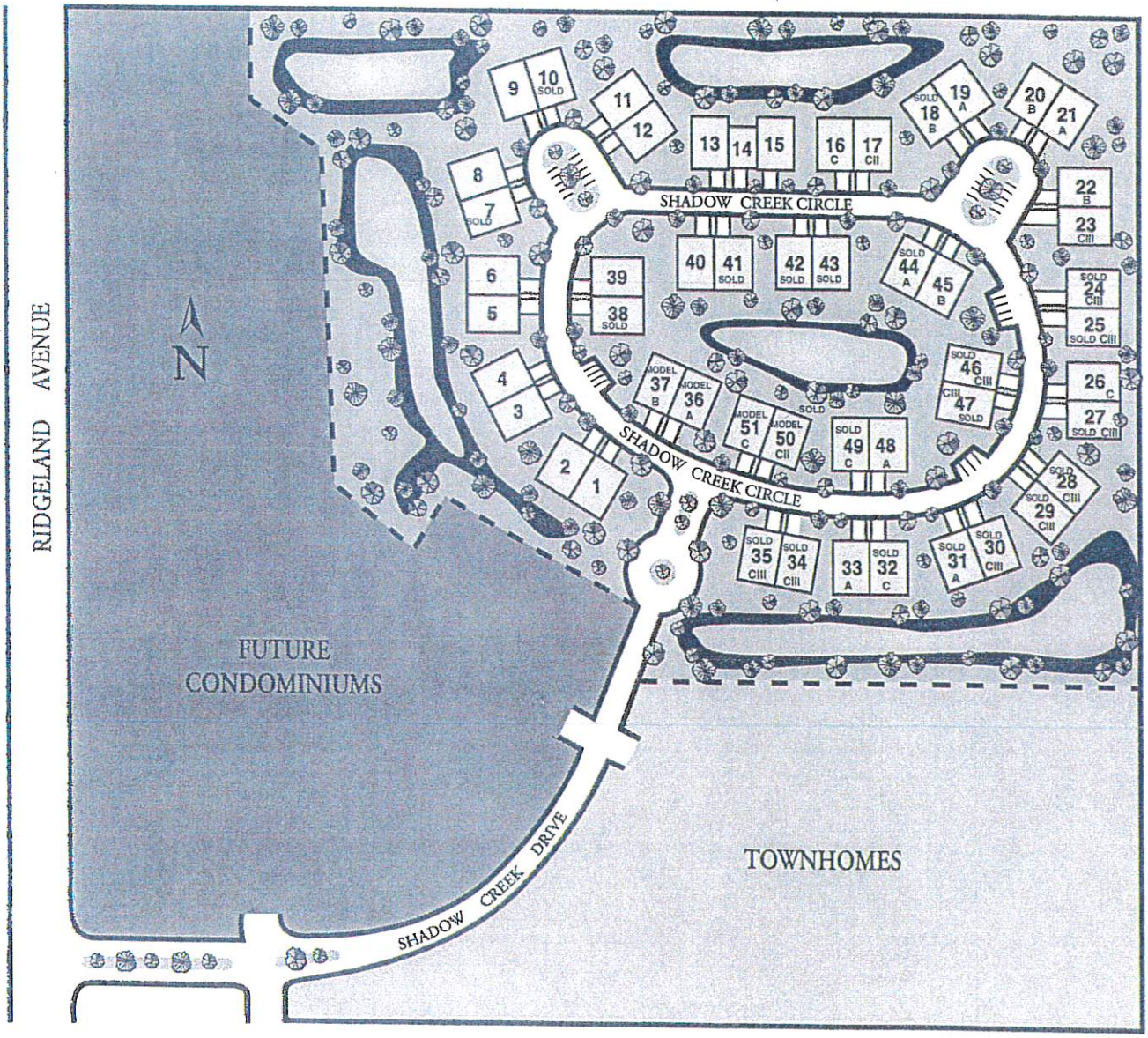
KEY AWARDS
Excellence In Housing Design

Park Corners Office Centre • 11900 Southwest Highway Suite 101 • Palos Park, Illinois 60464

McNaughton Development Inc. policy of continual improvement in design and construction requires that specifications, equipment, illustrations, dimensions, etc. be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.

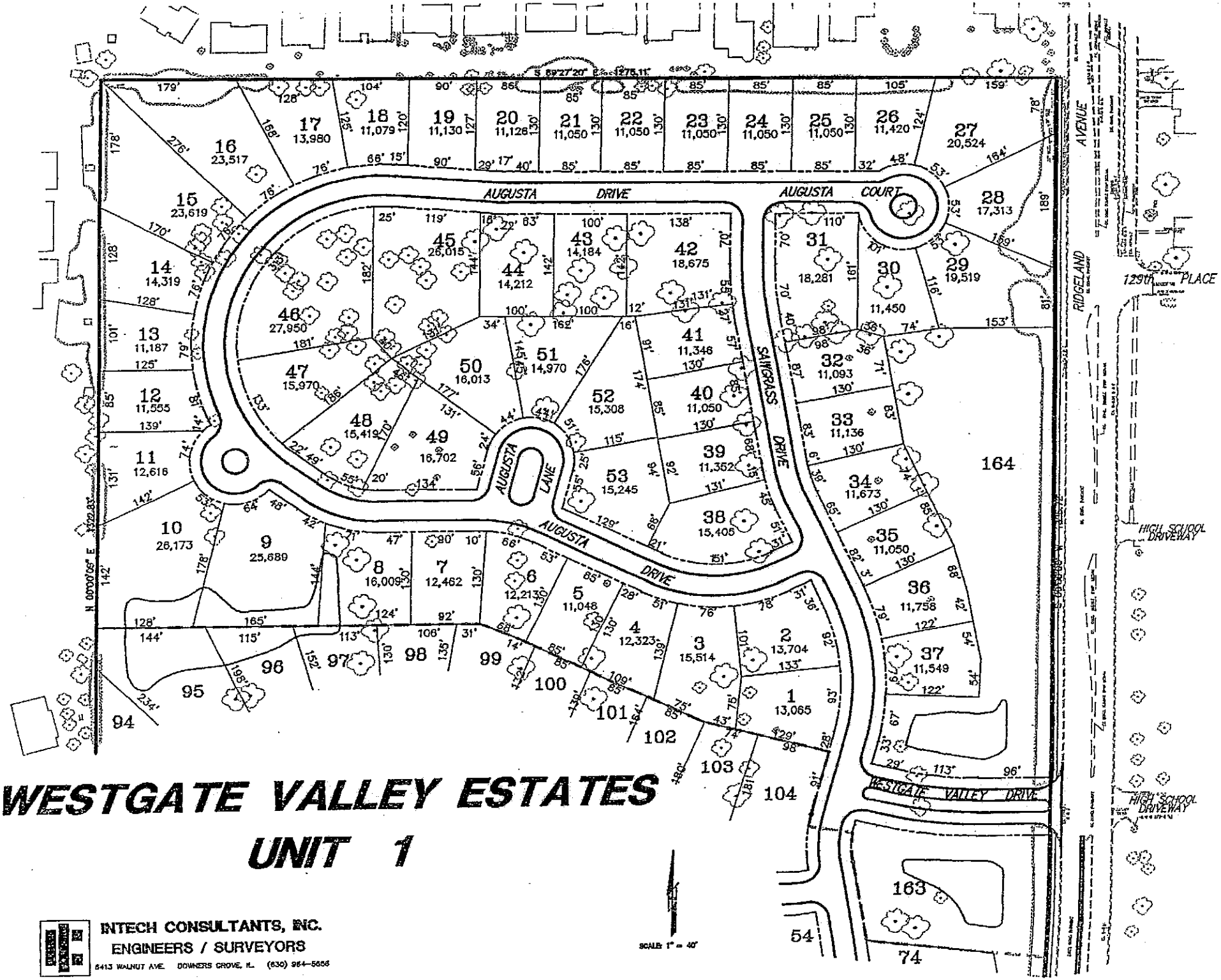
KEYSTONE CROSSING

Of Westgate Valley



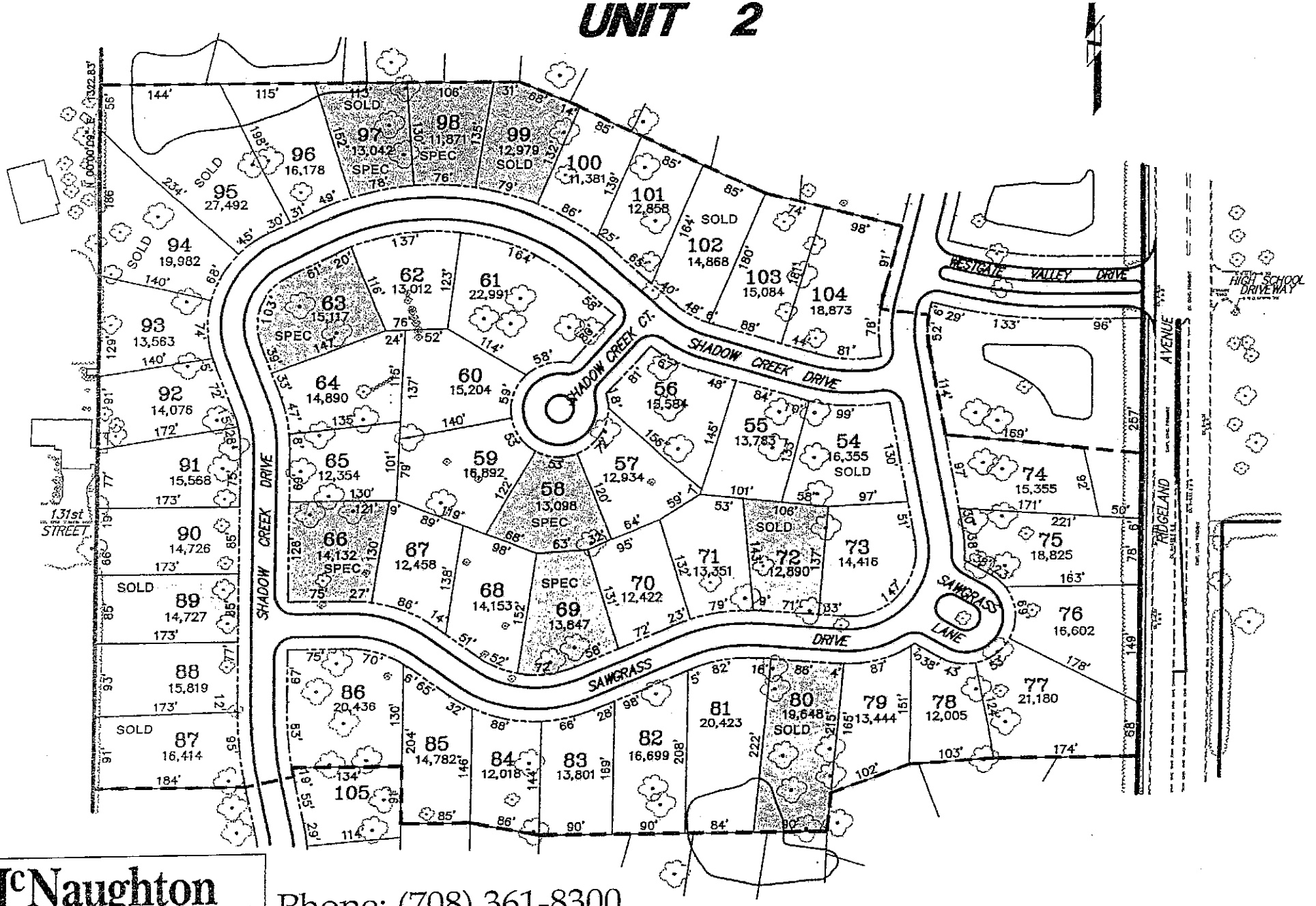
This site plan is an artist's representation of the site. For exact lines, see recorded subdivision plat. Subject to change.

McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES


AUGUSTA DRIVE
AUGUSTA COURT
AUGUSTA LANE
SAWGRASS DRIVE
RIDGELAND AVENUE
129th PLACE
HIGH SCHOOL DRIVEWAY
WESTGATE VALLEY DRIVE
WESTGATE VALLEY ESTATES
UNIT 1
INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
5413 WALNUT AVE. DOWNERS GROVE, IL. (630) 964-5656
SCALE: 1" = 40'

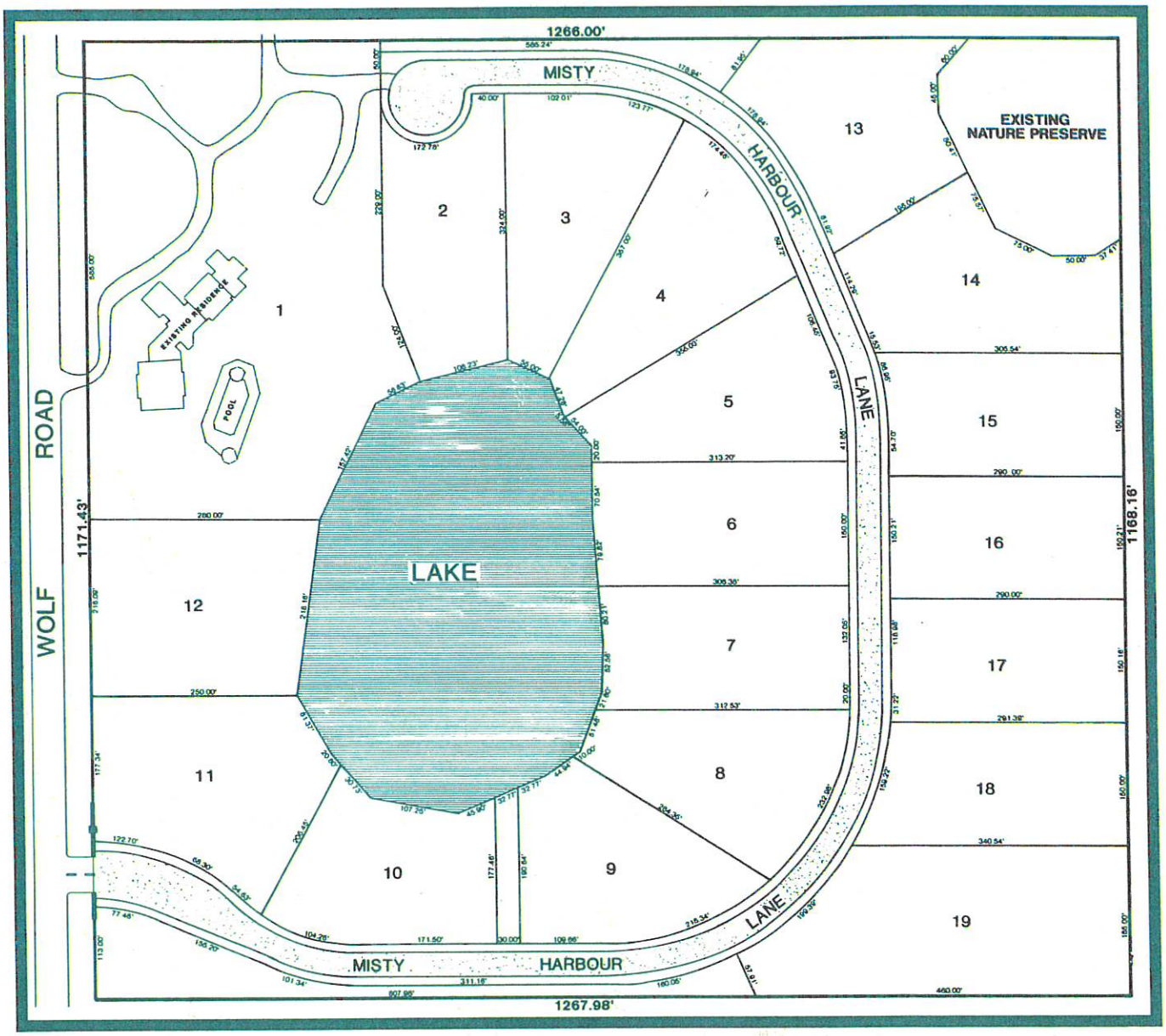
WESTGATE VALLEY ESTATES

UNIT 2



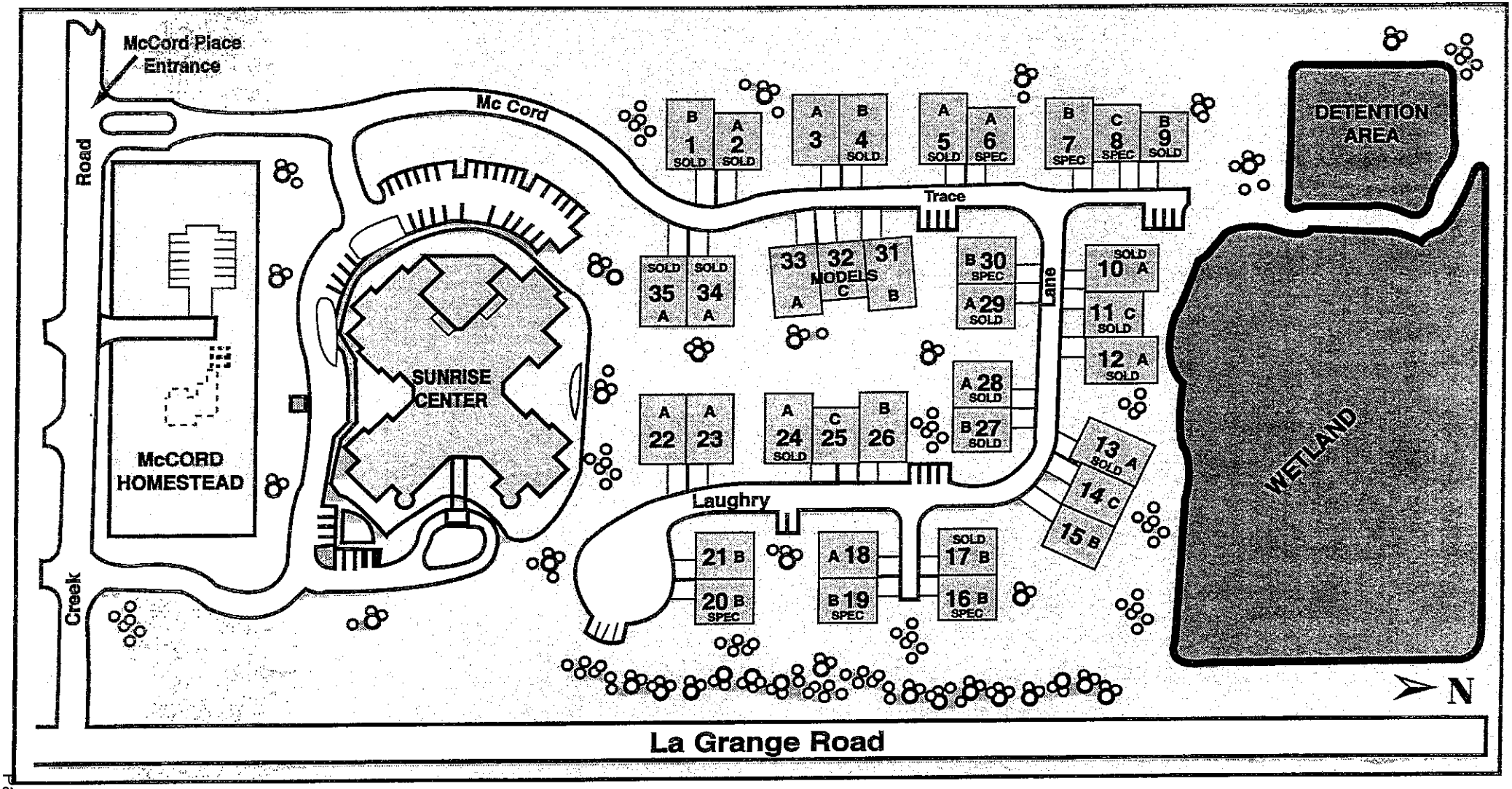
McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES
Phone: (708) 361-8300
www.mcnaughtondevelopment.com

MISTY
HARBOUR



Homesite Offerings

McCord Place
OF PALOS PARK



McNaughton DEVELOPMENT, INC
CUSTOM DESIGNED HOMES

This site plan is an artist's representation of the site. For exact lines, see recorded subdivision plat. Subject to change.

EQUAL HOUSING OPPORTUNITY

TIMBER TRAILS
of WESTERN SPRINGS



McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

Attachment 2



McNaughton Development, Inc.
Burr Ridge, IL

BAB Building Front Perpective

Park Place Townhomes
Western Springs, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

November 6, 2024

BSB DESIGN
BSBDesign.com



Rear Elevation
Scale: 1/8" = 1'-0"



Left Side Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"

McNaughton Development, Inc.
Burr Ridge, IL

BAB Elevations
Park Place Townhomes
Western Springs, IL

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November 6, 2024

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McNaughton Development, Inc.
Burr Ridge, IL

4-Unit Building Front Perpective

Park Place Townhomes
Western Springs, IL

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November 6, 2024

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BSBDesign.com



Rear Elevation
Scale: 1/8" = 1'-0"



Left Side Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"

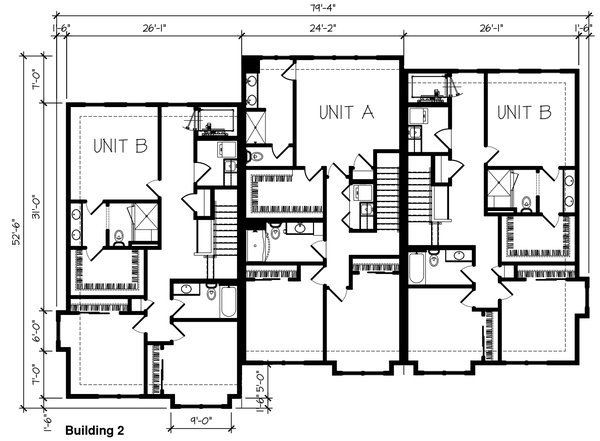
McNaughton Development, Inc.
Burr Ridge, IL

Building Type 2 Elevations
Park Place Townhomes
Western Springs, IL

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November 6, 2024

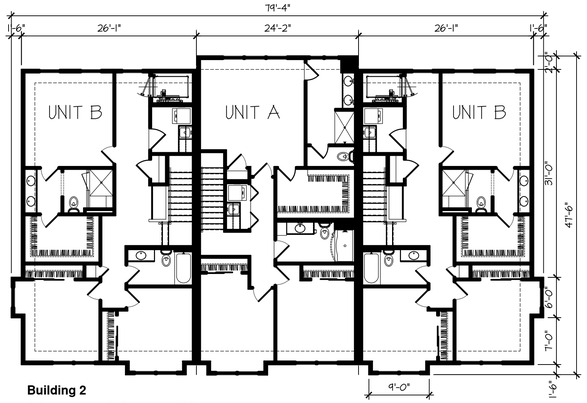
BSB DESIGN
BSBDesign.com



Building 2

Upper Floor Plan

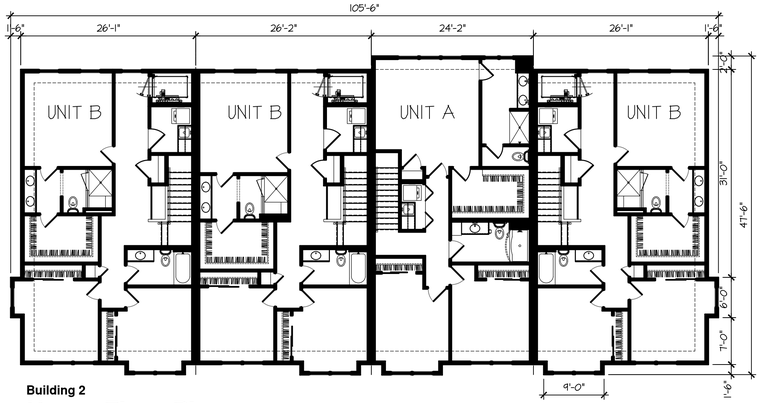
SCALE: 1/8" = 1'-0"



Building 2

Upper Floor Plan

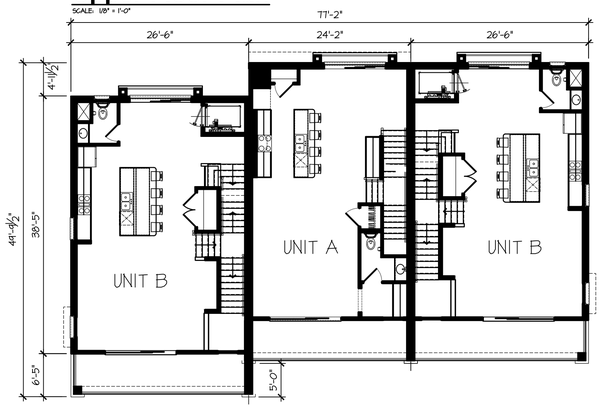
SCALE: 1/8" = 1'-0"



Building 2

Upper Floor Plan

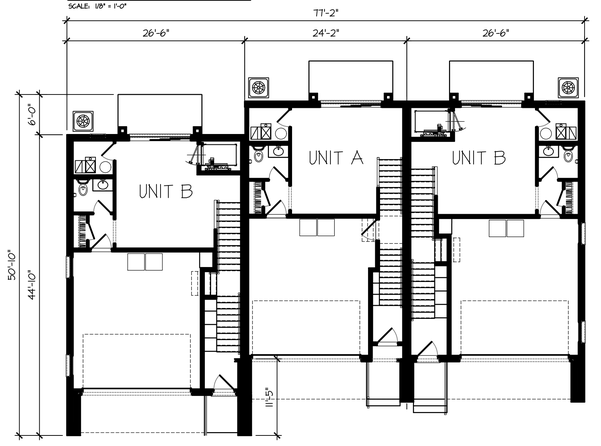
SCALE: 1/8" = 1'-0"



Building 2

Main Floor Plan

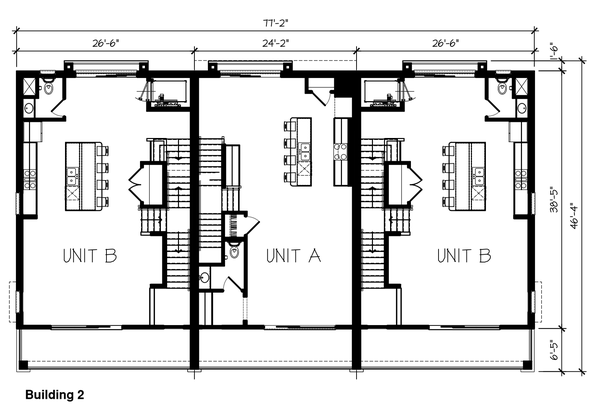
SCALE: 1/8" = 1'-0"



Building 2

Lower Floor Plan

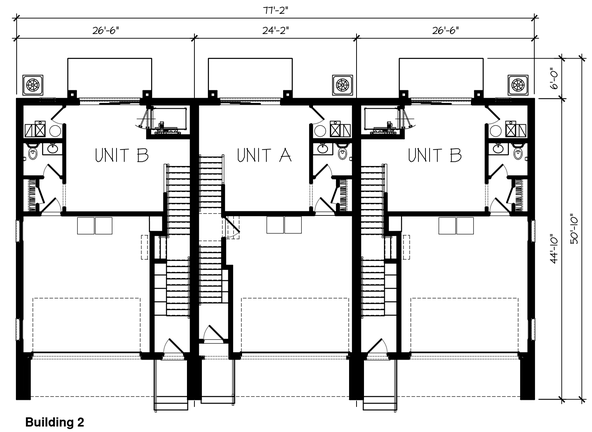
SCALE: 1/8" = 1'-0"



Building 2

Main Floor Plan

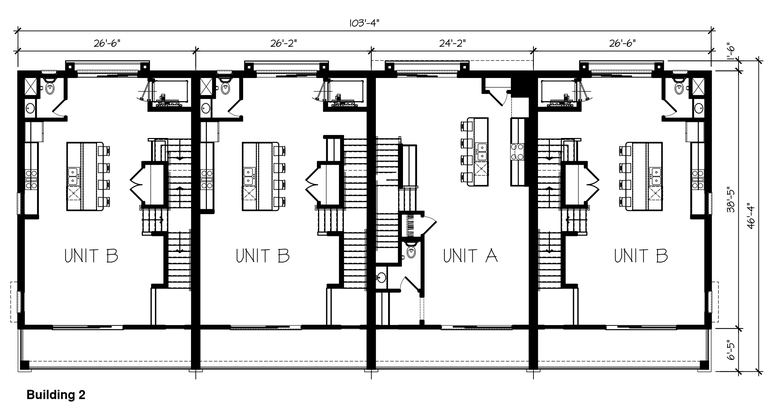
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Building 2

Lower Floor Plan

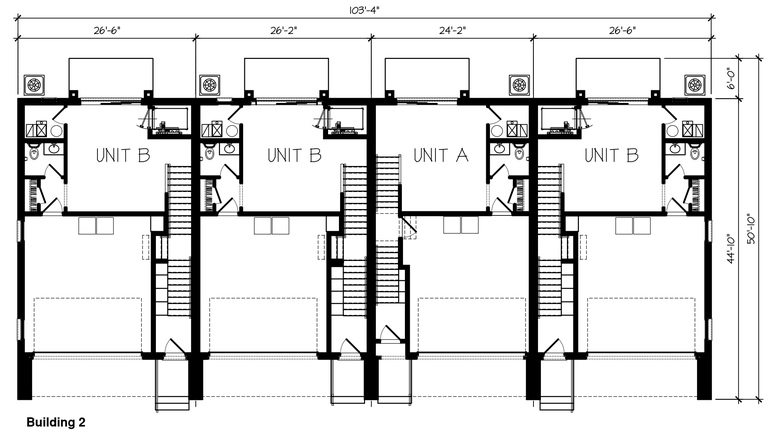
SCALE: 1/8" = 1'-0"



Building 2

Main Floor Plan

SCALE: 1/8" = 1'-0"



Building 2

Lower Floor Plan

SCALE: 1/8" = 1'-0"

McNaughton Development, Inc.
Burr Ridge, IL

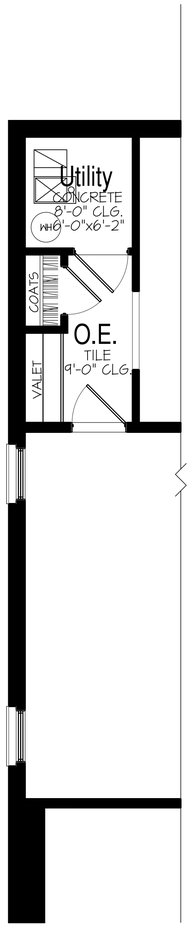
3 Unit & 4 Unit Building Assemblies

Park Place Townhomes
Western Springs, IL

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

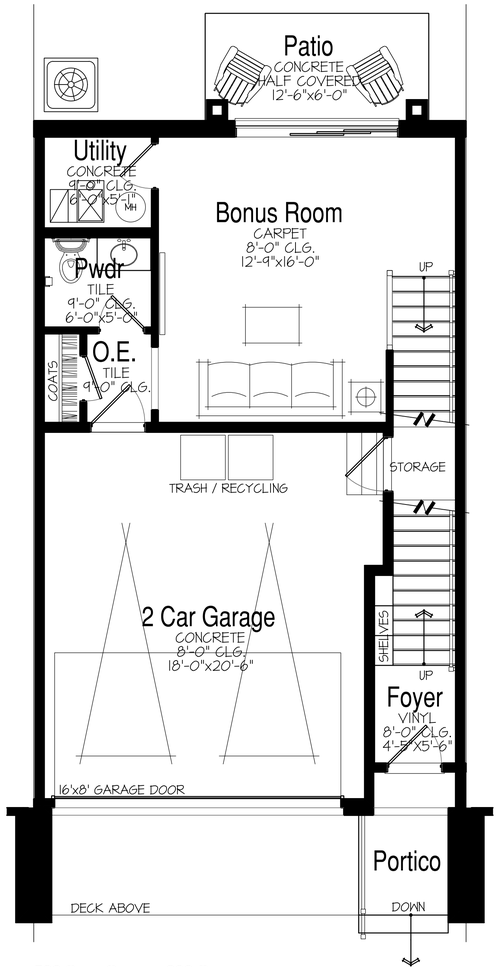
November 6, 2024



506 SF + Garage 399 SF

End Cond.

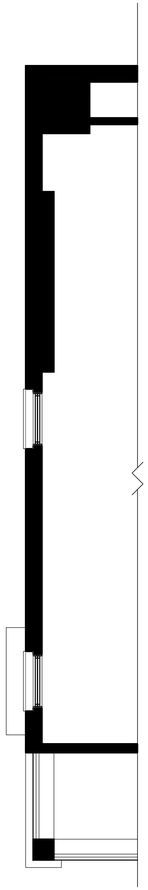
SCALE: 1/4" = 1'-0"



506 SF + Garage 399 SF

Lower Floor Plan

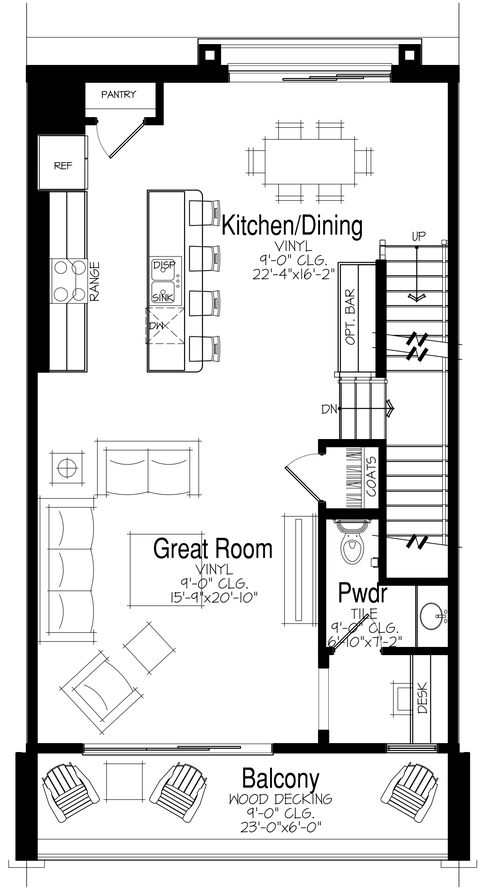
SCALE: 1/4" = 1'-0"



889 SF

End Cond.

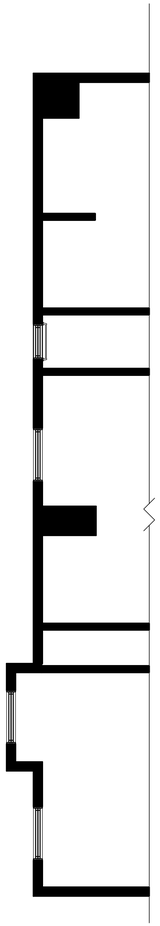
SCALE: 1/4" = 1'-0"



866 SF

Main Floor Plan

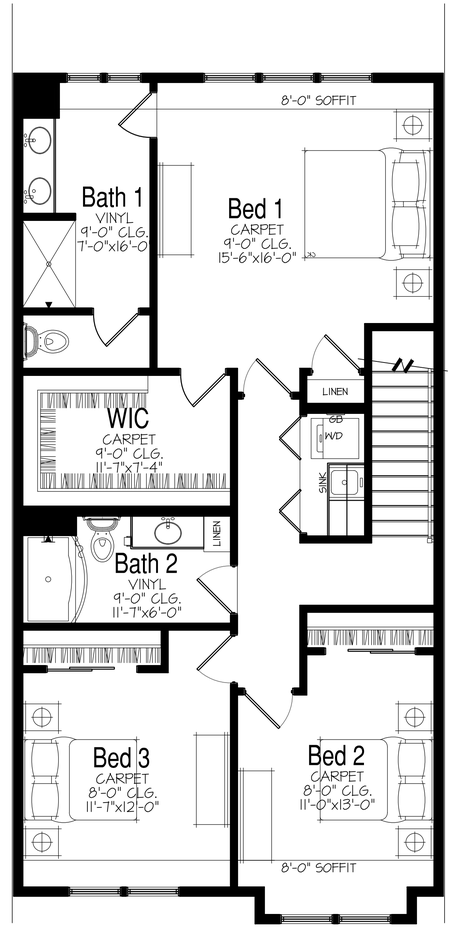
SCALE: 1/4" = 1'-0"



1080 SF

End Cond.

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



1071 SF

Upper Floor Plan

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

McNaughton Development, Inc.
Burr Ridge, IL

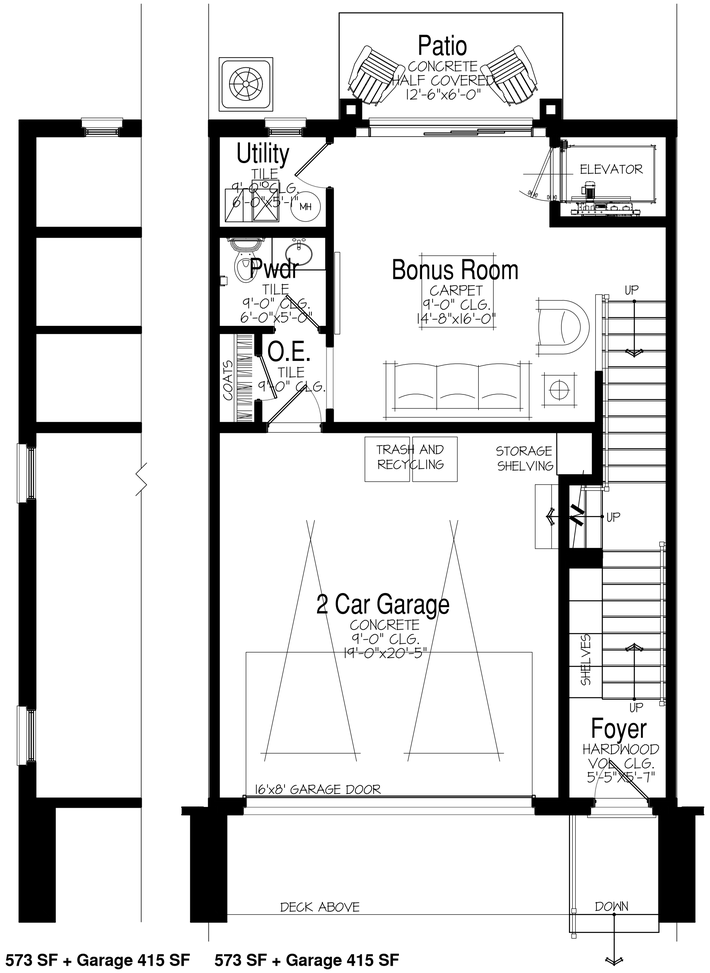
Townhome Unit A: 2,443 Total SF

Park Place Townhomes
Western Springs, IL

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November 6, 2024



573 SF + Garage 415 SF

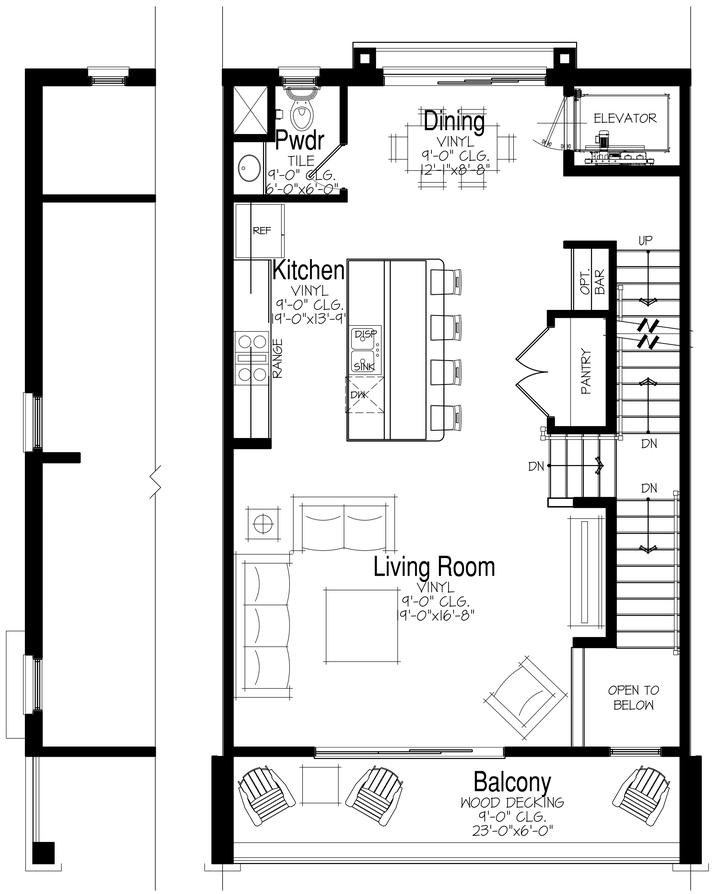
End Cond.

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

573 SF + Garage 415 SF

Lower Floor Plan

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



889 SF

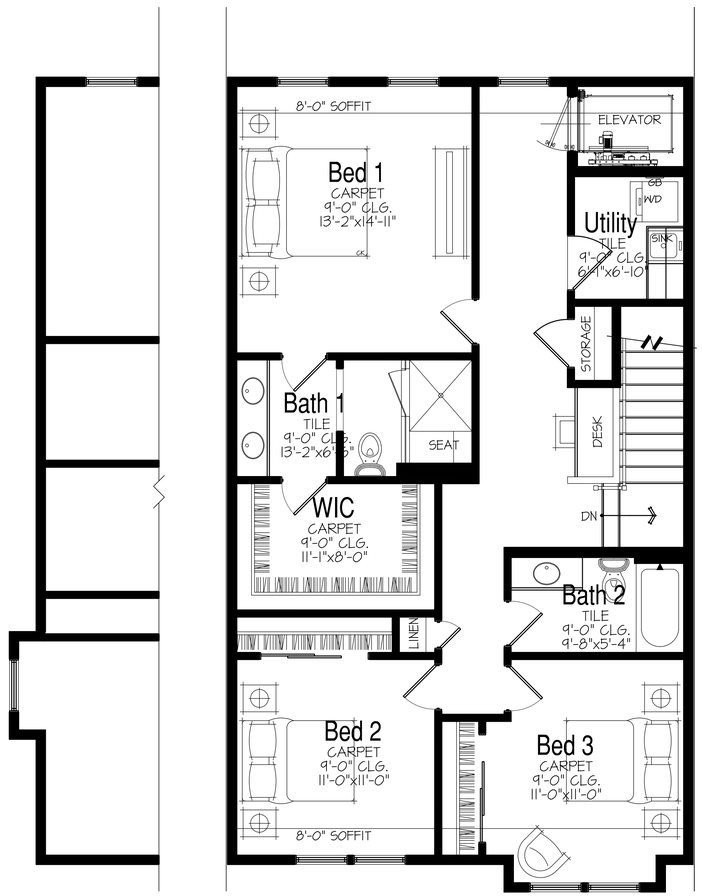
End Cond.

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

889 SF

Main Floor Plan

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



1108 SF

End Cond.

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

1099 SF

Upper Floor Plan

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

McNaughton Development, Inc.
Burr Ridge, IL

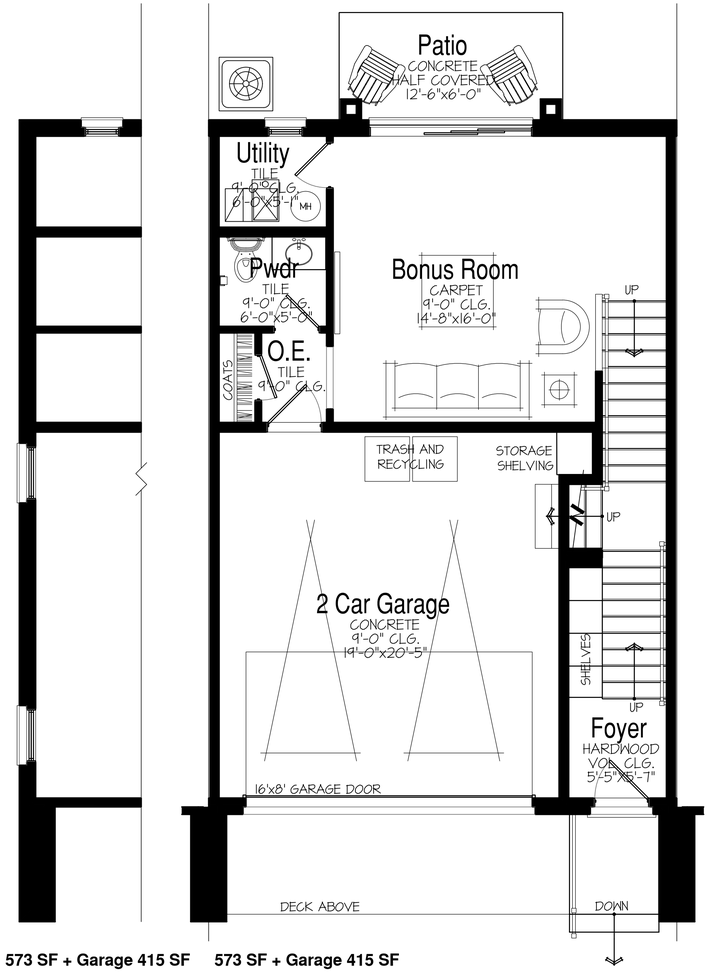
Townhome Unit B: 2,561 Total SF

Park Place Townhomes
Western Springs, IL

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573 SF + Garage 415 SF

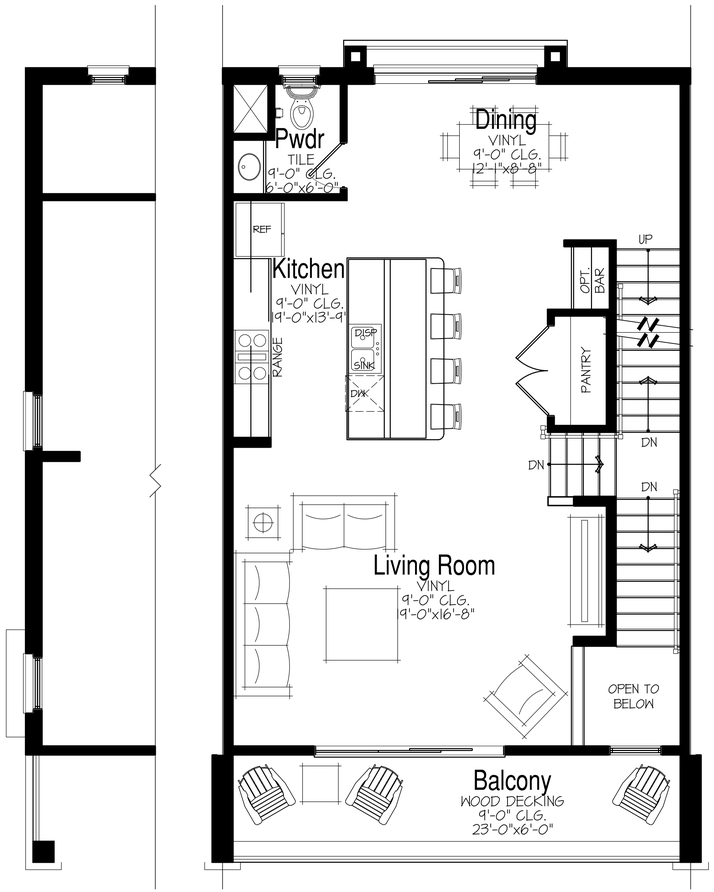
End Cond.

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

573 SF + Garage 415 SF

Lower Floor Plan

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



889 SF

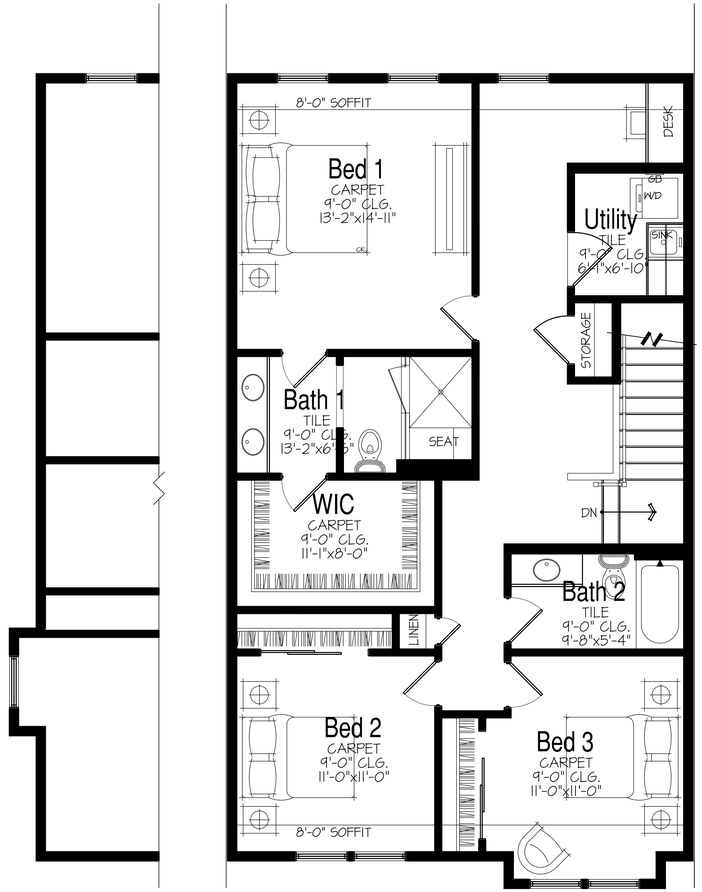
End Cond.

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

889 SF

Main Floor Plan

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



1108 SF

End Cond.

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

1099 SF

Upper Floor Plan

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

McNaughton Development, Inc.
Burr Ridge, IL

Townhome Unit B - No Elevator: 2,561 Total SF

Park Place Townhomes
Western Springs, IL

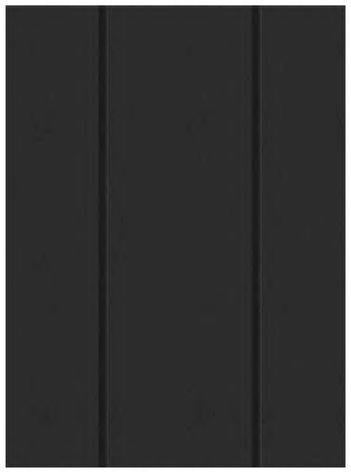
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November 6, 2024



Architectural Asphalt Shingles
Owens Corning Duration
“Onyx Black”



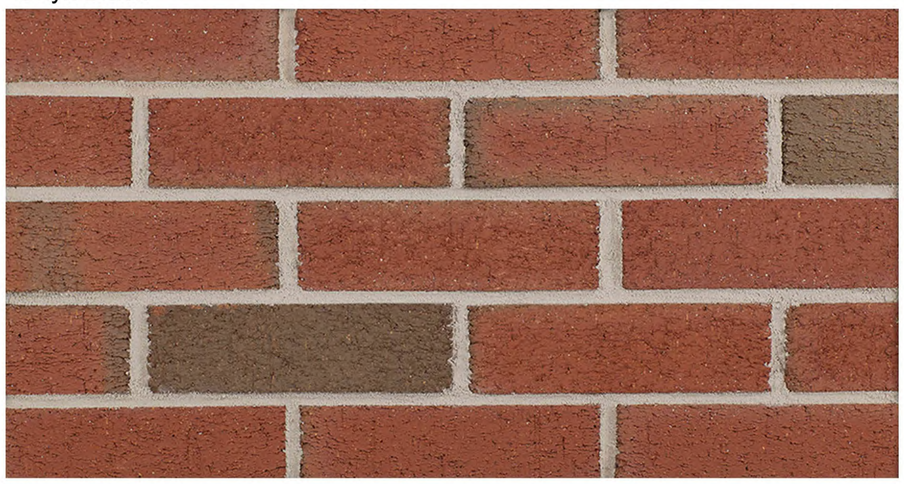
Standing Seam Metal Roof
PAC-CLAD “Black Aluminum”



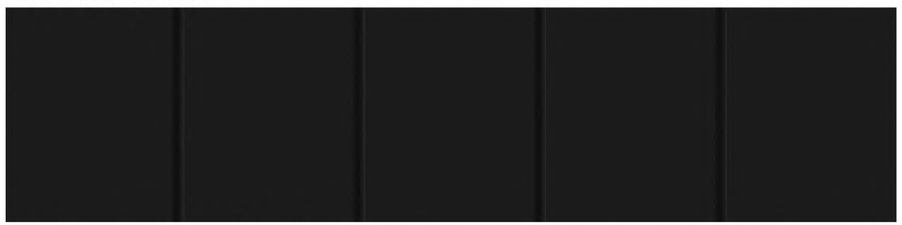
LP Smartside Vertical Siding
“SW7067 Cityscape”



Engineered Trim & Wood Columns
“SW7666 Fleur De Sel”



Glen-Gery Brick
Brick Veneer - 3-5/8 “ Standard Brick
“200 Flashed Matt”



Standing Seam Metal Roof
PAC-CLAD “Traditional Black”



LP SmartSide Shake Siding
“SW1015 Skyline Steel”



Pre-Finished Trex Railings
“Black”

Vinyl Garage Doors
“SW6258 Tricorn Black”



LP Smartside Vertical Siding
“SW7666 Fleur De Sel”

Aluminum Gutters,
Downspouts & Soffits “White”

“White” Vinyl Single-Hung Windows

“White” Vinyl Patio Doors



Vinyl Front Entry Doors
“SW2839 Roycroft Copper Red”



Vinyl Front Entry Doors
“SW7018 Dovetail”



Vinyl Front Entry Doors
“SW2739 Charcoal Blue”



LP Smartside Panel Siding
“SW7666 Fleur De Sel”

Exterior Materials, Colors & Products

Park Place Townhomes

Western Springs, IL

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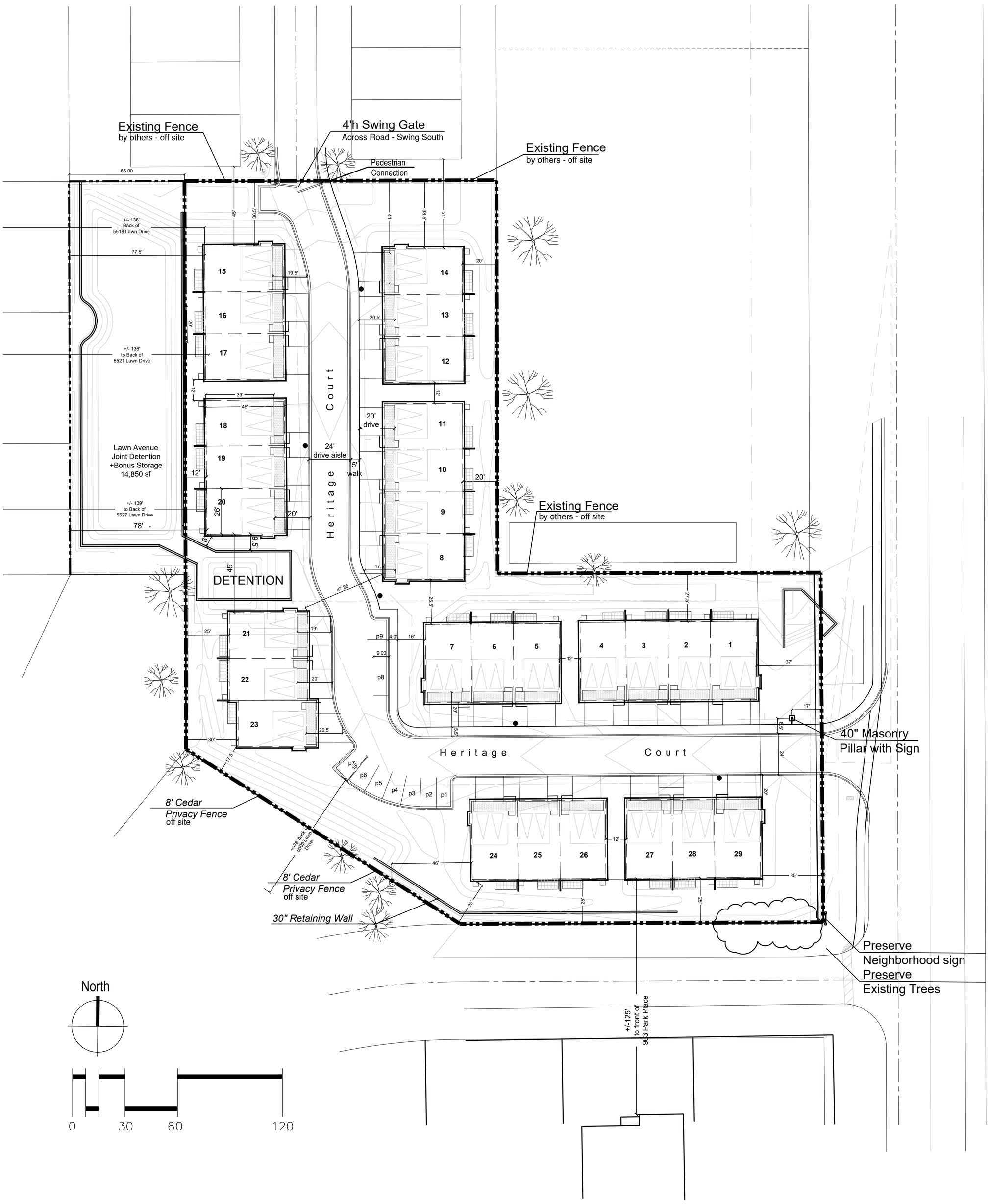
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SITE PLAN
Heritage Crossing
Western Springs, Illinois

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L0.01
Site Plan



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YOUR LUXURY HOME BUILDER

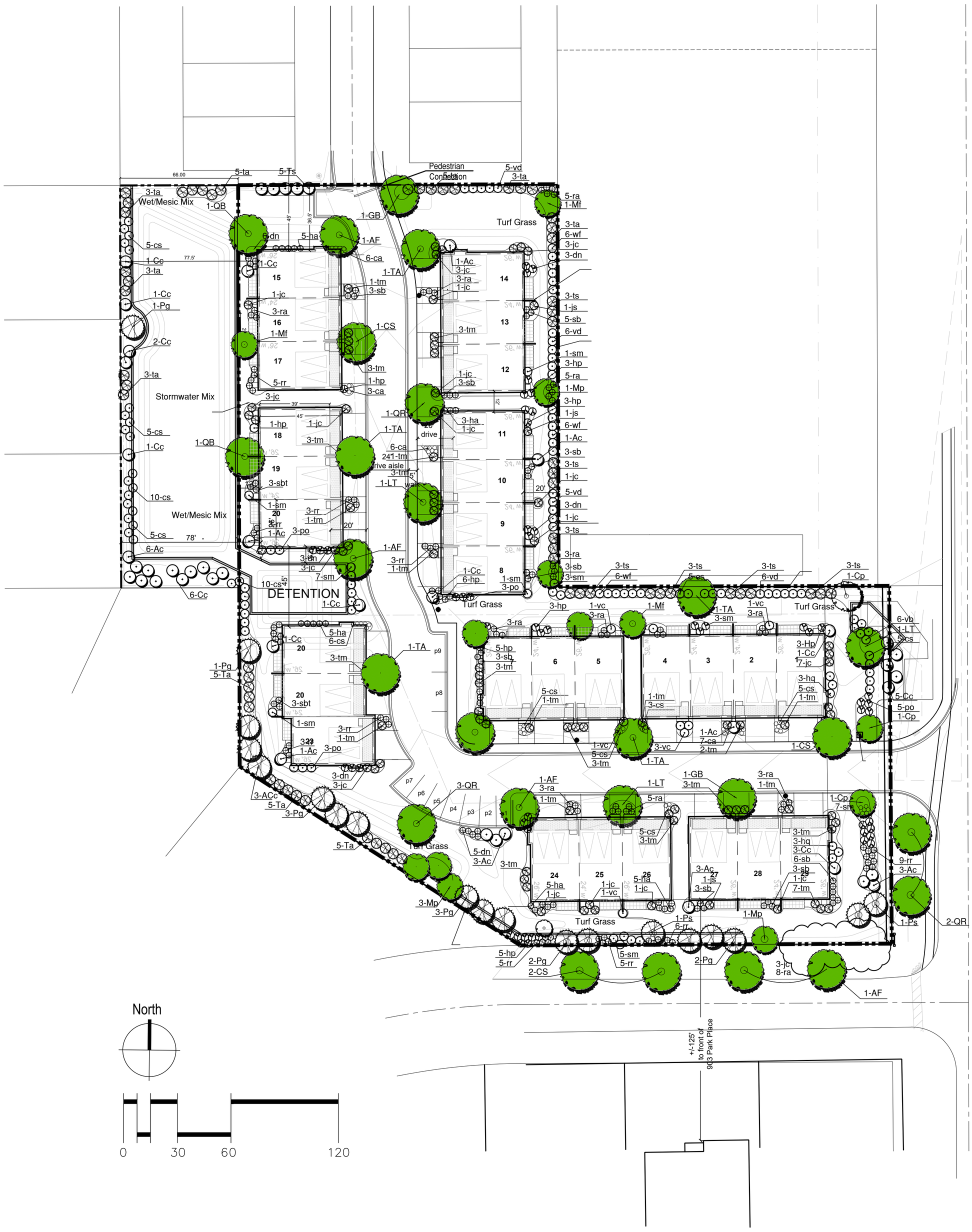
SITE DIMENSION PLAN
Heritage Crossing
Western Springs, Illinois

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L0.02
Dimension Plan



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YOUR LUXURY HOME BUILDER

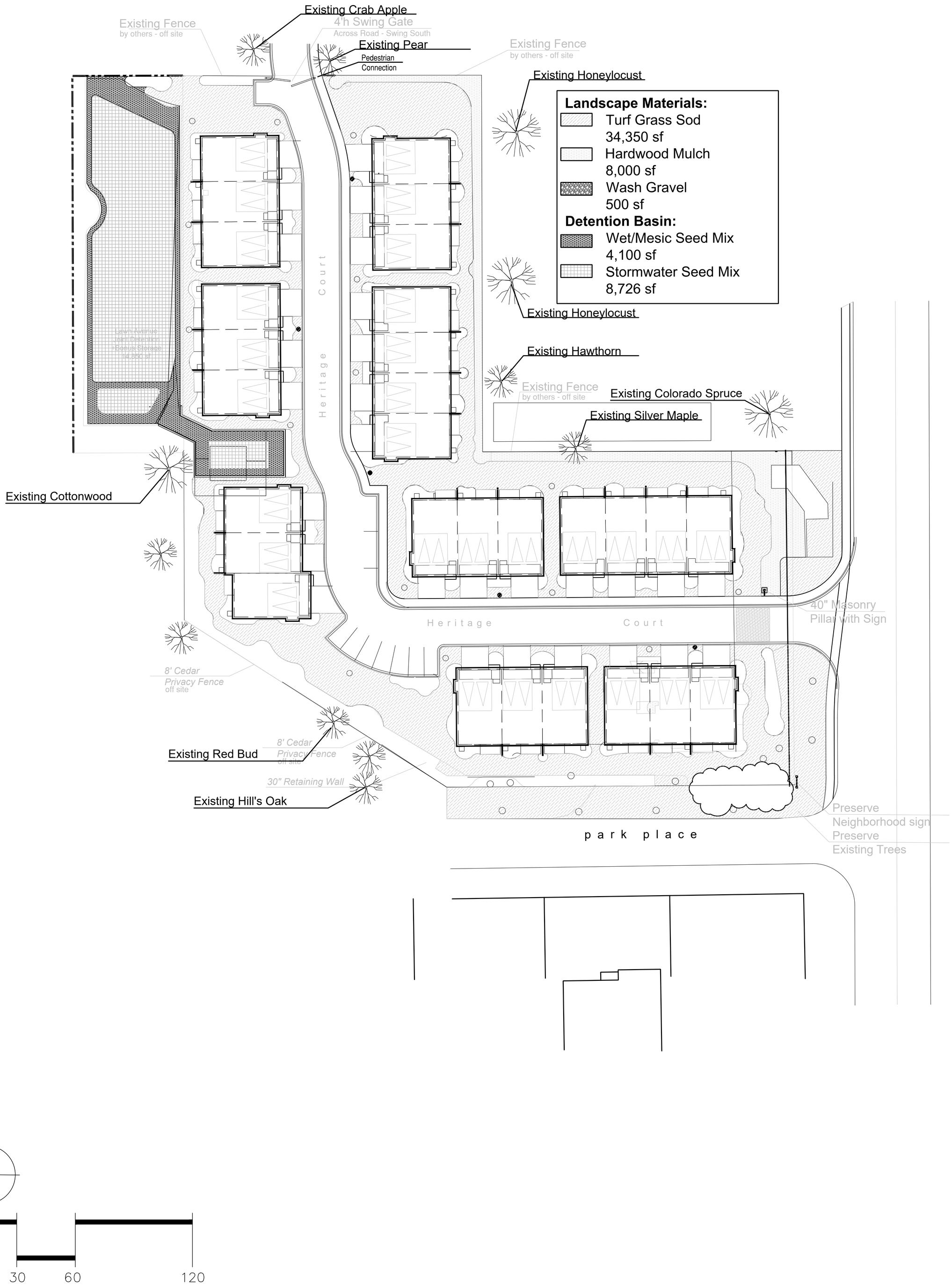
PLANTING PLAN
Heritage Crossing
Western Springs, Illinois

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L0.03
Planting Plan

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SITE MATERIAL PLAN
Heritage Crossing
Western Springs, Illinois

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L0.04
Material Plan

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CONCEPT PLANT SCHEDULE

		Size	Quant.
SHADE TREE			
AF	Acer x freemanii 'Marmo' Red Maple	2.5" Cal.	4
CS	Catalpa speciosa / Catalpa	2.5" Cal.	4
GB	Gingko biloba / Gingko	2.5" Cal.	1
LT	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	3
QB	Quercus bicolor / Swamp White Oak	2.5" Cal.	3
QR	Quercus rubrum / Red Oak	2.5" Cal.	6
TA	Tilia americana/Redmond Linden	2.5" Cal.	5
ORNAMENTAL TREE			
ACc	Abies concolor / Concolor Fir	7' Ht.	3
Ac	Amelanchier canadensis / Canadian Serviceberry	7' clump	17
Cc	Cercis canadensis / Eastern Redbud	1.5" Cal.	27
Cp	Crataegus phaenopyrum/Washington Hawthorn	1.5" Cal.	3
Mp	Malus x 'Prairiefire' / Prairiefire Crabapple	1.5" Cal.	5
Mf	Malus floribunda / Flora Crab	1.5" Cal.	3
Pg	Picea glauca 'Densata' / Black Hills White Spruce	7' Ht.	12
Ps	Pinus strobus / Eastern White pine	7' Ht	2
SHRUBS			
cs	Cornus sericea / Red Twig Dogwood	5 gal.	74
dn	Deutzia x 'NCDX1' / Yuki Snowflake® Deutzia	3 gal.	23
ha	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	23
hp	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	5 gal.	31
hq	Hydrangea quercifolia / Oak leaved Hydrangea	5 gal.	6
jc	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	39
po	Physocarpus opulifolius 'Monlo' / Diabolo® Ninebark	3 gal.	14
ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	47
rr	Rosa rugosa 'Purple Pavement;'	3 gal.	45
sb	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	3 gal.	34
sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	3 gal.	29
ta	Thuja americana 'Dark Green' Dark American Arborvitae	10 gal.	40
ts	Thuja smoragd 'Pyramidal' Arborvitae	10 gal.	26
tm	Taxus x media 'tautoni' / Tauton Yew	5 gal.	47
vc	Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum	3 gal.	7
Vd	Viburnum dentatum / Arrowwood Viburnum	5 gal.	28
wf	Weigela florida 'Red Prince' / Red Prince Weigela	3 gal.	18
ORNAMENTAL GRASS			
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	22
SOD			
Poa pratensis / Kentucky Bluegrass			28,500 sf
GROUNDCOVER/PERENNIALS			
Echinacea purpurea / Coneflower		1 qt.	25
Hemerocallis x 'Mary Todd' / Mary Todd Daylily		1 qt.	25
Hosta x 'Guacamole' / Guacamole Hosta		1 qt.	25
Hosta x 'Hadspen Blue' / Hadspen Blue Hosta		1 qt.	25
Monarda fistulosa / Bergamot		1 qt.	20
Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint		1 qt.	20
Rudbeckia newmanii 'Summer Blaze' / Coneflower		1 qt.	30
DETENTION BASIN			
Wet/Mesic Seed Mix			4,097 sf
Stormwater Seed Mix			8,726 sf

DETENTION BASIN

Wet/Mesic Seed Mix

Emergent Vegetation Plant List

arrowheads (Sagittaria spp.)	blue flag iris (Iris versicolor)	common cat-tail (Typha latifolia)
narrow-leaved cat-tail (Typha angustifolia)	pickerelweed (Pontederia cordata)	pondweeds (Potamogeton spp.)
scouring rush (Equisetum hyemale)	sweet flag (Acorus calamus)	water lotus (Nelumbo lutea)

Stormwater Seed Mix

porcupine sedge (Carex comosa)	brown-eyed Susan (Rudbeckia triloba)	cord grass (Spartina pectinate)
Culver's-root (Veronicastrum virginicum)	cup-plant (Silphium perfoliatum)	dark green bulrush (Scirpus atrovirens)
fox sedge (Carex vulpinoidea)	golden Alexanders (Zizia aurea)	great blue lobelia (Lobelia siphilitica)
Indian grass (Sorghastrum nutans)	Indian plantain (Amoglossum atriplicifol)	common ironweed (Vernonia fasciculata)
marsh blazing-star (Liatris spicata)	nodding wild rye (Elymus canadensis)	Ohio goldenrod (Solidago ohioensis)
ox-eye sunflower (Heliopsis helianthoides)	perfoliate boneset (Eupatorium perfoliatm)	porcupine sedge (Carex comosa)
porcupine sedge (Carex hystericina)	prairie blazing-star (Liatris pycnostachya)	prairie dock (Siliphium terebinthinaceum)
rosinweed (Siliphium integrifolium)	showy tick trefoil (Desmodium canadense)	spongy sedge (Carex stipata)
spotted Joe-pye-weed (Eutrochium m)	stiff goldenrod (Oligoneuron rigidum)	swamp milkweed (Asclepias incarnata)
switch grass (Panicum virgatum)	Virginia wild rye (Elymus virginicus)	wild bergamot (Monarda fistulosa)
wild blue iris (Iris shrevei)	wild senna (Cassia hebecarpa)	yellow coneflower (Ratibida pinnata)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Glen Gery Jamestown 3.5"x9.5" pavers	As Shown
2	48"h x 28" square brick pillar with limestone cap & 4' Sign Post (Brick to match residence)	
3	96"h Vertical Cedar Fence with 4" horizontal cap	AS
4	Unilock Concord Wall in Granite Blend	AS
5	Safety Gate	1



1 - Jamestown Pavers



2 - Brick Sign Pillar



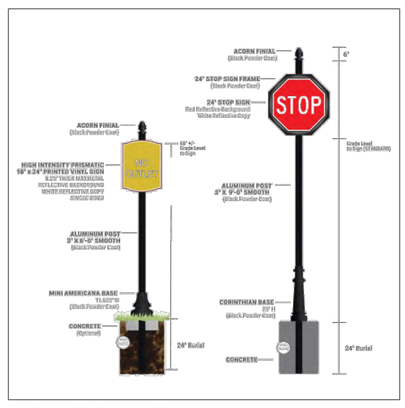
3 - Cedar Fence



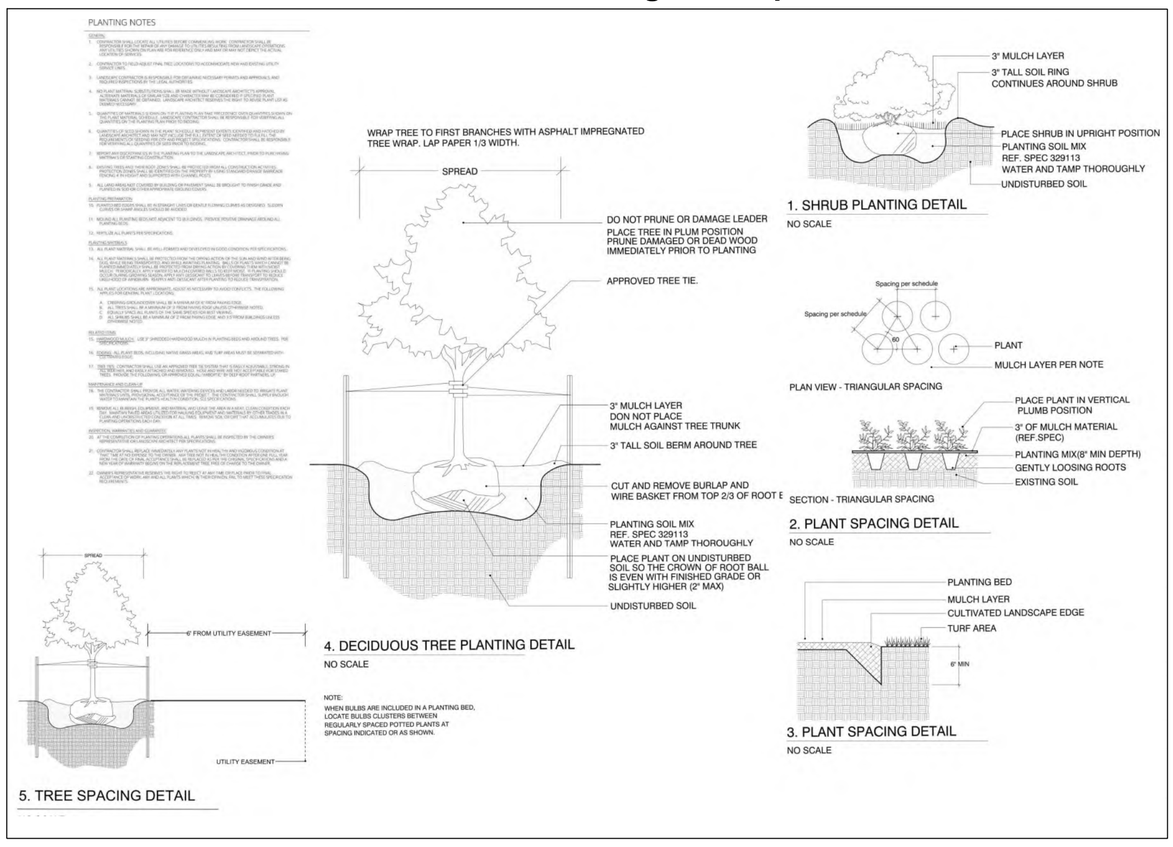
4 - Concord Retaining Wall



5 - Gate at North Access Drive



6 - Sign Examples



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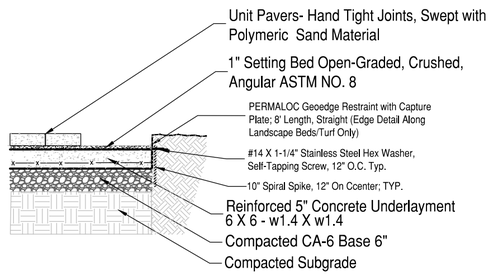
PLANT LIST
Heritage Crossing
Western Springs, Illinois

Revised: November 5, 2024

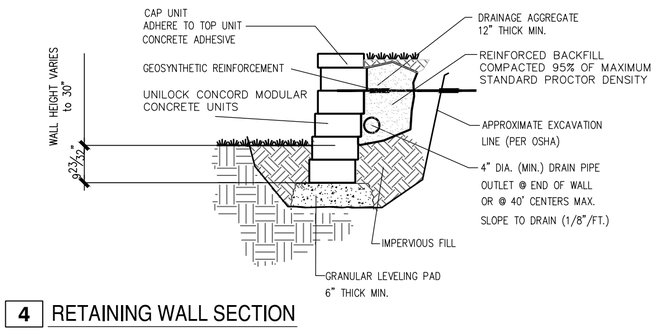
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L0.05
Plant List/ Details

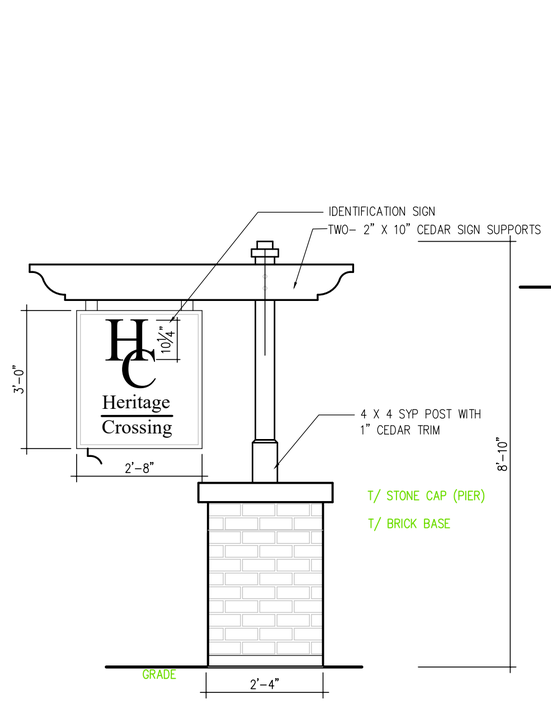
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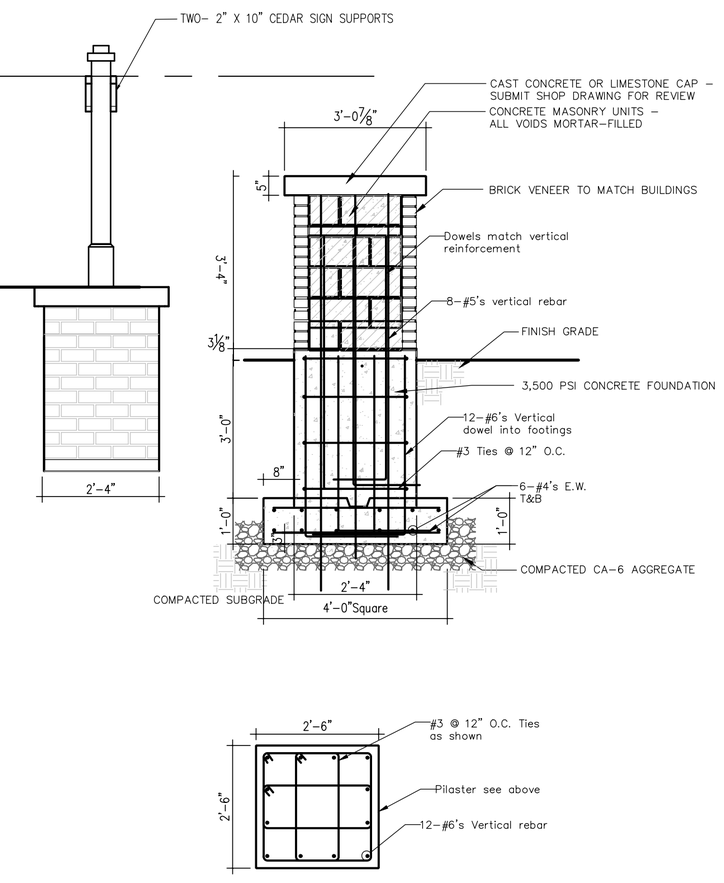
1 SIDEWALK PAVER SECTION



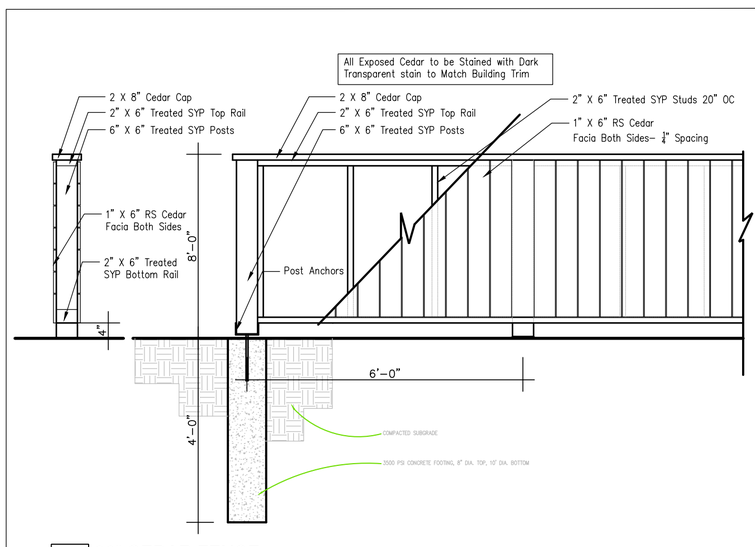
4 RETAINING WALL SECTION



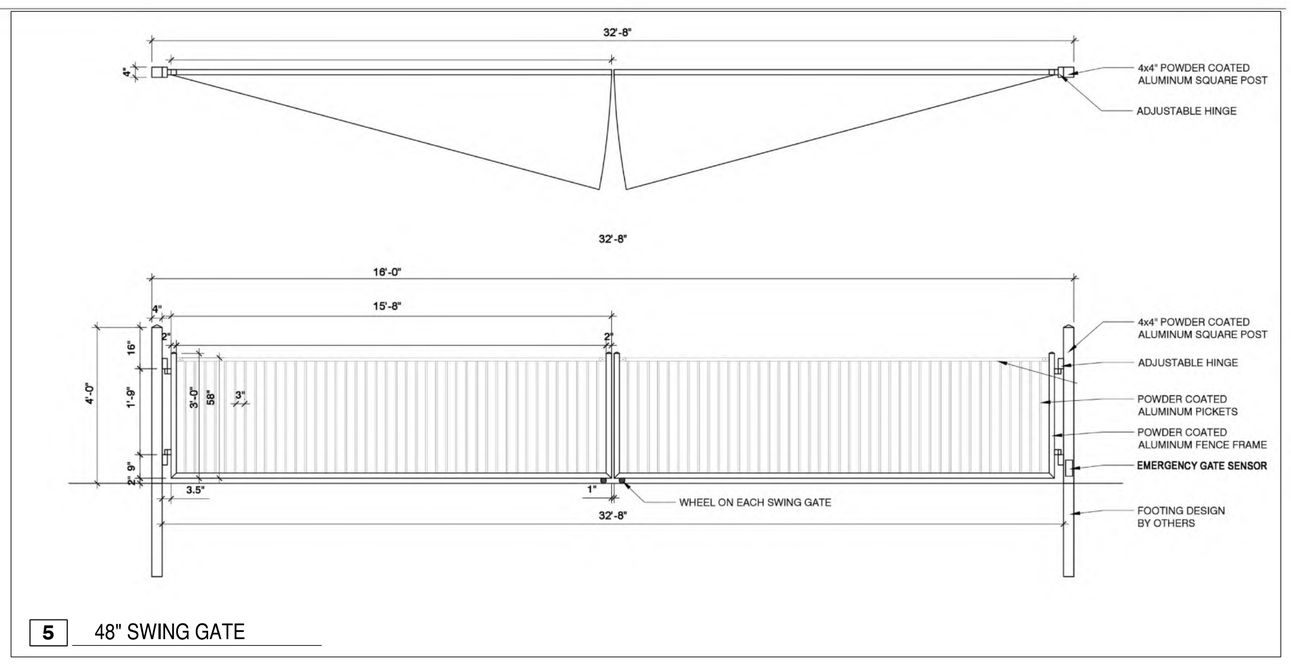
2 40" SIGN PILLAR SECTION



2 40" SIGN PILLAR SECTION



3 96" CEDAR FENCE



5 48" SWING GATE

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DETAILS
Heritage Crossing
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L0.06
Details

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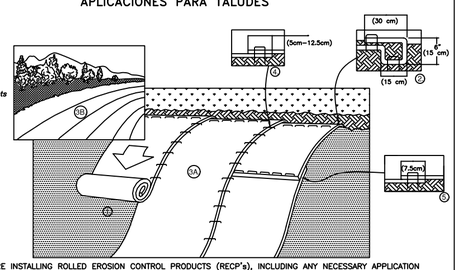
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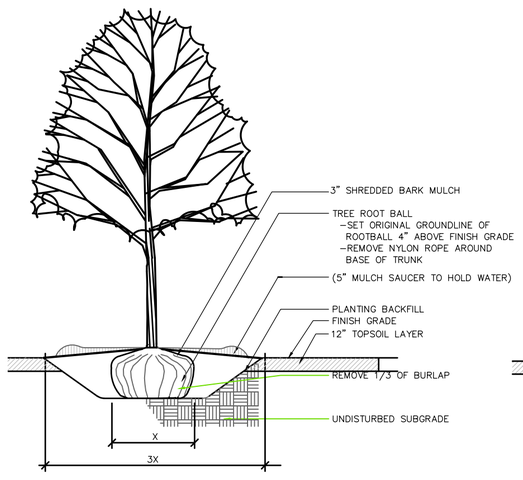


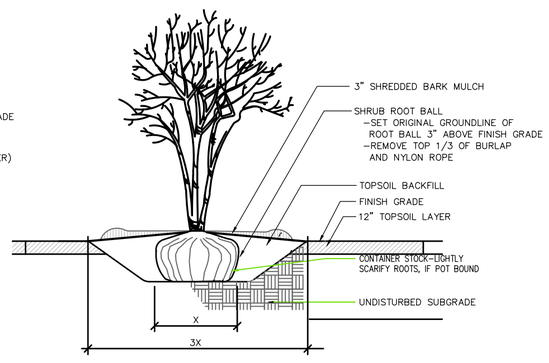
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

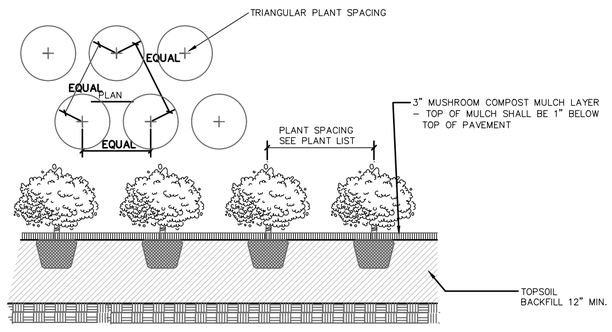
1. PREPARE EL TERRENO ANTES DE INSTALAR LAS MANTAS, INCLUYENDO LA APLICACION DE CAL, FERTILIZANTE Y SEMILLA.
   NOTA: CUANDO ESTE USANDO CELL-O-SEED NO SIEMBRE EL AREA PREPARADA. CELL-O-SEED TIENE QUE INSTALARSE CON EL LADO DE PAPEL HACIA ABAJO.
2. COMIENCE EN LA CABECERA DEL TALUD SUJETANDO LA MANTA EN UNA ZANJA DE 6" (15 CM) DE PROFUNDIDAD FOR 6" (15 CM) DE ANCHO CON APROXIMADAMENTE 12" (30 CM) DE LA MANTA EXTENDIDA MAS ALLA DE LA PENDIENTE ALTA DE LA ZANJA. SUJETE LA MANTA AL FONDO DE LA ZANJA CON UNA LINEA DE GRAPAS O ESTACAS APROXIMADAMENTE 12" (30 CM) UNA DE LA OTRA. RELLENE Y COMPACTE LA ZANJA DESPUES DEL ENGRAPE. RIEGE LA SEMILLA EN EL SUELO COMPACTADO Y DOBLE LAS 12" (30 CM) REMANENTES DE MANTA SOBRE LA SEMILLA EL SUELO COMPACTADO. ASEGURE LA MANTA SOBRE EL SUELO CON UNA LINEA DE GRAPAS O ESTACAS APROXIMADAMENTE 12" (30 CM) UNA DE LA OTRA A TRAVES DEL ANCHO DE LA MANTA.
3. DESENROLLE LAS MANTAS (3A) HACIA ABAJO U (3B) HORIZONTALMENTE A TRAVES DEL TALUD CON EL LADO APROPIADO HACIA LA SUPERFICIE DEL SUELO. TODAS LAS MANTAS DEBERAN ASEGURARSE A LA SUPERFICIE DEL SUELO POR MEDIO DE GRAPAS O ESTACAS EN LUGARES APROPIADOS TAL Y COMO SE INDICA EN EL PATRON GUIA DE ENGRAPADO. CUANDO ESTE USANDO EL DOT SYSTEM™, LAS GRAPAS O ESTACAS DEBEN COLOCARSE A TRAVES DE CADU UNDO DE LOS PUNTOS CON COLOR CORRESPONDIENTES AL PATRON DE ENGRAPADO APROPIADO.
4. LOS BORDES DE LAS MANTIAS PARALELAS TIENEN QUE ENGRAPARSE CON UN TRASLAPE DE APROXIMADAMENTE 2" – 5" (5 CM – 12.5 CM) DEPENDIENDO DEL TIPO DE MANTA.
5. MANTAS CONSECUTIVAS UNIDAS EN LA BAJADA DE LOS TALUDES, DEBEN COLOCARSE ORILLA SOBRE ORILLA (TIPO EXCALONADO) CON UN TRASLAPE DE APROXIMADAMENTE 3" (7.5 CM). ENGRAPE EL AREA TRASLAPADA CON UNA SEPARACIÓN DE APROXIMADAMENTE 12" (30 CM) A TRAVES DE TODO EL ANCHO DE LA MANTA.

   NOTA:
   * EN CONDICIONES DE SUELTO, PUEDE QUE SE NECESITEN GRAPAS O ESTACAS DE MAS DE 6" (15 CM) DE LARGO PARA ASEGURAR LAS MANTAS CORRECTAMENTE.

REV. 01/05







LANDSCAPE SPECIFICATIONS

1.11 GENERAL LANDSCAPE NOTES

A. Unless stated otherwise herein, all seeding, sodding and landscape planting work shall be performed in accordance with the Iowa Department of Transportation (IDOT) Standard Specifications for Highway and Bridge Construction (latest edition) as specified in Section 200 (Earthwork, Landscaping and Erosion Control).

B. Unless stated herein, all materials shall meet the requirements of the following Articles of Standard the Iowa DOT Specifications for Road and Bridge Construction Section 1000 – Materials:

Item	Section
Erosion Control	2601
Furnish Install Trees Shrubs/Warranty	2611
Erosion Control Materials	4169
Landscape Plant Materials	4170

1.12 TOPSOIL/FINE GRADING

A. Approved topsoil shall be supplied and installed at the following depths:
Seeded and sodded areas – 8-12" depth
Shrub bed areas and landscaped islands – 12" depth
Groundcover/perennial areas – 12" depth (amended soil mix as shown in detail)

B. Approved topsoil shall be free of roots, noxious weed seeds, sticks, rocks or miscellaneous debris which may impair plant growth. Topsoil shall not be worked or graded while frozen or in an excessively wet or dry condition. Topsoil shall not be accessibly acidic or alkaline and shall not contain any herbicide residue. The Owner reserves the right to have representative samples of the topsoil tested by a qualified soil testing laboratory at no cost to the Owner.

C. All top-soiled areas shall be fine graded to elevations indicated on the grading plan prior to receiving sod or landscaping. All areas shall drain properly so that there are no puddles or standing water in any lawn or plant bed areas. Areas improperly graded shall be regarded at the Contractor's expense.

D. Remove rocks, stones and other foreign debris while spreading and grading. If necessary, had spread topsoil around buildings, structures, walks, drives or trees to avoid damage.

E. Where graded areas interface with non-graded undisturbed edges, remove turf along edge to create a straight smooth transition line between graded and non-graded areas. Fine grade transition area so that finis grades of graded and non graded areas are flush.

1.13 SEEDING/SODDING

A. Seeding work shall conform to Section 4169 of the IDOT Standard Specifications for Highway and Bridge Construction.

B. Seed mix for seeded turf grass areas shall be the following:

1. Type A Seed Mix (General Lawn Area). Field of Dreams Reseeder Seed Mix- Blend

25% Accent Perennial Ryegrass
25% Caddieshack Perennial Ryegrass
25% Blue Chip Kentucky Bluegrass
25% Freedom III Kentucky Bluegrass

Apply at the rate of five pounds per 1,000 SF. Supplier- National Seed Company,4720 Yender Avenue, Lisle, Illinois (630) 417-9055

C. Prior to work, submit three copies of seed vendor's certificate for grass seed mixture, indicating weight, and percentages of purity, germination and weed seed.

D. Sodding work, if provided, shall conform to Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

E. Prior to work, submit three copies of sod grower's location for approval. Sod shall be from a locally grown source. Sod shall be in healthy growing condition, free of weeds, pests and cut to the specified thickness. The Owner has the right to reject unacceptable sod at the growing site.

F. All fine grading for seeded and sodded areas shall be approved by the Owner prior to work.

G. Install seeding on prepared, finished graded areas and in favorable weather conditions within the following periods: April 1st through May 31st; and August 15th through October 15th.

H. Install sodded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

I. Fertilize seeded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction. Fertilizer shall be a 10-10-10 Max Lawn mix (or Equal) and applied to 14.4 pounds per 1,000 square feet.

J. Fertilize sodded areas per Section 2601 of the IDOT Standard Specifications for Highway and Bridge Construction.

K. Apply seed blanket to all lawn seeded areas per the details indicated on the drawings.

L. Guarantee all seeding and sodding work for a period of one year following final acceptance. Areas not accepted upon completion of the guarantee period shall be resodded to fill in voids and areas not covered in seed or sod.

M. Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of watering, mowing and weeding. Repair and reseed bare spots or seeded and sodded areas that have not established or have washed out due to erosion.

N. Initial mowing shall be done at a 3" cutting height so than not more than 33% of the grass is removed in a single mowing. Cutting heights on follow up mowings can be readjusted to a 2.5" grass blade height.

1.14 TREE, SHRUB AND GROUNDCOVER PLANTING

A. The Owner reserves the right to inspect all material at the nursery. Only nursery grown stock will be permitted to be used on the Project.

B. All tree, shrub and groundcover planting shall be performed between the dates of March 15 and May 31, and August 15 and October 15. Actual planting shall be performed only during periods within this season when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Owner's Representative.

A. Location for all trees, intermediate trees and evergreen trees shall be staked and outlines of bed areas shall be clearly marked on the ground by a qualified landscape representative of the Contractor, and shall be subject to approval by the Owner's Representative prior to commencement of planting.

B. All shrub beds shall be mulched with 3" of shredded hardwood bark mulch. Groundcover beds shall be mulched with 2" of mushroom compost. Provide shredded hardwood bark mulch rings (3" depth) for all shade and flowering trees. Diameter of mulch rings shall be equal to diameter of root ball.

C. Mulch shall comprise partially decomposed shred hardwood bark. Mulch shall be a brown-black color, and, free of oversized pieces (1/2" x4") and fine particles. Prior to work, Contractor shall submit three mulch samples for approval for use prior to work.

D. Imported topsoil, if necessary, shall consist of fertile, friable natural topsoil typical for this locality. It shall not contain a mixture of subsoil or slag and free of lumps, stones, plants and their roots, stalks and other extraneous matter and shall not be used while in a frozen or muddy condition. Topsoil shall have a pH range of 6.0-7.0 and shall not contain less than 12 percent organic matter.

E. Tree, Shrub and Groundcover Establishment Period, Inspections and Guarantees.

1. Establishment Period. For a period of 60 days after planting of trees, shrubs, and groundcovers, (not including dormancy periods), the Contractor shall properly care for all plants, and planning beds including watering, weeding fertilizing, cultivating, adjusting or bracings or other maintenance work which is necessary to keep the plants in a healthy condition and in a plumb position. All plants shall be watered as season conditions require, and as directed by the Owner, until provisional acceptance of the planting.

2. Provisional Acceptance. At the end of the Establishment period, the planting shall be inspected by the Owner for provisional acceptance of the planting. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense. The Owner shall accept maintenance responsibilities of the planting after the provisional acceptance.

3. Guarantee and Final Acceptance. The Contractor shall guarantee that all plants shall be in a healthy and vigorous condition one full growing season after the provisional acceptance. The planting shall be inspected by the Owner at the end of the guarantee period. Any plant material which is dead, damaged, untrue to natural for of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense.

4. Provisional acceptance and guaranteed periods of landscaped plantings may be in part or whole.
NATIVE PLANTING SPECIFICATIONS

2.0 PURPOSE

These specifications, and the plan drawing, detail the standards and procedures required to successfully establish native plant communities within and adjacent to the on-site stormwater detention basin (SDB). Upon successful establishment, the native vegetation will provide water quality benefits to the surrounding area by filtering sediments and pollutants from stormwater runoff generated on-site. Additionally, the floral diversity created by these plantings will provide a valuable source of wildlife habitat, as well as a unique and aesthetically pleasing landscape.

2.01 CONTRACTOR QUALIFICATIONS

The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years experience in the field. There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

2.02 QUALITY AND CONDITION

1. Native seed shall be obtained from sources east of the Mississippi River, within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Plant origins outside of the Ecoregion shall be approved by the Wetland Consultant.

2. Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

3. Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.

4. Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.

5. All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.

6. Mycorrhizal inoculants shall be palletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (Glomus spp.) in palletized form.

2.03 HANDLING

1. Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.

3. Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

Table 4. Erosion Control Blanket Details
See Plans

2.04 SITE PREPARATION

1. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

2. Unless the Landscape Architect agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Landscape Architect.

3. Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.

4. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.

5. If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation preferably before a rain.

2.05 PLANT MATERIALS

1. Native Seed shall be the Backyard Pollinator Seed Mix by:
   theprairiefarmers@gmail.com
   (641) 594.3305
   12547 Hwy T38 S
   Lynnville, IA 50153
2. Apply seed mix as indicated below at rates indicated on the seed label

2.06 SEED INSTALLATION

1. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and lightly raking in the seed. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Wetland Consultant.

2. Seasonal Considerations:
November 1 through February 28: Seed must be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Seed drilled into existing vegetation or on flat ground not subject to erosion may need only minimal erosion protection. Less cover crop will be observed during the following spring due to frost damage.

March 1 through June 29: Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Cover crop generally germinates within 2-3 weeks of seeding operation.
June 30 through September 15: Installation of native seed should be suspended unless irrigation can be provided or unseasonably cool conditions persist. Also, any annual forbs planted with the mix during this time period may germinate but not have sufficient time to flower before fall senescence.
September 15 through October 31: Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Seed drilled into existing vegetation or on flat ground not subject to erosion may need only minimal erosion protection. Less cover crop will be observed during the following spring due to frost damage.

3. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

4. Equipment shall be operated in a manner to ensure complete, uniform coverage of the entire area to be seeded and to avoid damage to existing woody plants. Any area inadequately covered shall be retreated at no additional cost to the Owner.

5. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

6. To achieve best results, seed boxes should be kept more than one-quarter full at all times and ground speed should be no more than 2 to 3 mph.
7. Seeding operations must occur when soil moisture is appropriate for seeding operation.
8. Native plant seed shall not receive fertilizer.
9. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.
10. After seeding operation is completed, install erosion control blanket per manufacturer's specifications as necessary.

2.07 PLUGGING IMPLEMENTATION

1. Plugs shall be installed in the spring or other date guaranteed by the Native Landscape Contractor.

2. Plugs shall be planted in a hole dug with a trowel, spade, planting bar, or suitable instrument such that the hole is of a minimum diameter and depth to accommodate the plug, with its roots, without damage.

3. The soil excavated from the planting hole should be used to backfill around the plant and lightly packed to secure the roots in the soil.

4. If planting is delayed more than six hours after delivery, store plugs in the shade, protect from the weather and mechanical damage, and keep them moist and cool. All plugs should be planted within 24 hours of delivery.

5. Plugs shall be obtained from a reputable nursery or grown from seed. Plugs shall not be collected from wild populations of plants.

6. Waterfowl exclusion shal be constructed around plug areas in a manner to protect new plantings from depredation. Fencing shall be constructed of 1" wire mesh or comparable material two feet in width. Posts shall be metal t-post or 2"x2" wood stakes. Posts shall be 4 to 6 feet in length dependant on soil structure within the emergent planting area. String shall be strung across the tops of the exclusion structures to prevent aerial entry by waterfowl.

7. Under no circumstances shall Wheat (Triticum aestivum), Cereal Rye (Secale cereale), Perennial Rye (Lolium perenne), or Barley (Hordeum vulgare) be used as a temporary cover crop.

2.08 EROSION CONTROL

1. The Native Landscape Contractor shall be fully responsible for implementing erosion control measures within prescribed planting areas.

2. All areas are recommended to be covered with erosion control blanket. Erosion control blanket shall be installed within 24 hours after an area is seeded. See manufacturer's specifications for erosion control blanket composition.

2.09 "NO MOWING AND/OR DUMPING" SIGNAGE

1. "No Mowing and/or Dumping" or other signage should be installed along the perimeter of the SDB as indicated on the plan to define the boundary of the naturalized area.

2.10 CLEAN-UP AND PROTECTION

1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

2. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work.

2.11 INSPECTIONS AND ACCEPTANCE

1. Owner reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.

2. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source after purchase.

3. Native Landscape Contractor is to notify Owner within five days after completing initial and/or supplemental plantings in each area.

2.12 MANAGEMENT PLAN

1. First Year. Mow the planted areas to a height of 6-8 inches (not including the emergent areas) 2-4 times during the early growing season and as needed to control non-native weedy species. Mowing (including weed whipping) shall take place prior to or when non-native and weedy species are flowering so as to prevent seed set. Control undesirable plant species, when present in small quantities, by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all aboveground and belowground stems, roots and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and weedy species within the naturalized areas with appropriate herbicide.

Herbicide should be applied by a trained and licensed applicator. Non-selective herbicides can be used but with utmost caution. Non-selective herbicides are absorbed through the plant tissues and work their way into the root system, effectively killing the plant. The only acceptable herbicides are glyphosate based such as RoundUp, Rodeo, or Razor.

2. Second Year. Control of undesirable plant species during the second growing season shall consist primarily of herbicide application. Mowing (including weed whipping) shall be conducted two to four times during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed.

3. Third, Fourth, and Fifth Years. Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or spot herbicide application. At the completion of the third growing season fire may be introduced to the naturalized area as the primary management tool. Trained professionals experienced in the fuel types present shall conduct burning. State and local permits shall be obtained prior to prescribed burning. Prior to a prescribed burn, surrounding property owners as well as local police and fire departments will be notified. A burn plan designating the preferred wind direction and speed, location of firebreaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependant on fuel availability that is directly related to the quantity and quality of grasses, sedges, and forbs present within the planting area. The burn season runs from November 1 through April 30 and burns shall be conducted whenever conditions are suitable. Generally, a new prairie/wetland area shall be burned annually for two years after the third growing season and then every other year thereafter, burning approximately 50-75% of the area.

4. Long Term. As the natural area matures, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through prescribed burning. Mowing to prevent seed set of undesirable species and spot herbicide application are recommended when and where applicable.

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

DETAILS
Heritage Crossing
Western Springs, Illinois

November 5, 2024

BSB DESIGN
BSBDESIGN.COM

L0.07
Details

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

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FIRE STROBE 2OOO

EMERGENCY VEHICLE STROBE DETECTOR

The FIRE STROBE 2OOO provides rapid access to automatic gates and secured areas. The FIRE STROBE 2OOO opens gates when activated by an emergency vehicle equipped with the standard operational strobe. The most common frequency is (14Hz).

Now with STROBEWATCH™.





FEATURES:

RAPID DETECTION OF ANY EMERGENCY STROBE

- Fire
- Paramedics
- Police
- 911 Response Vehicles
- Double and Quad Flash Strobes
- 100% Digital

FIELD PROGRAMMABLE

- Coated Optics
- 2 Relay Outputs
- Relay Timing

EASE OF INSTALLATION

- FIRE STROBE 2OOO can be installed on any existing gate system
- Sensitive photodiode complete with PVC housing and lens assembly can be mounted in a variety of ways
- FIRE STROBE 2OOO is designed to accommodate AC or DC operation
- Units are provided with a 12 VAC plug in transformer

MANUFACTURED BY:
ACCESS PRODUCTS, INC.
(858) 292-1561 FAX (858) 292-6955
www.firestrobe.com

DISTRIBUTED BY:

FIRE STROBE 2OOO Technical Specifications

BASIC CONCEPT

The FIRE STROBE 2OOO signal is received optically by line of sight. The range varies with the ambient light and intensity of the strobe emitter. A typical range varies from 150 feet to 500 feet. The detector will not allow false operation with unwanted signals from radio interference and/or flashing headlights or loud sounds.

The acquisition time from the emitter light source to the discriminate module is approximately .5 seconds.

The FIRE STROBE 2OOO is widely used for security /electric gate access. It can be used for firehouse garage doors and other related access needed by emergency vehicles. This emergency-vehicle strobe detector provides rapid access to any gated community that has been serviced by fire and emergency equipment from the OPTICOM* STROBE SYSTEM.

INSTALLATION & TESTING

Complete installation instructions are provided with the FIRE STROBE 2OOO for simple hook-up of the unit to interface with your gate or access control. Two dry contacts are also provided for bi-directional operation where needed

The photoeye assembly is typically mounted 8 feet to 10 feet above the street level and is aimed for optimal strobe signal. (A total of (2) photoeye assemblies may be used). A 12 VAC power supply is provided with the FIRE STROBE 2OOO system.

Testing can be accomplished with the optional fire strobe transmitter tester. This FIRE STROBE 2OOO transmitter will enable a throughput of signals from the photoeye assembly to the relay output. This is a hand-held transmitter which operates via 9-volt battery.

TECHNICAL SPECIFICATIONS

1. Frequency 14.035 Hz+/- .25 Hz for class II signals. For OPTICOM* emitters, double, quad flash strobes 140-170 fpm. 100 % digital.
2. The FIRE STROBE 2OOO is fully compatible with the OPTICOM* priority control emitter.
3. Now with Strobewatch™ programmable for double and quad flash, vehicle mounted strobes. These are usually found on police and other emergency vehicles.
4. The strobe acquisition time is .5 seconds.
5. The PC board construction is mounted in the enclosed 8" x 8" x 4" rain-tight NEMA J-Box.
6. The weight is approximately seven pounds.
7. The power requirements are 12/24 volts AC/DC non-polarity conscious, approximately 1 watt draw.

WARRANTY

The FIRE STROBE 2OOO has a one year warranty when used according to the manufacturer's specifications. This warranty does not apply when the FIRE STROBE 2OOO has been abused, over voltaged, or altered in any way, The warranty coverage is at the sole discretion of the manufacturer. This unit is to be used only for the operations described above.

*OPTICOM is a trademark of 3M

ACCESS PRODUCTS, INC. • (858) 292-1561 • www.firestrobe.com

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

LEGAL DESCRIPTION

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

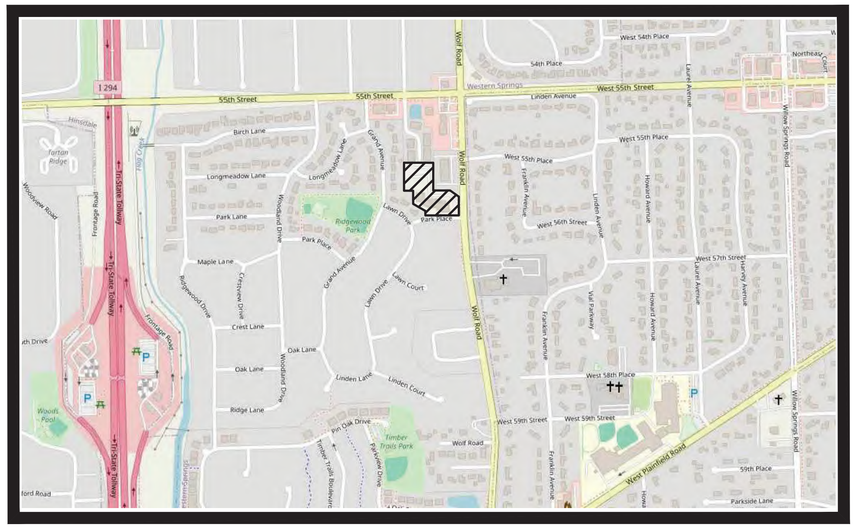
PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

FINAL ENGINEERING PLANS

FOR

HERITAGE CROSSING

WESTERN SPRINGS, ILLINOIS



LOCATION MAP
NOT TO SCALE

BENCHMARKS

BENCHMARK: (INITIAL) NGS PID: ME1716

BRASS DISK SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 55TH STREET AND WOLF ROAD. MONUMENT IS 80' NORTH OF THE CENTERLINE OF 55TH STREET AND 40' WEST OF THE CENTERLINE OF WOLF ROAD.

ELEVATION = 662.19' (NAVD 88)

BENCHMARK: (ON-SITE)

CROSS CUT IN TOP OF CURB LOCATED 47.71' SOUTH AND 3.55' EAST OF THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN HEREON.

ELEVATION = 665.70' (NAVD 88)

SITE DATA

AREA (PARCEL 1) =	40,163 SQ. FT. OR 0.92 ACRES
AREA (PARCEL 2) =	64,996 SQ. FT. OR 1.49 ACRES
TOTAL AREA =	105,159 SQ. FT. OR 2.41 ACRES

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000

PERMIT TABLE

AGENCY	PERMIT #	APPROVAL DATE
MWRD	XXXXXXX	XX-XX-24
IEPA - WATER	XXXXXXX	XX-XX-24
IEPA - SANITARY	XXXXXXX	XX-XX-24
LaGRANGE HIGHLANDS - SANITARY SEWER MAIN	XXXXXXX	XX-XX-24
NPDES AND APPROPRIATE SCD	XXXXXXX	XX-XX-24
CCDOTH	XXXXXXX	XX-XX-24

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

INDEX OF PLAN SHEETS

1. COVER SHEET
2-3. PROJECT SPECIFICATIONS, GENERAL NOTES & EXHIBITS
4. EXISTING CONDITIONS & REMOVAL
5. SOIL EROSION & SEDIMENT CONTROL PLAN , NOTES & SPECIFICATIONS.
6. SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET
7. GEOMETRIC PLAN
8. GRADING PLAN
9. UTILITY PLAN
10. UTILITY SERVICES PLAN
11. PLAN & PROFILE
12. INTERIM BY-PASS DRAINAGE SWALE PLAN
13-15. PROJECT CONSTRUCTION DETAILS
16-17. CROSS SECTION WOLF ROAD
18. ADA INTERSECTION DETAILS
19. WOLF ROAD DETAILS

OWNER:
McNAUGHTON DEVELOPMENT
11S220 JACKSON STREET
SUITE #101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

ENGINEER:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

SURVEYOR:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

TOPOGRAPHIC SURVEY AND BOUNDARY NOTES:

THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON WAS PREPARED BY WOLFPAK CONSULTING, LLC AND SUPPLIED BY THE CLIENT STATED HEREON.

TOPOGRAPHIC SURVEY AND BOUNDARY NOTES:

SUPPLEMENTAL TOPOGRAPHY SHOWN HEREON WAS PREPARED BY DESIGNTEK ENGINEERING, INC.

NOTES:

1. THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.

2. THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI / ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILTIY DATA."

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

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

DATED 4TH DAY OF NOVEMBER, 2024

SEAN D. DUDAK
062-058694
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS
EXP. 11-30-25

Sean Dudak

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08-26-24	PER LOCAL LANDS SD	DMV
2	09-27-24	PER WESTERN SPRINGS REVIEW	DMV
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CCDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: AS NOTED
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

1 OF 19

COVER SHEET

EARTHWORK

1. Topsoil Excavation Includes:

   a. Excavation of topsoil and other structurally unsuitable materials within those areas that will require earth excavation or compacted earth fill material, in order to achieve the plan subgrade elevations. The amount of topsoil to be stripped shall be verified in the field by a soils engineer.

   b. Placement of the excavated material in OWNER designated areas for future use within areas to be landscaped, and those areas not requiring structural fill material.

   c. Compaction of the excavated material where placed in areas not requiring structural fill material, shall be moderate.

   d. Excess materials, if not utilized as fill or if not stockpiled for future landscaping, shall be completely removed from the construction site and disposed of by the CONTRACTOR.

2. Earth Excavation Includes:

   a. Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be to within a tolerance of 0.3 feet (+) of the plan subgrade elevations. The (+) tolerance within pavement areas shall be such that the earth material shall "balance" as part of the fine grading operation.

   b. Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan subgrade elevations to within a tolerance of 0.3 feet (+). The fill material shall be placed in loose lifts that shall not exceed eight (8) inches in thickness, and the water content shall be adjusted in order to achieve the required compaction. Earth material may be placed within those portions of the building site not requiring structural fill, to within four (4) inches of the plan finished grade elevation. In areas requiring structural fill, however, the earth material shall not be placed over topsoil or other unsuitable materials unless specifically directed by a Soils Engineer with the concurrence of the OWNER.

   c. Compaction of the earth and other suitable materials, shall be to at least 95% of the maximum dry density as determined by the Modified Proctor Test, ASTM D1557 laboratory procedure within proposed pavement areas and building areas, an rear yards abutting to the proposed lakes. Moderate compaction is required elsewhere. All fill shall be placed in 8" lifts, loose measure.

   d. Excess materials, if not utilized as fill, shall be completely removed from the construction site and disposed of by the CONTRACTOR.

3. Unsuitable Material

   a. Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is encountered below normal topsoil depths and the proposed subgrade elevation. The decision to remove said material, and to what extent, shall be made by a Soils Engineer with the concurrence of the OWNER in writing.

4. General

   The Grading CONTRACTOR shall:

   a. Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.

   b. Spread and compact uniformly to the degree specified all excess trench spoil after completion of the underground improvements.

   c. Scarify and compact to the degree specified the upper twelve (12) inches of the suitable subgrade material, in all areas that may be soft due to excess moisture content. This applies to cut areas as well as fill areas.

   d. Provide water to add to dry material in order to adjust the moisture content for the purpose of achieving the specified compaction.

5. Testing and Final Acceptance

   a. The CONTRACTOR shall provide as a minimum, a fully loaded tri-axle dumptruck or similar equipment for proof rolling the pavement subgrade prior to the placement of the curb and gutter and the base material. In addition, the pavement aggregate base course shall also be proof rolled. The Village Engineer shall be notified 48 hours in advance of any proof roll.

   b. Specific compaction testing may be required by the OWNER in selected fill areas. The CONTRACTOR shall bear the cost of any compaction testing which does not meet specification as well as the responsibility and cost for the necessary correction(s).

   c. Approval of the pavement subgrade by the OWNER shall be required prior to the placement of the pavement materials.

   d. The subgrade soil shall be tested by a professional geotechnical engineer at the developer's expense and shall have a minimum designated Illinois Bearing Ratio (IBR equal to three (3).

   e. A soil investigation report shall be provided to the Village to verify the in situ IBR value. Pavement structures with subgrade soil having an IBR value less than three (3) shall have an increased pavement structure as necessary to carry the design traffic loading.

6. Method of Measurement

   a. As-built measurements of earthwork for the purpose of payment shall not apply. the quantities shown in the engineer's "quantity estimate" shall be utilized unless said quantities are adjusted by mutual consent of the owner and contractor prior to the signing and acceptance of a contract.

   b. The quantities as shown in the engineer's "quantity estimate" are those estimated by the engineer and are provided solely for the convenience of the contractor. the contractor by choosing to utilize these quantities in the preparation of his "lump sum" bid, also accepts their accuracy. the contractor is therefore encouraged to make his own independent earthwork calculation, and to visit the site prior to the preparation of his bid.

   c. Prior to the removal of unsuitable material, the contractor shall notify the owner for authorization to remove said material, upon authorization and removal, the contractor shall request that the unsuitable material shall be field measured by the engineer in place.

7. Basis of payment

   a. Payment for all earthwork shall be "lump sum". the contractor shall provide unit prices for earthwork for the purpose of contract adjustment, if required.

   b. Payment for the removal of unsuitable material shall be based on the quantities as field measured by the engineer. the contractor shall provide as part of his bid a unit price per cubic yard for the removal of unsuitable material. said unit price shall include the complete removal of the material, replacement with a suitable material obtained by the contractor from a borrow source, and compaction to the required specification.

UNDERGROUND UTILITIES - GENERAL

1. The Underground CONTRACTOR Shall:

   a. Adhere to the criteria for the separation between water mains and sanitary sewers, storm sewers, combined sewers, sewer services and septic fields according to the requirements stated in the IEPA Rules for Public Water Supplies (the formal citation is Title 35, Subtitle F, Chapter II, Parts 651–654). All sewer water main separations shall be constructed per the "Standard Specifications for Water and Sewer Main Construction in Illinois".

   b. Be responsible to place on grade, and coordinate with other CONTRACTORS, all underground utility structure frames such as manholes, catch basins, and inlets.

   c. Be aware of potential conflicts with existing utilities. The CONTRACTOR shall excavate around the existing utilities to determine their exact location and elevation prior to the construction of the proposed utility improvements. Should unforeseen conflicts be found, the CONTRACTOR shall contact the ENGINEER prior to constructing the proposed improvements.

   d. Adjust or reconstruct any existing utility structure to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract. No more than two adjusting rings within a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.

   e. Provide poured concrete fillets conforming to the shape of the pipe in all sanitary and storm manholes, and inlets.

   f. Be responsible for maintaining the top of any utility trench at least three (3) feet away from any existing or proposed curb or pavement, in those instances where the trench runs parallel to said curb or pavement.

   g. Be responsible for the dewatering of utility trenches during construction and providing the necessary trench bracing that may be required to assure safe working conditions.

   h. Remove soft material that may be encountered at the pipe invert elevation to a depth of at least one (1) ft. below the bottom of the pipe, and backfill with compacted bedding material.

   i. No damage to the road subgrade with excessive water saturation from hydrant flushing or from leaks in the water distribution system. The cost of repair for such damage shall be borne by the CONTRACTOR. Hoses should be used to direct the water from hydrant flushing into the storm sewer system (if available).

   j. Repair any existing field drainage tile damaged during construction, and properly reroute and/or connect said tile to the nearest storm sewer outlet. All locations of encountered field drainage tile shall be properly indicated on the CONTRACTOR'S record drawing.

   k. Furnish one (1) set of Record drawings to the ENGINEER upon completion of the sanitary sewers and water mains. Drawings (or table of locations) shall indicate the location of all sanitary sewer wyes (measured from the nearest downstream manhole), sewer stubs, water service along main and b-boxes. The CONTRACTOR shall also furnish linear distance along water main from appurtenances to appurtenance (valve vault to tee, tee to bend, etc.).

   l. Be responsible for implementation of the "Soil Erosion and Sedimentation Control Measures" as applicable.

   m. Maintain erosion control measures (straw bales and filter fabric) until grass is established.

2. Method of Measurement

   a. All sanitary sewer, storm sewer, and water main pipe shall be measured in the field after its installation. Payment shall be based on these field measurements.

   b. All appurtenances such as manholes, catchbasins, inlets, valves and valve vaults, valve boxes, and fire hydrants, shall be paid for on the basis of in–place quantities.

   c. Trench backfill material shall be measured by multiplying the as–constructed length of pipe (where applicable) by the average depth of the pipe by the "Payment Quantities per foot of Conduit" listed in Table 1, pg. 138 and "Typical Detail of Conduit Installation", pg. 137 of the Standard Specification for Sewer and Water in Illinois. If requested, the CONTRACTOR shall provide load tickets to the ENGINEER for verification of the trench backfill material delivered to the construction site. Load tickets for bedding material shall be submitted separately.

3. Basis of Payment

   a. All sanitary sewer, water main, and storm sewer pipe shall be paid for at the contract unit price per LINEAL FOOT. The price shall include the necessary labor and material for a complete in–place installation, as well as all incidental construction, testing, bedding material, and connections to existing utilities.

   b. All appurtenances for the underground improvements shall be paid for at the contract unit price EACH, said price to include the necessary labor and material for a complete in–place installation. The price for manholes, inlets, and catchbasins shall also include the frame and grate and all incidental construction. The price for fire hydrants shall also include a six (6) inch valve and box, and all incidental construction.

   c. Trench backfill material shall be paid for at the contract unit price per CUBIC YARD. Compaction must be made by mechanical methods.

4. As–Built Water & Sanitary Services

   a. As–built locations shall be provided for all water and sanitary sewer stubs. They shall also be stamped on the curb.

5. Structure Castings

   a. Frames and lids (or grates) for sanitary, watermain and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the representative structure costs. Each structure lid shall be cast with text identifying the type of structure (storm, sanitary, water).

   b. Manhole castings shall be adjusted to finished grade using precast adjusting rings set on bitumastic material. All structures shall have no more than two adjusting rings w/ a min. of four inches (4") and a max. of twelve inches (12") of adjusting rings.

   c. All frames shall be set on a mastic bed with all gaps tuck pointed.

   d. All castings shall be made in the U.S.A. with U.S.A. materials.

6. Trench Backfill

   a. Bedding, haunching and the initial backfill shall consist of IDOT CA–7, CA–11 OR CA–19 aggregate. The initial backfill shall be placed to at least 12" above the pipe.

   b. Final backfill of the trench shall be accomplished by careful replacement of the excavated material. Any pipe installed under or within a 45 degree angle of repose (1:1) from the top of pipe to the edge of pavement, driveway (when driveway location is known) or curb and gutter shall be backfilled to the top of the trench with compacted IDOT CA–7, CA–11 or CA–19 material.

   c. Compaction shall be in achieved using 8" lifts (uncompacted) and mechanical compaction to 95% density. All costs for compaction and testing shall be paid for by the Developer or Contractor. Results shall be copied to the Village Engineer.

SANITARY SEWER

1. Material shall be:
   a. Green polyvinyl chloride pipe (PVC) SDR 26.

   b. PVC SDR 26 or D.I.P. CL 52.

   c. sewer pipe and fittings shall be in accordance with ASTM D–3034 for sizes 4"–15" (100–375 mm).

2. Joints shall be:

   a. for PVC; flexible elastomeric seal joints, ASTM D–3139, pressure joint.

   b. for DIP; rubber gasket joints, ANSI A21.11

3. Bedding shall be as detailed on the Engineering Plan.

4. Minimum size for mains shall be eight inches (8") and the minimum size for services shall be 6".

SANITARY SEWER

5. Wyes or Tees shall be provided on the new sanitary sewers for proposed building services.

6. "Band Seal" or similar couplings shall be used when joining pipes of dissimilar materials.

7. All sanitary structures shall have an external wrap, MAC or approved equal.

8. Polyethylene encasement shall be provided for all DIP sanitary sewer in accordance with AWWA latest standards.

9. Prior to pipe laying and jointing, the trench shall be sufficiently dewatered to maintain the water level in the trench at or below the base of the bedding. State / Federal permits, license agreements or other required approvals shall be obtained prior to dewatering.

10. Where separation from water main cannot be maintained as required per Illinois specifications, the sanitary sewer shall be mechanical joint PVC pressure pipe meeting C–900 or C–905.

11. Sewers shall be laid straight in both horizontal and vertical planes between manholes with a minimum cover of 4 feet.

12. Sanitary sewers shall be located a minimum of 10 feeet from any building and meet separation requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois.

13. Services shall be a minimum 6 inches and extend to the property line or beyond any utility located in the front yard of a lot being served (single–family development), or to within five (5) feet from the face of a proposed building being served (multi–family and commercial development). The termination points shall be clearly located with a green–topped 4 inch x 4 inch stake extending a minimum 3 feet above final grade. The service lines shall be connected to the sewer using a wye at the 10:00 and 2:00 positions. Service lines not immediately connected to the building to be served shall be tightly plugged, using a plug provided by the pipe manufacturer for such use.

14. Testing and Final Acceptance

   a. Sanitary sewer mains and services shall be tested for exfiltration of air under pressure and deflection for flexible thermoplastic pipe in accordance with the Standard Specifications for Water and Sewer Construction in Illinois prior to their final acceptance. Allowable testing limits shall be as described in the "Standard Specifications" unless the local requirements are more restrictive. Service stubs must be properly plugged and sealed and clearly located at their termination points prior to testing. All sewer mains, service lines and manholes shall be clean and free of debris prior to their final acceptance. Sanitary Sewer shall be inspected and tested in accordance with the local jurisdictional requirements for television inspection and reviewed by the Village Engineer. Two copies of all test results shall be provided to the Municipality.

   b. Sanitary Manhole structures shall be tested, prior to acceptance, for watertightness by either of the following methods in conformance with the requirements specified: ASTM C 969: "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines." OR ASTM C 1244: "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test."

   c. All public sanitary sewer extensions shall be internally video taped by remote camera. Tapes shall be in color using VHS or CD–ROM format and submitted with written reports to the Village Engineer for review and approval priot to acceptance of the sewer improvements by the Village.

   d. LaGrange Highlands will be the agency responsible for sewer main acceptance.

WATER MAIN

1. The Village of Western Springs is the agency responsible for the water main.

2. All installations shall conform to the requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois.

3. Material for main pipe and fittings shall be class 52 ductile iron pipe with poly wrap for the public water main per AWWA C–151, with mechanical and push–on joints complying with AWWA C–111.

4. Material for the services shall be soft temper, Type K, copper water tubing, conforming to ASTM latest standard w/ compression fittings, unless otherwise noted on the plans.

5. Sizes for main & service lines shall be as indicated on the Engineering Plan.

6. Connections to Village water system shall be made under full water service pressure. Unless noted on plans and Village approval granted for shutdown. Shutdown requests need to be made to municipal services department 4 days prior to desired shutdown date. Contractor required to distribute shutdown notices to any impacted customers 2 business days prior. Village to provide notice text.

   a. Tapping sleeves shall include two piece bolted sleeve type with mechanical joints, Mueller–H615, or equal with joint accessories.

   b. Tapping valves shall include fully ported gate valves complying with AWWA C500 and mechanical joints type, Mueller–H667 or equal. Tapping valves shall be placed in precast concrete vaults.

7. The shut–off valve or curb stop for services shall be located as shown on the plans and shall be installed with a valve box of design approved by the Municipality. The termination point shall be clearly located with a blue–topped 4 inch x 4 inch stake extending a minimum of 3 feet above and below final grade.

8. Valves: Mueller, Clow or equal mechanical joint, resilient wedge seat, cast iron, bronze–mounted, O–ring seal, bronze non–rising stems, gate valves. Valvesshall open left and be tested to 500 psi with a 250 psi working pressure.

9. Water services, where indicated on the "Quantity Estimate" as "long" or "short", shall include the necessary length of Type "K": copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, and all necessary labor, tools, equipment, excavation & backfill, for a complete installation as shown on the Engineering plans. Trench backfill will be paid for separately, when required.

10. Valve Boxes
    a. Valve boxes shall be adjustable, 3–piece cast iron, 5–1/4 inch shaft roadway–type and no–tilit drop cover with "WATER" cast into it.

    b. Valve box stabilizer of PVC manufactured by Valve Box Stabilizer, Inc. for six–inch (6") and eight–inch (8") valve boxes shall be provided.

    c. Valve box must have additional upward or downward travel when adjusted to finished grade.

11. Valve Vaults

    a. All valve vaults shall be precast reinforced concrete only.

    b. All valve vaults shall have no more than two adjusting rings with a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.

    c. All lifting holes, joints between precast reinforced concrete sections, rubber gaskets cast into concrete structures need to be water tight and shall be tuckpointed with hydraulic cement.

    d. All castings shall be set on bitumastic material.

    e. Bitumastic material shall be placed between precast reinforced concrete sections.

    f. All valve vaults shall have neoprene coated or fiberglass steps.

    g. Vaults and boxes shall not be allowed under streets, sidewalks or driveways.

WATER MAIN

11. Fire Hydrants

    a. Fire Hydrants shall be Mueller super centurian 250. Factory painted safety red with 5–1/4 inch valve opening and shall be painted red.

    b. The hydrant shall be for a five foot (5') bury with mechanical joint shoe and have two 2–1/2 inch hose connections and one four and one–half inch (4–1/2") male pumper connection. Thread shall be National Standard.

    c. The hydrant shall have a break–away traffic flange and connections.

    d. All fire hydrants not in service shall be bagged.

    e. Hydrants leads shall be six–inch (6") swivel anchoring coupling. Hydrant tees shall be used in lieu of swivel anchoring coupling pipe where required to meet plan locations.

    f. The maximum distance between fire hydrants shall be 350 feet.

    g. All fire hydrants shall be kept clear of obstructions within three (3) feet in all directions. This shall include posts, fences, vehicles, growth, trash, storage, and any other material or objects.

    h. All fire hydrants to have a 10 pound anode bag attached to the hydrant.

12. Pipe Cover and Separation

    a. Cover over water pipes shall be a minimum of 5.5 feet.

    b. Horizontal and vertical separation shall meet requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois." Locations requiring alternative materials are noted on the plans.

13. Pipe Laying

    a. The contractor shall keep the trench free from water while the water main is being placed and until the pipe joint has been sealed to the satisfaction of the Village Engineer.

    b. Adequate provisions shall be made for the safety, storage, and protection of all water pipe prior to installation in the trench. Care shall be taken to prevent damage to the pipe castings, both inside and out. Provisions shall be made to keep the inside of the pipe clean throughout its storage period and to keep mud and/or other debris from being deposited therein. All pipe shall be thoroughly cleaned on the inside before laying of the pipe. Proper equipment shall be used for the safe handling, conveying, and laying of the pipe so as to prevent damage to water main materials and protective coatings and linings. Under no circumstances shall water main materials be dropped or dumped into the trench.

    c. In making joints, all portions of the jointing materials and the socket and spigot ends of the joining pipe shall be wiped clean of all foreign materials. The actual assembly of the jointing shall be in accordance with the manufacturer's installation instructions. During construction, until jointing operations are complete, the open ends of all pipes shall at all times be protected and sealed with temporary watertight plugs.

    d. During water main installation, to make a closure between two pipe ends, or between pipe end fittings, or between pipe end and valve, short lengths shall be used with proper connections or couplings. Repair sleeves shall not be used to make closures during new construction.

    e. All pipe and trenching shall be viewed and approved by the Municipality prior to cover and backfill.

    f. All bends of 22–1/2 degrees or greater, and all tees and plugs shall be thrust protected to prevent movement of the line under pressure. Thrust protection may also be attained by the use of a combination or retaining glands and threaded rods. All locations of thrust blocking or retaining glands/rods need to be marked on the as built drawing.

14. Testing and Disinfection

    a. Water main shall be tested in accordance with AWWA C–600 & the local jurisdictional requirements prior to it final acceptance. A 24 hour system pressure test needs to be performed as per the Standard Specifications. The pressure and leakage tests and disinfection of the mains shall be as described in the "Standard Specifications" unless the local requirements are more restrictive. All valve vaults shall be clean and free of debris and water, and individual service boxes shall be visible and clearly located prior to their final acceptance.

    b. The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe. The injector for delivering the chlorine gas into the pipe should be supplied from a tap on the pressure side of the gate valve controlling the flow into the pipeline extension.

    c. Water from the existing distribution system or any other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine–gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least fifty parts–per–million (50ppm), or enough to meet the requirements during the retention period.

    d. Valves shall be manipulated so that the strong chlorine solution in the line being treated shall not flow back into the line supplying the water. The pipe section being chlorinated shall be kept at a lower pressure than the water system pressure.

    e. Treated water shall be retained in the pipe long enough to destroy all spore–forming bacteria. This retention period shall be at least twenty–four (24) hours. After the chlorine–treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points shall be at least twenty five parts–per–million (25ppm).

    f. In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.

    g. After all mains have been pressure tested, they shall be disinfected and tested according to the requirements of the Standards for Disinfecting Water Mains, AWWA C–601 and C–651, and as required by this Section. All disinfection, as required by this Section, shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the Village Public Works Department. The contractor shall obtain two samples of water from the main for bacteriological testing. A second series of samples shall be collected no less than 24 hours after the first set of samples has been collected. The contractor and the Village will be furnished with copies of the bacteriological report for their records.

STORM SEWER

1. All storm sewer shall conform to the requirements of The Standard Specifications for Water and Sewer Main Construction in Illinois

2. Storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum Class III with O–ring joints conforming to ASTM C443.

3. Bedding shall be minimum of 6" of CA–7.

4. Minimum size shall be twelve inches (12").

5. Storm Structures

   a. Rear yard catch basins are not allowed.

   b. All storm structures shall be precast reinforced concrete only.

   c. All storm structures shall be set on a six–inch (6") CA–7 cushion.

   d. All storm structures shall have no more than two adjusting rings within a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.

   e. All lifting holes, joints between precast reinforced concrete sections, gaps between pipes and structures shall be tuckpointed with hydraulic cement.

   f. Bitumastic material shall be placed between precast reinforced concrete sections.

   g. All steps shall be fiberglass or neoprene coated.

   h. All structure connections shall be concrete sewer pipe, ASTM C14 for extra strength pipe

6. Storm sewer and all storm structures shall be clean and free of debris prior to their final acceptance. Storm Sewer shall be inspected and tested in accordance with the local jurisdictional requirements including television inspection for review by the Village Engineer.

7. All flared end sections less than 48" (effective diameter) require grates in accordance with IDOT specifications.

8. All castings shall be made in the USA with USA materials. Closed covers shall be stamped per Exhibit 2B. Open covers shall have the grates as specified in the plans.

PAVING CURBS AND SIDEWALK

1. Fine Grading

   a. Prior to the construction of the curb and gutter and the placement of the base material, the streets shall be fine graded to within 0.1 feet + of final subgrade elevation, to a point two (2) feet beyond the back of the proposed curb.

2. Curb and Gutter

   a. The curb and gutter shall be the type as detailed on the Engineering Plans.

   b. The curbs shall be backfilled after their construction and prior to the placement of the base course.

3. Pavement

   a. The pavement materials shall be as detailed on the Engineering Plans. Thickness specified shall be considered to be the minimum compacted thickness.

4. General. The Paving Contractor shall:

   a. Repair any base course and binder course failures prior to the installation of the final bituminous concrete surface course.

   b. Sweep clean the binder course prior to the installation of the final bituminous concrete surface course. Excessive cleaning of the binder course that may be required, and is not the fault of the Paving CONTRACTOR, shall be paid for on a time and material basis by prior agreement with the OWNER.

   c. Permit the bituminous concrete binder course to weather one (1) winter season prior to the installation of the bituminous concrete surface course.

   d. Street signs & Traffic signs.

5. Testing and Final Acceptance

   a. Prior to the placement of the base course, the subgrade must pass a proof roll test to be approved by the local jurisdictional authority. The Village shall be contacted at least 2 business days in advance of the proof roll. (See "Testing and Final Acceptance for Earthwork")

   b. Prior to placement of the bituminous concrete surface course, the CONTRACTOR if requested by the OWNER, shall obtain specimens of the binder course with a core drill where directed by the ENGINEER, for the purpose of thickness verification. Coring shall be in accordance with the applicable provisions of ART.406.15 of the Standard Specification entitled "Standard Specifications for Road and Bridge Construction". The cost for obtaining cores, which meet or exceed the specification, shall be borne by the OWNER.

   c. Deficiencies in the bituminous concrete binder course shall be adjusted for by increasing the plan thickness of the surface course with no additional cost to the OWNER.

   d. A nuclear density test must be conducted on asphalt pavement in accordance with IDOT standards.

   e. Final acceptance of the total pavement installation shall be subject to the testing and checking requirements cited above.

6. Method of Measurement

   a. Curb and Gutter, and base course shall be measured in the field by the CONTRACTOR. The quantities shall be submitted to the OWNER for verification.

   b. When requested by the OWNER, documentation for the installed base course, bituminous concrete binder, and surface, shall be submitted to the ENGINEER for verification. Deficiencies in total bituminous concrete pavement thickness shall be adjusted for in accordance with the requirements of the jurisdictional authority.

7. Basis of Payment

   a. Curb and Gutter will be paid for at the contract unit price per LINEAL FOOT.

   b. Prime Coat material will be paid for at the contract unit price per GALLON.

   c. Base Course will be paid for at the contract unit price per SQUARE YARD.

   d. Bituminous Concrete will be paid for at the contract unit price per SQUARE YARD.

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DMV
2	08–30–24	PER VILLAGE REVIEW	SDD
3	10–17–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CCDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

DEI

PROJECT INFORMATION
Project No.: 24–0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

2
OF
19

PROJECT SPECIFICATIONS

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GENERAL NOTES

1. Definition of Terms
   a. The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.
   b. The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
   c. The ENGINEER where specifically referred to in the Specifications shall be the OWNER'S representative.
2. All CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:
   a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the ENGINEER at once of any discrepancies.
   b. The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.
   c. The notification of the start of construction to theVillage of WESTERN SPRINGS Public Services Dept. at (708) 246–8540, utility companies, and the ENGINEER at least two (2) working days prior to said start. All existing utilities must be staked prior to construction. All construction, including equipment startup, shall be between the hours of 7:00 a.m. to 8:00 p.m. weekdays, and 8:00 a.m. to 7:00 p.m. weekends and holidays.
   d. Calling attention to the OWNER of any errors or discrepancies, which may be suspected in lines and grades, which are established by the OWNER. The CONTRACTOR shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the OWNER. Additional staking that may be required due to CONTRACTOR negligence shall be paid for by the CONTRACTOR.
   e. The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades and the keeping of public street pavements clean of construction dirt and debris.
   f. The restoration to the original condition or better of any areas that are damaged by the CONTRACTOR during construction.
   g. The testing of materials, if required by the OWNER and/or the jurisdictional agencies.
   h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and other jurisdictional agencies.
   i. Trees shall be installed a minimum of five (5) feet horizontally from sanitary sewers, sanitary services, watermains, and water services. Trees and light poles shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including but not limited to manholes, valve vaults, valve boxes and fire hydrants.
   j. The contractor shall be responsible for implementation & maintenance of all soil erosion & sedimentation control measures throughout the entire project.
   k. Contractors are required to obtain applicable permits from the Municipality.
3. The OWNER shall be responsible for the following:
   a. Scheduling the necessary preconstruction meeting(s) with the jurisdictional agencies at least two (2) working days prior to the commencement of work.
   b. Insurance certificates from all contractors, naming the Village of WESTERN SPRINGS as additional insured, prior to preconstruction meeting being set.
   c. Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper prosecution and control of the work.
   d. Applying for IEPA, IDOT, and all applicable County, Municipal and Sanitary District Permits. Other necessary permits shall be the responsibility of the CONTRACTOR.
4. The ENGINEER shall be responsible for the following:
   a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the OWNER and undertaken by the ENGINEER.
   b. The ENGINEER shall not, during such visits or as a result of such observations of the CONTRACTOR(s)' work in progress, supervise, direct or have control over the CONTRACTOR(s)' work nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR(s)', for safety precautions and programs incident to the work of the CONTRACTOR(s) or for any failure of the CONTRACTOR(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the CONTRACTOR(s) furnishing and performing their work. Accordingly, the ENGINEER can neither guarantee the performance of the construction contracts by the CONTRACTOR(s) nor assume responsibility for the CONTRACTOR(s)' failure to furnish and perform their work in accordance with the Contract Documents.
5. Except where modified by the contract documents, all work proposed herein shall be in accordance with the following specifications, which are hereby made a part hereof:
   a. "Standard Specifications for Road and Bridge Construction", and "Supplemental Specifications and Recurring Special Provisions", latest edition, prepared by the Illinois Department of Transportation (IDOT Standard Specifications).
   b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, as adopted by the Illinois Society of Professional Engineers, etal.
   c. Illinois Urban Manual, latest edition.
   d. Village of WESTERN SPRINGS Codes and Ordinances, current edition when these plans were approved.
   e. American With Disabilities Act, Standards for Accessible Design, latest ed.
6. In the event of a conflict between statements, which apply to the construction work, the OWNER should contact the Public Works Director for direction.

MWRD SPECIFICATIONS

A. Referenced Specifications

1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the plans;
   a. Sstandard Sspecifications for Road and Bridge Construction (latest edition), by the Illinois Department of Transportation (IDOTt SS) for all improvements except sanitary sewer and water main construction;
   b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition (SSWS) for sanitary sewer and water main construction;
   c. Village of WESTERN SPRINGS municipal code (latest edition);
   d. The Metropolitan Water Reclamation District of Greater Chicago (NWRD) Watershed Management Ordinance and Technical Guidance Manual (latest edition);
   e. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications

1. The MWRD local sewer systems section field office must be notified at least two (2) working days prior to the commencement of any work (call 708–588–4055).
2. The Village of WESTERN SPRINGS Engineering Department and Public Works must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each work phase.
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. call J.U.L.I.E. at 1–800–892–0123.

C. General Notes

1. All elevations shown on plans reference the north american vertical datum of 1988 (NAVD88). Conversion factor is XXXX ft.
2. MWRD, the Municipality and the Owner or Owner's Representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The Contractor(s) shall indemnify the Owner, Engineer, Municipality, MWRD, and their Agents,from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by mwrd and the municipality unless changes are approved by MWRD, the Municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location of various underground utilities which are shown on the plans are for information only and represent the best knowledge of the Engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the Contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the Municipality, MWRD, and Owner.
8. The Underground Contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the Contractor and submitted to the Engineer as soon as underground improvements are completed. Final payments to the Contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B–Boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer

1. The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water–tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. the plug shall remain in place until removal is authorized by the Municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the Municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C–700	ASTM C–425
Reinforced Concrete Sewer Pipe	ASTM C–76	ASTM C–443
Cast Iron Soil Pipe	ASTM A–74	ASTM C–564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6–inch to 15–inch Diameter SDR 26 18–inch to 27–inch Diameter F/DY=46	ASTM D–3034 ASTM F–679	ASTM D–3212 ASTM D–3212
High Density Polyethylene (HDPE)	ASTM D–3350 ASTM D–3035	ASTM D–3261, F–2620 (heat fusion) ASTM D–3212, F–477 (gasketed)
Water Main Quality PVC 4–inch to 36–inch 4–inch to 12–inch 14–inch to 48–inch	ASTM D–2241 AWWA C900 AWWA C905	ASTM D–3139 ASTM D–3139 ASTM D–3139

The following materials are allowed on a qualified basis subject to District review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material below is used for sewer construction or a connection is made.

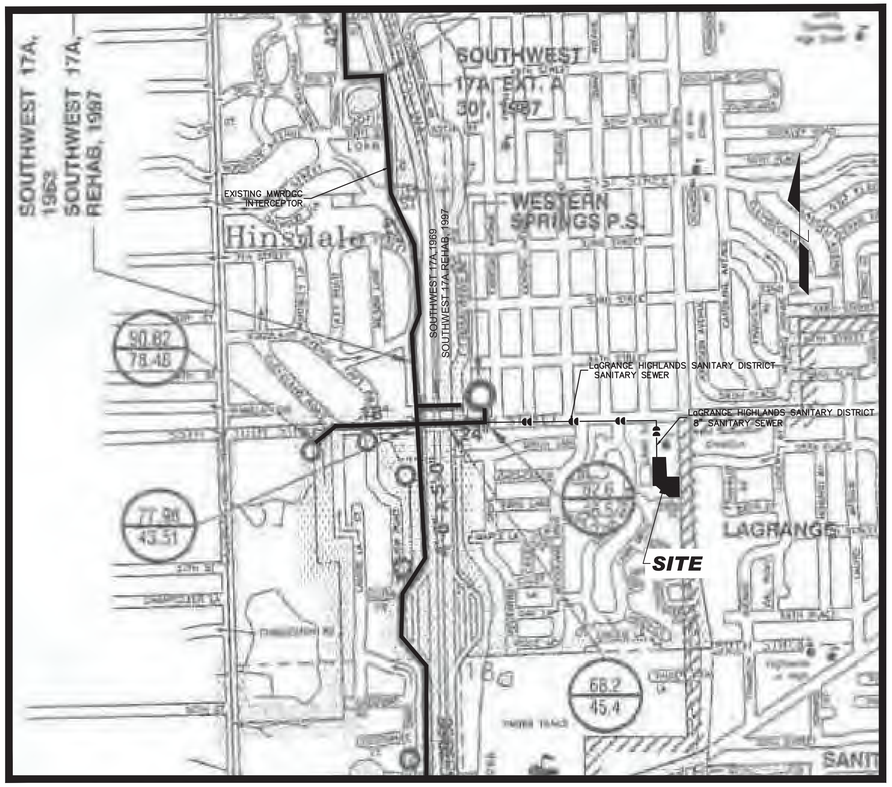
Pipe Material	Pipe Specification	Joint Specification
Polypropylene (PP) Pipe		
12–inch to 24–inch Double Wall	ASTM F–2736	ASTM D–3212,F–477
30–inch to 60–inch Triple Wall	ASTEM F–2764	ASTM D–3212, F–477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone ¼" to 1" in size, with minimum bedding thickness equal to ¼ the outside diameter of the sewer pipe, but not less than four (4) inches or more than eight (8) inches. Material shall be CA–7, CA–11 or CA–13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non–shear flexible–type couplings shall be used in the connection of sewer pipes of dissimilar pipe materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "sanitary" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    a. A circular saw–cut of sewer main by proper tools ("shewer–Tap" machine or similar) and proper installation of hubwye saddle or hub–tee saddle.
    b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "band seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with a granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre–cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C–923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non–shrink concrete or mortar plug.
17. Except for foundation/footing drains provided to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited, and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

MWRD SPECIFICATIONS CONT'D

E. Erosion and Sediment Control

1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the illinois urban manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co–permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the illinois urban manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right–of–way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed in addition to concrete washout facilities for any brick and mortar building envelope construction activities.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double–row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. the site inspector must be present at the commencement of dewatering activities.
19. The contrctor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, watermains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. sediment laden waters shall not be discharge to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year–round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. additional measures may be required, as directed by the Engineer, Site Inspector, or MWRD.



SANITARY ROUTING EXHIBIT



STORM ROUTING EXHIBIT

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DMV
2	10–17–24	PER MWRD REVIEW	SDD
3	10–17–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CCDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

DEI

PROJECT INFORMATION
Project No.: 24–0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

3
OF
19

PROJECT SPECIFICATIONS & GENERAL NOTES

L:\Projects\2024\24-0001\Engineering\GIS\Final\24-0001 TE.dwg Plot Date:11/4/2024 3:53:01 PM By:sdodik

EXISTING CONDITIONS & REMOVAL PLAN

REMOVE EXISTING CONCRETE & ASPHALT PAVEMENT TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).
OBTAIN APPROVAL FROM ADJACENT H.O.A. PRIOR TO CONSTRUCTION

REMOVE EXISTING PAVEMENT & CURB AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING RETAINING WALL TO BE REMOVED TO LIMITS SHOWN.

REMOVE EXISTING TREE (TYPICAL).

REMOVE EXISTING STORM SEWER & STRUCTURES AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

EXISTING BUILDING & ADJACENT WALKS, WALLS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING STONE RIP-RAP SWALE TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

PROVIDE 6' HIGH POST-DRIVEN CHAIN LINK CONSTRUCTION FENCE WITH METAL POSTS SPACED NO FURTHER THAN 10' APART AROUND SITE PERIMETER WITH LOCKABLE GATES AT CONSTRUCTION ENTRANCE (TYPICAL)

EXISTING BUILDING & ADJACENT WALKS, STAIRS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

REMOVE EXISTING WATER SERVICE ON-SITE ONLY

REMOVE EXISTING WATER SERVICE & B-BOX (TYP.) IN RIGHT-OF-WAY, DISCONNECTION SHALL BE MADE AT THE MAIN IN ACCORDANCE WITH VILLAGE SPECIFICATIONS.

REMOVE EXISTING PAVEMENT & CURB AND GUTTER AS NECESSARY AT LOCATION OF EXISTING DRIVEWAY TO BE CLOSED/REMOVED IN ACCORDANCE WITH VILLAGE SPECIFICATIONS.

EXISTING BUILDING & ADJACENT WALKS, ENTRY'S & UTILITIES TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

REMOVE EXISTING TREE (TYPICAL).

REMOVE EXISTING PAVEMENT & CURB TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

REMOVE EXISTING STORM SEWER & STRUCTURES & BACKFILL TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

REMOVE EXISTING PAVEMENT & CURB AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS (TYPICAL).

EXISTING STONE RIP-RAP SWALE TO BE REMOVED AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS (TYPICAL).

EXISTING SUBDIVISION MONUMENT SIGN TO BE RELOCATED BY DEVELOPER/OWNER AT THE DIRECTION OF THE VILLAGE

REVIEW SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	08-19-24	PER MSD STORMWATER REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
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IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDS

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OF
19

EXISTING CONDITIONS AND REMOVAL PLAN

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EROSION CONTROL & SEDIMENTATION NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. THE APPLICANT AND/OR CONTRACTOR IS RESPONSIBLE FOR INSURING THE OBTAINED PERMIT WITH THE COMPLETED SWPPP IS POSTED ON SITE IN A PROMINENT LOCATION BEFORE COMMENCEMENT OF ANY WORK ON SITE AND SHALL CONTACT THE VILLAGE AT LEAST 2 WORKING DAYS BEFORE THE START OF CONSTRUCTION, INSTALLATION OF SEDIMENT AND EROSION MEASURES AND COMPLETION OF FINAL LANDSCAPING.
3. THE VILLAGE SHALL BE PROVIDED WITH A COPY OF THE IEPA LETTER OF NOTIFICATION OF COVERAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE DEVELOPER IS RESPONSIBLE FOR HAVING THE SWPPP AND A STAMPED AND SIGNED COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES AND BE PRESENTED WHEN REQUESTED BY ANY AUTHORIZED AGENCY.
5. THE DEVELOPER SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN (7) DAYS AND AFTER 0.5" OR MORE RAINFALL. IMMEDIATE REPAIR SHALL BE MADE OF ANY DAMAGED EROSION CONTROL ELEMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE ONLY AT PROPOSED STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
7. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
8. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
9. SILT FENCE, SILT BASINS, AND STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED AS DETAILED ON THE FINAL ENGINEERING PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLAN UNTIL THE DISTURBED AREA IS STABILIZED. IN ADDITION, SILT FENCE SHALL BE PROVIDED FOR AREAS DRAINING 200' AND GREATER IN ACCORDANCE WITH NRCS CODE 920.
10. SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:
    A. CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING.
    B. CONTROL SITE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
    C. MAINTAIN INLET PROTECTION, CONSTRUCTION TRAFFIC SURFACES, CLEANING OF STORM STRUCTURES AND THE LIKE ON A REGULAR BASIS AFTER EACH HEAVY RAIN OR AS OTHERWISE REQUIRED.
11. THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

DEMOLITION	FALL	2024
MASS EARTHWORK	FALL	2024
UNDERGROUND IMPROVEMENTS	FALL/WINTER	2024
ROADWAY (CURB & PAVEMENT)	SPRING	2025
BUILDING CONSTRUCTION	SPRING	2025
FINAL GRADING	SUMMER	2025
BASIN STABILIZATION	SUMMER	2025
FINAL LANDSCAPING	FALL	2025

    THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
12. DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOD. RESTORATION SHALL OCCUR IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, WEATHER PERMITTING. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL & SEED.
13. STRAW BALES ARE NOT PERMITTED IN AREAS OF CONCENTRATED FLOW. ROCK CHECK DAMS SHALL BE USED IN THESE AREAS. TECHNIQUES THAT DIVERT UPLAND RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.
14. THE PROTECTION OF THE OPEN LID DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAILS. ALL OPEN LID DRAINAGE STRUCTURES LOCATED IN YARD AREAS AND THE SEDIMENTATION BASIN MUST BE PROTECTED PER INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN LID DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BASKETS INSTALLED UNDER THE LIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
15. EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 5H:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. S175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.
16. SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
17. DURING DEWATER OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
18. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA AND COPIED TO THE VILLAGE IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
19. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH THE NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHED RATE OF VEGETATION. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

EROSION CONTROL LEGEND

- E1 CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
- E2 SILT FENCE PER NRCS SPECIFICATIONS
- E3 CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-610
- E4 CONCRETE WASHOUT AREA
- E5 INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS
- E6 CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF
- E8 DOUBLE ROW OF SILT FENCE PER NRCS SPECIFICATIONS
- E9 SEDIMENT FOREBAY (SEE MWRD DETAIL SHEET XX)

NOTE:

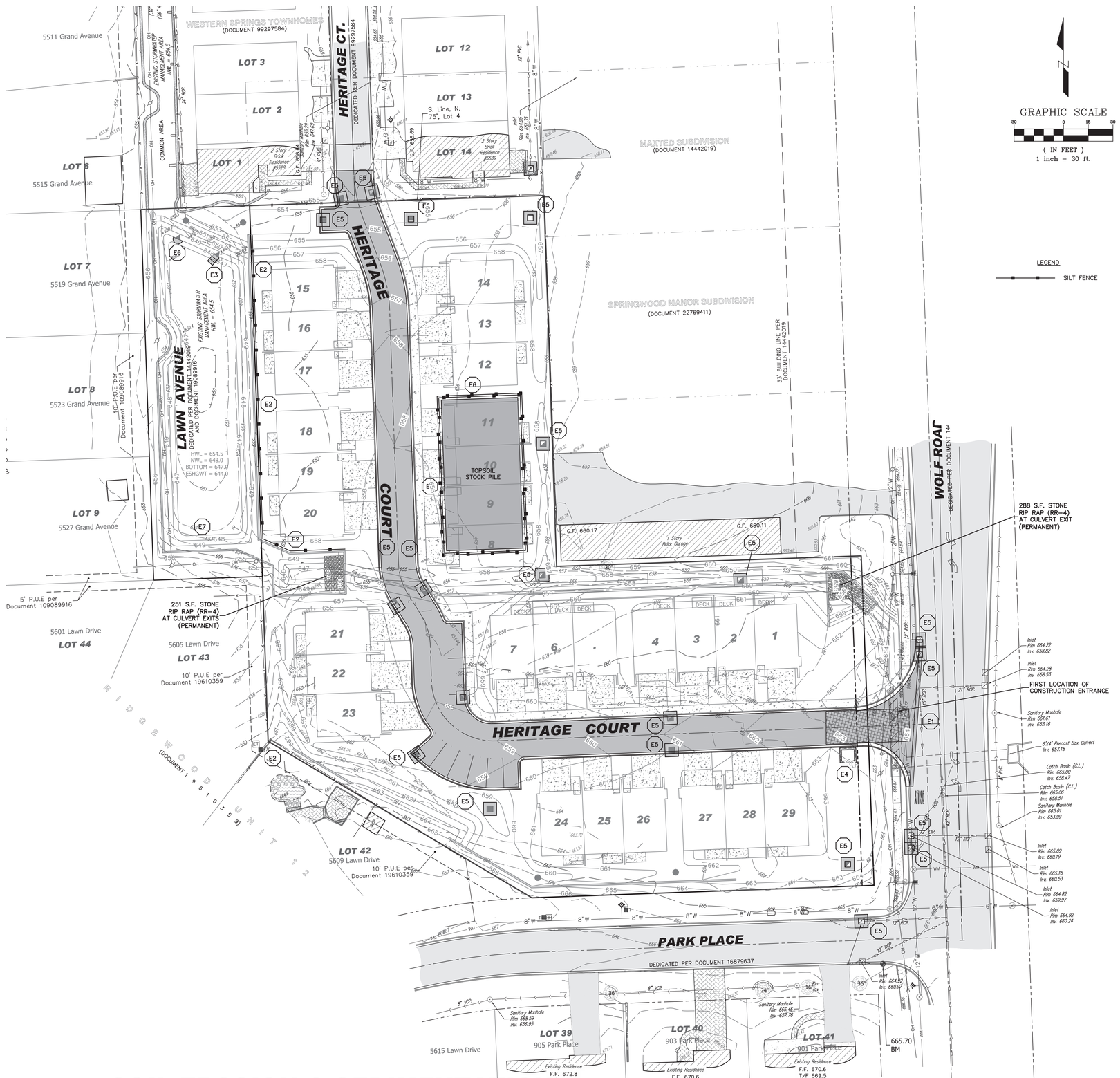
1. CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT TO BE INSTALLED AT EXISTING ENTRANCE ON TO PROPERTY FROM WOLF ROAD. ONCE CONSTRUCTION BEGINS ON BUILDINGS 1 THROUGH 6, THE CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT WILL BE MOVED TO THE INTERSECTION OF HERITAGE COURT AND PARK PLACE AS INDICATED ON THE PLANS.

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC
D. WHEAT OR CEREAL RYE 150 LBS/AC
E. SOD
F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL PROTECTION CHART



SOIL EROSION & SEDIMENTATION CONTROL PLAN

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
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McNAUGHTON DEVELOPMENT
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(630) 325-3400

FINAL ENGINEERING PLANS
FOR
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CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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IL PROF. LIC. NO.: 184-003740

DEI

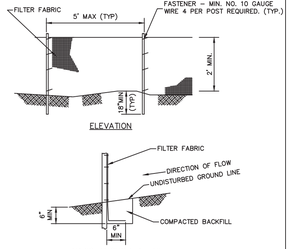
PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

5 OF 19

SOIL EROSION SEDIMENTATION & CONTROL PLAN

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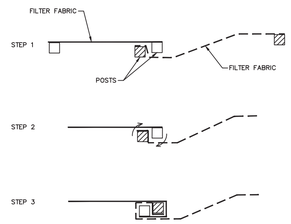
SILT FENCE PLAN



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 509 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE WITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.

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

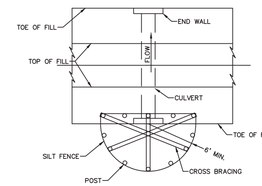
SILT FENCE



NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-620(W) SHEET 2 OF 2 DATE 1-29-99

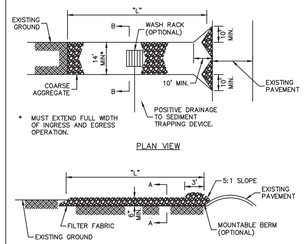
CULVERT INLET PROTECTION - SILT FENCE



NOTES:
1. THE SILT FENCE SHALL MEET THE REQUIREMENTS AS SHOWN ON STANDARD DRAWING IL–620 SILT FENCE EXCEPT THE MINIMUM POST SPACING SHALL BE 3 FEET AND THE TOPS OF POSTS SHALL BE CROSS BRACED.
2. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE SILT FENCE.
3. THE MAXIMUM DRAINAGE AREA TO THE CULVERT BEING PROTECTED IS 1 ACRE.

REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-508SF SHEET 1 OF 1 DATE 1-29-99

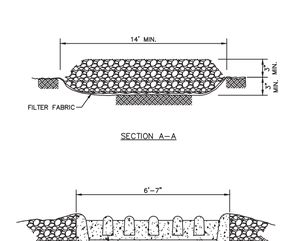
STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I,II OR IV AND SHALL BE PLACED OVER CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION, CA–1, CA–2, CA–3, OR CA–4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

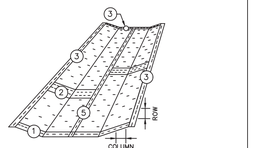
REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-630 SHEET 1 OF 1 DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



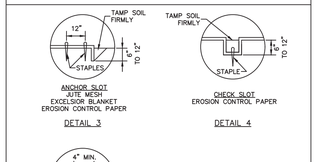
REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-630 SHEET 2 OF 2 DATE 8-18-94

EROSION BLANKET PLAN



REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-530 SHEET 1 OF 2 DATE 5-24-94

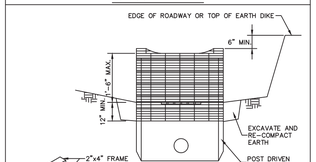
EROSION BLANKET PLAN



NOTES:
1. ON EROSION CONTROL PAPER, CHECK SLOTS, IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6% ON SLOPES OF 6% OR MORE, THEY SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'x 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'x 150 ROLL OF MATERIAL.
3. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
4. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-530 SHEET 2 OF 2 DATE 3-1-95

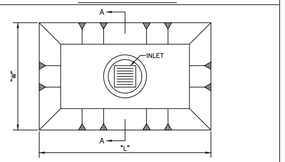
INLET PROTECTION - FABRIC DROP PLAN



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENT OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. THE WIRE MESH SHALL HAVE A MAXIMUM OPENING OF AT LEAST 6 INCHES.
3. LIMIT DRAINAGE AREA TO THE INLET PROTECTION TO 1 ACRE.

REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-560 SHEET 1 OF 1 DATE 6-29-93

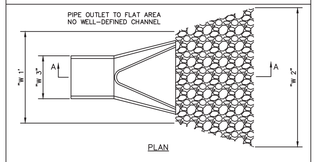
INLET PROTECTION - EXCAVATED DRAIN PLAN



NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO $\frac{1}{2}$ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED ON A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE SEDIMENT TRAP SHALL HE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTION DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
3. ALL CUT SLOPES SHALL BE 2:1 OR FLATTER.

REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-555 SHEET 1 OF 1 DATE 3-11-93

PIPE OUTLET TO FLAT AREA



NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592, GEOTEXTILE TABLE 1 OR 2, CLASS I, II OR III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION: RR ____ QUALITY
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

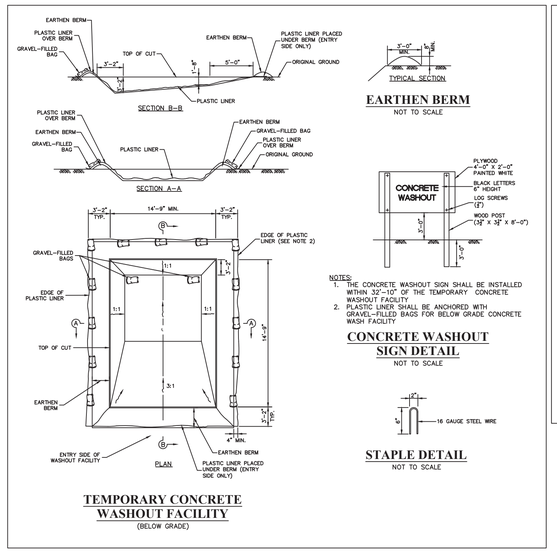
REFERENCE: Project; Designed ____ Date ____; Checked ____ Date ____; Approved ____ Date ____
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-610 SHEET 1 OF 1 DATE 9-15-93

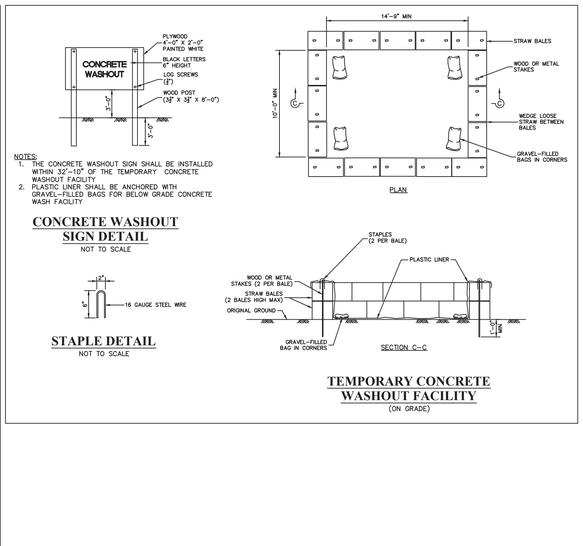
PIPE OUTLET SEDIMENT TRAP - ST I

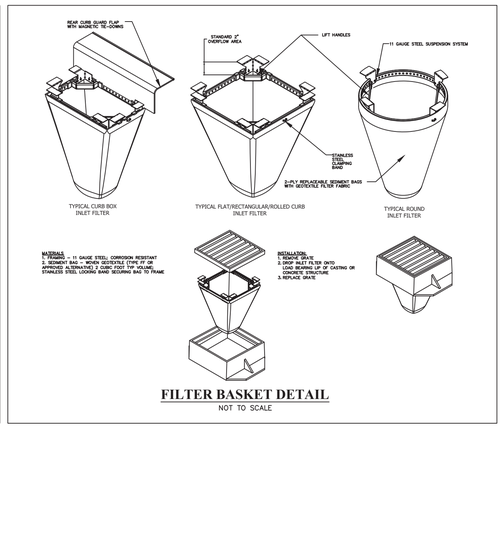
NOT TO SCALE

6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TRAP.
7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
8. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
10. ABOVE THE WET STORAGE ELEVATION, THE RISER SHALL BE PERFORATED WITH 1/2" WIDE BY 6" LONG SLITS OR 1" DIAMETER HOLES SPACED 6" VERTICALLY AND HORIZONTALLY. NO PERFORATIONS WLL BE ALLOWED WITHIN 6" OF THE HORIZONTAL BARREL.
11. THE RISER SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH (WIRE) THEN WRAPPED WITH GEOTEXTILE CLASS E. THE FILTER CLOTH SHALL EXTEND 6" ABOVE THE HIGHEST SLIT AND 6" BELOW THE LOWEST SLIT. WHERE ENDS OF FILTER CLOTH COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND FASTENED TO PREVENT BYPASS. FILTER CLOTH SHALL BE REPLACED AS NECESSARY TO PREVENT CLOGGING.
12. STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
13. FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN 4" LAYERS. A MINIMUM OF 2' OF HAND–COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. CONCRETE BASES SHALL BE AT LEAST TWICE THE RISER DIAMETER AND 12" DEEP WITH THE RISER EMBEDDED 9". STEEL PLATE BASES SHALL BE AT LEAST TWICE THE RISER DIAMETER, 1/4" MINIMUM THICKNESS AND ATTACHED TO THE BOTTOM OF THE RISER BY A CONTINUOUS WELD TO FORM A WATERTIGHT CONNECTION. THEN PLACE 2' OF STONE, GRAVEL OR TAMPED EARTH ON THE PLATE.
15. ANTI SEEP COLLARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS (REF. TABLE 16 AND DETAILS 13 AND 14).
16. CONCENTRIC TRASH RACK AND ANTI–VORTEX DEVICE DESIGN DETAILS ARE ON DETAIL 16.
17. REFER TO SECTION D FOR DEWATERING REQUIREMENTS OF SEDIMENT TRAPS.
18. OUTLET – AN OUTLET SHALL BE PROVIDED, WHICH INCLUDES A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL.
19. WHERE DISCHARGE OCCURS AT THE PROPERTY LINE, LOCAL ORDINANCES AND DRAINAGE EASEMENT REQUIREMENTS SHALL BE MET.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE D–15–8	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH







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REVISIONS NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DNV
2	08–19–24	PER WATERSHED REVIEW	SDD
3	10–17–24	PER VILLAGE REVIEW	SDD
4	11–04–24	PER CCDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

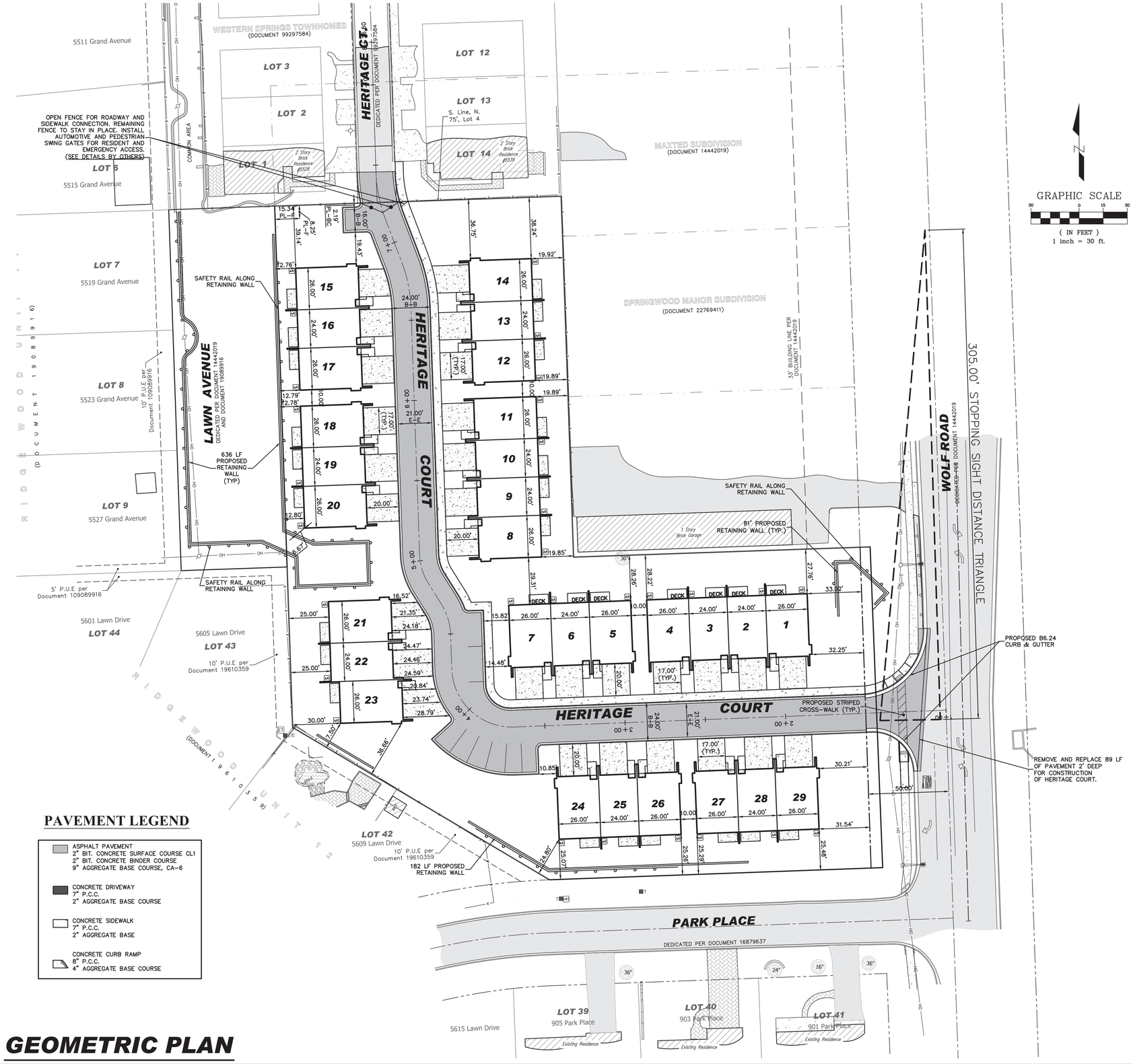
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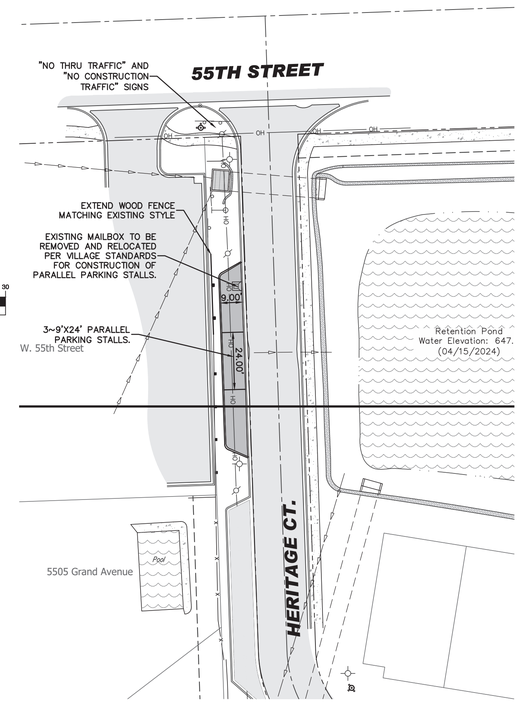
PROJECT INFORMATION
Project No.: 24–0001
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6 OF 19

SOIL EROSION SEDIMENTATION & CONTROL DETAILS

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OFFSITE PARKING PLAN

NOTES:

1. ANY ENCROACHMENT INTO EXISTING MAINLINE PAVEMENT FOR CONSTRUCTION OF CURB AND GUTTER SHALL REQUIRE THAT THE PAVEMENT BE MILLED 4 INCHES AND RESURFACED PURSUANT TO IDOT DISTRICT 1 MIX CHART REQUIREMENTS FOR ONE FULL LANE WIDTH AND A MINIMUM LENGTH OF 6 FEET.

PAVEMENT LEGEND

- ASPHALT PAVEMENT
  2" BIT. CONCRETE SURFACE COURSE CL1
  2" BIT. CONCRETE BINDER COURSE
  9" AGGREGATE BASE COURSE, CA-6
- CONCRETE DRIVEWAY
  7" P.C.C.
  2" AGGREGATE BASE COURSE
- CONCRETE SIDEWALK
  7" P.C.C.
  2" AGGREGATE BASE
- CONCRETE CURB RAMP
  8" P.C.C.
  4" AGGREGATE BASE COURSE

GEOMETRIC PLAN

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7
OF
19

GEOMETRIC PLAN

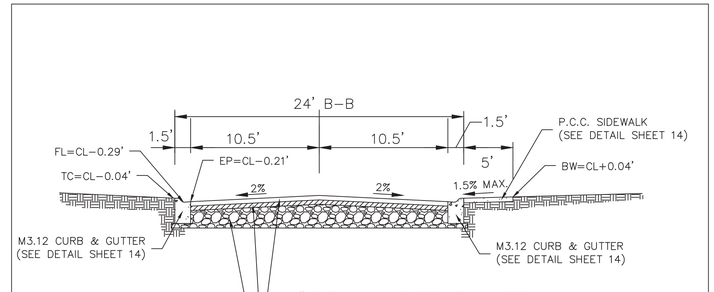
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GRADING PLAN

RETAINING WALL

1 TW~652.00 BW~652.00	12 TW~656.00 BW~650.50	23 TW~665.00 BW~660.00
2 TW~656.50 BW~650.00	13 TW~656.00 BW~650.50	24 TW~655.50 BW~660.00
3 TW~656.50 BW~650.00	14 TW~657.00 BW~650.50	25 TW~666.00 BW~660.00
4 TW~656.50 BW~650.00	15 TW~657.00 BW~650.00	26 TW~664.00 BW~661.00
5 TW~656.50 BW~650.00	16 TW~658.00 BW~650.00	27 TW~662.50 BW~662.50
6 TW~656.50 BW~650.00	17 TW~658.00 BW~650.00	28 TW~662.50 BW~662.50
7 TW~655.00 BW~650.00	18 TW~658.00 BW~650.00	29 TW~662.50 BW~662.50
8 TW~654.00 BW~650.00	19 TW~656.50 BW~650.00	30 TW~661.00 BW~656.70
9 TW~656.00 BW~650.00	20 TW~658.50 BW~650.00	31 TW~659.70 BW~655.40
10 TW~657.50 BW~65000	21 TW~654.00 BW~654.00	32 TW~659.70 BW~654.10
11 TW~656.50 BW~650.50	22 TW~665.00 BW~665.00	33 TW~659.70 BW~654.10
		34 TW~661.00 BW~661.00
		35 TW~662.50 BW~662.50
		36 TW~663.00 BW~660.50
		37 TW~663.50 BW~663.50

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



TYPICAL ROADWAY SECTION

NOT TO SCALE

Sta. 1+51.90 to Sta. 7+29.40

NOTES:

1. WOLF ROAD AND PARK PLACE PARKWAY AREAS AND ANY DISTURBED AREAS (ON-SITE OR OFF-SITE) TO BE RESTORED WITH 4" PULVERIZED TOPSOIL AND SOD.
2. ALL DOWNSPOUT DISCHARGES MUST BE 5' MAXIMUM FROM BUILDINGS.

REVIEW SET
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WESTERN SPRINGS, ILLINOIS

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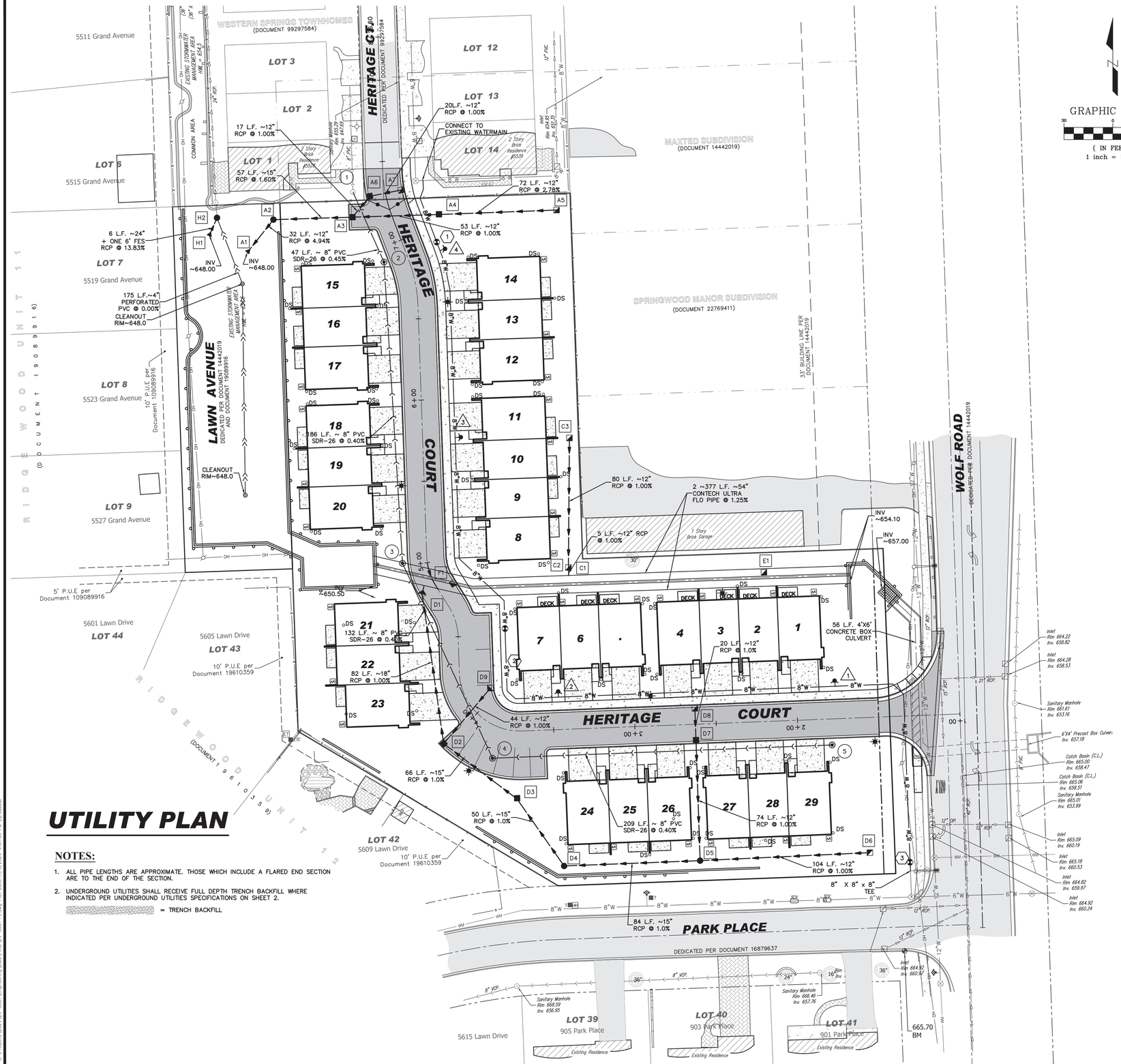
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8
OF
19

GRADING PLAN

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UTILITY PLAN

NOTES:

1. ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
2. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.

= TRENCH BACKFILL

SANITARY STRUCTURES (XX)

1. EX. 48" M.H., C.L.
   EX. RIM 655.29
   EX. INV 647.69
   PR. INV 647.69
2. 48" M.H., C.L.
   RIM 656.50
   INV 647.90
3. 48" M.H., C.L.
   RIM 657.00
   INV 648.65
4. 48" M.H., C.L.
   RIM 656.90
   INV 649.18
5. 48" M.H., C.L.
   RIM 663.10
   INV 650.01

WATER VALVE VAULTS (XX)

1. 8" VALVE IN 60" VAULT
   RIM 657.00
2. 8" VALVE IN 60" VAULT
   RIM 658.00
3. 8" VALVE IN 60" VAULT
   RIM 665.00

FIRE HYDRANTS (XX)

1. FIRE HYDRANT ASSEMBLY
   GRADE RING 662.90
2. FIRE HYDRANT ASSEMBLY
   GRADE RING 660.00
3. FIRE HYDRANT ASSEMBLY
   GRADE RING 658.20
4. FIRE HYDRANT ASSEMBLY
   GRADE RING 656.50

STORM SEWER STRUCTURES (XX)

- A1: 15" FES W/ GRATE INV 648.00
- A2: 48" DIA. MH., C.L. RIM 653.50 INV 649.58 (SW&E, 15")
- A3: 60" DIA. CATCHBASIN, O.L. RIM 654.00 (FL) INV 650.72 (W, 15") INV 650.97)E, 12) INV 651.02 (NE, 12")
- A4: 48" DIA. MH., O.L. RIM 654.50 INV 651.50 (N 12")
- A5: 24" DIA. INLET RIM 656.50 INV 653.50 (W 12")
- A6: 48" DIA. MH., O.L. RIM 654.39 (FL) INV 651.19 (E&W, 12")
- A7: 24" DIA. INLET RIM 654.39 (FL) INV 651.39 (W, 12")
- C1: CONNECT TO 54" STORM SEWER INV 653.65 (N, 12")
- C2: 24" DIA. INLET RIM 656.80 INV 653.70 (S, 12")
- C3: 24" DIA. INLET RIM 657.50 INV 654.50 (S, 12")
- D1: 24" PVC RISER RIM 656.99 (FL) INV 653.36 (SW, 18")(CONNECT TO 54" STORM SEWER)
- D2: 60" DIA. M.H., O.L. RIM 657.70 (FL) INV 654.17 (N, 18") INV 654.42 (NE, 12") INV 654.61 (SE, 15")
- D3: 48" DIA. M.H., o.L. RIM 659.60 INV 655.27 (NW&SE, 15")
- D4: 48" DIA. M.H., C.L. RIM 659.60 INV 655.77 (NW&SE, 15")
- D5: 48" DIA. M.H., C.L. RIM 661.20 INV 656.61 (W, 15") INV 656.86 (N, 12") INV 657.96 (E, 12")
- D6: 24" DIA. INLET RIM 662.00 (FL) INV 659.00 (W, 12")
- D7: 48" DIA. M.H., O.L. RIM 660.80 (FL) INV 657.60 (N&S, 12")
- D8: 24" DIA. INLET RIM 660.80 (FL) INV 657.80 (S, 12")
- D9: 24" DIA. INLET RIM 657.86 (FL) INV 654.86 (SW, 12")
- E1: 24" PVC RISER RIM 658.80
- F1: 24" PVC RISER RIM 656.99
- H1: 24" FES W/ GRATE INV 648.00
- H2: 48" DIA. MH., C.L. RIM 652.00 EX INV 646.34 (N, 24") PR INV 646.34 (SW, 24")

STORM SEWER GRATES

ROADWAY: EJIW 7525Z & EJIW 7525M
GRASS: EJIW 6527
(UNLESS OTHERWISE NOTED ON PLANS)

UTILITY CROSSING INFORMATION (XX)

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.
5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

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4	11-04-24	PER CCDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
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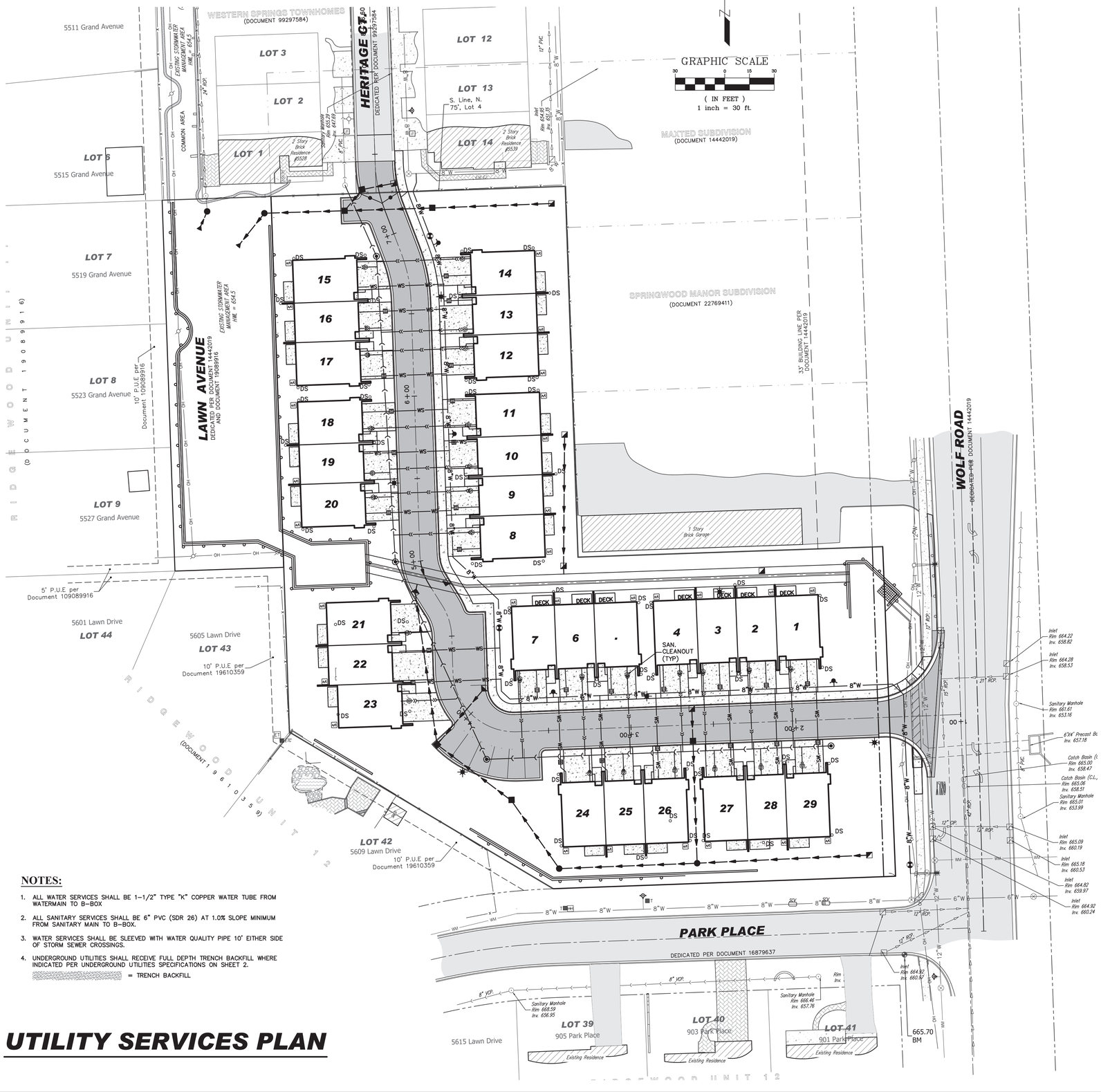
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9 OF 19

UTILITY PLAN

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NOTES:

1. ALL WATER SERVICES SHALL BE 1–1/2" TYPE "K" COPPER WATER TUBE FROM WATERMAIN TO B–BOX
2. ALL SANITARY SERVICES SHALL BE 6" PVC (SDR 26) AT 1.0% SLOPE MINIMUM FROM SANITARY MAIN TO B–BOX.
3. WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS.
4. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.

= TRENCH BACKFILL

TYPICAL UTILITY SERVICE DETAIL

UTILITY SERVICES PLAN

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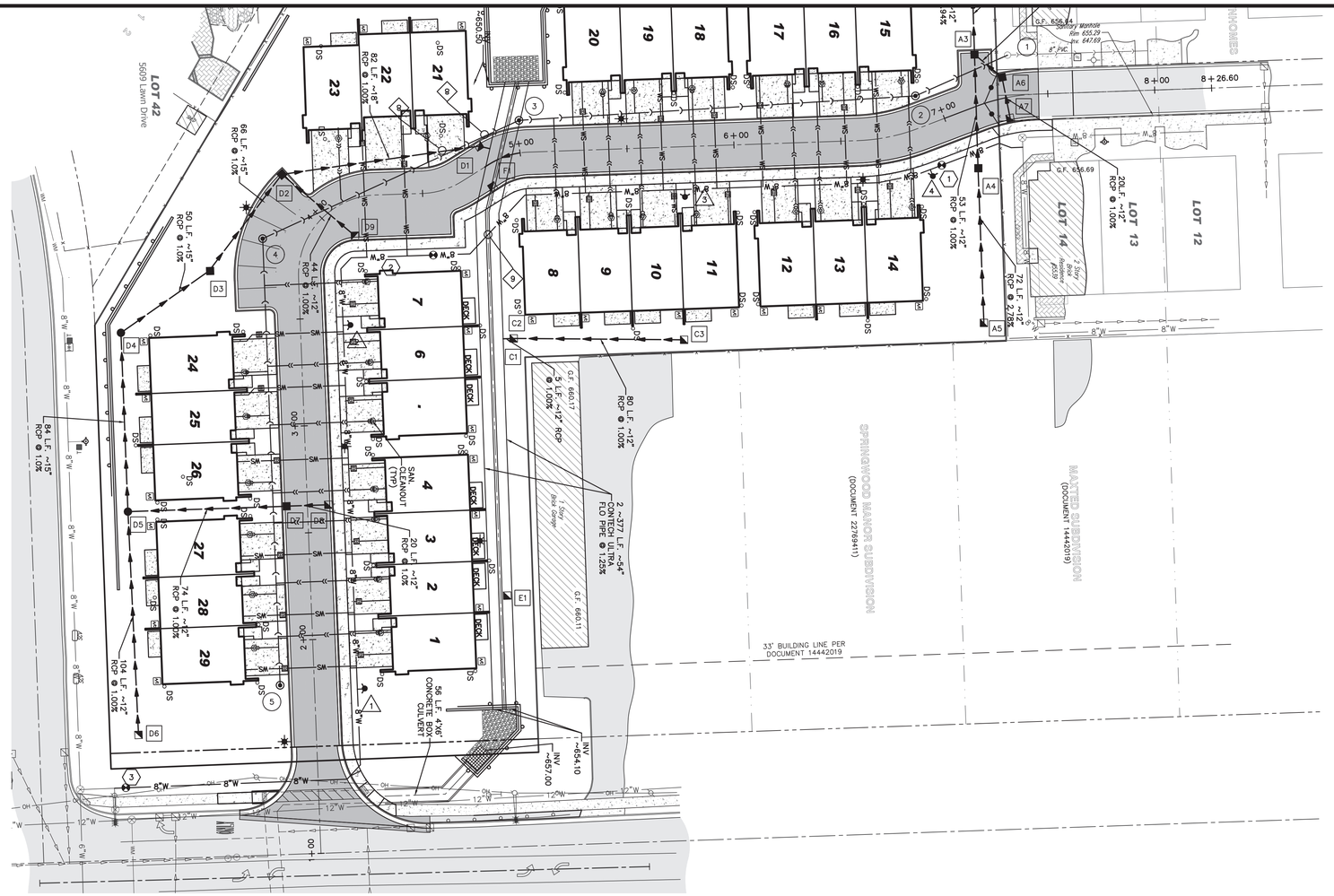
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10
OF
19

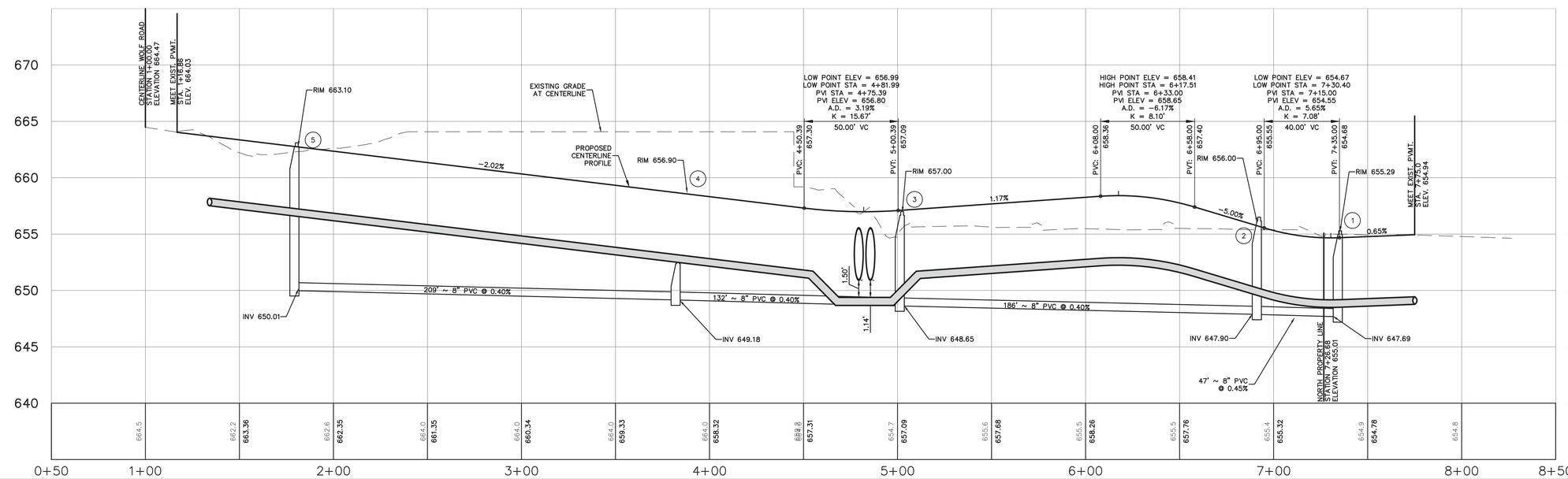
UTILITY SERVICES PLAN

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GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

HERITAGE COURT
STATION: 0+50.00 TO 8+50.00



PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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11
OF
19

HERITAGE COURT PLAN & PROFILE 1+00 TO 8+50

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INTERIM BY-PASS DRAINAGE SWALE PLAN

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

VARIES
EXISTING GRADE
3
1
4" min.
PROPOSED GRADE
SEE PLAN FOR CENTERLINE OF DITCH ELEVATIONS
5.0'

TEMPORARY DRAINAGE SWALE SECTION
NOT TO SCALE

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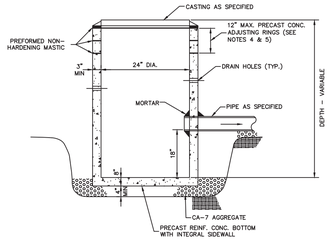
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12
OF
19

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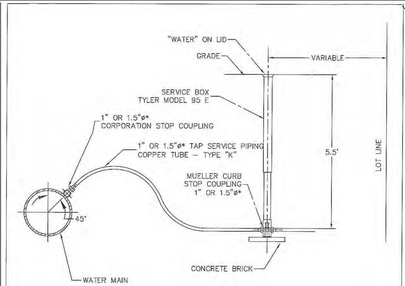


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA- 11 AROUND CATCH BASIN TO SUBGRADE IN PAVED AREAS
2. ALTERNATE INLET BOTTOM – PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON-SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON-HARDENING MASTIC (RUB-R-NEK OR EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

CATCH BASIN TYPE C

NOT TO SCALE

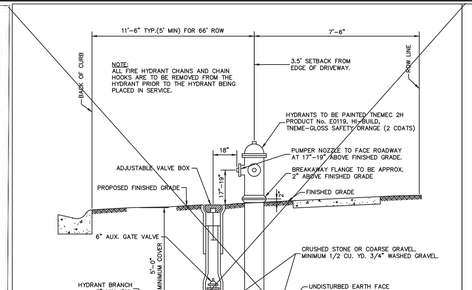


NOTES:

1. ALL FITTINGS SHALL BE COMPRESSION TYPE.
2. TRENCH BACKFILL (CA–7 CRUSHED LIMESTONE) SHALL BE USED UNDER AND WITHIN 2 FEET OF ALL PAVED AREAS (SIDEWALK, DRIVEWAY AND ROADWAY).
3. NO OPEN CUTTING OF PAVEMENT WILL BE PERMITTED. AUGER AND PUSH OR DIRECTIONAL BORE TO RECEIVING PIT IF MAIN IS UNDER PAVEMENT. SEE VILLAGE STANDARD DETAILS FOR PAVEMENT, SIDEWALK OR DRIVEWAY REPLACEMENT. ALL PAVEMENT, SIDEWALK, CURB AND DRIVEWAYS MUST BE SAW CUT FULL DEPTH PRIOR TO REMOVAL.
4. ON 4" WATER MAINS, AN ALL STAINLESS STEEL TAPPING CLAMP SHALL BE USED. IN ADDITION, THE HOLE DRILLED IN THE MAIN SHALL NOT EXCEED 1". EXCEPT FOR THE HOLE DRILLED IN THE MAIN, ALL HARDWARE FOR A 1.5" SERVICE SHALL BE SIZED FOR 1.5"ø.
5. Abandonment of existing water service requires removal of the corporation stop and placement of a stainless solid sleeve repair clamp.
6. NEW SERVICES SHALL BE TAPPED MIN. OF 2 FT. FROM EXISTING TAP.
7. RESTORATION OF PARKWAY SHALL BE MINIMUM 4" OF TOPSOIL AND SOD.
8. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED IN WRITING BY THE DEPARTMENT OF PUBLIC WORKS (708)246–1800 EXT. 200

**SIZE DETERMINED BY FIXTURE LOAD PER ILLINOIS PLUMBING CODE*

VILLAGE OF WESTERN SPRINGS WATER SERVICE revised 6/28/2002

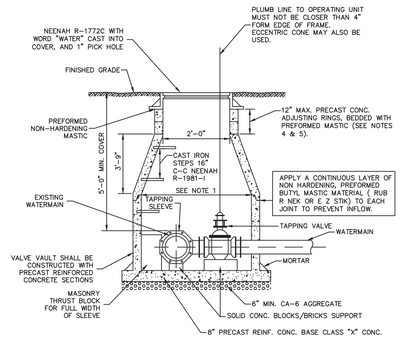


PERMITTED TYPES

FOR RESIDENTIAL AREAS ON 6" OR 8" MAINS	FOR ALL OTHER AREAS
WATEROUS TREND WB–77 4–3/4" VALVE OPENING	WATEROUS PACER WB–67 5–1/4" VALVE OPENING
CLOW F–2900 4–1/2" VALVE OPENING	CLOW F–2500 6–1/4" VALVE OPENING
MUELLER/CENTURION A–421 4–1/2" VALVE OPENING	MUELLER CENTURION A–423 5–1/4" VALVE OPENING

FIRE HYDRANT

NOT TO SCALE

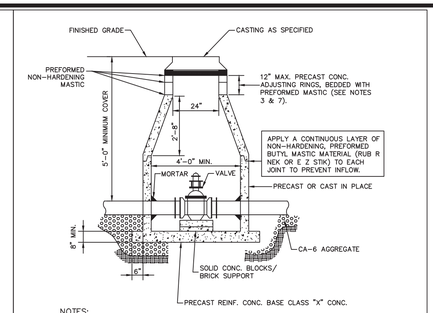


NOTES:

1. 60" DIA FOR ALL PRESSURE CONNECTIONS.
2. PIPE OPENINGS TO BE CAST INTO WALL
3. PROVIDE CA–6 AGGREGATE BACKFILL AROUND WAULT TO SUBGRADE ELEVATION, IN PAVED AREAS.
4. NO MORE THAN 12 INCHES OF ADJUSTING RINGS MAY BE USED;HOWEVER NO MORE THAT ONE TWO INCH ADJUSTING RING OR NO MORE THAN TWO RINGS IN TOTAL MAY BE USED.
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PERFORMED NON–HARDENING MASTIC (RUB R NEK OR APPROVED EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES (12").

VALVE VAULT FOR PRESSURE CONNECTION

NOT TO SCALE



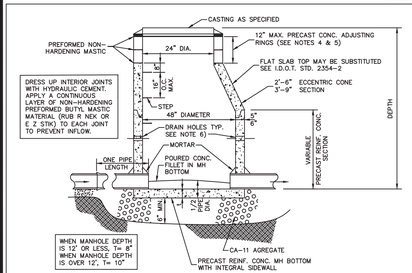
NOTES:

1. VAULT DIAMETER TO BE ONE FOOT LARGER, WHERE VALVE IS LOCATED AT TEE CONNECTION OF MAIN.
2. PROVIDE CA–6 AGGREGATE BACKFILL AROUND VAULT TO SUBGRADE ELEVATION, IN PAVED AREAS.
3. NO MORE THAN 12 INCHES OF ADJUSTING RINGS MAY BE USED. HOWEVER NO MORE THAN ONE, TWO INCH ADJUSTING RING OR NO MORE TAN TWO RINGS IN TOTAL MAY BE USED.
4. VALVE MUST BE ALIGNED WITH CENTER OF VAULT OPENING.
5. CONES MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
6. BUTTERFLY VALES REQUIRE ECCENTRIC CONES.
7. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB R NEK OR APPROVED EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES (12").

VALVE VAULT TYPE A

(WATER TIGHT)

NOT TO SCALE

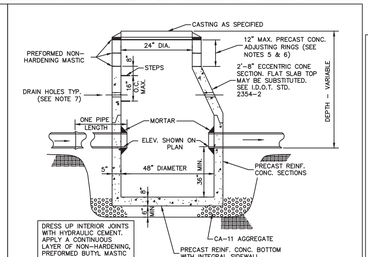


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE MANHOLE BOTTOM – PRECAST REINFORCED CONCRETE
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL MANHOLES IN PAVED AREAS.

STORM MANHOLE TYPE A

NOT TO SCALE



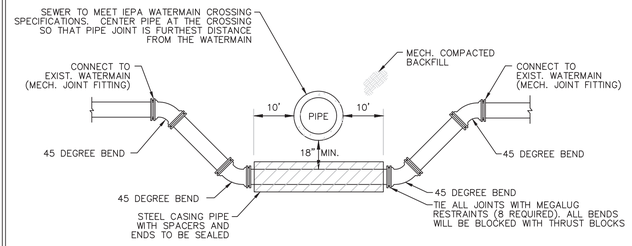
NOTES:

1. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY.
2. PROVIDE SELECT GRANULAR BACKFILL, CA– 11 AROUND CATCH BASIN TO SUBGRADE ELEVATION.
3. ALTERNATE CATCH BASIN BOTTOM – PRECAST REINFORCED CONCRETE BASE.
4. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE).
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
6. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
7. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE CATCH BASIN WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL CATCH BASINS.

CATCH BASIN TYPE A

NOT TO SCALE

WATERMAIN DEPRESSION WITH CASING PIPE

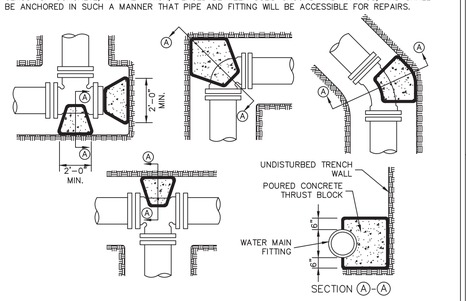


STEEL PIPE CASING		
WM DIA	STEEL CASING PIPE DIA	MIN. THICKNESS STEEL CASING
8"	16"	0.375"

NOTES:

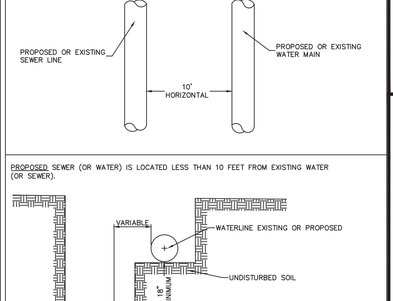
1. IN LIEU OF 45 DEGREE BENDS, WATERMAIN DEPRESSION MAY BE CONSTRUCTED BY DEFLECTING WATERMAIN PER MANUFACTURERS RECOMMENDATIONS TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.
2. ALL FITTINGS, JOINT RESTRAINTS AND CASINGS ARE INCIDENTAL TO COST OF WATERMAIN.
3. THIS TYPE OF CROSSING CASING SHALL BE INSTALLED WHENEVER THE WATERMAIN IS CONSTRUCTED BELOW SEWERS, OR AS AN ALTERNATE, WHEN STORM SEWER IS ABOVE WATERMAIN IT MAY BE CONSTRUCTED WITH WATERMAIN QUALITY PIPE.
4. THE STEEL CASING SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE T BENDS (11 1/4 DEGREES OR MORE), TEES, CAPS, VALVES, HYDRANTS AND AT POINT SPECIFIED BY THE ENGINEER SHALL BE CLASS "SI" CONCRETE, MIN. 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTINGS, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS.



TYPICAL WATER MAIN THRUST BLOCKING

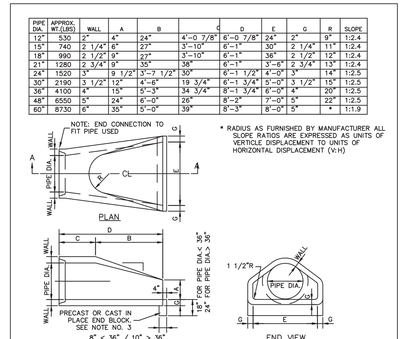
NOT TO SCALE



WATER AND SEWER SEPARATION REQUIREMENTS

NOT TO SCALE

PIPE DIA.	APPROX. WT.(LBS)	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	24"	4'–0 7/8"	6'–0 7/8"	24"	2"	9"	1:2.4
15"	740	2 1/4"	6"	27"	3'–10"	6'–1"	30"	2 1/4"	11"	1:2.4
18"	990	2 1/2"	9"	27"	3'–10"	6'–1"	36"	2 1/2"	12"	1:2.4
21"	1280	2 3/4"	9"	35"	38"	6'–1"	3'–6"	2 3/4"	13"	1:2.4
24"	1520	3"	9 1/2"	3'–7 1/2"	30"	6'–1 1/2"	4'–0"	3"	14"	1:2.5
30"	2190	3 1/2"	12"	4'–6"	19 3/4"	6'–1 3/4"	5'–0"	3 1/2"	15"	1:2.5
36"	4100	4"	15"	5'–3"	34 3/4"	8'–1 3/4"	6'–0"	4"	20"	1:2.5
48"	6550	5"	24"	6'–0"	26"	8'–3"	7'–0"	5"	22"	1:2.5
60"	8730	6"	35"	5'–0"	39"	8'–3"	8'–0"	5"	1	1:1.9

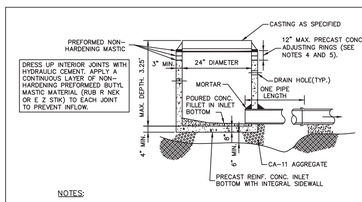


NOTES:

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M–170 CLASS III, WALL "B" REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS ADOPTED 7–1–94. COST INCIDENTAL TO END SECTION.
4. ALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD 2449–1
5. ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE.

PRECAST REINFORCED CONCRETE FLARED END SECTION

NOT TO SCALE

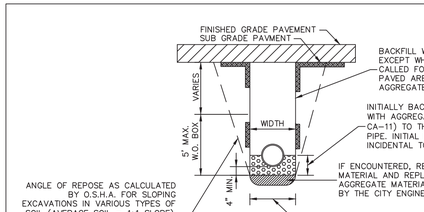


NOTES:

1. PROVIDE SELECT GRANULAR BACKFILL, CA–11 AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS.
2. ALTERNATE INLET BOTTOM: PRECAST REINFORCED CONCRETE BASE.
3. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE)
4. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES. TWO (2) INCH RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
5. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
6. A MINIMUM OF FOUR (4), TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIALS TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLES SHALL BE EITHER PRECAST OR DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL INLETS IN PAVED AREAS.

INLET TYPE A

NOT TO SCALE

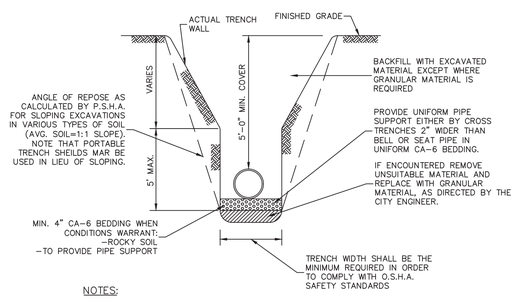


NOTE:
ALL TRENCHES UTILIZING TRENCH BACJFILL SHALL BE COMPACTED USING METHOD 1 IN CONFORMANCE WITH SEC. 550.07(a)–(METHOD 1) OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AS ADOPTED 1–1–12 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION FOR BACKFILL DETERMINATION

FOR STORM SEWER

NOT TO SCALE



NOTES:

1. IN PAVED AREAS ALL TRENCHES SHALL BE JETTED IN CONFORMANCE WITH SEC. 550.07 (METHOD 3) OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1–1–97 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION FOR WATER MAIN

NOT TO SCALE

REVIEW SET NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06–17–24	PER LAGRANGE HIGHLANDS SD	DNV
2	08–19–24	PER VILLAGE REVIEW	SDD
3	10–17–24	PER CCDOTH REVIEW	DMV
4	11–04–24	PER CCDOTH REVIEW	

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325–3400

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326–4961
FAX: (708) 326–4962
IL PROF. LIC. NO.: 184–003740

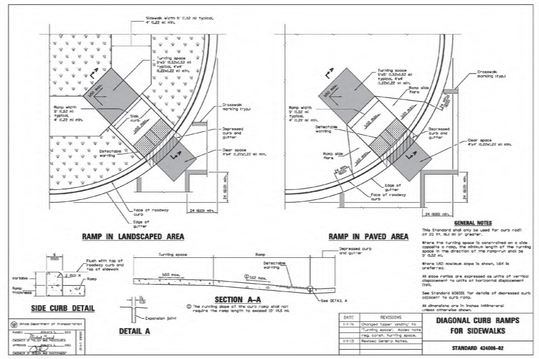
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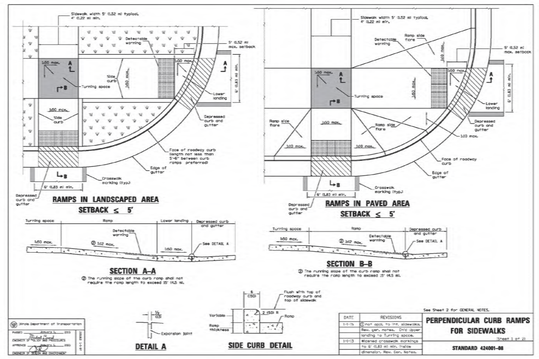
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Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

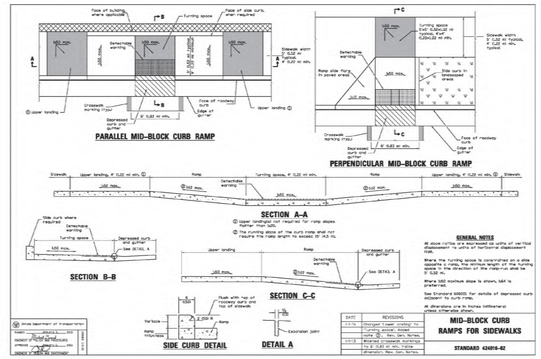
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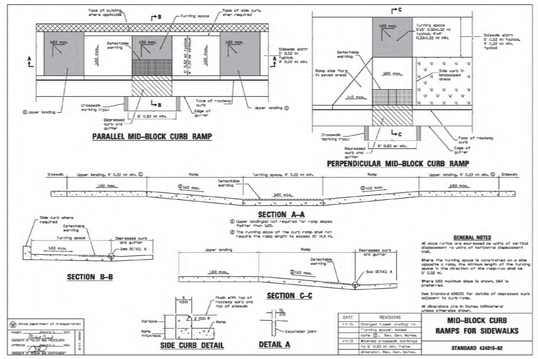
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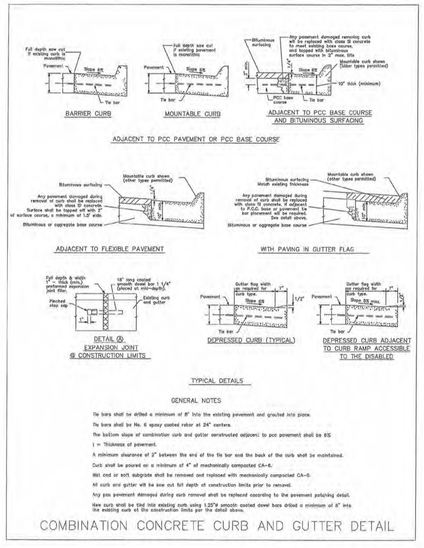
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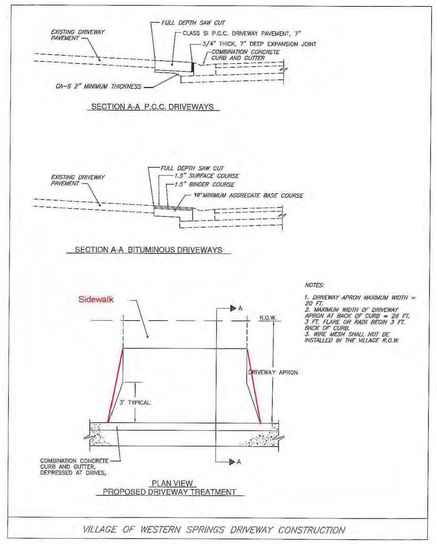


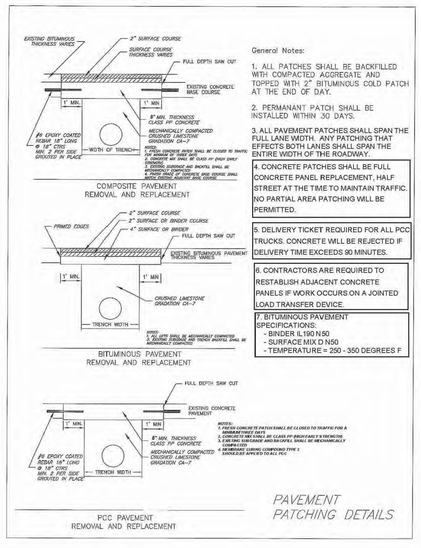






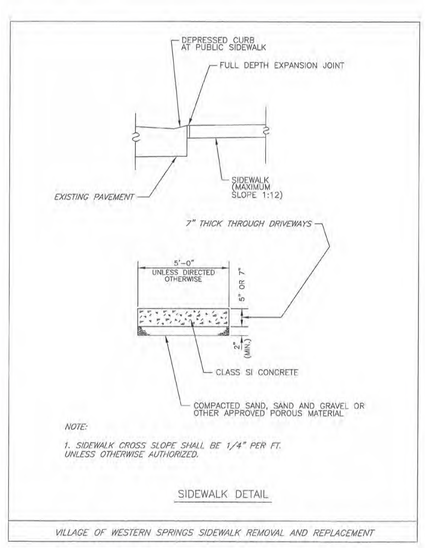


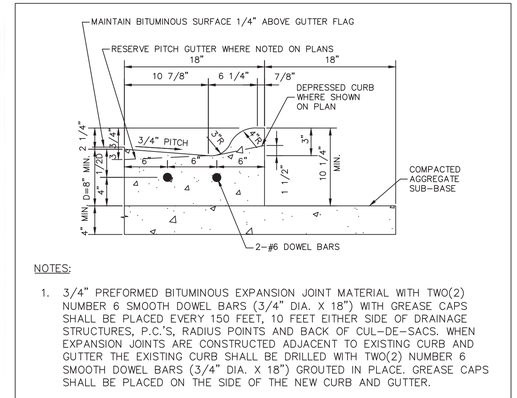




General Notes:

1. ALL PATCHES SHALL BE BACKFILLED WITH COMPACTED AGGREGATE AND TOPPED WITH 2" BITUMINOUS COLD PATCH AT THE END OF DAY.
2. PERMANANT PATCH SHALL BE INSTALLED WITHIN 30 DAYS.
3. ALL PAVEMENT PATCHES SHALL SPAN THE FULL LANE WIDTH. ANY PATCHING THAT EFFECTS BOTH LANES SHALL SPAN THE ENTIRE WIDTH OF THE ROADWAY.
4. CONCRETE PATCHES SHALL BE FULL CONCRETE PANEL REPLACEMENT, HALF STREET AT THE TIME TO MAINTAIN TRAFFIC. NO PARTIAL AREA PATCHING WILL BE PERMITTED.
5. DELIVERY TICKET REQUIRED FOR ALL PCC TRUCKS. CONCRETE WILL BE REJECTED IF DELIVERY TIME EXCEEDS 90 MINUTES.
6. CONTRACTORS ARE REQUIRED TO RESTABLISH ADJACENT CONCRETE PANELS IF WORK OCCURS ON A JOINTED LOAD TRANSFER DEVICE.
7. BITUMINOUS PAVEMENT SPECIFICATIONS:
   - BINDER IL 190 N50
   - SURFACE MIX D N50
   - TEMPERATURE = 250 - 350 DEGREES F



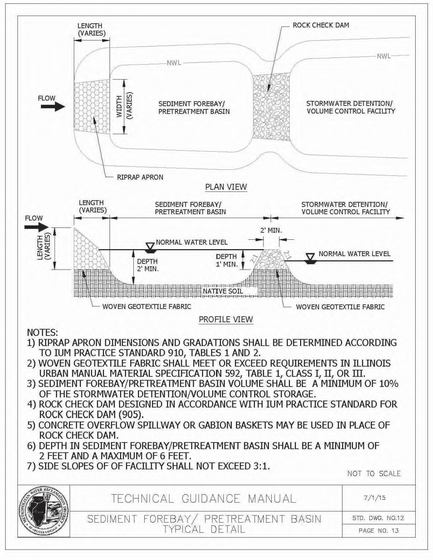


NOTES:

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO(2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") WITH GREASE CAPS SHALL BE PLACED EVERY 150 FEET, 10 FEET EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER THE EXISTING CURB SHALL BE DRILLED WITH TWO(2) NUMBER 6 SMOOTH DOWEL BARS (3/4" DIA. X 18") GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR(24) HOURS AND SEALED WITH A CITY APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

M3.12 CURB AND GUTTER

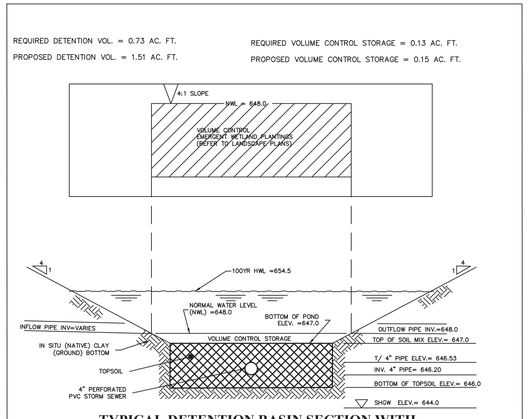
NOT TO SCALE



NOTES:
1) RIPRAP APRON DIMENSIONS AND GRADATIONS SHALL BE DETERMINED ACCORDING TO IUM PRACTICE STANDARD 910, TABLES 1 AND 2.
2) WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED REQUIREMENTS IN ILLINOIS URBAN MANUAL MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.
3) SEDIMENT FOREBAY/PRETREATMENT BASIN VOLUME SHALL BE A MINIMUM OF 10% OF THE STORMWATER DETENTION/VOLUME CONTROL STORAGE.
4) ROCK CHECK DAM DESIGNED IN ACCORDANCE WITH IUM PRACTICE STANDARD FOR ROCK CHECK DAM (905).
5) CONCRETE OVERFLOW SPILLWAY OR GABION BASKETS MAY BE USED IN PLACE OF ROCK CHECK DAM.
6) DEPTH IN SEDIMENT FOREBAY/PRETREATMENT BASIN SHALL BE A MINIMUM OF 2 FEET AND A MAXIMUM OF 6 FEET.
7) SIDE SLOPES OF OF FACILITY SHALL NOT EXCEED 3:1.

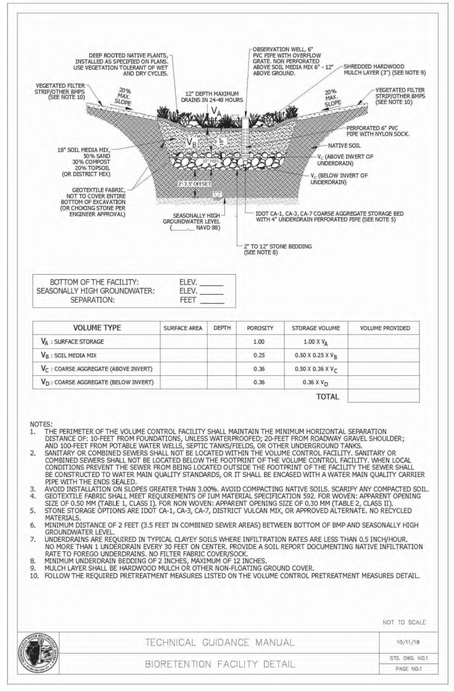
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
SEDIMENT FOREBAY/ PRETREATMENT BASIN TYPICAL DETAIL	STD. DWG. NO.12
	PAGE NO. 13



TYPICAL DETENTION BASIN SECTION WITH VOLUME CONTROL STORAGE

NOT TO SCALE



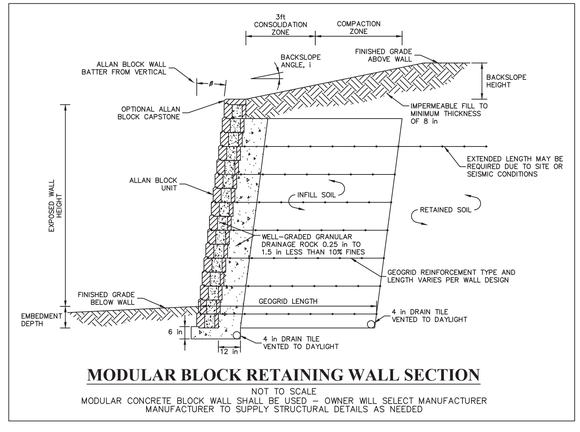
BOTTOM OF THE FACILITY:	ELEV. _____
SEASONALLY HIGH GROUNDWATER:	ELEV. _____
SEPARATION:	FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE			1.00	1.00 X V_A	
V_B : SOIL MEDIA MIX			0.25	0.50 X 0.25 X V_B	
V_C : COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 X 0.36 X V_C	
V_D : COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 X V_D	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592, FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/11/18
BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
	PAGE NO.1



MODULAR BLOCK RETAINING WALL SECTION

NOT TO SCALE

MODULAR CONCRETE BLOCK WALL SHALL BE USED – OWNER WILL SELECT MANUFACTURER MANUFACTURER TO SUPPLY STRUCTURAL DETAILS AS NEEDED

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	08-19-24	PER VILLAGE REVIEW	SDD
3	10-17-24	PER CCDOTH REVIEW	DMV
4	11-04-24		

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

14
OF
19

PROJECT DETAILS

L:\Projects\2024\24-0001\Engineering\DWG\Plan\24-0001 EC.dwg Plot Date:11/4/2024 4:09:56 PM By:sdodik

LIGHTING THE WAY®

Post Top Luminaires • Acorn



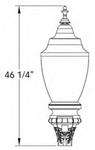
K124 PARAGON

With a selection of decorative rings and struts plus a solid spun top option, the K124 Paragon is perhaps our most decorative luminaire. It offers the beauty of a period appearance with the practicality of the superior lighting performance needed to meet today's demanding lighting standards.

LED OPTICAL SYSTEMS: 3E 3R 2E

HID OPTICAL SYSTEMS: INT EXT VL1 VL2





K124 DECORATIVE OPTIONS



Finials - F#1, F#2, F#3
Many decorative finials are available to modify the look of the K124 Paragon globe. The F#2 finial is standard; refer to page 43 to view other finial options.



GE Decorative Ring
An optional accessory that gives a clean but elegant look to the K124 Paragon luminaire. It is one of many decorative filigrees available.



Westinghouse Decorative Ring & Struts
An optional accessory based on the original Westinghouse design. This accurate reproduction of a historical design graces the streets of numerous cities and towns.



Special Decorative Ring & Struts
A special custom decorative filigree is available as an option. Many towns and cities choose to use their own distinctive logos, making the K124 Paragon a truly unique luminaire. (state of Louisiana crest depicted above)



GE Decorative Ring and Struts
An optional accessory based on an accurate historical reproduction of the original General Electric Lighting Company design.



Solid Spun Aluminum Top
Although mandatory with the VL2, it is a decorative option on all the other optical systems. When combined with one of the other decorative filigrees, it adds to the traditional ambience of the K124 Paragon luminaire.



K124 PARAGON - LED

The King Luminaire Paragon Luminaire is undoubtedly one of the most gracefully proportioned of the acorn luminaires. Teamed with King Luminaire's high performance LED engines it makes for a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3 and Type III & V for the B2.

P4 LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either Type II, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K124 Paragon cast components (including optional ring and struts) shall consist of a heavy cast aluminum. The main body, or capital, acts as an enclosure for the ballast assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY
The protective globe shall be molded of either; rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotolock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K124 Paragon suitable for an outdoor environment.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000 & 4000K (+/-300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maxmum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include: strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K124 Paragon LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:
1.80 sq. ft.

FIXTURE WEIGHT:
40 lbs

DLC LISTED · CSA US · SGS

Not all product variations listed on this page are DLC qualified. Visit www.kinglighting.org/search to confirm qualification. Contact King Luminaire for product specifications that are exempt from DLA Certification. 04-09-2024

FIXTURE OPTIONS

K124 PARAGON - LED

Capital Options



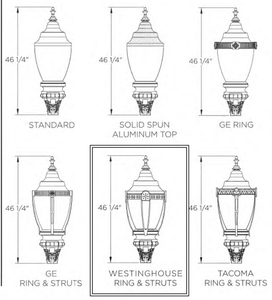
DECORATIVE OPTION

Finial Options



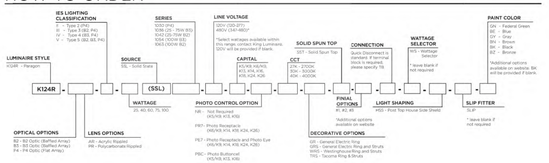
DECORATIVE OPTION

Decorative Options



DECORATIVE OPTION

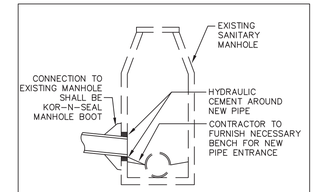
HOW TO ORDER



StressCrete GROUP

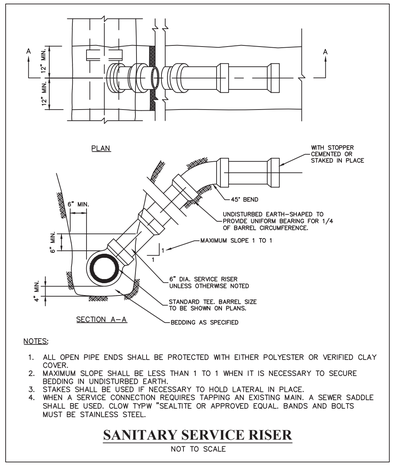
www.scgrp.com

King Luminaire
LIGHTING THE WAY®



CONNECT TO EXIST. SANITARY MANHOLE

NOT TO SCALE

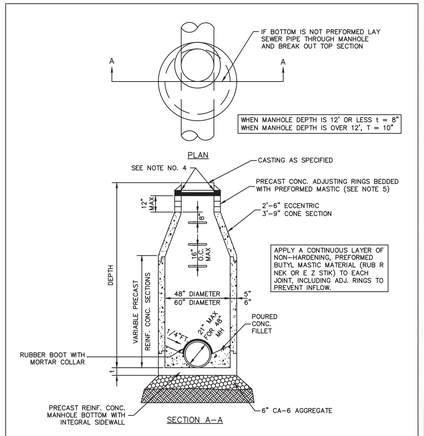


NOTES:

1. ALL OPEN PIPE ENDS SHALL BE PROTECTED WITH EITHER POLYESTER OR VERIFIED CLAY COVER.
2. MAXIMUM SLOPE SHALL BE LESS THAN 1 TO 1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
3. STAKES SHALL BE USED IF NECESSARY TO HOLD LATERAL IN PLACE.
4. WHEN A SERVICE CONNECTION REQUIRES TAPPING AN EXISTING MAIN, A SEWER SADDLE SHALL BE USED. CLOW TYPW "SEALTITE OR APPROVED EQUAL. BANDS AND BOLTS MUST BE STAINLESS STEEL.

SANITARY SERVICE RISER

NOT TO SCALE

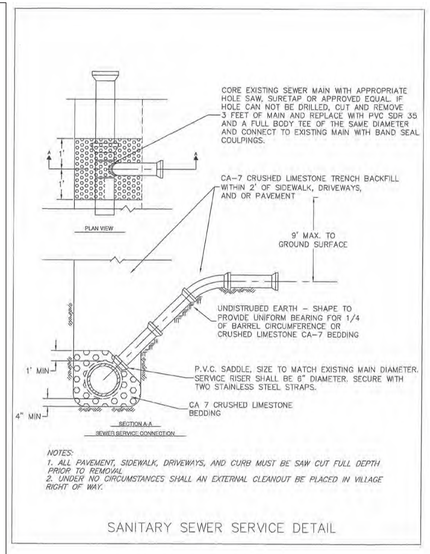


NOTES:

1. FOR STEPS SEE CAST IRON STEPS DETAIL.
2. ALTERNATE MANHOLE BOTTOM = PRECAST REINF. CONC. BASE.
3. PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
4. CONCRETE FILLETS SHALL BE MADE WITH MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN CASTING, RINGS OR TOP OF STRUCTURE.
5. WHEN ADJUSTMENTS ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO PRECAST CONCRETE RINGS SET IN A BED OF PREFORMEDNON--HARDENING MASTIC (RUB R NEK OR APPROVED EQUAL) TO A MAXIMUM HEIGHT OF TWELVE INCHES.
6. TWO INCH ADJUSTING RINGS SHALL ONLY BE PERMITTED WHEN THE HEIGHT OF THE ADJUSTMENT IS LESS THAN 3 INCHES.

SANITARY MANHOLE

NOT TO SCALE



NOTES:
1. ALL PAVEMENT, SIDEWALK, DRIVEWAYS, AND CURB MUST BE SAW CUT FULL DEPTH PRIOR TO REMOVAL.
2. UNDER NO CIRCUMSTANCES SHALL AN EXTERNAL CLEANOUT BE PLACED IN VILLAGE RIGHT OF WAY.

SANITARY SEWER SERVICE DETAIL

CONTECH ENGINEERED SOLUTIONS

SPECIFICATION FOR CORRUGATED METAL PIPE

ULTRA FLO® PIPE – ALUMINUM

1.0 GENERAL

1.1 This specification covers the manufacture and installation of the ULTRA FLO (UF) corrugated aluminum pipe or pipe-arch (PA) detailed in the project plans.

2.0 DESIGN STANDARDS

2.1 The UF pipe or PA meets the design parameters of the American Association of State Highway and Transportation Officials (AASHTO) Standard Specification for Highway Bridges, and/or AASHTO LRFD Bridge Design.

3.0 MATERIAL

3.1 The Aluminum coils shall conform to the applicable requirements of AASHTO M 197 or ASTM B744.

4.0 PIPE

4.1 The UF pipe or PA shall be manufactured with the ¾" X ¾" X 7 ½" external rib in accordance with the applicable requirements of AASHTO M 196 or ASTM B745. The pipe sizes and gauges shall be as shown on the project plans.

4.2 All fabrication of the product shall occur within the United States.

5.0 COUPLING BANDS

5.1 Coupling bands for the UF shall be made of the same base metal and coatings as the UF to a minimum of 18 gauge.

5.2 Ends of the UF are rerolled with annular corrugations for proper indexing.

5.3 Connection fasteners will be provided.

6.0 HANDLING & ASSEMBLY

6.1 Refer to the recommendations per the manufacturer's guidelines.

7.0 INSTALLATION

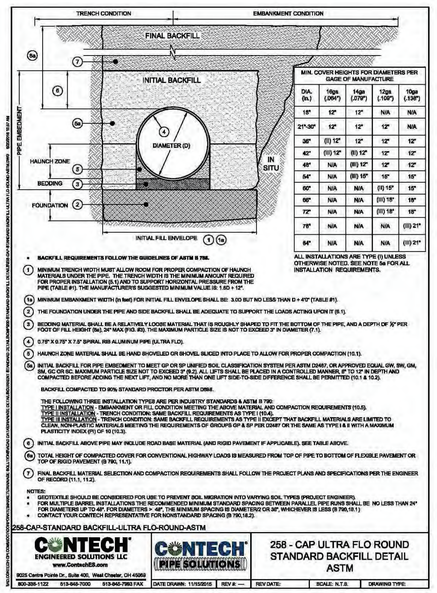
7.1 The installation shall be in accordance with AASHTO Standard Specifications for Highway Bridges, LRFD Section 26, Division II, or ASTM 8788 and in conformance with the project plans and specifications. If there are any inconsistencies or conflicts, the contractor must bring them to the attention of the project engineer.

7.2 It is always the contractor's responsibility to follow OSHA guidelines for safe practices.

8.0 CONSTRUCTION LOADS

8.1 Construction loads may be greater than design loads. The contractor shall follow the recommendations for additional compacted material per manufacturer's guidelines.

11/9/2016



MIN. COVER HEIGHTS FOR DIAMETERS PER GAUGE OF MANUFACTURE

DIA. (in.)	16ga. (.064")	14ga (.079")	12ga (.109")	10ga (.138")
18"	12"	12"	N/A	N/A
21"-30"	12"	12"	12"	N/A
36"	(5) 12"	12"	12"	12"
42"	(5) 12"	(5) 12"	12"	12"
48"	N/A	(5) 12"	12"	12"
54"	N/A	(5) 15"	15"	15"
60"	N/A	N/A	(5) 15"	15"
66"	N/A	N/A	(5) 15"	18"
72"	N/A	N/A	(5) 15"	18"
78"	N/A	N/A	N/A	(5) 21"
84"	N/A	N/A	N/A	(5) 21"

ALL INSTALLATIONS ARE TYPE (1) UNLESS OTHERWISE NOTED. SEE NOTE 5a FOR ALL INSTALLATION REQUIREMENTS.

* BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF ASTM B 788.

1 MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE TRENCH WIDTH IS THE MINIMUM AMOUNT REQUIRED FOR PROPER INSTALLATION (5.1) AND TO SUPPORT HORIZONTAL PRESSURE FROM THE PIPE (TABLE #1). THE MANUFACTURER'S SUGGESTED MINIMUM VALUE IS: 1.5D + 12".

1a MINIMUM EMBANKMENT WIDTH (in feet) FOR INITIAL FILL ENVELOPE SHALL BE: 3.0D BUT NO LESS THAN D + 4'0" (TABLE #1).

2 THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (6.1).

3 BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A DEPTH OF 30" PER FOOT OF FILL HEIGHT (3a), 24" MAX (F/D .83). THE MINIMUM PARTICLE SIZE IS NOT TO EXCEED 2" IN DIAMETER (7.1).

4 0.79" X 0.79" X 7.5" SPIRAL RIB ALUMINUM PIPE (ULTRA FLO).

5 HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (10.1).

5a INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET 90% OR 95% LIMITED ROCK CLASSIFICATION SYSTEM PER ASTM D2487, OR APPROVED EQUAL. GW, SW, GM, SM, GC OR SC. MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (6.2). ALL LIFTS SHALL BE PLACED IN A CONTROLLED MANNER, 8" TO 12" IN DEPTH AND COMPACTED BEFORE ADDING THE NEXT LIFT, AND NO MORE THAN ONE LIFT SIDE-TO-SIDE DIFFERENCE SHALL BE PERMITTED (10.1 & 10.2).

BACKFILL COMPACTED TO 95% STANDARD PROCTOR PER ASTM D698.

THE FOLLOWING THREE INSTALLATION TYPES ARE PER INDUSTRY STANDARDS & ASTM B 788:
TYPE 1 INSTALLATION - EMBANKMENT OR FILL CONDITION MEETING THE ABOVE MATERIAL AND COMPACTION REQUIREMENTS (10.5).
TYPE 2 INSTALLATION - TRENCH CONDITION; SAME BACKFILL REQUIREMENTS AS TYPE 1 (10.4).
TYPE 3 INSTALLATION - TRENCH CONDITION; SAME BACKFILL REQUIREMENTS AS TYPE 1 EXCEPT "THAT BACKFILL MATERIALS ARE LIMITED TO CLEAN, NON-PLASTIC MATERIALS MEETING THE REQUIREMENTS OF GROUPS GP & SP PER OSHT OR THE SAME AS TYPE 1 & 2 WITH A MAXIMUM PLASTICITY INDEX (PI) OF 10 (10.3).

6 INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE), SEE TABLE ABOVE.

6a TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (9.790, 11.1).

7 FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (11.1, 11.2).

NOTES:
* GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
* FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED MINIMUM STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE: NO LESS THAN 24" FOR DIAMETERS UP TO 48", FOR DIAMETERS > 48", THE MINIMUM SPACING IS DIAMETER/2 OR 30", WHICHEVER IS LESS (9.790,10.1)
* CONTACT YOUR CONTECH REPRESENTATIVE FOR HEADSTANDARD SPACING (9.790, 10.2).

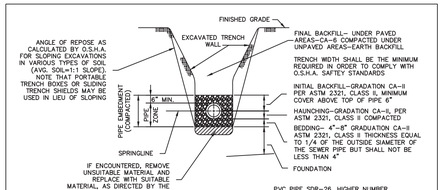
258-CAP-STANDARD BACKFILL-ULTRA FLO-ROUND-ASTM

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 | 513-645-7000 | 513-645-7993 FAX

CONTECH PIPE SOLUTIONS

258 - CAP ULTRA FLO ROUND STANDARD BACKFILL DETAIL ASTM

DATE DRAWN: 11/10/2015	REV #: ---	REV DATE:	SCALE: N.T.S.	DRAWING TYPE:



NOTES:

1. PAY LINE: ID/OD OF PIPES PLUS 20"/24" PIPE SIZES--UP TO 24" USE ID PLUS 20" OVER 24" USE OD PLUS 24"
2. IN PAVED AREAS ALL TRENCHES SHALL BE JETTED IN CONFORMANCE WITH SECTION 550.07(METHOD 3), OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED 1-1--97 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
3. FOUNDATION IS REQUIRED IF DEEMED NECESSARY BY THE PROJECT DESIGN ENGINEER.

TRENCH SECTION

FOR PVC SANITARY SEWER
NOT TO SCALE

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	08-19-24	PER VILLAGE REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

DESIGNTEK ENGINEERING, INC.
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MOKENA, ILLINOIS 60448
(708) 326-4961
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IL PROF. LIC. NO.: 184-003740

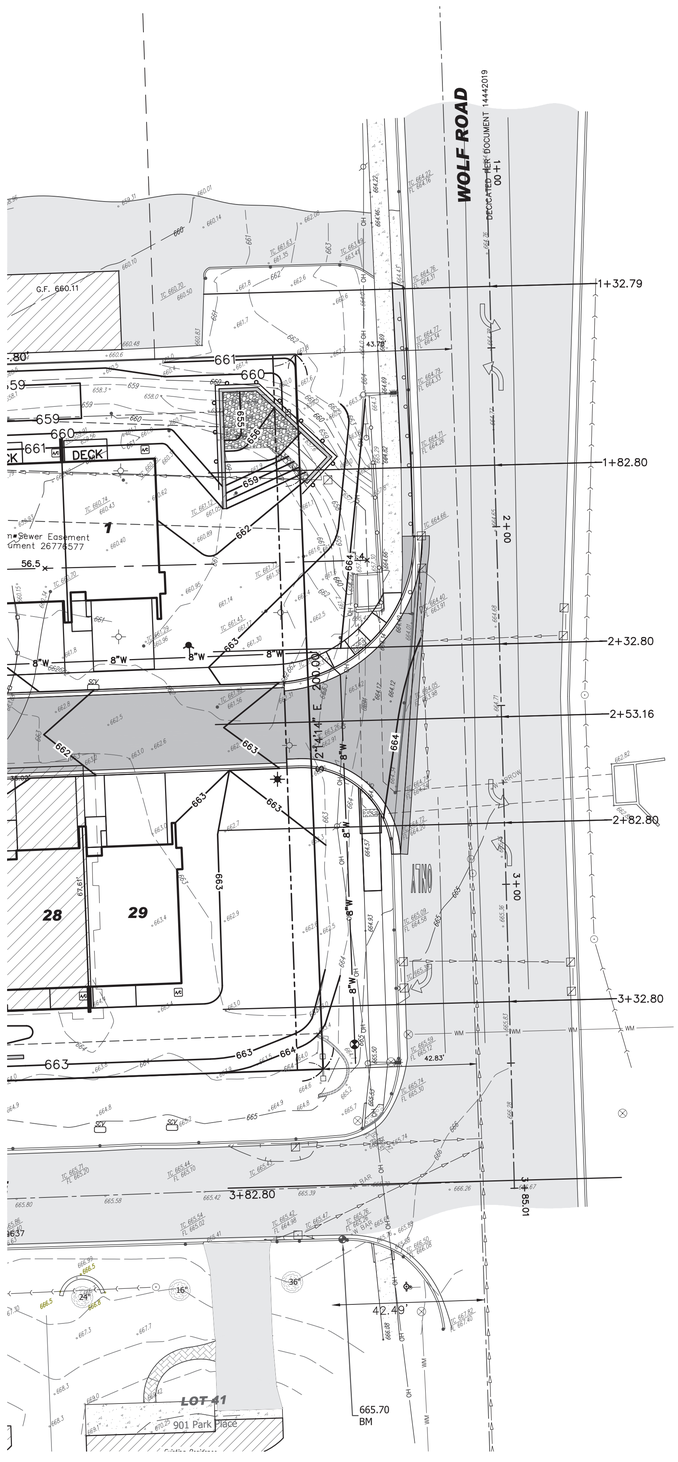
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PROJECT INFORMATION	
Project No.:	24-0001
Scale:	NONE
Date:	MAY 22, 2024
Design By:	SDD
Drawn By:	DEI
Checked By:	SDD

15 OF 19

PROJECT DETAILS

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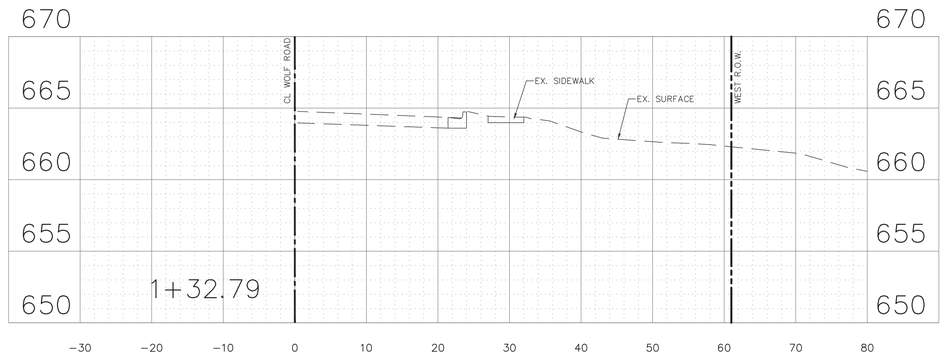


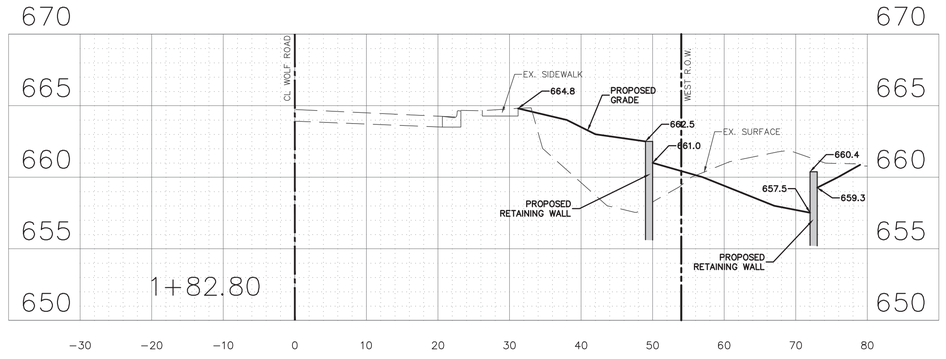
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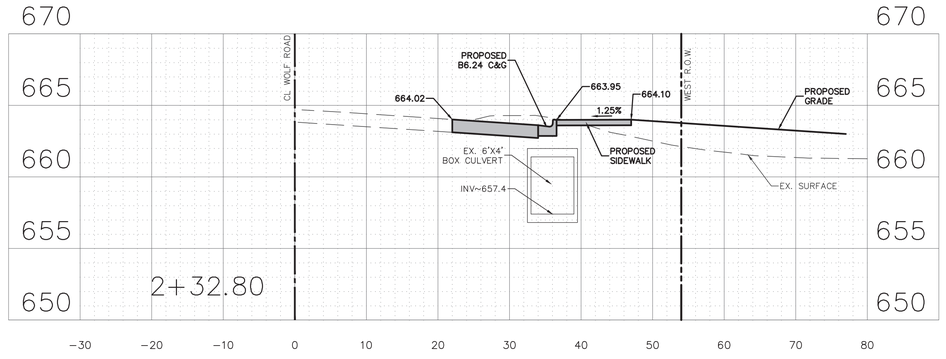
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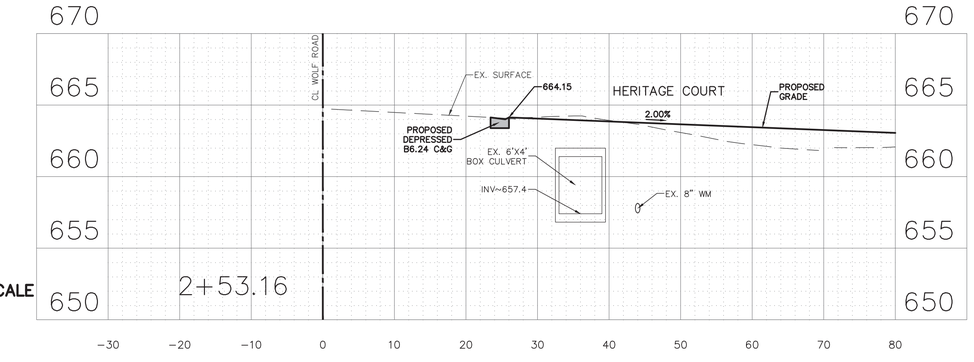
(IN FEET)

1 inch = 20 ft.









CROSS–SECTION SCALE
H: 1" = 10'
V: 1" = 5'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	08-27-24	PER WDS REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV

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IL PROF. LIC. NO.: 184-003740

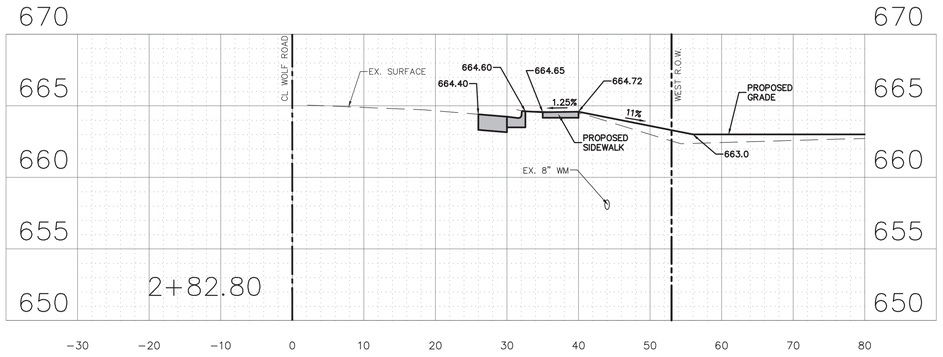
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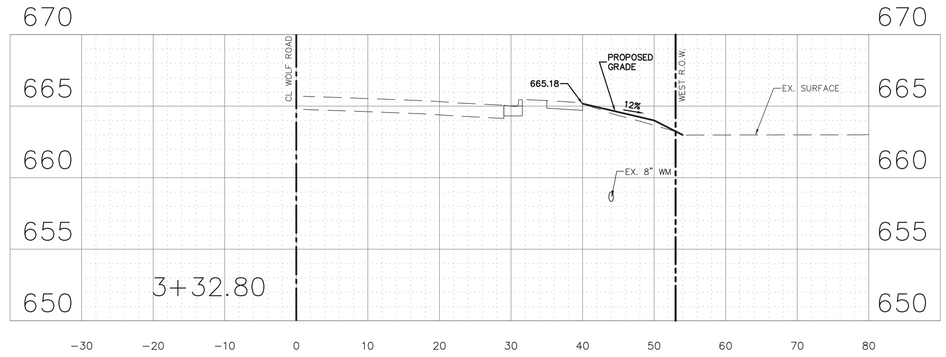
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Scale: AS SHOWN
Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

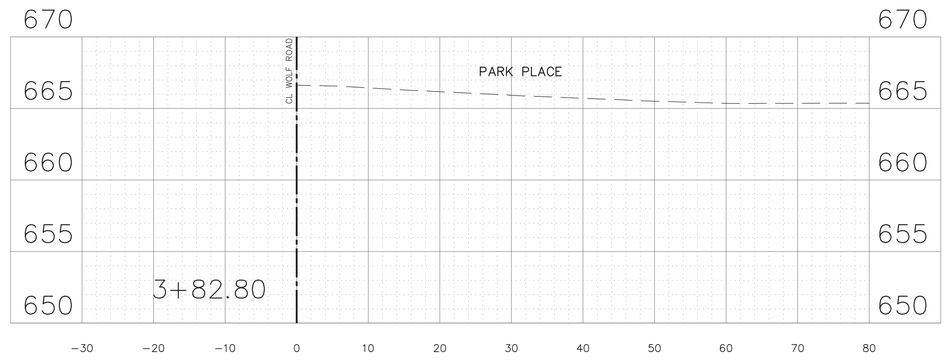
16
OF
19

CROSS SECTIONS STA. 1+32.79 TO 2+53.16

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CROSS–SECTION SCALE
H: 1" = 10'
V: 1" = 5'

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NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	08-19-24	PER WDOT REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV

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FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

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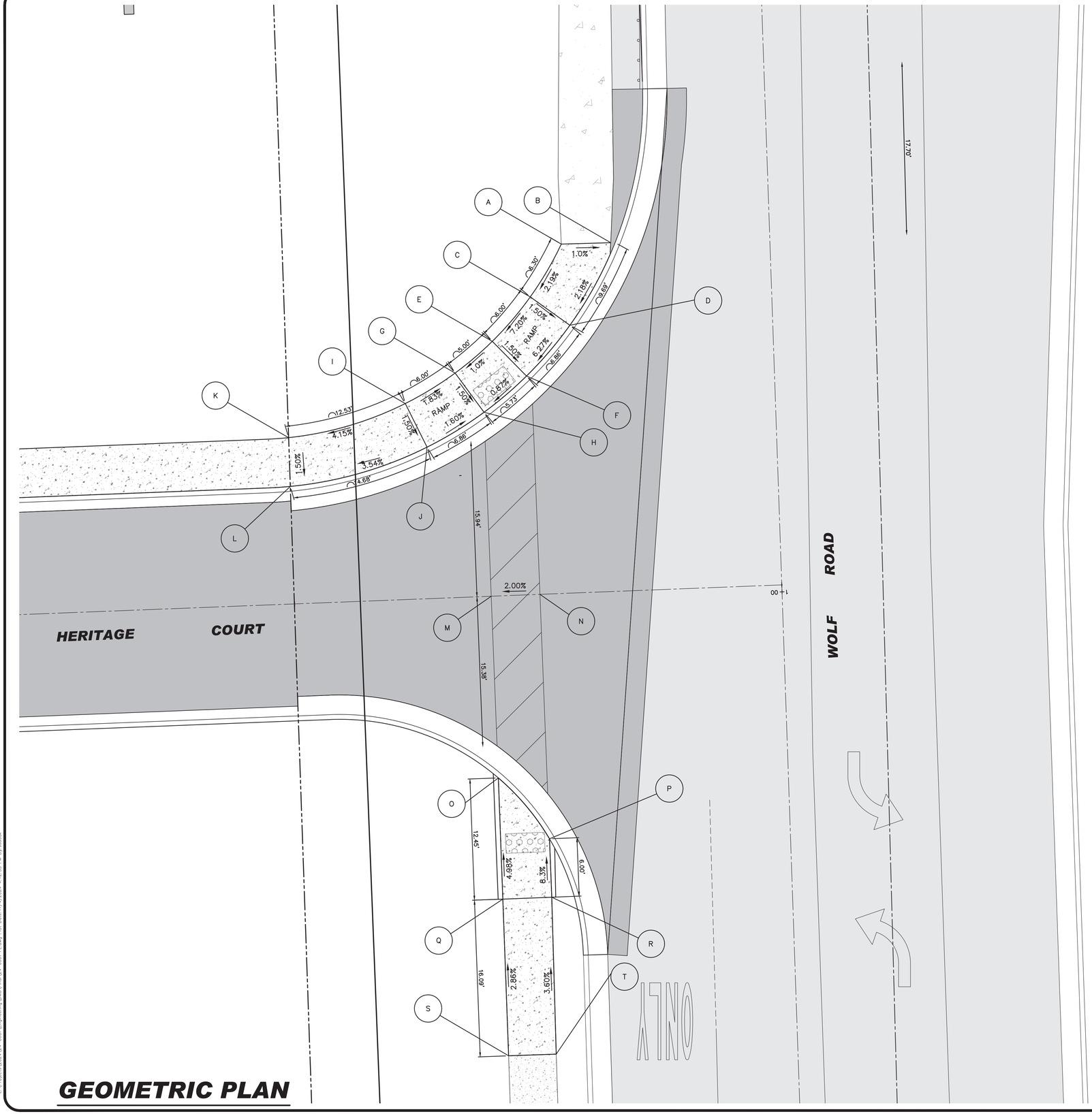
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PROJECT INFORMATION
Project No.: 24–0001
Scale: AS SHOWN
Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

17
OF
19

CROSS SECTIONS STA. 2+82.80 TO 3+82.80

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GEOMETRIC PLAN

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

	STATION	OFFSET	ELEV.
A	2+17.70	32.03' R.	664.47ME
B	2+17.70	26.96' R.	664.42ME
C	2+23.03	33.37' R.	664.28
D	2+26.03	31.40' R.	664.21
E	2+27.48	39.38' R.	663.85
F	2+31.14	35.97' R.	663.78
G	2+30.63	43.28' R.	663.78
H	2+34.74	40.42' R.	663.71
I	2+33.62	48.48' R.	663.89
J	2+38.14	46.37' R.	663.82
K	2+36.79	60.53' R.	663.37
L	2+41.80	60.50' R.	663.30
M	2+53.63	40.21' R.	664.15
N	2+53.57	35.20' R.	664.05
O	2+72.59	39.99' R.	663.69
P	2+78.55	34.99' R.	663.81
Q	2+84.61	39.84' R.	664.31
R	2+84.56	34.93' R.	664.31
S	3+00.83	39.71' R.	694.77ME
T	3+00.79	34.82' R.	664.89ME

PAVEMENT LEGEND

- ASPHALT PAVEMENT
  2" BIT. CONCRETE SURFACE COURSE CL1
  2" BIT. CONCRETE BINDER COURSE
  9" AGGREGATE BASE COURSE, CA-6
- CONCRETE DRIVEWAY
  7" P.C.C.
  2" AGGREGATE BASE COURSE
- CONCRETE SIDEWALK
  7" P.C.C.
  2" AGGREGATE BASE
- CONCRETE CURB RAMP
  8" P.C.C.
  4" AGGREGATE BASE COURSE

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DMV
2	08-15-24	PER WSFD REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDDOTH REVIEW	DMV

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FINAL ENGINEERING PLANS
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WESTERN SPRINGS, ILLINOIS

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IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

18
OF
19

ADA DETAIL

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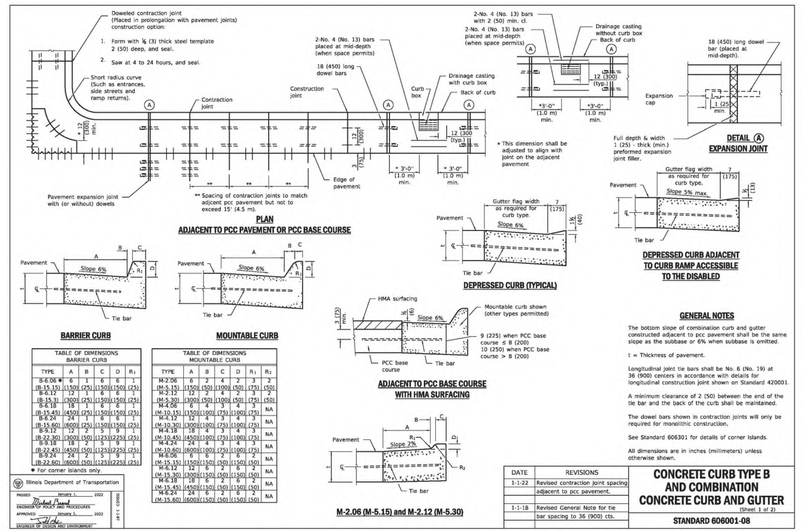


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R1	R2
M-2.06 ●	6	12	6	6	1	3
(M-15.15)	(150)	(25)	(150)	(150)	(25)	(75)
M-2.12	12	6	6	6	1	3
(M-15.3)	(300)	(25)	(150)	(150)	(25)	(75)
M-4.06	6	12	6	6	1	3
(M-15.45)	(450)	(25)	(150)	(150)	(25)	(75)
M-4.12	12	6	6	6	1	3
(M-15.60)	(600)	(25)	(150)	(150)	(25)	(75)
M-6.12	12	6	6	6	2	5
(M-22.90)	(600)	(50)	(150)	(150)	(50)	(125)

● For corner islands only.

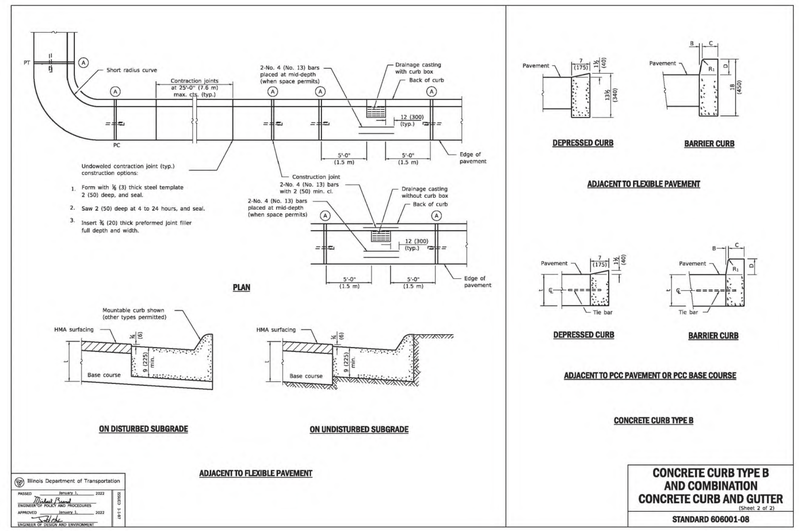
TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R1	R2
M-2.06	6	12	6	6	2	5
(M-5.15)	(150)	(25)	(150)	(150)	(50)	(125)
M-2.12	12	6	6	6	2	5
(M-5.30)	(300)	(25)	(150)	(150)	(50)	(125)
M-4.06	6	12	6	6	1	NA
(M-10.15)	(150)	(100)	(75)	(150)	(25)	NA
M-4.12	12	6	6	6	1	NA
(M-10.30)	(300)	(100)	(75)	(150)	(25)	NA
M-4.18	18	6	6	6	1	NA
(M-10.45)	(450)	(100)	(75)	(150)	(25)	NA
M-4.24	24	6	6	6	1	NA
(M-10.60)	(600)	(100)	(75)	(150)	(25)	NA
M-6.12	12	6	6	6	2	NA
(M-15.30)	(300)	(100)	(150)	(150)	(50)	NA
M-6.18	18	6	6	6	2	NA
(M-15.45)	(450)	(100)	(150)	(150)	(50)	NA
M-6.24	24	6	6	6	2	NA
(M-15.60)	(600)	(100)	(150)	(150)	(50)	NA

Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) ctr.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-08



Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTHA

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-08

SPECIAL PROVISION
FOR
DETECTABLE WARNINGS (SPECIAL)

Effective: *10/01/18 (Modification of IDOT D1 Special Provision for Detectable Warnings (Special) in City of Chicago)*
Revised: *4/13/21 (added Galvanized and Stainless Steel material options)*

Description:

Work under this Item shall consist of installing cast iron or steel detectable warning tiles as shown on the plans. Work shall be performed according to Section 424 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, except as herein modified.

Materials:

Detectable warning tiles shall be of uniform quality, and free of surface defects. The detectable warnings shall be constructed out of one of the following:
1) Cast iron meeting requirements of ASTM A 48 Class 30 or better.
2) Galvanized steel – 10 gauge, C90 galvanization or better
3) Stainless steel – 10 gauge or better

The dome size and spacing of the detectable warnings shall meet all requirements of sections R305.1.1 and R305.1.2 of PROWAG.

The color of the detectable warning tiles is to be approved by the Engineer unless otherwise specified in the plans and comply with the requirements of section R305.1.3 of PROWAG.

If a concrete border is required for installation of the detectable warnings, it shall comply with section R305.2 of PROWAG.

Responsibility of the Contractor:

The contractor shall verify all dimensions with the product manufacturer. If using radial units, the contractor shall verify that the radius of the detectable warnings supplied by the manufacturer matches that of the curb radius.

The contractor shall ensure that the supplied detectable warnings allow placement of the rows of domes that are aligned parallel with the path of travel. Where detectable warnings are radial, dome orientation is not significant.

The contractor shall ensure a maximum vertical transition of ¼" between the edge of the detectable warnings and adjacent concrete.

Measurement and Payment:

This work will be paid for at the contract unit price per square foot for DETECTABLE WARNINGS (SPECIAL).

MUNICIPALITY, IL MUNICIPALITY, IL MAKE TOWNSHIP	COUNTY HIGHWAY: XXX LOCAL STREET: XXXX SECTION: XX-XXXX-XX-XX	COUNTY OF COOK DEPARTMENT OF TRANSPORTATION AND HIGHWAYS	COMPUTED: XXX DRAWN: XXX CHECKED: XXX REVISIONS / DATE NEW STANDARD SECTION C-O / 11/2021	PORTLAND CEMENT CONCRETE SIDEWALK CONSTRUCTION DETAIL COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS STANDARD C-603	C-XXX NOT TO SCALE / SHEET 2

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	09-17-24	PER VILLAGE REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CCDOTH REVIEW	DMV

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FINAL ENGINEERING PLANS
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5600 SOUTH WOLF ROAD
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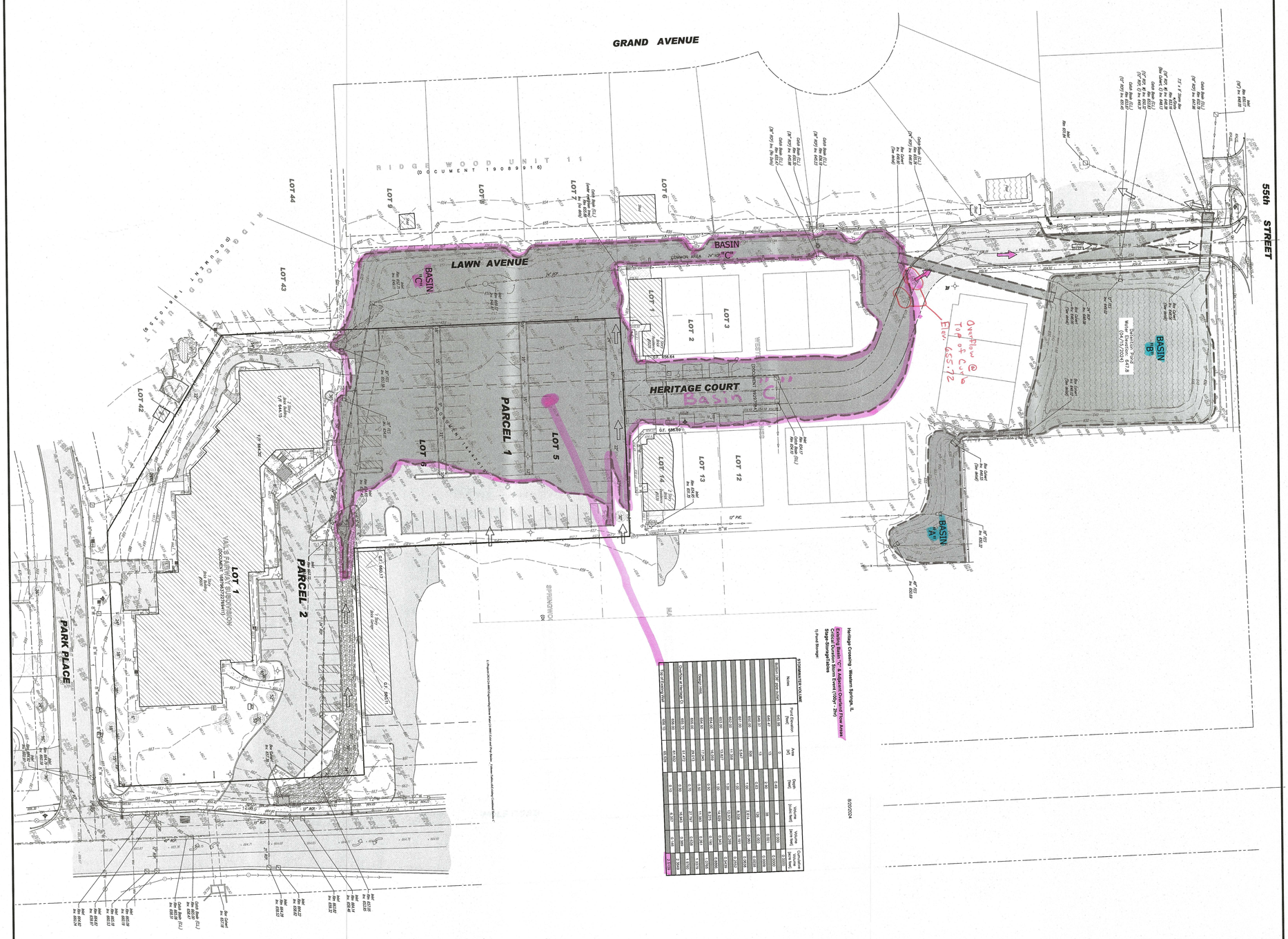
PROJECT INFORMATION

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Scale: AS SHOWN
Date: DATE
Design By: SDD
Drawn By: DJB
Checked By: SDD

19 OF 19

CCDOTH DETAILS

L:\Projects\2024\24-0001\Engineering\Storm Water\24-0001 EXISTING CONDITIONS FLOODING EXHIBIT.dwg Plot Date:10/17/2024 3:21:58 PM By:sdudek


GRAND AVENUE
55th STREET
LAWN AVENUE
HERITAGE COURT
PARK PLACE
RIDGEWOOD UNIT 11
(DOCUMENT 1908916)
RIDGEWOOD UNIT 12
(DOCUMENT 1909000)
VALLEY FARM SUBDIVISION
(DOCUMENT 1004/0000)
PARCEL 1
PARCEL 2
LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
LOT 7
LOT 8
LOT 12
LOT 13
LOT 14
LOT 42
LOT 43
LOT 44
BASIN "A"
BASIN "B"
BASIN "C"
COMMON AREA
Overflow @ Top of Curb Elev. 655.72
Basin C
Detention Pond (0.6 Ac-Ft)
Water Elevation 647.8
G.F. 656.59
G.F. 660.17
G.F. 660.17
12" PVC
15" RCP
18" RCP
24" RCP
30" RCP
36" RCP
8" W
12" W
16" W
20" W
24" W
30" W
36" W
Cedar Rapids (IL) Inv. 653.87
Cedar Rapids (IL) Inv. 653.87
Cedar Rapids (IL) Inv. 653.87


55TH STREET
HERITAGE COURT
915 W. 55th Street
5505 Grand Avenue
5507 Grand Avenue
5511 Grand Avenue
LOT 5
5515 Grand Avenue
LOT 7
5519 Grand Avenue
LOT 8
5523 Grand Avenue
LOT 9
5527 Grand Avenue
5601 Lawn Drive
LOT 44
5605 Lawn Drive
LOT 43
5509 Lawn Drive
LOT 42
Basin "B"
Retention Pond
Water Elevation: 647.8
(04/15/2024)
Basin "A"
Basin "C"
Overflow @
Top of Curb
Elev 655.72
WESTERN SPRINGS TOWNHOMES
(DOCUMENT 89297584)
LOT 3
LOT 2
LOT 1
LOT 12
LOT 13
LOT 14
S. Line, N.
75', Lot 4
MAXTED SUBD
(DOCUMENT 144
SPRINGWOOD MANOR
(DOCUMENT 227694
RIDGEWOOD UNIT 11
(DOCUMENT 19899916)
HERITAGE COURT
WOLF ROAD
PARK PLACE
RIDGEWOOD COURT
(DOCUMENT 19610359)
5' P.U.E. per
Document 109089916
10' P.U.E. per
Document 19610359
Document 109089916
Document 19610359
WRL = 654.5
WRL = 648.0
BOTTOM = 647.0
ESHGWT = 644.0
1 Story
Brick
Residence
#5515
2 Story
Brick
Residence
#5509
1 Story
Brick Garage
S.F. 660.17
S.F. 660.11
8.0' Wide
Parkway
Drainage
Easement
8.0' Wide
Parkway
Drainage
Easement
8" W
8" W
8" W

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FINAL STORMWATER MANAGEMENT REPORT



FOR:

HERITAGE CROSSING
WSTERN SPRINGS, ILLINOIS

Prepared For:

McNaughton Development
11S220 Jackson Street – Suite 101
Burr Ridge, Illinois 60527
(630) 325-3400

November 6, 2024

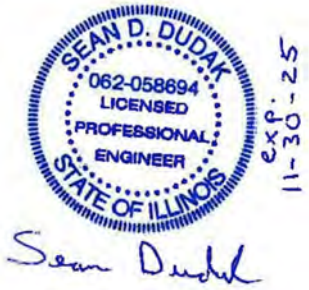


TABLE OF CONTENTS

Summary

FEMA FIRM

USDA Soils Report

Soil Investigation Report – Estimated Seasonal High Groundwater Level

Existing Detention Basins – Stormwater Storage Volume Verification

On-Site Existing & Proposed Conditions Summary Analysis Tables

Off-Site Existing & Proposed Conditions Summary Analysis Tables

Off-Site Upstream Tributary Area Analysis Documentation

Stormwater Management Analysis Existing Conditions

- Analysis Documentation
- 2yr-2hr Storm Event (peak flowrate & elevations)
- 10yr-2hr Storm Event (peak flowrate & elevations)
- 100yr-1hr Storm Event (peak flowrate & elevations)

Stormwater Management Analysis Proposed Conditions

- Analysis Documentation
- 2yr-2hr Storm Event (peak flowrate & elevations)
- 10yr-2hr Storm Event (peak flowrate & elevations)
- 100yr-1hr Storm Event (peak flowrate & elevations)

SUMMARY

The Heritage Crossing re-development is approximately 2.41 gross acres with the current use being professional office buildings with associated parking lot areas. The proposed re-development consists of residential single family attached units with related roadway, utilities, stormwater management area. The existing stormwater management facility (South Detention Pond) owned and maintained by the Village of Western Springs will be enhanced to provide the MWRD required volume control elements and includes increased stormwater storage volume to provide additional detention to attenuate more of the off-site upstream stormwater run-off prior to being released downstream. The FEMA FIRM map 17031CO467J effective 8/19/2008 indicates that there are no special flood hazard areas (floodplain) on the subject property (Zone "X"). The intent of this report is to convey the existing site conditions along with the final planning development and calculations that have been completed to support the Final Engineering.

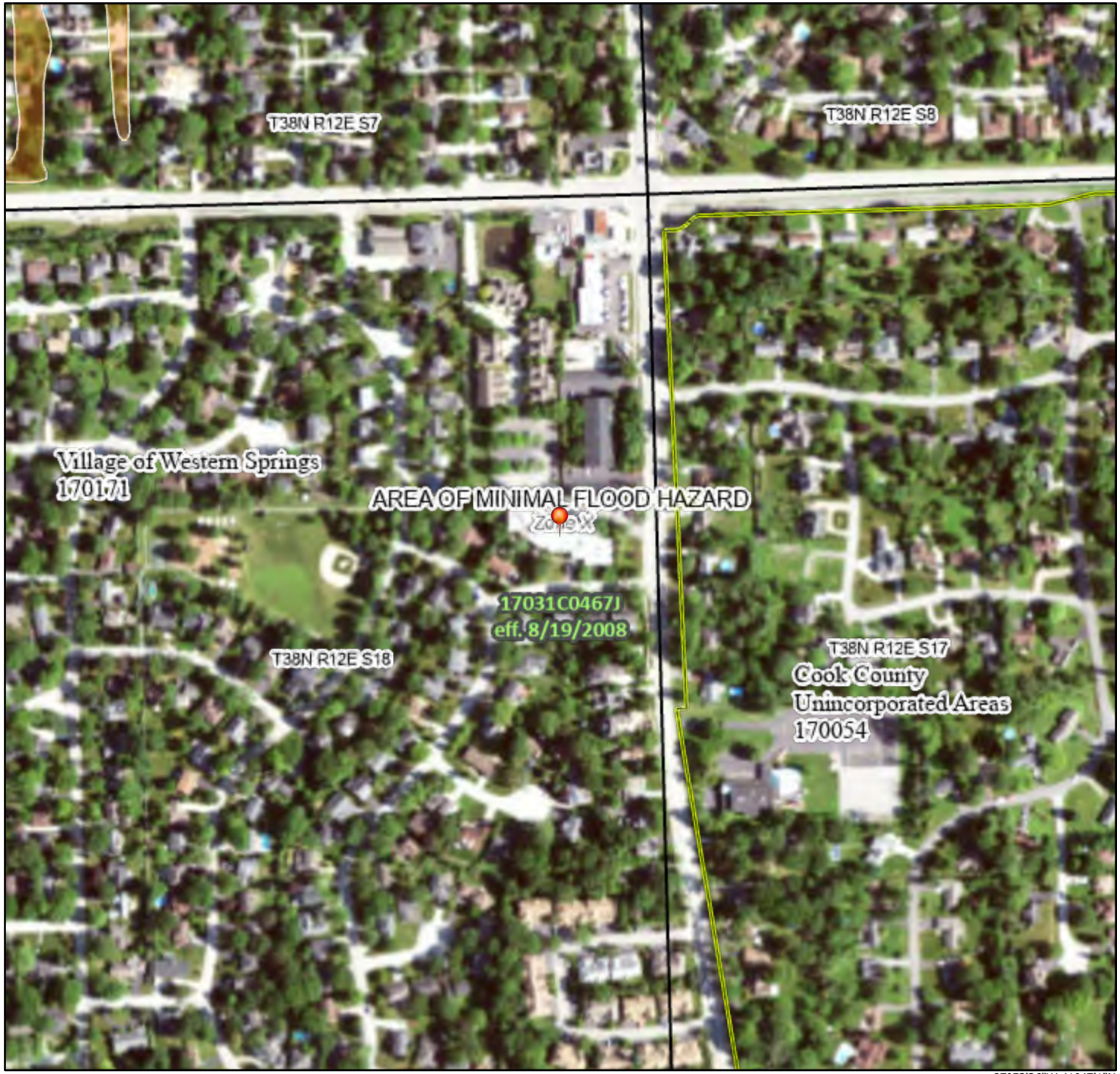
The off-site area to the east of Wolf Road was determined to be tributary to the subject site via an existing 4'x6' concrete box culvert that crosses under Wolf Road. The upstream off-site area is developed, and the area was divided into the appropriate sub-areas and modeled accordingly utilizing the TR-20 computer modeling software to analyze the system and determine a 100-year critical duration peak flowrate of 331.13 cfs. This calculated stormwater flowrate has been incorporated into the proposed off-site by-pass storm sewer system for the subject site which consist of two (2) 54" diameter pipes within the by-pass system and conveyed to the original stormwater management area.

The existing condition (professional office buildings) has a total impervious area of 1.67 acres with the proposed re-development (residential) consisting of 1.50 acres equating to a total reduction in impervious area of 0.17 acres or 10%. Utilizing the proposed impervious area within the re-development site, the required MWRD volume control storage has been calculated to be 0.13 ac-ft. This volume is proposed as surface storage (elevations 647.0 – 648.0) below the NWL in the stormwater management pond which is proposed to have a volume of 0.15 ac-ft total below the NWL. Recent soil investigation for the existing south detention pond revealed that the Estimated Seasonal High Groundwater Table (ESHGWT) is at elevation 644.0 which is 2' feet below the proposed pond bottom. See enclosed Soil Investigation Report within the appendix section of this report for reference.

The previously issued MWRD permit (#99-228) for the original development was obtained and is included in the appendix for reference. Upon examination the detention review sheet within the permit does not depict any detention volume requirements for the original development. Although the as-built plan dated (9-29-2007) for the original development depicts the volume provided for the subject "South Detention Pond" as 0.729 Ac-Ft. and based on the recent topographic survey for the proposed re-development we have calculated the South Detention Pond storage volume to currently be 0.76 Ac-Ft. which appears to match the original intent. Initial conversations with Village staff revealed that even though the re-development has a decrease in impervious area they have experienced stormwater flooding issues off-site and further downstream within the same tributary of the subject site and expansion of the existing stormwater facility, if possible, would be a regional benefit. Taking this into account the proposed re-development will include an expansion of the South Detention Pond volume to 1.64 Ac-Ft increasing the storage volume by 0.88 Ac-Ft which essentially doubles the volume. The 100-year peak flowrate for the development site will also be reduced to 13.96 cfs from the existing condition of 15.64 cfs (+/- 11% reduction). The proposed residential buildings also will not have basements and therefore no sump pump discharges will be tributary to the stormwater management area.

National Flood Hazard Layer FIRMette

87°54'14"W 41°47'28"N



87°53'36"W 41°47'1"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/22/2024 at 1:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

United States Department of Agriculture

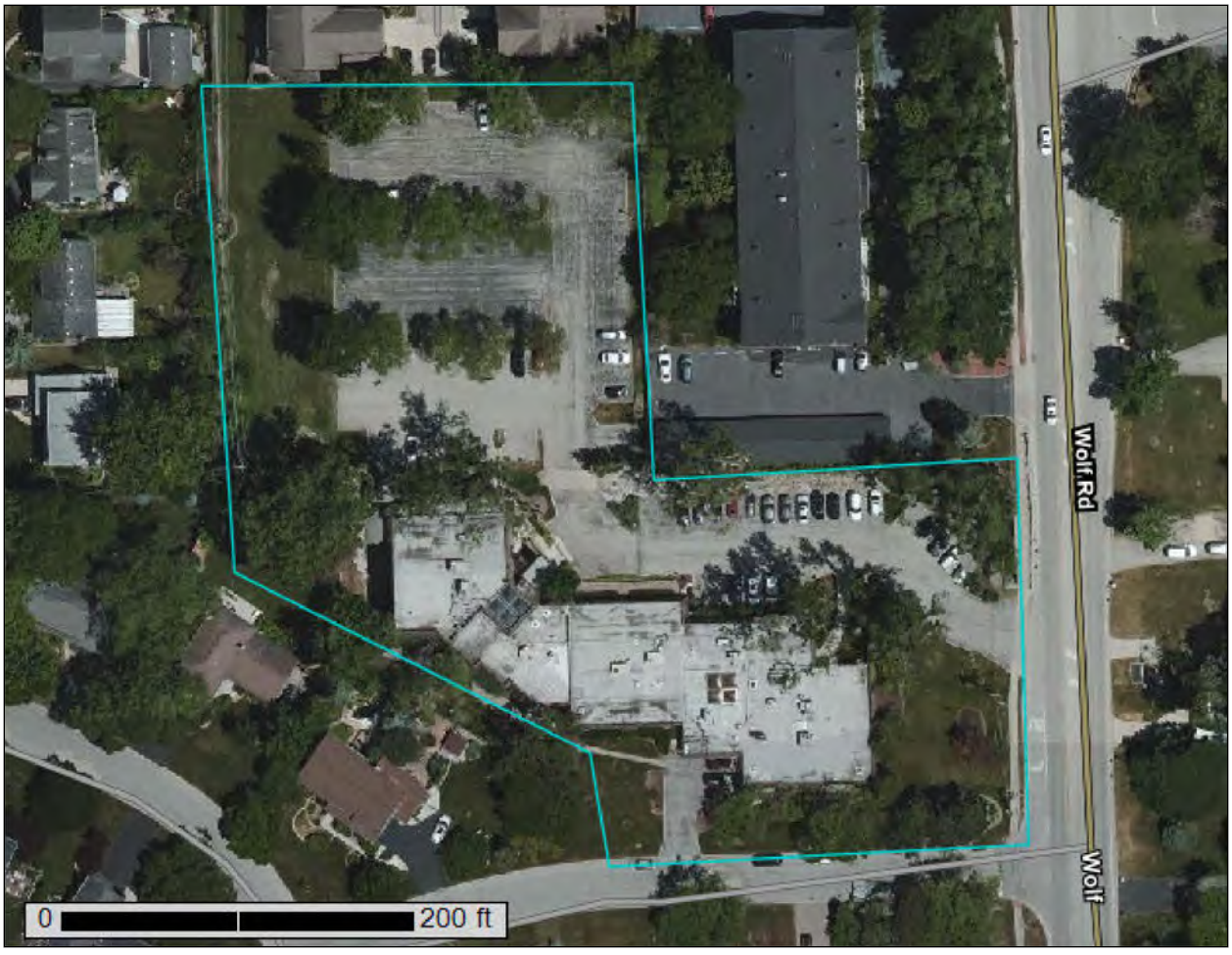
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cook County, Illinois

Heritage Crossing



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Cook County, Illinois.....13
854B—Markham-Ashkum-Beecher complex, 1 to 6 percent slopes.....13
References.....16

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,140 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 17, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 13, 2020—Jul 6, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
854B	Markham-Ashkum-Beecher complex, 1 to 6 percent slopes	3.0	100.0%
Totals for Area of Interest		**3.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cook County, Illinois

854B—Markham-Ashkum-Beecher complex, 1 to 6 percent slopes

Map Unit Setting

National map unit symbol: 28shj
Elevation: 510 to 930 feet
Mean annual precipitation: 28 to 40 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Markham and similar soils: 40 percent
Ashkum and similar soils: 30 percent
Beecher and similar soils: 25 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Markham

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Thin mantle of loess or other silty material and in the underlying till

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 21 inches: silty clay loam
H3 - 21 to 32 inches: silty clay loam
H4 - 32 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: 20 to 55 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R110XY010IL - Moist Glacial Drift Upland Savanna
Hydric soil rating: No

Description of Ashkum

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Colluvium and in the underlying till

Typical profile

H1 - 0 to 12 inches: silty clay loam
H2 - 12 to 29 inches: silty clay
H3 - 29 to 54 inches: silty clay loam
H4 - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 25 percent
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: R110XY008IL - Wet Glacial Drift Upland Prairie
Hydric soil rating: Yes

Description of Beecher

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Thin mantle of loess or other silty material and in the underlying till

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 24 inches: silty clay loam
H3 - 24 to 36 inches: silty clay loam
H4 - 36 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: 24 to 45 inches to densic material
Drainage class: Somewhat poorly drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C/D
Ecological site: R110XY010IL - Moist Glacial Drift Upland Savanna
Hydric soil rating: No

Minor Components

Orthents, clayey

Percent of map unit: 5 percent
Landform: Lake plains, ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

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CONFIDENTIAL

SOIL INVESTIGATION REPORT
5600 S. Wolf Road
(North of Park Place & S. Wolf Road)
Western Springs, IL 60480

AET Project Number: Geo – 9951
April 29, 2024

Prepared for:

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April 29, 2024

Soil Investigation Report
5600 S. Wolf Road
Western Springs, IL

AET Project Number: Geo – 9951

Gentleman / Madam,

Associated Engineering & Technology, Inc. (AE&T) has completed two (2) soil borings and sampling of soils to determine the Estimated Seasonal High Groundwater Level (ESHGWL) at the above referenced site in Western Springs, IL. The borings were done at the existing detention pond area and the locations are shown in the appendix of this report. The soil samples were analyzed in the laboratory for soil description, visual classification and moisture content by a geotechnical engineer. Munsell Chart and FEMA maps were also used to estimate the seasonal high groundwater elevations. Based upon our investigation the ESHGWL was noted to be at six (6) feet below the bottom of existing pond.

If you have any questions regarding this report, please contact us.

Sincerely,
Associated Engineering & Technology, Inc.



Ashok Medhi, M.S.
Geotechnical Engineer

Toby C. Mickey, P.E.
Senior Engineer

1.0 SOIL BORING

A total of two (2) soil borings were done were done at the proposed development to 10 feet depth each in accordance with American Society for Testing and Materials procedure for Standard Penetration Test and Split Barrel Sampling of Soils (ASTM 1586). The borings were done with a CME 45 drill rig mounted on All-Terrain Vehicle.

The soil samples were collected at 2-1/2 feet interval to a depth of 10 feet and thereafter at 5 feet interval. The boreholes were backfilled with auger cuttings after completion of drilling.

The soil samples were placed in glass containers and brought to our laboratory. A site plan showing the approximate soil boring locations is included in appendix. Log of the soil borings along with lab classifications are included in Appendix B.

2.0 LABORATORY TESTING

All samples were visually classified according to the Unified Soil Classification System (ASTM D-2488) by a geotechnical engineer. The Auger boring samples are disturbed and were generally used for classification testing (D2487, D2488), moisture content and pocket penetrometer test (ASTM D 854) to evaluate unconfined compressive strength for clayey and clayey silt soils. The primary purpose of this investigation was to determine the Estimated Seasonal High Groundwater Elevation. The boring logs with soil description are included in the Appendix.

3.0 SOIL DESCRIPTION & ANALYSIS

The sub-surface materials in the borings (B-1 & B-2) comprised 8 to 10 inches of black topsoil with roots.

It was underlain by very stiff to hard moist **brown silty Clay** with fine sand and gravel (CL) to depths of about 6.0 feet. Beneath it, medium dense moist **brownish gray fine to medium Sand** trace small gravel (SP) was noted to depths of 8 feet and changed color to **gray** Fine Sand trace small gravel (SP) to the boring depths of 10 feet.

Groundwater was **not** encountered during and after completion of the borings.

3.1 Estimated Seasonal High Ground Water Level

The Estimated seasonal high groundwater level (ESHGWL) at Borings B-1 and B-2 located at existing Detention Pond is at about (six) 6 feet. It is based upon visual classification of the soil samples, existing groundwater levels, site topography, soil conditions, color description and change of color from brown to brownish gray at 6 feet, FIRM maps and Munsell chart (10 YR**).**

Note: Soil colors are expressed in terms of hue, value, and chroma, in accordance with the standardized Munsell color system (Soil Survey Staff, 1951). Hue refers to the wavelength, value expresses the degree of lightness or darkness, whereas chroma notes the purity or strength of a particular color (Munsell, 1974). This system is used to describe the matrix or dominant soil color and the blotches of less-prevalent colors commonly called mottles.

Soil colors are commonly associated with the presence or absence of iron. Weathering of soil minerals is a slow process but with time causes the release of mineral constituents to the environment. Soluble weathering-products are removed from the soil profile, while more stable compounds will precipitate. Iron (Fe), released from a mineral, frequently coats soil particles with thin oxide-coatings. Well-aerated soils typically are yellowish brown-colored from these iron-oxide coatings. Depending on the intensity of the weathering cycles, the iron-oxides may display different colors.

5.0 Warranty / Limitations of liability

Associated Engineering & Technology, Inc. understands that the Boring log depicts conditions disclosed at the particular location and date indicated and may vary within 5 feet of vertical and lateral distance from the borings.
If significant variations or changes are in evidence during construction, it may then be necessary to re-evaluate the recommendations of this report.
In no event shall Associated Engineering & Technology, Inc. be liable for any indirect, special, consequential or incidental damages, of any kind or nature however caused and based on any theory of liability, arising out of or relating to this report, whether or not such party has been advised of the possibility of such damages.

APPENDICES

BORING LOCATION

BORING LOGS

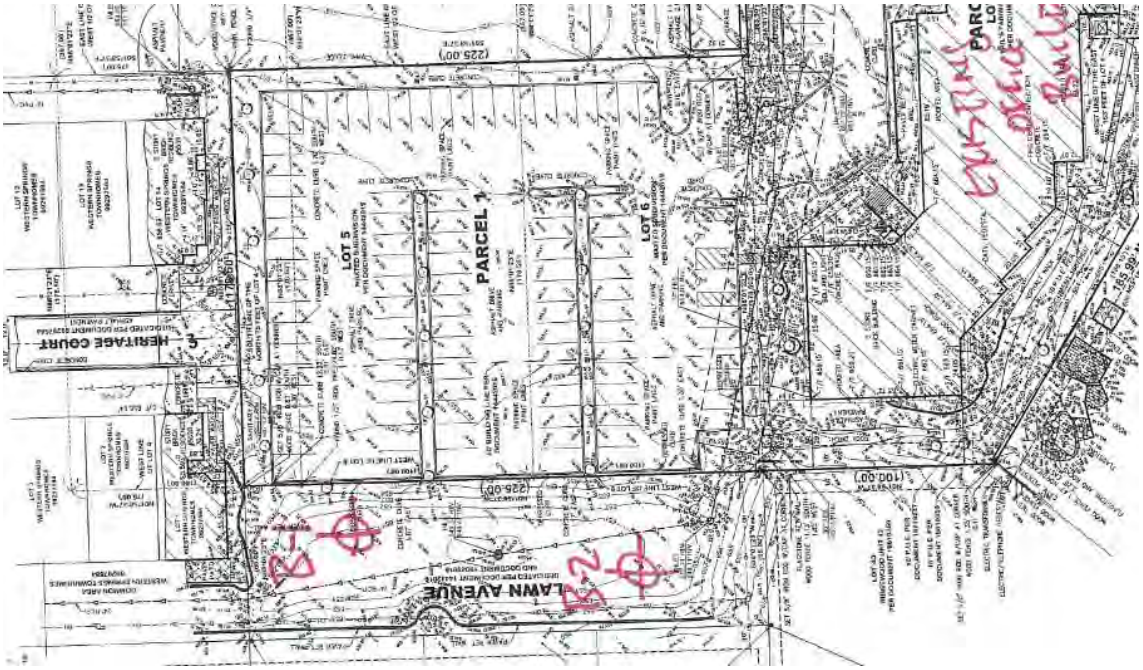
GENERAL NOTES &

USCS CLASSIFICATION CHART

MUNSELL CHART (10 YR)

BORING LOCATION PLAN

(Not to Scale)



BORING LOG

BORING NO. **B – 1**
LOCATION**: 5600 S. Wolf Road, Western Springs, IL** DATE: April 27, 2024

WATER LEVEL (ft)	MATERIAL DESCRIPTION	STRATA DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE NUMBER	SAMPLE TYPE	SPT N-value	MOISTURE CONTENT (%)	Qu (TSF)	RECOVERY (IN.)	NOTE
	Topsoil & grass	0.9								
	Very stiff to hard Brown Silty Clay Sand and gravel (CL) -		2.5	1	AU		16.5	3.0	8	
None			5	2	AU		16	4.0	8	
	Medium dense moist Brownish gray fine to Medium SAND Trace gravel	6	7.5	3	AU				8	
	Medium dense moist Gray fine Sand (SP) Trace gravel	8								
	End of Boring	**10**	10	4	AU				8	

W/D: While Drilling **A/D: After Drilling,**

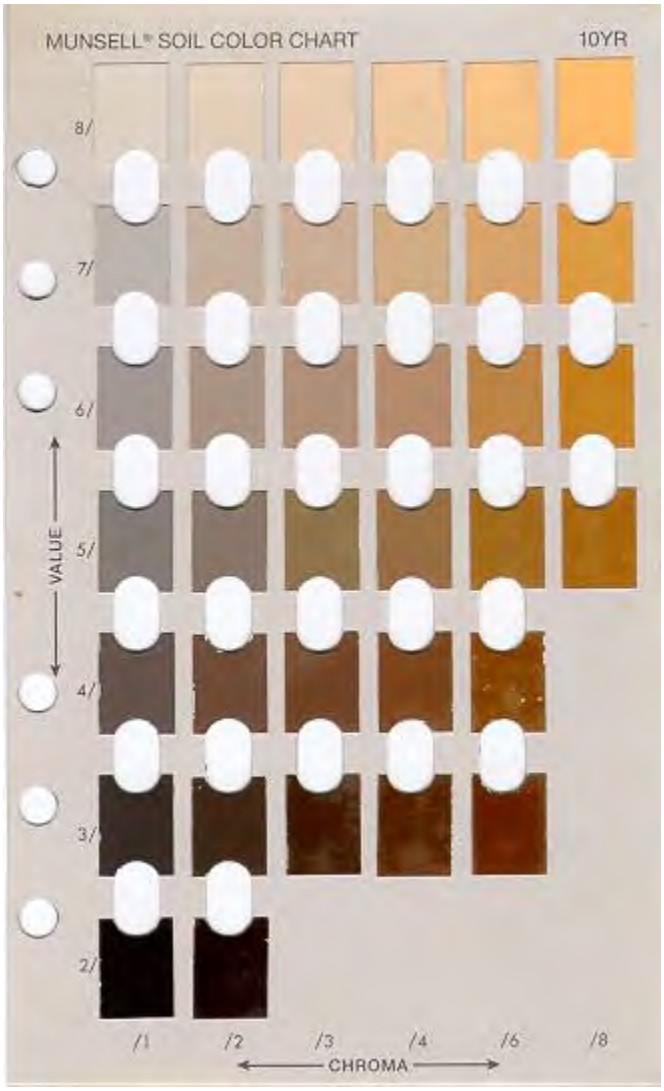
BORING LOG

BORING NO. **B – 2**
LOCATION: **5600 S. Wolf Road, Western Springs, IL** DATE: April 27, 2024

WATER LEVEL (ft)	MATERIAL DESCRIPTION	STRATA DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE NUMBER	SAMPLE TYPE	SPT N-value	MOISTURE CONTENT (%)	Qu (TSF)	RECOVERY (IN.)	NOTE
	Topsoil & grass	0.9								
	Hard moist Brown Silty Clay Trace fine sand And gravel (CL)		2.5	1	AU		15	4.0	8	
None			5	2	AU		15.5	4.0	8	
	Medium dense moist Brownish gray fine to Medium SAND Trace gravel	6	7.5	3	AU				8	
	Medium dense moist Gray fine Sand (SP) Trace gravel	8								
	End of Boring	**10**	10	4	AU				8	

W/D: While Drilling **A/D: After Drilling,**

MUNSELL SOIL COLOR CHART



Soil colors are expressed in terms of hue, value, and chroma, in accordance with the standardized Munsell color system (Soil Survey Staff, 1951). Hue refers to the wavelength, value expresses the degree of lightness or darkness, whereas chroma notes the purity or strength of a particular color (Munsell, 1974). This system is used to describe the matrix or dominant soil color and the blotches of less-prevalent colors commonly called mottles. Soil colors are commonly associated with the presence or absence of iron. Weathering of soil minerals is a slow process but with time causes the release of mineral constituents to the environment. Soluble weathering-products are removed from the soil profile, while more stable compounds will precipitate. Iron (Fe), released from a mineral, frequently coats soil particles with thin oxide-coatings. Well-aerated soils typically are yellowish brown-colored from these iron-oxide coatings. Depending on the intensity of the weathering cycles, the iron-oxides may display different colors.

GENERAL NOTES

In order to provide uniformity throughout our project, the following system has Been adopted to describe each soil sample. Rock Shale and other materials will be described in detail as encountered.

CONSISTENCY OF COHESIVE SOIL		RELATIVE DENSTY OF GRANULAR SOIL	
UNCONFINED COMPRESSIVE STRENGTH QU(TSF)	CONSISTENCY	"N" VALUE (Blows/foot)	RELATIVE DENSITY
<0.25	VERY SOFT	0 – 3	VERY LOOSE
0.26 – 0.49	SOFT	4 – 9	LOOSE
0.50 – 0.99	MEDIUM STIFF	10 – 29	MEDIUM DENSE
1.00 – 1.99	STIFF	30 – 49	DENSE
2.00 – 3.99	VERY STIFF	50 – 80	VERY DENSE
4.00 – 8.00	HARD	>80	EXTREMELY DENSE
> 8	VERY HARD		

- **Number of blows per foot required to drive a 2" O.D. split-spoon sampler using a140lb. Weight falling free for 30 inches, except where otherwise noted.**

COLOR AS DETERMINED ON THE FRESH, MOST SAMPLES

PREDOMINATE COLORS		SHADES	MODIFYING ADJECTIVE
Black	Yellow	Light	Vari-colored
Brown	Red	Dark	Streaked
Gray	Blue		Mottled

GRADATION DESCRIPTION AND TERMINOLOGY

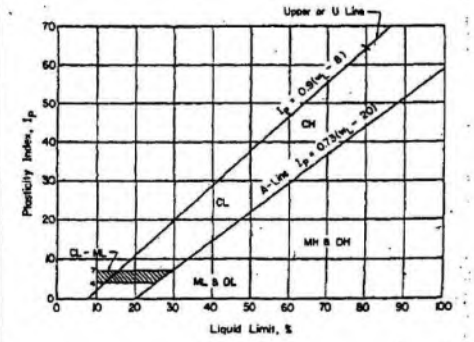
COMPONENTS	SIZE RANGE
BOULDER	OVER 8 INCHES
COBBLE	8 INCHES TO 30 INCHES
GRAVEL	3 INCHES TO #4 SIEVE (4.75 mm)
SAND	#4 SIEVE TO #200 SIEVE (0.075 mm)
SILT	PASSING # 200 SIEVE (0.075 mm)
CLAY	SMALLER THAN 0.005 mm.

DESCRIPTION OF COMPONENT ALSO PRESENT IN SAMPLE	PERCENT OF DRY WEIGHT
TRACE	1 – 9
LITTLE	10 –19
SOME	20 - 34
AND	35 - 50

GROUND WATER LEVEL

Water levels are those observed when boring were made, or as noted. Porosity of soil strata, variation of rainfall, Site topographic, ect., may cause changes on these levels.

Associated Engineering & Technology, INC.

MAJOR DIVISIONS			GROUP SYMBOL	TYPICAL NAMES	UNIFIED SOIL CLASSIFICATION SYSTEM
COARSE- GRAINED SOILS More than 50 % of coarse retained on # 4	GRAVEL 50% or more of coarse fraction Related of # 4 Sieve	GRAVELS WITH FINE LEAN GRAVEL	GW	WELL GRADED GRAVELS AND GRAVELS. SAND MIXTURES LITTLE OR NO FINE	CLASSIFICATION ON BASIS OF PERCENTAGE OF FINES GW,GP,SW, GM,GC,SM,SC borderline cases requiring use of dual symbols. Less than 5% passing sieve No.200 sieve More than 12% passing No.200 sieve 5% To 12% passing No.200 sieve $CU = \frac{D60}{D10}$ GREATER THAN 4 Cc $= \frac{(D30)^2}{D10 \times D60}$ Between 1 and 3 NOT MEETING BOTH CRITERIA FOR GW ATTERBERG LIMITS PLOT BELLOW "A" LINE OR PLASTICITY INDEX LESS THAN 4 ATTERBERG LIMITS PLOT ABOVE"A" LINE AND PLASTICITY INDEX LESS THAN 7 ATTERBERG LIMITS PLOTING IN HATCHED AREA ARE BORDERING CLASSIFICATION USE OF DUAL SYMBOLS
			GP	POORLY GRADED GRAVELS AND GRAVEL – SAND MIXT--URE LITTLE OR NO FINES	
			GM	SILTY GRAVELS AND GRAVELS-SAND-SILT MIXTURE	
			GC	CLAYEY GRAVELS GRAVEL – SAND – CLAY MIXTURE	
	SAND > 50 % of coarse fraction < # 4 sieve		SW	WELL GRADED SAND AND GRAVELY SAND, LITTLE OR NO FINES	$CU = \frac{D60}{D10}$ GREATER THAN 4 Cc $= \frac{(D30)^2}{D10 \times D60}$ Between 1 and 3 NOT MEETING BOTH CRITERIA FOR GW ATTERBERG LIMITS PLOT BELLOW "A" LINE OR PLASTICITY INDEX LESS THAN 4 ATTERBERG LIMITS PLOT ABOVE"A" LINE AND PLASTICITY INDEX LESS THAN 7 ATTERBERG LIMITS PLOTING IN HATCHED AREA ARE BORDERING CLASSIFICATION USE OF DUAL SYMBOLS
			SP	POORLY GRADED GRAVEL AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES	
			SM	SILTY – SANDS SAND SILT MIXTURE	
			SC	CLAYEY SANDS SAND-CLAY MIXTURE	
FINE – GRAINED SOIL More than 50% passes on # 200 sieve	SILTS AND CLAY Liquid limit 50% or less		ML	INORGANIC SILTS,VERY FINE SAND,ROCKS,FLOUR SILTY OR CLAYEY FINE SANDS	
			CL	INORGANIC CLAYS, OF LOW TO HIGH PLASTICITY,GRAVELY CLAY, SANDY CLAYS, SILTY CLAYS, LEAN CLAY	
			OL	ORGANIC SILT AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAY Liquid limit Grater than 50%		MH	INORGANIC SILTS,MICACEOUS DIATOMACEOUS FINE SAND OR SILTS, ELASTIC SILTS	
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY	
HIGHLY ORGANIC SOIL			PT	PEAT, HIGHLY ORGANIC SOIL	PLASTICITY CHART(USCG)

Associated Engineering & Technology, INC.

Existing Detention Basins
Stormwater Storage Volume Verification

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Pond "A" (Siebert Engineers) & East Detention Pond (Kudrna & Associates As-builts from 2007)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Bottom	649.6	0				0.0000
			0.45	10	0.000	
	650.0	65				0.0002
			1.00	383	0.009	
	651.0	849				0.0090
			1.00	1,371	0.031	
	652.0	1,970				0.0405
			1.00	2,288	0.053	
	653.0	2,622				0.0930
			1.00	3,004	0.069	
	654.0	3,402				0.1620
			0.50	1,919	0.044	
Design HWL	654.5	4,292				0.2060

2007 As-Builts (Kudrna & Associates, LTD) = 0.212 AC-FT

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Pond "B" (Siebert Engineers) & North Retention Pond (Kudrna & Associates As-builts from 2007)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
NWL (Recent Topo Survey)	647.8	10,543				0.0000
			0.20	2,139	0.049	
	648.0	10,848				0.0491
			1.00	11,883	0.273	
	649.0	12,948				0.3219
			1.00	14,312	0.329	
	650.0	15,720				0.6504
			1.00	16,448	0.378	
	651.0	17,186				1.0280
			1.00	17,186	0.395	
	652.0	17,186				1.4226
			1.00	17,186	0.395	
	653.0	17,186				1.8171
			1.00	17,186	0.395	
	654.0	17,186				2.2116
			0.50	8,593	0.197	
Design HWL	654.5	17,186				2.4089
			0.50	8,826	0.203	
	655.0	18,123				2.6115
			1.00	18,123	0.416	
	656.0	18,123				3.0276
			0.30	5,437	0.125	
Overland Flow Out Elevation	656.3	18,123				3.1524

2007 As-Builts (Kudrna & Associates, LTD) = 2.201 AC-FT

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Pond "C" (Siebert Engineers) & South Detention Pond (Kudrna & Associates As-builts from 2007)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Bottom	649.4	0				0.0000
			0.60	101	0.002	
	650.0	506				0.0023
			1.00	2,244	0.052	
	651.0	4,685				0.0538
			1.00	5,880	0.135	
	652.0	7,163				0.1888
			1.00	8,277	0.190	
	653.0	9,443				0.3788
			1.00	10,449	0.240	
	654.0	11,489				0.6187
			0.50	5,962	0.137	
Design HWL	654.5	12,366				0.7556

2007 As-Builts (Kudrna & Associates, LTD) = 0.729 AC-FT

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Pond "C" (Siebert Engineers) & West Channel Between Retaining Walls (Kudrna & Associates As-builts from 2007)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Bottom	650.3	0				0.0000
			0.70	224	0.005	
	651.0	962				0.0052
			1.00	2,389	0.055	
	652.0	4,195				0.0600
			1.00	4,289	0.098	
	653.0	4,384				0.1585
			1.00	4,477	0.103	
	654.0	4,570				0.2612
			0.50	2,312	0.053	
Design HWL	654.5	4,679				0.3143

2007 As-Builts (Kudrna & Associates, LTD) = 0.309 AC-FT

UTILITY AND GRADING AS-BUILT PLAN
HERITAGE SPRINGS TOWNHOMES
WESTERN SPRINGS, ILLINOIS

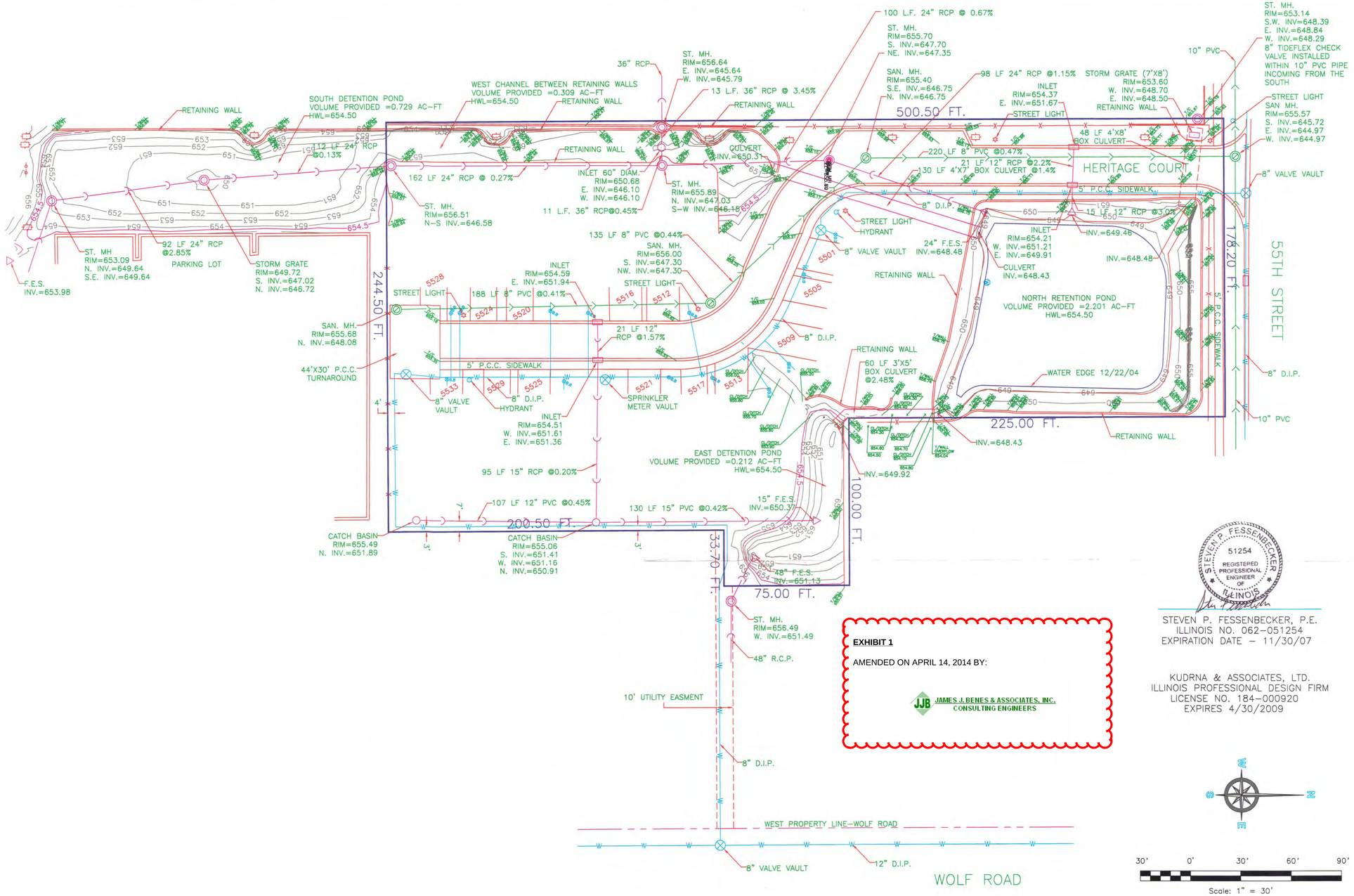


EXHIBIT 1

AMENDED ON APRIL 14, 2014 BY:

JAMES J. BENES & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEGEND	ITEM	OWNERSHIP (MAINTENANCE RESPONSIBILTY)
W	8" WATER MAIN (including Hydrants)	VILLAGE OF WESTERN SPRINGS
☼	STREET LIGHTS	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	SANITARY SERVICES	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	WATER SERVICES	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	STORM SEWER	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	DETENTION PONDS	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	RETENTION POND	HERITAGE SPRINGS HOMEOWNERS ASSOCIATION
	8" SANITARY SEWER	LAGRANGE HIGHLANDS SANITARY DISTRICT

VILLAGE OF WESTERN SPRINGS

STEVEN P. FESSENBECKER 51254 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

STEVEN P. FESSENBECKER, P.E.
ILLINOIS NO. 062-051254
EXPIRATION DATE - 11/30/07

KUDRNA & ASSOCIATES, LTD.
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-000920
EXPIRES 4/30/2009

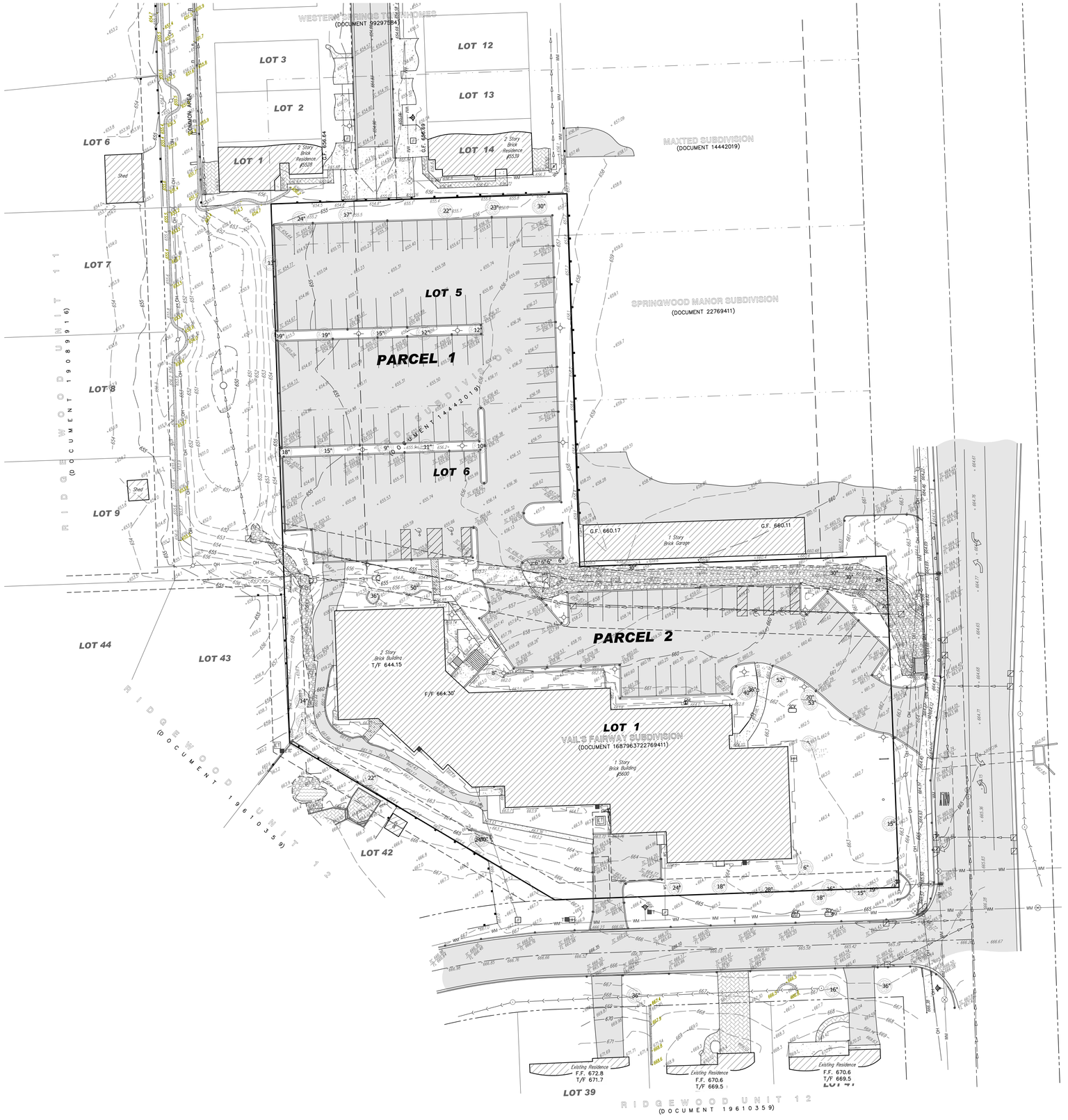
30' 0' 30' 60' 90'
Scale: 1" = 30'

REVISIONS

KUDRNA & ASSOCIATES, LTD.
CIVIL ENGINEERING
PLANNING • DESIGN • LAND SURVEY • CONSTRUCTION MANAGEMENT
203 NORTH CASS AVENUE • WESTMONT, ILLINOIS • 60559 • (630) 969-3060
400 SOUTH GREEN STREET • SUITE 304 • CHICAGO, ILLINOIS • 60607 • (312) 738-1522

Checked By: GDL
Drawn By: AJP/FJS
Date: SEPTEMBER 29, 2007
Scale: 1"=30'
Job Number: 5294
Title: HERITAGE SPRINGS TOWNHOMES
Sheet: 1 of 1

G:\5294 001 - Easements\ 55th and Wolf\dwg\5294-sv.dwg, 9/27/2007 2:53:11 PM



N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

LEGEND

- ANCHOR
- B-BOX
- BENCHMARK
- GROUND FLOOD LIGHT
- POWER POLE
- SIGN
- SPRINKLER CONTROL VALVE
- HANDHOLD
- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- HYDRANT
- C CABLE TV PEDESTAL
- E ELECTRIC PEDESTAL
- T TELEPHONE PEDESTAL
- C E T TEL., ELEC., CABLE PEDESTALS
- E ELECTRIC METER
- G GAS METER
- FIP FOUND IRON PIPE
- 10" DECIDUOUS TREE W/ TRUNK SIZE
- LIGHT POLE W/MAST ARM
- PARKING LOT LIGHT (1)

HATCHING

- ASPHALT SURFACE
- ADA DETECTABLE WARNING
- BRICK SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- RIP-RAP
- WATER

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- GUARDRAIL
- OH OVERHEAD WIRES
- WM WATER MAIN
- SANITARY SEWER
- SS SANITARY SERVICE
- STORM SEWER
- EDGE OF WATER
- BARRIER CURB
- DEPRESSED CURB
- CURB & GUTTER
- DEPRESSED CURB & GUTTER
- RETAINING WALL
- ### CONTOUR LINE

ABBREVIATIONS

◦ ###	EXIST. SPOT ELEVATION
CMP	CORRUGATED METAL PIPE
D.E.	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
F.F.	FINISHED FLOOR
INV	INVERT
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
T/F	TOP OF FOUNDATION
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##')	RECORD/DEED
###.##	MEASURED

REVISIONS

NO.	DATE	DESCRIPTION	BY

McNAUGHTON DEVELOPMENT

TOPOGRAPHIC MAP FOR 5600 SOUTH WOLF ROAD WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 3264692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 04/02/2024
Field Date: BY OTHERS
Drawn By: SJL
Checked By: SDS

2 OF 2

EXISTING CONDITIONS - GRADING

L:\Projects\2024\24-0001\Survey\dwg\Topography\24-0001 Topo.dwg Plot Date:4/26/2024 8:47:08 AM By: SJL

HERITAGE SPRINGS STORMWATER EXHIBIT

55TH STREET

HERITAGE CT.

915 W. 55th Street

5505 Grand Avenue

5507 Grand Avenue

5511 Grand Avenue

5515 Grand Avenue

5519 Grand Avenue

Retention Pond
Water Elevation: 647.8
(04/15/2024)

WESTERN SPRINGS TOWNHOMES
(DOCUMENT 99297584)

MAXTED SUBDIVISION
(DOCUMENT 14442019)

SPRINGWOOD MANOR SUBDIVISION

LOT 1 (100.00')
LOT 2
LOT 3
LOT 5
LOT 6
LOT 7
LOT 12
LOT 13
LOT 14

Inlet
Rim 650.17
(18") Inv. 648.00

Catch Basin (CL)
Rim 652.78
(18" RCP) Inv. 647.96

7.5' x 9' Storm Box w/Grate
Rim 653.16
(18" RCP, W) Inv. 648.38
(Box Culvert, E) Inv. 648.13

EXISTING OVERLAND FLOOD ROUTE

Catch Basin (CL)
Rim 653.83
(12" RCP, W) Inv. 650.32
(12" RCP, E) Inv. 649.31

Catch Basin (CL)
Rim 653.87
(12" RCP) Inv. 651.45

Inlet
Rim 651.84

Box Culvert
Inv. 648.06
(See detail)

12" YES
Inv. 649.02

24" RCP
Inv. 648.06

Box Culvert
Inv. 648.00
(See detail)

Box Culvert
Inv. 648.02
(See detail)

Box Culvert
Inv. 649.55
(See detail)

18" YES
Inv. 650.32

Pond

Catch Basin (CL)
Rim 655.26
(24" RCP) Inv. 646.81

Box Culvert
Inv. 649.90
(See detail)

Catch Basin (CL)
Rim 656.18
(36" RCP) Inv. 645.23

Catch Basin (CL)
Rim 650.30
(36" RCP) Inv. 645.98

Catch Basin (CL)
Rim 655.47
(36" RCP) Inv. (No Data)

EXISTING OVERLAND FLOOD ROUTE

COMMON AREA

24" RCP

Sanitary Manhole
Rim 655.29
Inv. 647.69

2 Story Brick Residence
#528

2 Story Brick Residence
#555

Inlet
Rim 654.95
Inv. 651.35

S. Line, N. 75', Lot 4

E. Line, W. 1/2, N. Line, Lot 4

N. Line, Lot 4

S. Line, Lot 4
N. Line, Lot 5

E. Line, W. 1/2, Lot 5

Wood Fence

Vinyl Fence

Retaining Wall

Curb is 0.9' E.

Curb is 1.7' S.' E.

Existing Stormwater Basin

15" PVC

8" W

8" W

8" PVC

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	08-26-24	PER WESTERN SPRINGS REVIEW	SDD

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDS

1
OF
1

HERITAGE SPRINGS STORMWATER EXHIGIT

REVIEW SET
NOT FOR CONSTRUCTION

L:\Projects\2024\24-0001\Engineering\DWG\Final\24-0001 FE.dwg Plot Date: 7/12/2024 2:18:09 PM By dsteh

On-Site & Off-Site
Existing & Proposed Conditions
Summary Analysis Tables

Heritage Crossing
On-Site Reservoir & Peak Flow Rate Summary Analysis

Storage West Side Wolf Road

STORM EVENT	Existing Condition HWL	Proposed Condition HWL	Proposed Differential FEET
2YR - 1HR	658.86	656.62	-2.24
2YR - 2HR	658.88	656.65	-2.23
2YR - 3HR	658.84	656.58	-2.26
2YR - 6HR	658.72	656.31	-2.41
2YR - 12HR	658.58	656.01	-2.57
2YR - 24HR	658.41	655.71	-2.70
2YR - 48HR	657.56	655.48	-2.08
10YR - 1HR	659.44	657.97	-1.47
10YR - 2HR	659.44	657.98	-1.46
10YR - 3HR	659.38	657.84	-1.54
10YR - 6HR	659.17	657.33	-1.84
10YR - 12HR	658.93	656.76	-2.17
10YR - 24HR	658.69	656.24	-2.45
10YR - 48HR	658.52	655.89	-2.63
100YR - 1HR	660.32	660.30	-0.02
100YR - 2HR	660.30	660.26	-0.04
100YR - 3HR	660.15	659.98	-0.17
100YR - 6HR	659.84	659.25	-0.59
100YR - 12HR	659.42	657.92	-1.50
100YR - 24HR	659.11	657.19	-1.92
100YR - 48HR	658.85	656.60	-2.25

Basin "C"

STORM EVENT	Existing Condition HWL	Proposed Condition HWL	Proposed Differential FEET	Existing Discharge C.F.S.	Proposed Discharge C.F.S.
2YR - 1HR	650.72	650.61	-0.11	59.54	58.39
2YR - 2HR	650.78	650.71	-0.07	60.13	59.40
2YR - 3HR	650.67	650.61	-0.06	59.05	58.35
2YR - 6HR	650.27	650.22	-0.05	54.59	54.05
2YR - 12HR	649.51	649.49	-0.02	45.02	44.70
2YR - 24HR	648.76	648.75	-0.01	32.26	32.16
2YR - 48HR	648.31	648.31	0.00	23.95	23.89
10YR - 1HR	652.46	652.44	-0.02	75.73	75.49
10YR - 2HR	652.49	652.47	-0.02	75.96	75.77
10YR - 3HR	652.31	652.30	-0.01	74.48	74.37
10YR - 6HR	651.70	651.69	-0.01	69.14	69.03
10YR - 12HR	650.95	650.94	-0.01	61.89	61.82
10YR - 24HR	650.13	650.13	0.00	52.97	52.92
10YR - 48HR	649.15	649.14	-0.01	39.37	39.28
100YR - 1HR	655.16	655.11	-0.05	95.49	95.13
100YR - 2HR	655.14	655.08	-0.06	95.38	94.97
100YR - 3HR	654.64	654.50	-0.14	92.00	91.08
100YR - 6HR	653.74	653.74	0.00	85.65	85.64
100YR - 12HR	652.47	652.46	-0.01	75.75	75.72
100YR - 24HR	651.52	651.51	-0.01	67.42	67.38
100YR - 48HR	650.71	650.71	0.00	59.43	59.42

Basin "A" & "B"

STORM EVENT	Existing Condition HWL	Proposed Condition HWL	Proposed Differential FEET
2YR - 1HR	653.35	653.35	0.00
2YR - 2HR	653.35	653.35	0.00
2YR - 3HR	653.35	653.35	0.00
2YR - 6HR	653.34	653.34	0.00
2YR - 12HR	653.32	653.32	0.00
2YR - 24HR	653.30	653.30	0.00
2YR - 48HR	653.29	653.29	0.00

10YR - 1HR	653.40	653.40	0.00
10YR - 2HR	653.40	653.40	0.00
10YR - 3HR	653.39	653.39	0.00
10YR - 6HR	653.38	653.38	0.00
10YR - 12HR	653.36	653.36	0.00
10YR - 24HR	653.34	653.34	0.00
10YR - 48HR	653.31	653.31	0.00
100YR - 1HR	653.46	653.46	0.00
100YR - 2HR	653.46	653.46	0.00
100YR - 3HR	653.45	653.45	0.00
100YR - 6HR	653.45	653.45	0.00
100YR - 12HR	653.40	653.40	0.00
100YR - 24HR	653.37	653.37	0.00
100YR - 48HR	653.35	653.35	0.00

2.41 Acre Developmental Site (Peak Flow Rates)

STORM EVENT	Existing Condition CFS	Proposed Condition CFS	Proposed Reduction %
2YR - 1HR	3.91	2.97	-24.04%
2YR - 2HR	3.15	2.53	-19.68%
2YR - 3HR	2.53	2.10	-17.00%
2YR - 6HR	1.63	1.41	-13.50%
2YR - 12HR	1.05	0.93	-11.43%
2YR - 24HR	0.65	0.60	-7.69%
2YR - 48HR	0.45	0.43	-4.44%
10YR - 1HR	7.75	6.45	-16.77%
10YR - 2HR	5.91	5.14	-13.03%
10YR - 3HR	4.59	4.08	-11.11%
10YR - 6HR	3.01	2.62	-12.96%
10YR - 12HR	1.78	1.66	-6.74%
10YR - 24HR	1.05	1.02	-2.86%
10YR - 48HR	0.72	0.70	-2.78%
100YR - 1HR	15.64	13.96	-10.74%
100YR - 2HR	11.43	10.41	-8.92%
100YR - 3HR	9.07	8.21	-9.48%
100YR - 6HR	5.72	5.31	-7.17%
100YR - 12HR	3.14	3.04	-3.18%
100YR - 24HR	1.81	1.78	-1.66%
100YR - 48HR	1.21	1.19	-1.65%

Heritage Crossing
Off-Site Reservoir & Peak Flow Rate Summary Analysis

Box Inlet East Side Wolf Road

STORM EVENT	Existing Condition HWL	Proposed Condition HWL	Proposed Differential FEET
2YR - 1HR	660.51	660.47	-0.04
2YR - 2HR	660.55	660.51	-0.04
2YR - 3HR	660.46	660.42	-0.04
2YR - 6HR	660.11	660.08	-0.03
2YR - 12HR	659.73	659.70	-0.03
2YR - 24HR	659.35	659.32	-0.03
2YR - 48HR	659.08	659.05	-0.03
10YR - 1HR	662.29	662.24	-0.05
10YR - 2HR	662.30	662.25	-0.05
10YR - 3HR	662.11	662.06	-0.05
10YR - 6HR	661.45	661.40	-0.05
10YR - 12HR	660.70	660.66	-0.04
10YR - 24HR	660.02	659.98	-0.04
10YR - 48HR	659.57	659.54	-0.03
100YR - 1HR	664.98	664.94	-0.04
100YR - 2HR	664.96	664.92	-0.04
100YR - 3HR	664.86	664.78	-0.08
100YR - 6HR	663.86	663.57	-0.29
100YR - 12HR	662.23	662.17	-0.06
100YR - 24HR	661.27	661.22	-0.05
100YR - 48HR	660.49	660.45	-0.04

Storage East Side of Wolf Road

STORM EVENT	Existing Condition HWL	Proposed Condition HWL	Proposed Differential FEET
2YR - 1HR	661.95	661.95	0.00
2YR - 2HR	662.02	662.02	0.00
2YR - 3HR	661.86	661.86	0.00
2YR - 6HR	661.18	661.18	0.00
2YR - 12HR	660.28	660.28	0.00
2YR - 24HR	659.53	659.53	0.00
2YR - 48HR	659.08	659.08	0.00
10YR - 1HR	663.56	663.56	0.00
10YR - 2HR	663.56	663.56	0.00
10YR - 3HR	663.53	663.53	0.00
10YR - 6HR	663.09	663.09	0.00
10YR - 12HR	662.20	662.20	0.00
10YR - 24HR	660.98	660.98	0.00
10YR - 48HR	659.92	659.92	0.00
100YR - 1HR	664.00	664.00	0.00
100YR - 2HR	663.98	663.98	0.00
100YR - 3HR	663.91	663.91	0.00
100YR - 6HR	663.72	663.72	0.00
100YR - 12HR	663.54	663.54	0.00
100YR - 24HR	662.90	662.90	0.00
100YR - 48HR	661.92	661.92	0.00

Off-Site Tributary Area East of Wolf Road (LaGrange Highlands)

STORM EVENT	Existing Condition CFS	Proposed Condition CFS	Proposed Differential CFS
2YR - 1HR	74.30	74.30	0.00
2YR - 2HR	75.98	75.98	0.00
2YR - 3HR	72.01	72.01	0.00
2YR - 6HR	58.07	58.07	0.00
2YR - 12HR	44.10	44.10	0.00
2YR - 24HR	31.65	31.65	0.00
2YR - 48HR	23.52	23.52	0.00
10YR - 1HR	163.13	163.13	0.00
10YR - 2HR	162.60	162.60	0.00
10YR - 3HR	150.72	150.72	0.00
10YR - 6HR	116.39	116.39	0.00
10YR - 12HR	81.52	81.52	0.00
10YR - 24HR	54.17	54.17	0.00
10YR - 48HR	38.67	38.67	0.00
100YR - 1HR	359.61	359.61	0.00
100YR - 2HR	349.64	349.64	0.00
100YR - 3HR	317.93	317.93	0.00
100YR - 6HR	257.01	257.01	0.00
100YR - 12HR	154.46	154.46	0.00
100YR - 24HR	106.91	106.91	0.00
100YR - 48HR	72.59	72.59	0.00

Off-Site Upstream Tributary Area Analysis Documentation

L:\Projects\2024\24-0001\Engineering\Storm Water\24-0001 Off-Site Upstream Tributary Area.dwg Plot Date:11/6/2024 1:27:17 PM By:sdudak

LAGRANGE HIGHLANDS OFF-SITE
TOTAL TRIBUTARY AREA
129.40 AC (0.20219 SQ/MI)

SUBJECT SITE

D

C

B

A

BASIN 1

BASIN 2

BASIN 3

ASHBROOK SUBDIVISION
TOTAL TRIBUTARY AREA
42.90 AC (0.06703 SQ/MI)
MWRD PERMIT 95-0525

TIME OF CONCENTRATION (Tc)
FLOW PATH (TYPICAL)

PLAINFIELD ROAD

WOLF ROAD

LEGEND

CHANNEL FLOW

SHALLOW CONCENTRATED FLOW

SHEET FLOW

N

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

EX1
OF
EX1

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 200'
Date: 04-11-24
Design By: SSD
Drawn By: AJS
Checked By: SSD

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326 - 4962
IL PROF. LIC. NO.: 184 - 003740

TRIBUTARY AREA EXHIBIT
FOR
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

McNAUGHTON DEVELOPMENT
11S220 S. JACKSON STREET
BURR RIDGE, ILLINOIS
(630) 325-3400

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07-12-24	PER VILLAGE REVIEW	SSD

UPSTREAM TRIBUTARY AREA EXHIBIT

Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Heritage Crossing By: AJS Date: 10/31/2024

Location: Western Springs Chkd: SDS Date: 10/31/2024

Conditions (i.e. Present / Developed) Existing conditions - LaGrange Highlands Off-Site 129.4 Acre

NOTES: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet Flow: (Applicable to T_c only)		Segment ID	AB			
1 Surface Description (Table 3-1)			grass			
2 Manning's Roughness Coeff., '**n**' (Table 3-1)			0.24			
3 Flow Length, **L** (Total < 300 ft)		ft	100			
4 Two-year, 24-hour Rainfall, P_2		in	3.34	3.34		
5 Land slope, **S**		ft / ft	0.0200	0.0100		
6 $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}S^{0.4}}$	Compute T_t	hr	0.23	+ 0.00	=	0.23

Shallow Concentrated Flow:		Segment ID	BC			
7 Surface Description (paved or unpaved)			unpaved			
8 Flow Length, **L**		ft	2028			
9 Watercourse slope, **S**		ft / ft	0.0180			
10 Average Velocity, **V** (Figure 3-1)		ft / s	2.2			
11 T_t = **L** / 3600**V**	Compute T_t	hr	0.26	+	=	0.26

Channel Flow:		Segment ID	CD			
12 Cross Sectional Flow Area, **a**		ft^2				
13 Wetted Perimeter, p_w		ft				
14 Hydraulic Radius, **R** = **a**/p_w		ft				
15 Channel Slope, **S**		ft / ft				
16 Manning's Roughness Coeff., '**n**'						
17 **V** = [1.49$R^{2/3}S^{1/2}$]/**n**		ft / s	3	3		
18 Flow Length, **L**		ft	3436	0		
19 T_t = **L** / 3600**V**	Compute T_t	hr	0.32	+ 0.00	=	0.32
20 Watershed or Subarea T_c or T_t (add T_t in steps 6, 11, and 19)					hr	**0.81**

L:\Projects\2024\24-0001\Engineering\Storm Water\Reports - Preliminary\Initial Submittal\Tributary Area Calcs\[24-0001 Tc Calc.xls]Trib. to Site 129

Curve Number

Project: Heritage Crossing By: AJS Date: 10/31/2024

Location: Western Springs Chkd: SDS Date: 10/31/2024

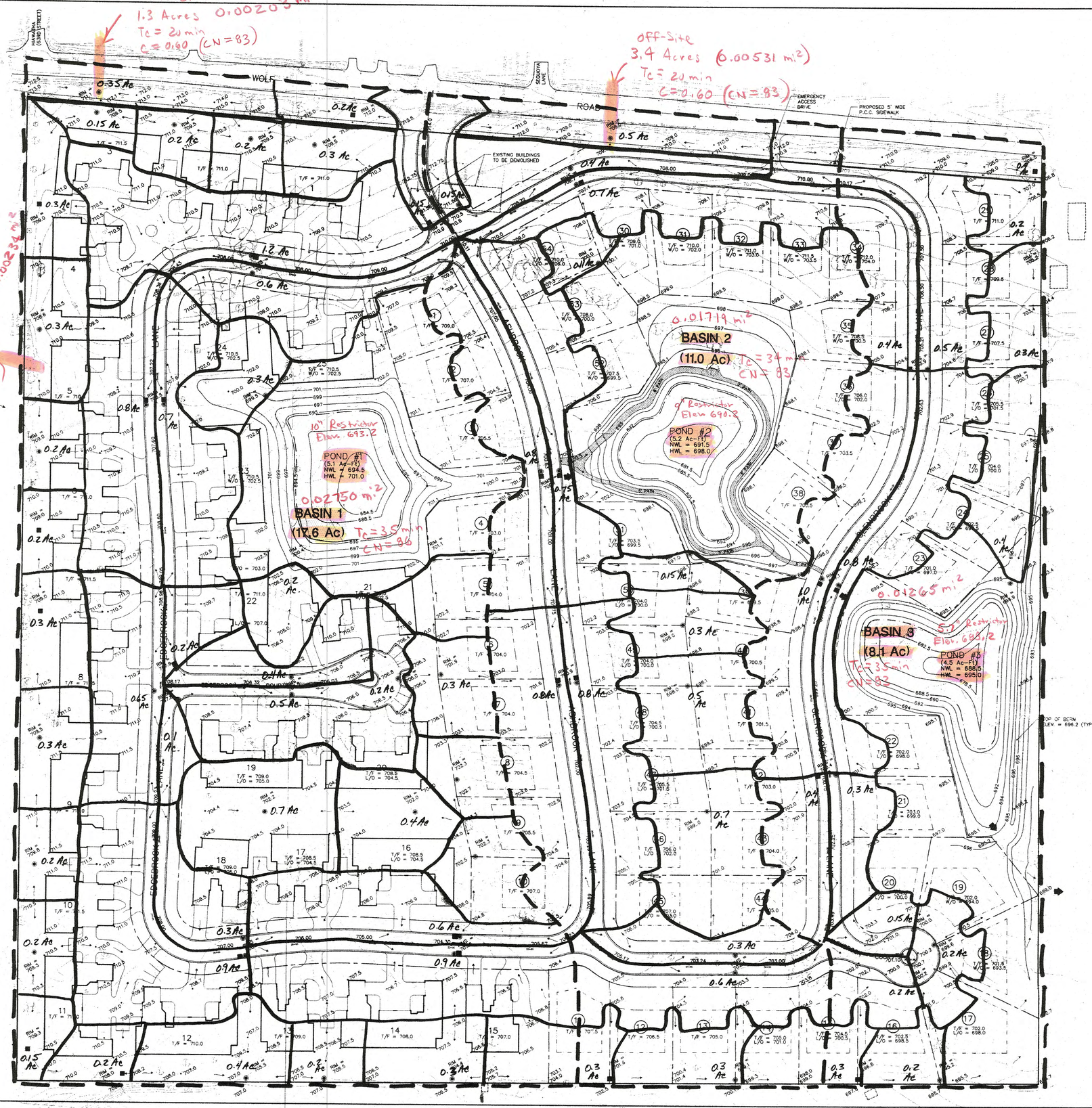
Conditions (i.e. Present / Developed): Existing conditions - Tributary

Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN			Area ☑ acres ☐ mi² ☐ %	Product of CN x Area
C	School / Church	94			23.1100	2172.34
C	Residential (town houses)	90			30.1400	2712.60
C	Residential 1/4 acre lots	83			31.5300	2616.99
C	Residential 1/2 acre lots	80			44.6200	3569.60
				Totals =	129.4000	11071.53

* Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{11071.53}{129.4000} =$ 85.56 ; use CN = **85.56**



ASHBROOK SUBDIVISION

1" = 50'
10/31/95

STORM WATER MANAGEMENT PLAN

LEGEND

BASIN BOUNDARY

STORM STRUCTURE
DRAINAGE AREA LIMIT

INFRACON, INC.
CIVIL ENGINEERS • SITE PLANNERS • MUNICIPAL CONSULTANTS
495 CENTRAL AVE. NORTHFIELD, IL 60093 PH. (708) 446-1000 FAX (708) 446-1002

NOTE:
REFER TO SEPARATE MODEL AND SALES CENTER EXHIBIT BY DONVEN HOMES FOR MORE INFORMATION REGARDING MODEL PHASE SITE PLAN.

NOTE:
REFER TO SEPARATE PLANS FOR PROPOSED WOLF ROAD IMPROVEMENTS

EXISTING GRAVEL PARKING LOT TO BE REMOVED. GRAVEL TO BE REUSED ON-SITE AT TEMPORARY CONSTRUCTION ENTRANCE.

PROPOSED 5' WIDE P.C.C. SIDEWALK

18' WIDE EMERGENCY ACCESS DRIVE (SEE PAVEMENT DETAIL ON SHEET CE-21)

EXISTING BUILDINGS TO BE DEMOLISHED. EXSISTING SEPTIC TANK AND FIELD TO BE REMOVED.

EXISTING ACACIA RESIDENTIAL DEVELOPMENT

EXISTING PLEASANT VIEW ESTATES SUBDIVISION

MODEL PHASE

LANDSCAPE TREATMENT REQUIRED WHERE SLOPES EXCEED 3:1 (REFER TO LANDSCAPING PLANS)

POND #1
(5.1 Ac-Ft)
NWL = 694.5
HWL = 701.0

POND #2
(5.2 Ac-Ft)
NWL = 691.5
HWL = 698.0

POND #3
(4.5 Ac-Ft)
NWL = 688.5
HWL = 695.0

ASHBROOK LANE

GLENBROOK LANE

EDGEBROOK COURTYARD

MATCH LINE

MATCH LINE

SEE SHEET CE-4 FOR CONTINUATION

SECTION A-A

SECTION B-B

SECTION C-C

TOP OF BERM ELEV. = 696.2 (TYP.)
5' WIDE BERM AT TOP
3:1 MAXIMUM SLOPE (TYP.)
10'
POND #3 NWL
BERM TO BE CONSTRUCTED OF COMPACTED CLAY W/ 6" TOPSOIL
MATCH EXISTING GRADE

GRADING PLAN (WEST)

REVISIONS

DATE	DESCRIPTION
2/21/95	PER VILLAGE, SAN. DIST. FIRE DEPT., & DEVELOPER

INFRACON, INC.
CIVIL ENGINEERS • SITE PLANNERS • MUNICIPAL CONSULTANTS
495 CENTRAL AVENUE NORTHFIELD, ILLINOIS 60093 PH. (708) 446-1000 FAX (708) 446-1002

DESIGN: T.M.L. | DRAFTING: M.J.
SCALE: 1" = 50' | DATE: 10/31/95

ASHBROOK SUBDIVISION
INDIAN HEAD PARK, ILLINOIS

PROJECT No. 95233

CE-3

SEE SHEET CE-3 FOR CONTINUATION

MATCH LINE

EXISTING ACACIA RESIDENTIAL DEVELOPMENT

EDGEBROOK

EDGEBROOK COURT

LANE

ASHBROOK LANE

GLENBROOK LANE

GLENBROOK COURT

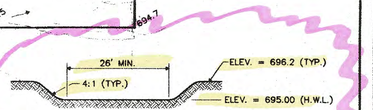
POND #3
LANDSCAPE TREATMENT REQUIRED WHERE SLOPES EXCEED 3:1 (REFER TO LANDSCAPING PLANS)
(4.5 Ac-Ft)
NWL = 688.5
HWL = 695.0

TOP OF BERM ELEV. = 696.2 (TYP.)

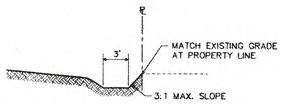
EXISTING PLEASANT VIEW ESTATES SUBDIVISION

EXISTING ACACIA ACRES SUBDIVISION

SECTION D-D



NOTE:
DOWNSPOUTS FOR HOMES ON LOTS 66 & 67 ARE TO BE CONNECTED TO STORM SEWER.



SECTION E-E

TYPICAL SWALE SECTION ALONG EAST PROPERTY LINE

GRADING PLAN (EAST)

REVISIONS

DATE	DESCRIPTION
12/21/95	PER VILLAGE, SAN. DIST., FIRE DEPT., & DEVELOPER

INFRACON, INC.
CIVIL ENGINEERS • SITE PLANNERS • MUNICIPAL CONSULTANTS
495 CENTRAL AVENUE NORTHFIELD, ILLINOIS 60093 PH. (708) 446-1000 FAX (708) 446-1002

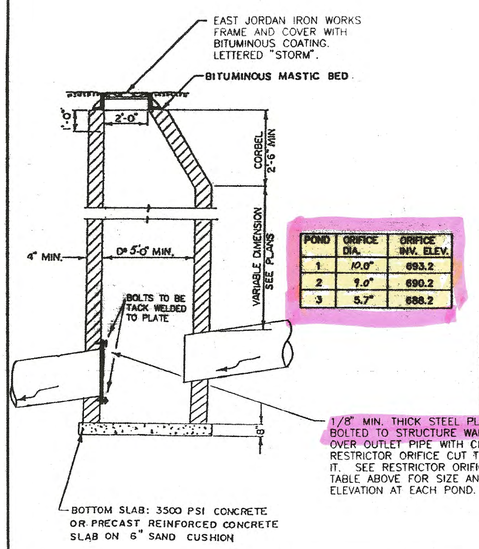
GRADING PLAN (EAST)

DESIGN: T.M.L. | DRAFTING: M.J.
SCALE: 1" = 50' | DATE: 10/31/95

ASHBROOK SUBDIVISION
INDIAN HEAD PARK, ILLINOIS

PROJECT No. 95233

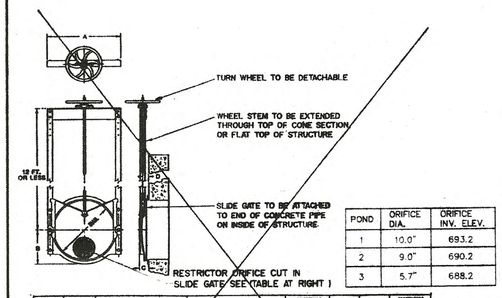
CE - 4



POND	ORIFICE DIA.	ORIFICE INV. ELEV.
1	10.0"	693.2
2	9.0"	690.2
3	5.7"	688.2

1/8" MIN. THICK STEEL PLATE BOLTED TO STRUCTURE WALL OVER OUTLET PIPE WITH CIRCULAR RESTRICTOR ORIFICE CUT THROUGH IT. SEE RESTRICTOR ORIFICE TABLE ABOVE FOR SIZE AND ELEVATION AT EACH POND.

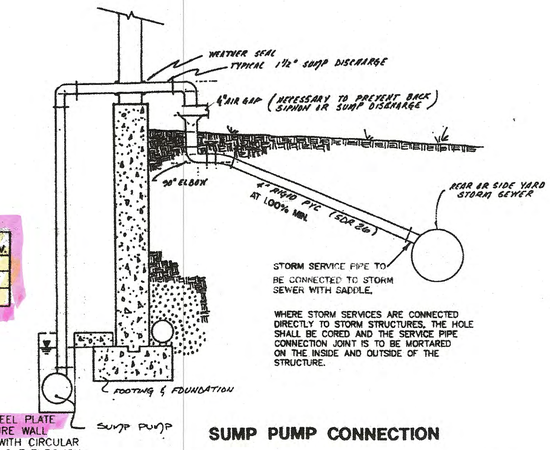
CATCH BASIN W/RESTRICTOR
N.T.S.



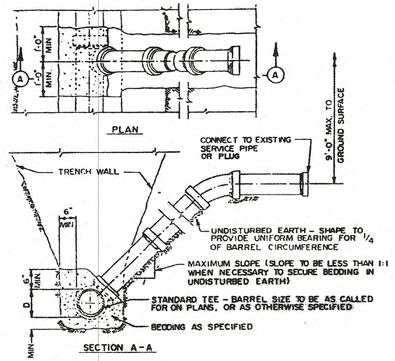
POND	ORIFICE DIA.	ORIFICE INV. ELEV.
1	10.0"	693.2
2	9.0"	690.2
3	5.7"	688.2

GATE SIZE (mm)	A	SPIGOT BACK GATE B	C	D	FLAT BACK GATE B	C	D	MINIMUM FRAME WEIGHT (KT)	STEM DIA.	TYPE LIFT	MAXIMUM WORKING HEAD (FT)
6	9.37	4.37	4.12	2.50	4.37	4.12	2.50	2	⅝	H1-10	20
8	11.37	5.12	3.37	1.75	5.37	4.12	2.50	2	⅝	H1-10	20
10	13.37	6.12	3.37	1.75	6.37	4.12	2.50	2	⅝	H1-10	20
12	15.37	7.12	3.37	1.75	7.37	4.12	2.50	3	⅝	H1-10	20
15	18.37	8.62	3.37	1.75	8.87	4.12	2.50	3	⅝	H1-10	20
18	22.87	10.50	3.37	2.25	10.75	5.12	3.12	3	1¼	H1-14	20
21	25.87	12.00	4.85	2.25	12.25	5.12	3.12	4	1¼	H1-14	16
24	28.87	13.50	4.85	2.25	13.75	5.12	3.12	4	1¼	H1-14	12
30	35.87	17.37	5.12	3.00	17.12	5.87	3.75	5	1¼	H1-14	10
36	41.87	20.37	5.75	3.00	20.12	6.50	3.75	6	1½	H2-24	8
42	47.87	23.40	5.75	3.00	23.12	6.50	3.75	6	1½	H2-30	8
48	53.87	26.75	5.75	3.00	26.12	6.87	4.12	7	1½	H8-24	7
54	61.0	29.25	7.75	4.87	29.25	7.75	4.87	8	2"	H8-30	5
60	68.0	32.25	9.0	5.50	32.25	9.0	5.50	8	2"	H8-30	4

SLIDE GATE RESTRICTOR DETAIL



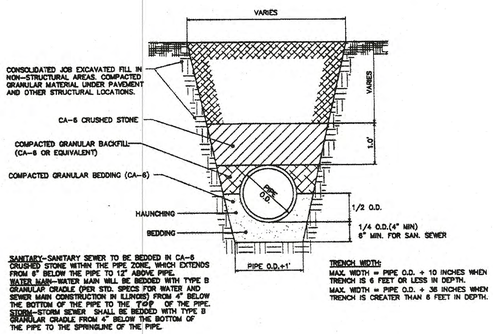
SUMP PUMP CONNECTION
FOR STORM SEWER SERVICE
N.T.S.



SANITARY SERVICE PIPE TO BE 6" MIN. DIA. SDR-26 PVC OR APPROVED EQUIVALENT.

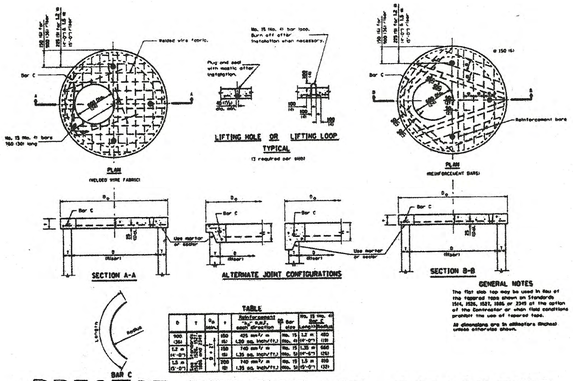
NOTES:
1. RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'-0" FOR PIPE MATERIAL AND CONCRETE. SEE SPECIFICATIONS.
2. ALL SANITARY SERVICES SHALL BE INSPECTED BY THE LA GRANGE HIGHLANDS SANITARY DISTRICT OR THE VILLAGE OF INDIAN HEAD PARK PRIOR TO THE TRENCH BEING BACKFILLED.

SANITARY SEWER SERVICE

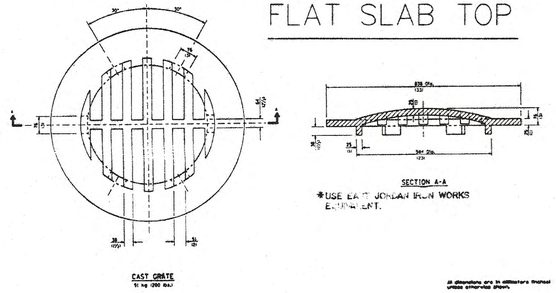


SANITARY-SANITARY SEWER TO BE BEDDED IN CA-6 CRUSHED STONE WITHIN THE PIPE ZONE, WHICH EXTENDS FROM 6" BELOW THE PIPE TO 12" ABOVE PIPE.
WATER MAIN-WATER MAIN WILL BE BEDDED WITH TYPE B GRANULAR CRADLE (PER STD. SPECS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS) FROM 4" BELOW THE BOTTOM OF THE PIPE TO THE TOP OF THE PIPE.
STORM-STORM SEWER SHALL BE BEDDED WITH TYPE B GRANULAR CRADLE FROM 4" BELOW THE BOTTOM OF THE PIPE TO THE SPRINGLINE OF THE PIPE.

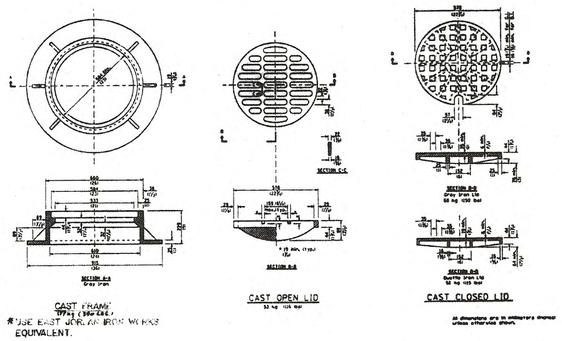
PIPE BEDDING AND BACKFILL



PRECAST REINFORCED CONCRETE FLAT SLAB TOP

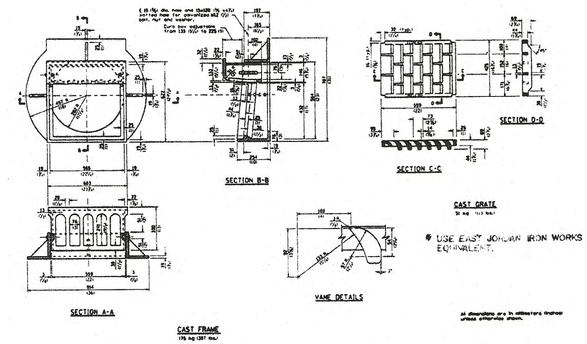


TYPE 8 GRATE *
(FOR ALL OPEN LID STORM STRUCTURES IN GRASS AREAS)



* USE EAST JORDAN IRON WORKS EQUIVALENT.

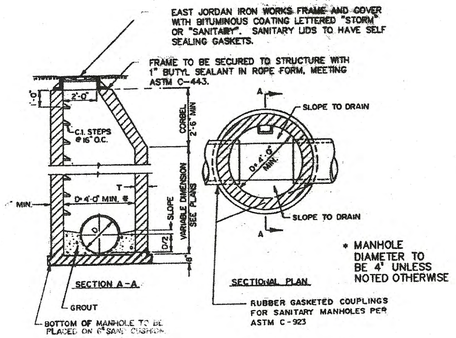
TYPE 1* FRAME AND LIDS
(FOR ALL CLOSED LID STRUCTURES OR STRUCTURES IN PAVEMENT AREAS OUTSIDE OF CURB AND GUTTER)



* USE EAST JORDAN IRON WORKS EQUIVALENT.

TYPE 3V* FRAME AND GRATE
(FOR ALL STORM STRUCTURES WITHIN B-6.12 CURB AND GUTTER)

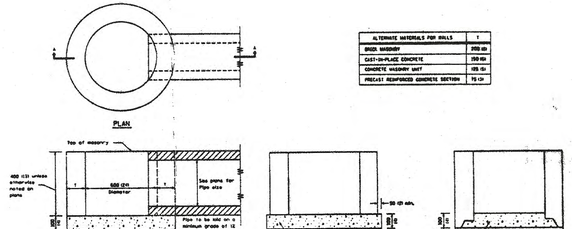
MATERIAL WALL THICKNESS
PRE-CAST CONC. MIN. 1/12 "D"
CONC. MASONRY UNITS MIN. 3"
CAST-IN-PLACE CONC. MIN. 6"
BRICK MASONRY UNITS MIN. 8"



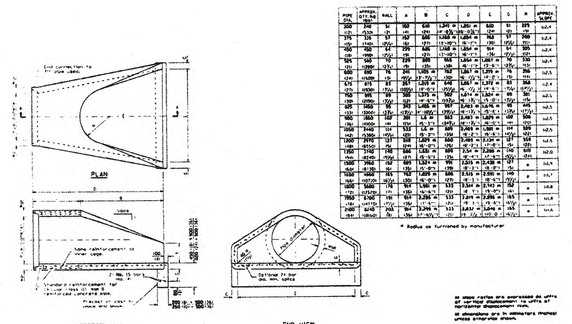
* MANHOLE DIAMETER TO BE 4' UNLESS NOTED OTHERWISE

NOTE:
1. MANHOLE BARREL SECTIONS SHALL BE SEALED WITH 1" BUTYL JOINT SEALANT IN ROPE FORM, MEETING ASTM C-443.
2. SANITARY MANHOLES SHALL HAVE MONOLITHICALLY CAST BOTTOM SECTIONS.

STORM & SANITARY MANHOLE STRUCTURE



STORM INLET STRUCTURE



PRECAST REINFORCED CONCRETE FLARED END SECTION

REVISIONS

DATE	DESCRIPTION
12/20/95	PER VILLAGE, SAN. DIST., FIRE DEPT., AND DEVELOPER.
1/3/96	POND RESTRICTORS PER MWRD
1/26/96	PER VILLAGE, I.E.P.A., M.W.R.D. & DEVELOPER

INFRACON, INC.
CIVIL ENGINEERS • SITE PLANNERS • MUNICIPAL CONSULTANTS
495 CENTRAL AVENUE NORTHFIELD, ILLINOIS 60093 PH. (847) 446-1000 FAX (847) 446-1002

DESIGN: T.L. | DRAFTING: V.B. G.F. | DATE: 10/31/95 | SCALE: NONE

CONSTRUCTION STANDARDS

ASHBROOK SUBDIVISION
INDIAN HEAD PARK, ILLINOIS

PROJECT No. 95233

CE-23

ASHBROOK SUBDIVISION

Indian Head Park, Illinois

FINAL
STORM WATER MANAGEMENT CALCULATIONS

October 31, 1995
REVISED 1/22/96 (per MWRD) OFFICE COP

95-525

Prepared By:

INFRACON, Inc.
495 Central Avenue
Northfield, IL 60093
(708) 446 - 1000

LOCAL SEWER SYSTEMS SECTION
96 FEB -1 AM 10: 32
M.W.R.D. OF GRT. CHGO.

CONTENTS

Section

1. Storm Water Management Summary

2. HydroCAD 100-Year Storm Routing Calculations

3. Bypass Flow, Pond Overflow Weir Sizing, and Downstream Sewer Calculations

4. Proposed Storm Sewer Sizing Calculations

5. Miscellaneous Technical Reference Data

Exhibit: Storm Water Management Plan

SECTION 1

Storm Water Management Summary

Storm Water Management Summary

Existing Conditions:

The subject 37.9 acre property is located along the east side of Wolf Road between 60th and 63rd Streets in Indian Head Park, Illinois (refer to the location map included in this section). The site is lightly wooded and currently consists of a par three golf course with a small clubhouse building and gravel parking lot. It is bounded by single family homes to the west, north and east and the Acacia multi-family development along its entire southern border. Except for approximately one half acre in the southeast corner of the property, the parcel drains unrestricted in a northerly direction to a pair of 12" diameter storm sewer pipes at the north boundary which in turn discharge to an existing 24" x 18" corrugated metal pipe under 60th street. This culvert then conveys storm water to a drainage swale which flows northerly to Plainfield Road.

There are approximately 6.2 acres of tributary watershed to the west and south of the site (refer to the USGS map copies in section 3). This upstream area is comprised of three separate drainage areas. The first two are approximately 3.4 and 1.3 acres in size and drain to the property through separate 18" diameter culverts under Wolf Road. The third off-site area consists of an estimated 1.5 acres of rear yards of the adjacent Acacia development along the south boundary of the property. Record drawings for the Acacia development indicate that the majority of that site now drains to the southeast and away from the proposed Ashbrook Subdivision.

Proposed Development Conditions:

The proposed Ashbrook Subdivision will occupy 36.4 acres of the 37.9 gross acreage, with 1.5 acres being dedicated to the Wolf Road right-of-way. The development will consist of 25 multi-family buildings containing a total of 112 townhome units and 54 single family home sites. Wolf Road will be widened to provide a left turn lane into the site.

A proposed storm sewer system and drainage swales will convey storm water to three on-site storm water retention ponds which will provide the necessary detention storage in the event of a 100-year frequency storm event. The high water level on each of the three retention ponds has been designed at a minimum of 1.5 feet below the lowest adjacent proposed foundation elevation. Each pond will contain an overflow weir to accommodate the appropriate off-site 100-year bypass flow without exceeding a flow depth of 0.5 feet. The discharge from each pond will be restricted by a circular orifice cut into a metal plate permanently mounted (in accordance with MWRD regulations) over the outflow pipe inside of a downstream catch basin. The site release has been reduced beyond typical allowable rates so that only one of the two existing downstream 12" diameter storm sewer pipes will be needed to convey it. Finally, the existing 24" x 18" culvert under 60th Street, which is in poor condition, will be replaced with a brand new pipe of the same material and size.

Storm Water Management Calculations:

HydroCAD storm water modeling software, which employs the SCS TR-20 and TR-55 methods, was utilized along with Bulletin 70 rainfall intensities in determining the 100-year storm runoff hydrographs for the site and routing the resultant flows through the proposed retention ponds. Section 2 includes all data calculated for basin characteristics, times of concentration, runoff hydrographs, detention storage, and pond routing. The off-site bypass flows were calculated using the rational method and Bulletin 70 rainfall intensities and are shown in Section 3. Storm sewers on the site have been designed, utilizing the rational method and the Bulletin 70 rainfall data to convey a 10-year frequency storm flow. The calculations for these are in Section 4. Supporting technical reference data can be found in Section 5.

The primary calculated hydrologic information is as follows:

POND	TRIBUTARY BASIN AREA (Ac)	N.W.L. ELEV.	H.W.L. ELEV.	STORAGE VOLUME (Ac-Ft)	RESTRICTOR ORIFICE DIAMETER (in)	MAX.100-YR STORM RELEASE (cfs)
1	17.57	694.5	701.0	5.1	10.0	4.2
2	11.02	691.5	698.0	5.2	9.0	3.5
3	8.07	688.5	695.0	4.5	5.7	2.2

Total Development Area = 36.4 Ac

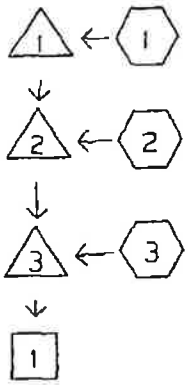
Total Proposed Detention Volume = 14.8 Ac-Ft

Proposed Site Release = 2.2 cfs (0.06 cfs/Ac)

SECTION 2

HydroCAD 100-Year Storm Routing Calculations

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

SUBCATCHMENT 1	= BASIN NO. 1	-> POND 1
SUBCATCHMENT 2	= BASIN NO. 2	-> POND 2
SUBCATCHMENT 3	= BASIN NO. 3	-> POND 3
REACH 1	= EXISTING 12" DIA. STORM PIPE	->
POND 1	= RETENTION POND NO. 1	-> POND 2
POND 1 secondary	= RETENTION POND NO. 1	-> POND 2
POND 2	= RETENTION POND NO. 2	-> POND 3
POND 2 secondary	= RETENTION POND NO. 2	-> POND 3
POND 3	= RETENTION POND NO. 3	-> REACH 1
POND 3 secondary	= RETENTION POND NO. 3	-> REACH 1

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 7.4 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	17.57	35.5	1%98 3%99 34%98 2%98 9%98 52%74 - -	86	-	76.4	12.25	7.41
2	11.02	34.4	1%98 4%99 20%98 11%98 64%74 - - -	83	-	46.4	12.24	4.42
3	8.07	35.0	0%98 5%99 21%98 11%98 63%74 - - -	83	-	33.6	12.25	3.23

POND 3 INFLOW PEAK= 37.1 CFS @ 12.25 HOURS

HOUR	0.00	.10	.20	.30	.40	.50	.60	.70	.80	.90
10.00	1.0	1.0	1.1	1.2	1.2	1.3	1.4	1.5	1.6	1.8
11.00	2.0	2.3	2.6	3.0	3.4	4.0	4.8	6.2	8.8	13.8
12.00	21.5	30.7	36.4	36.2	31.7	25.7	20.4	16.7	14.0	12.0
13.00	10.5	9.5	8.7	8.1	7.6	7.2	6.9	6.7	6.4	6.3
14.00	6.1	6.0	5.9	5.8	5.7	5.6	5.5	5.5	5.4	5.4
15.00	5.3	5.3	5.3	5.2	5.2	5.1	5.1	5.1	5.0	5.0
16.00	4.9	4.9	4.9	4.8	4.8	4.8	4.7	4.7	4.7	4.7
17.00	4.7	4.7	4.7	4.6	4.6	4.6	4.6	4.6	4.6	4.6
18.00	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.4	4.4	4.4
19.00	4.4	4.4	4.4	4.4	4.3	4.3	4.3	4.3	4.3	4.3
20.00	4.3									

POND 3 TOTAL OUTFLOW PEAK= 2.2 CFS @ 20.00 HOURS

HOUR	0.00	.10	.20	.30	.40	.50	.60	.70	.80	.90
10.00	0.0	0.0	0.0	0.0	0.0	0.0	.1	.1	.1	.2
11.00	.2	.3	.3	.4	.5	.6	.7	.7	.8	.8
12.00	1.0	1.1	1.2	1.4	1.5	1.6	1.6	1.7	1.7	1.7
13.00	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.9	1.9	1.9
14.00	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	2.0
15.00	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
16.00	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1
17.00	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
18.00	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
19.00	2.1	2.1	2.1	2.1	2.1	2.2	2.2	2.2	2.2	2.2
20.00	2.2									

SECTION 3

Off-site Bypass Flow, Overflow Weir Sizing, and Downstream Sewer Calculations

INFRACON
495 Central Avenue, Suite 101
NORTHFIELD, ILLINOIS 60093
(708) 446-1000 FAX (708) 446-1002

JOB ASHBROOK SUBDIVISION
SHEET NO. 1 OF 1
CALCULATED BY TML DATE 9/30/95
CHECKED BY DATE
SCALE

SITE BYPASS FLOW

1. OFF-SITE AREA A ≃ 3.4 Ac ON WEST SIDE OF WOLF RD. (SEE ATTACHED USGS MAP'S)

ASSUME T_c = 20 MIN & C = 0.60

Q_{100} = C · I · A = 0.60 × 6.9"/HR × 3.4 ≃ 14.1 cfs

2. OFF-SITE AREA B ≃ 1.3 Ac ON WEST SIDE OF WOLF ROAD (SEE ATTACHED USGS MAPS)

ASSUME T_c = 20 min & C = 0.60

Q_{100} = 0.60 × 6.9"/HR × 1.3 ≃ 5.4 cfs

3. OFF-SITE AREA C ≃ 1.5 Ac ALONG ACACIA DEVELOPMENT TO SOUTH (BASED ON 1275' × 50' AVG BACK YARD AREA. REMAINING PORTION OF ACACIA DRAINS TO SOUTH PER SITE RECORD DRAWINGS.)

ASSUME T_c = 10 min & C = 0.50

Q_{100} = 0.50 × 10.02"/HR × 1.5 ≃ 7.5 cfs

∴ BYPASS FLOW THROUGH POND #1 = 5.4 + 7.5
= 12.9 cfs

∴ BYPASS FLOW THROUGH POND #'S 2 & 3 = TOTAL BYPASS FLOW
= 27.0 cfs

PRODUCT 204-1 (Single Sheets) 205-1 (Pads) ACCO Inc., Gurnee, Mass. 01471. To Order PHONE TOLL FREE 1-800-225-6380

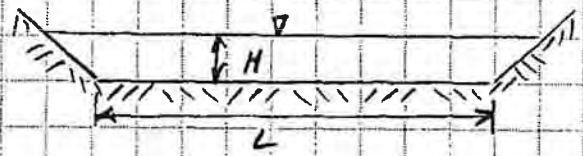
INFRACON
495 Central Avenue, Suite 101
NORTHFIELD, ILLINOIS 60093
(708) 446-1000 FAX (708) 446-1002

JOB ASHBROOK SUBDIVISION
SHEET NO. 1 OF 1
CALCULATED BY TML DATE 9/30/95
CHECKED BY _____ DATE _____
SCALE _____

POND OVERFLOW WEIRS (FOR 100-YR BYPASS FLOWS)

POND #1:

100-YR BYPASS FLOW = 12.9 CFS



LET H = 0.5' (LEAVING 1.0' FREEBOARD TO T/F'S)

$Q = 3LH^{3/2}$

$12.9 = 3L(0.5^{3/2}) \Rightarrow L = 12.2'$ MIN.

POND #'S 2 & 3:

100-YR BYPASS FLOW = 27.0 CFS

$Q = 3LH^{3/2}$

$27 = 3L(0.5)^{3/2} \Rightarrow L = 25.5'$ MIN.

PRODUCT 204-1 (Single Sheets) 205-1 (Padded) NEBS, Inc., Groton, Mass. 01471 To Order PHONE TOLL FREE 1-800-225-6380

Stormwater Analysis
Existing Conditions

Curve Number

Project: Western Springs By: AJS Date: 1/26/2024

Location: NE Corner of Wolf Road and Park Place Chkd: SDS Date: 1/26/2024

Conditions (i.e. Present / Developed): Existing

Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN			Area ☑ acres ☐ mi^2 ☐ %	Product of CN x Area
C	Lawn, good condition (grass cover > 75%)	74			0.6635	49.10
C	Pavement, parking, Curb and Gutter	98			1.6663	163.30
C	Rock Ditch	89			0.0802	7.14
				Totals =	2.4100	219.53

* Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{219.53}{2.4100} = 91.09$; use CN = **91.09**

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Basin "C" & Adjacent Overland Flow Areas
Critical Duration Storm Event (100yr - 2hr)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Bottom (36" pipe outlet)	645.98	0				0.0000
			0.49	2	0.000	
	646.47	13				0.0000
			2.90	38	0.001	
	649.37	13				0.0009
			0.63	126	0.003	
	650.00	506				0.0038
			1.00	2,614	0.060	
	651.00	5,647				0.0638
			1.00	8,338	0.191	
	652.00	11,358				0.2552
			1.00	12,572	0.289	
	653.00	13,827				0.5439
			1.00	14,929	0.343	
	654.00	16,059				0.8866
			0.50	8,275	0.190	
Design HWL	654.50	17,045				1.0765
			0.50	11,383	0.261	
	655.00	29,013				1.3379
			0.70	27,797	0.638	
Overflow at Heritage Ct.	655.70	51,472				1.9760
			0.30	16,943	0.389	
	656.00	61,632				2.3649
			0.10	6,357	0.146	
Top of Existing Wall	656.10	65,528				2.5109

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Basin "A" & "B" to Overland Flow Elevation
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
NWL (Recent Topo Survey)	647.80	10,543				0.0000
			0.20	2,139	0.049	
	648.00	10,848				0.0491
			1.00	11,883	0.273	
	649.00	12,948				0.3219
			1.00	14,343	0.329	
	650.00	15,785				0.6512
			1.00	16,898	0.388	
	651.00	18,035				1.0391
			1.00	18,593	0.427	
	652.00	19,156				1.4659
			1.00	19,481	0.447	
	653.00	19,808				1.9131
			1.00	20,197	0.464	
	654.00	20,588				2.3768
			0.50	10,516	0.241	
Design HWL	654.50	21,478				2.6182
			0.50	11,816	0.271	
	655.00	25,854				2.8895
			1.00	28,871	0.663	
	656.00	31,998				3.5522
			0.31	10,009	0.230	
Overland Flow Elevation	656.31	32,574				3.7820

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Stormwater Storage East Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	657.80	0				0.0000
			0.20	13	0.000	
	658.00	191				0.0003
			1.00	368	0.008	
	659.00	579				0.0087
			1.00	910	0.021	
	660.00	1,287				0.0296
			1.00	2,075	0.048	
	661.00	2,980				0.0773
			1.00	4,455	0.102	
	662.00	6,116				0.1795
			1.00	11,247	0.258	
	663.00	17,331				0.4377
			0.50	12,082	0.277	
	663.50	31,716				0.7151
			0.50	19,342	0.444	
	664.00	46,101				1.1591
			0.50	28,167	0.647	
	664.50	67,228				1.8058

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Stormwater Box Inlet Upstream of Culvert - East Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	657.80	0				0.0000
			0.20	3	0.000	
	658.00	50				0.0001
			1.00	50	0.001	
	659.00	50				0.0012
			1.00	50	0.001	
	660.00	50				0.0024
			1.00	50	0.001	
	661.00	50				0.0035
			1.00	50	0.001	
	662.00	50				0.0047
			1.00	50	0.001	
	663.00	50				0.0058
			0.30	15	0.000	
	663.30	50				0.0062
			0.70	11,123	0.255	
	664.00	46,101				0.2615
			0.50	28,167	0.647	
	664.50	67,228				0.9081

Heritage Crossing - Western Springs, IL

8/20/2024

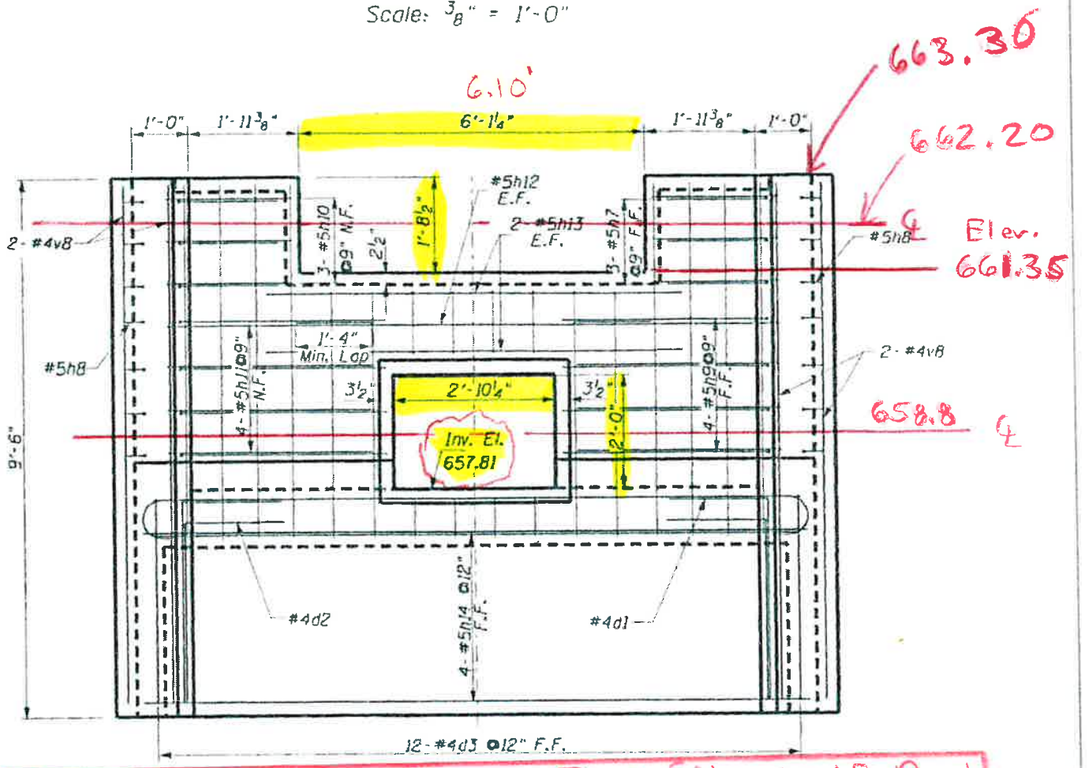
Existing Stormwater Storage West Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	653.95	13				0.0000
			0.05	1	0.000	
	654.00	13				0.0000
			1.00	13	0.000	
	655.00	13				0.0003
			1.00	13	0.000	
	656.00	13				0.0006
			1.05	14	0.000	
	657.05	13				0.0009
			0.95	183	0.004	
	658.00	484				0.0051
			1.00	702	0.016	
	659.00	946				0.0212
			1.00	1,156	0.027	
	660.00	1,379				0.0478
			1.00	2,051	0.047	
	661.00	2,806				0.0948

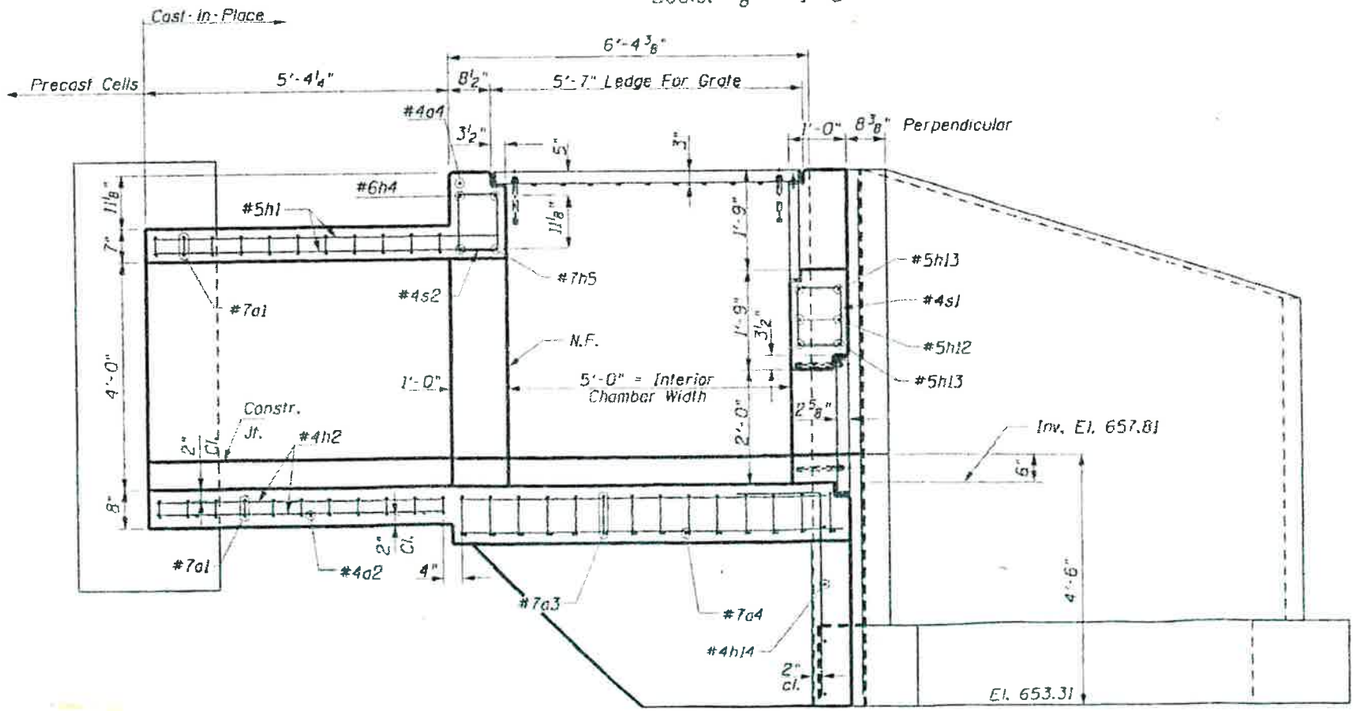
Showing Top Slab Reinforcement
Scale: $\frac{3}{8}$" = 1'-0"

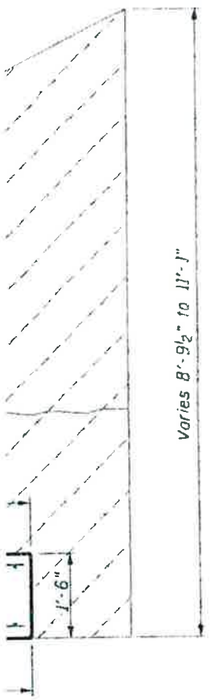


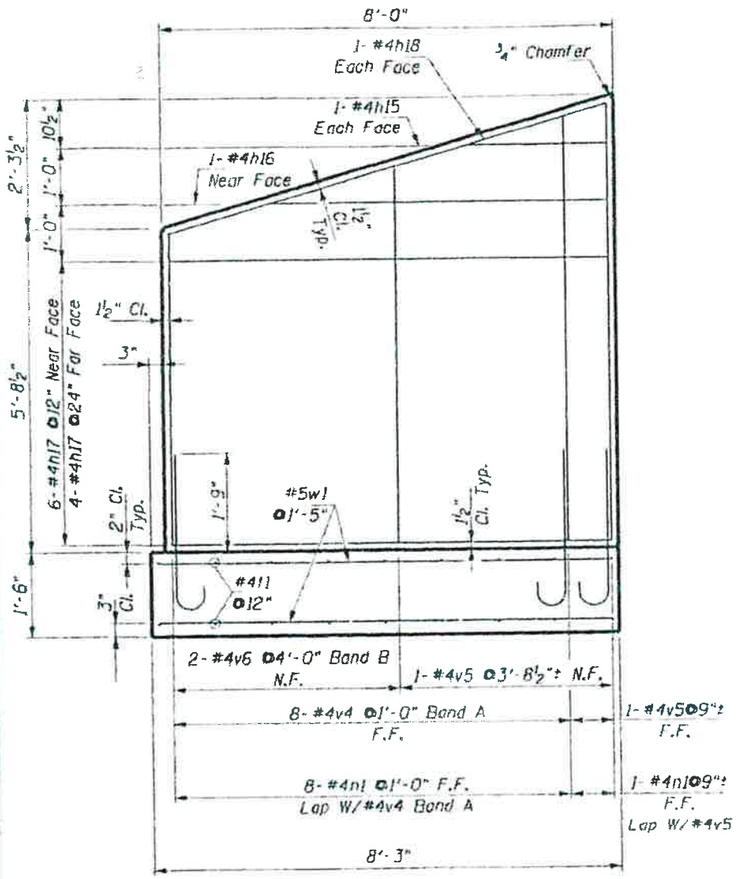
Flood Control Box Inlet East Side Wolf Road

HEADWALL ELEVATION VIEW F-F

Scale: $\frac{3}{8}$" = 1'-0"







WINGWALL ELEVATION VIEW G-G

Scale: $\frac{3}{8}$" = 1'-0"

Concret
Reinfor
Fine or
Concret

JOHI
PRESIDE

(REVISION)
DATE BY

Heritage Crossing- Western Springs, IL

8/21/2024

East Side of Wolf Road - Flood Control Structure / Box Inlet
Stage-Discharge Tables

1) Tributary Areas:

Tributary Area

Delineated Area: 172.30 acres
0.2692188 Square Miles

2) Curve Numbers:

See attached Worksheet 2 for each area.

3) Time of Concentration:

See attached Worksheet 3 for each area.

Notes	Elevation	Bottom Orifice Flow (cfs)	Rectangular Weir Flow (cfs)	Inlet Box Structure Flow (cfs)	Total Flow (cfs)
Orifice	657.80	0.00			0.00
	658.00	3.67			3.67
	659.00	22.00			22.00
	659.80	36.66			36.66
	660.00	40.16			40.16
	661.00	54.37			54.37
Weir	661.35	58.54			58.54
	662.00	65.58	8.63		74.21
	663.00	75.13	34.91		110.03
Inlet Box Grate	663.30	77.76	44.85		122.61
	663.40	78.62	48.34	1.90	128.86
	663.50	79.47	51.92	5.37	136.76
	663.60	80.31	55.59	9.86	145.76
	663.70	81.15	59.33	15.18	155.66
	663.80	81.97	63.16	21.21	166.34
	663.90	82.79	67.07	189.59	339.44
	664.00	83.59	71.05	204.78	359.42
	664.10	84.39	75.11	218.92	378.42
	664.20	85.19	79.24	232.20	396.63
	664.30	85.97	83.45	244.76	414.18
	664.40	86.75	87.73	256.71	431.19
	664.50	87.52	92.08	268.12	447.72

1) Bottom Orifice Flow

C = 0.80
Rectangular Orifice 2.0' x 2.85'
Area = 5.71 feet

Centerline of Orifice = 658.80

2) Rectangular Weir

Weir Flow

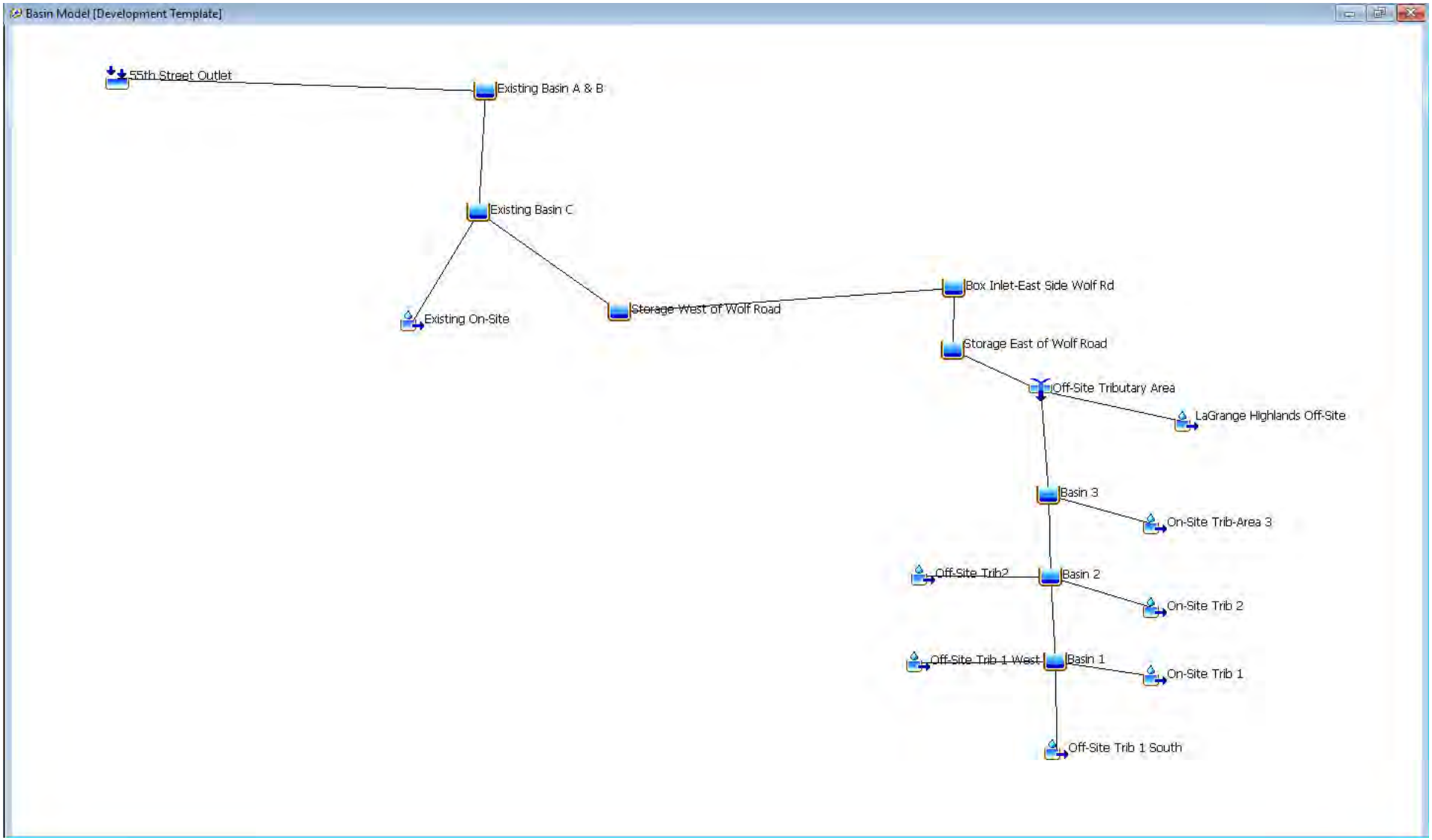
C = 2.700
Length = 6.1
Elevation = 661.35

3) Inlet Box Structure

10'x5' Grate

Water Elevation (feet)	Head (feet)	Weir Flow (cfs)	Orfice Flow (cfs)
663.30	0.00	0.00	
663.40	0.10	1.90	
663.50	0.20	5.37	
663.60	0.30	9.86	
663.70	0.40	15.18	
663.80	0.50	21.21	
663.90	0.60		189.59
664.00	0.70		204.78
664.10	0.80		218.92
664.20	0.90		232.20
664.30	1.00		244.76
664.40	1.10		256.71
664.50	1.20		268.12

Weir Formula	Orfice Formula
Q = CLH^3/2	Q = AC √64.4(H)
Q = (3)(20)H^3/2	Q = (50)(0.61) √64.4(H)
Q = (60)H^3/2	Q = (30.5) √64.4(H)


Basin Model [Development Template]
55th Street Outlet
Existing Basin A & B
Existing Basin C
Existing On-Site
Storage West of Wolf Road
Box Inlet-East Side Wolf Rd
Storage East of Wolf Road
Off-Site Tributary Area
LaGrange Highlands Off-Site
Basin 3
On-Site Trib-Area 3
Off-Site Trib2
Basin 2
On-Site Trib 2
Off-Site Trib 1 West
Basin 1
On-Site Trib 1
Off-Site Trib 1 South

Project: Development_Template
Simulation Run: 2YR_2HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:29

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Existing On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Existing On - Site	Existing Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Existing On - Site	0	91.09

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Existing On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	11.72	01Jan2000, 00:54	0.8
Off - Site Trib 1 South	0	0.8	01Jan2000, 00:42	0.53
Off - Site Trib 1 West	0	0.81	01Jan2000, 00:45	0.65
Basin 1	0.03	3.6	01Jan2000, 02:13	0.77
On - Site Trib 2	0.02	5.83	01Jan2000, 00:55	0.65
Off - Site Trib2	0.01	2.12	01Jan2000, 00:45	0.65
Basin 2	0.05	3.07	01Jan2000, 03:53	0.72
On - Site Trib - Area 3	0.01	4.24	01Jan2000, 00:56	0.65
LaGrange Highlands Off - Site	0.2	75.41	01Jan2000, 01:05	0.8
Basin 3	0.07	1.48	01Jan2000, 09:37	0.69
Off - Site Tributary Area	0.27	75.98	01Jan2000, 01:05	0.78
Storage East of Wolf Road	0.27	75.01	01Jan2000, 01:10	0.78
Box Inlet - East Side Wolf Rd	0.27	75.02	01Jan2000, 01:09	0.77
Storage West of Wolf Road	0.27	75.02	01Jan2000, 01:10	0.77
Existing On - Site	0	3.15	01Jan2000, 00:33	1.12
Existing Basin C	0.27	60.13	01Jan2000, 01:11	0.72
Existing Basin A & B	0.27	60.11	01Jan2000, 01:12	0.57

55th Street Outlet	0.27	60.11	01Jan2000, 01:12	0.57

Subbasin: On-Site Trib 1

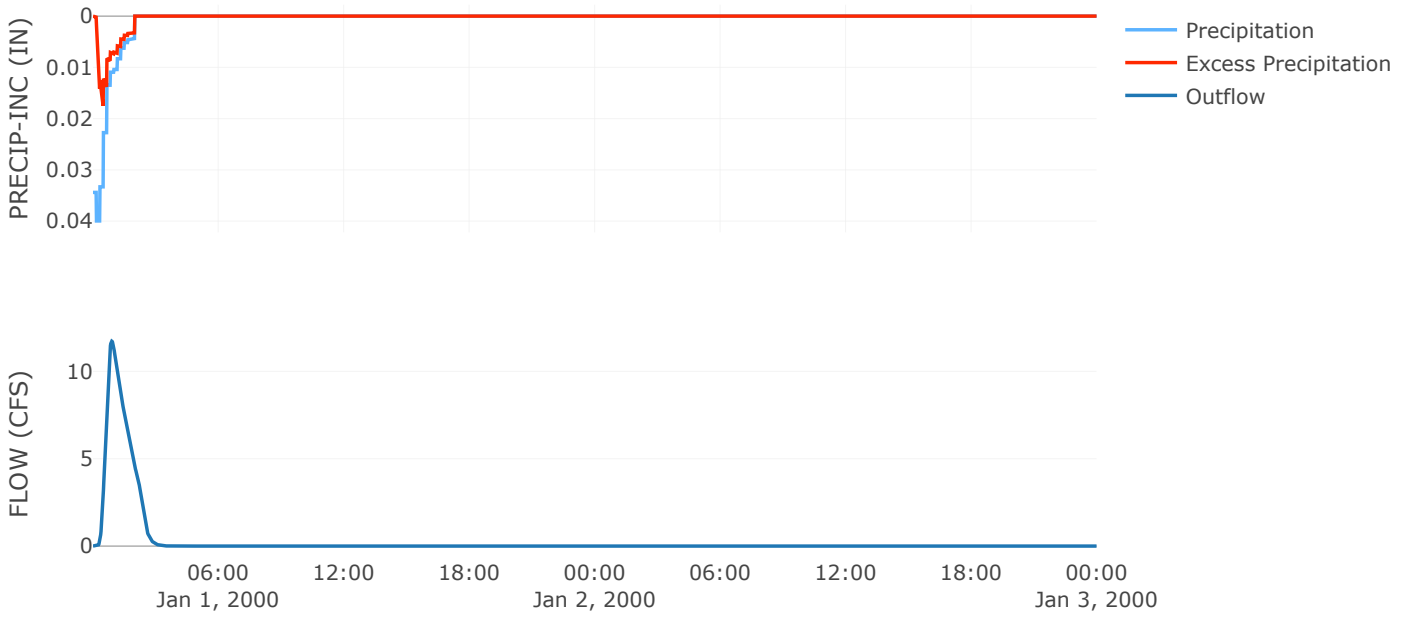
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

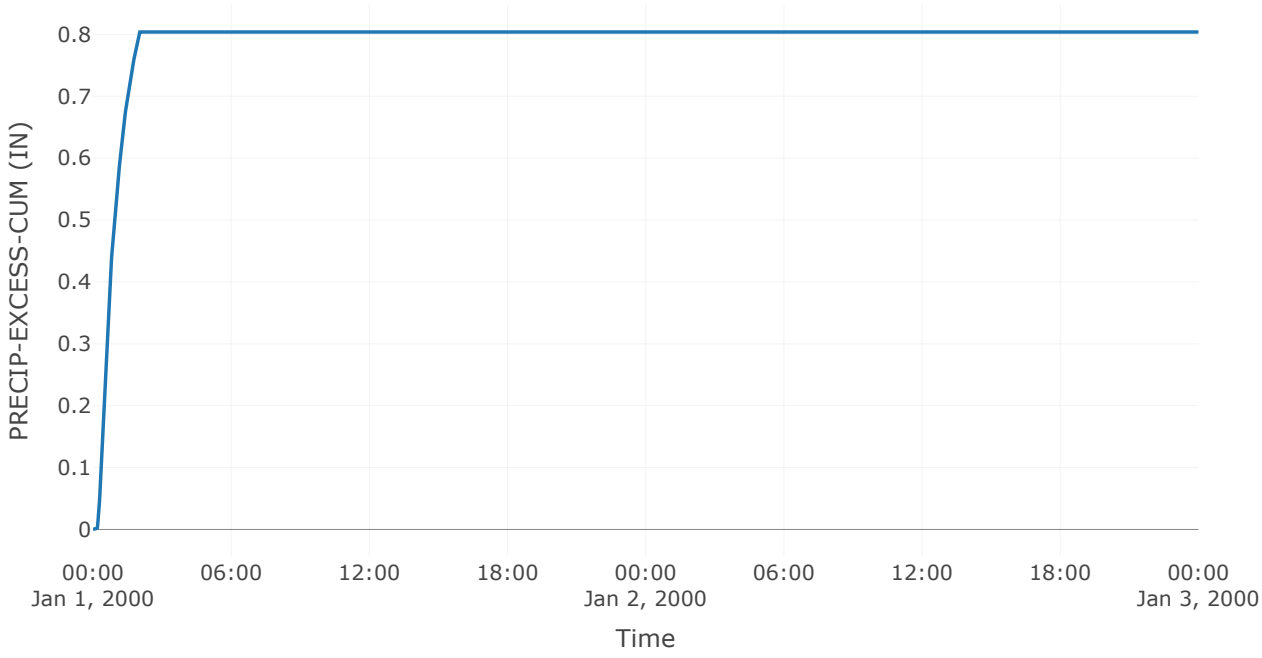
Transform: Scs	
Lag	21
Unitgraph Type	Standard

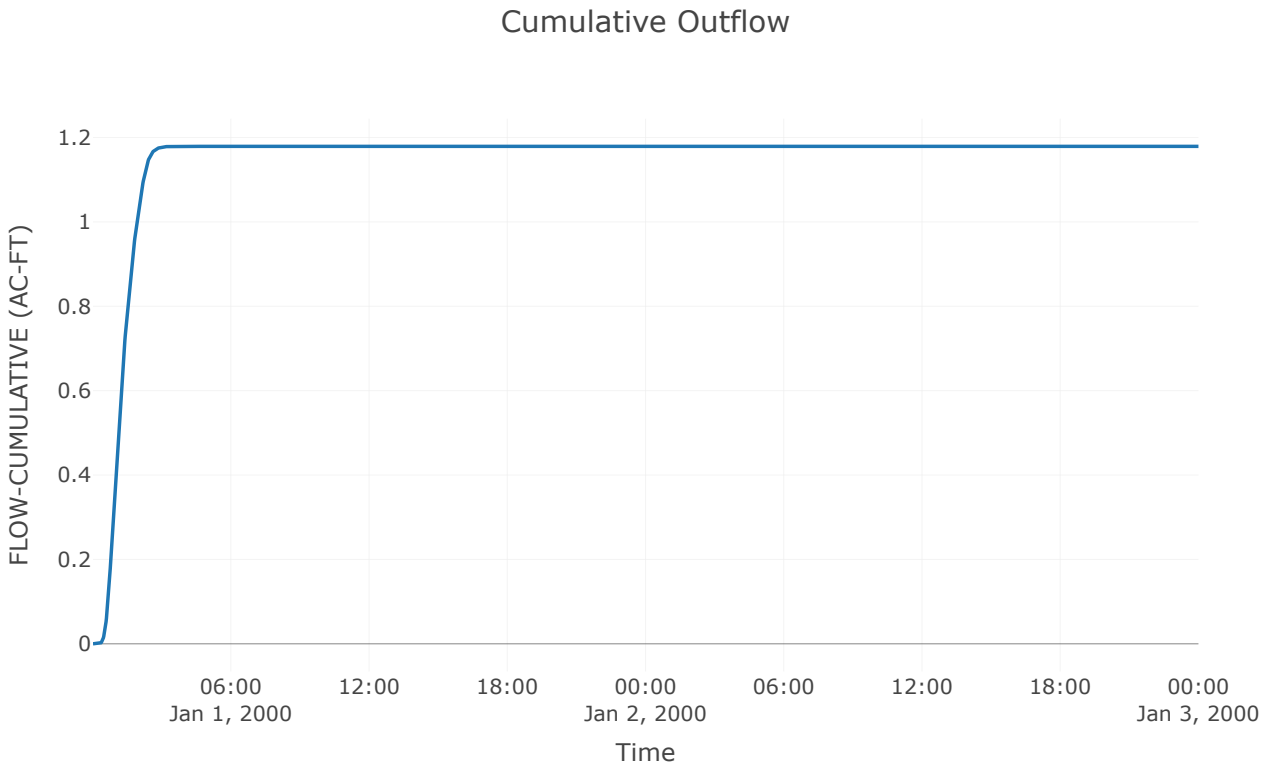
Results: On-Site Trib 1	
Peak Discharge (CFS)	11.72
Time of Peak Discharge	01Jan2000, 00:54
Volume (IN)	0.8
Precipitation Volume (AC - FT)	2.85
Loss Volume (AC - FT)	1.67
Excess Volume (AC - FT)	1.18
Direct Runoff Volume (AC - FT)	1.18
Baseflow Volume (AC - FT)	0

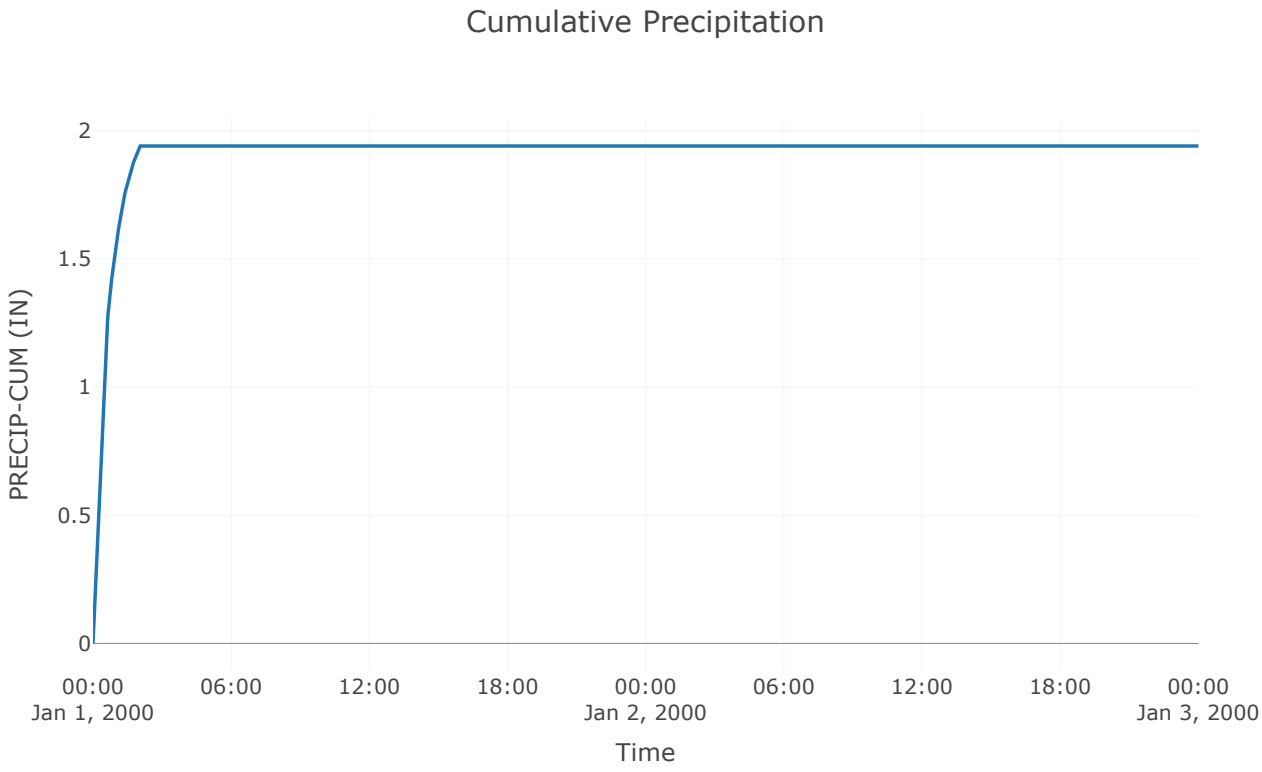
Precipitation and Outflow

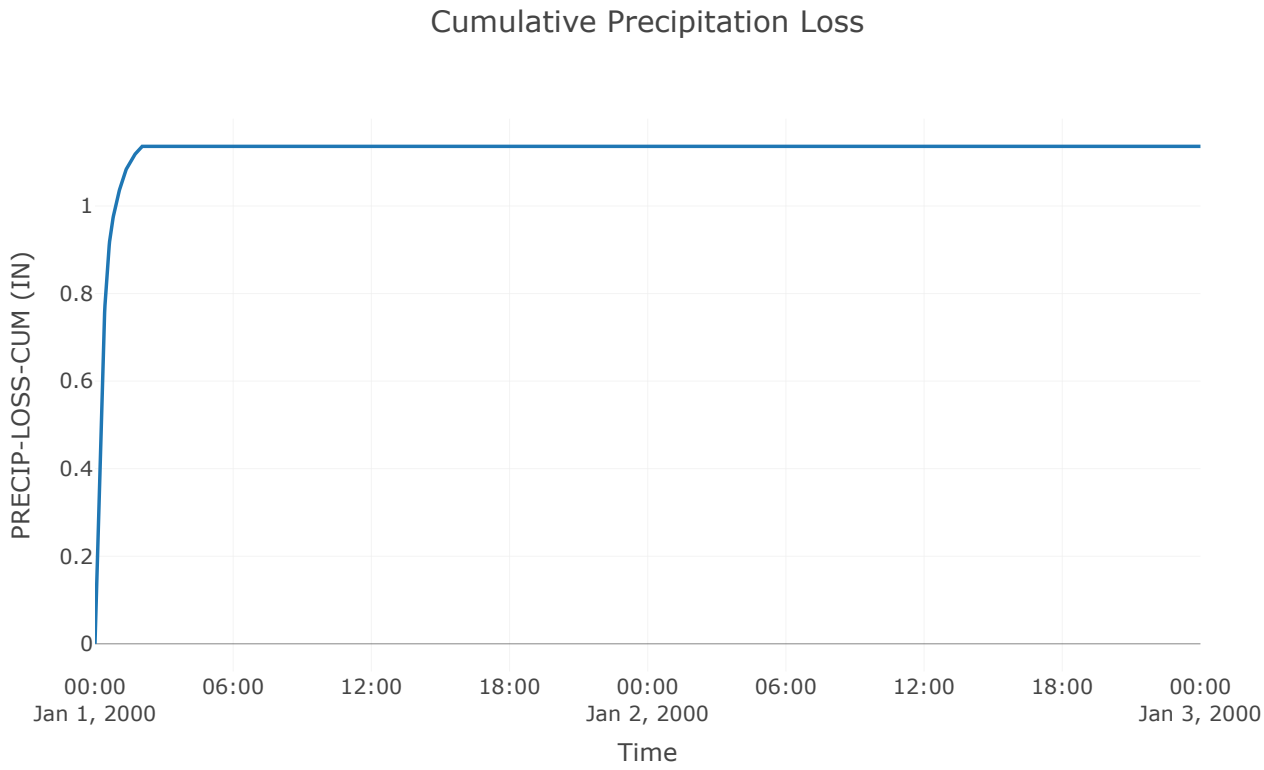


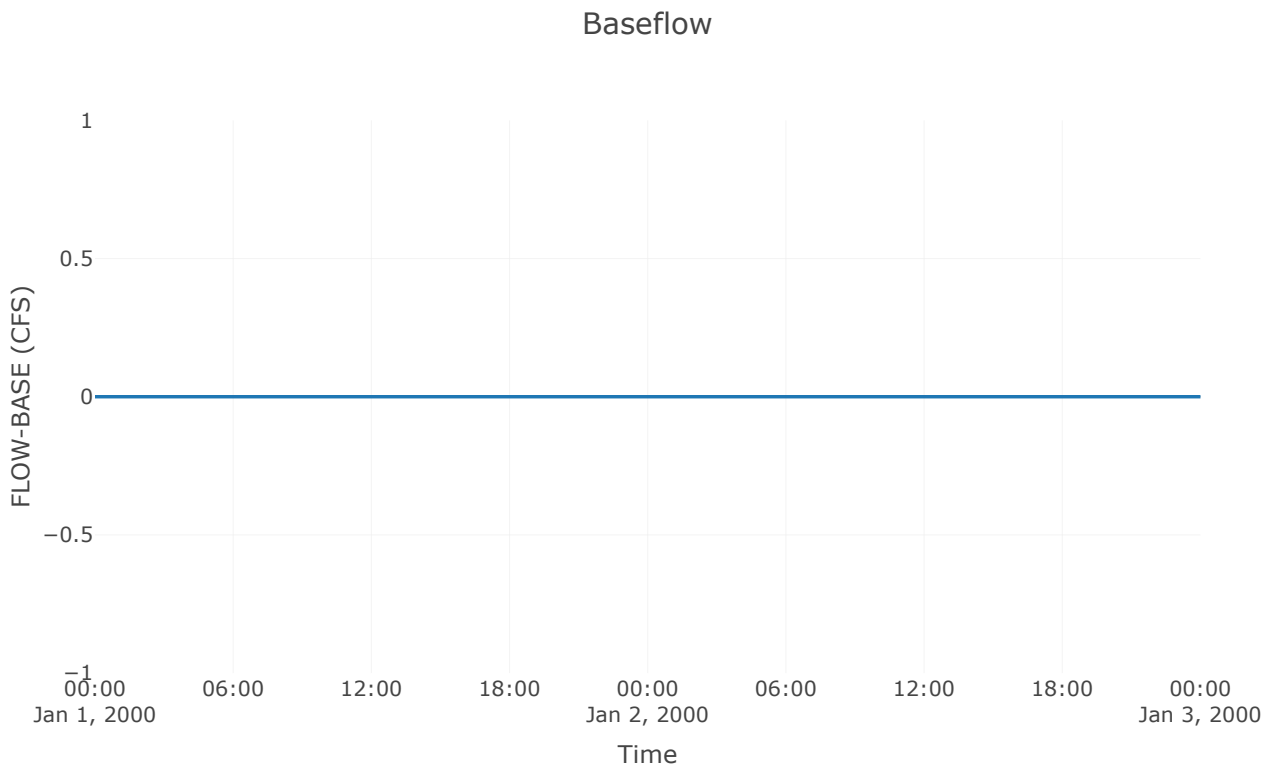
Cumulative Excess Precipitation

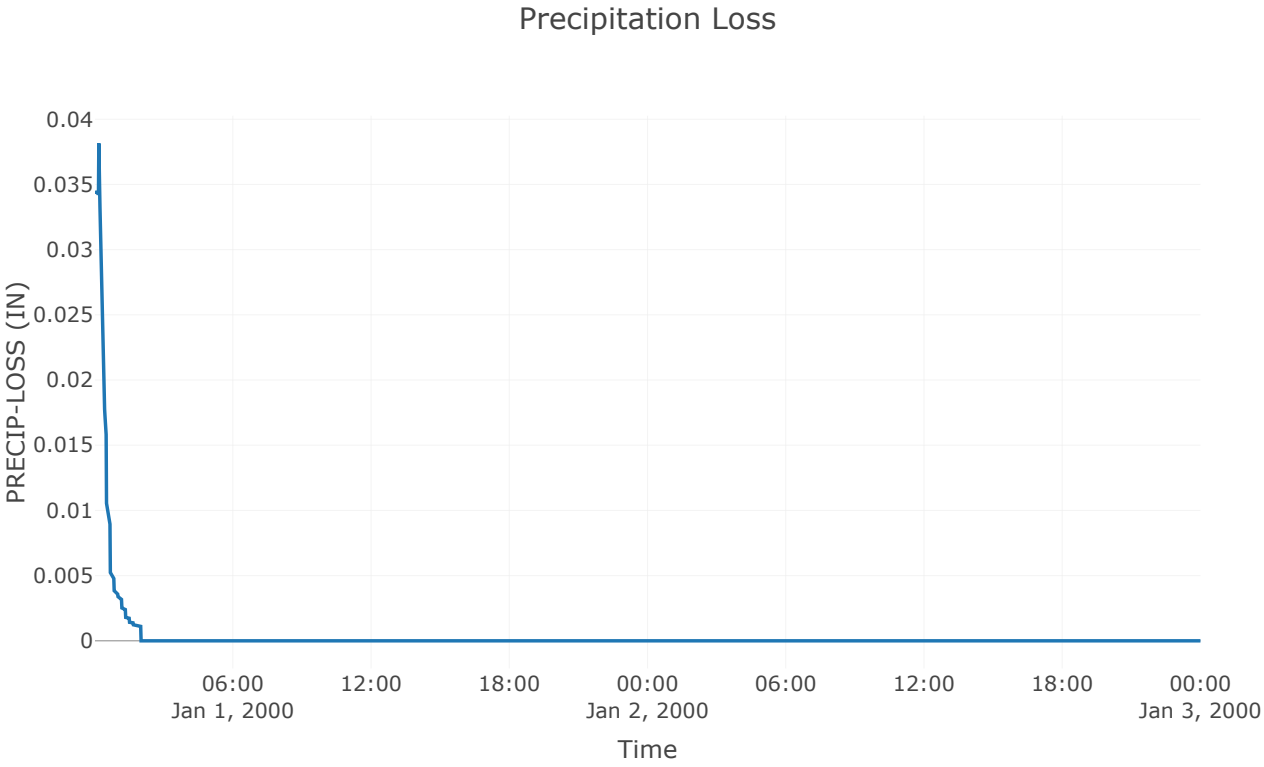


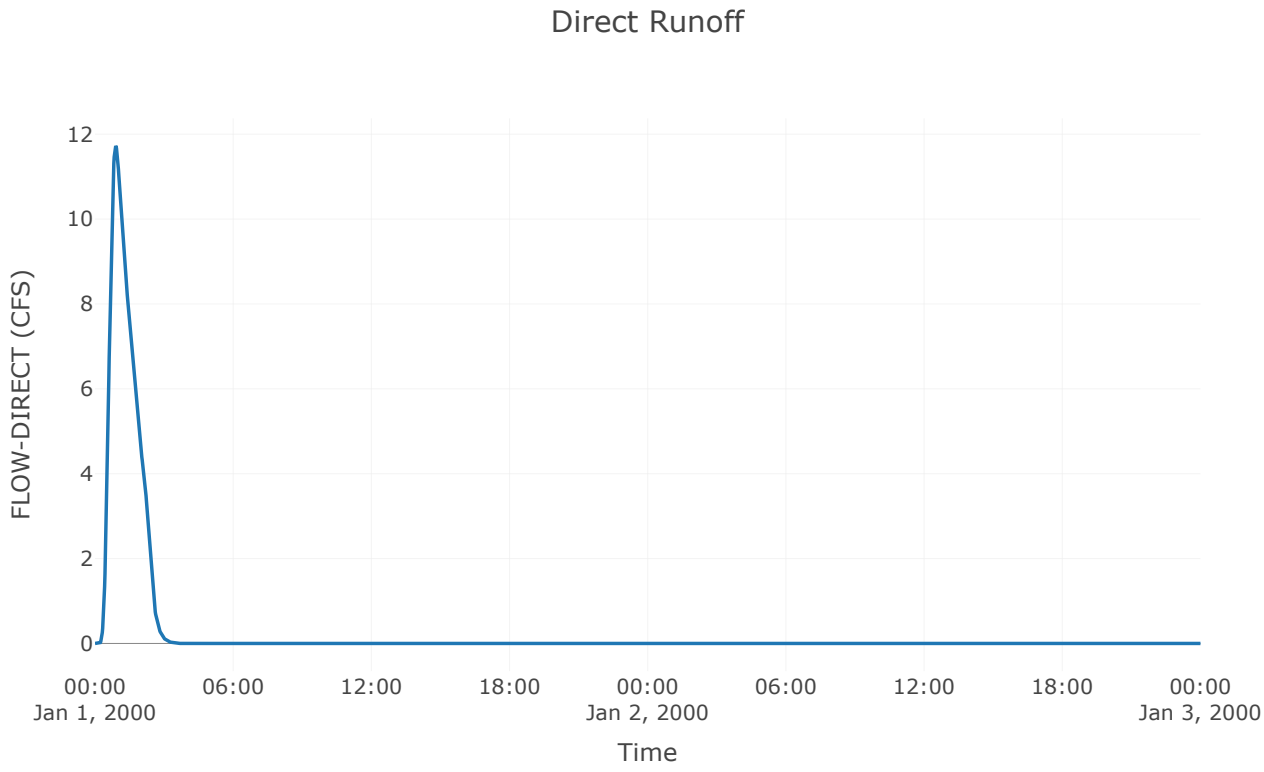

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1.2
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

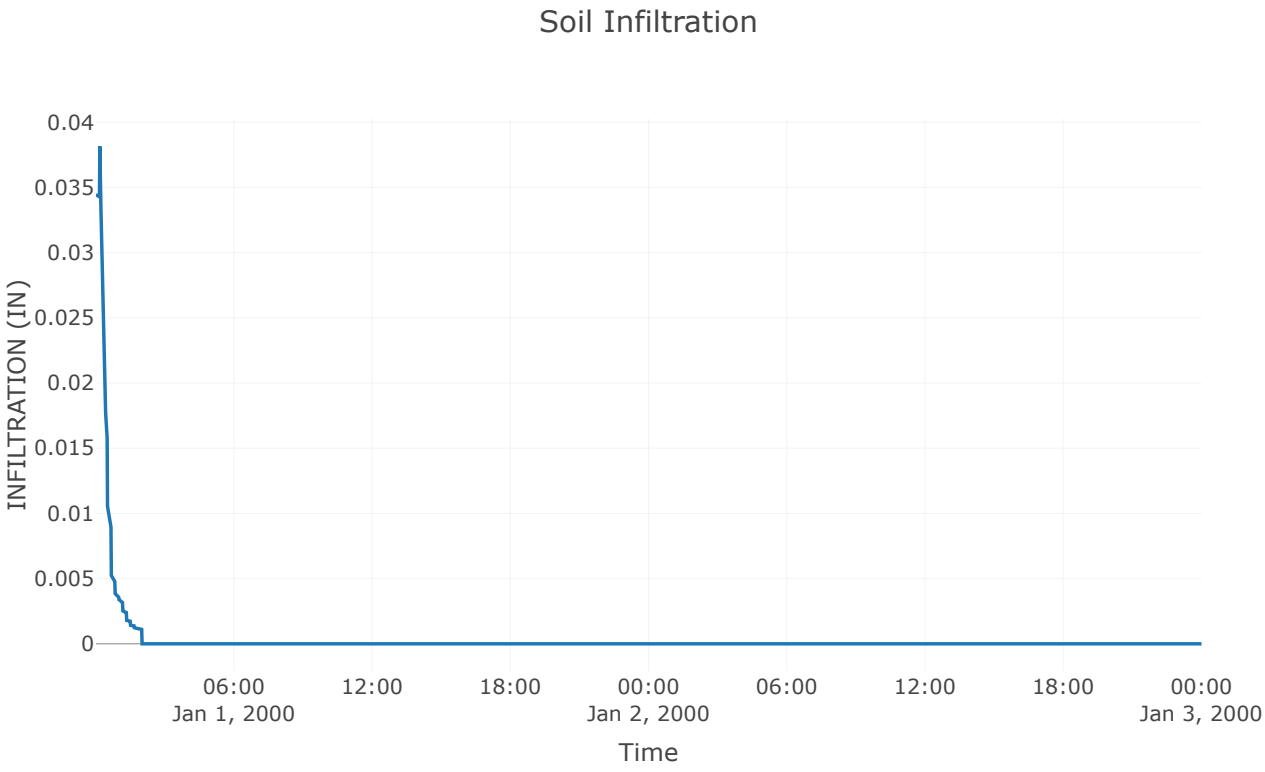

Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 South

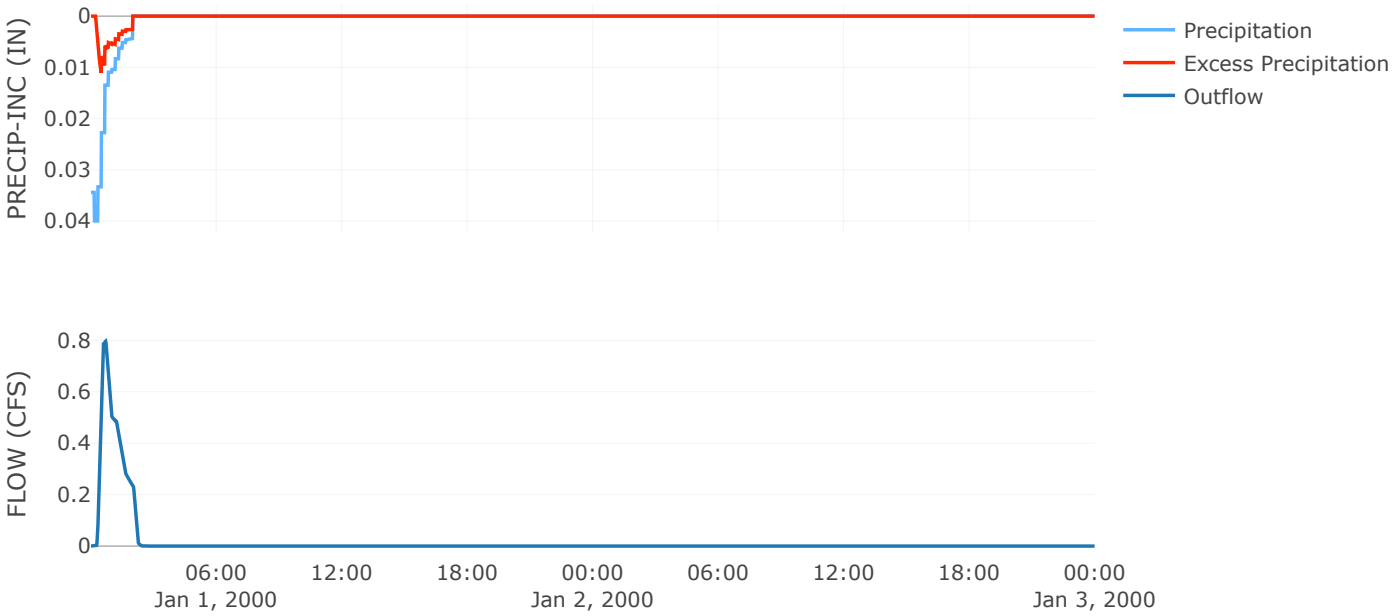
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

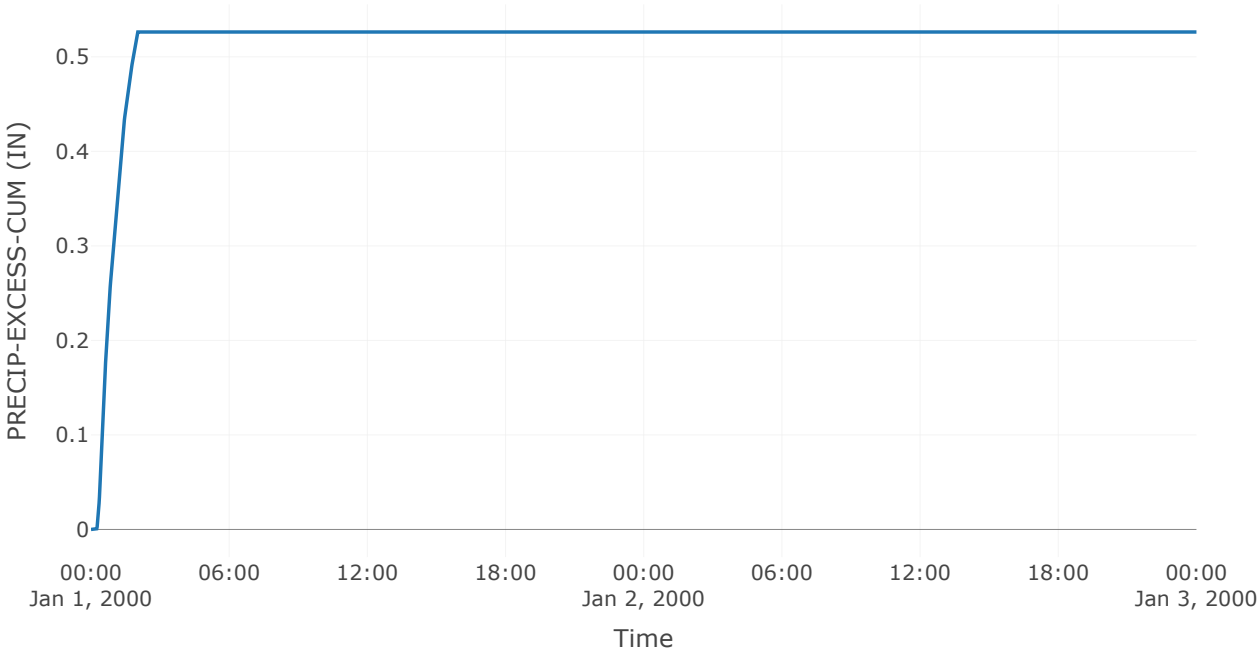
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	0.8
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	0.53
Precipitation Volume (AC - FT)	0.24
Loss Volume (AC - FT)	0.18
Excess Volume (AC - FT)	0.07
Direct Runoff Volume (AC - FT)	0.07
Baseflow Volume (AC - FT)	0

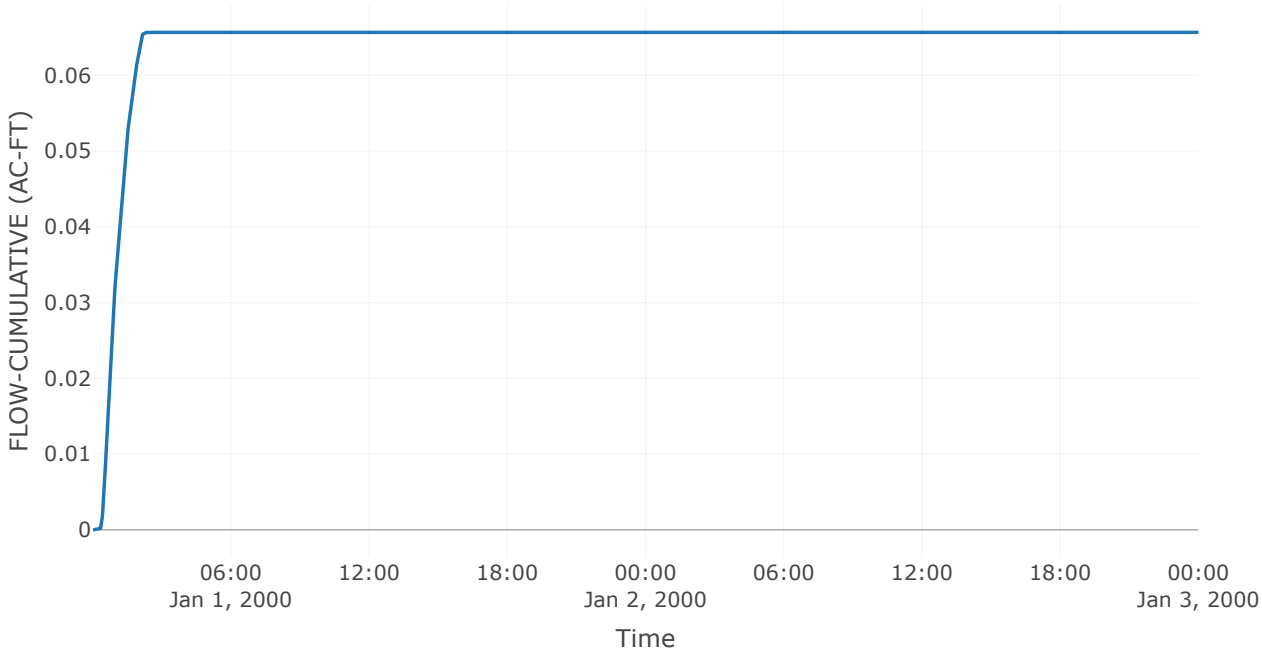
Precipitation and Outflow



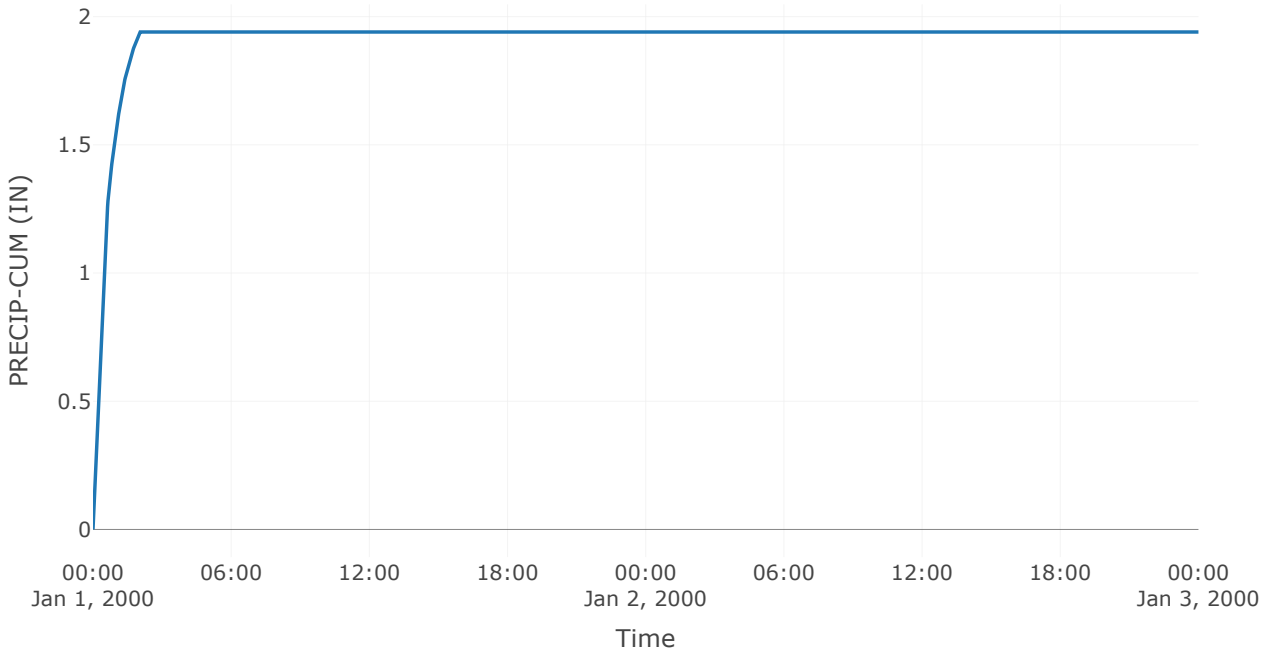
Cumulative Excess Precipitation



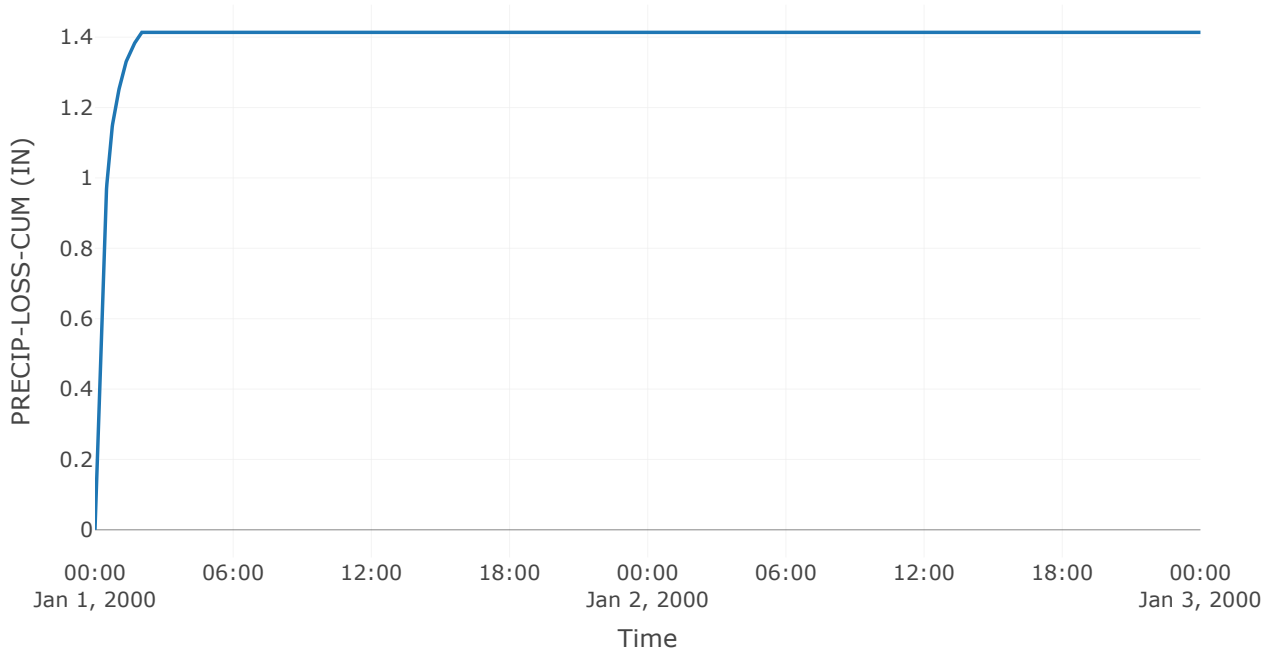
Cumulative Outflow



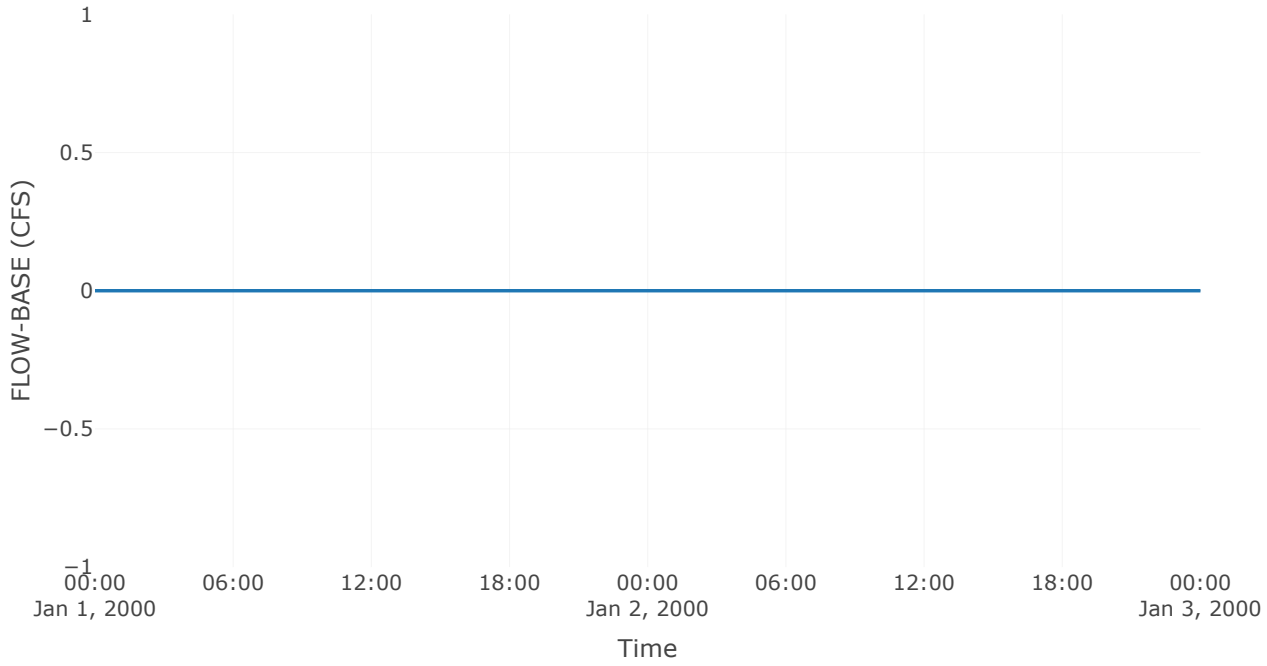
Cumulative Precipitation



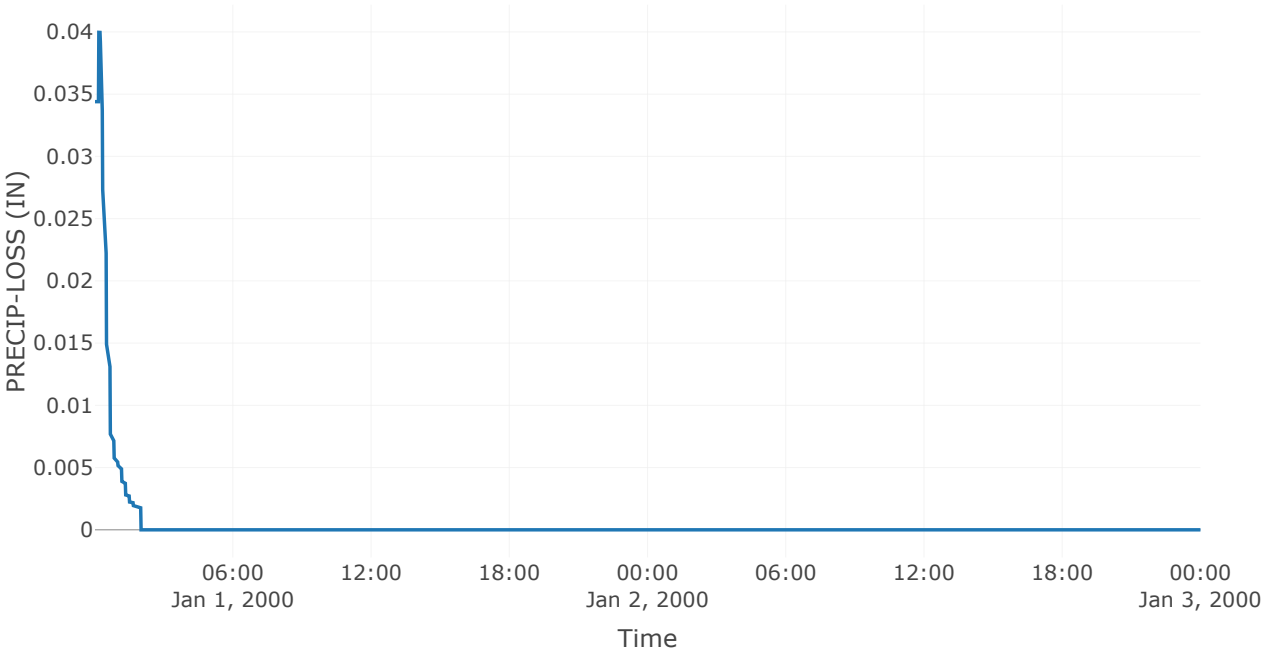
Cumulative Precipitation Loss



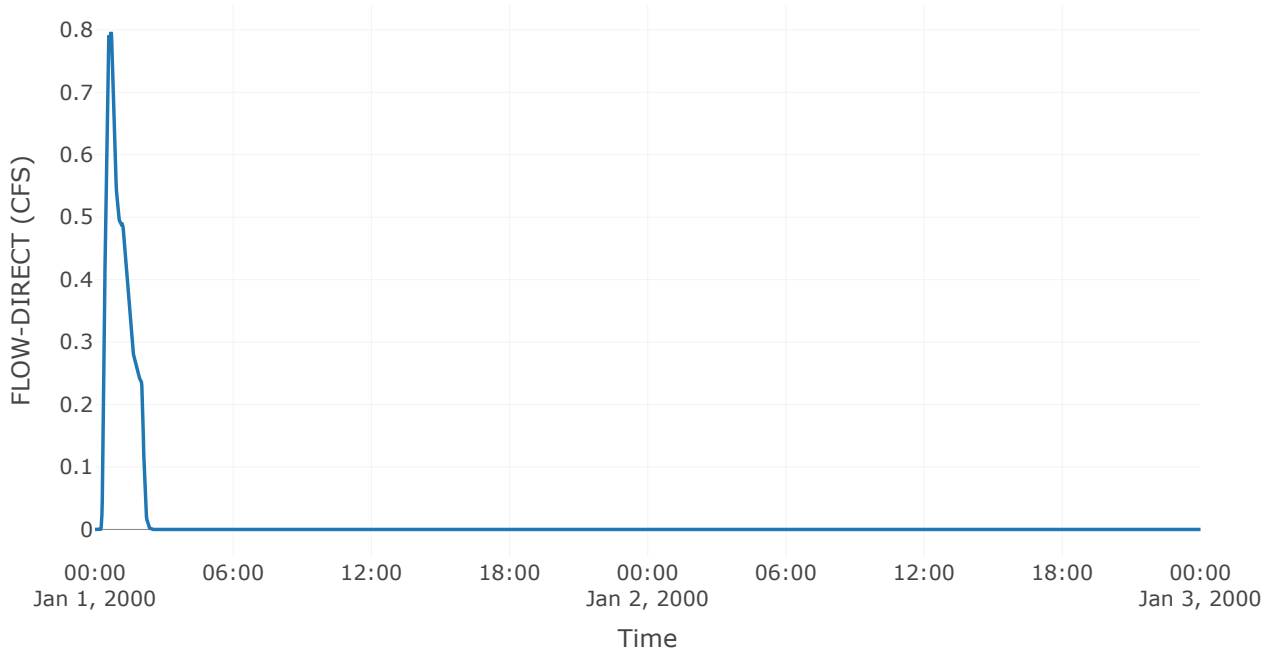
Baseflow

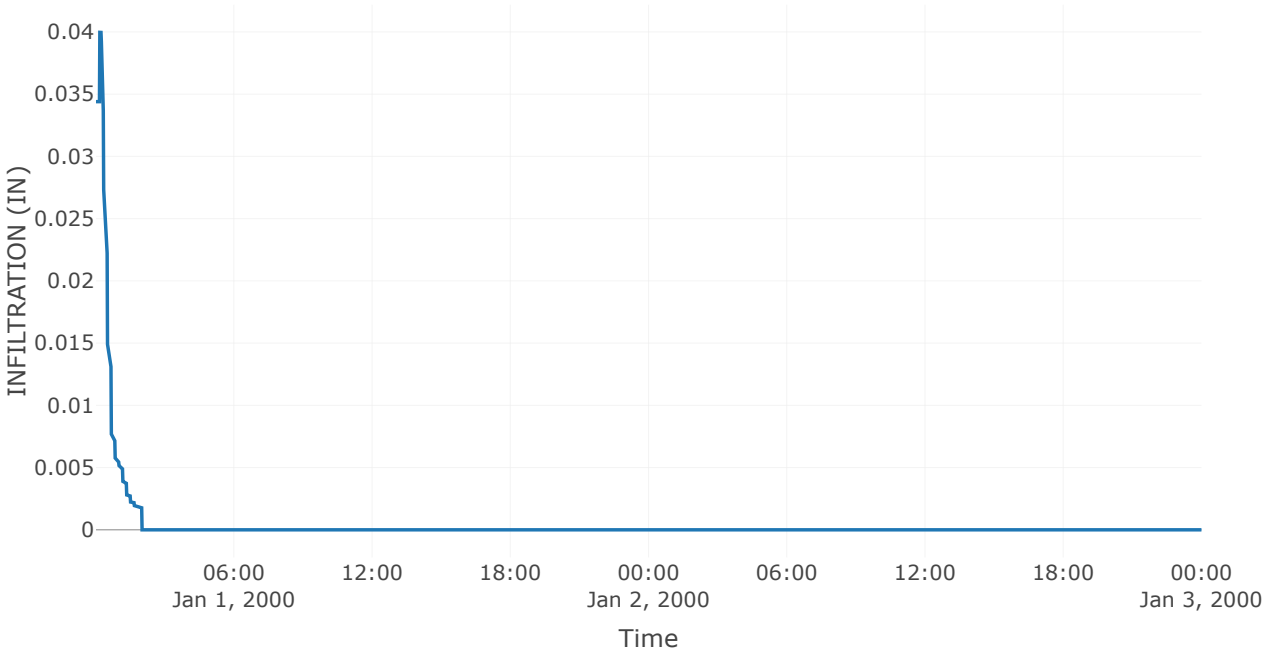


Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 West

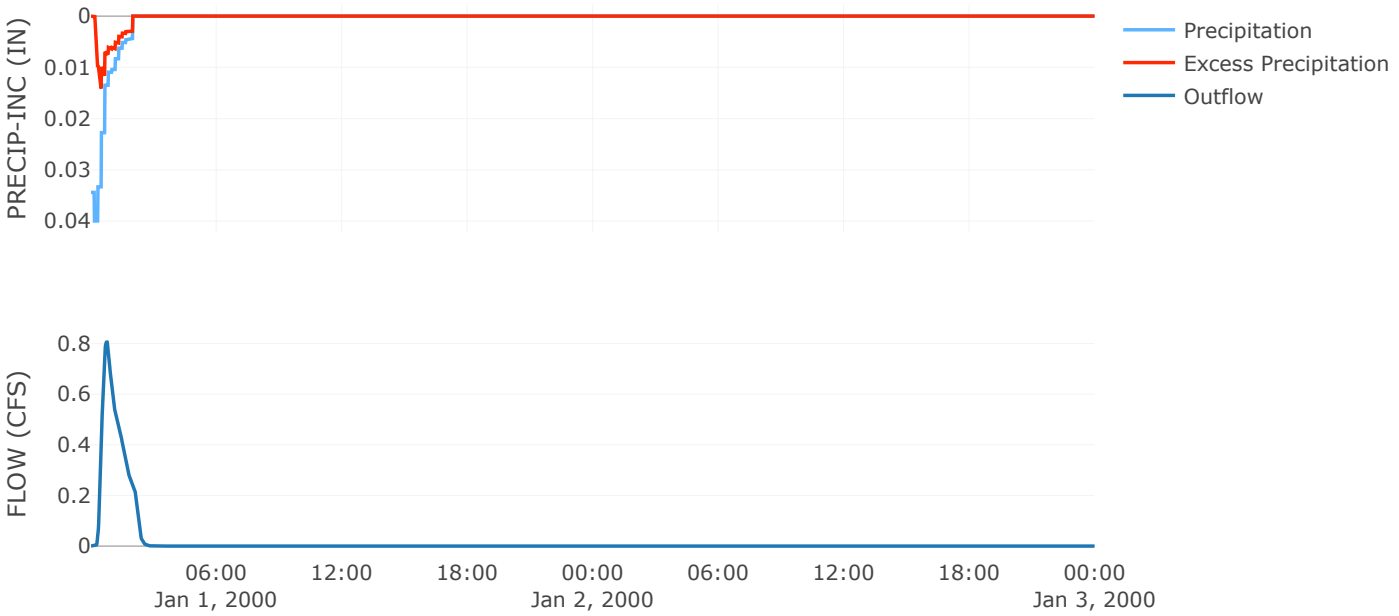
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

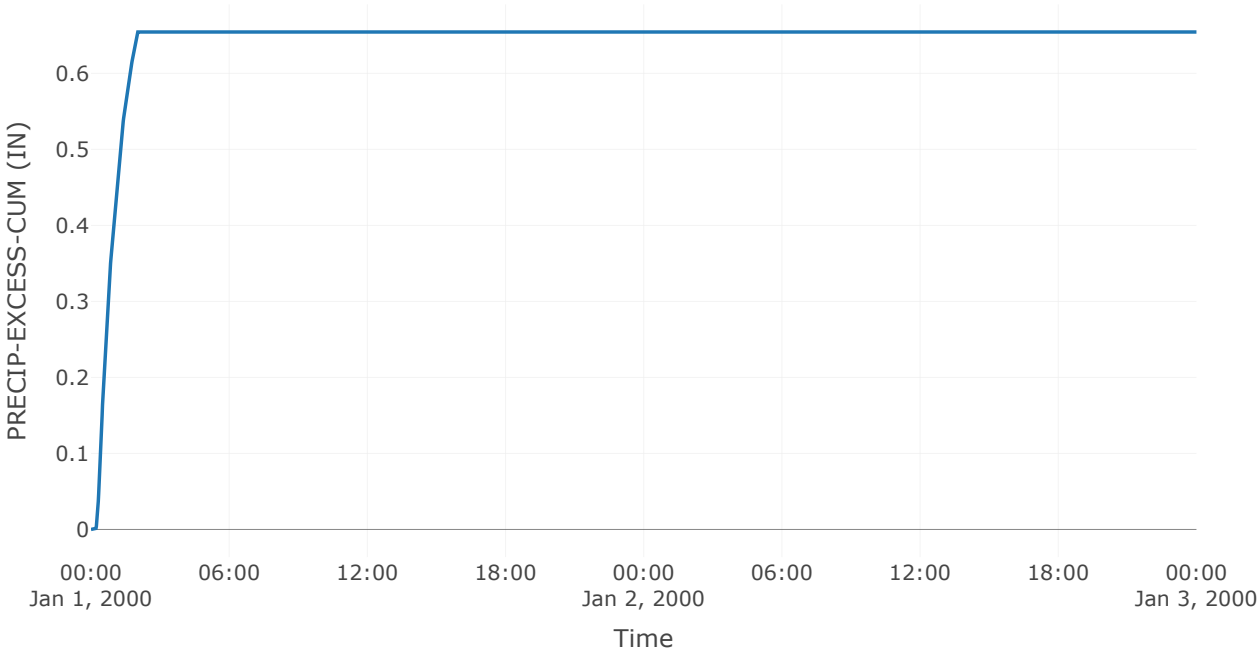
Transform: Scs	
Lag	12
Unitgraph Type	Standard

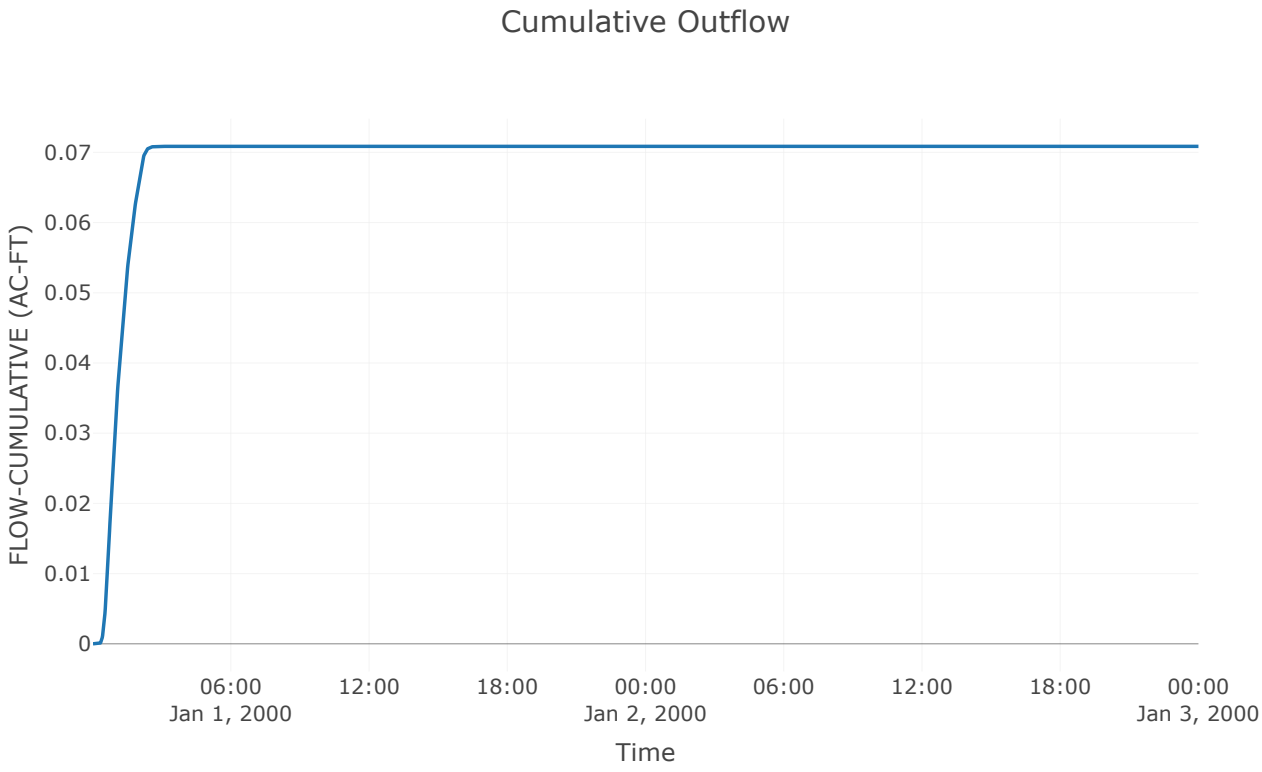
Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	0.81
Time of Peak Discharge	01Jan2000, 00:45
Volume (IN)	0.65
Precipitation Volume (AC - FT)	0.21
Loss Volume (AC - FT)	0.14
Excess Volume (AC - FT)	0.07
Direct Runoff Volume (AC - FT)	0.07
Baseflow Volume (AC - FT)	0

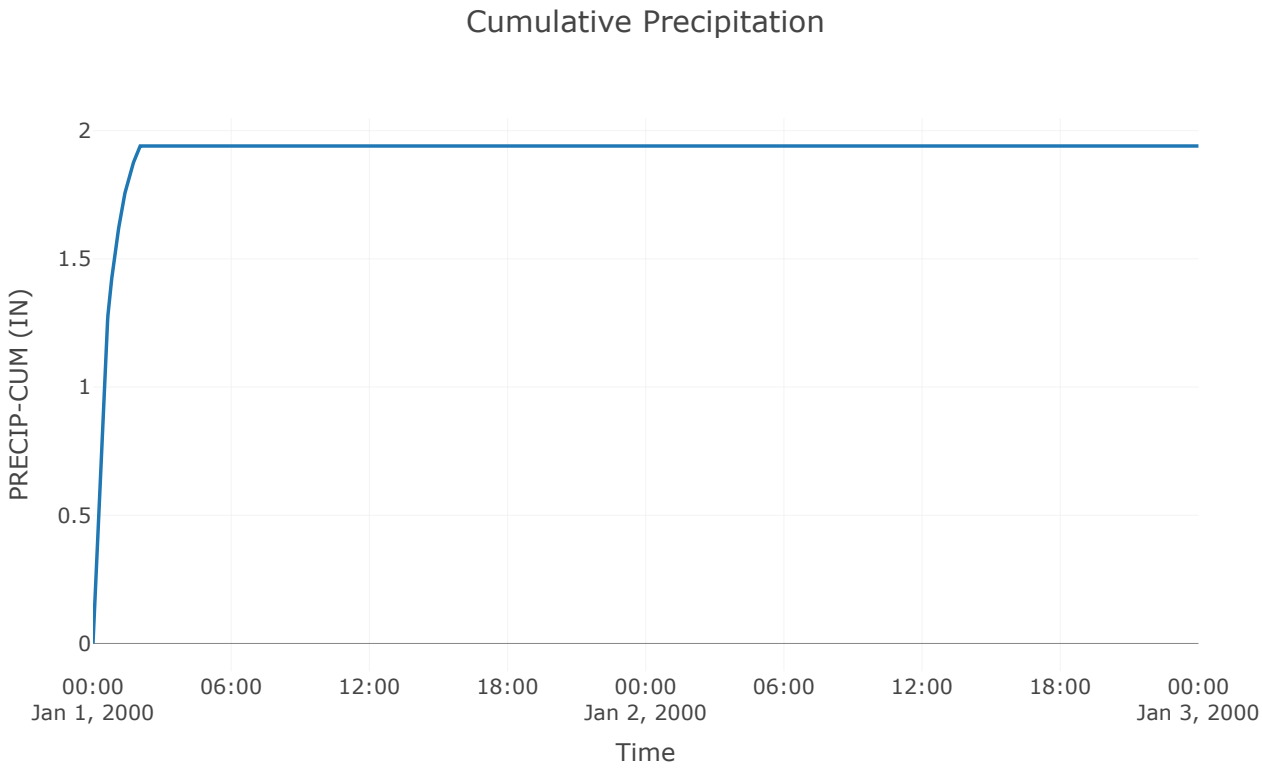
Precipitation and Outflow

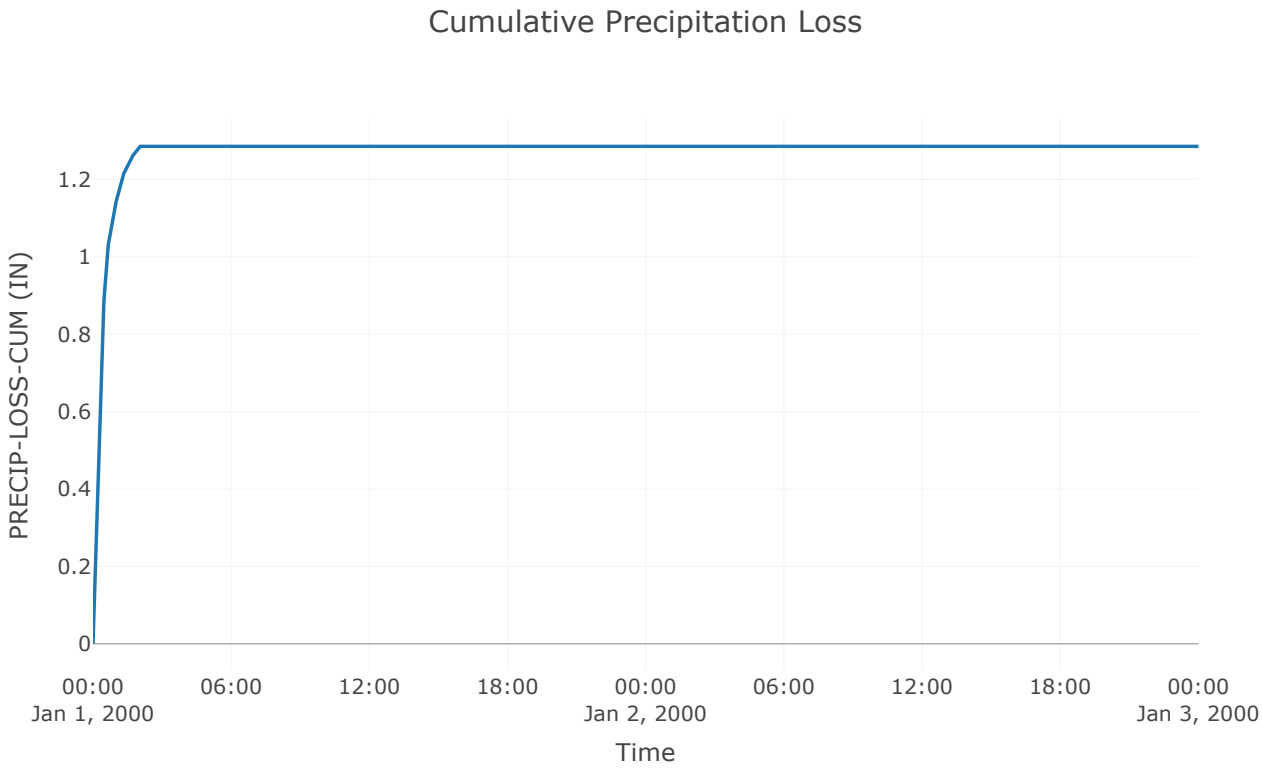


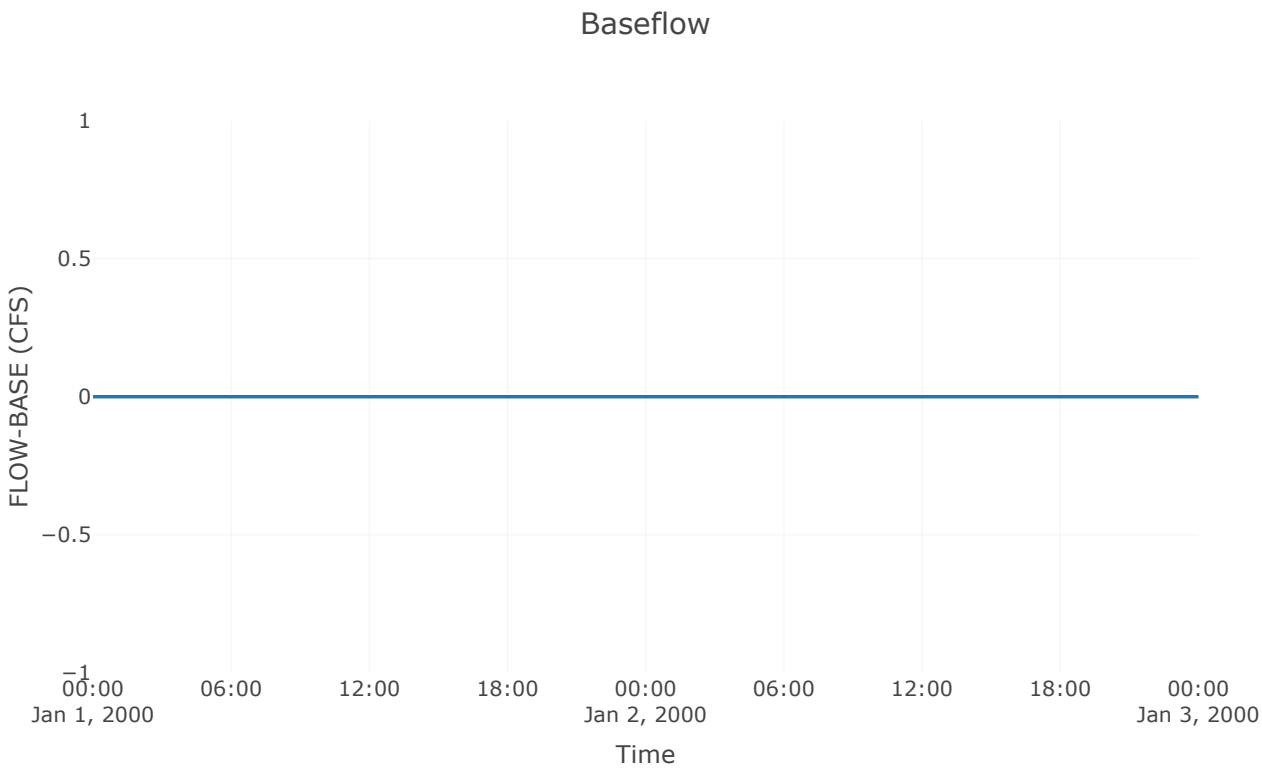
Cumulative Excess Precipitation



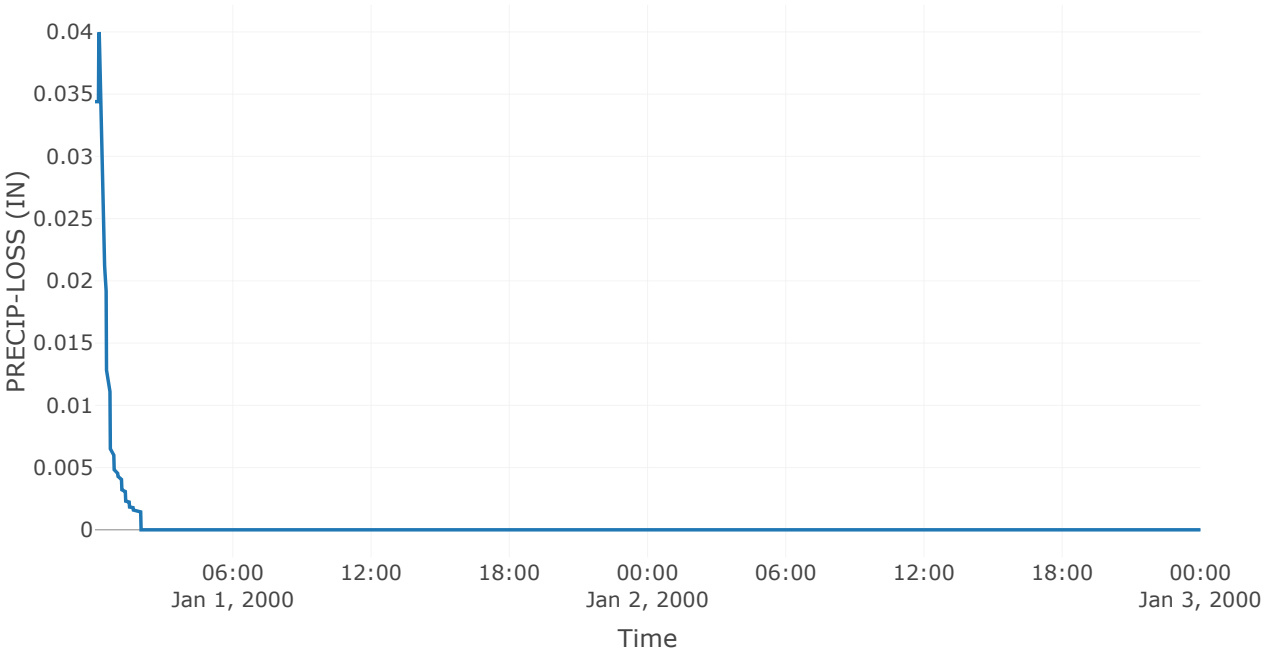

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

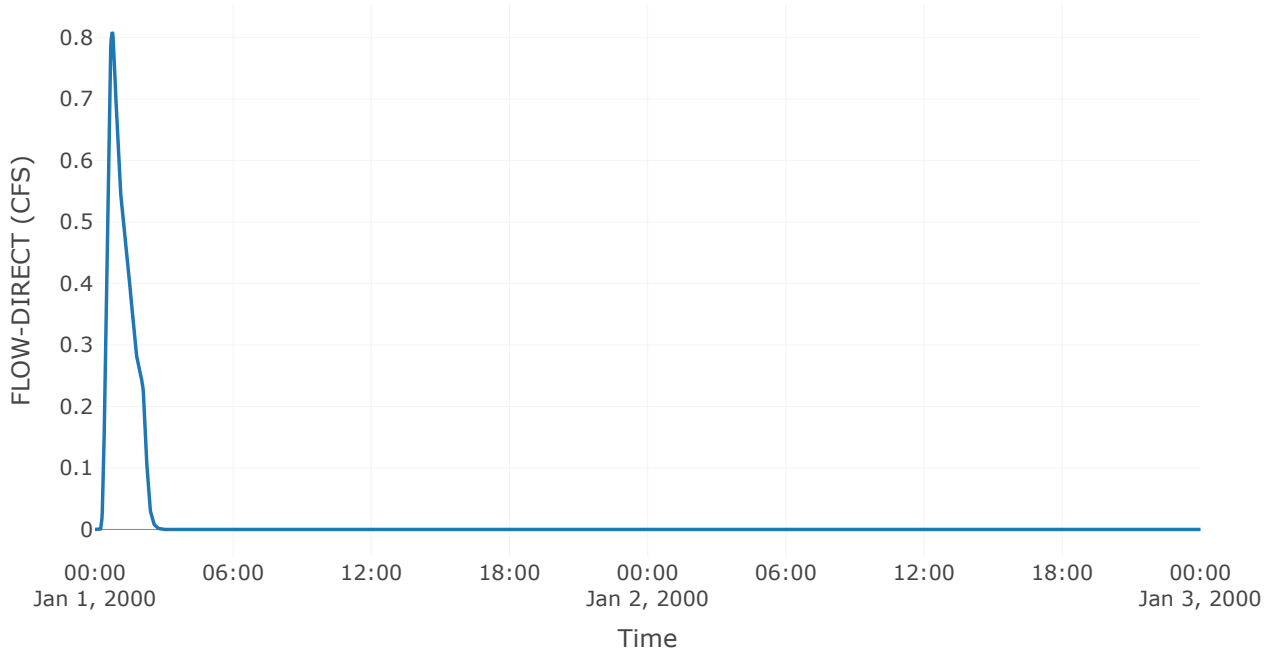

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

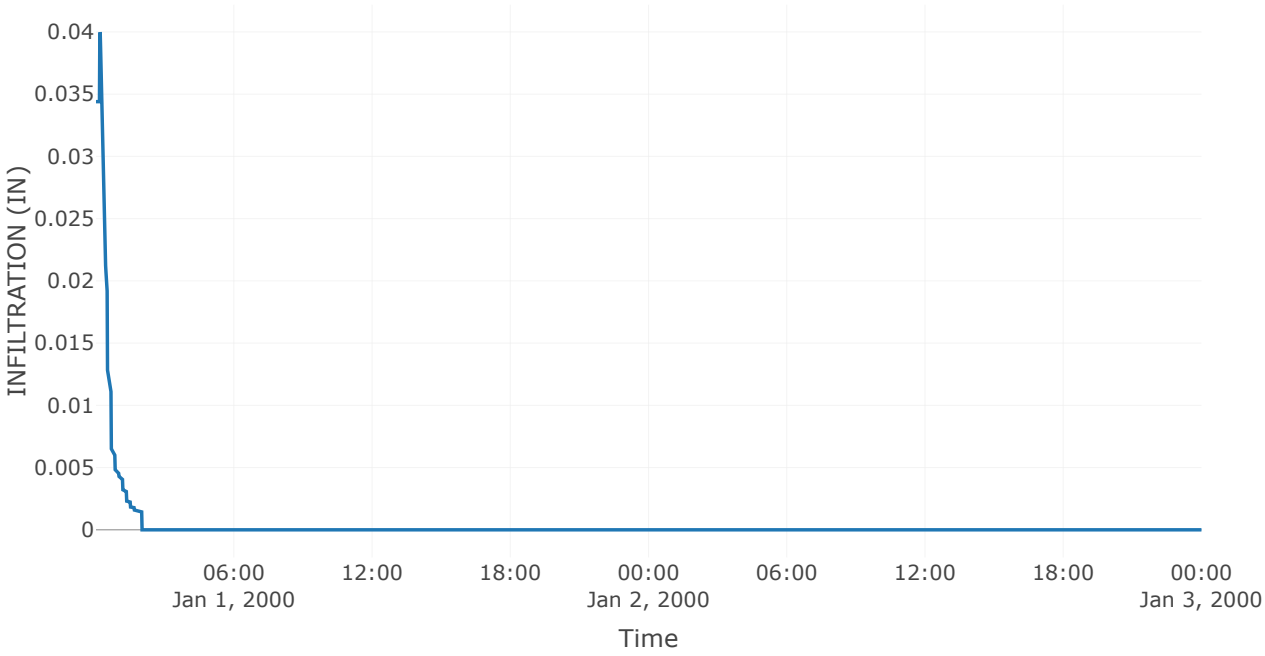

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



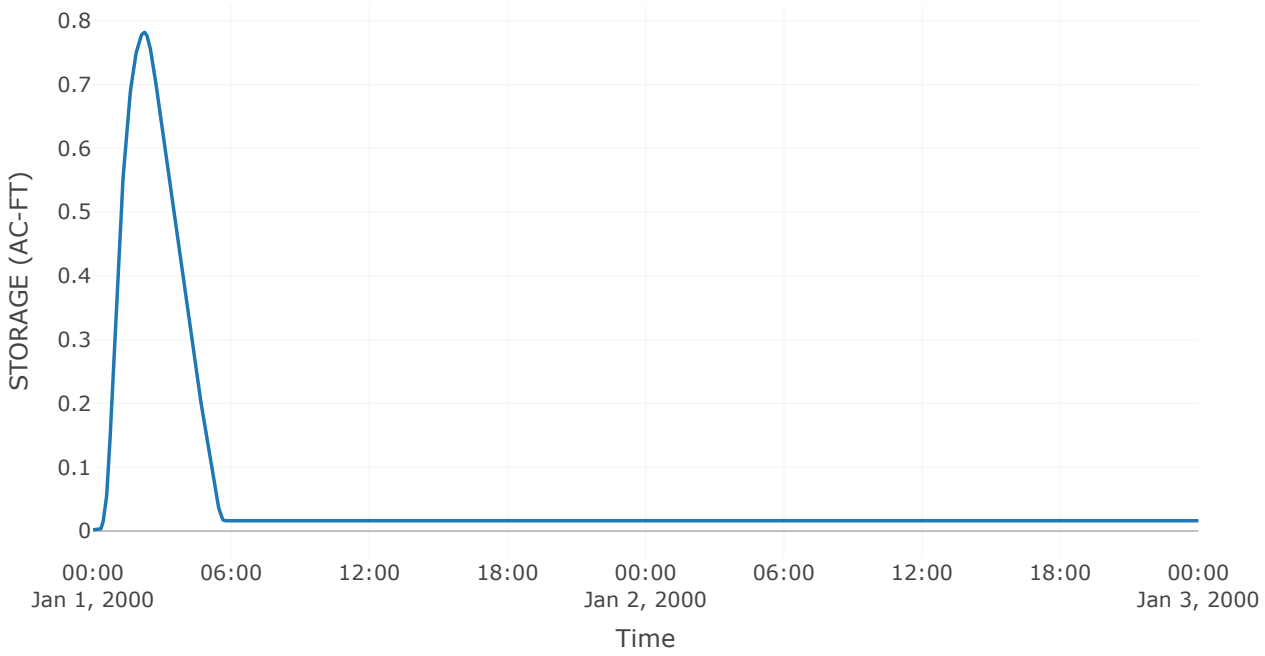

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 1

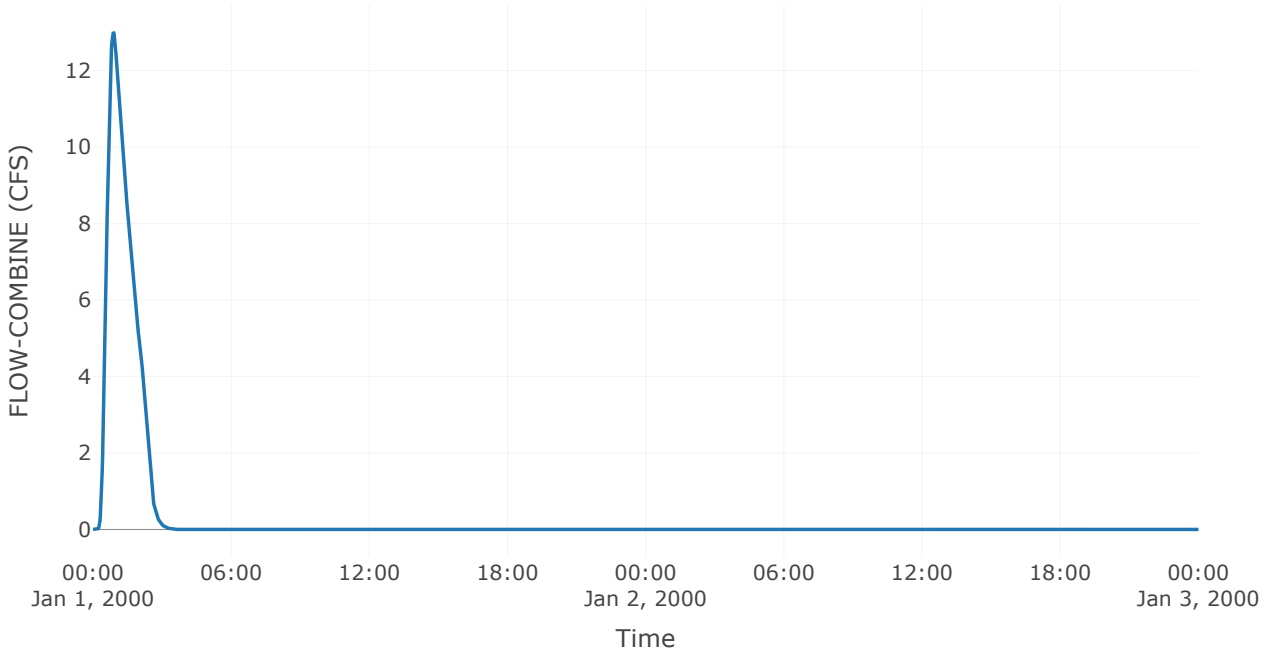
Downstream : Basin 2

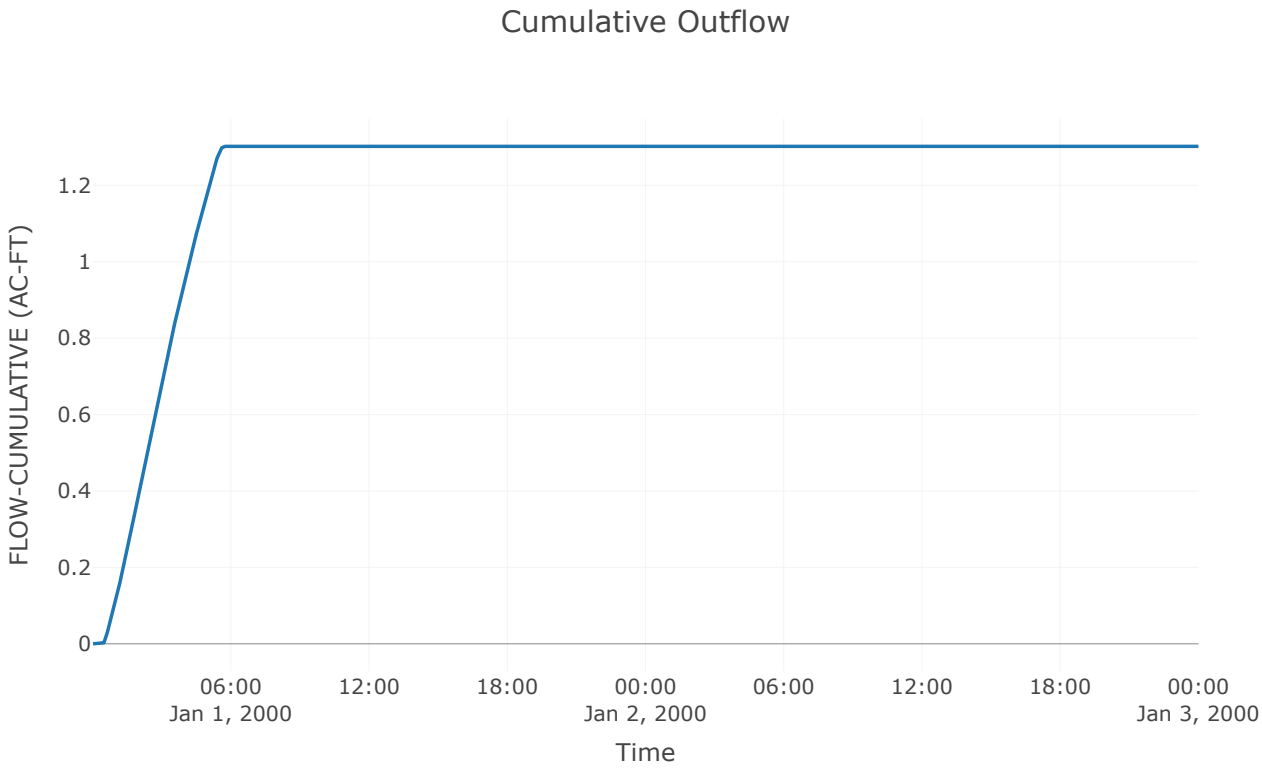
Results: Basin 1	
Peak Discharge (CFS)	3.6
Time of Peak Discharge	01Jan2000, 02:13
Volume (IN)	0.77
Peak Inflow (CFS)	13.01
Time of Peak Inflow	01Jan2000, 00:53
Inflow Volume (AC - FT)	1.32
Maximum Storage (AC - FT)	0.78
Peak Elevation (FT)	695.44
Discharge Volume (AC - FT)	1.3

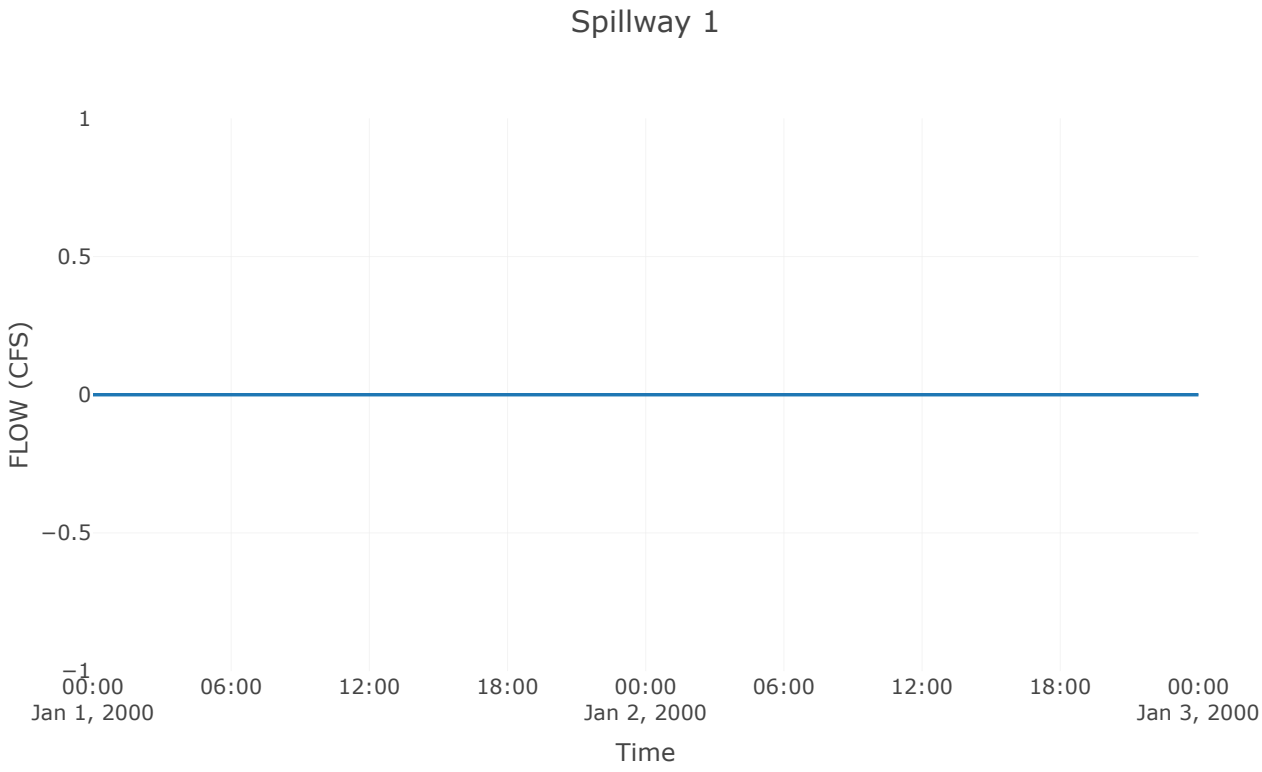
Storage



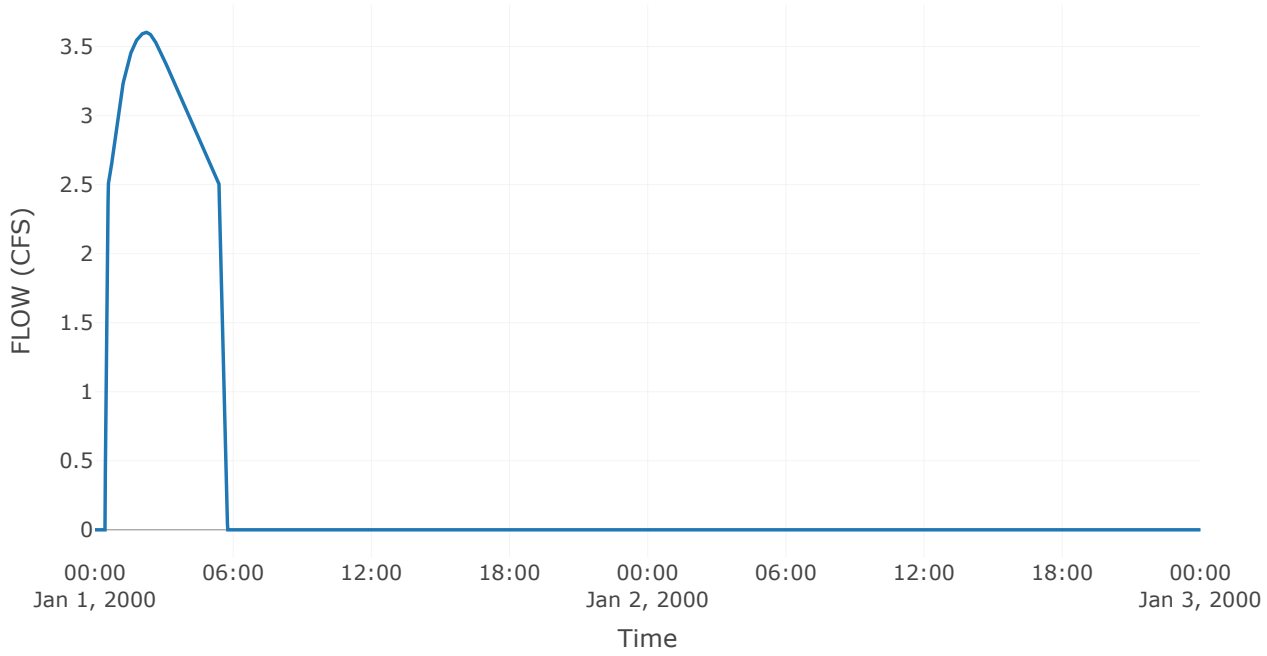
Combined Inflow



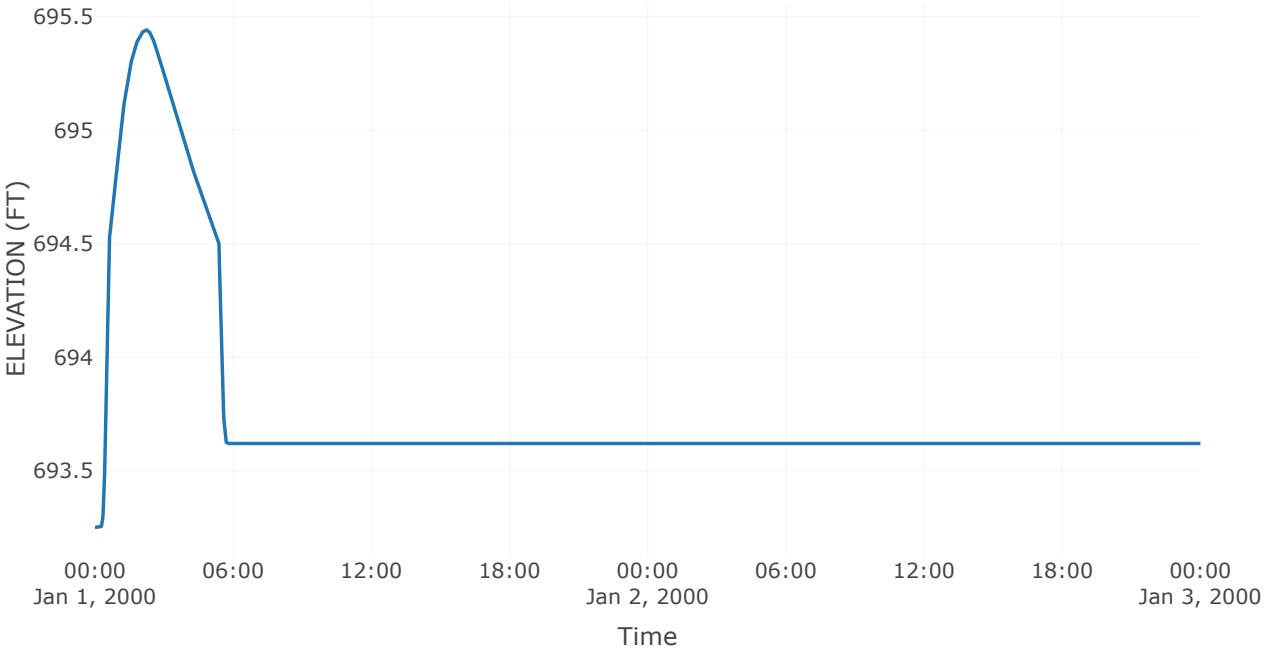

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1.2
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

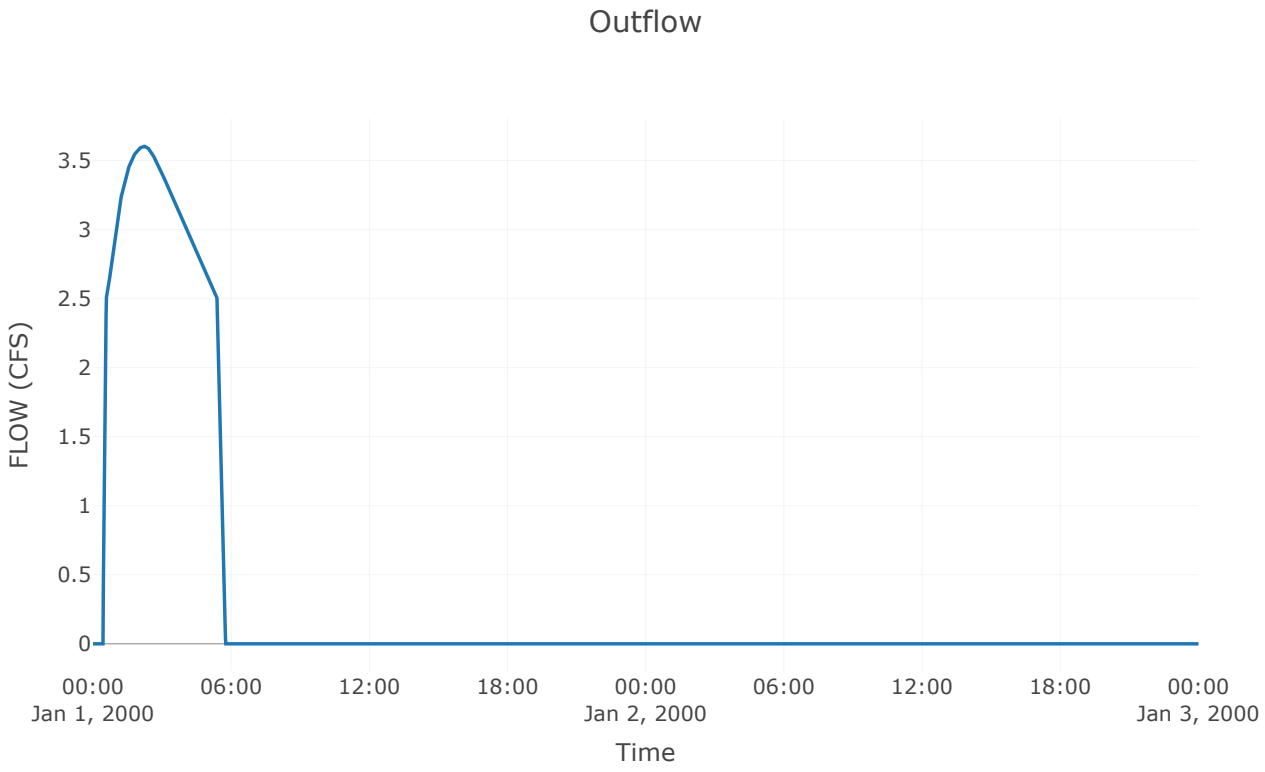

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

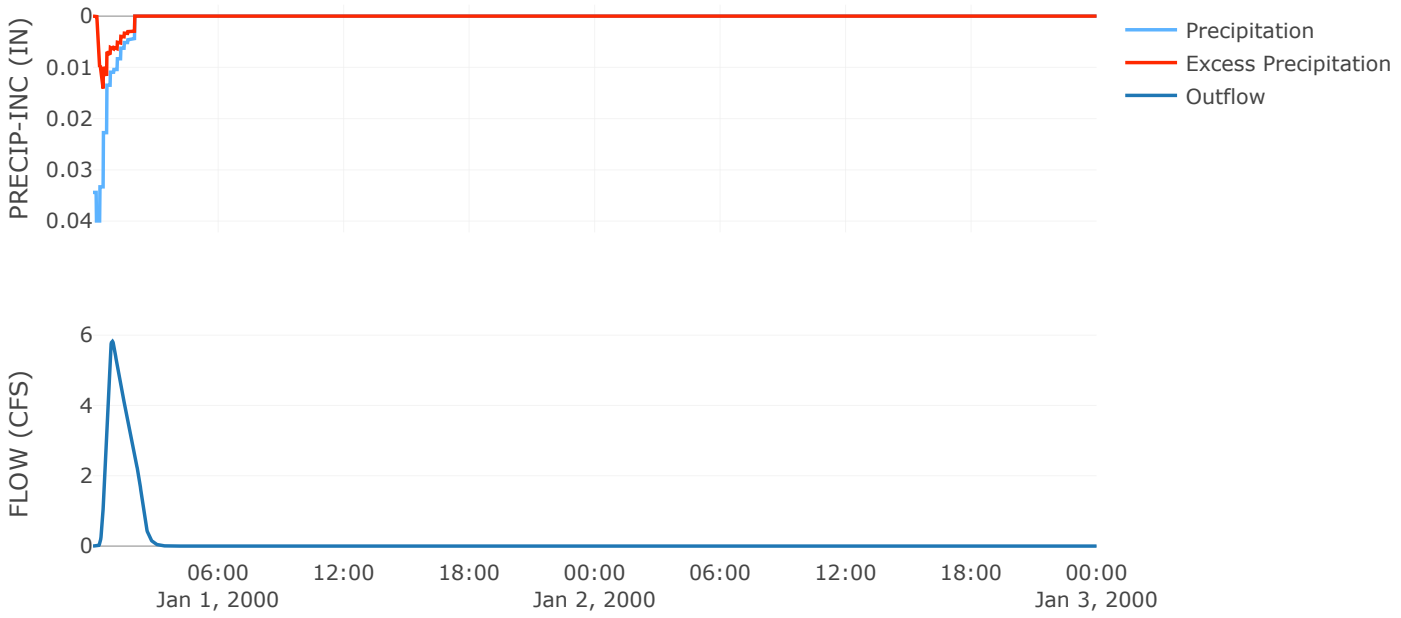
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

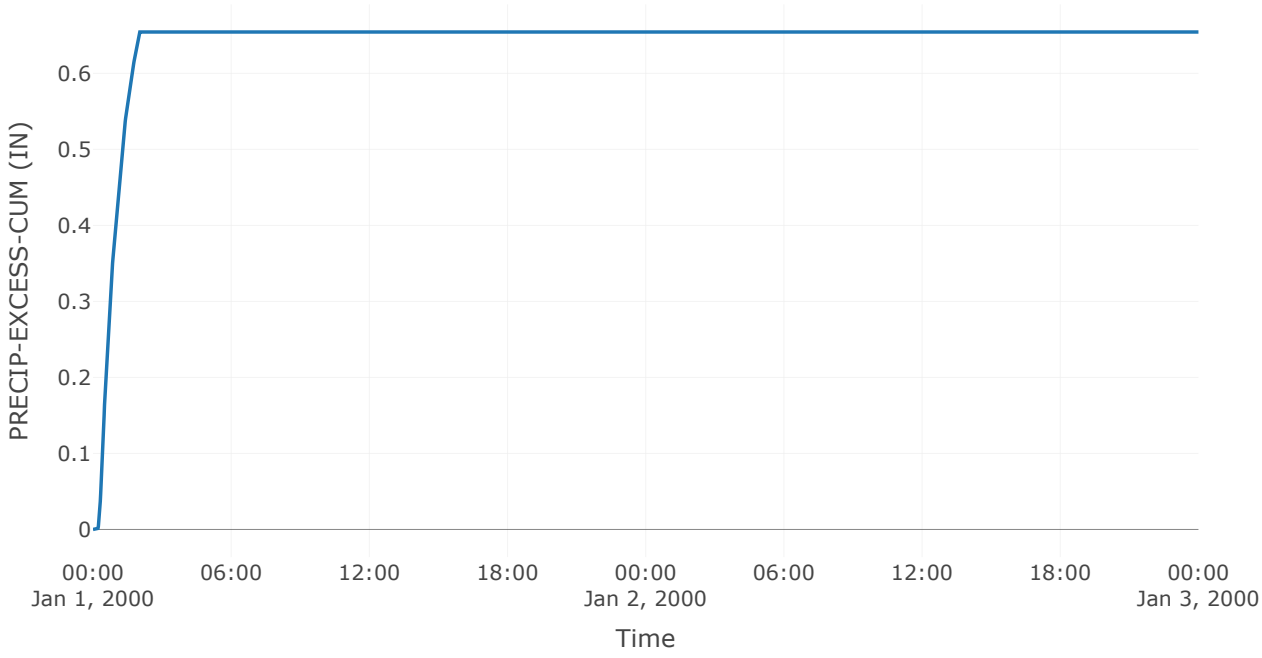
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

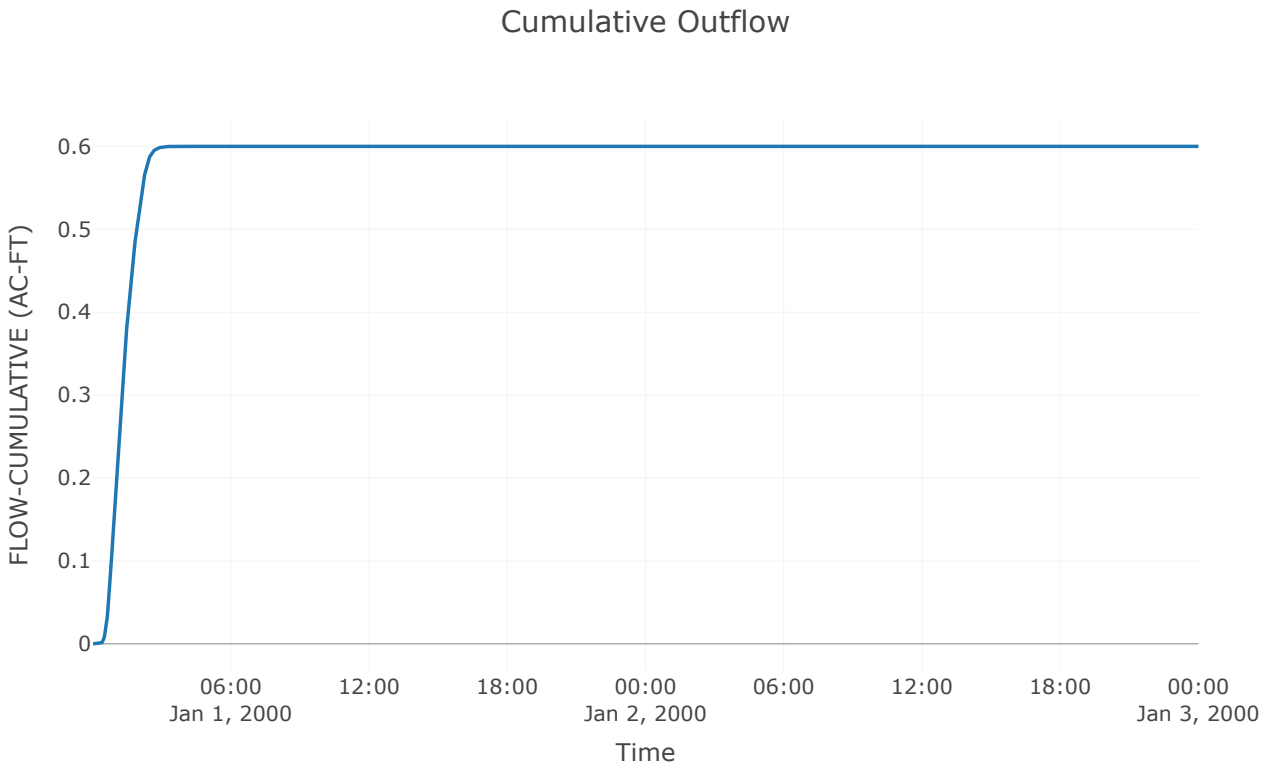
Results: On-Site Trib 2	
Peak Discharge (CFS)	5.83
Time of Peak Discharge	01Jan2000, 00:55
Volume (IN)	0.65
Precipitation Volume (AC - FT)	1.78
Loss Volume (AC - FT)	1.18
Excess Volume (AC - FT)	0.6
Direct Runoff Volume (AC - FT)	0.6
Baseflow Volume (AC - FT)	0

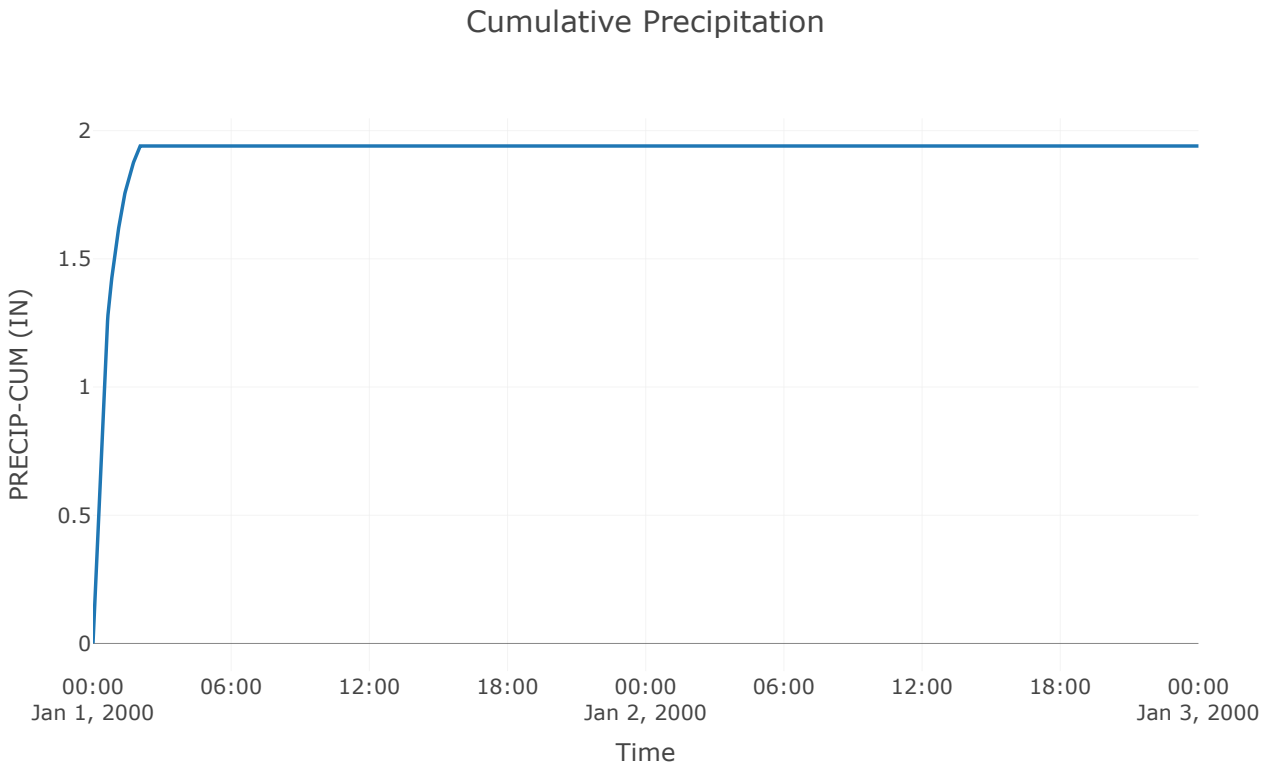
Precipitation and Outflow

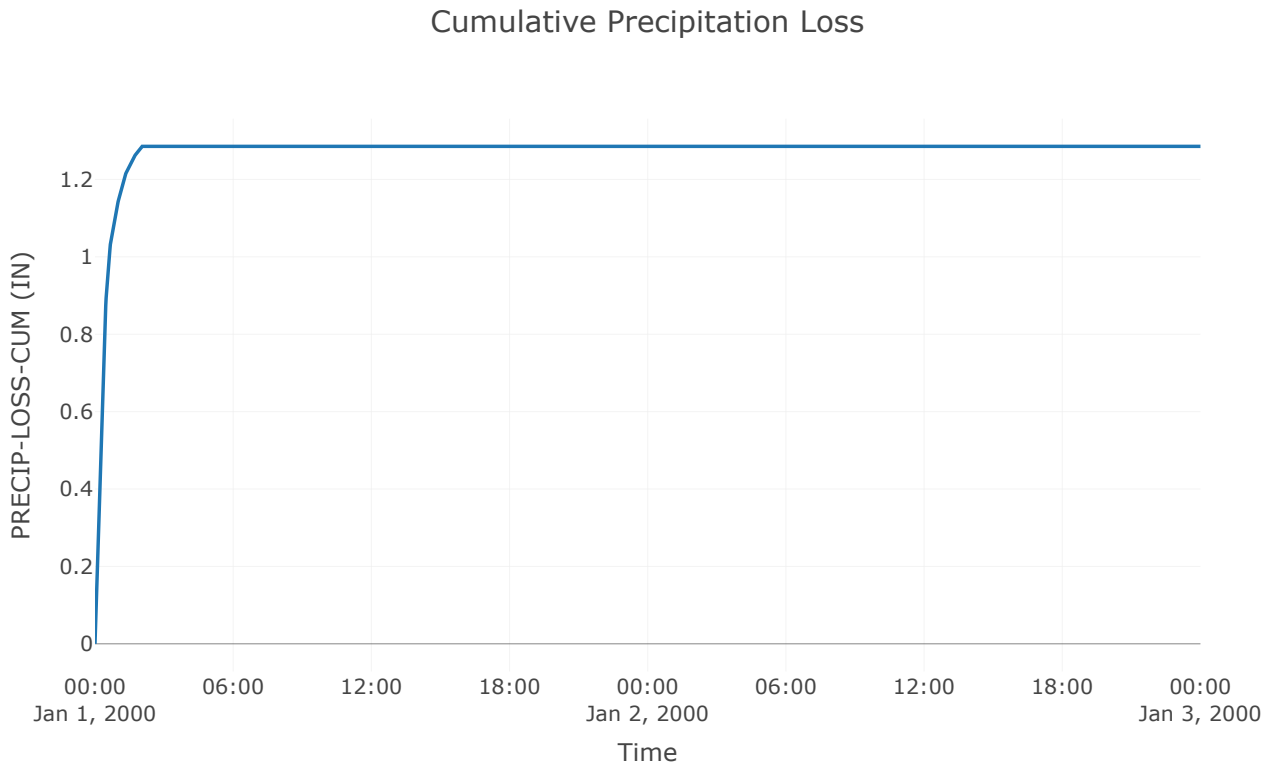


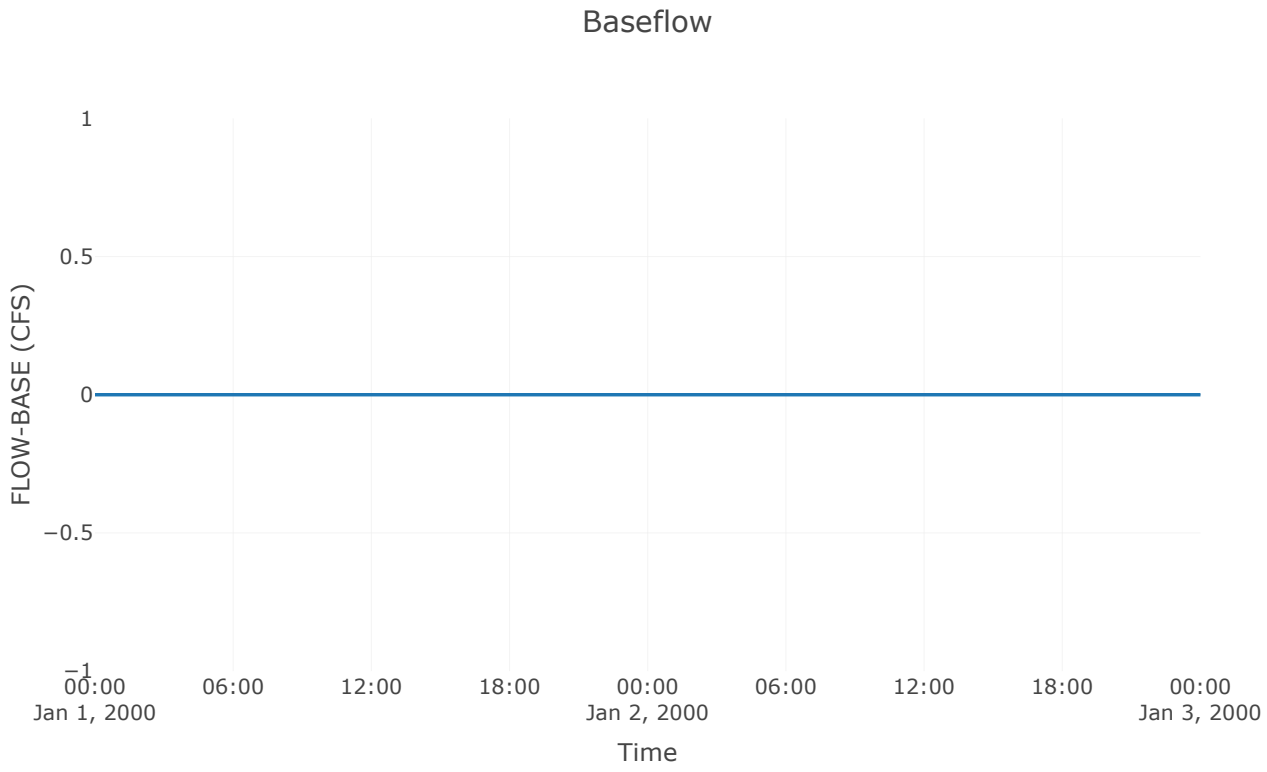
Cumulative Excess Precipitation



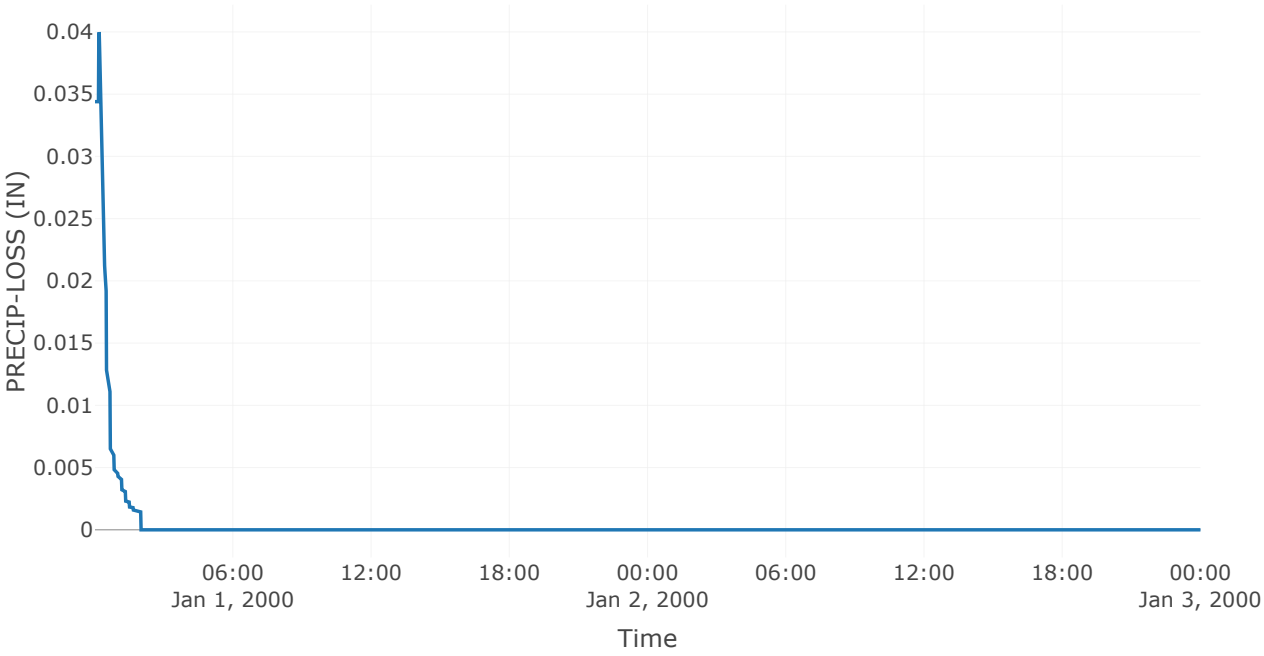

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.6
0.5
0.4
0.3
0.2
0.1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

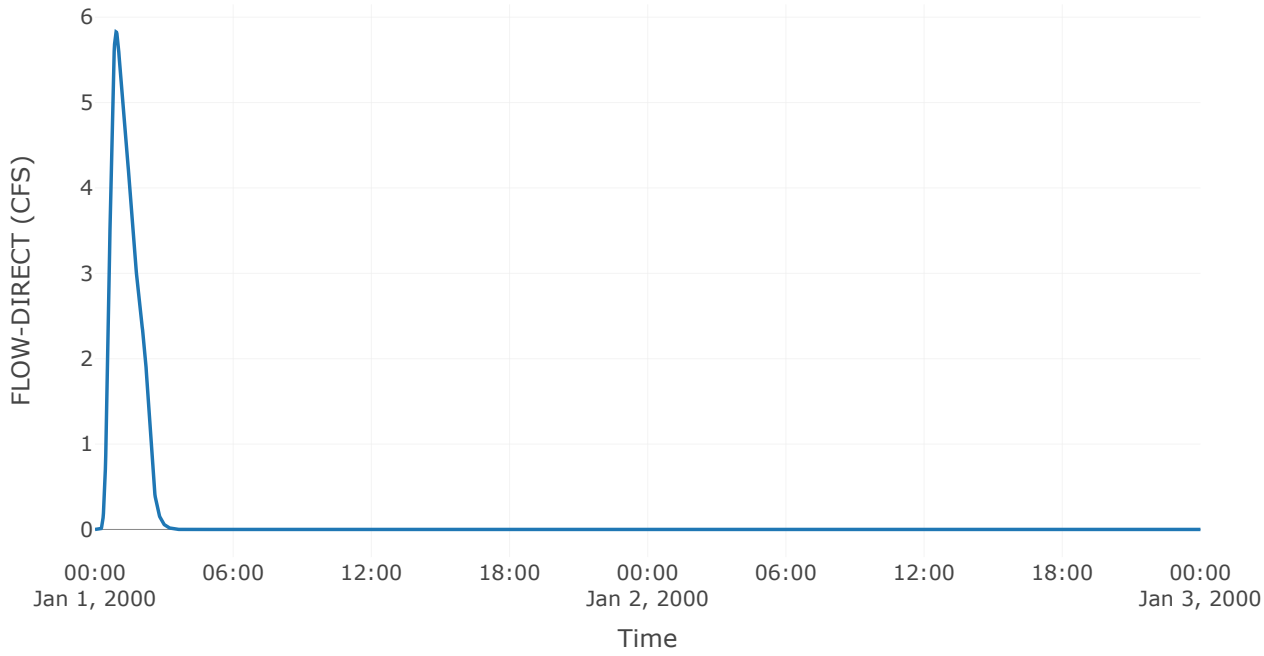

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

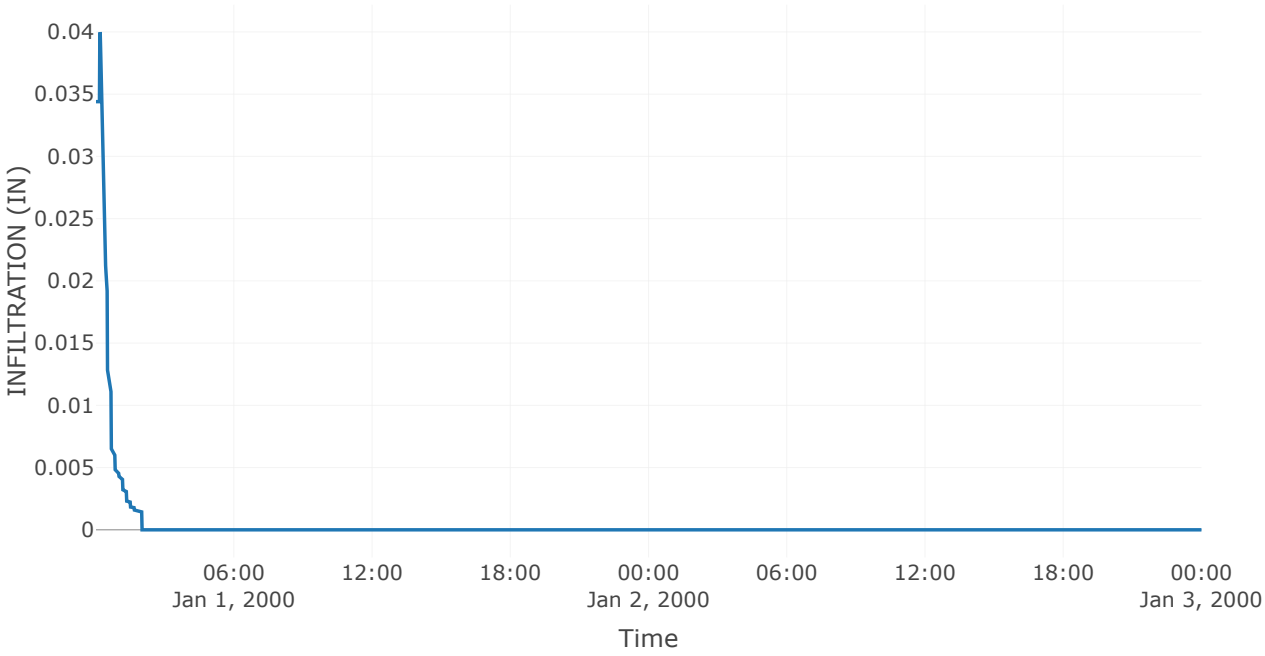

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

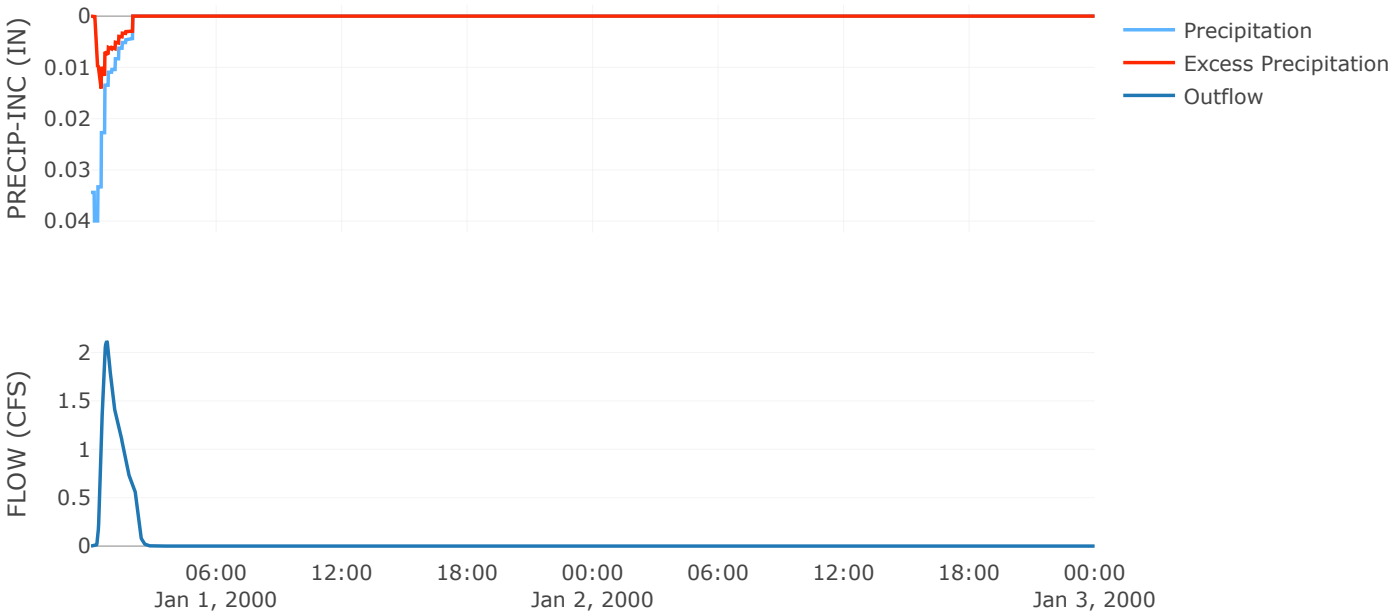
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

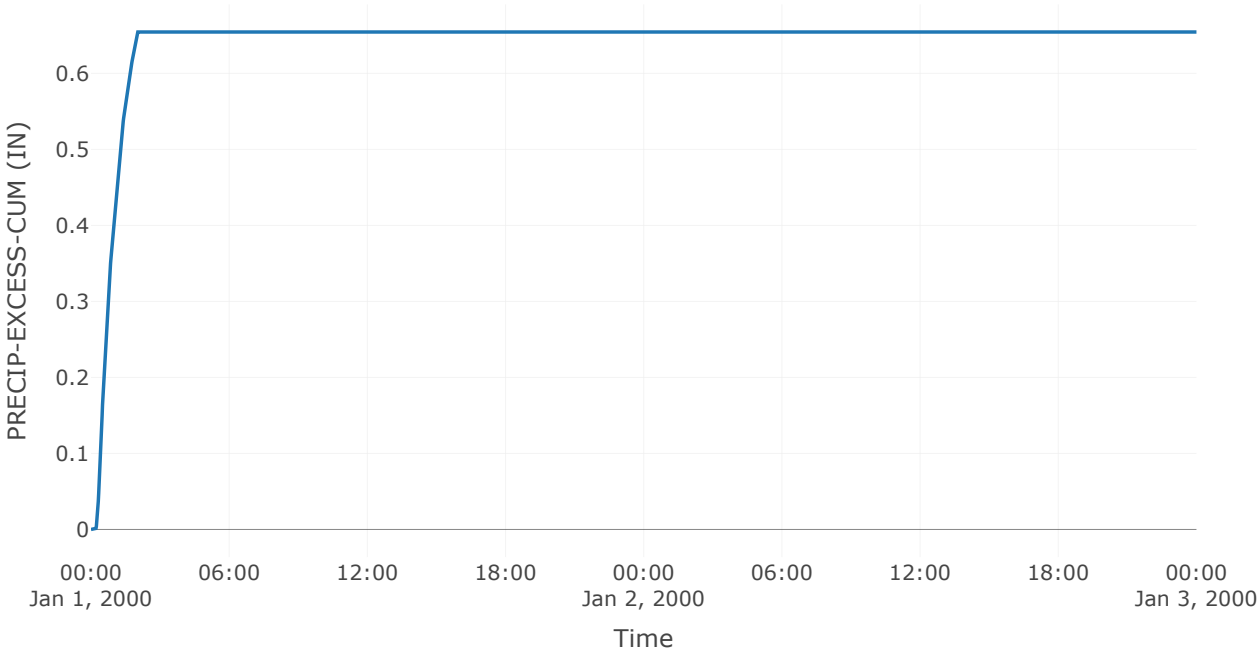
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib2	
Peak Discharge (CFS)	2.12
Time of Peak Discharge	01Jan2000, 00:45
Volume (IN)	0.65
Precipitation Volume (AC - FT)	0.55
Loss Volume (AC - FT)	0.36
Excess Volume (AC - FT)	0.19
Direct Runoff Volume (AC - FT)	0.19
Baseflow Volume (AC - FT)	0

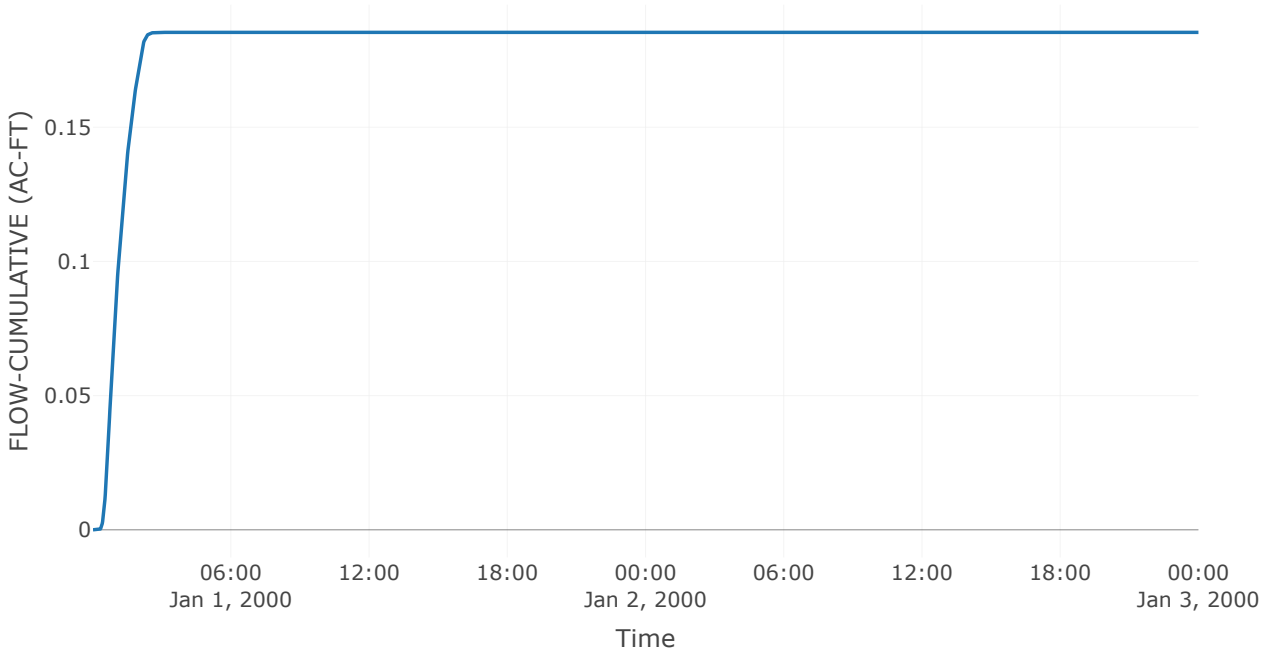
Precipitation and Outflow



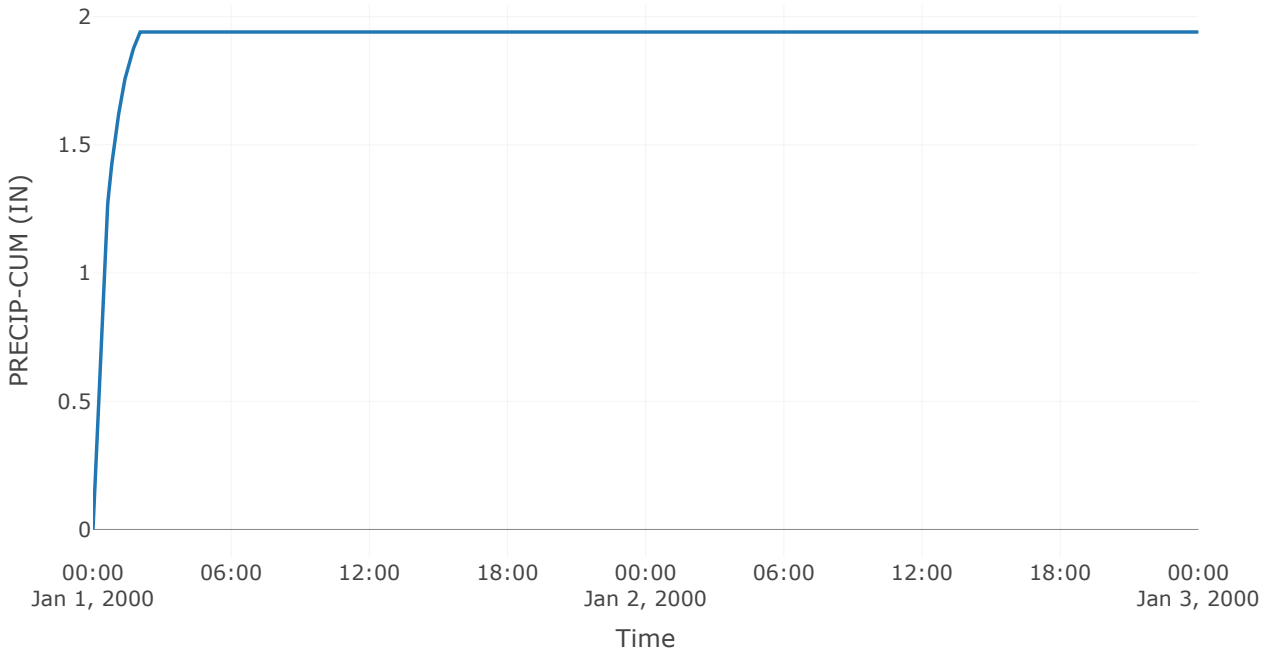
Cumulative Excess Precipitation

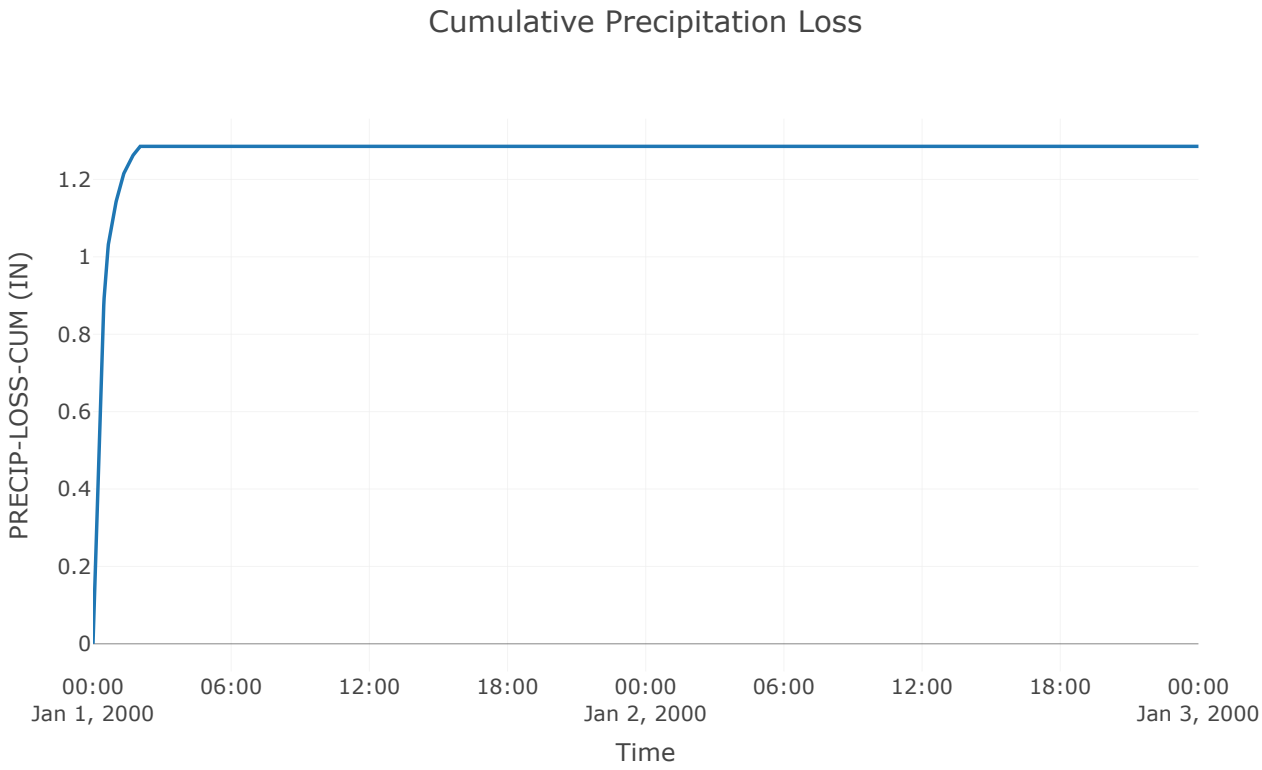


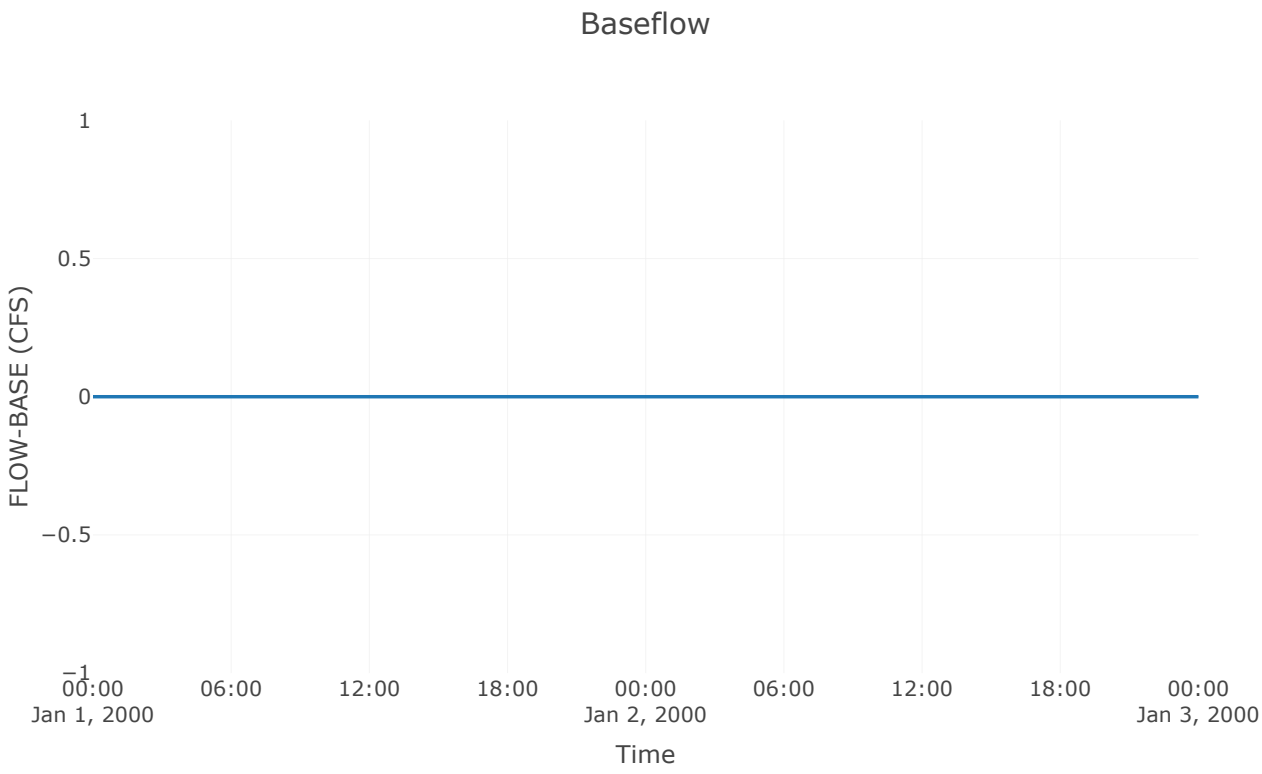
Cumulative Outflow



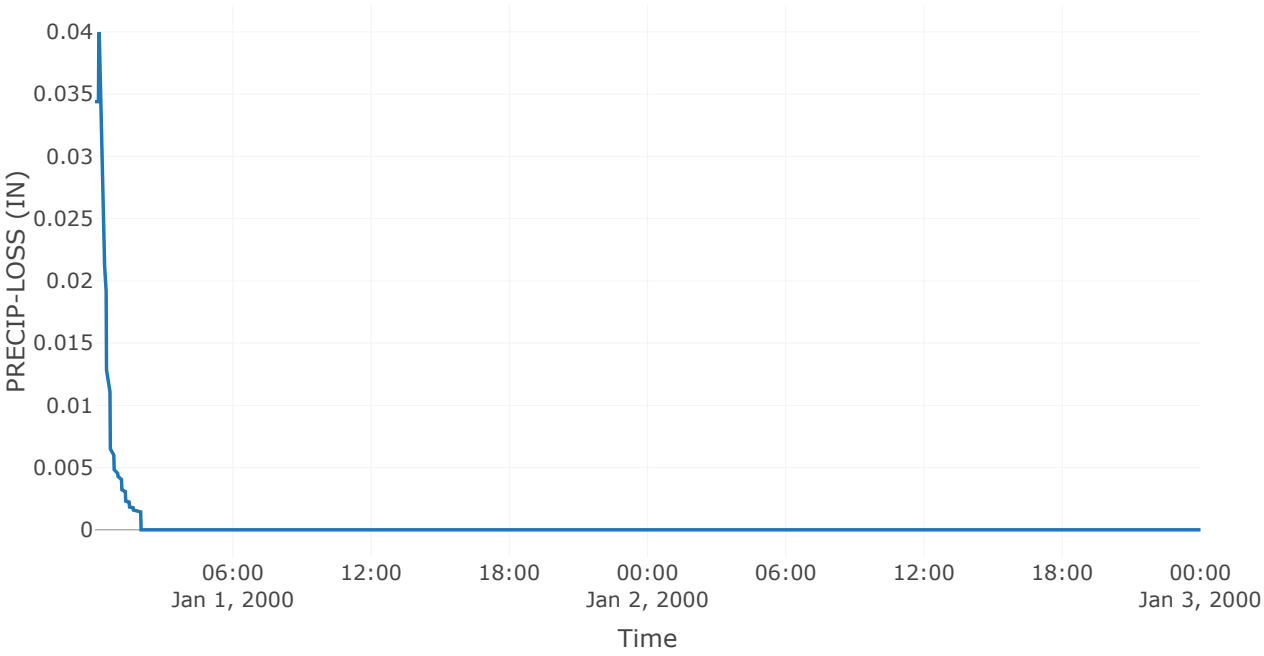
Cumulative Precipitation



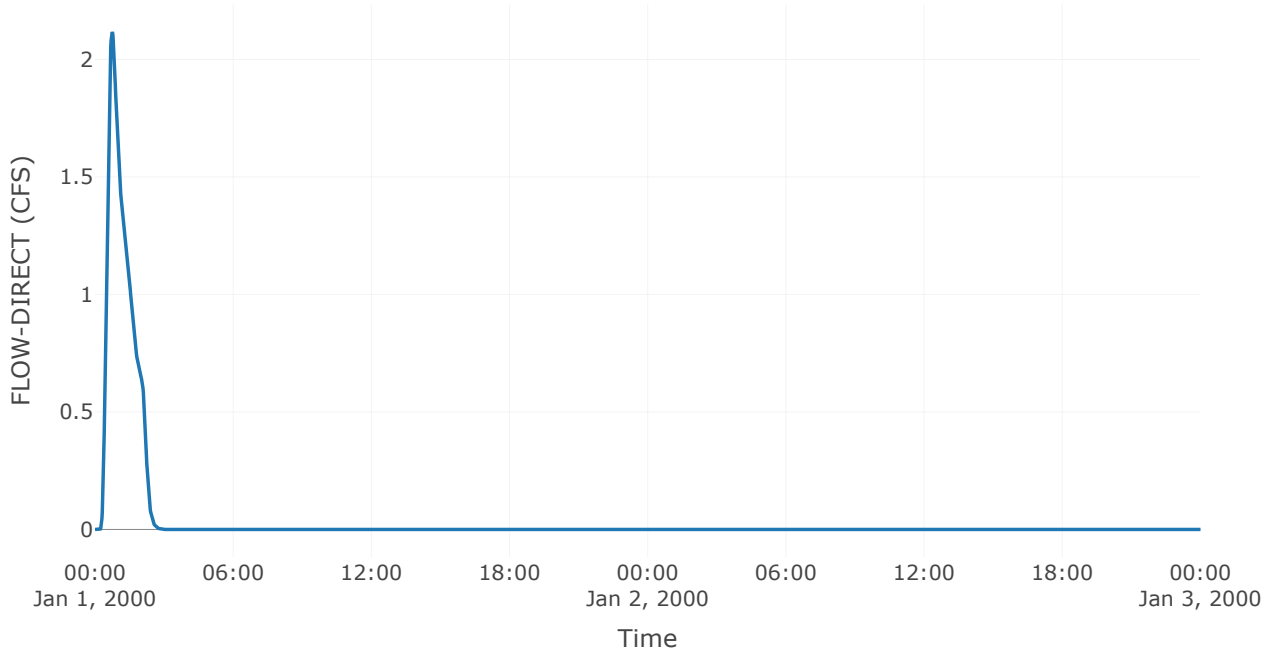

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

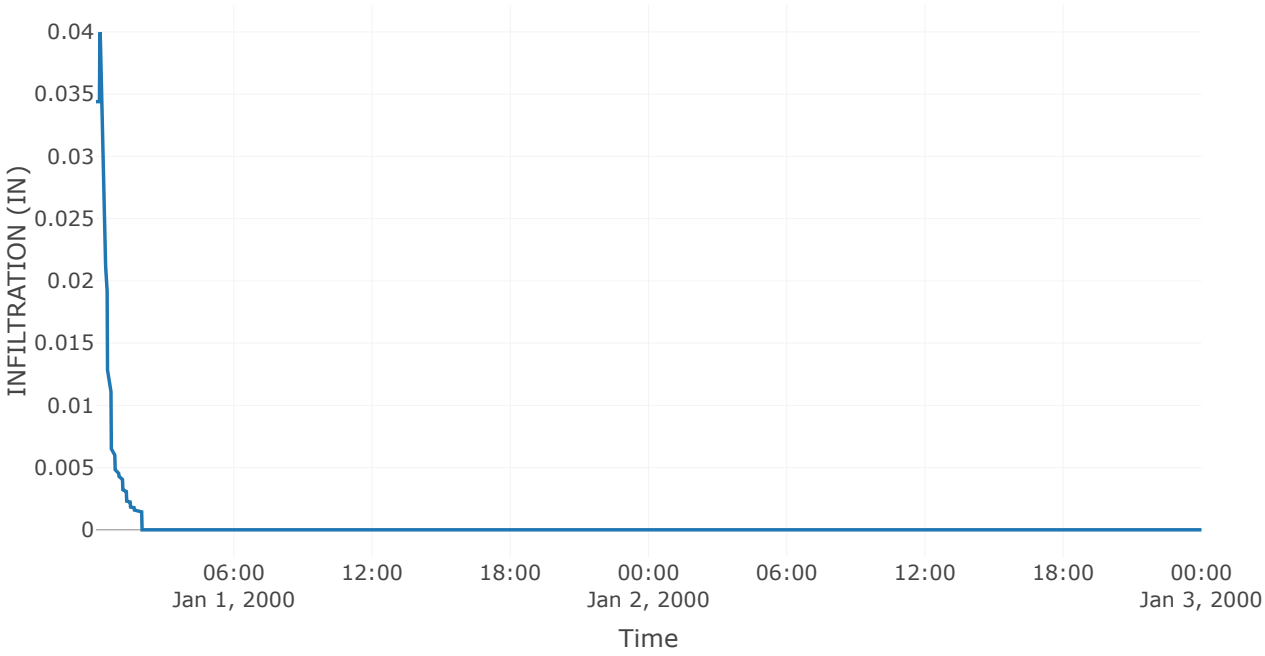

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



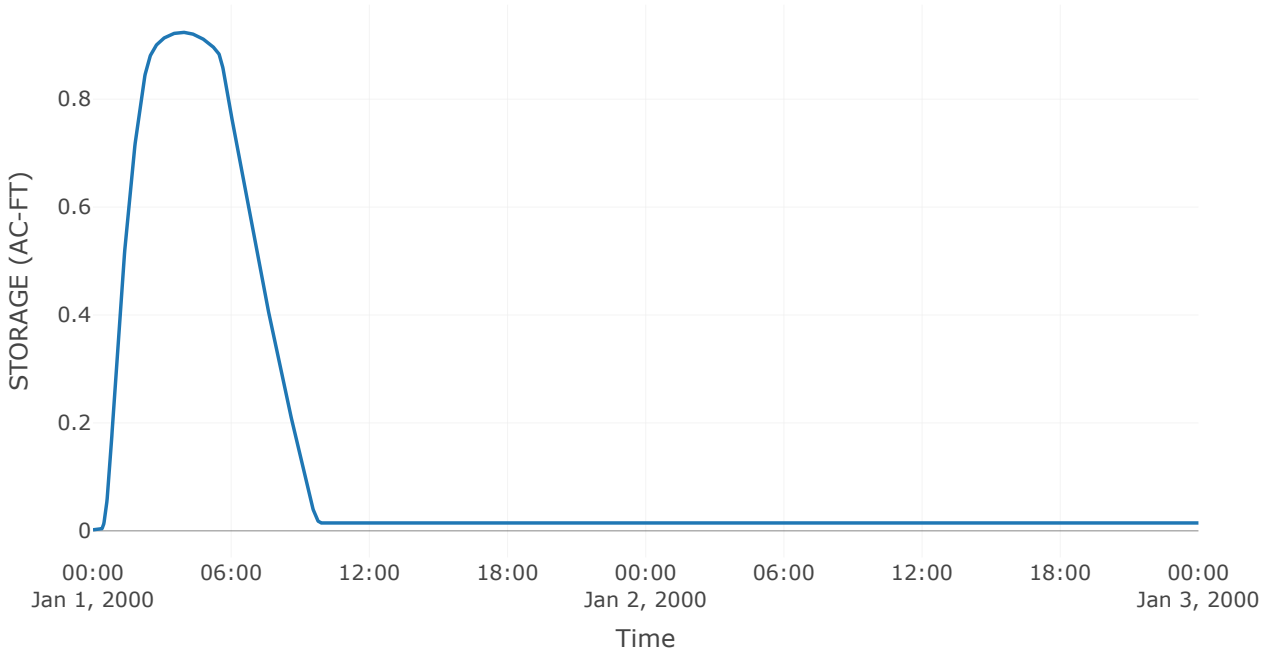

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

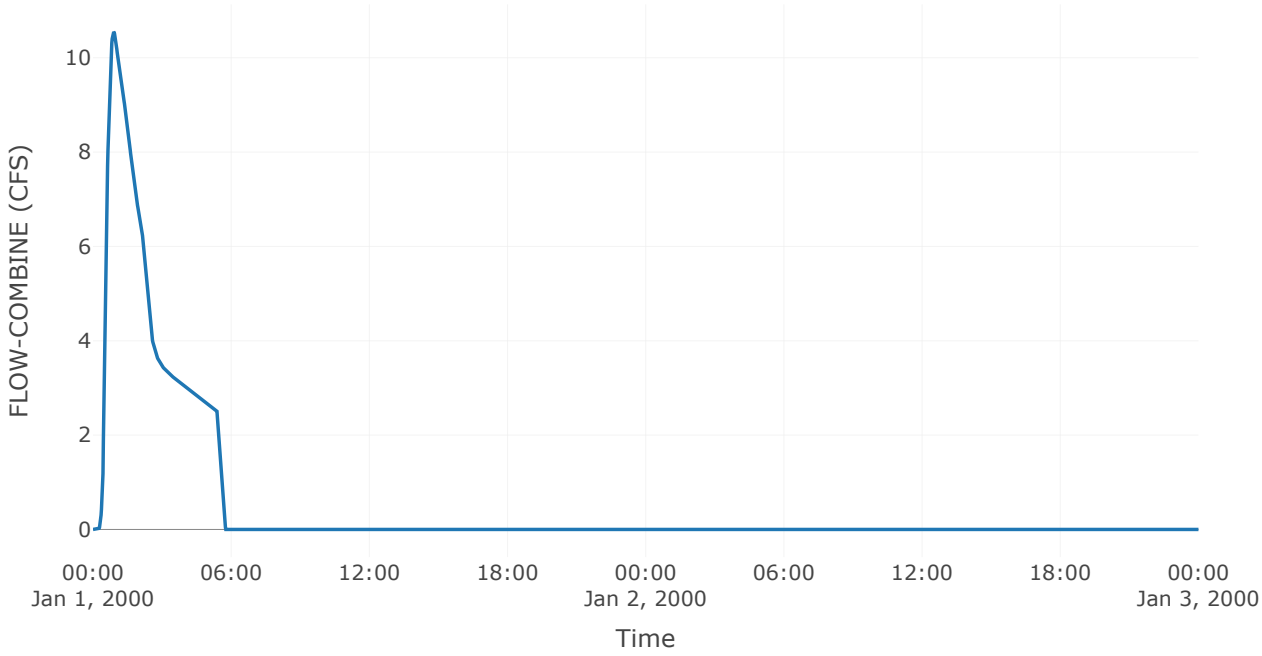
Downstream : Basin 3

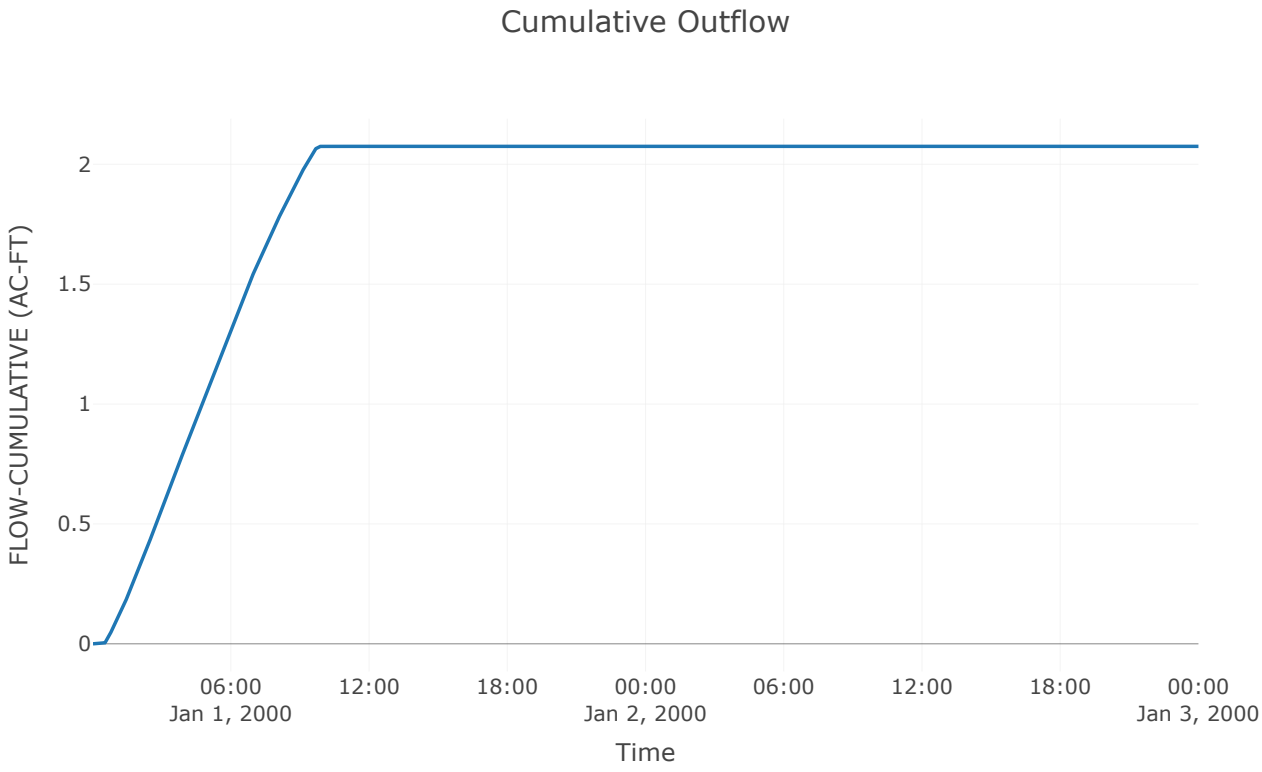
Results: Basin 2	
Peak Discharge (CFS)	3.07
Time of Peak Discharge	01Jan2000, 03:53
Volume (IN)	0.72
Peak Inflow (CFS)	10.55
Time of Peak Inflow	01Jan2000, 00:54
Inflow Volume (AC - FT)	2.09
Maximum Storage (AC - FT)	0.92
Peak Elevation (FT)	692.6
Discharge Volume (AC - FT)	2.07

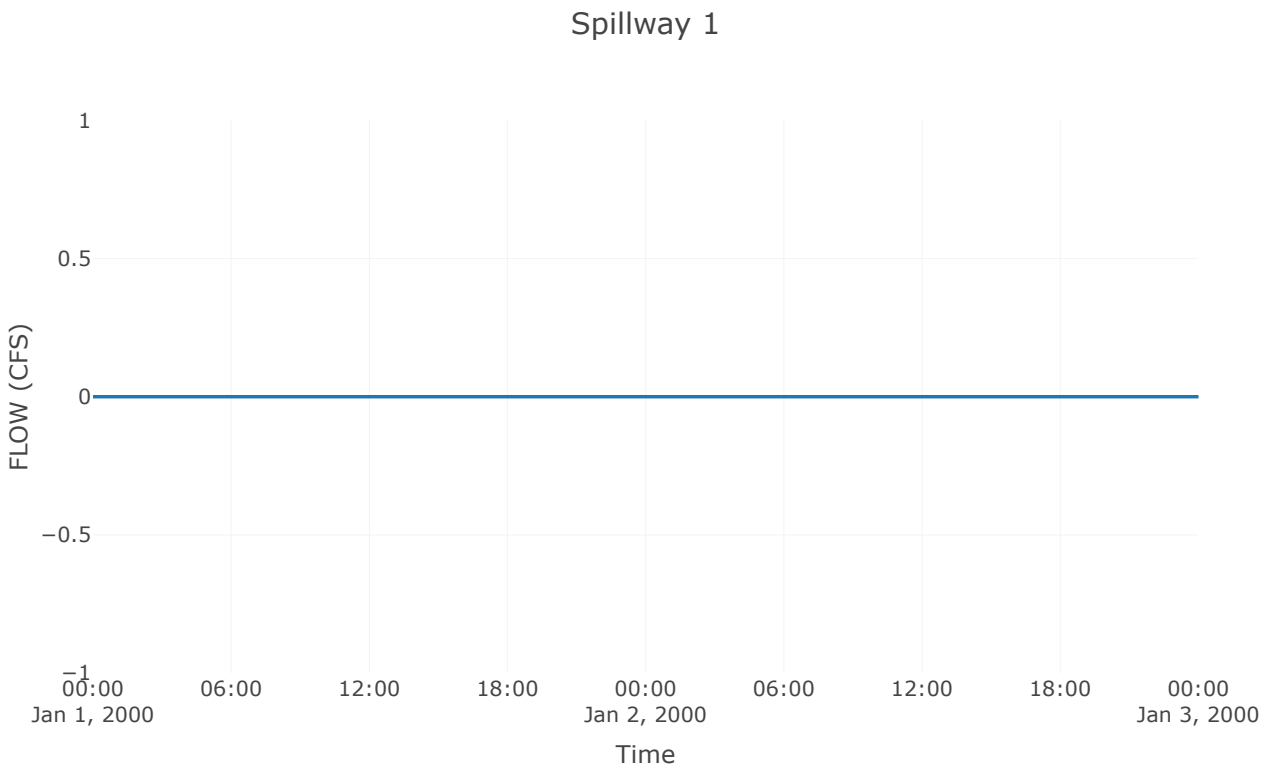
Storage



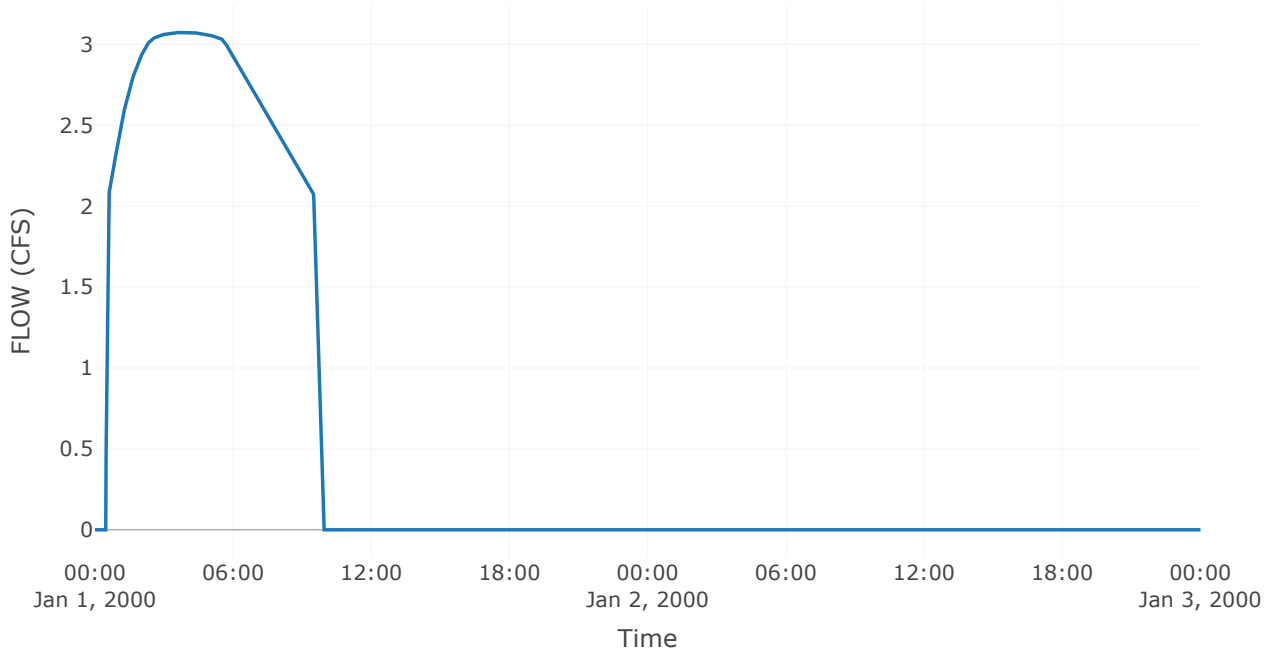
Combined Inflow



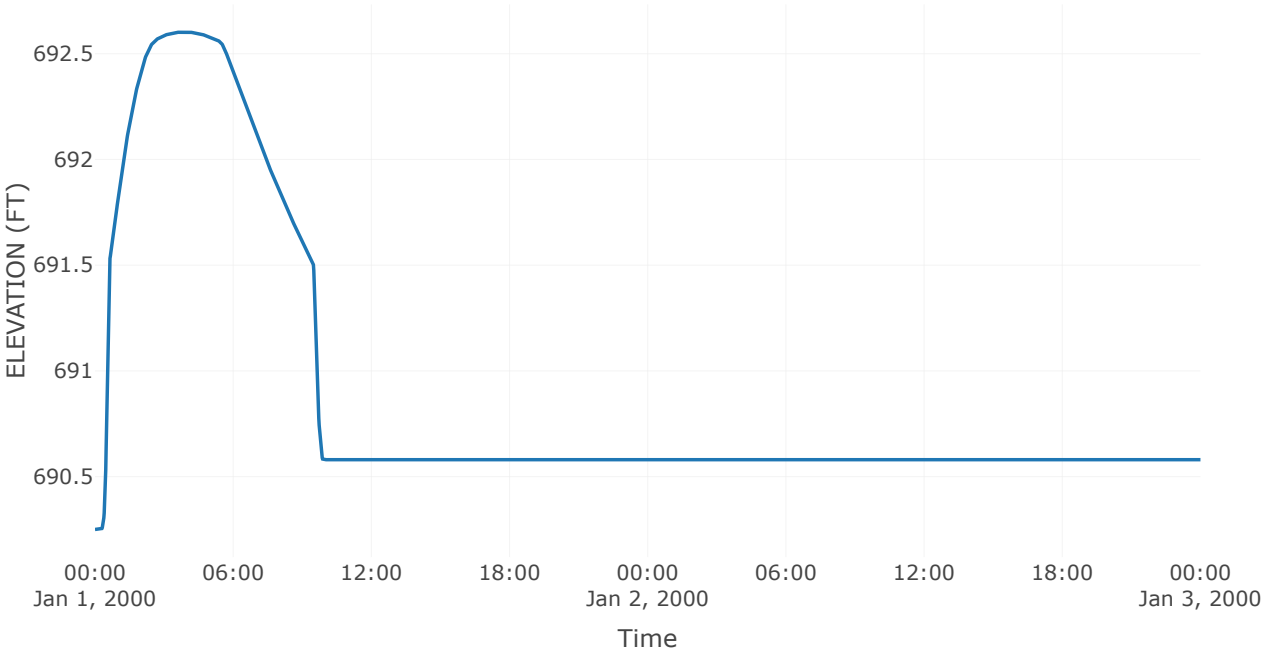

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

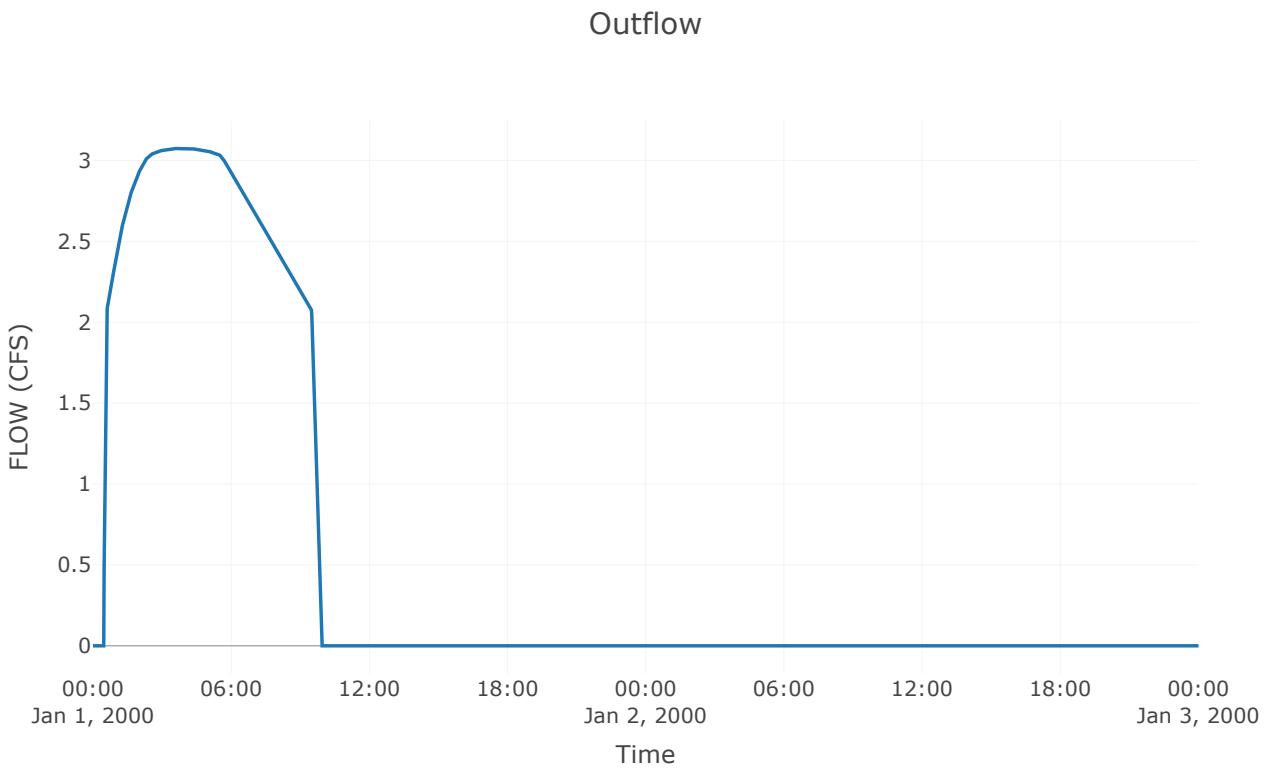

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

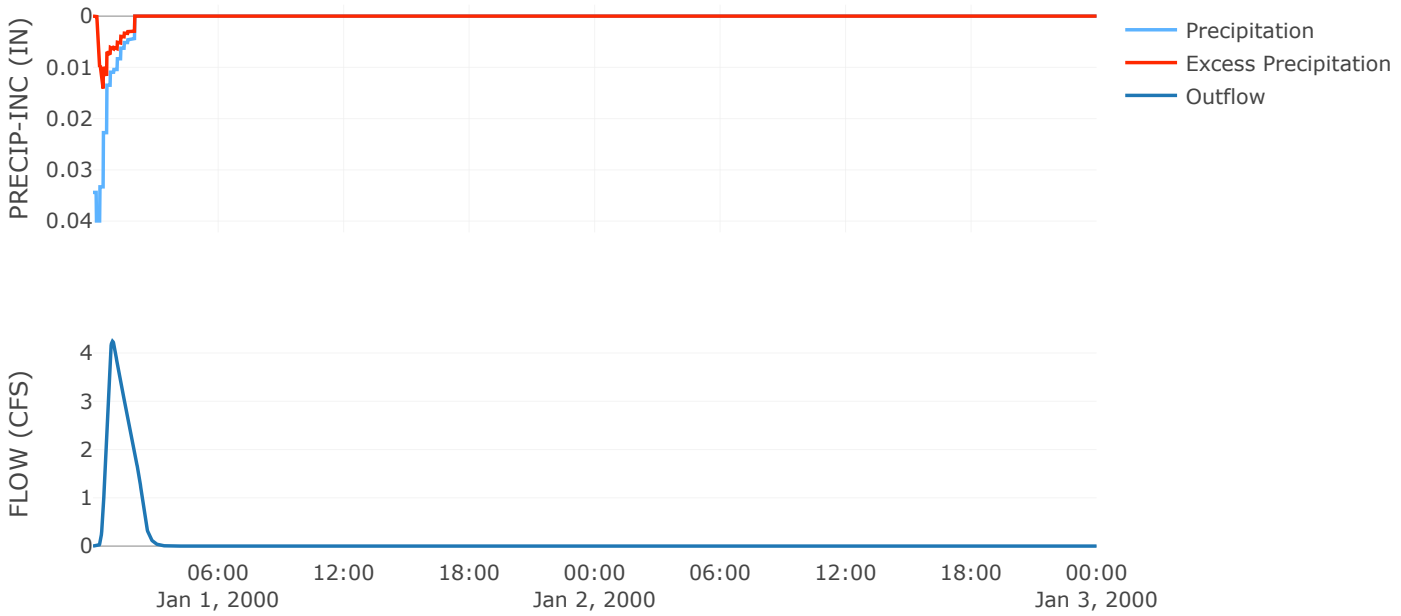
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

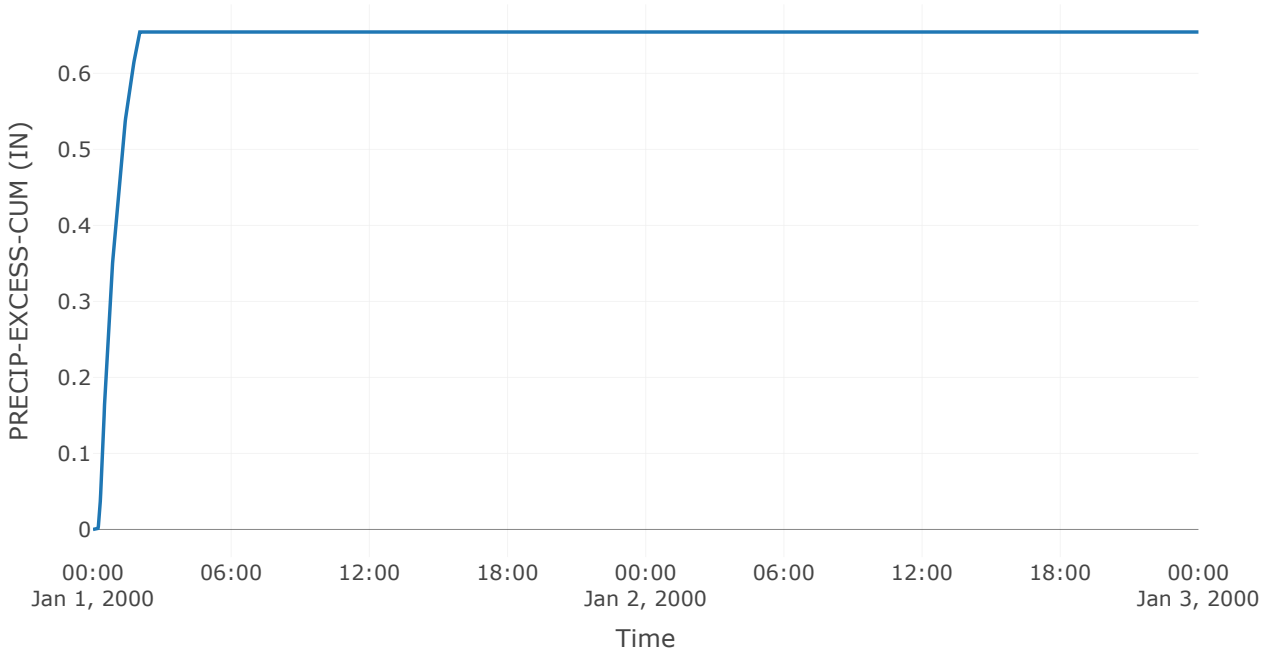
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	4.24
Time of Peak Discharge	01Jan2000, 00:56
Volume (IN)	0.65
Precipitation Volume (AC - FT)	1.31
Loss Volume (AC - FT)	0.87
Excess Volume (AC - FT)	0.44
Direct Runoff Volume (AC - FT)	0.44
Baseflow Volume (AC - FT)	0

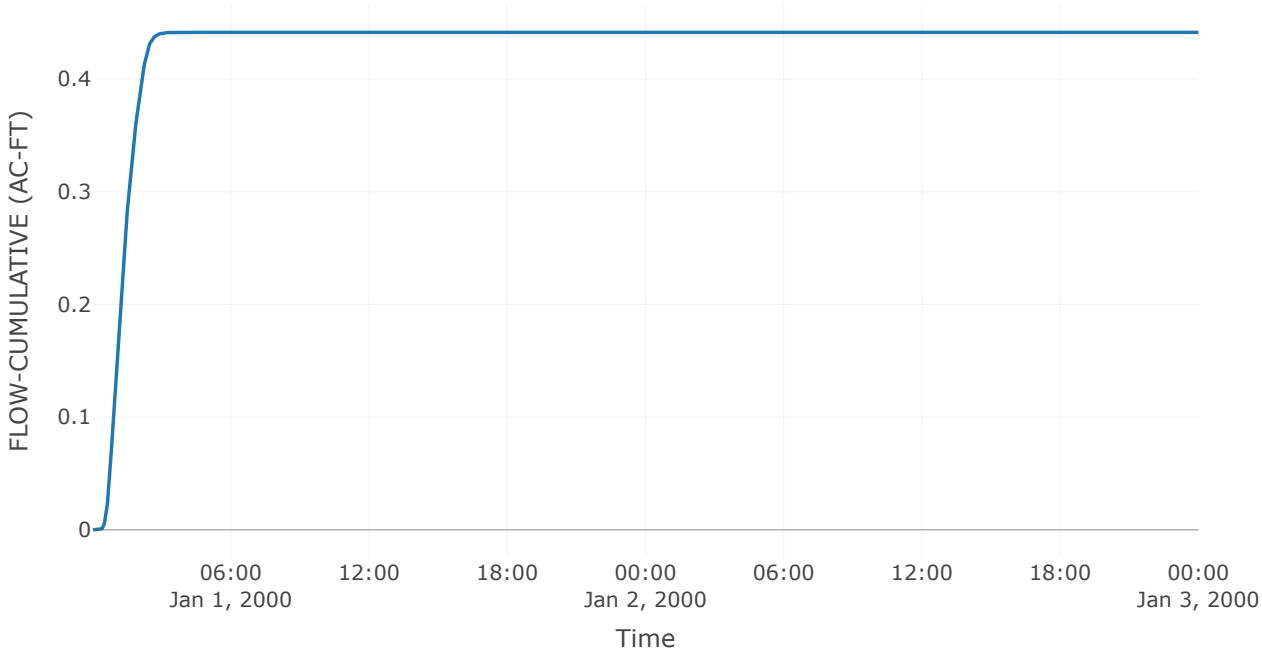
Precipitation and Outflow



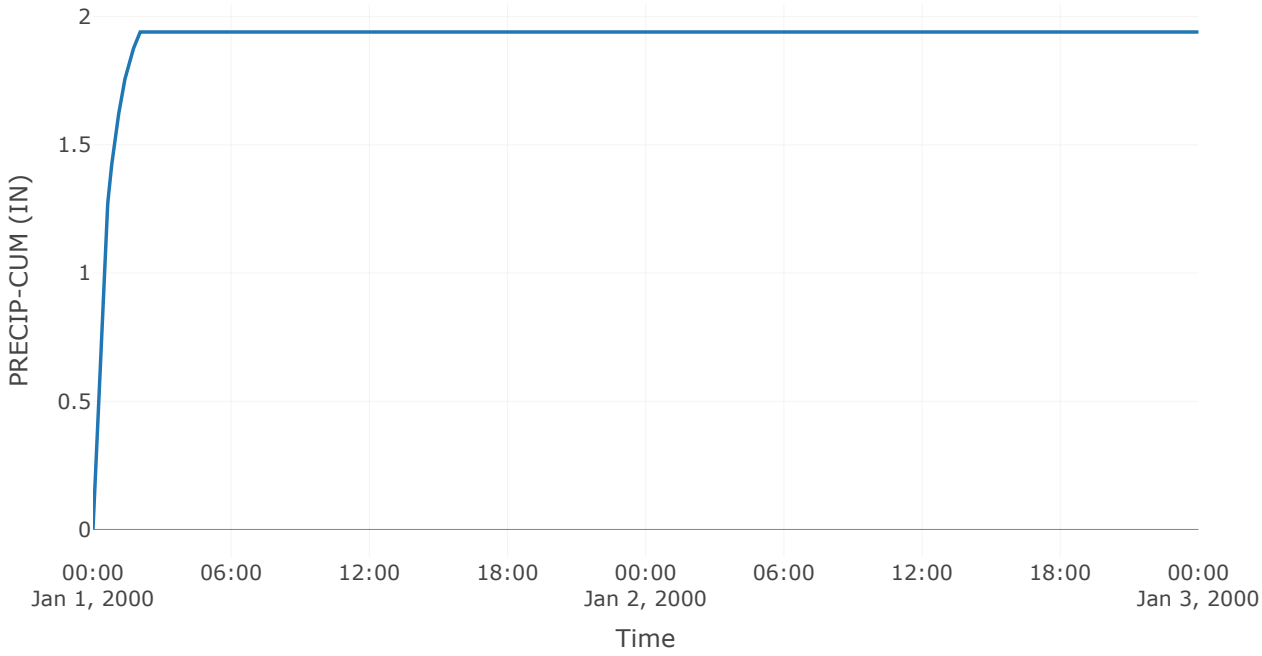
Cumulative Excess Precipitation

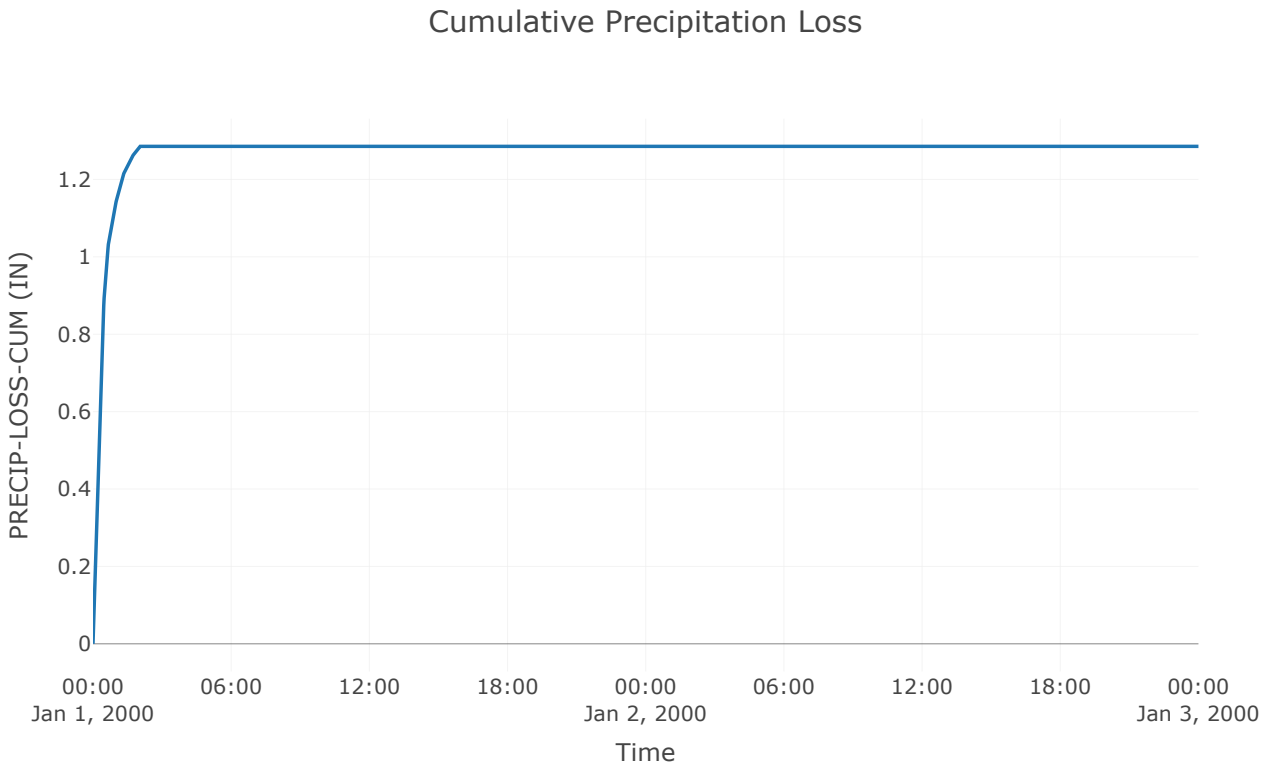


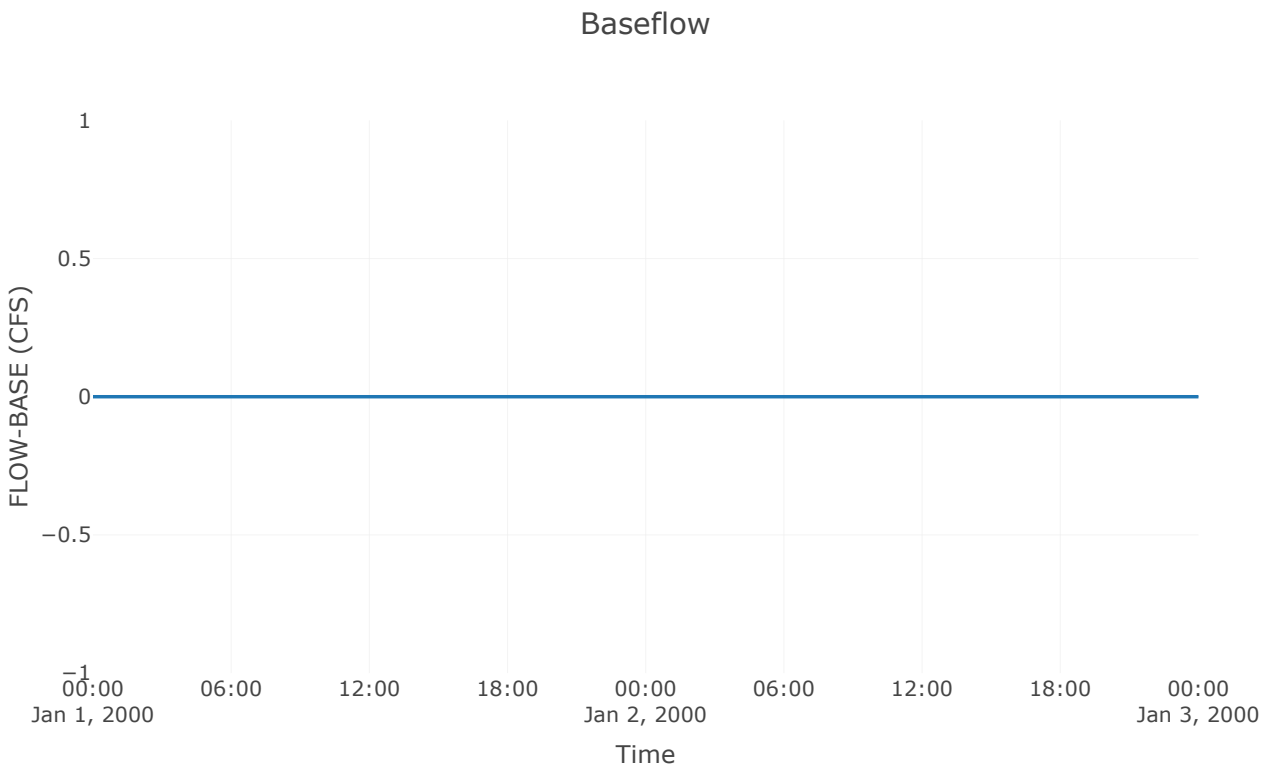
Cumulative Outflow



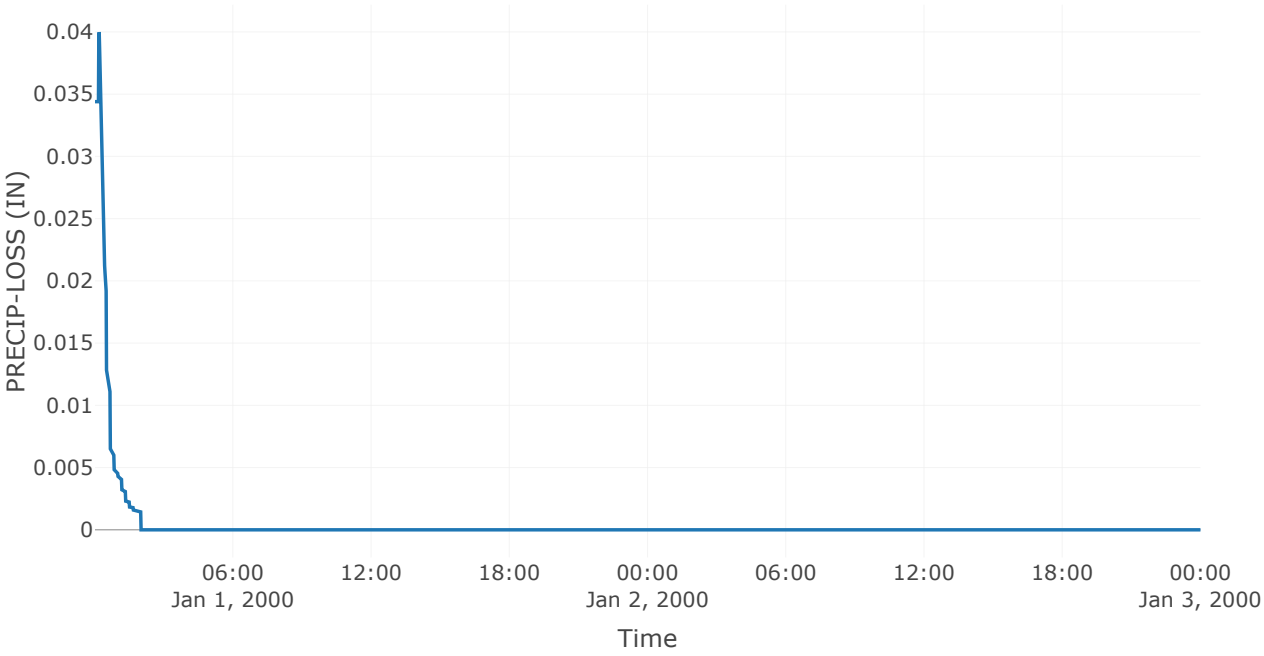
Cumulative Precipitation



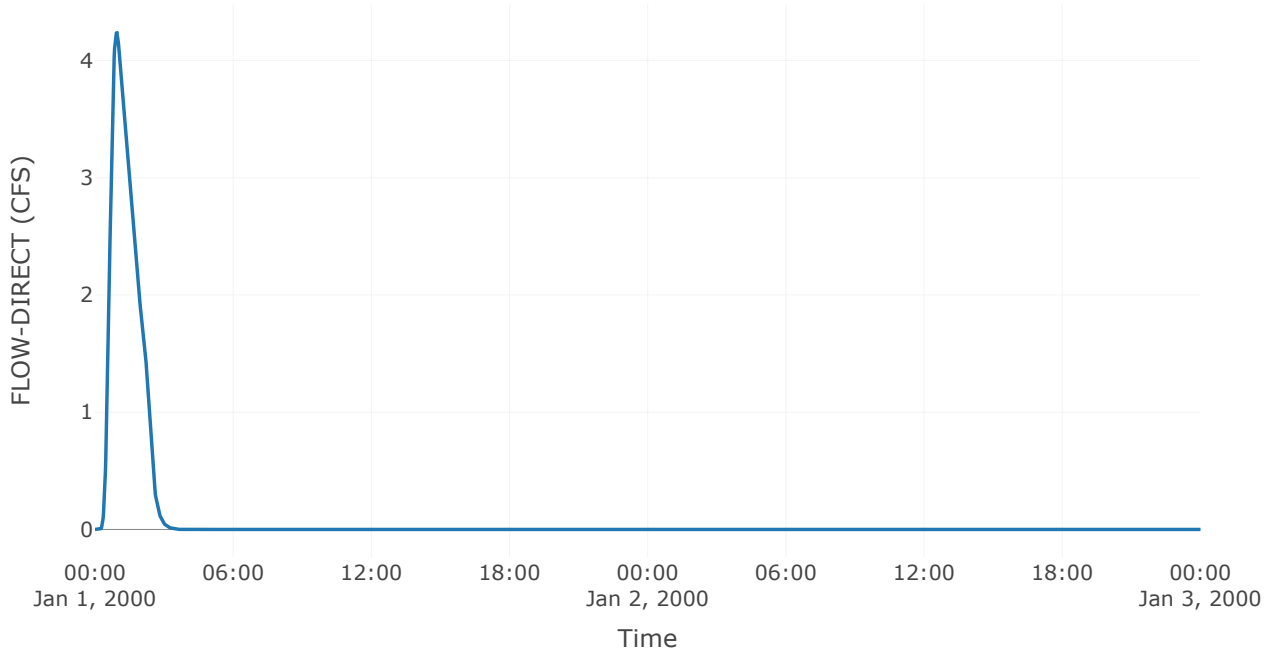

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

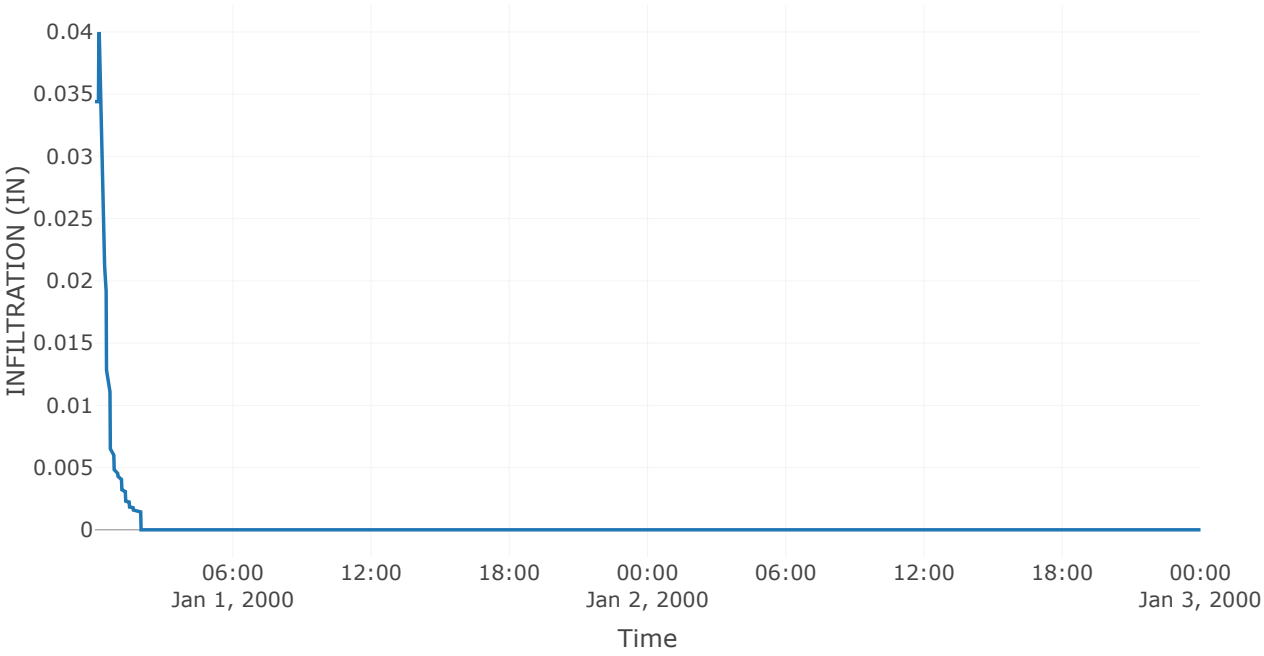

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

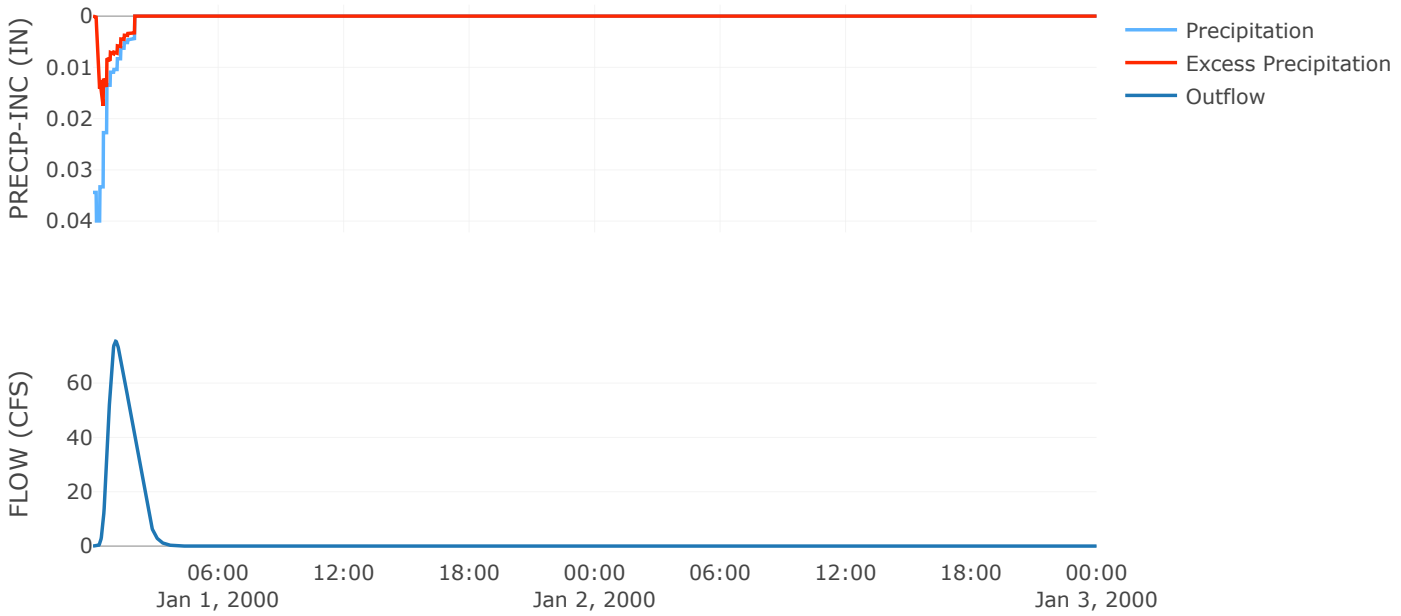
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

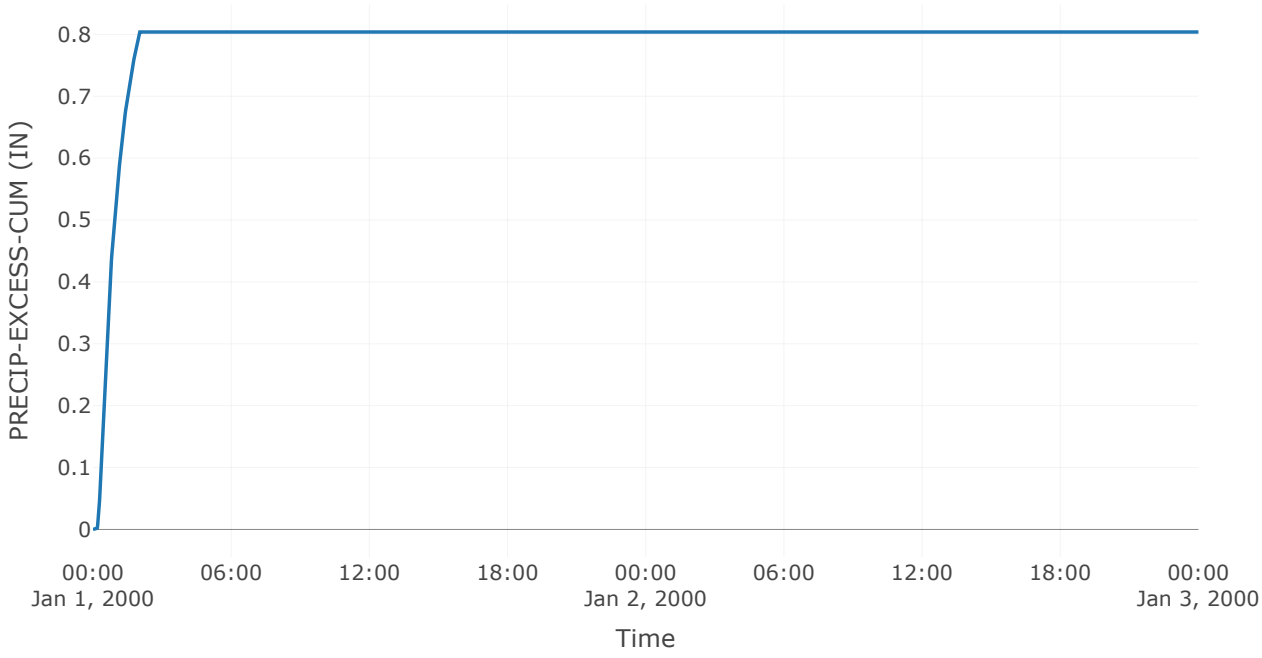
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

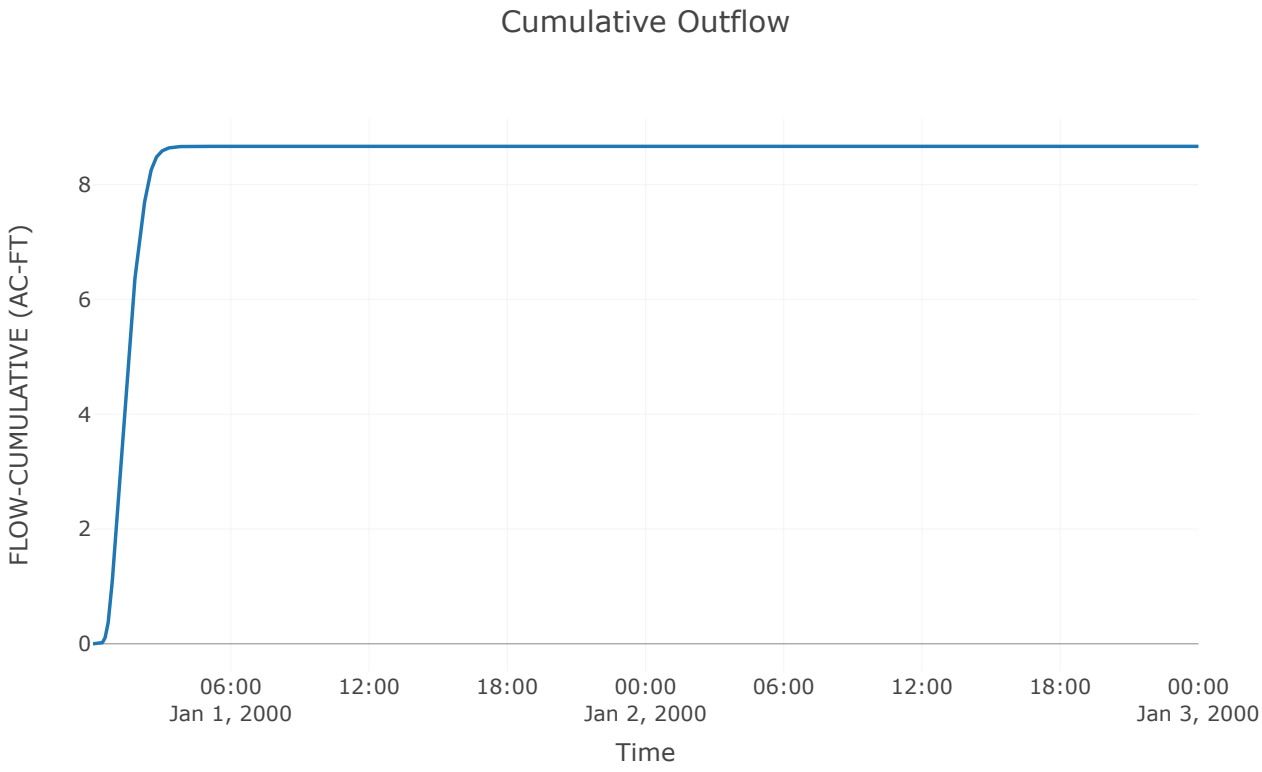
Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	75.41
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.8
Precipitation Volume (AC - FT)	20.92
Loss Volume (AC - FT)	12.25
Excess Volume (AC - FT)	8.67
Direct Runoff Volume (AC - FT)	8.67
Baseflow Volume (AC - FT)	0

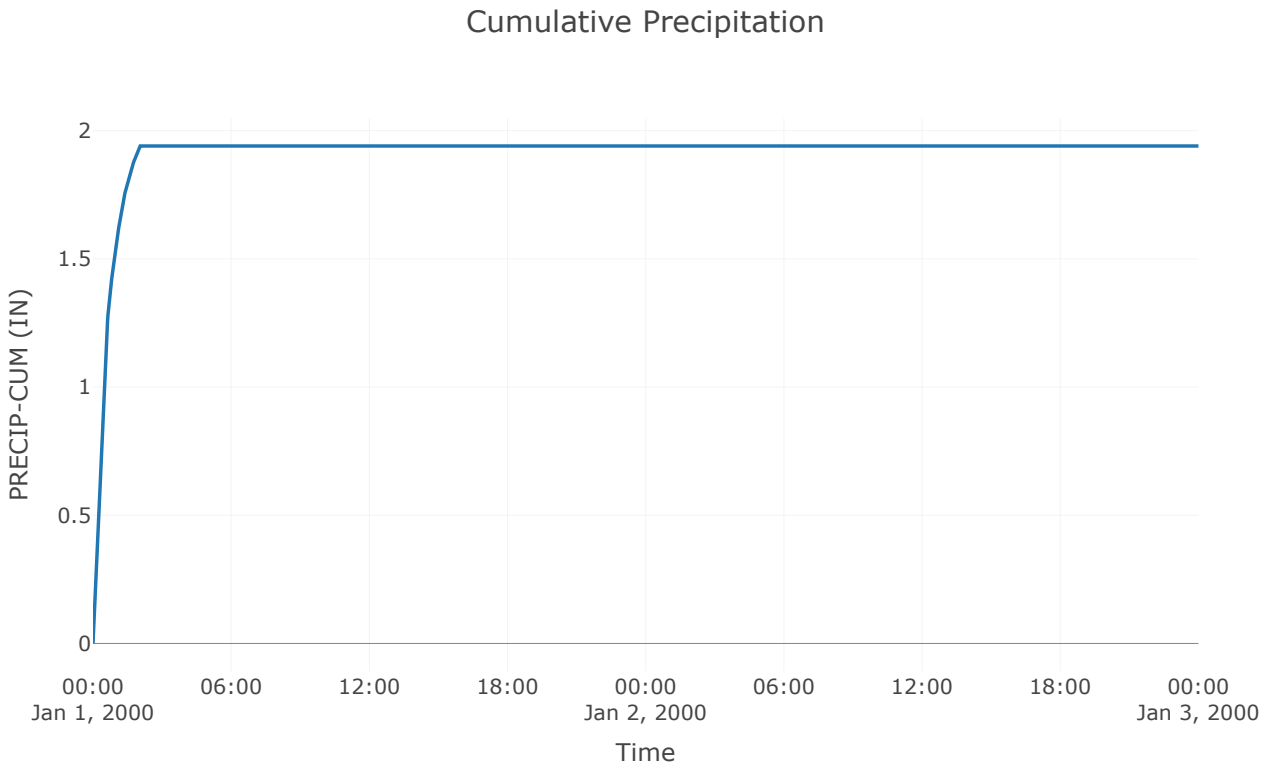
Precipitation and Outflow

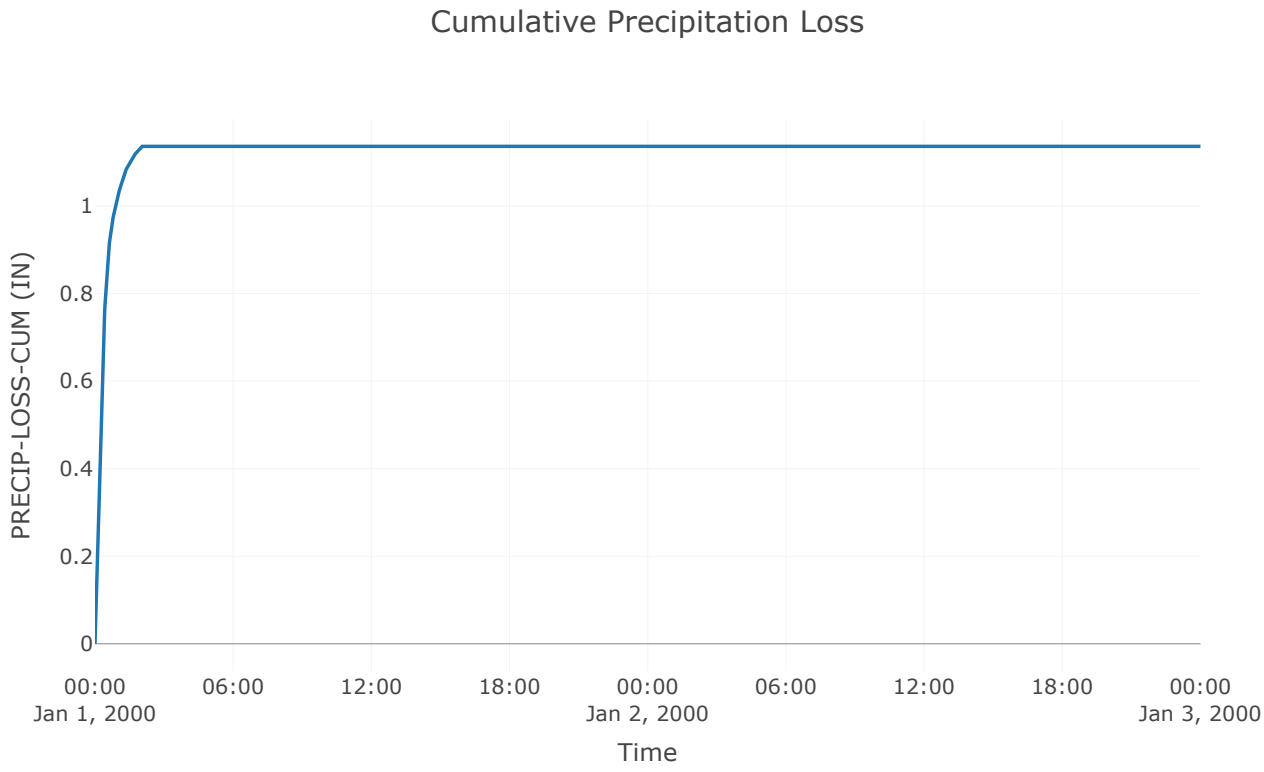


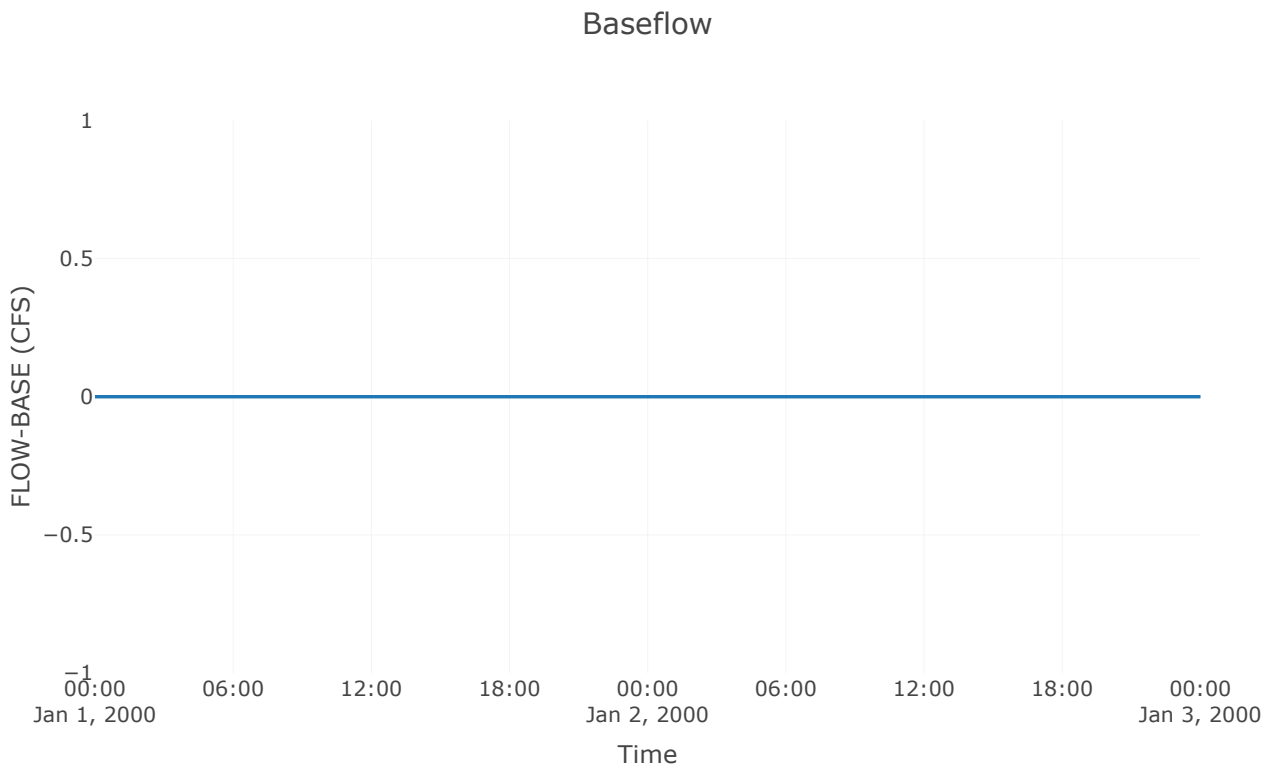
Cumulative Excess Precipitation



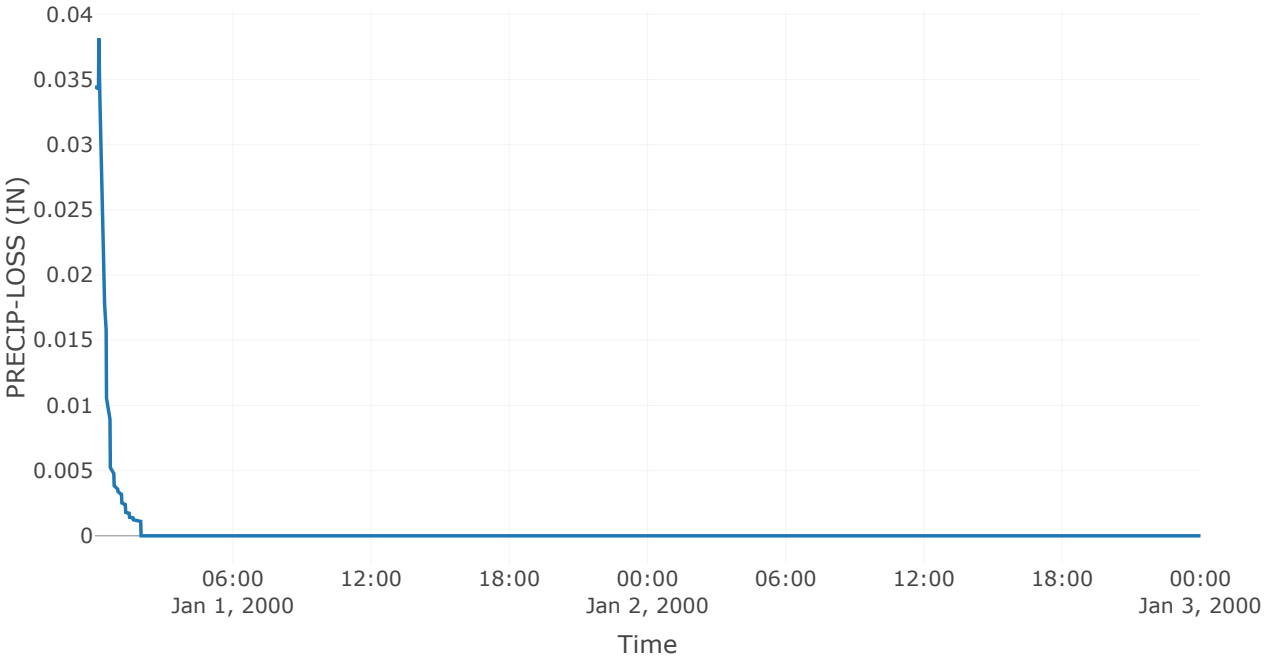

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

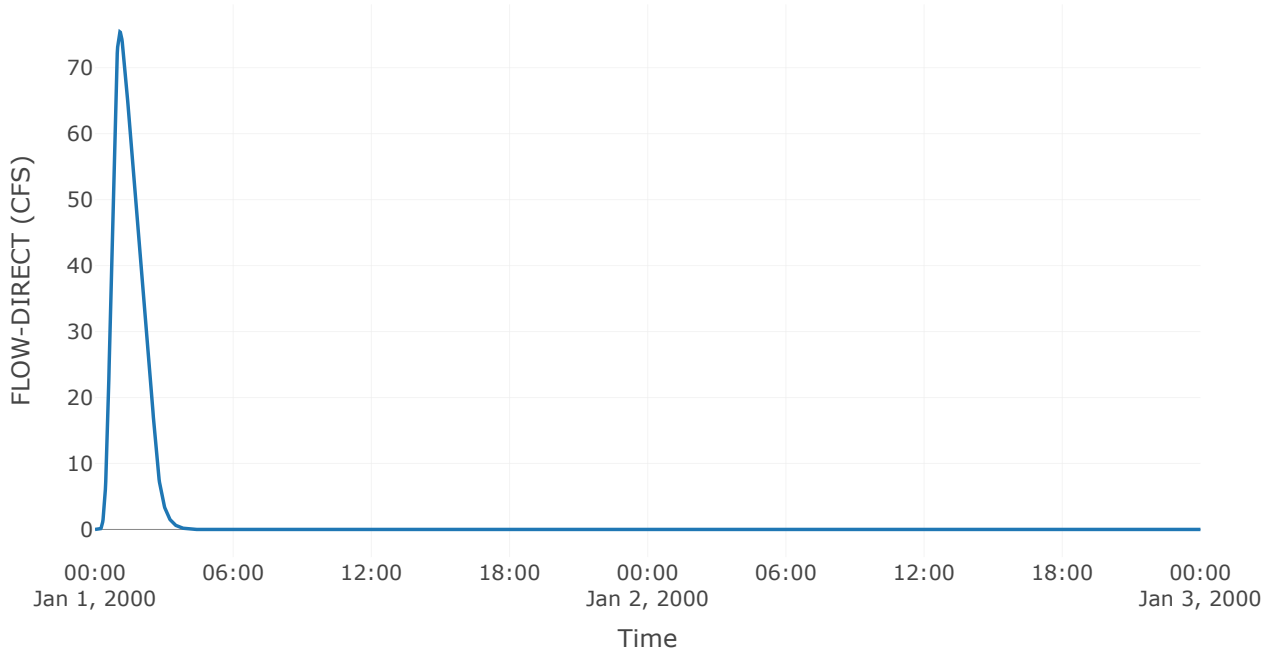

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

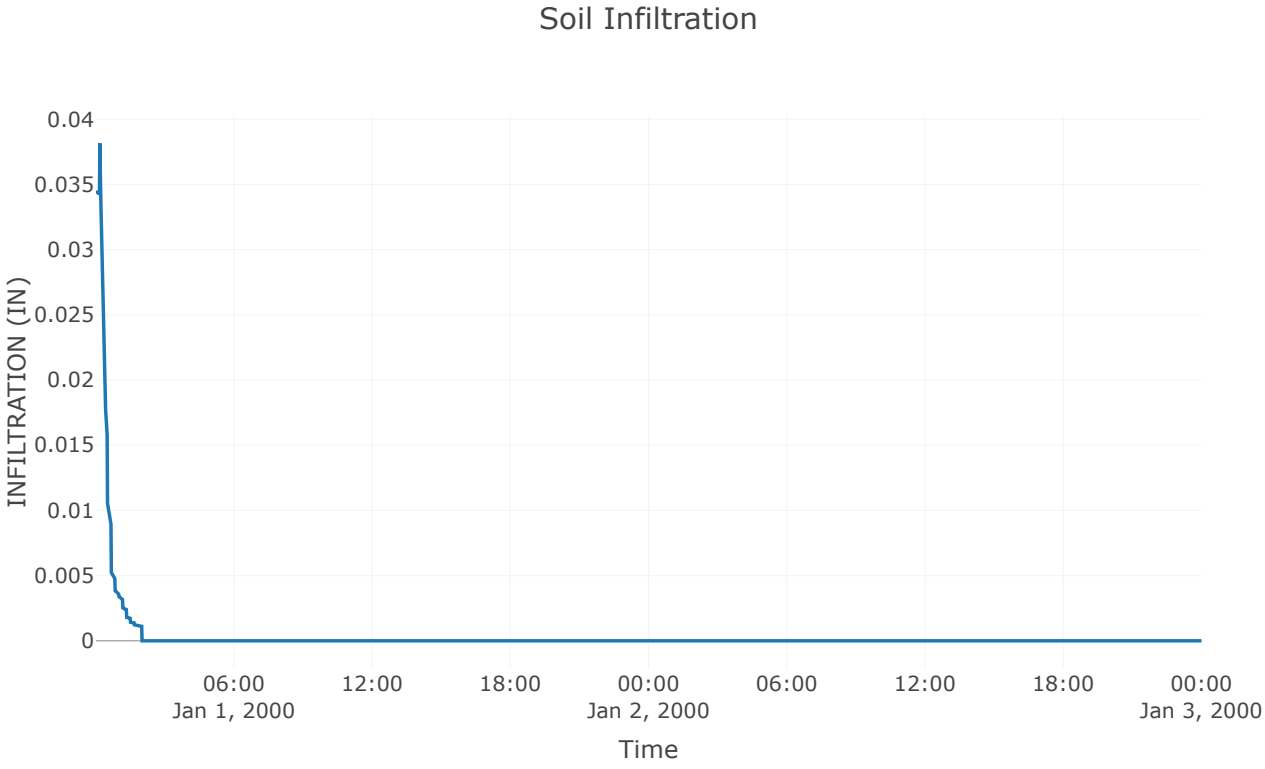

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff

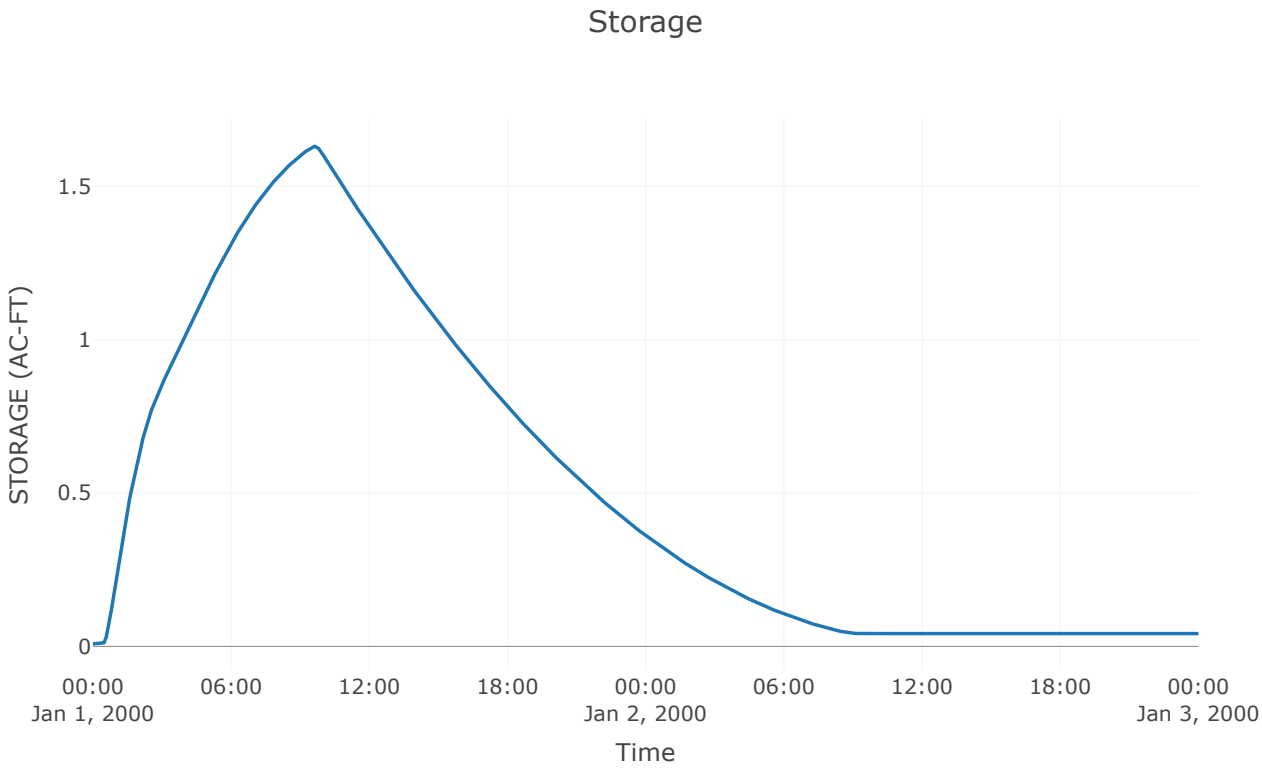


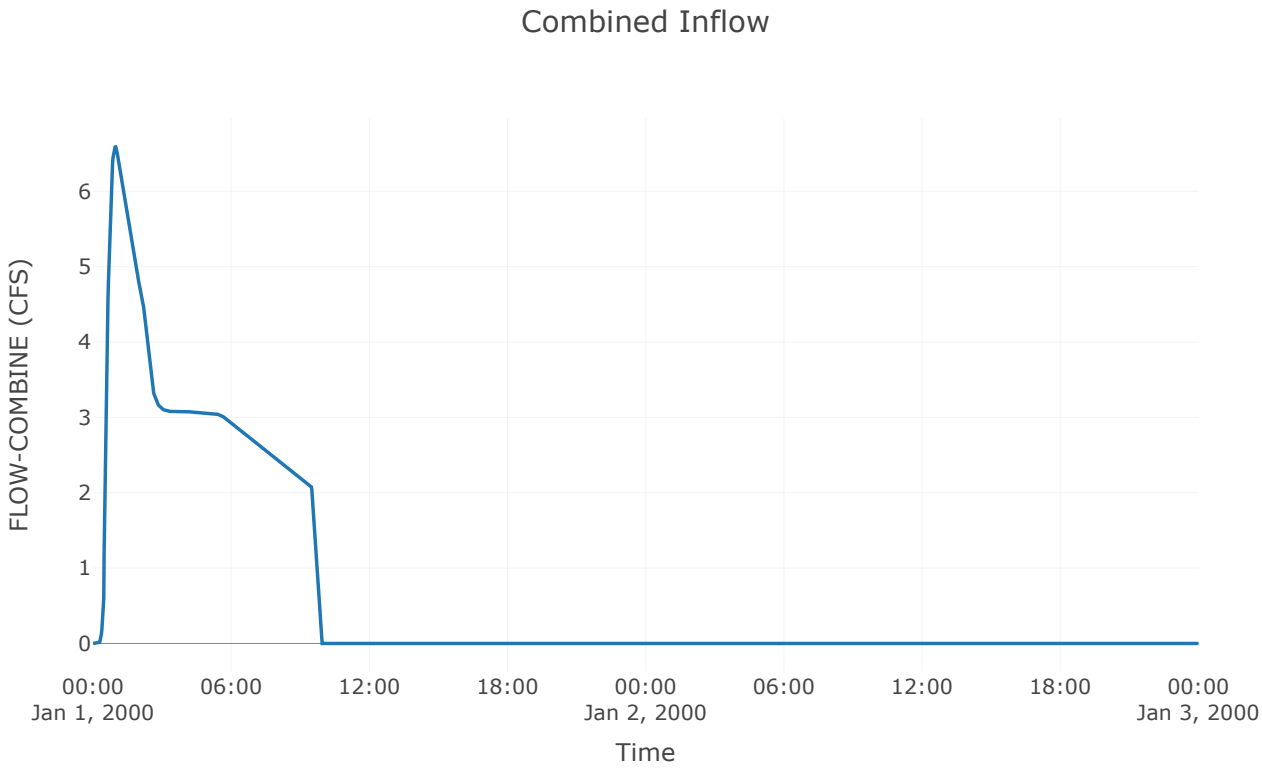

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

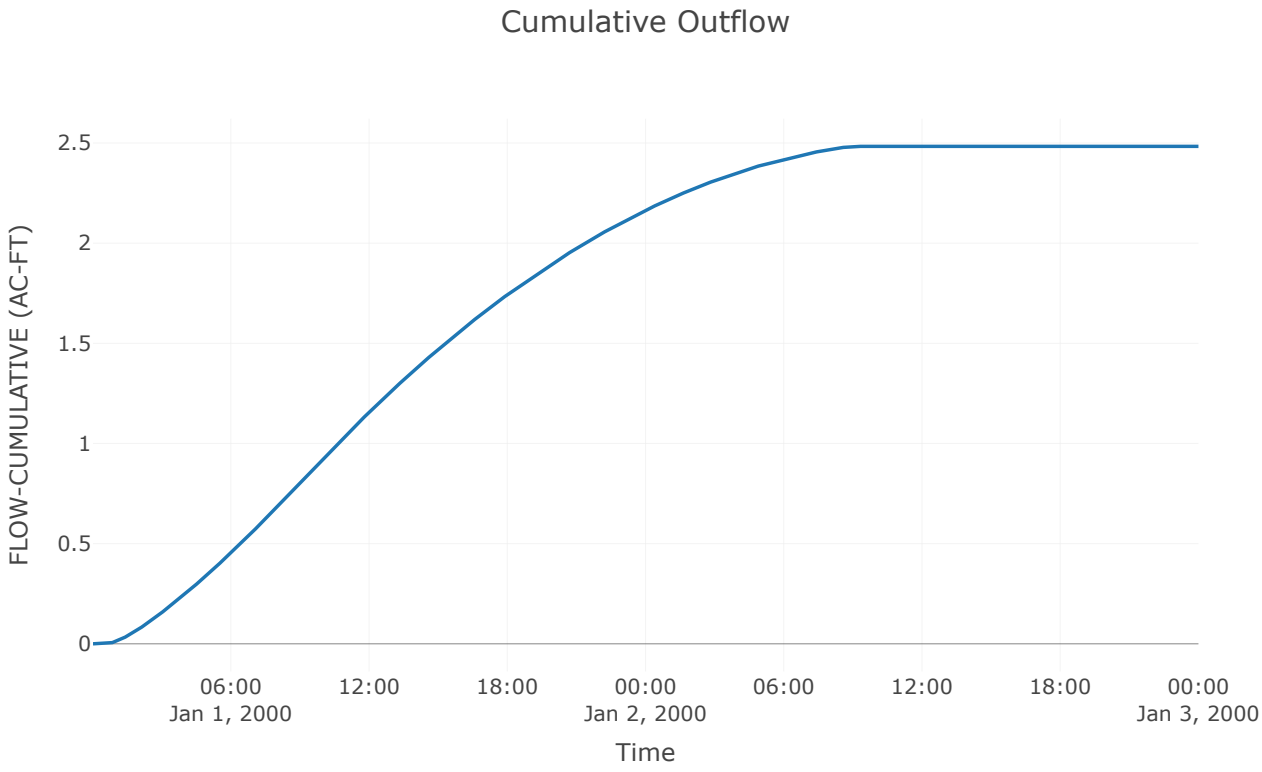
Reservoir: Basin 3

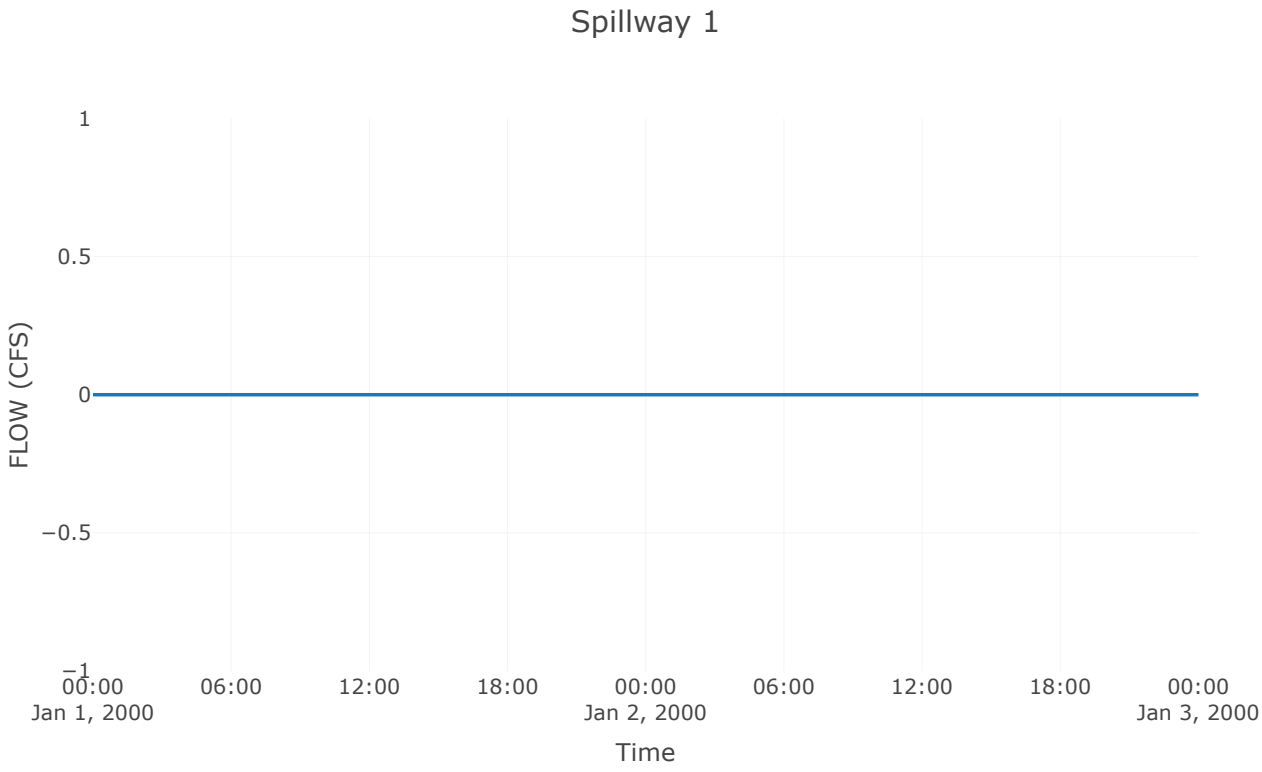
Downstream : Off - Site Tributary Area

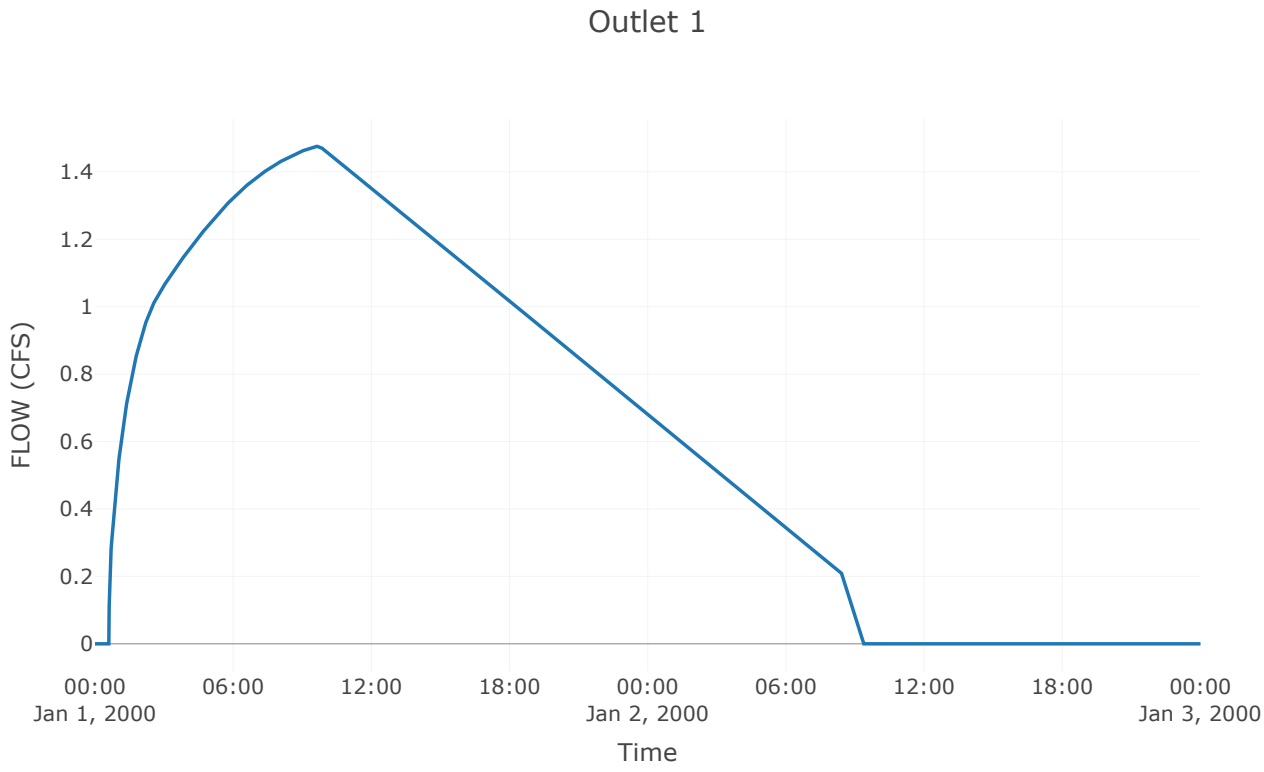
Results: Basin 3	
Peak Discharge (CFS)	1.48
Time of Peak Discharge	01Jan2000, 09:37
Volume (IN)	0.69
Peak Inflow (CFS)	6.6
Time of Peak Inflow	01Jan2000, 00:58
Inflow Volume (AC - FT)	2.52
Maximum Storage (AC - FT)	1.63
Peak Elevation (FT)	690.81
Discharge Volume (AC - FT)	2.48

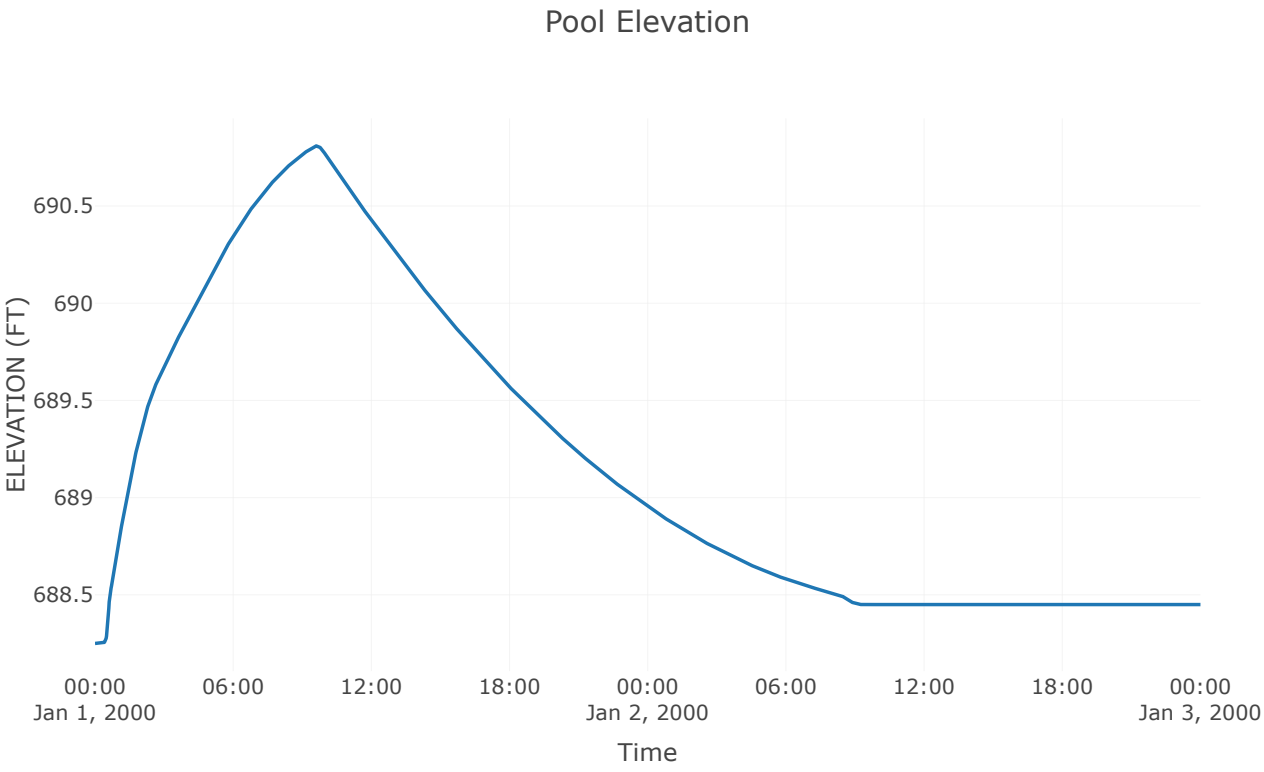

Storage
STORAGE (AC-FT)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

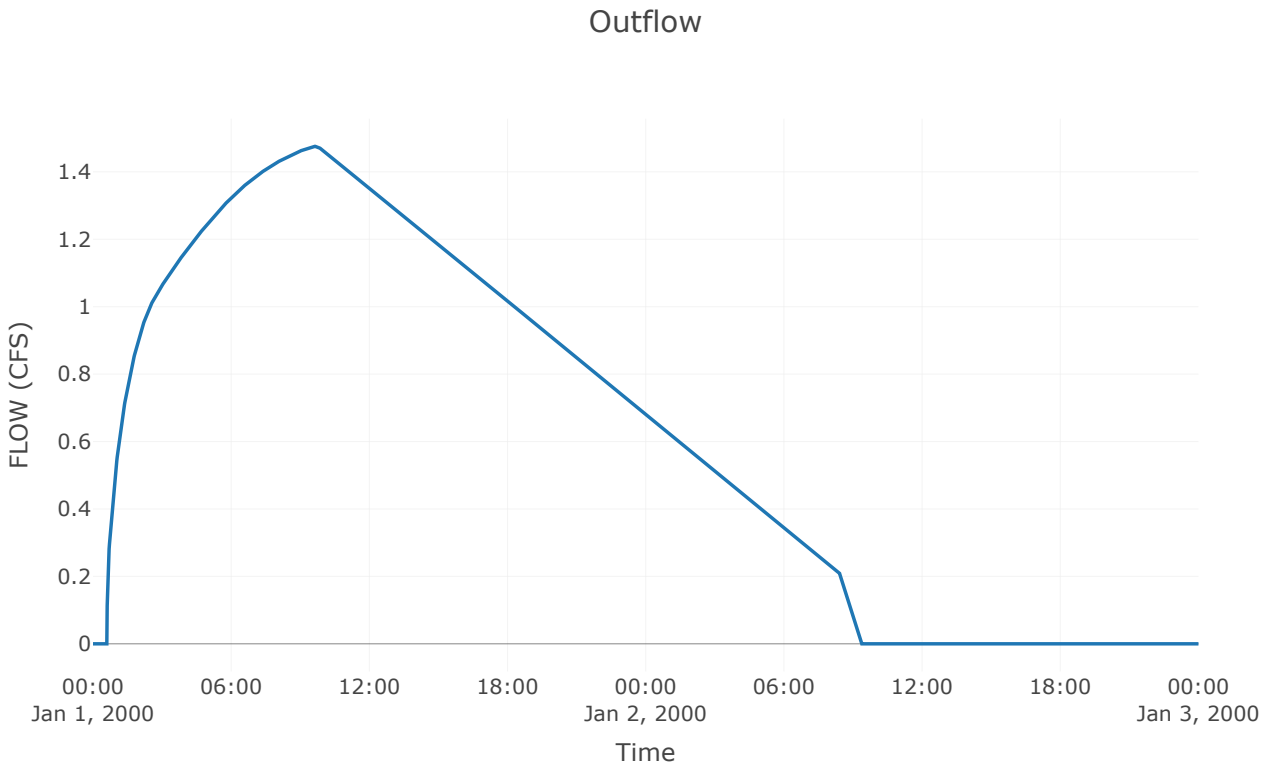

Combined Inflow
FLOW-COMBINE (CFS)
6
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2.5
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outlet 1
FLOW (CFS)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

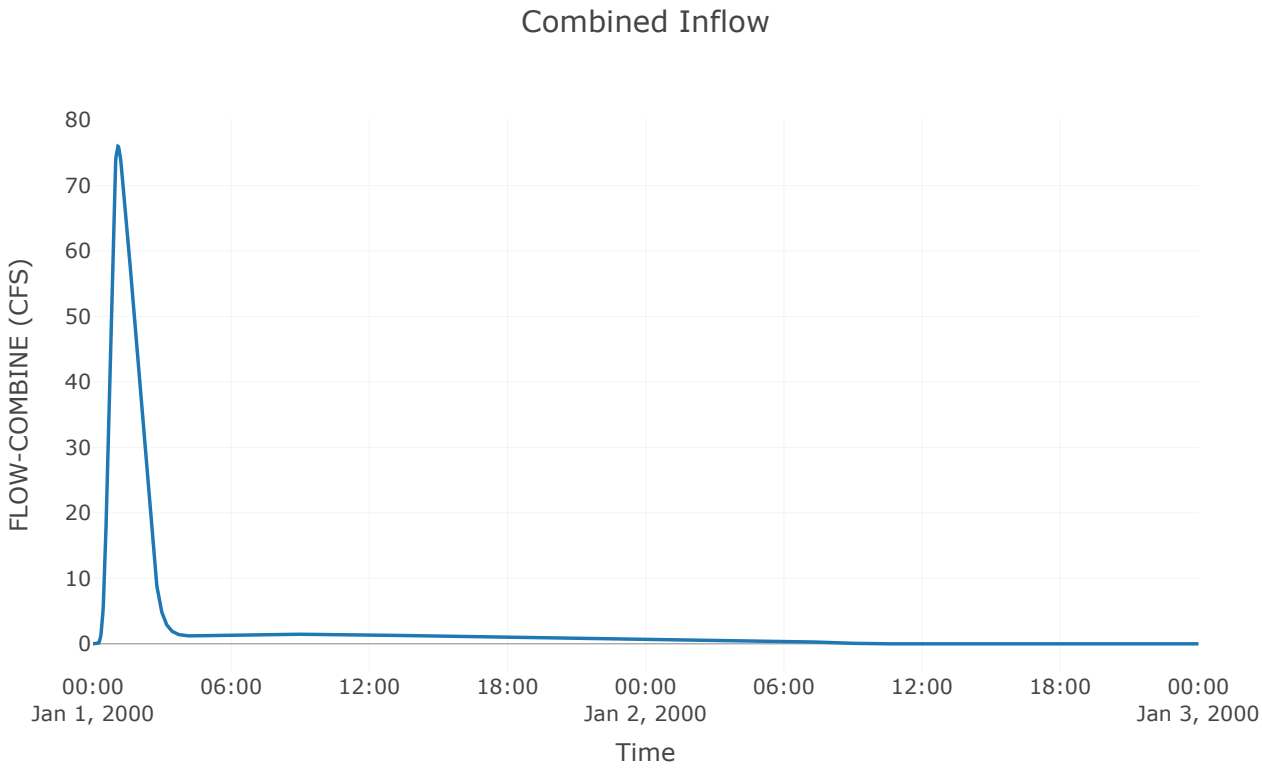

Pool Elevation
ELEVATION (FT)
690.5
690
689.5
689
688.5
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

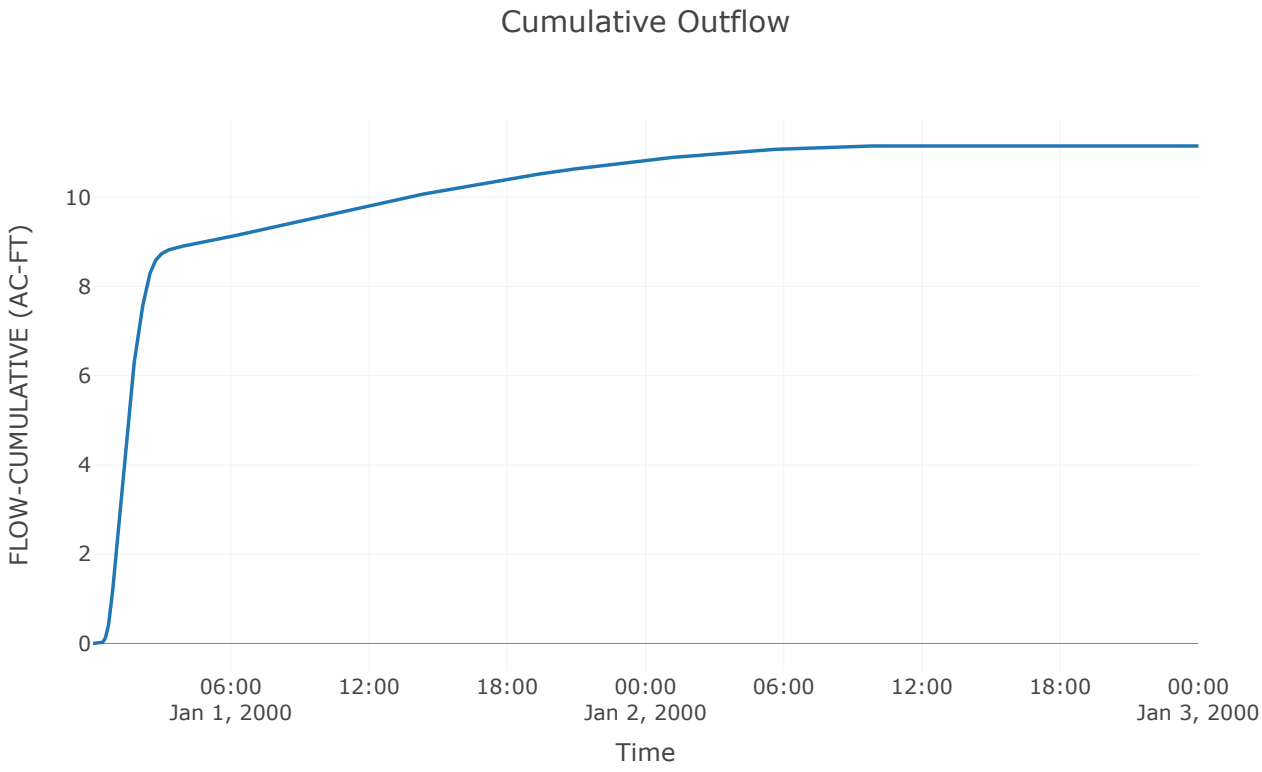

Outflow
FLOW (CFS)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

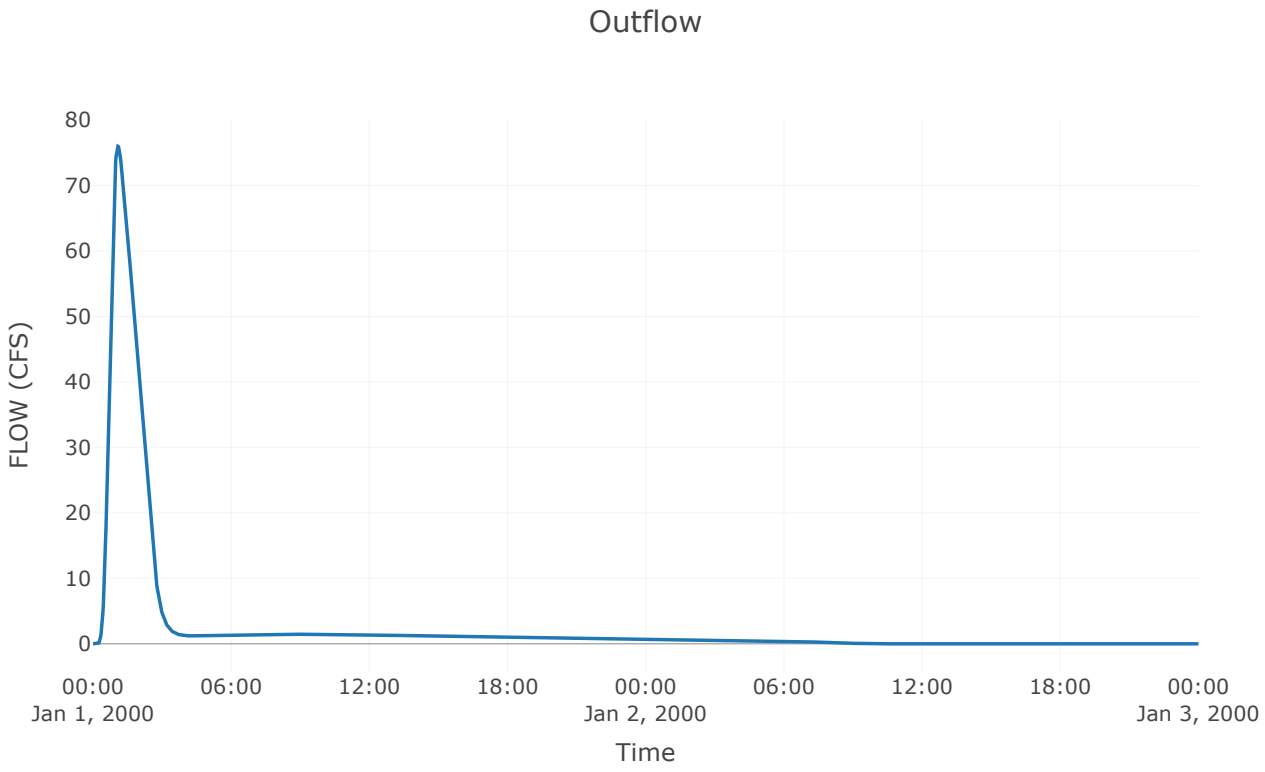
Junction: Off-Site Tributary Area

Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	75.98
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.78


Combined Inflow
FLOW-COMBINE (CFS)
80
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

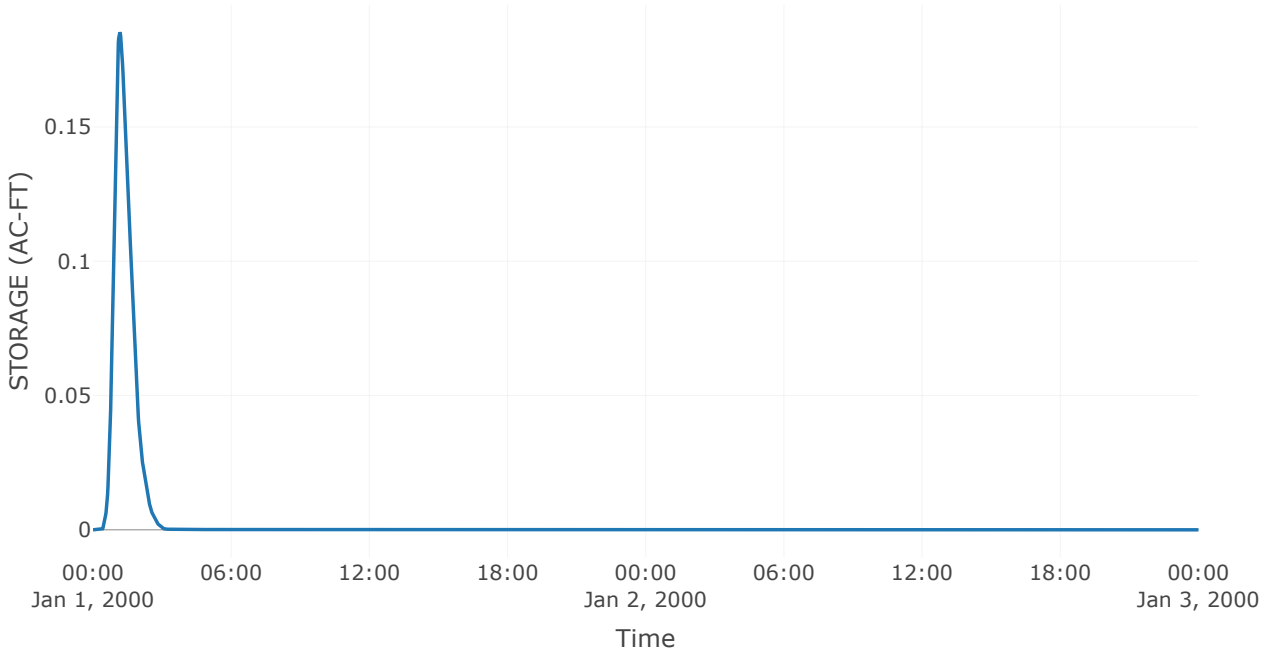

Outflow
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

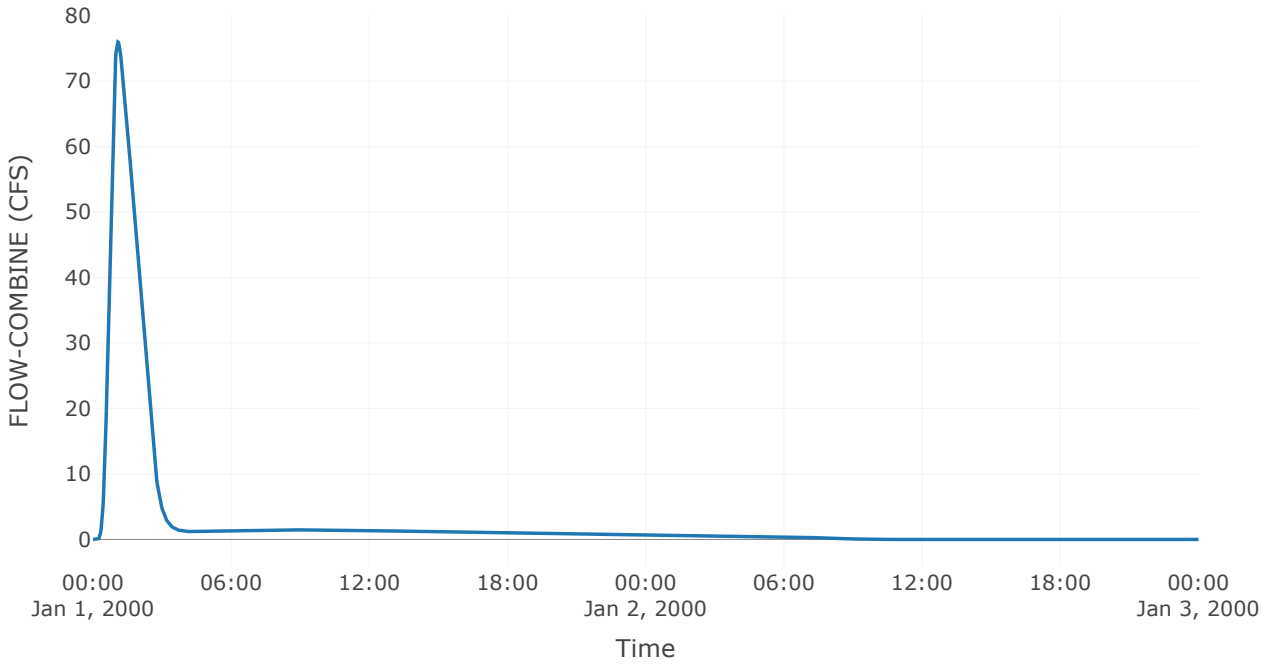
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	75.01
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	0.78
Peak Inflow (CFS)	75.98
Time of Peak Inflow	01Jan2000, 01:05
Inflow Volume (AC - FT)	11.15
Maximum Storage (AC - FT)	0.19
Peak Elevation (FT)	662.02
Discharge Volume (AC - FT)	11.15

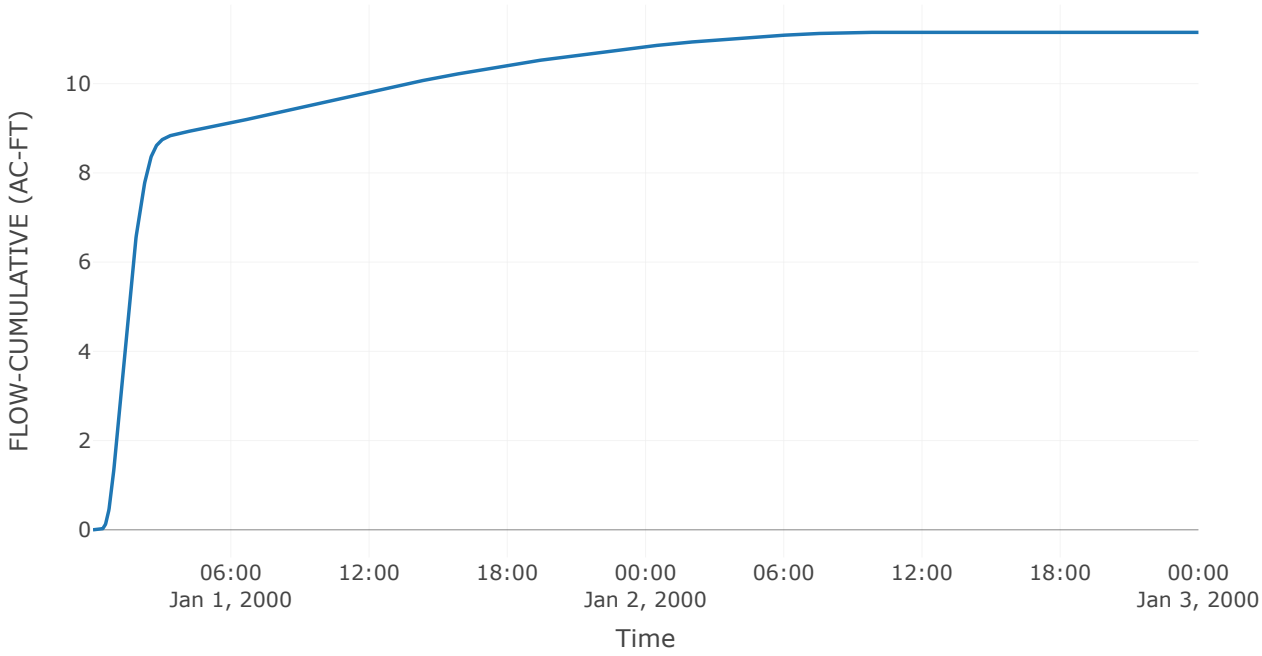
Storage



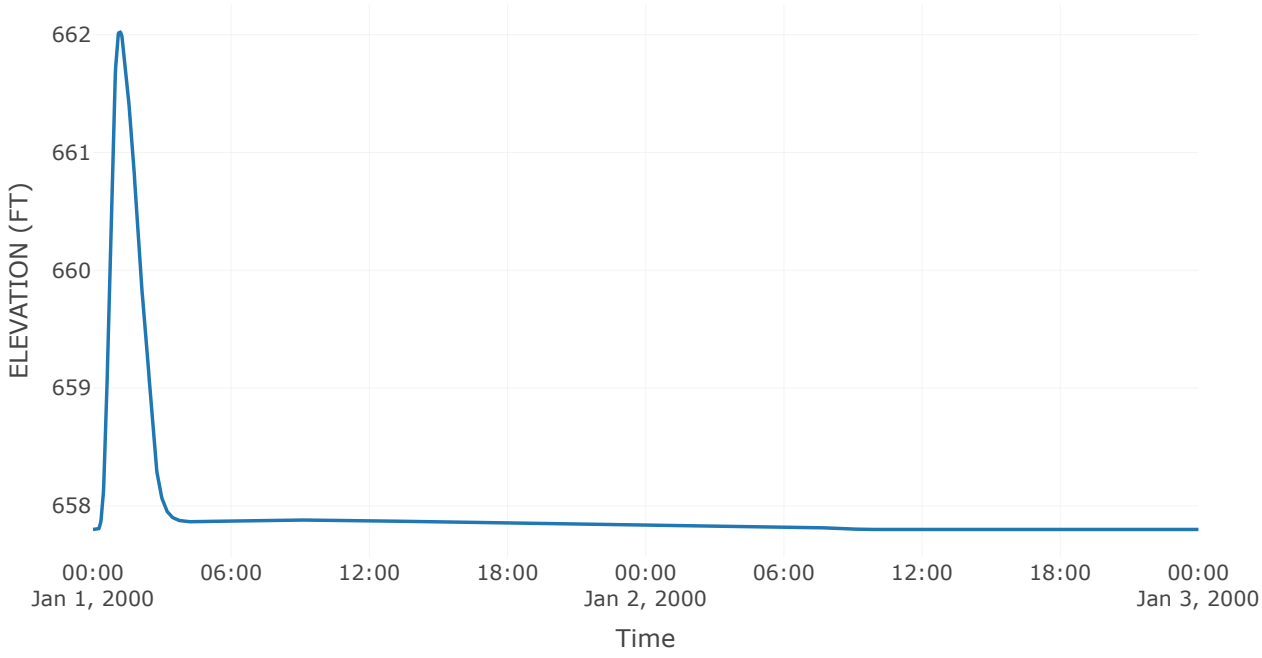
Combined Inflow

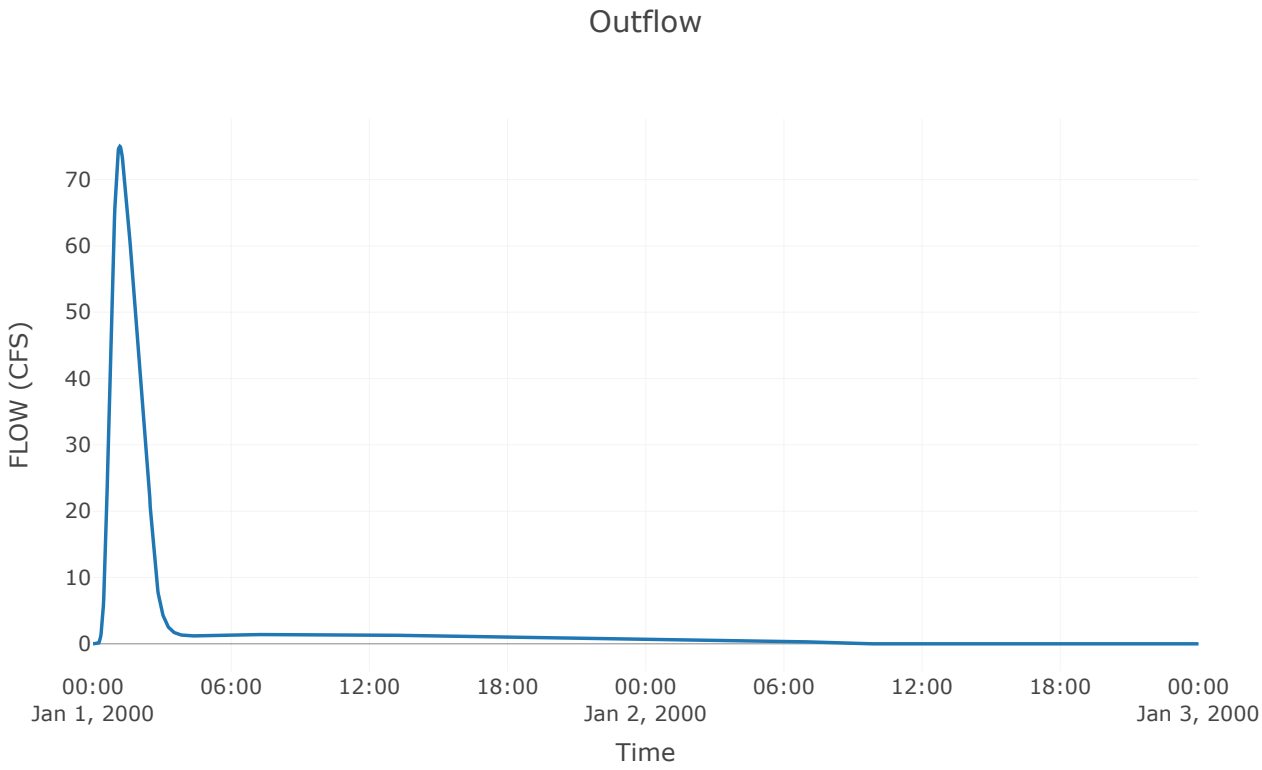


Cumulative Outflow



Pool Elevation



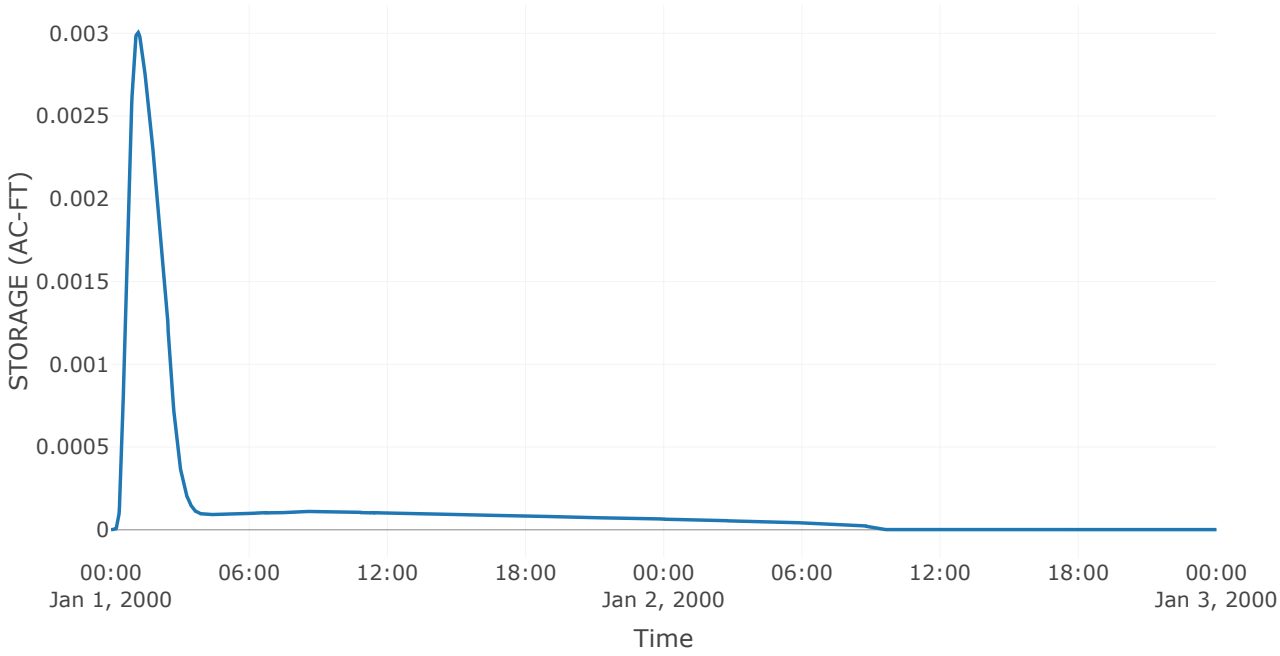

Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

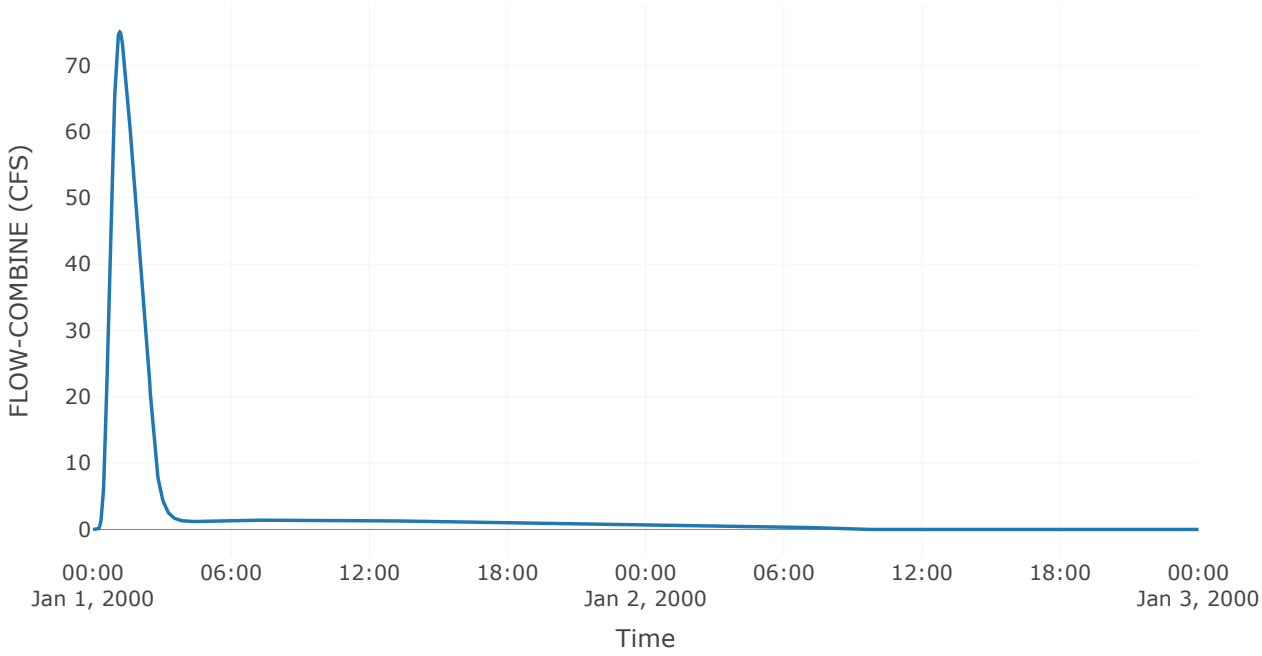
Downstream : Storage West of Wolf Road

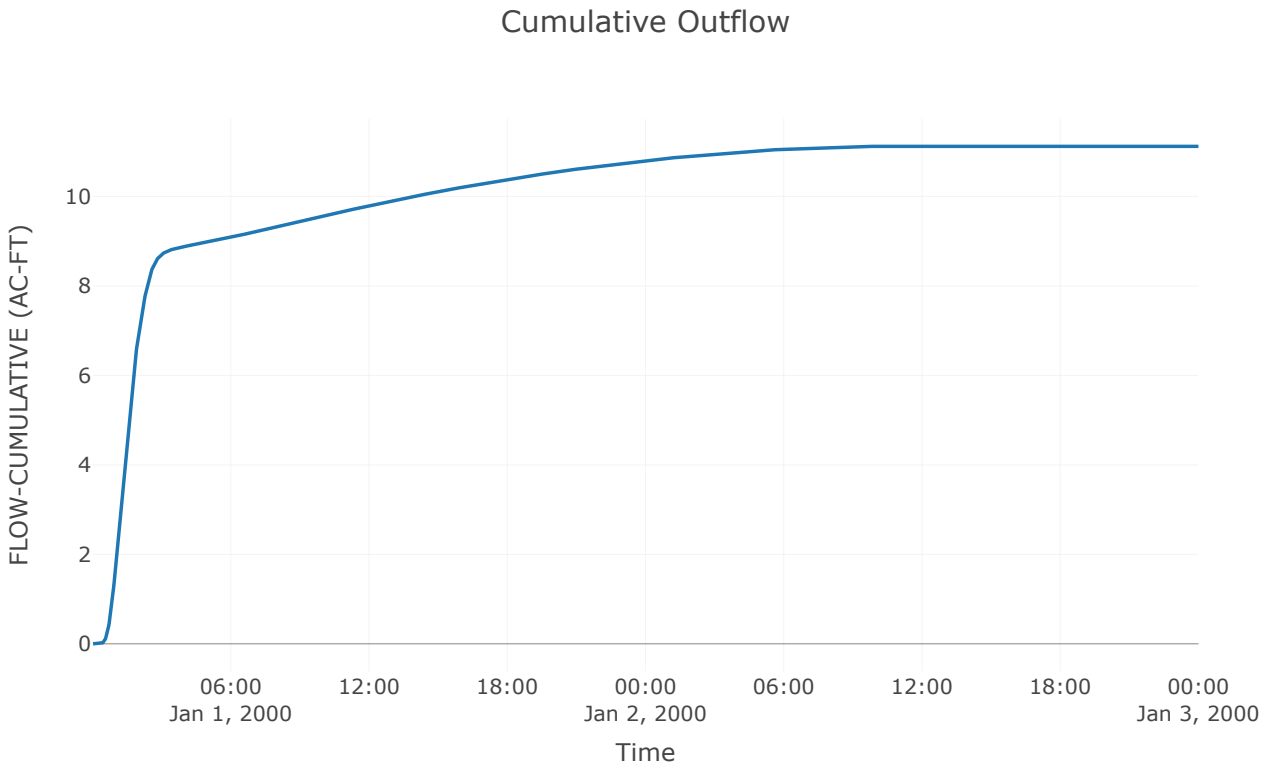
Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	75.02
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	0.77
Peak Inflow (CFS)	75.01
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	11.15
Maximum Storage (AC - FT)	0
Peak Elevation (FT)	660.55
Discharge Volume (AC - FT)	11.12

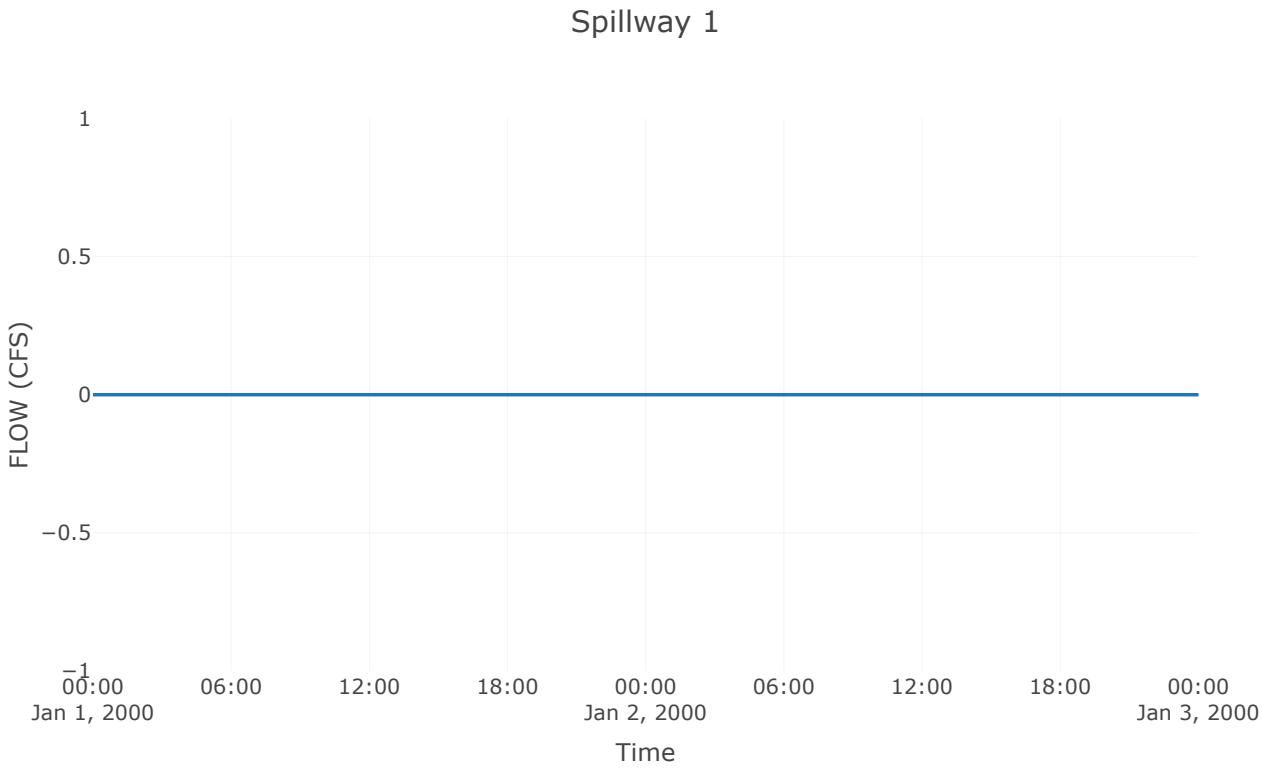
Storage



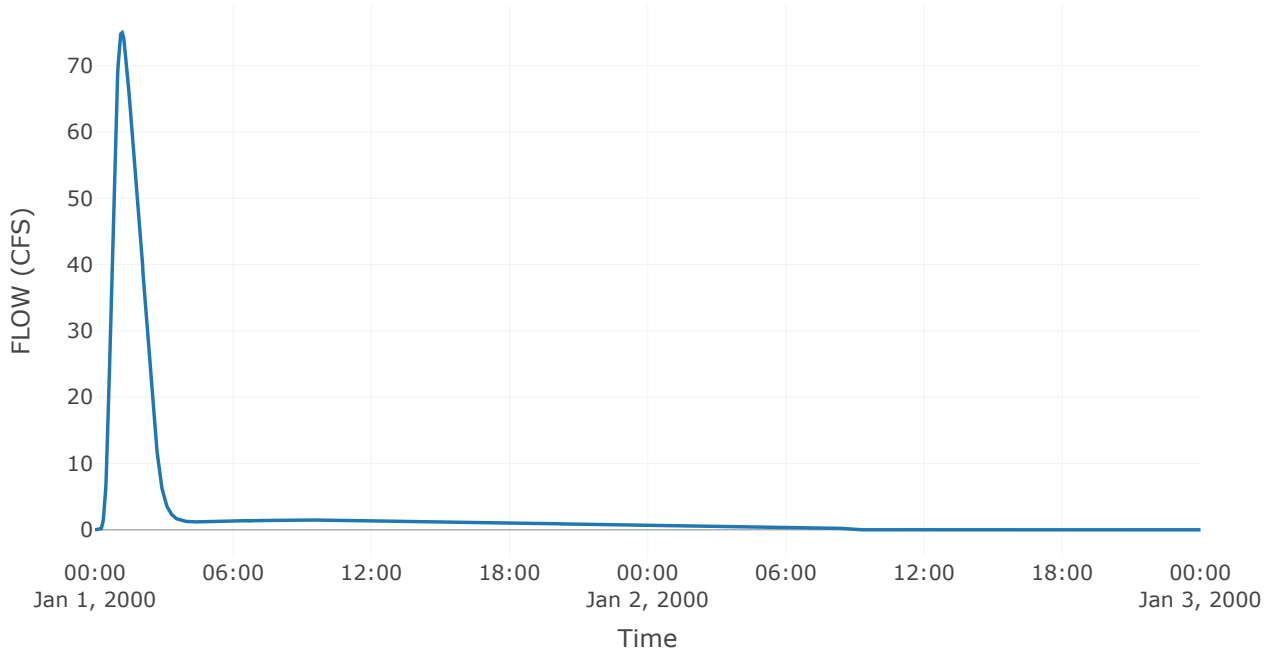
Combined Inflow



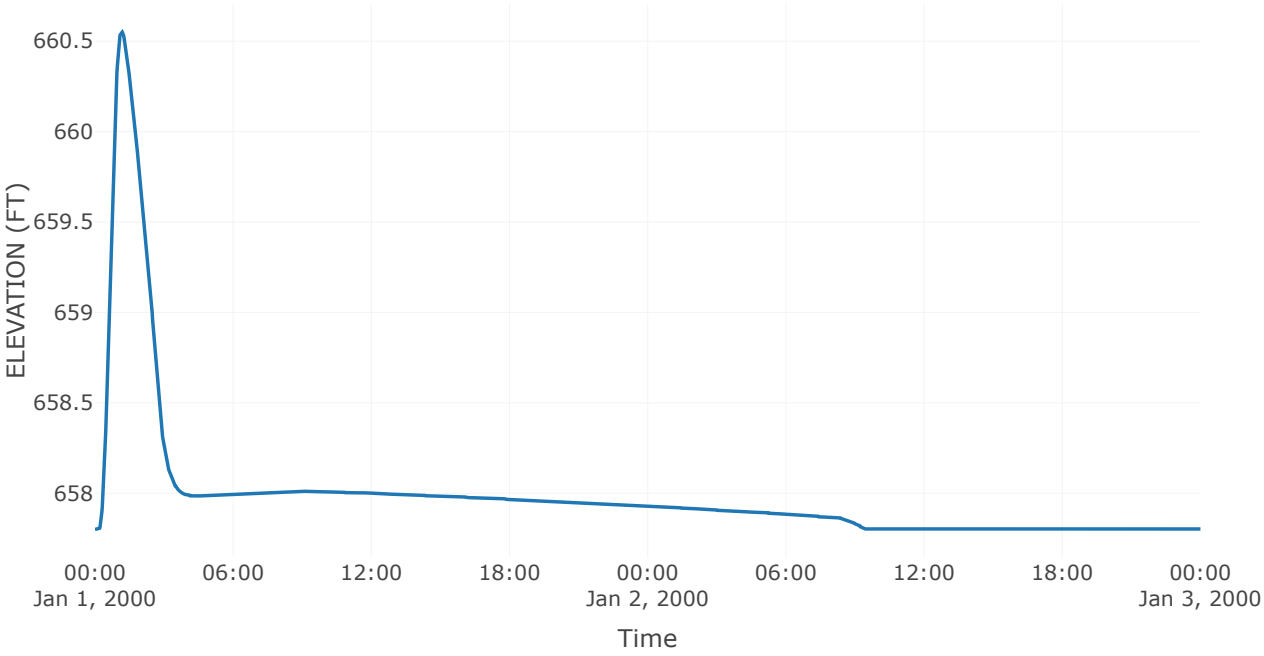

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

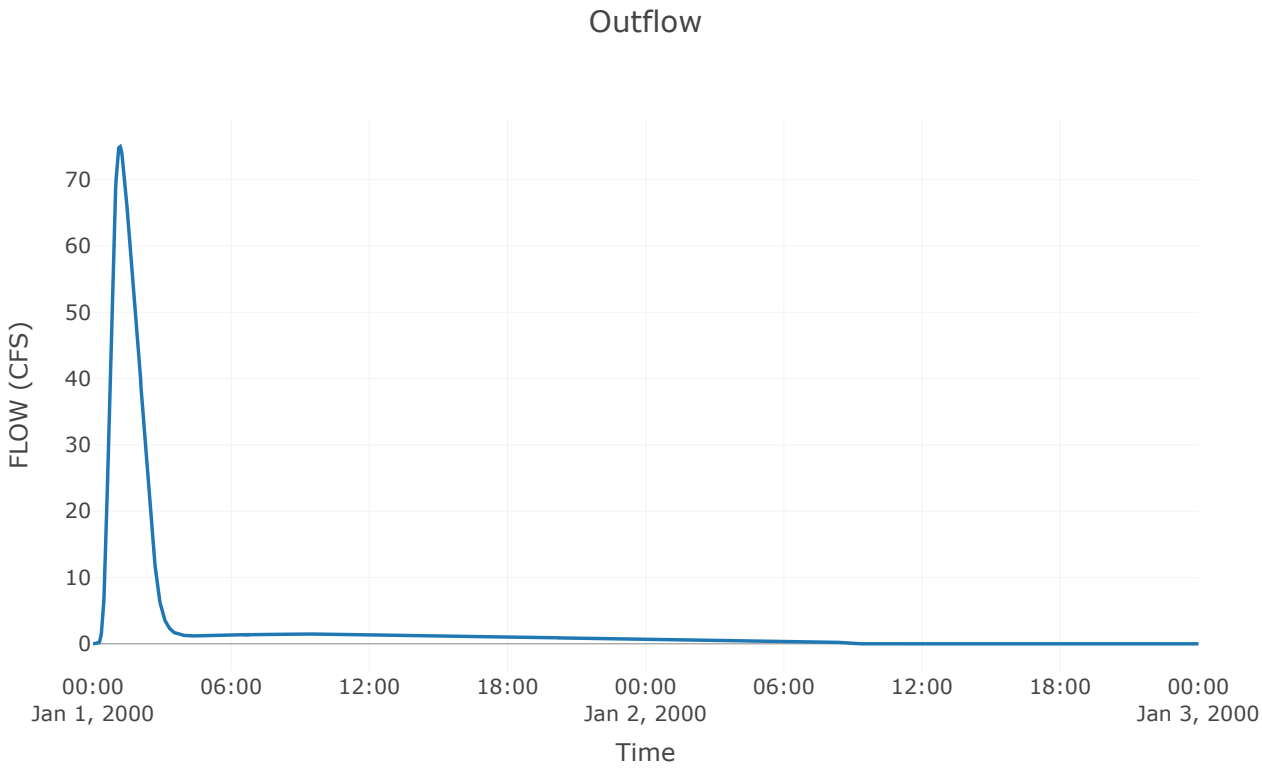

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



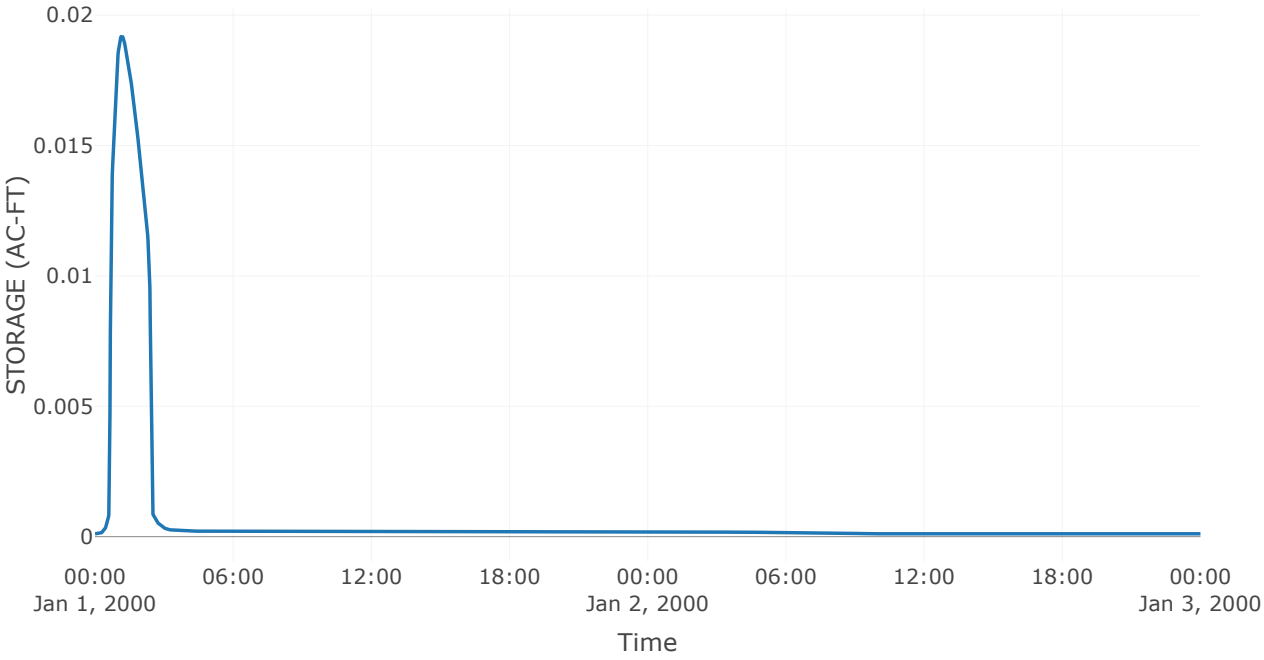

Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage West of Wolf Road

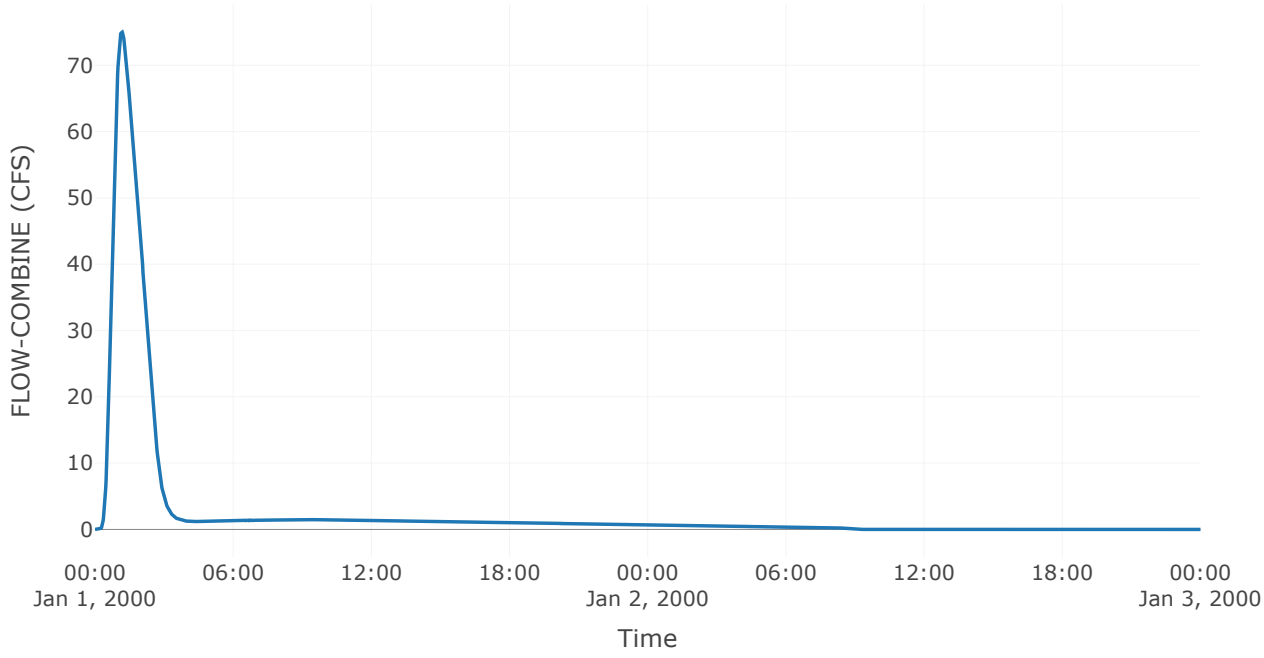
Downstream : Existing Basin C

Results: Storage West of Wolf Road	
Peak Discharge (CFS)	75.02
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	0.77
Peak Inflow (CFS)	75.02
Time of Peak Inflow	01Jan2000, 01:09
Inflow Volume (AC - FT)	11.12
Maximum Storage (AC - FT)	0.02
Peak Elevation (FT)	658.88
Discharge Volume (AC - FT)	11.1

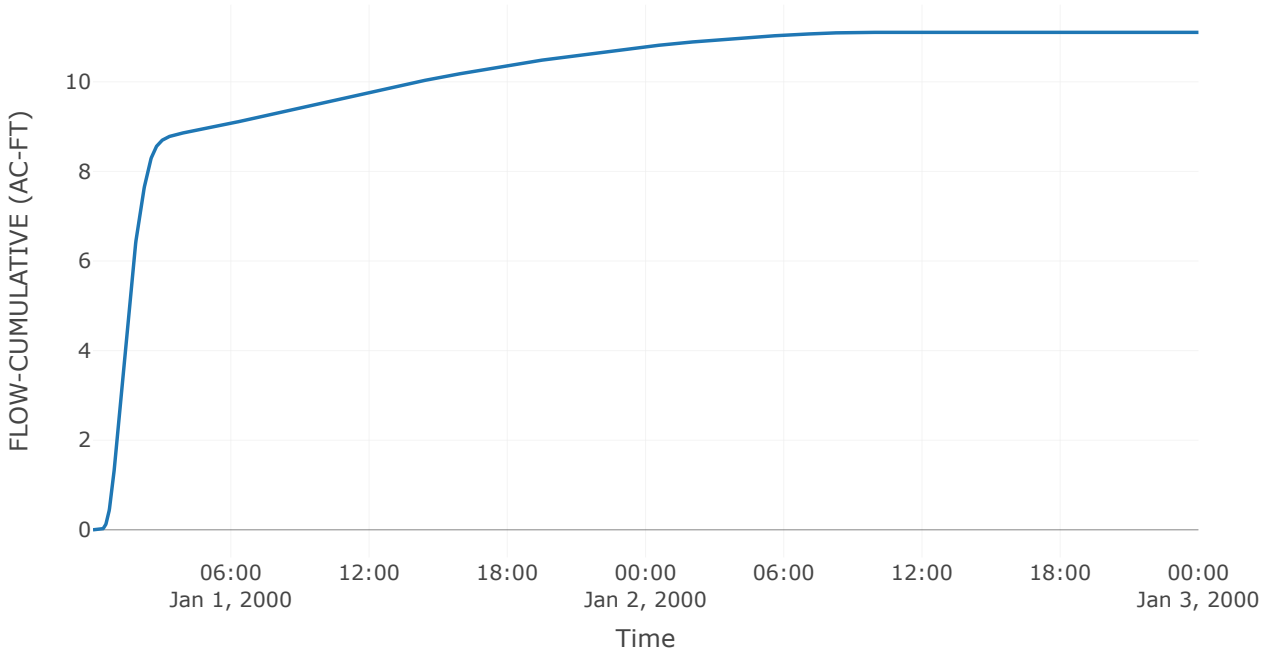
Storage



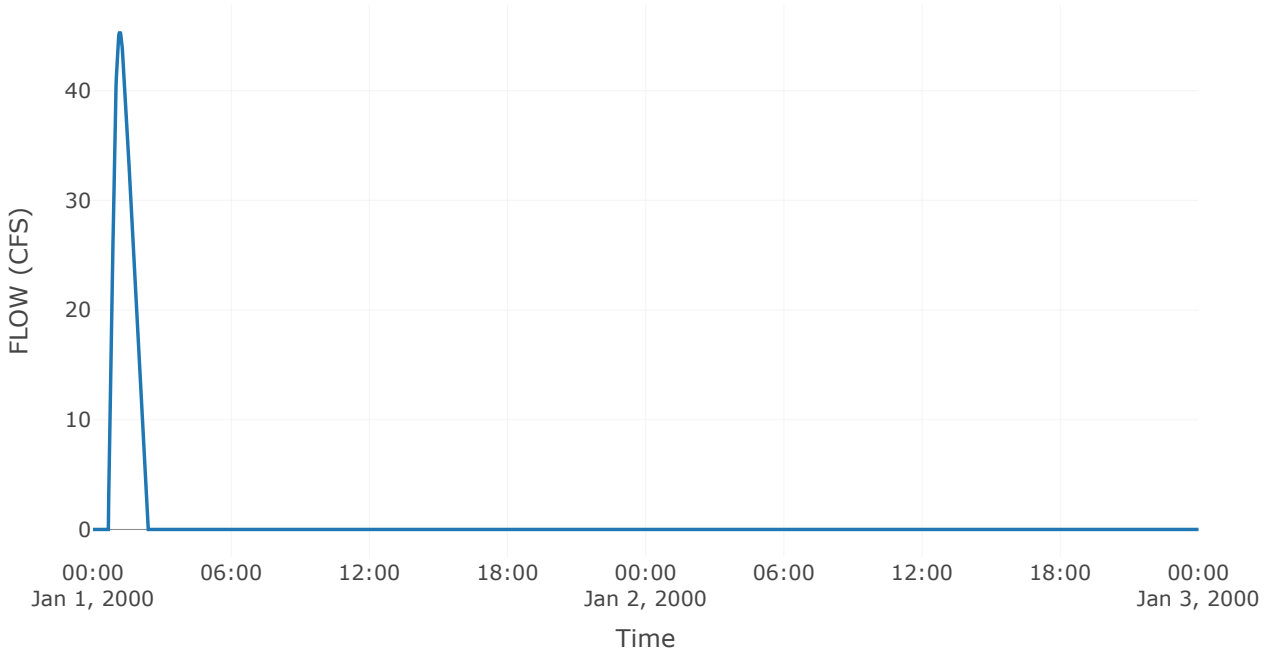
Combined Inflow



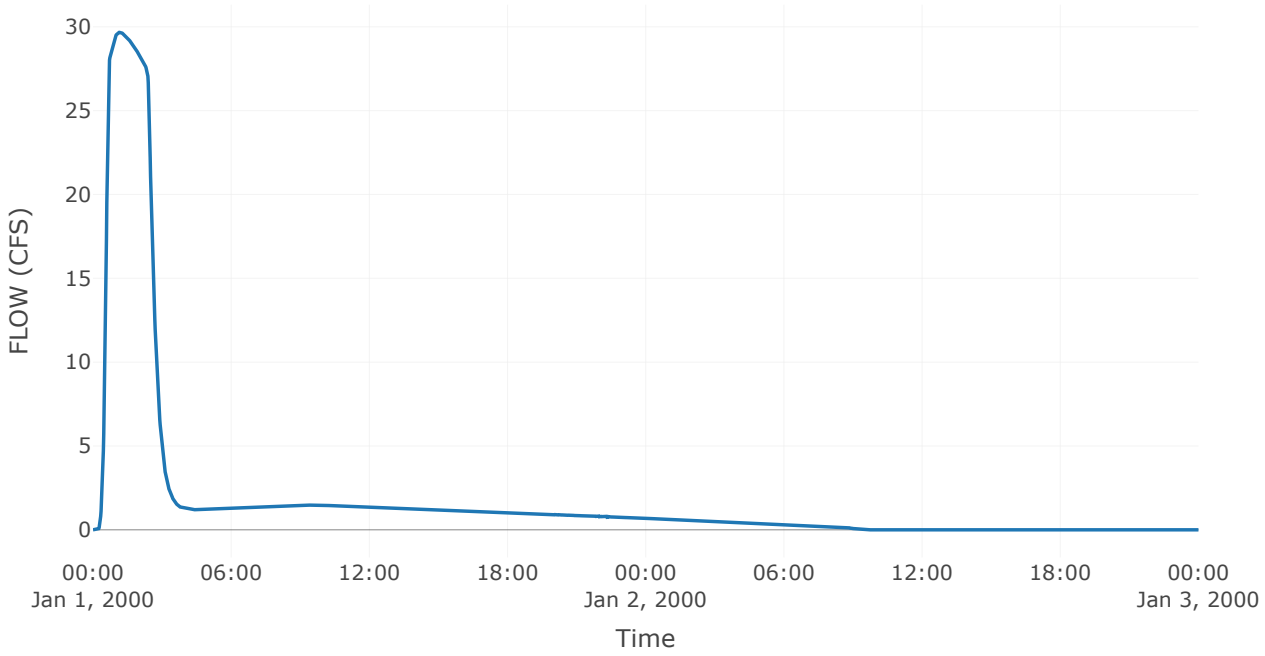
Cumulative Outflow



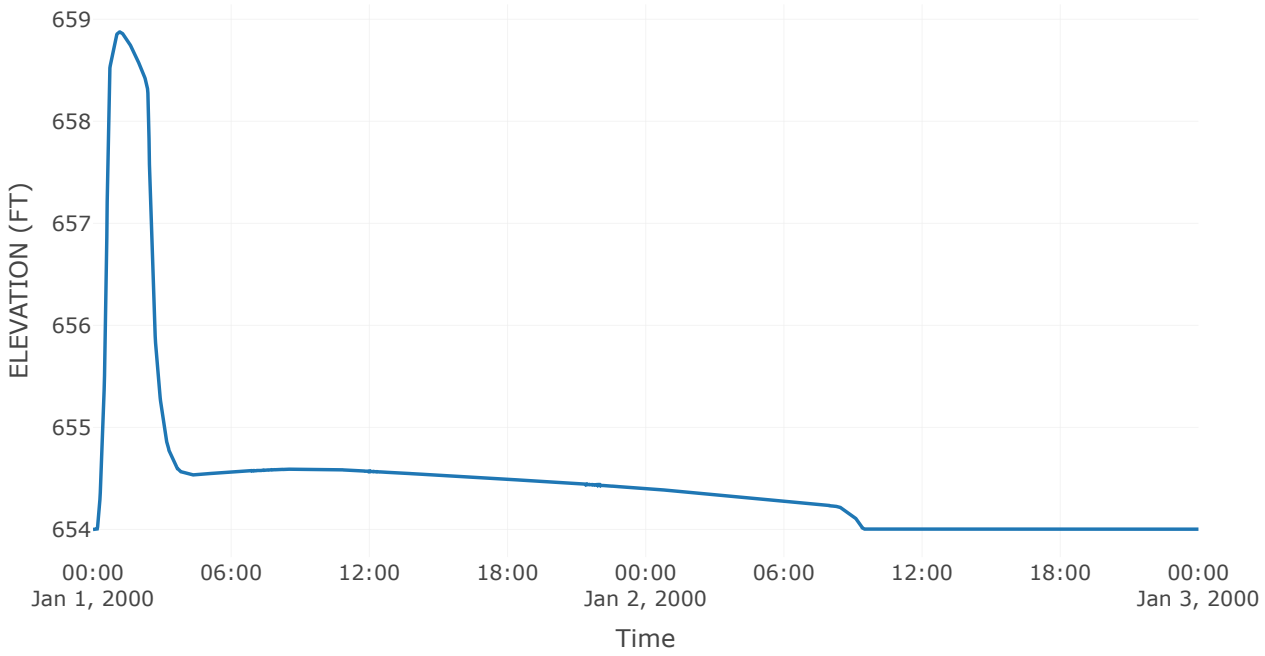
Spillway 1

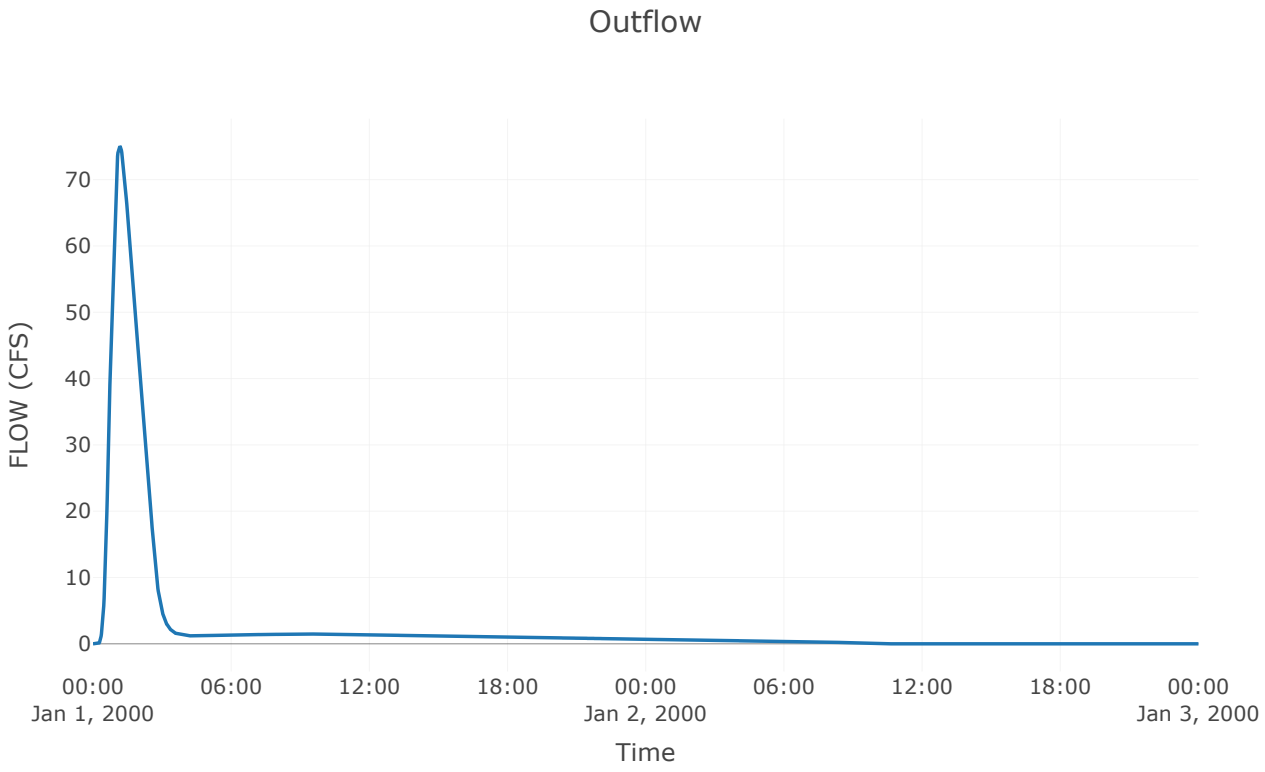


Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Existing On-Site

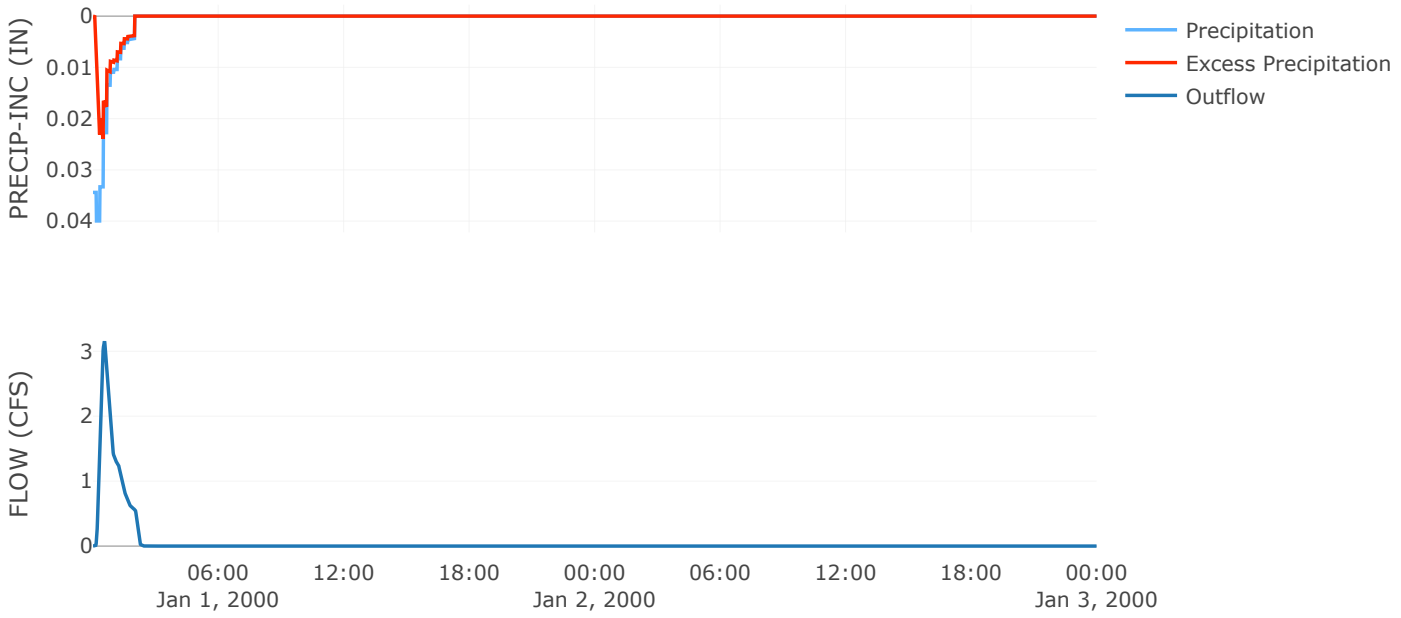
Area (MI2) : 0
Downstream : Existing Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	91.09

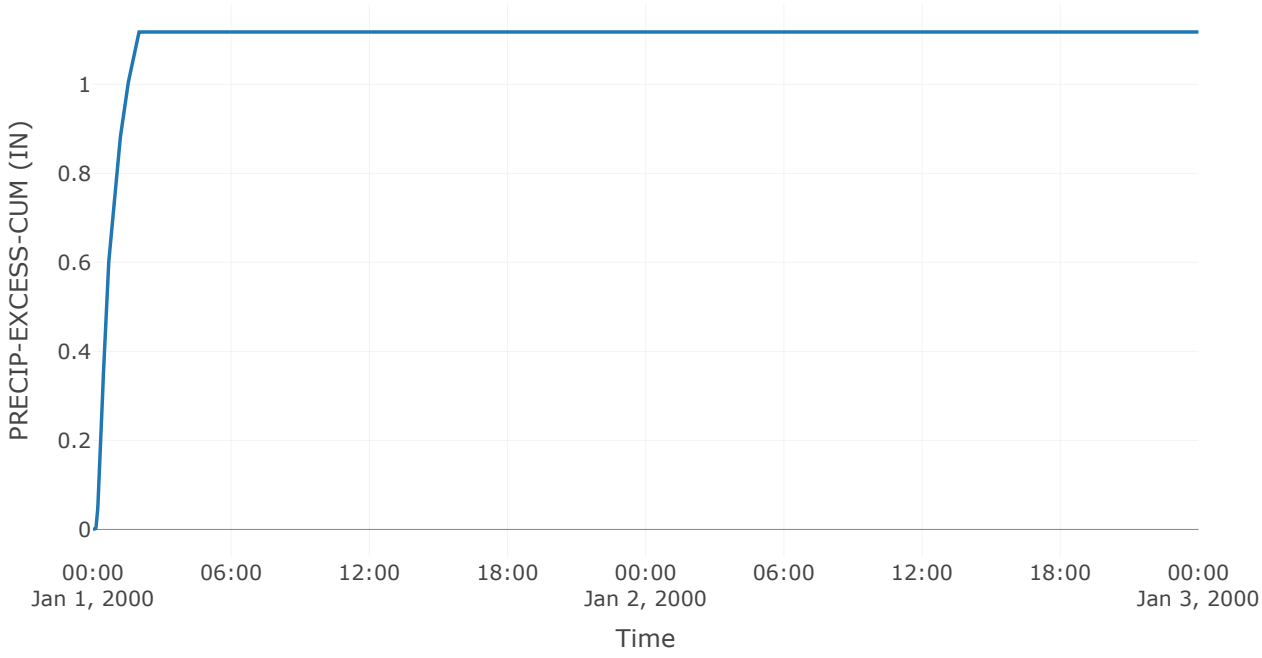
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Existing On-Site	
Peak Discharge (CFS)	3.15
Time of Peak Discharge	01Jan2000, 00:33
Volume (IN)	1.12
Precipitation Volume (AC - FT)	0.39
Loss Volume (AC - FT)	0.17
Excess Volume (AC - FT)	0.22
Direct Runoff Volume (AC - FT)	0.22
Baseflow Volume (AC - FT)	0

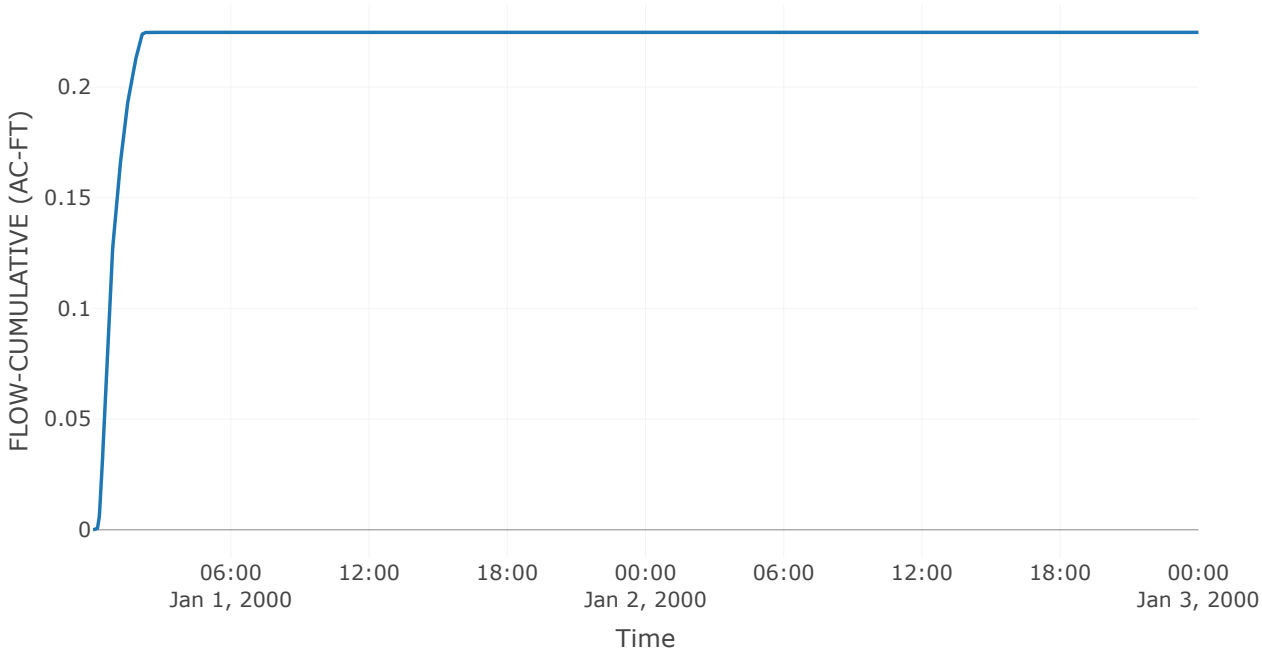
Precipitation and Outflow



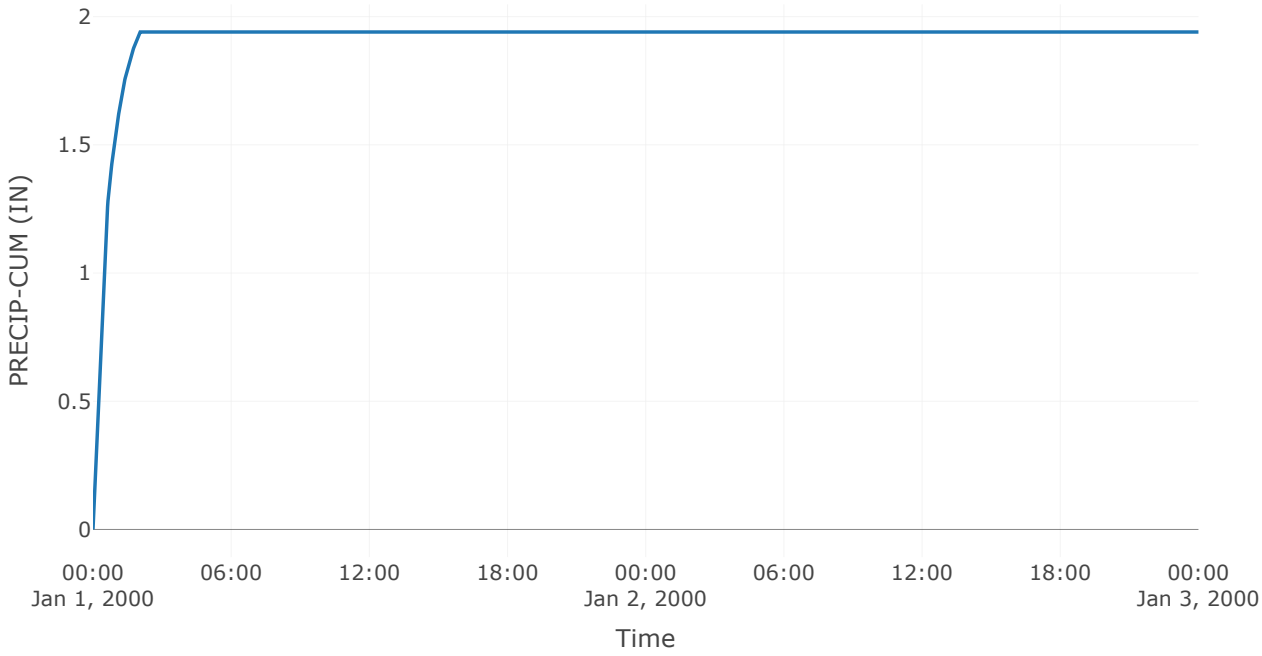
Cumulative Excess Precipitation

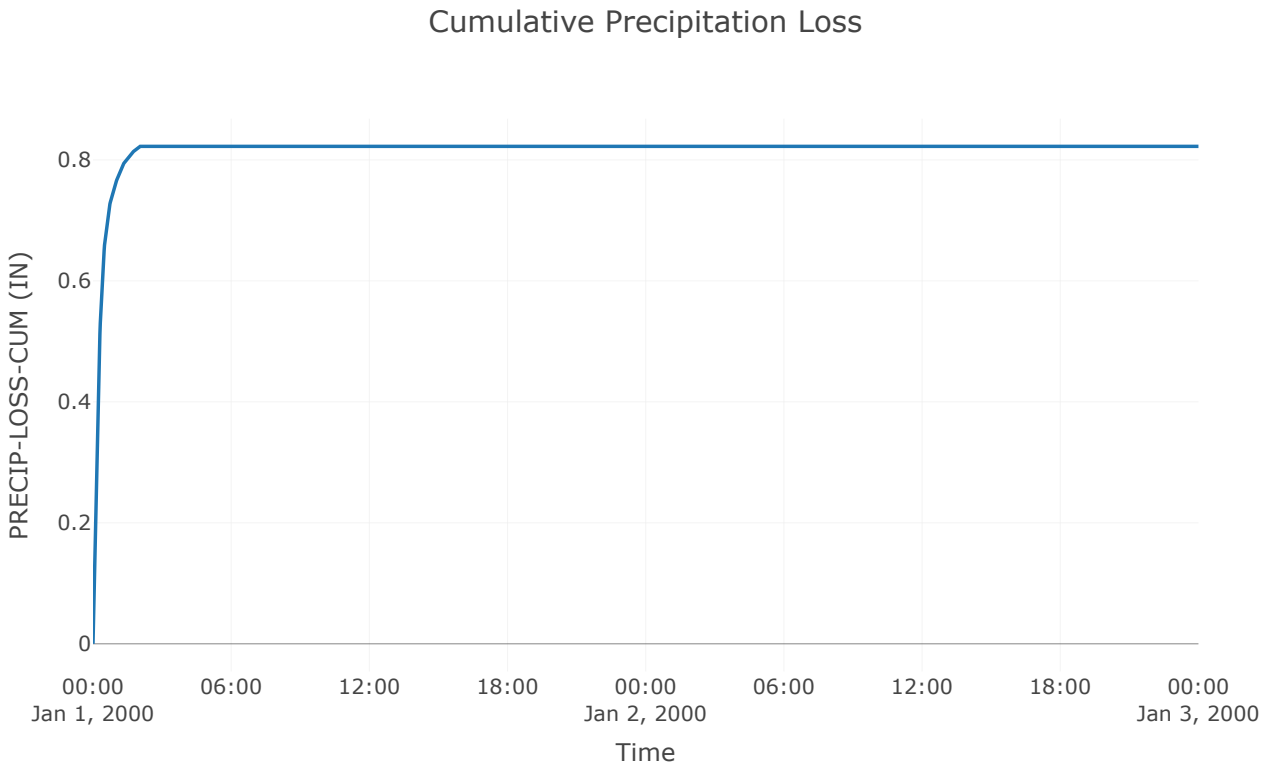


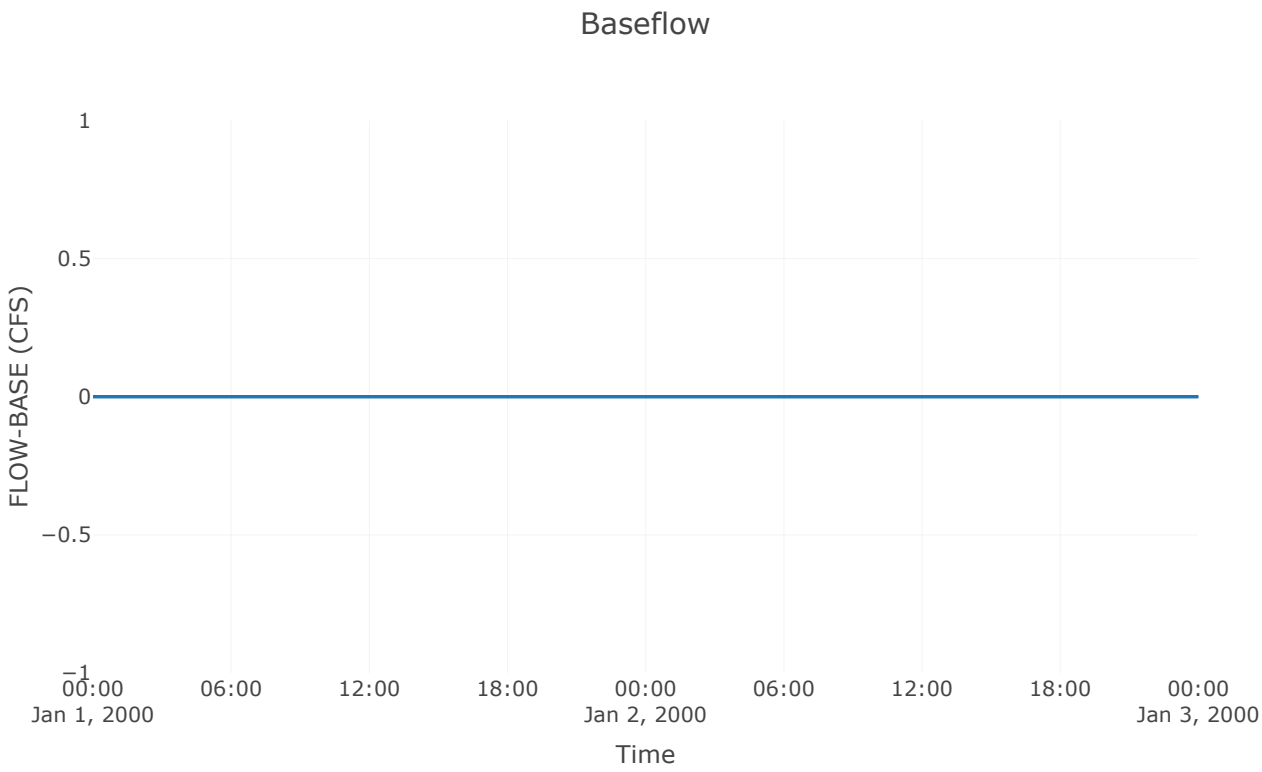
Cumulative Outflow

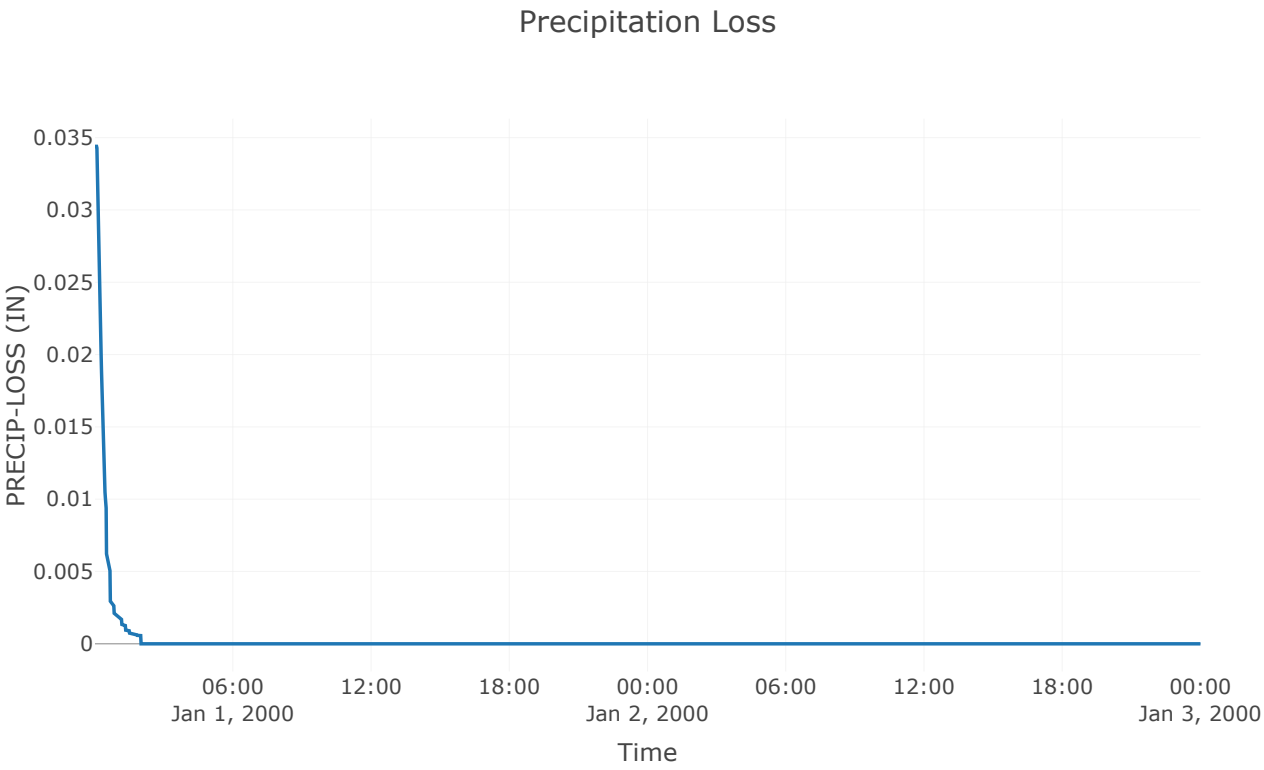


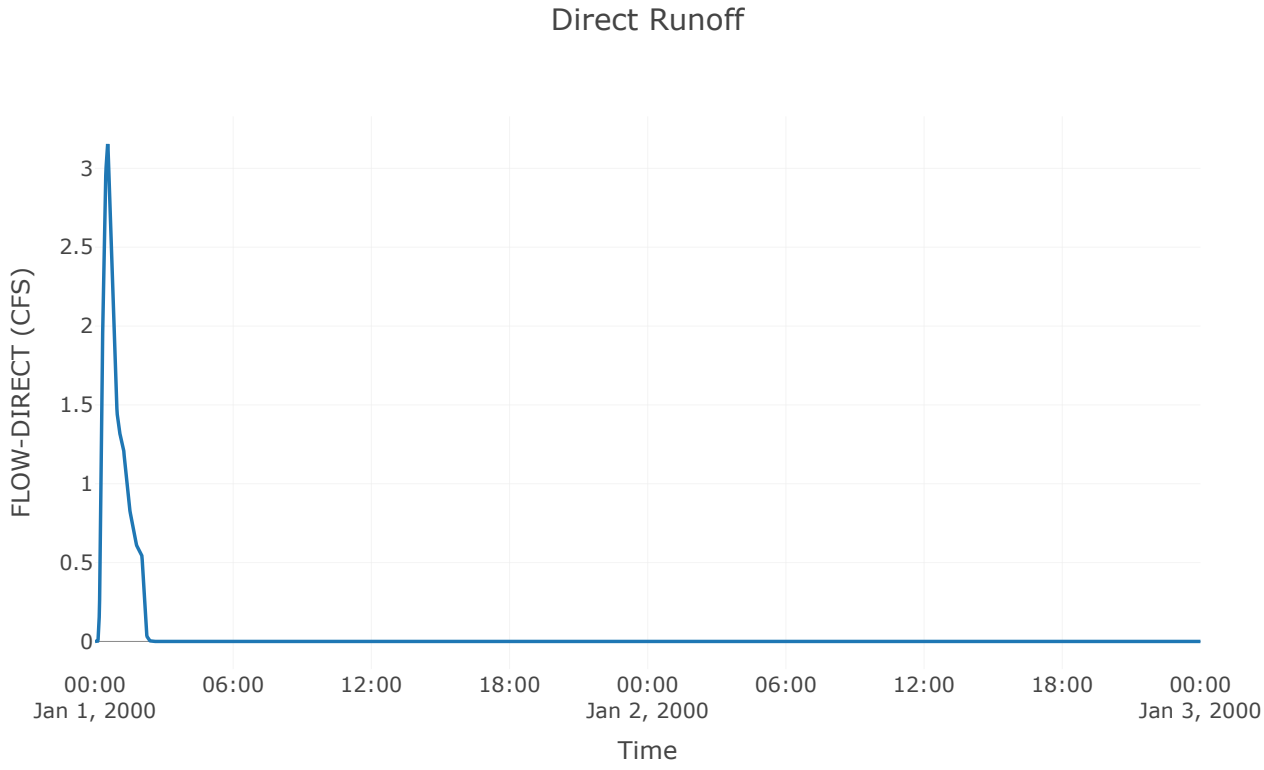
Cumulative Precipitation

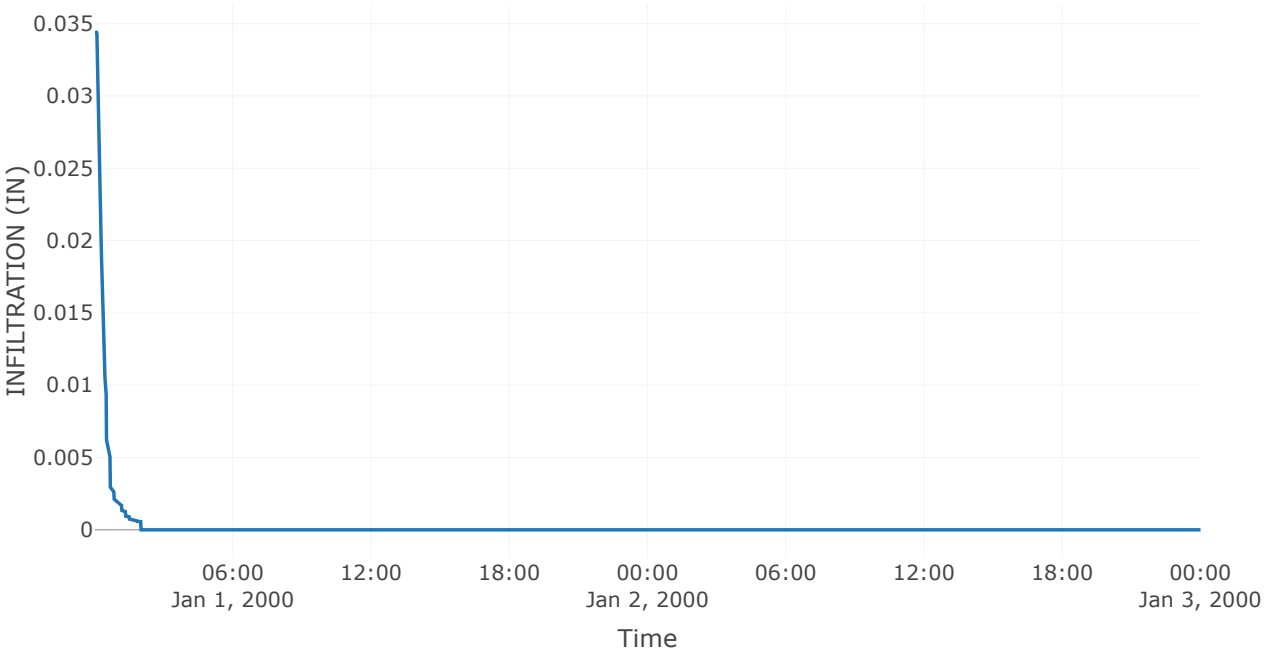



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

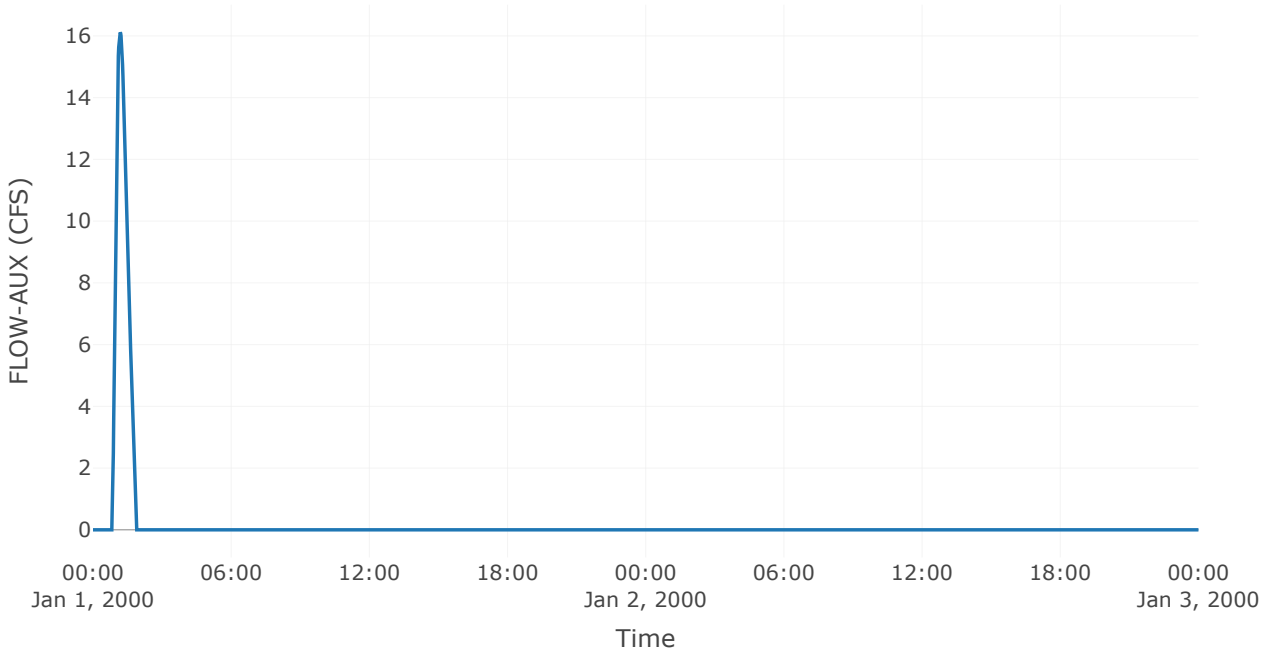

Soil Infiltration
INFILTRATION (IN)
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin C

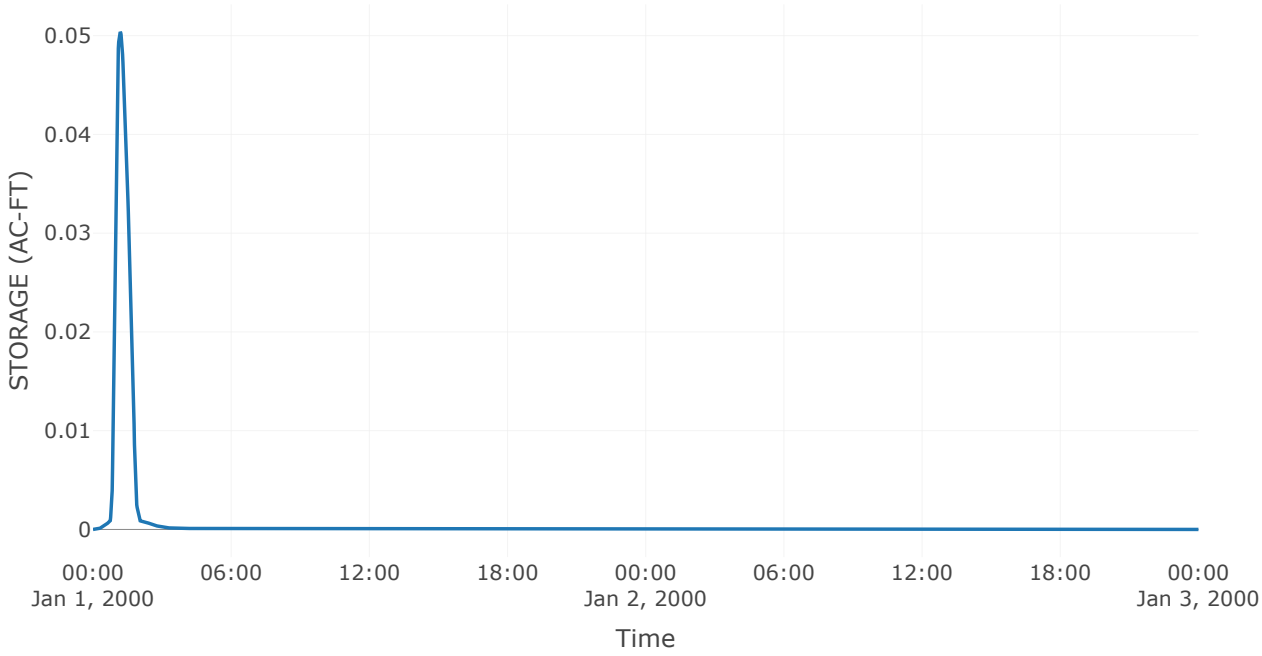
Downstream : Existing Basin A & B

Results: Existing Basin C	
Peak Discharge (CFS)	60.13
Time of Peak Discharge	01Jan2000, 01:11
Volume (IN)	0.72
Peak Inflow (CFS)	76.3
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	11.33
Maximum Storage (AC - FT)	0.05
Peak Elevation (FT)	650.78
Discharge Volume (AC - FT)	10.53

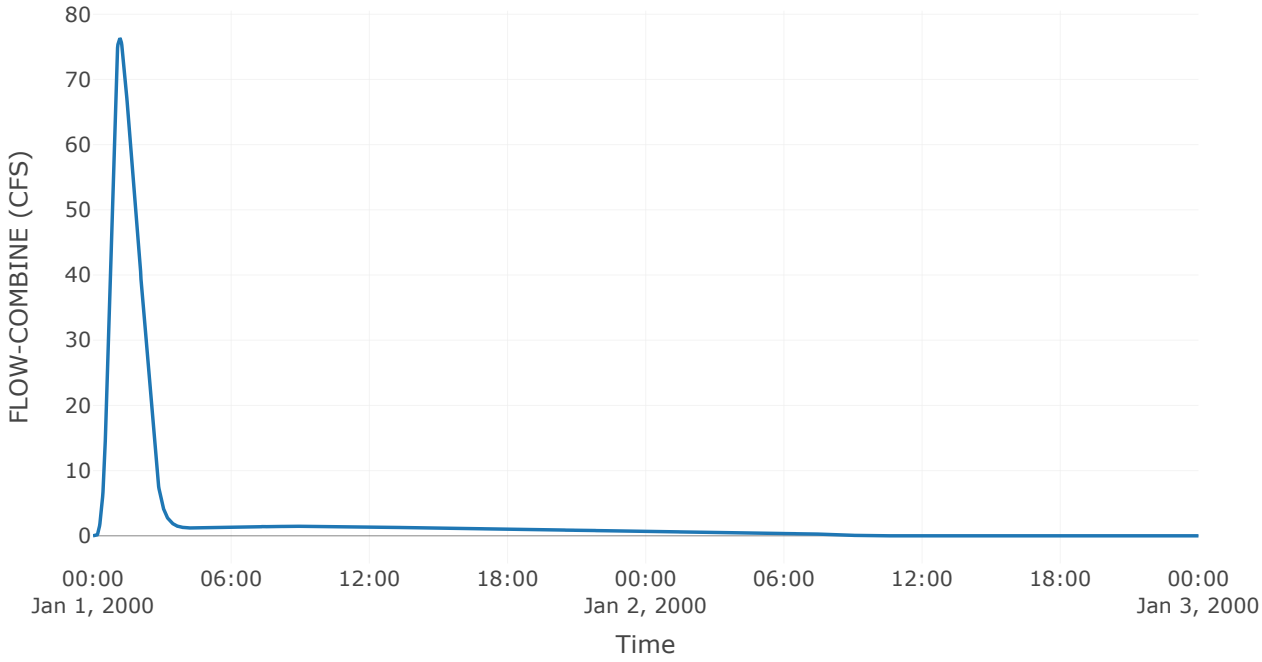
Auxiliary Outflow



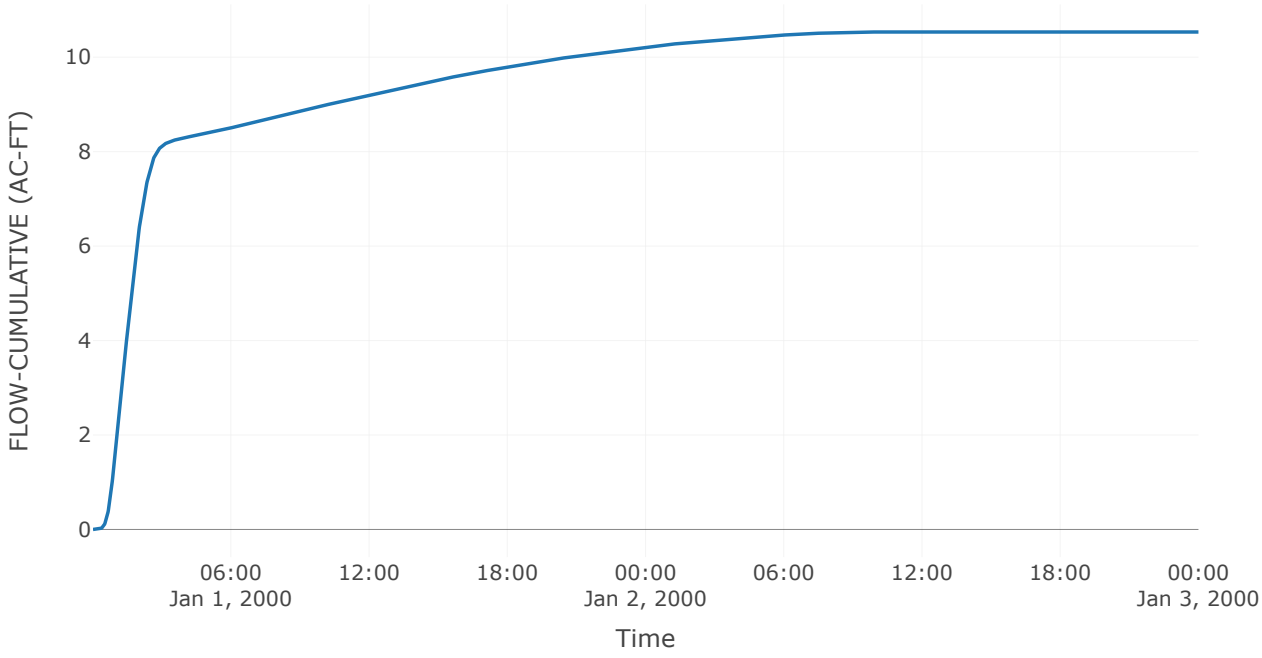
Storage

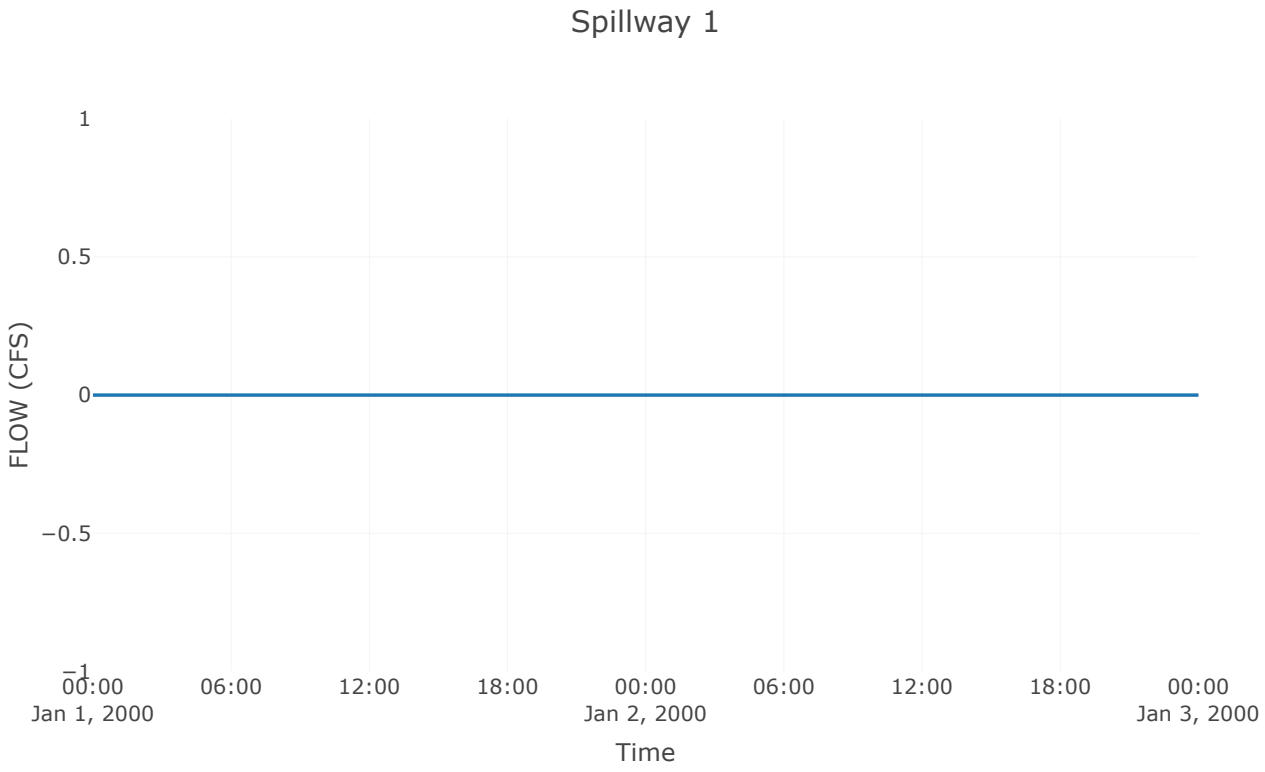


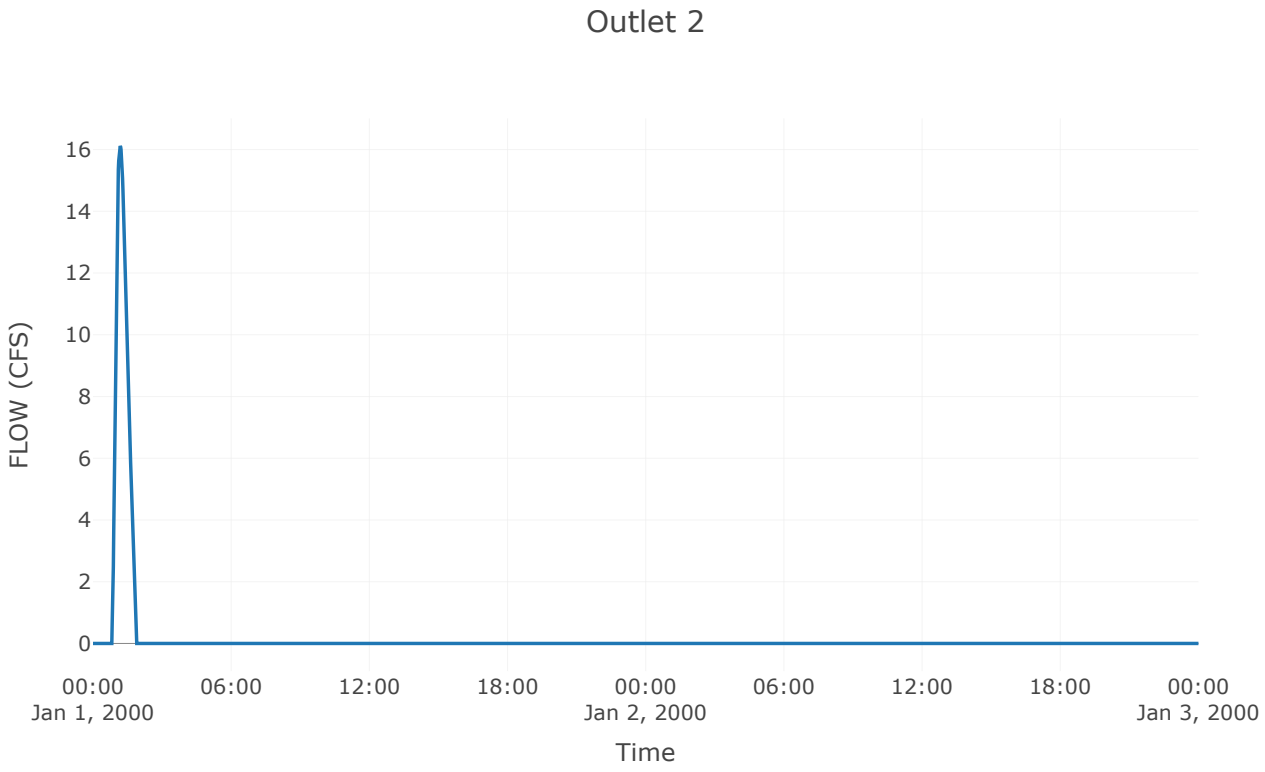
Combined Inflow



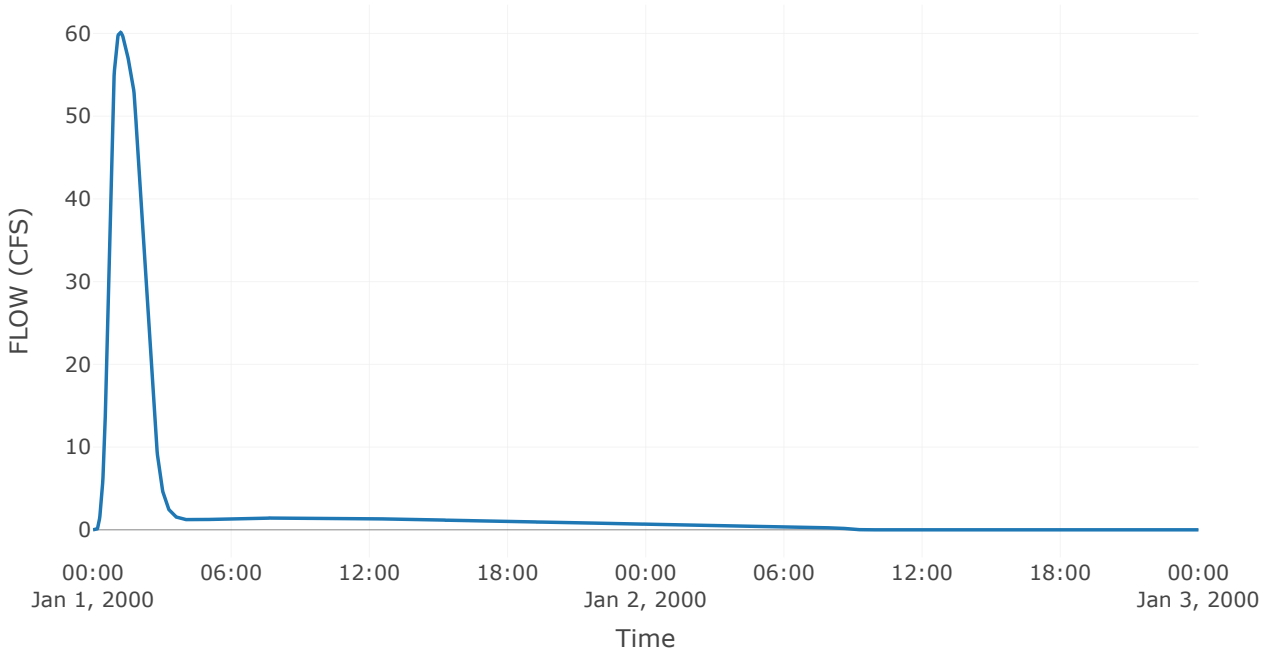
Cumulative Outflow



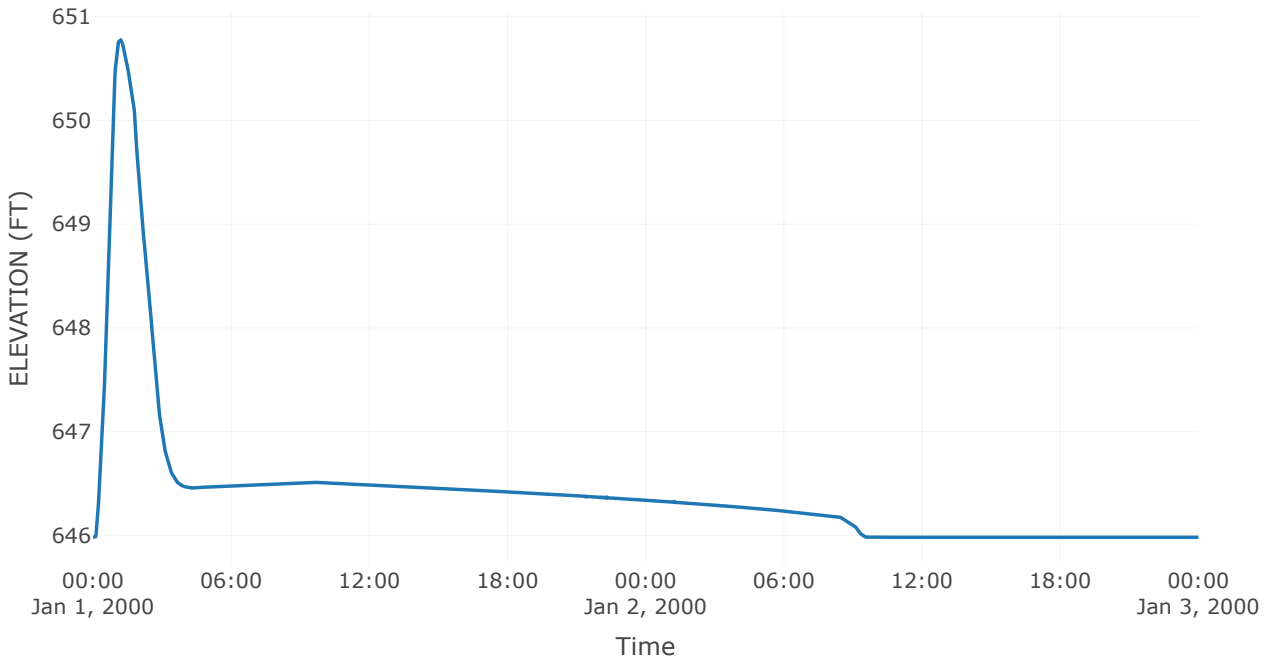

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

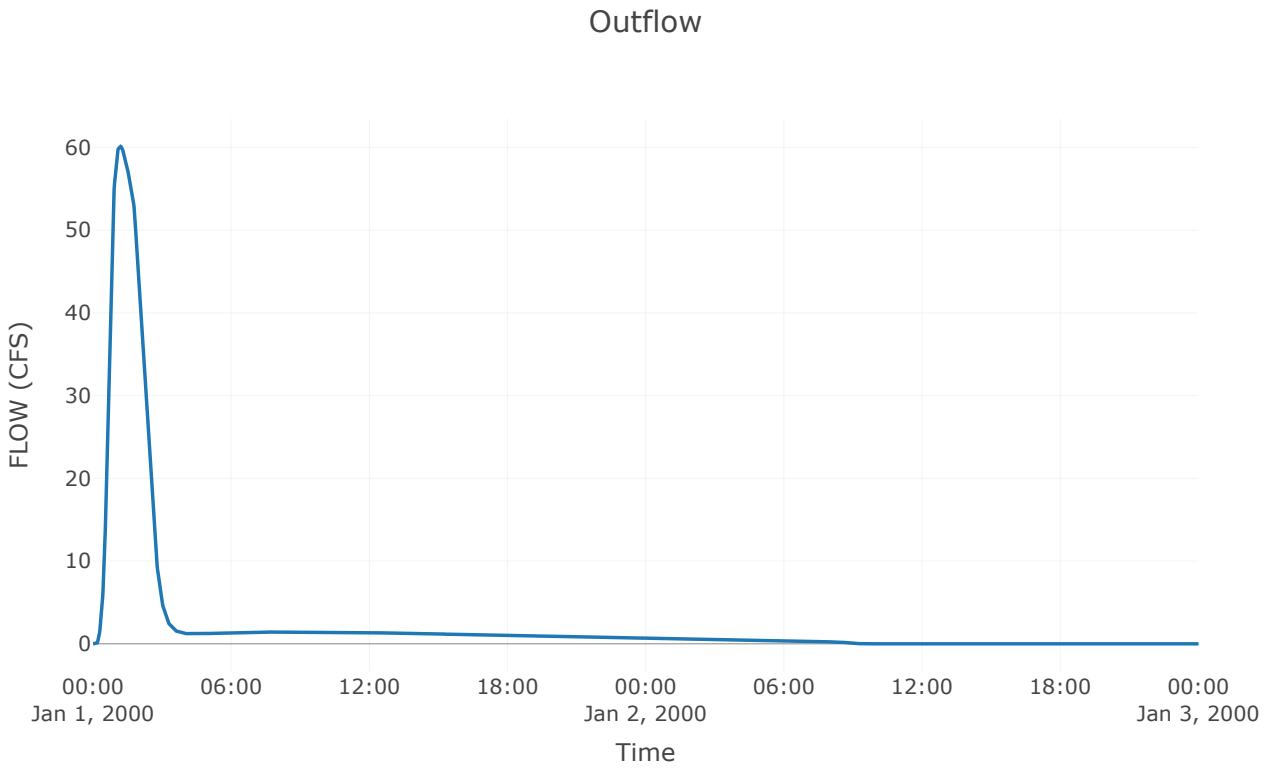

Outlet 2
16
14
12
10
8
6
4
2
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

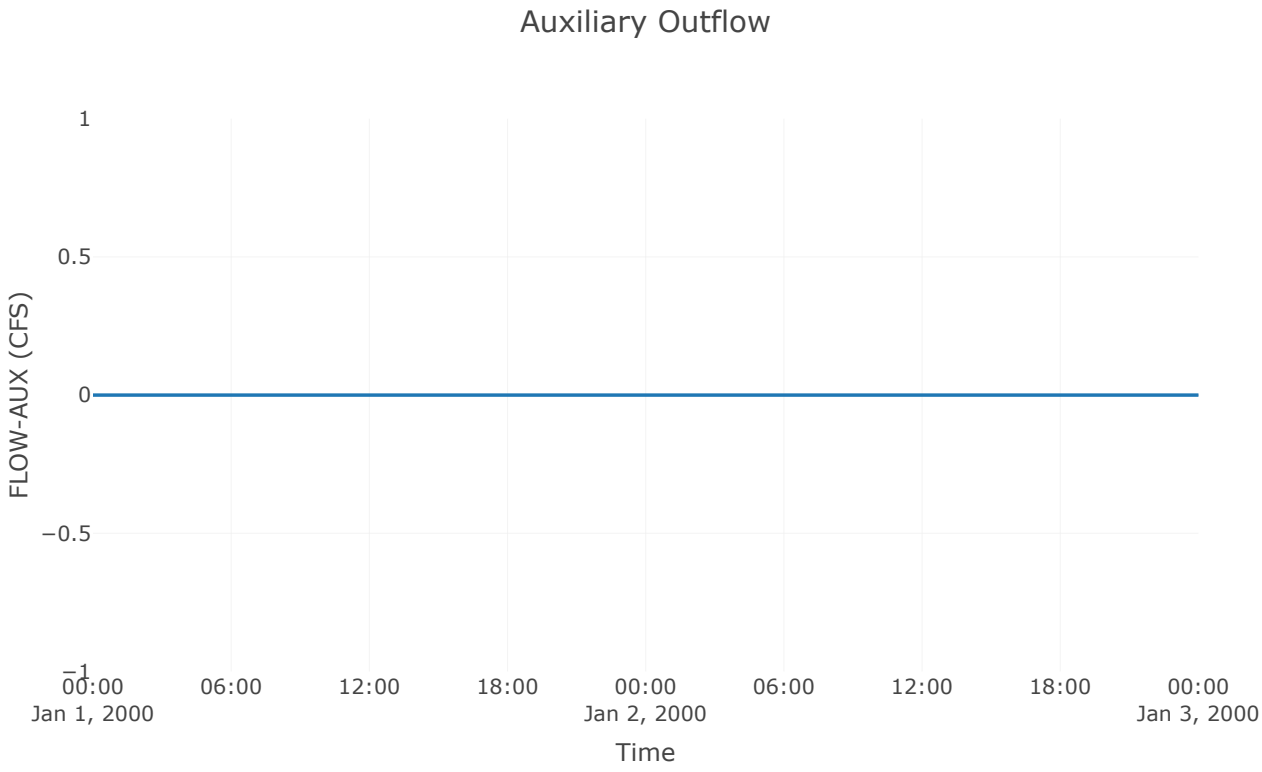


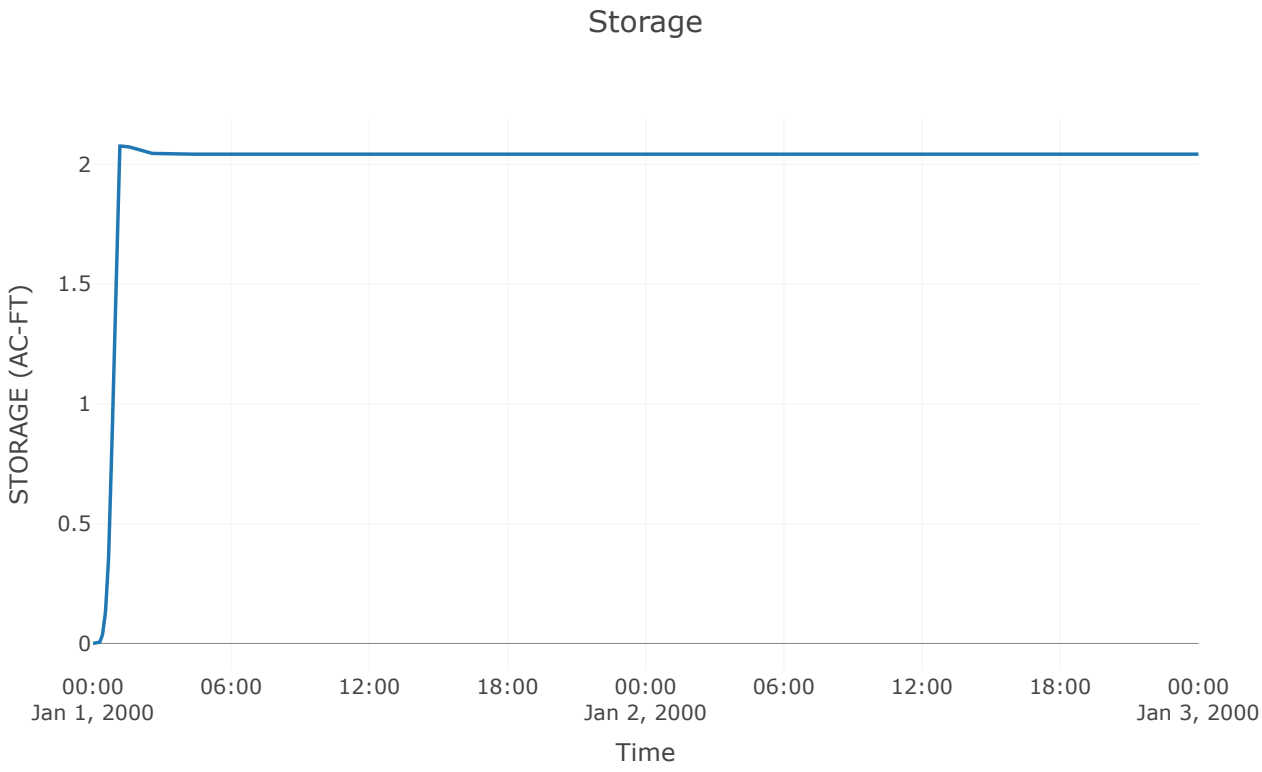

Outflow
FLOW (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin A & B

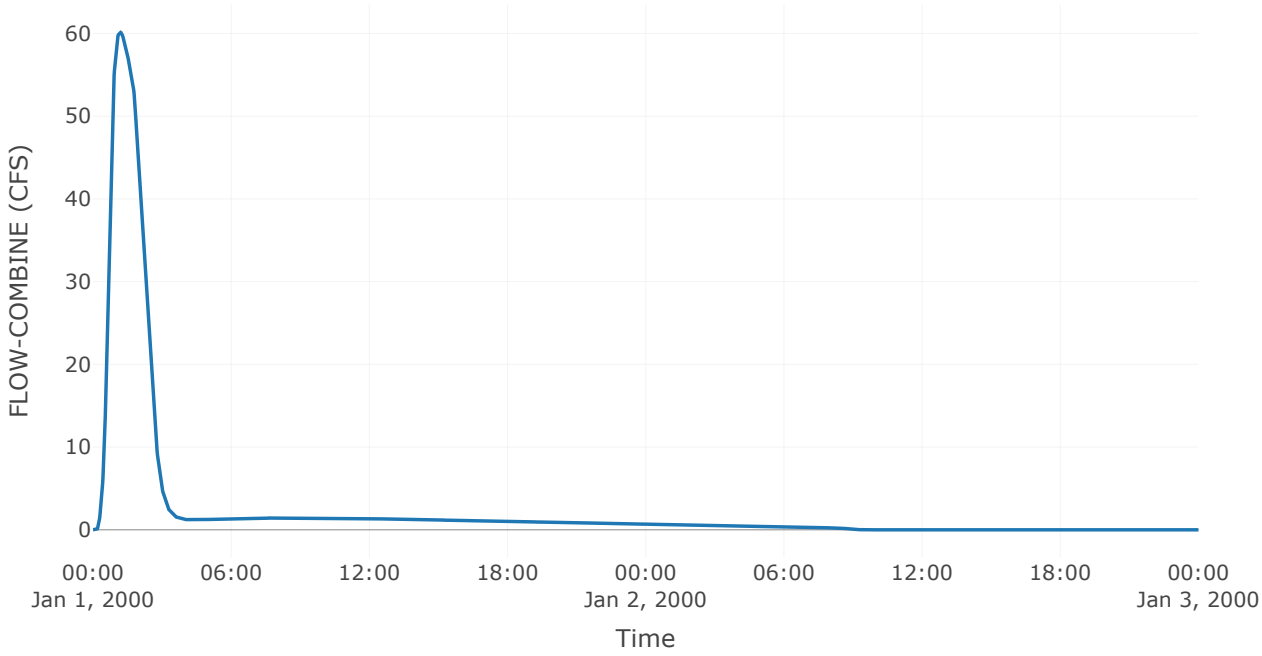
Downstream : 55th Street Outlet

Results: Existing Basin A & B	
Peak Discharge (CFS)	60.11
Time of Peak Discharge	01Jan2000, 01:12
Volume (IN)	0.57
Peak Inflow (CFS)	60.13
Time of Peak Inflow	01Jan2000, 01:11
Inflow Volume (AC - FT)	10.53
Maximum Storage (AC - FT)	2.08
Peak Elevation (FT)	653.35
Discharge Volume (AC - FT)	8.3

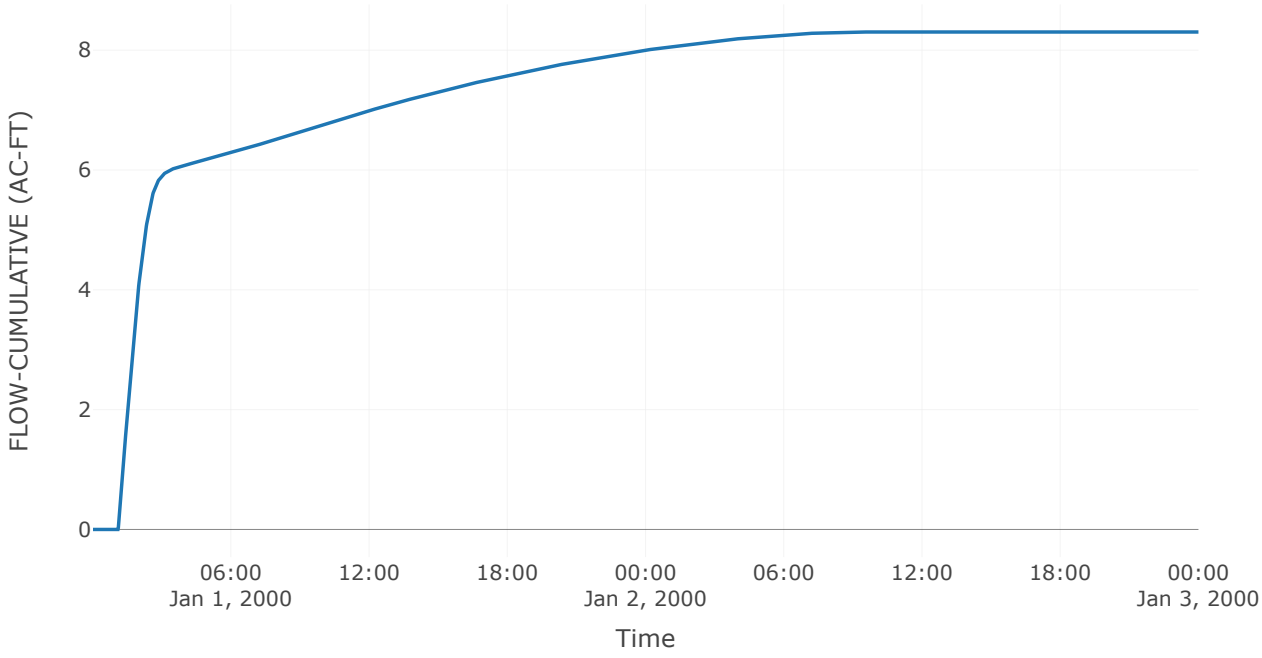

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

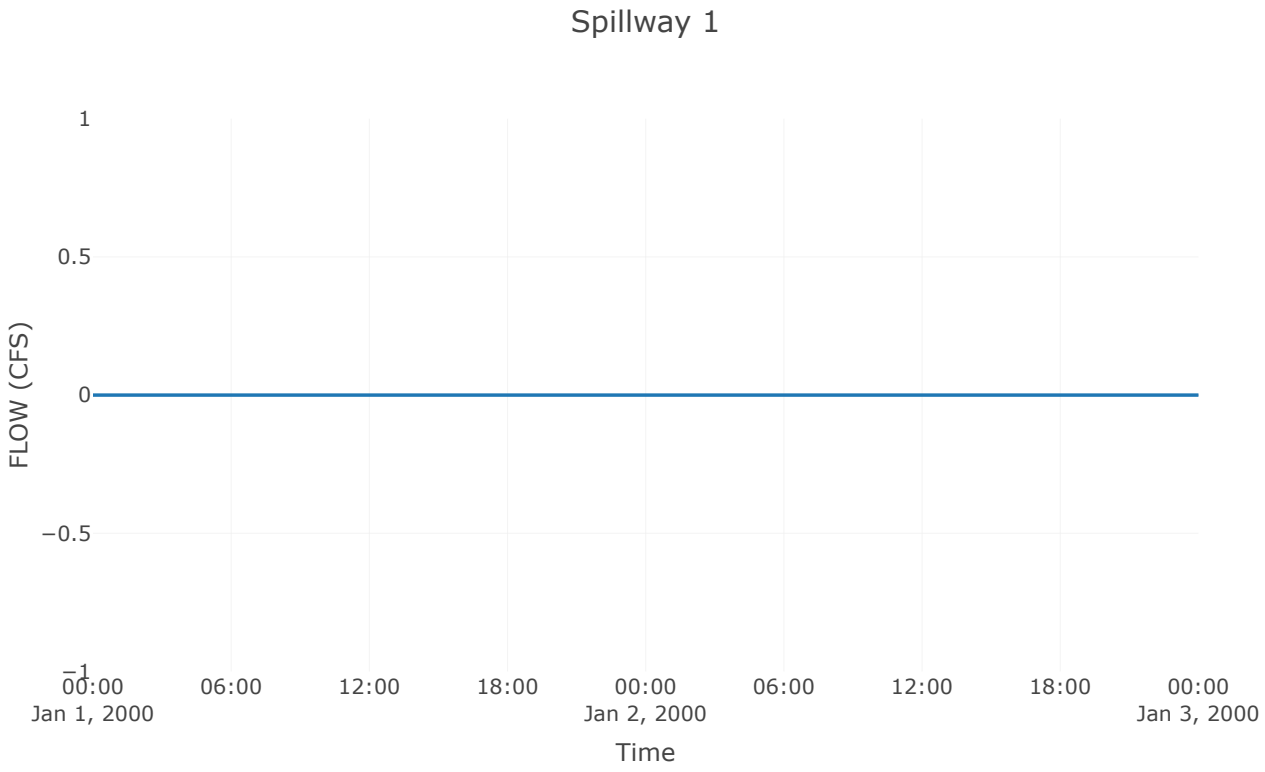

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

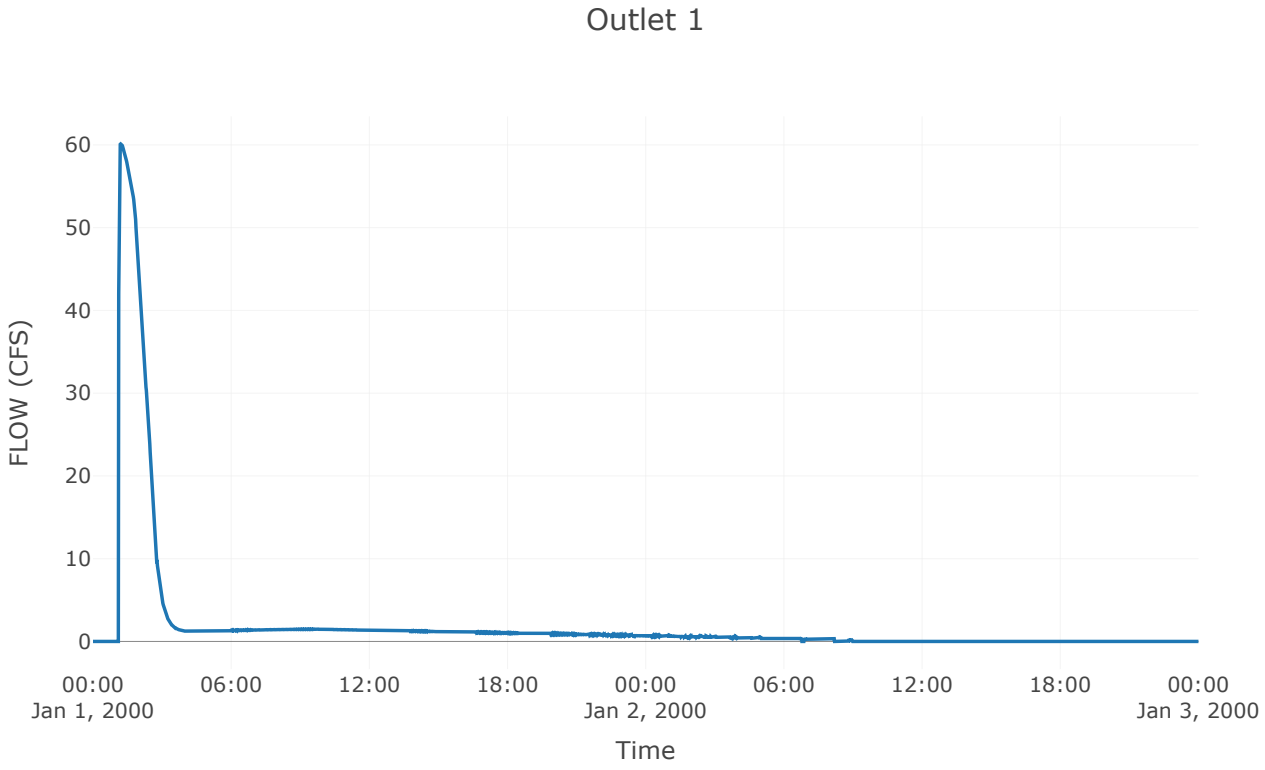
Combined Inflow



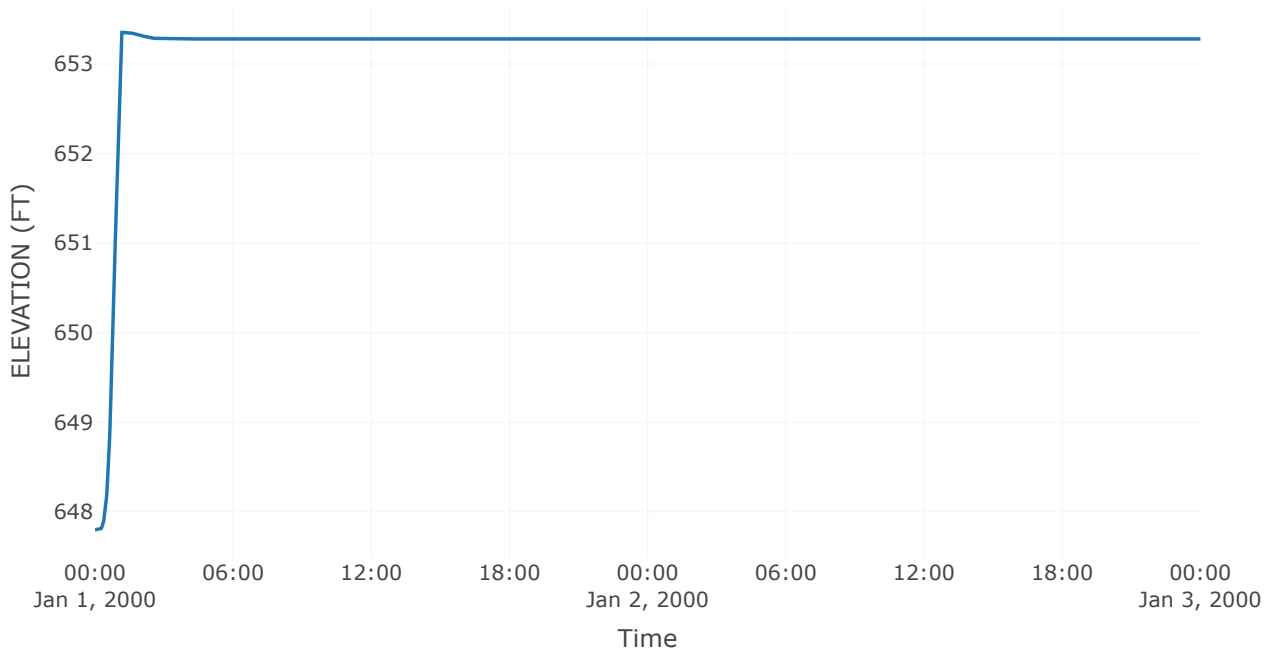
Cumulative Outflow



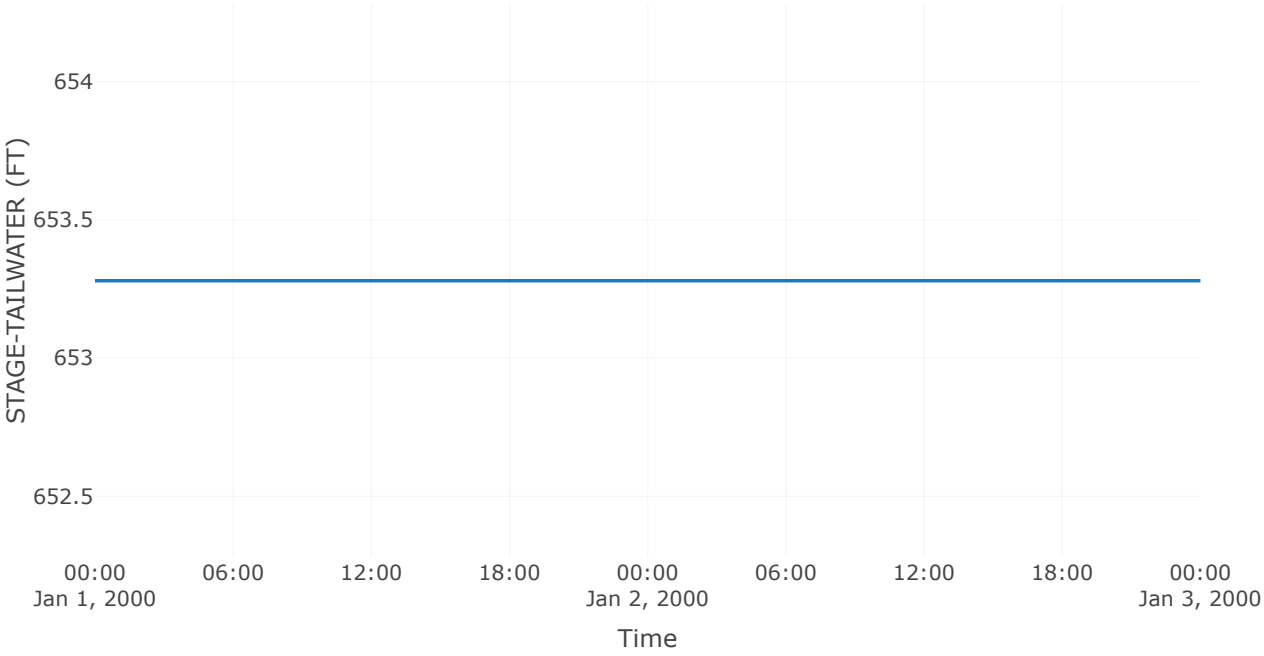

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

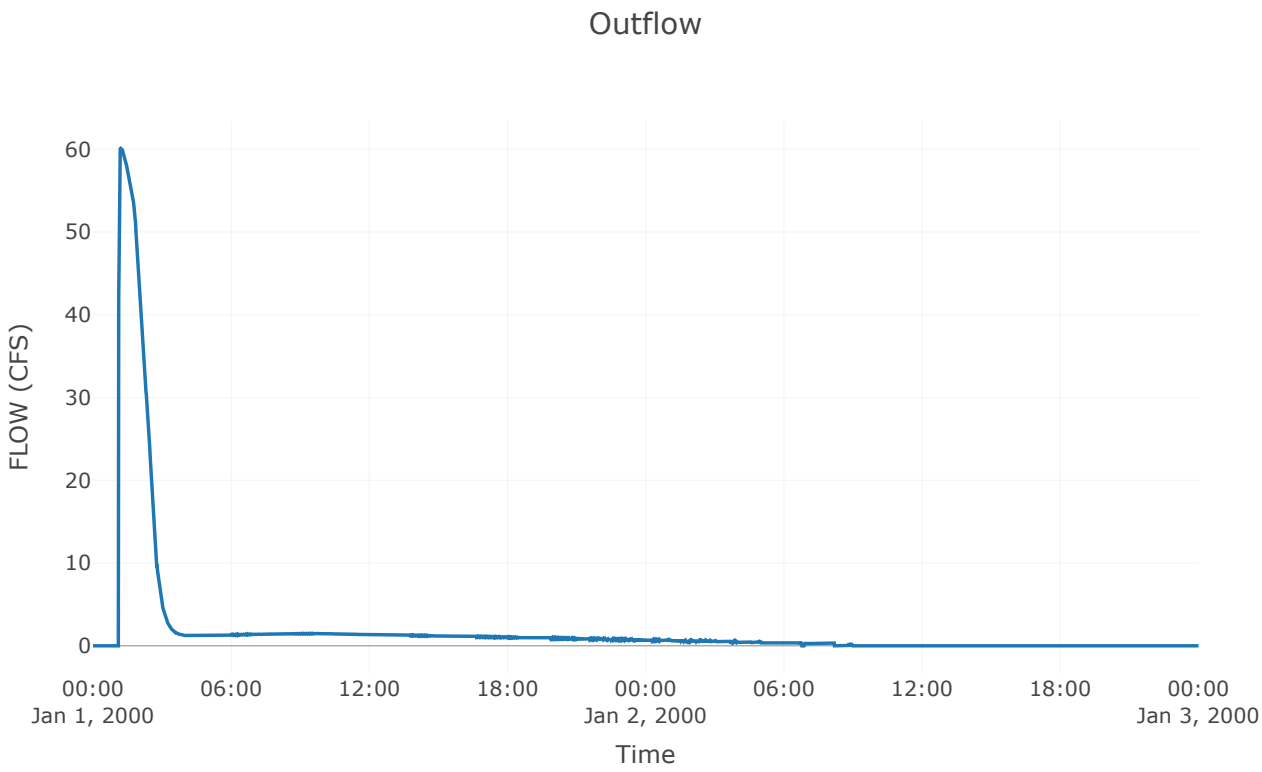

Outlet 1
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



Tailwater Stage

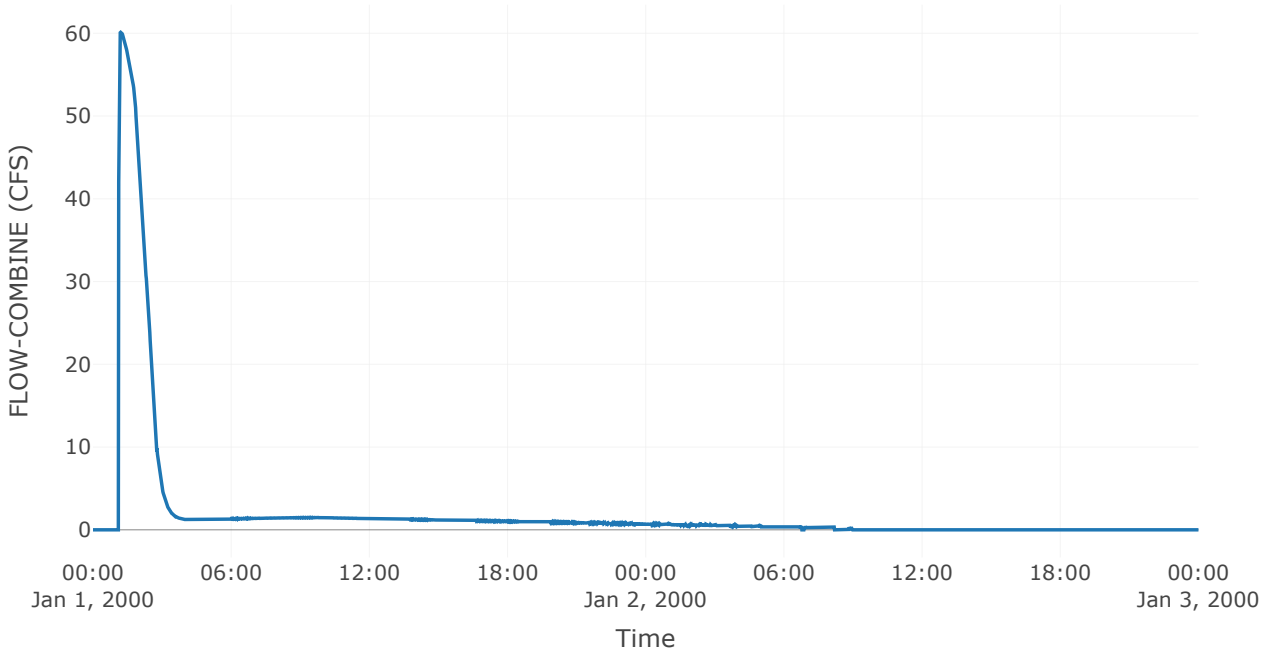



Outflow
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

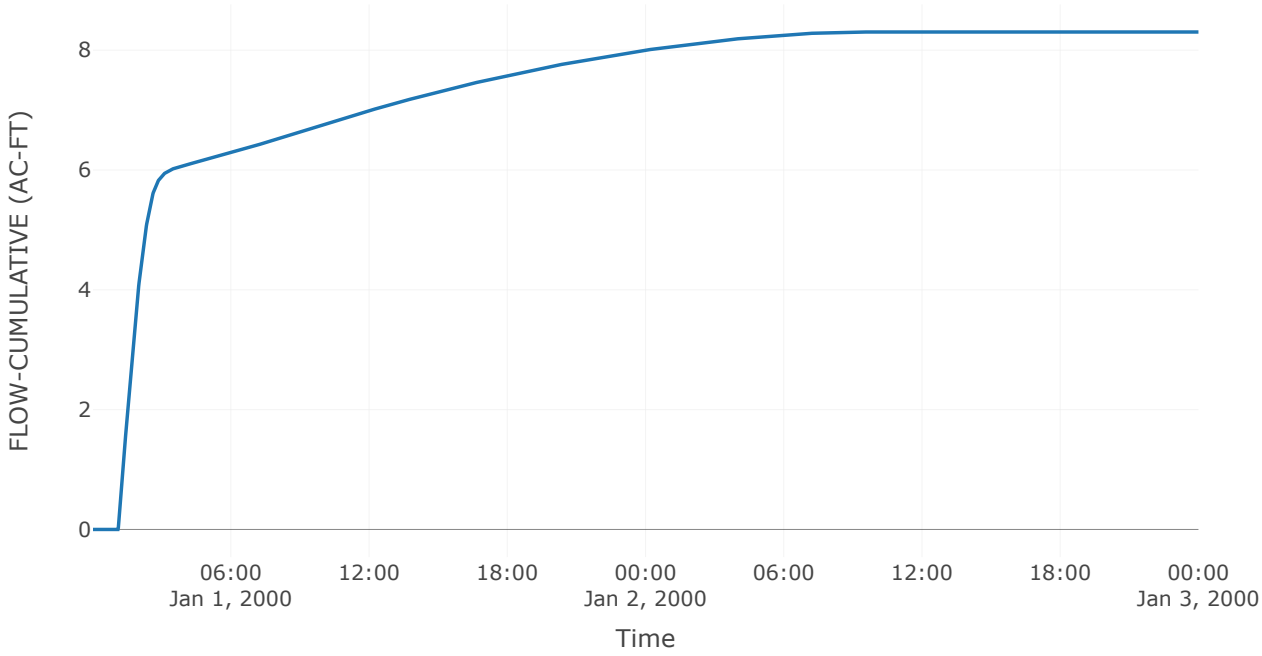
Sink: 55th Street Outlet

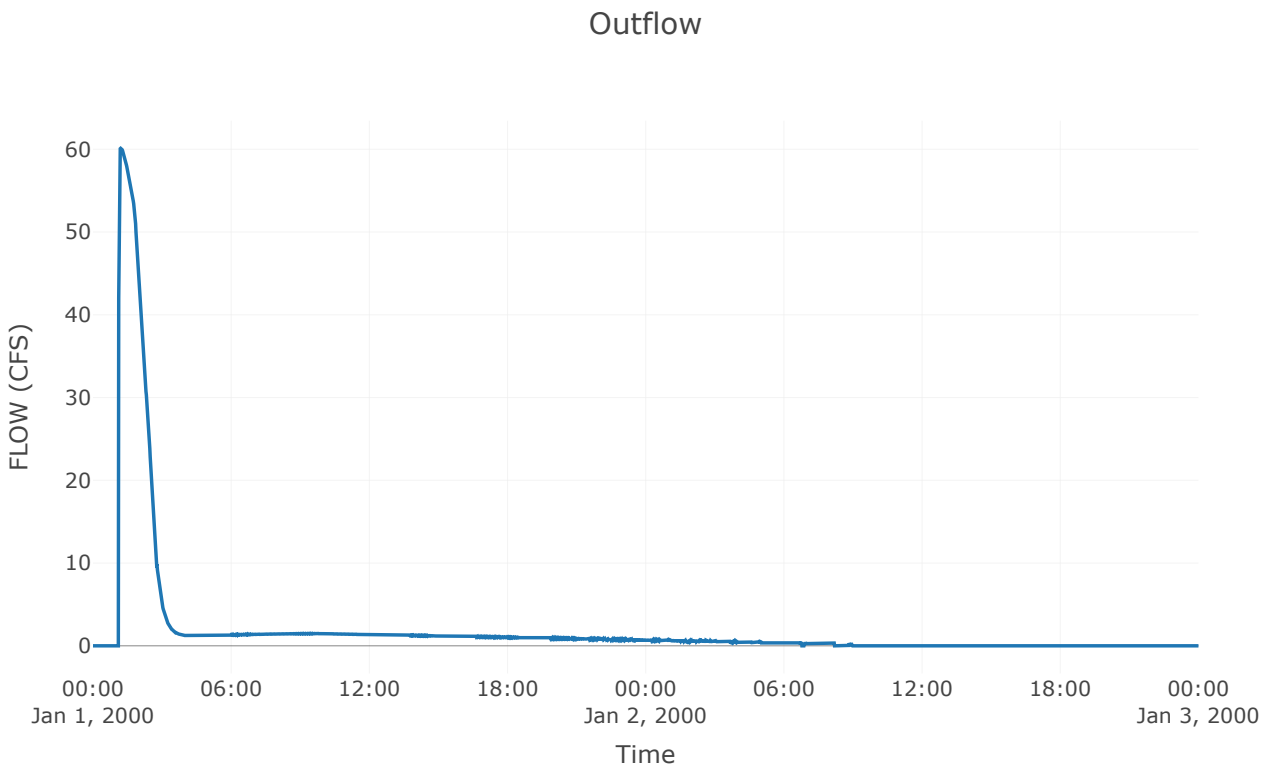
Results: 55th Street Outlet	
Peak Discharge (CFS)	60.11
Time of Peak Discharge	01Jan2000, 01:12
Volume (IN)	0.57

Combined Inflow



Cumulative Outflow




Outflow
FLOW (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Project: Development_Template
Simulation Run: 10YR_2HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:34

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Existing On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Existing On - Site	Existing Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Existing On - Site	0	91.09

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Existing On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	25.3	01Jan2000, 00:51	1.65
Off - Site Trib 1 South	0	2.07	01Jan2000, 00:34	1.24
Off - Site Trib 1 West	0	1.88	01Jan2000, 00:42	1.44
Basin 1	0.03	4.9	01Jan2000, 02:19	1.6
On - Site Trib 2	0.02	13.59	01Jan2000, 00:52	1.44
Off - Site Trib2	0.01	4.91	01Jan2000, 00:42	1.44
Basin 2	0.05	3.98	01Jan2000, 05:00	1.53
On - Site Trib - Area 3	0.01	9.89	01Jan2000, 00:52	1.44
LaGrange Highlands Off - Site	0.2	161.81	01Jan2000, 01:01	1.65
Basin 3	0.07	2.06	01Jan2000, 16:07	1.49
Off - Site Tributary Area	0.27	162.6	01Jan2000, 01:01	1.61
Storage East of Wolf Road	0.27	162.1	01Jan2000, 01:03	1.61
Box Inlet - East Side Wolf Rd	0.27	157.38	01Jan2000, 01:10	1.61
Storage West of Wolf Road	0.27	157.38	01Jan2000, 01:10	1.6
Existing On - Site	0	5.91	01Jan2000, 00:32	2.07
Existing Basin C	0.27	75.96	01Jan2000, 01:14	1.17
Existing Basin A & B	0.27	75.95	01Jan2000, 01:15	1.02

55th Street Outlet	0.27	75.95	01Jan2000, 01:15	1.02

Subbasin: On-Site Trib 1

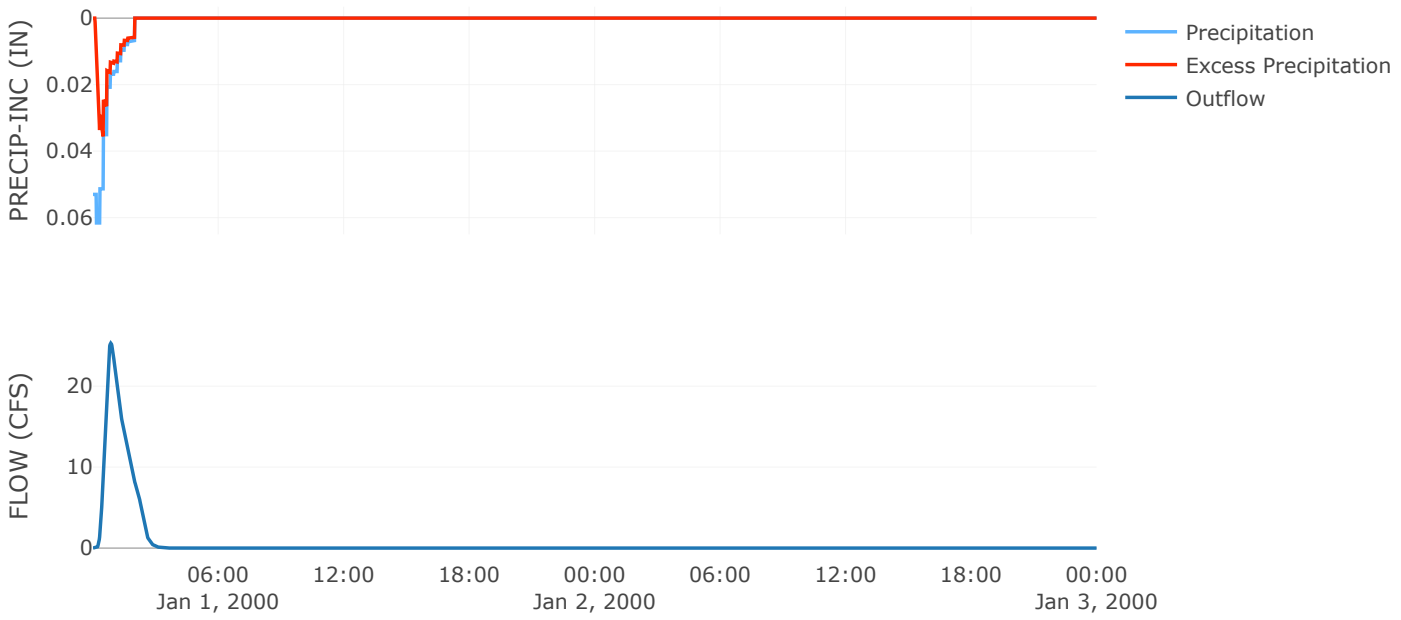
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

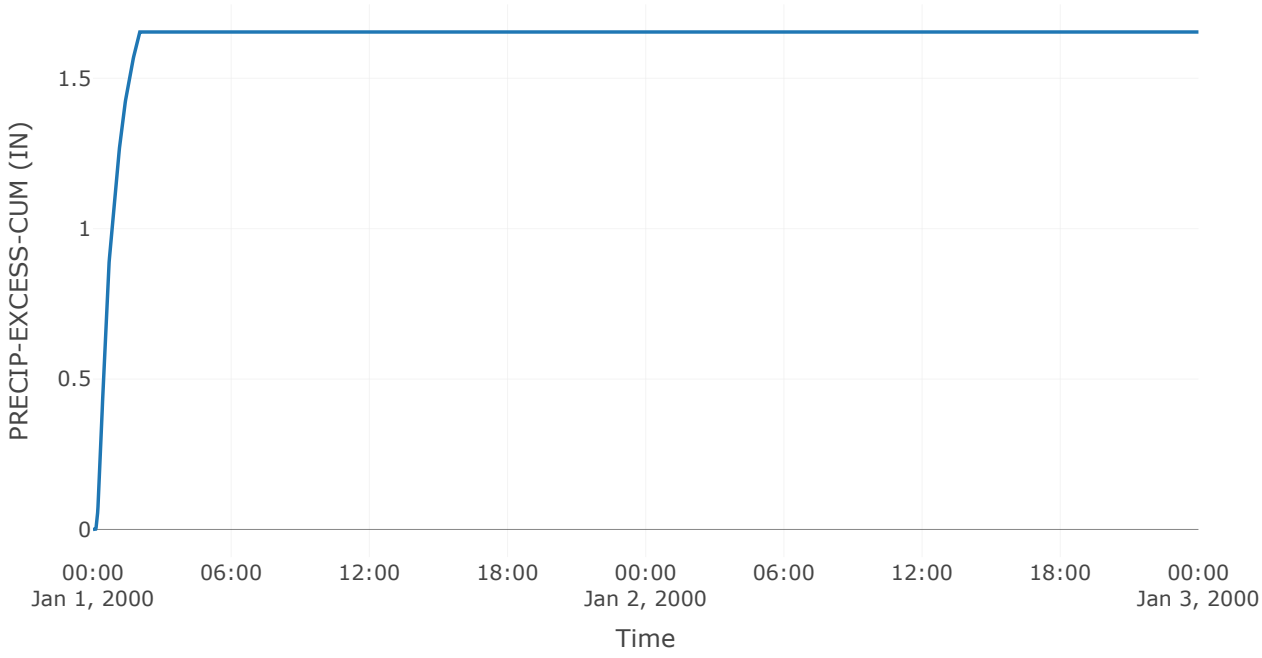
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib 1	
Peak Discharge (CFS)	25.3
Time of Peak Discharge	01Jan2000, 00:51
Volume (IN)	1.65
Precipitation Volume (AC - FT)	4.39
Loss Volume (AC - FT)	1.96
Excess Volume (AC - FT)	2.43
Direct Runoff Volume (AC - FT)	2.43
Baseflow Volume (AC - FT)	0

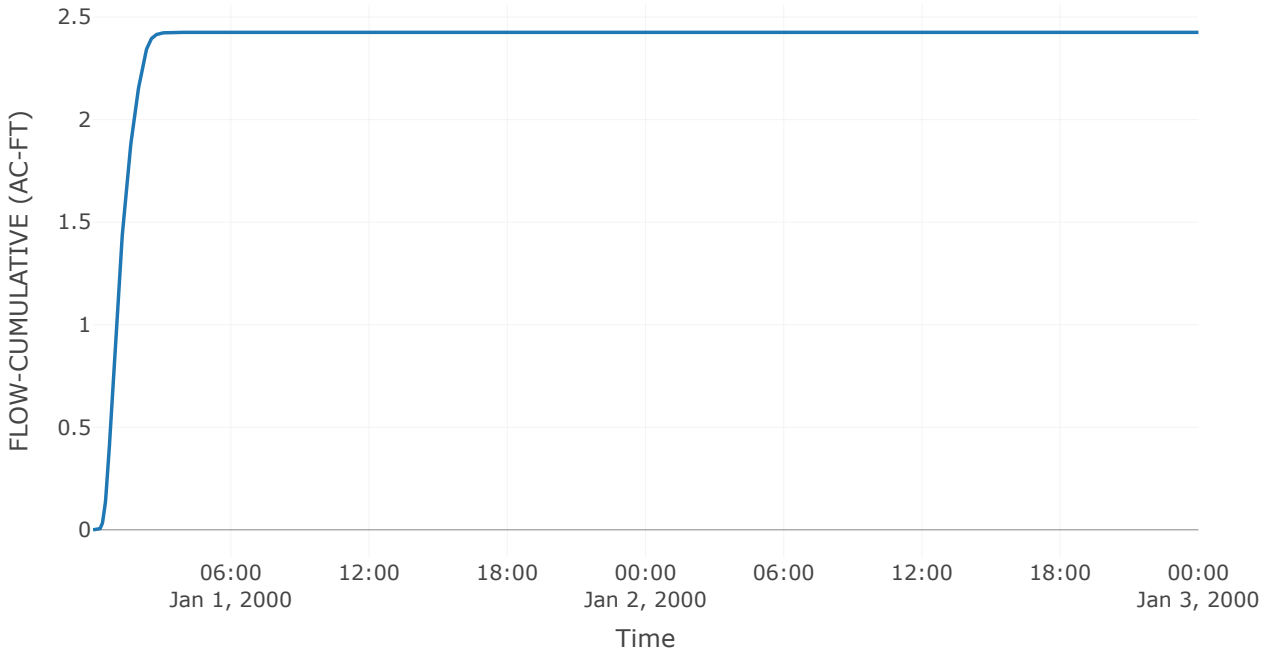
Precipitation and Outflow



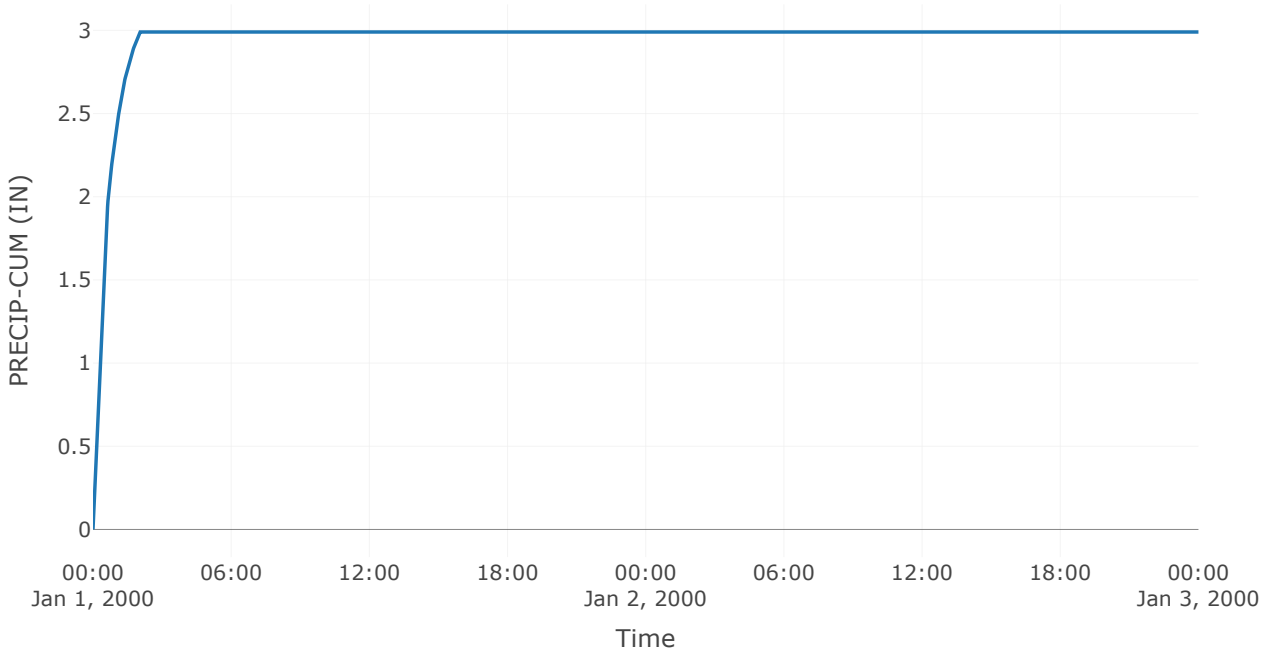
Cumulative Excess Precipitation

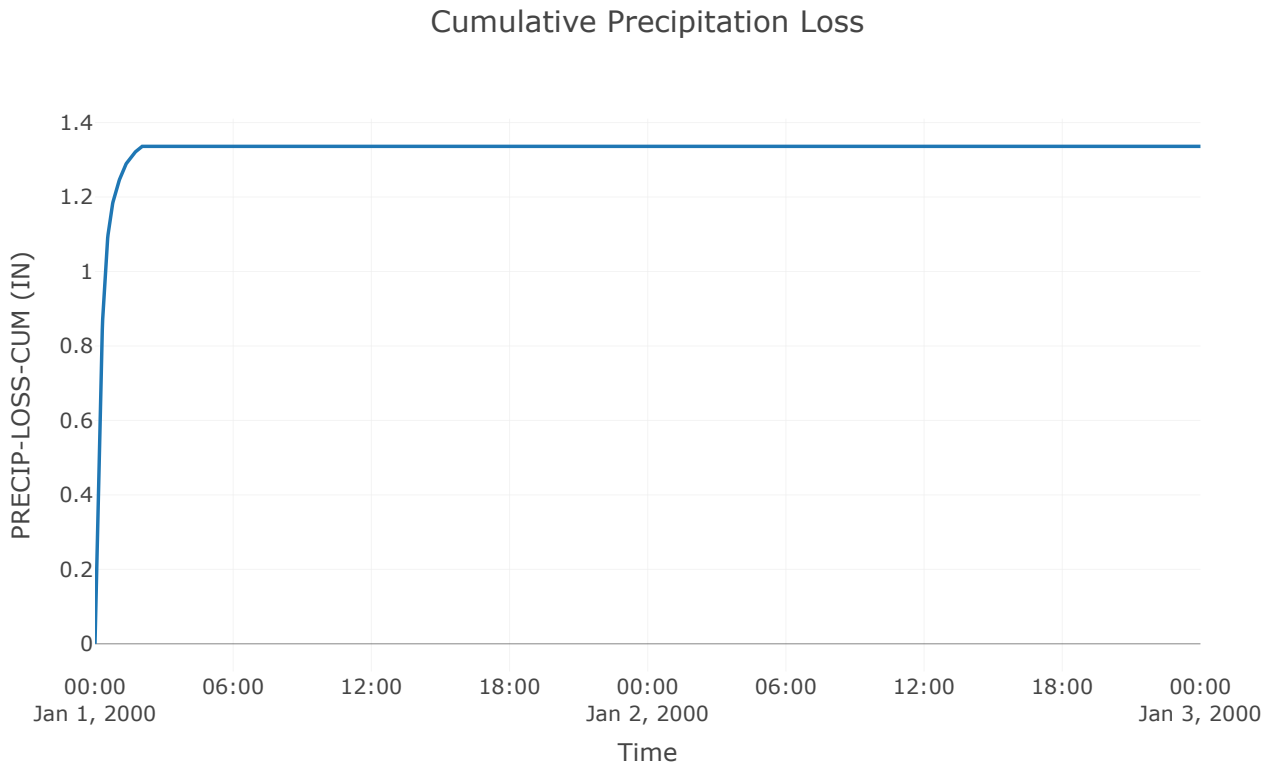


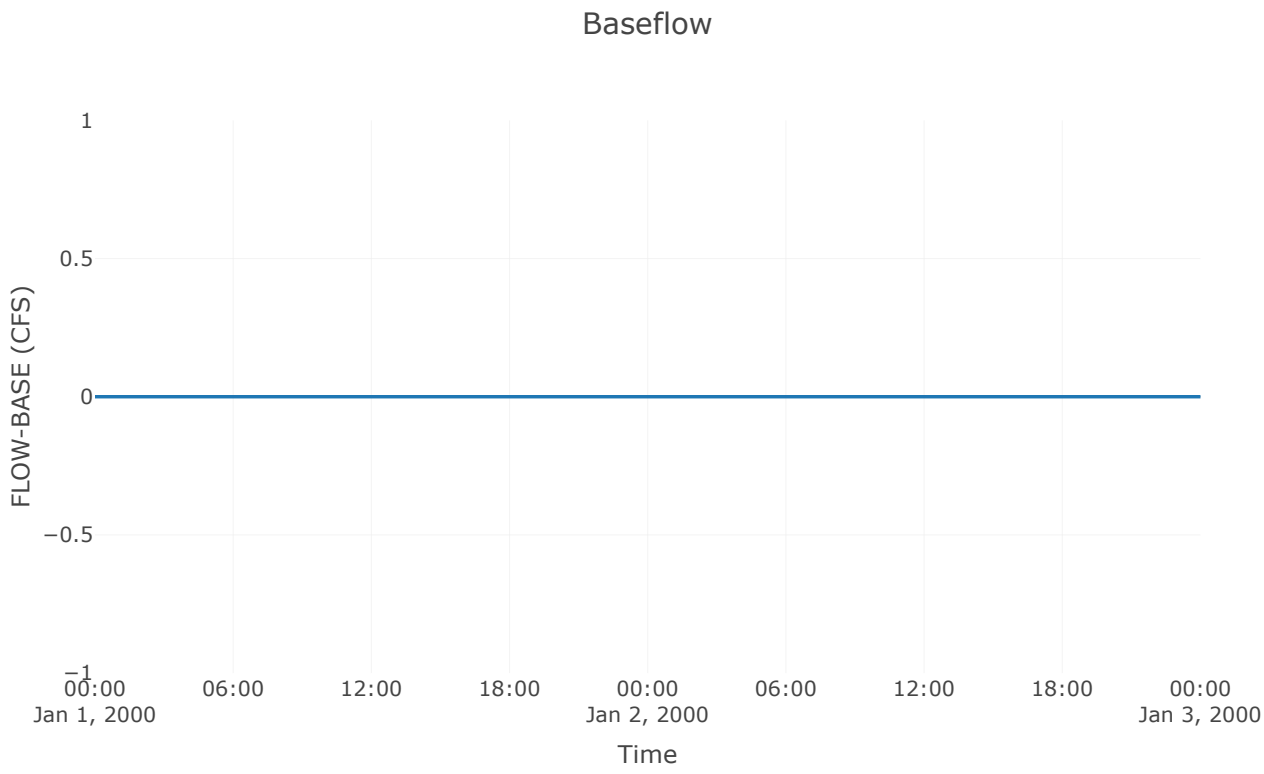
Cumulative Outflow



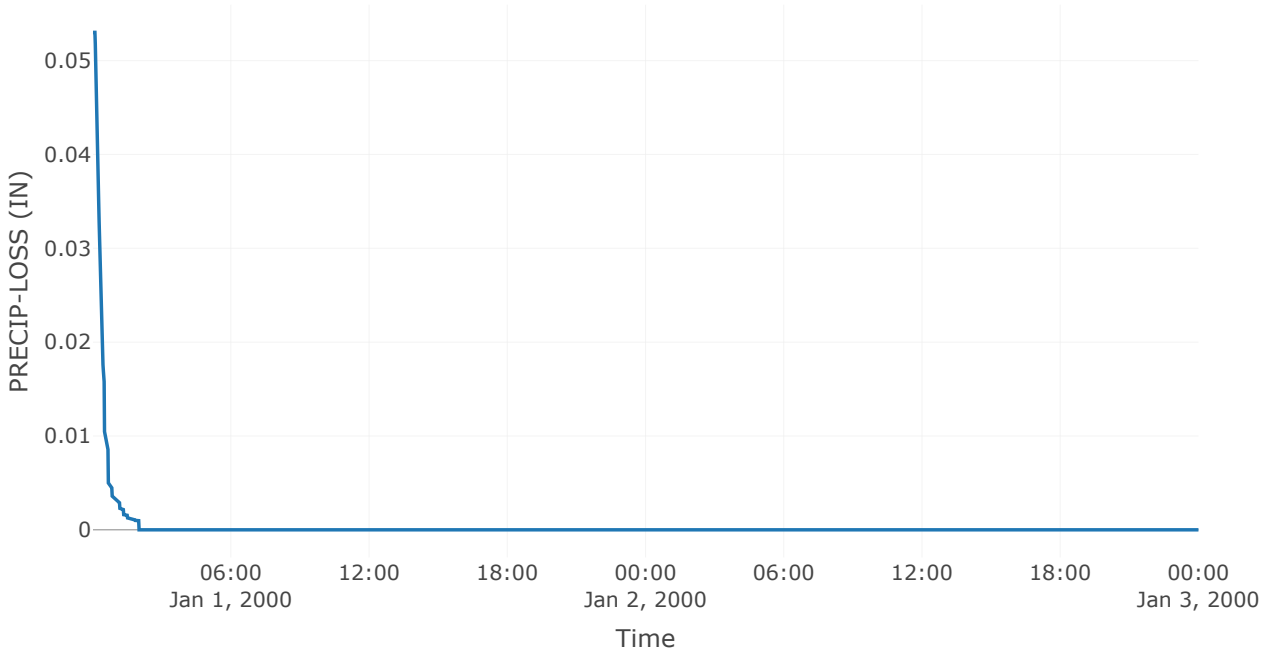
Cumulative Precipitation



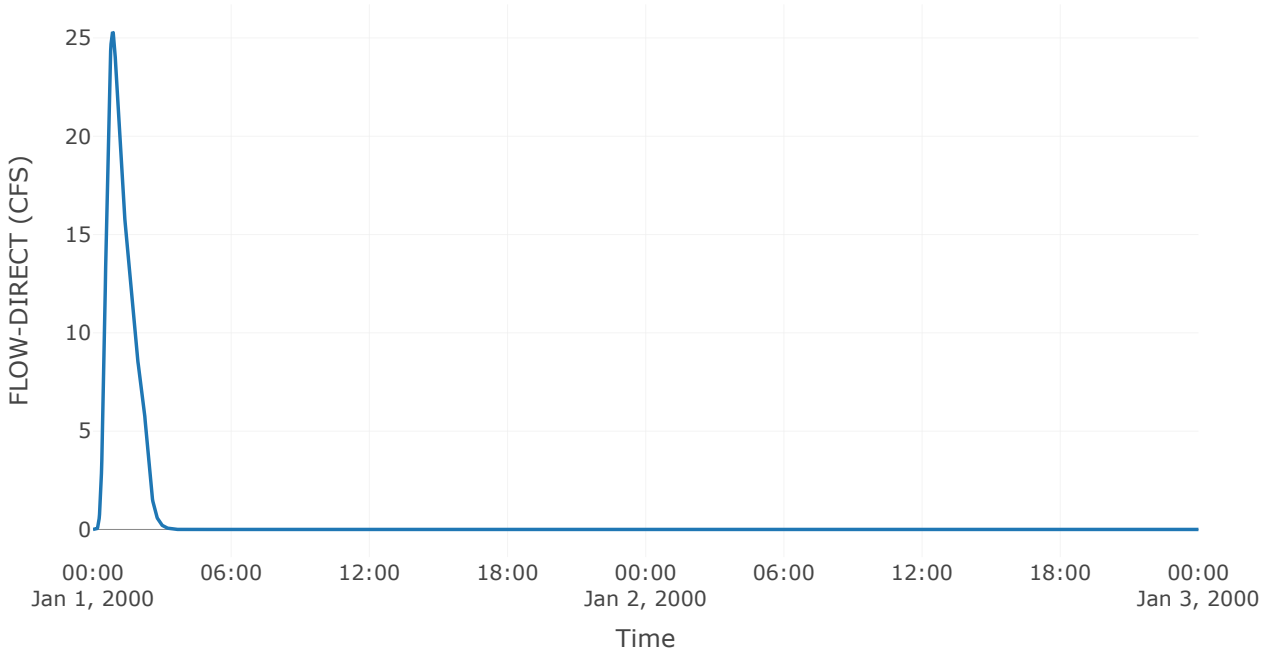

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

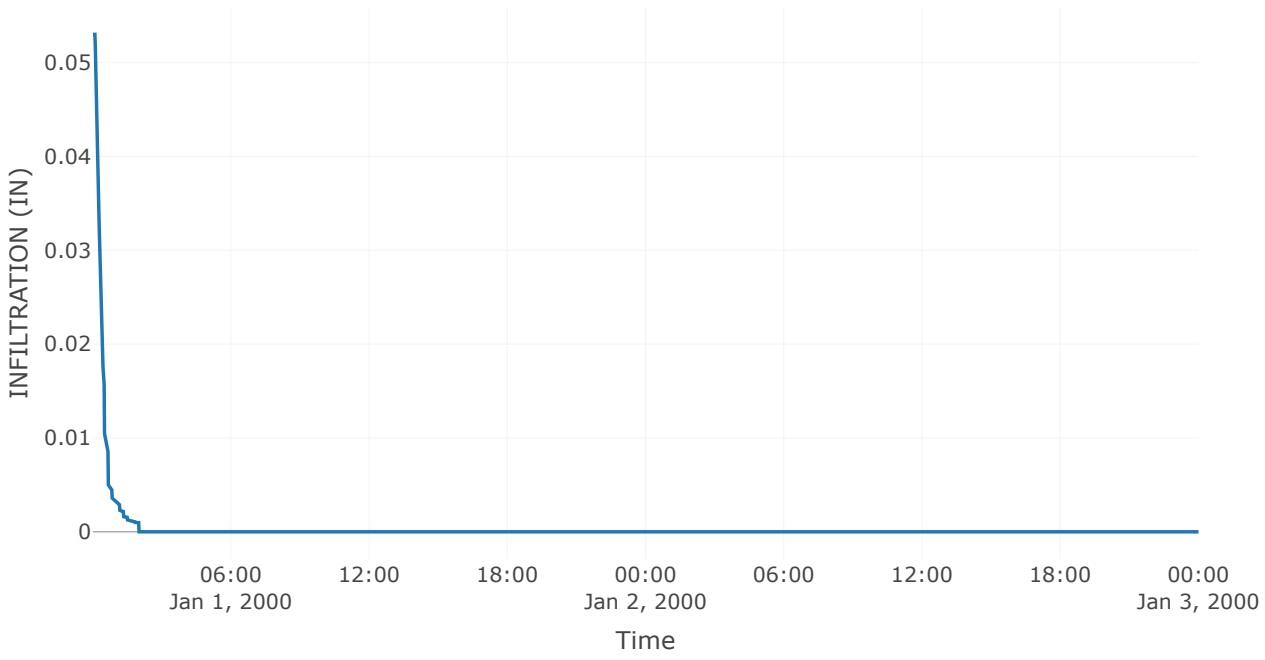

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 South

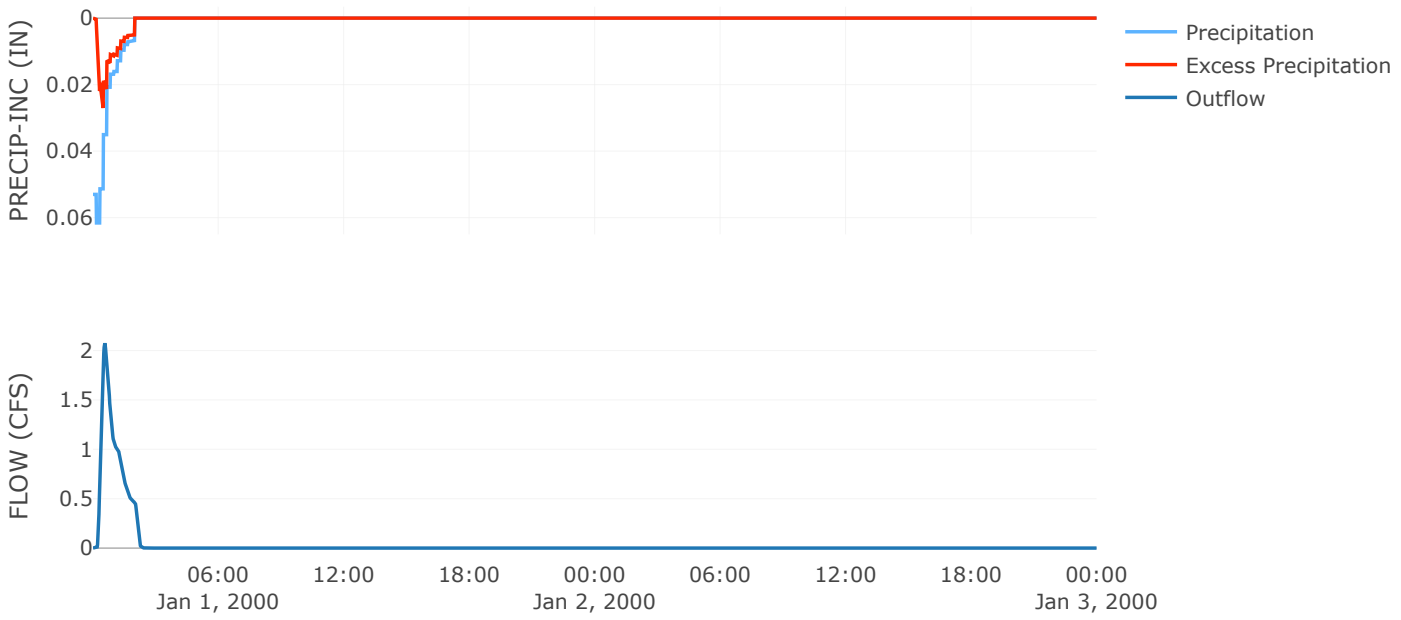
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

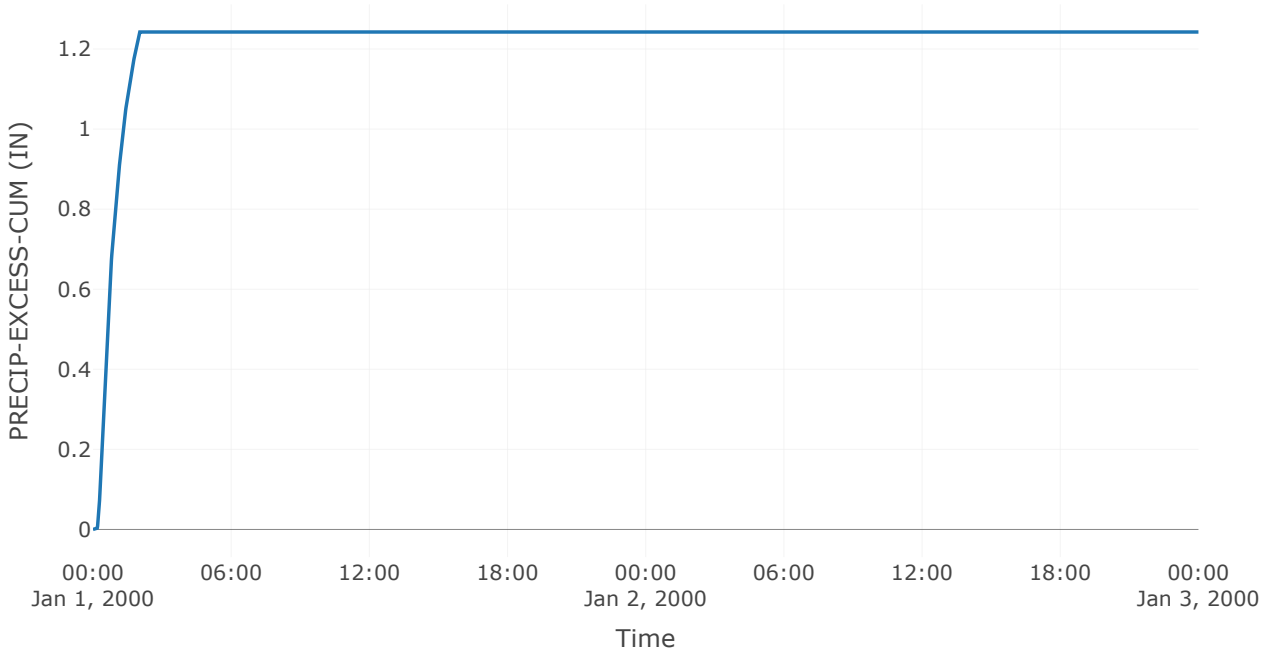
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	2.07
Time of Peak Discharge	01Jan2000, 00:34
Volume (IN)	1.24
Precipitation Volume (AC - FT)	0.37
Loss Volume (AC - FT)	0.22
Excess Volume (AC - FT)	0.16
Direct Runoff Volume (AC - FT)	0.16
Baseflow Volume (AC - FT)	0

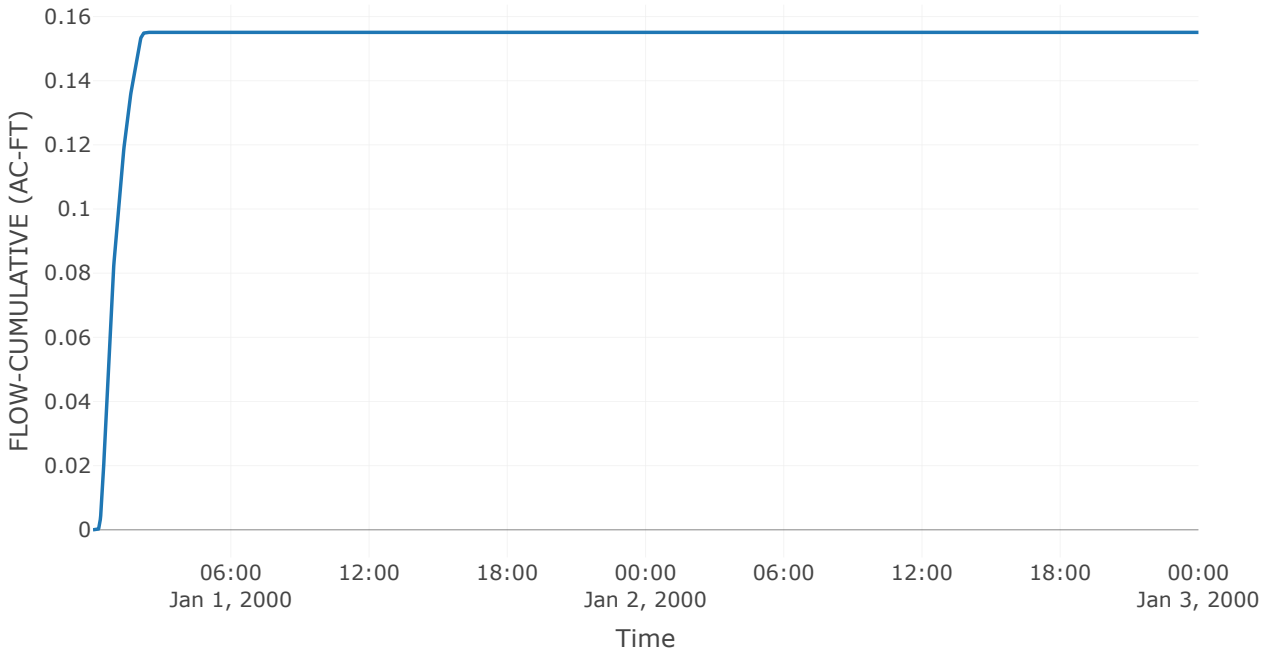
Precipitation and Outflow



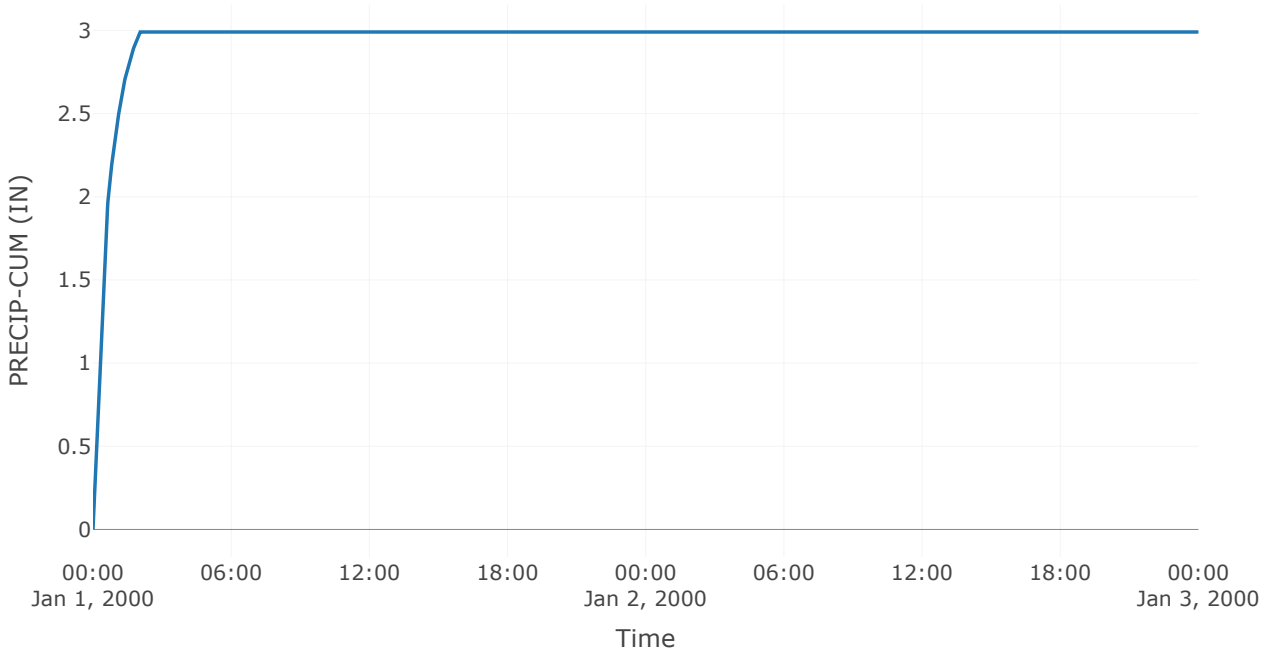
Cumulative Excess Precipitation

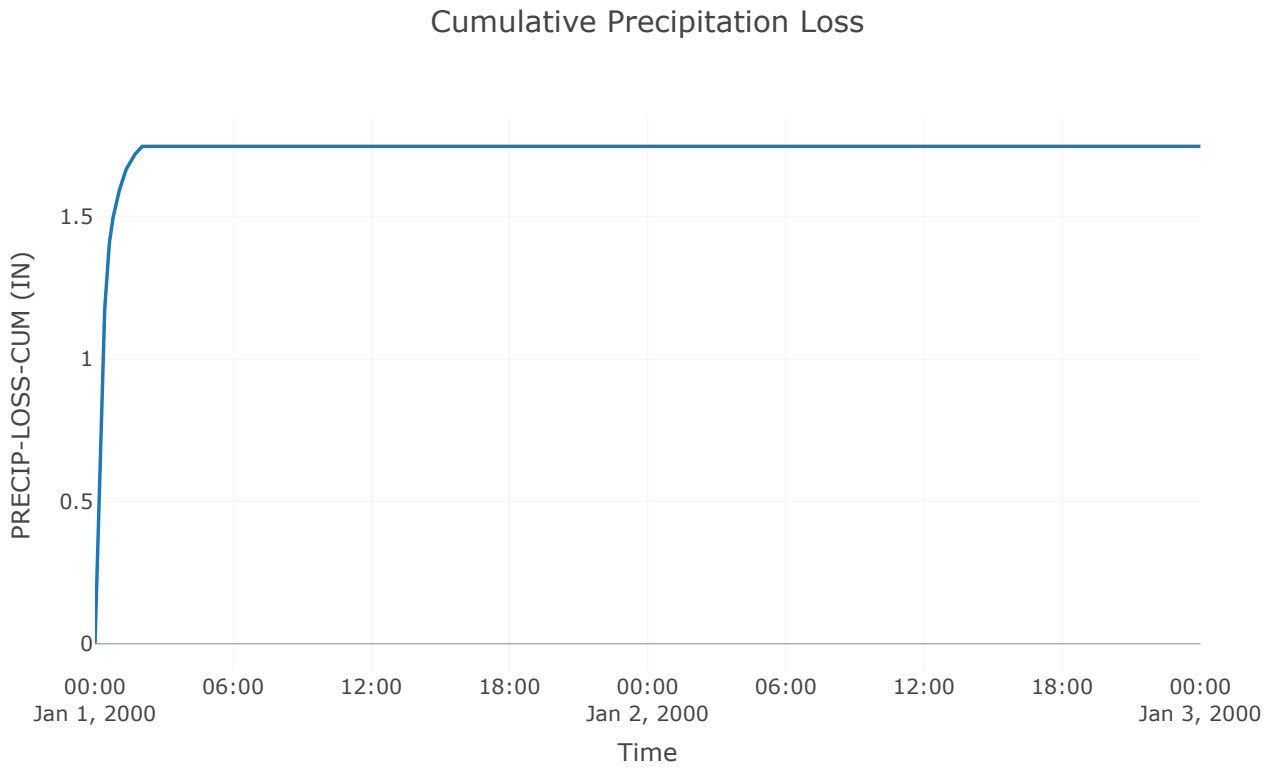


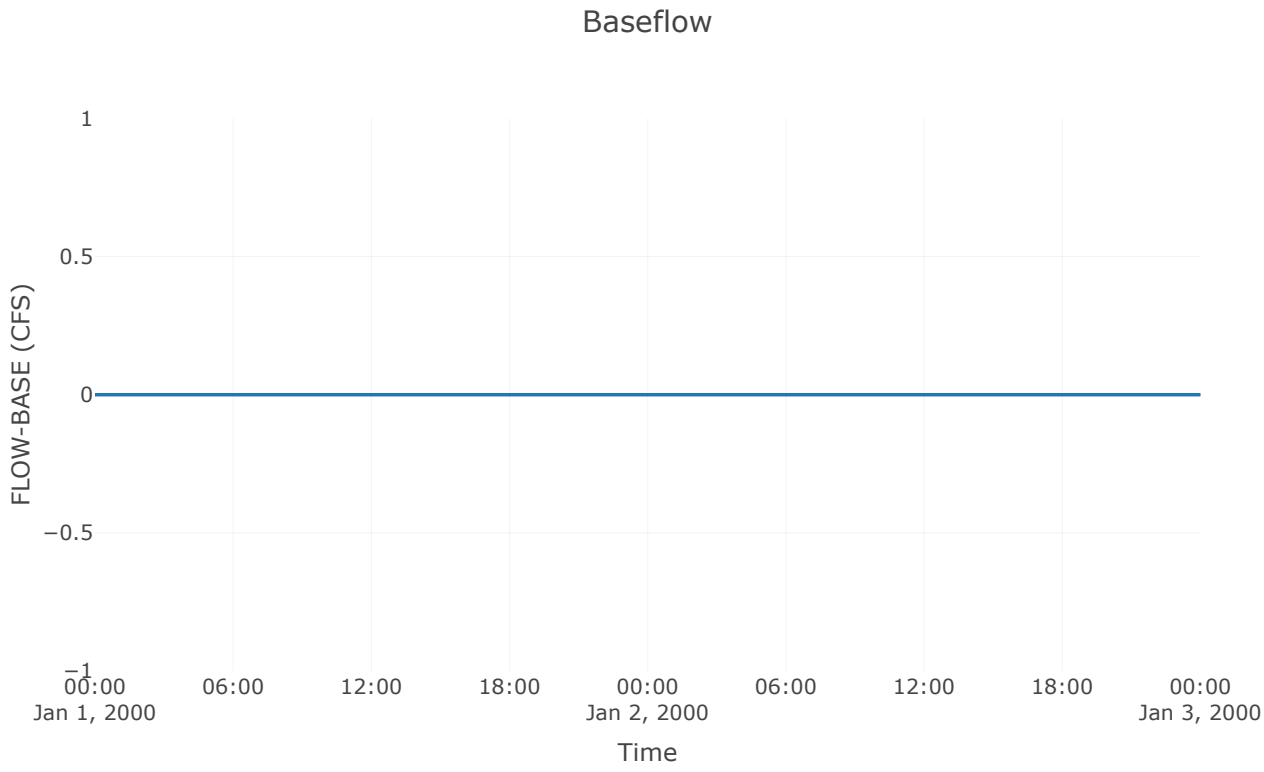
Cumulative Outflow



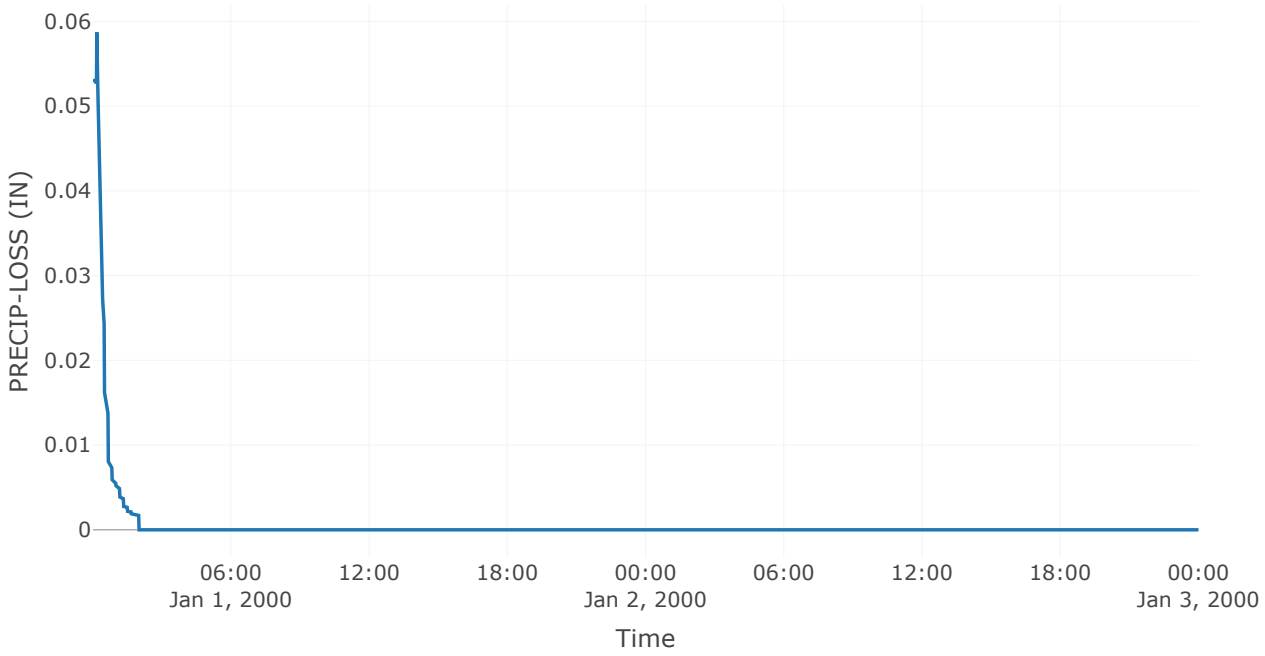
Cumulative Precipitation



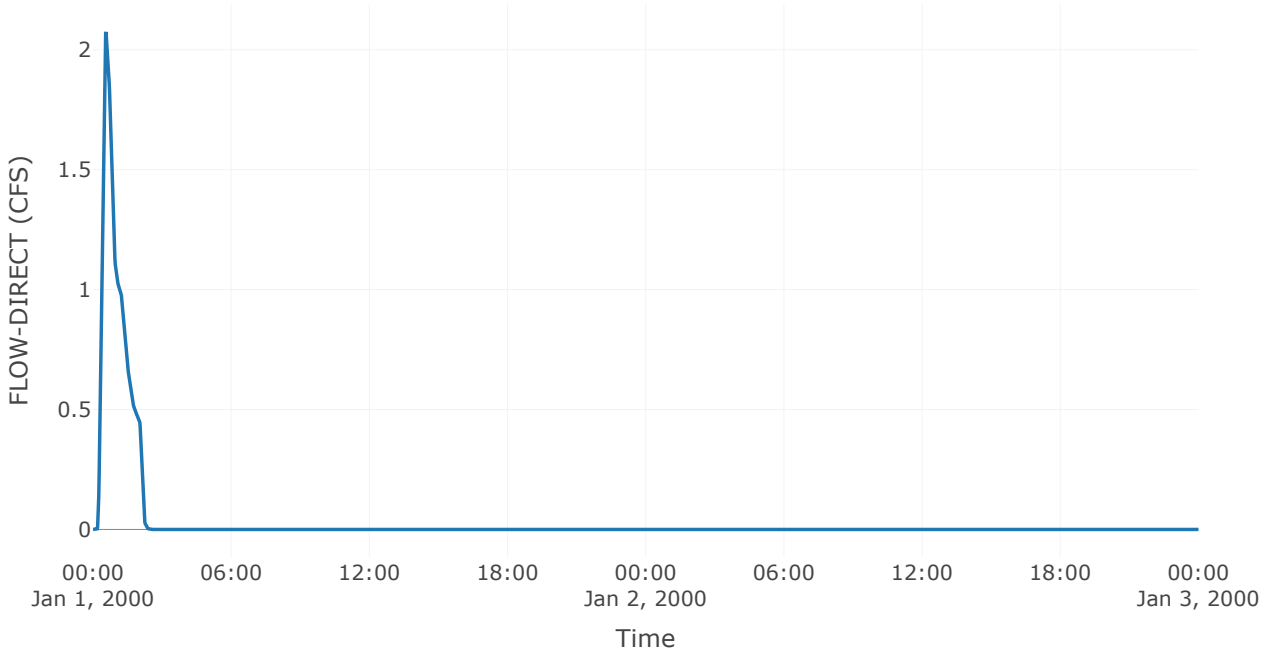

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

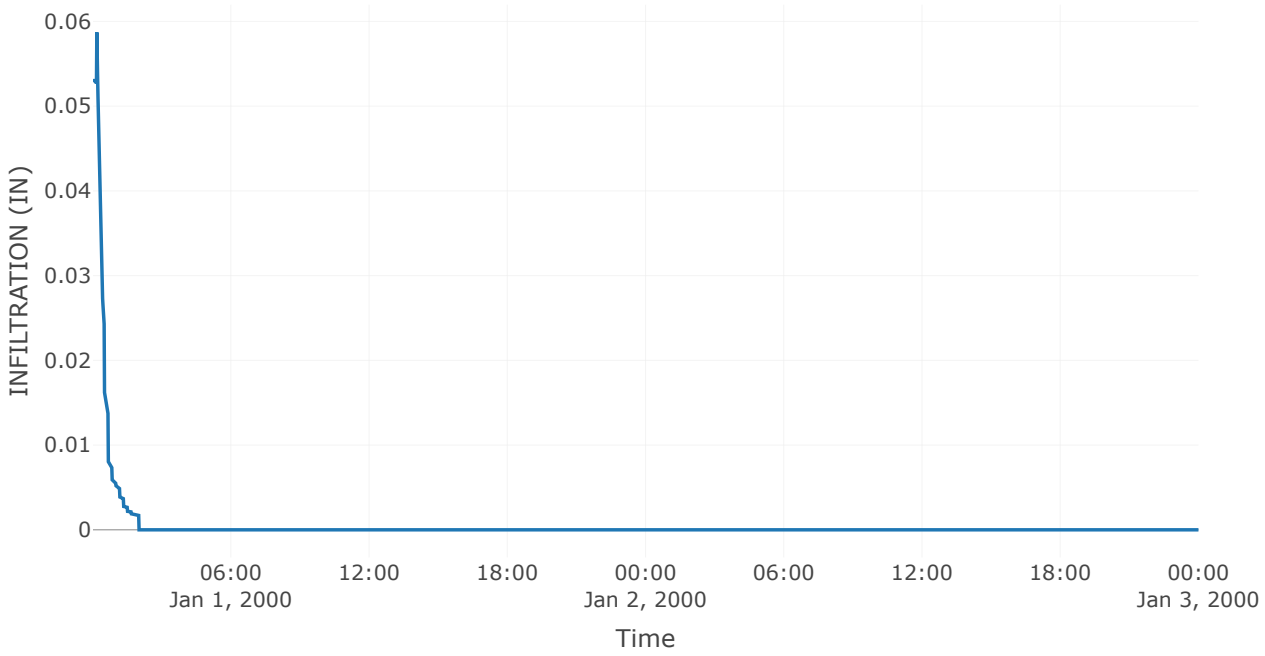

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.06
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 West

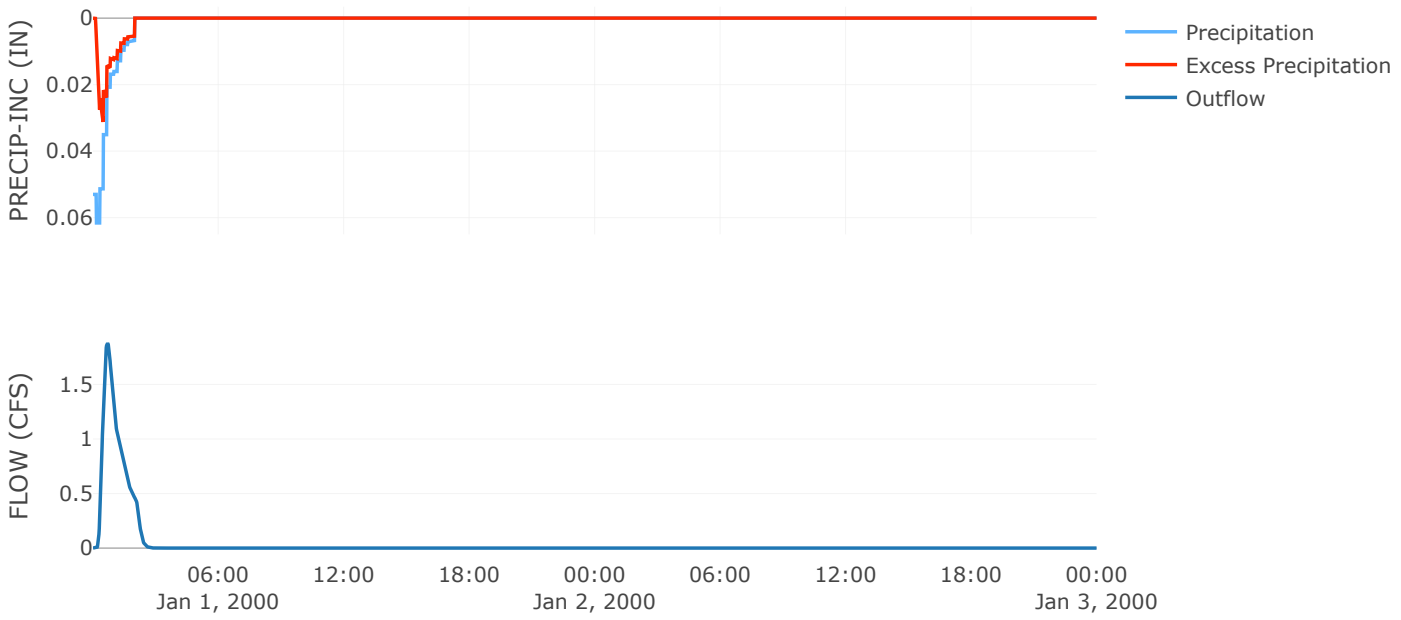
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

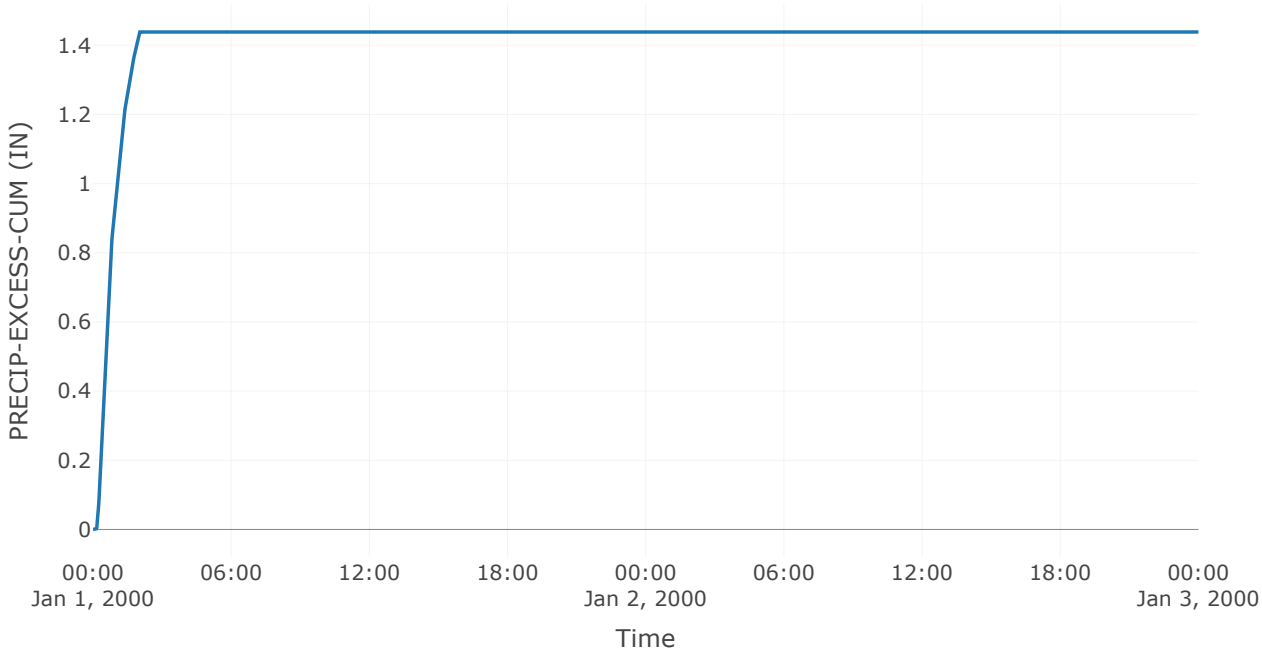
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	1.88
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	1.44
Precipitation Volume (AC - FT)	0.32
Loss Volume (AC - FT)	0.17
Excess Volume (AC - FT)	0.16
Direct Runoff Volume (AC - FT)	0.16
Baseflow Volume (AC - FT)	0

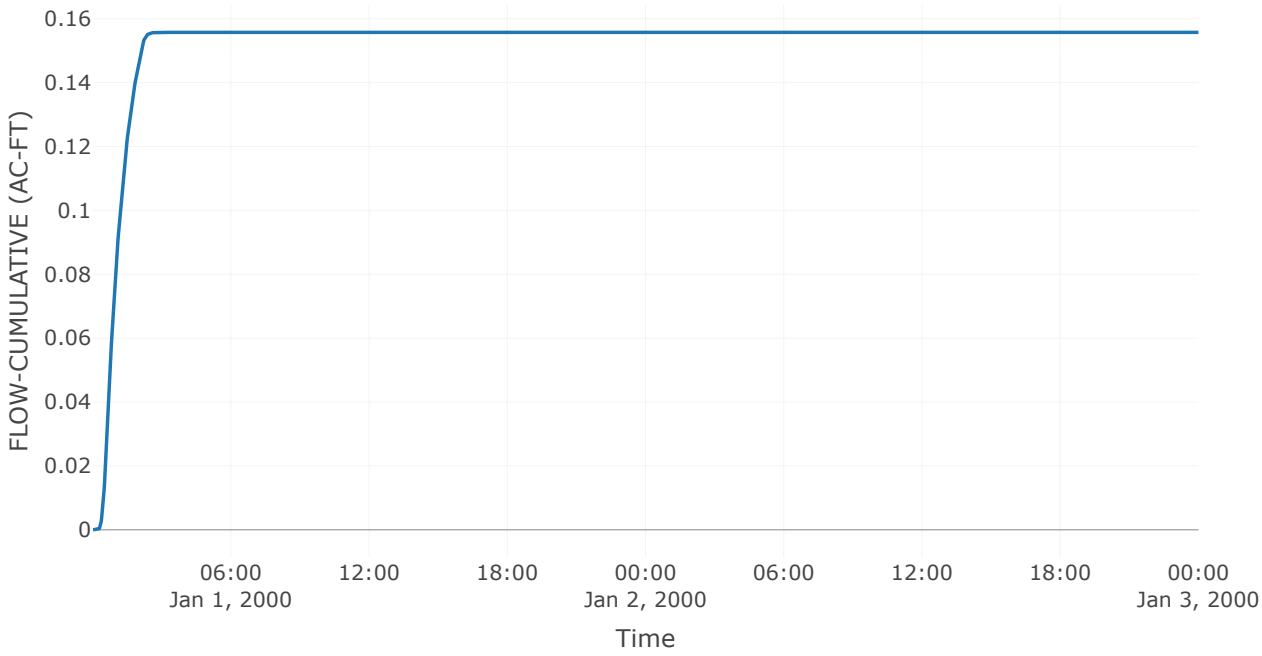
Precipitation and Outflow



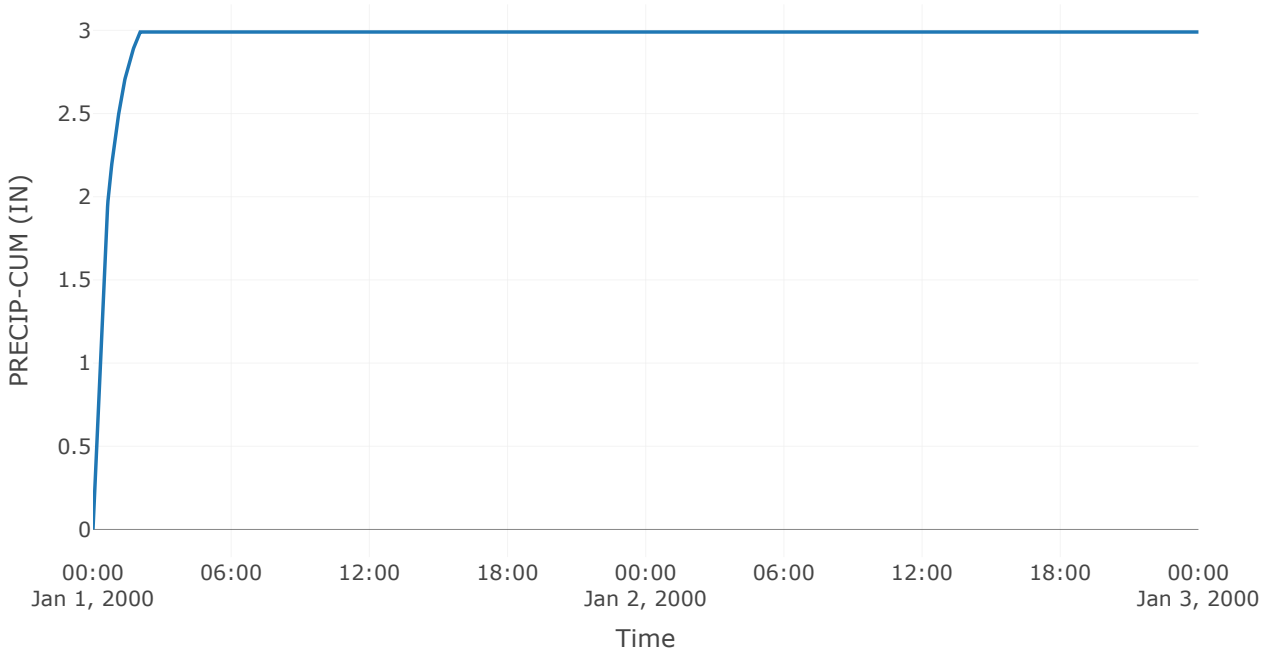
Cumulative Excess Precipitation

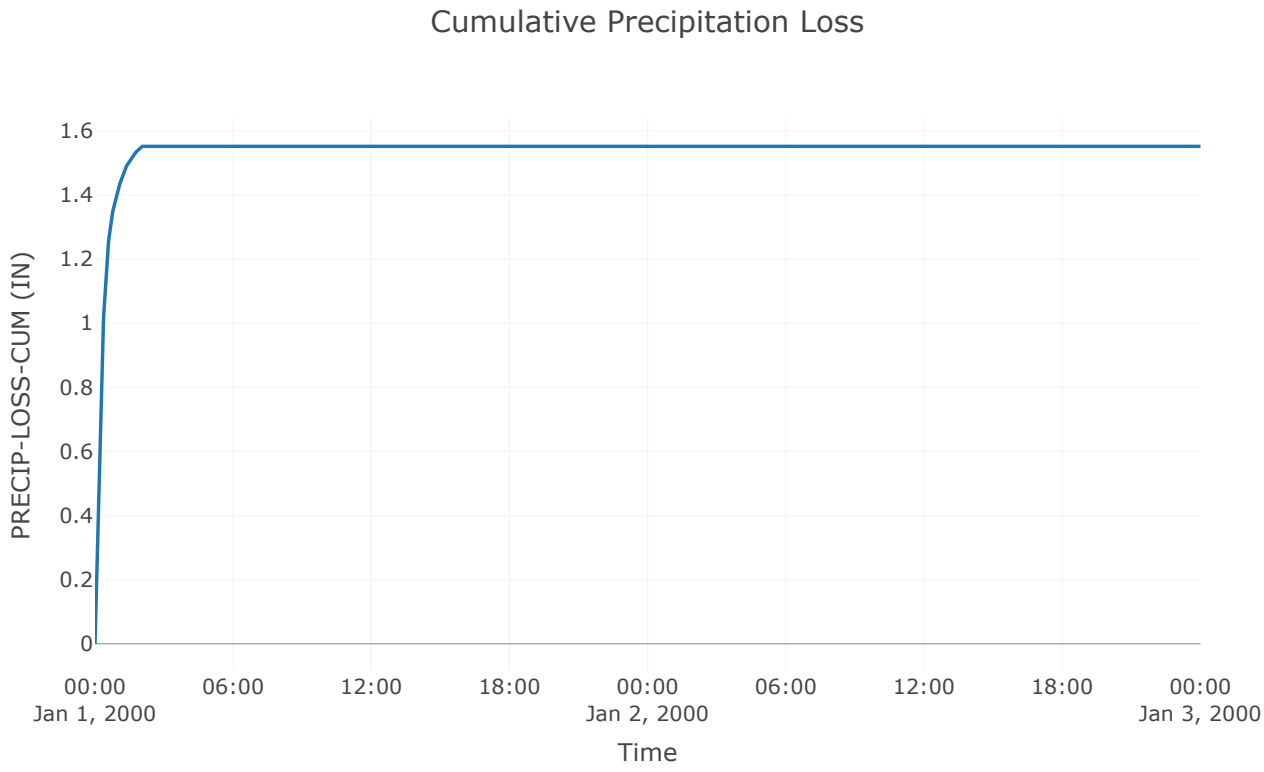


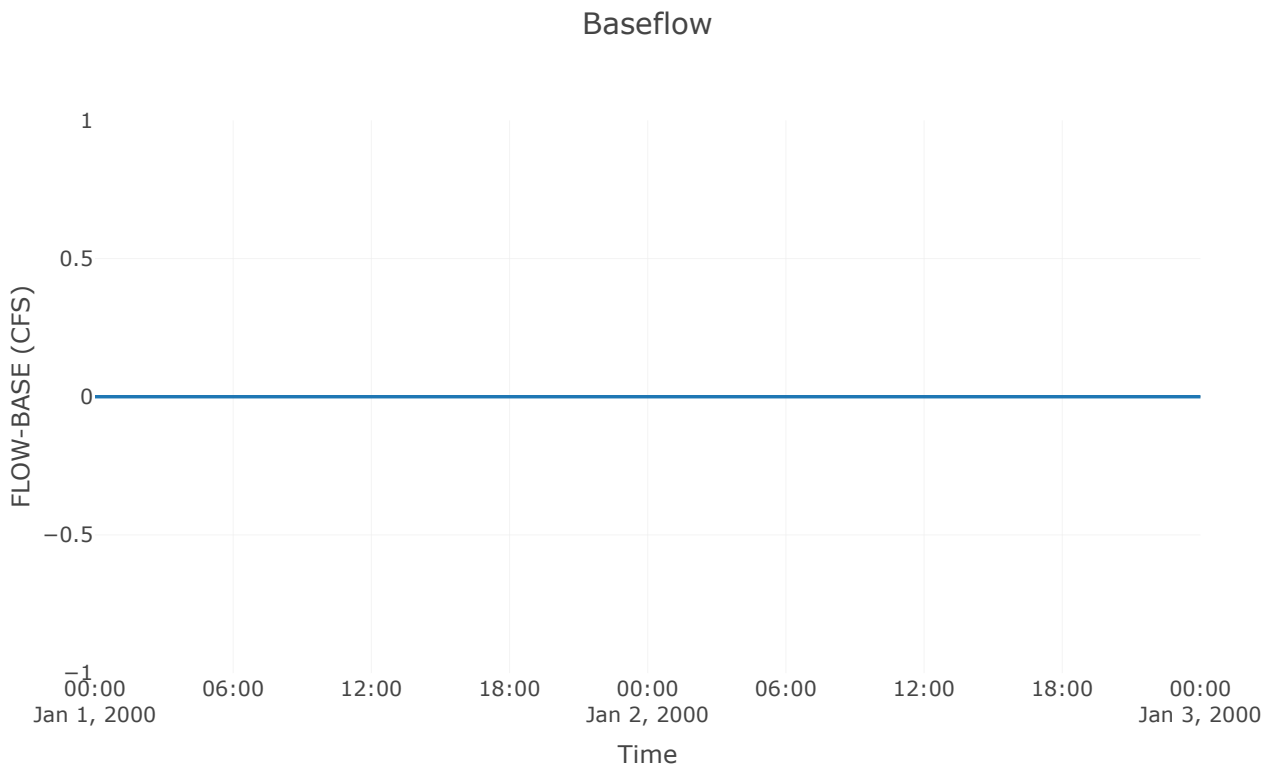
Cumulative Outflow

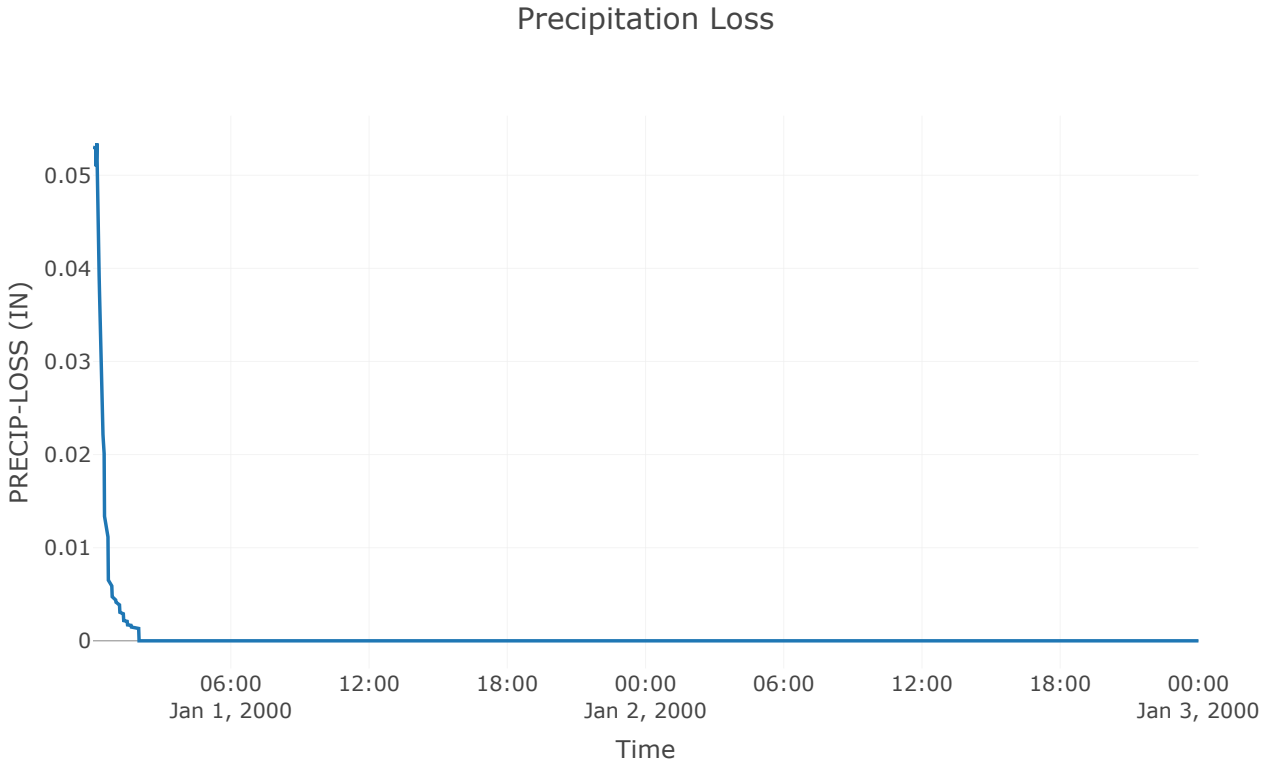


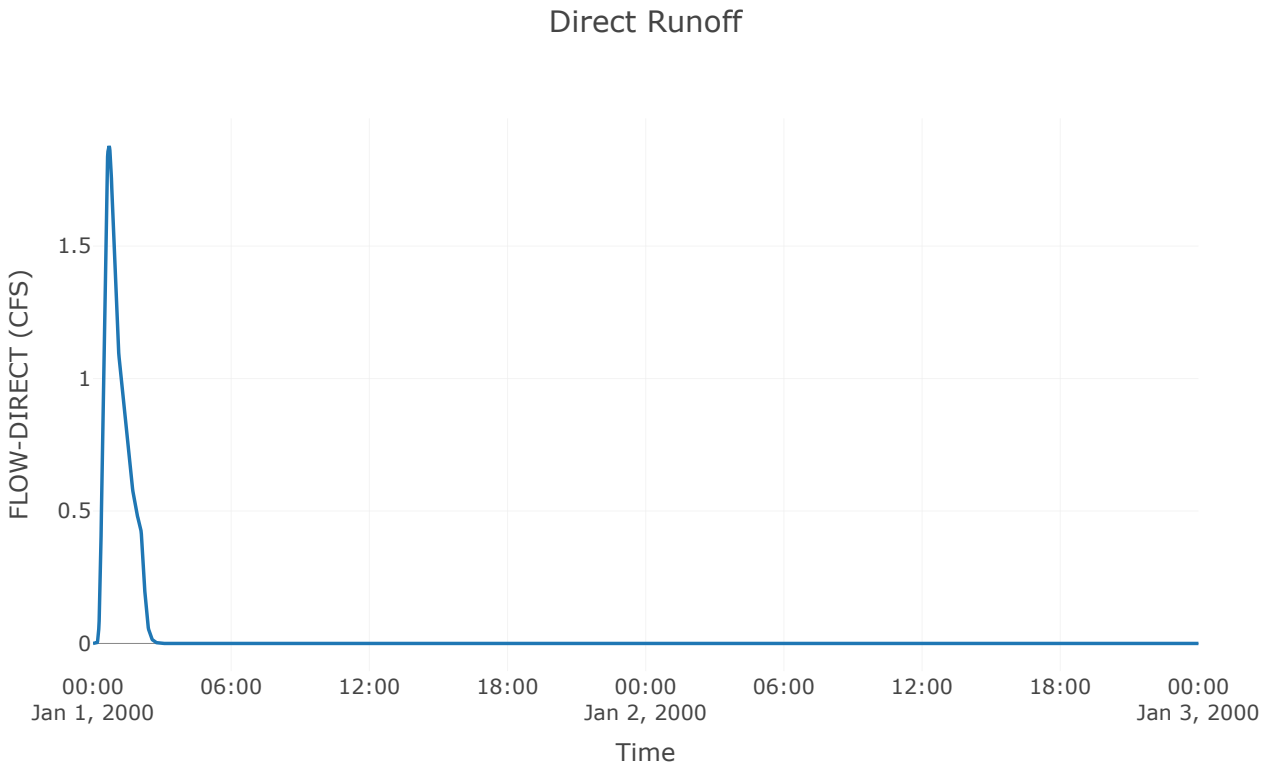
Cumulative Precipitation

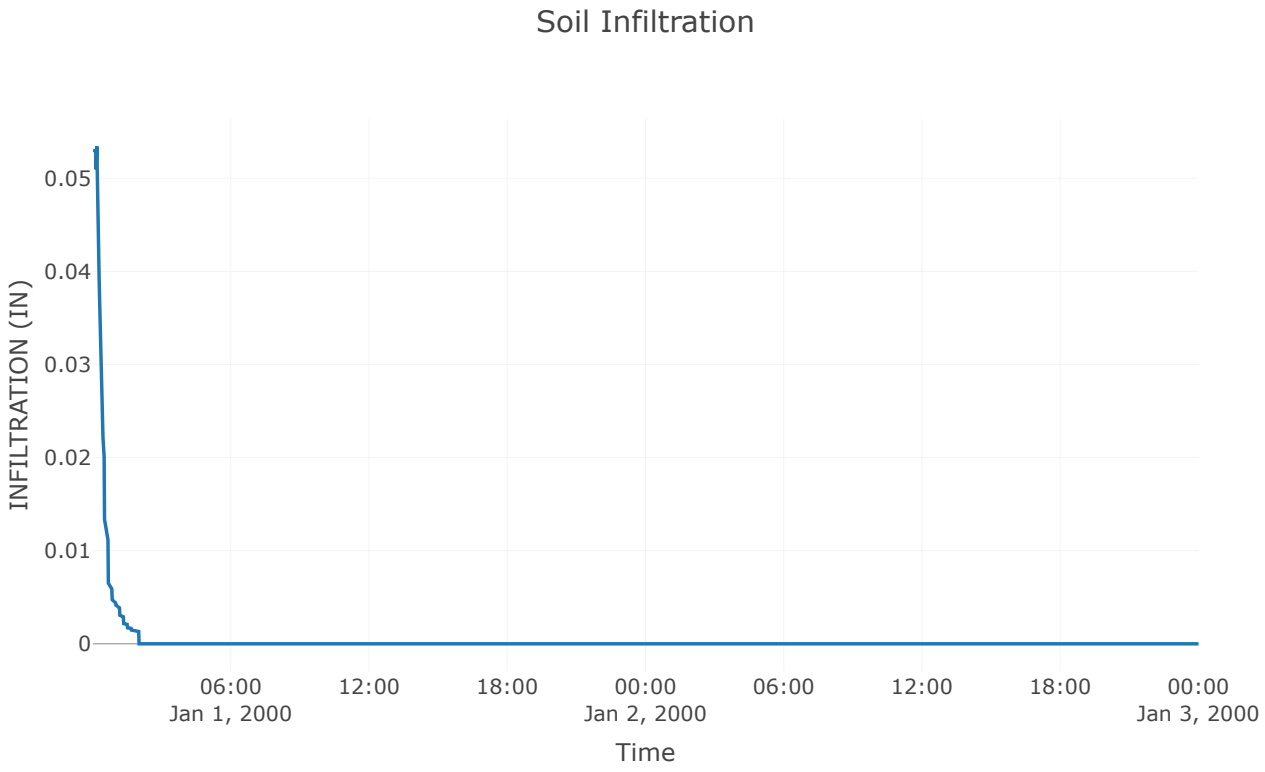



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

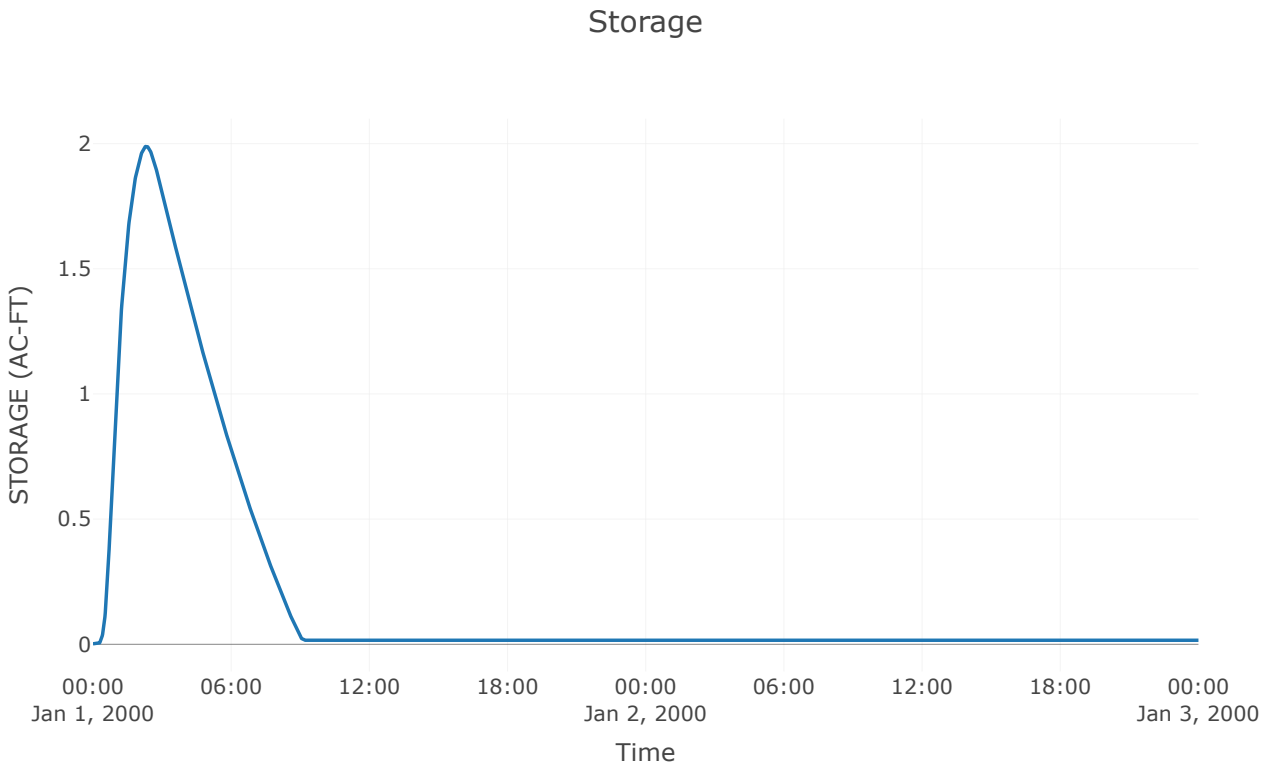

Direct Runoff
FLOW-DIRECT (CFS)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

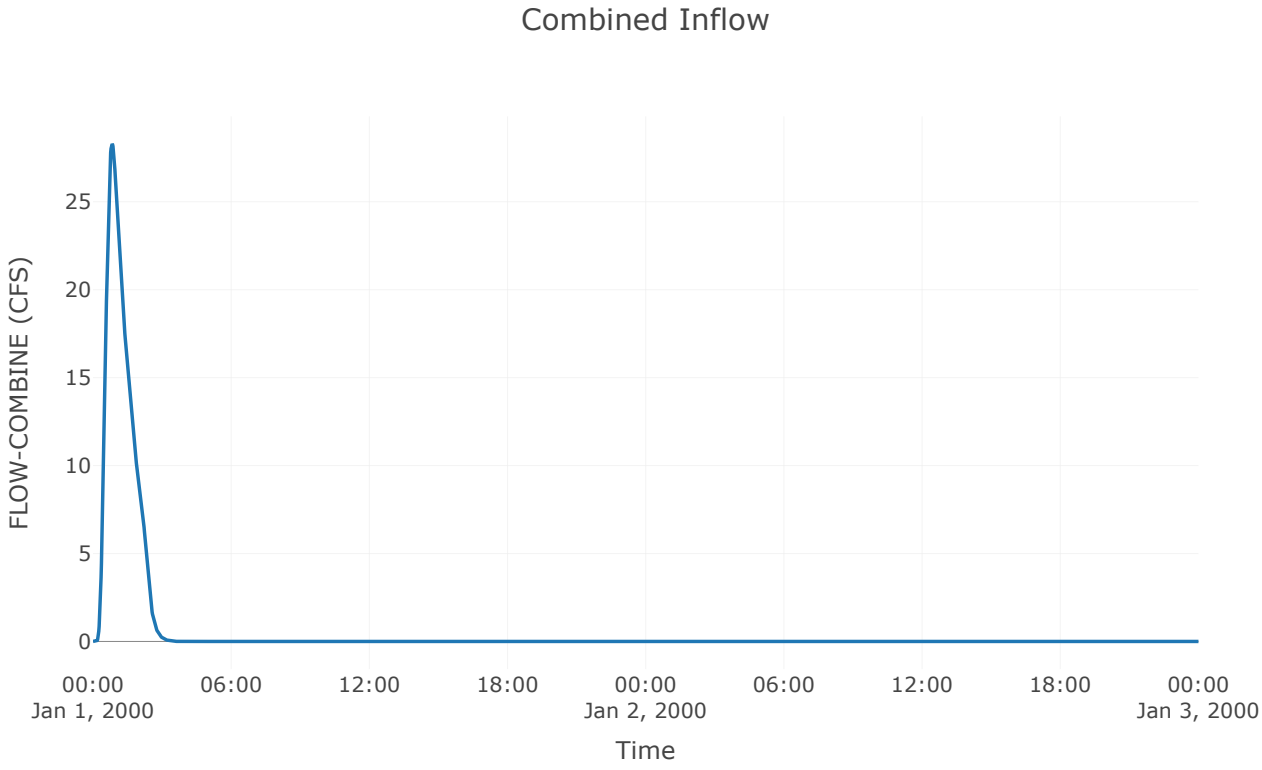

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

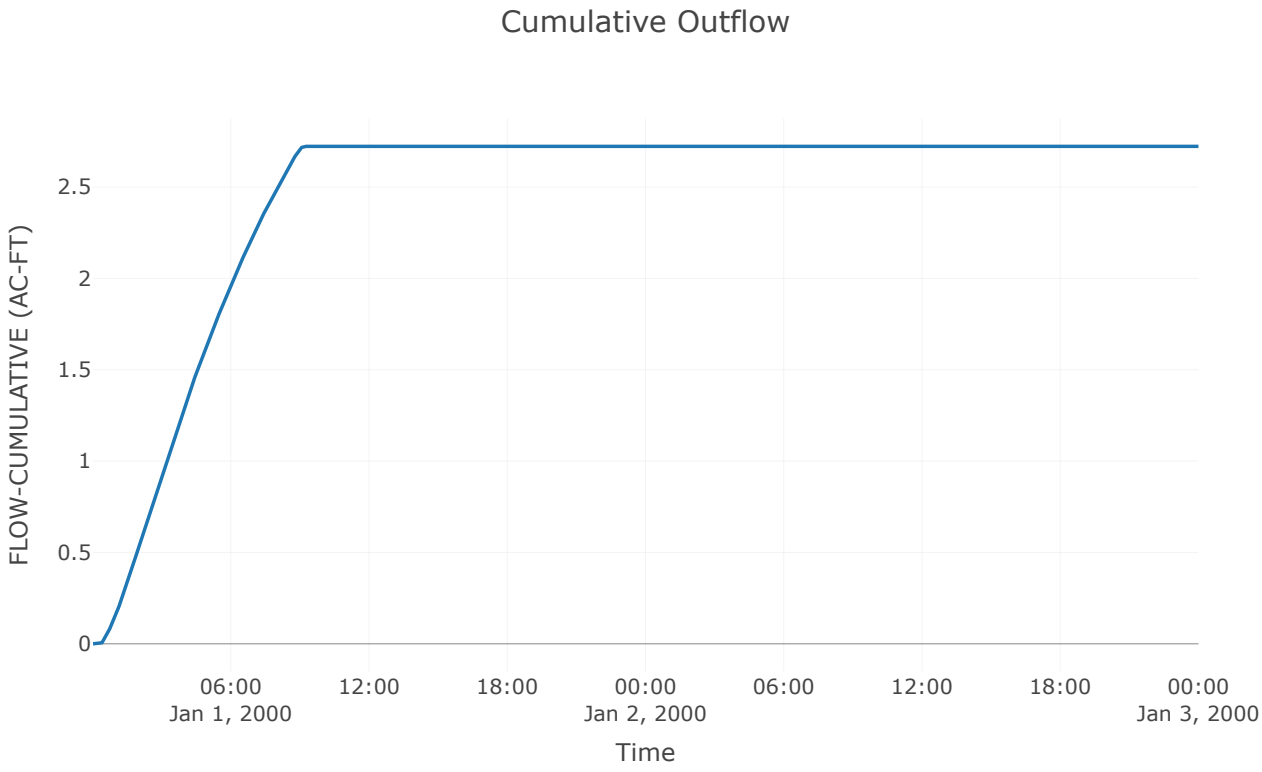
Reservoir: Basin 1

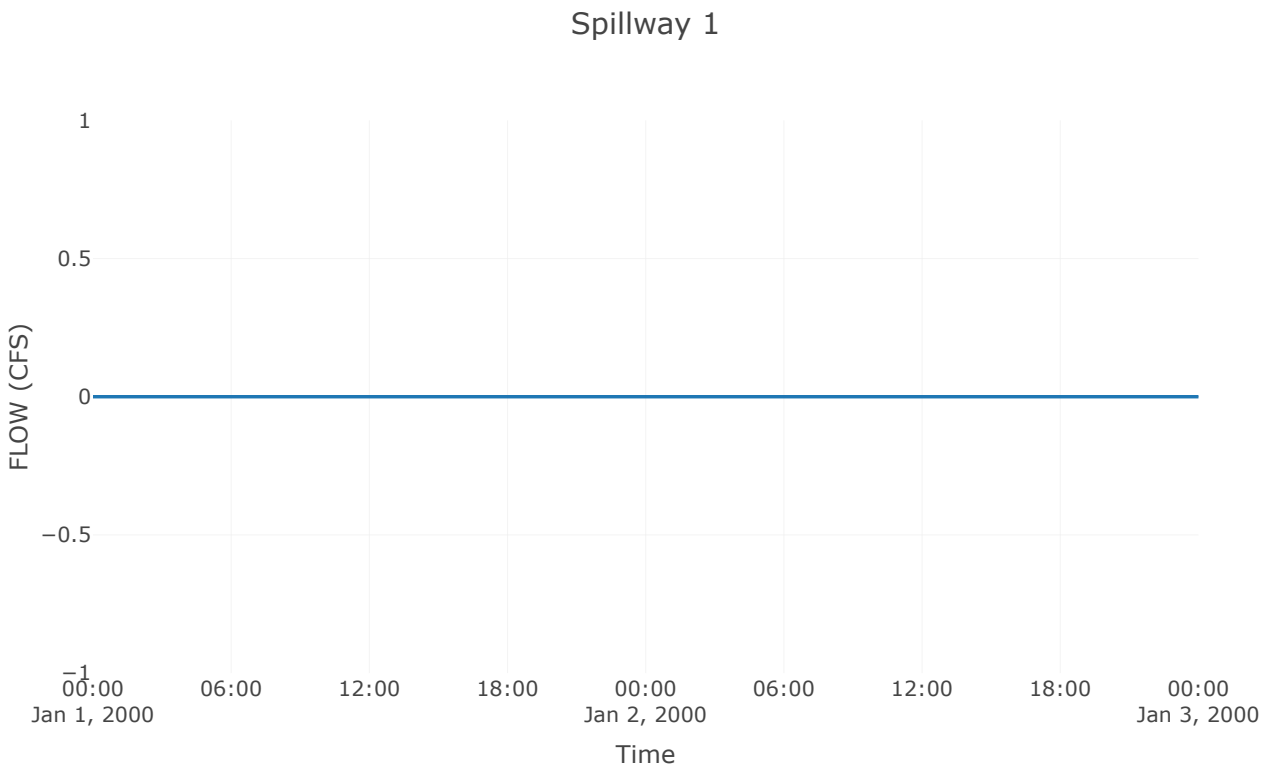
Downstream : Basin 2

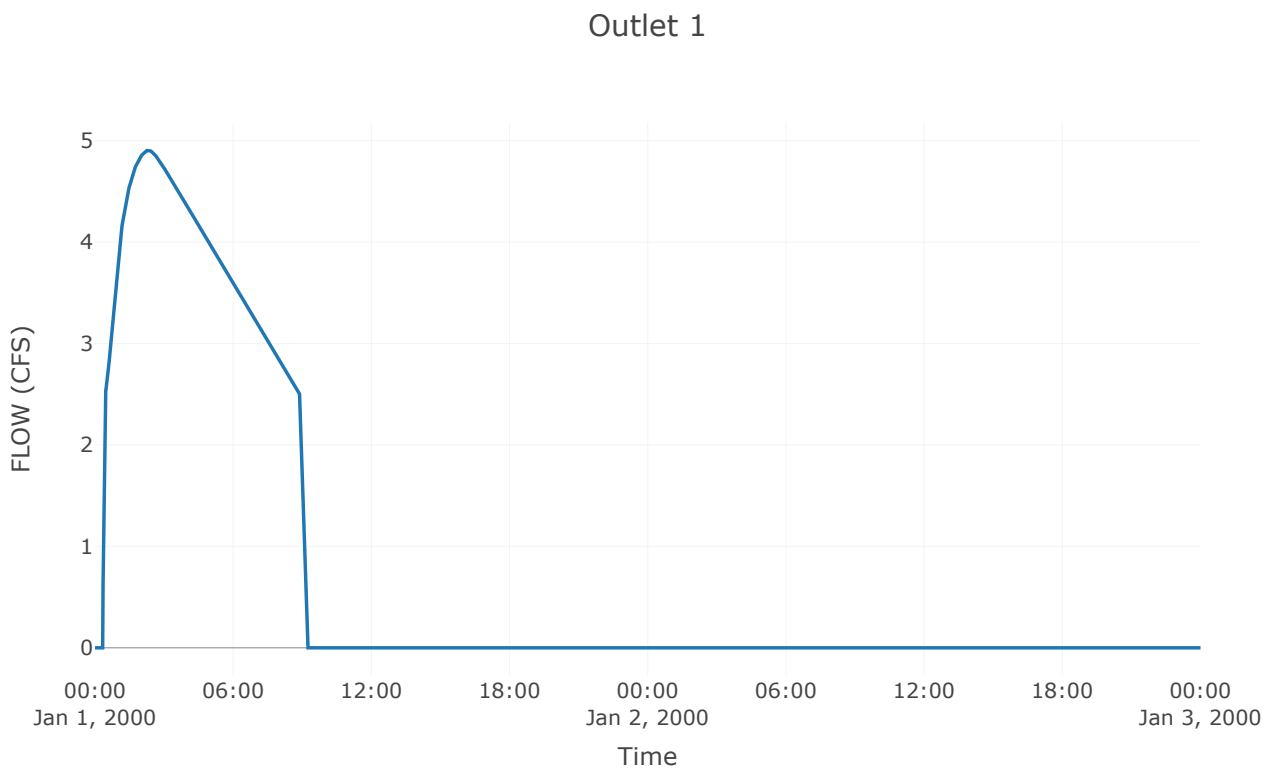
Results: Basin 1	
Peak Discharge (CFS)	4.9
Time of Peak Discharge	01Jan2000, 02:19
Volume (IN)	1.6
Peak Inflow (CFS)	28.28
Time of Peak Inflow	01Jan2000, 00:50
Inflow Volume (AC - FT)	2.74
Maximum Storage (AC - FT)	1.99
Peak Elevation (FT)	697
Discharge Volume (AC - FT)	2.72

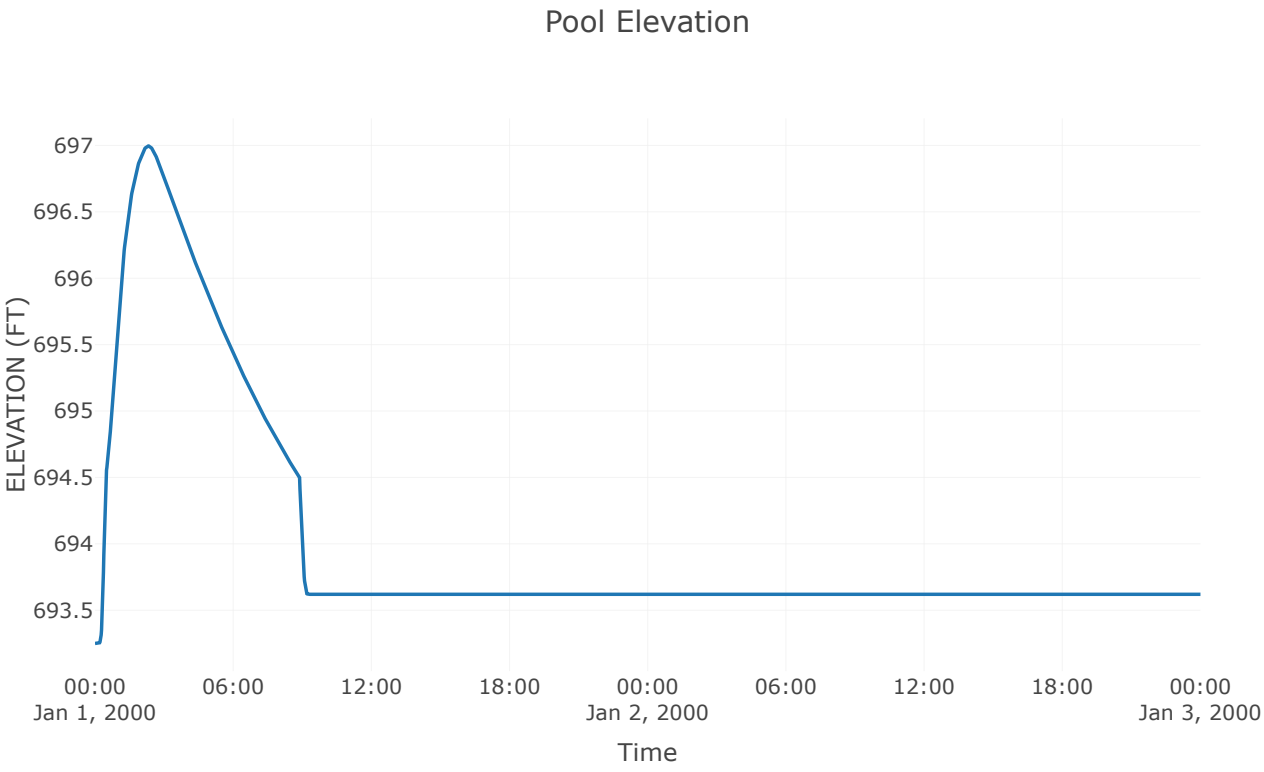

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

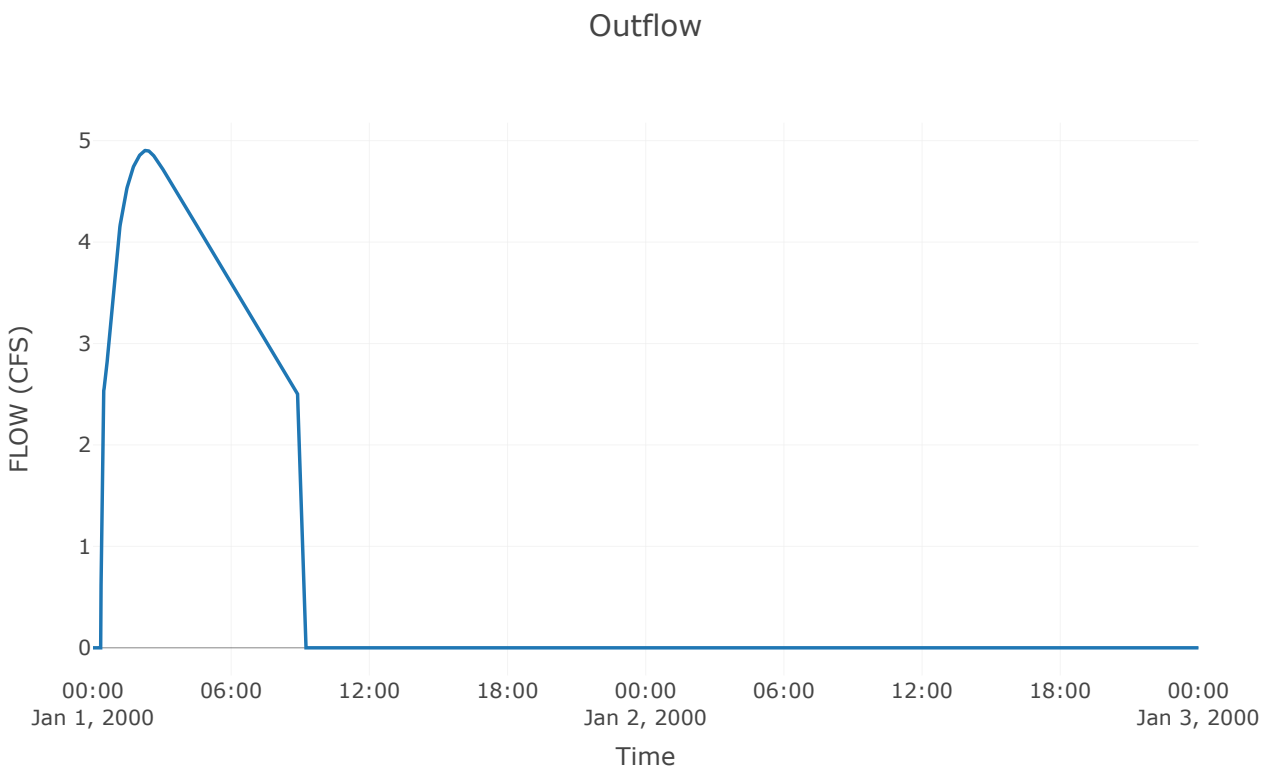

Combined Inflow
FLOW-COMBINE (CFS)
25
20
15
10
5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2.5
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outlet 1
FLOW (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Pool Elevation
ELEVATION (FT)
697
696.5
696
695.5
695
694.5
694
693.5
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outflow
FLOW (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

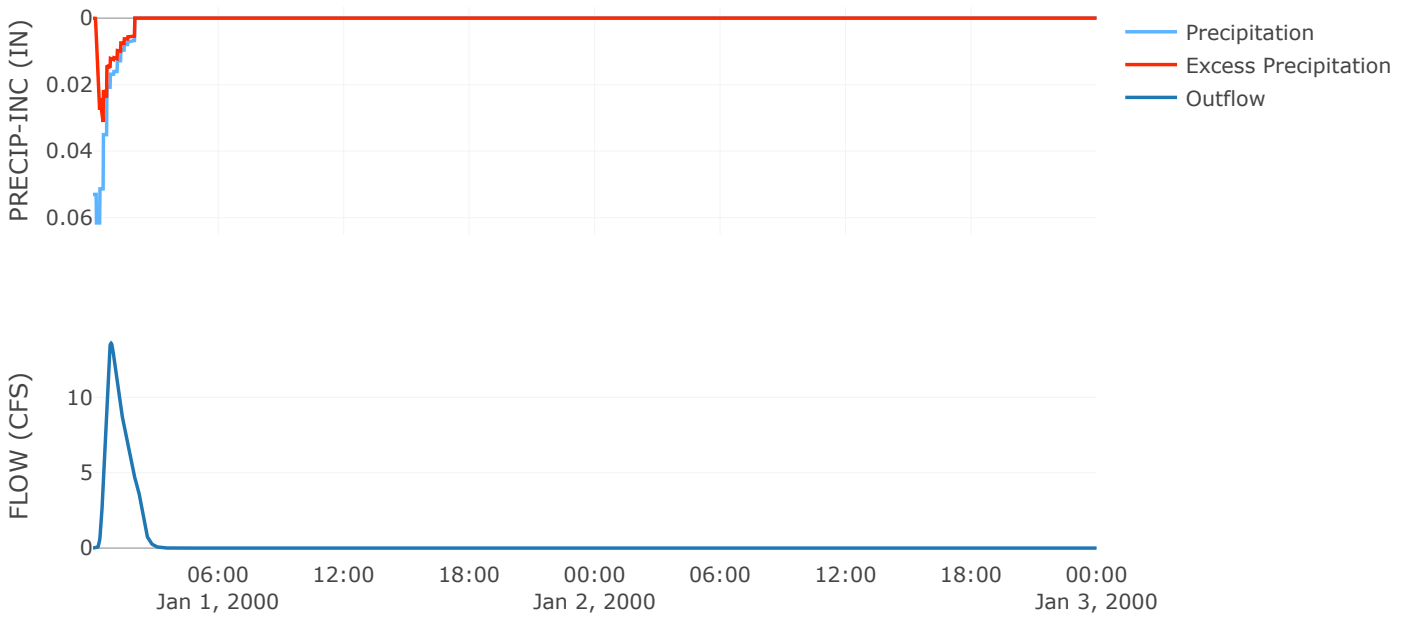
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

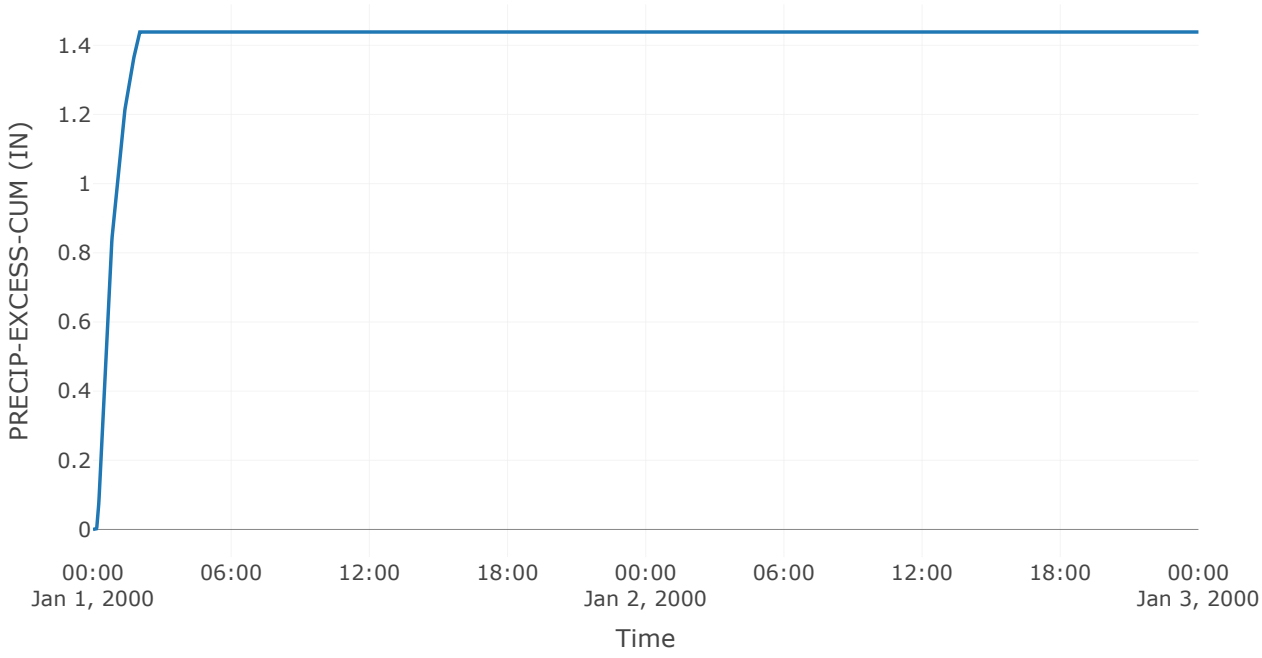
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

Results: On-Site Trib 2	
Peak Discharge (CFS)	13.59
Time of Peak Discharge	01Jan2000, 00:52
Volume (IN)	1.44
Precipitation Volume (AC - FT)	2.74
Loss Volume (AC - FT)	1.42
Excess Volume (AC - FT)	1.32
Direct Runoff Volume (AC - FT)	1.32
Baseflow Volume (AC - FT)	0

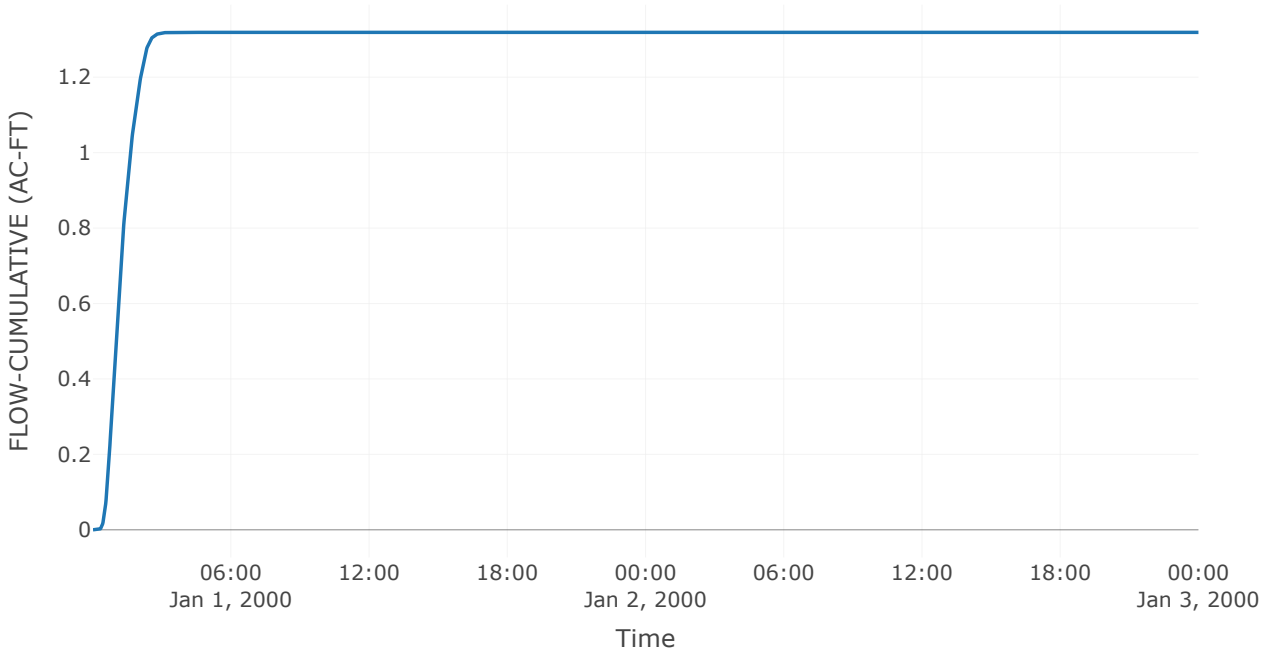
Precipitation and Outflow



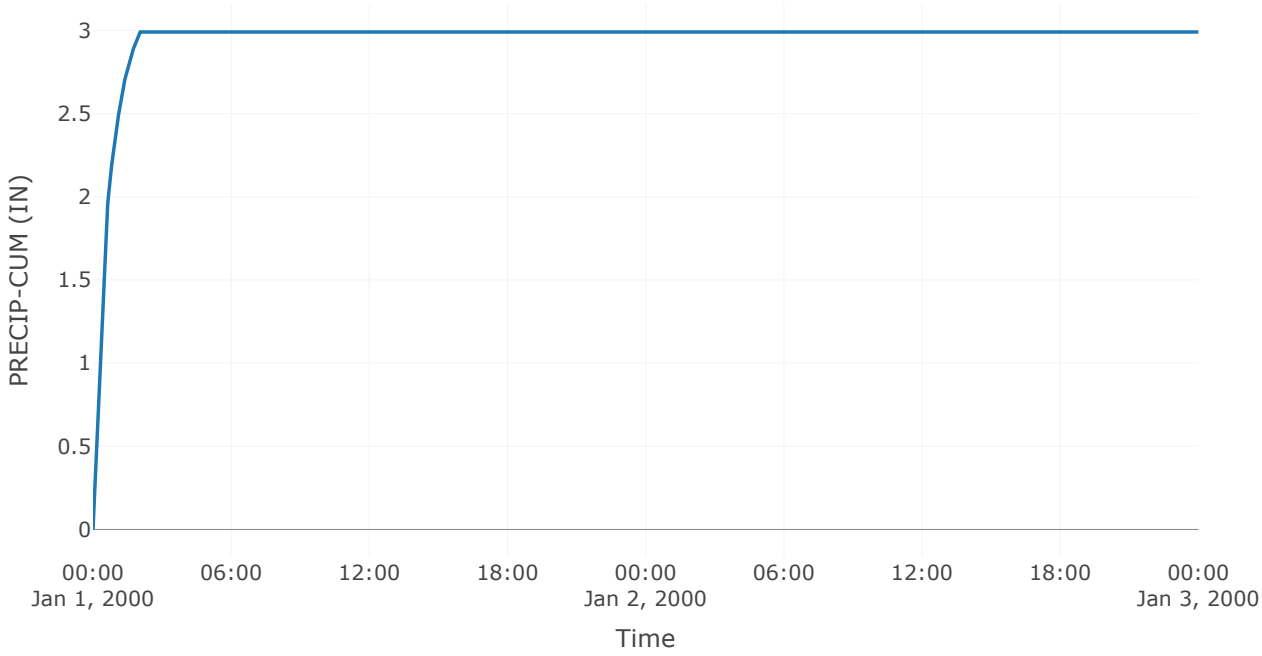
Cumulative Excess Precipitation

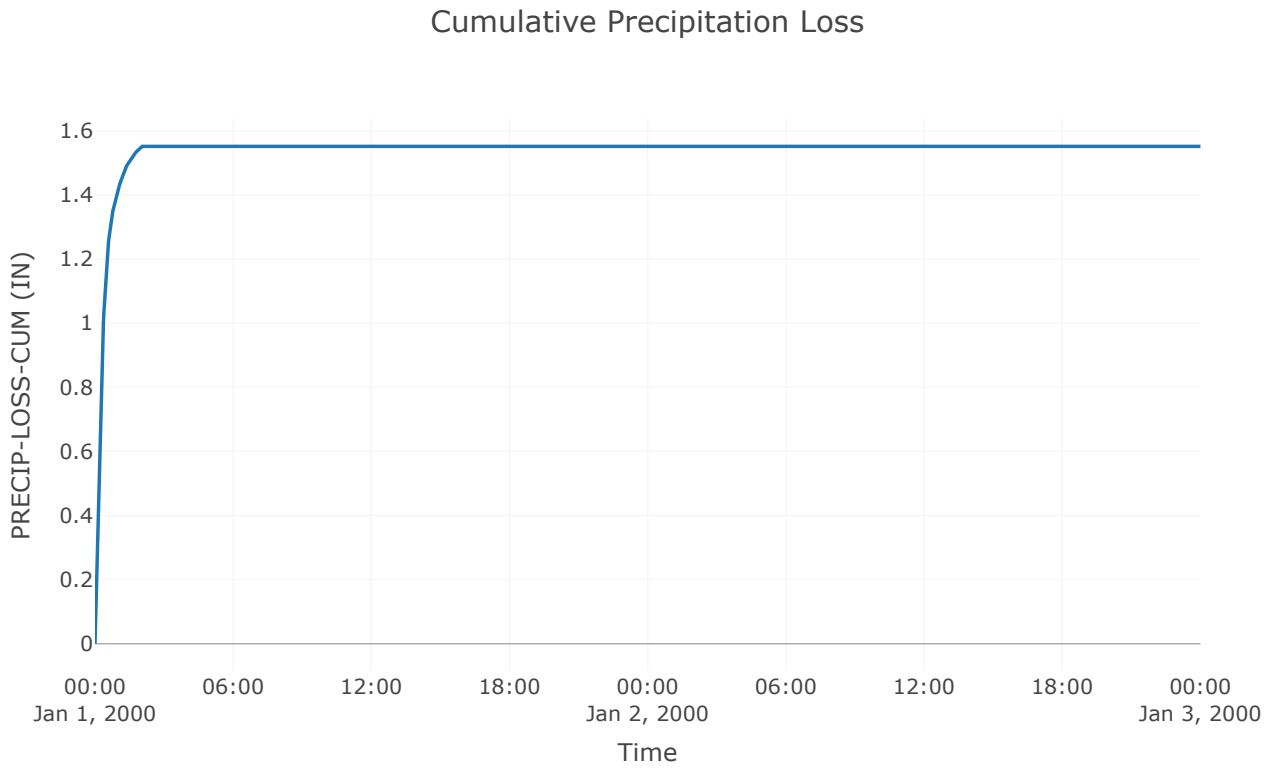


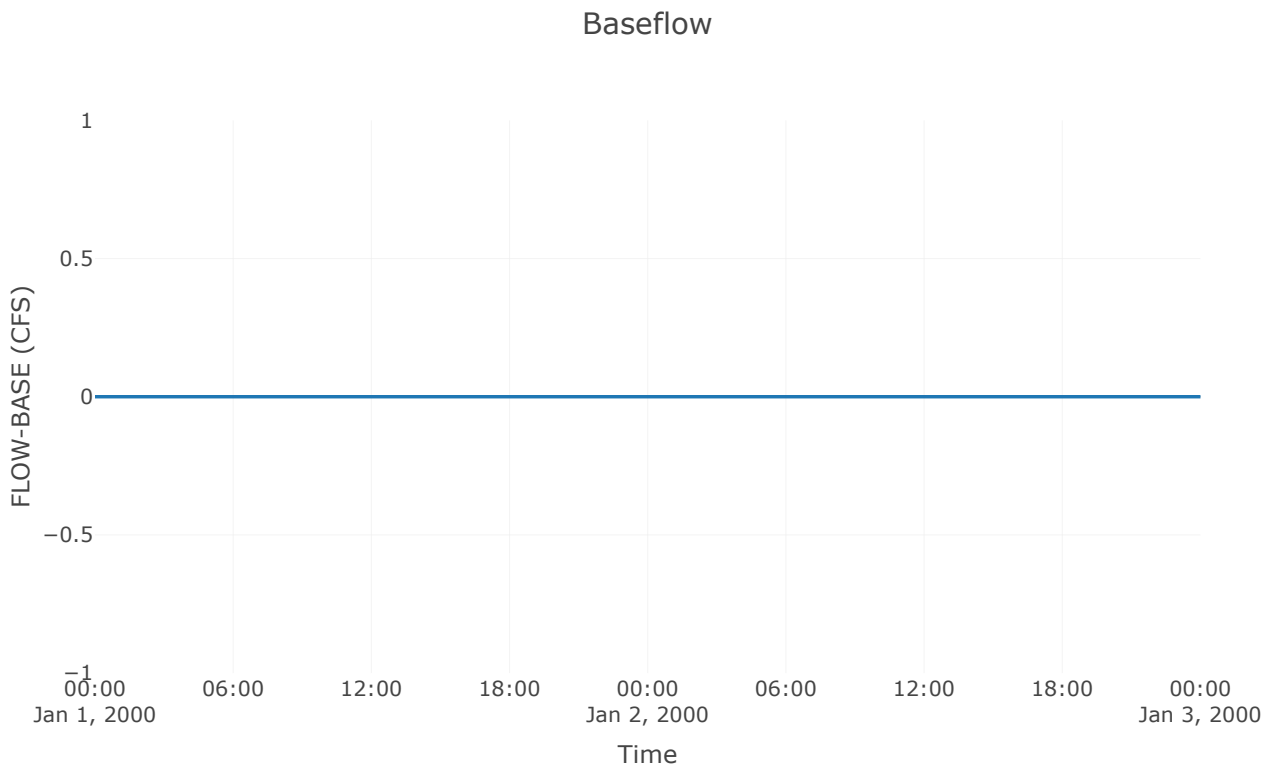
Cumulative Outflow

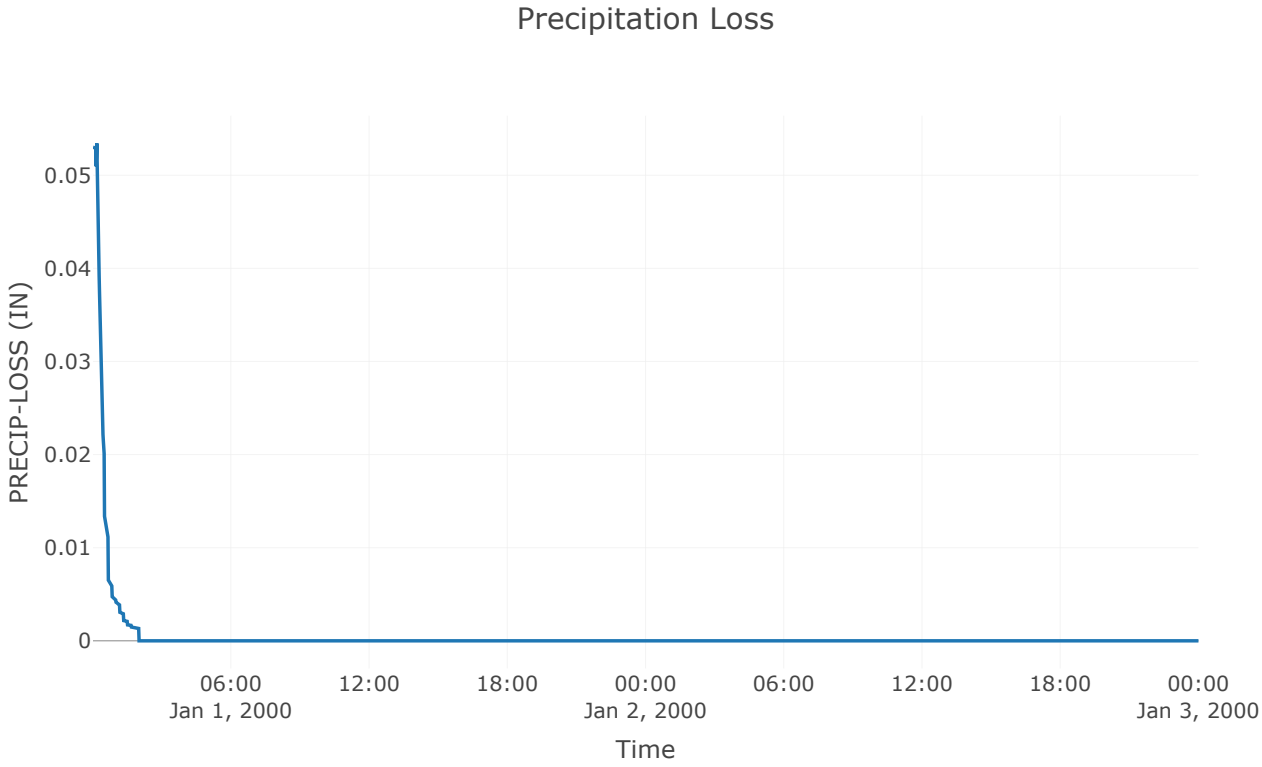


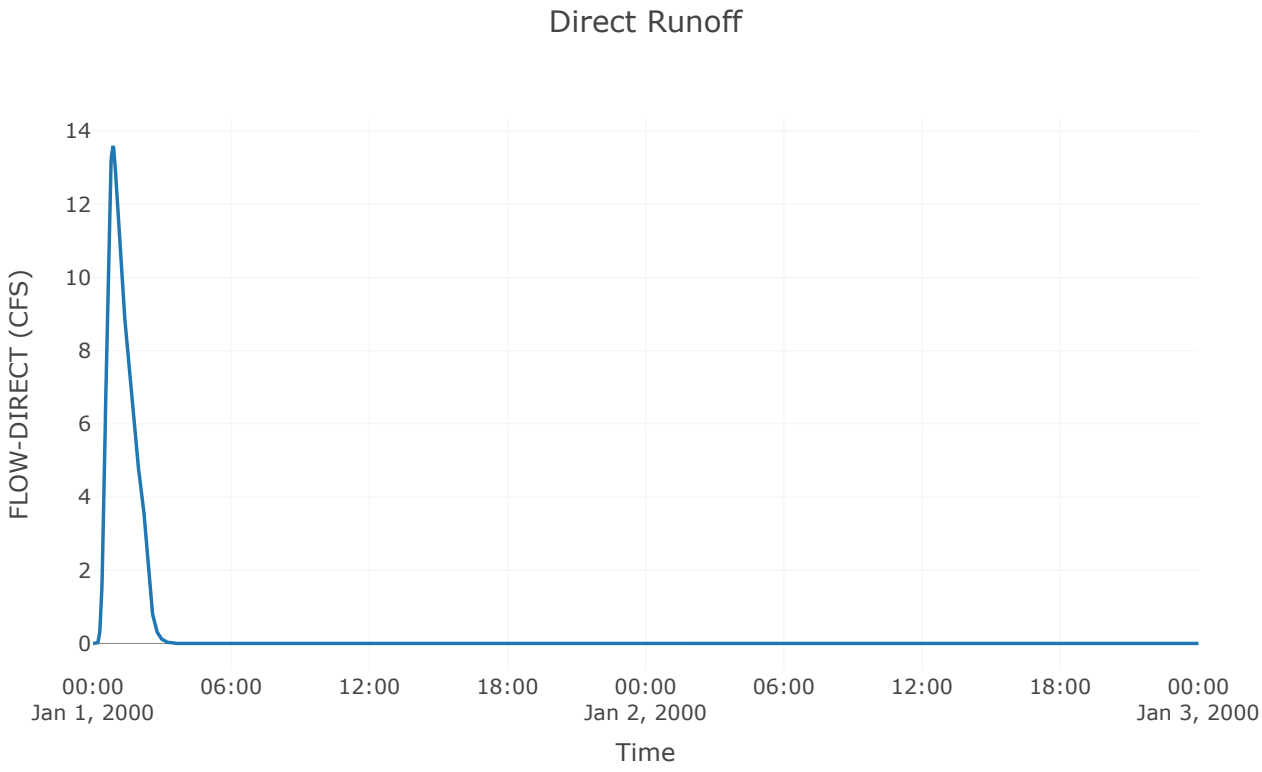
Cumulative Precipitation

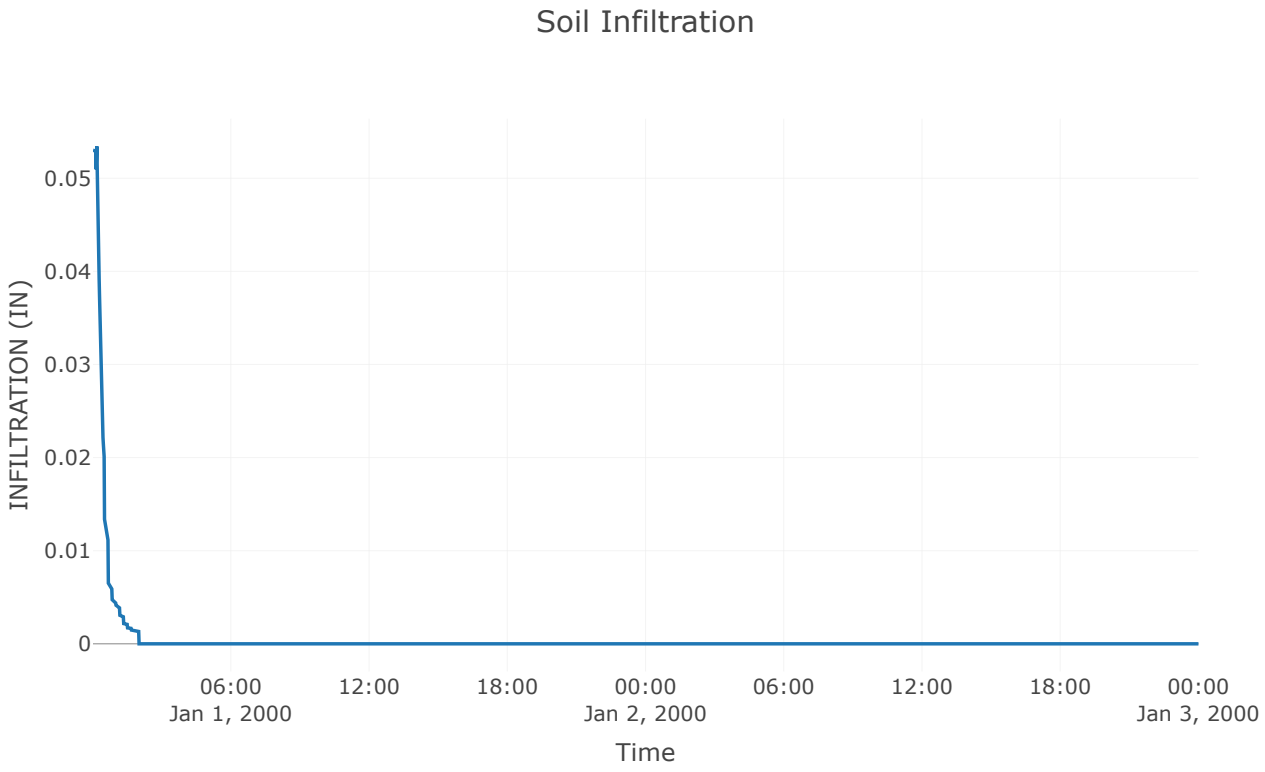



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
14
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

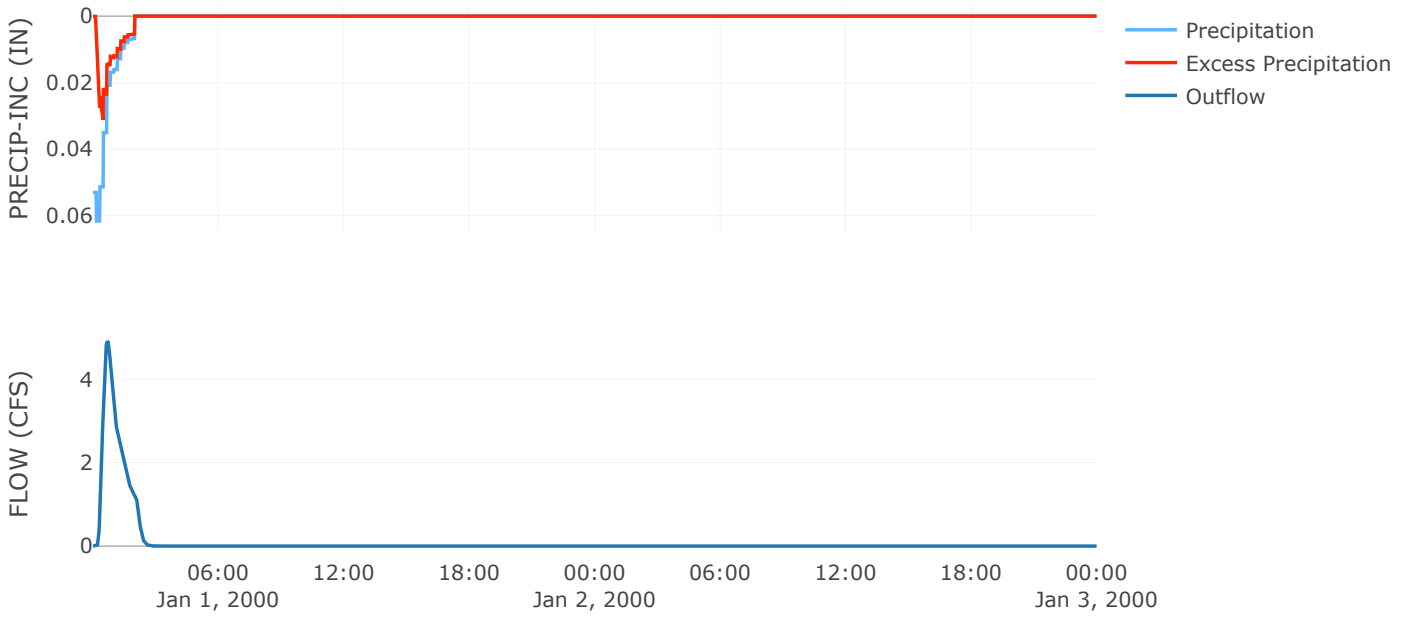
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

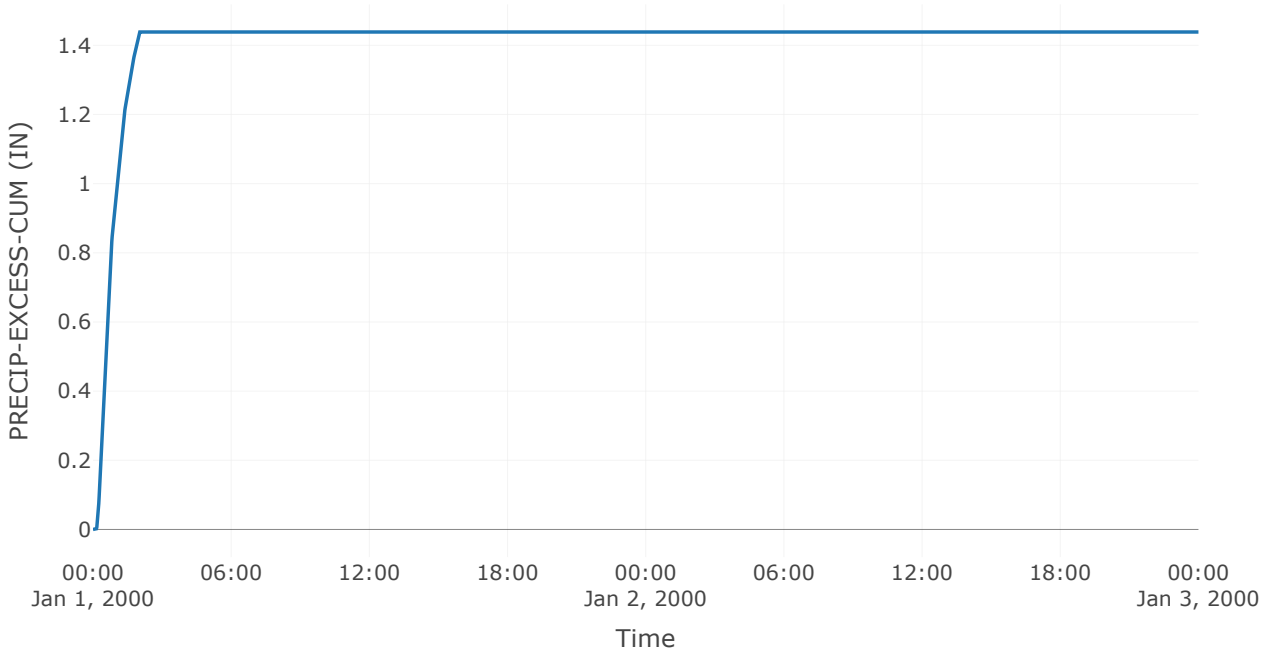
Transform: Scs	
Lag	12
Unitgraph Type	Standard

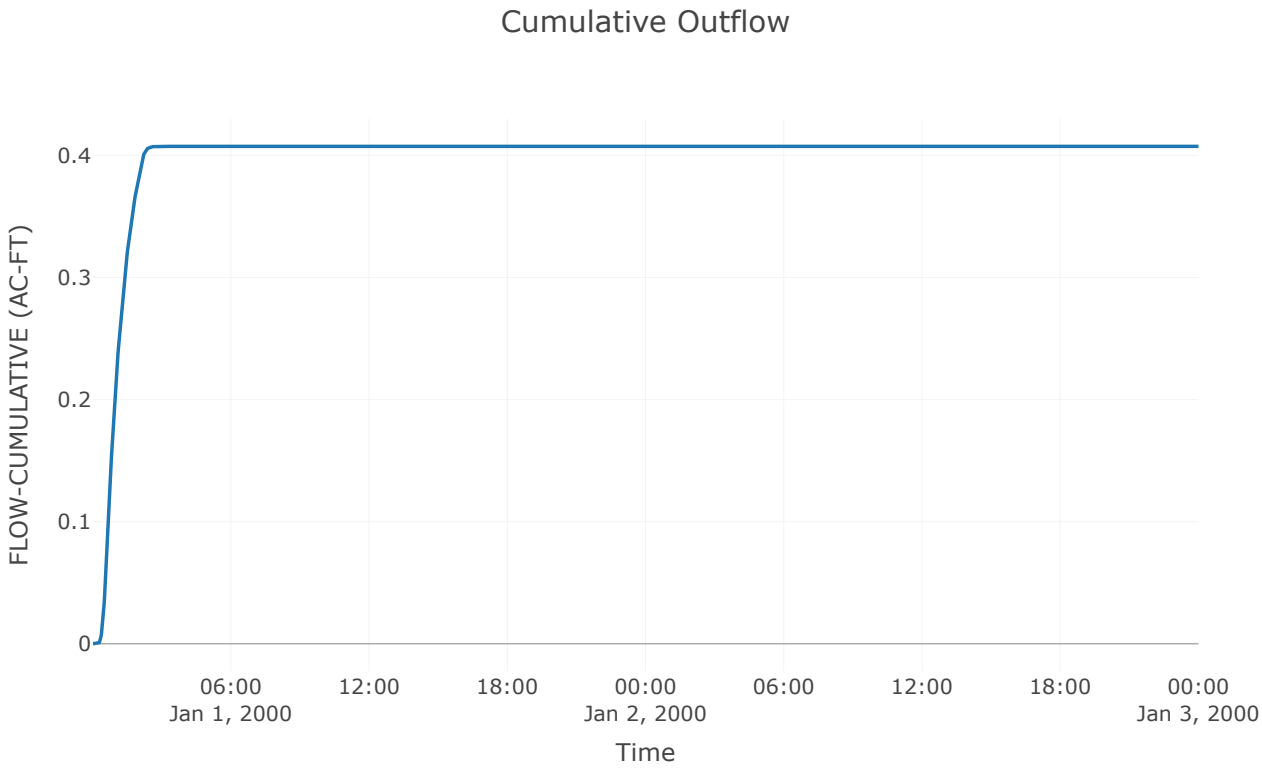
Results: Off-Site Trib2	
Peak Discharge (CFS)	4.91
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	1.44
Precipitation Volume (AC - FT)	0.85
Loss Volume (AC - FT)	0.44
Excess Volume (AC - FT)	0.41
Direct Runoff Volume (AC - FT)	0.41
Baseflow Volume (AC - FT)	0

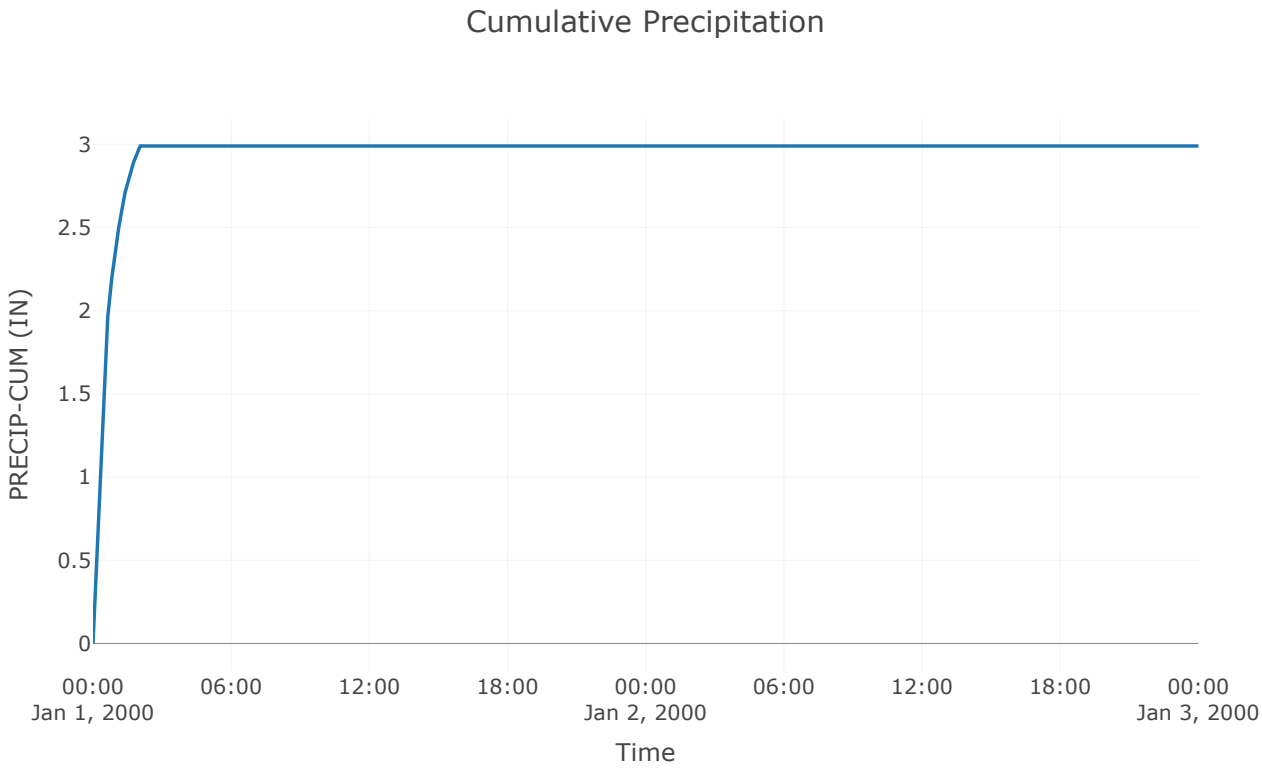
Precipitation and Outflow

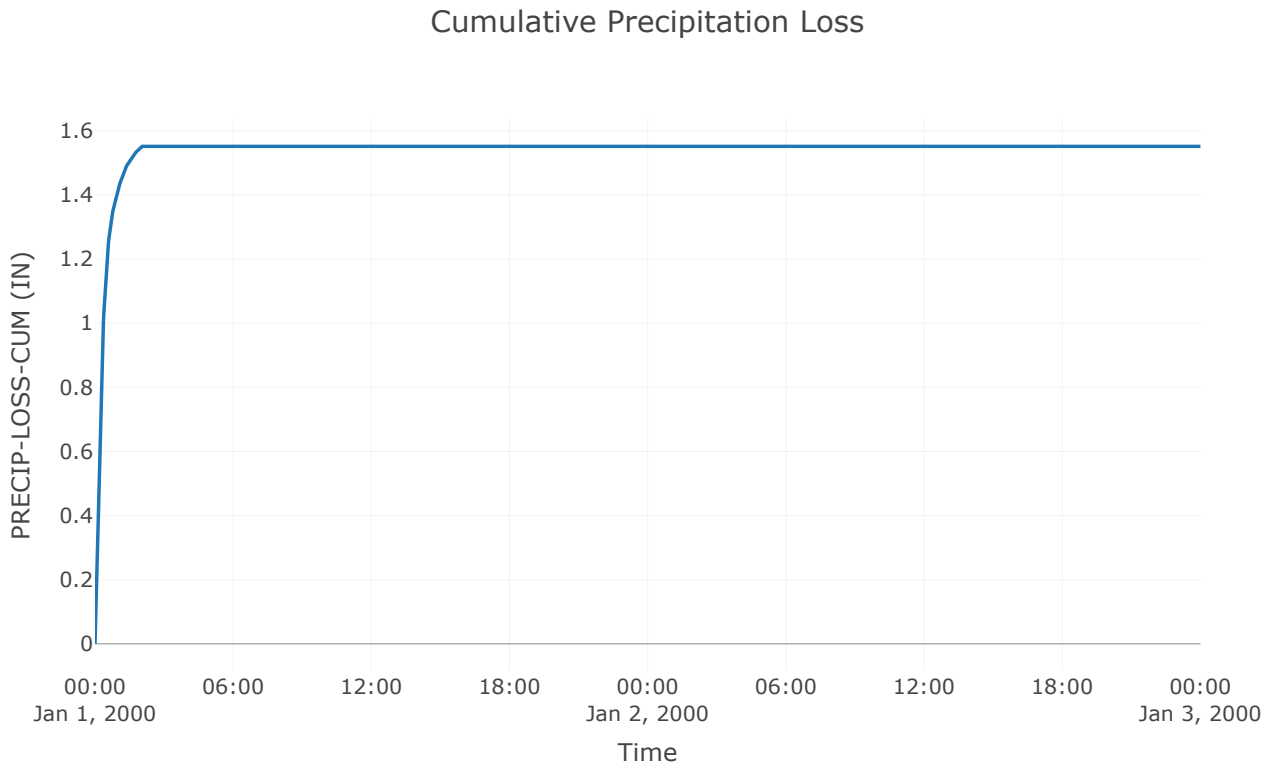


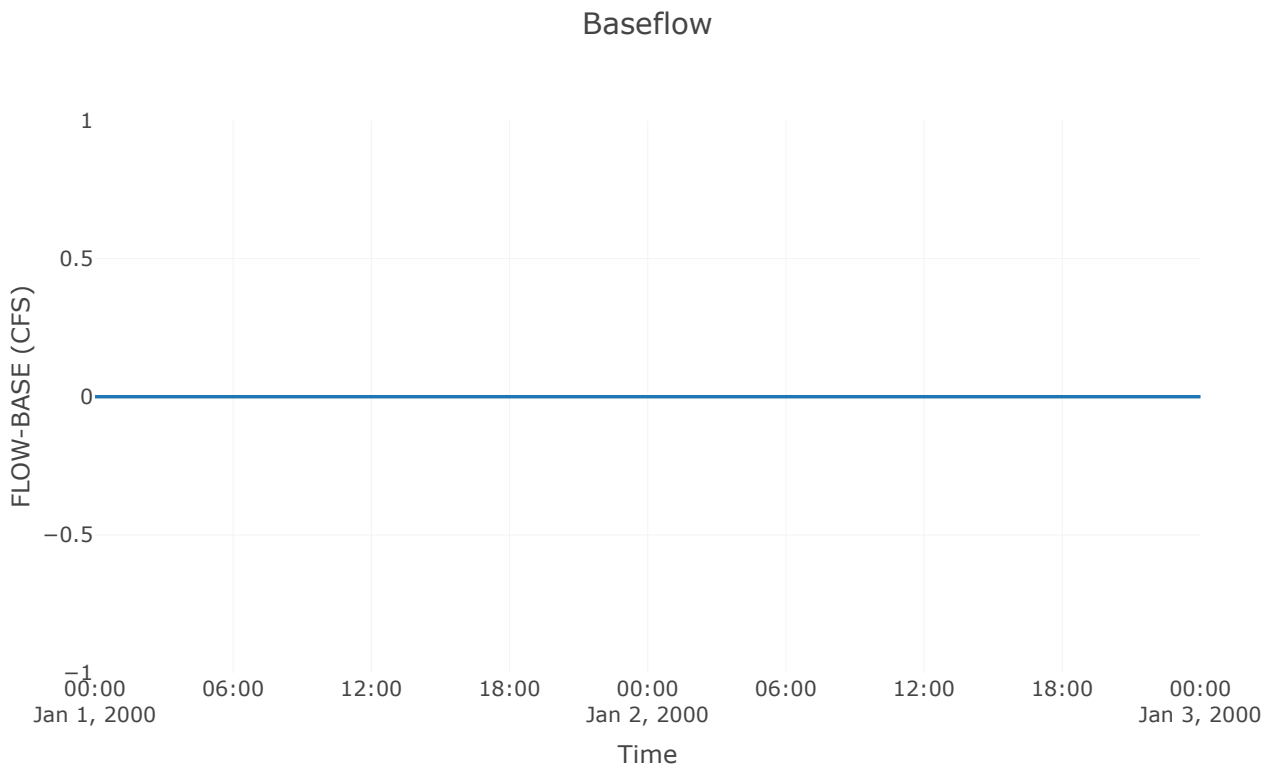
Cumulative Excess Precipitation



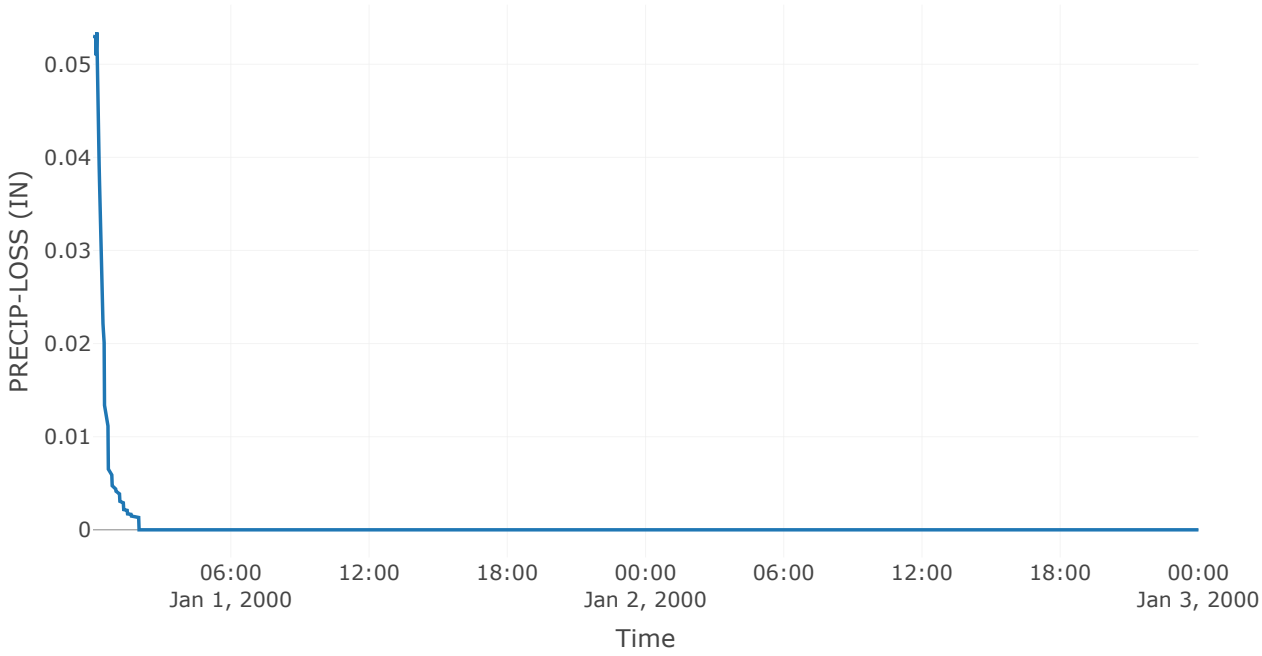

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.4
0.3
0.2
0.1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

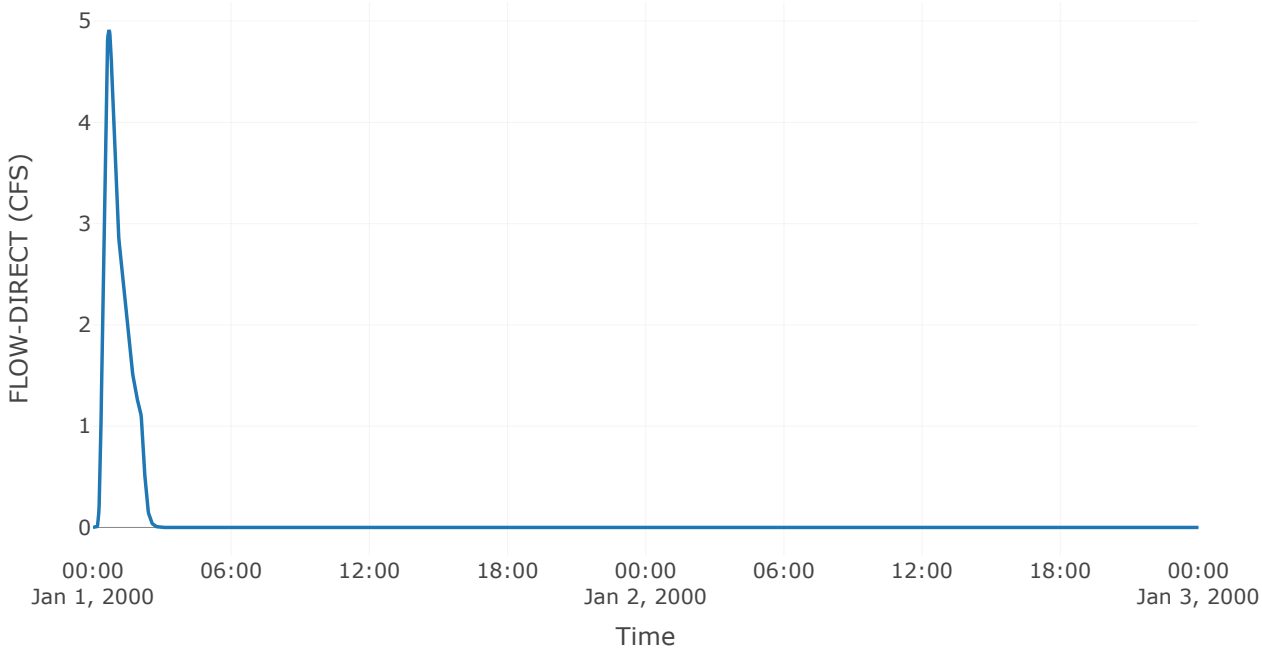

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

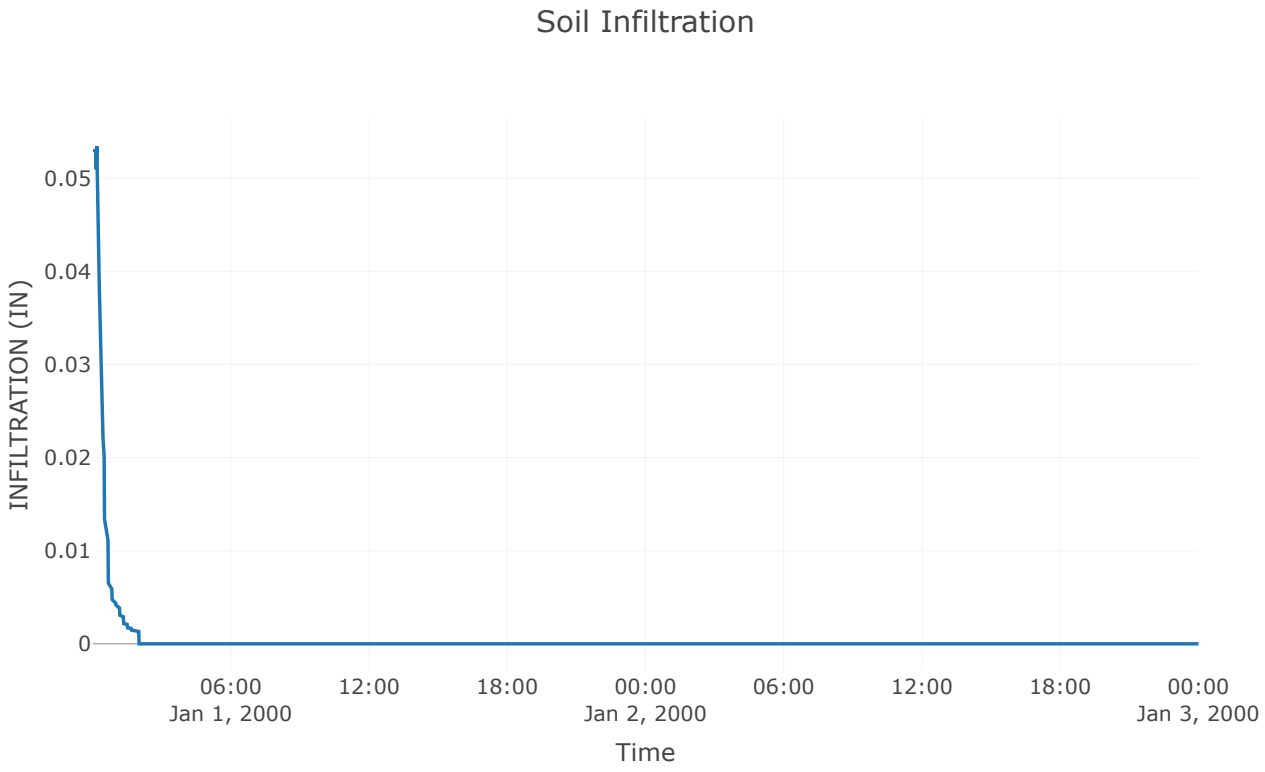

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



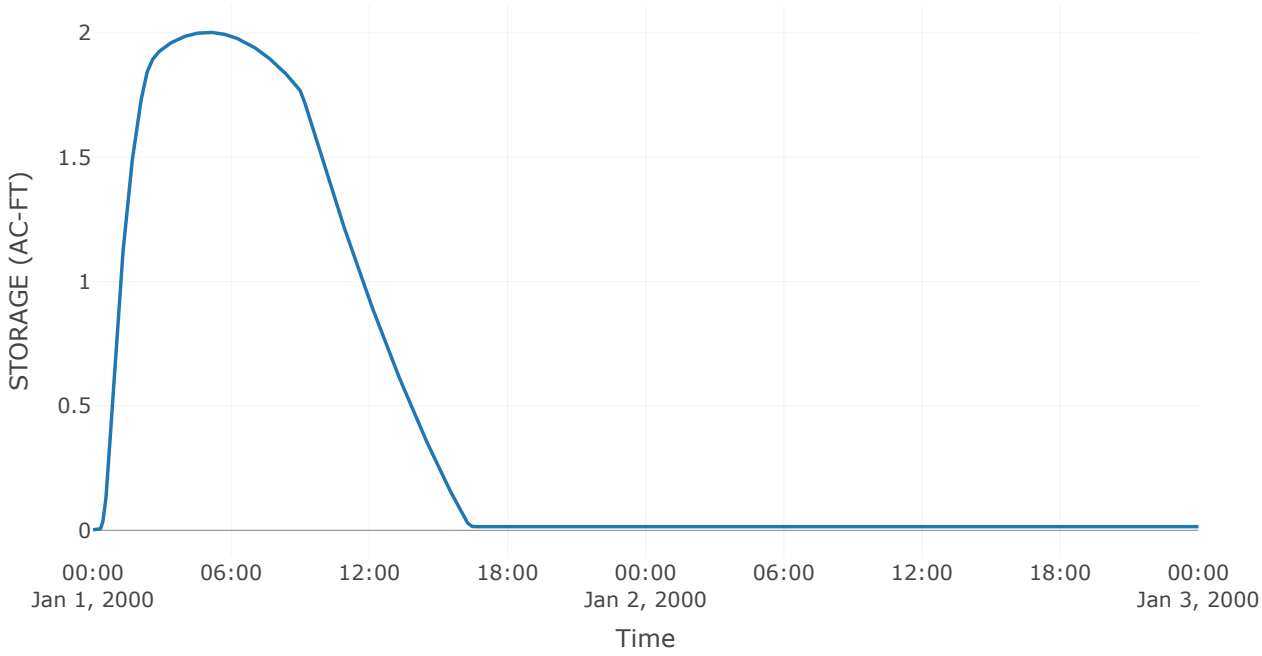

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

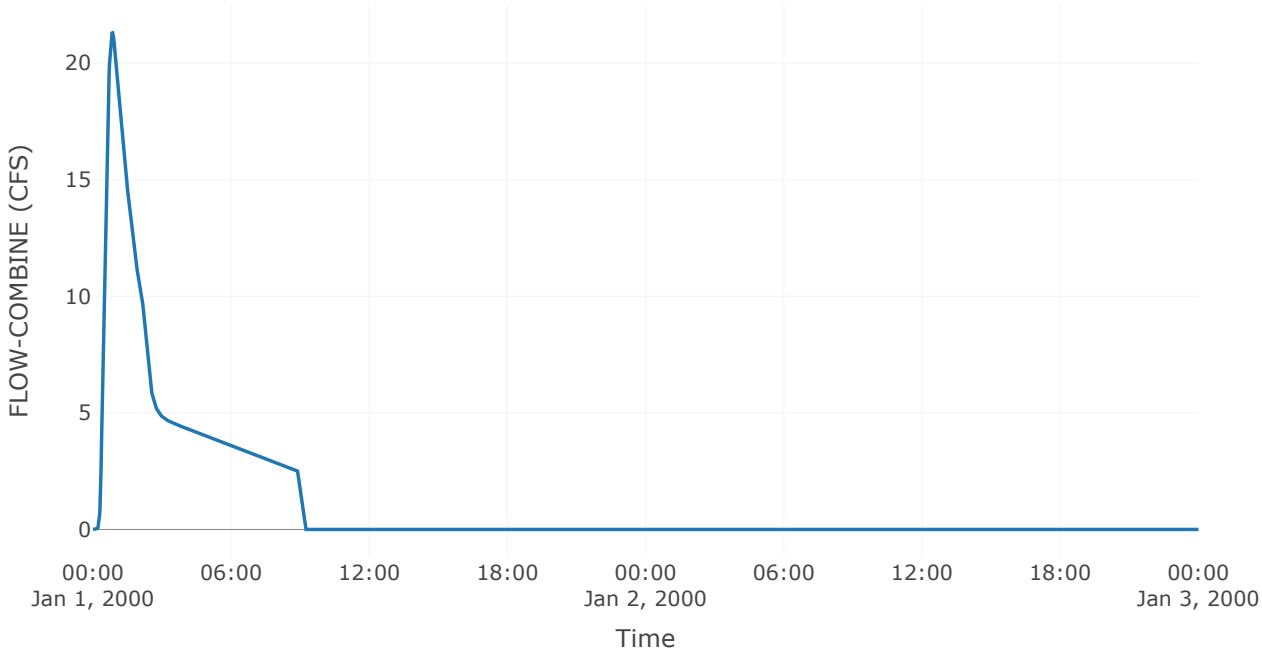
Downstream : Basin 3

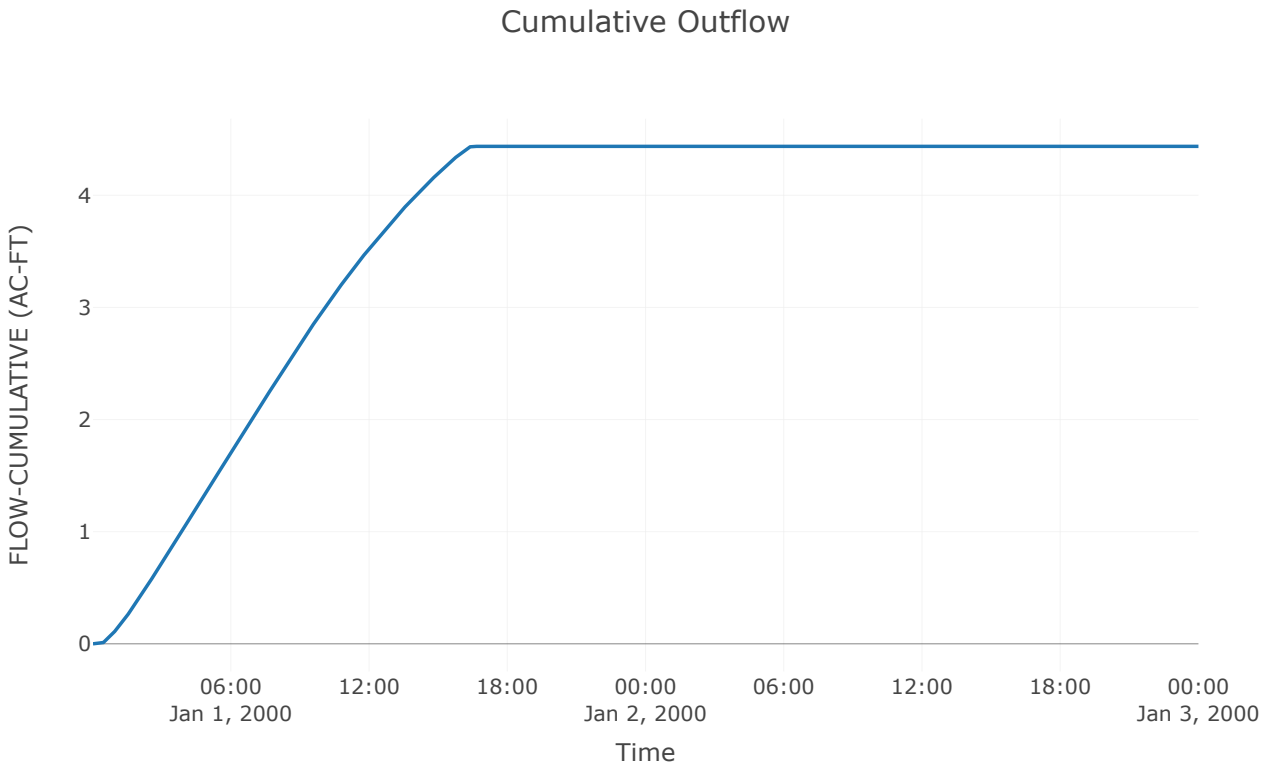
Results: Basin 2	
Peak Discharge (CFS)	3.98
Time of Peak Discharge	01Jan2000, 05:00
Volume (IN)	1.53
Peak Inflow (CFS)	21.34
Time of Peak Inflow	01Jan2000, 00:50
Inflow Volume (AC - FT)	4.45
Maximum Storage (AC - FT)	2
Peak Elevation (FT)	693.96
Discharge Volume (AC - FT)	4.44

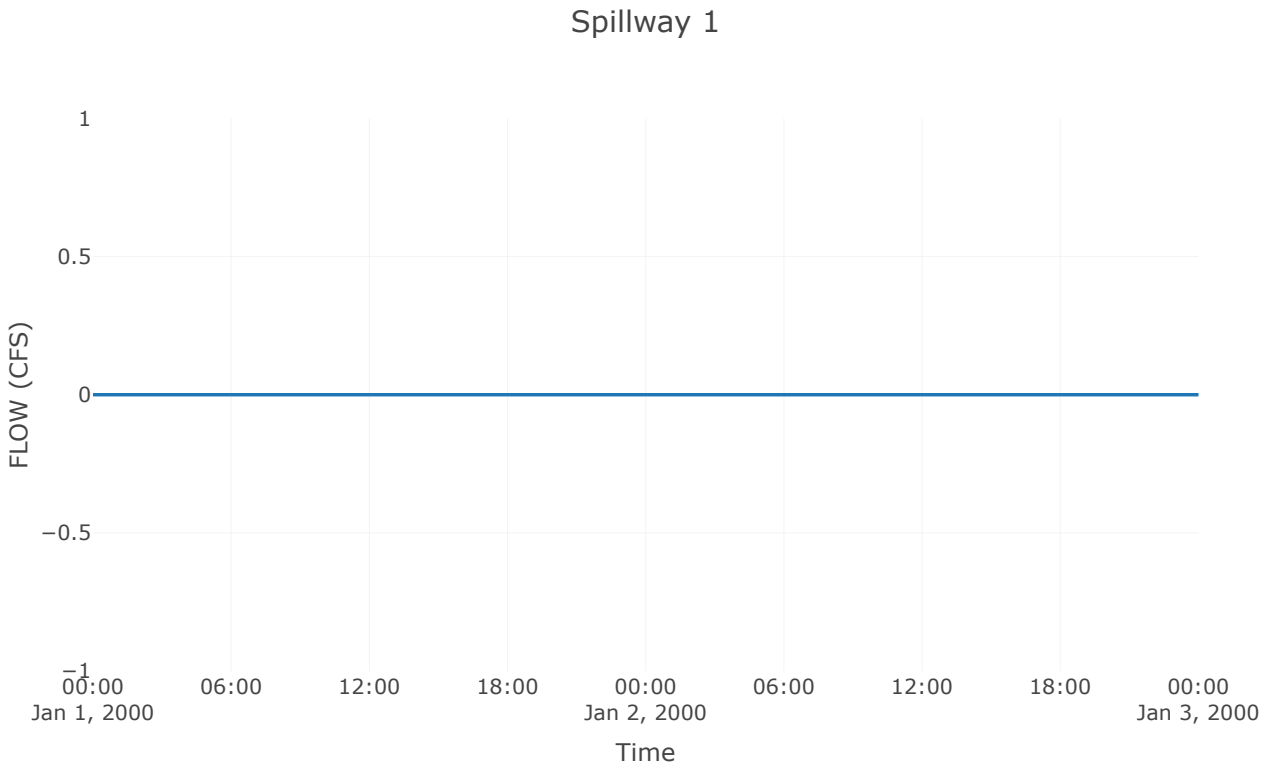
Storage



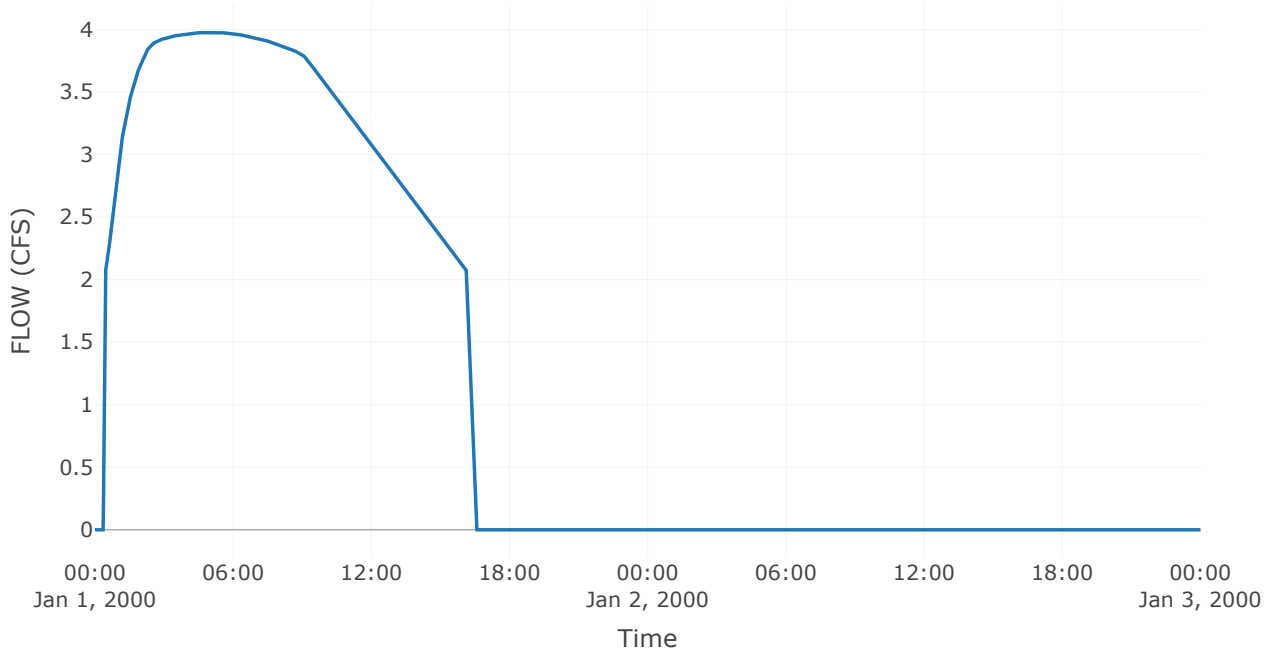
Combined Inflow



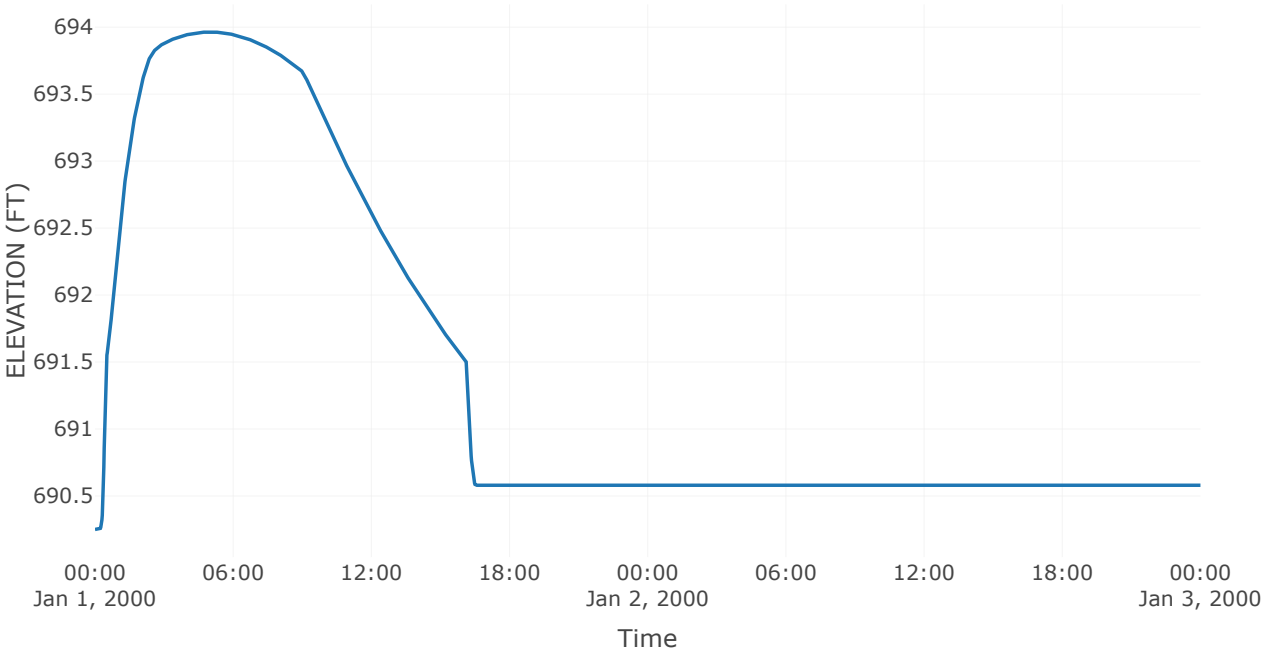

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

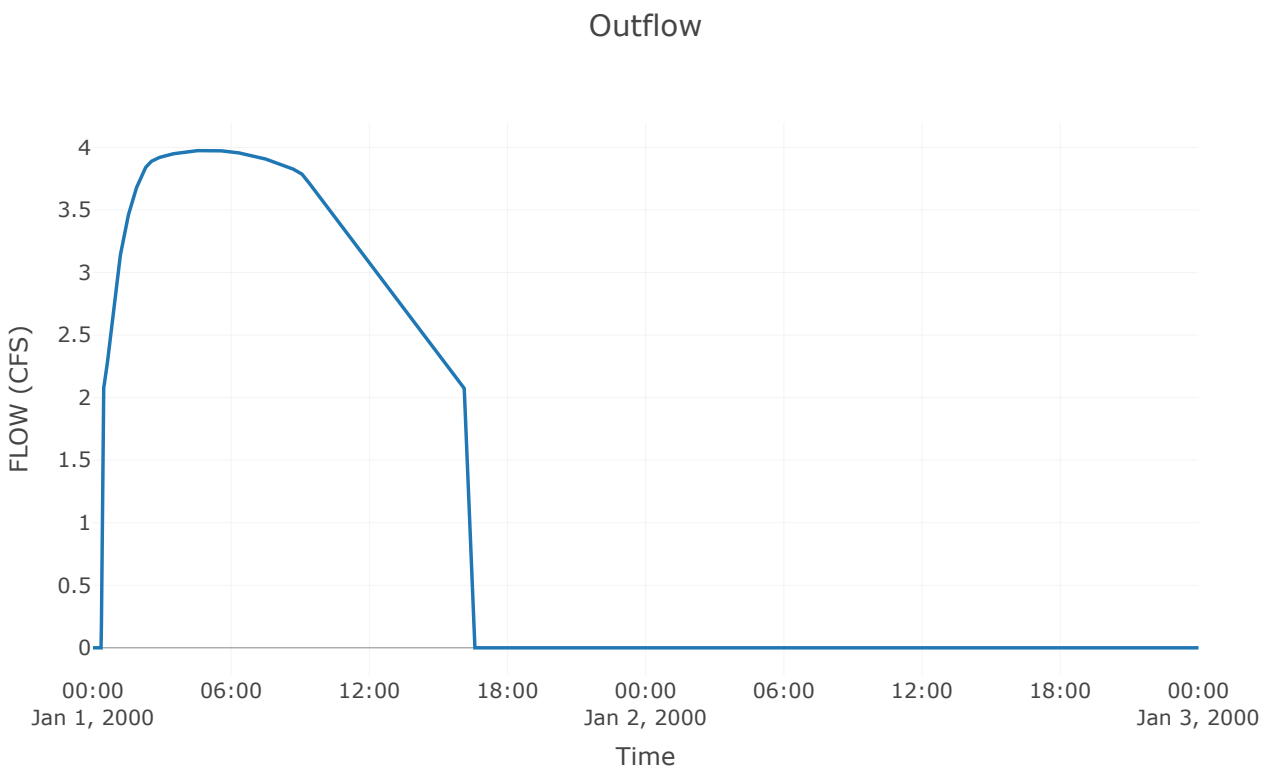

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
4
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

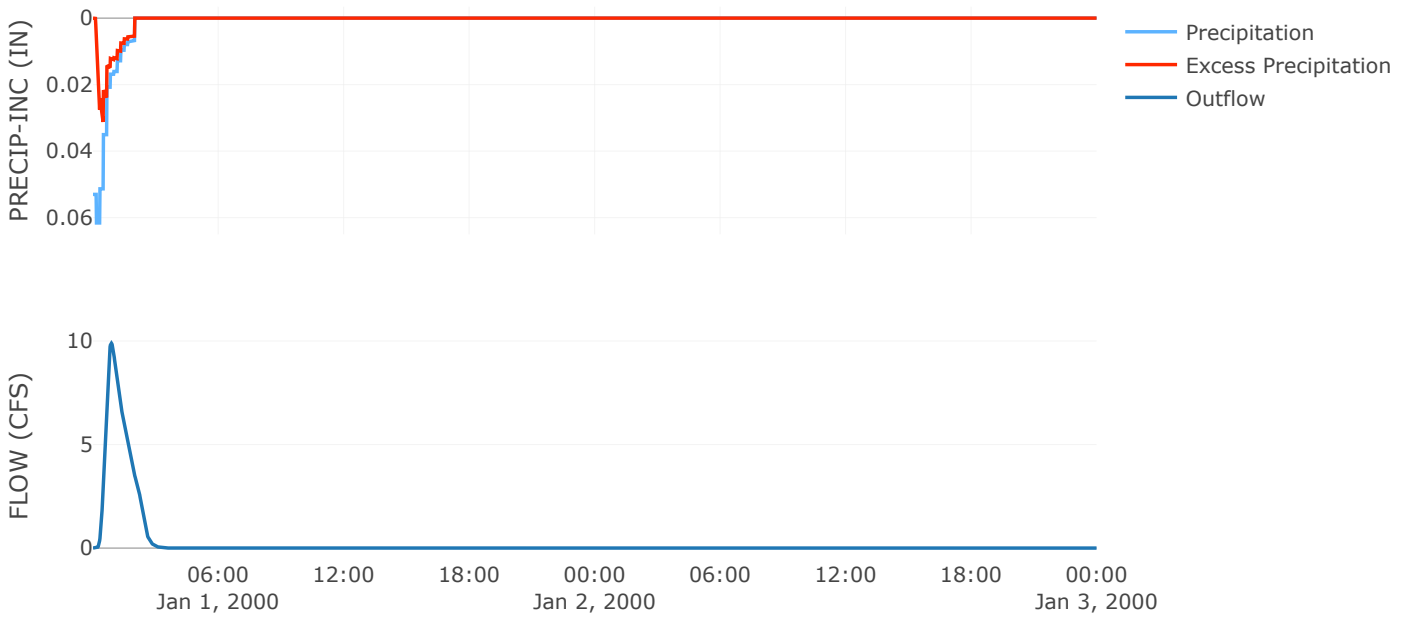
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

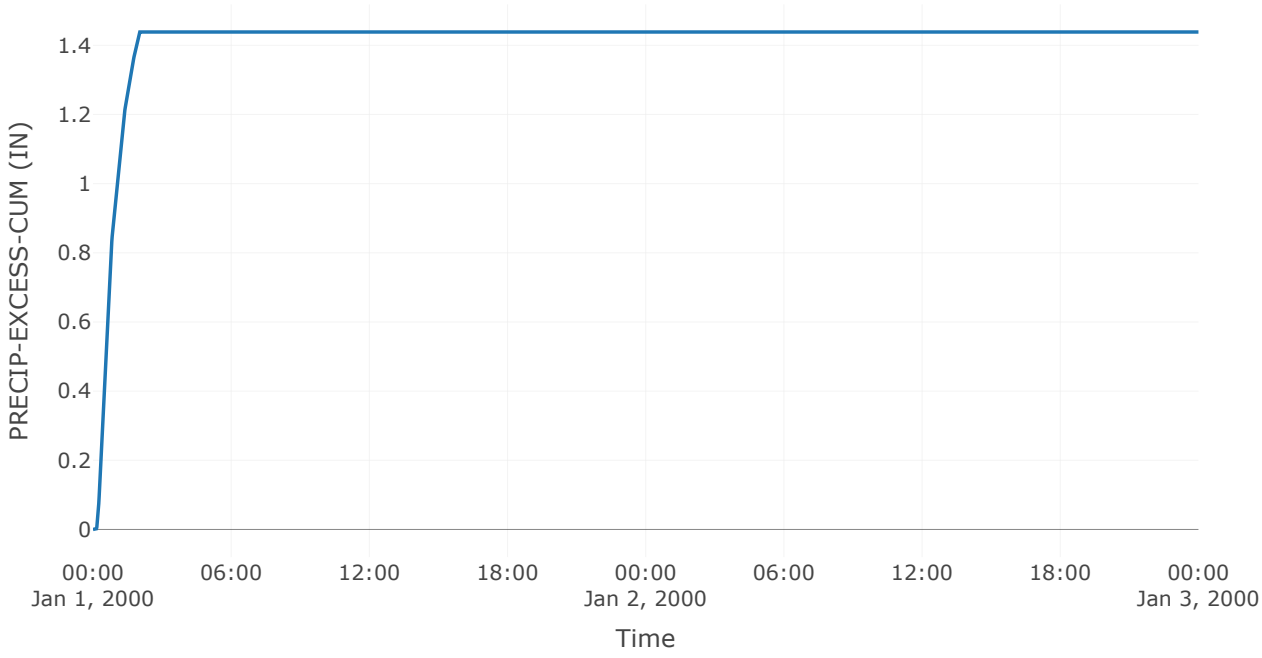
Transform: Scs	
Lag	21
Unitgraph Type	Standard

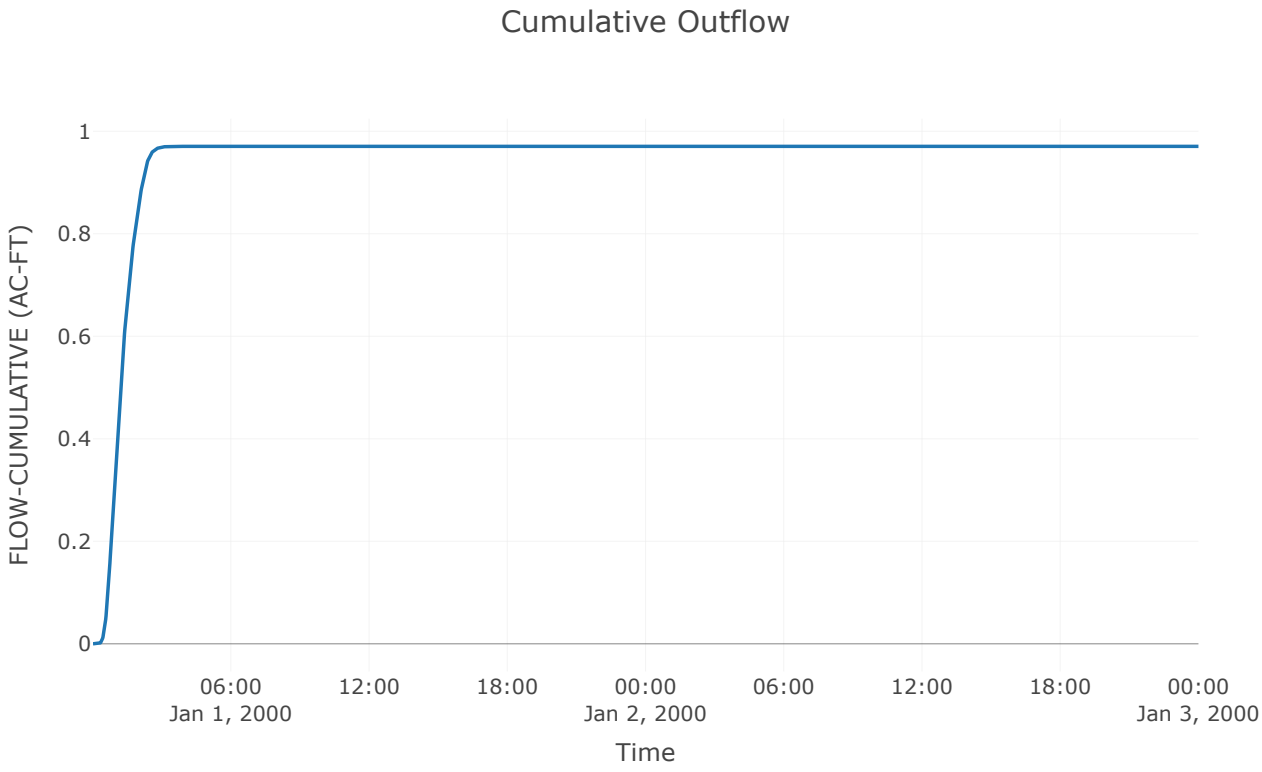
Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	9.89
Time of Peak Discharge	01Jan2000, 00:52
Volume (IN)	1.44
Precipitation Volume (AC - FT)	2.02
Loss Volume (AC - FT)	1.05
Excess Volume (AC - FT)	0.97
Direct Runoff Volume (AC - FT)	0.97
Baseflow Volume (AC - FT)	0

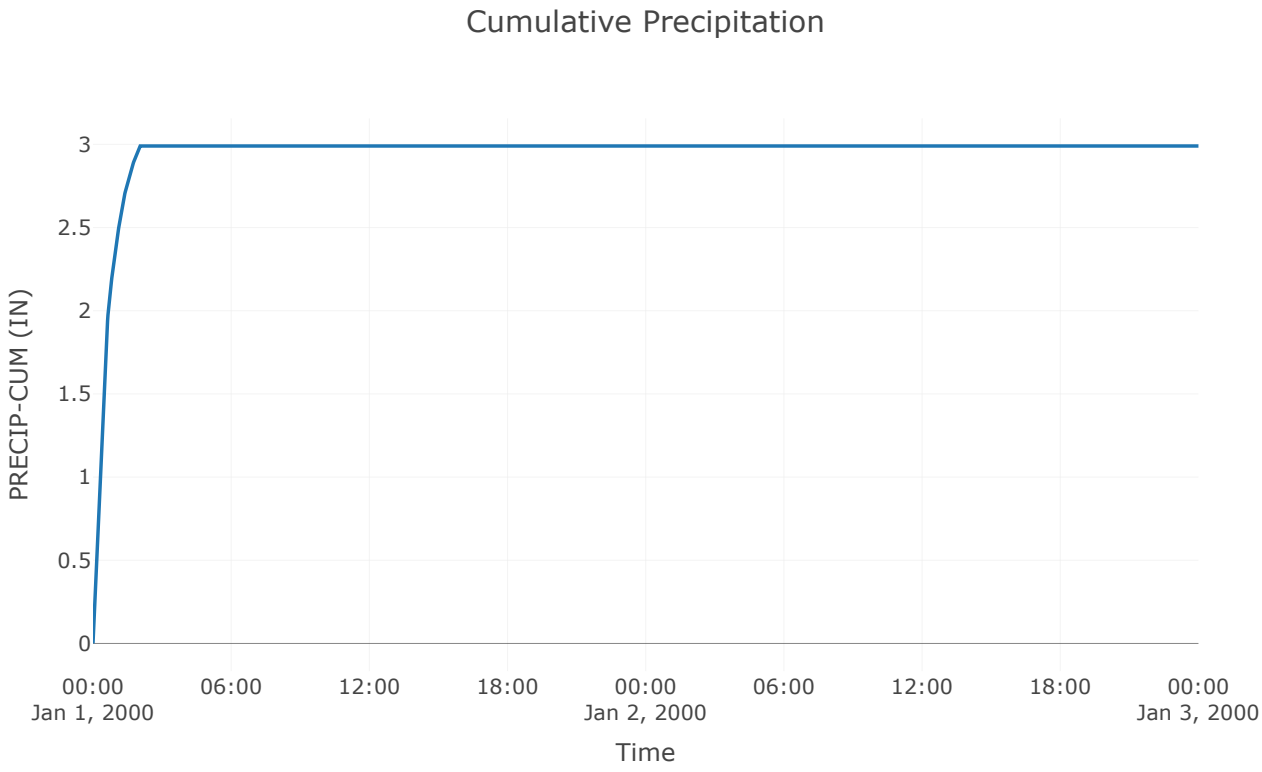
Precipitation and Outflow

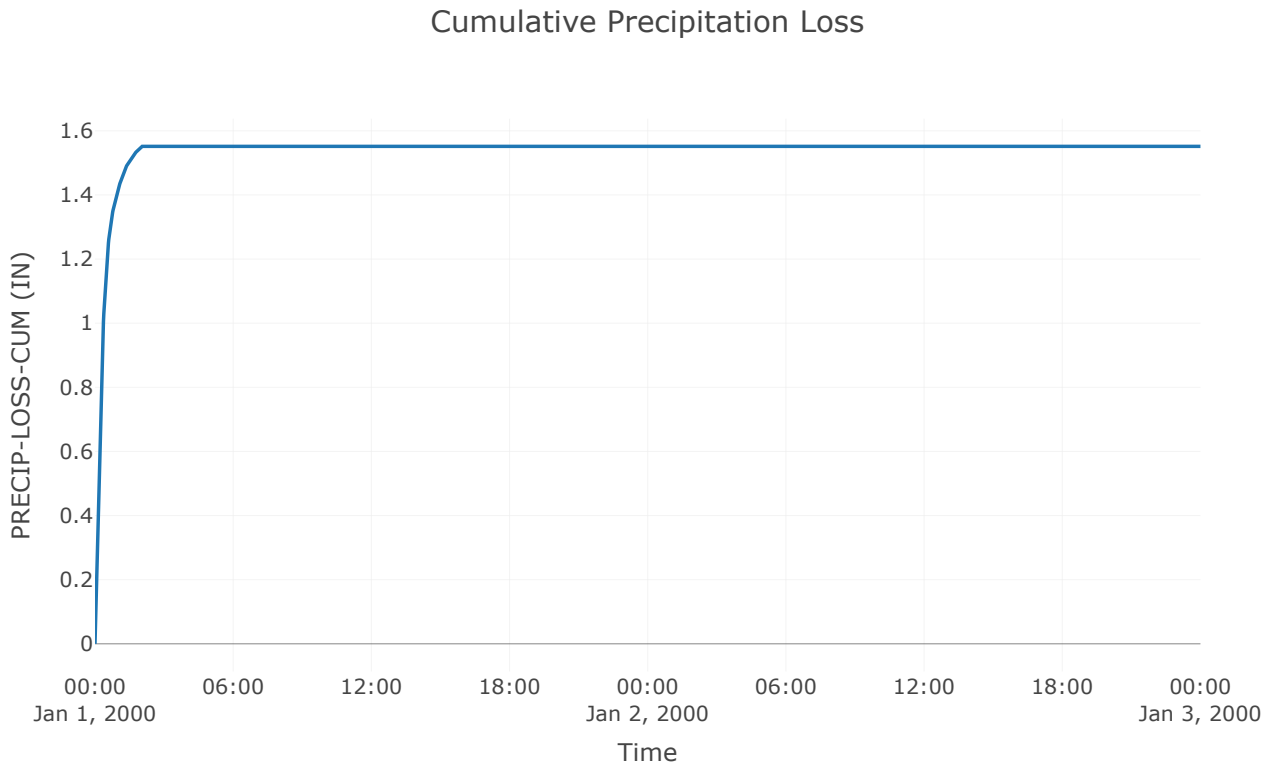


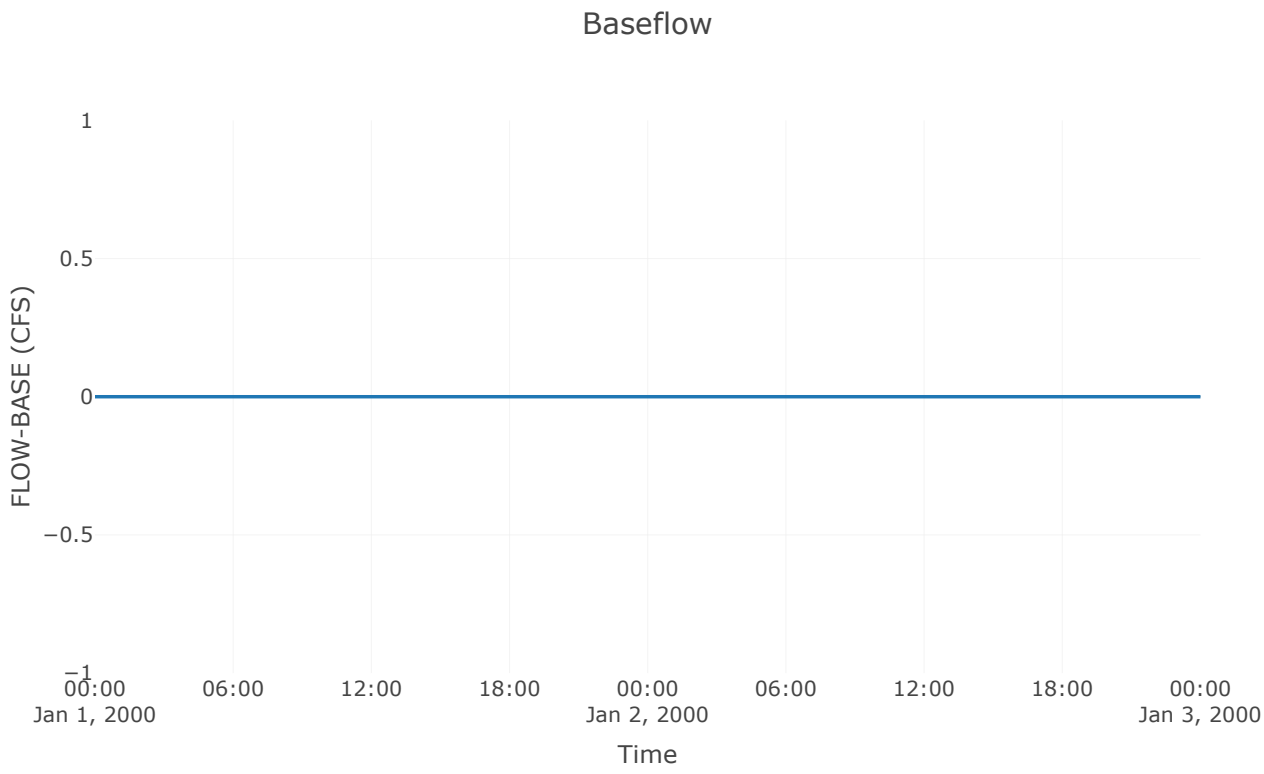
Cumulative Excess Precipitation

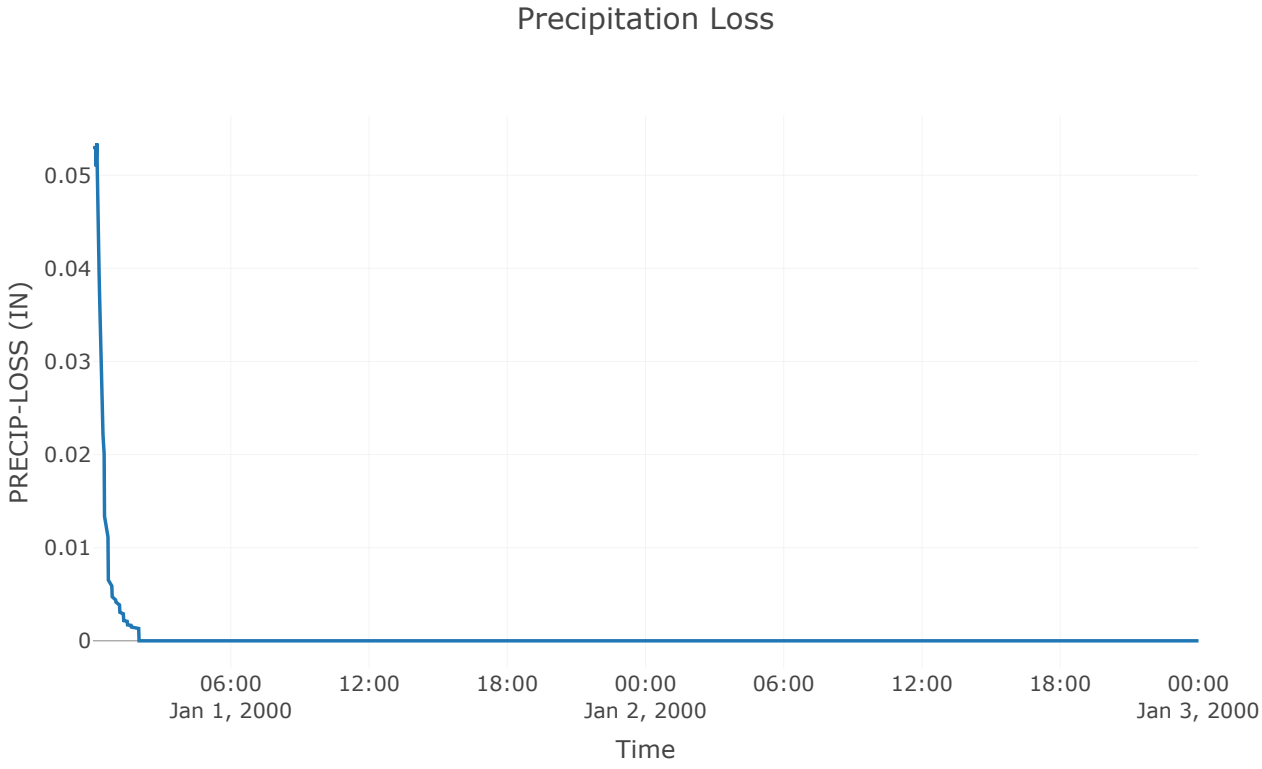


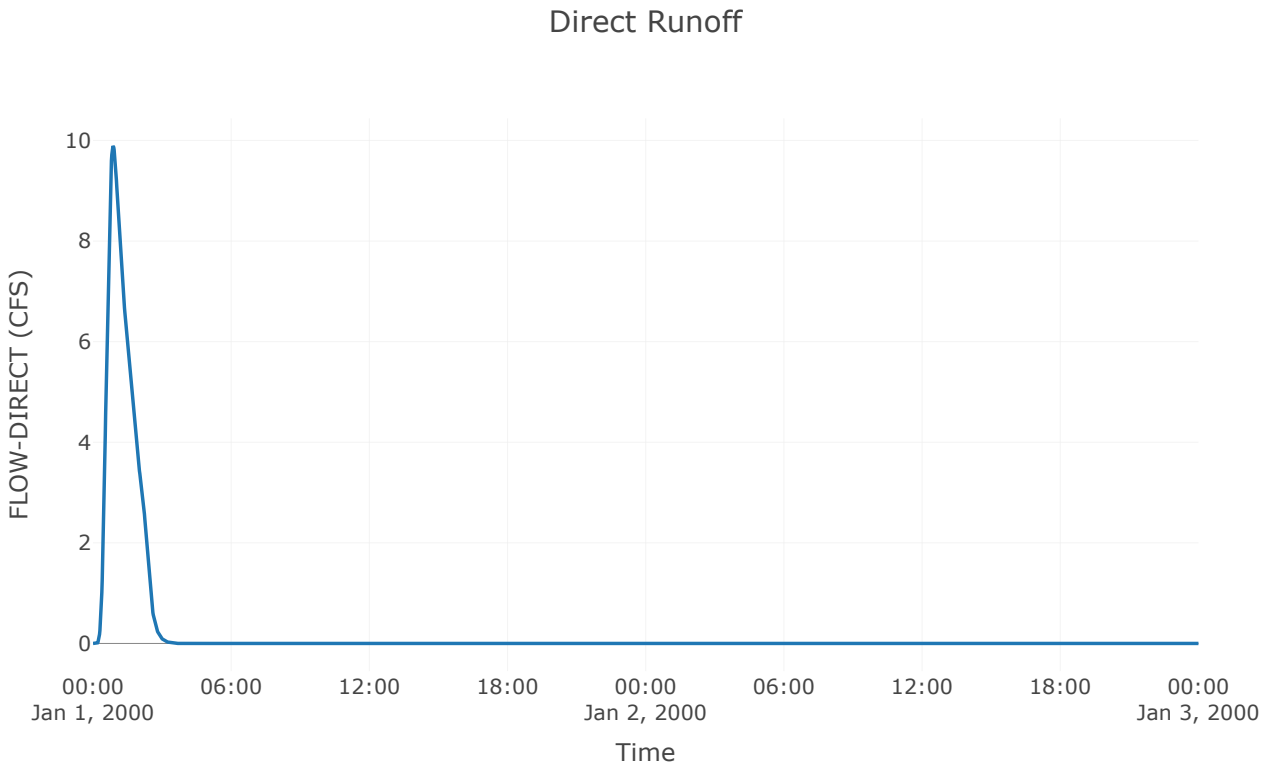

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

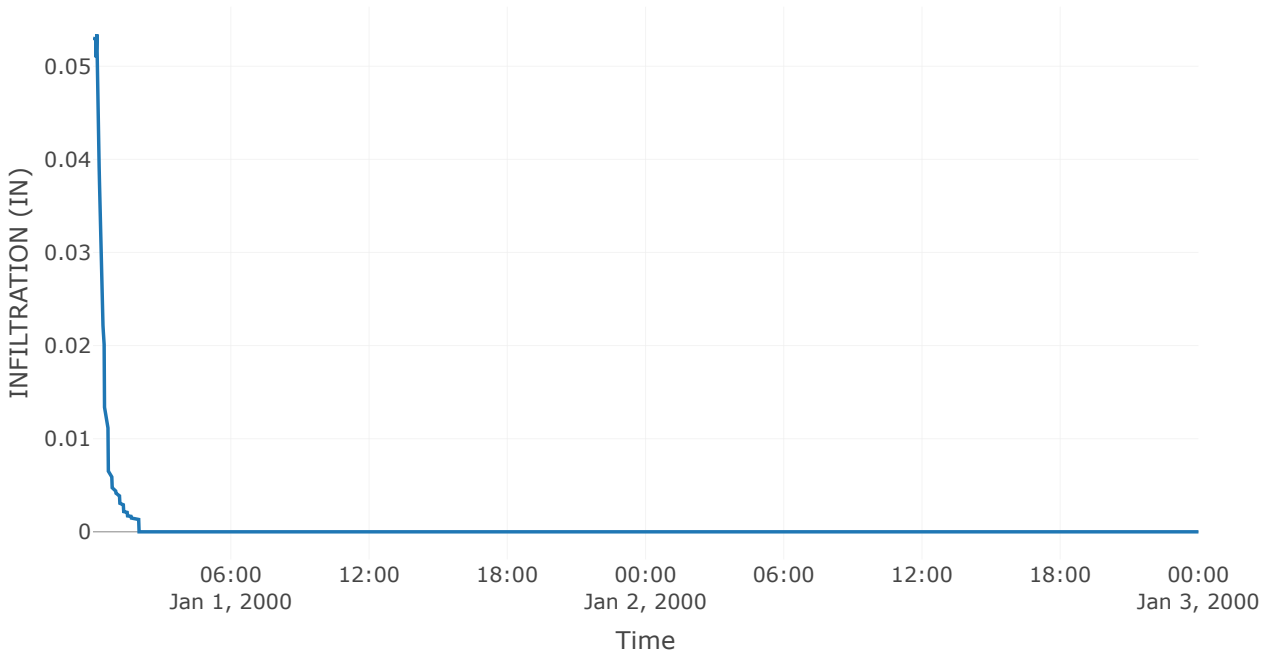

Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

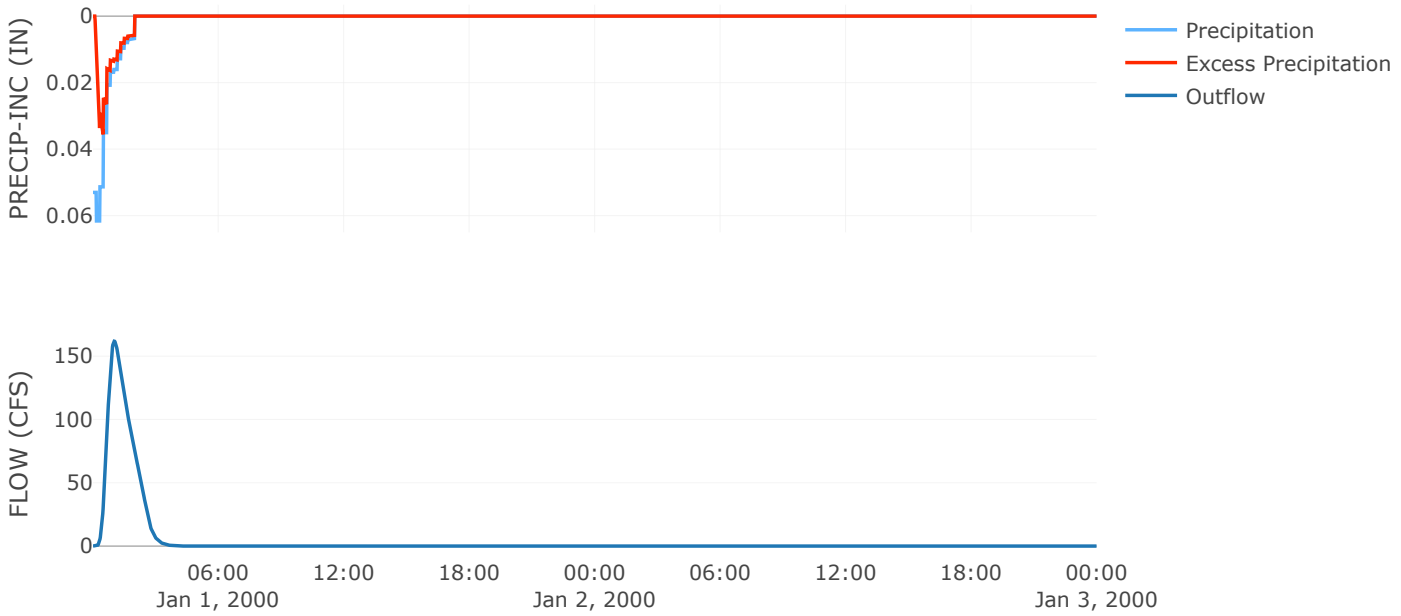
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

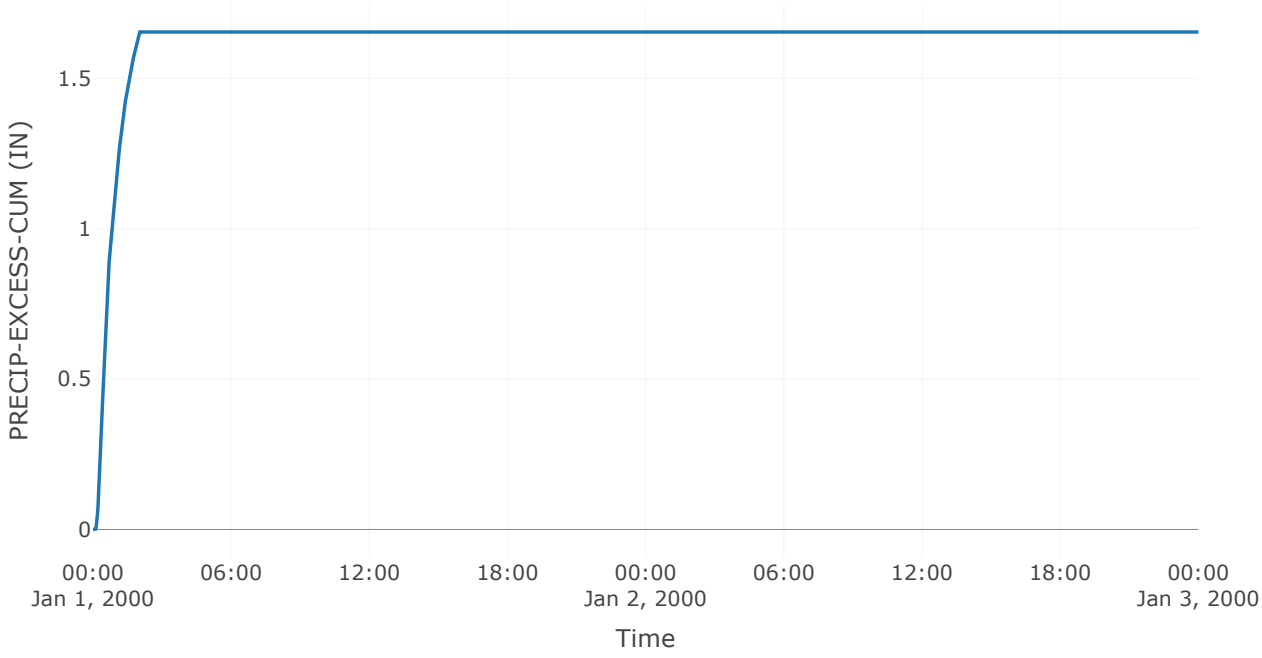
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

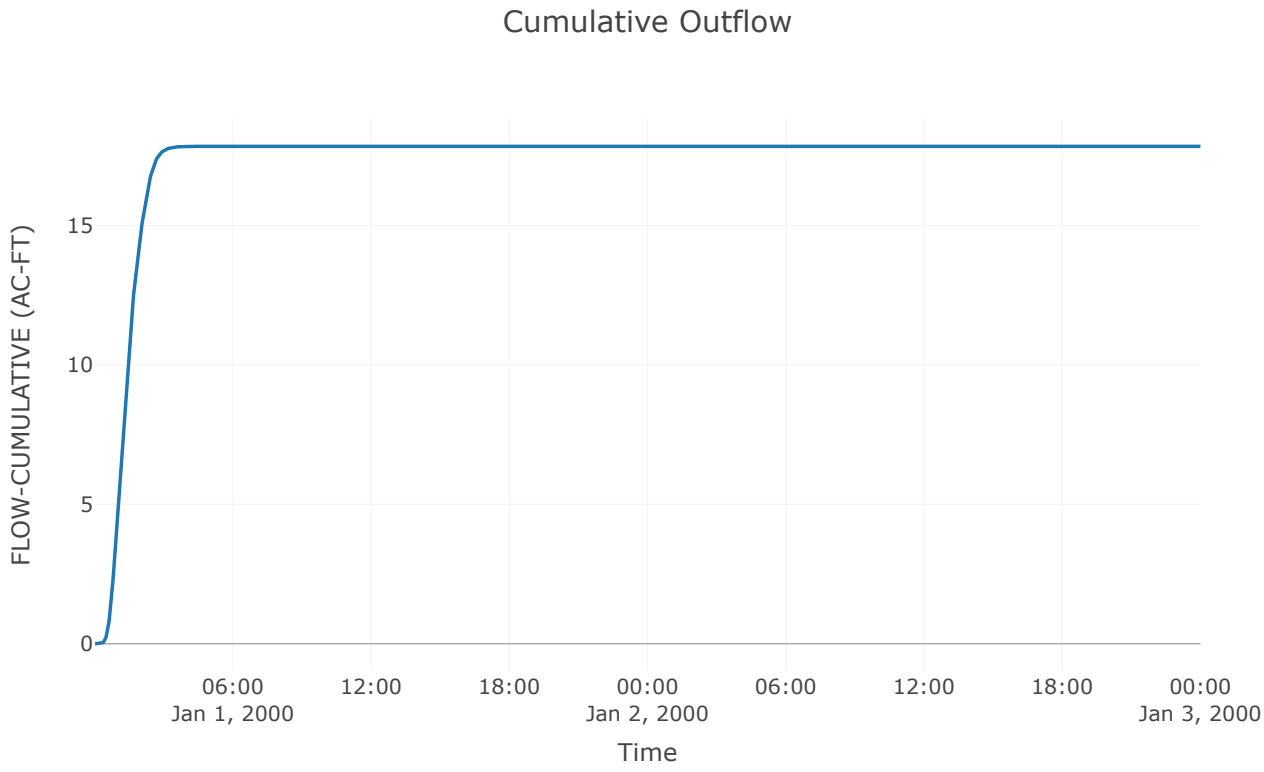
Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	161.81
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.65
Precipitation Volume (AC - FT)	32.24
Loss Volume (AC - FT)	14.4
Excess Volume (AC - FT)	17.83
Direct Runoff Volume (AC - FT)	17.83
Baseflow Volume (AC - FT)	0

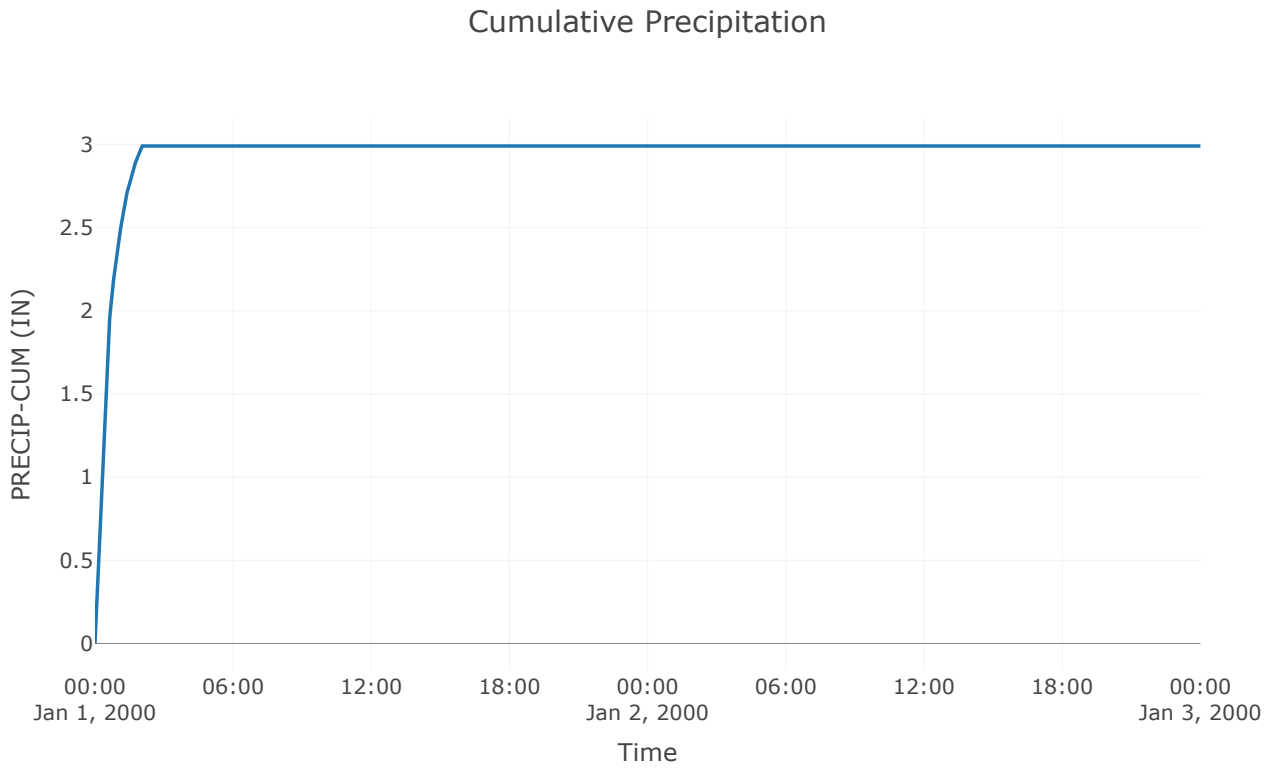
Precipitation and Outflow

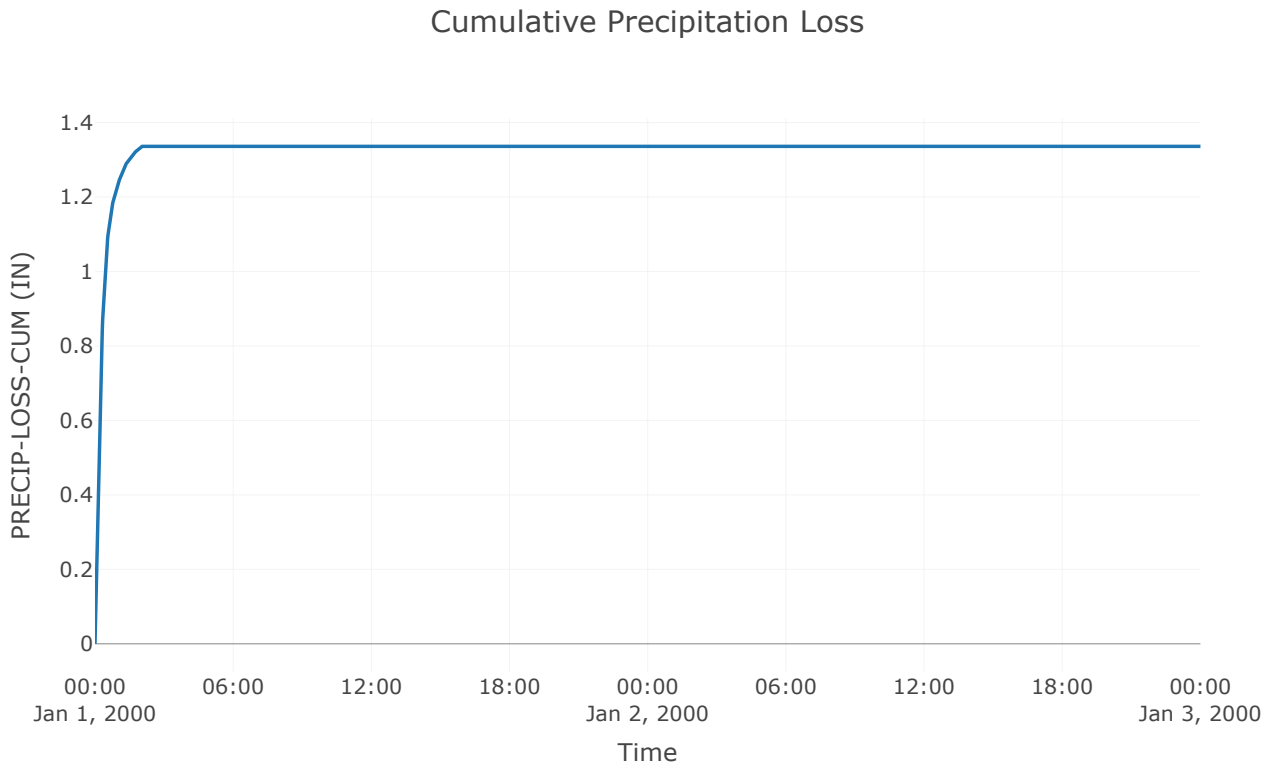


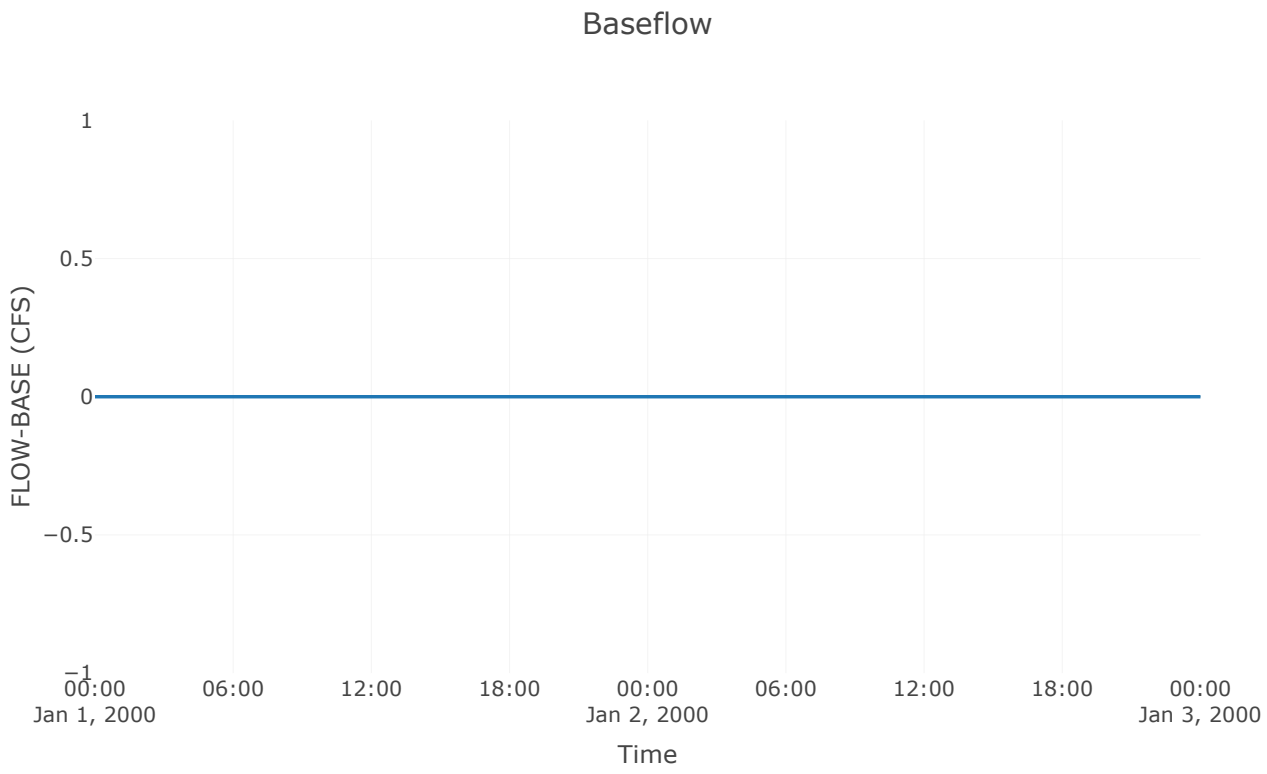
Cumulative Excess Precipitation

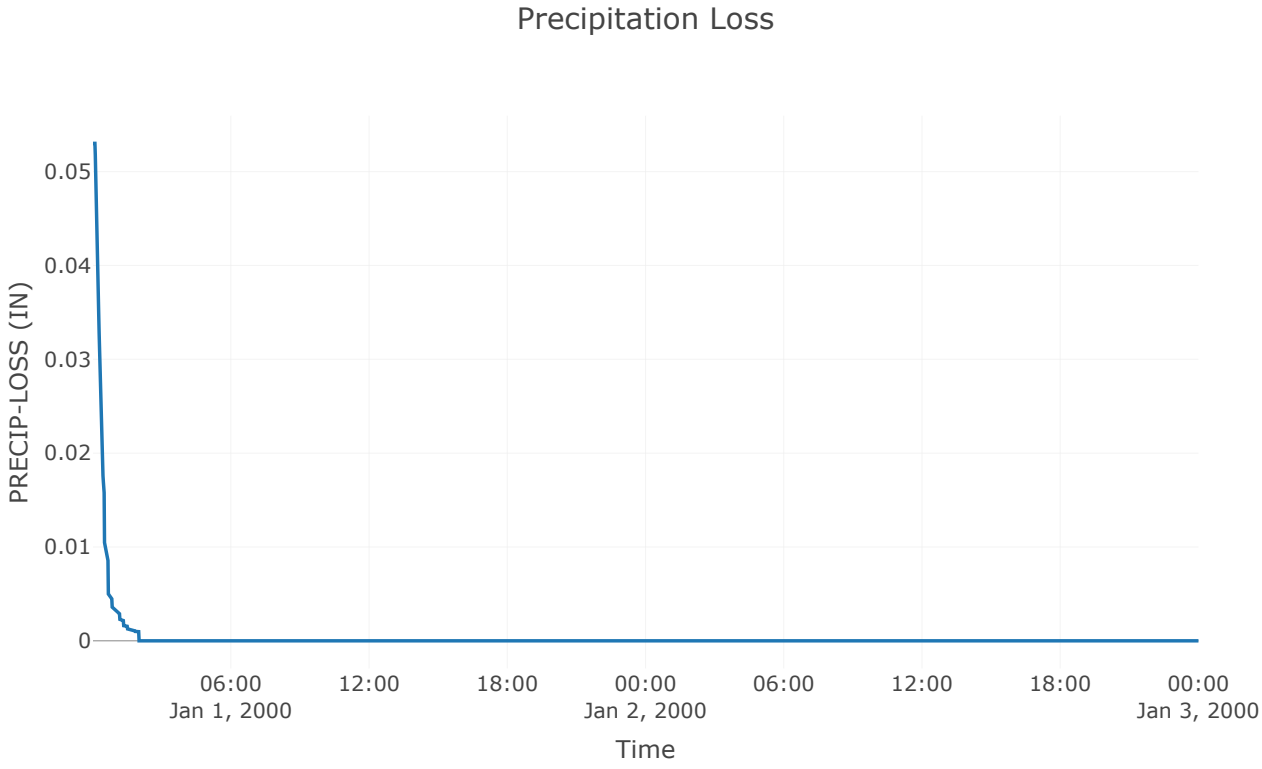


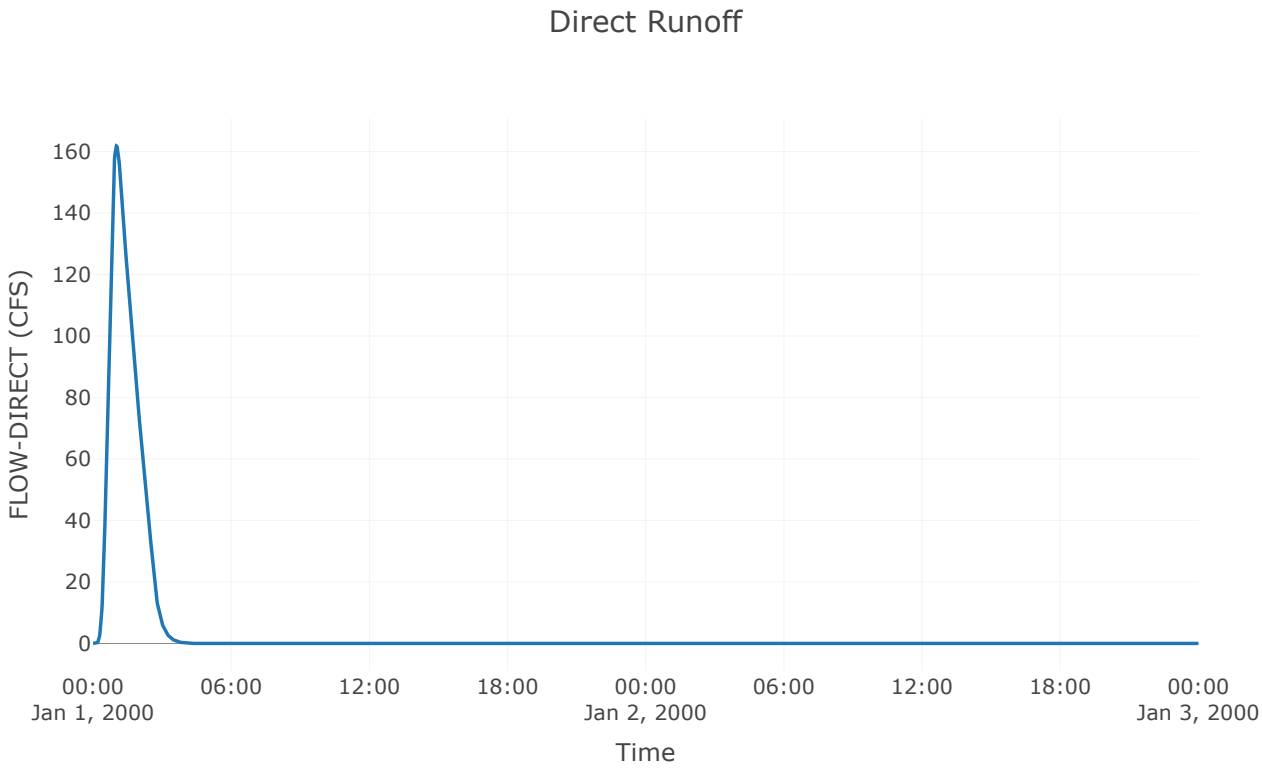

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

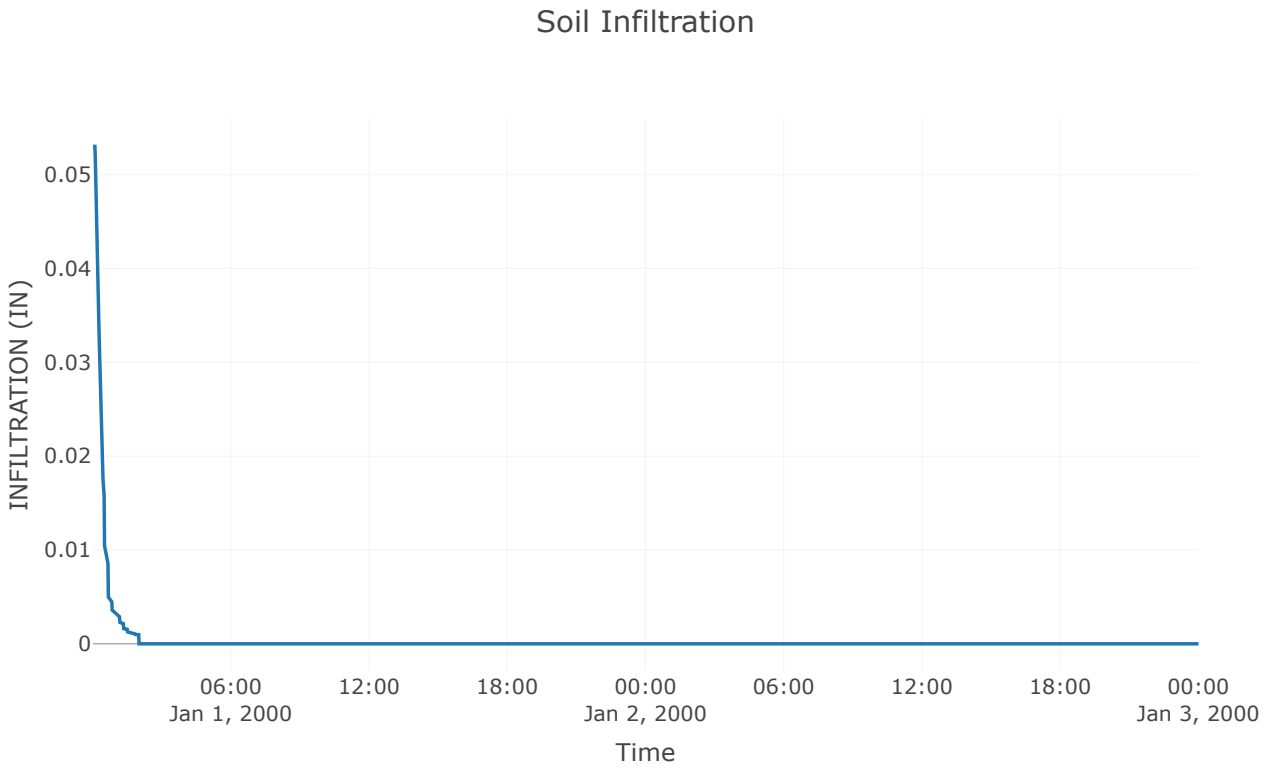

Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
160
140
120
100
80
60
40
20
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

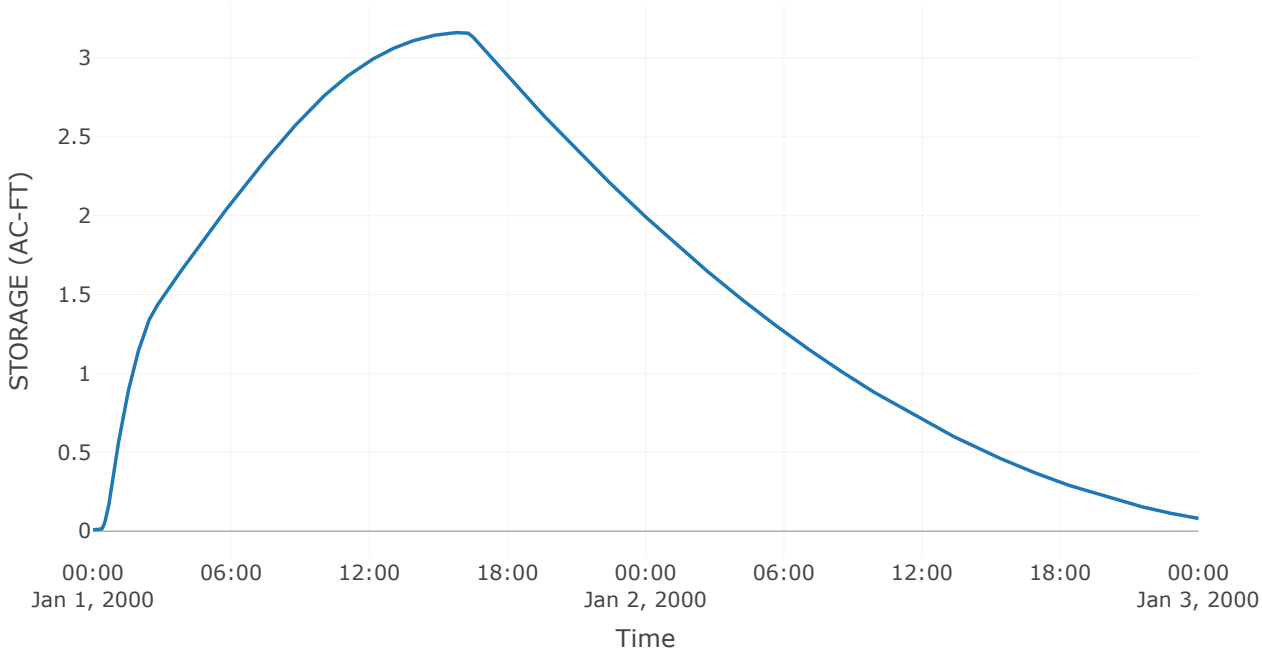

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 3

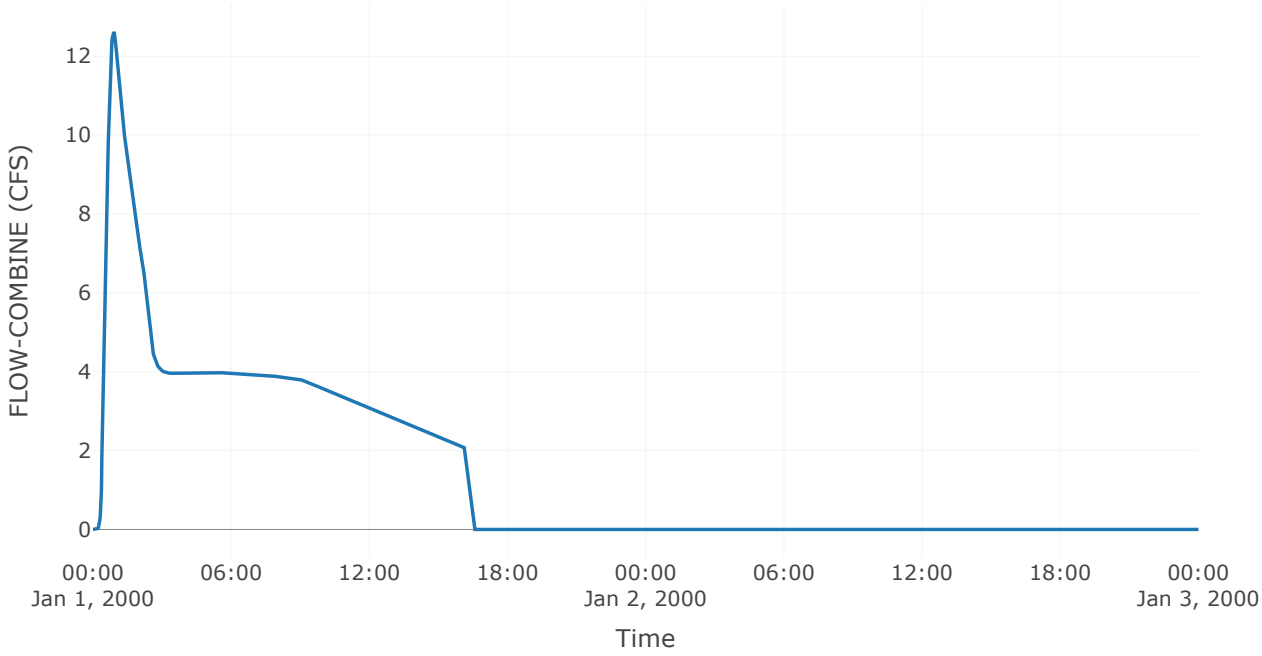
Downstream : Off - Site Tributary Area

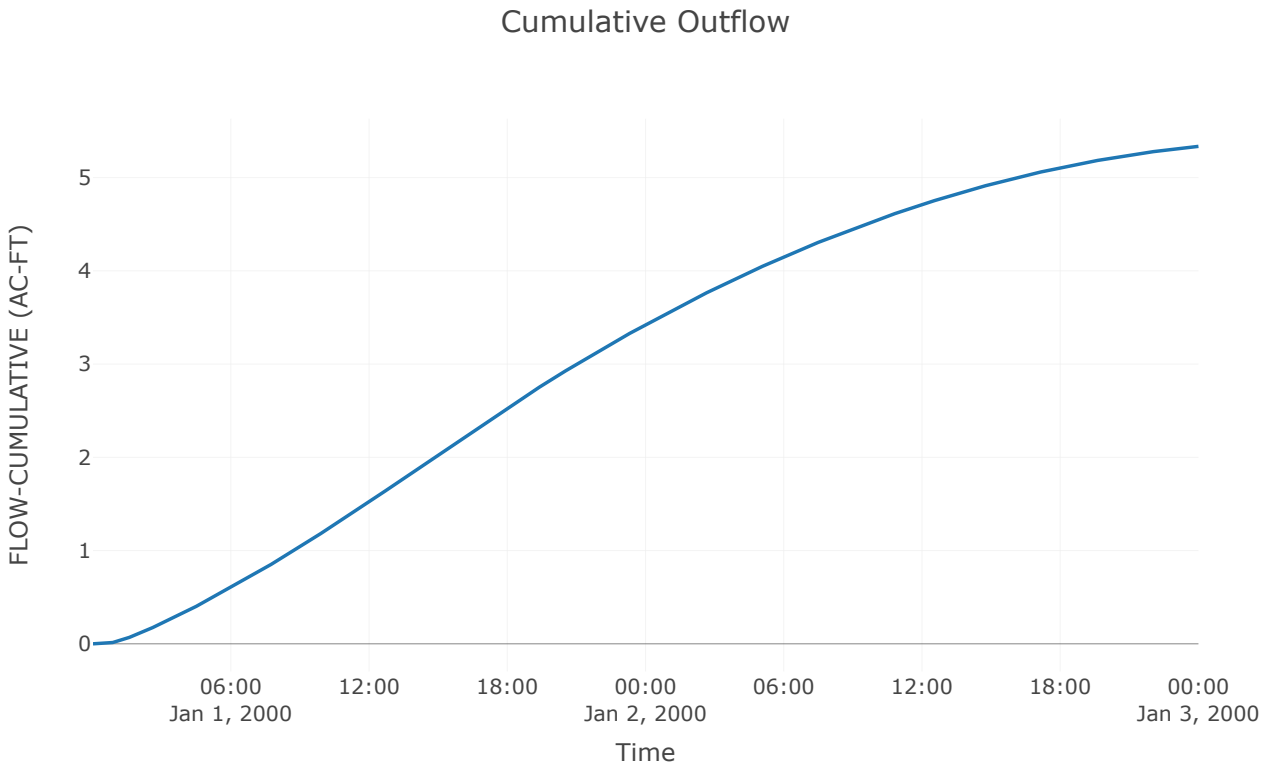
Results: Basin 3	
Peak Discharge (CFS)	2.06
Time of Peak Discharge	01Jan2000, 16:07
Volume (IN)	1.49
Peak Inflow (CFS)	12.61
Time of Peak Inflow	01Jan2000, 00:54
Inflow Volume (AC - FT)	5.41
Maximum Storage (AC - FT)	3.16
Peak Elevation (FT)	693.05
Discharge Volume (AC - FT)	5.33

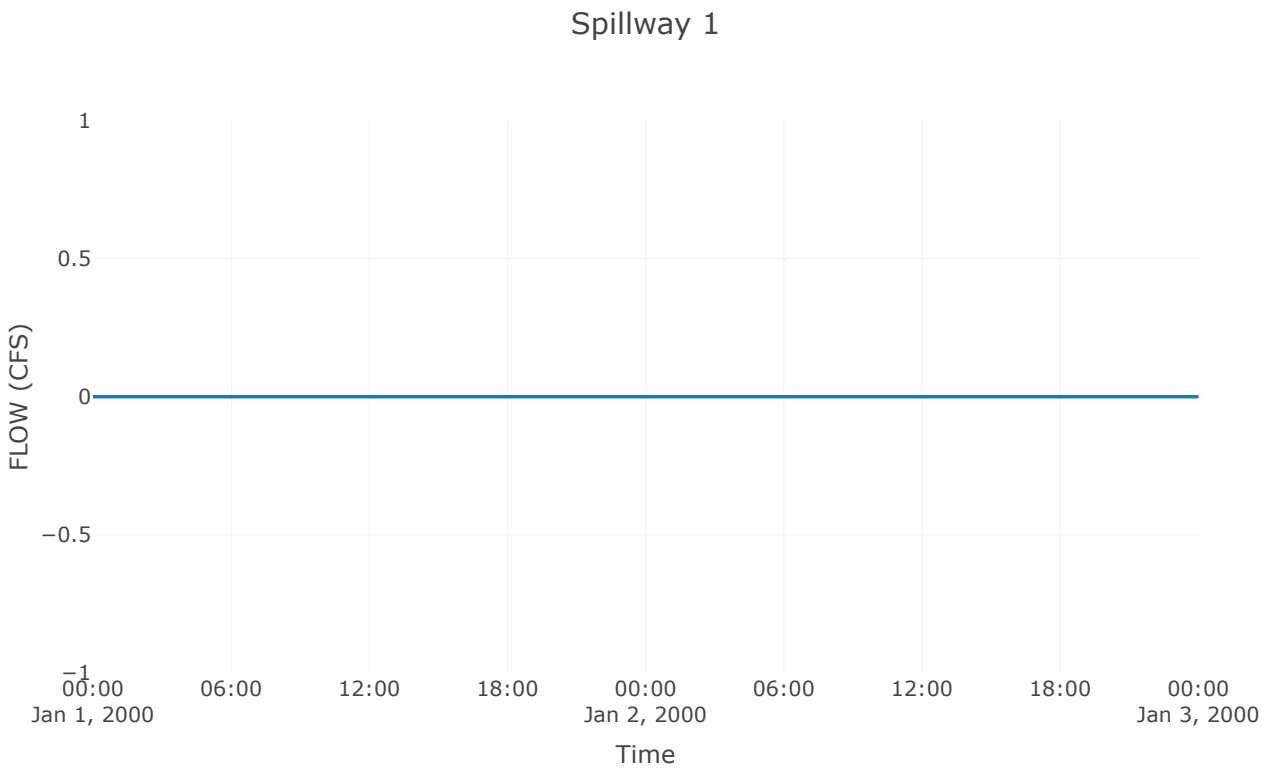
Storage

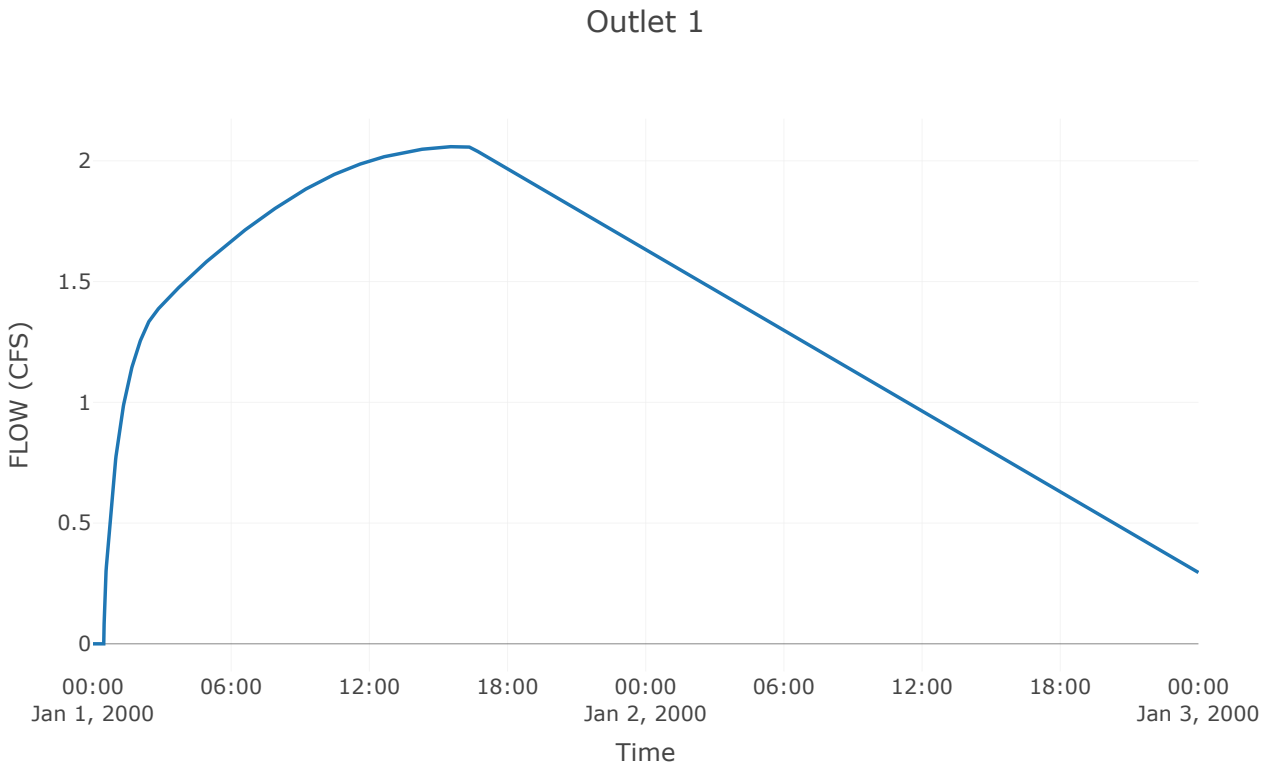


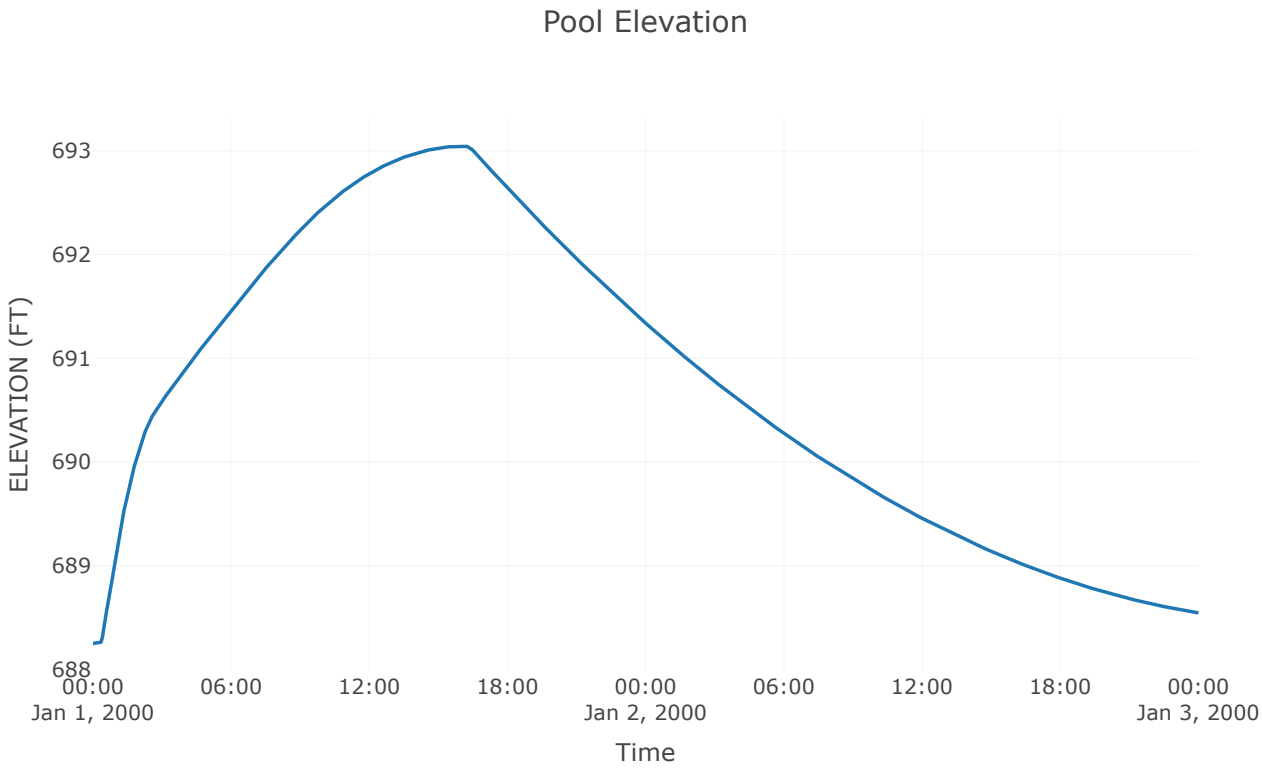
Combined Inflow

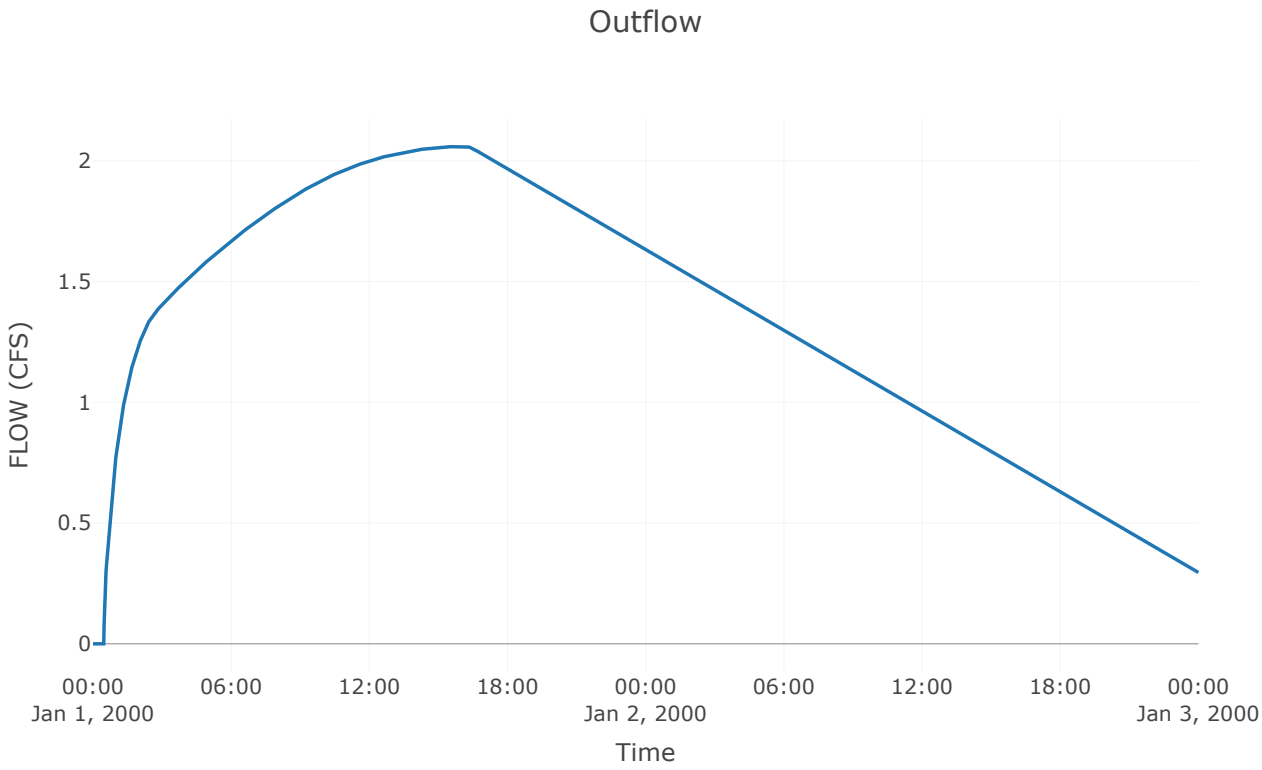



Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outlet 1
FLOW (CFS)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Pool Elevation
ELEVATION (FT)
693
692
691
690
689
688
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

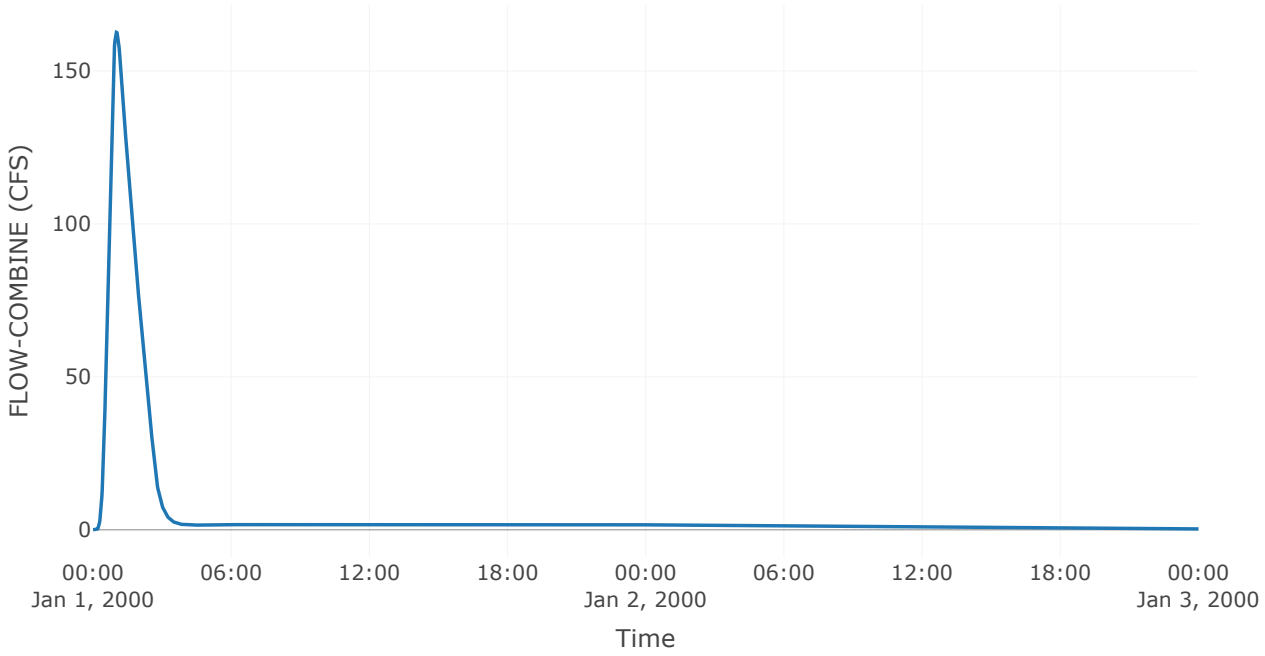

Outflow
FLOW (CFS)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Junction: Off-Site Tributary Area

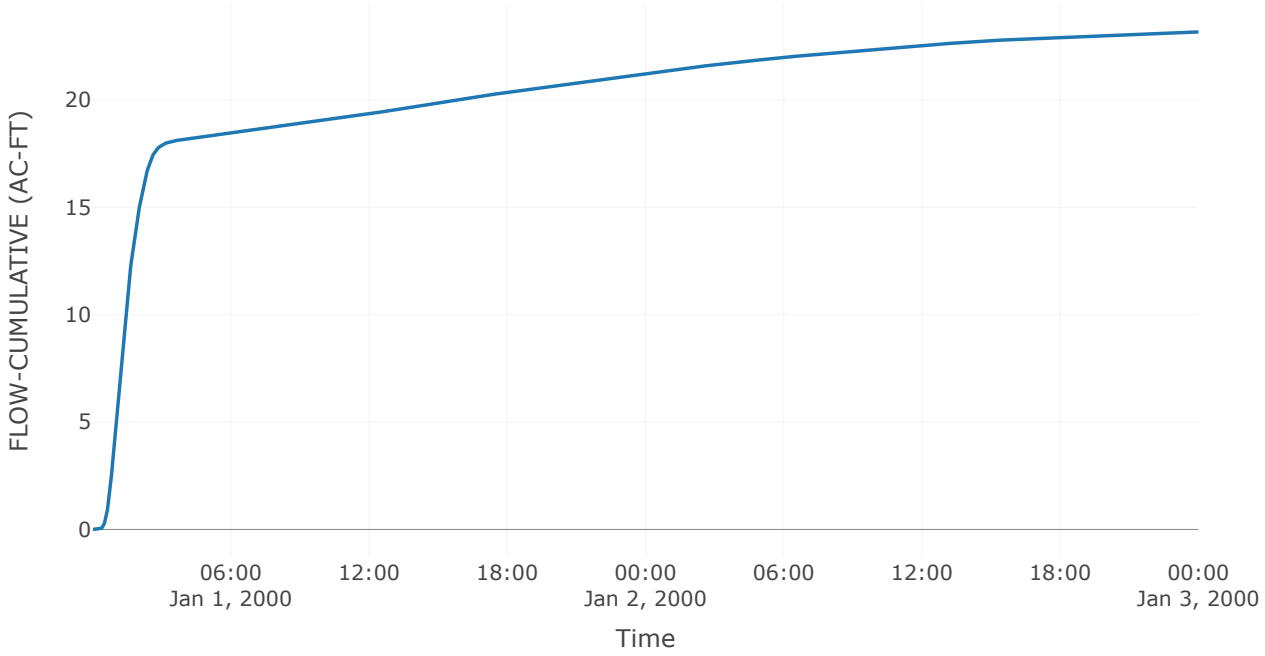
Downstream : Storage East of Wolf Road

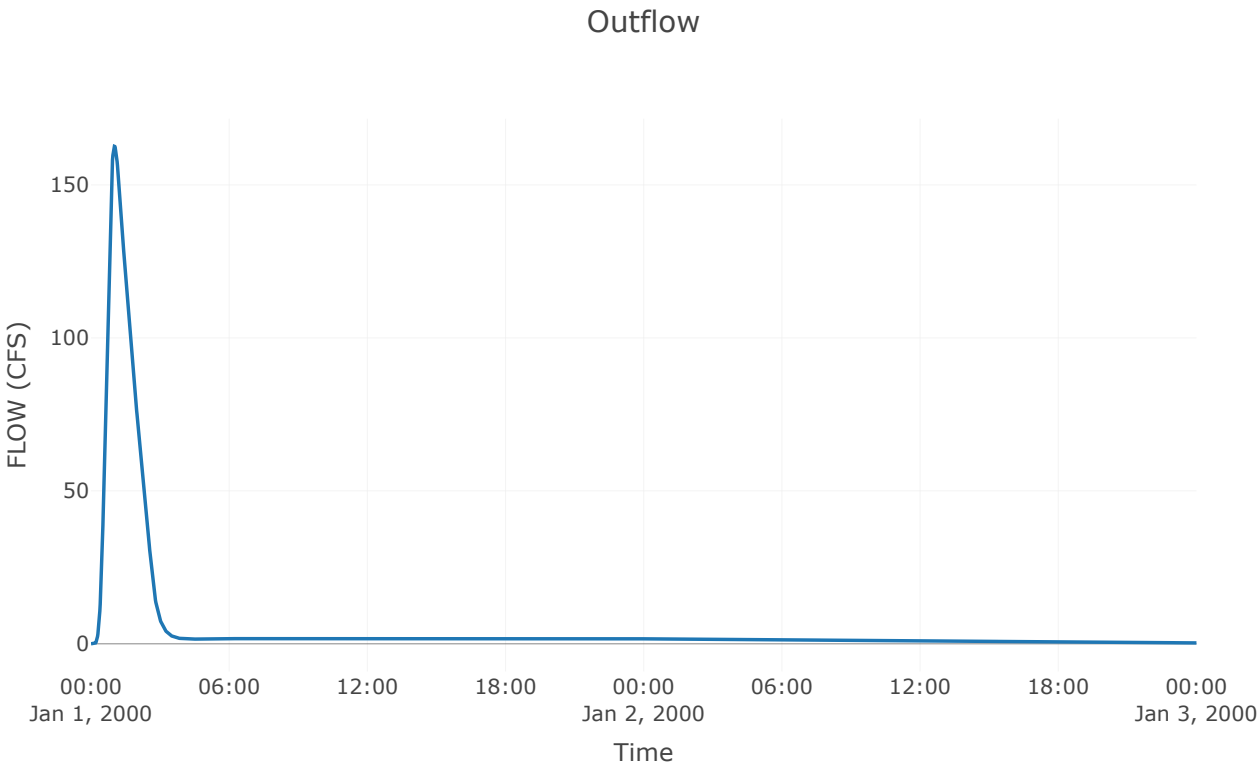
Results: Off-Site Tributary Area	
Peak Discharge (CFS)	162.6
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.61

Combined Inflow



Cumulative Outflow



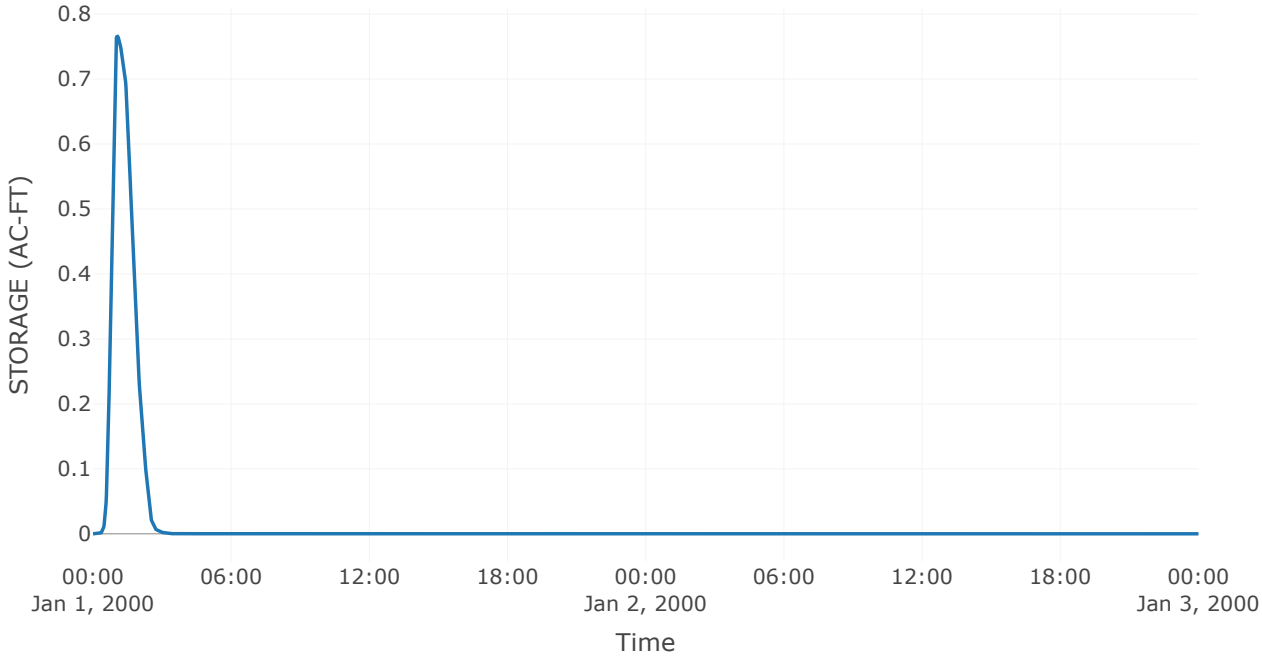

Outflow
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

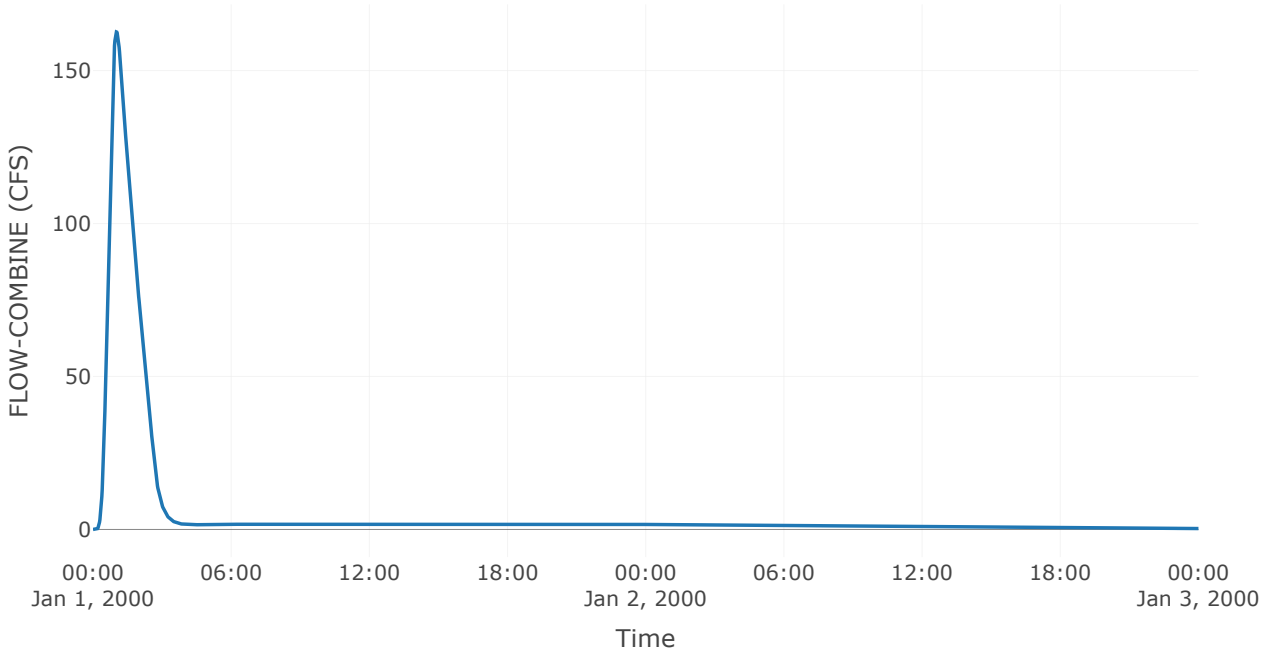
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	162.1
Time of Peak Discharge	01Jan2000, 01:03
Volume (IN)	1.61
Peak Inflow (CFS)	162.6
Time of Peak Inflow	01Jan2000, 01:01
Inflow Volume (AC - FT)	23.17
Maximum Storage (AC - FT)	0.77
Peak Elevation (FT)	663.56
Discharge Volume (AC - FT)	23.17

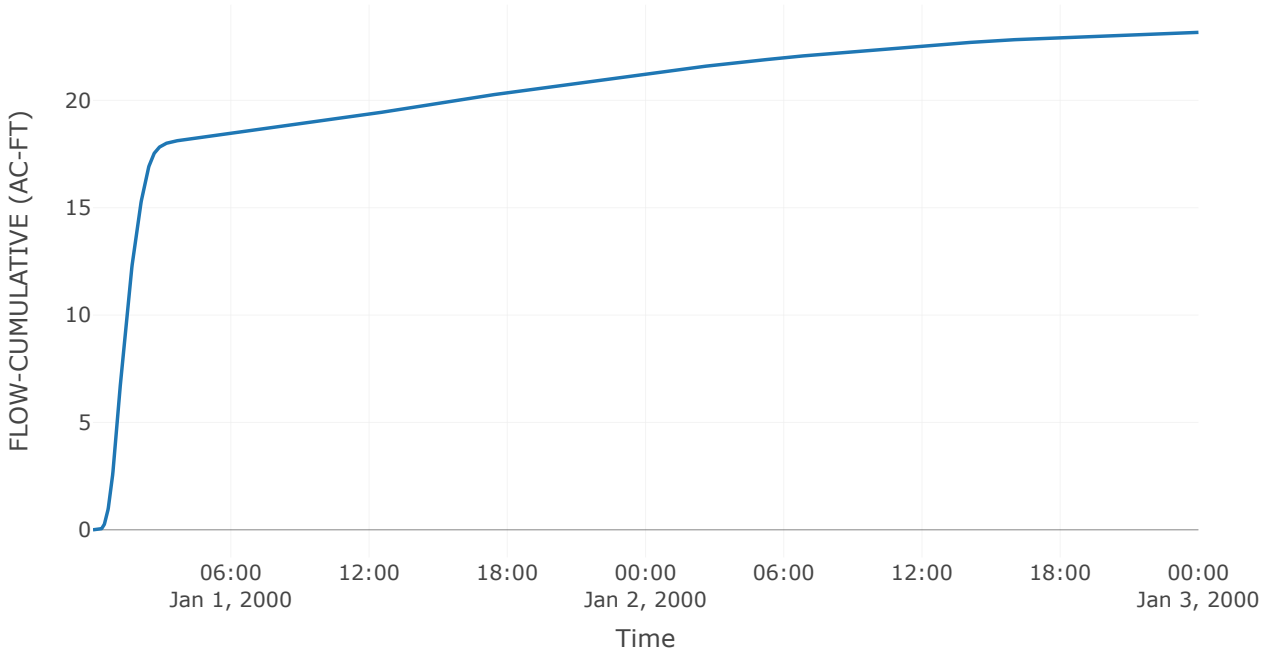
Storage



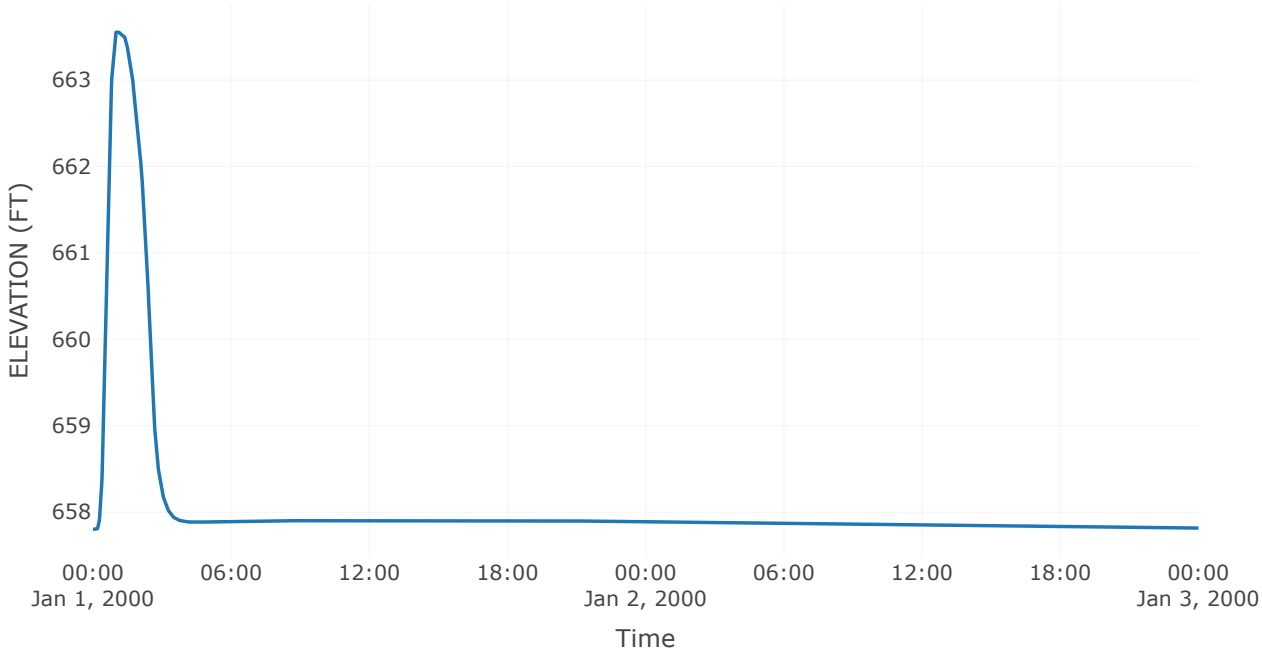
Combined Inflow

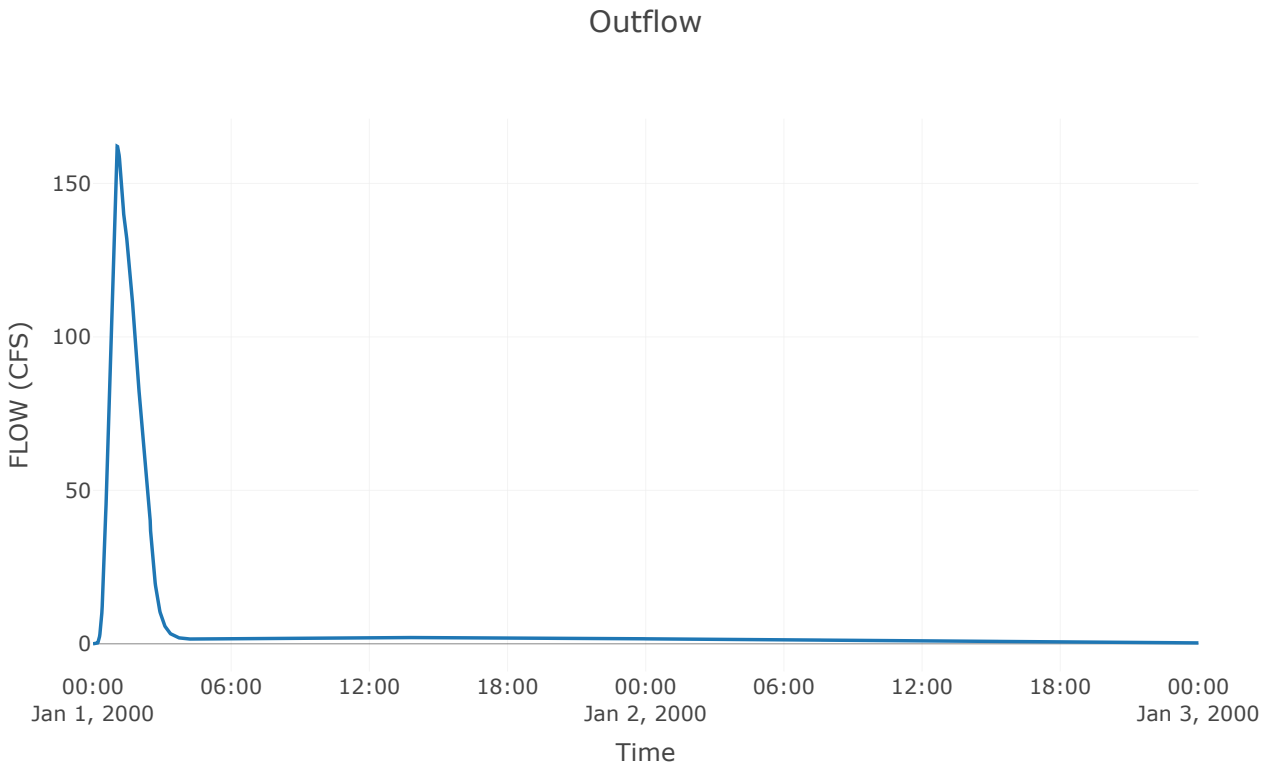


Cumulative Outflow



Pool Elevation



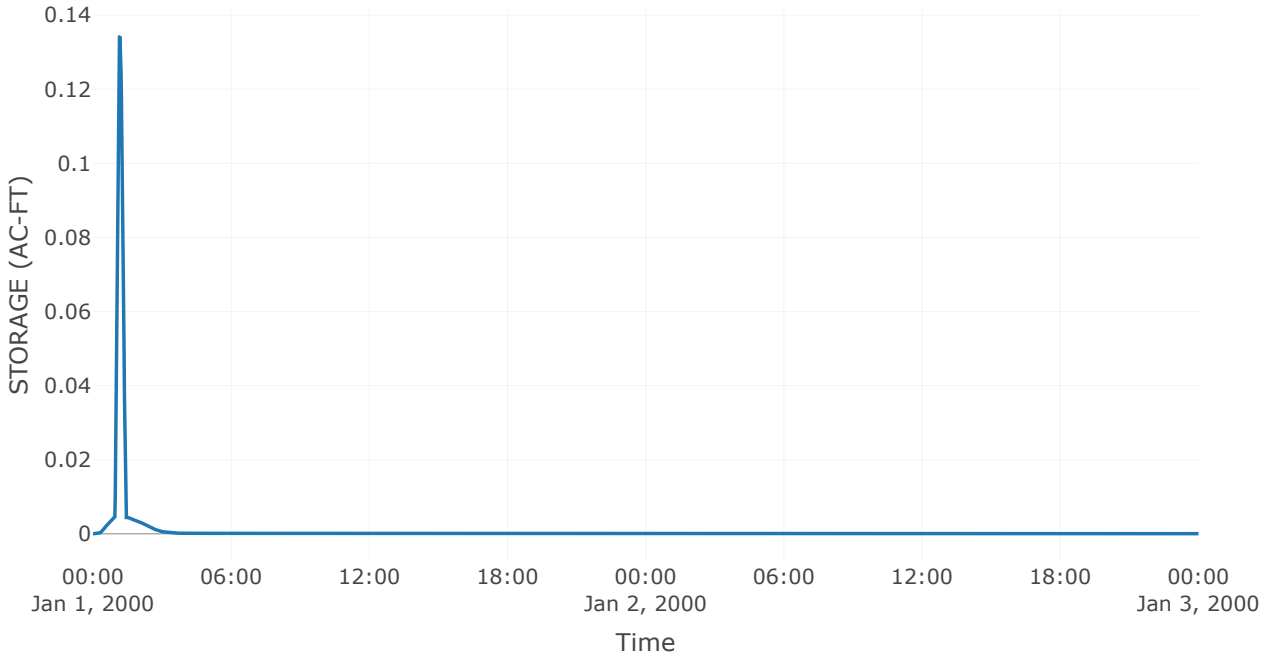

Outflow
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

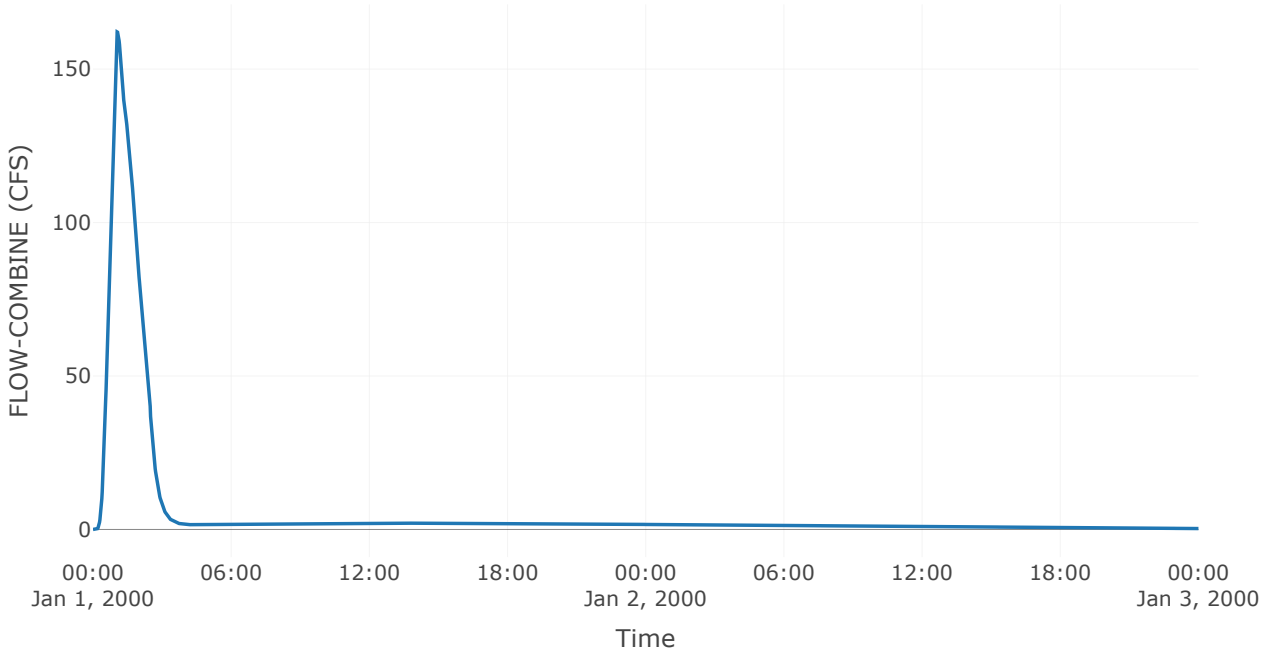
Downstream : Storage West of Wolf Road

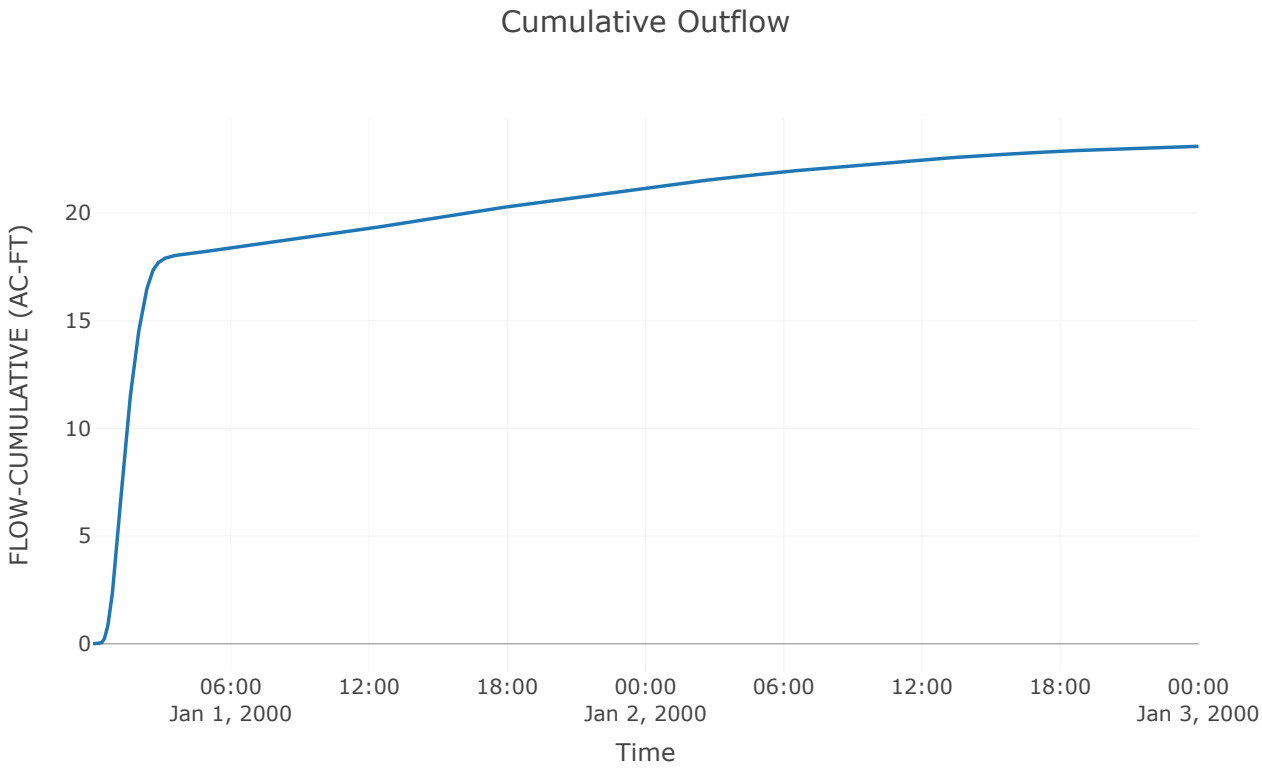
Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	157.38
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	1.61
Peak Inflow (CFS)	162.1
Time of Peak Inflow	01Jan2000, 01:03
Inflow Volume (AC - FT)	23.17
Maximum Storage (AC - FT)	0.13
Peak Elevation (FT)	662.3
Discharge Volume (AC - FT)	23.09

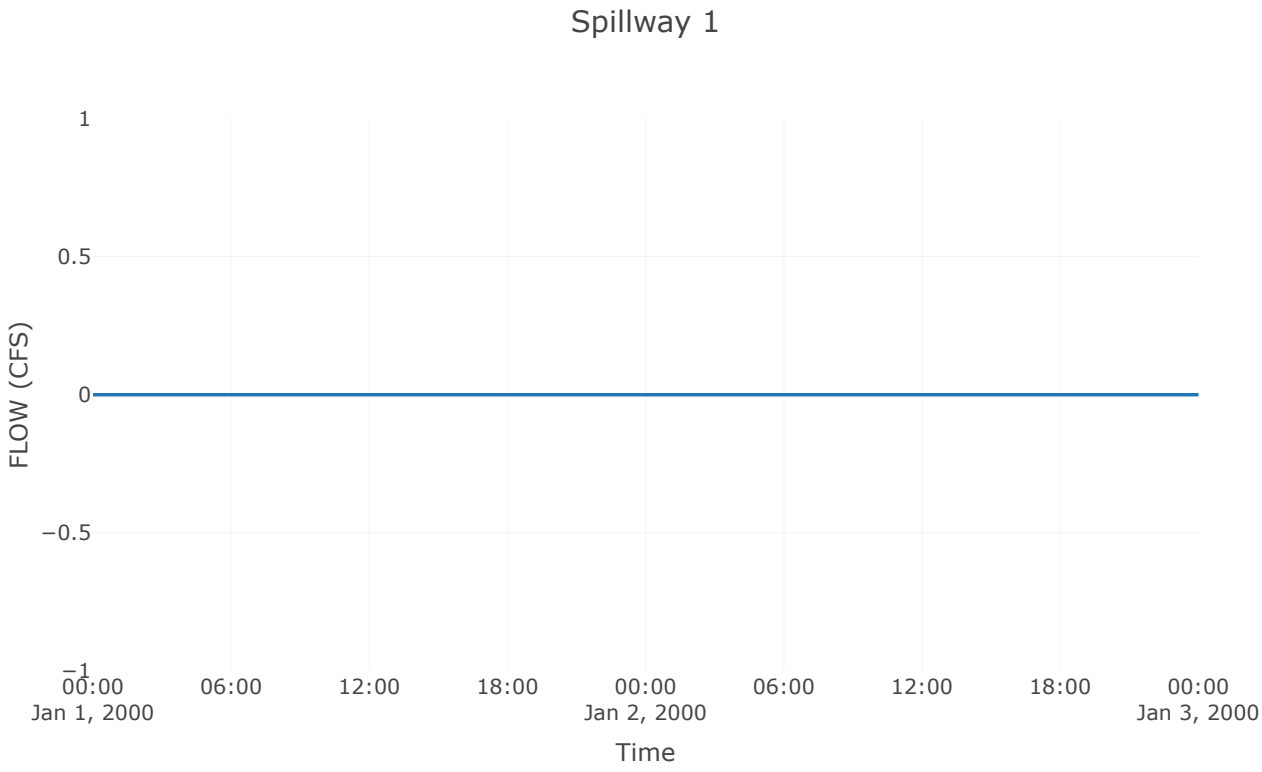
Storage



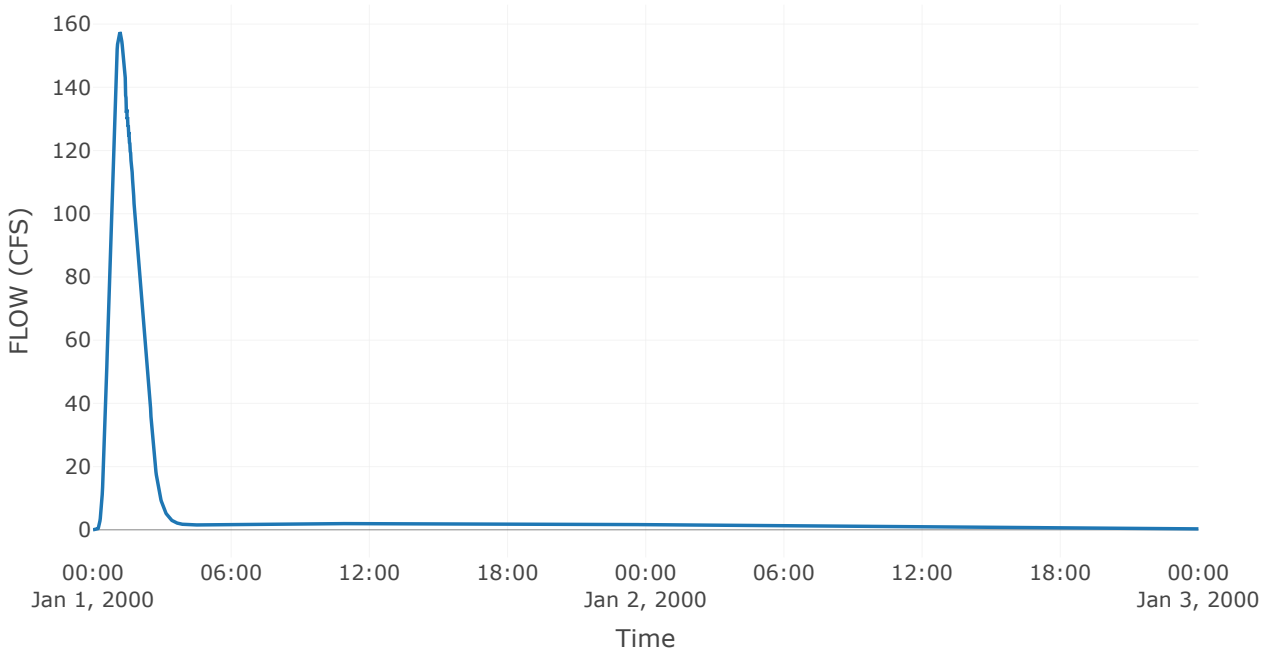
Combined Inflow



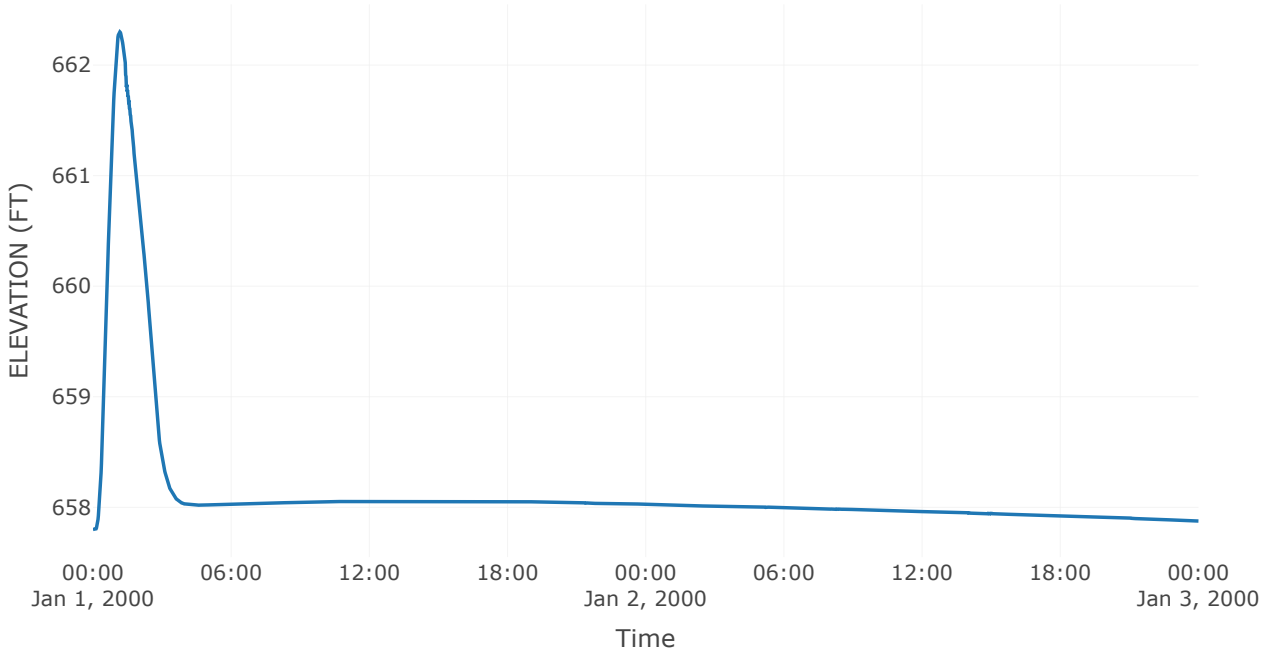

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
20
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

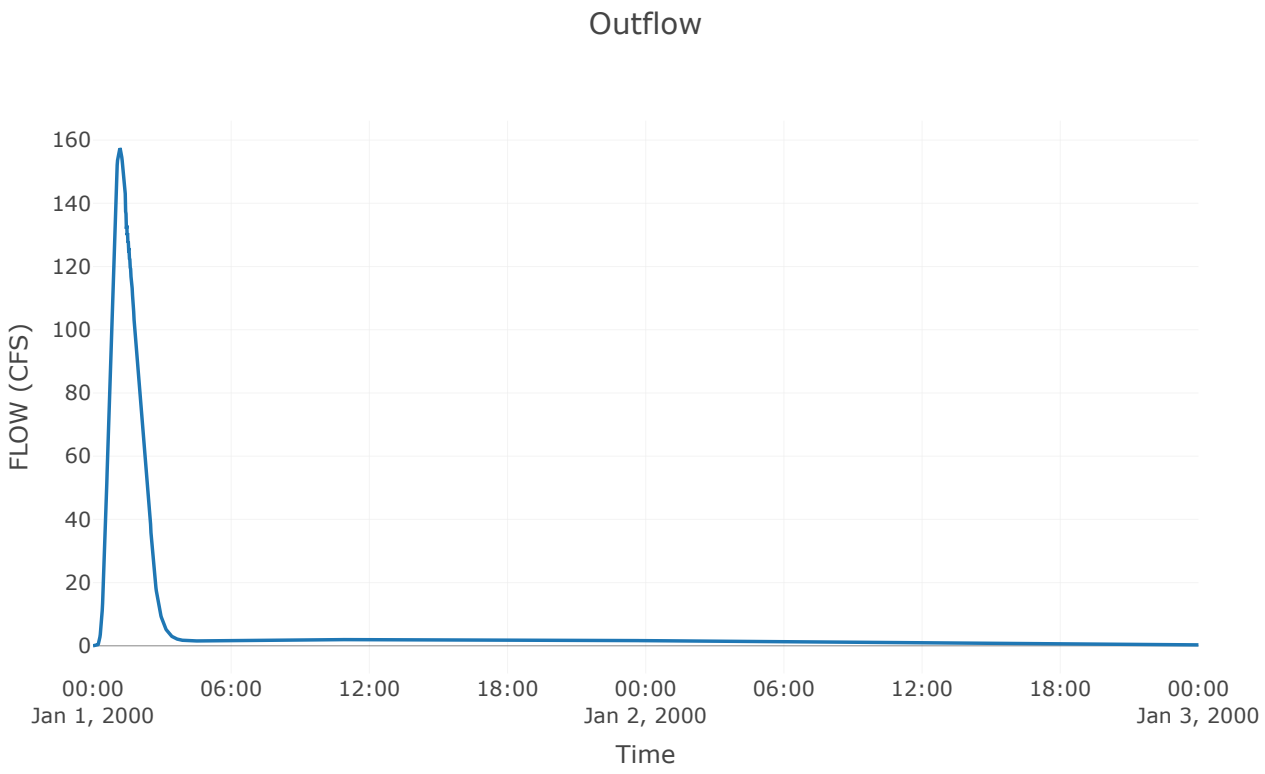

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



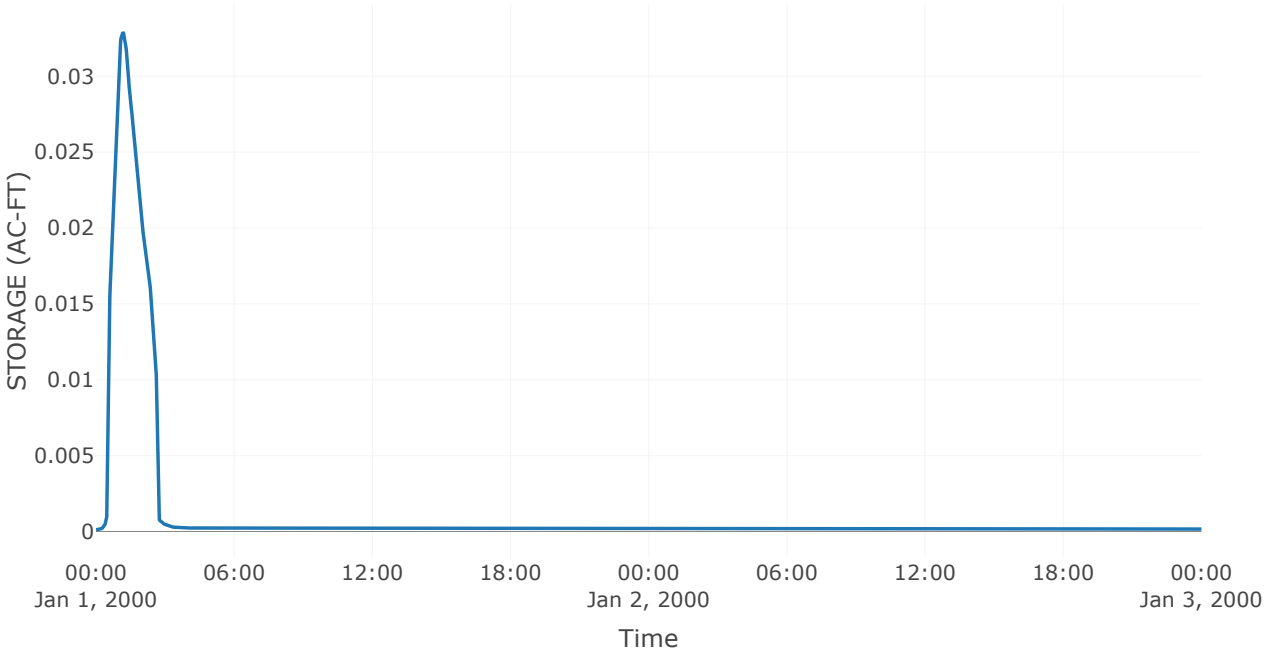

Outflow
160
140
120
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage West of Wolf Road

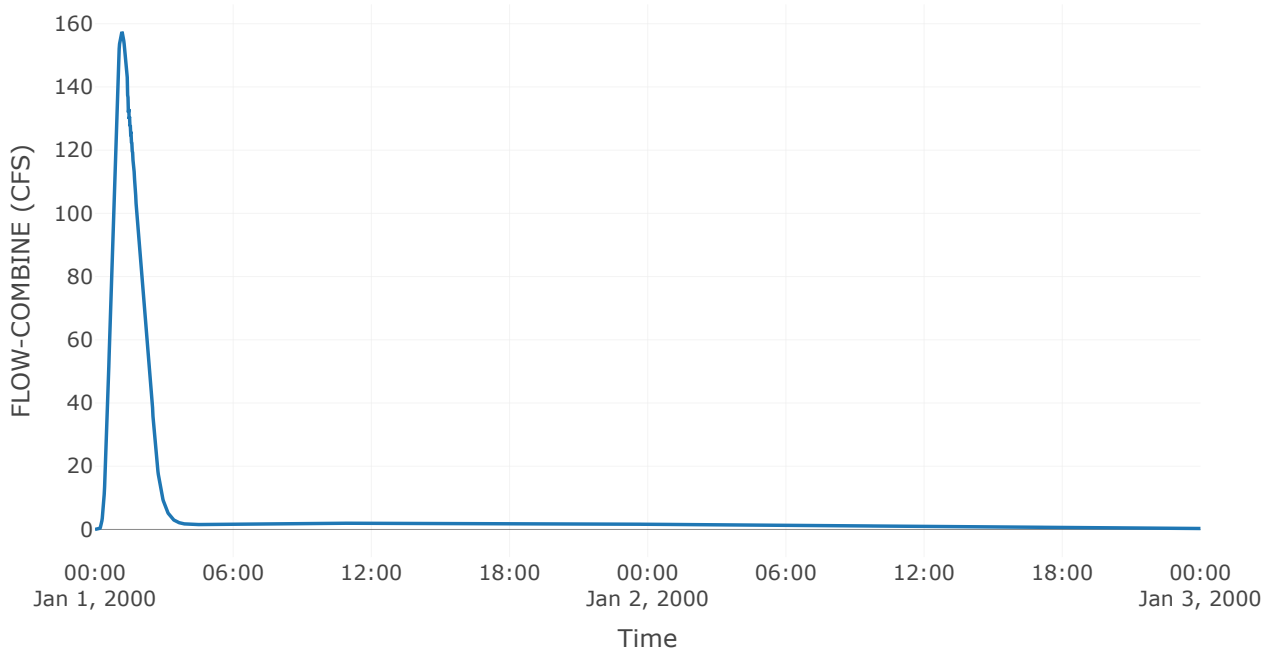
Downstream : Existing Basin C

Results: Storage West of Wolf Road	
Peak Discharge (CFS)	157.38
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	1.6
Peak Inflow (CFS)	157.38
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	23.09
Maximum Storage (AC - FT)	0.03
Peak Elevation (FT)	659.44
Discharge Volume (AC - FT)	23.04

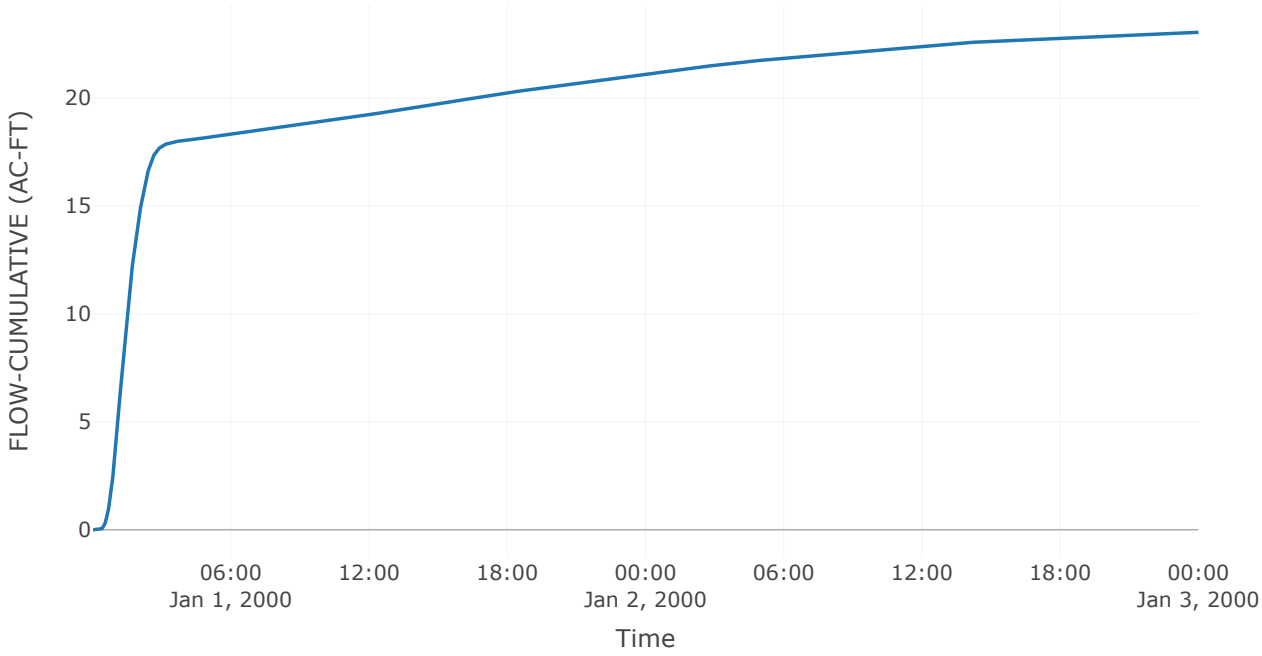
Storage



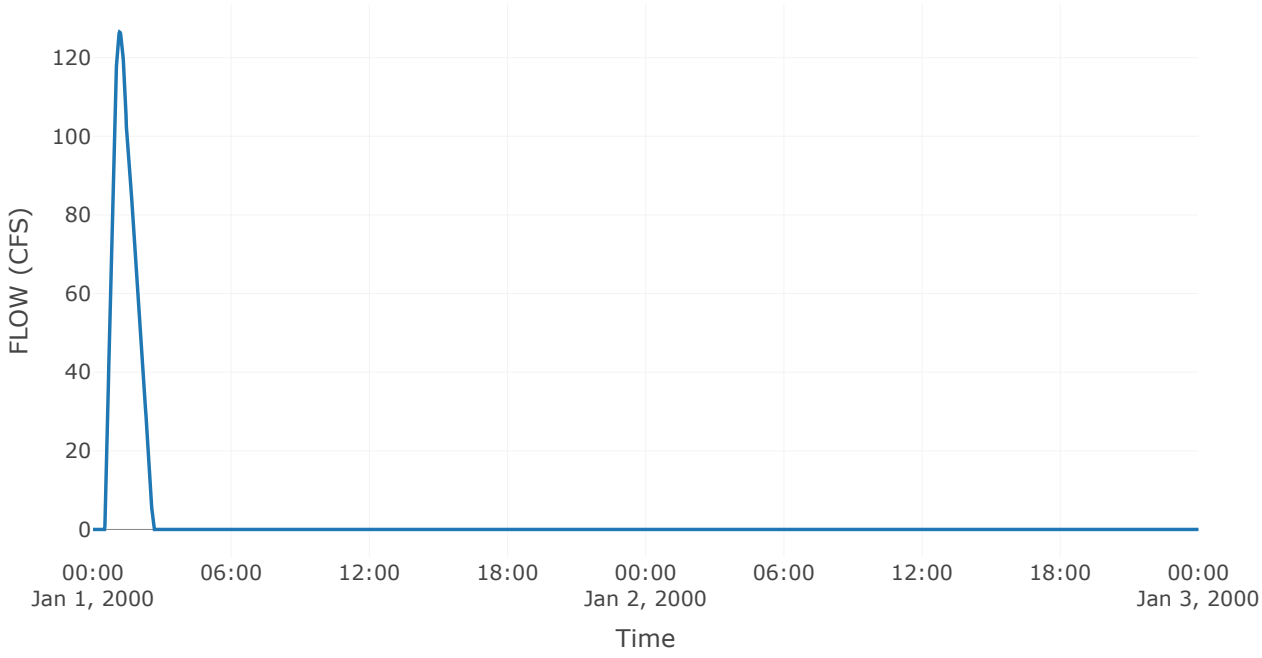
Combined Inflow



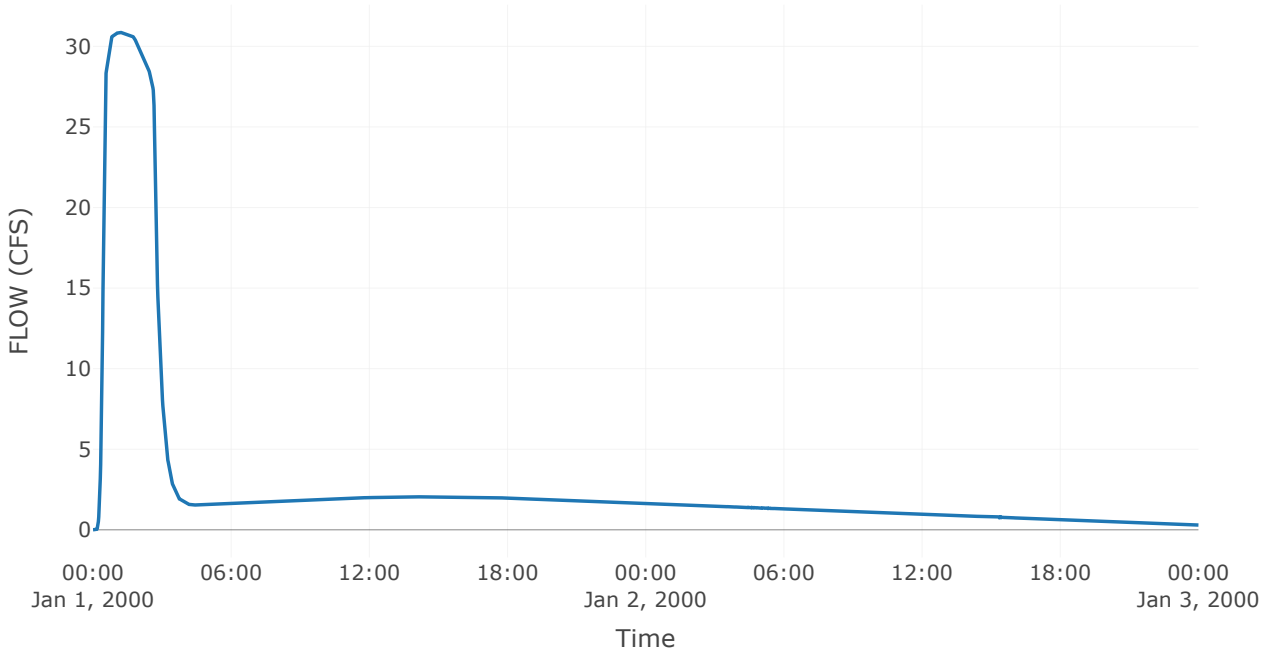
Cumulative Outflow



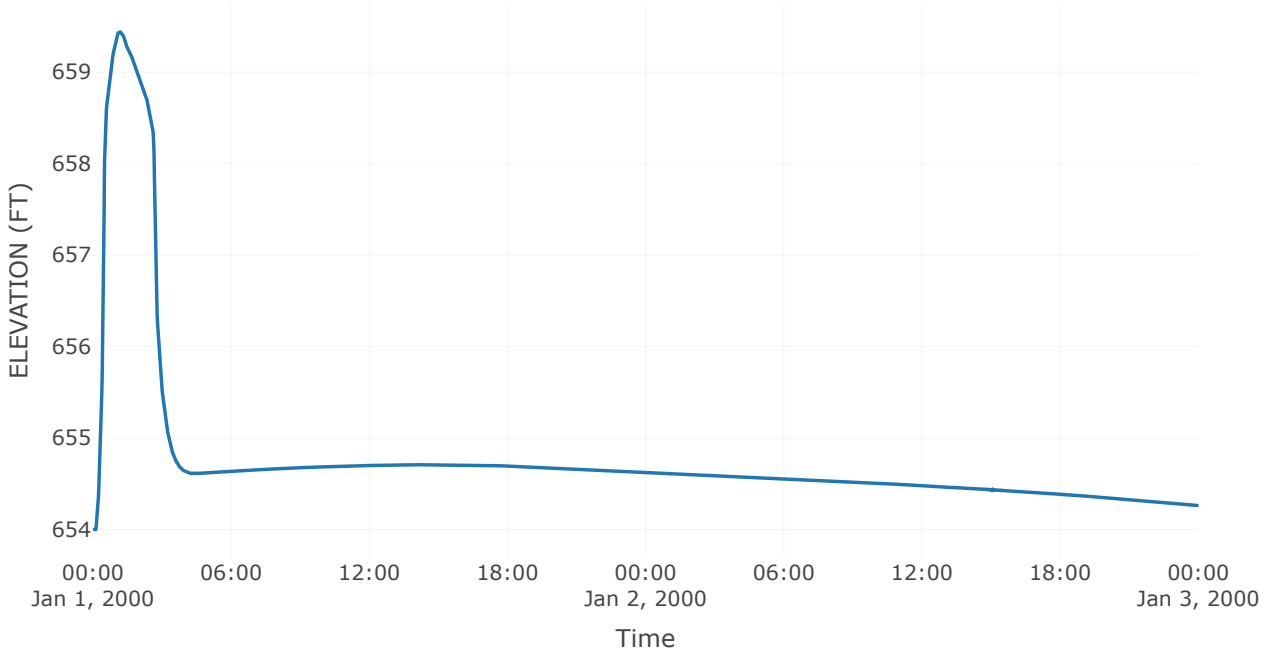
Spillway 1

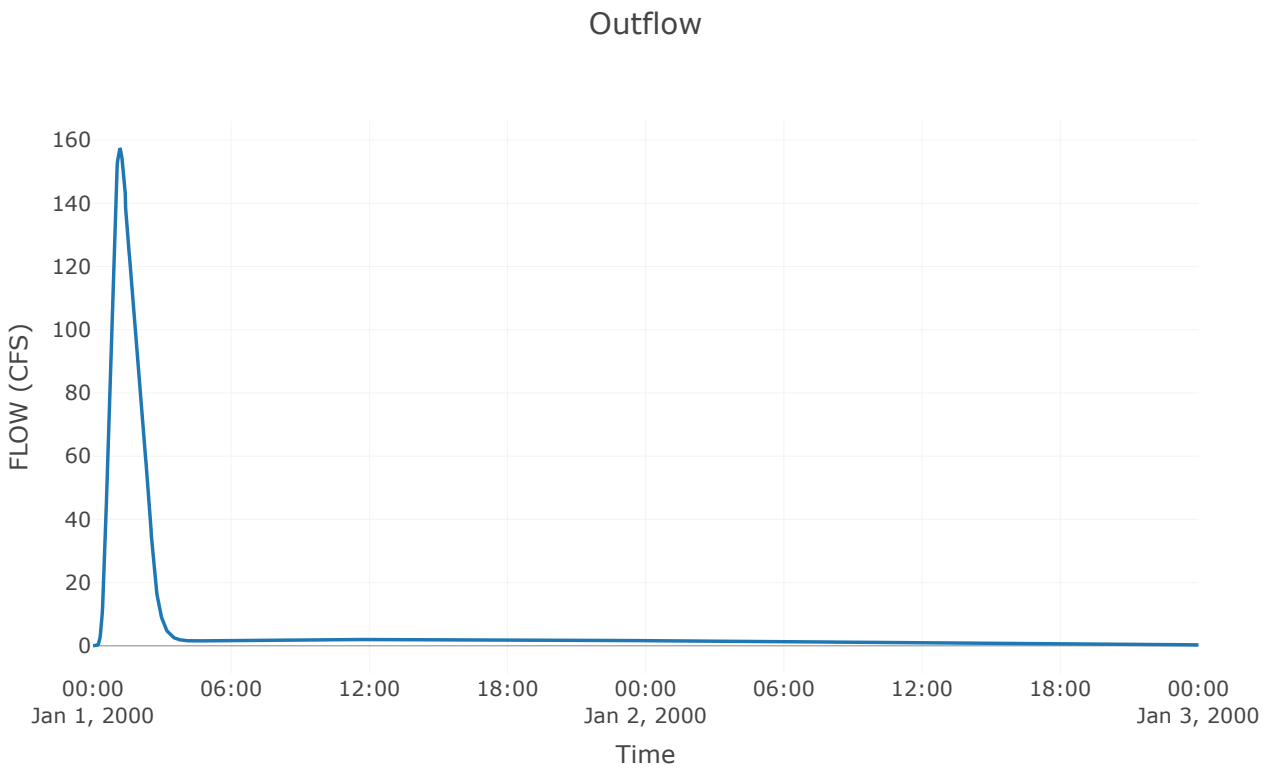


Outlet 1



Pool Elevation




Outflow
160
140
120
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Existing On-Site

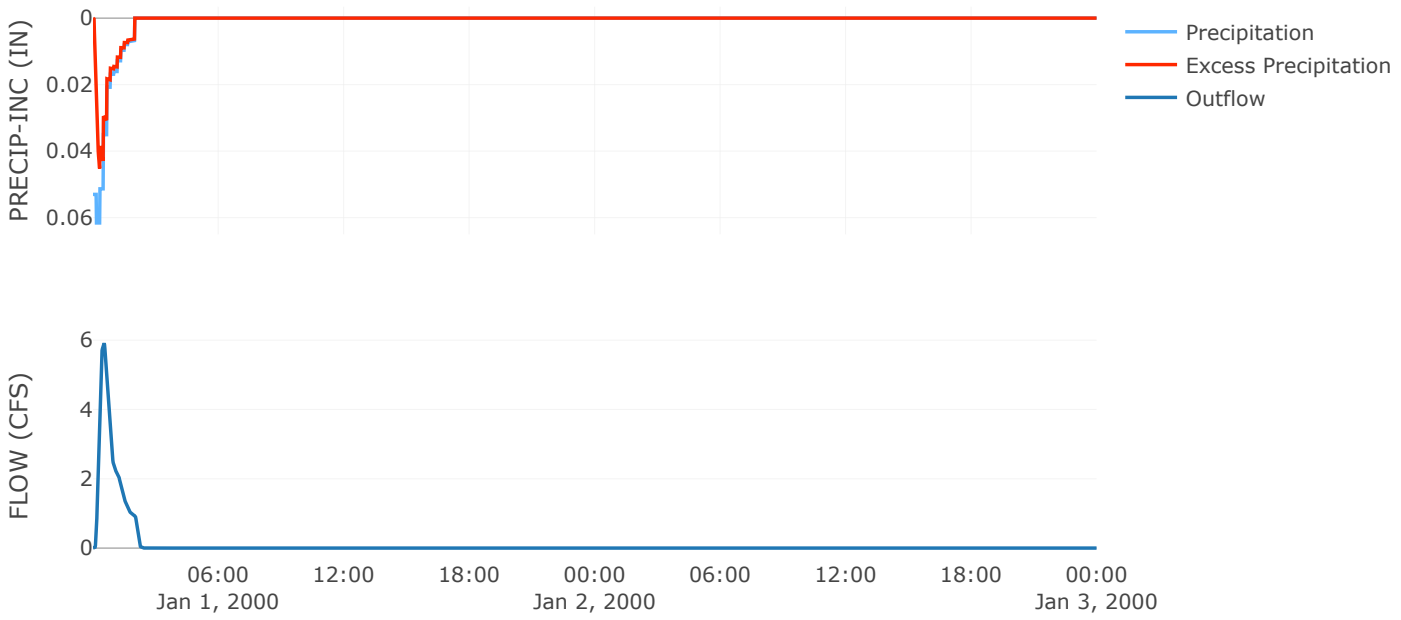
Area (MI2) : 0
Downstream : Existing Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	91.09

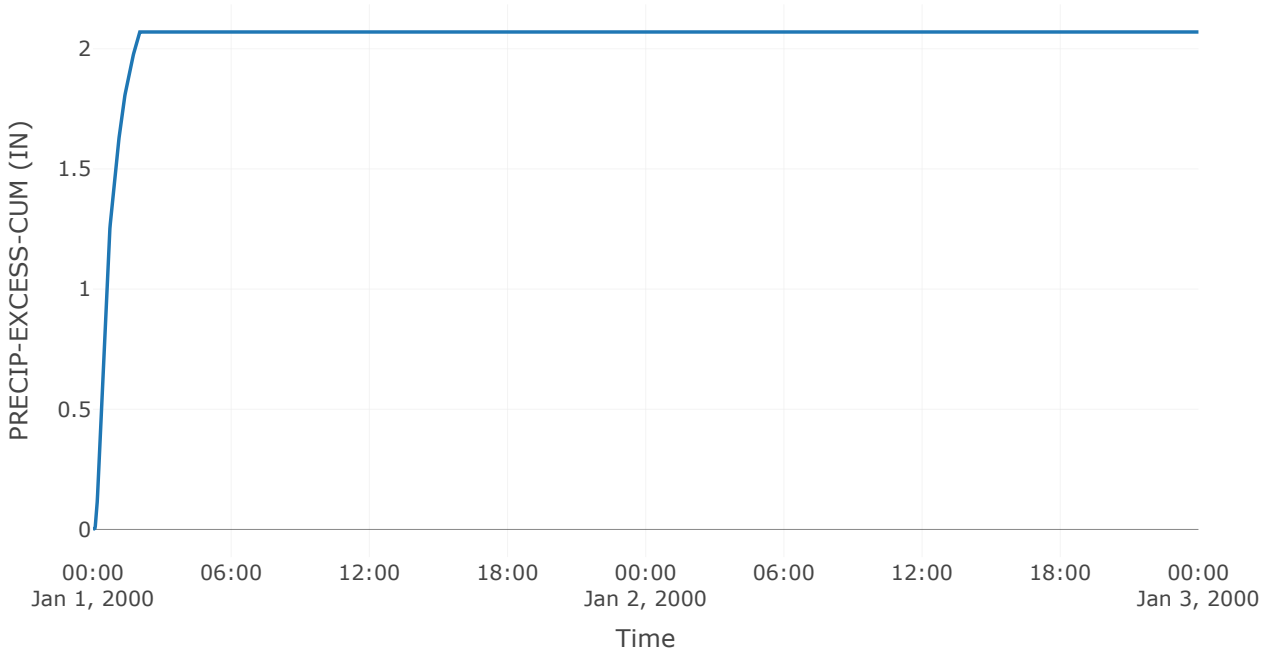
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Existing On-Site	
Peak Discharge (CFS)	5.91
Time of Peak Discharge	01Jan2000, 00:32
Volume (IN)	2.07
Precipitation Volume (AC - FT)	0.6
Loss Volume (AC - FT)	0.19
Excess Volume (AC - FT)	0.42
Direct Runoff Volume (AC - FT)	0.42
Baseflow Volume (AC - FT)	0

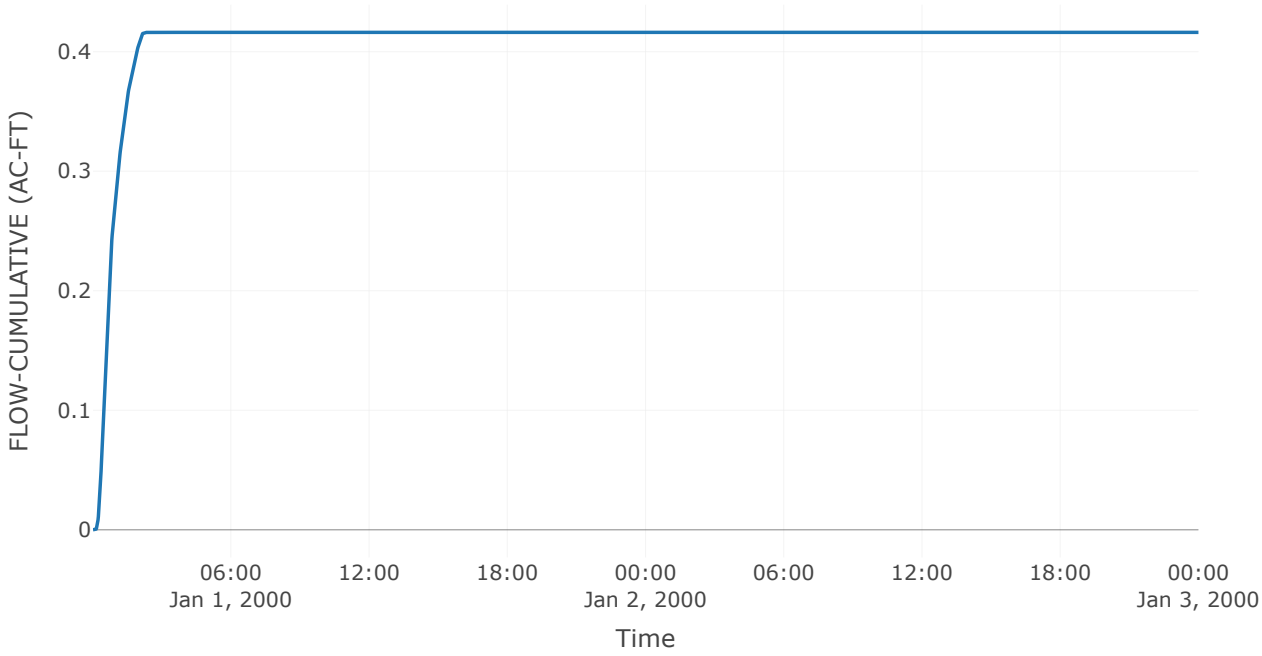
Precipitation and Outflow



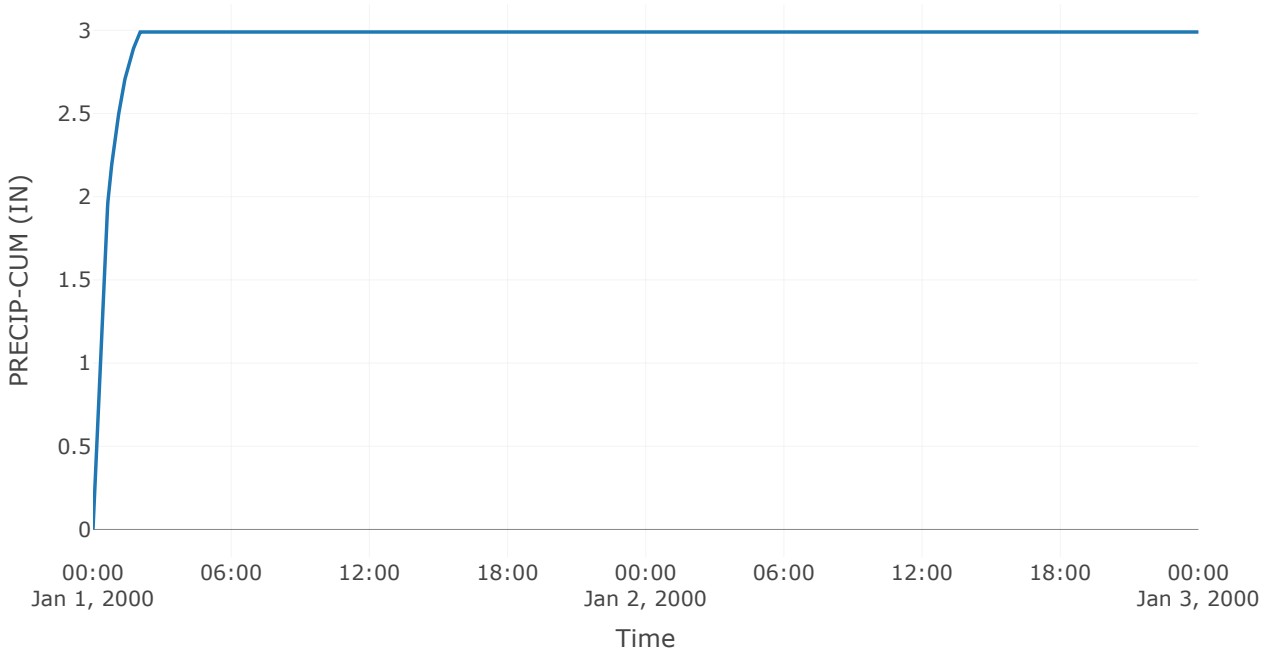
Cumulative Excess Precipitation

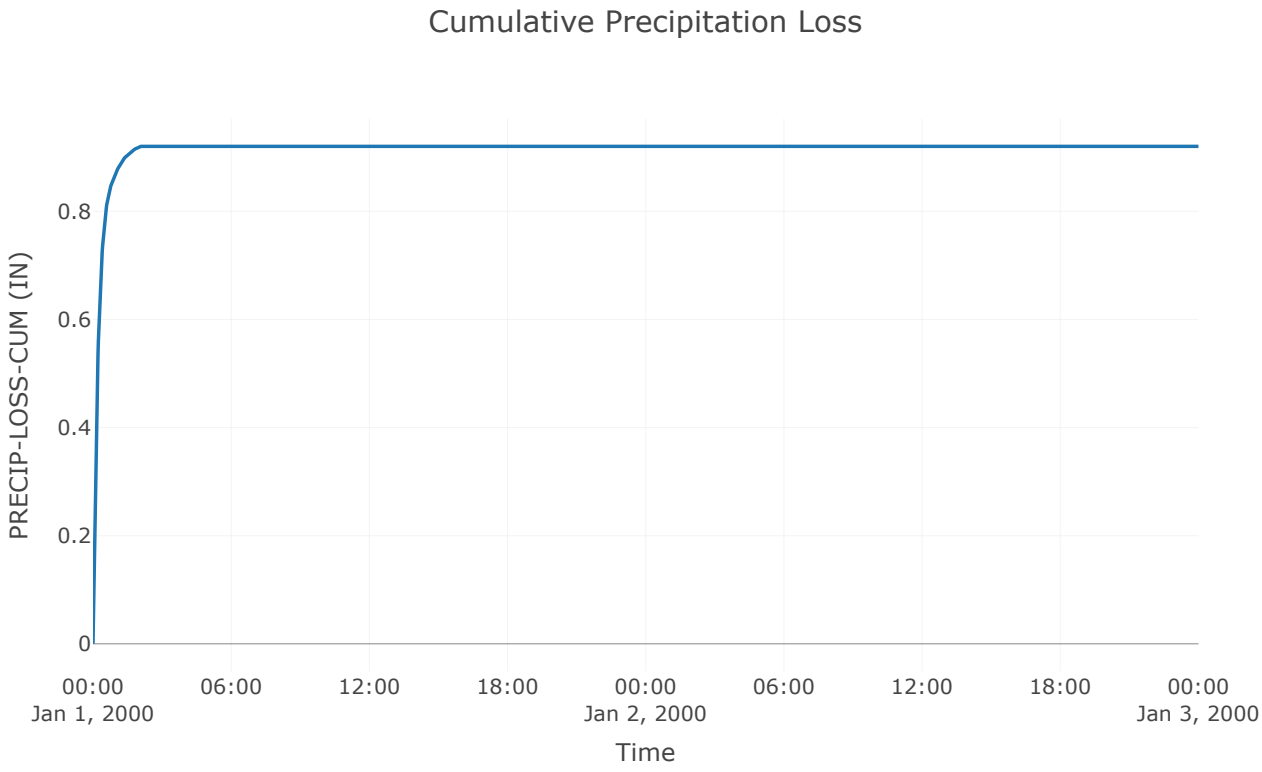


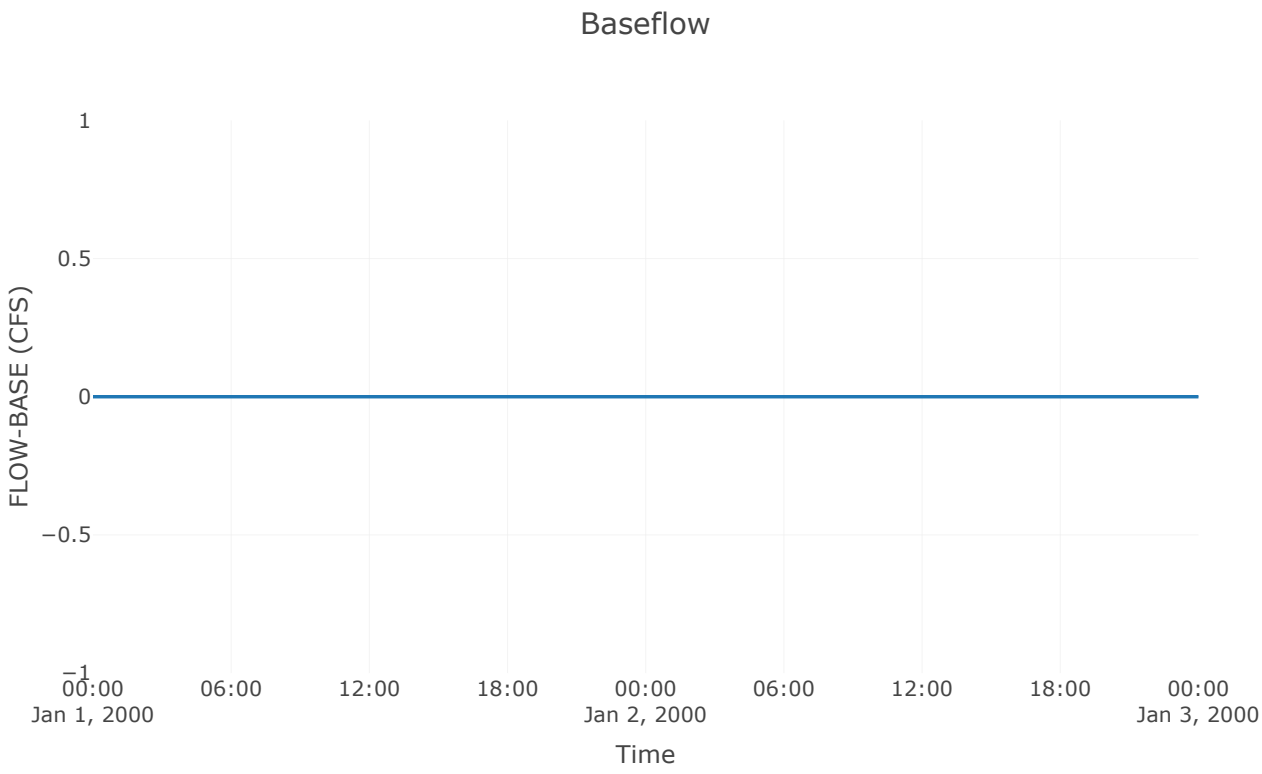
Cumulative Outflow

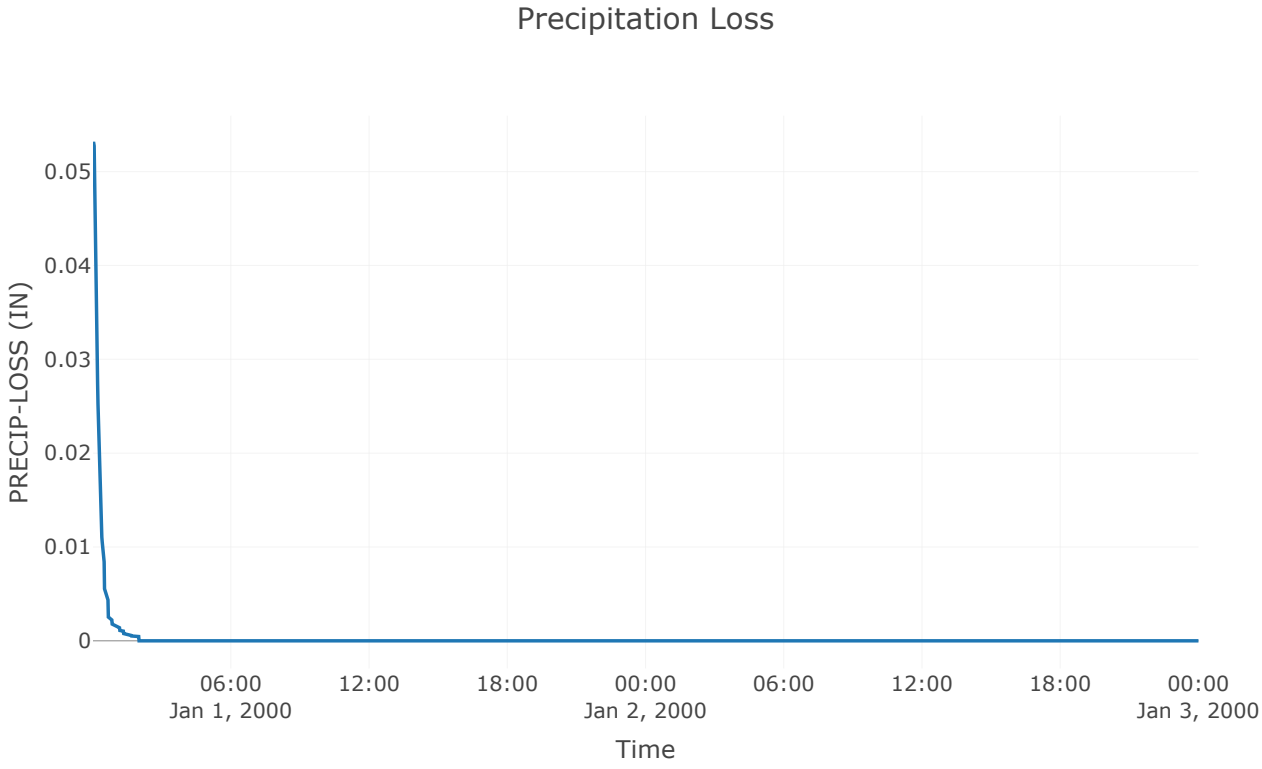


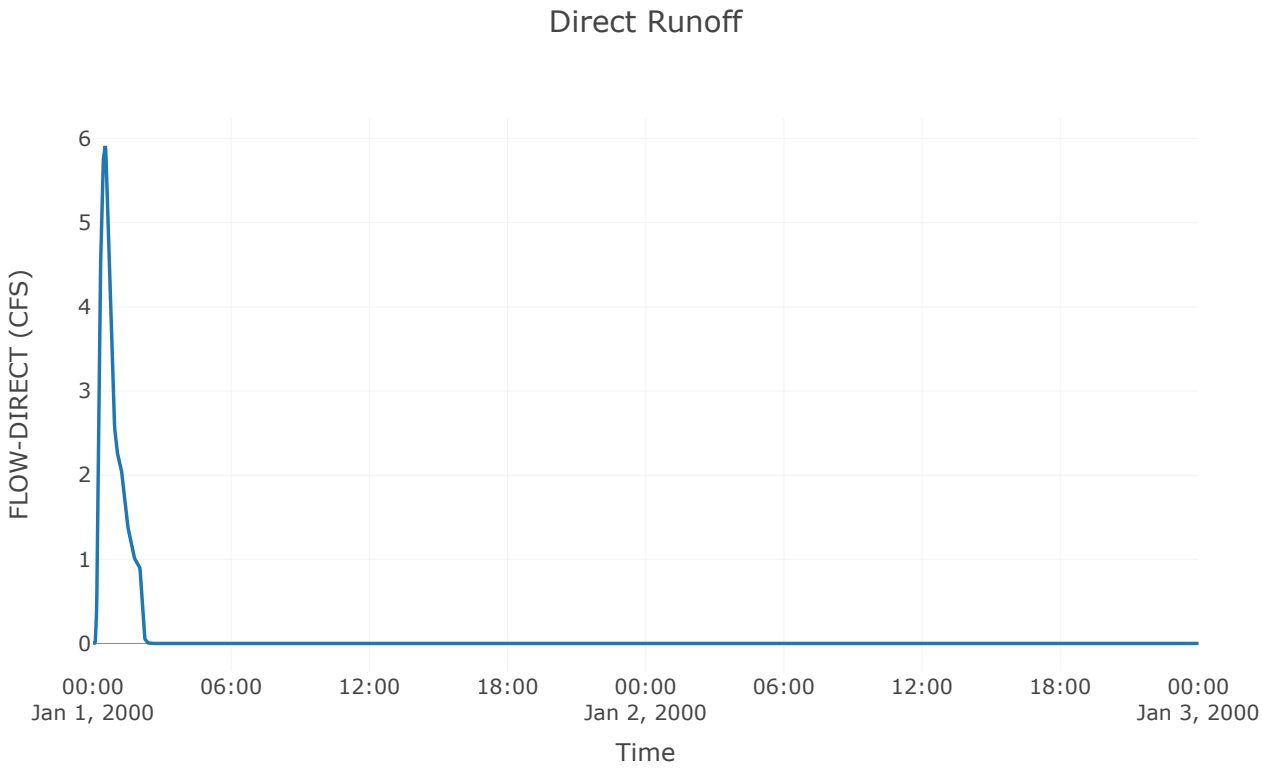
Cumulative Precipitation

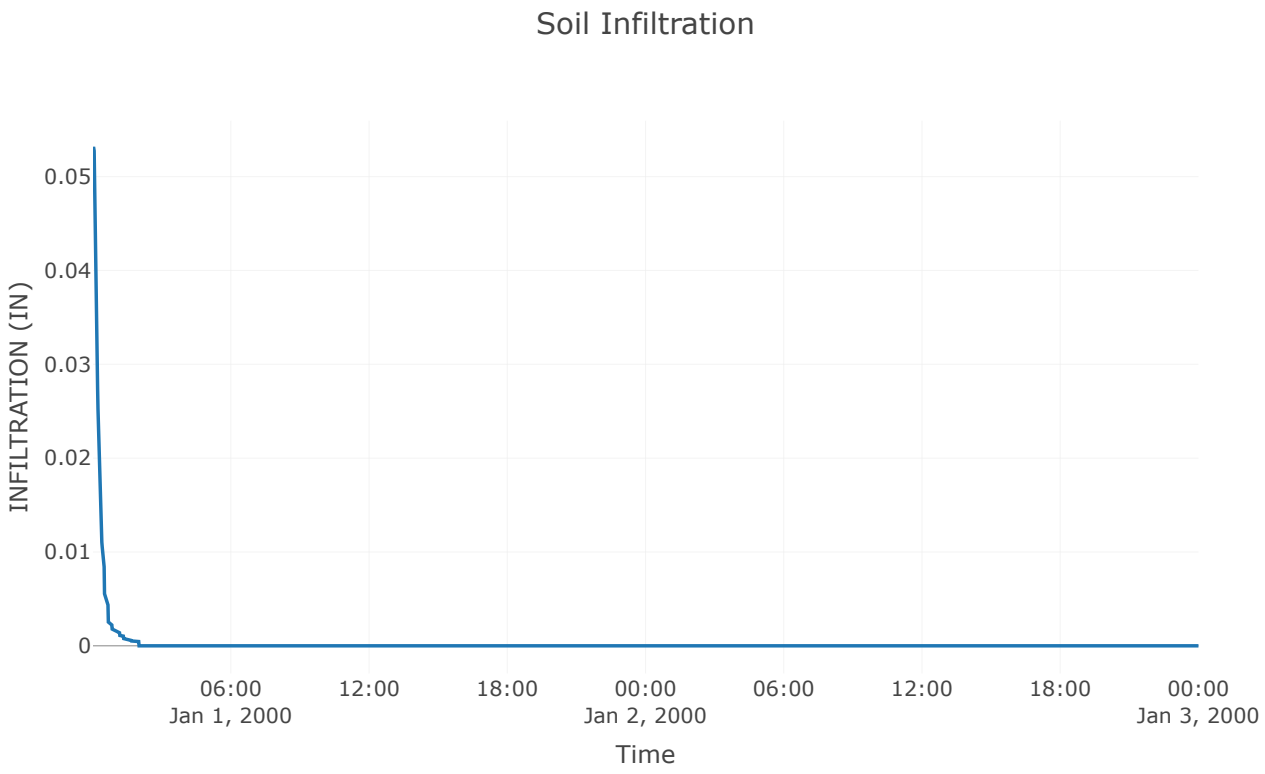



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
6
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

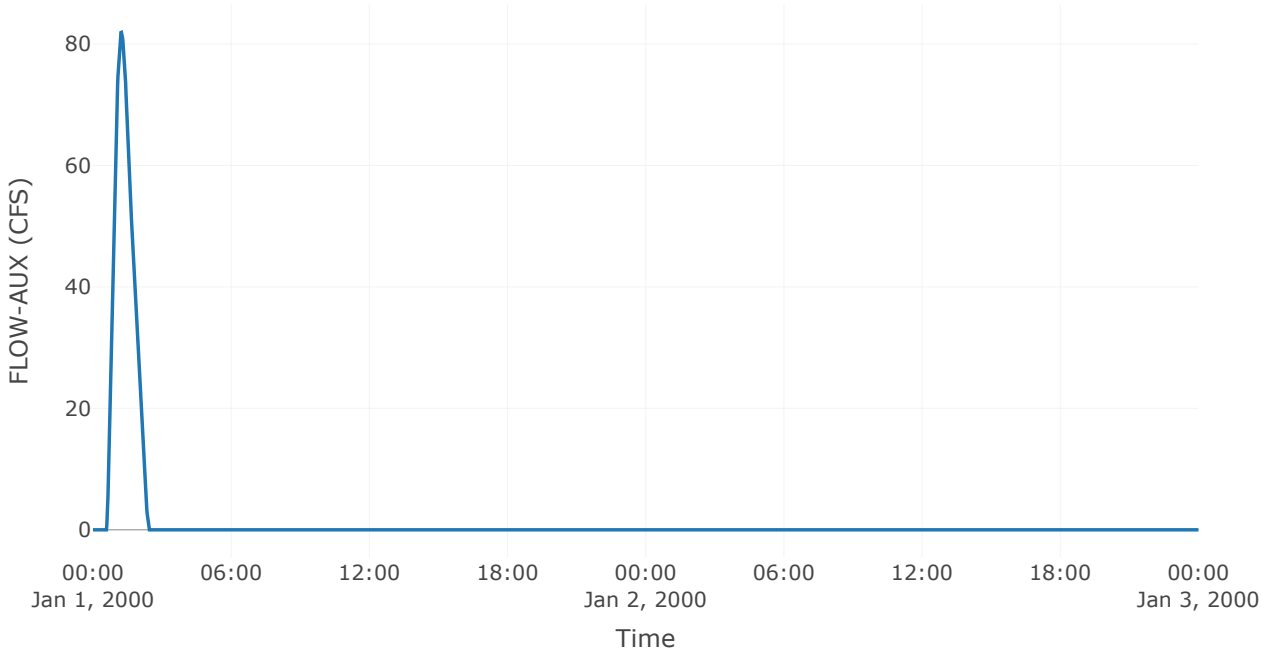

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin C

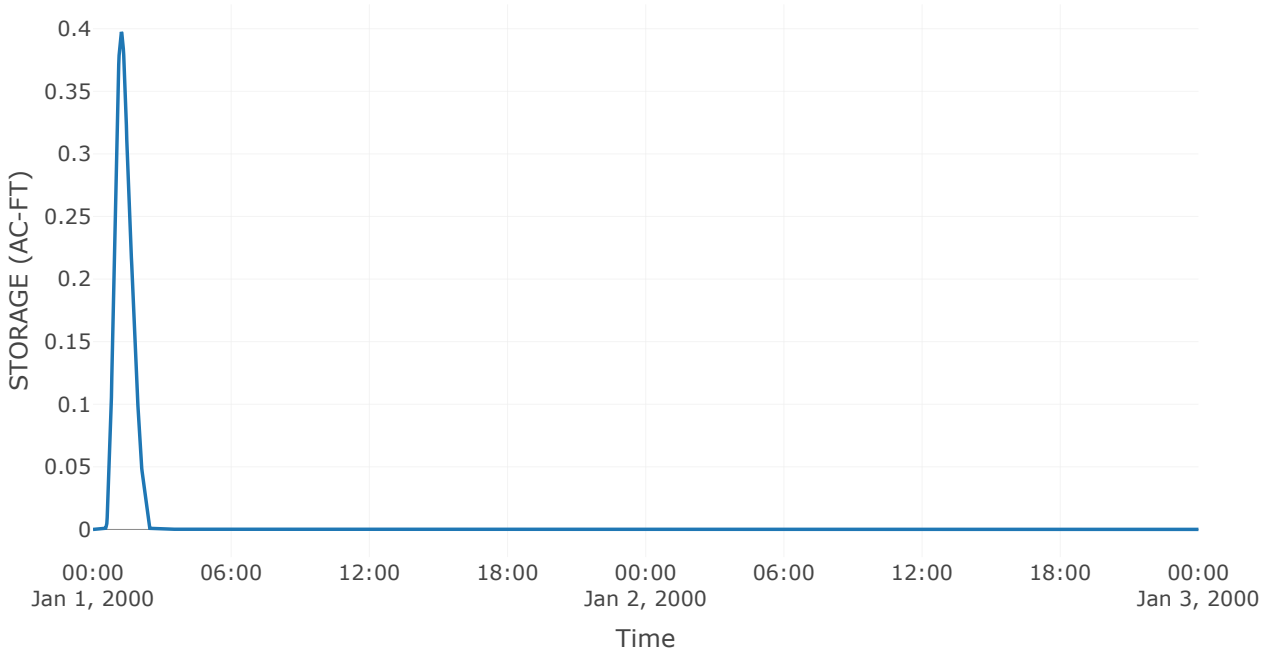
Downstream : Existing Basin A & B

Results: Existing Basin C	
Peak Discharge (CFS)	75.96
Time of Peak Discharge	01Jan2000, 01:14
Volume (IN)	1.17
Peak Inflow (CFS)	159.55
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	23.45
Maximum Storage (AC - FT)	0.4
Peak Elevation (FT)	652.49
Discharge Volume (AC - FT)	17.07

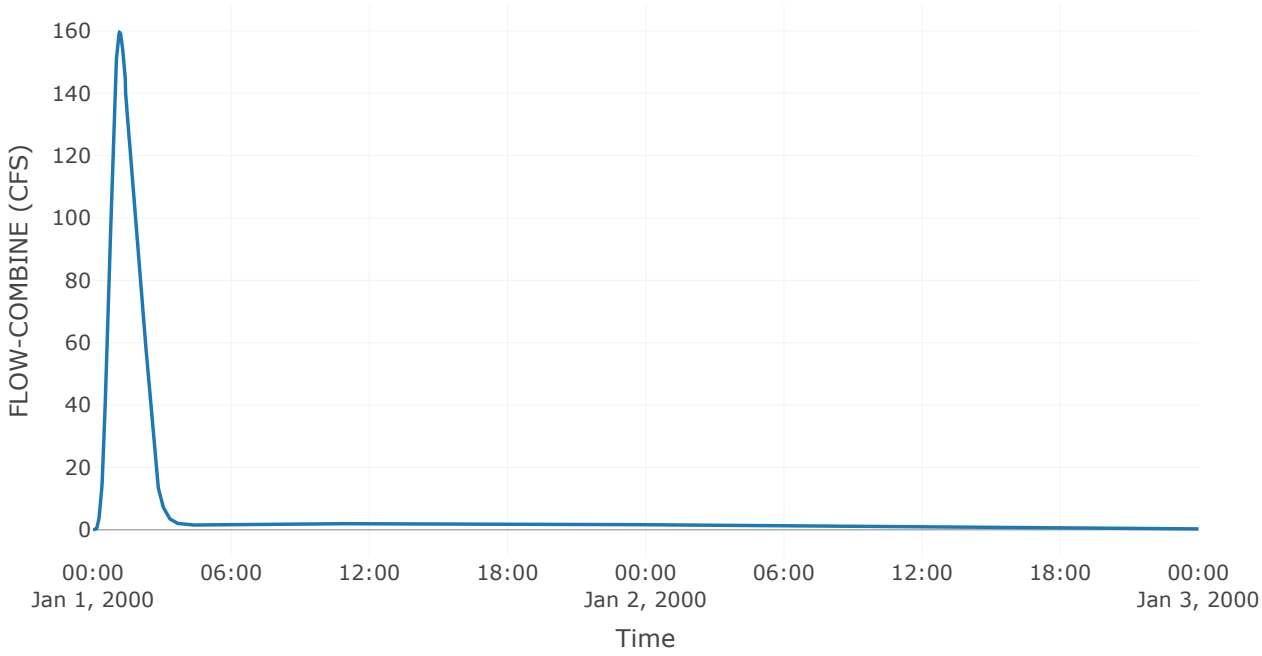
Auxiliary Outflow



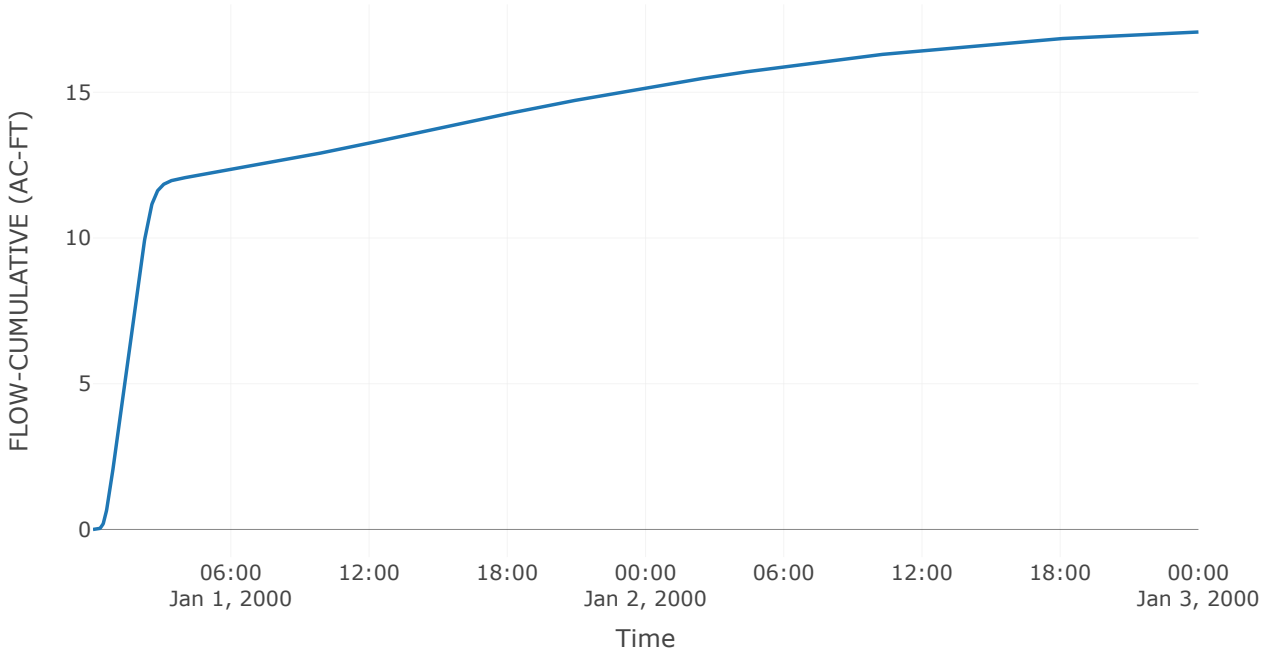
Storage

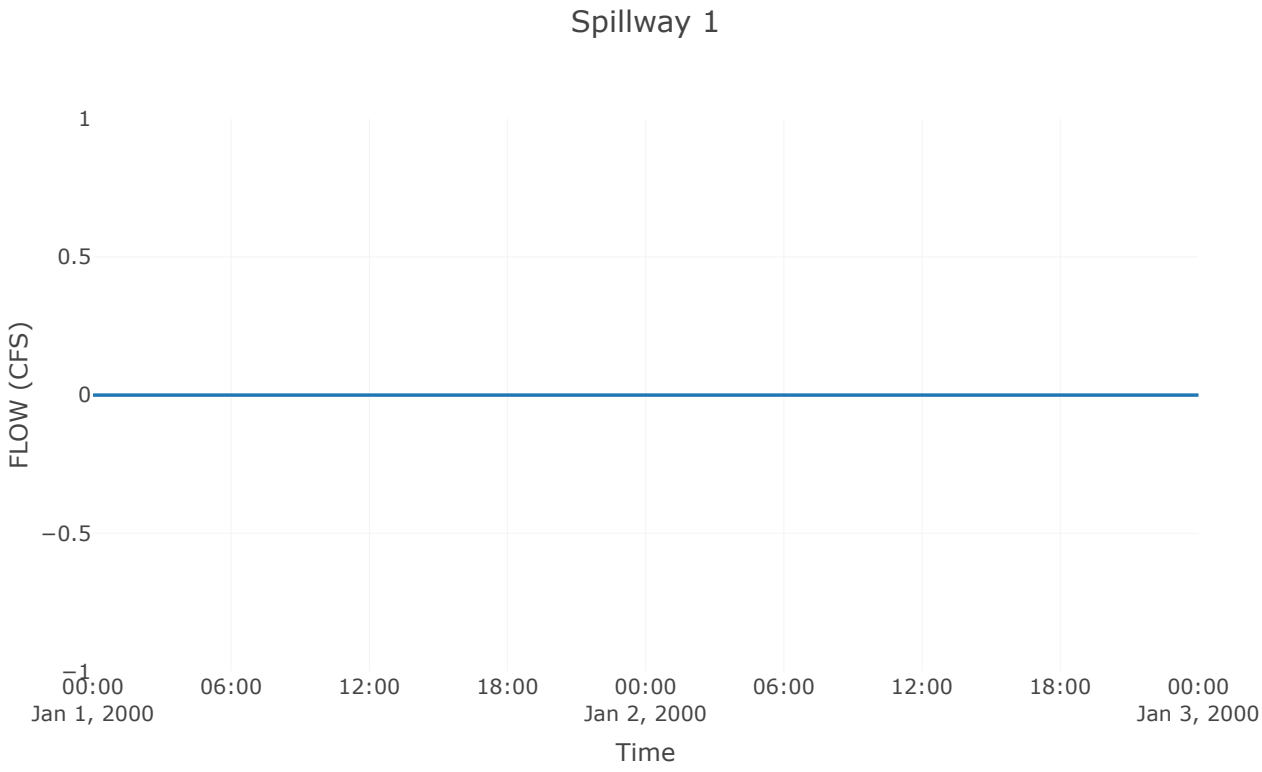


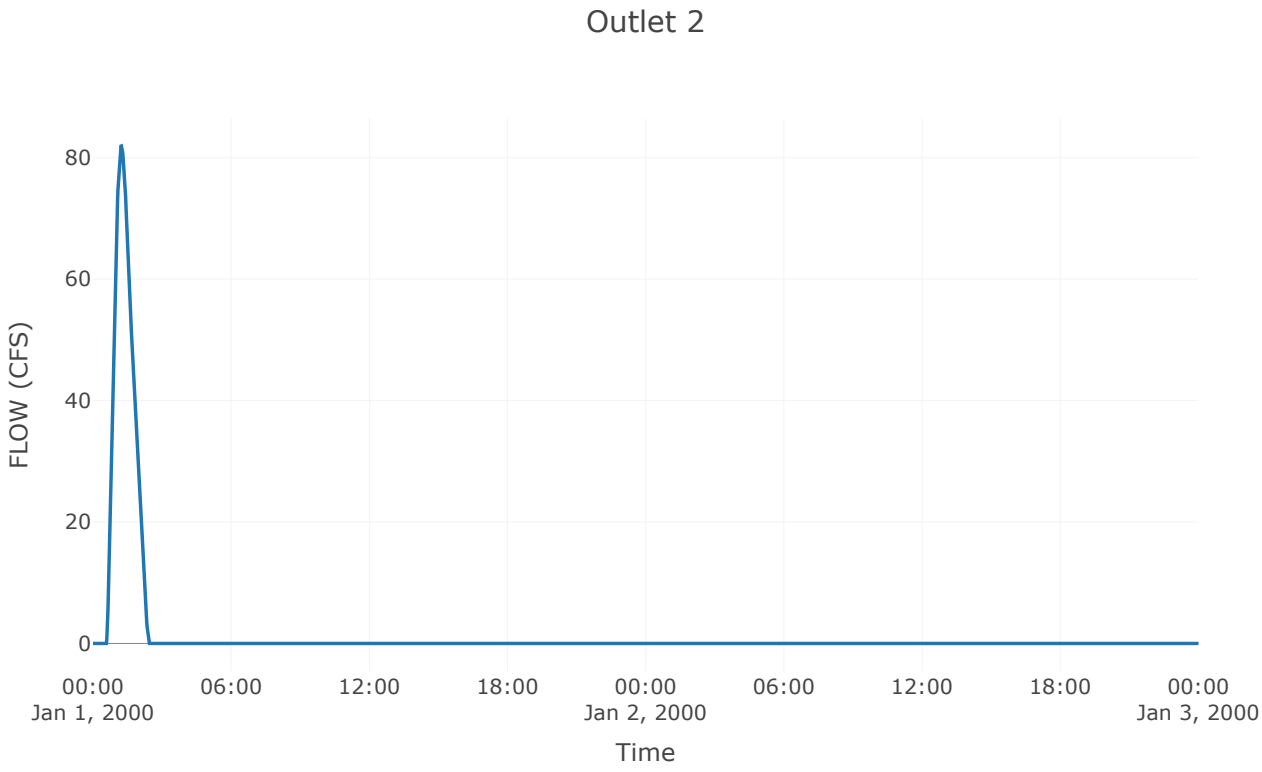
Combined Inflow



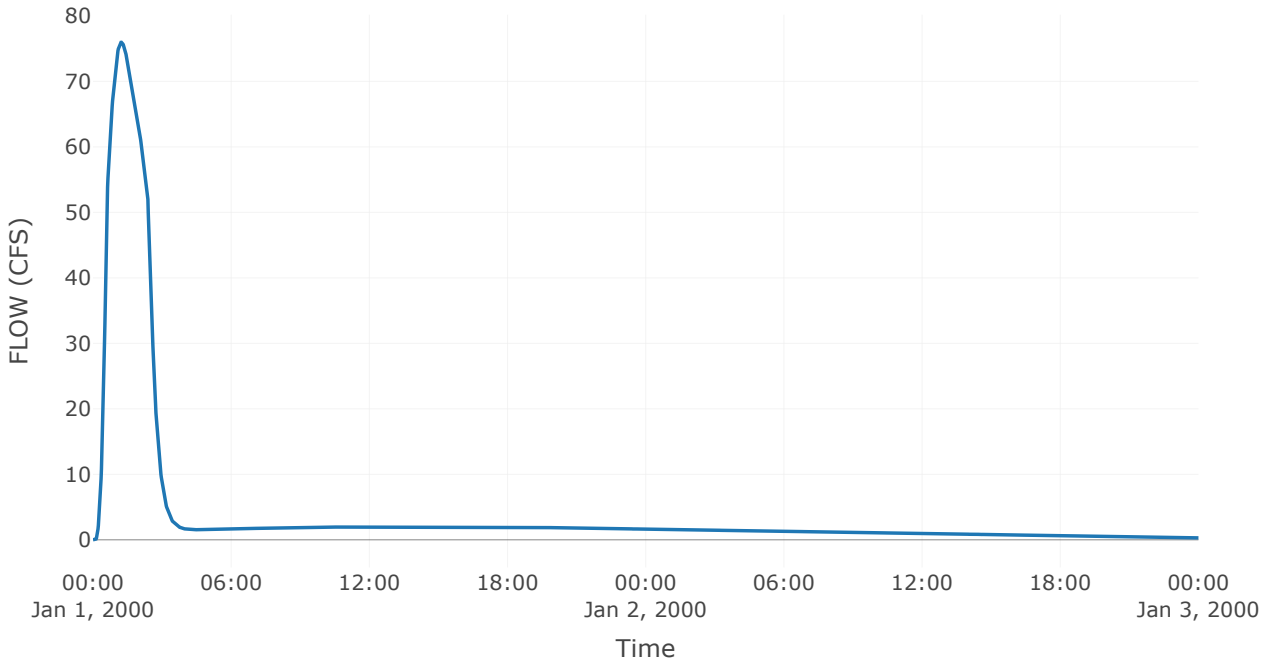
Cumulative Outflow



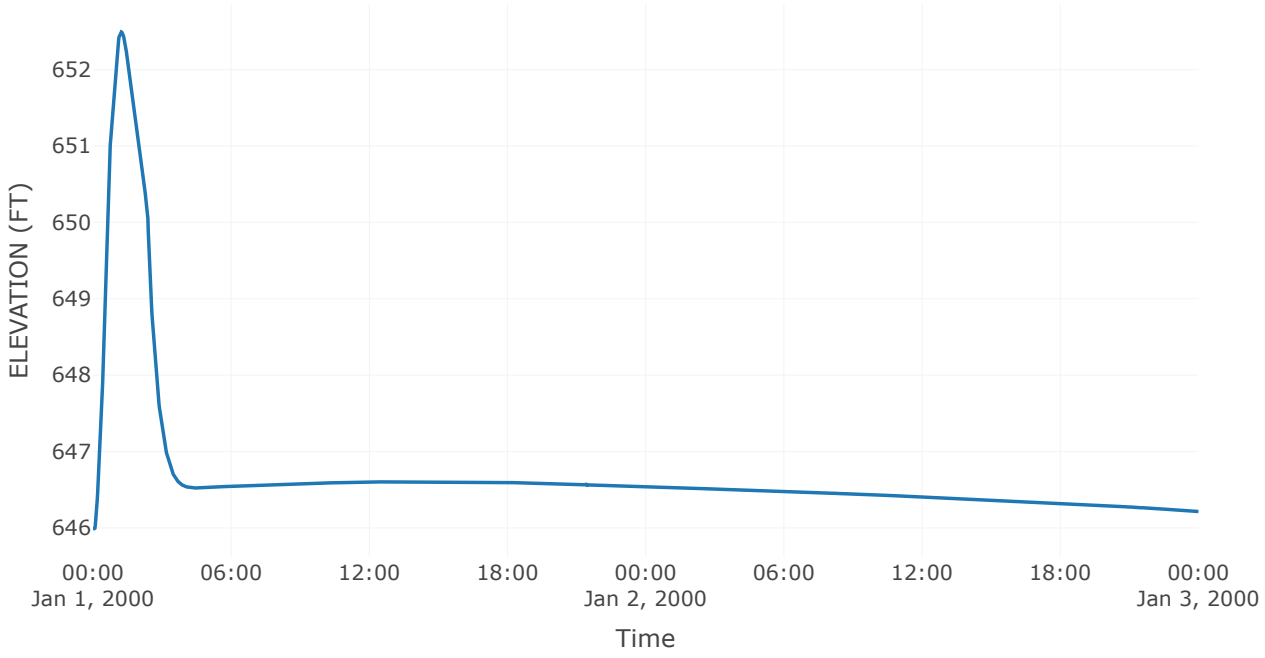

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

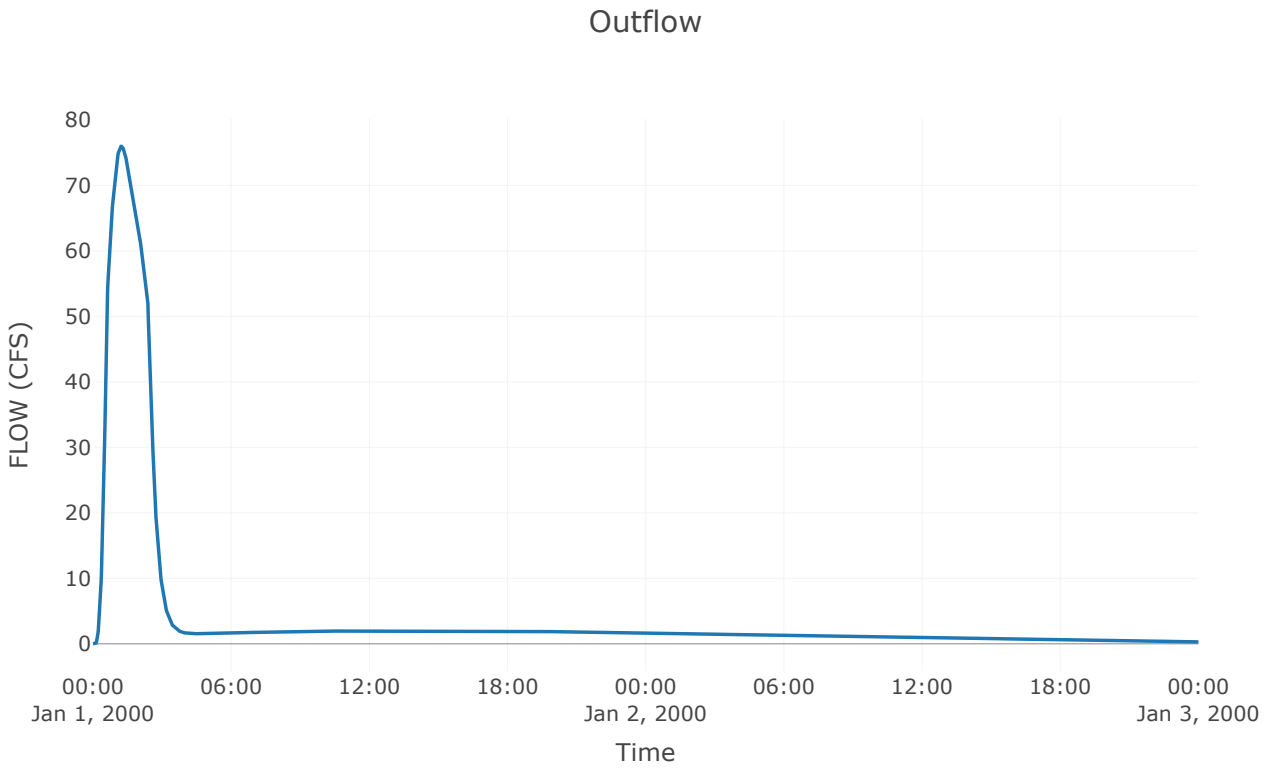

Outlet 2
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

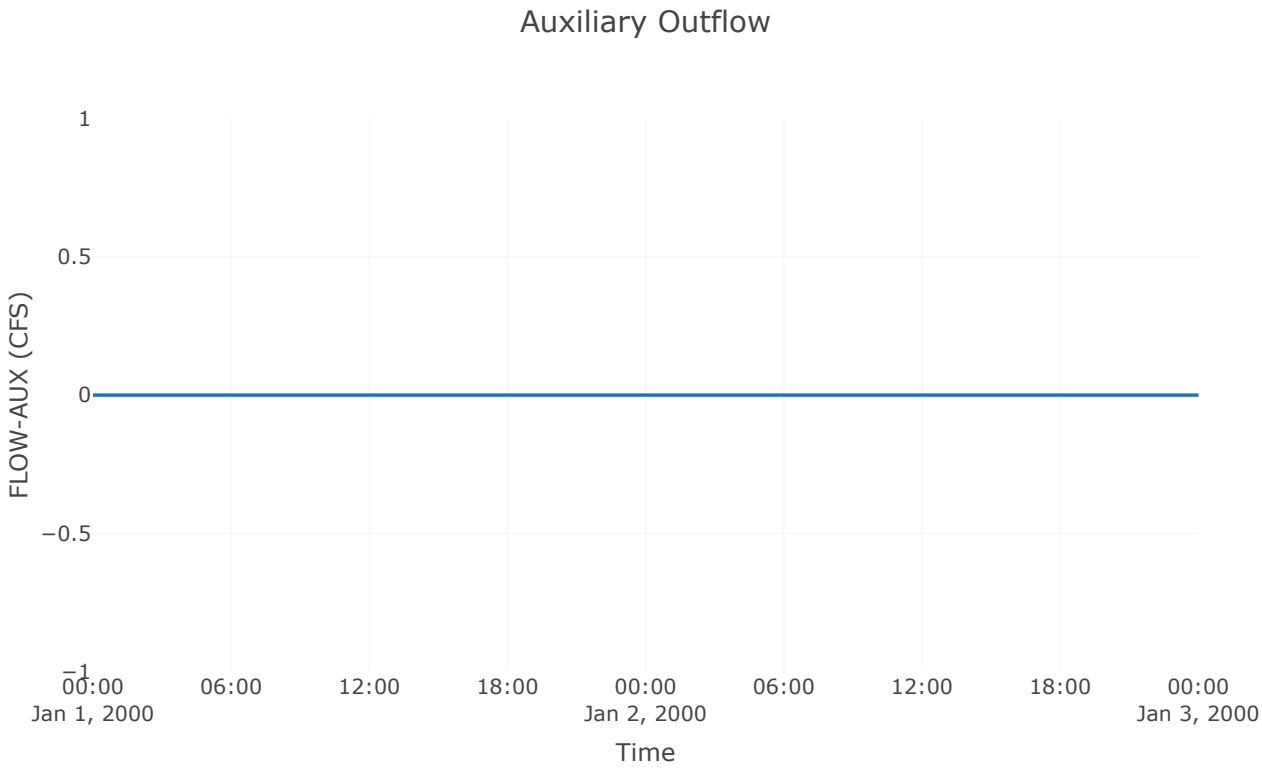


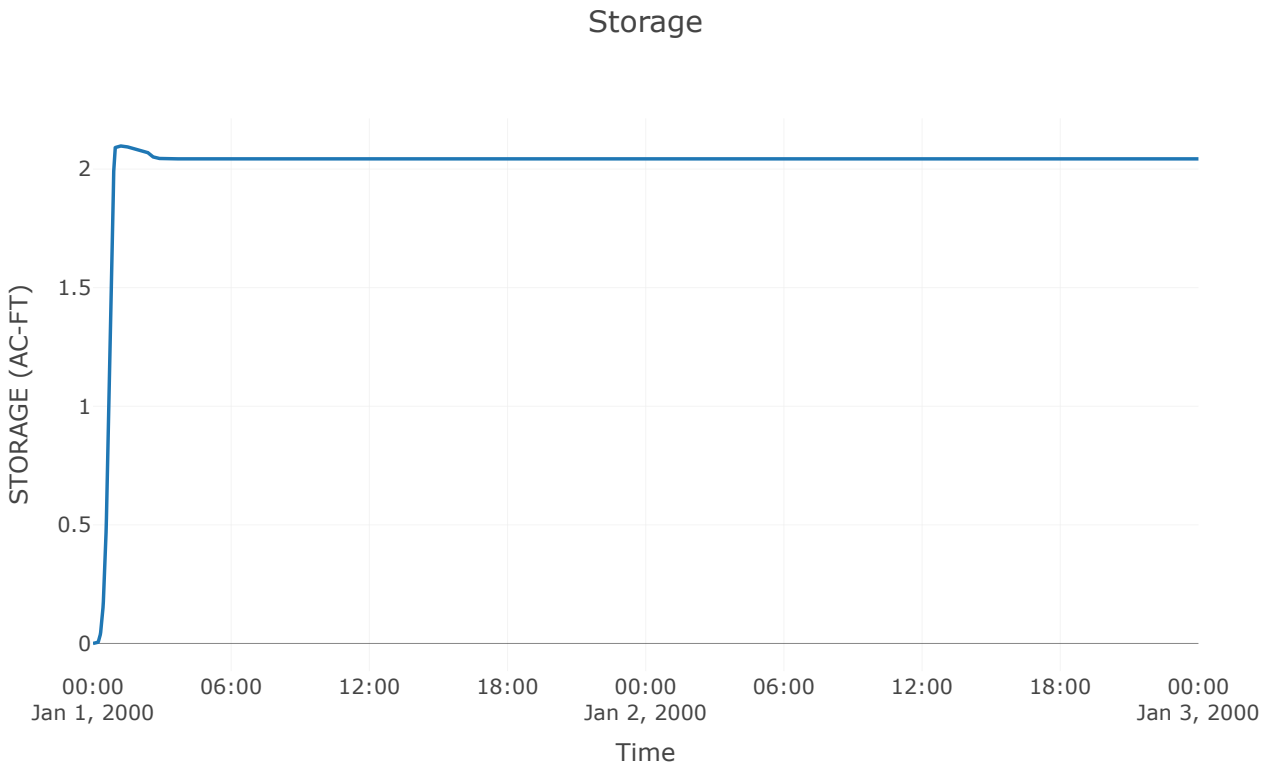

Outflow
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin A & B

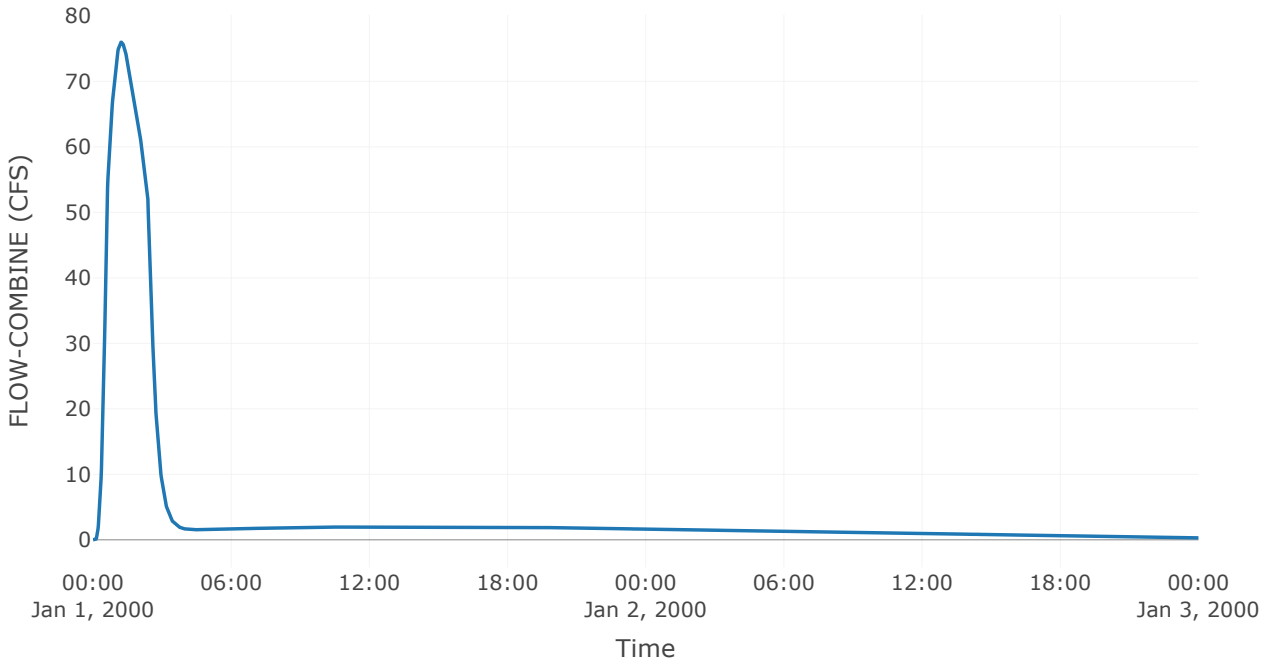
Downstream : 55th Street Outlet

Results: Existing Basin A & B	
Peak Discharge (CFS)	75.95
Time of Peak Discharge	01Jan2000, 01:15
Volume (IN)	1.02
Peak Inflow (CFS)	75.96
Time of Peak Inflow	01Jan2000, 01:14
Inflow Volume (AC - FT)	17.07
Maximum Storage (AC - FT)	2.1
Peak Elevation (FT)	653.4
Discharge Volume (AC - FT)	14.86

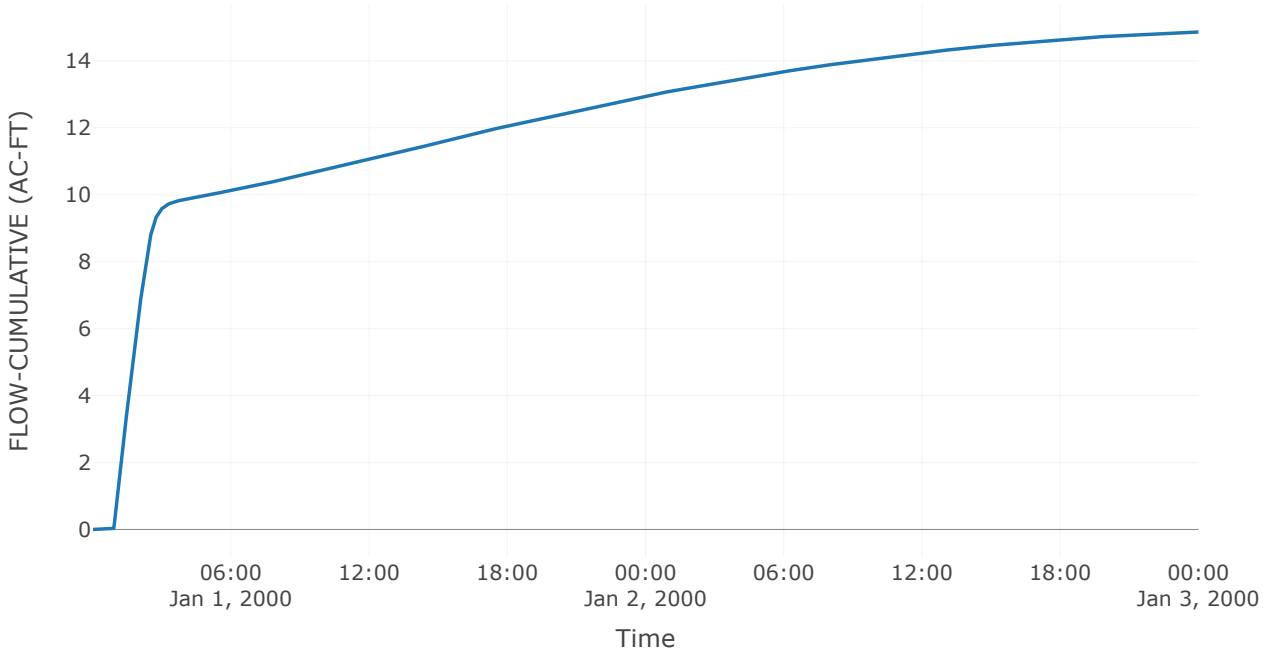

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

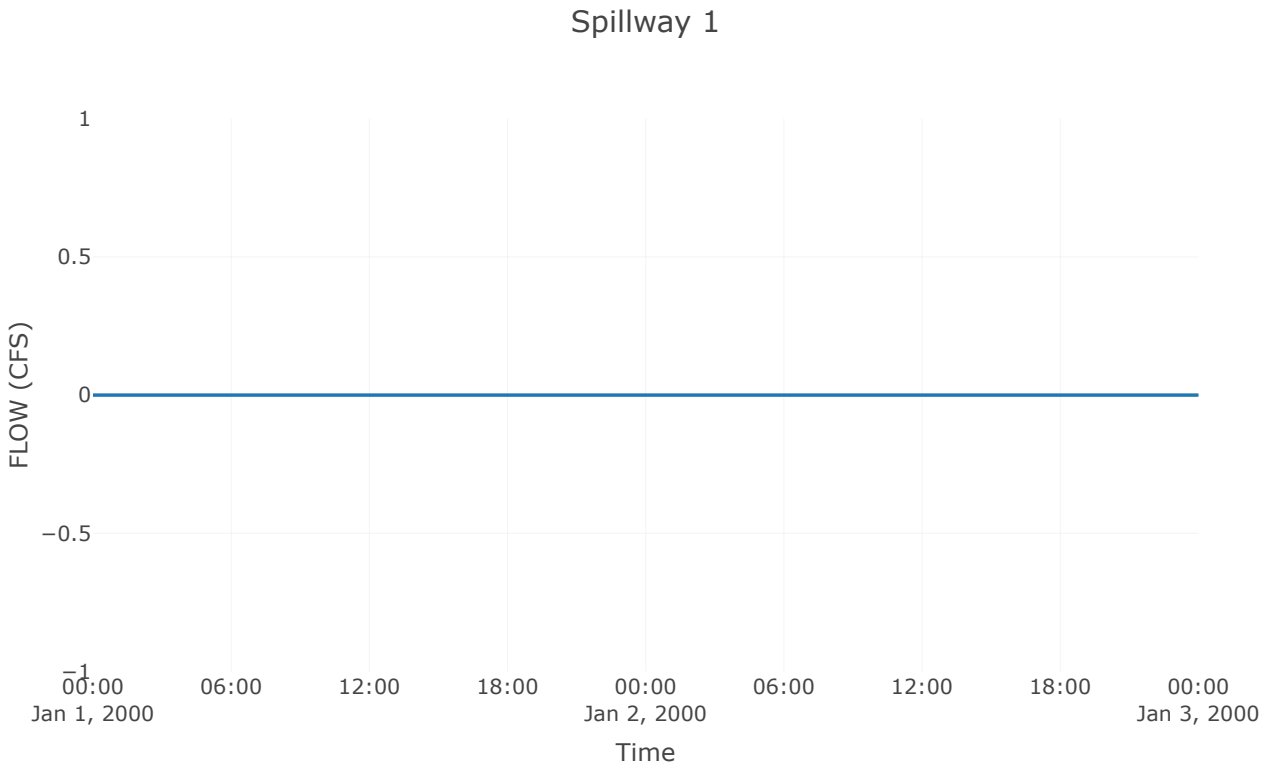

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

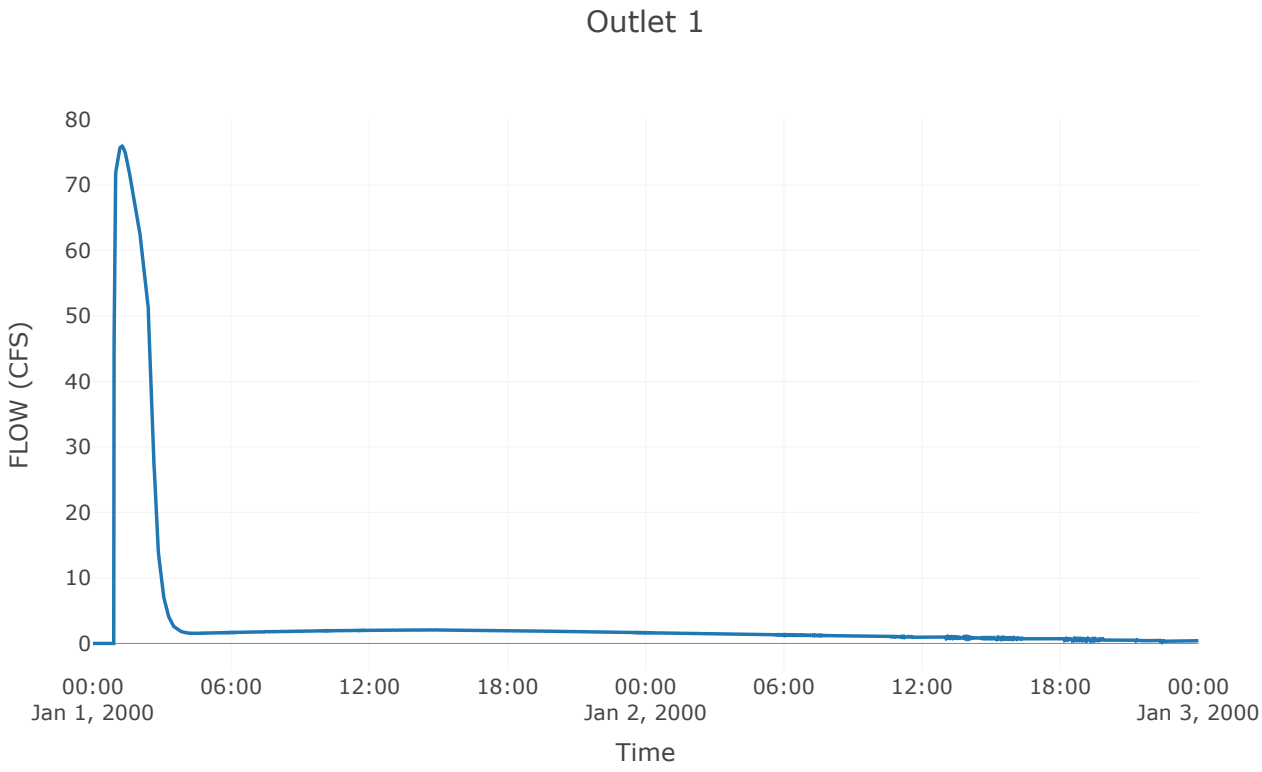
Combined Inflow



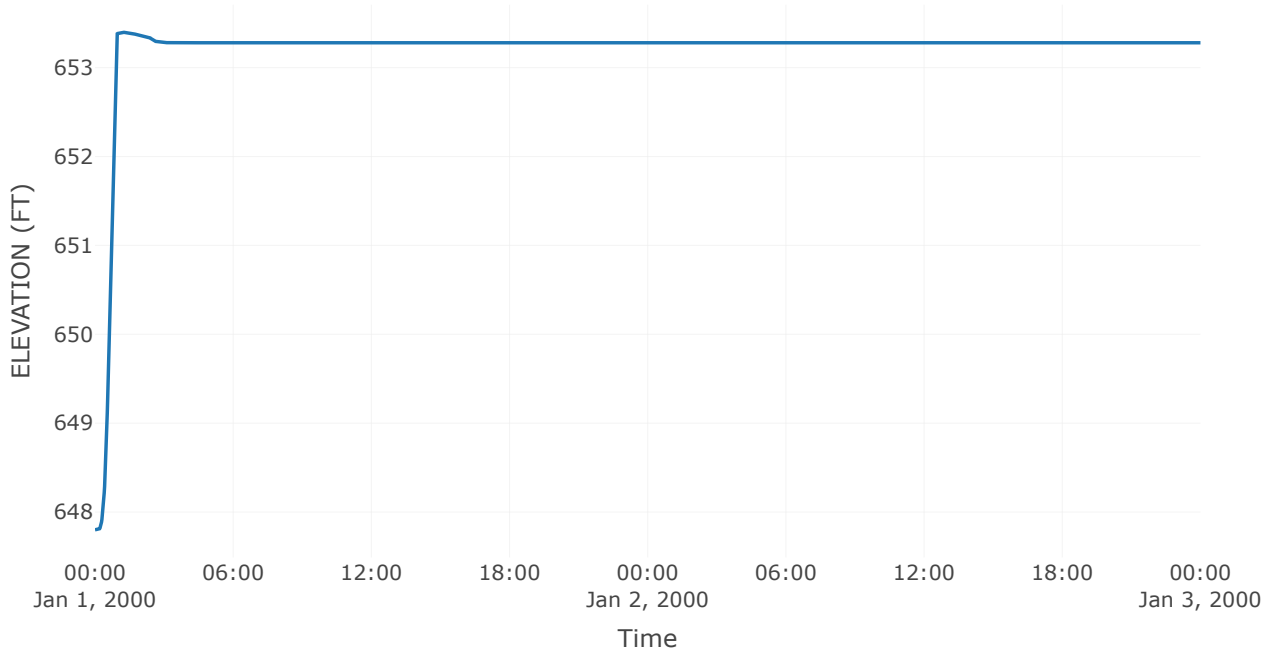
Cumulative Outflow



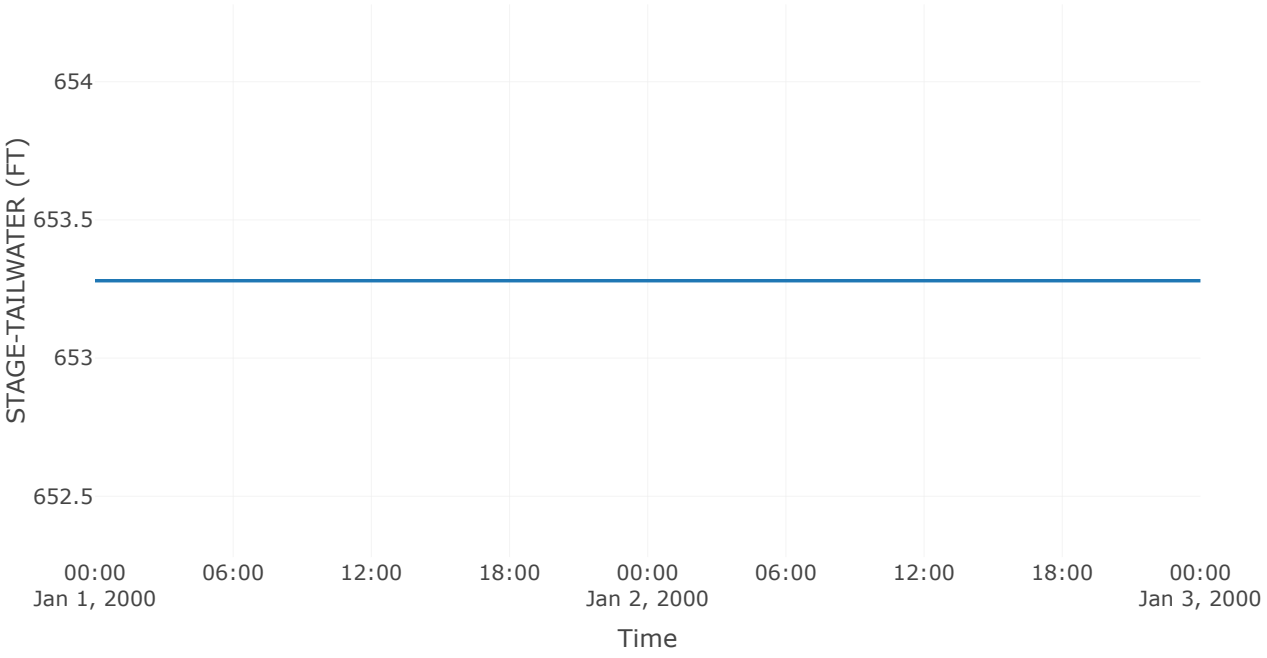

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

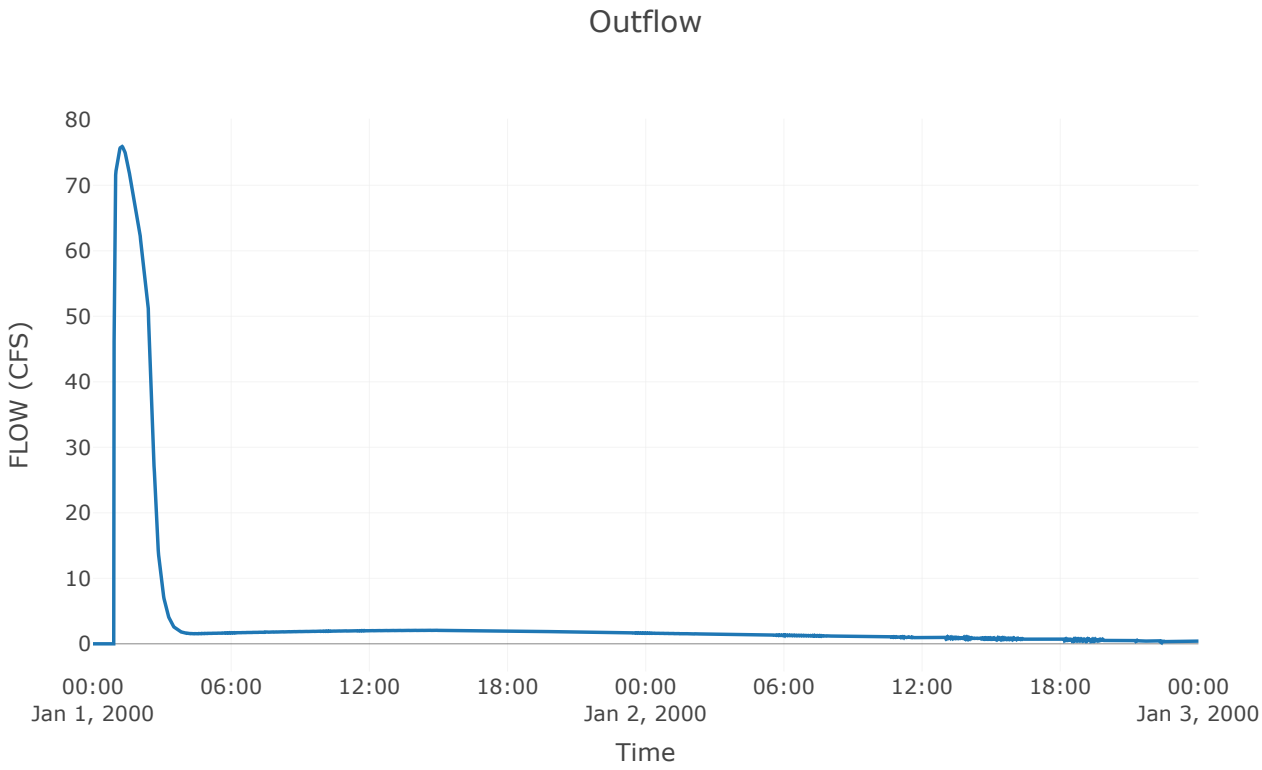

Outlet 1
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



Tailwater Stage

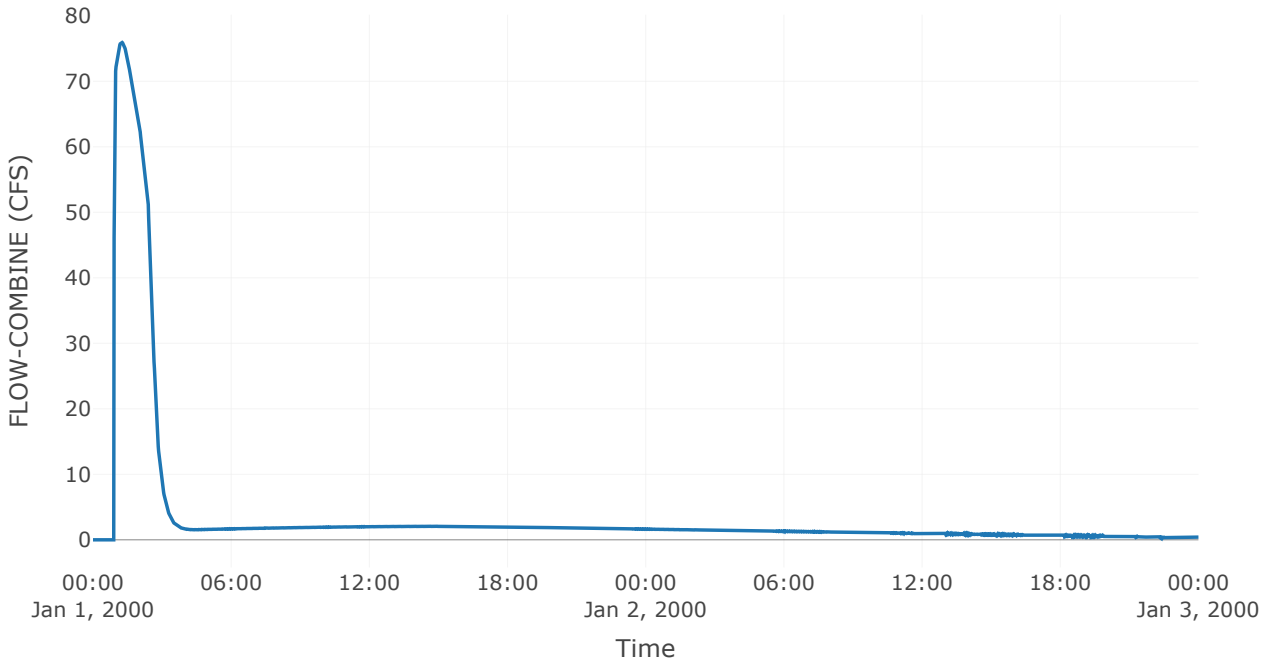



Outflow
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

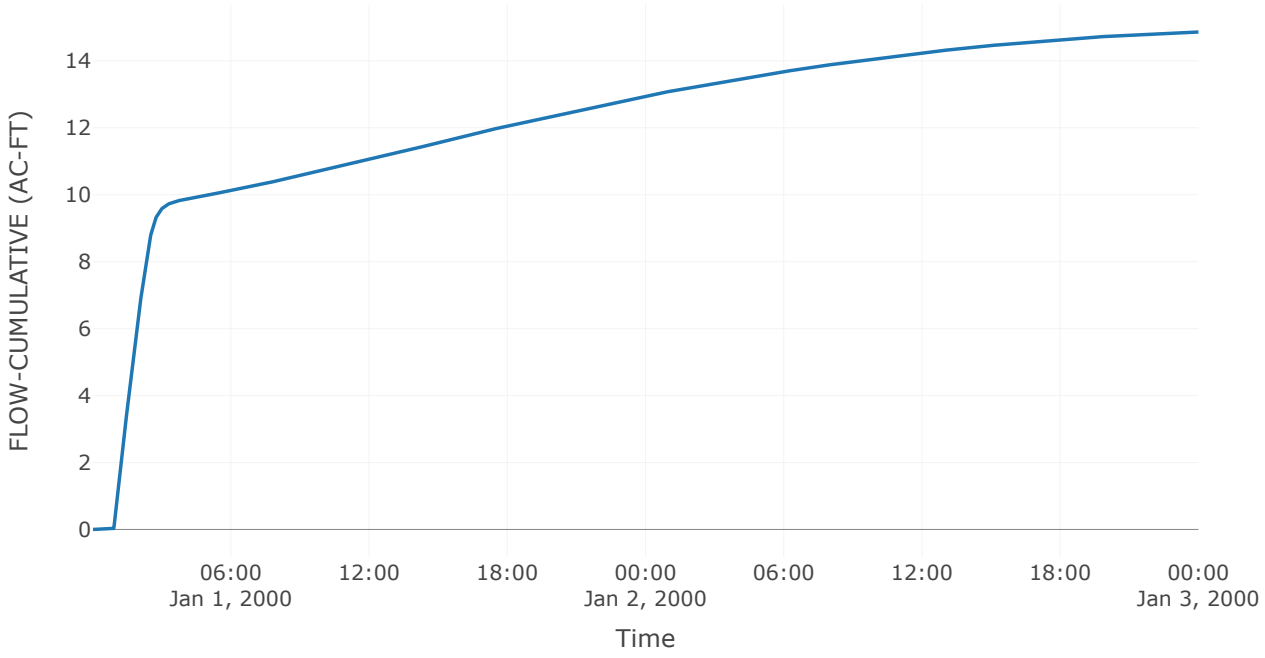
Sink: 55th Street Outlet

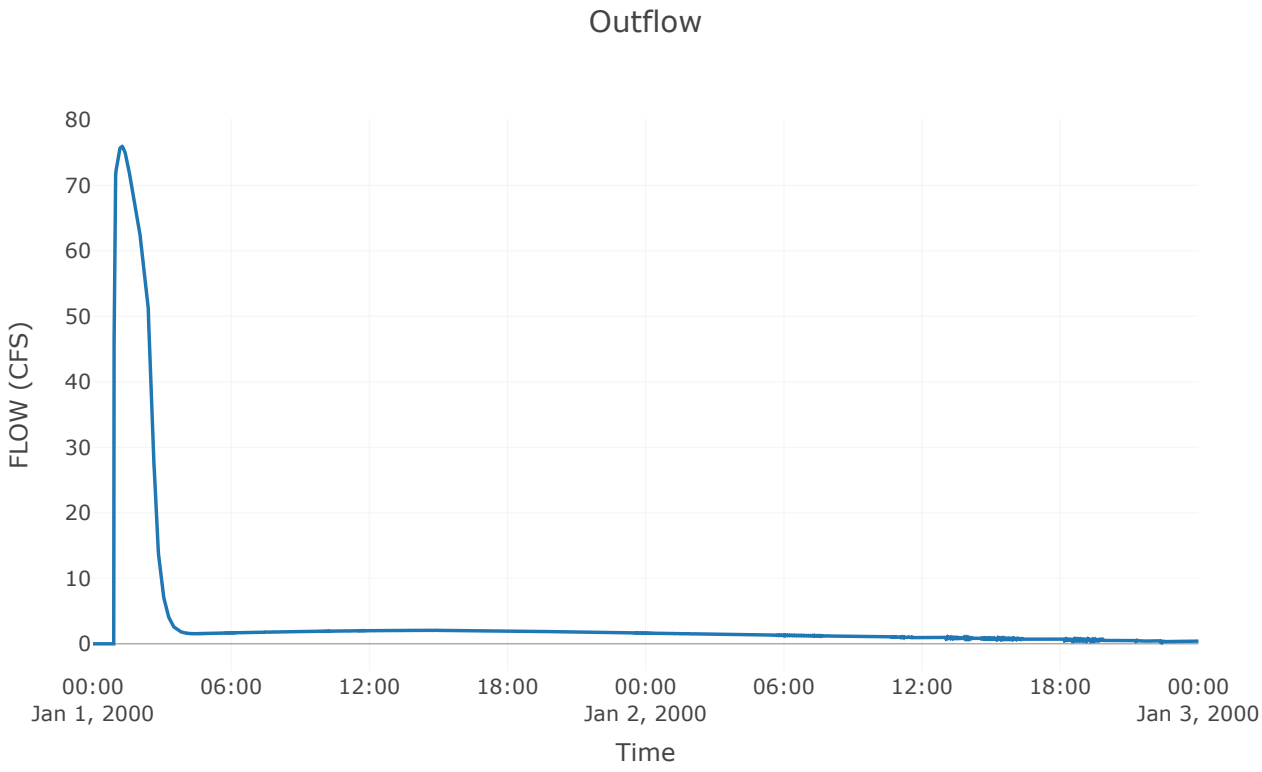
Results: 55th Street Outlet	
Peak Discharge (CFS)	75.95
Time of Peak Discharge	01Jan2000, 01:15
Volume (IN)	1.02

Combined Inflow



Cumulative Outflow




Outflow
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Project: Development_Template
Simulation Run: 100YR__1HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:39

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Existing On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Existing On - Site	Existing Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Existing On - Site	0	91.09

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Existing On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	58.05	01Jan2000, 00:38	2.57
Off - Site Trib 1 South	0	6.25	01Jan2000, 00:21	2.07
Off - Site Trib 1 West	0	4.91	01Jan2000, 00:27	2.31
Basin 1	0.03	6.25	01Jan2000, 01:34	2.51
On - Site Trib 2	0.02	32.72	01Jan2000, 00:39	2.31
Off - Site Trib2	0.01	12.85	01Jan2000, 00:27	2.31
Basin 2	0.05	4.79	01Jan2000, 05:38	2.42
On - Site Trib - Area 3	0.01	23.74	01Jan2000, 00:39	2.31
LaGrange Highlands Off - Site	0.2	358.51	01Jan2000, 00:49	2.57
Basin 3	0.07	3.52	01Jan2000, 15:36	2.2
Off - Site Tributary Area	0.27	359.61	01Jan2000, 00:49	2.48
Storage East of Wolf Road	0.27	358.74	01Jan2000, 00:51	2.48
Box Inlet - East Side Wolf Rd	0.27	331.13	01Jan2000, 01:00	2.48
Storage West of Wolf Road	0.27	331.51	01Jan2000, 01:00	2.48
Existing On - Site	0	15.64	01Jan2000, 00:18	3.06
Existing Basin C	0.27	95.49	01Jan2000, 01:08	1.35
Existing Basin A & B	0.27	95.45	01Jan2000, 01:09	1.2

55th Street Outlet	0.27	95.45	01Jan2000, 01:09	1.2

Subbasin: On-Site Trib 1

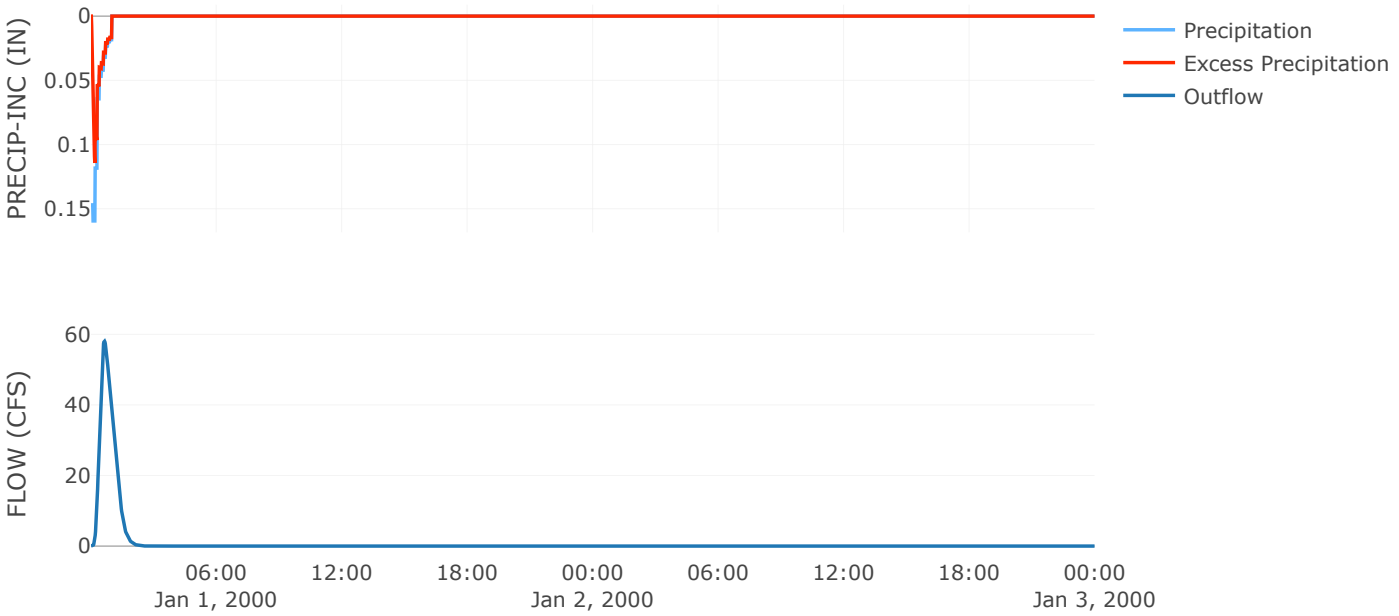
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

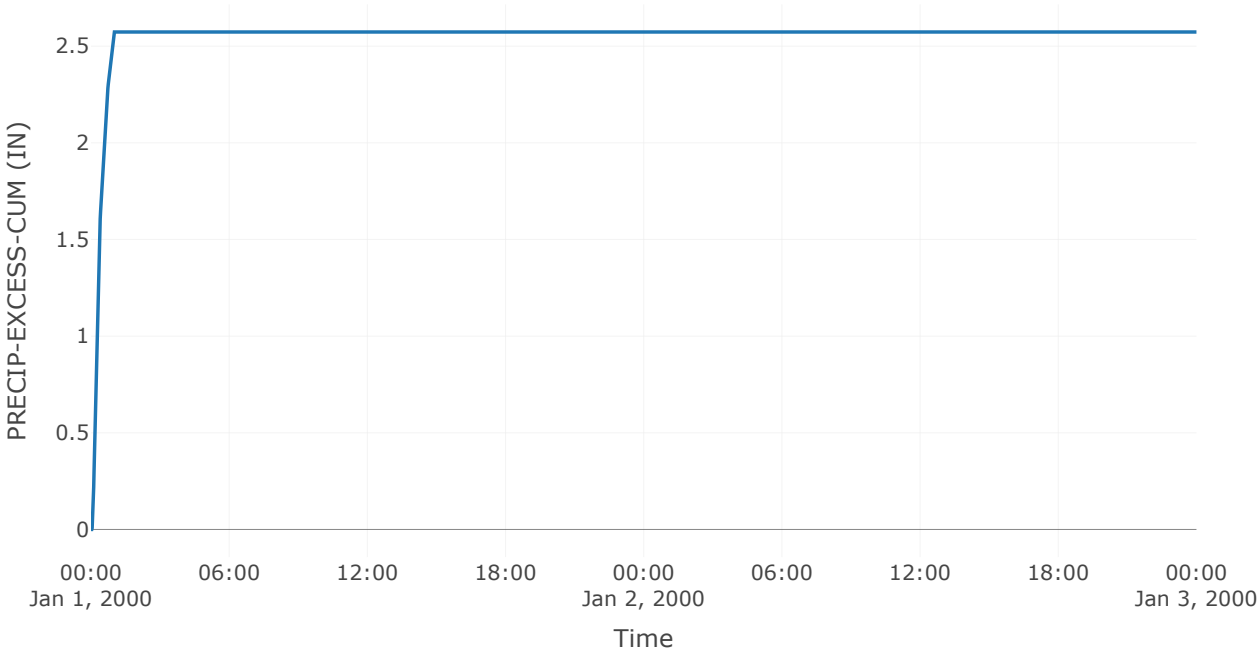
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib 1	
Peak Discharge (CFS)	58.05
Time of Peak Discharge	01Jan2000, 00:38
Volume (IN)	2.57
Precipitation Volume (AC - FT)	5.91
Loss Volume (AC - FT)	2.14
Excess Volume (AC - FT)	3.77
Direct Runoff Volume (AC - FT)	3.77
Baseflow Volume (AC - FT)	0

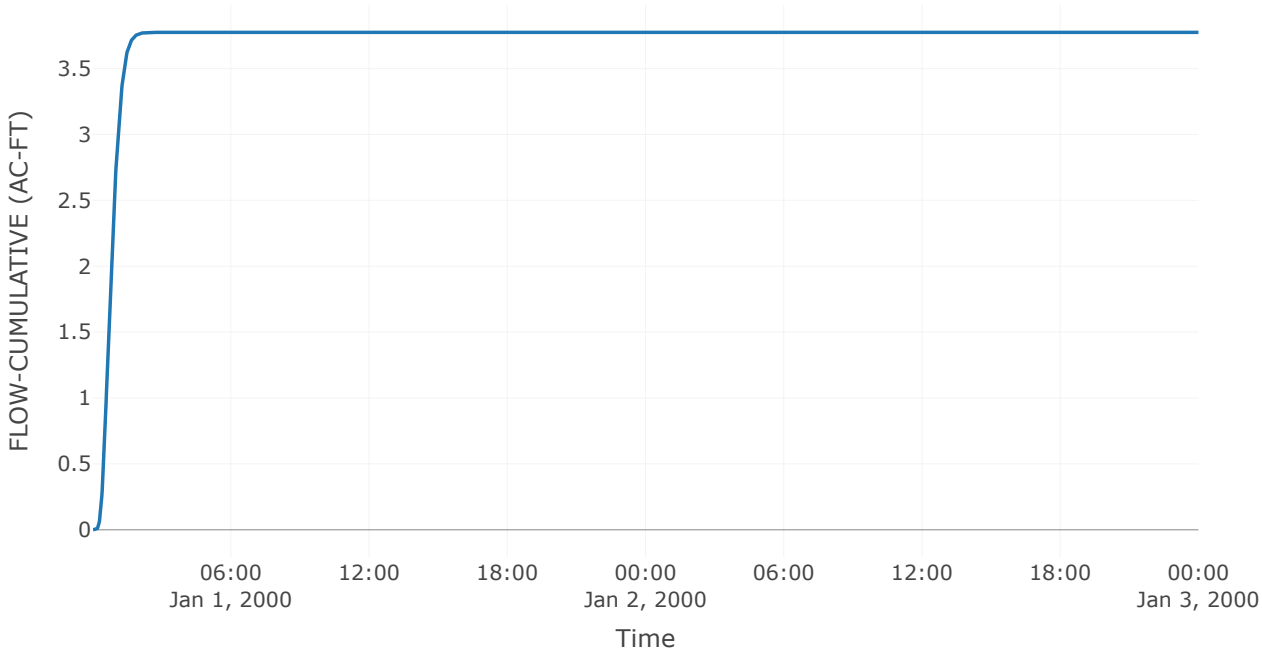
Precipitation and Outflow



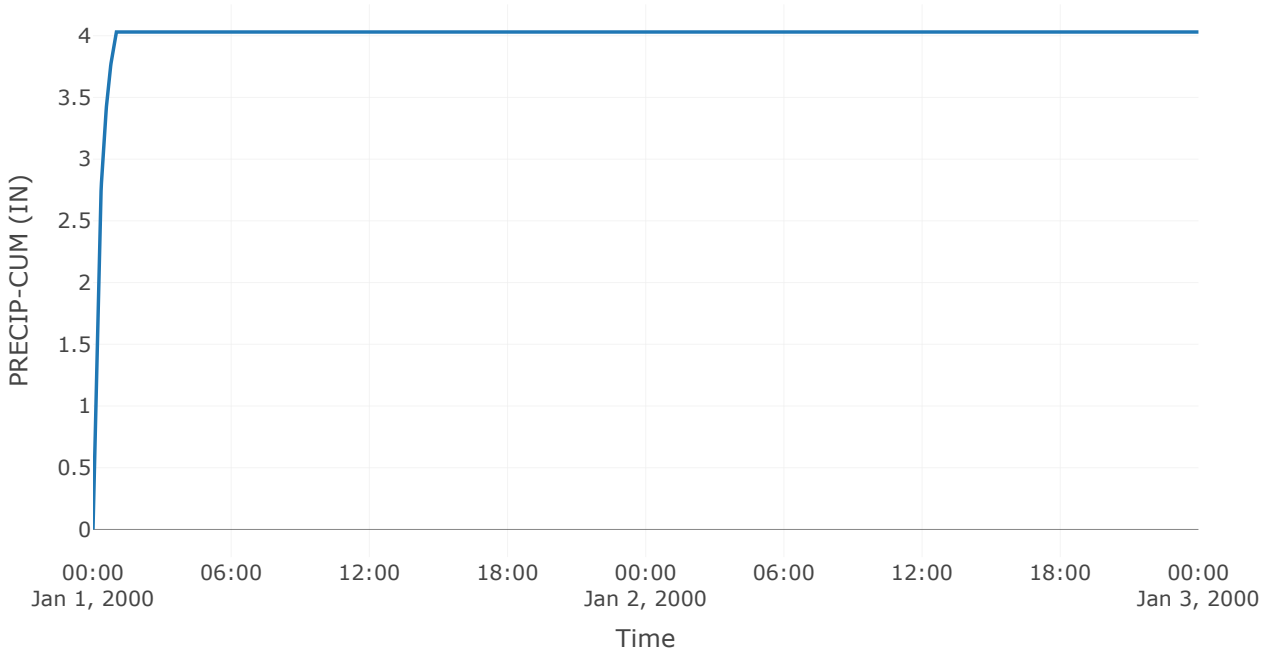
Cumulative Excess Precipitation

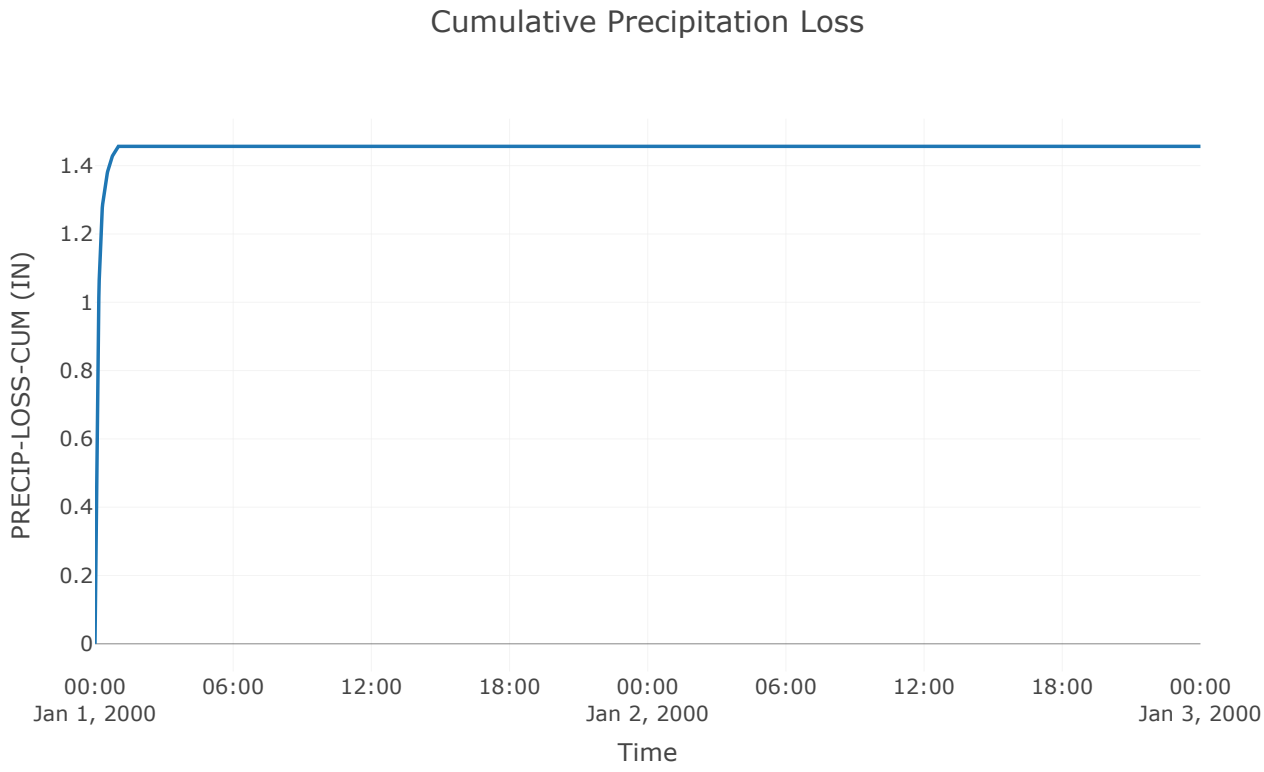


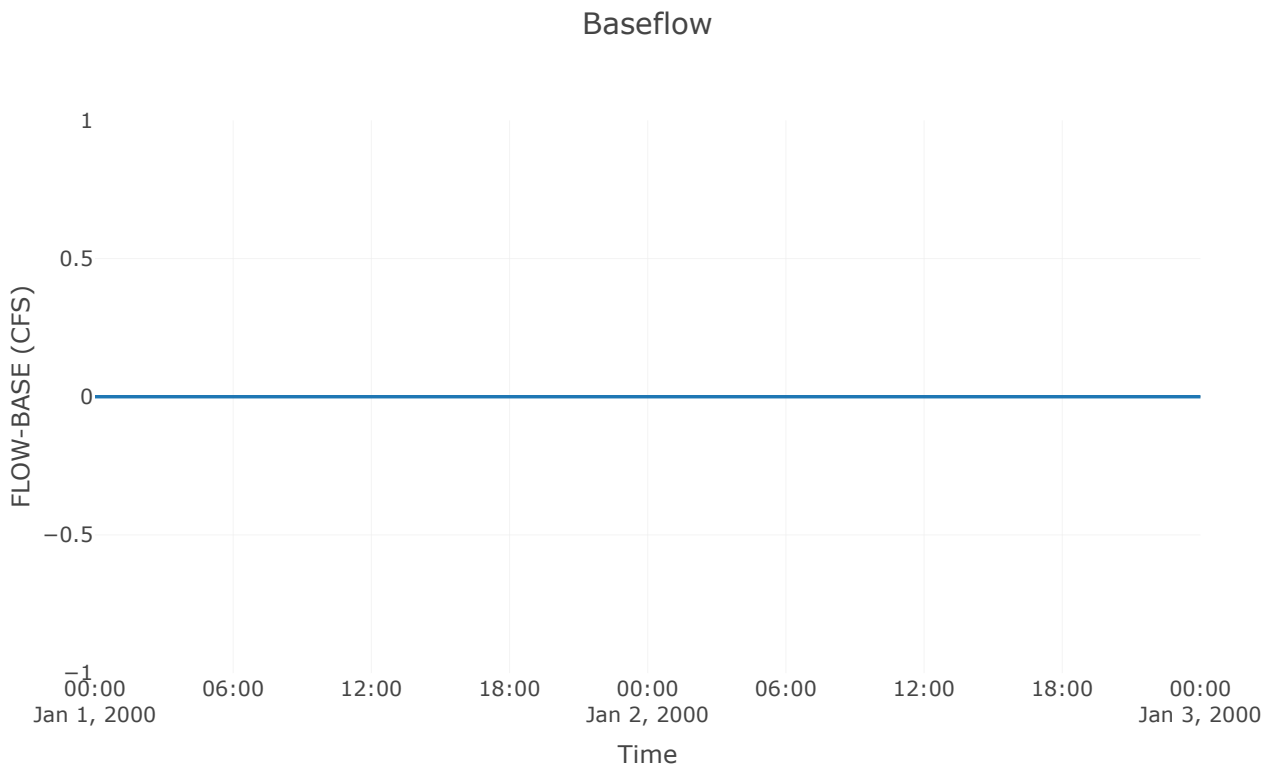
Cumulative Outflow

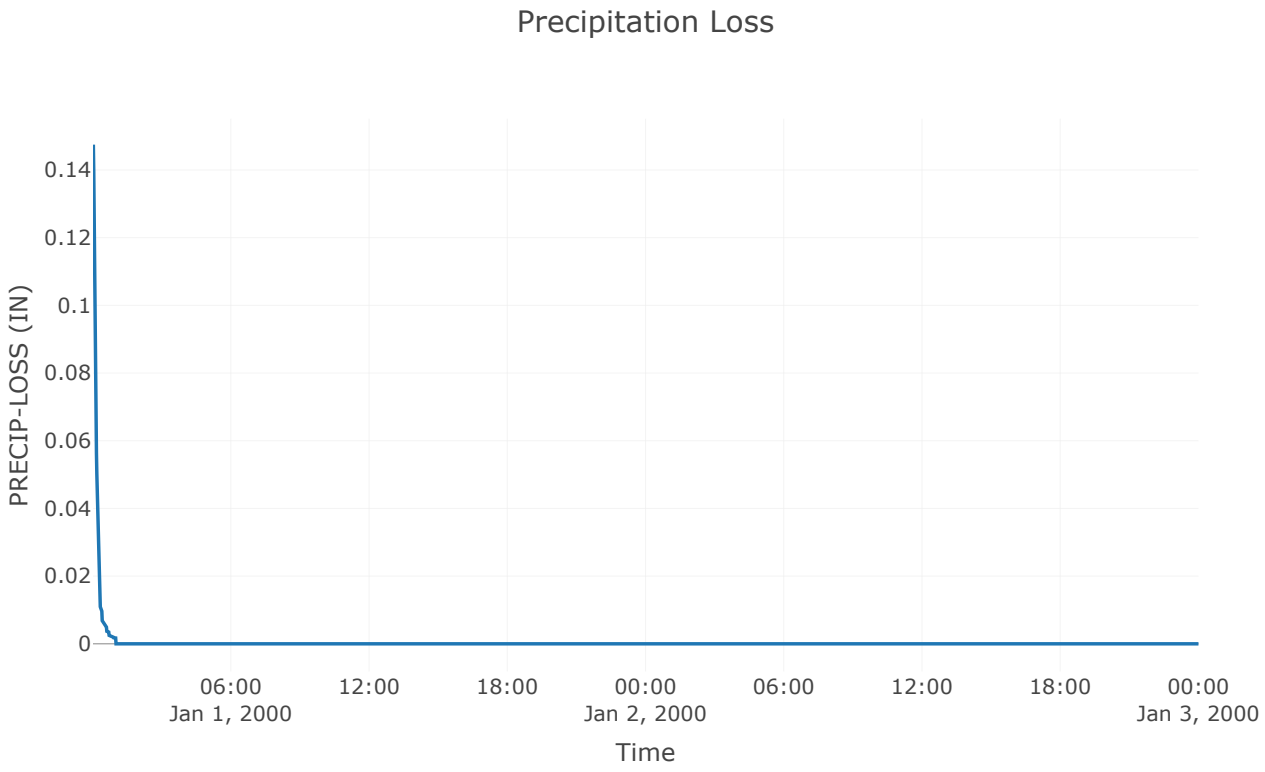


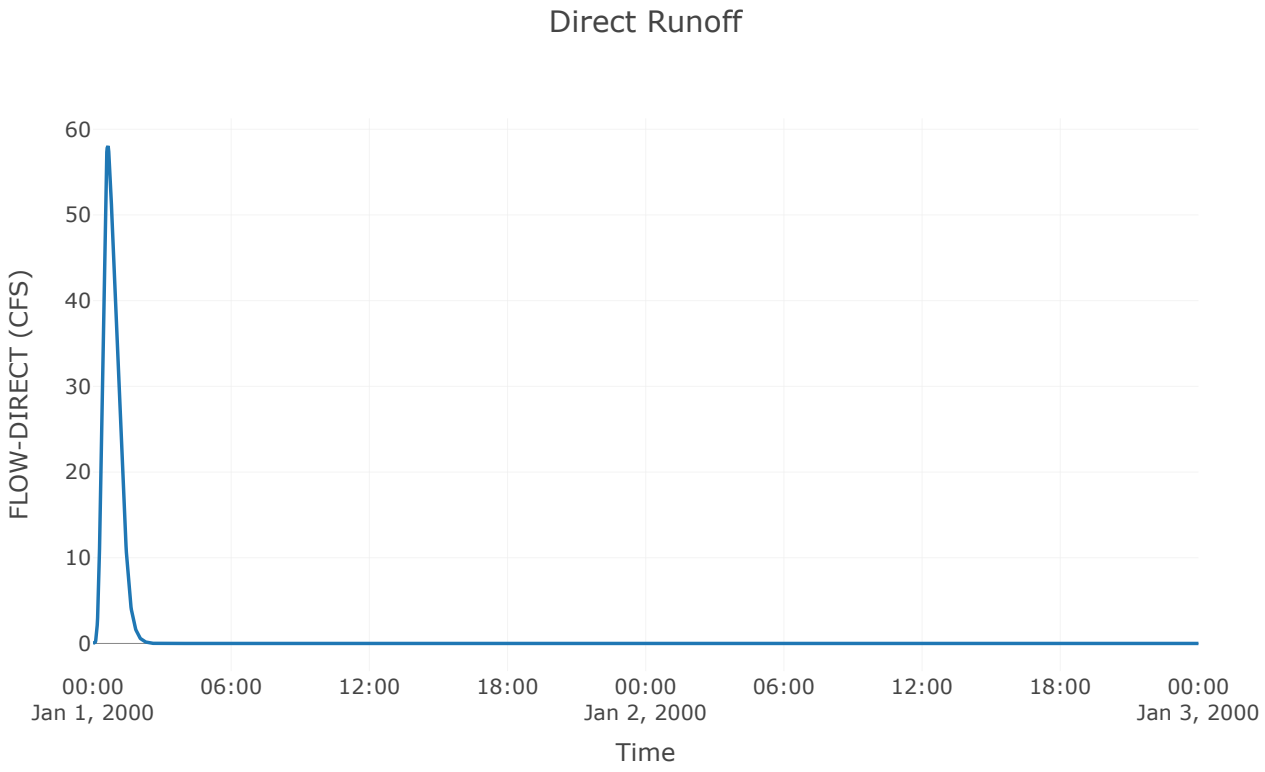
Cumulative Precipitation

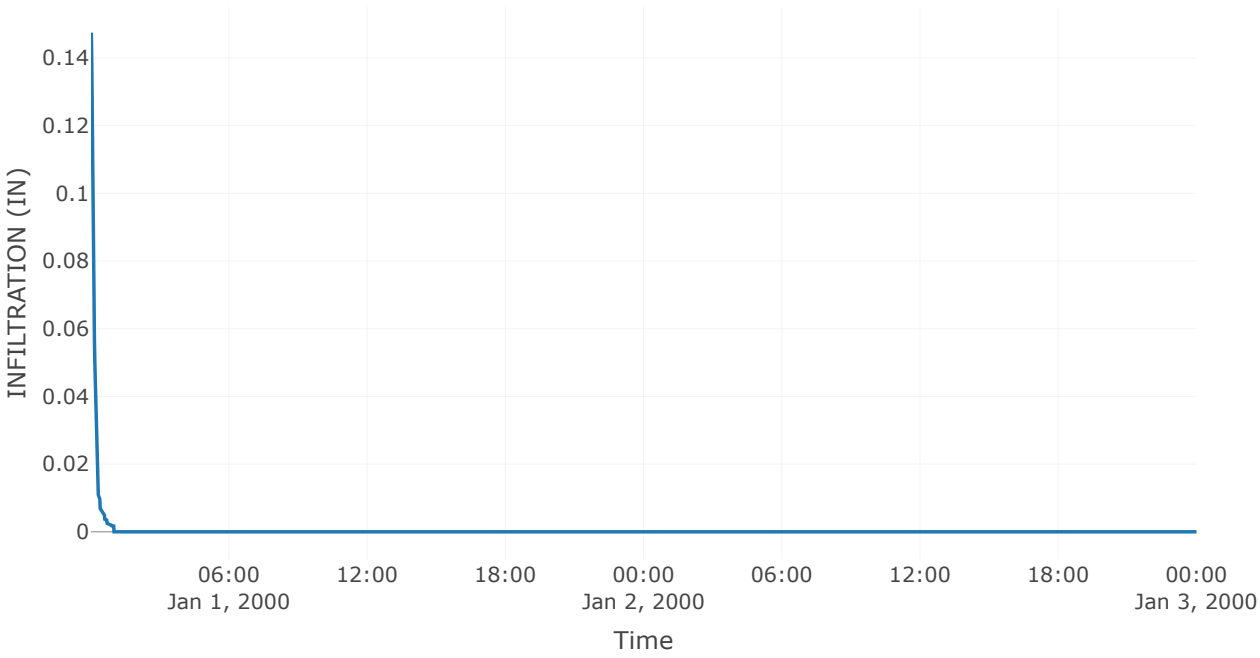



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

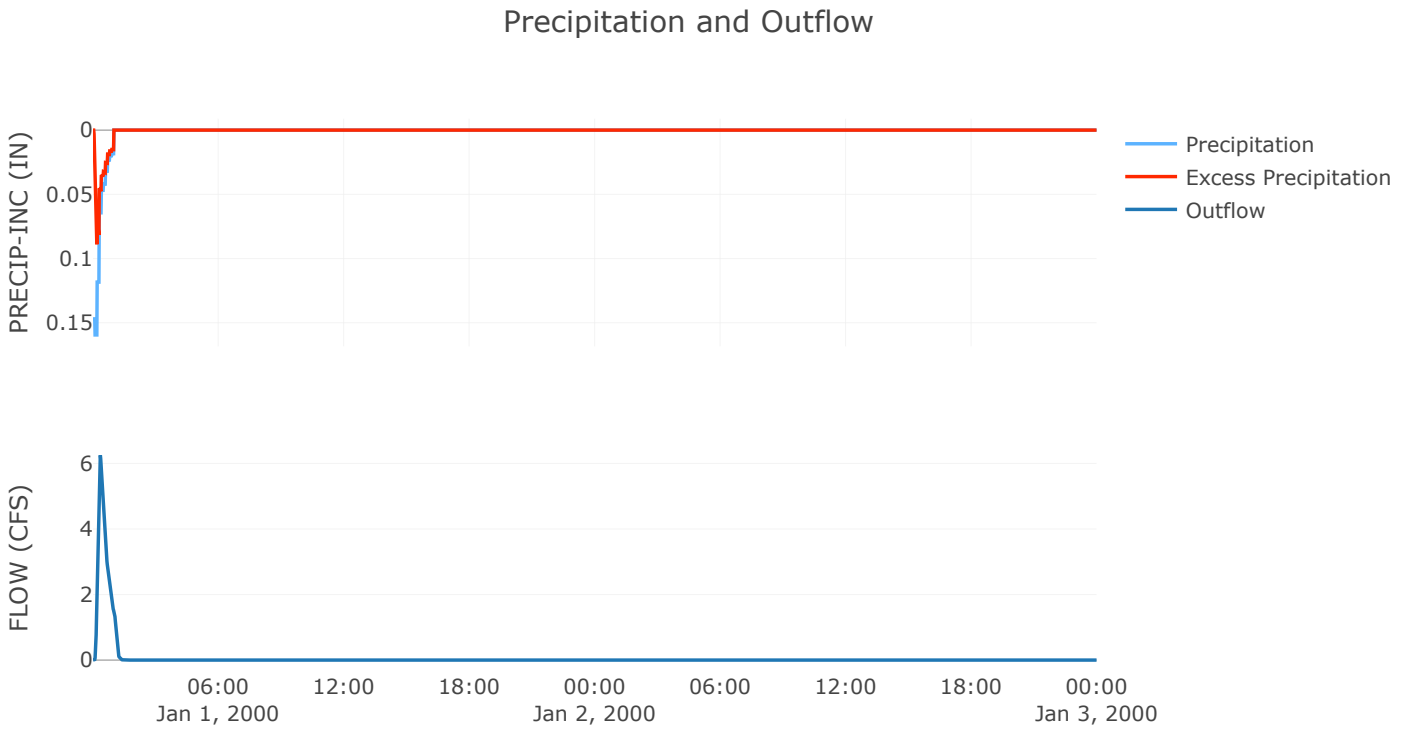
Subbasin: Off-Site Trib 1 South

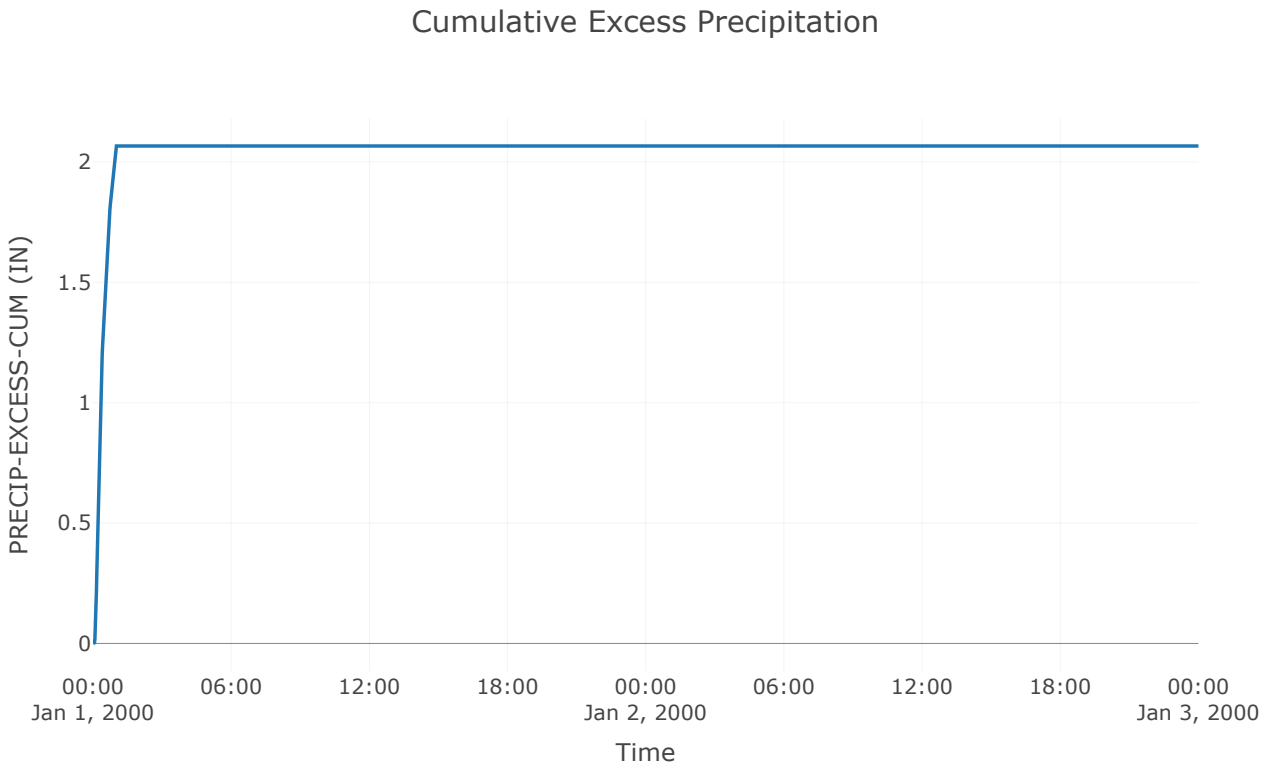
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

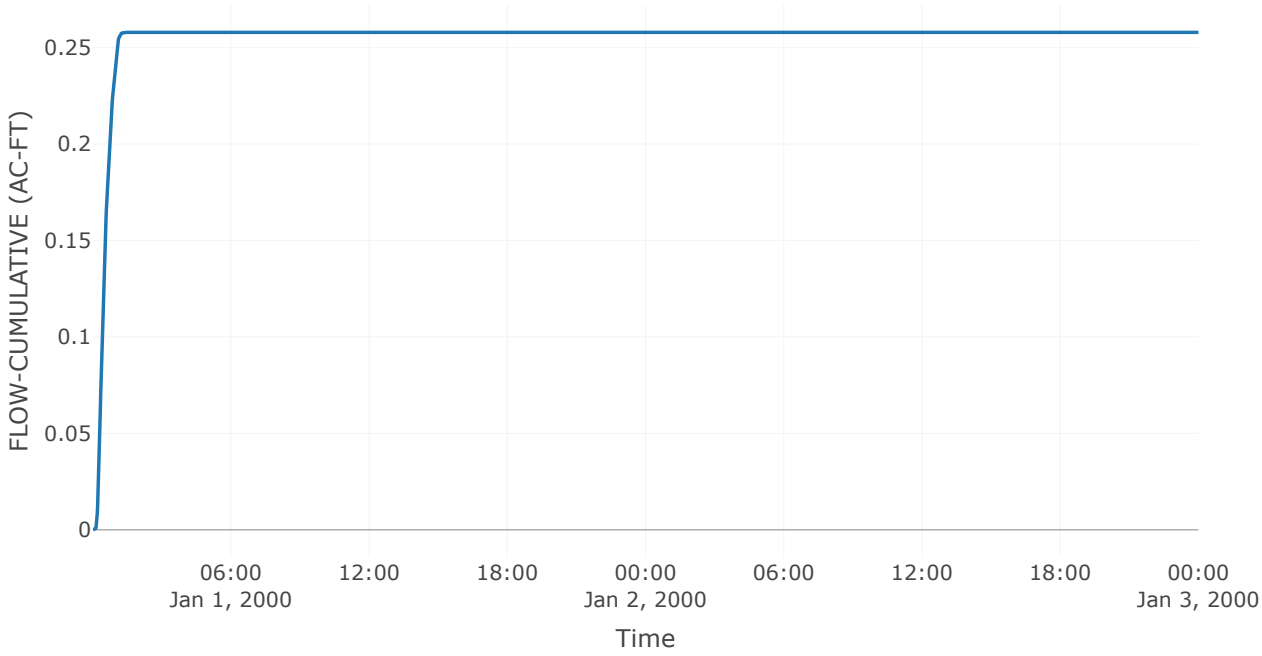
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	6.25
Time of Peak Discharge	01Jan2000, 00:21
Volume (IN)	2.07
Precipitation Volume (AC - FT)	0.5
Loss Volume (AC - FT)	0.25
Excess Volume (AC - FT)	0.26
Direct Runoff Volume (AC - FT)	0.26
Baseflow Volume (AC - FT)	0

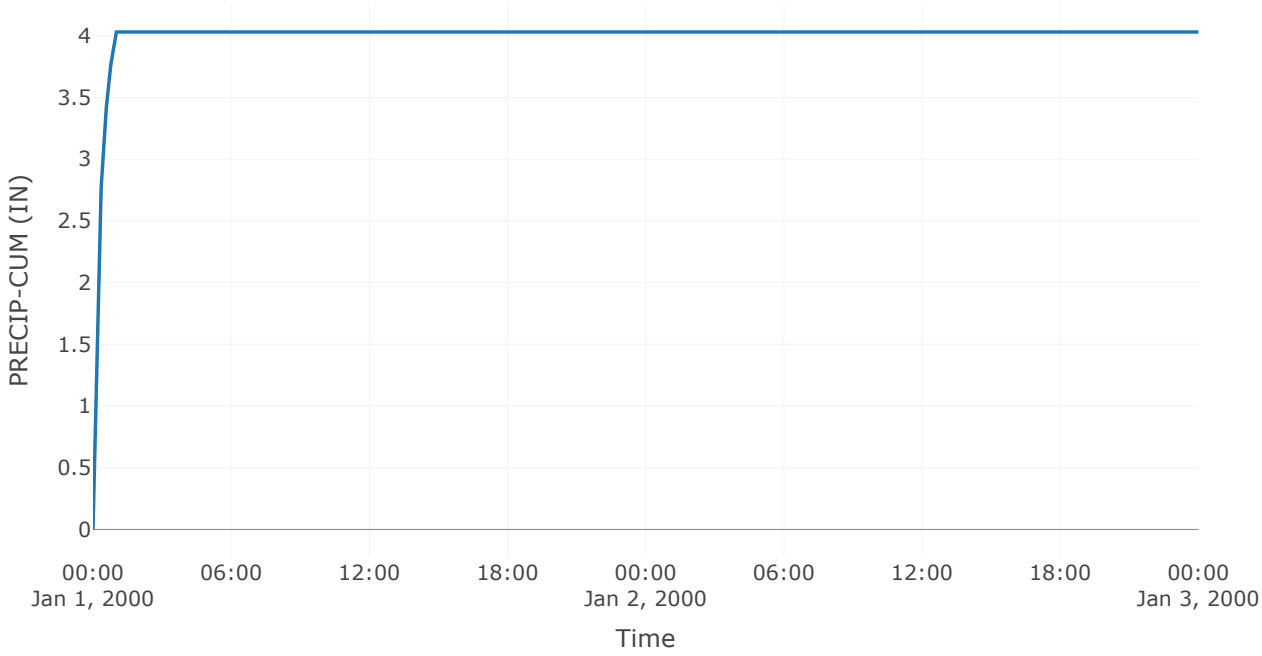

Precipitation and Outflow
PRECIP-INC (IN)
0
0.05
0.1
0.15
Precipitation
Excess Precipitation
Outflow
FLOW (CFS)
6
4
2
0
06:00
12:00
18:00
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
Jan 3, 2000

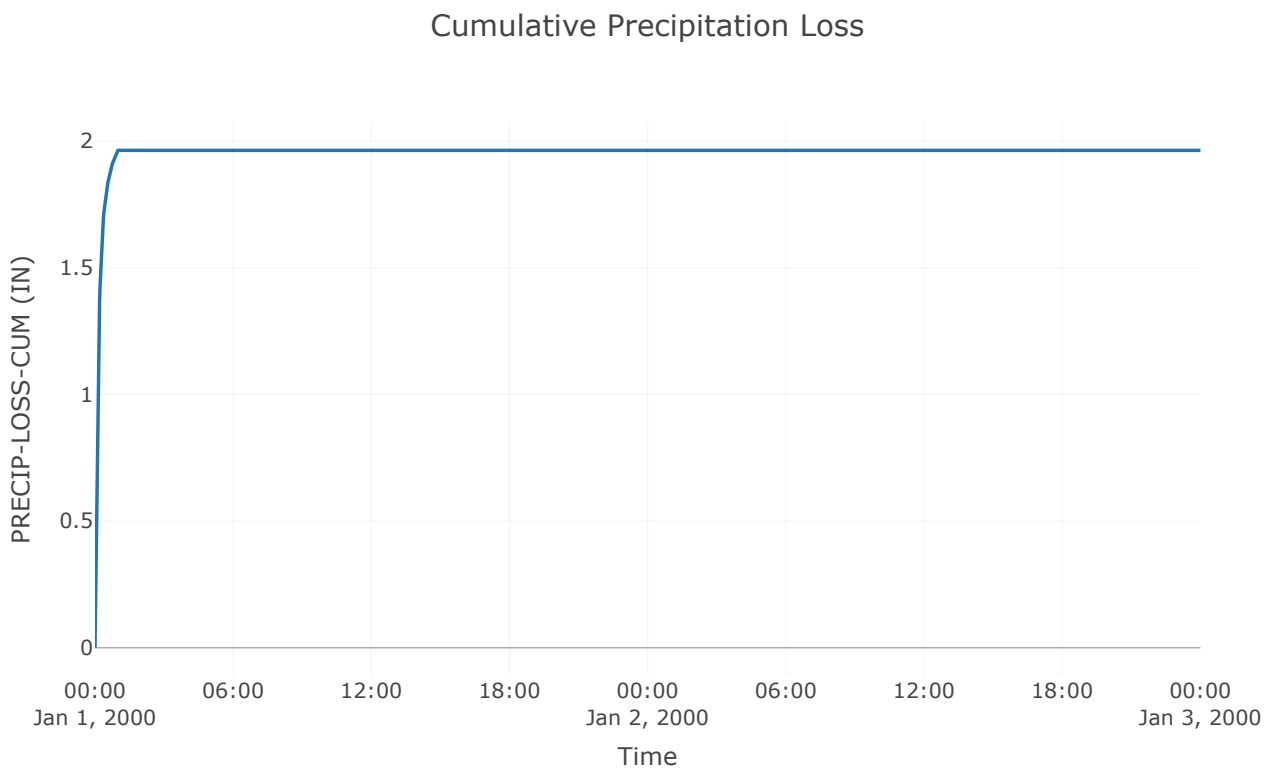

Cumulative Excess Precipitation
PRECIP-EXCESS-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

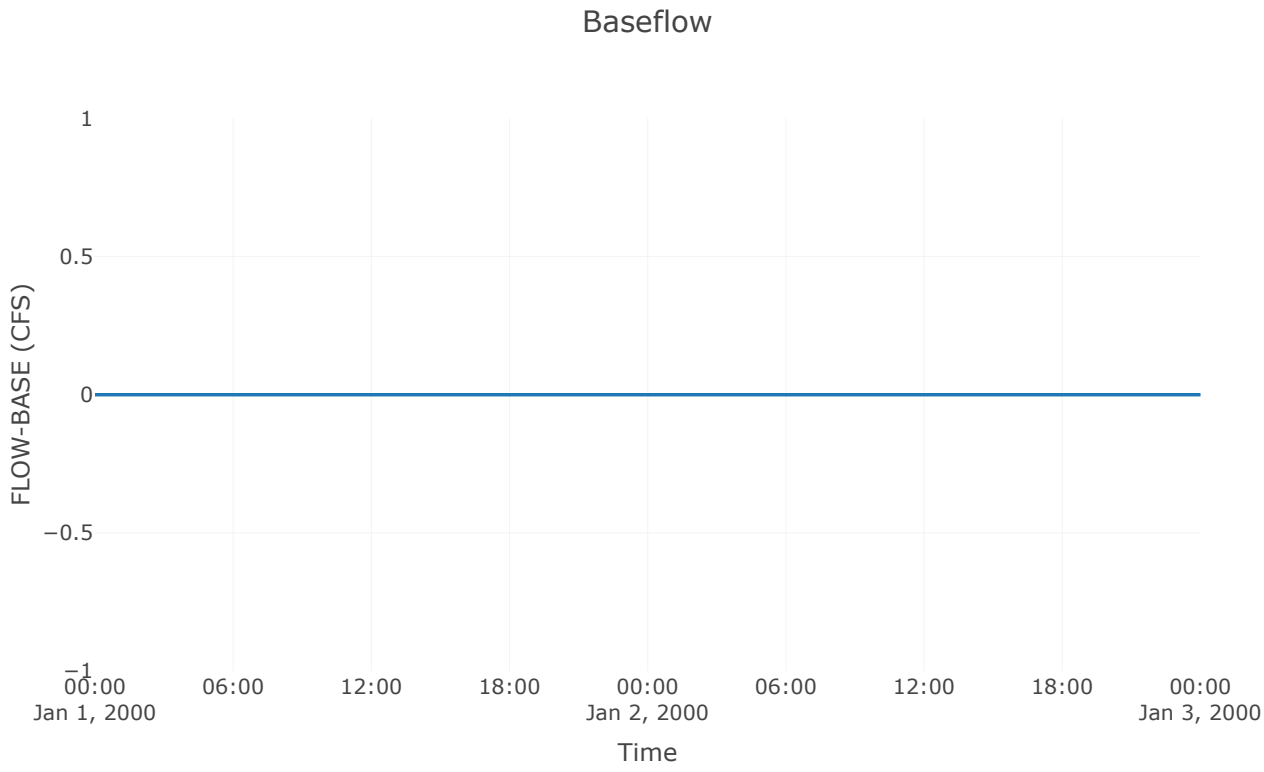
Cumulative Outflow



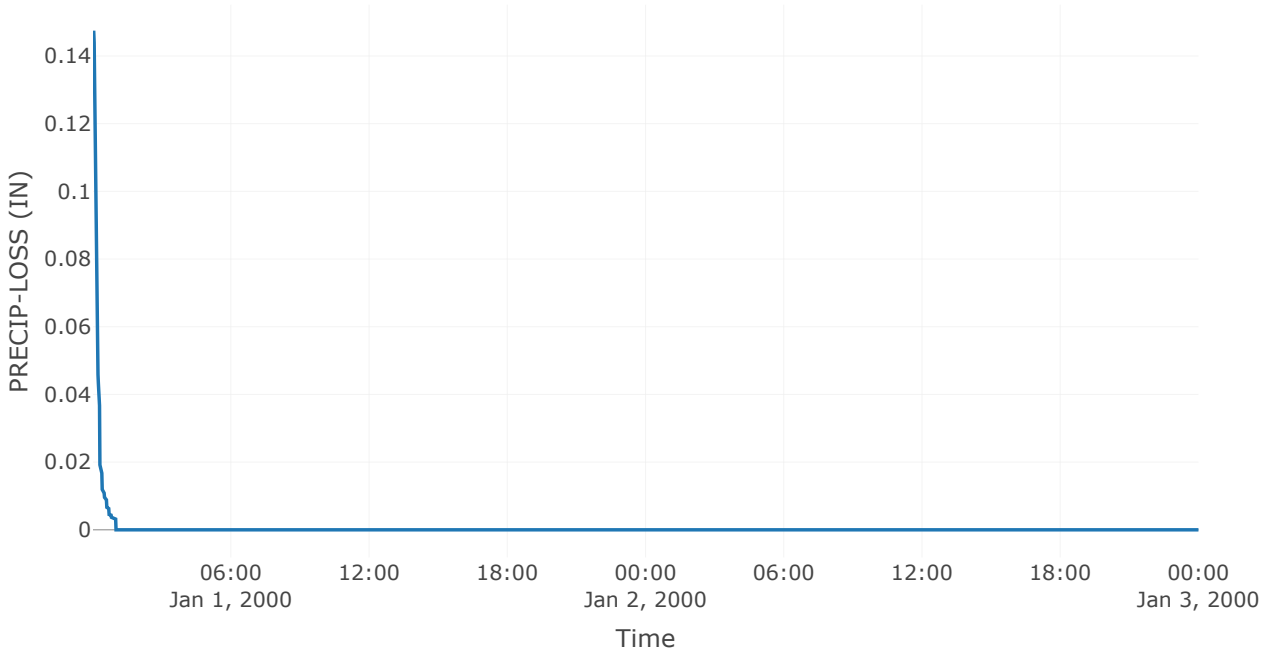
Cumulative Precipitation



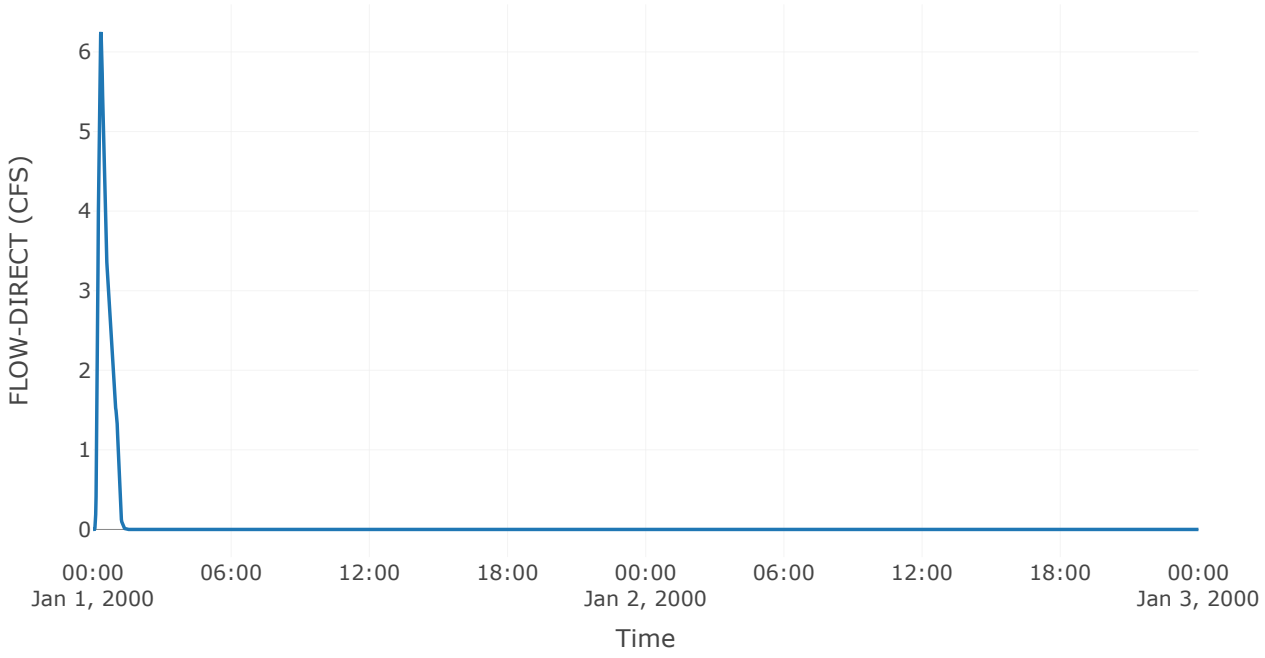

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

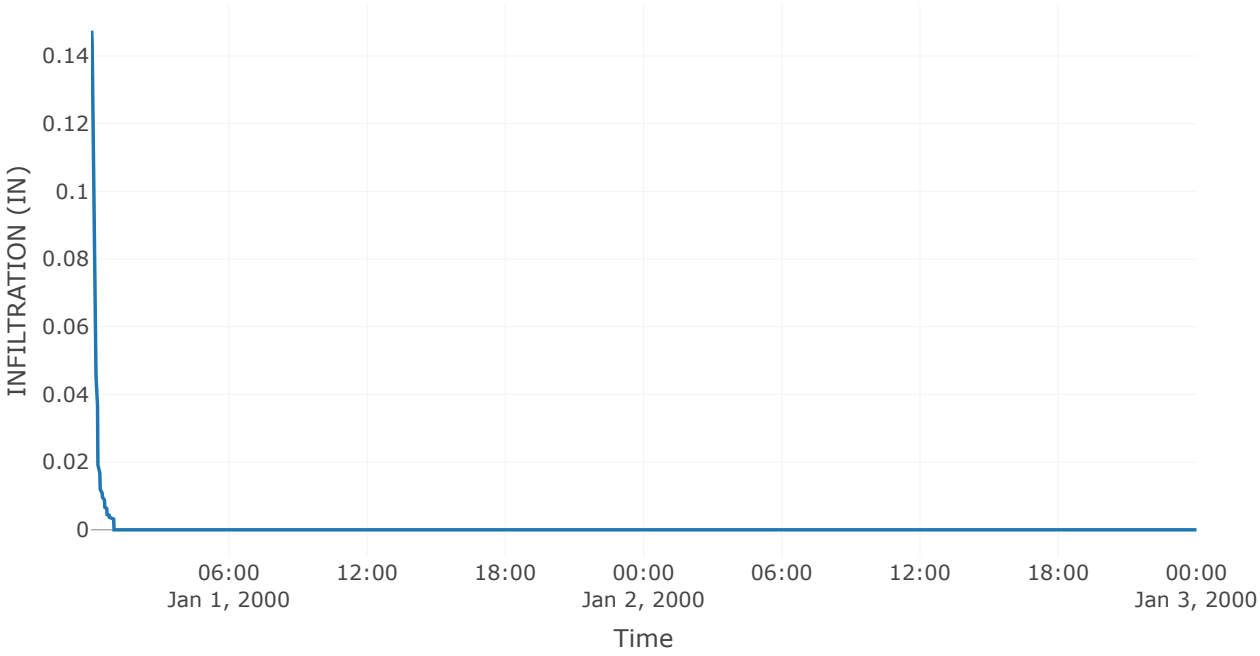

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

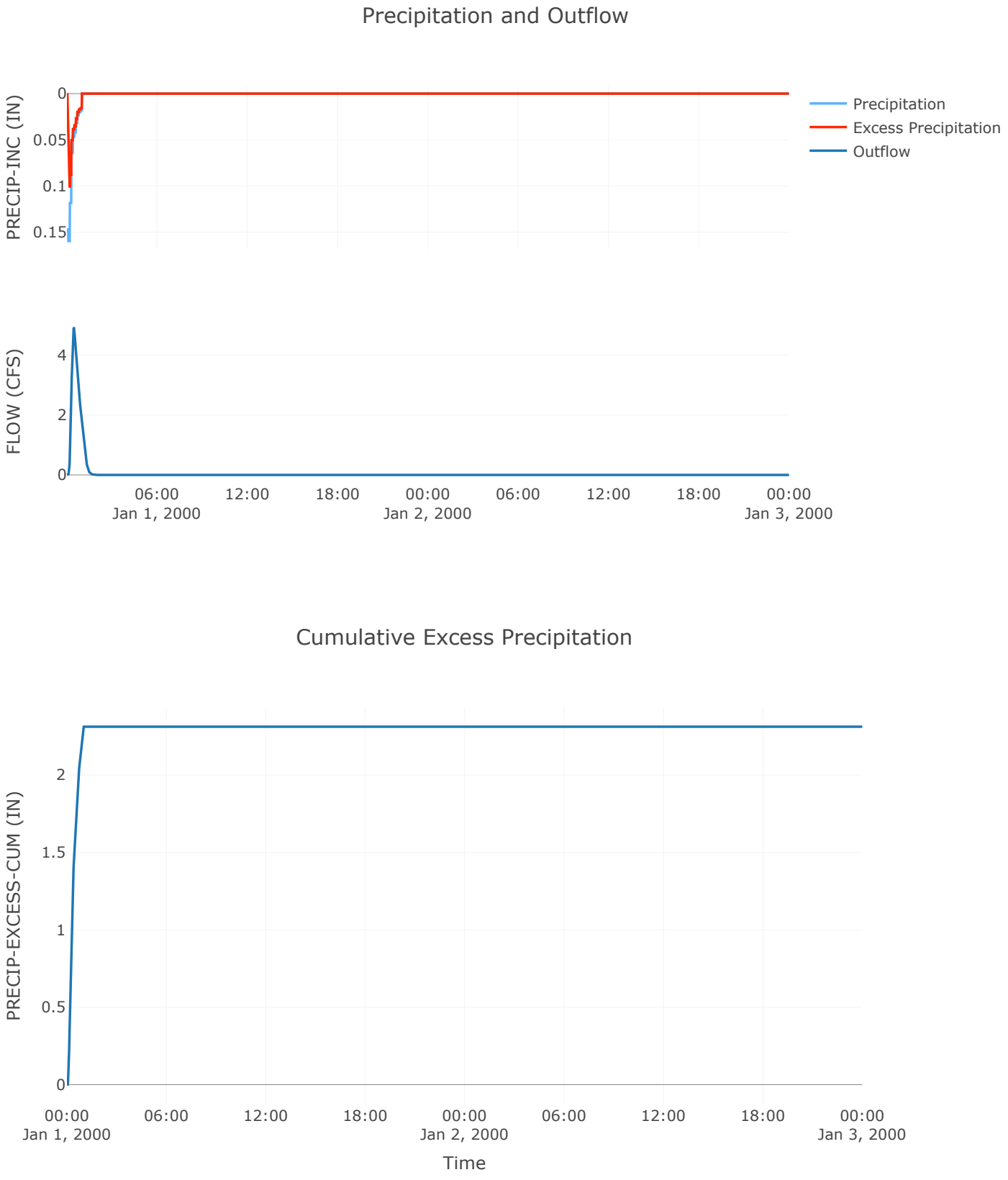
Subbasin: Off-Site Trib 1 West

Area (MI2) : 0
Downstream : Basin 1

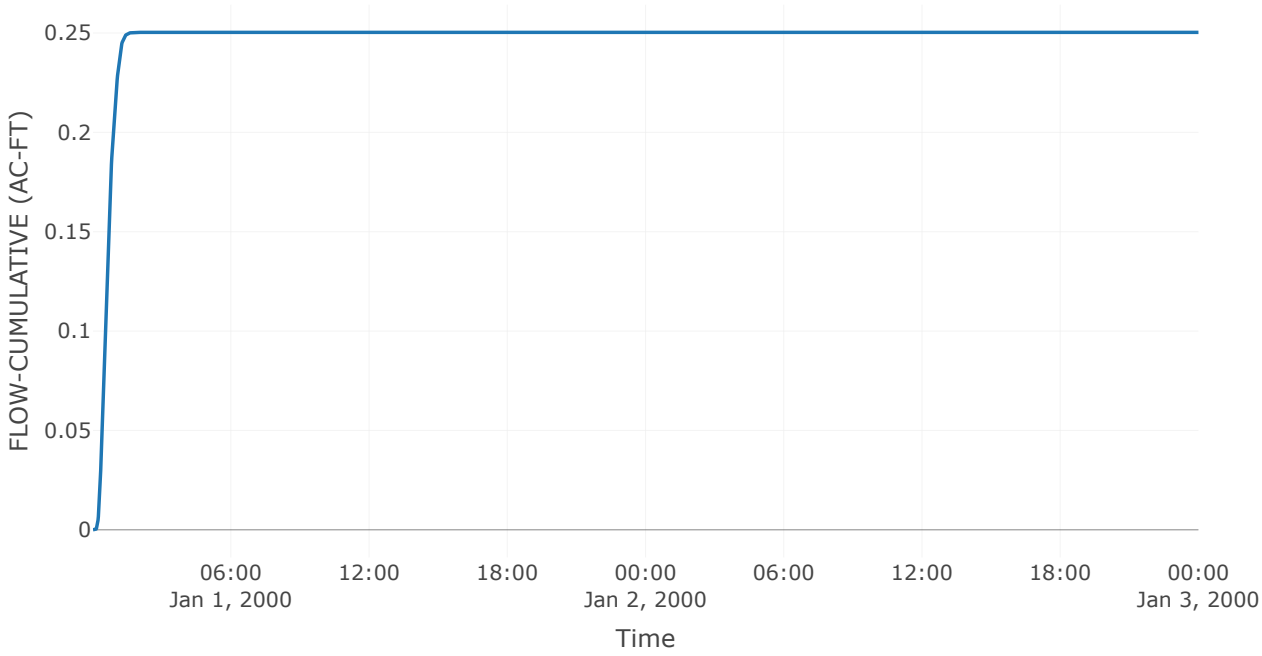
Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

Transform: Scs	
Lag	12
Unitgraph Type	Standard

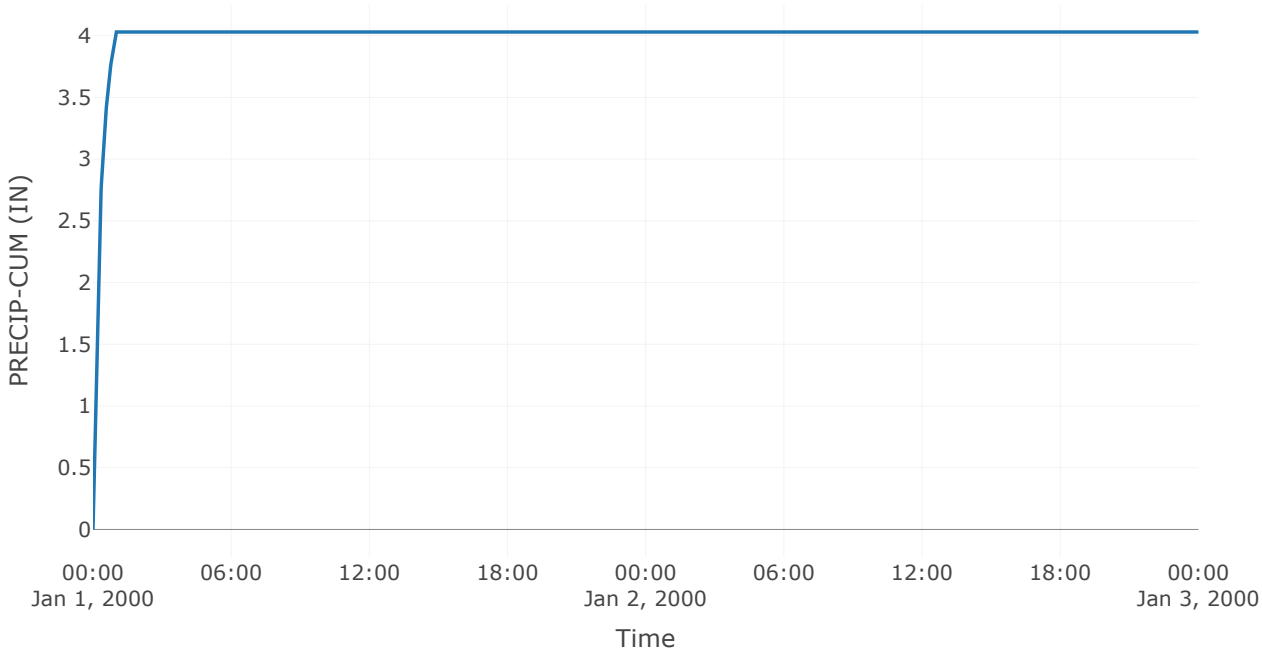
Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	4.91
Time of Peak Discharge	01Jan2000, 00:27
Volume (IN)	2.31
Precipitation Volume (AC - FT)	0.44
Loss Volume (AC - FT)	0.19
Excess Volume (AC - FT)	0.25
Direct Runoff Volume (AC - FT)	0.25
Baseflow Volume (AC - FT)	0

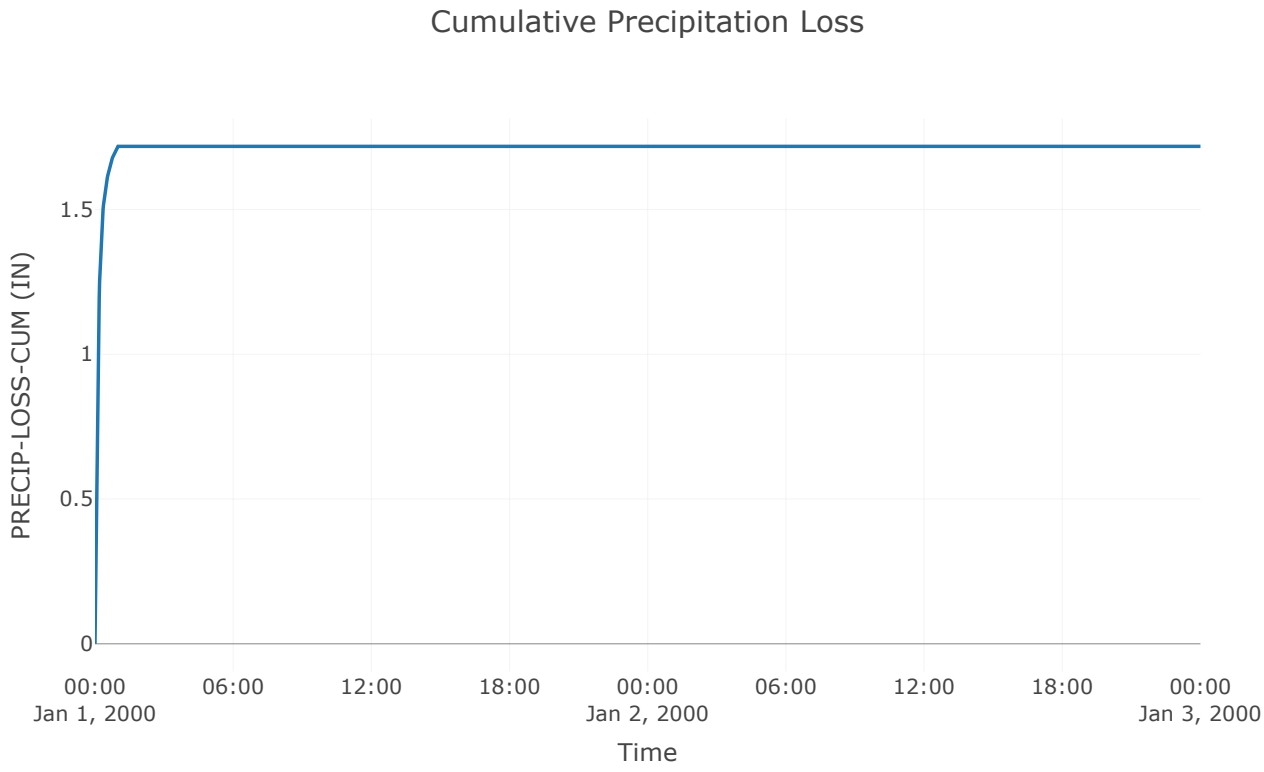

Precipitation and Outflow
PRECIP-INC (IN)
0
0.05
0.1
0.15
Precipitation
Excess Precipitation
Outflow
FLOW (CFS)
4
2
0
06:00
12:00
18:00
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
Jan 3, 2000
Cumulative Excess Precipitation
PRECIP-EXCESS-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

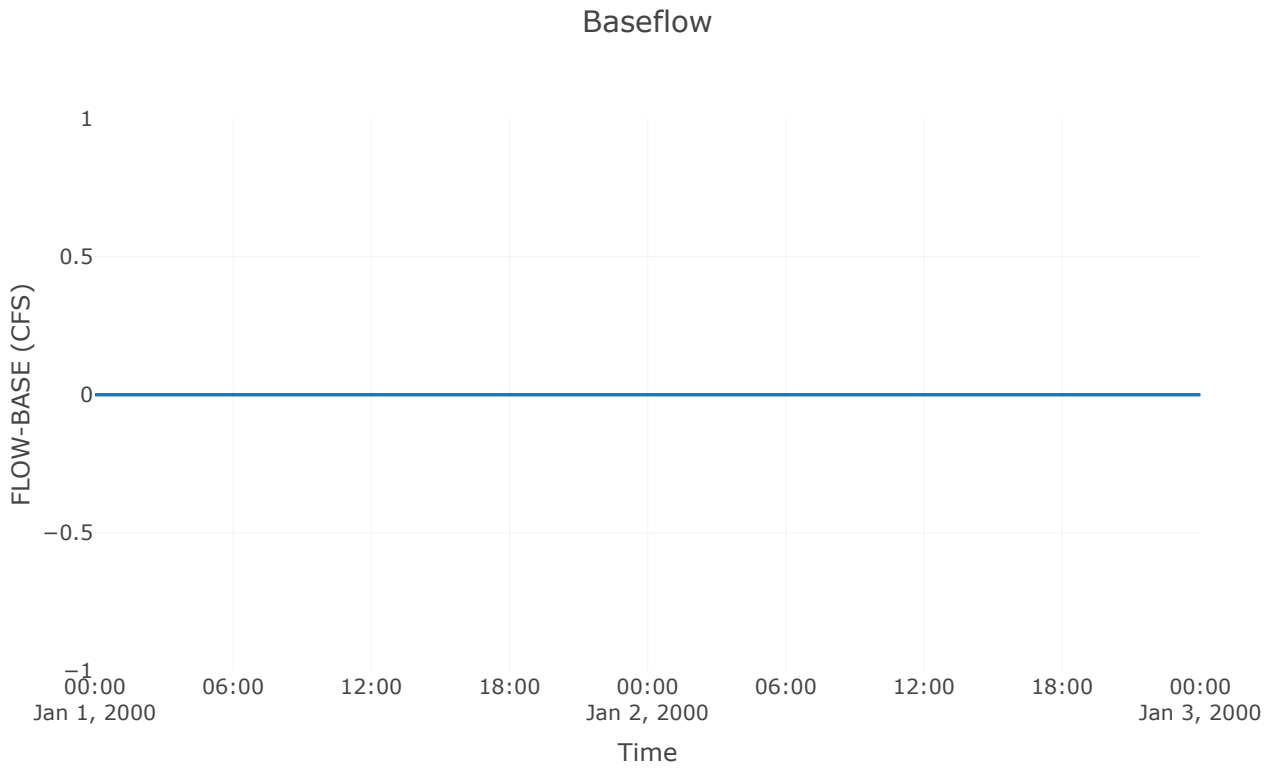
Cumulative Outflow



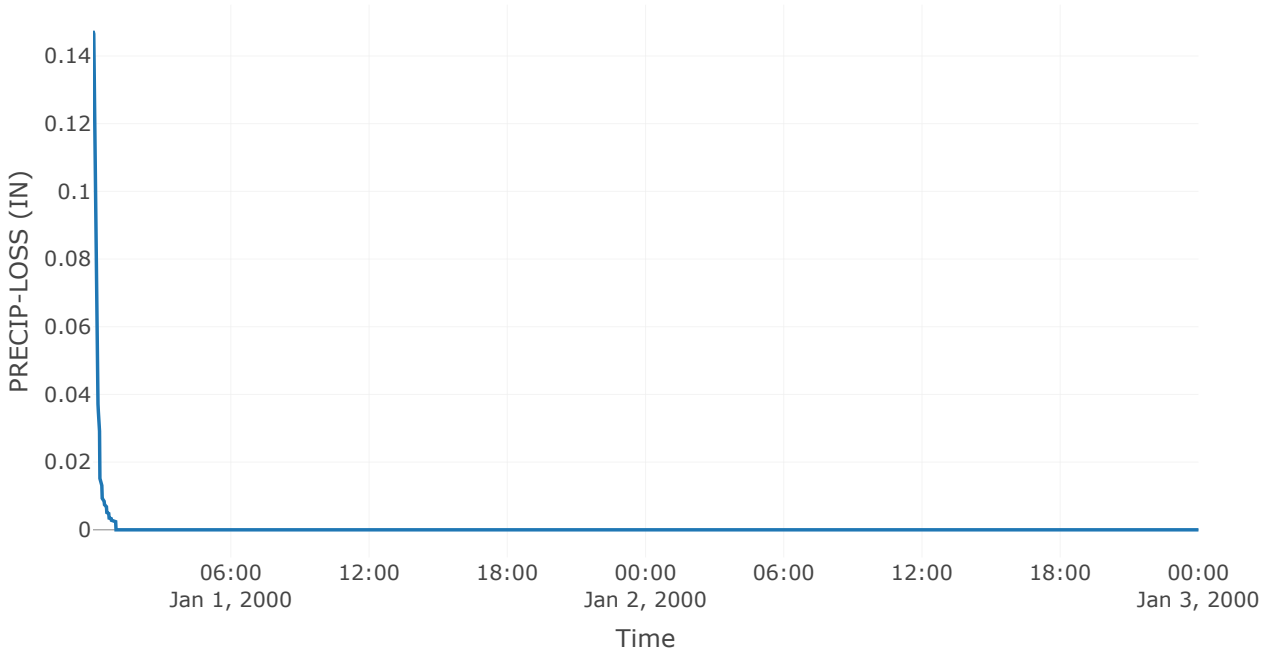
Cumulative Precipitation



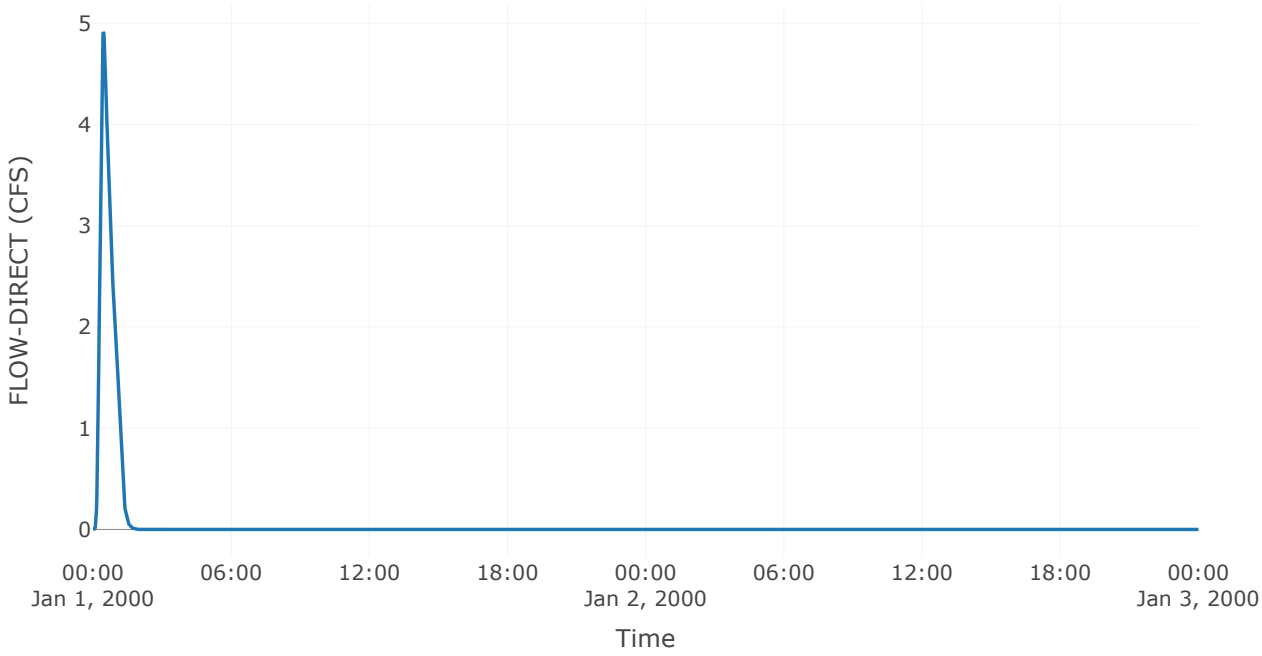

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

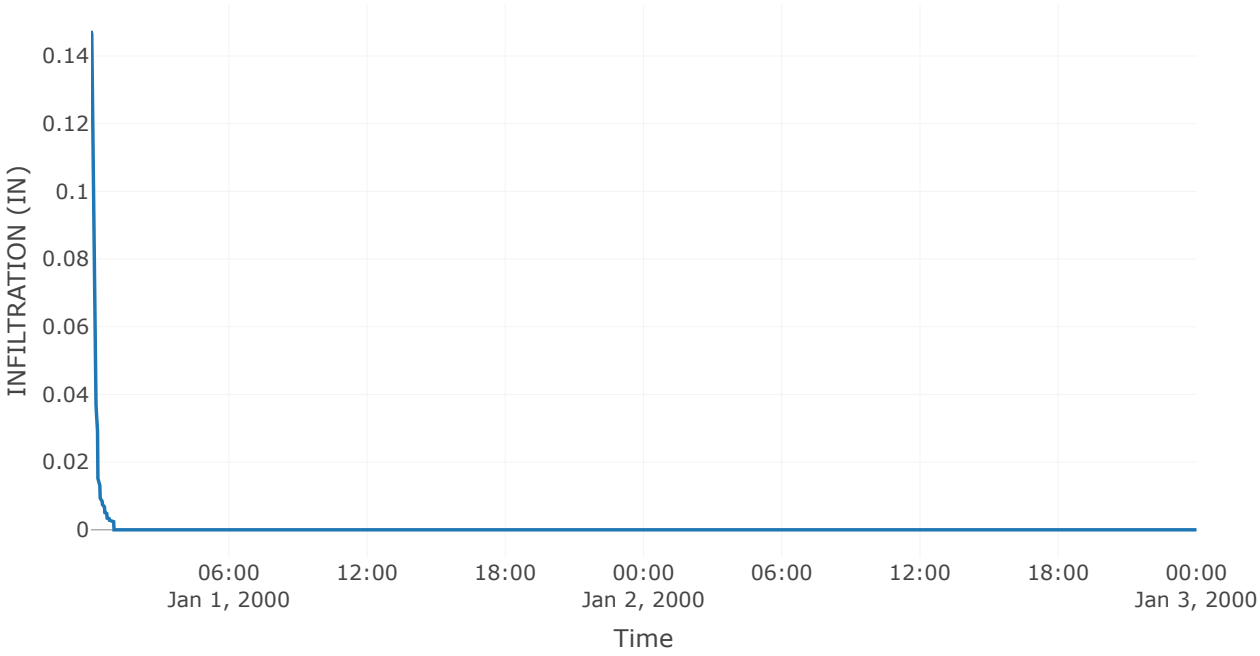

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



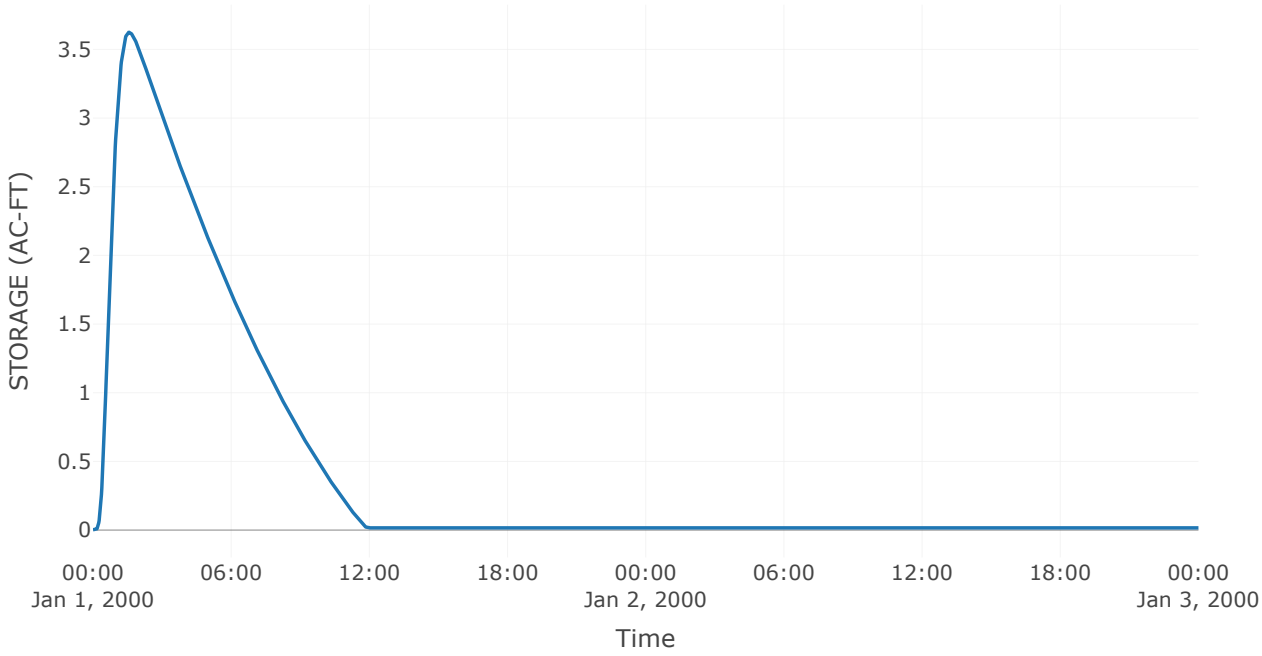

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 1

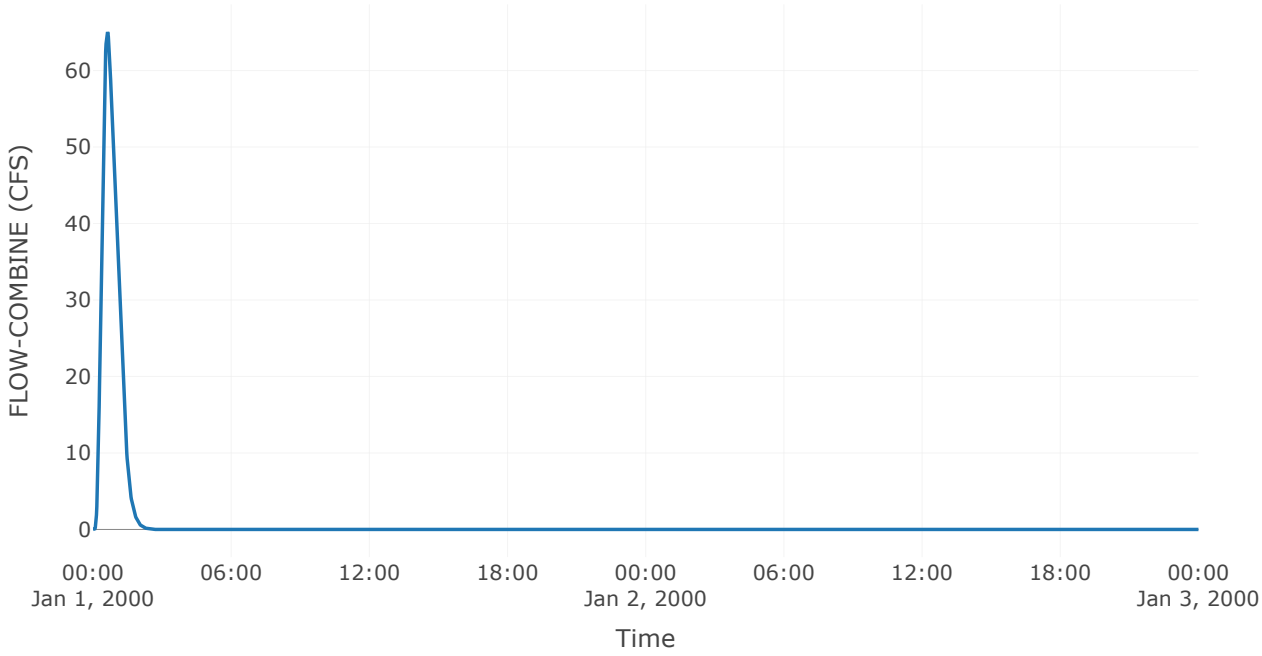
Downstream : Basin 2

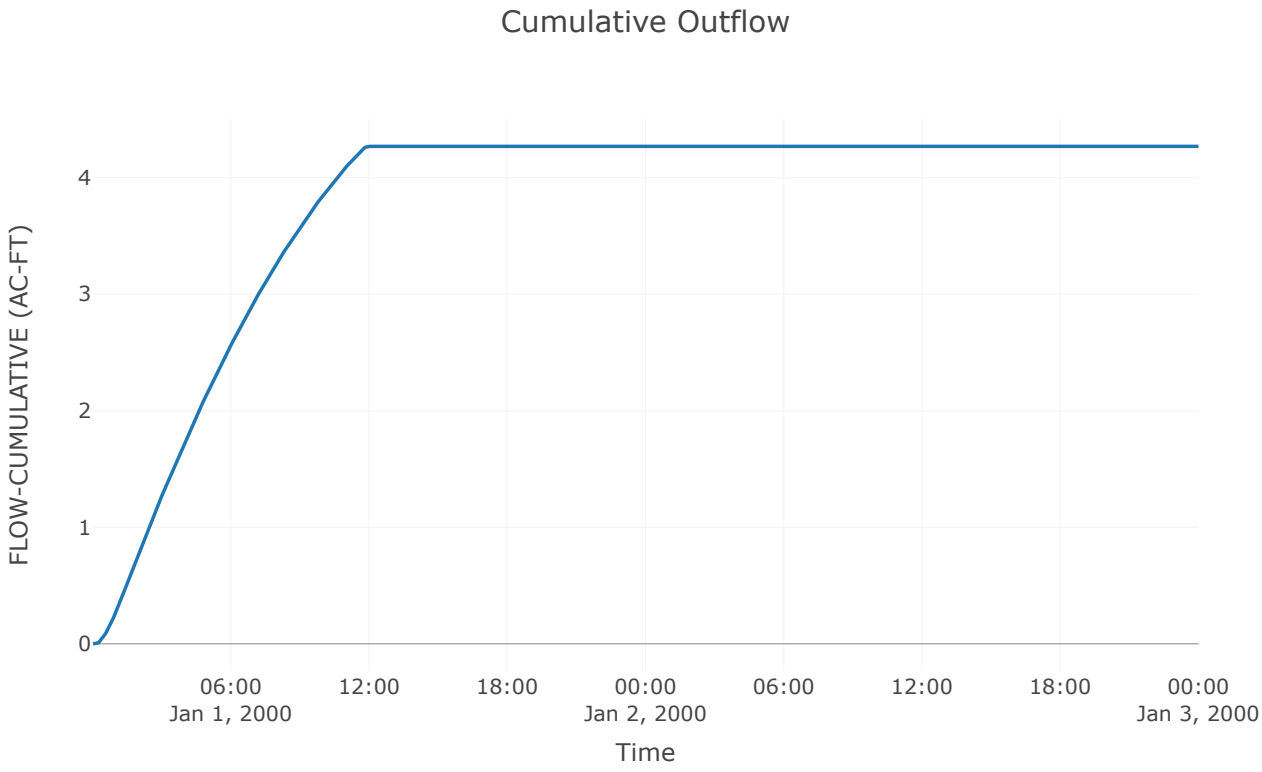
Results: Basin 1	
Peak Discharge (CFS)	6.25
Time of Peak Discharge	01Jan2000, 01:34
Volume (IN)	2.51
Peak Inflow (CFS)	65.04
Time of Peak Inflow	01Jan2000, 00:38
Inflow Volume (AC - FT)	4.28
Maximum Storage (AC - FT)	3.62
Peak Elevation (FT)	699.1
Discharge Volume (AC - FT)	4.27

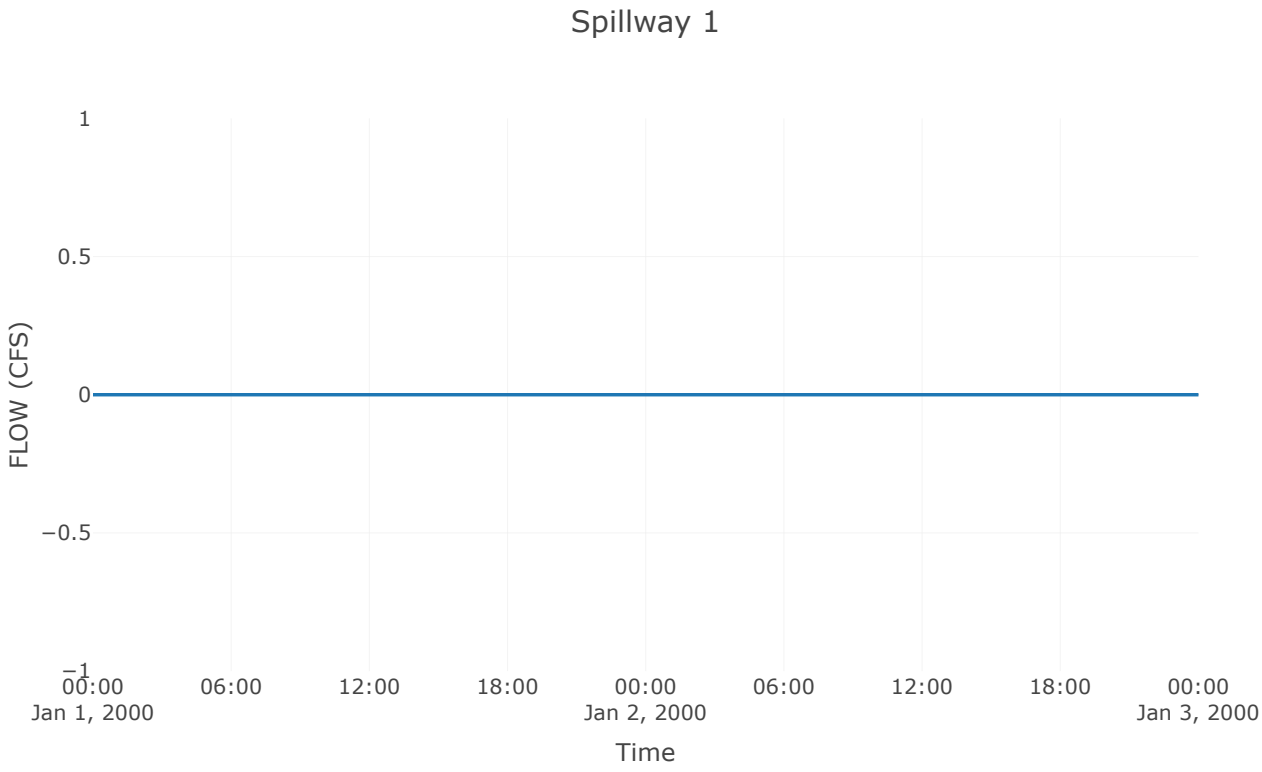
Storage



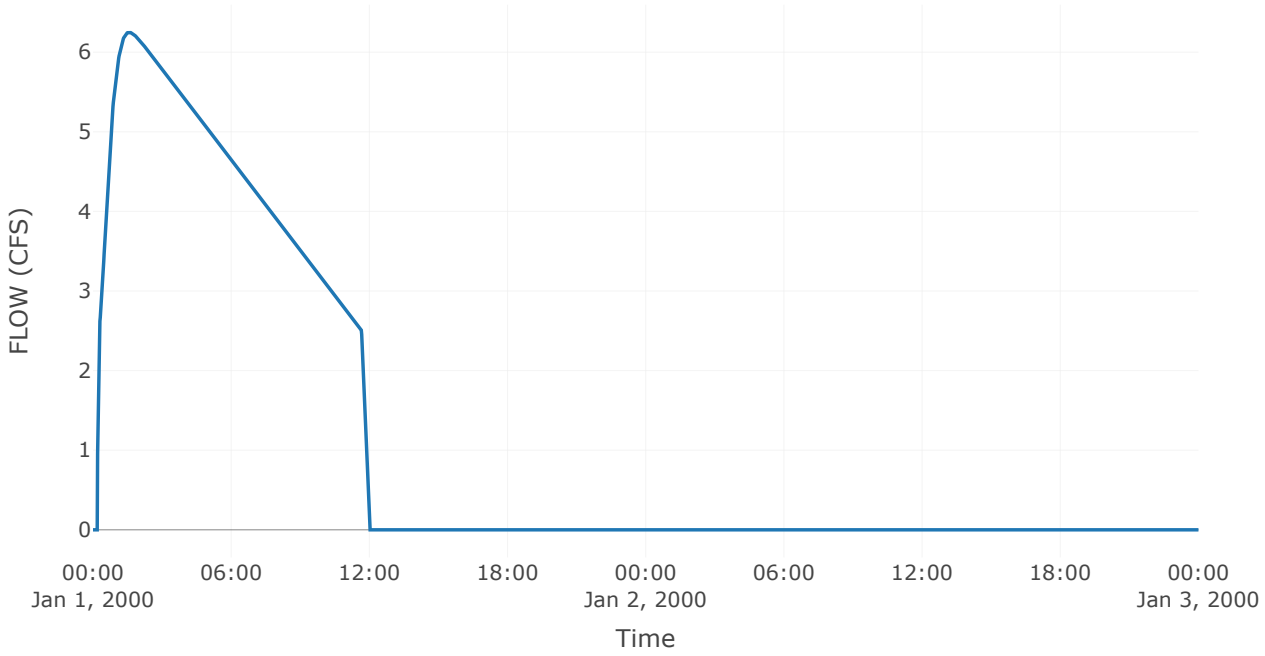
Combined Inflow



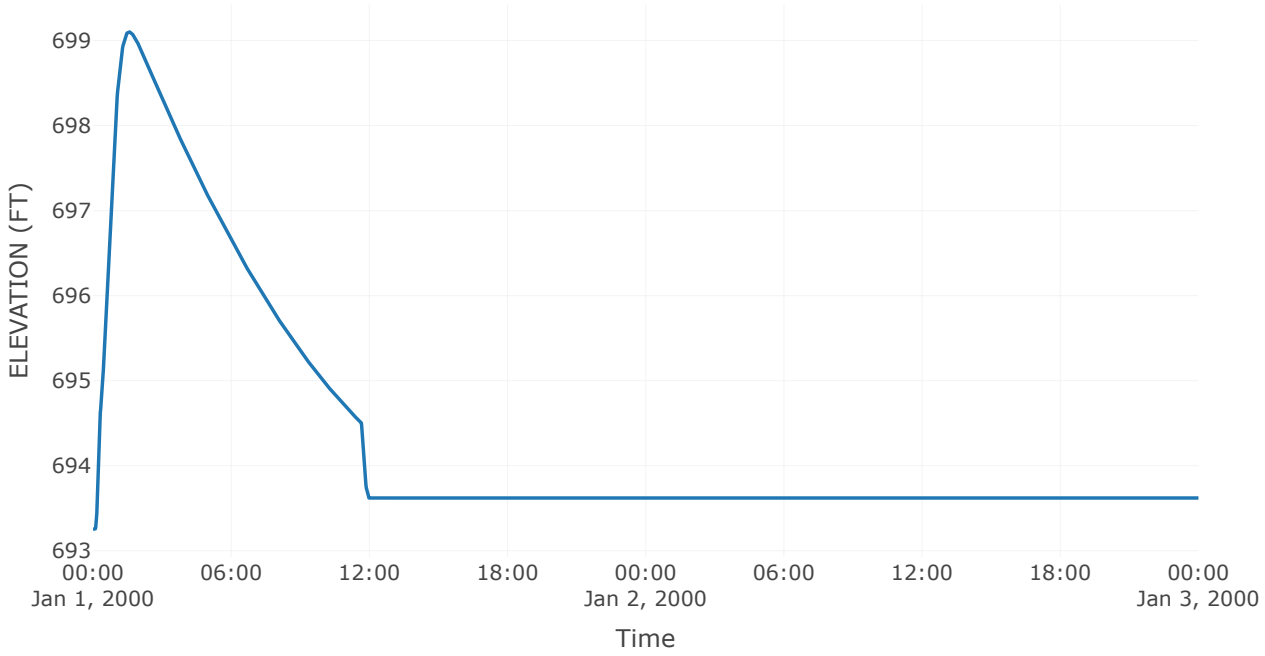

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

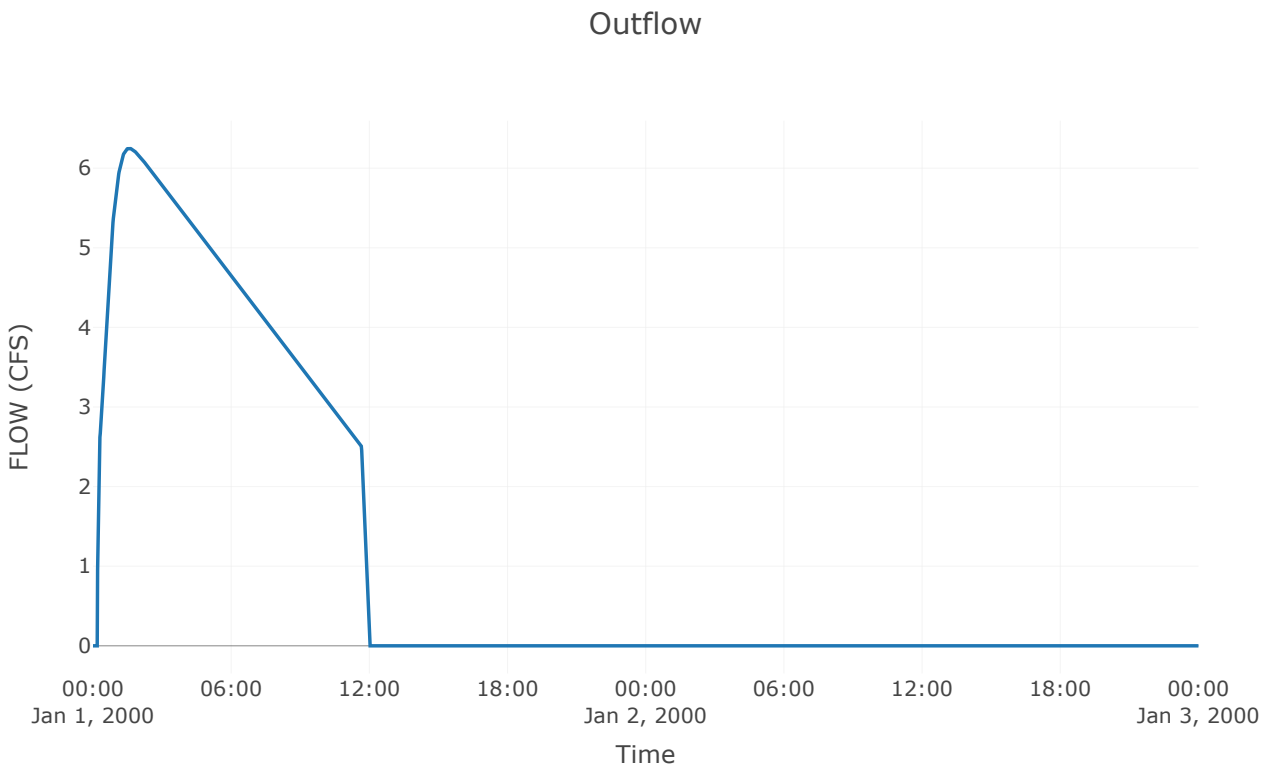

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
6
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

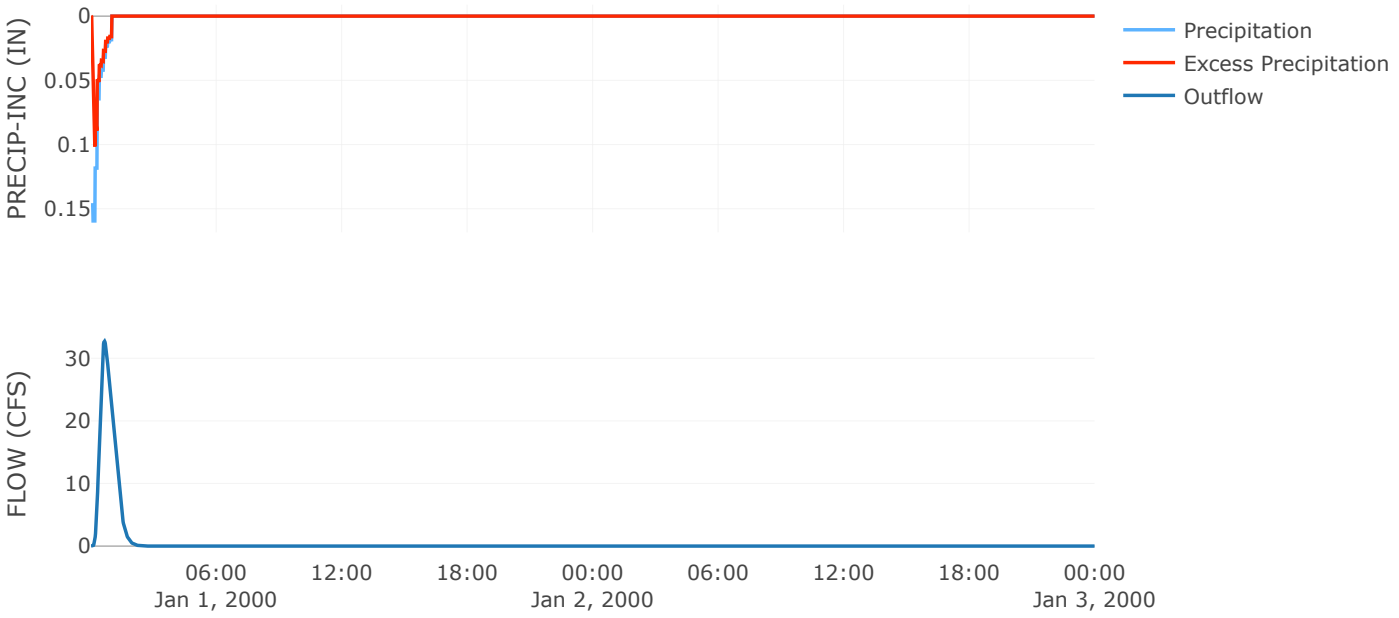
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

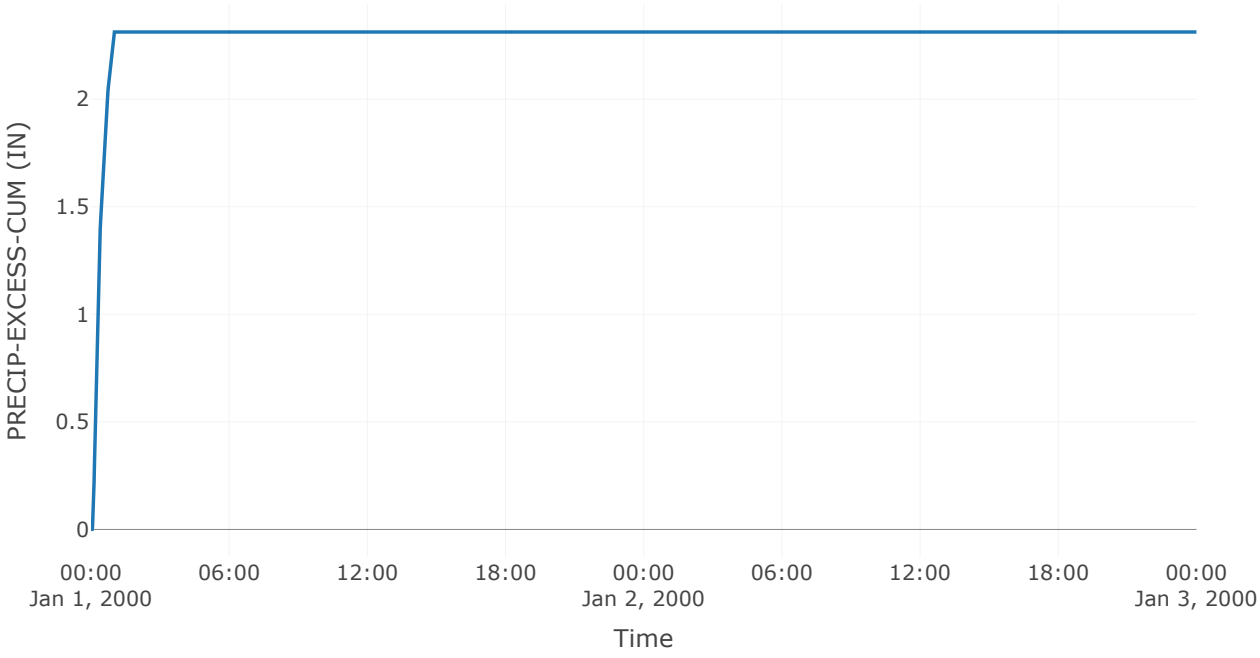
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

Results: On-Site Trib 2	
Peak Discharge (CFS)	32.72
Time of Peak Discharge	01Jan2000, 00:39
Volume (IN)	2.31
Precipitation Volume (AC - FT)	3.69
Loss Volume (AC - FT)	1.57
Excess Volume (AC - FT)	2.12
Direct Runoff Volume (AC - FT)	2.12
Baseflow Volume (AC - FT)	0

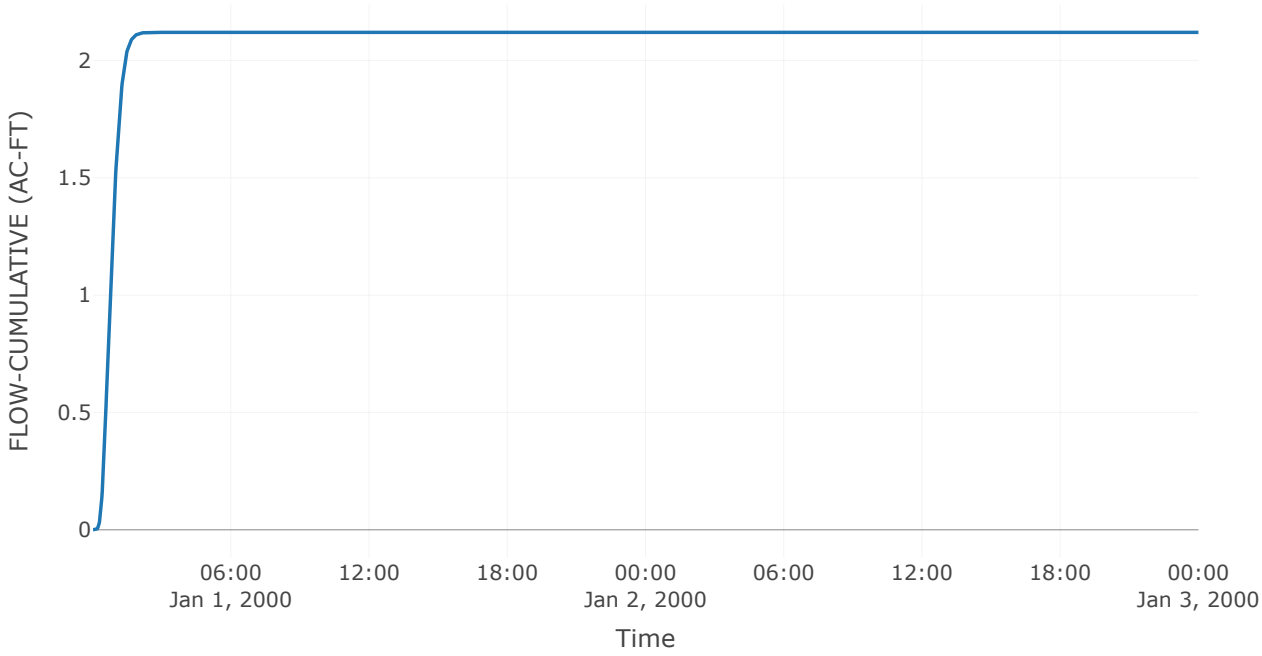
Precipitation and Outflow



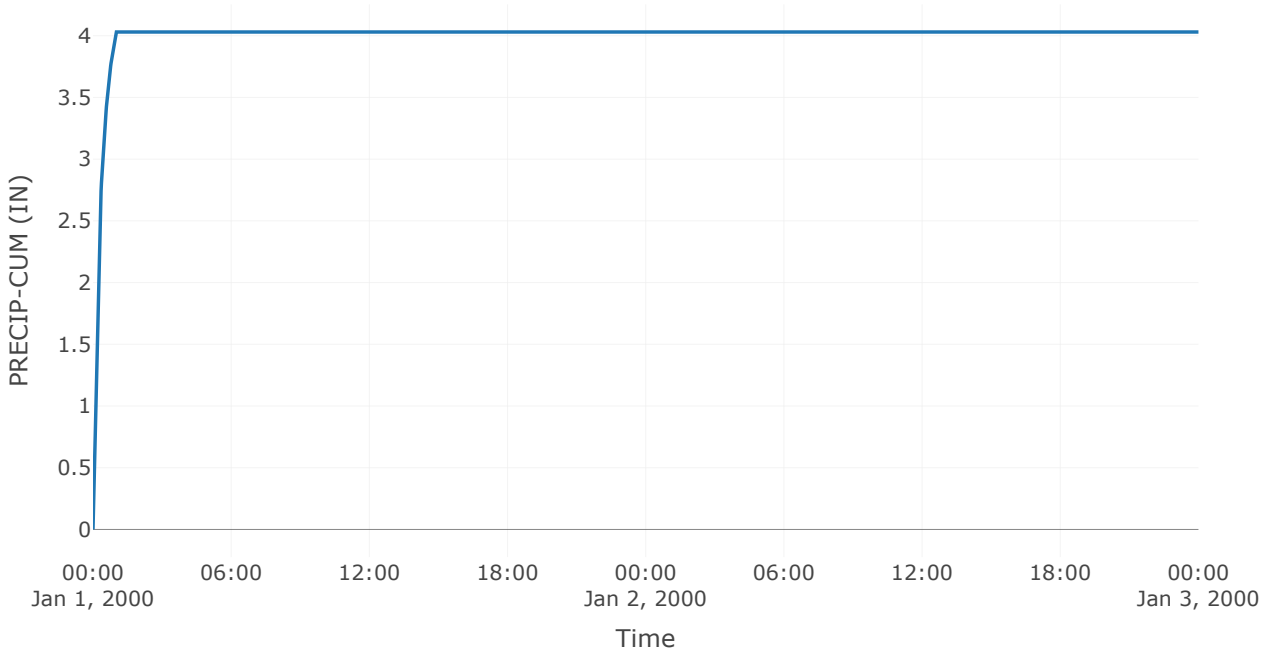
Cumulative Excess Precipitation

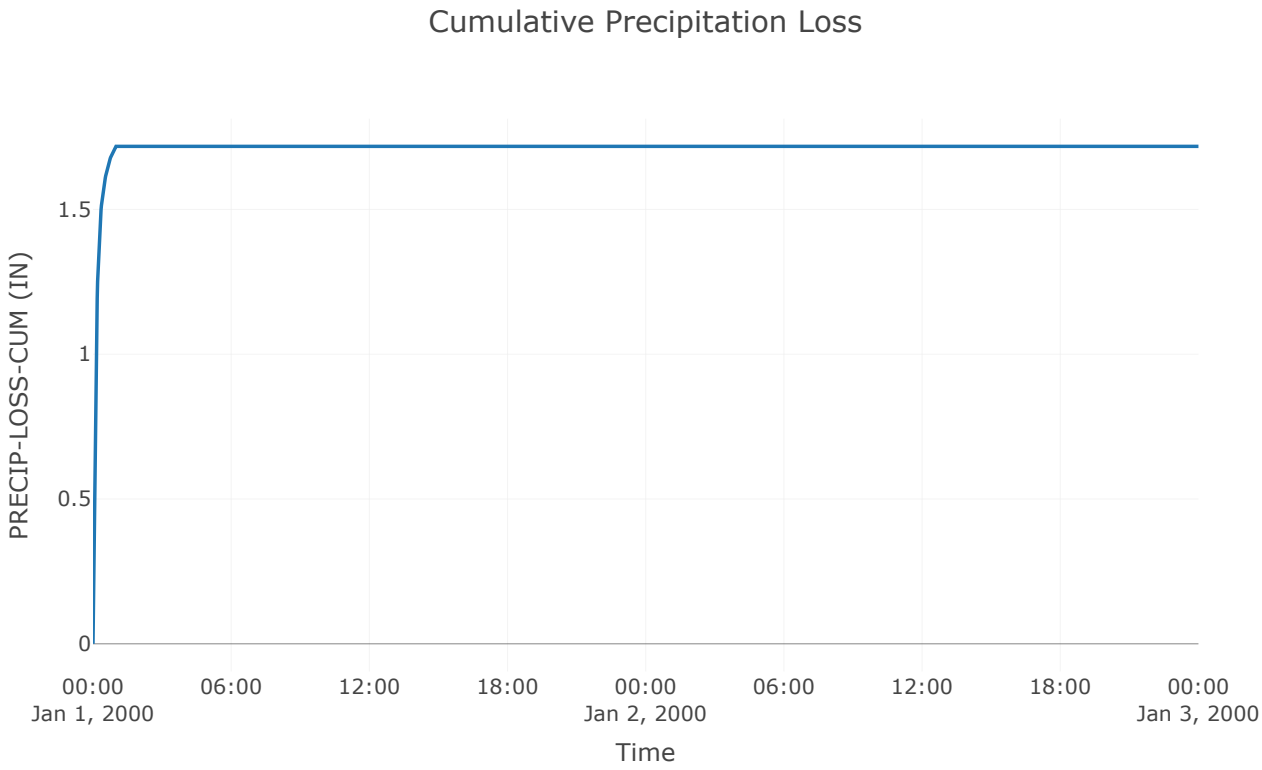


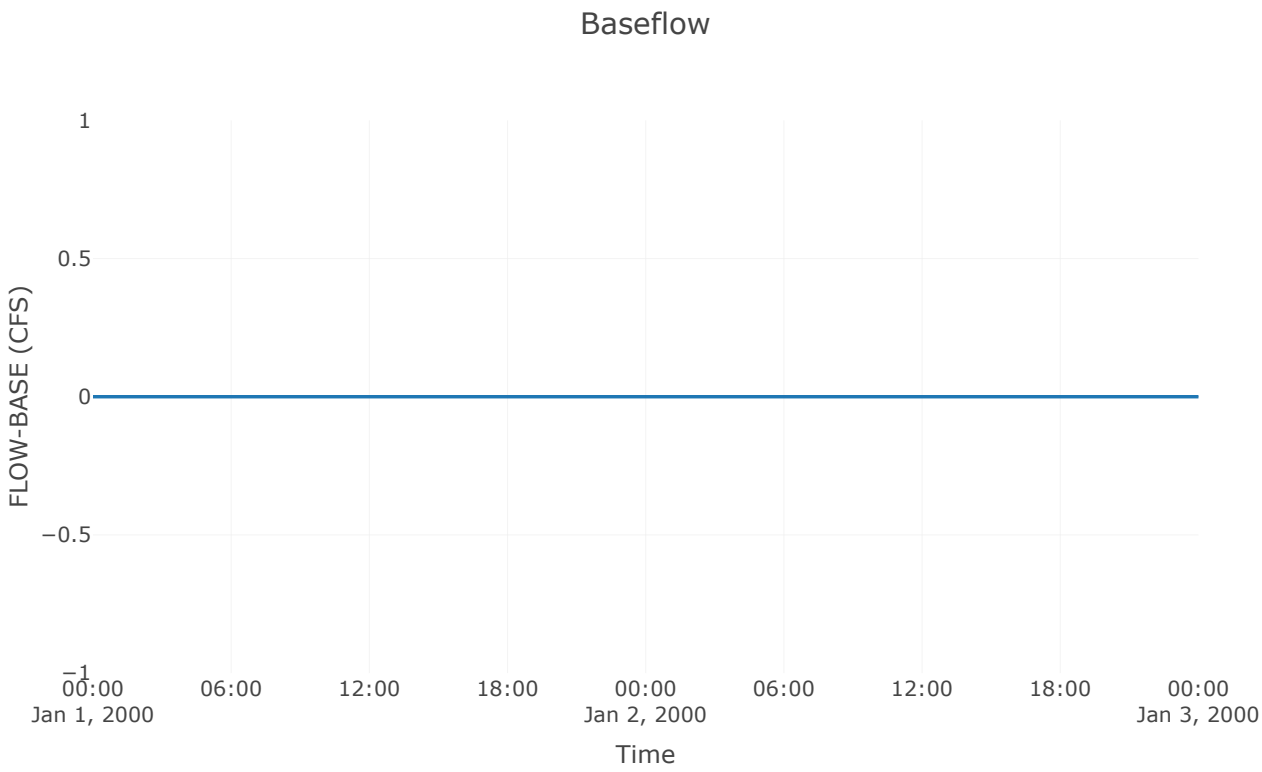
Cumulative Outflow



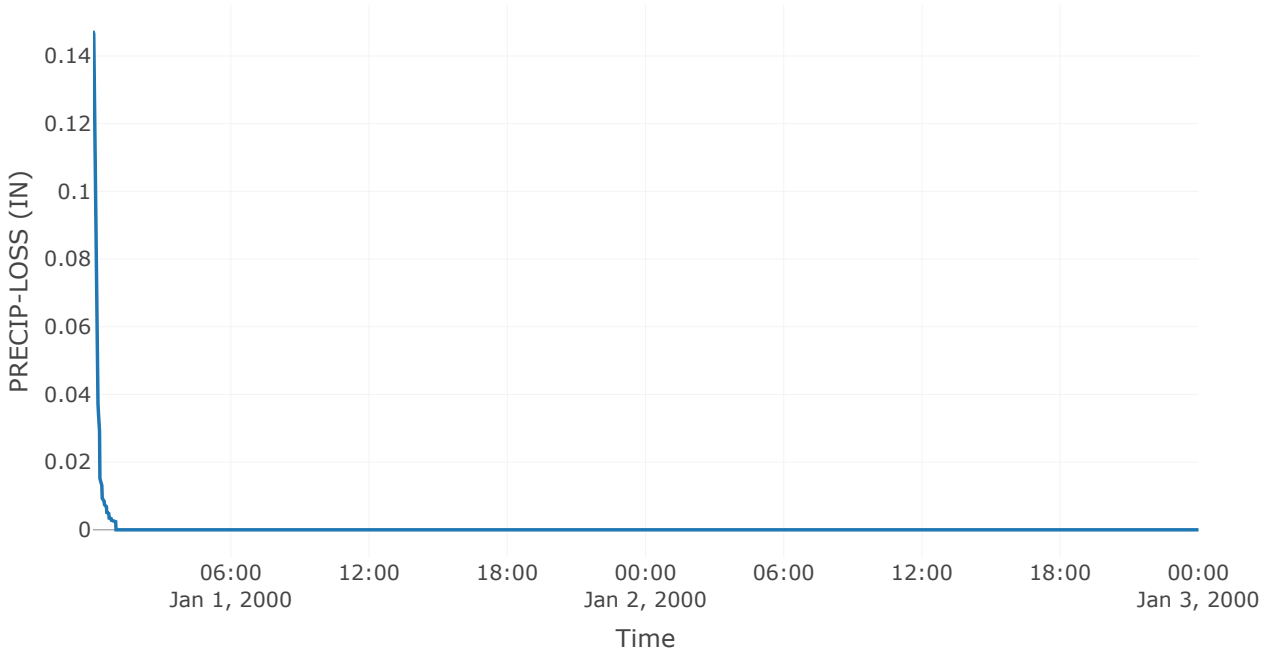
Cumulative Precipitation



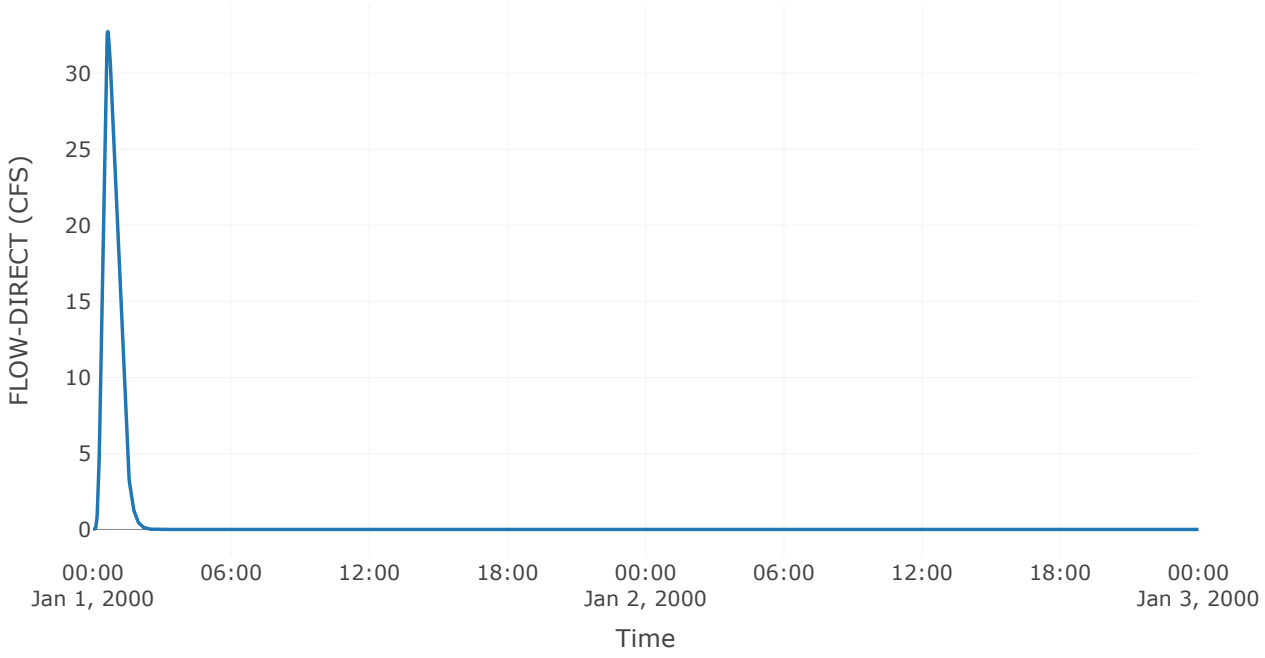

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

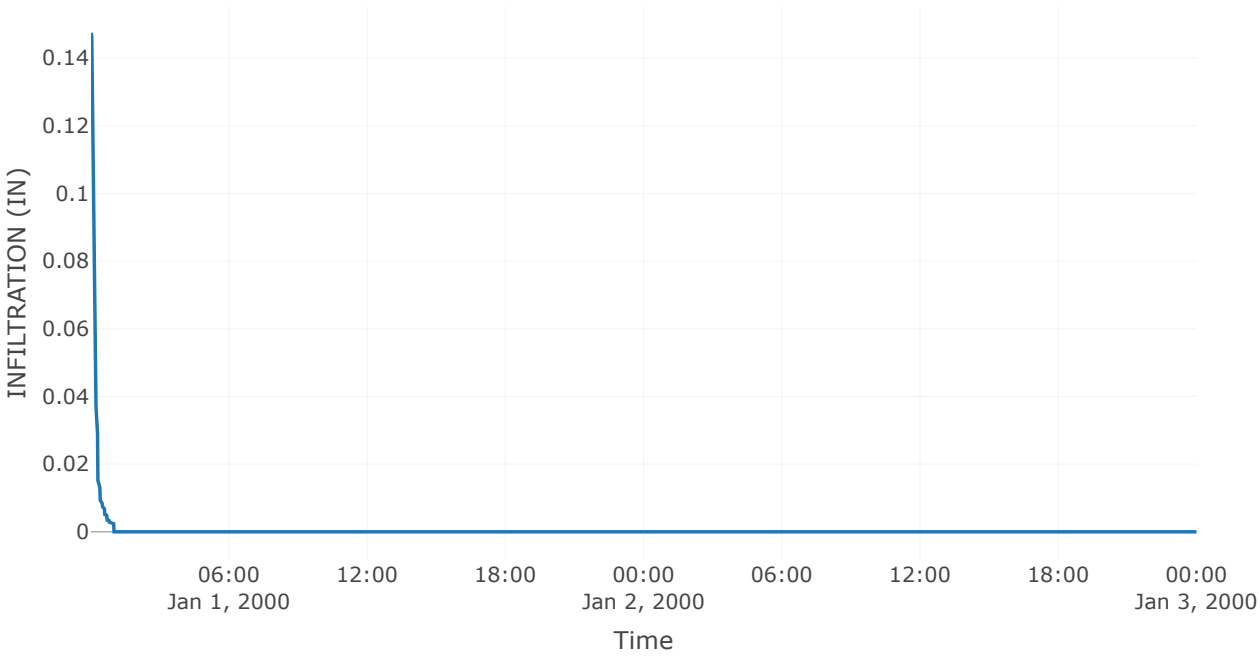

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

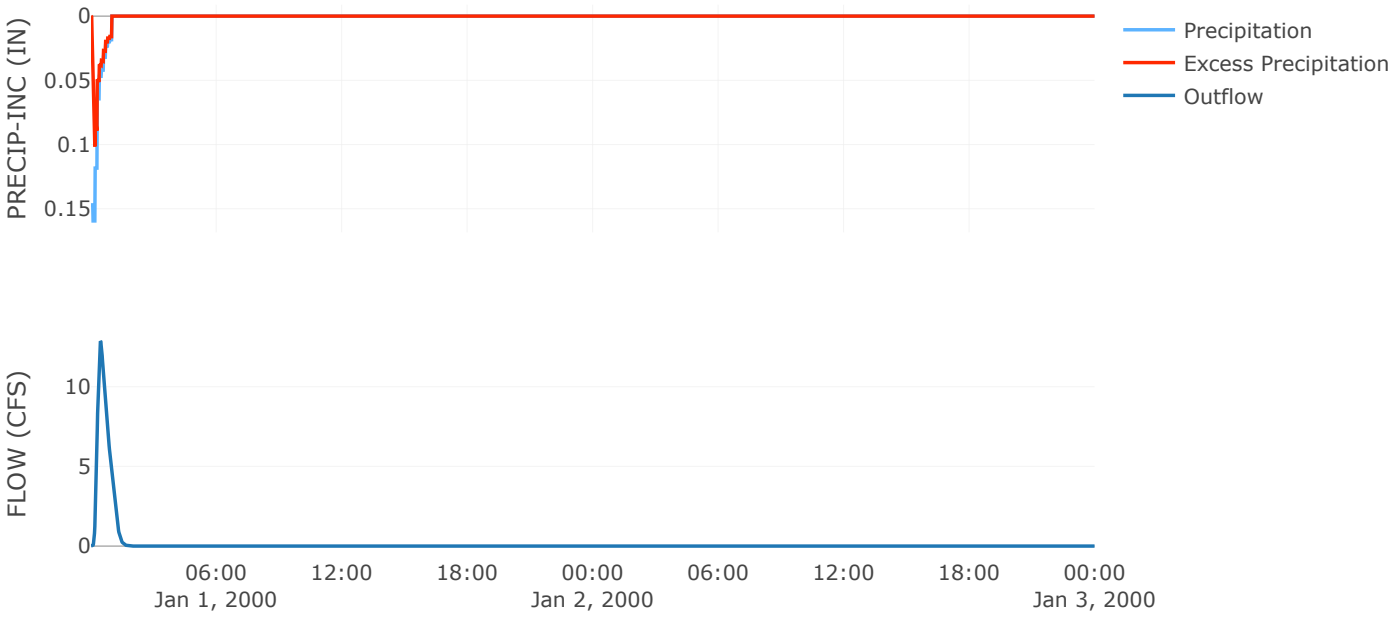
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

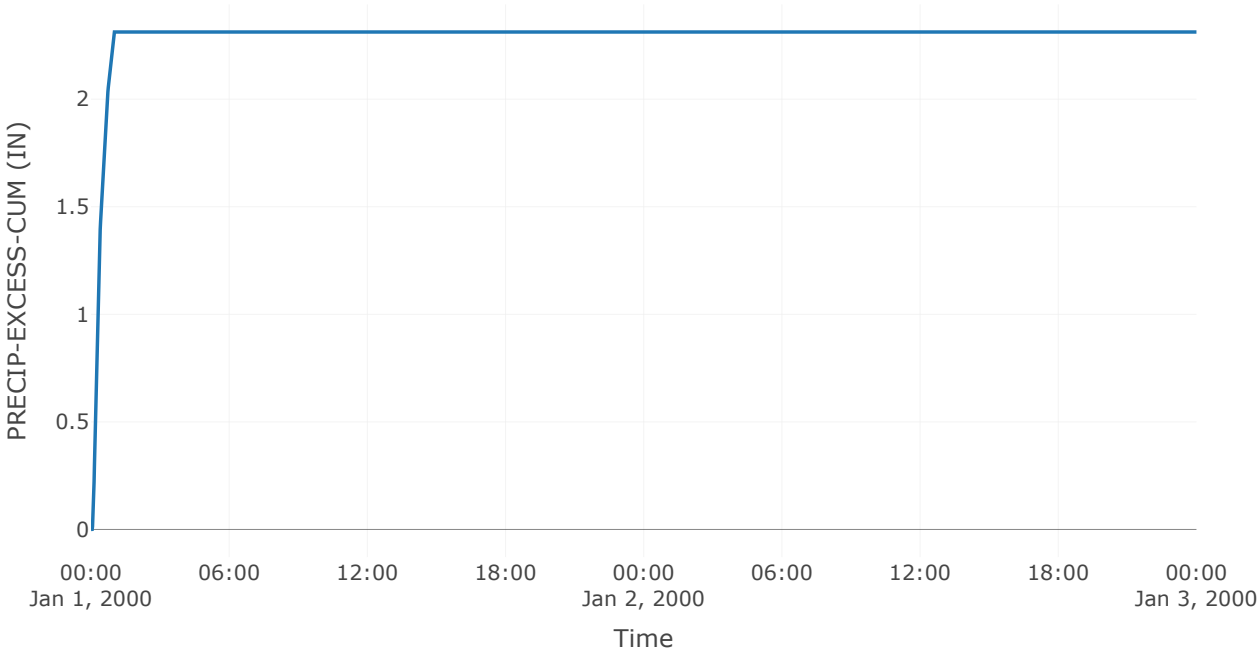
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib2	
Peak Discharge (CFS)	12.85
Time of Peak Discharge	01Jan2000, 00:27
Volume (IN)	2.31
Precipitation Volume (AC - FT)	1.14
Loss Volume (AC - FT)	0.49
Excess Volume (AC - FT)	0.65
Direct Runoff Volume (AC - FT)	0.65
Baseflow Volume (AC - FT)	0

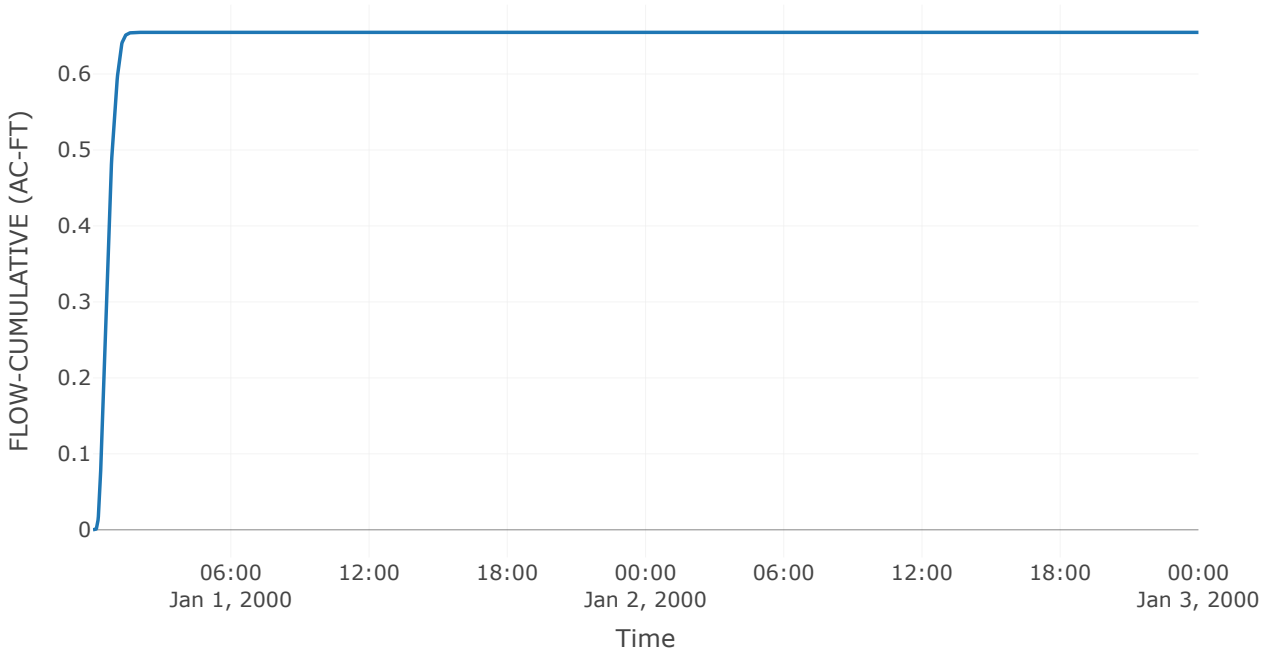
Precipitation and Outflow



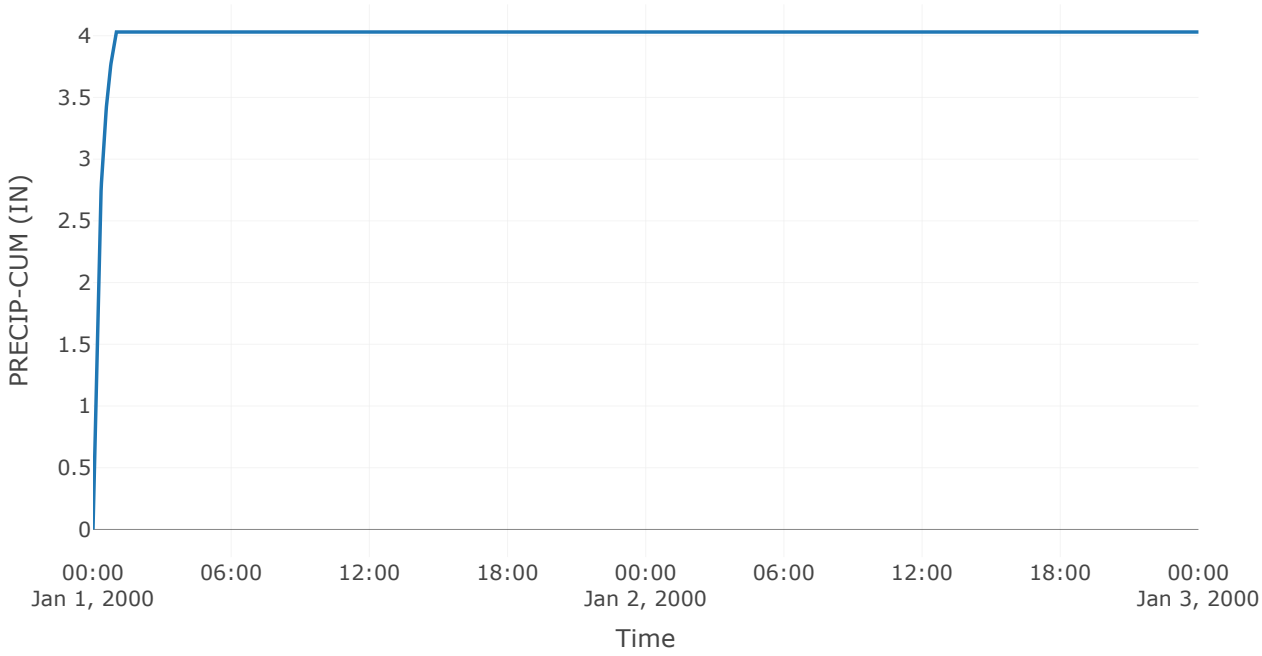
Cumulative Excess Precipitation

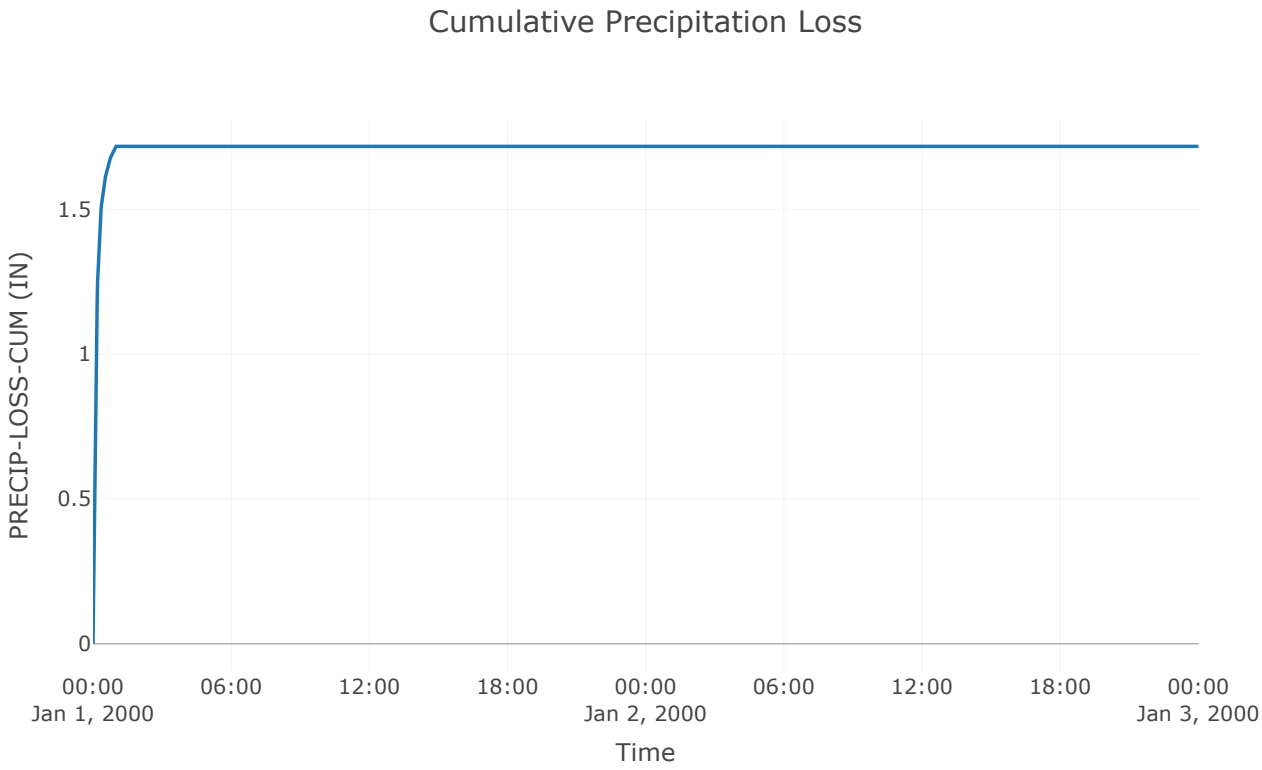


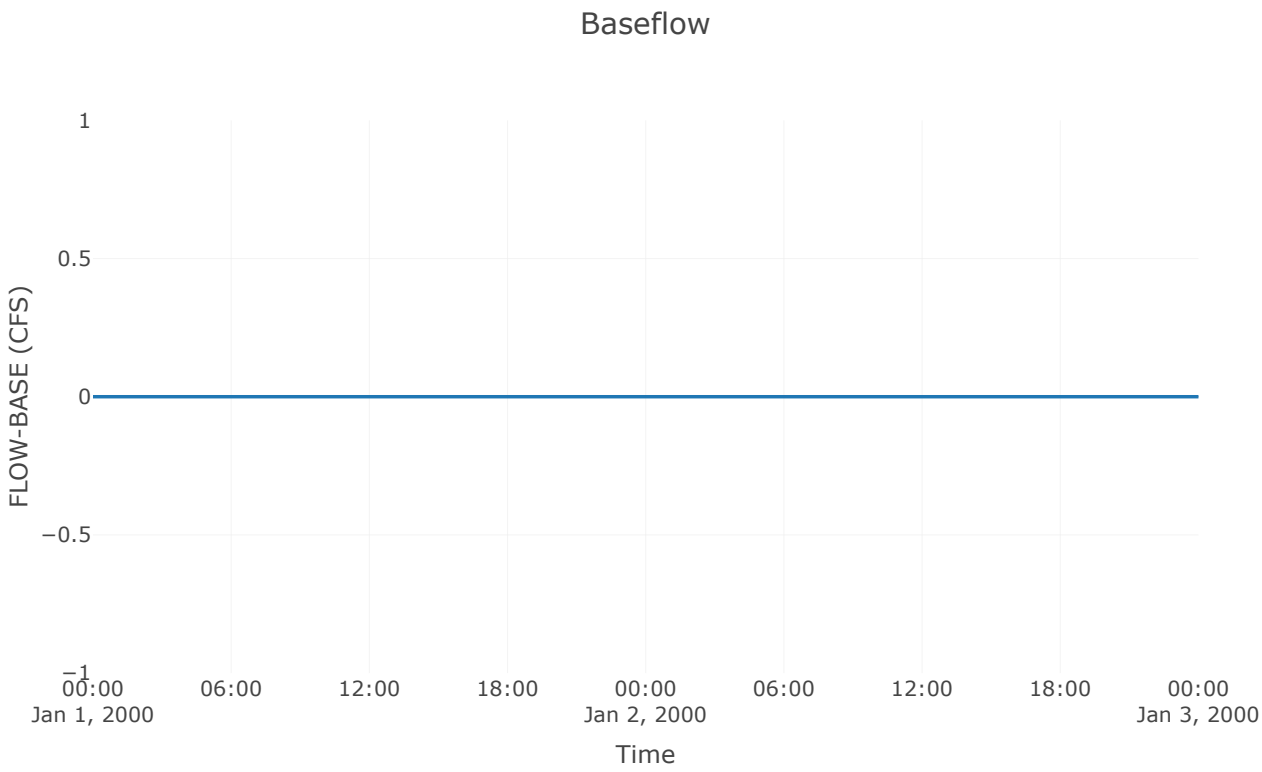
Cumulative Outflow

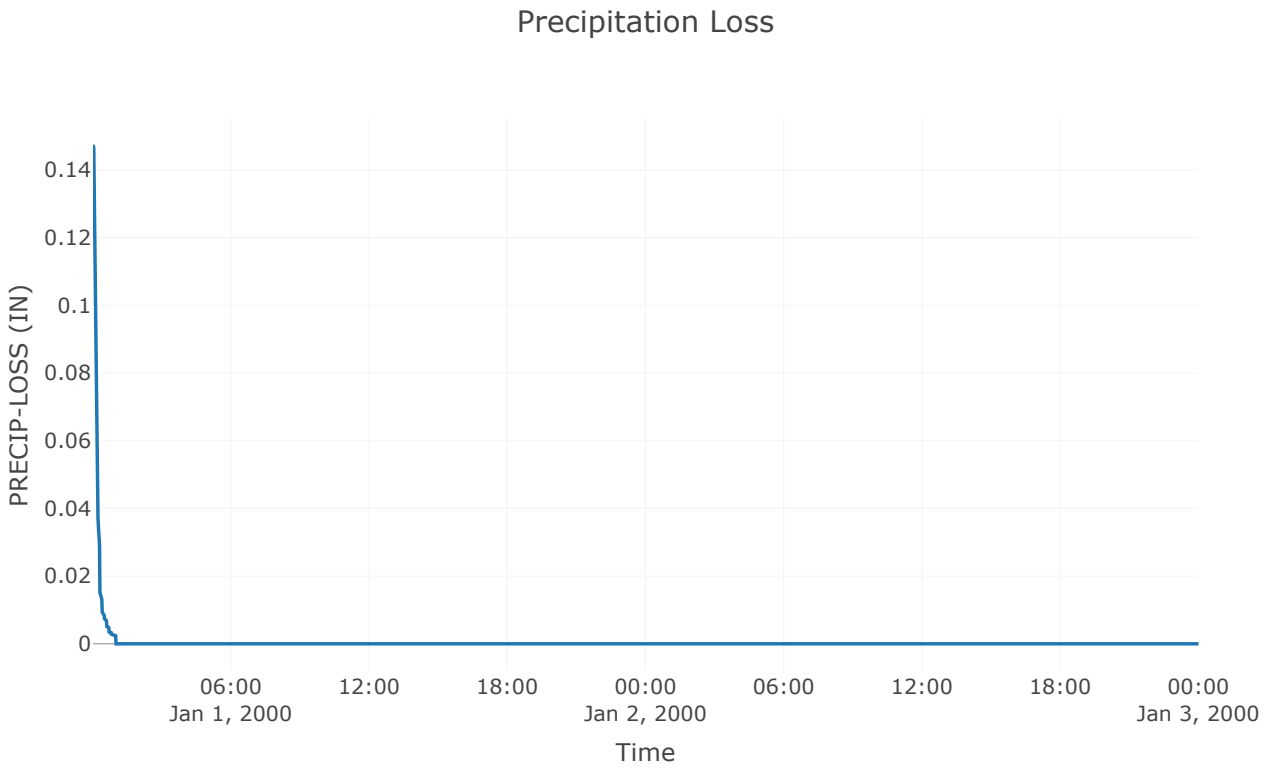


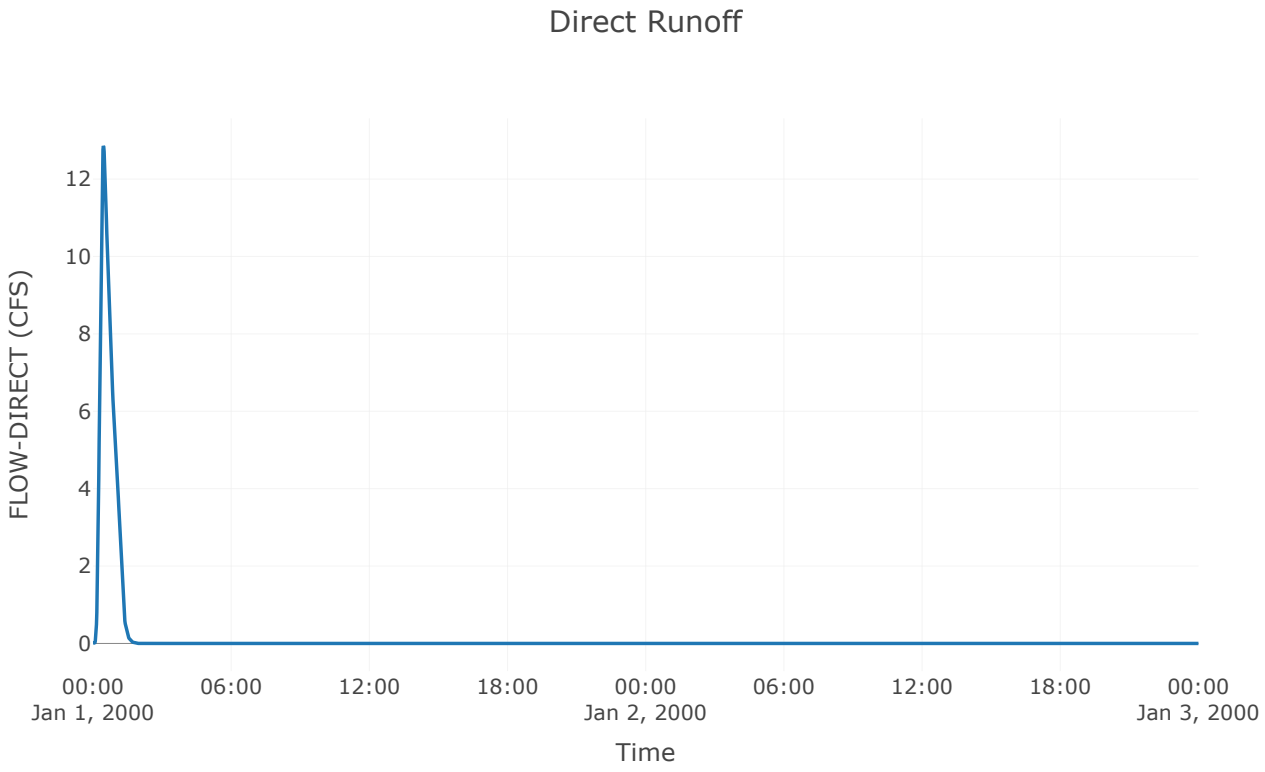
Cumulative Precipitation

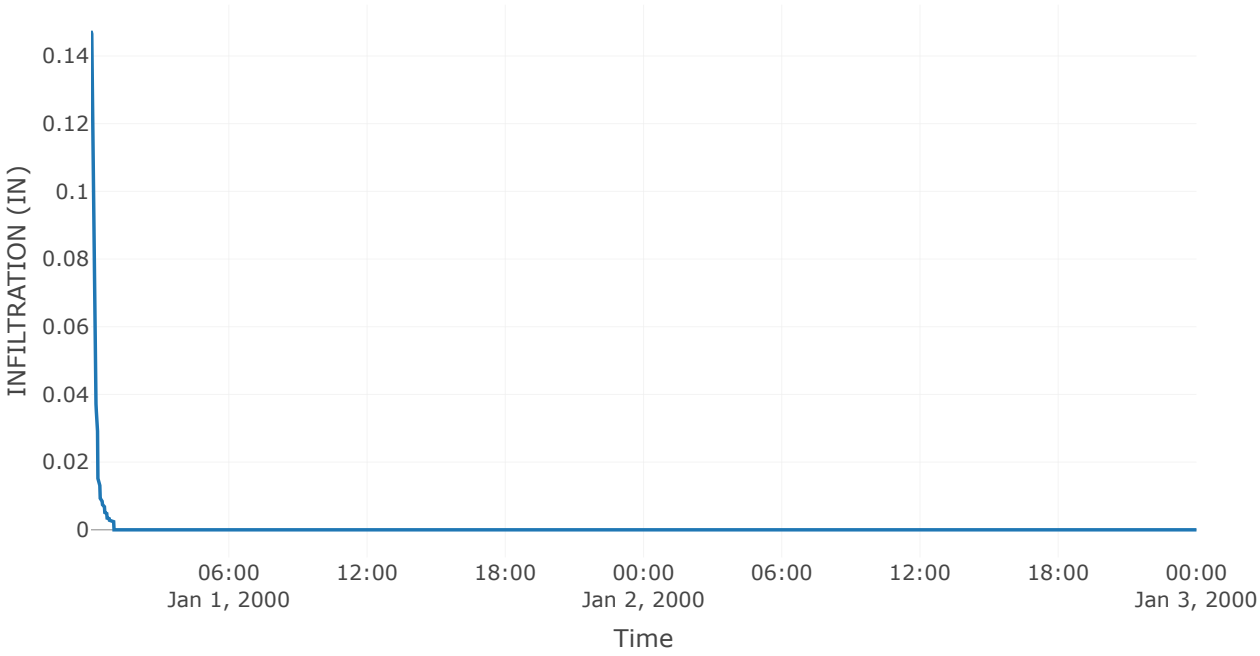



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

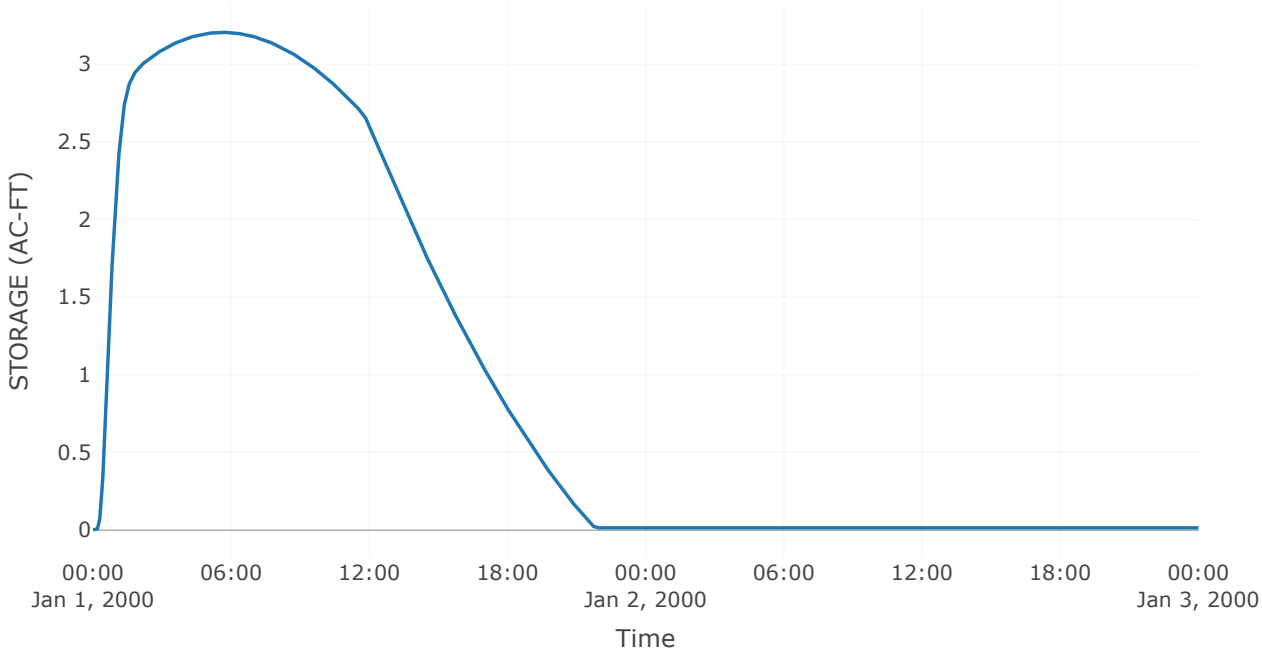

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

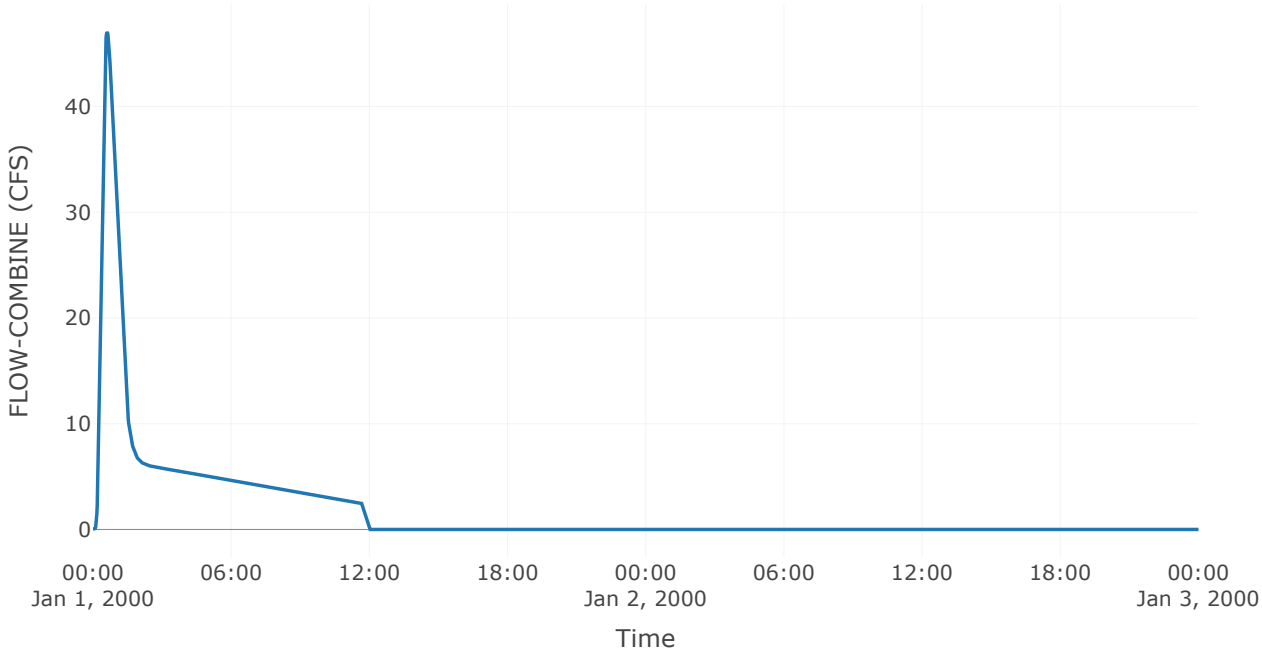
Downstream : Basin 3

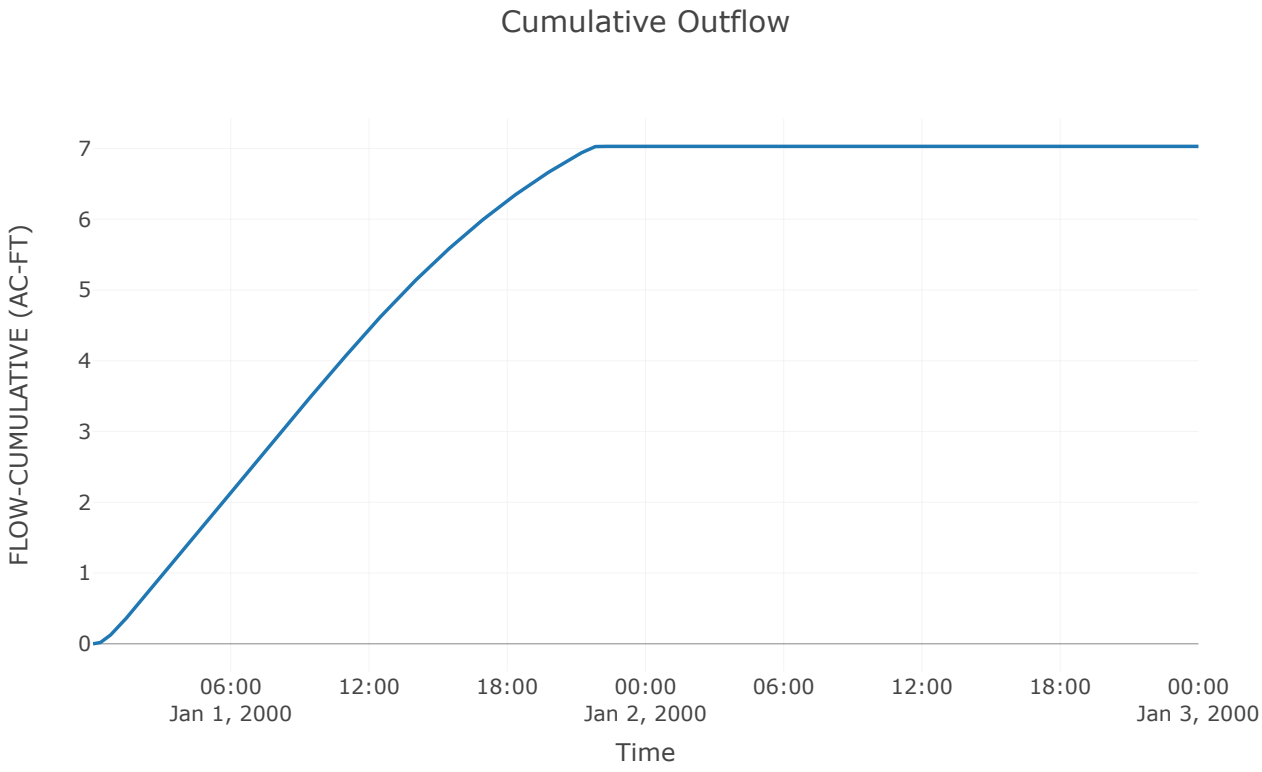
Results: Basin 2	
Peak Discharge (CFS)	4.79
Time of Peak Discharge	01Jan2000, 05:38
Volume (IN)	2.42
Peak Inflow (CFS)	47.05
Time of Peak Inflow	01Jan2000, 00:37
Inflow Volume (AC - FT)	7.04
Maximum Storage (AC - FT)	3.2
Peak Elevation (FT)	695.48
Discharge Volume (AC - FT)	7.03

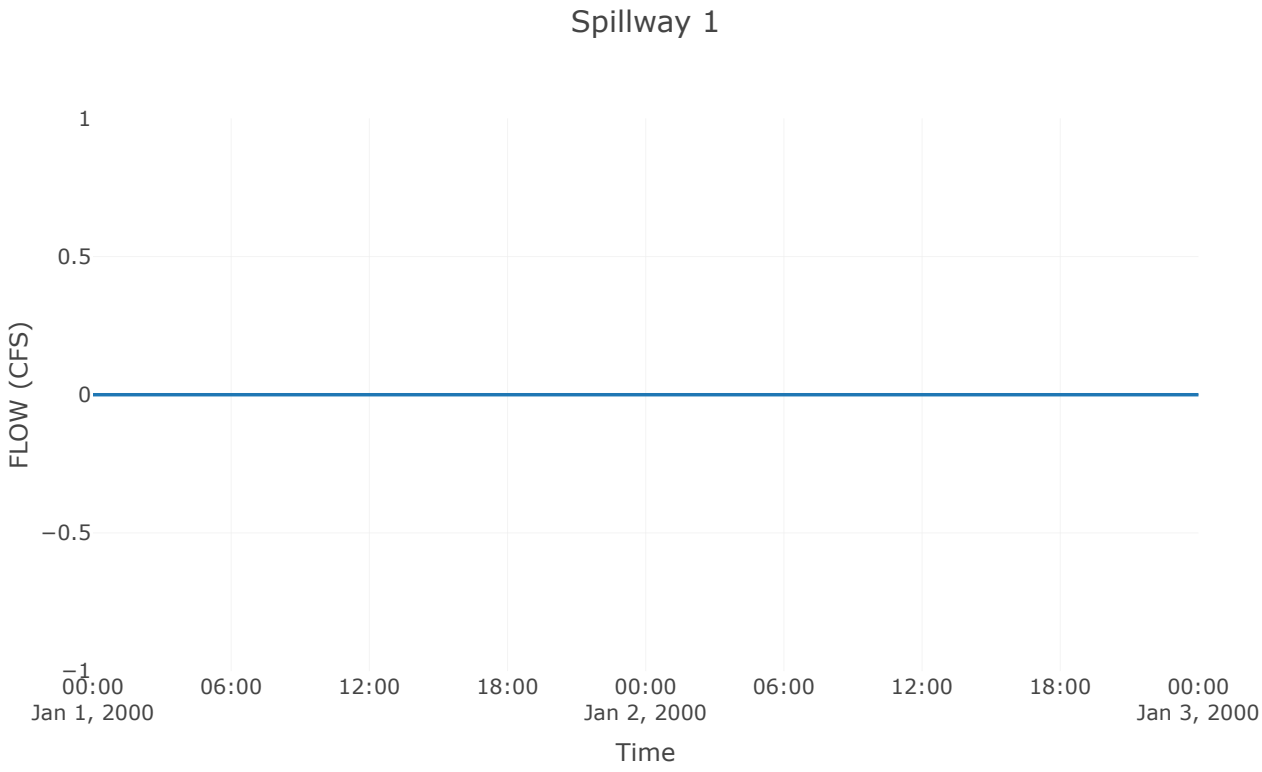
Storage



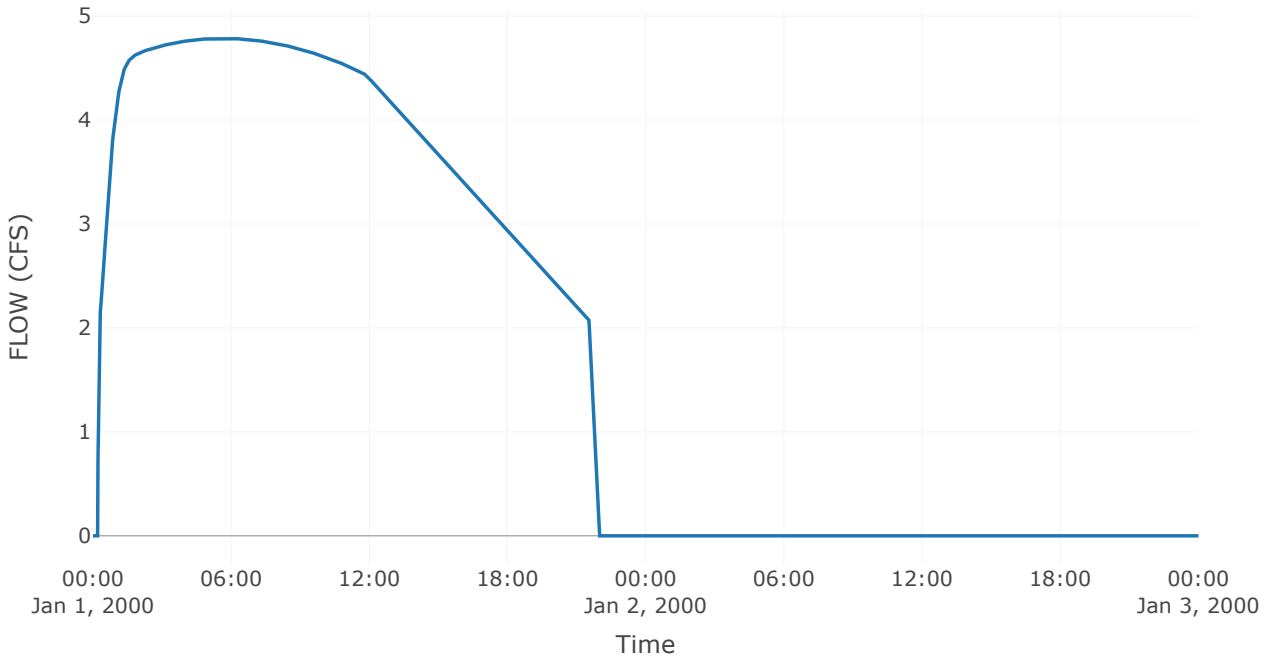
Combined Inflow



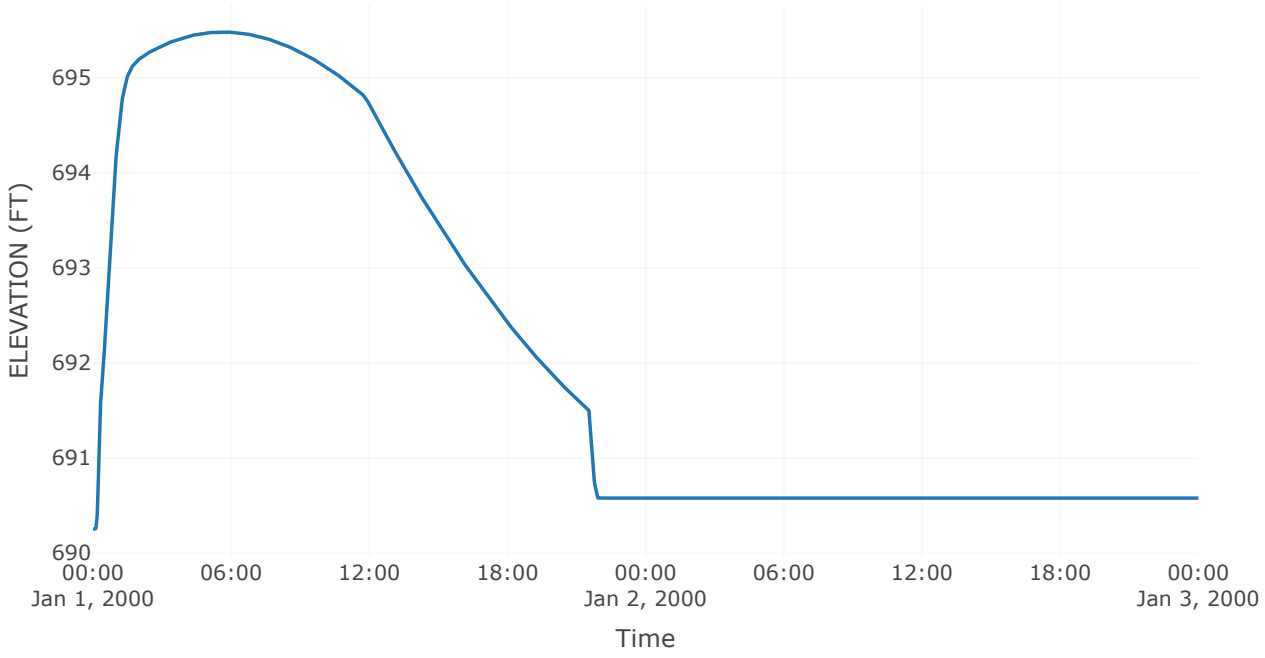

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
7
6
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

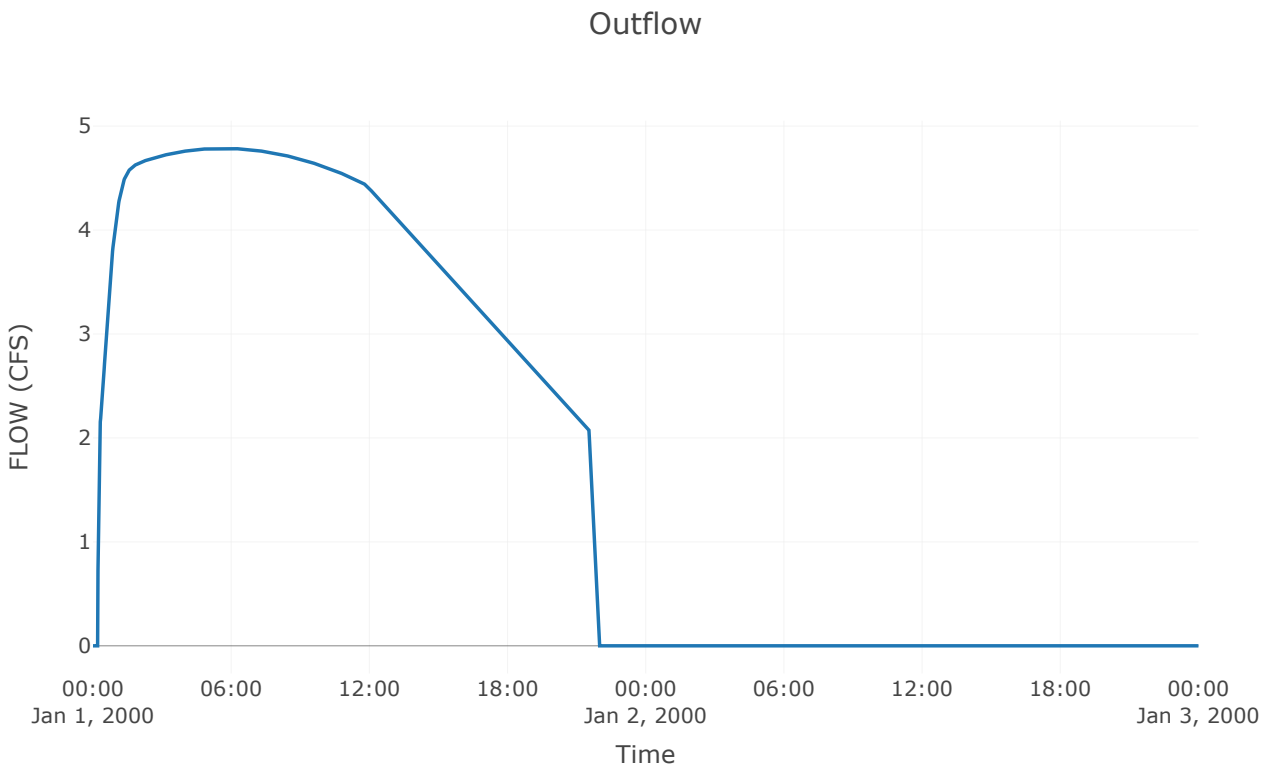

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

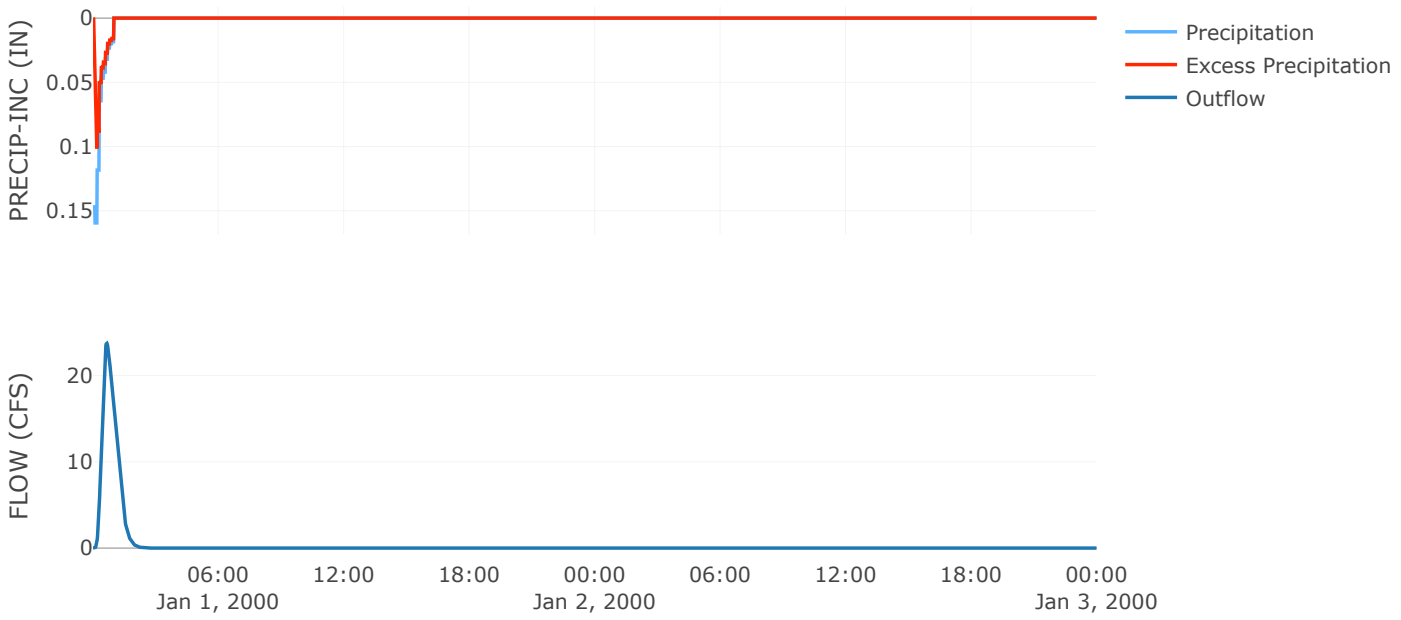
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

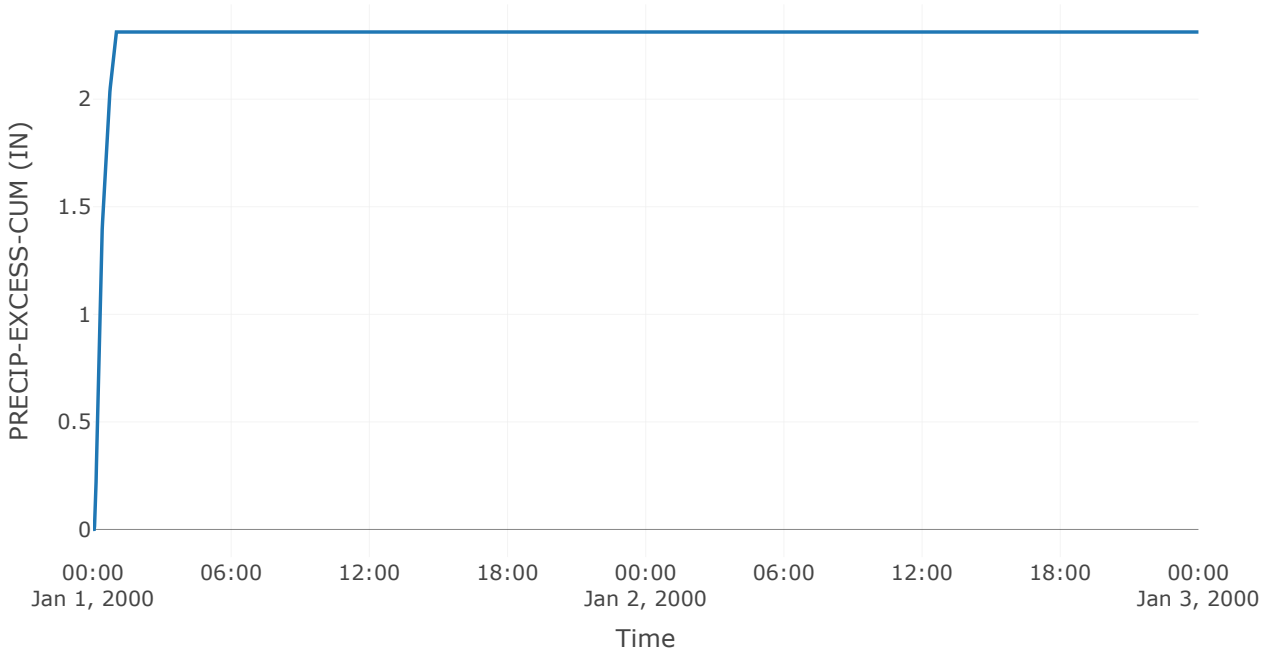
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	23.74
Time of Peak Discharge	01Jan2000, 00:39
Volume (IN)	2.31
Precipitation Volume (AC - FT)	2.72
Loss Volume (AC - FT)	1.16
Excess Volume (AC - FT)	1.56
Direct Runoff Volume (AC - FT)	1.56
Baseflow Volume (AC - FT)	0

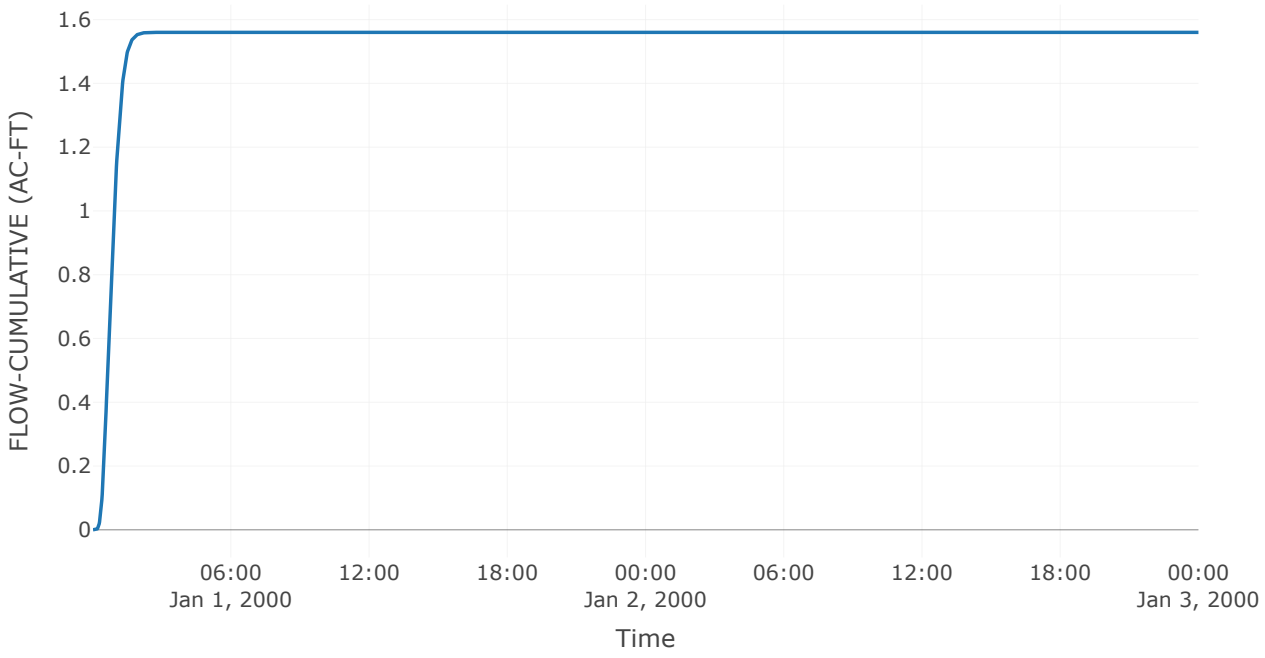
Precipitation and Outflow



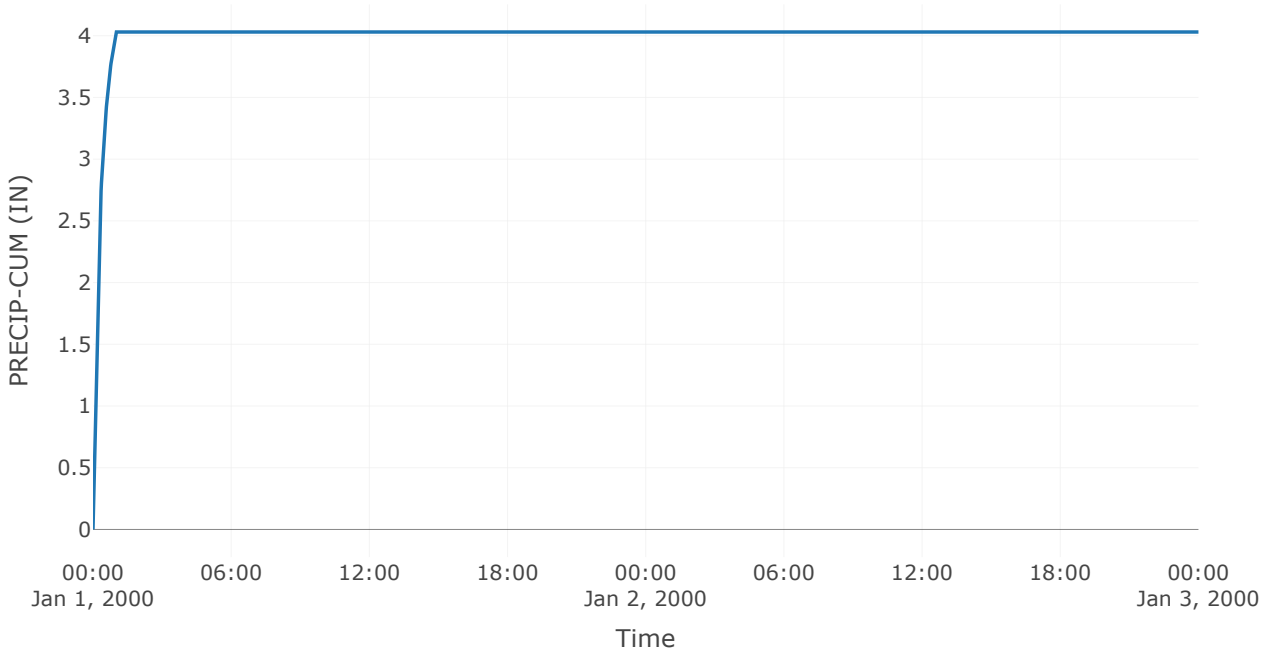
Cumulative Excess Precipitation

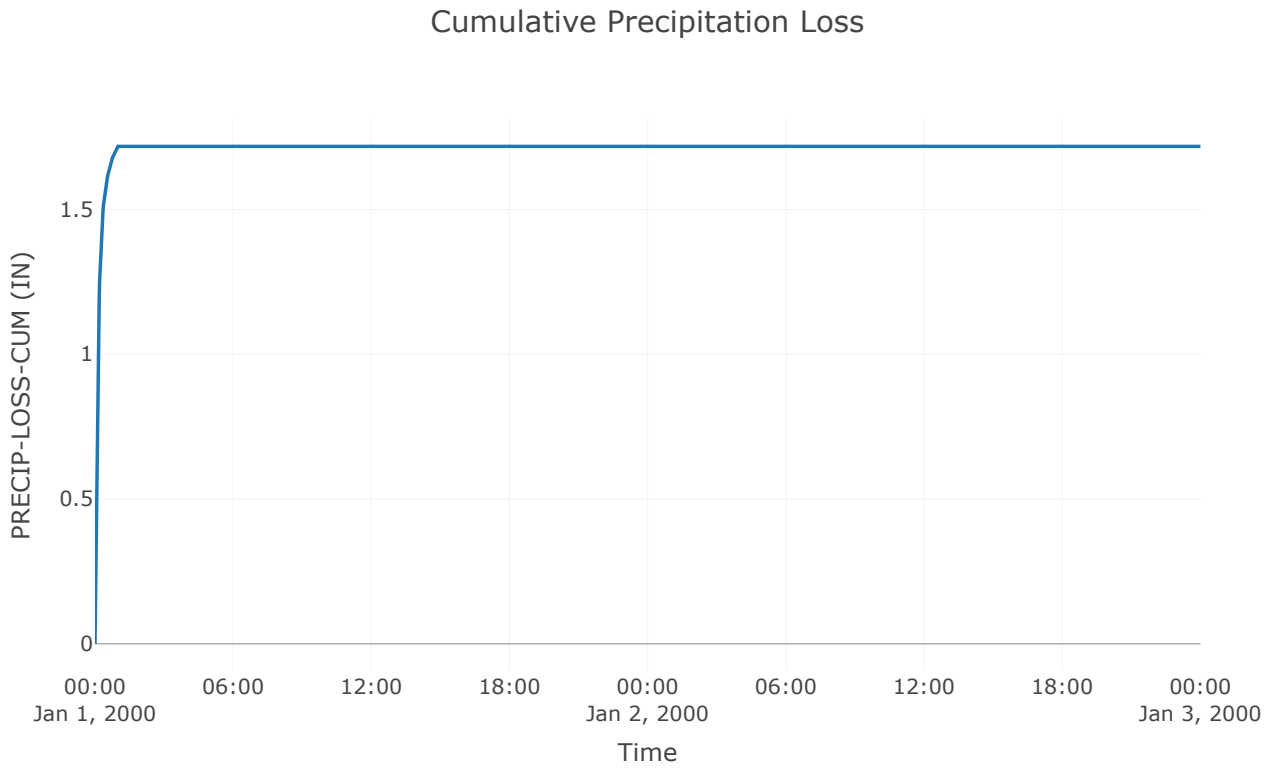


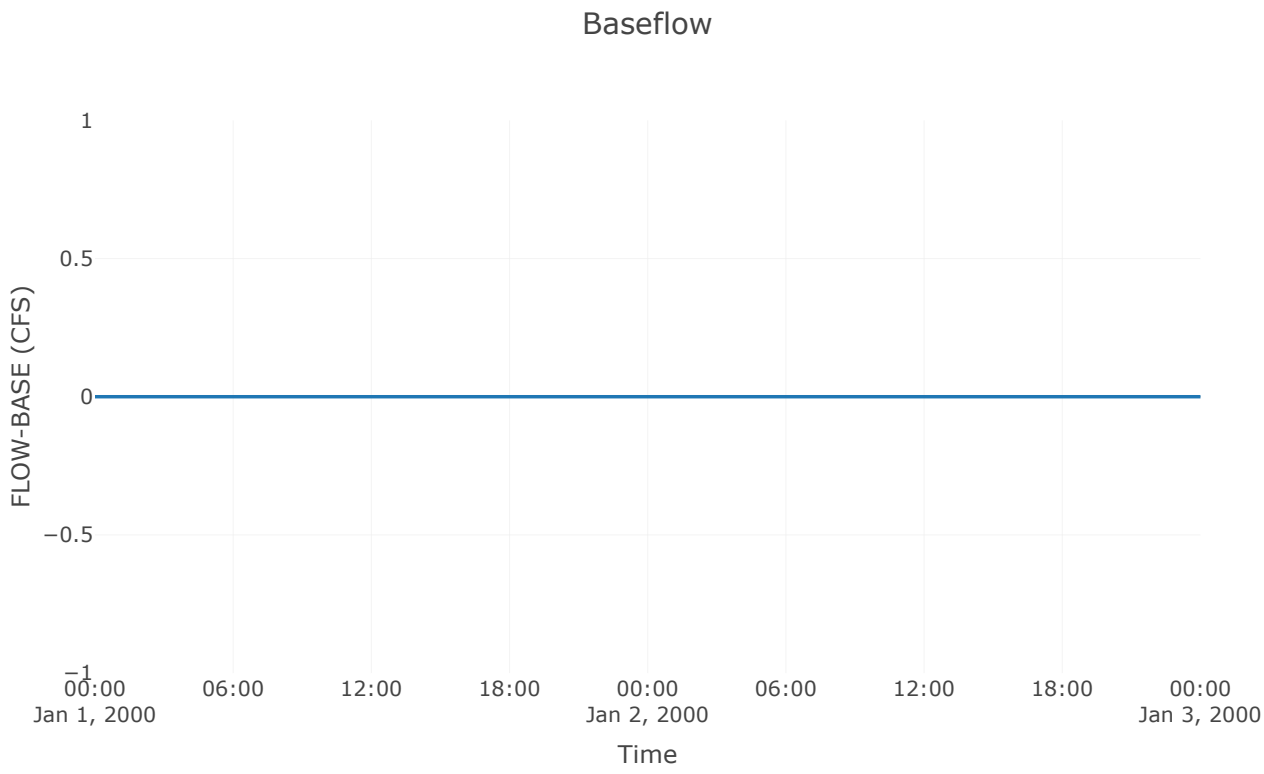
Cumulative Outflow

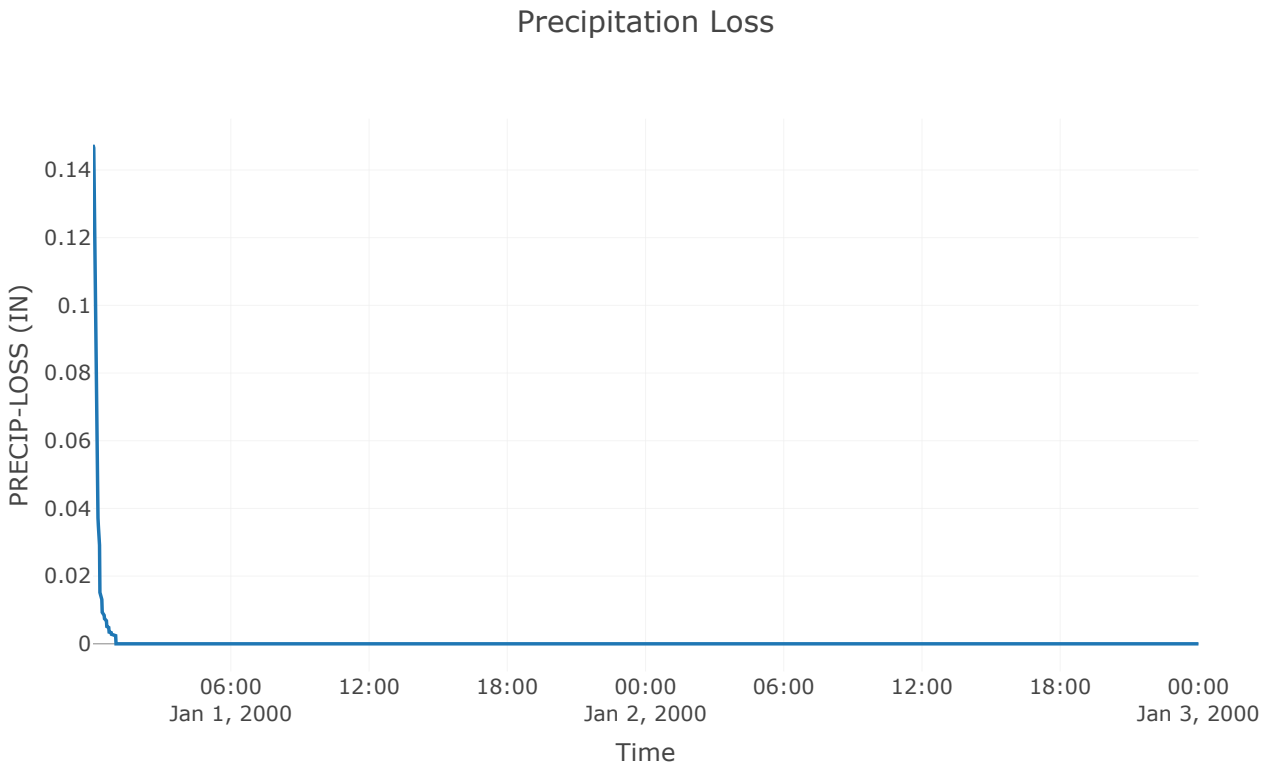


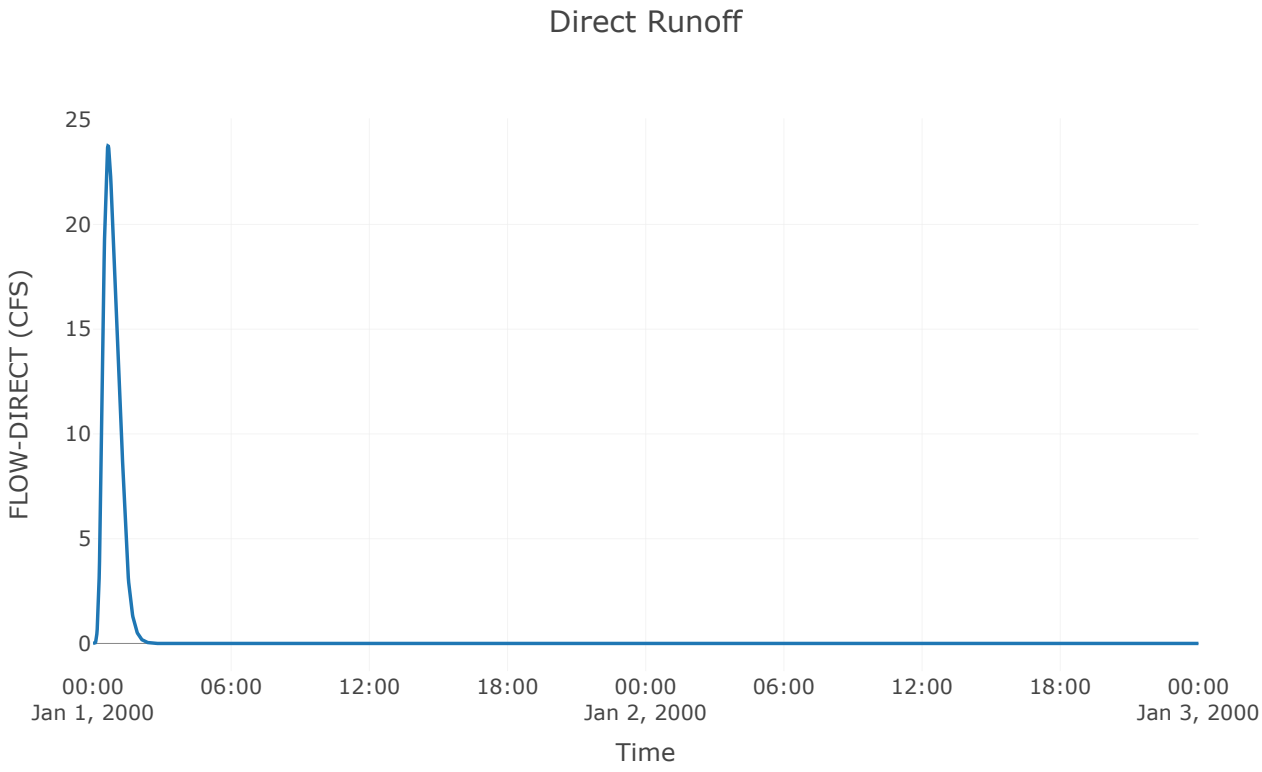
Cumulative Precipitation

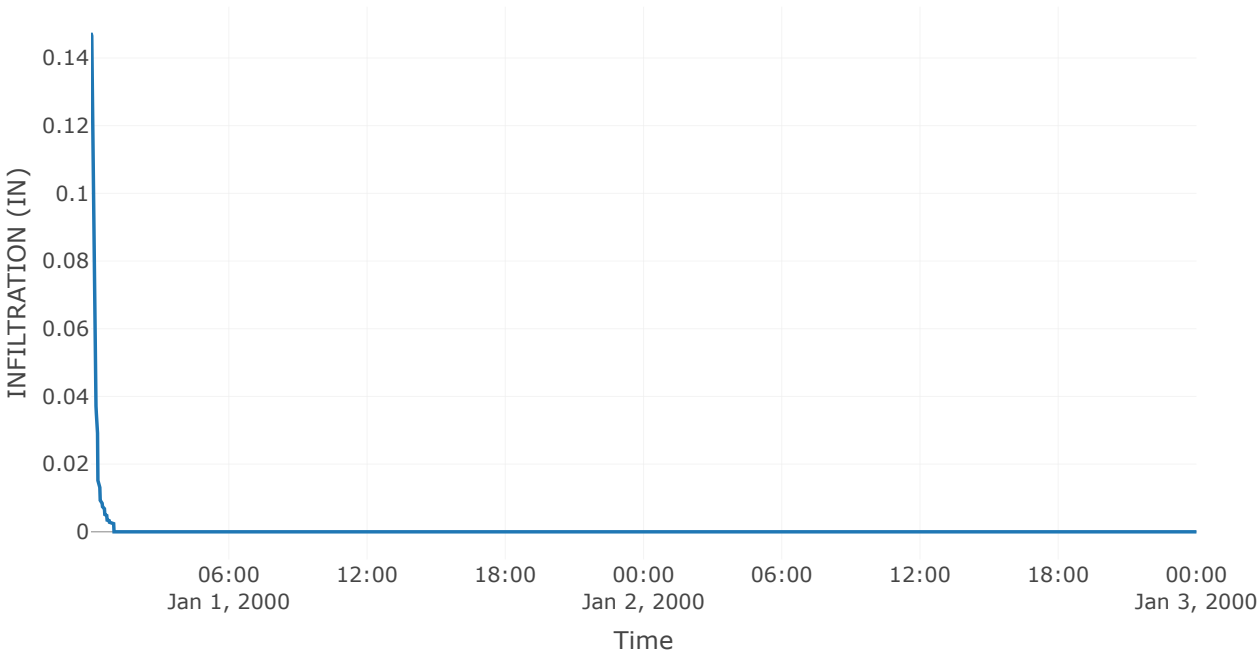



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
25
20
15
10
5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

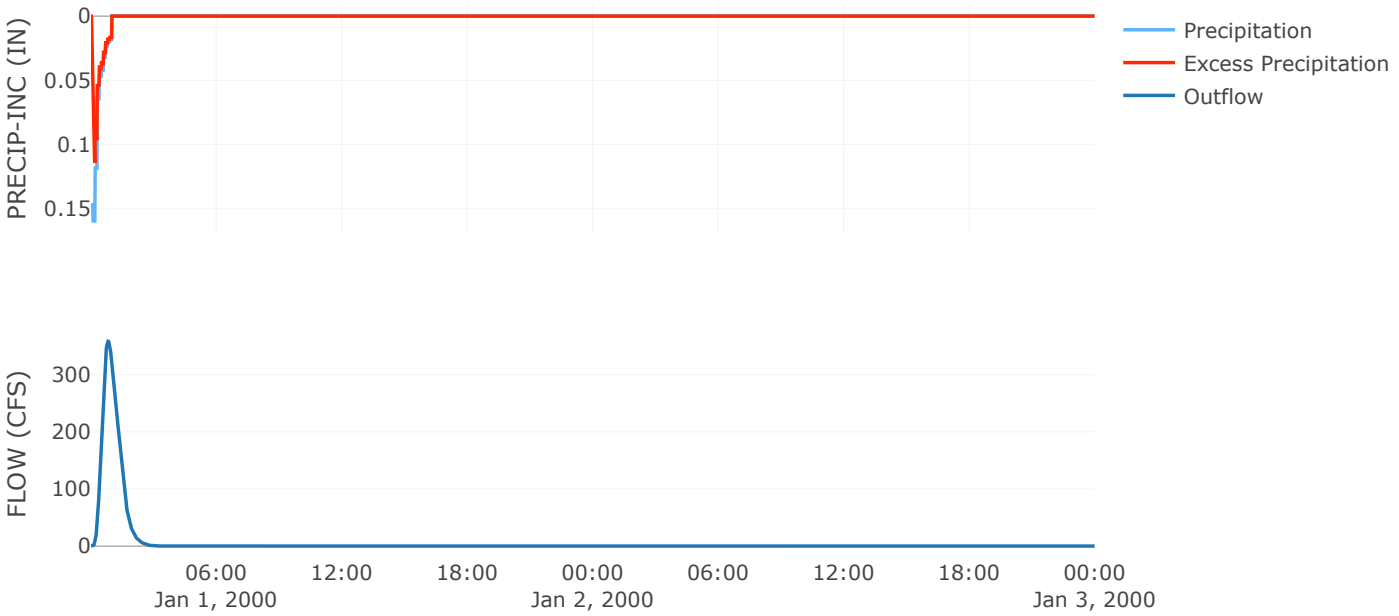
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

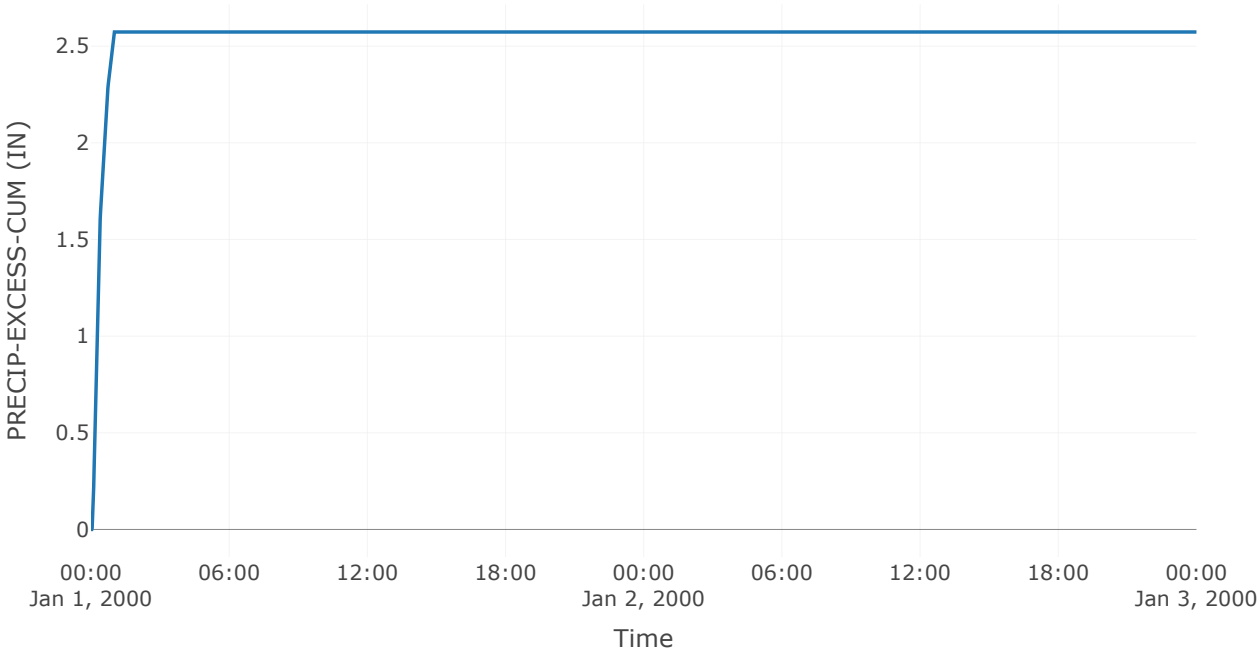
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	358.51
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.57
Precipitation Volume (AC - FT)	43.45
Loss Volume (AC - FT)	15.7
Excess Volume (AC - FT)	27.75
Direct Runoff Volume (AC - FT)	27.75
Baseflow Volume (AC - FT)	0

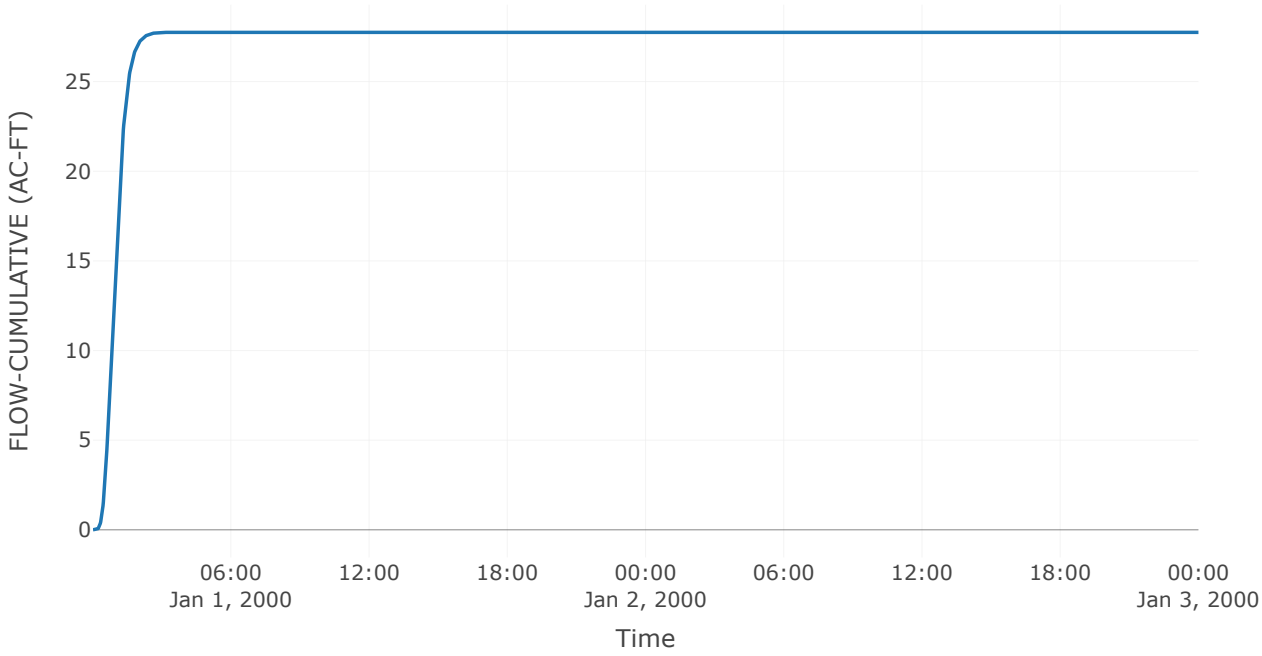
Precipitation and Outflow



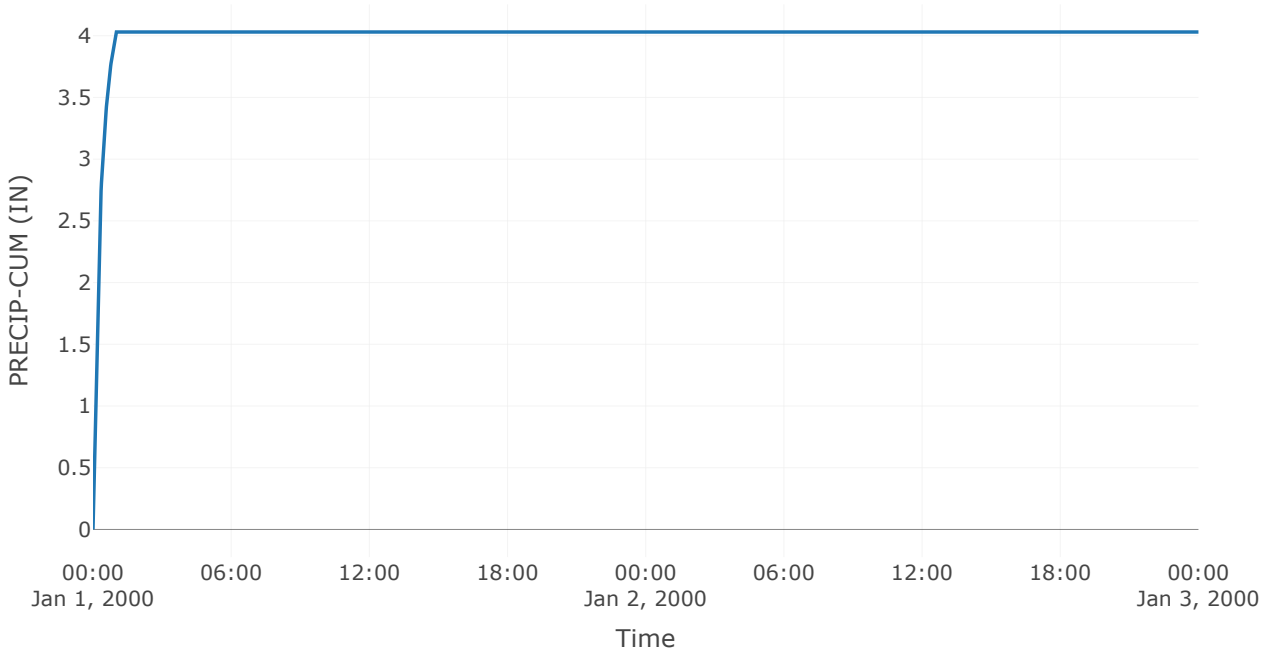
Cumulative Excess Precipitation

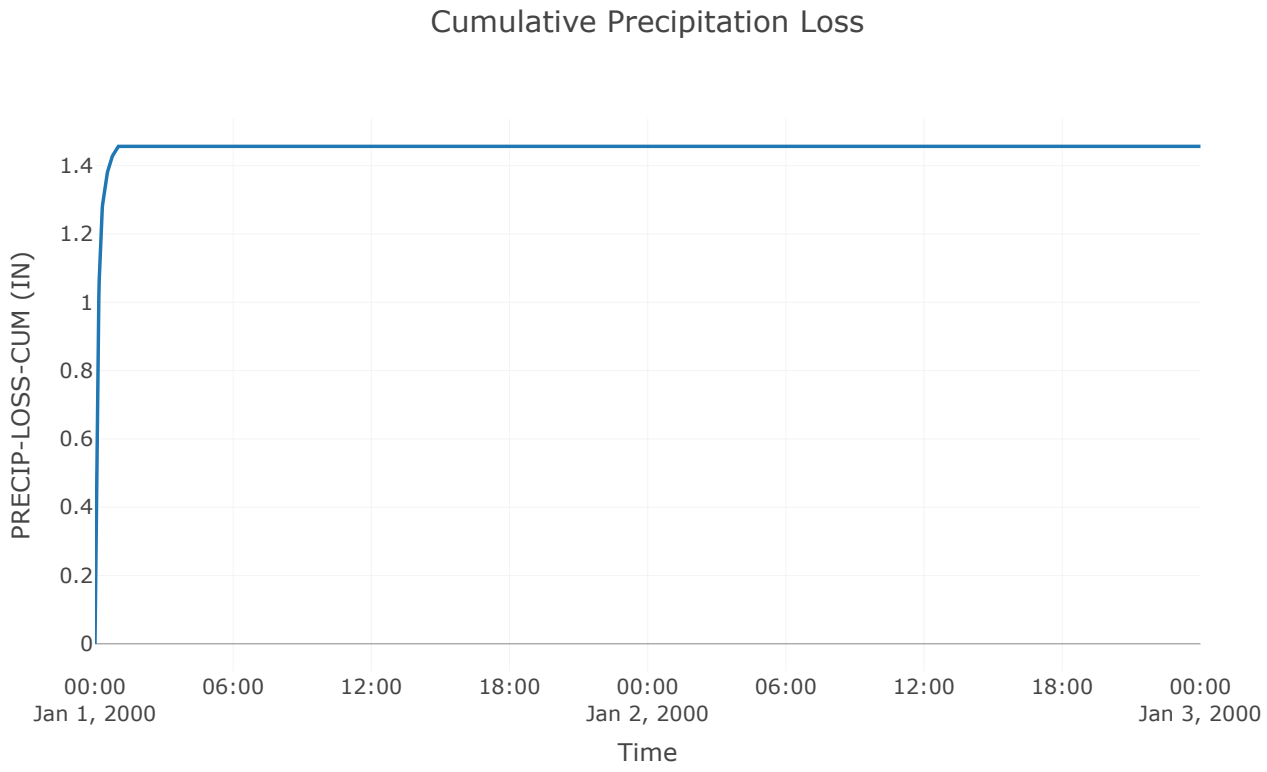


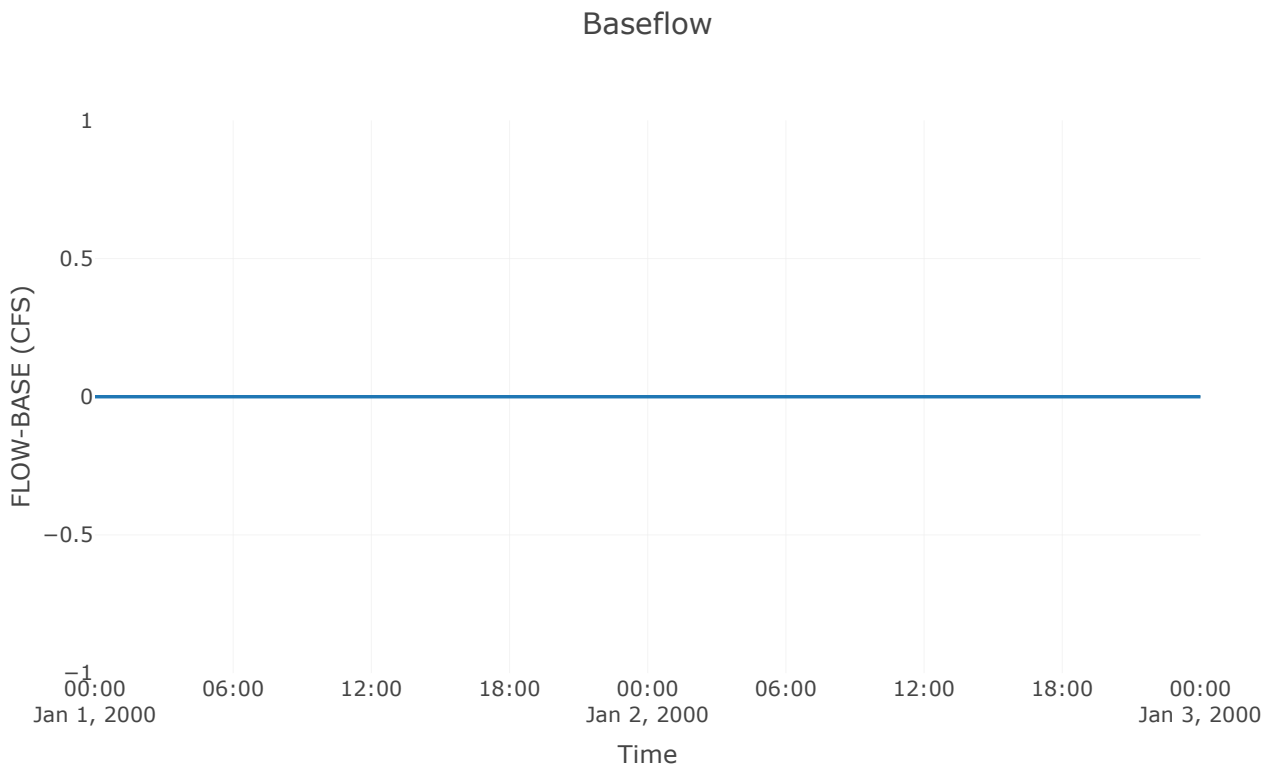
Cumulative Outflow

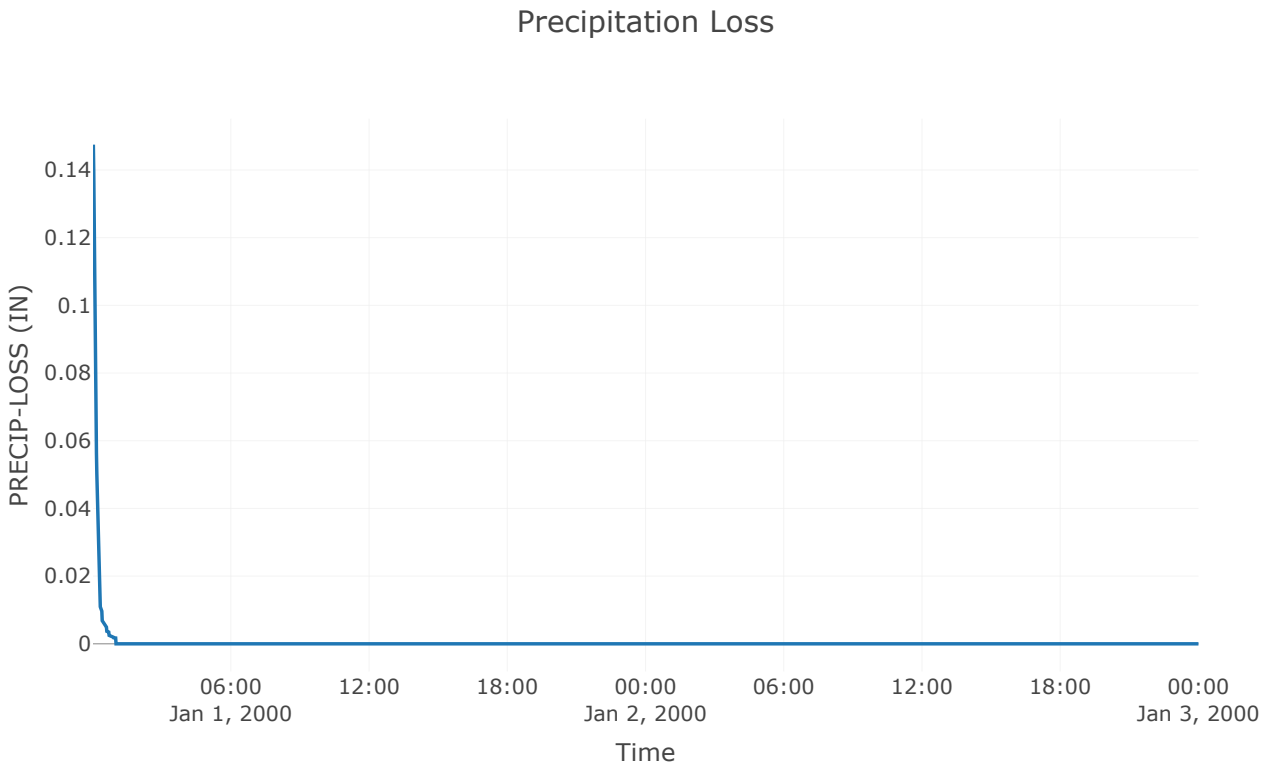


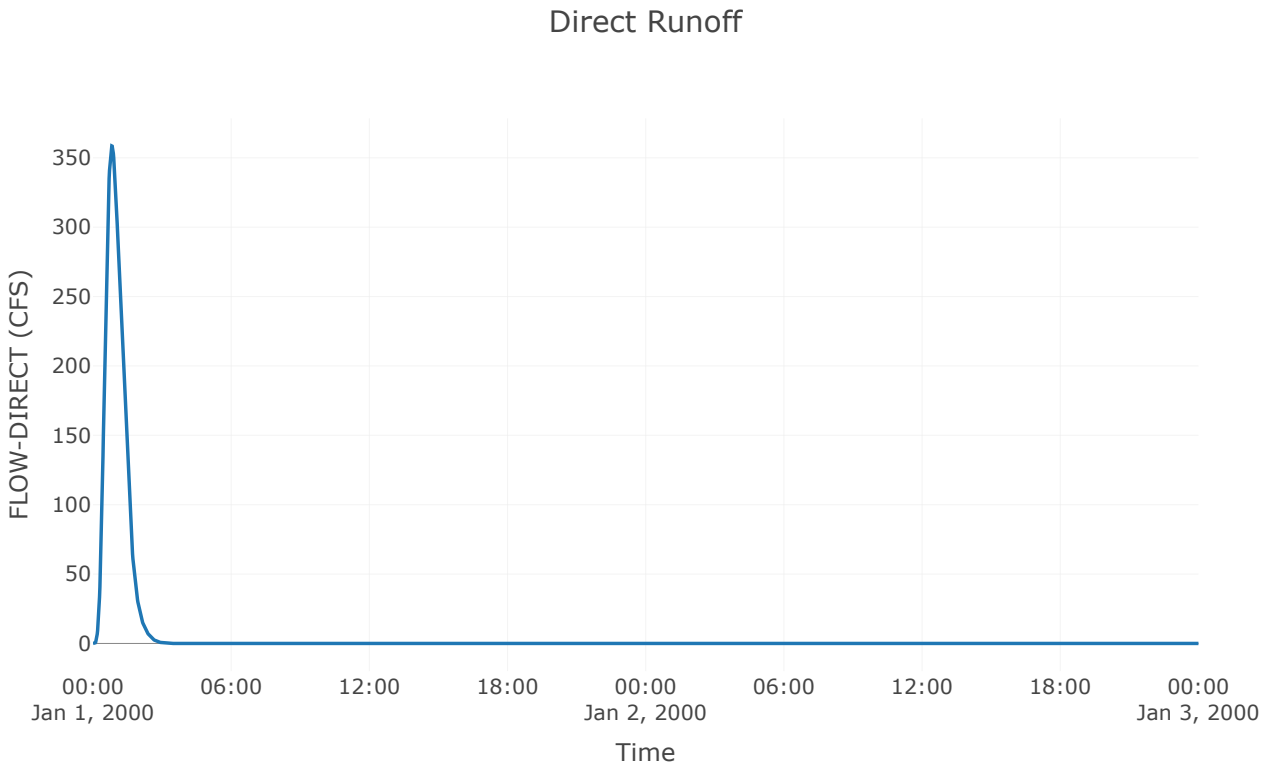
Cumulative Precipitation

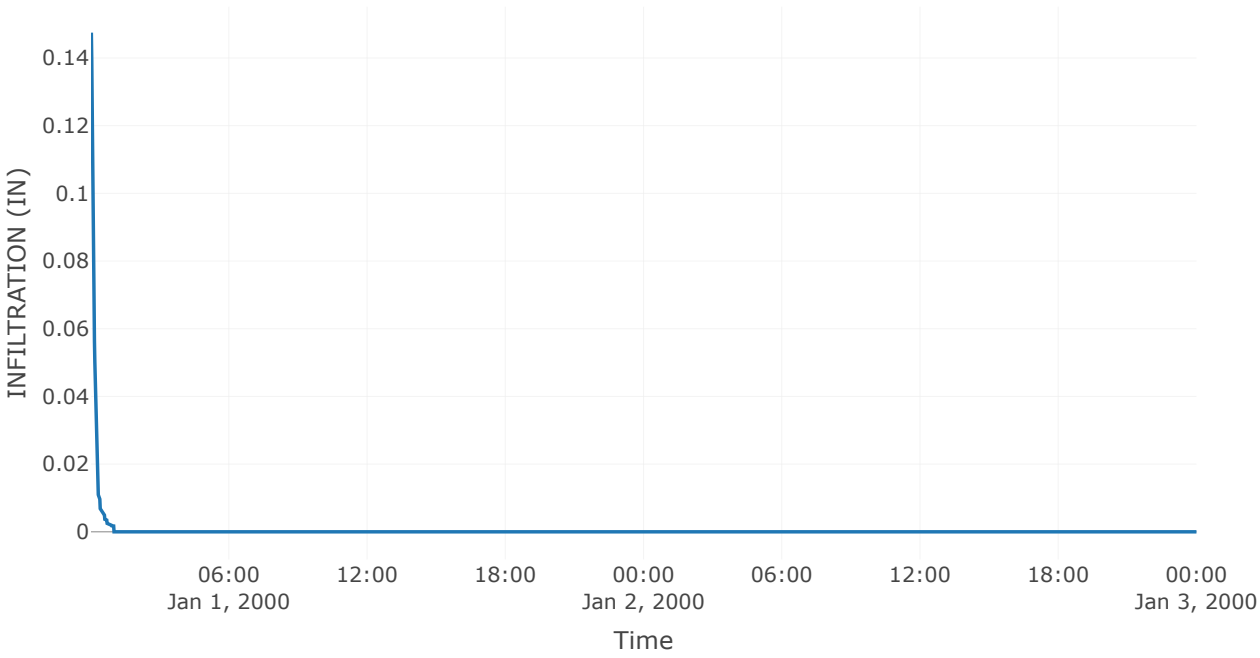



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

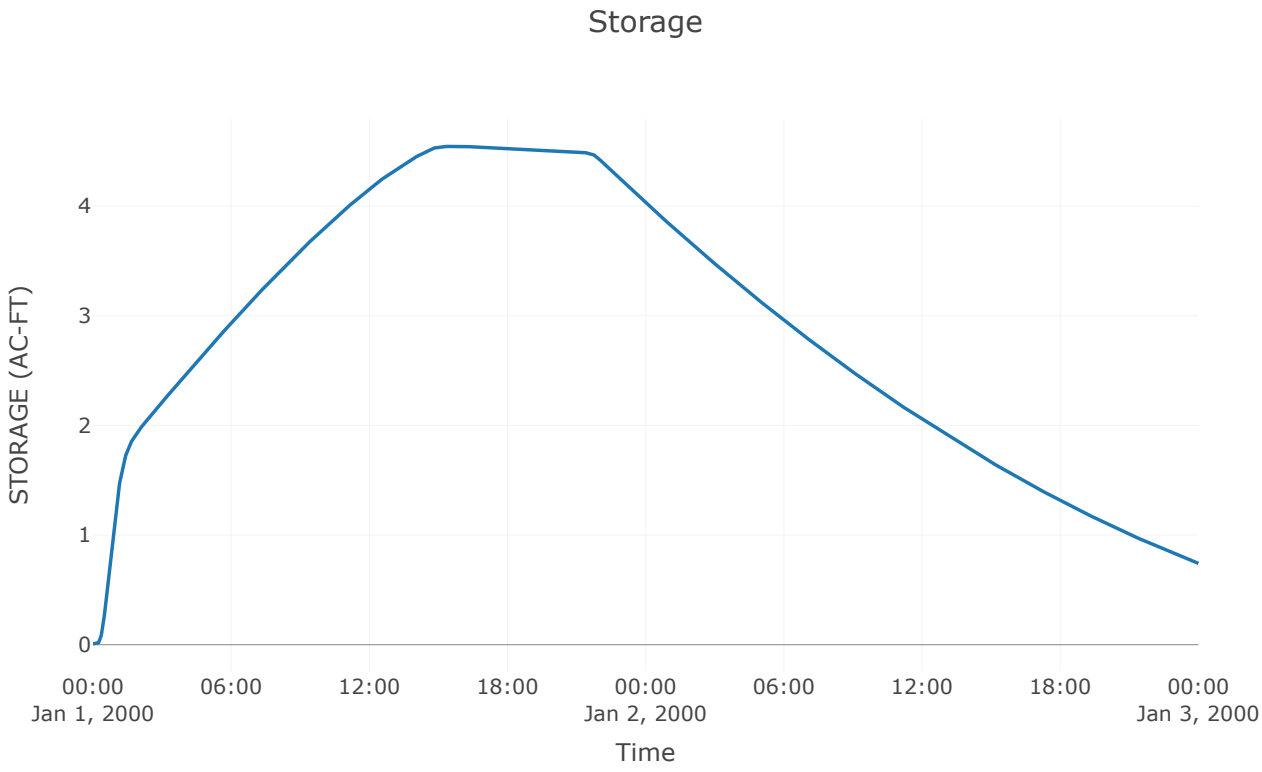

Direct Runoff
FLOW-DIRECT (CFS)
350
300
250
200
150
100
50
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

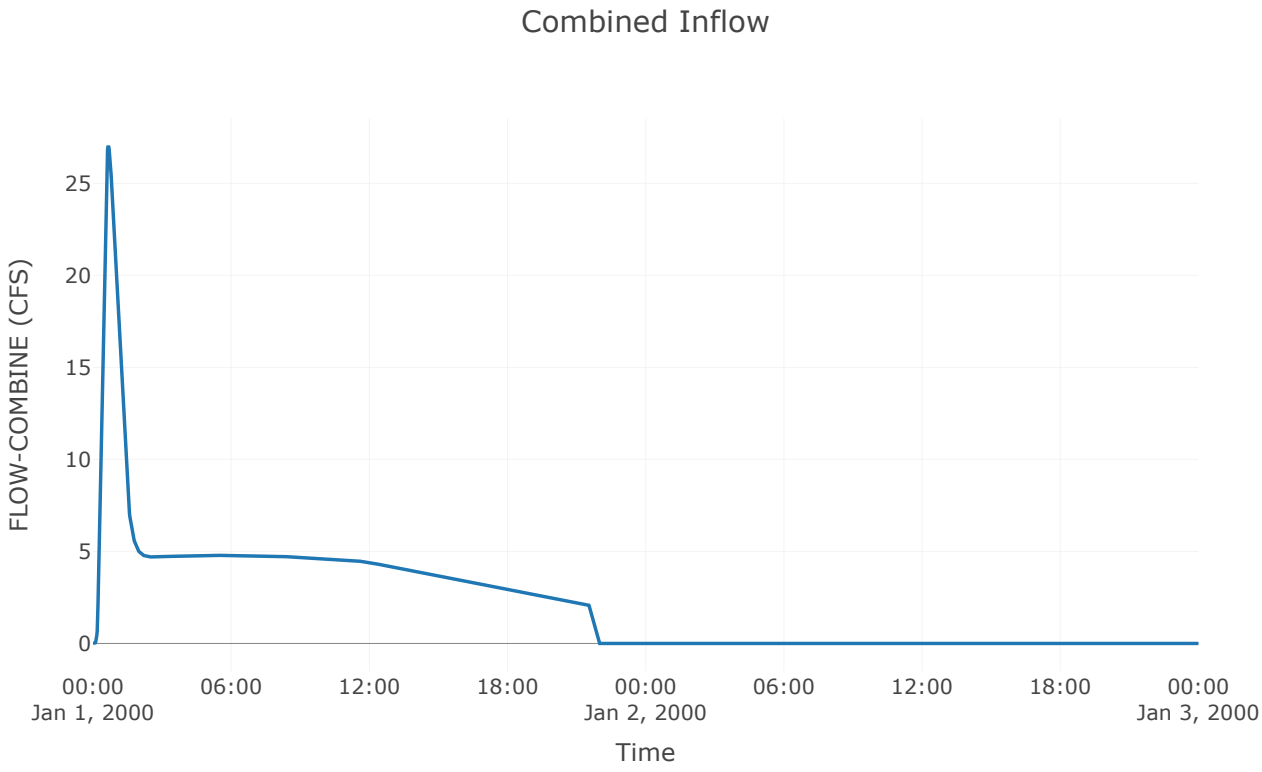

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

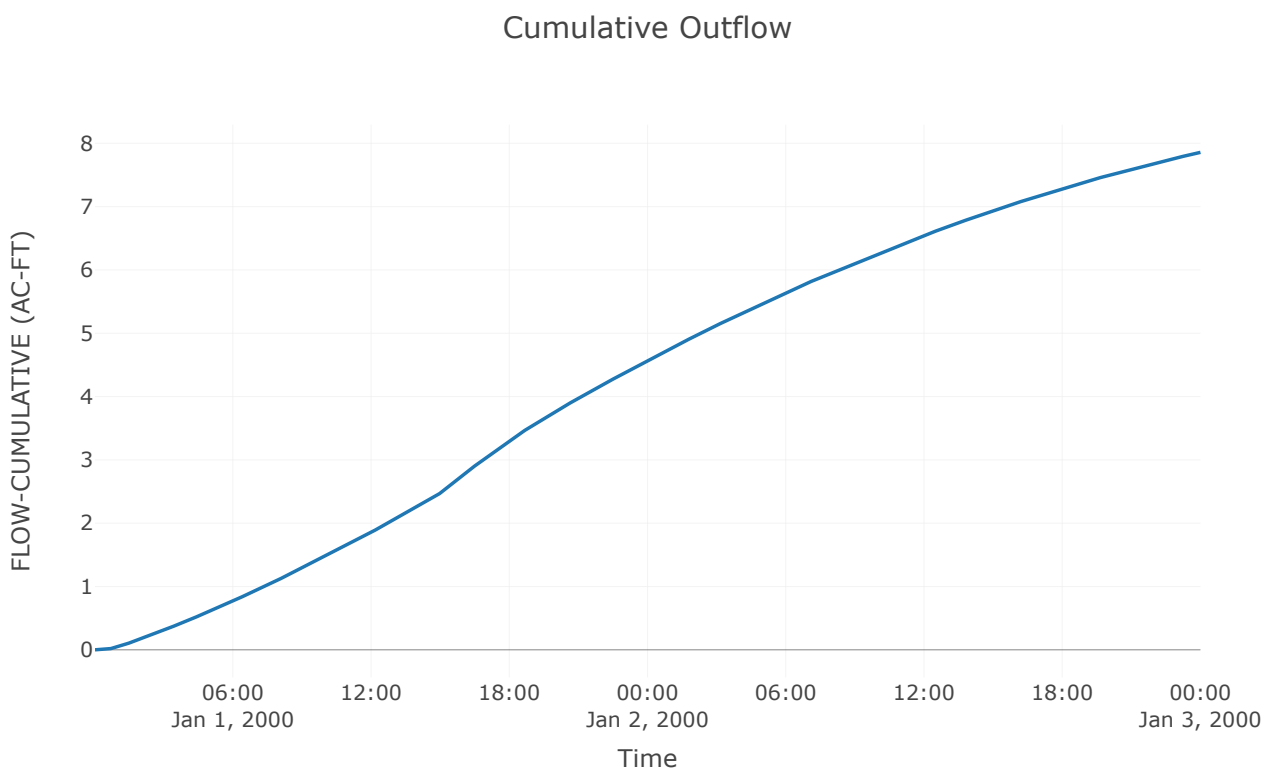
Reservoir: Basin 3

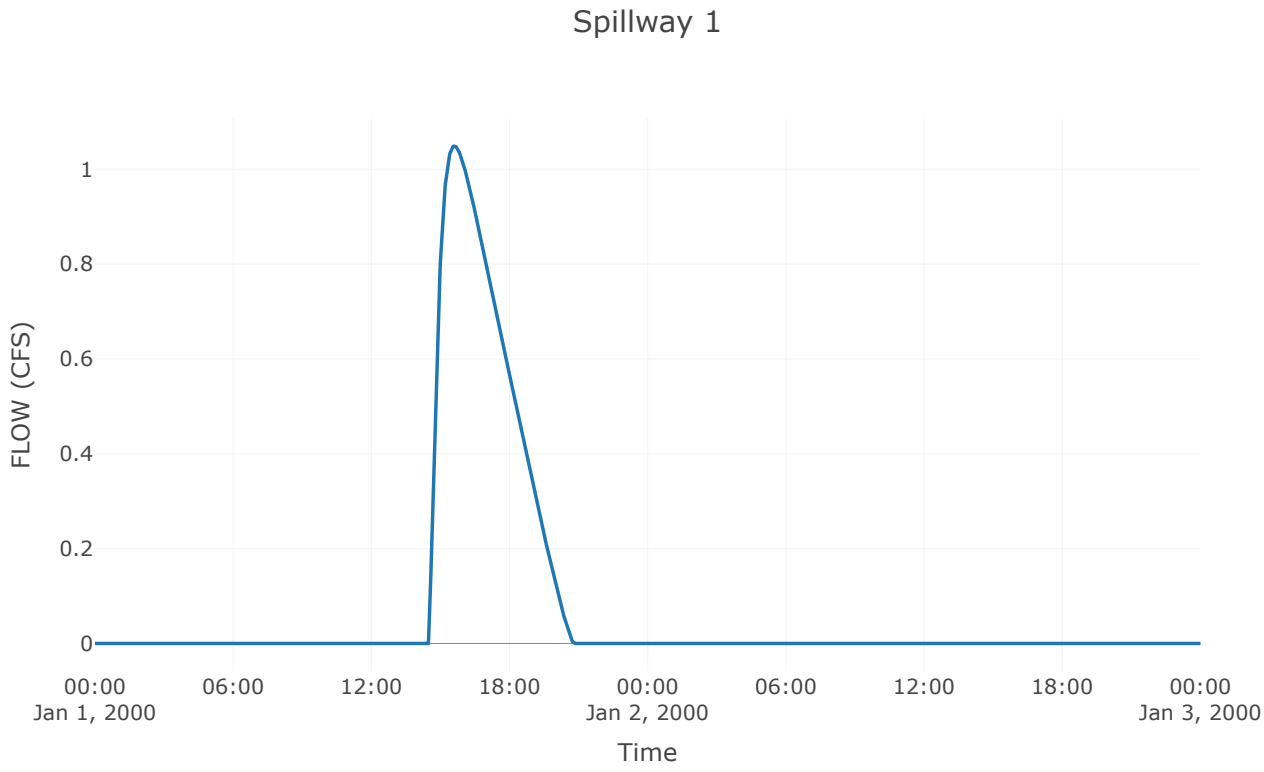
Downstream : Off - Site Tributary Area

Results: Basin 3	
Peak Discharge (CFS)	3.52
Time of Peak Discharge	01Jan2000, 15:36
Volume (IN)	2.2
Peak Inflow (CFS)	27.03
Time of Peak Inflow	01Jan2000, 00:40
Inflow Volume (AC - FT)	8.59
Maximum Storage (AC - FT)	4.54
Peak Elevation (FT)	695.06
Discharge Volume (AC - FT)	7.86

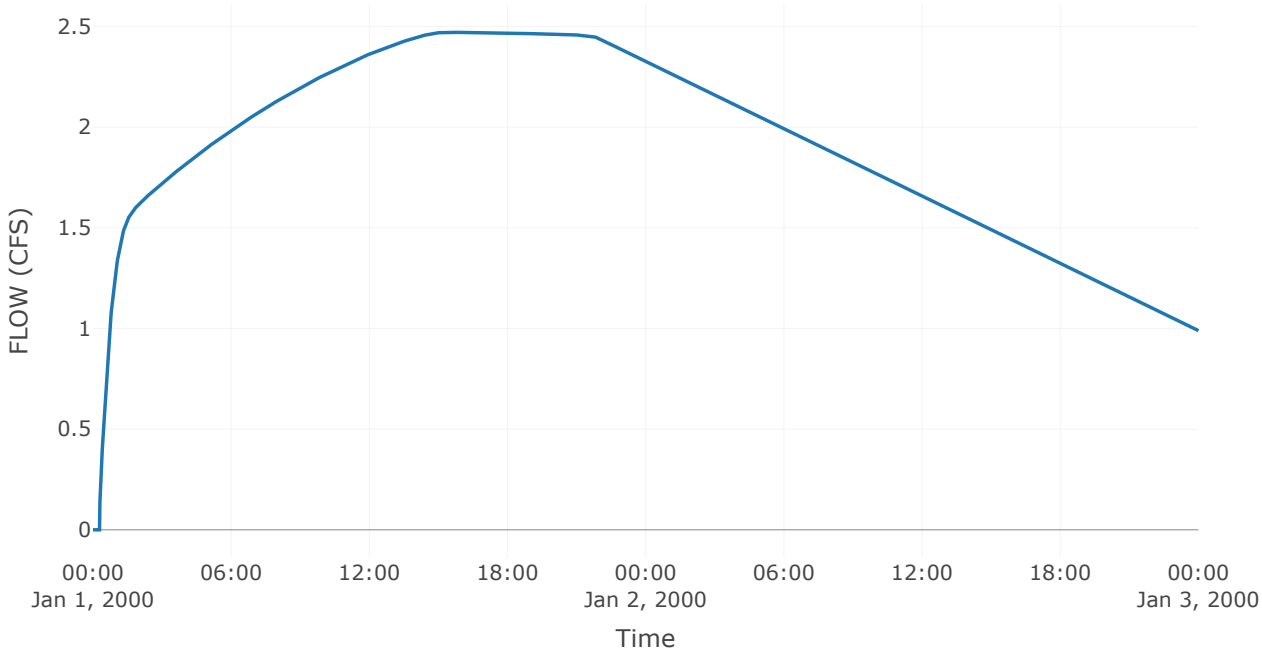

Storage
STORAGE (AC-FT)
0
1
2
3
4
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Combined Inflow
FLOW-COMBINE (CFS)
0
5
10
15
20
25
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

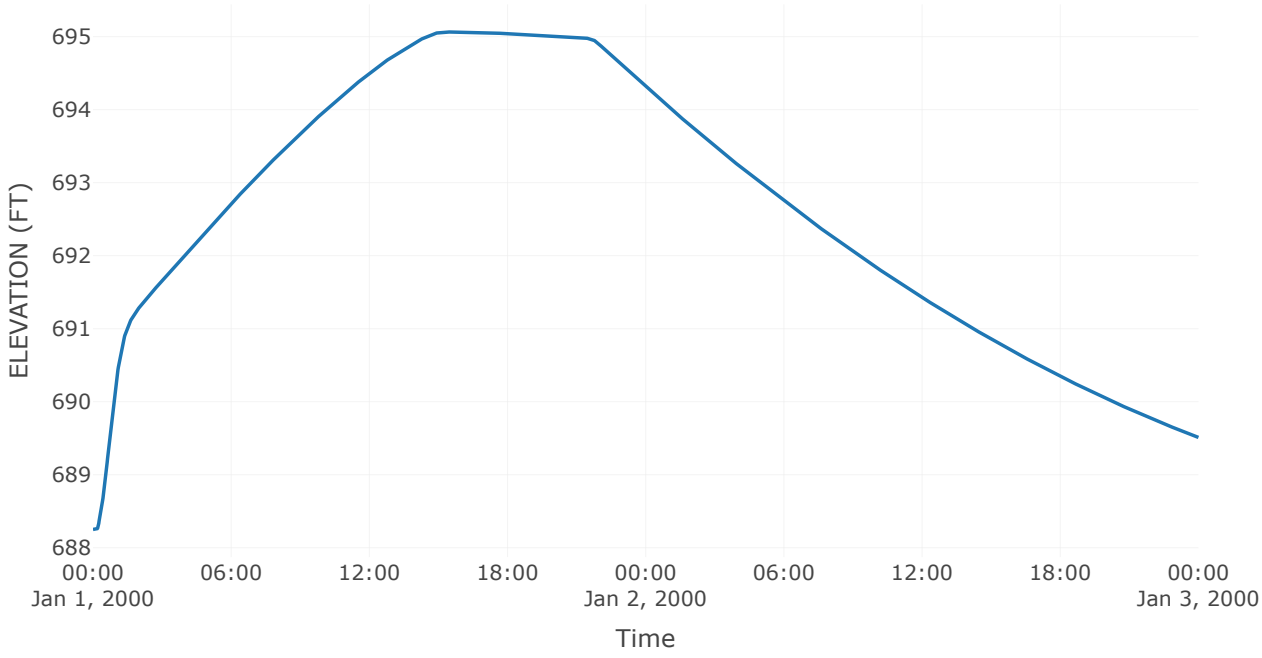

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
8
7
6
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

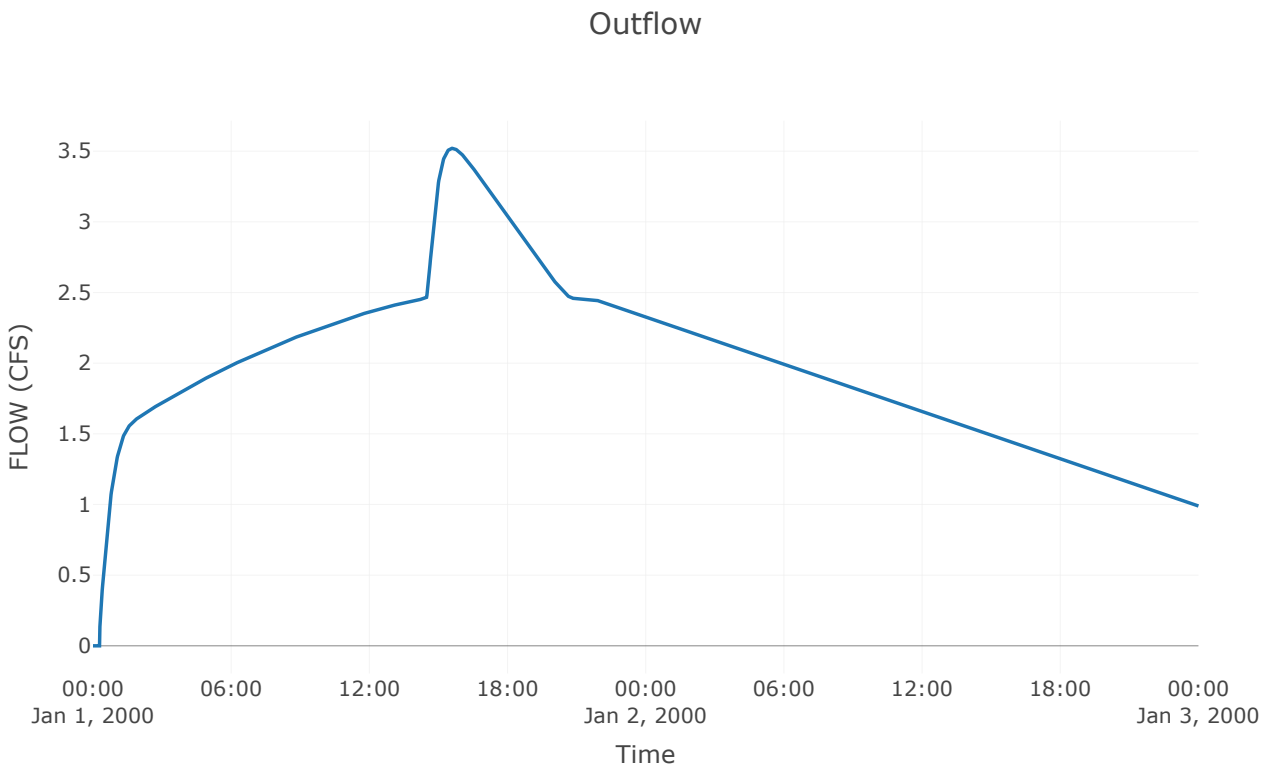

Spillway 1
FLOW (CFS)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



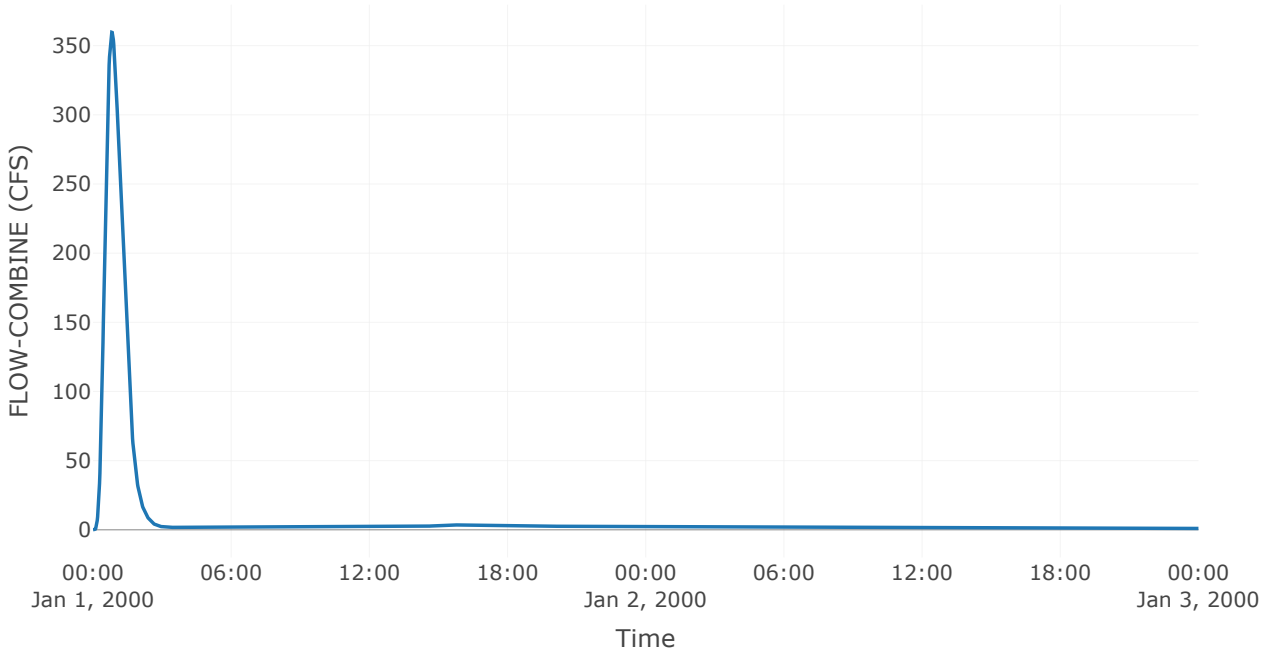

Outflow
FLOW (CFS)
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Junction: Off-Site Tributary Area

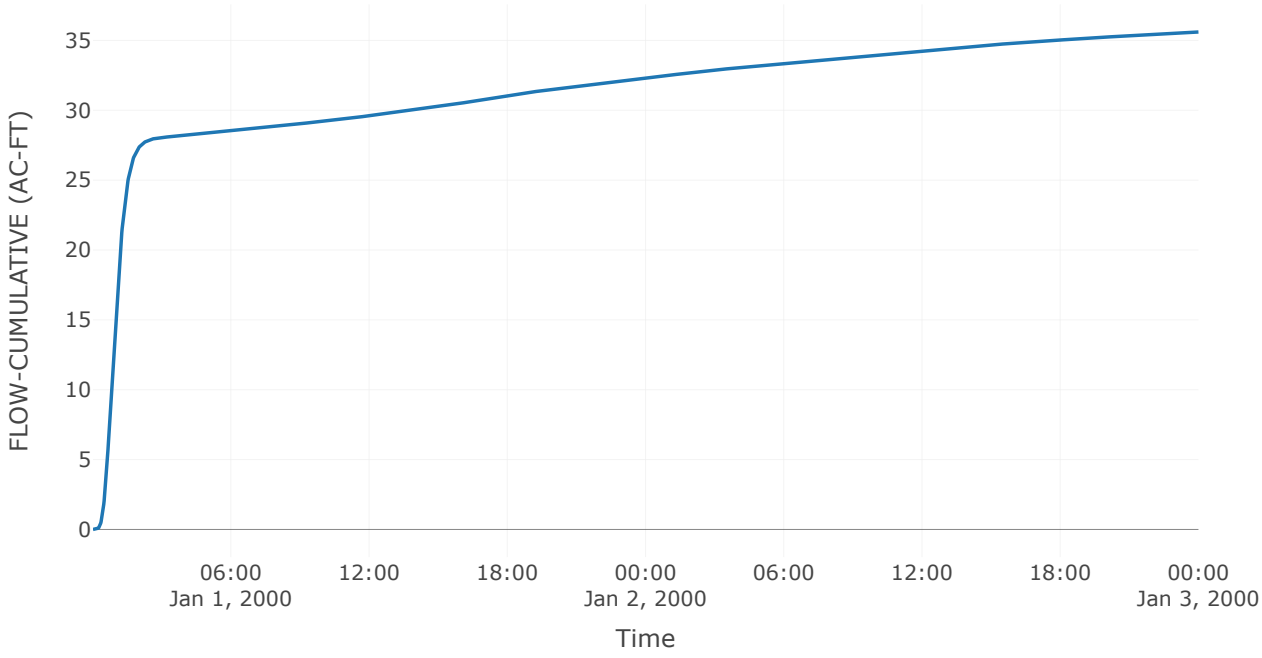
Downstream : Storage East of Wolf Road

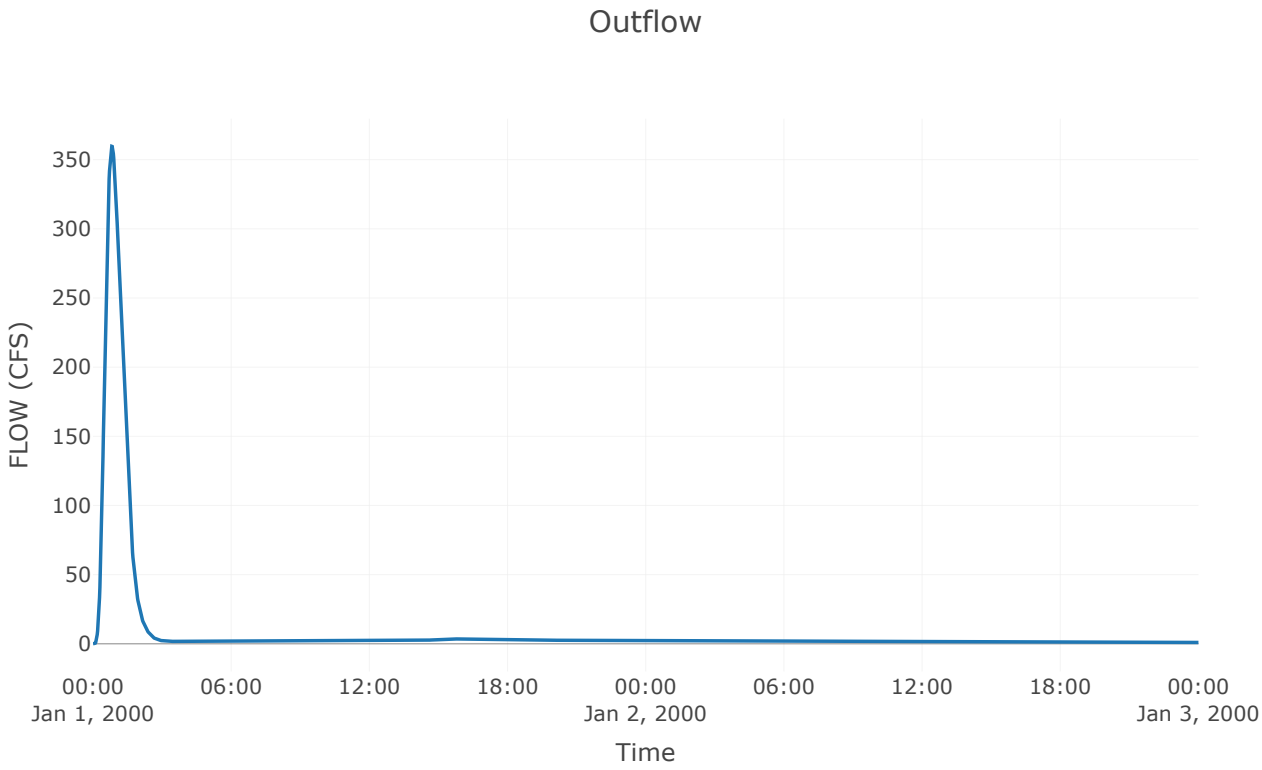
Results: Off-Site Tributary Area	
Peak Discharge (CFS)	359.61
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.48

Combined Inflow



Cumulative Outflow



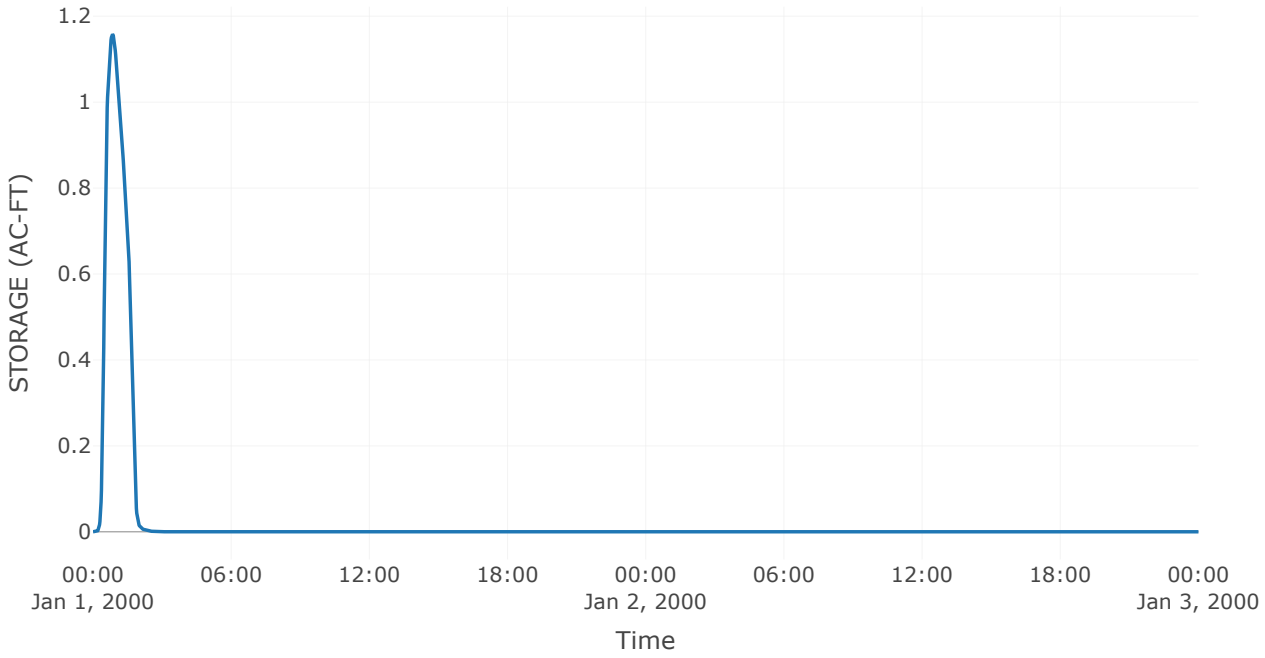

Outflow
350
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

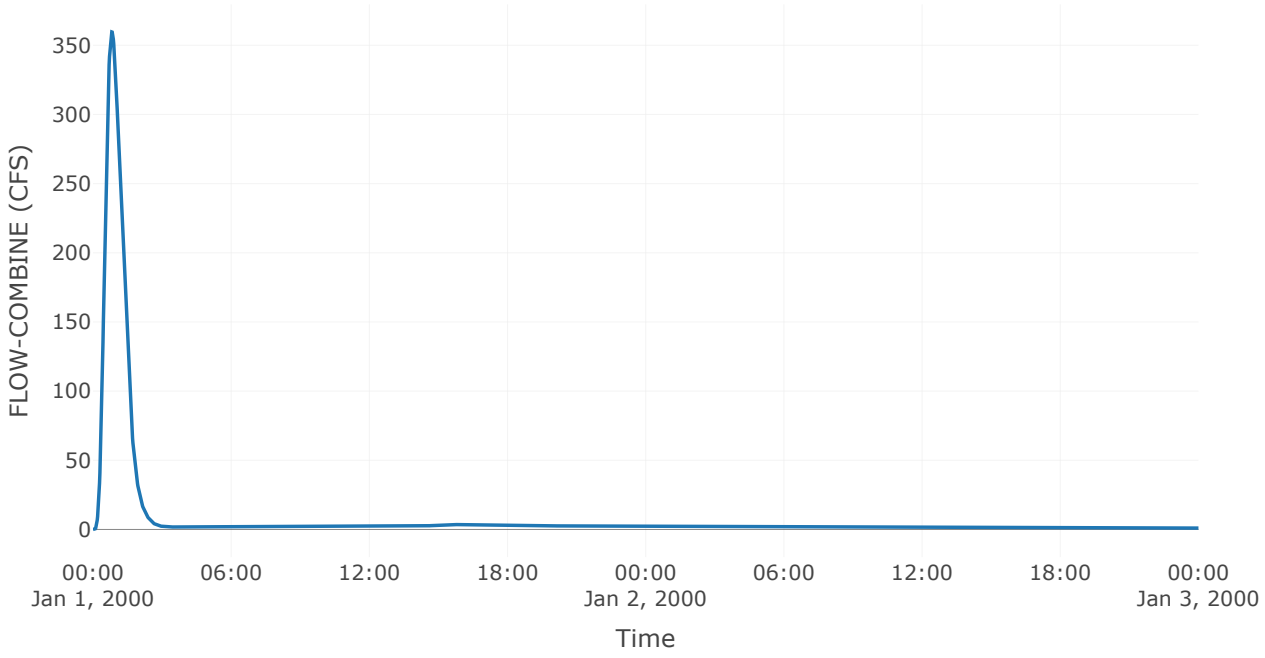
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	358.74
Time of Peak Discharge	01Jan2000, 00:51
Volume (IN)	2.48
Peak Inflow (CFS)	359.61
Time of Peak Inflow	01Jan2000, 00:49
Inflow Volume (AC - FT)	35.6
Maximum Storage (AC - FT)	1.16
Peak Elevation (FT)	664
Discharge Volume (AC - FT)	35.6

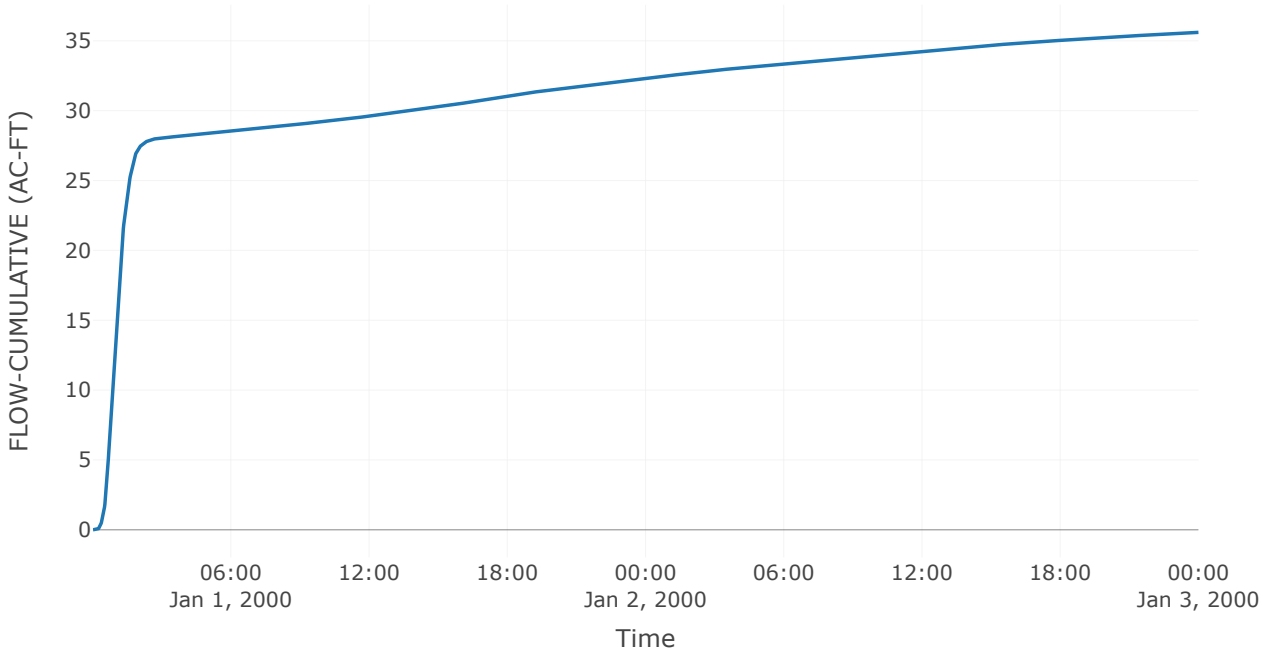
Storage



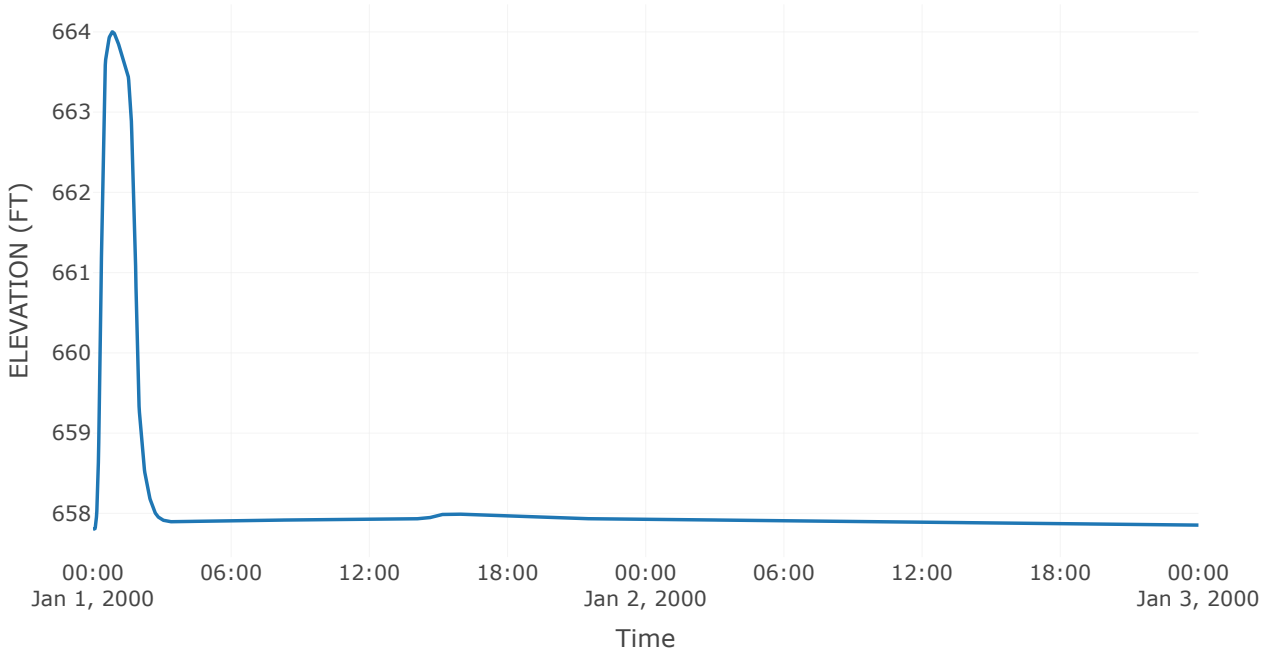
Combined Inflow

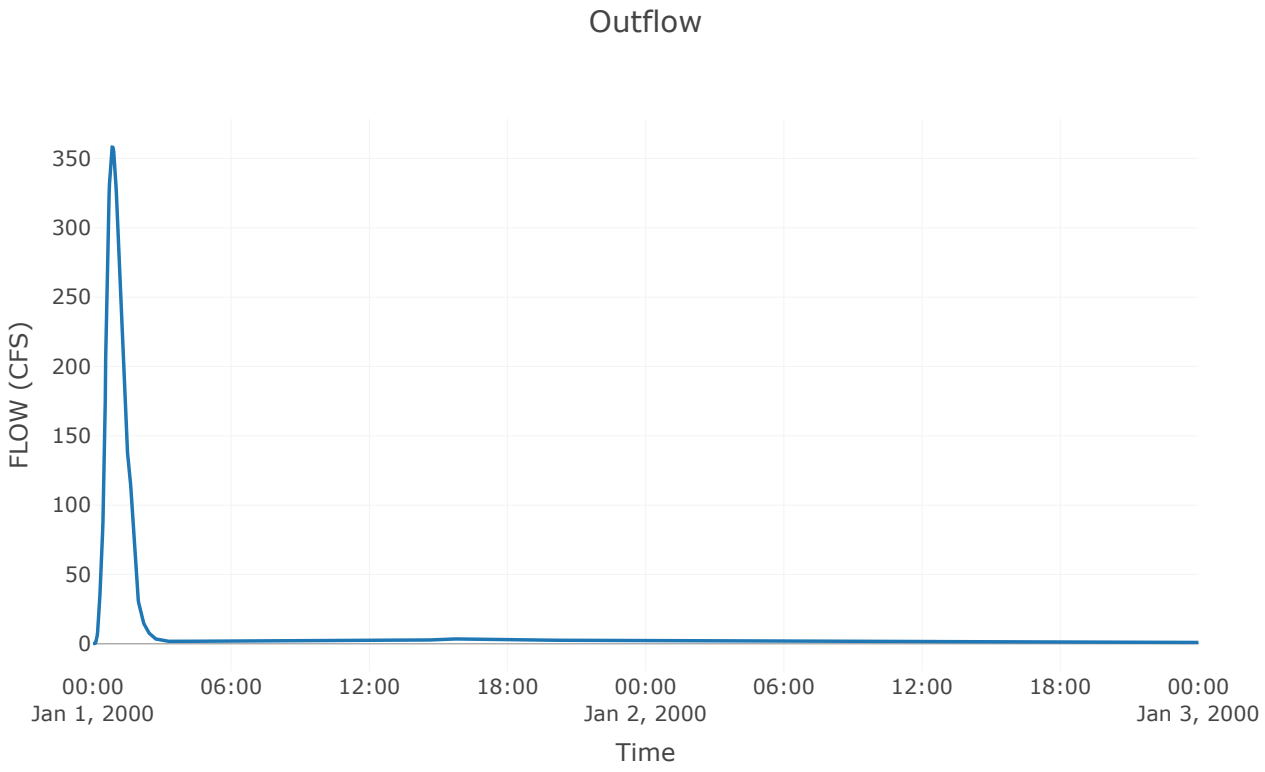


Cumulative Outflow



Pool Elevation



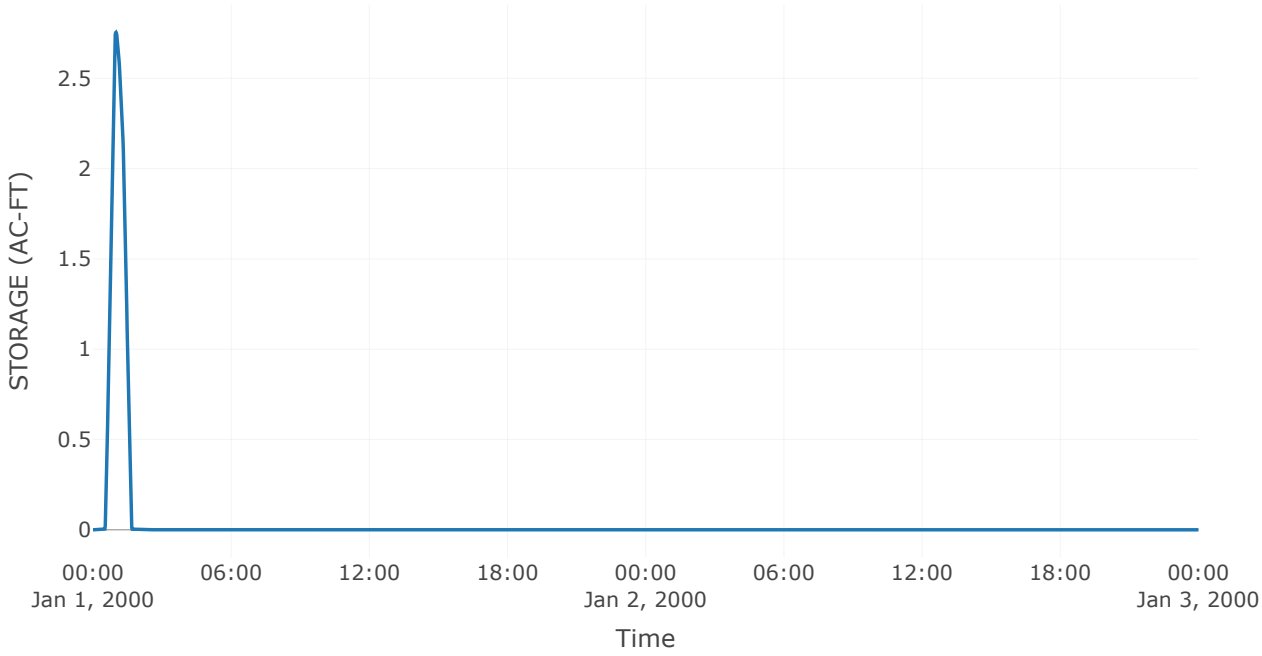

Outflow
350
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

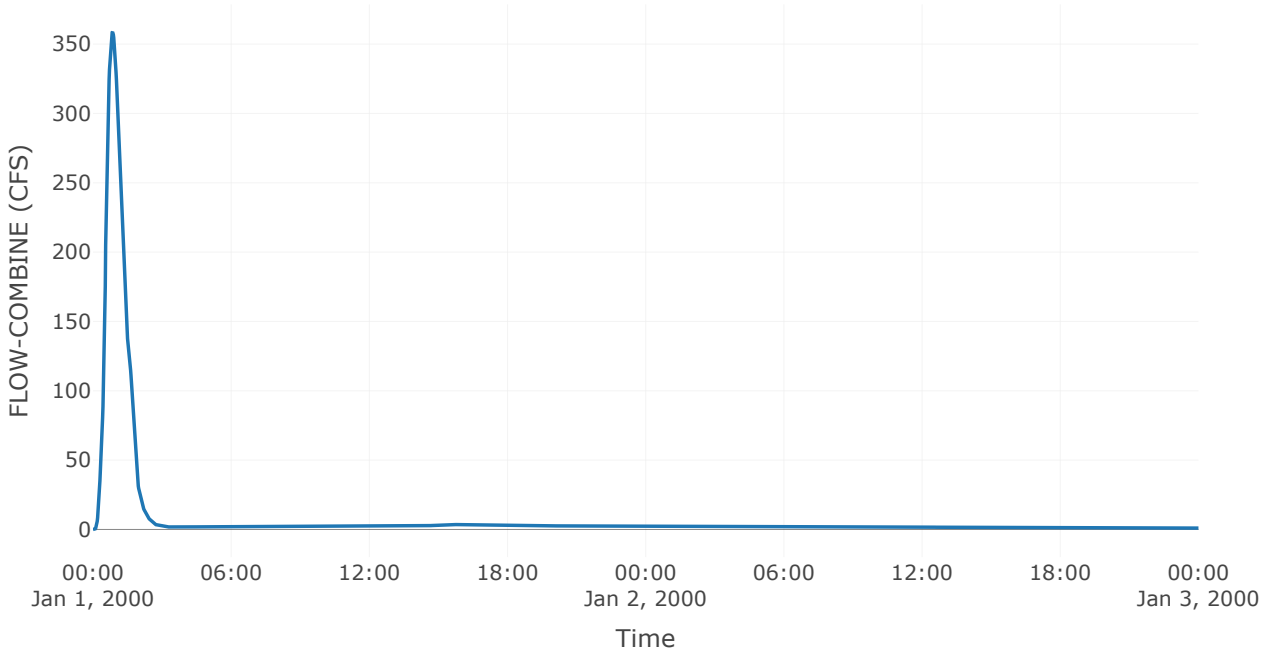
Downstream : Storage West of Wolf Road

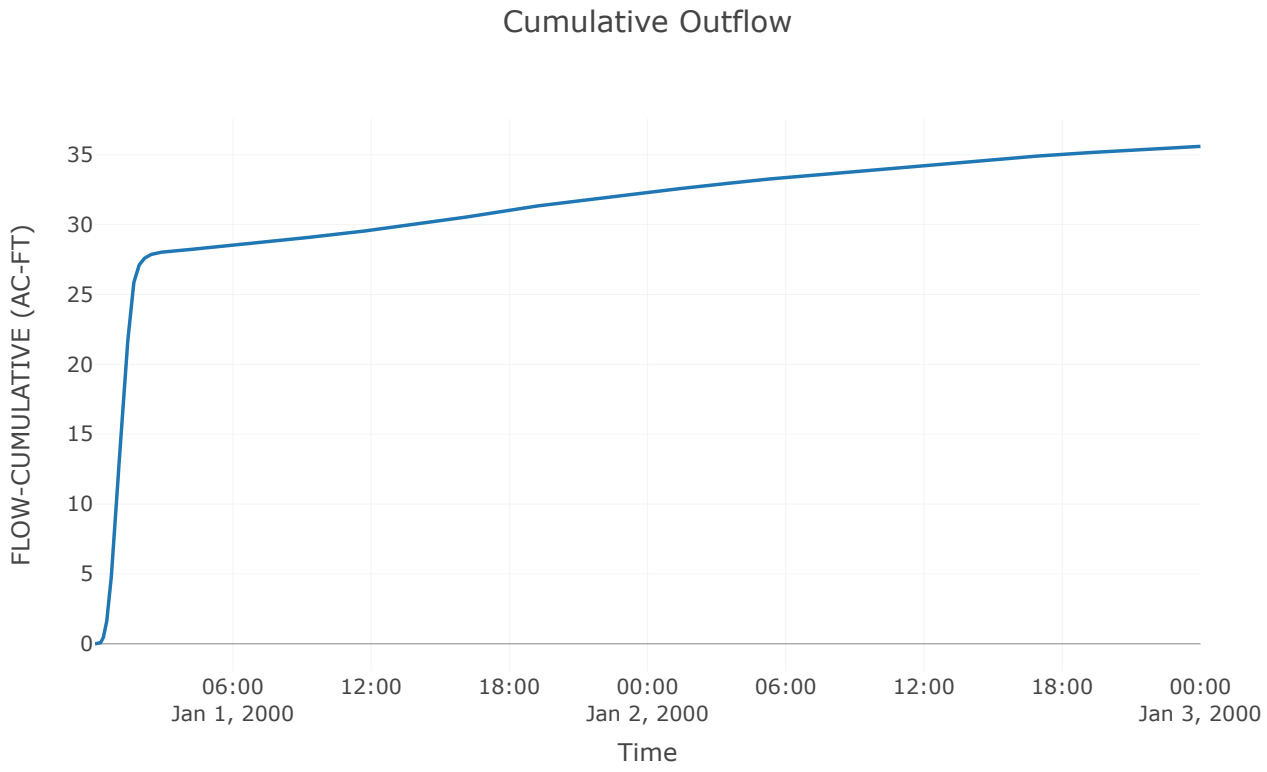
Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	331.13
Time of Peak Discharge	01Jan2000, 01:00
Volume (IN)	2.48
Peak Inflow (CFS)	358.74
Time of Peak Inflow	01Jan2000, 00:51
Inflow Volume (AC - FT)	35.6
Maximum Storage (AC - FT)	2.75
Peak Elevation (FT)	664.98
Discharge Volume (AC - FT)	35.6

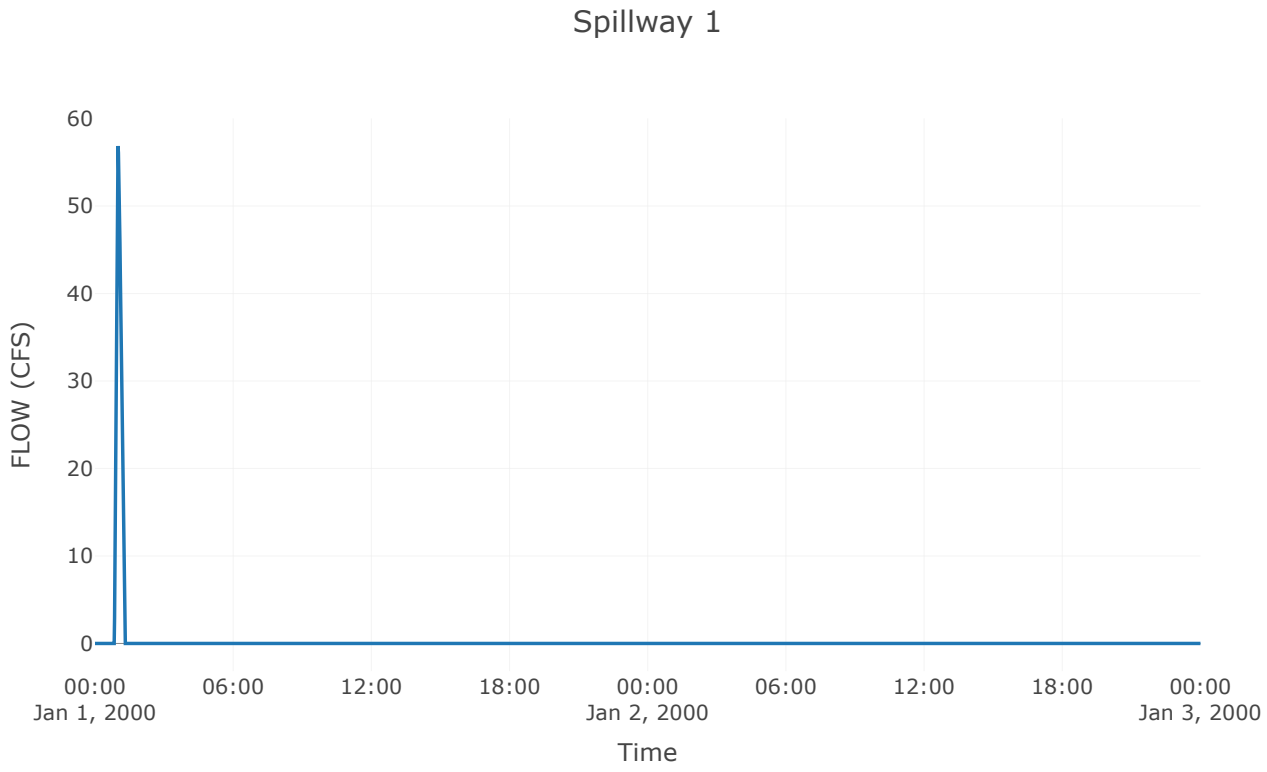
Storage



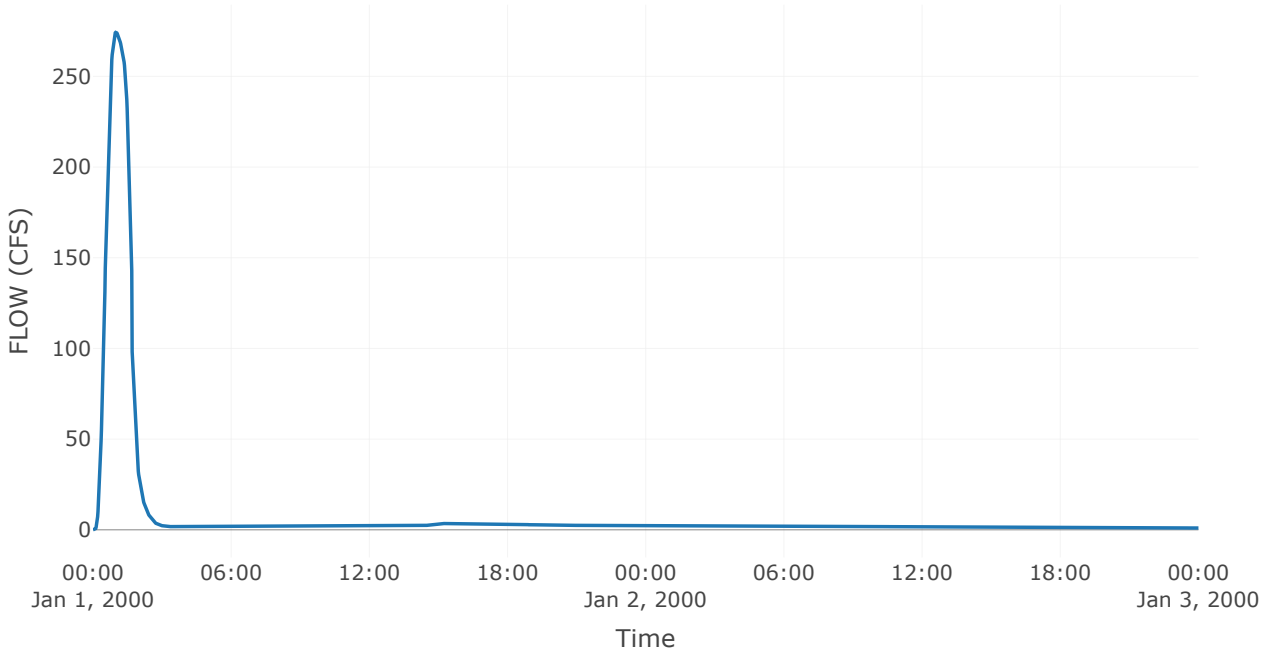
Combined Inflow



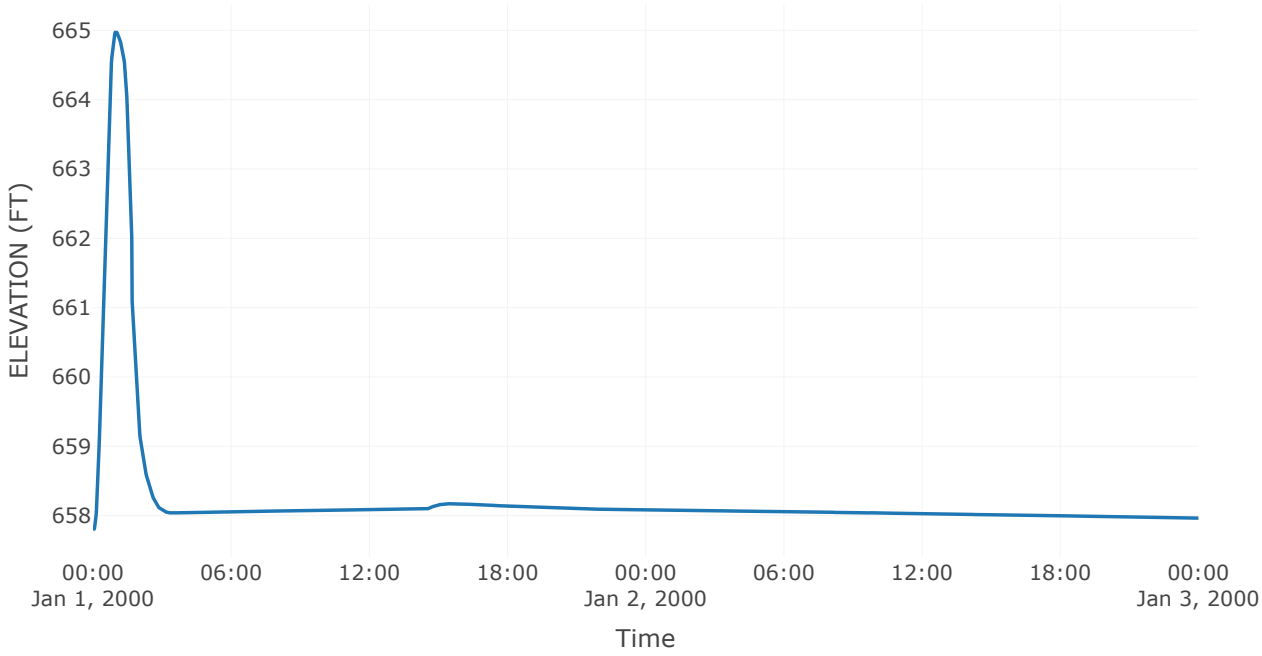

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
35
30
25
20
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

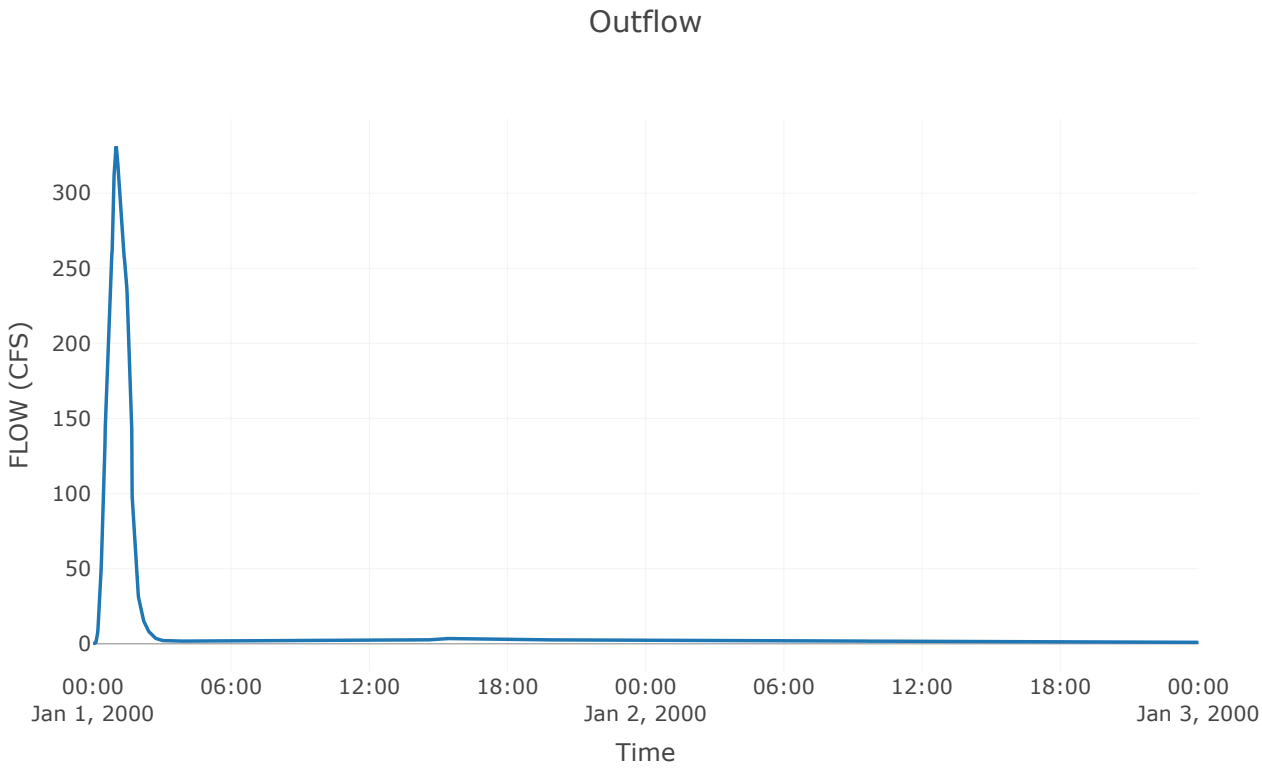

Spillway 1
FLOW (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



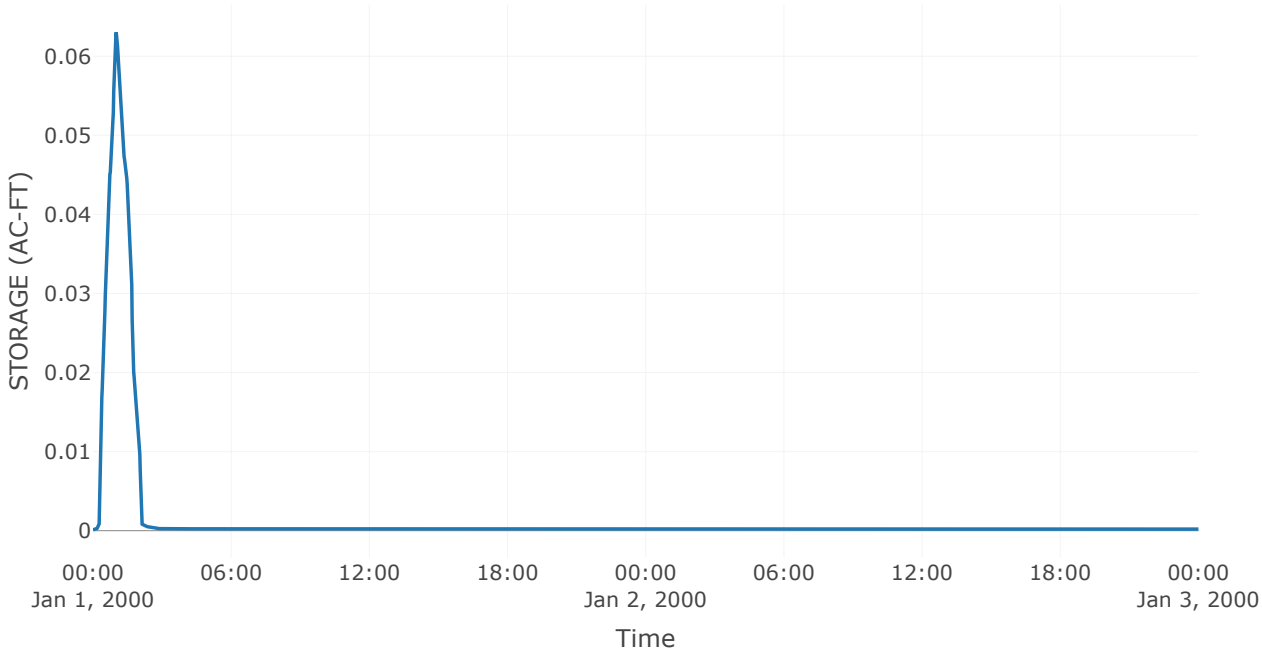

Outflow
FLOW (CFS)
300
250
200
150
100
50
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage West of Wolf Road

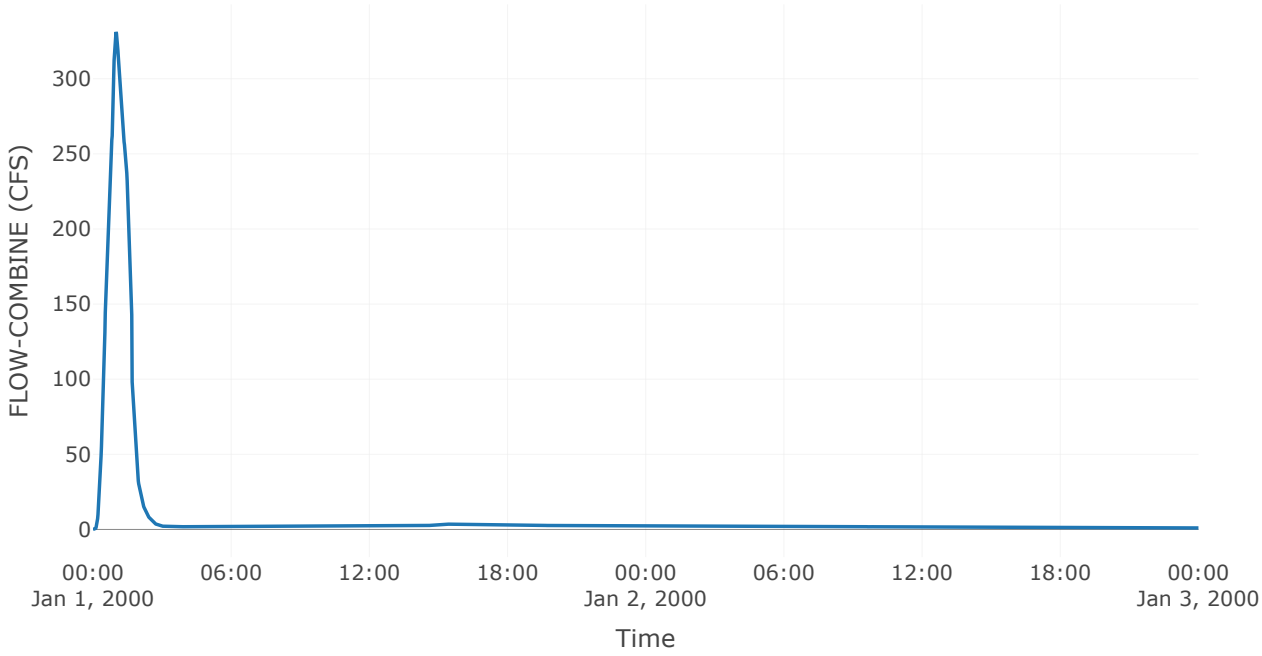
Downstream : Existing Basin C

Results: Storage West of Wolf Road	
Peak Discharge (CFS)	331.51
Time of Peak Discharge	01Jan2000, 01:00
Volume (IN)	2.48
Peak Inflow (CFS)	331.13
Time of Peak Inflow	01Jan2000, 01:00
Inflow Volume (AC - FT)	35.6
Maximum Storage (AC - FT)	0.06
Peak Elevation (FT)	660.32
Discharge Volume (AC - FT)	35.55

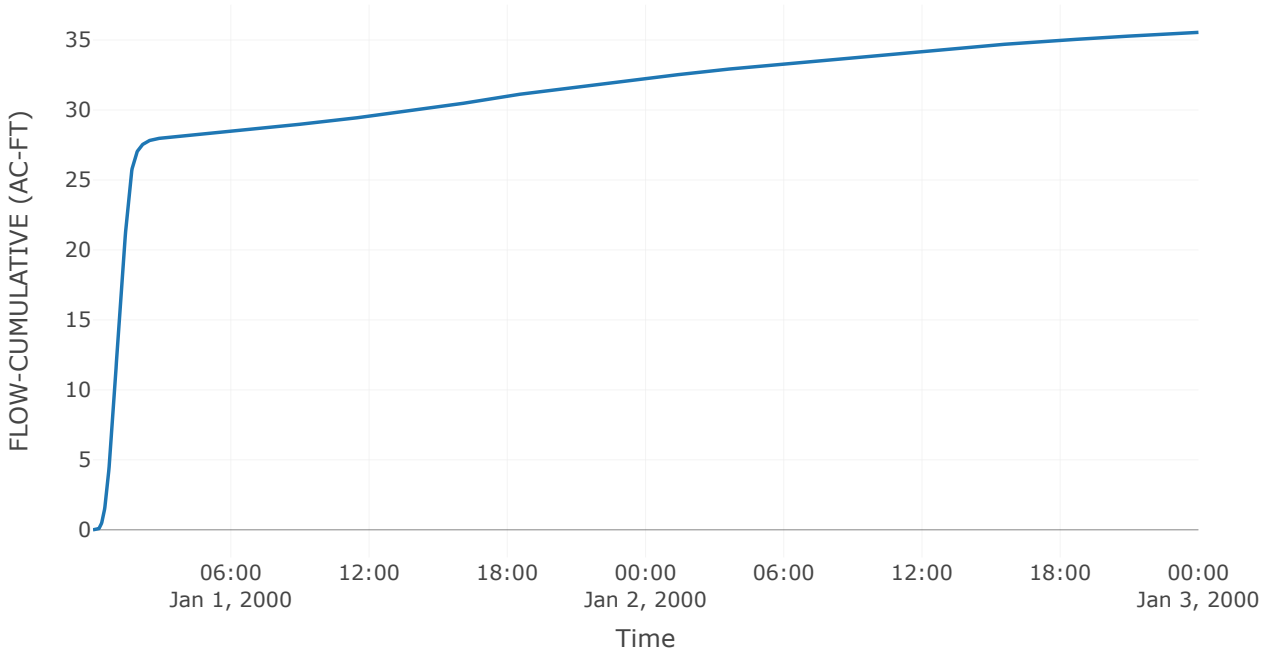
Storage



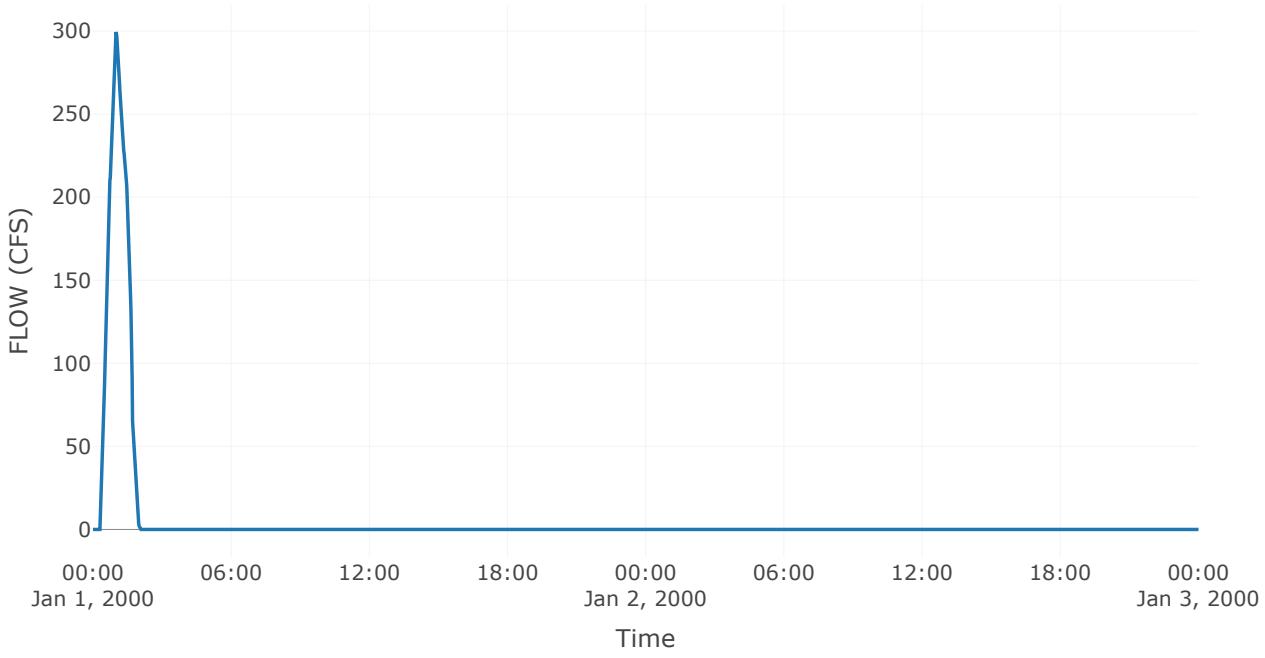
Combined Inflow



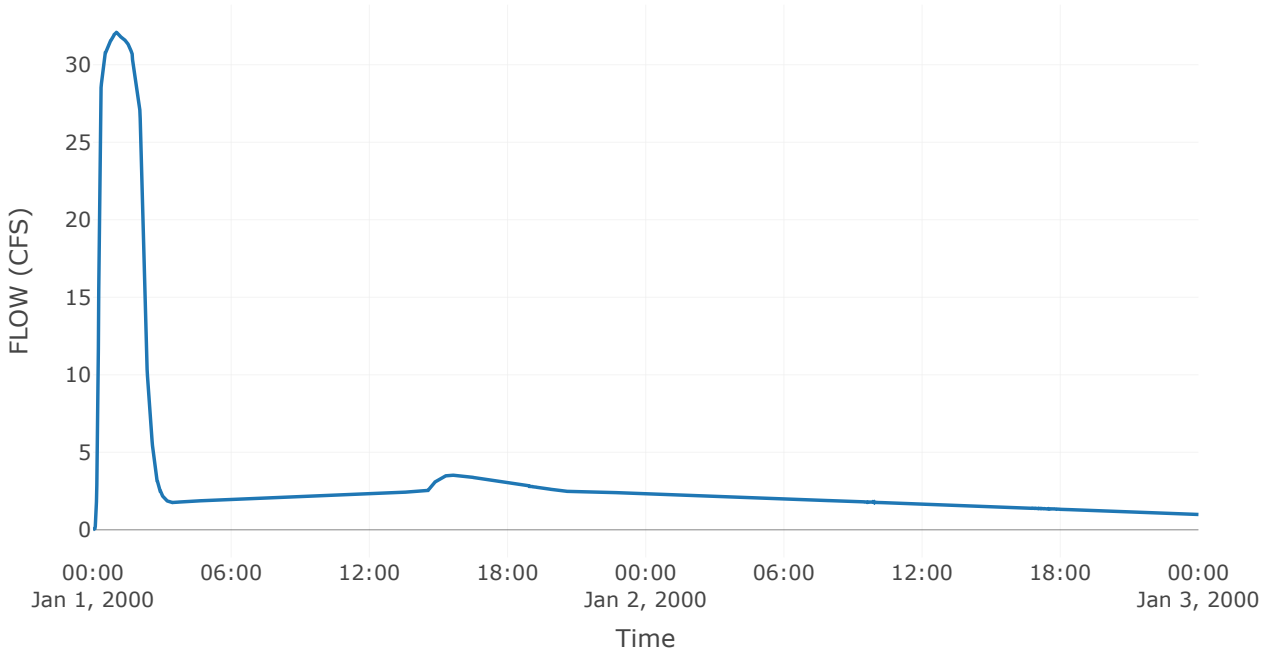
Cumulative Outflow



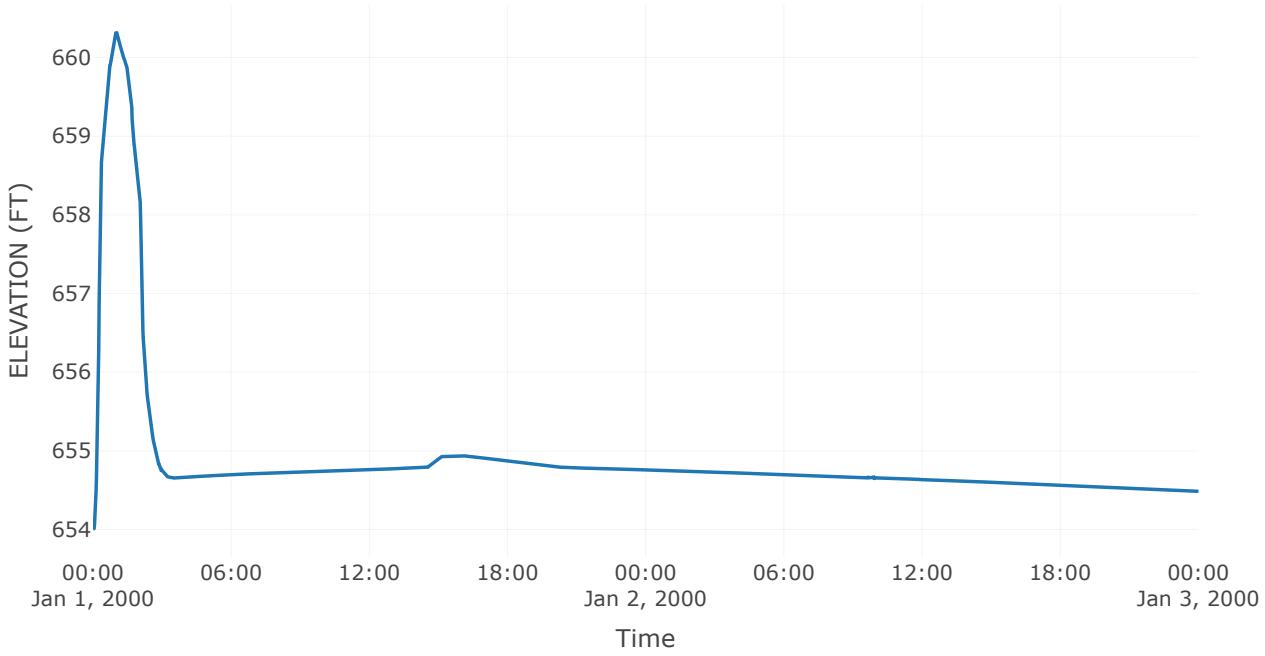
Spillway 1

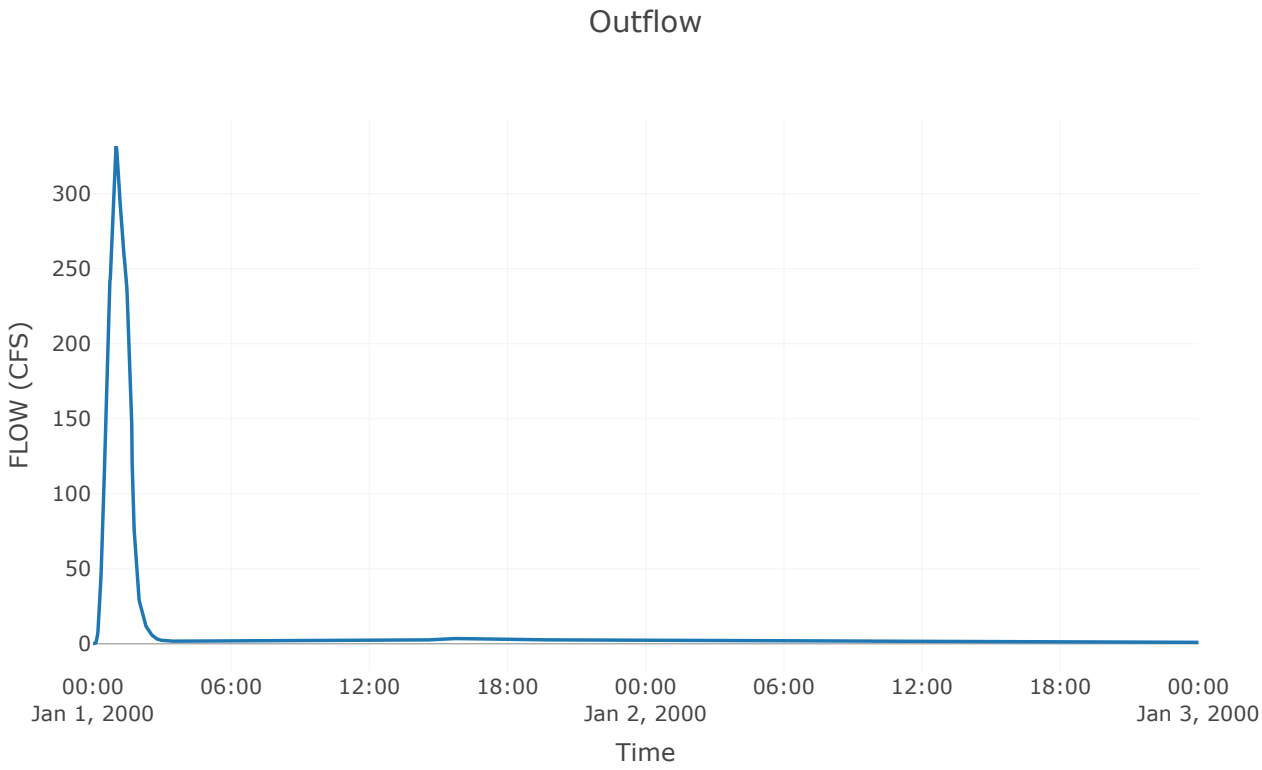


Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
300
250
200
150
100
50
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Existing On-Site

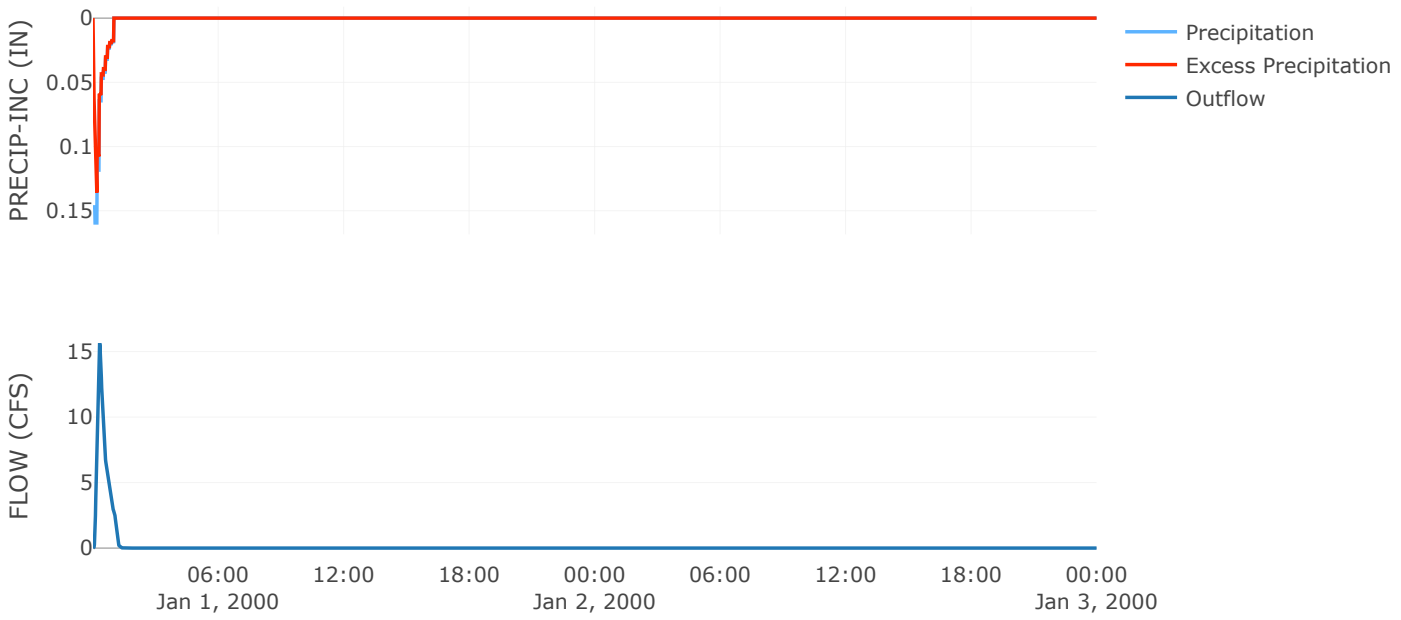
Area (MI2) : 0
Downstream : Existing Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	91.09

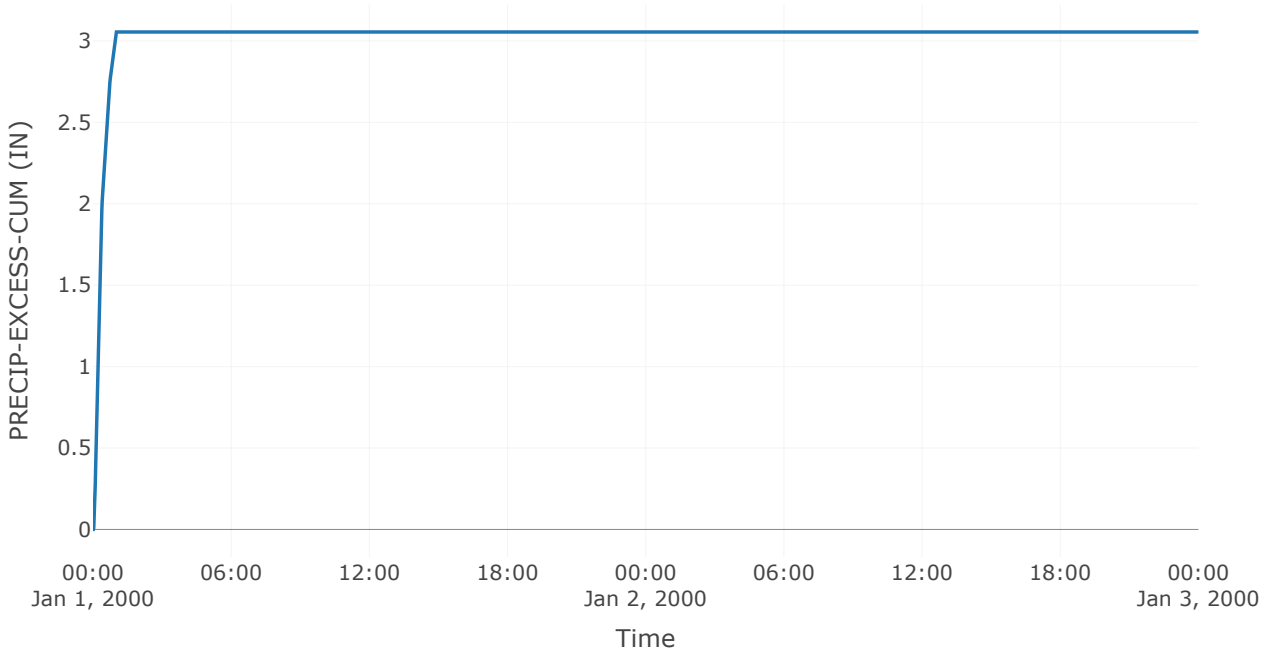
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Existing On-Site	
Peak Discharge (CFS)	15.64
Time of Peak Discharge	01Jan2000, 00:18
Volume (IN)	3.06
Precipitation Volume (AC - FT)	0.81
Loss Volume (AC - FT)	0.2
Excess Volume (AC - FT)	0.61
Direct Runoff Volume (AC - FT)	0.61
Baseflow Volume (AC - FT)	0

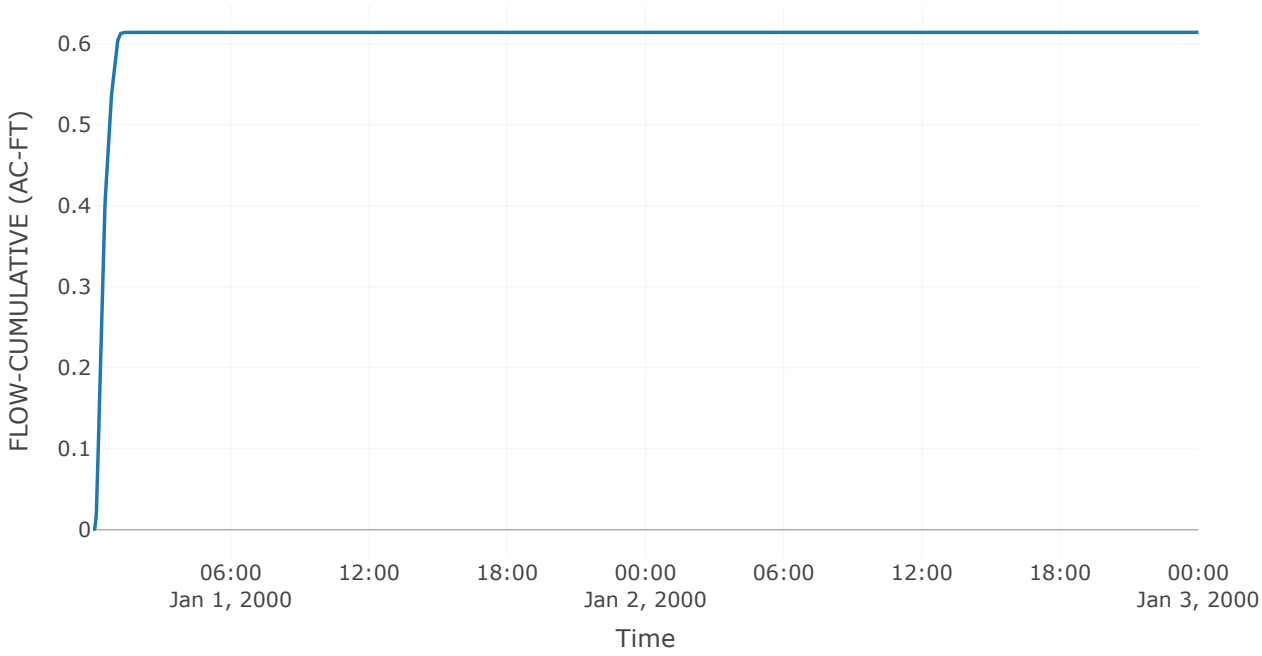
Precipitation and Outflow



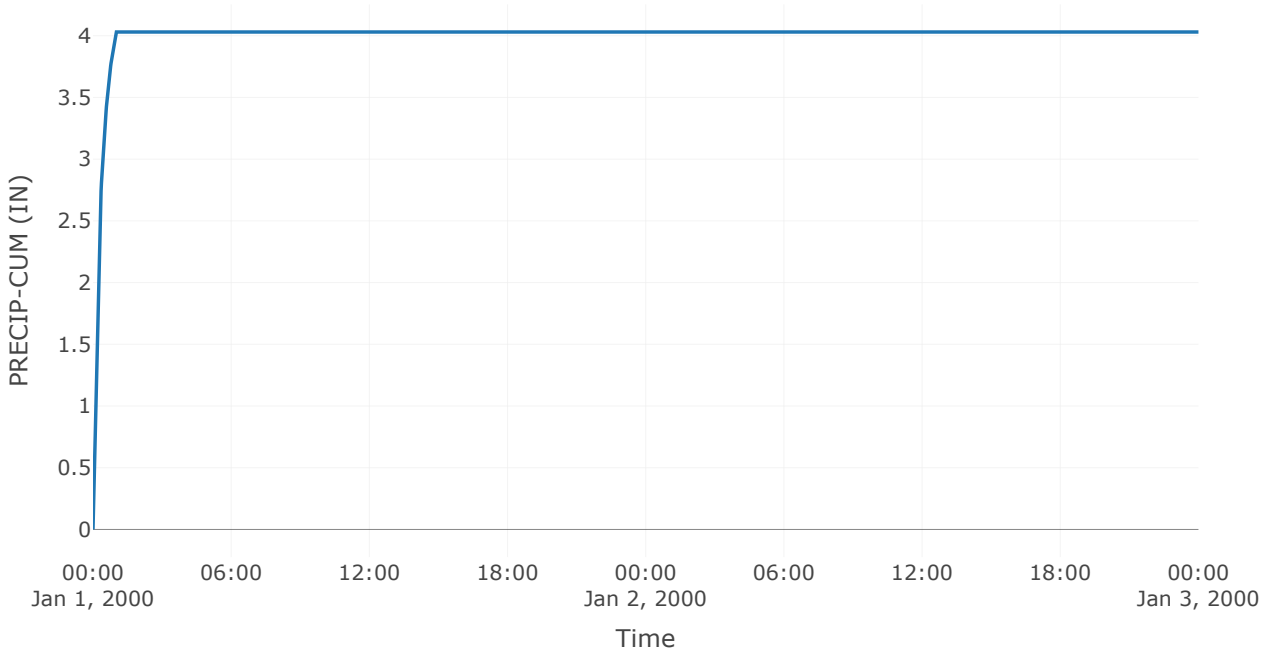
Cumulative Excess Precipitation

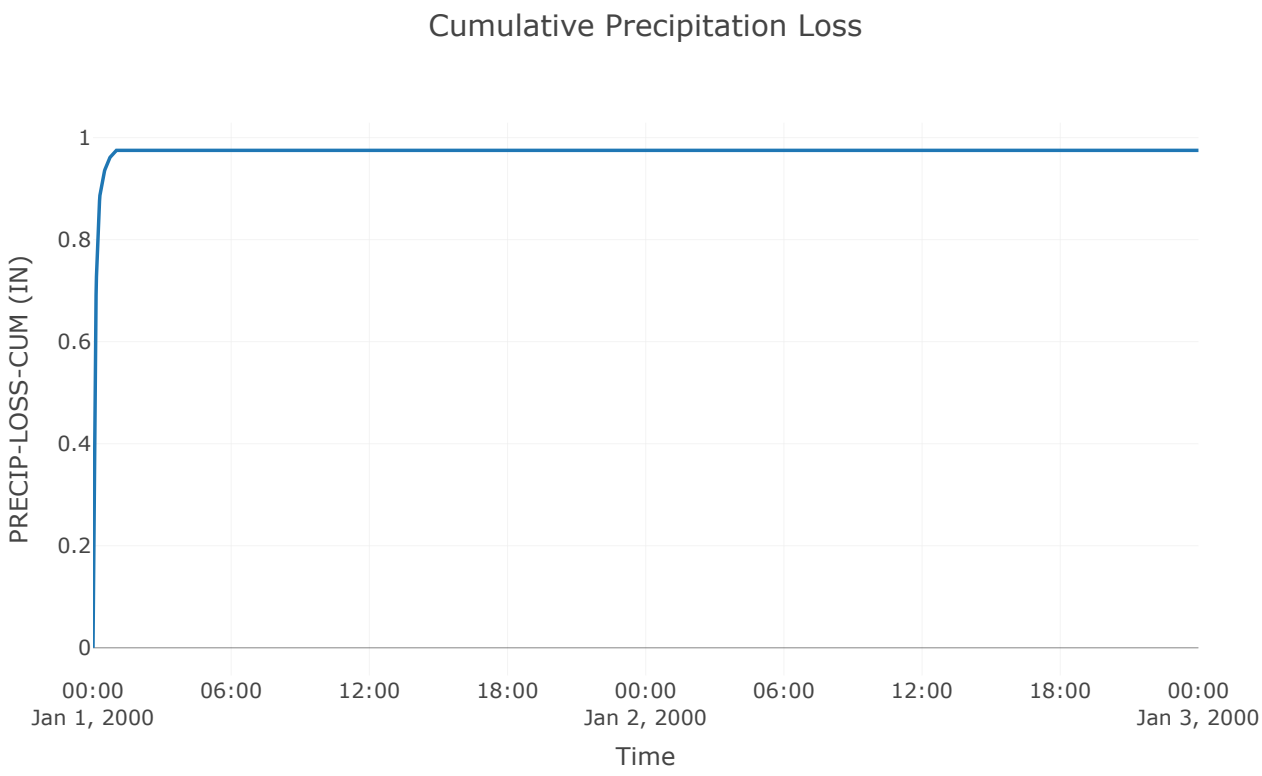


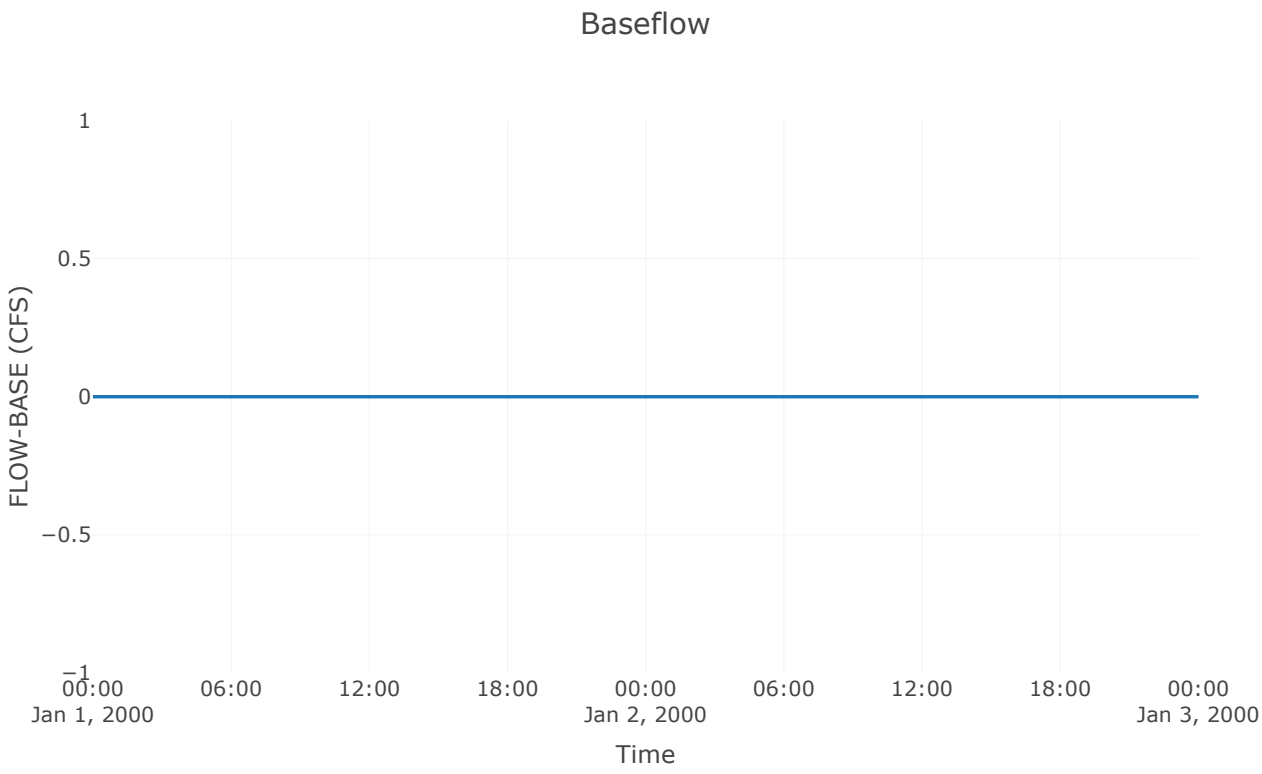
Cumulative Outflow



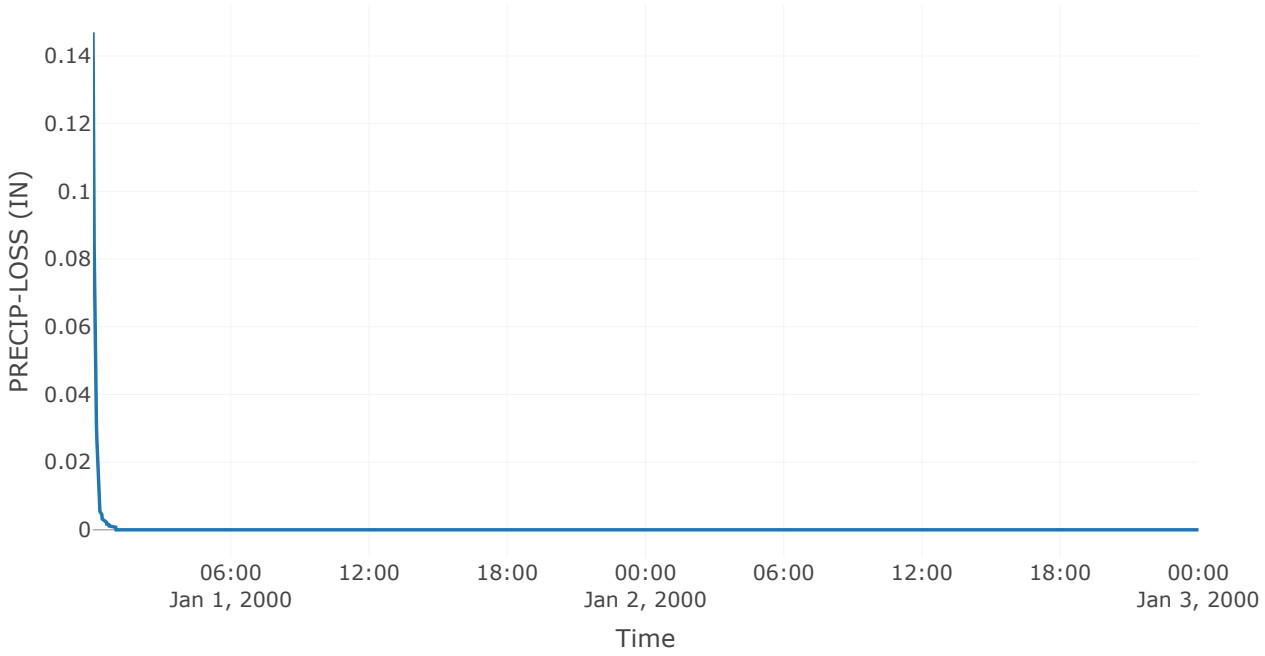
Cumulative Precipitation



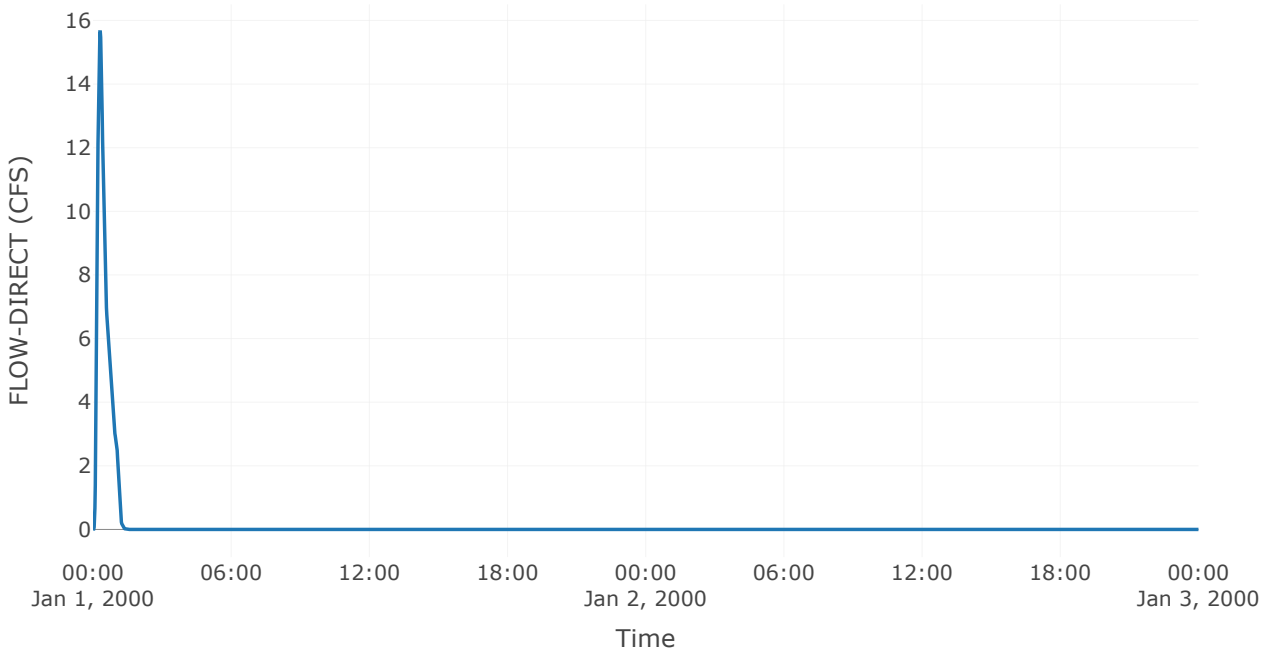

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

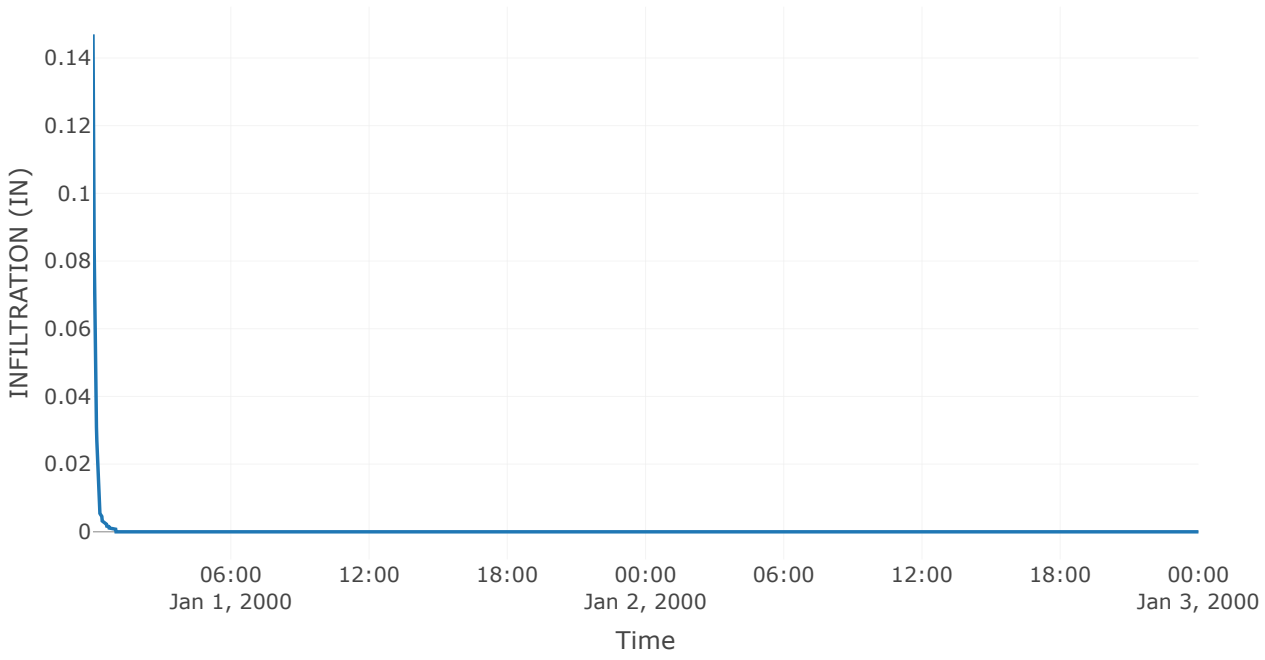

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



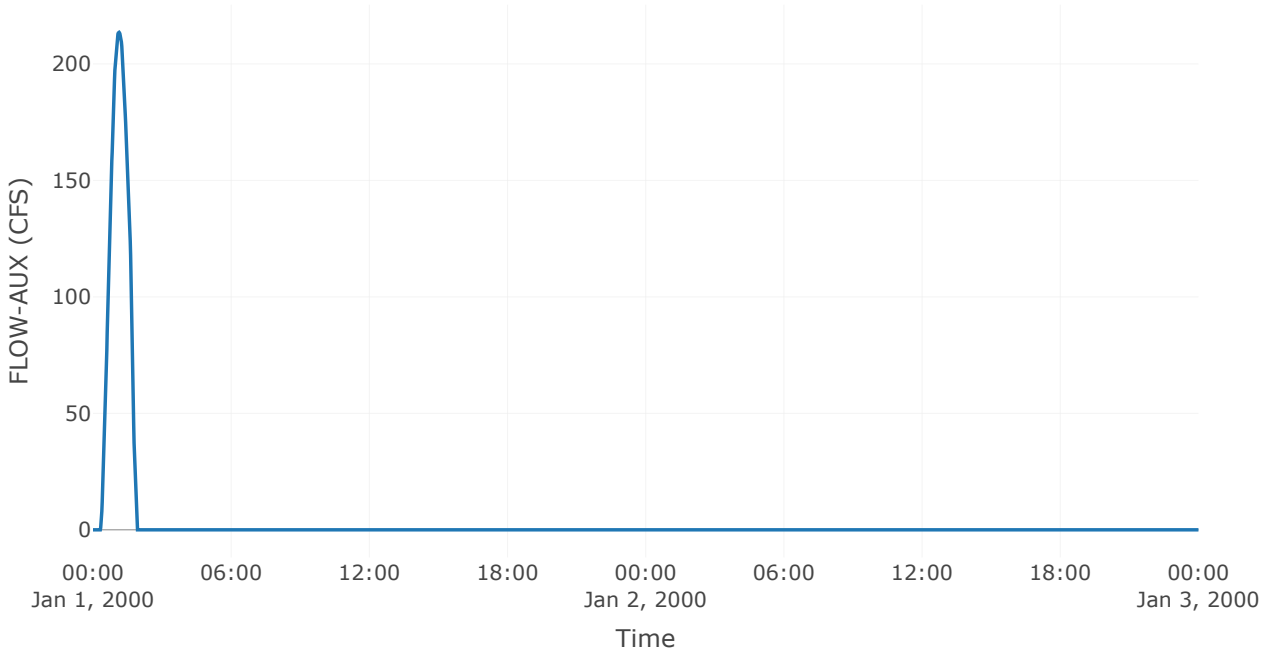

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin C

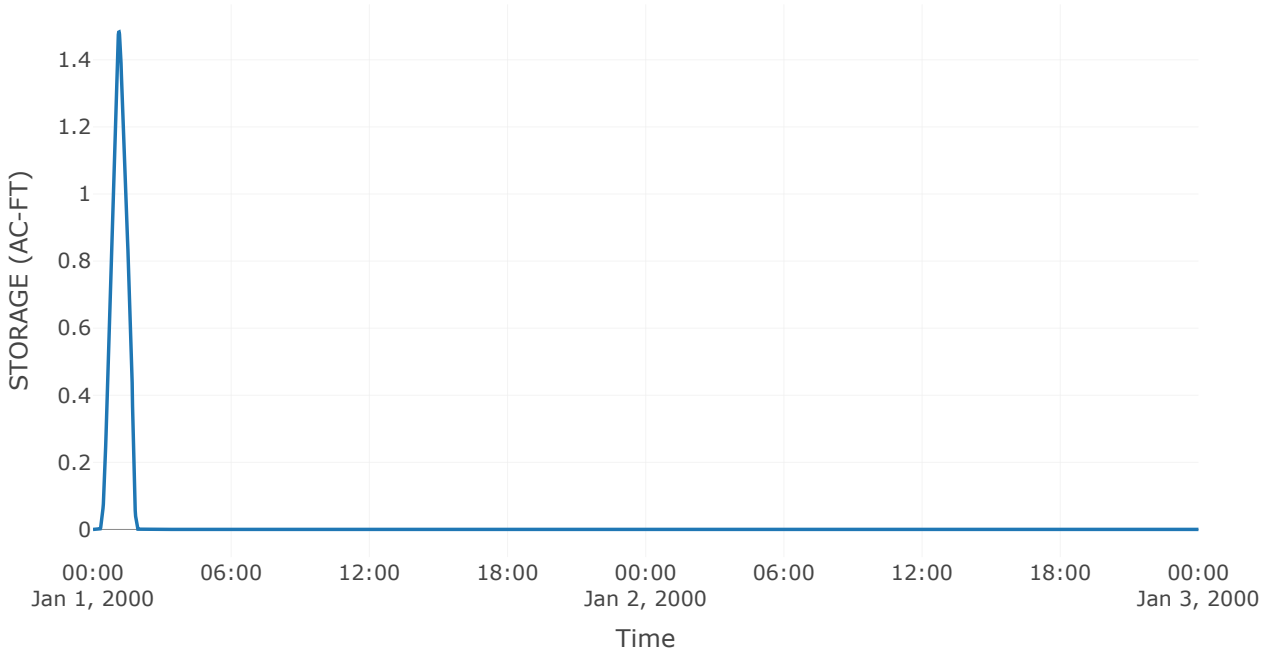
Downstream : Existing Basin A & B

Results: Existing Basin C	
Peak Discharge (CFS)	95.49
Time of Peak Discharge	01Jan2000, 01:08
Volume (IN)	1.35
Peak Inflow (CFS)	334.32
Time of Peak Inflow	01Jan2000, 01:00
Inflow Volume (AC - FT)	36.16
Maximum Storage (AC - FT)	1.48
Peak Elevation (FT)	655.16
Discharge Volume (AC - FT)	19.63

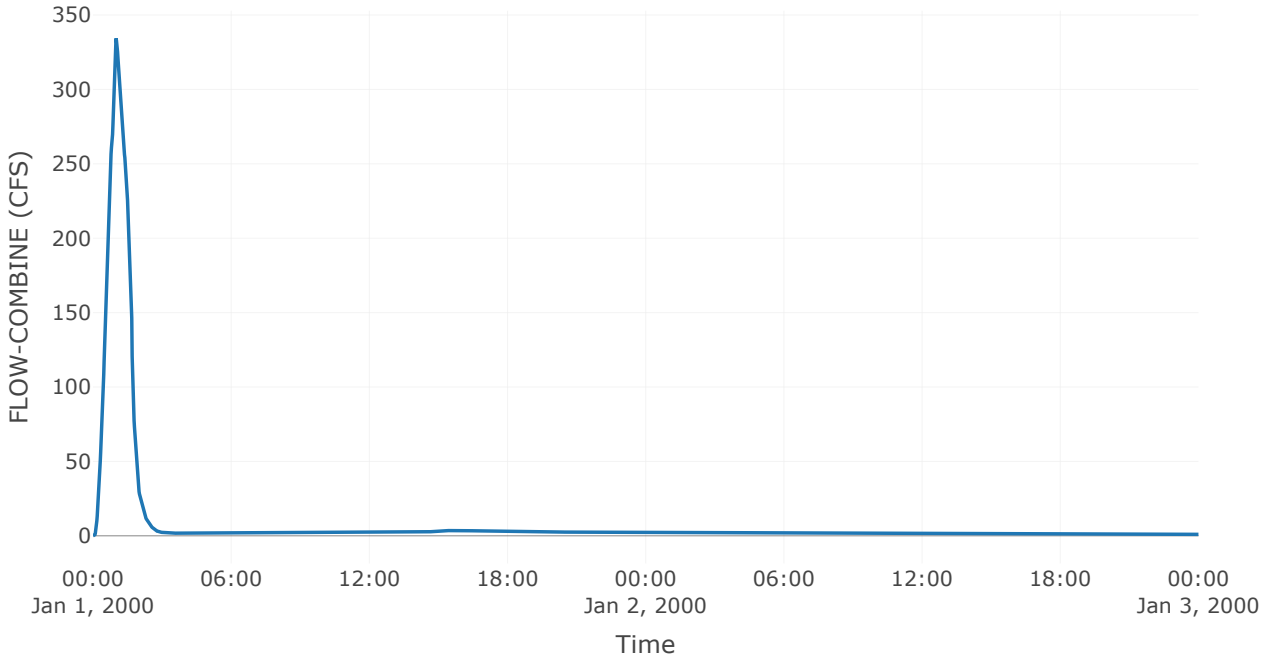
Auxiliary Outflow



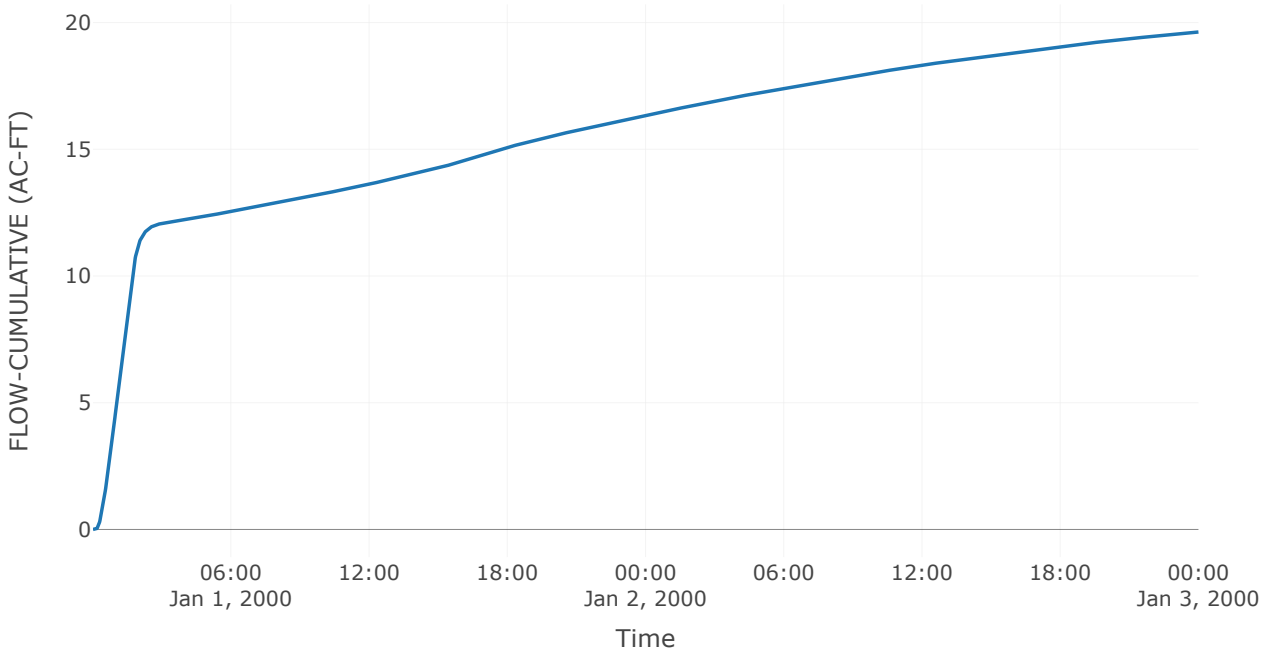
Storage

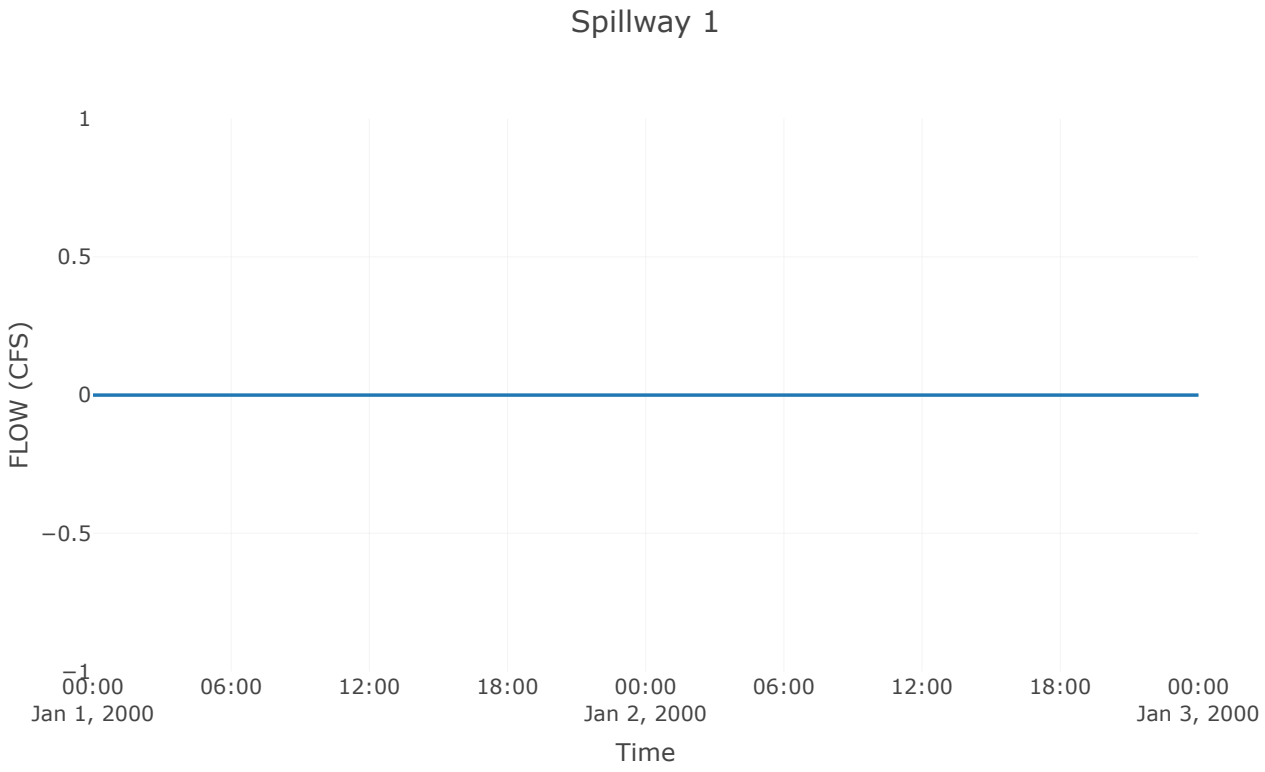


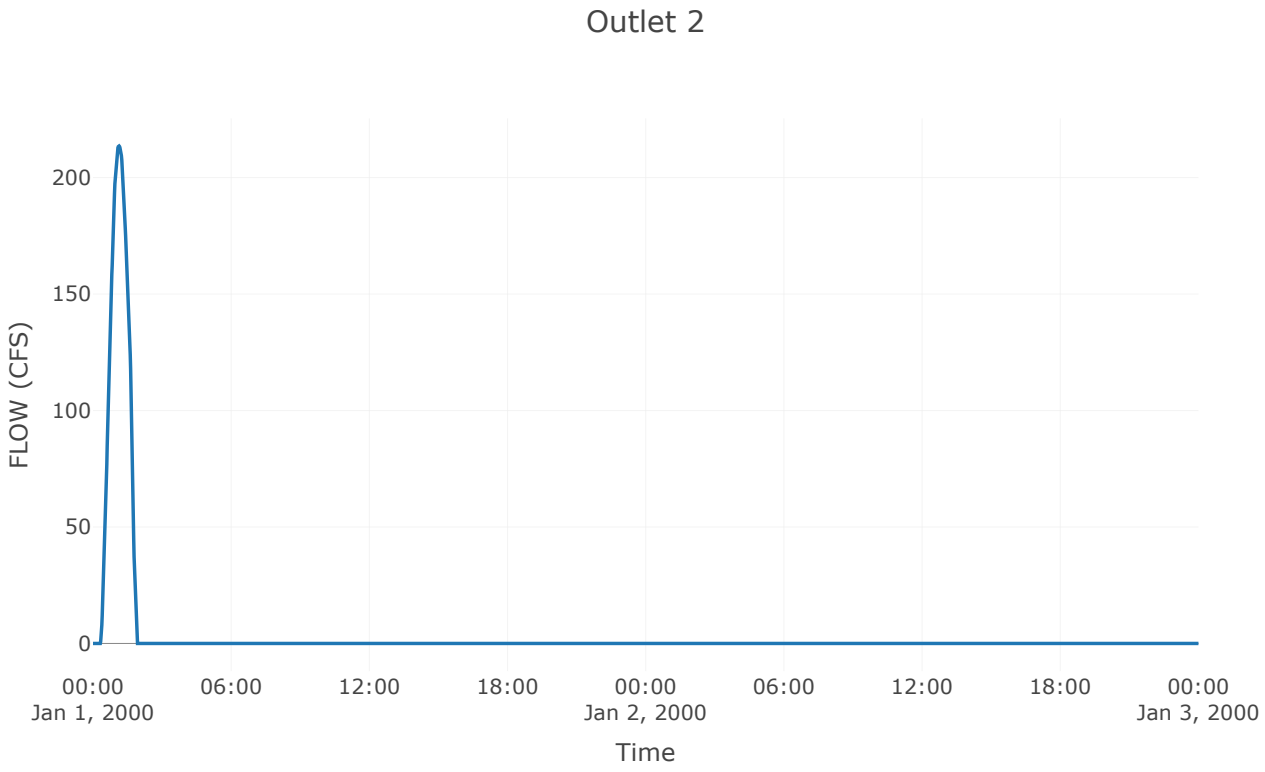
Combined Inflow



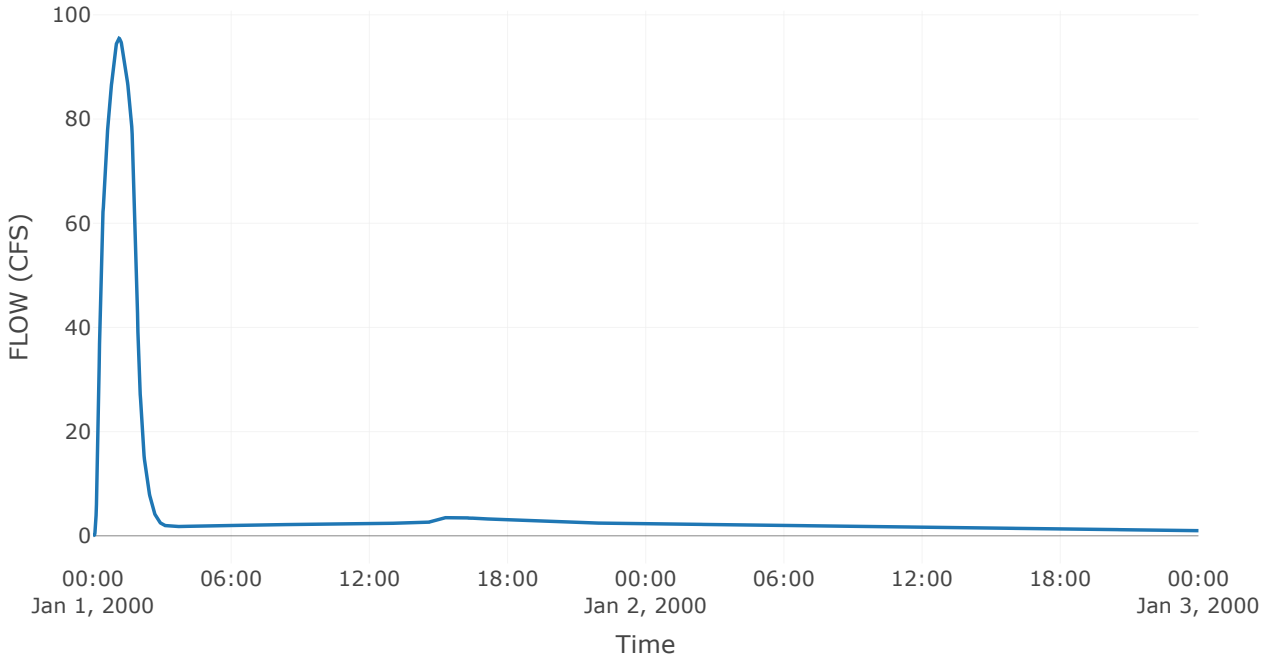
Cumulative Outflow



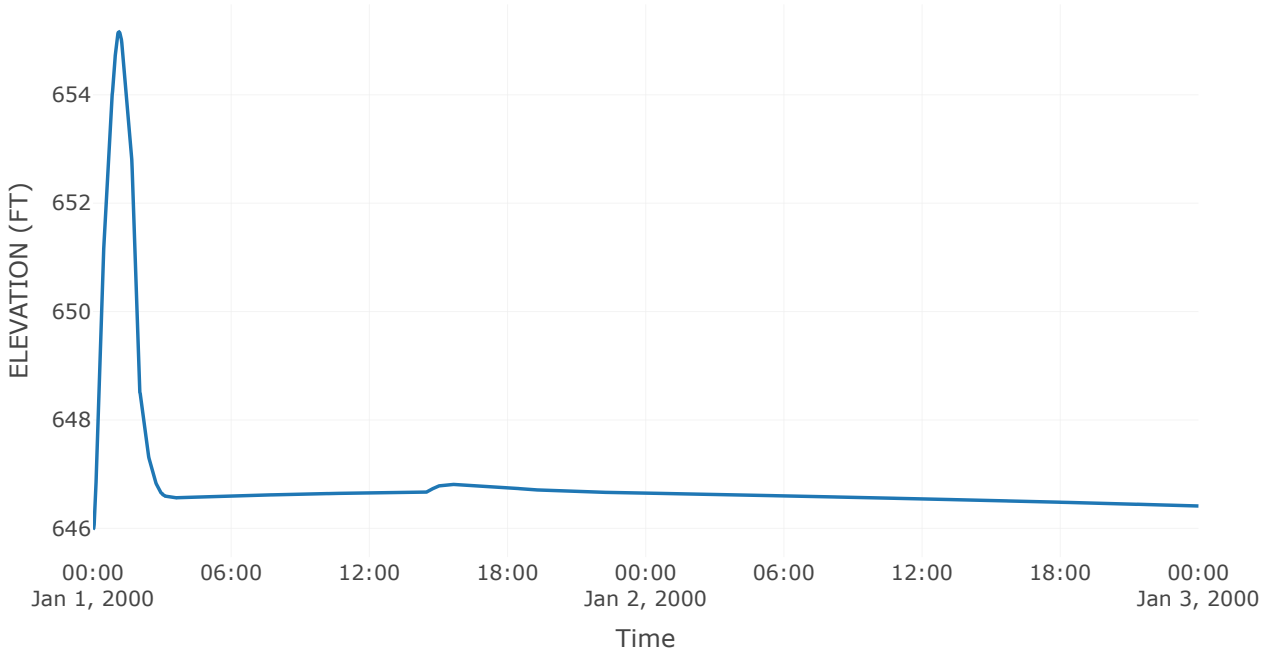

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

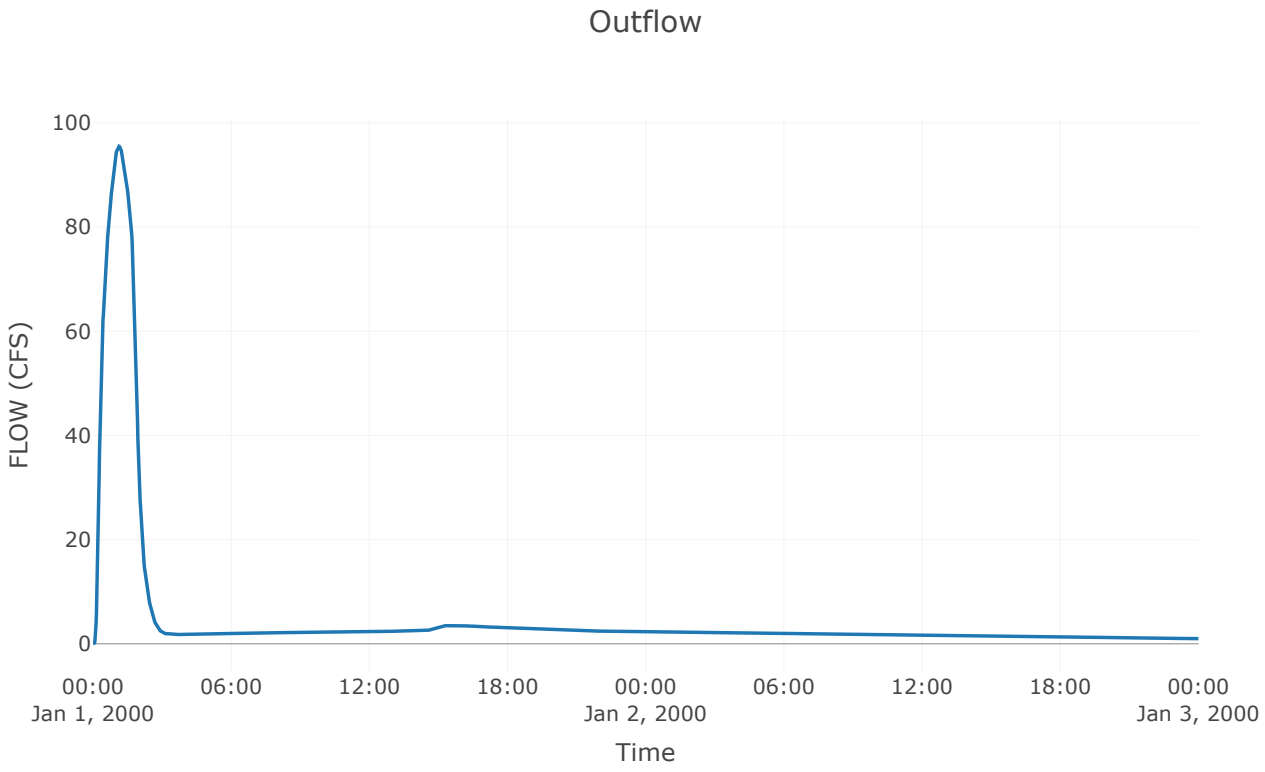

Outlet 2
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

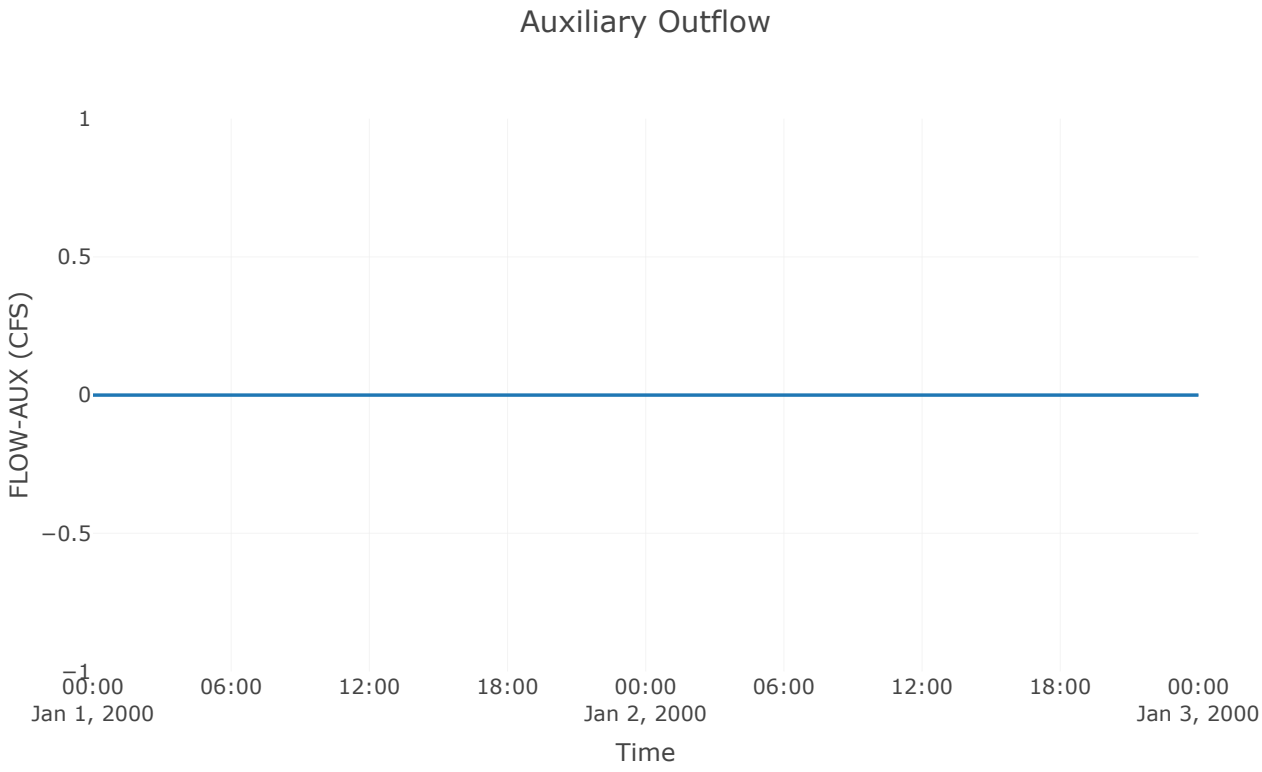


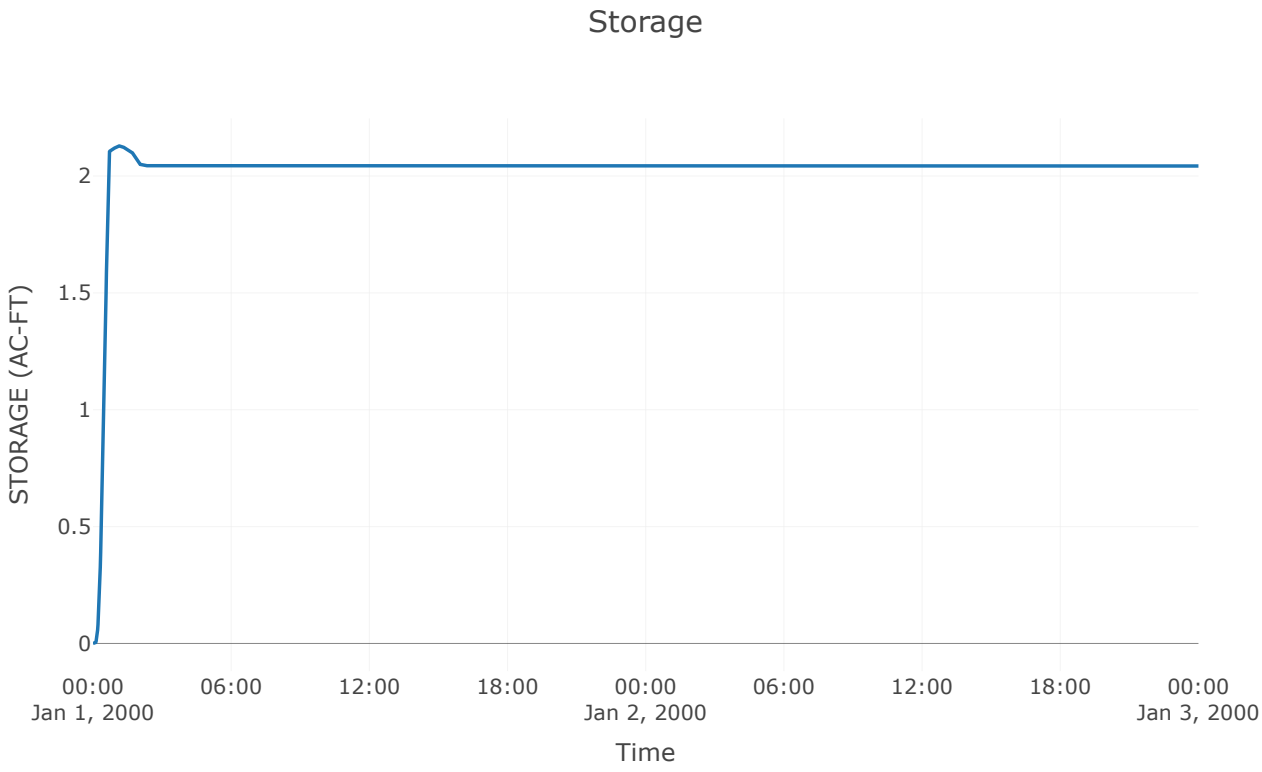

Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin A & B

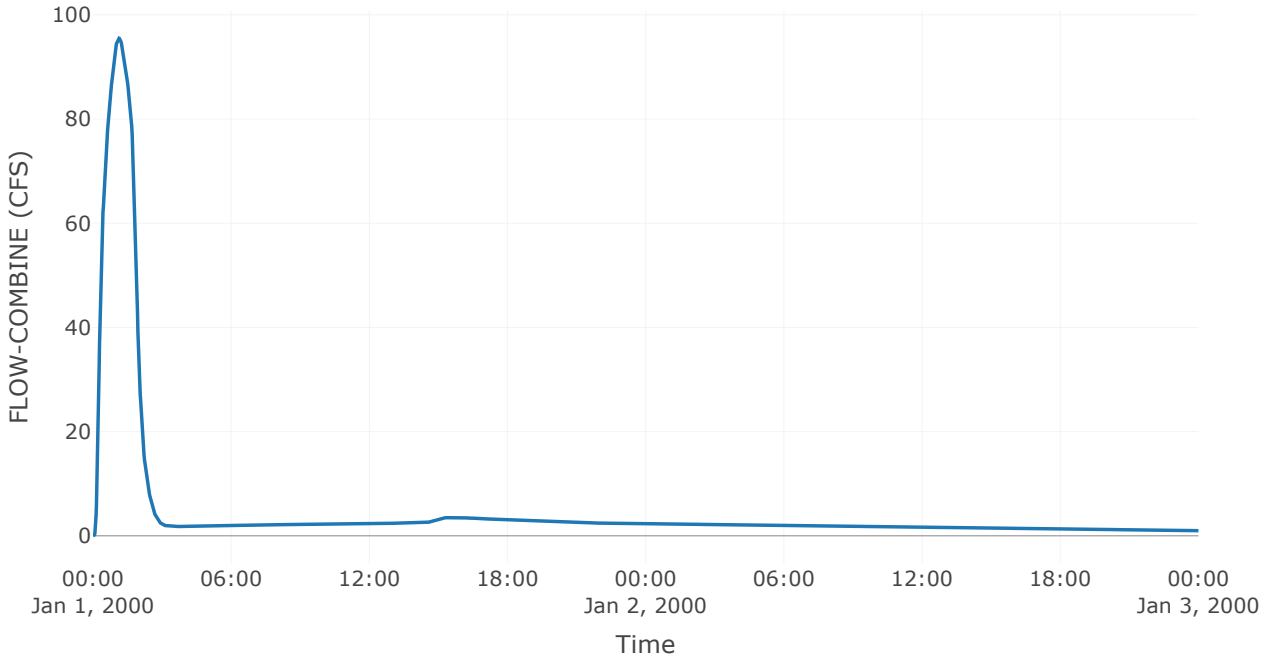
Downstream : 55th Street Outlet

Results: Existing Basin A & B	
Peak Discharge (CFS)	95.45
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.2
Peak Inflow (CFS)	95.49
Time of Peak Inflow	01Jan2000, 01:08
Inflow Volume (AC - FT)	19.63
Maximum Storage (AC - FT)	2.13
Peak Elevation (FT)	653.46
Discharge Volume (AC - FT)	17.42

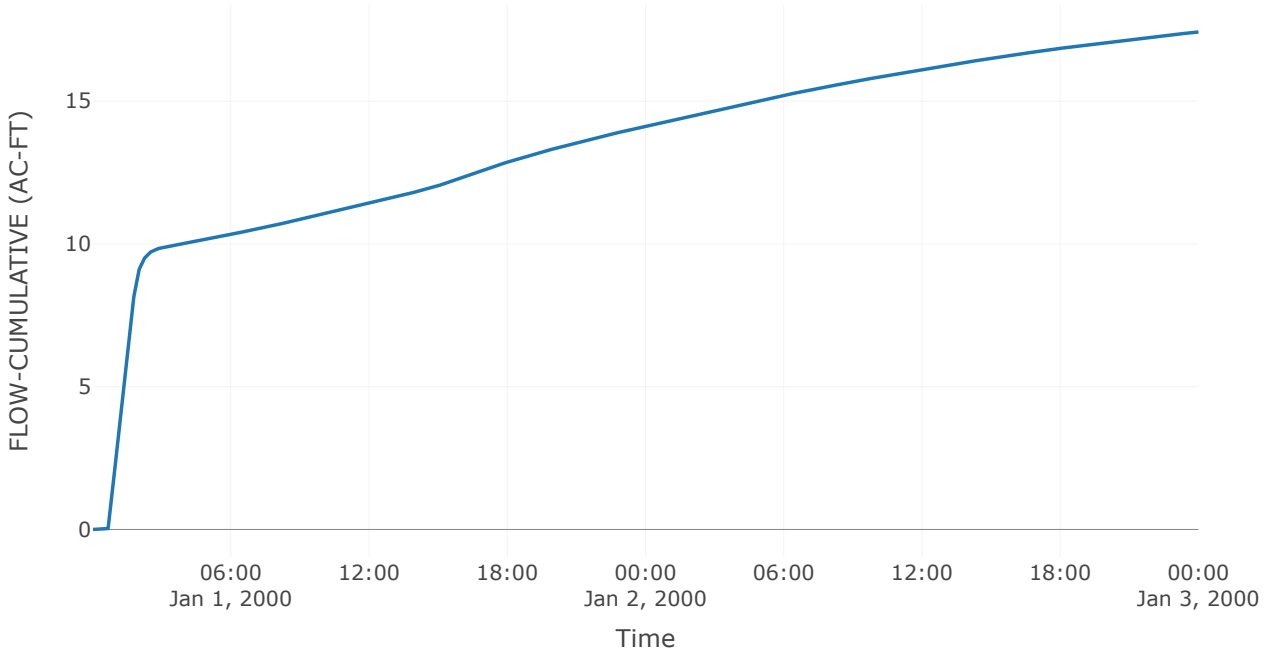

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

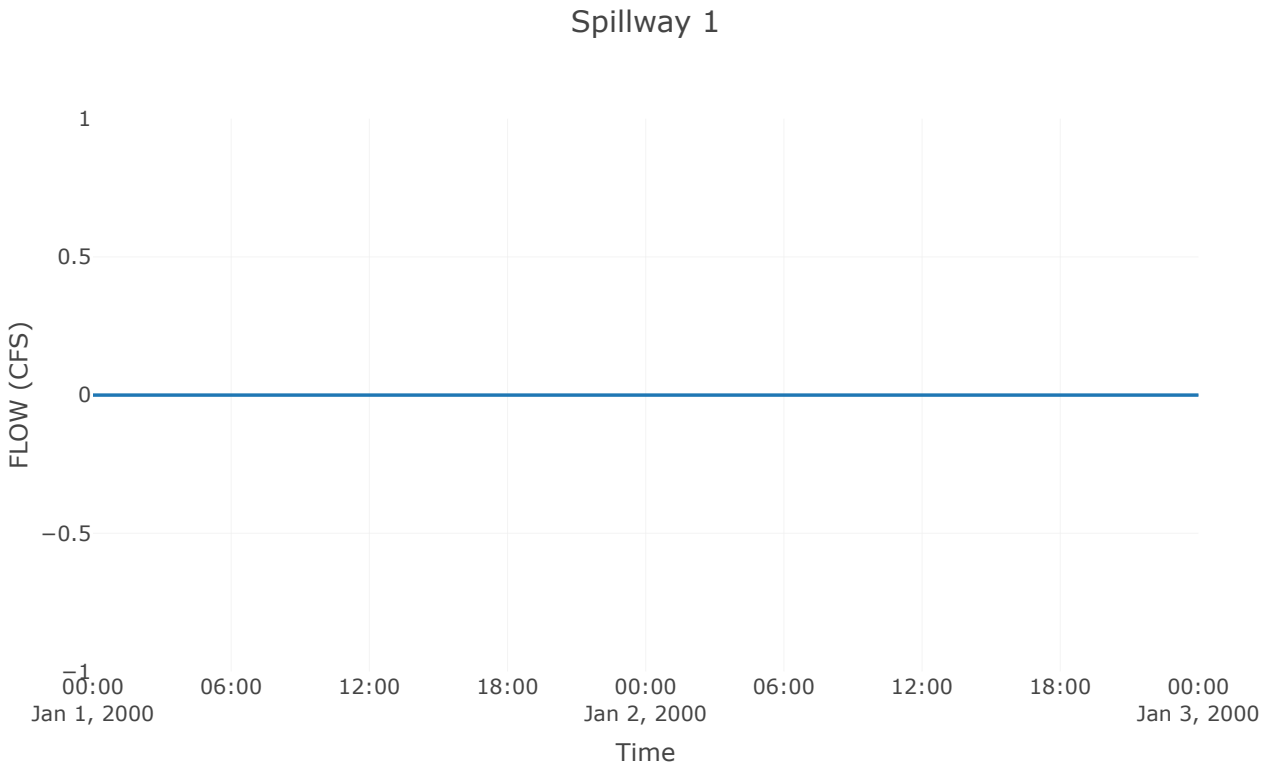

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

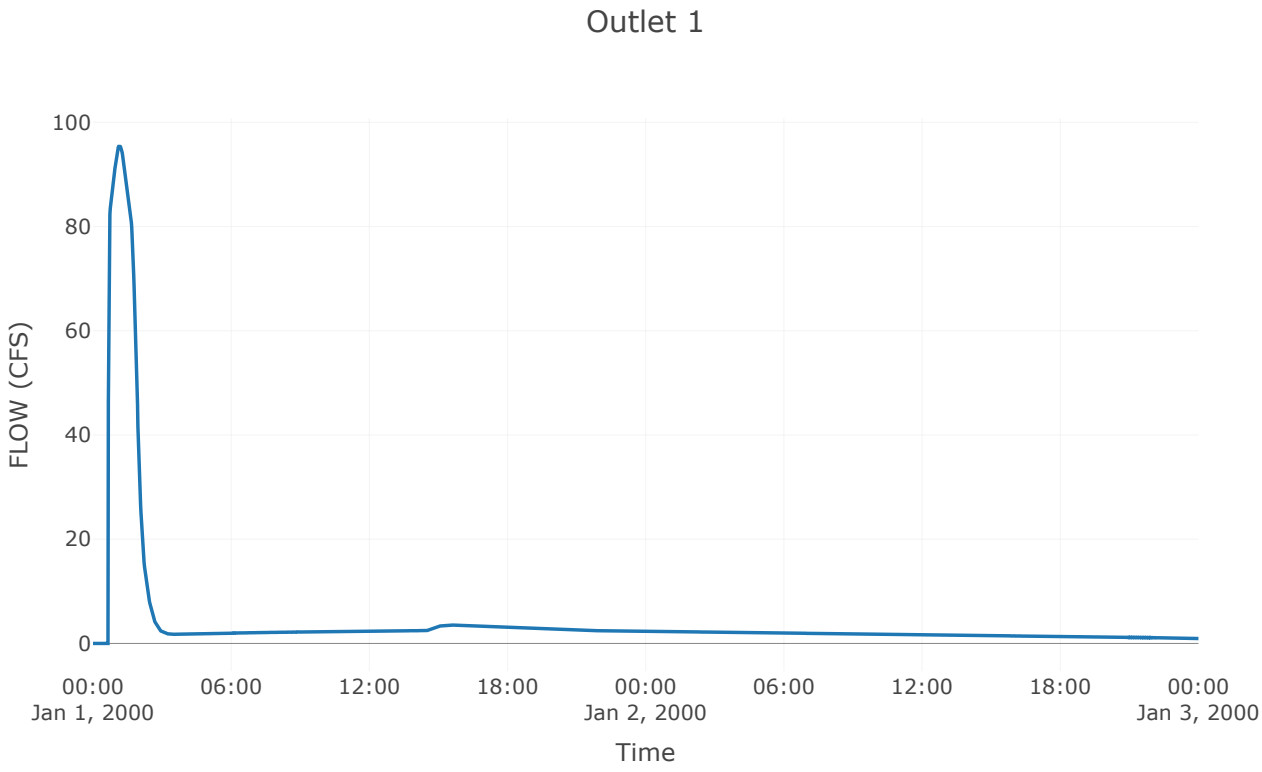
Combined Inflow



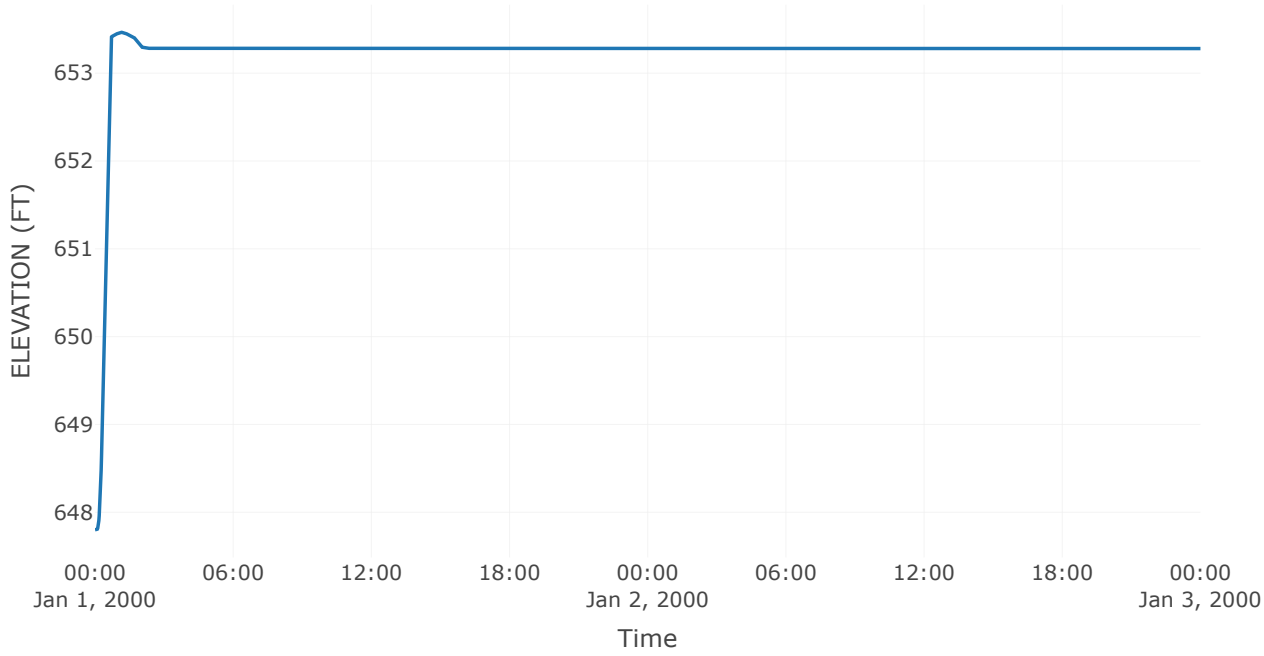
Cumulative Outflow



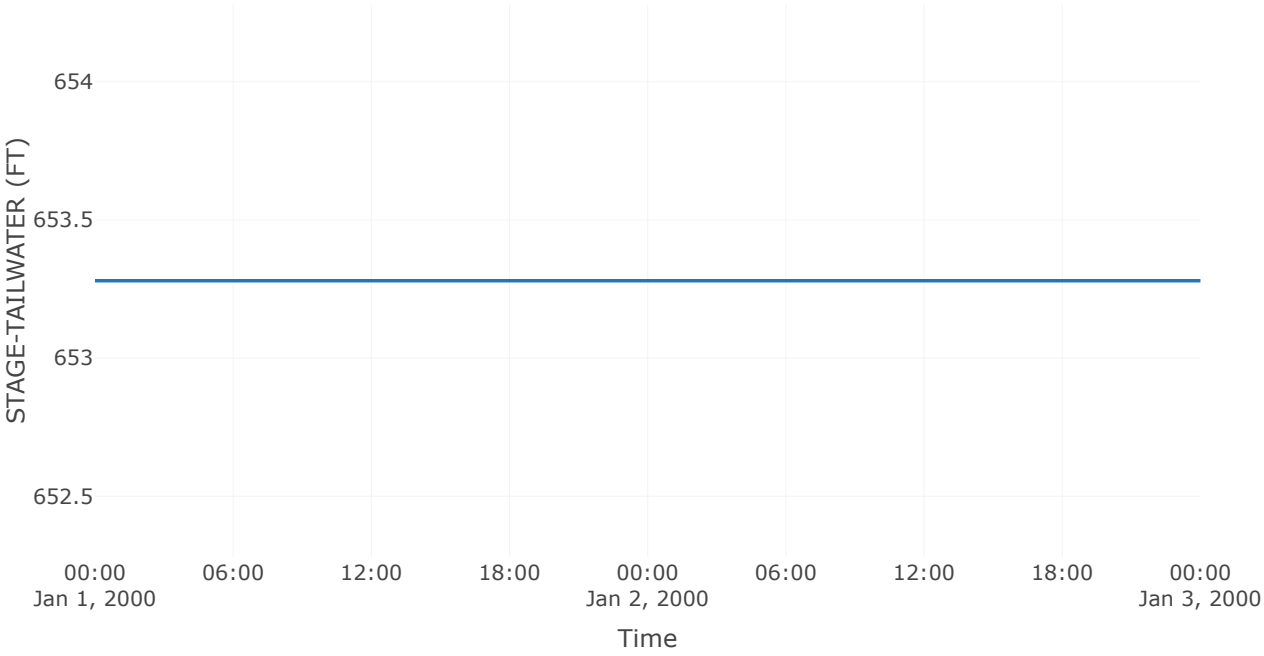

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

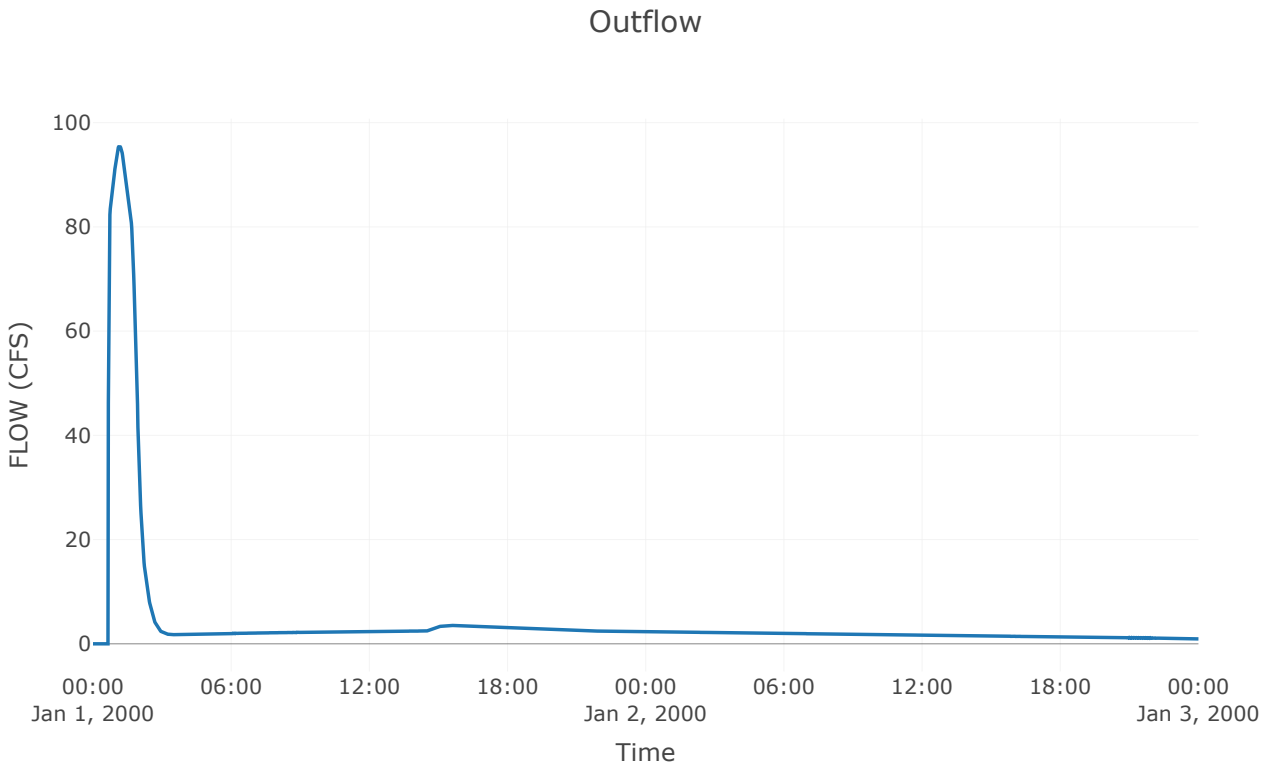

Outlet 1
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



Tailwater Stage

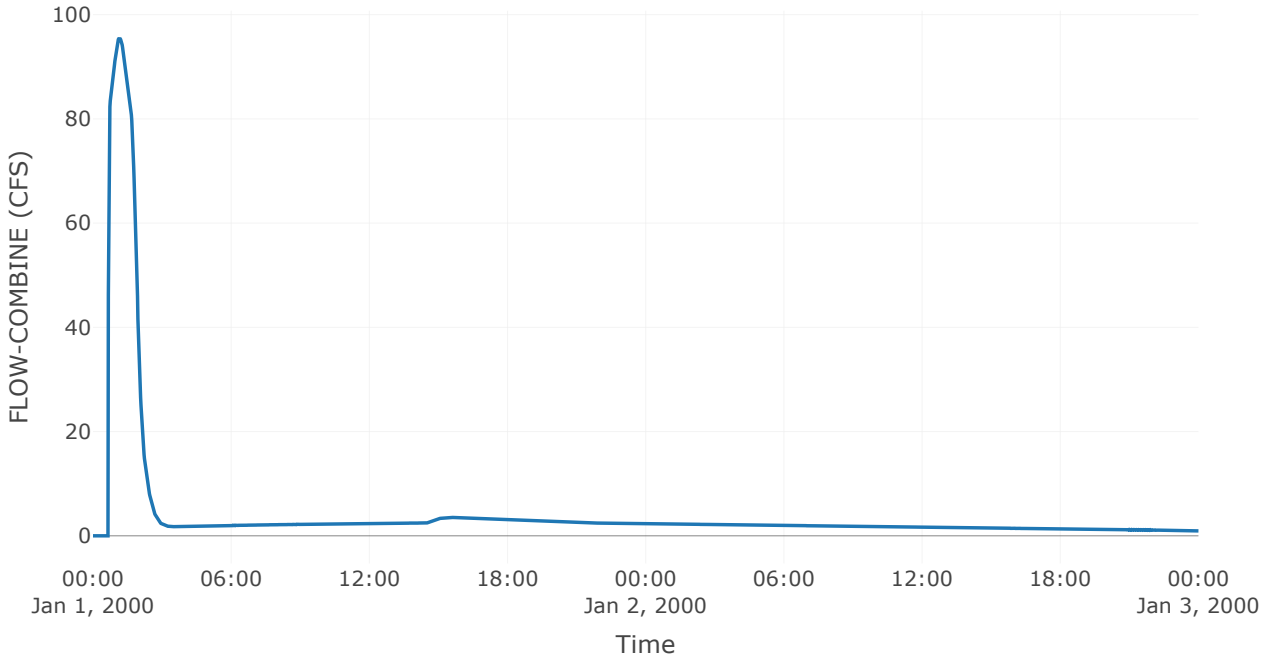



Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

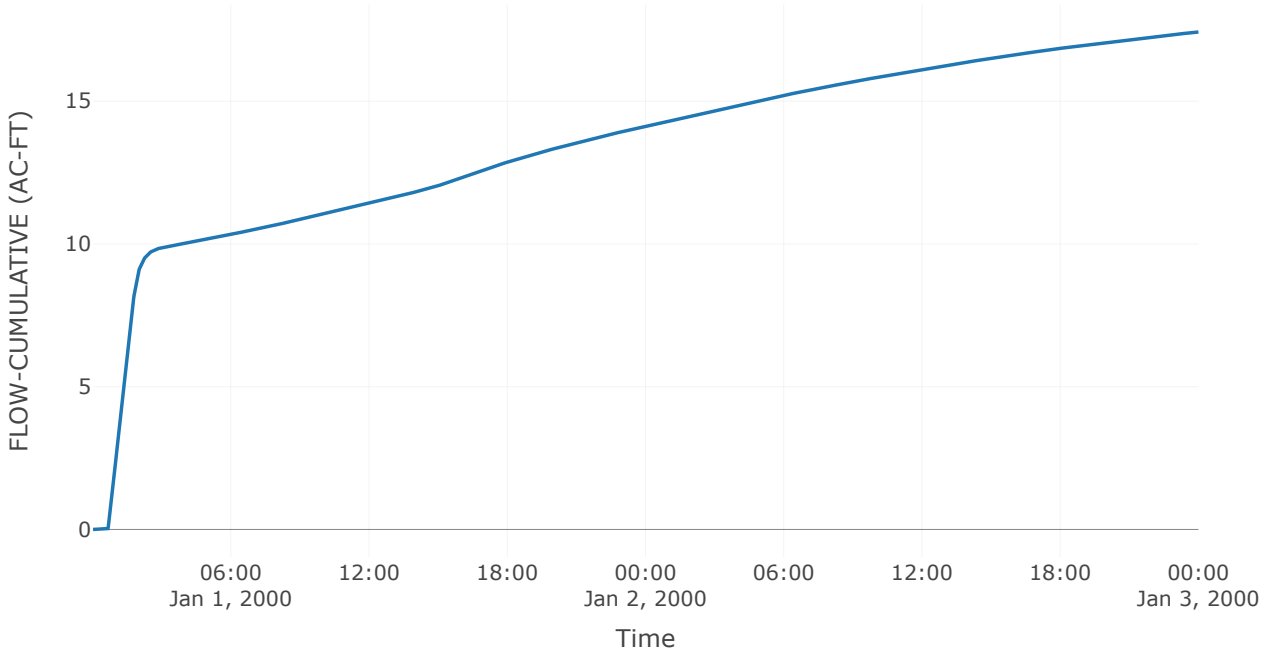
Sink: 55th Street Outlet

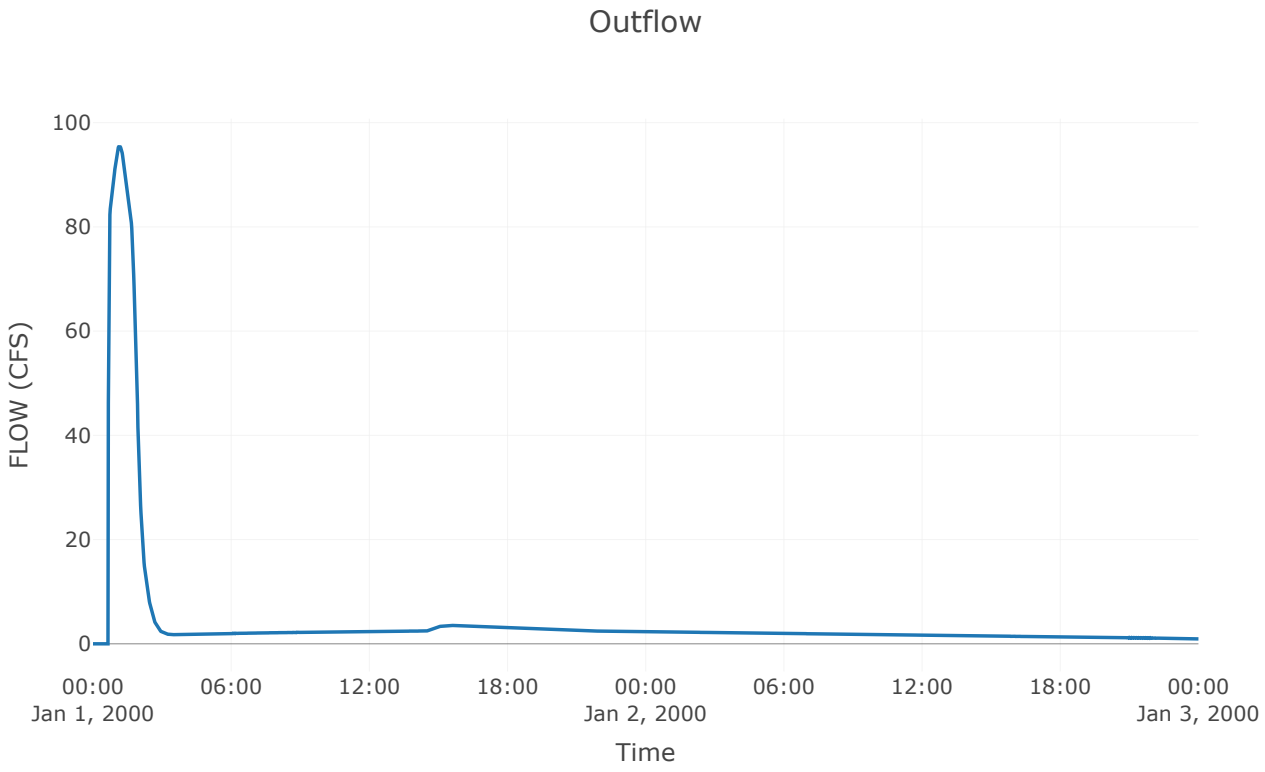
Results: 55th Street Outlet	
Peak Discharge (CFS)	95.45
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.2

Combined Inflow



Cumulative Outflow




Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Stormwater Analysis
Proposed Conditions

Curve Number

Project: Heritage Crossing By: AJS Date: 8/26/2024

Location: NE Corner of Wolf Road and Park Place Chkd: SDS Date: 8/26/2024

Conditions (i.e. Present / Developed): Proposed

Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN			Area ☑ acres ☐ mi² ☐ %	Product of CN x Area
C	Lawn, good condition (grass cover > 75%)	74			1.0008	74.06
C	Pavement, Parking, Curb and Gutter	98			0.3374	33.07
C	Carriage Walk	98			0.0644	6.31
C	Driveways	98			0.2829	27.72
C	Stoops & Patios	98			0.0681	6.67
C	Buildings	98			0.6564	64.33
				Totals =	2.4100	212.16

* Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{212.16}{2.4100} = 88.03$; use CN = **88.03**

Heritage Crossing - Western Springs, IL

10/17/2024

Proposed Basin "C" & Adjacent Overland Flow Areas
Critical Duration Storm Event (100yr - 2hr)
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Bottom (36" pipe outlet)	645.98	0				0.0000
			0.49	2	0.000	
	646.47	13				0.0000
			0.53	1,265	0.029	
	647.00	6,848				0.0291
			1.00	7,638	0.175	
	648.00	8,456				0.2044
			1.00	9,320	0.214	
	649.00	10,211				0.4184
			1.00	11,249	0.258	
	650.00	12,320				0.6766
			1.00	12,472	0.286	
	651.00	12,625				0.9629
			1.00	14,786	0.339	
	652.00	17,057				1.3024
			1.00	17,236	0.396	
	653.00	17,416				1.6981
			1.00	17,945	0.412	
	654.00	18,480				2.1100
			0.50	9,549	0.219	
Design HWL	654.50	19,722				2.3292
			0.50	11,415	0.262	
	655.00	26,088				2.5913
			0.70	20,643	0.474	
Overflow at Heritage Ct.	655.70	33,028				3.0652
			0.30	10,424	0.239	
	656.00	36,495				3.3045
			0.10	3,819	0.088	
Top of Existing Wall	656.10	39,907				3.3922

Heritage Crossing - Western Springs, IL

11/4/2024

Proposed Stormwater Storage West Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	654.10	0				0.0000
			0.90	19	0.000	
	655.00	64				0.0004
			1.00	113	0.003	
	656.00	170				0.0030
			1.00	240	0.006	
	657.00	318				0.0085
			1.00	352	0.008	
	658.00	388				0.0166
			1.00	416	0.010	
	659.00	444				0.0262
			0.70	325	0.007	
Overland Weir Flow	659.70	485				0.0336
			0.30	148	0.003	
	660.00	503				0.0370
			1.00	534	0.012	
	661.00	565				0.0493

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Basin "A" & "B" to Overland Flow Elevation
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
NWL (Recent Topo Survey)	647.80	10,543				0.0000
			0.20	2,139	0.049	
	648.00	10,848				0.0491
			1.00	11,883	0.273	
	649.00	12,948				0.3219
			1.00	14,343	0.329	
	650.00	15,785				0.6512
			1.00	16,898	0.388	
	651.00	18,035				1.0391
			1.00	18,593	0.427	
	652.00	19,156				1.4659
			1.00	19,481	0.447	
	653.00	19,808				1.9131
			1.00	20,197	0.464	
	654.00	20,588				2.3768
			0.50	10,516	0.241	
Design HWL	654.50	21,478				2.6182
			0.50	11,816	0.271	
	655.00	25,854				2.8895
			1.00	28,871	0.663	
	656.00	31,998				3.5522
			0.31	10,009	0.230	
Overland Flow Elevation	656.31	32,574				3.7820

Heritage Crossing - Western Springs, IL

8/20/2024

Existing Stormwater Storage East Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	657.80	0				0.0000
			0.20	13	0.000	
	658.00	191				0.0003
			1.00	368	0.008	
	659.00	579				0.0087
			1.00	910	0.021	
	660.00	1,287				0.0296
			1.00	2,075	0.048	
	661.00	2,980				0.0773
			1.00	4,455	0.102	
	662.00	6,116				0.1795
			1.00	11,247	0.258	
	663.00	17,331				0.4377
			0.50	12,082	0.277	
	663.50	31,716				0.7151
			0.50	19,342	0.444	
	664.00	46,101				1.1591
			0.50	28,167	0.647	
	664.50	67,228				1.8058

Heritage Crossing - Western Springs, IL

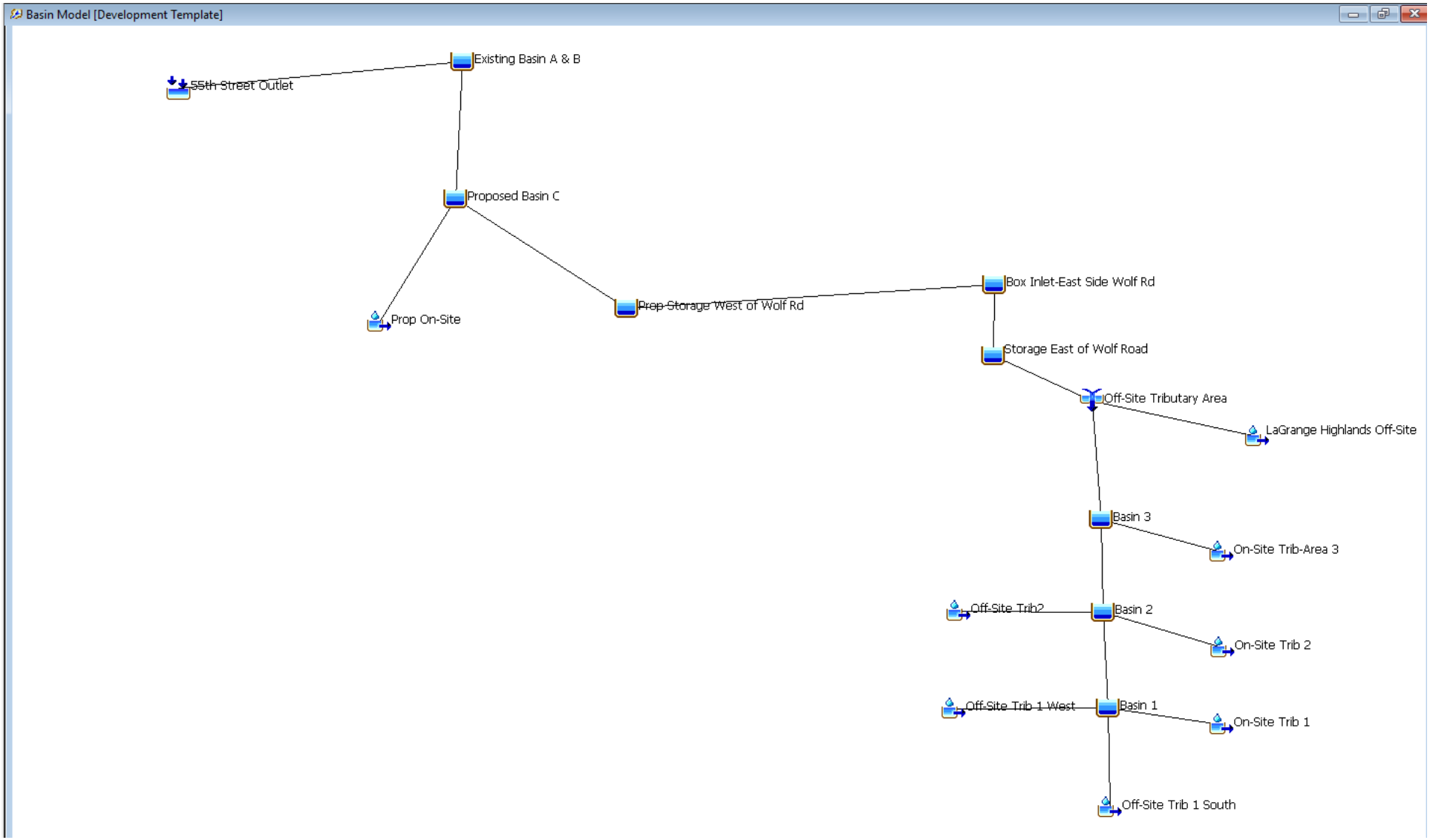
8/20/2024

Existing Stormwater Box Inlet Upstream of Culvert - East Side of Wolf Road
Stage-StorageTables

1) Pond Storage:

STORMWATER VOLUME

Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	657.80	0				0.0000
			0.20	3	0.000	
	658.00	50				0.0001
			1.00	50	0.001	
	659.00	50				0.0012
			1.00	50	0.001	
	660.00	50				0.0024
			1.00	50	0.001	
	661.00	50				0.0035
			1.00	50	0.001	
	662.00	50				0.0047
			1.00	50	0.001	
	663.00	50				0.0058
			0.30	15	0.000	
	663.30	50				0.0062
			0.70	11,123	0.255	
	664.00	46,101				0.2615
			0.50	28,167	0.647	
	664.50	67,228				0.9081


Basin Model [Development Template]
Existing Basin A & B
55th Street Outlet
Proposed Basin C
Prop On-Site
Prop Storage West of Wolf Rd
Box Inlet-East Side Wolf Rd
Storage East of Wolf Road
Off-Site Tributary Area
LaGrange Highlands Off-Site
Basin 3
On-Site Trib-Area 3
Off-Site Trib2
Basin 2
On-Site Trib 2
Off-Site Trib 1 West
Basin 1
On-Site Trib 1
Off-Site Trib 1 South

Project: Development_Template
Simulation Run: 2YR_2HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:43

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Prop On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Prop On - Site	Proposed Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Prop On - Site	0	88.03

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Prop On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	11.72	01Jan2000, 00:54	0.8
Off - Site Trib 1 South	0	0.8	01Jan2000, 00:42	0.53
Off - Site Trib 1 West	0	0.81	01Jan2000, 00:45	0.65
Basin 1	0.03	3.6	01Jan2000, 02:13	0.77
On - Site Trib 2	0.02	5.83	01Jan2000, 00:55	0.65
Off - Site Trib2	0.01	2.12	01Jan2000, 00:45	0.65
Basin 2	0.05	3.07	01Jan2000, 03:53	0.72
On - Site Trib - Area 3	0.01	4.24	01Jan2000, 00:56	0.65
LaGrange Highlands Off - Site	0.2	75.41	01Jan2000, 01:05	0.8
Basin 3	0.07	1.48	01Jan2000, 09:37	0.69
Off - Site Tributary Area	0.27	75.98	01Jan2000, 01:05	0.78
Storage East of Wolf Road	0.27	75.01	01Jan2000, 01:10	0.78
Box Inlet - East Side Wolf Rd	0.27	75.02	01Jan2000, 01:09	0.77
Prop Storage West of Wolf Rd	0.27	75.06	01Jan2000, 01:10	0.77
Prop On - Site	0	2.53	01Jan2000, 00:33	0.92
Proposed Basin C	0.27	59.4	01Jan2000, 01:18	0.73
Existing Basin A & B	0.27	59.36	01Jan2000, 01:19	0.58

55th Street Outlet	0.27	59.36	01Jan2000, 01:19	0.58

Subbasin: On-Site Trib 1

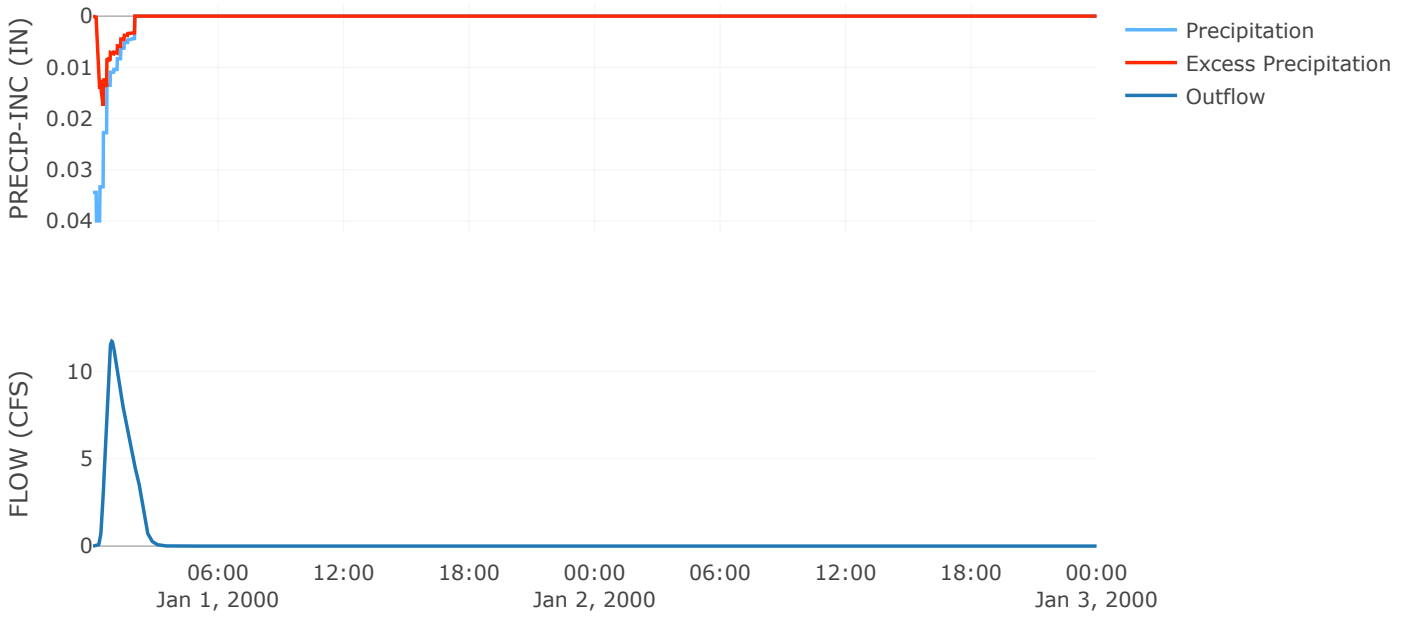
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

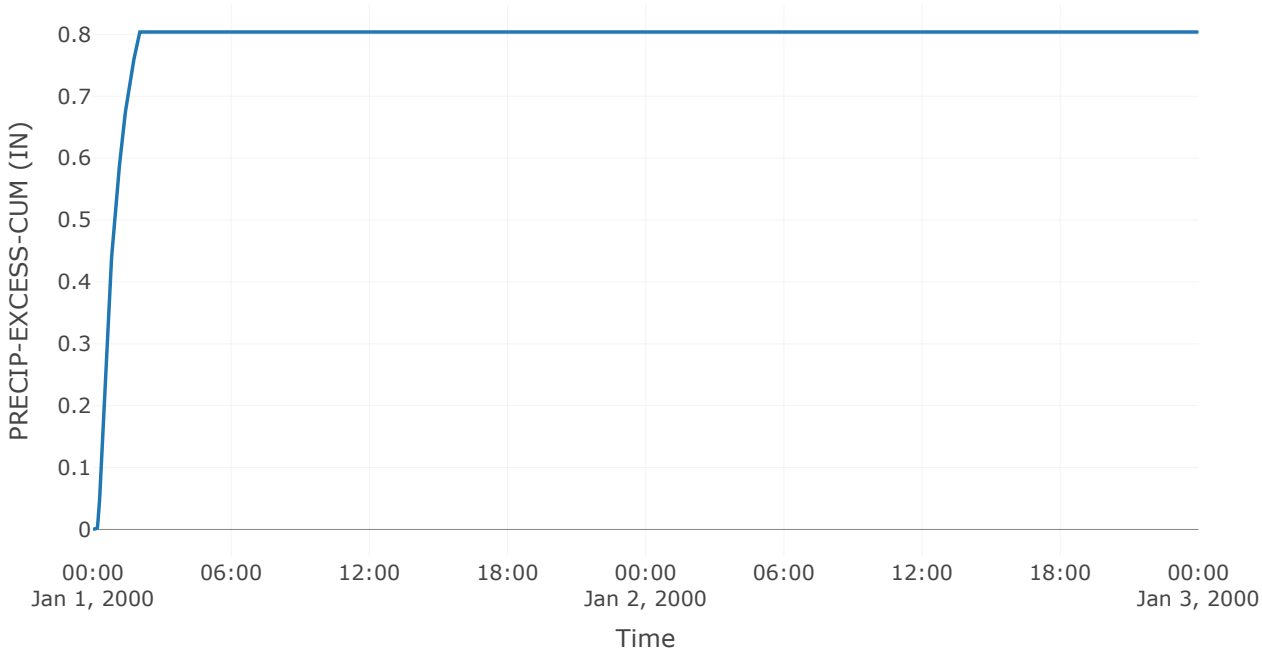
Transform: Scs	
Lag	21
Unitgraph Type	Standard

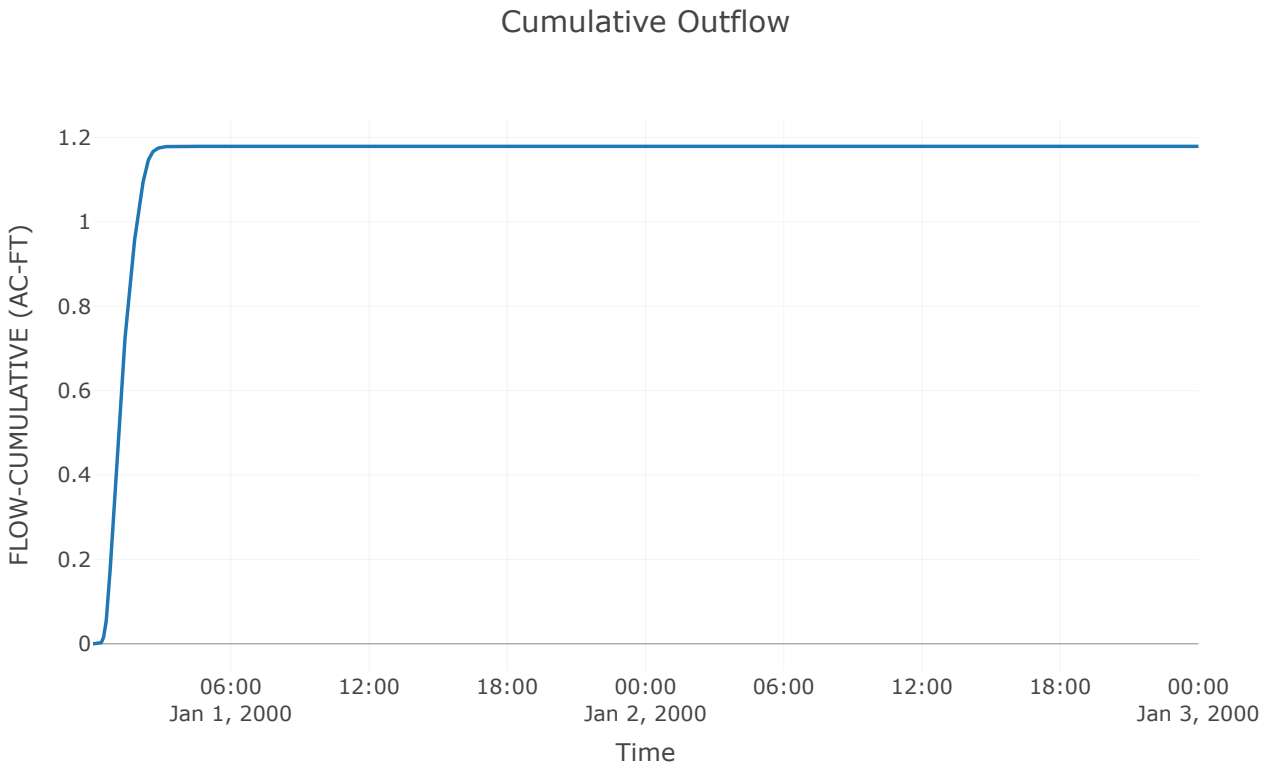
Results: On-Site Trib 1	
Peak Discharge (CFS)	11.72
Time of Peak Discharge	01Jan2000, 00:54
Volume (IN)	0.8
Precipitation Volume (AC - FT)	2.85
Loss Volume (AC - FT)	1.67
Excess Volume (AC - FT)	1.18
Direct Runoff Volume (AC - FT)	1.18
Baseflow Volume (AC - FT)	0

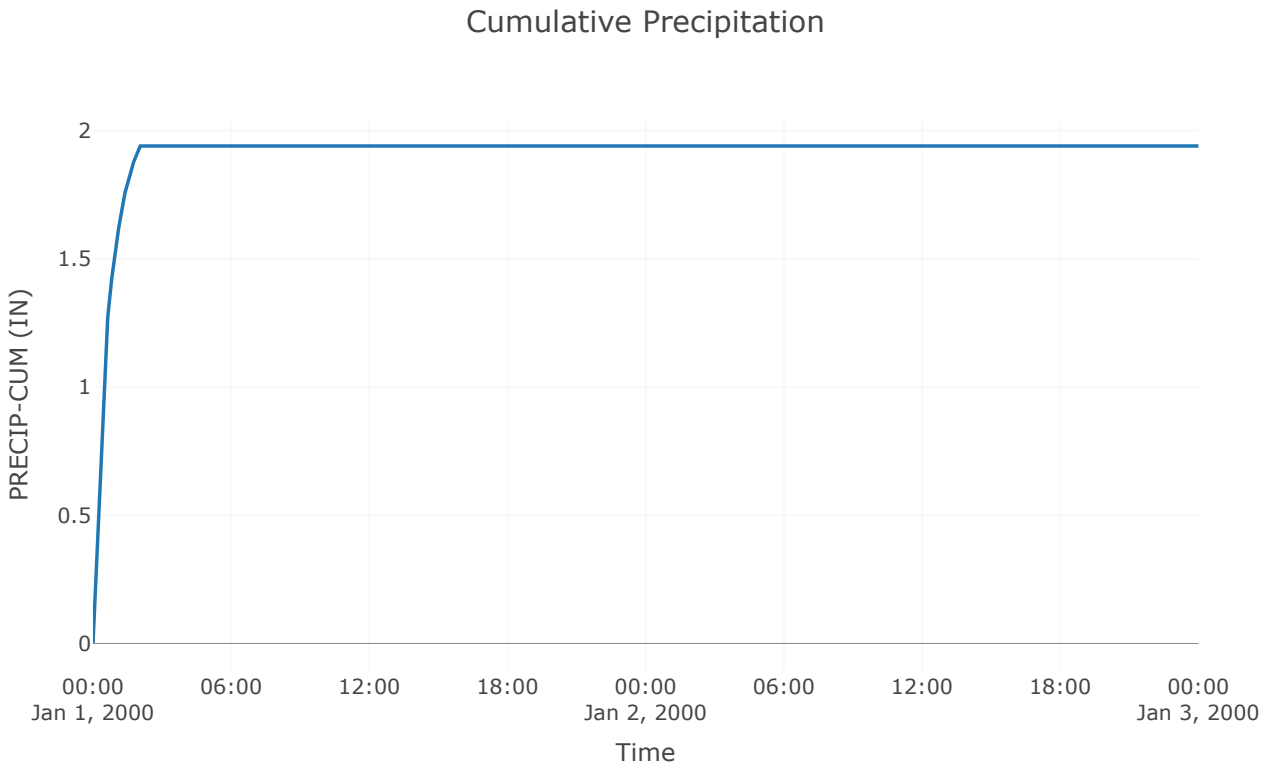
Precipitation and Outflow

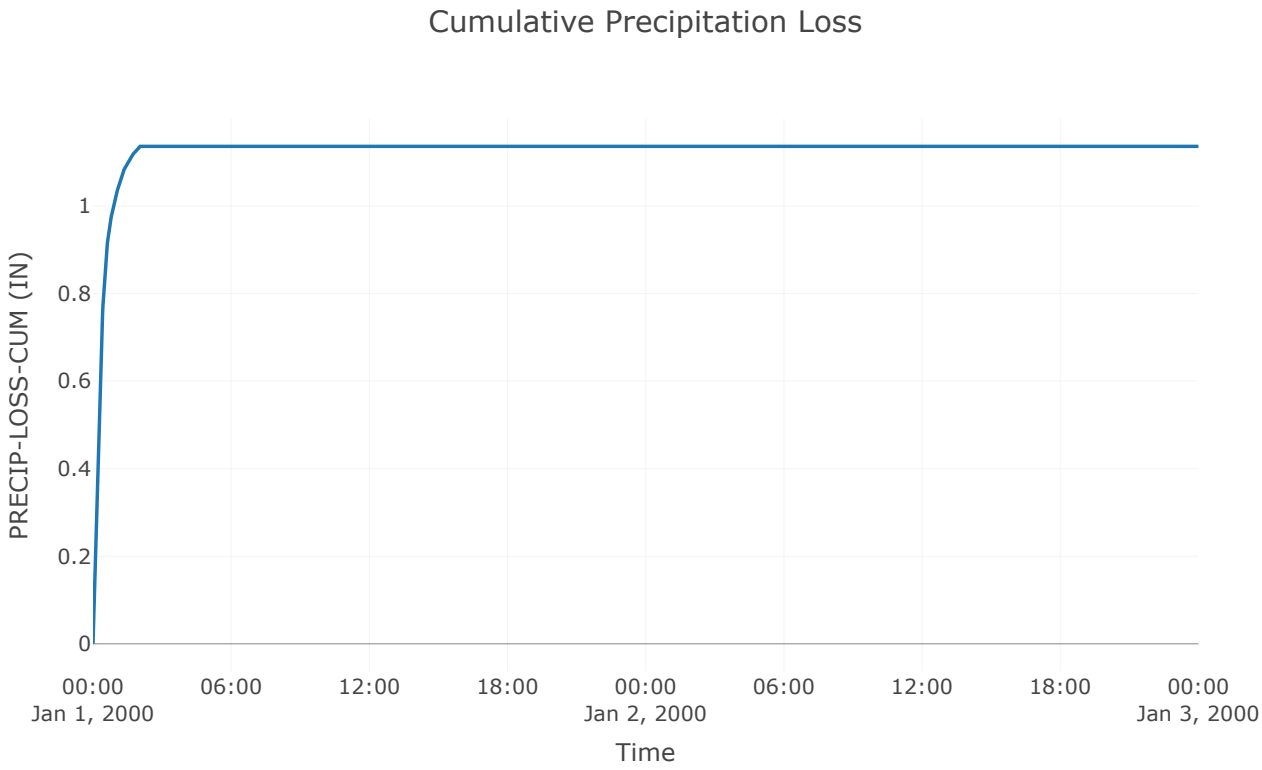


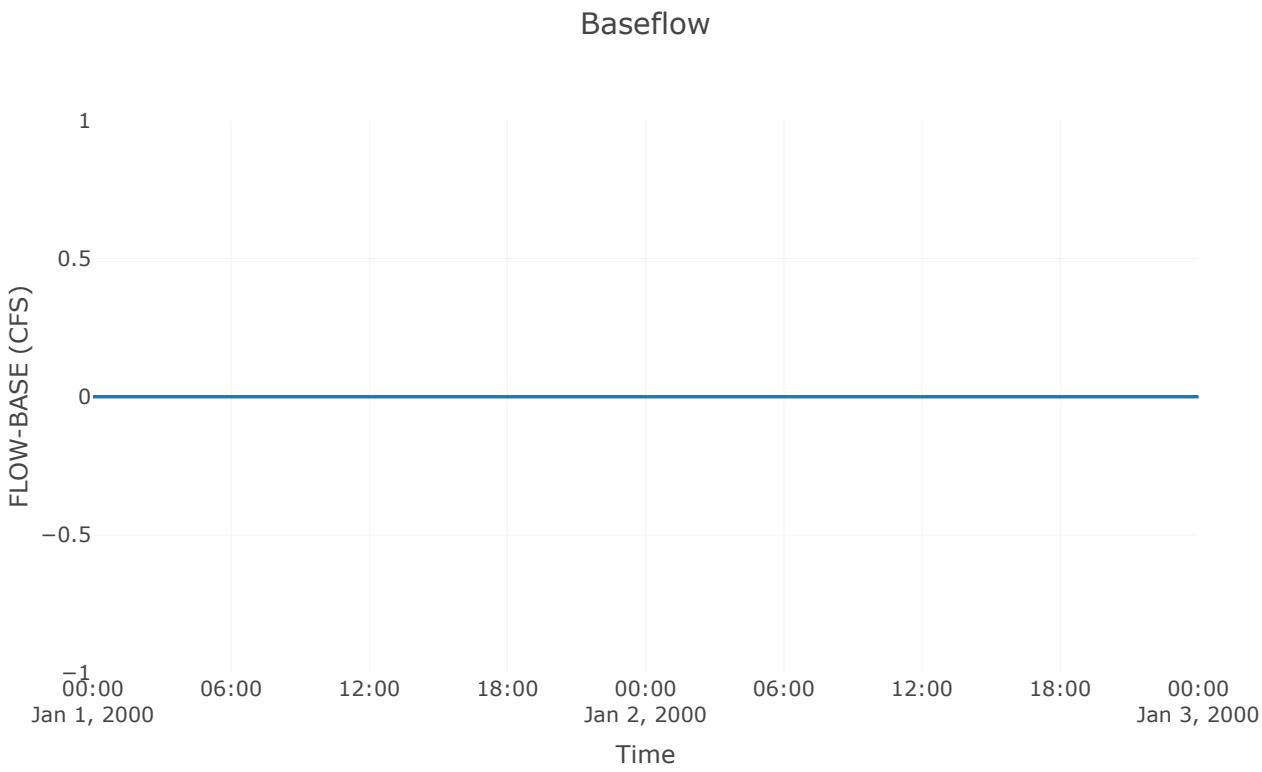
Cumulative Excess Precipitation

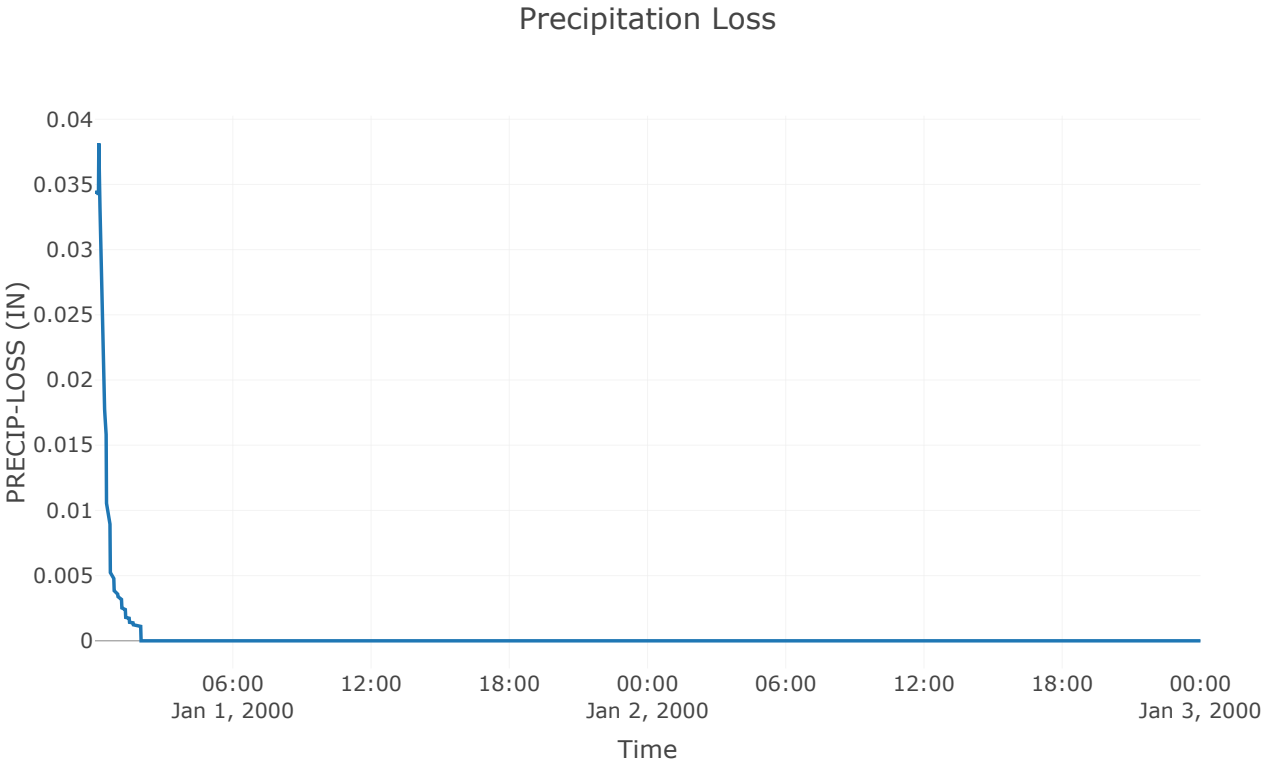


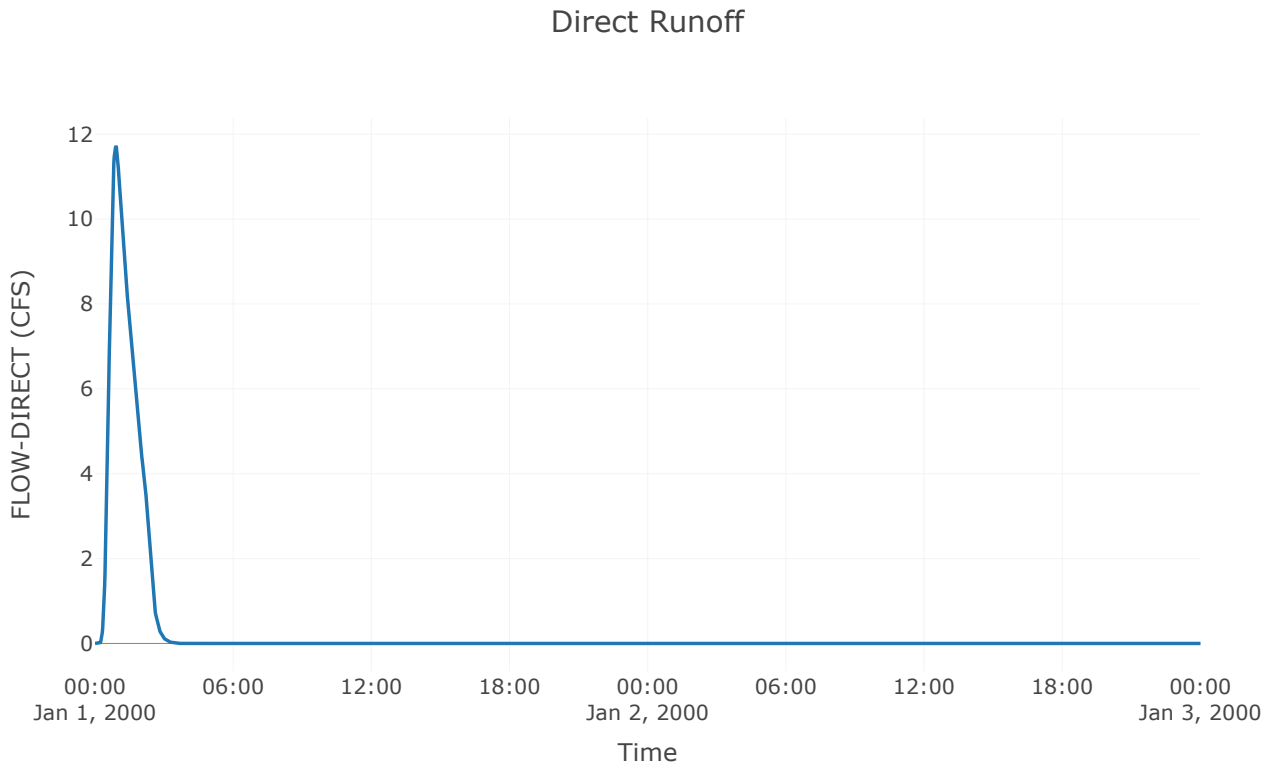

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1.2
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

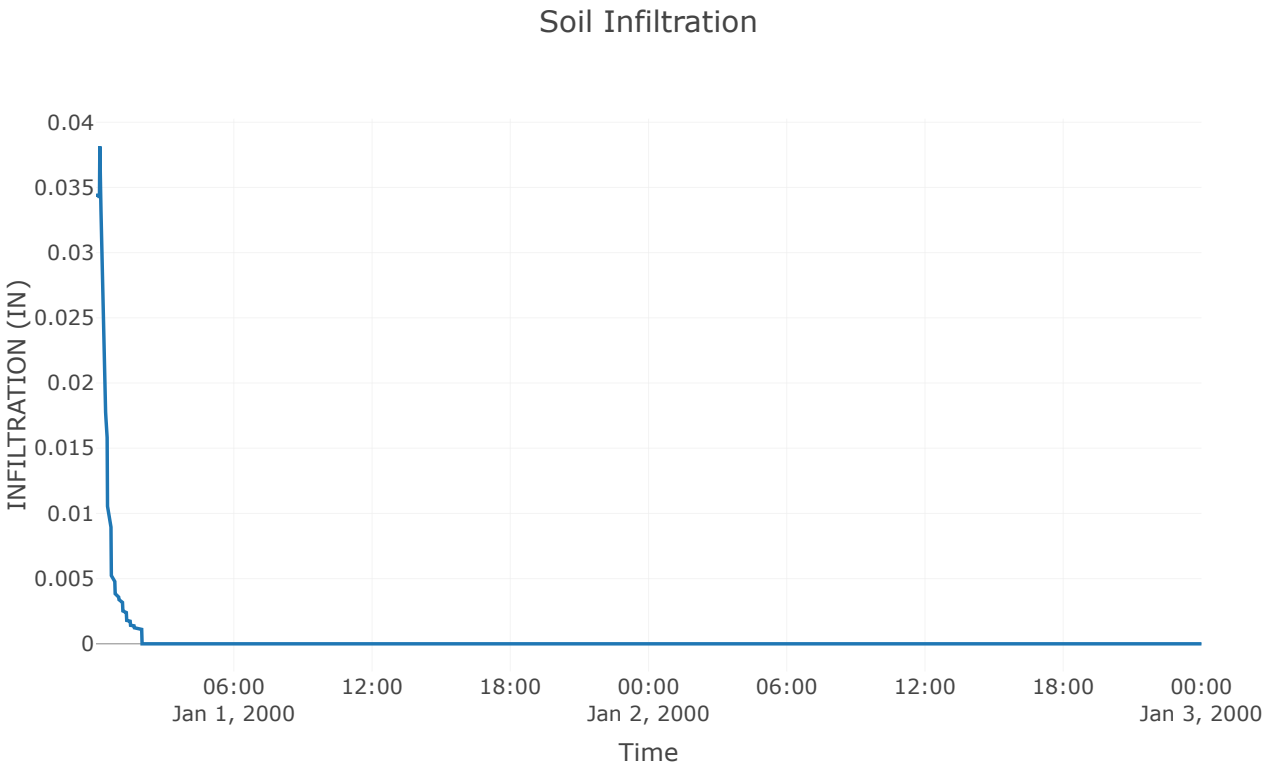

Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 South

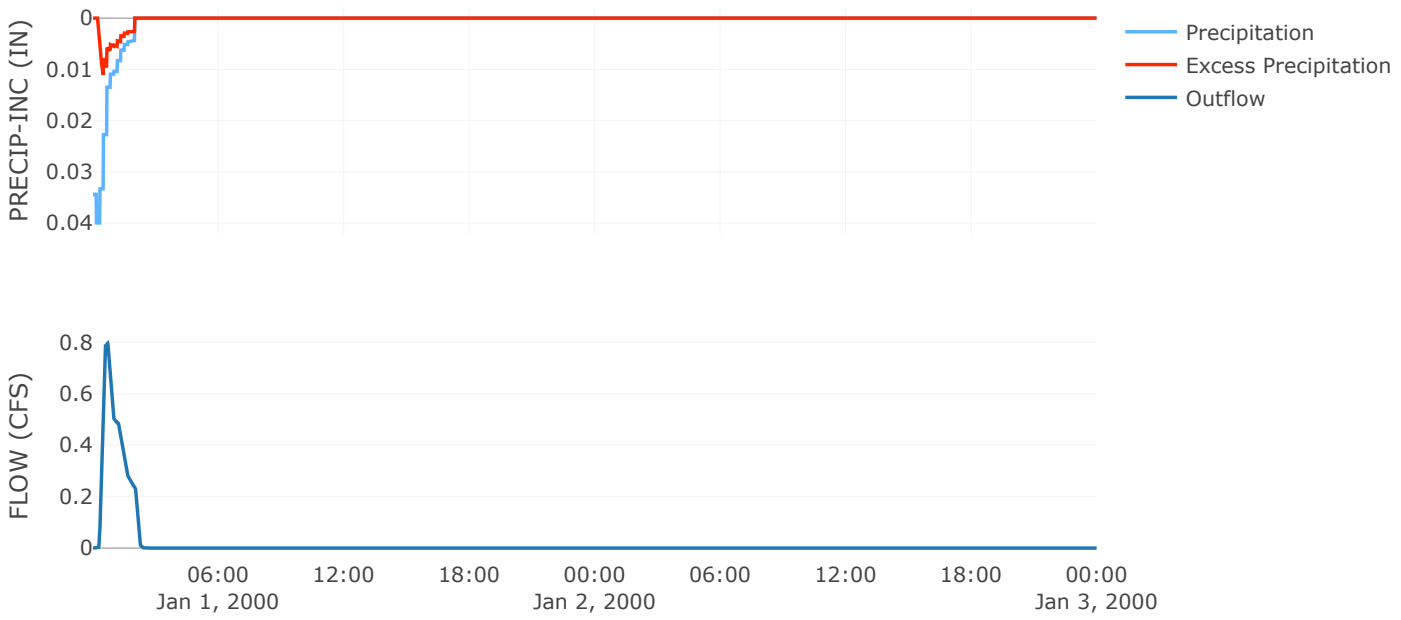
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

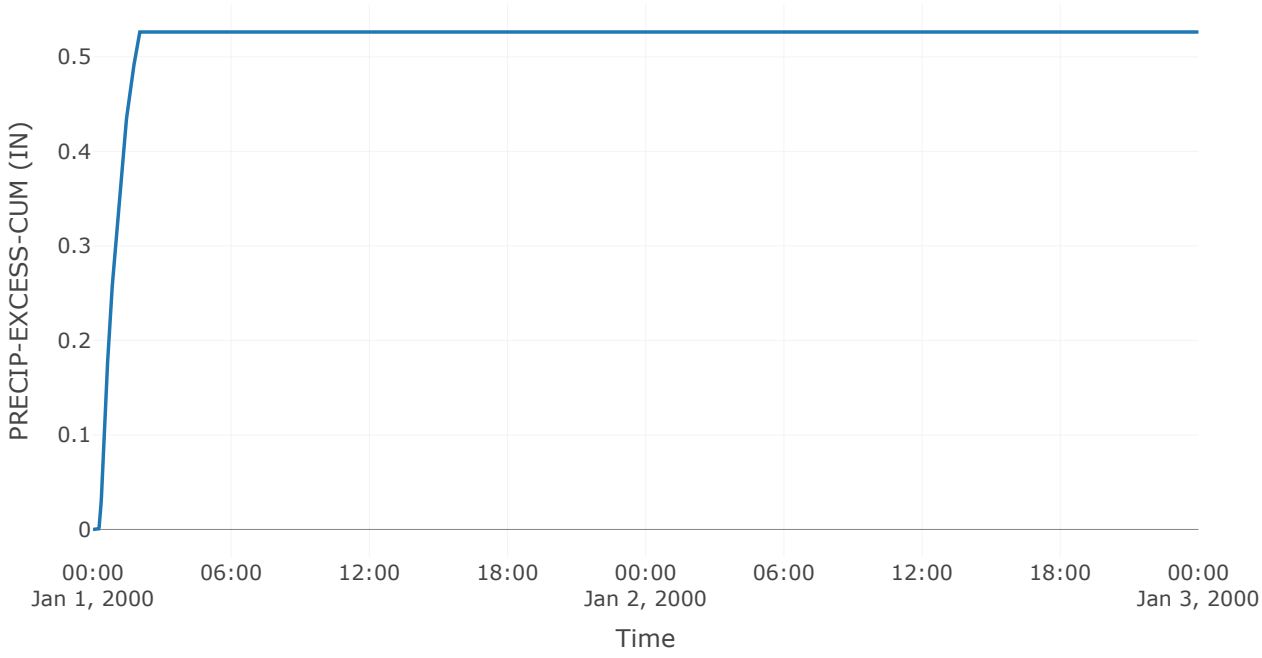
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	0.8
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	0.53
Precipitation Volume (AC - FT)	0.24
Loss Volume (AC - FT)	0.18
Excess Volume (AC - FT)	0.07
Direct Runoff Volume (AC - FT)	0.07
Baseflow Volume (AC - FT)	0

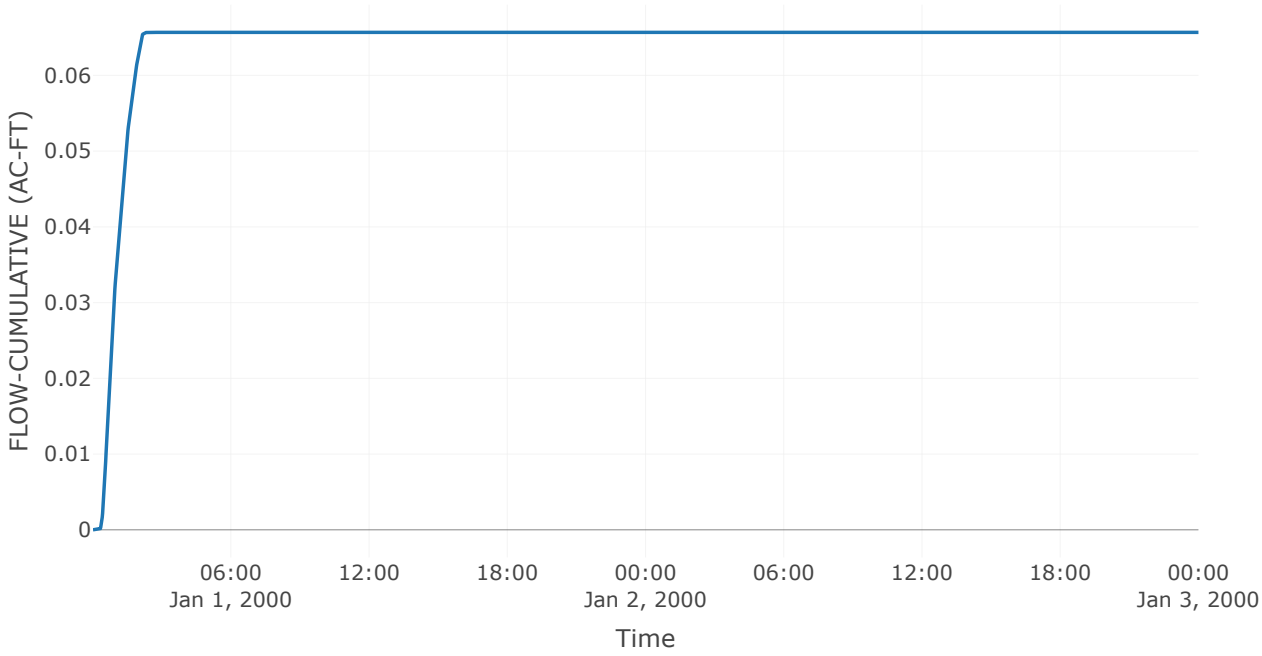
Precipitation and Outflow



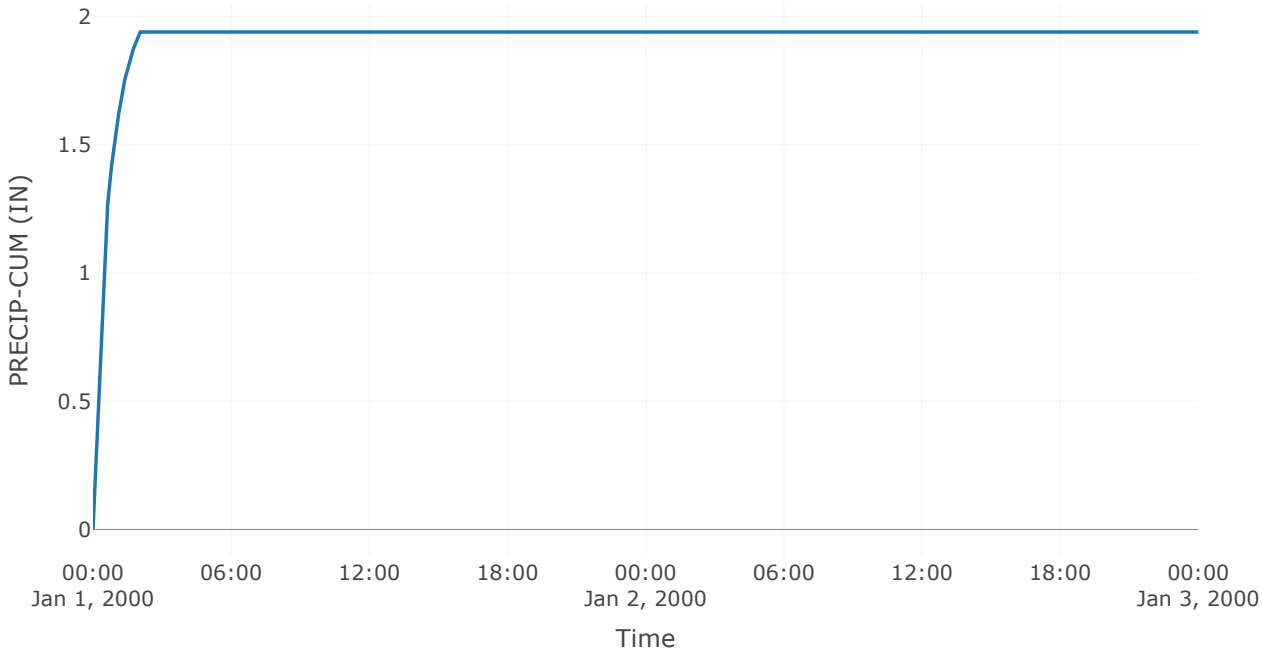
Cumulative Excess Precipitation

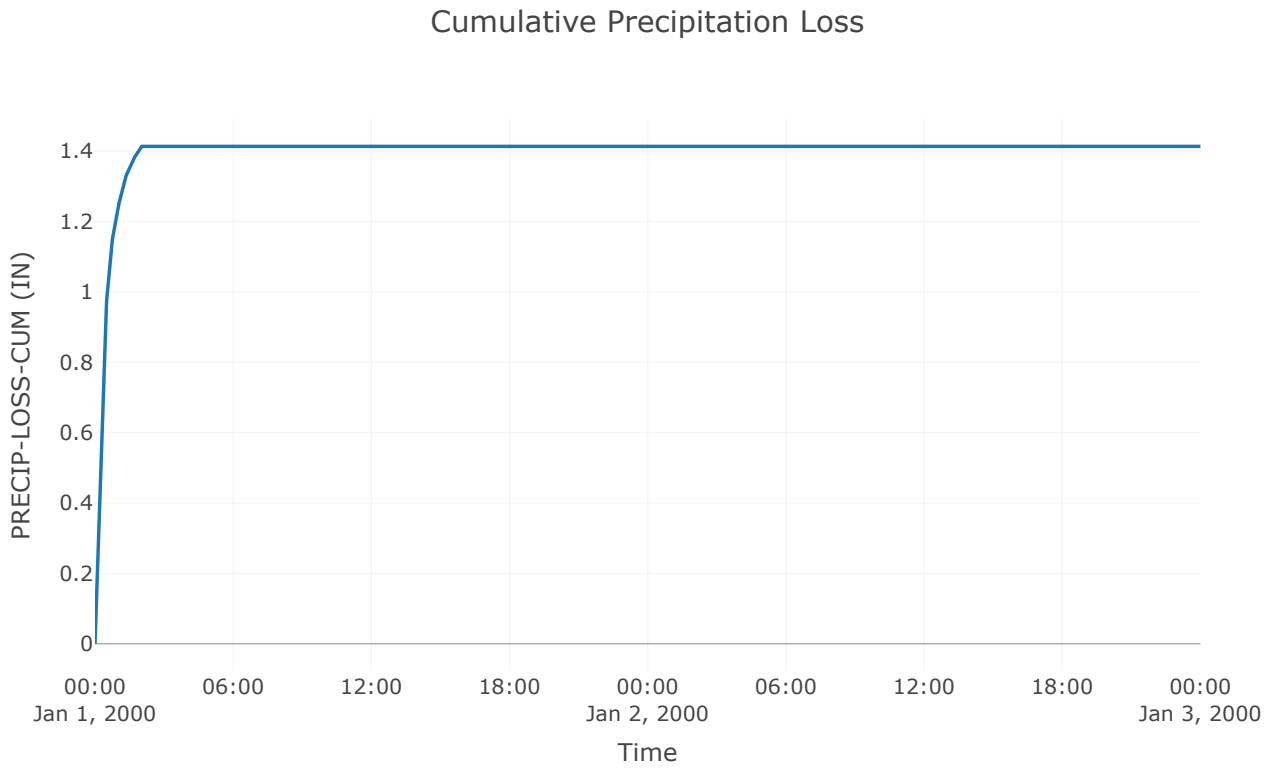


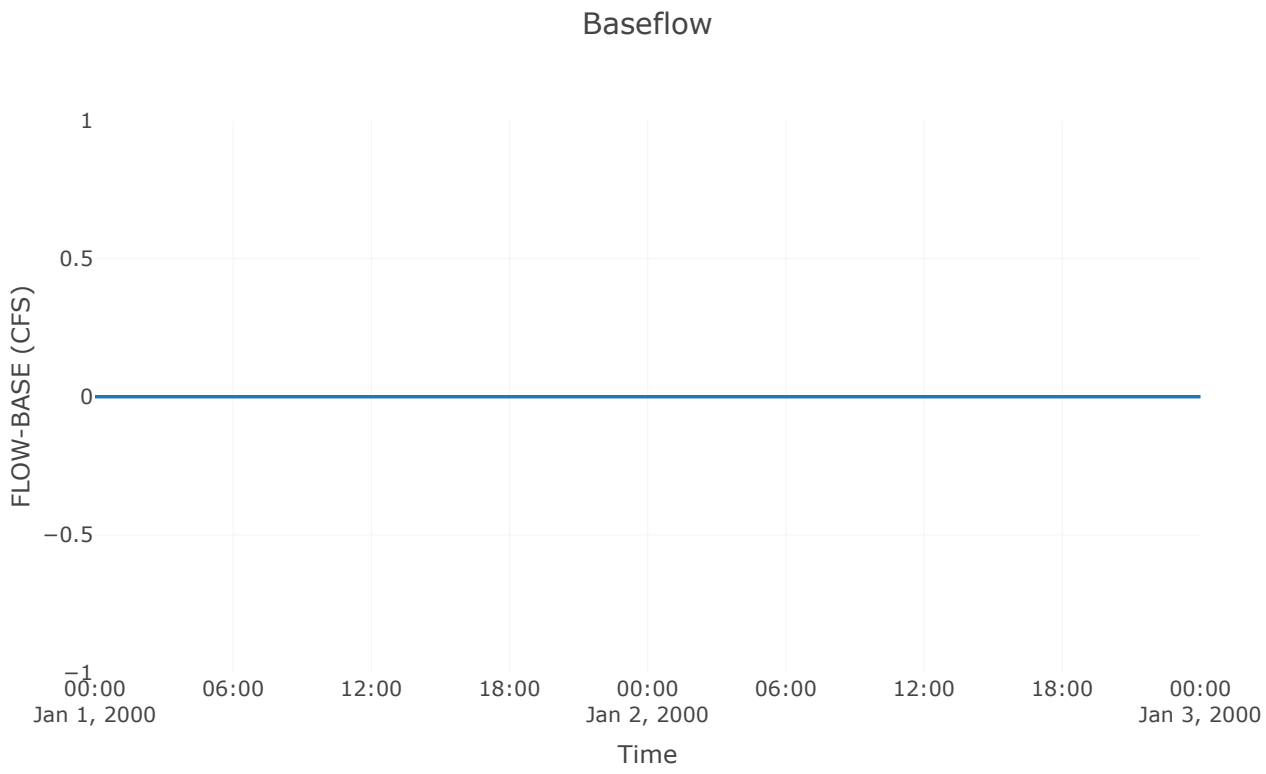
Cumulative Outflow



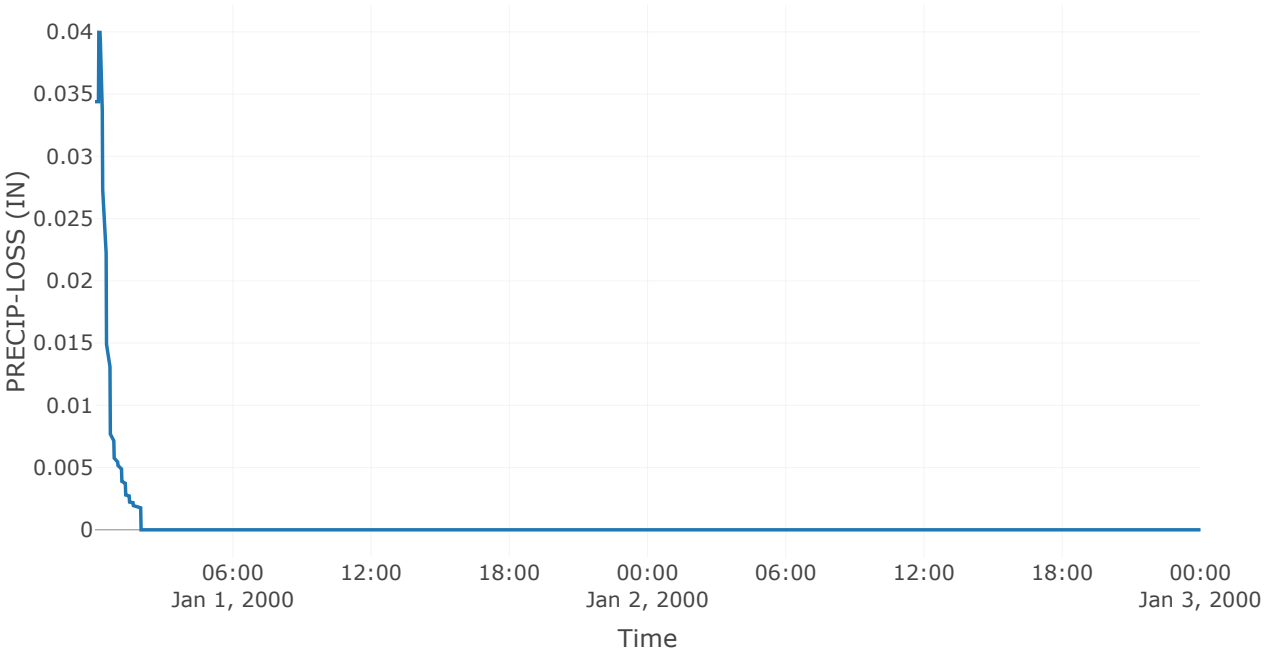
Cumulative Precipitation



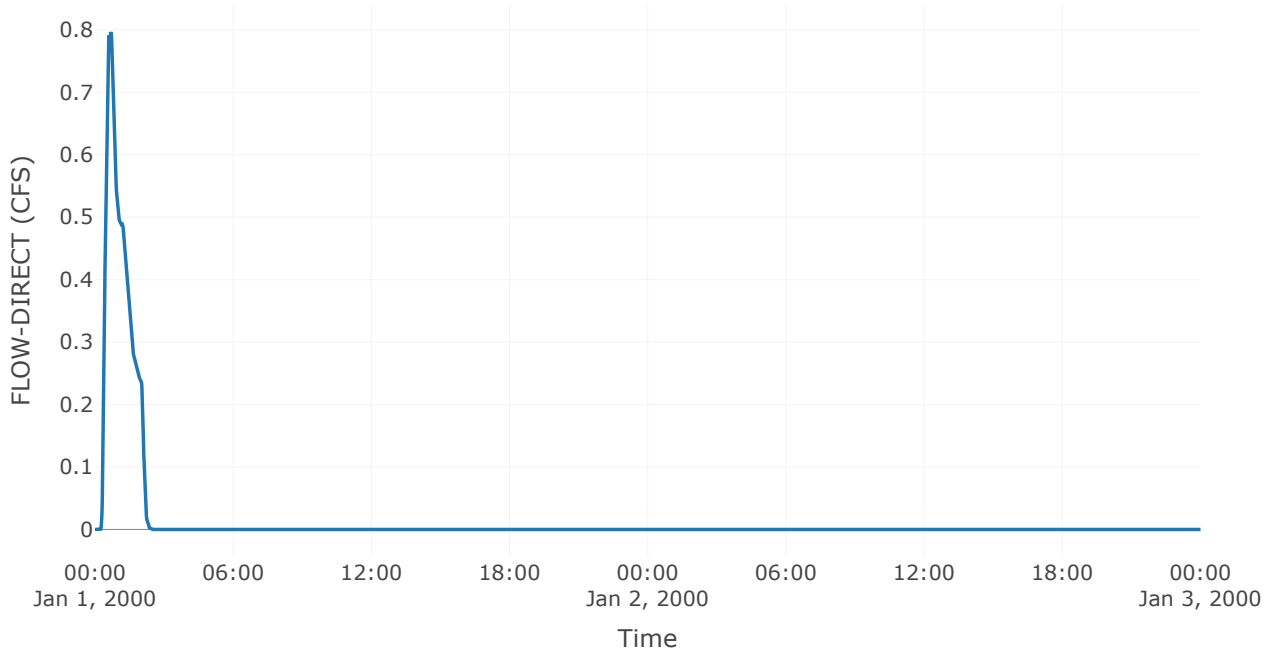

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

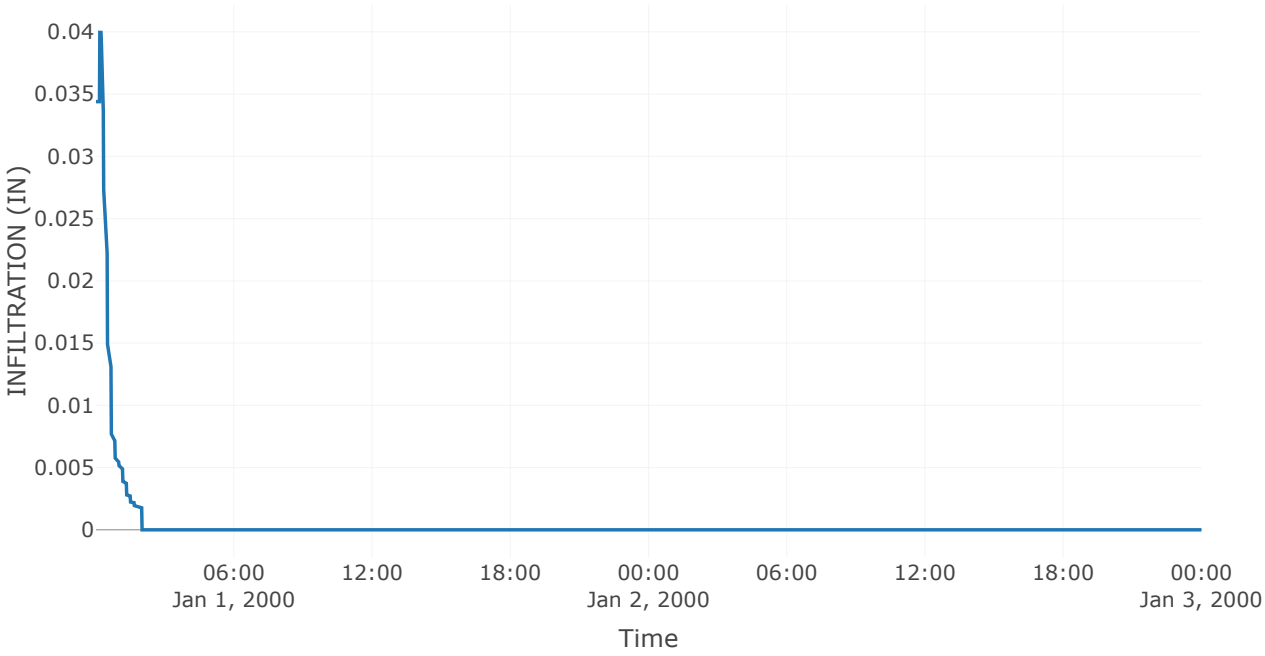

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 West

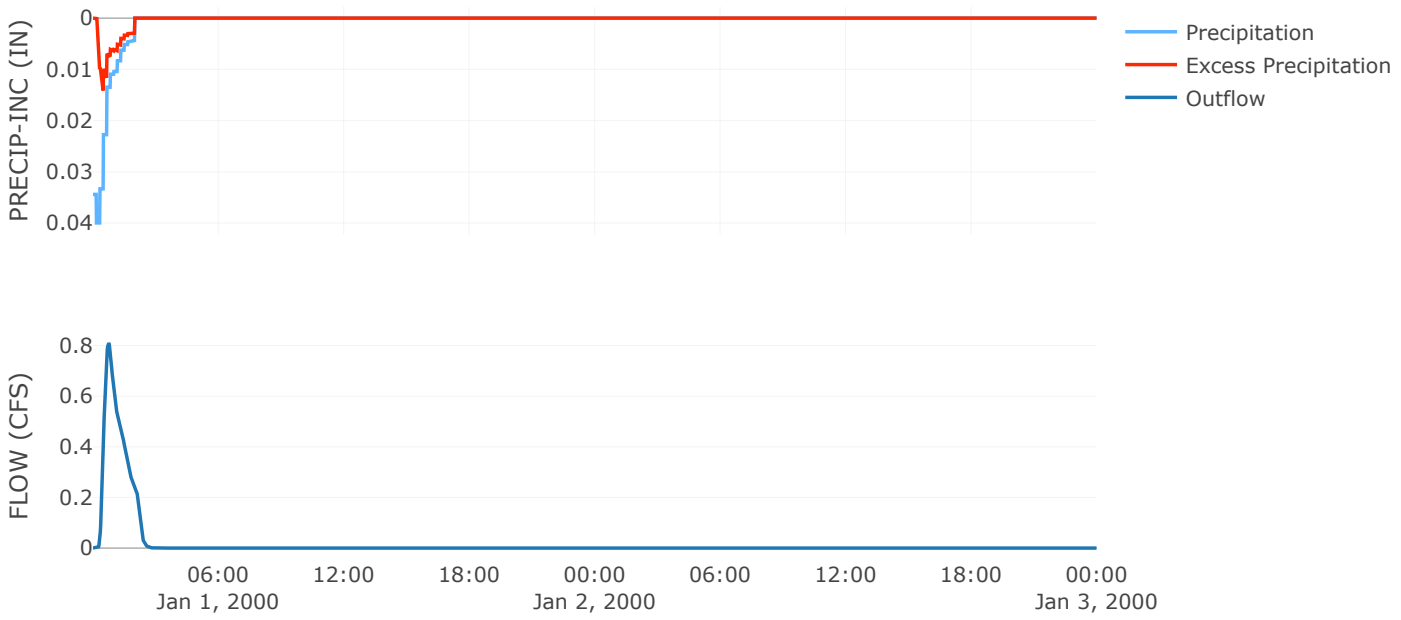
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

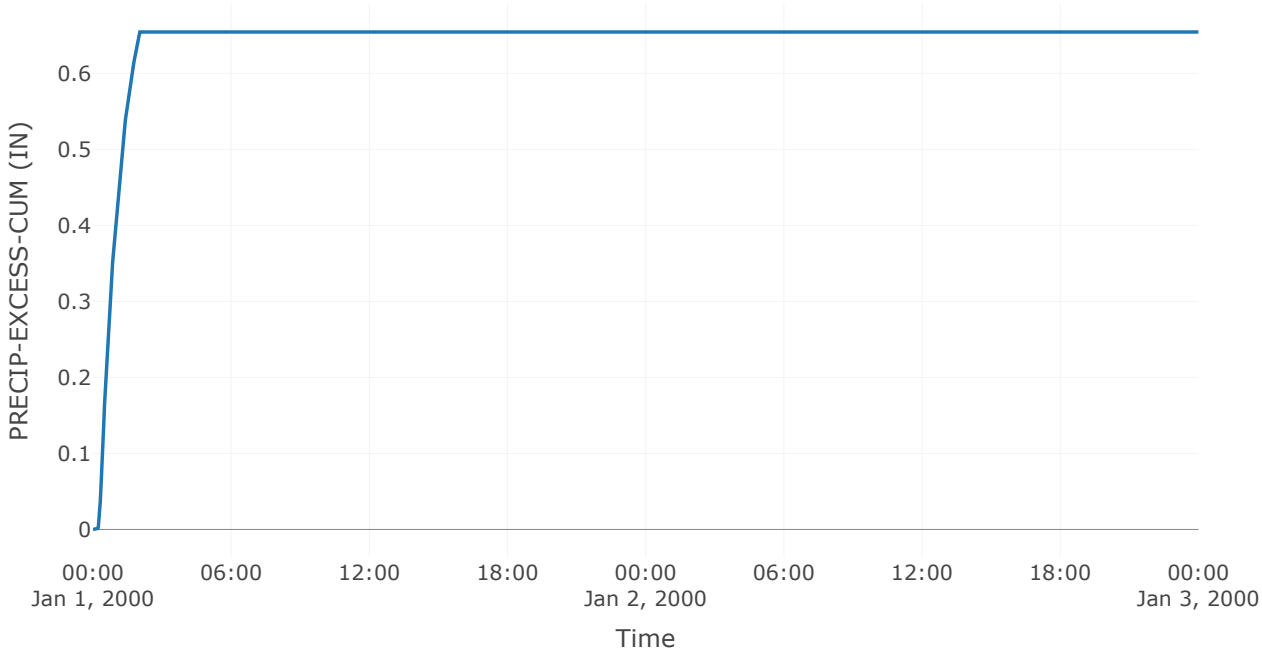
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	0.81
Time of Peak Discharge	01Jan2000, 00:45
Volume (IN)	0.65
Precipitation Volume (AC - FT)	0.21
Loss Volume (AC - FT)	0.14
Excess Volume (AC - FT)	0.07
Direct Runoff Volume (AC - FT)	0.07
Baseflow Volume (AC - FT)	0

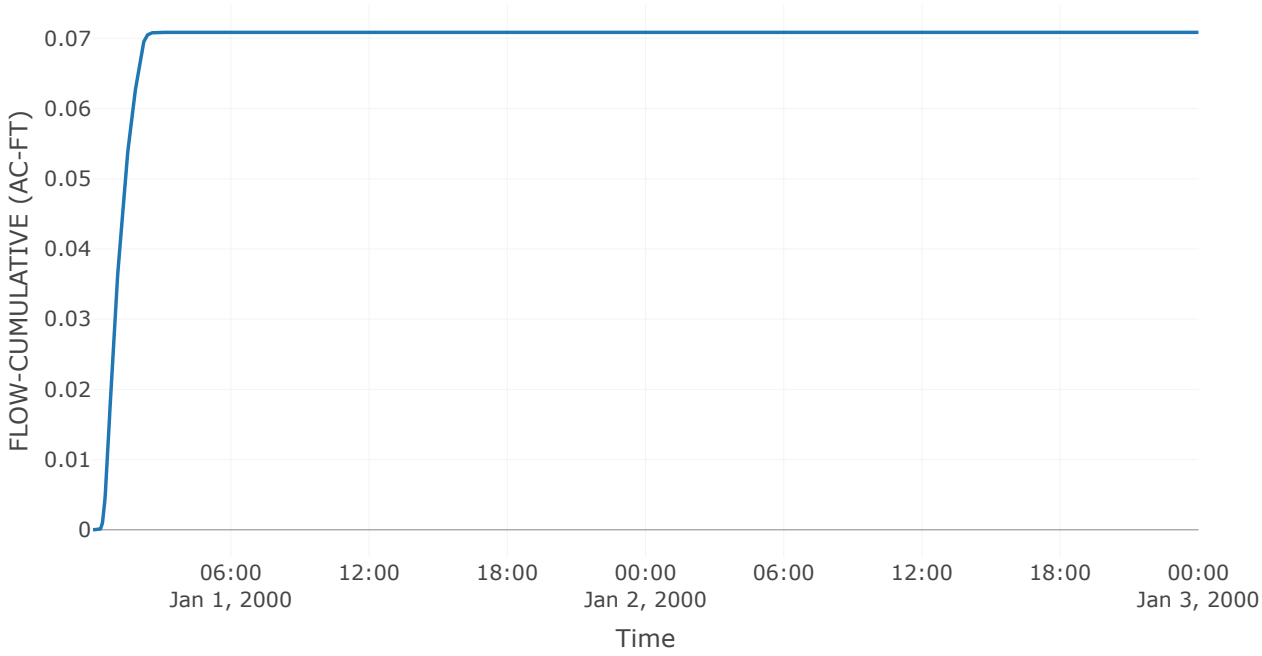
Precipitation and Outflow



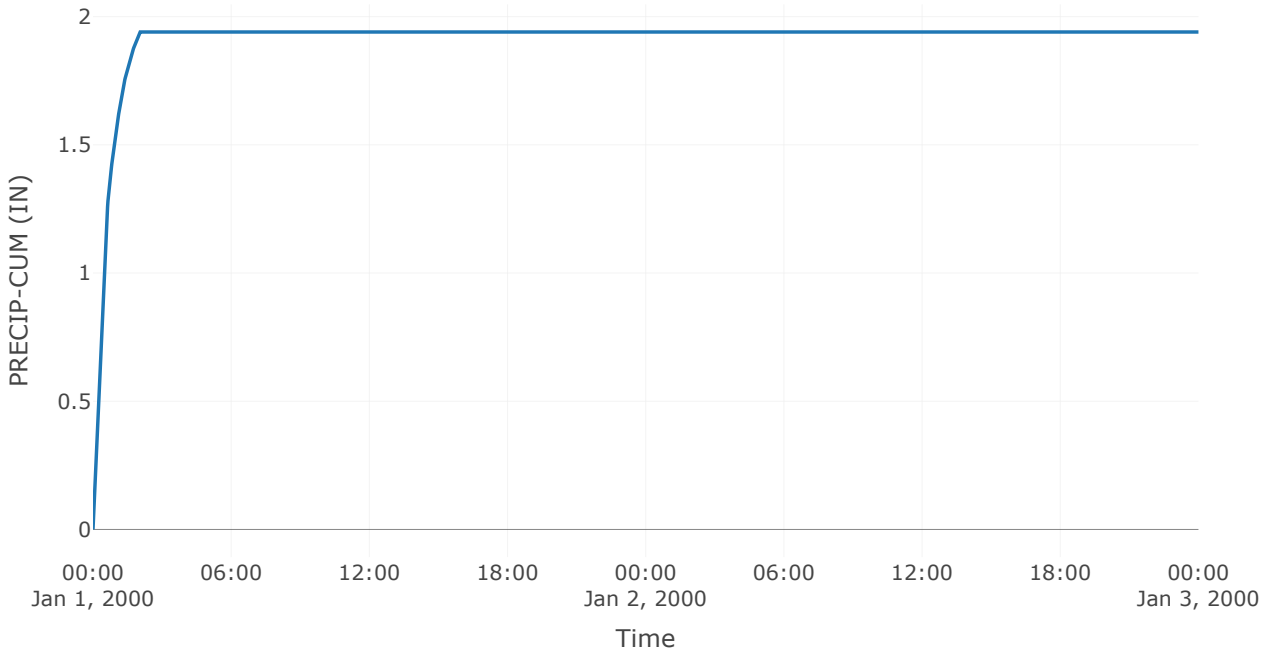
Cumulative Excess Precipitation

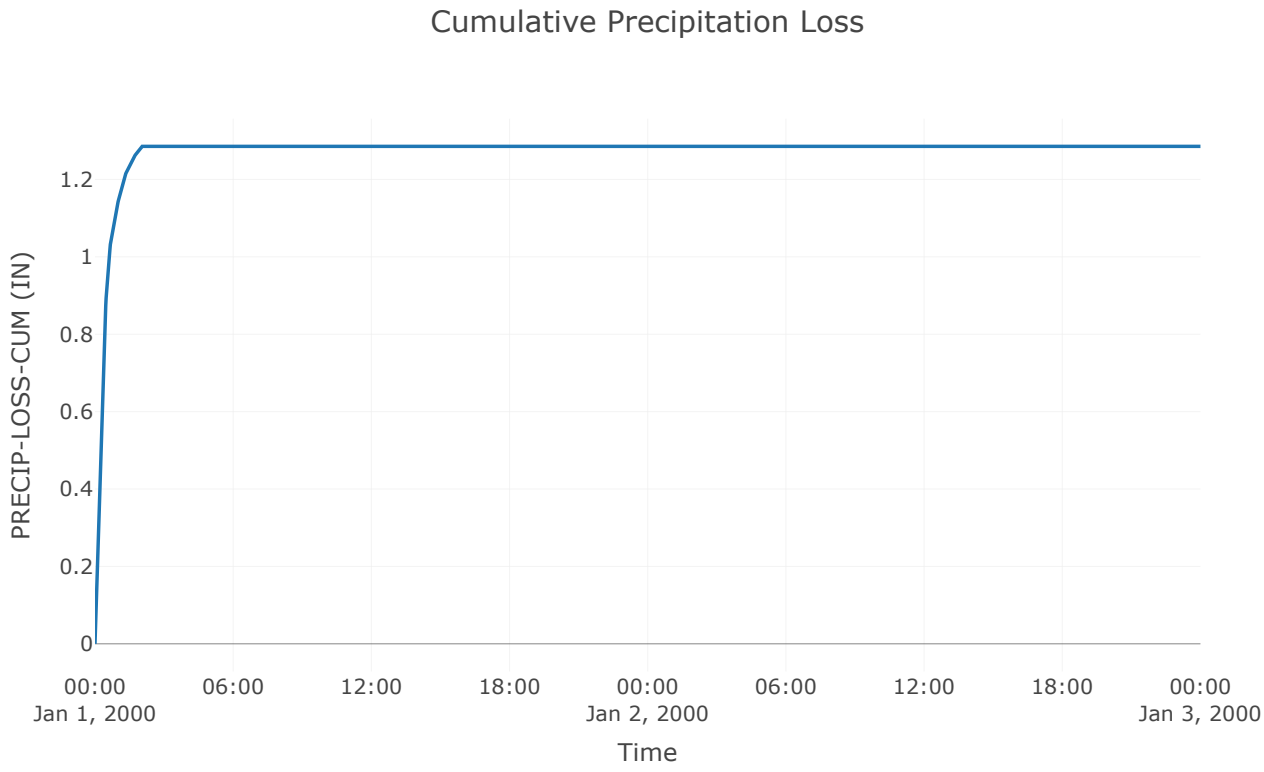


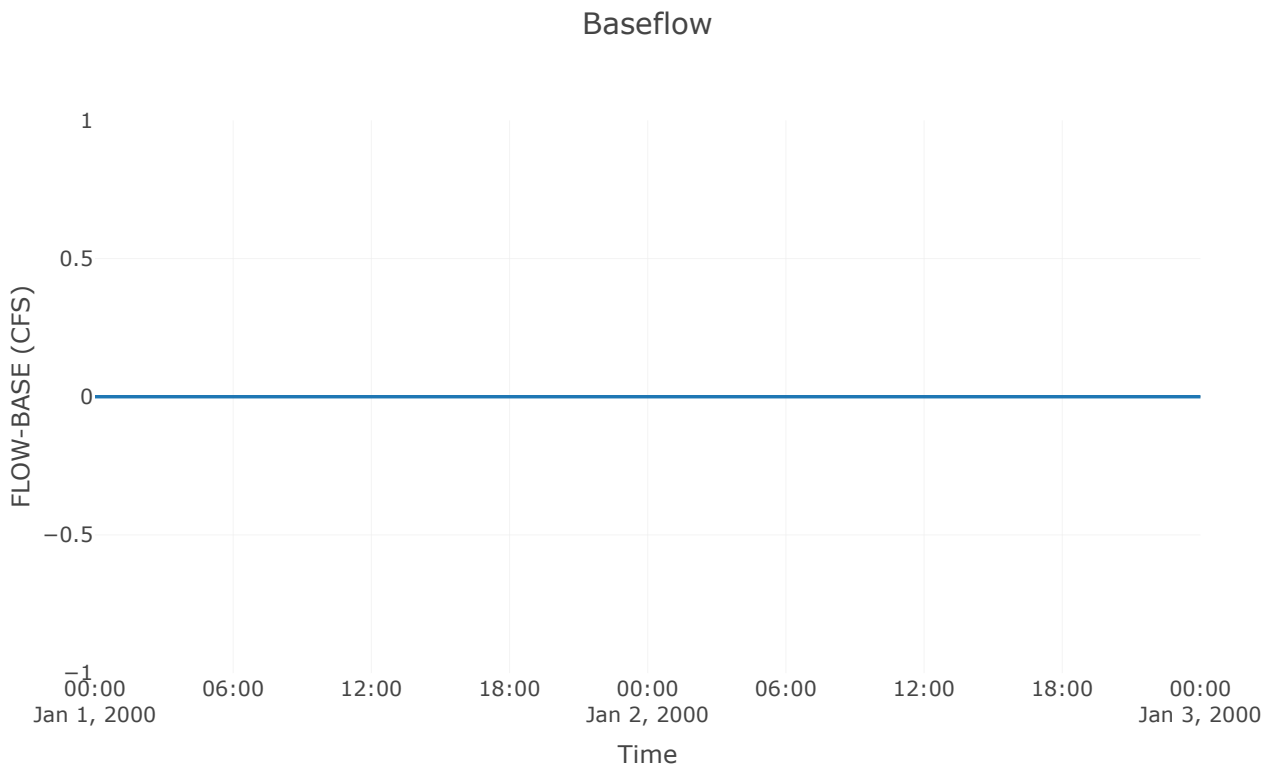
Cumulative Outflow



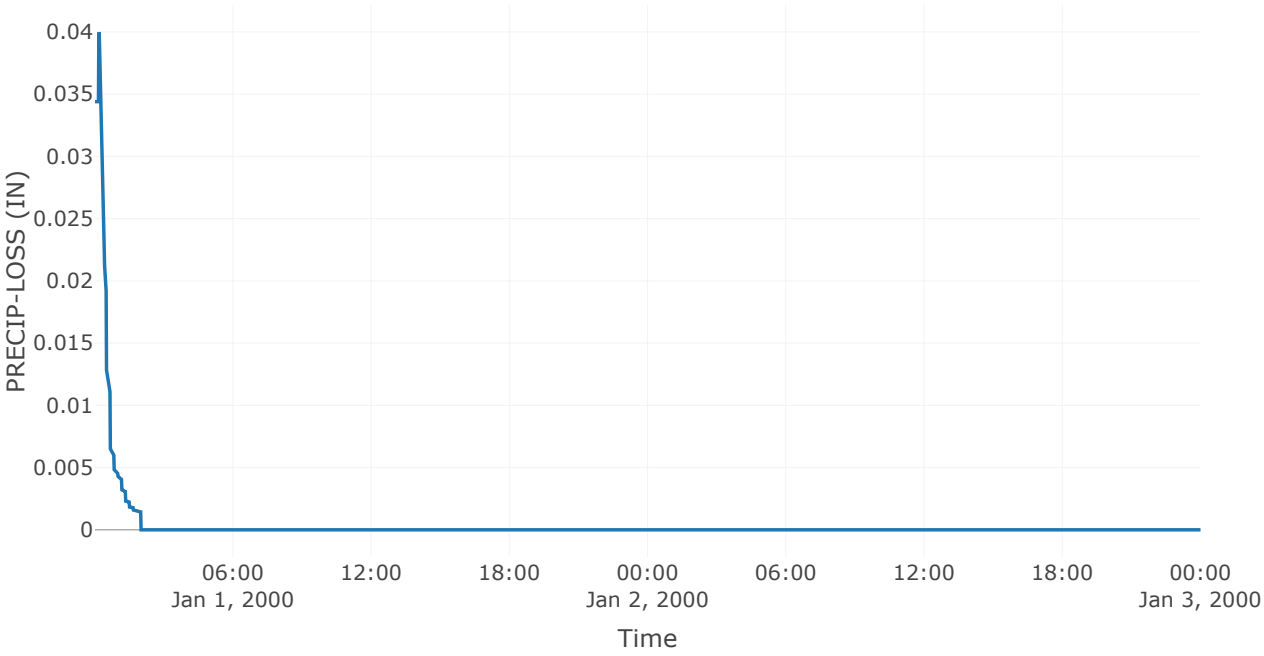
Cumulative Precipitation



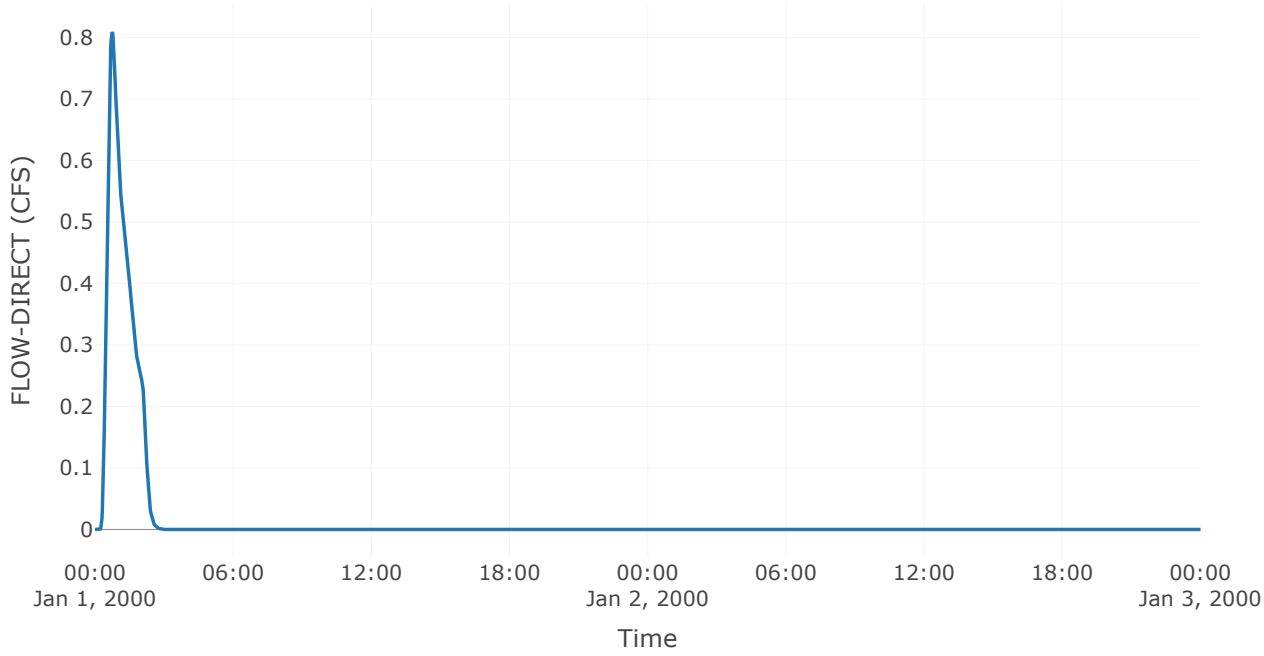

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

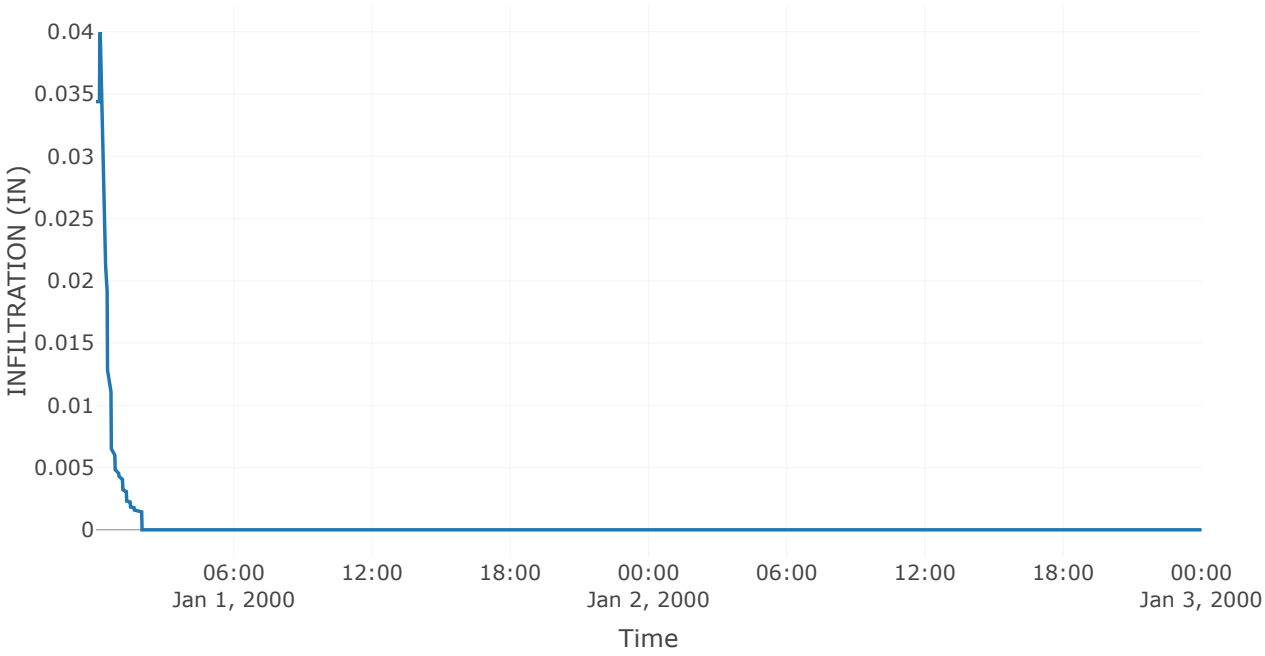

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



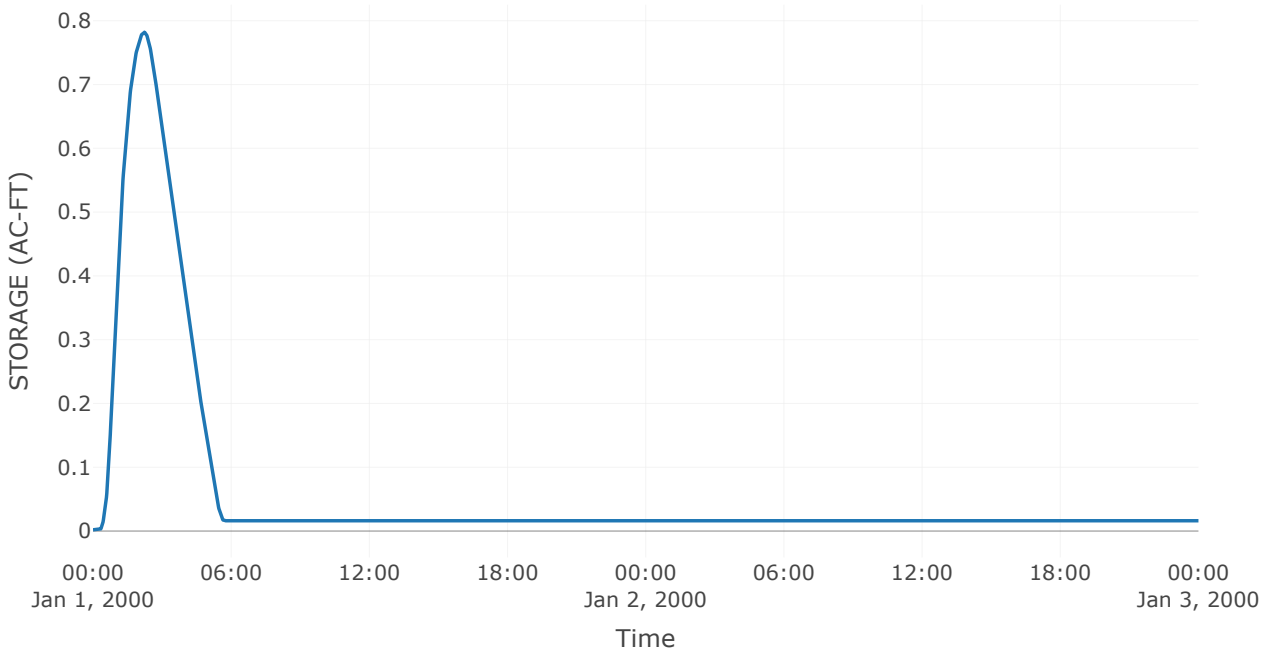

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 1

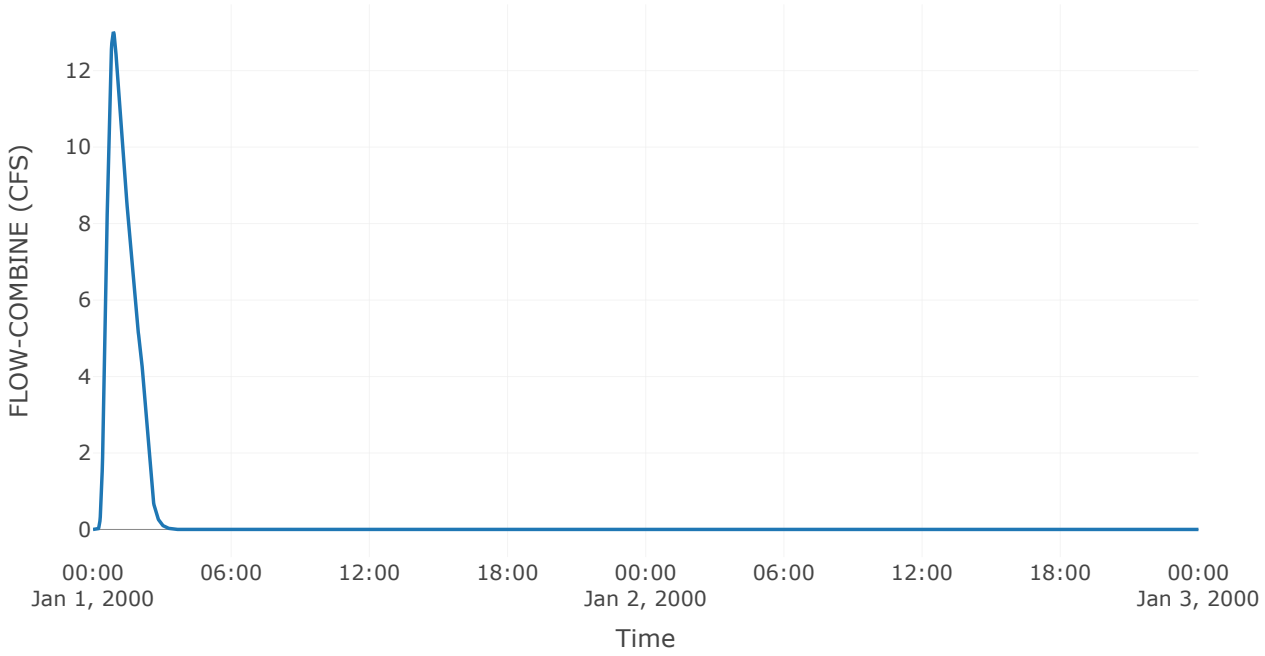
Downstream : Basin 2

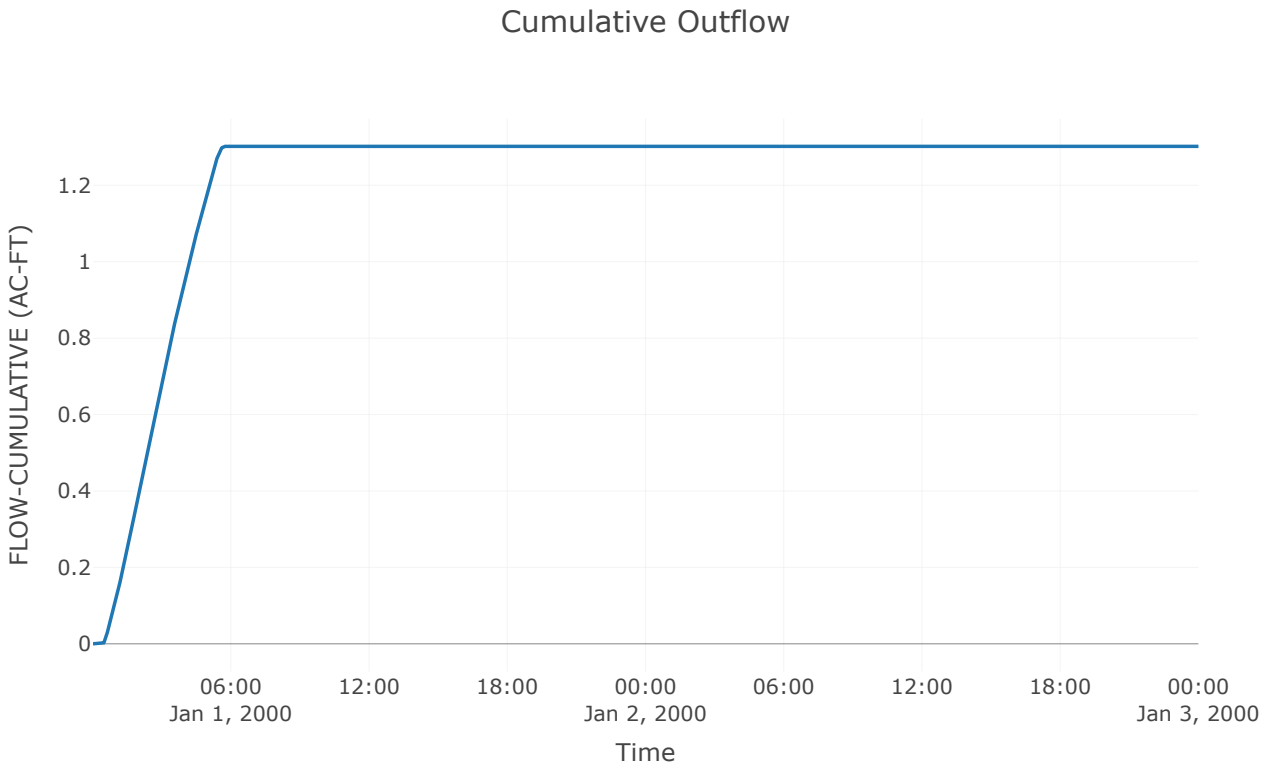
Results: Basin 1	
Peak Discharge (CFS)	3.6
Time of Peak Discharge	01Jan2000, 02:13
Volume (IN)	0.77
Peak Inflow (CFS)	13.01
Time of Peak Inflow	01Jan2000, 00:53
Inflow Volume (AC - FT)	1.32
Maximum Storage (AC - FT)	0.78
Peak Elevation (FT)	695.44
Discharge Volume (AC - FT)	1.3

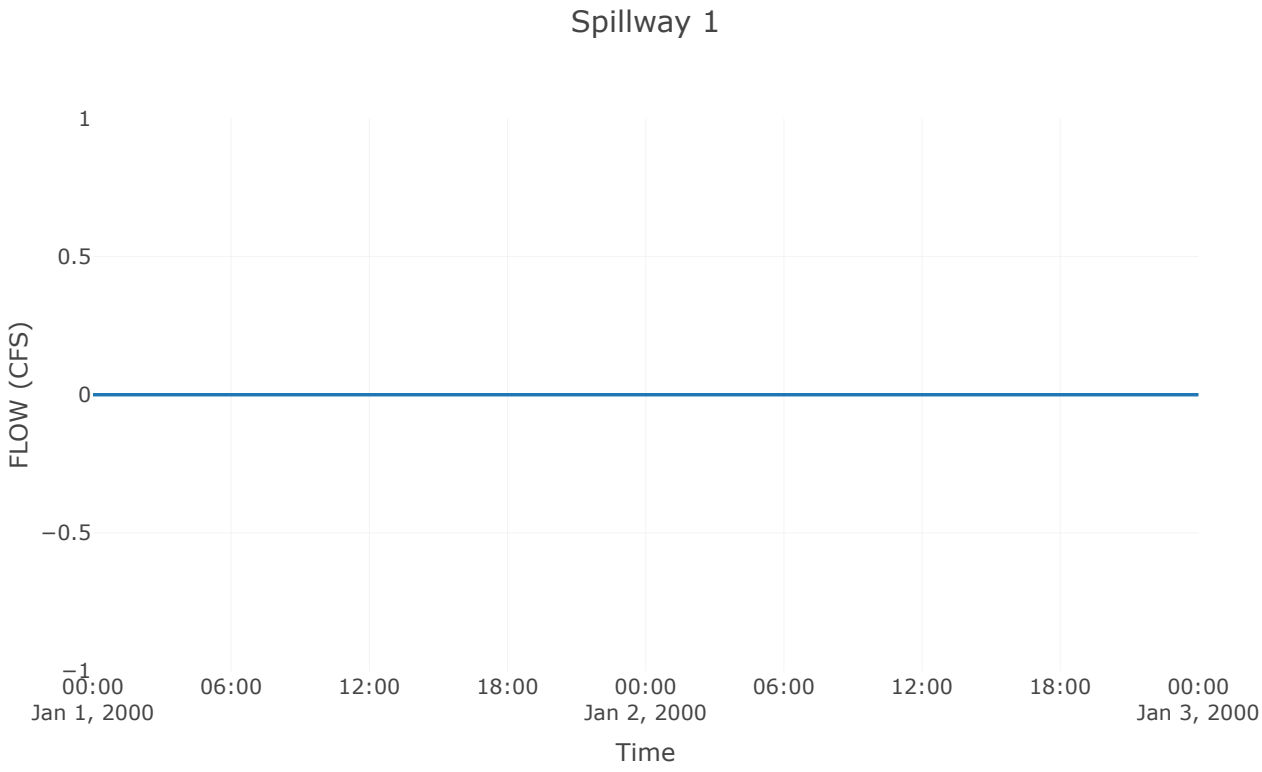
Storage



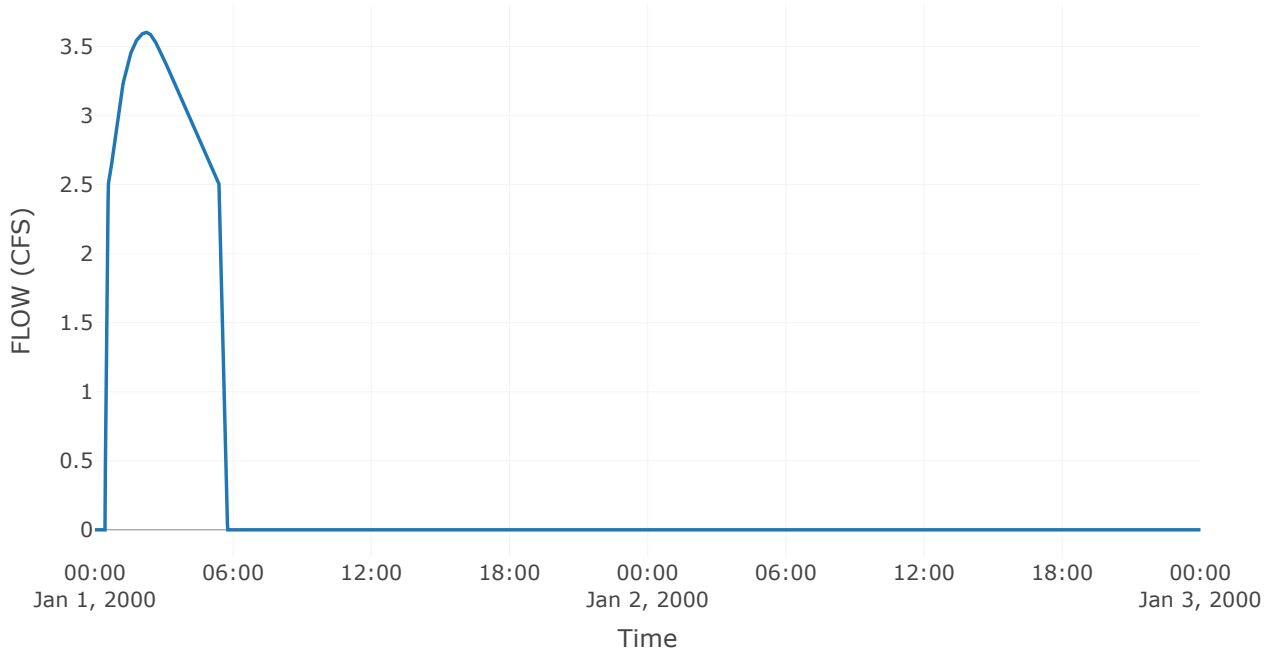
Combined Inflow



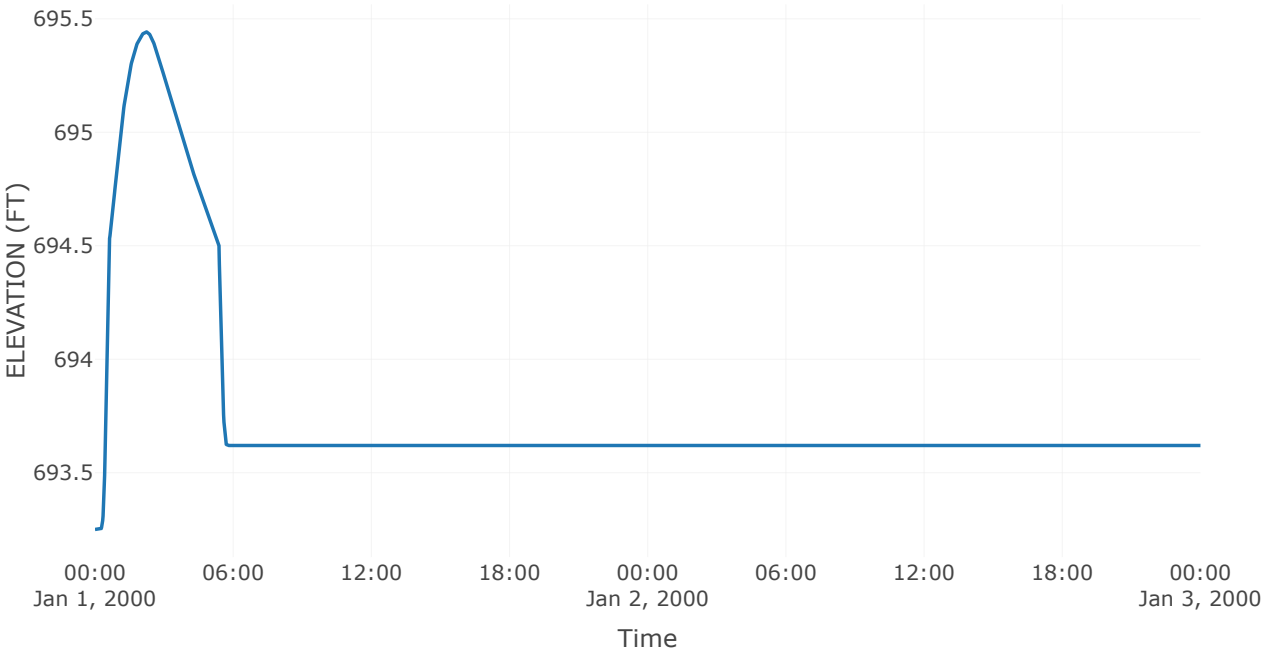

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1.2
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

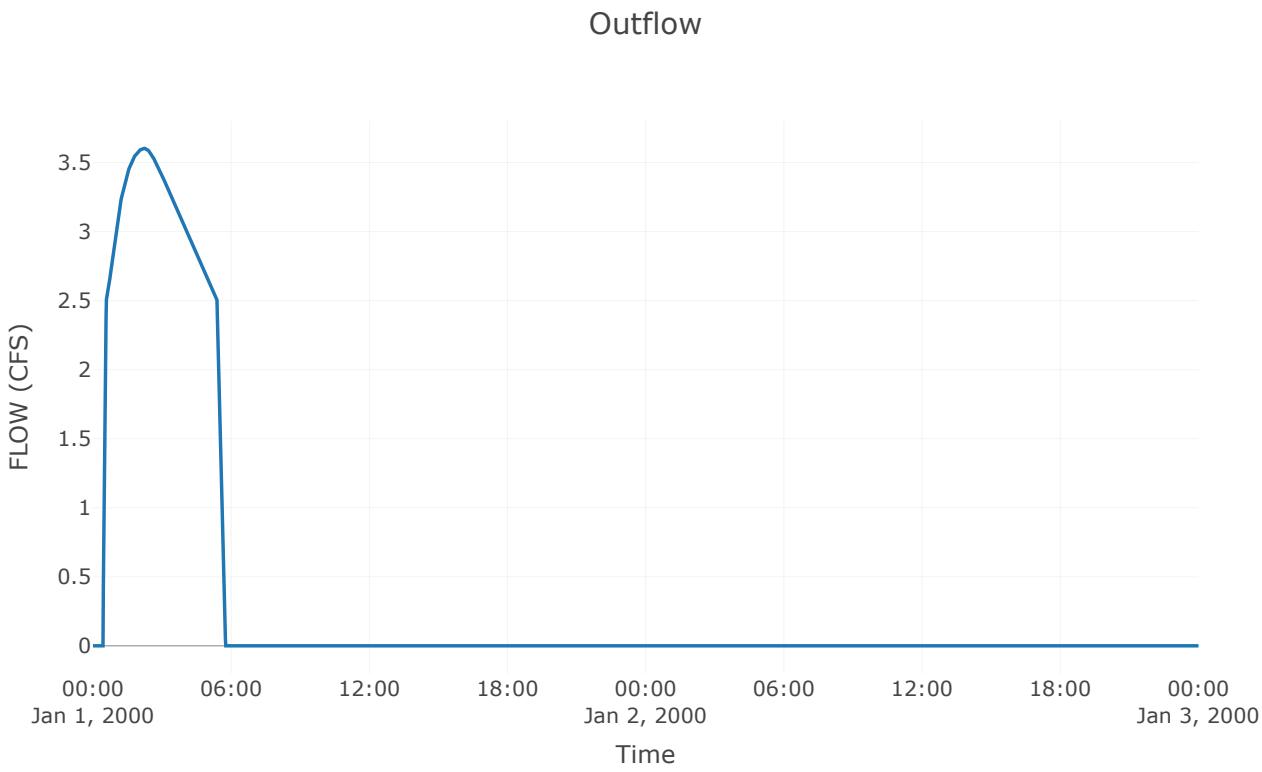

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

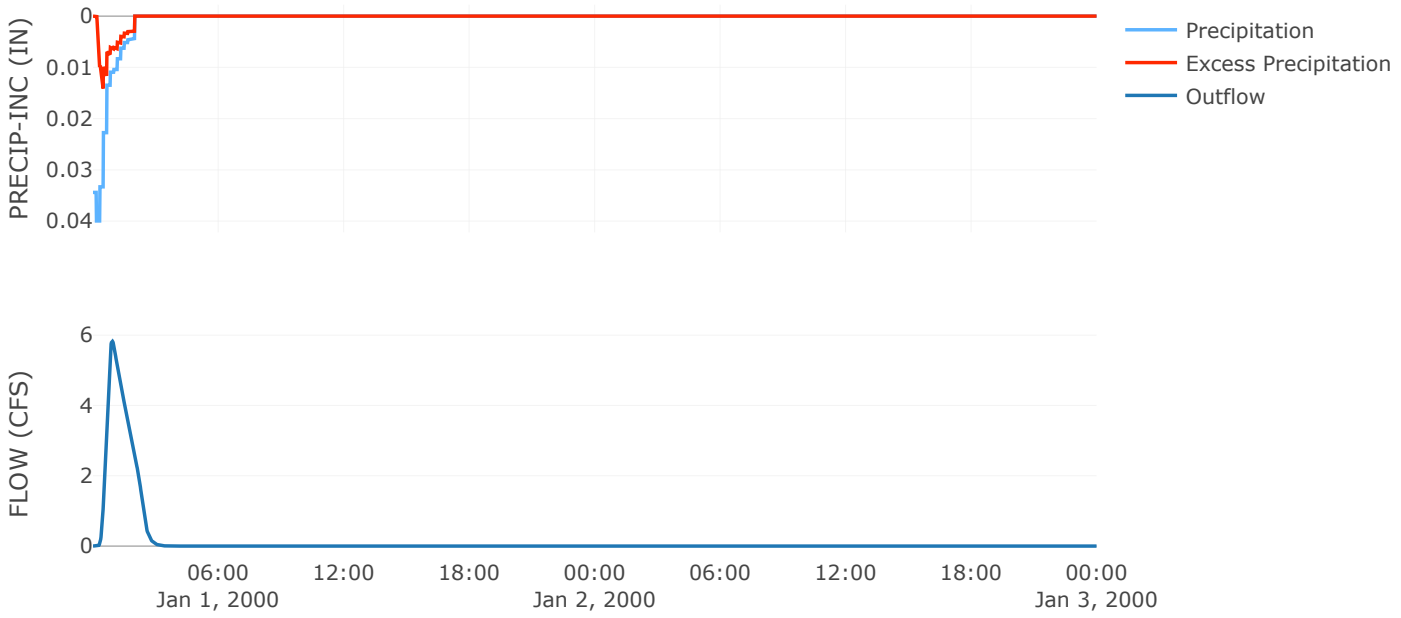
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

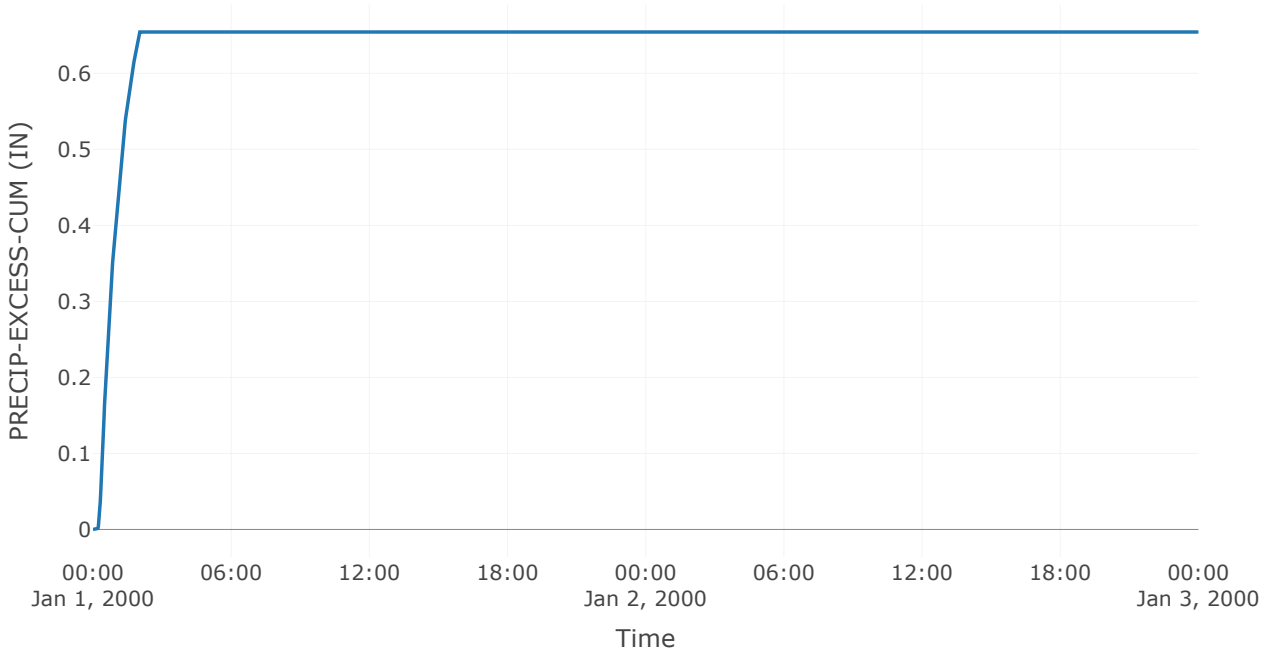
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

Results: On-Site Trib 2	
Peak Discharge (CFS)	5.83
Time of Peak Discharge	01Jan2000, 00:55
Volume (IN)	0.65
Precipitation Volume (AC - FT)	1.78
Loss Volume (AC - FT)	1.18
Excess Volume (AC - FT)	0.6
Direct Runoff Volume (AC - FT)	0.6
Baseflow Volume (AC - FT)	0

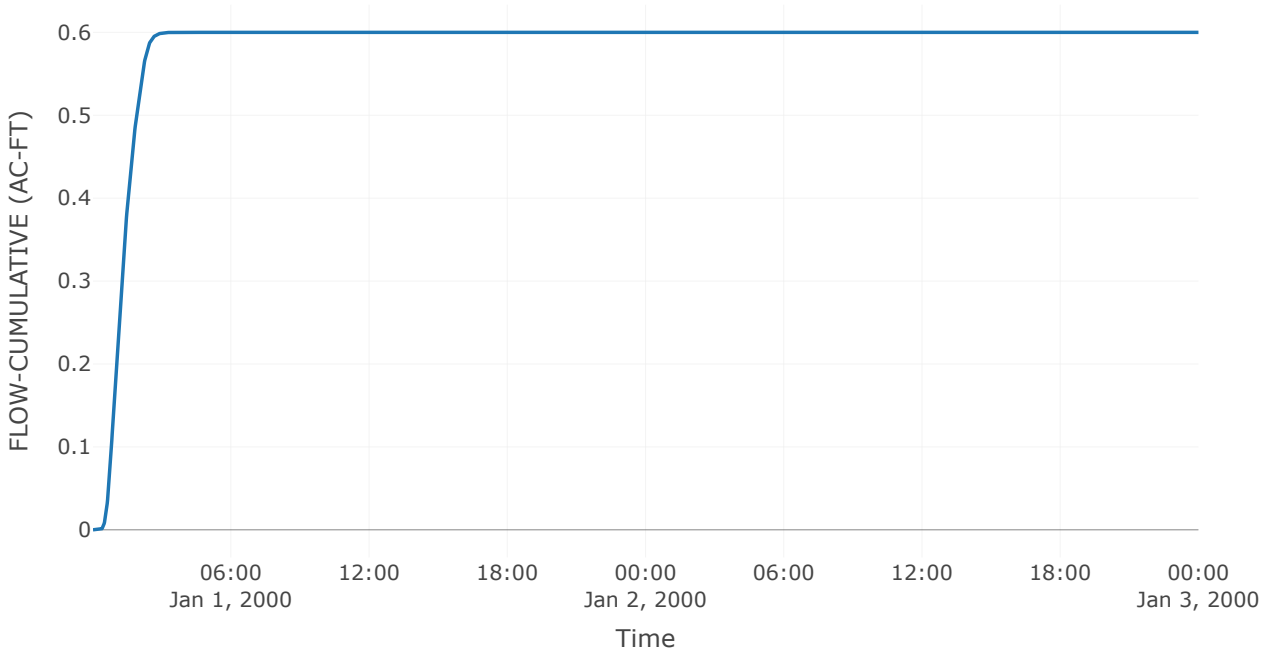
Precipitation and Outflow



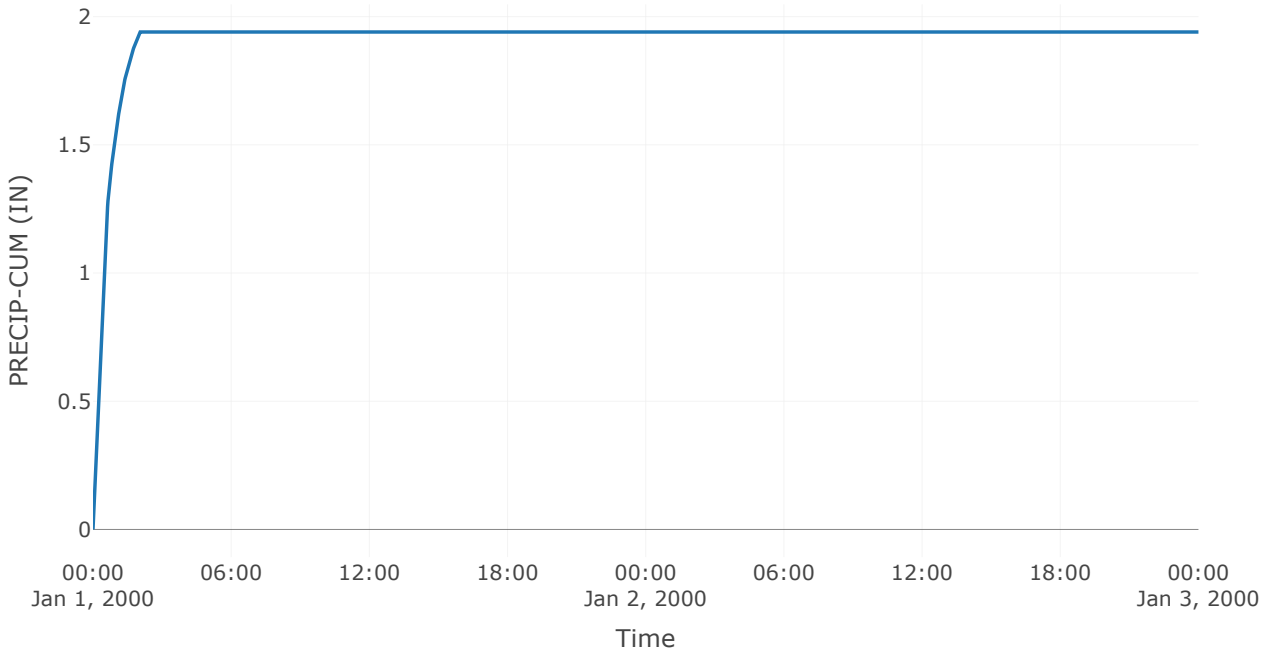
Cumulative Excess Precipitation

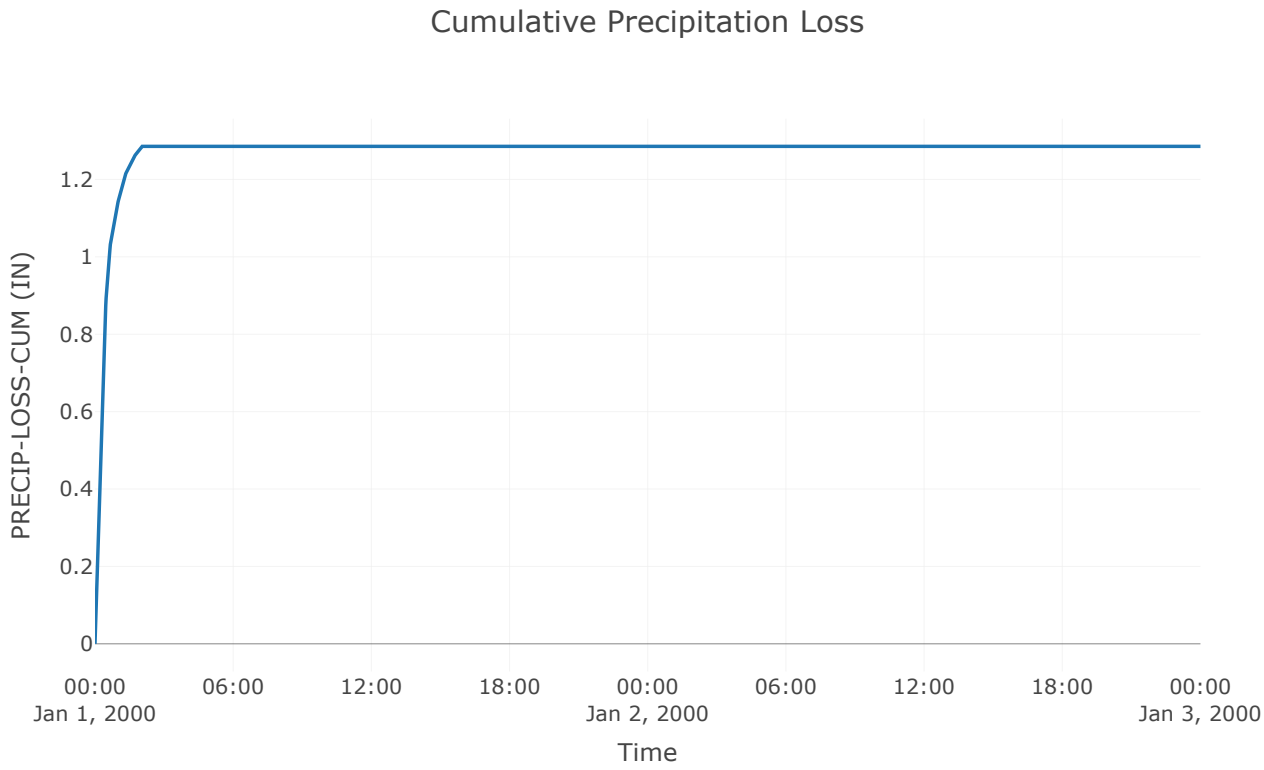


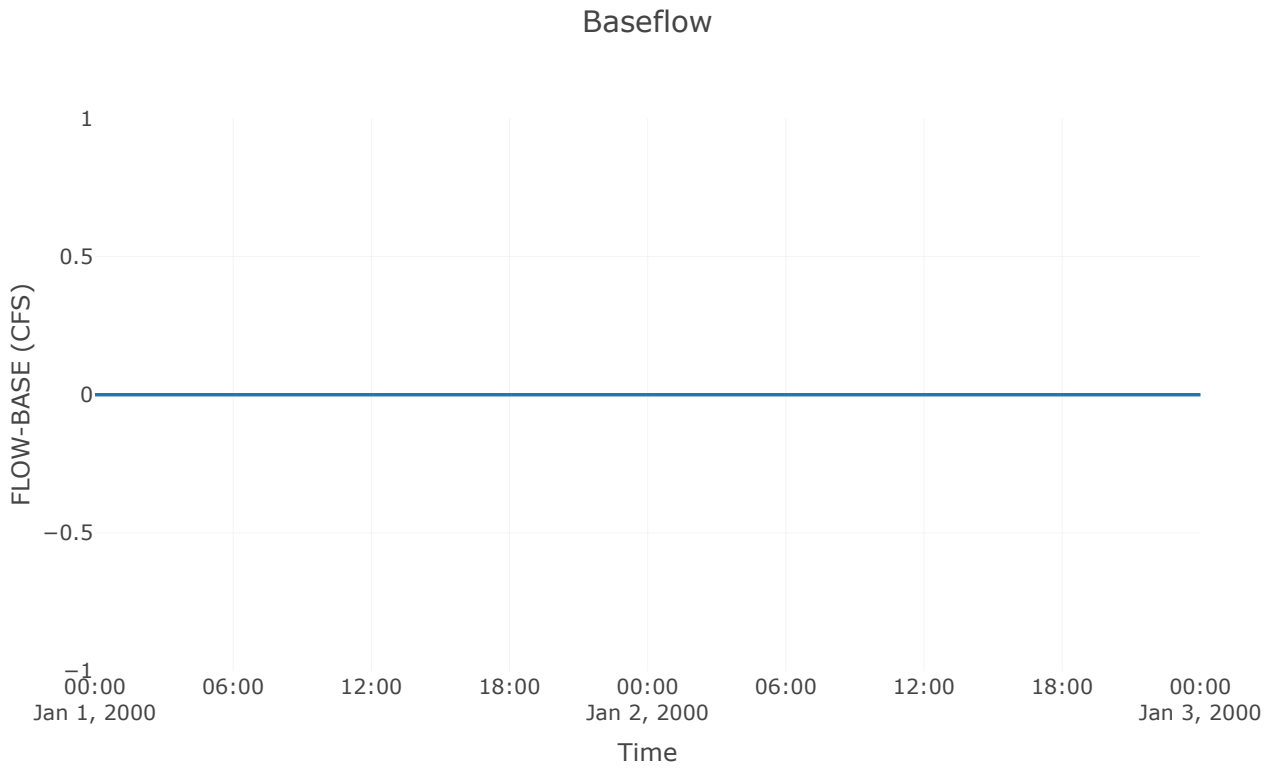
Cumulative Outflow



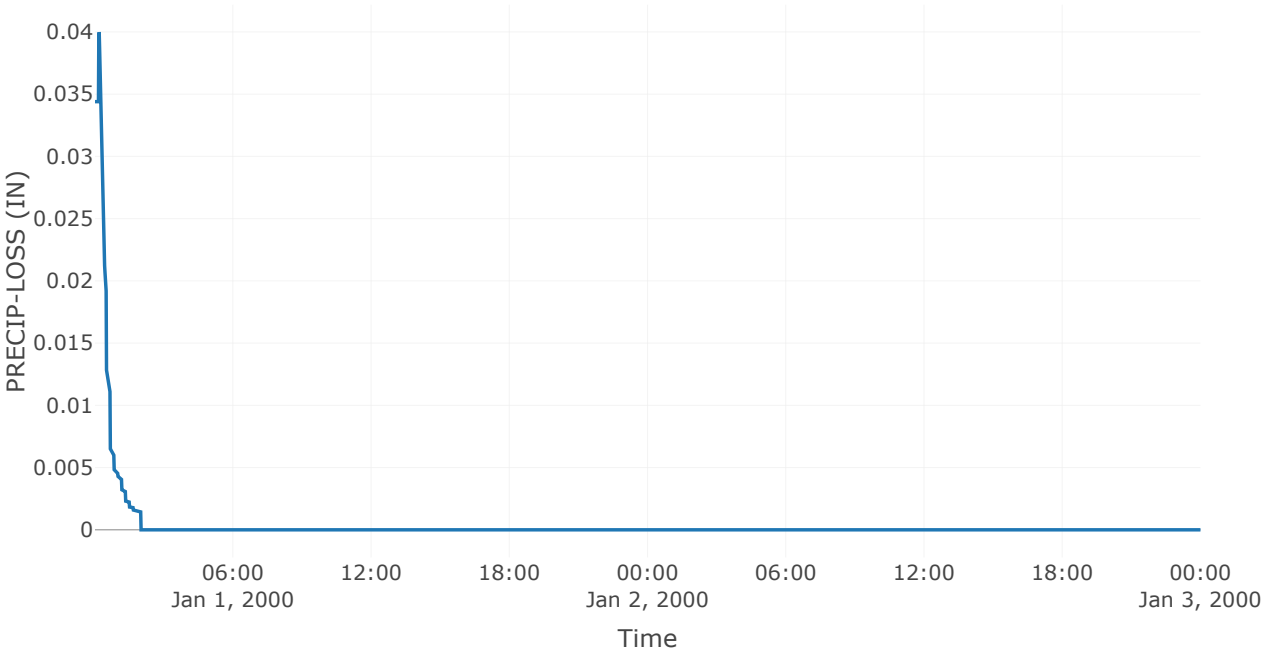
Cumulative Precipitation



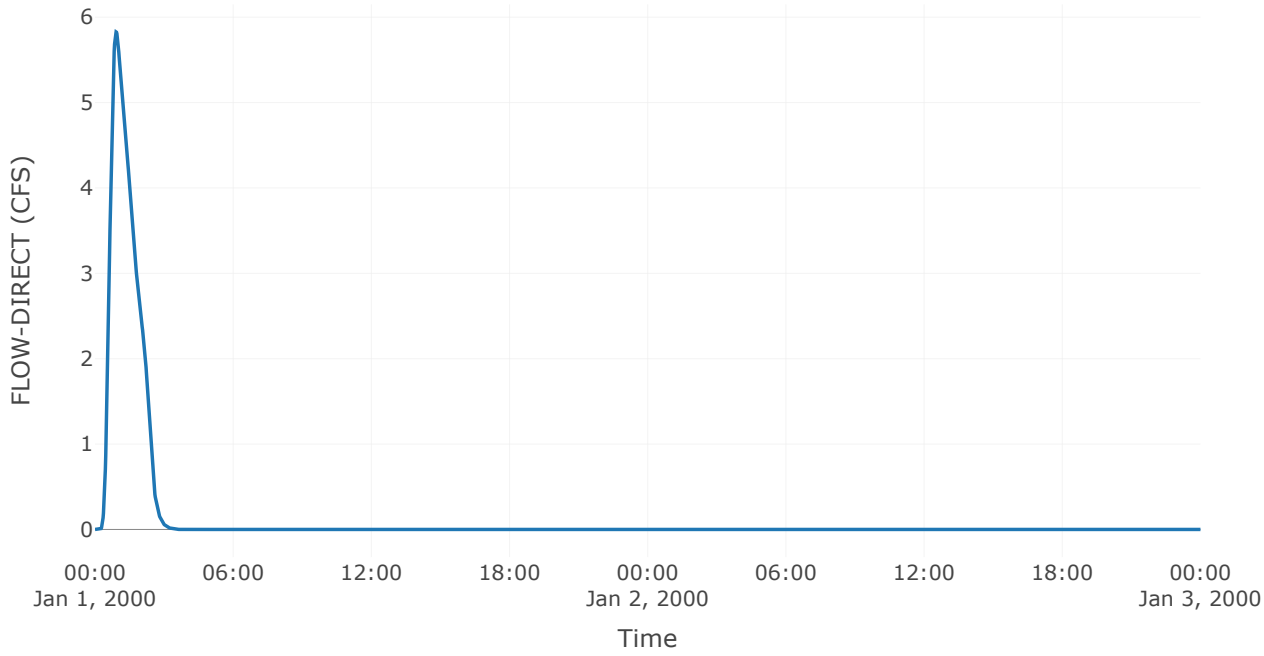

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

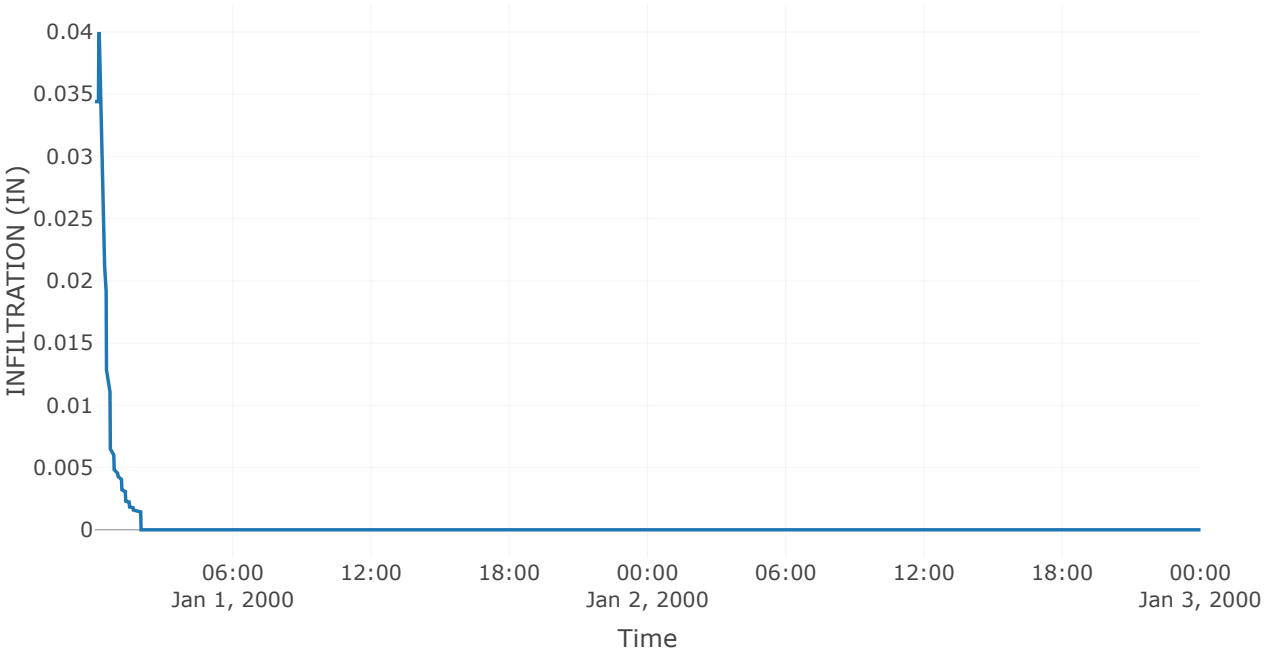

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

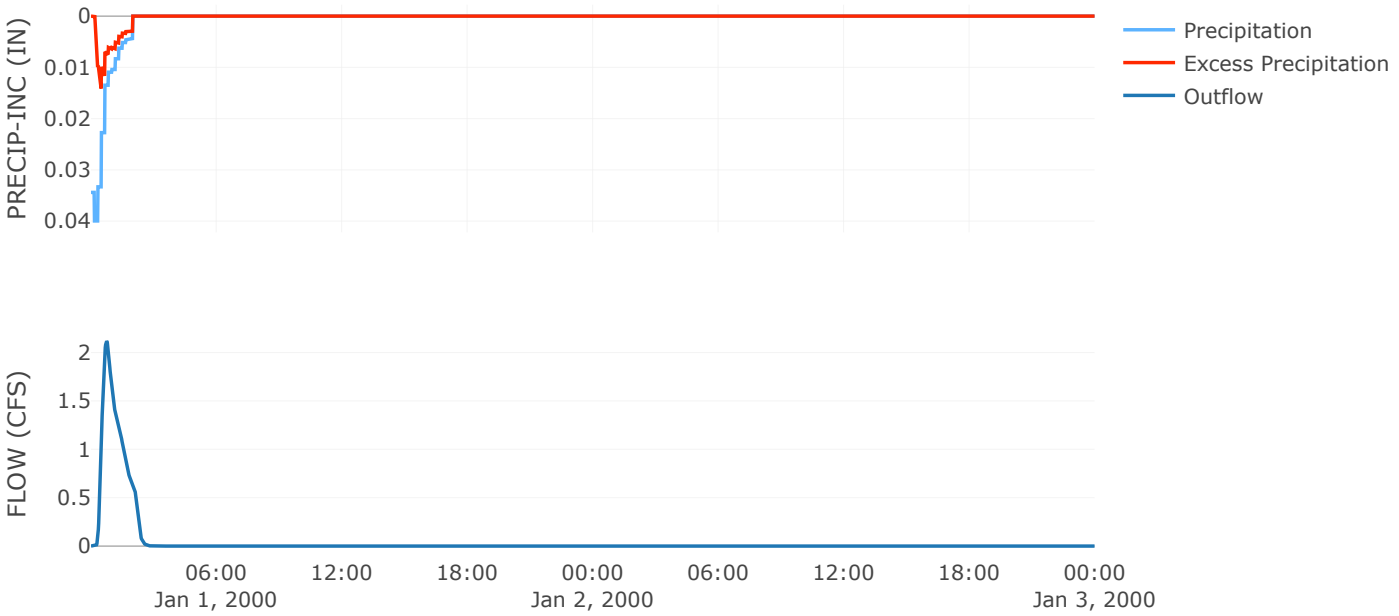
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

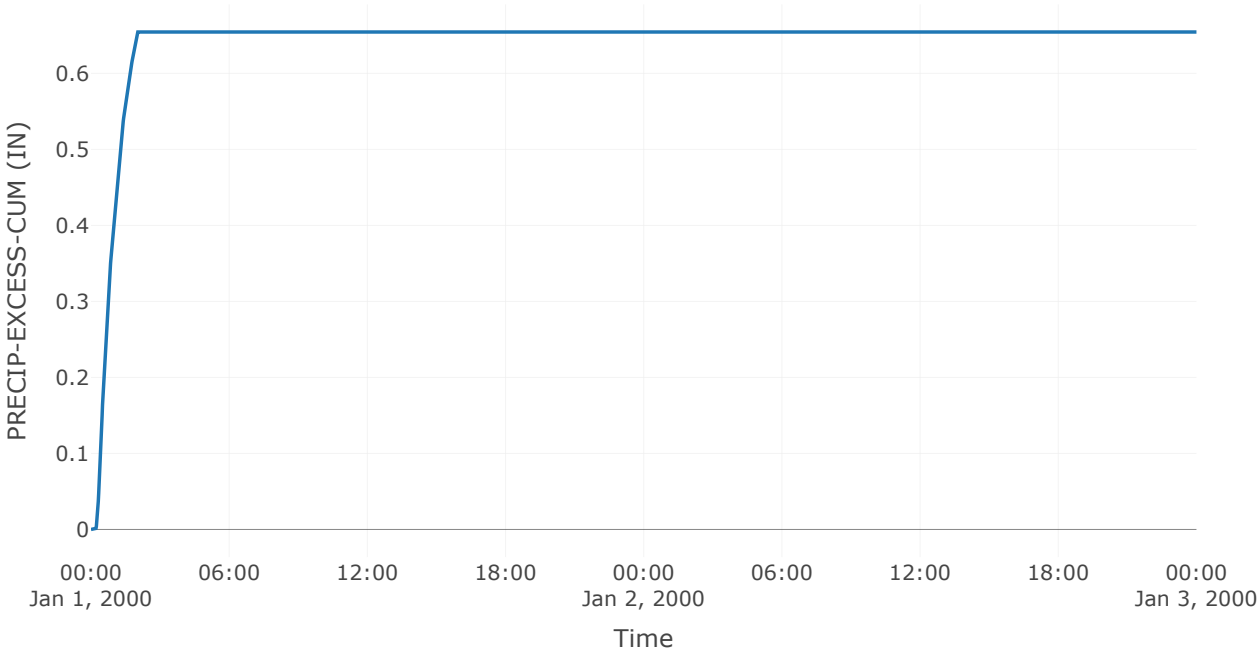
Transform: Scs	
Lag	12
Unitgraph Type	Standard

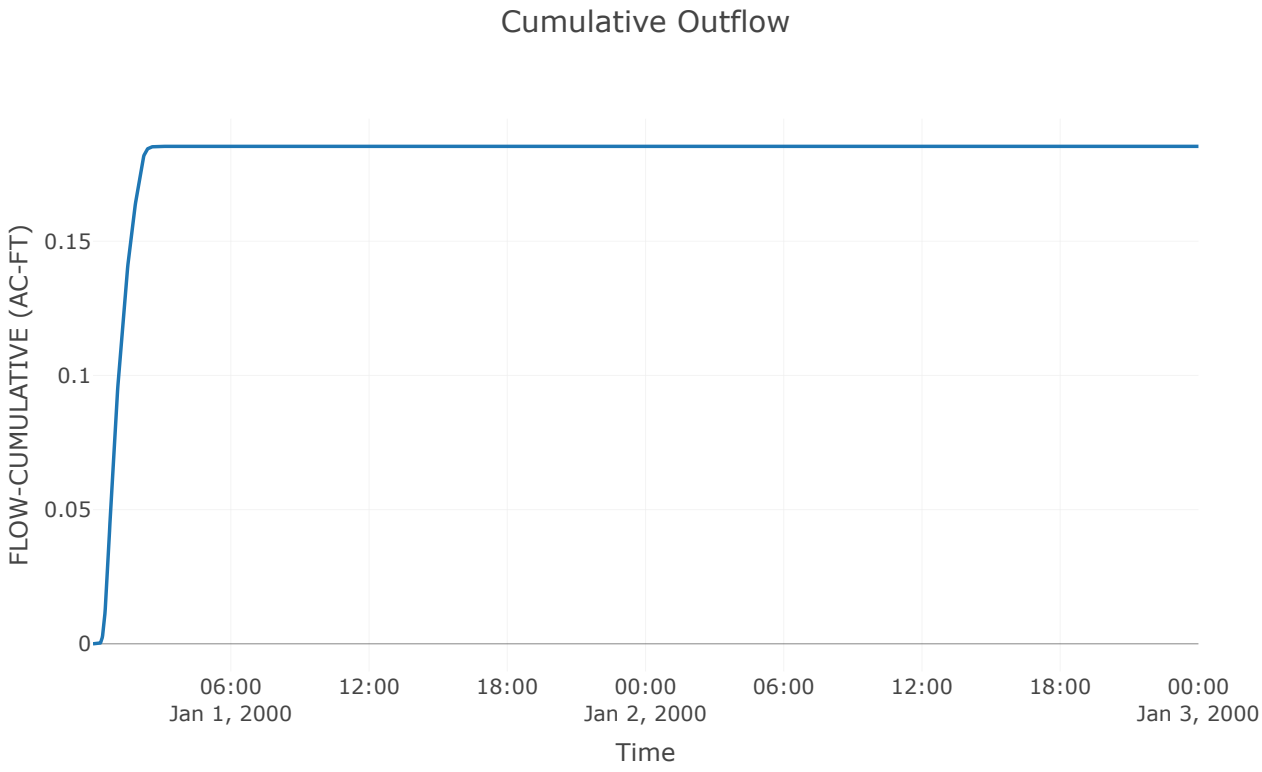
Results: Off-Site Trib2	
Peak Discharge (CFS)	2.12
Time of Peak Discharge	01Jan2000, 00:45
Volume (IN)	0.65
Precipitation Volume (AC - FT)	0.55
Loss Volume (AC - FT)	0.36
Excess Volume (AC - FT)	0.19
Direct Runoff Volume (AC - FT)	0.19
Baseflow Volume (AC - FT)	0

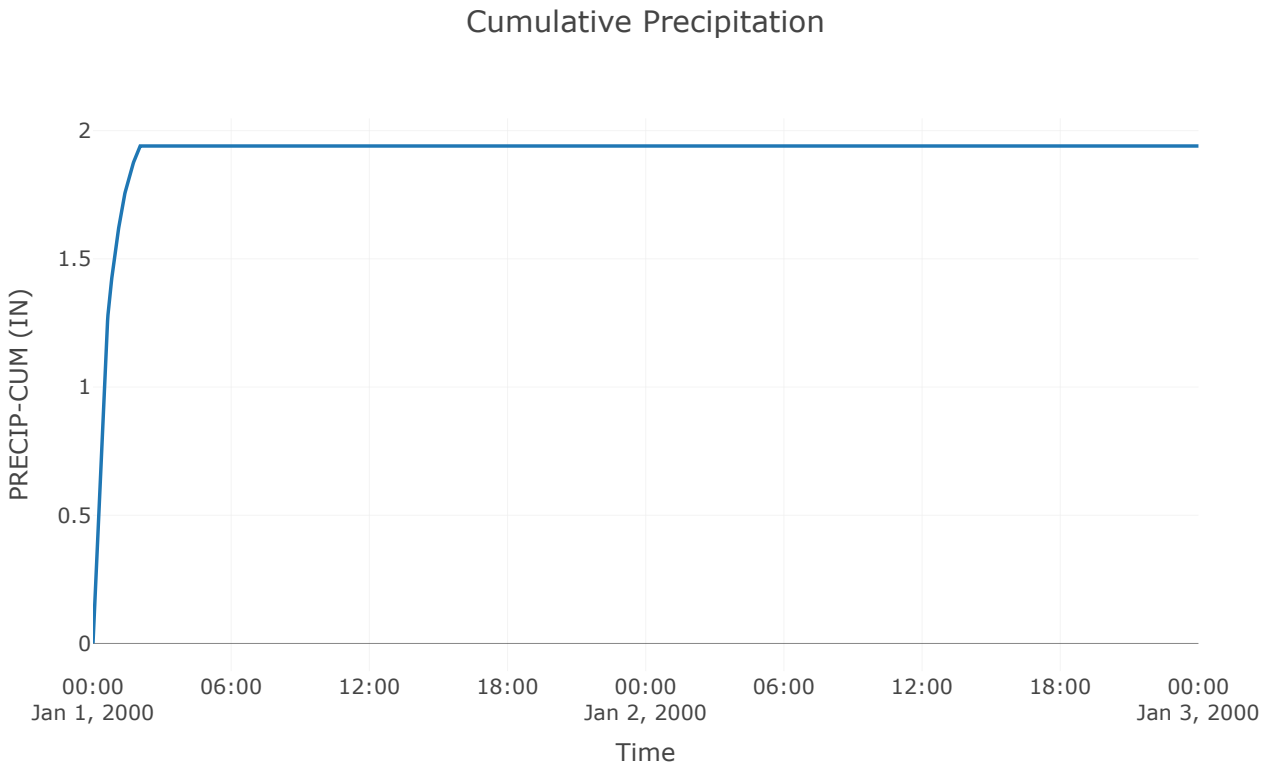
Precipitation and Outflow

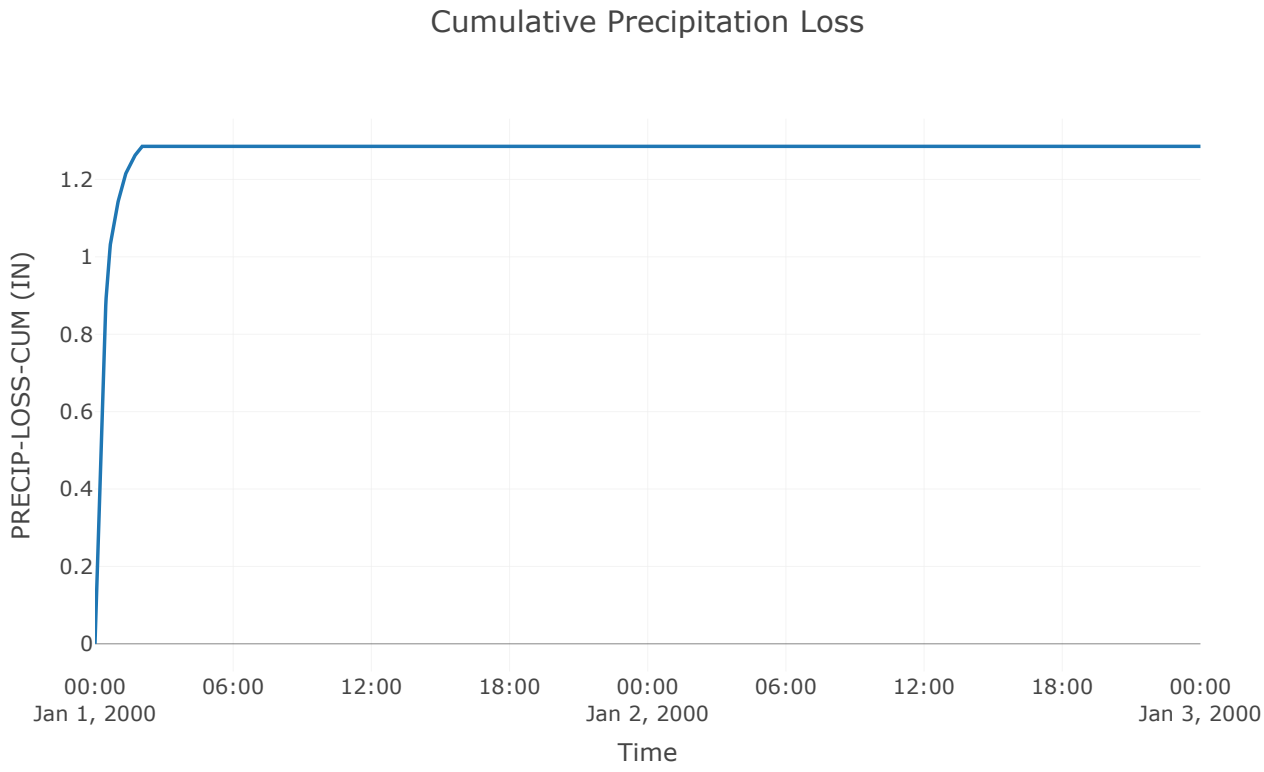


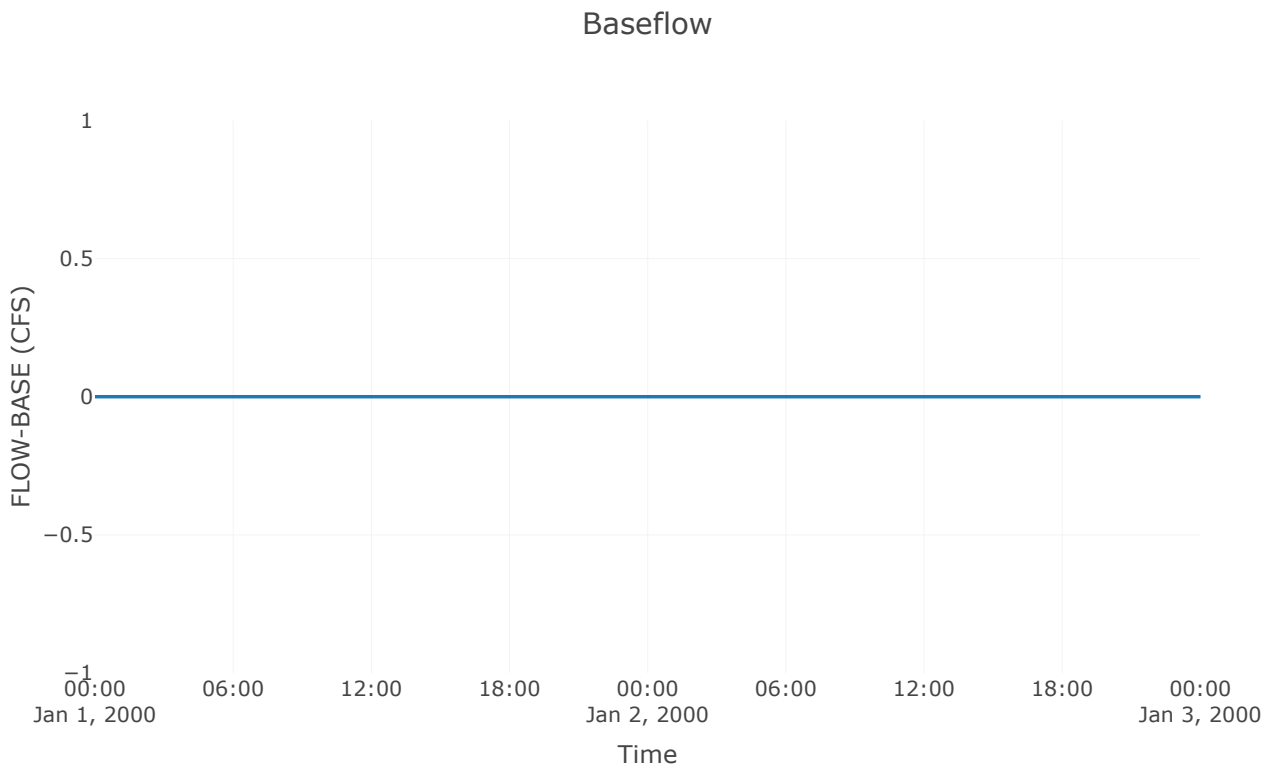
Cumulative Excess Precipitation



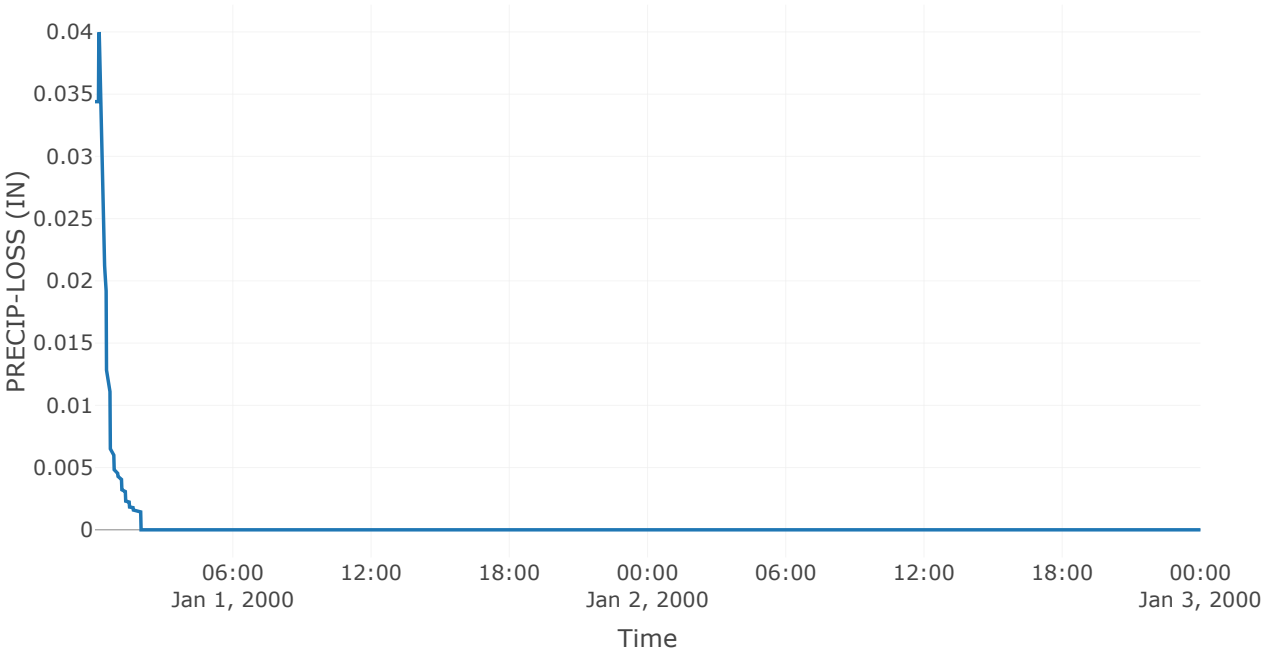

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.15
0.1
0.05
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

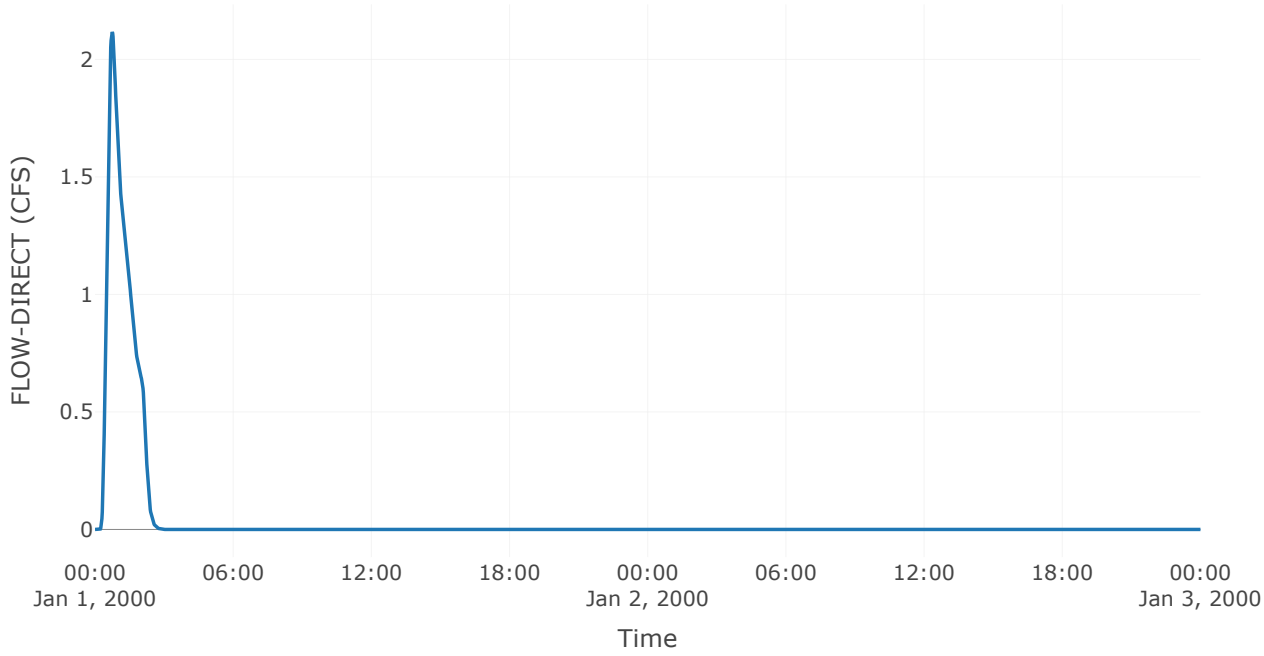

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

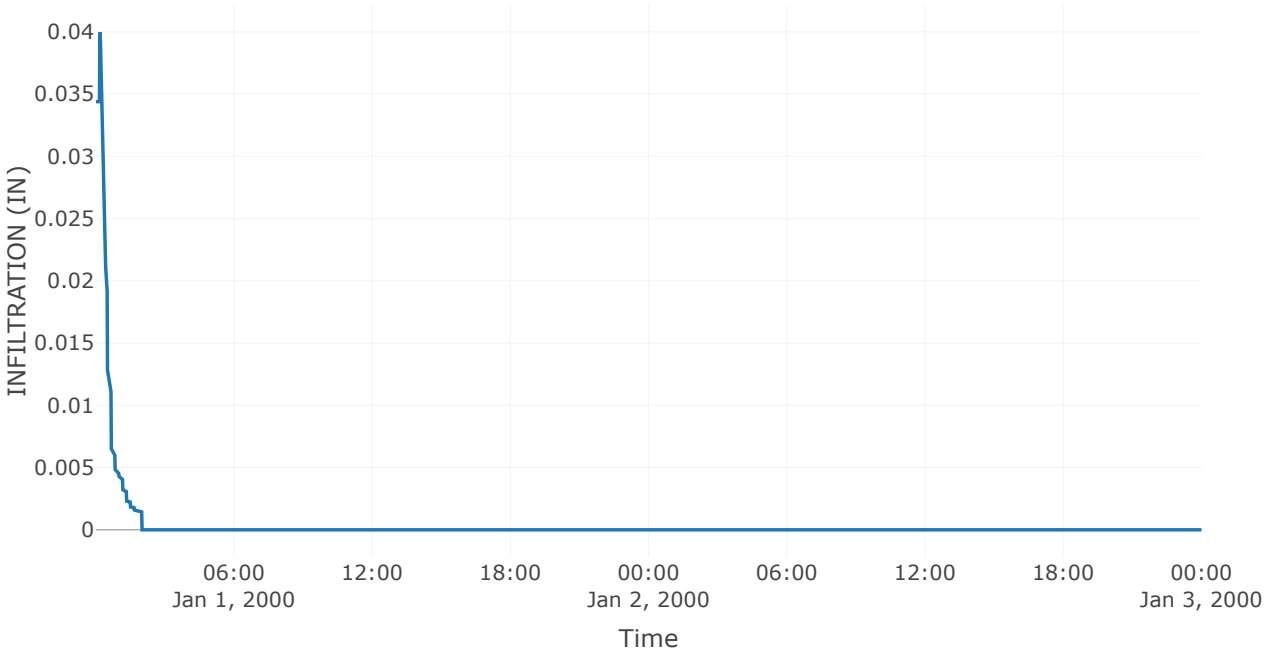

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



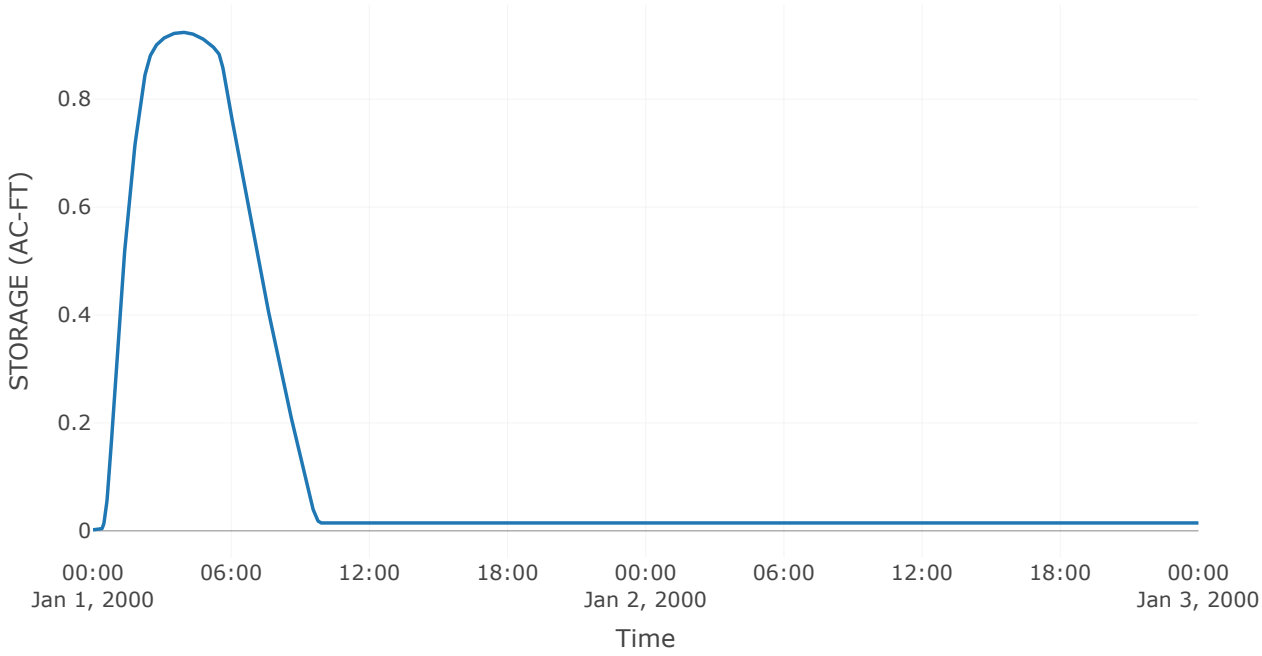

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

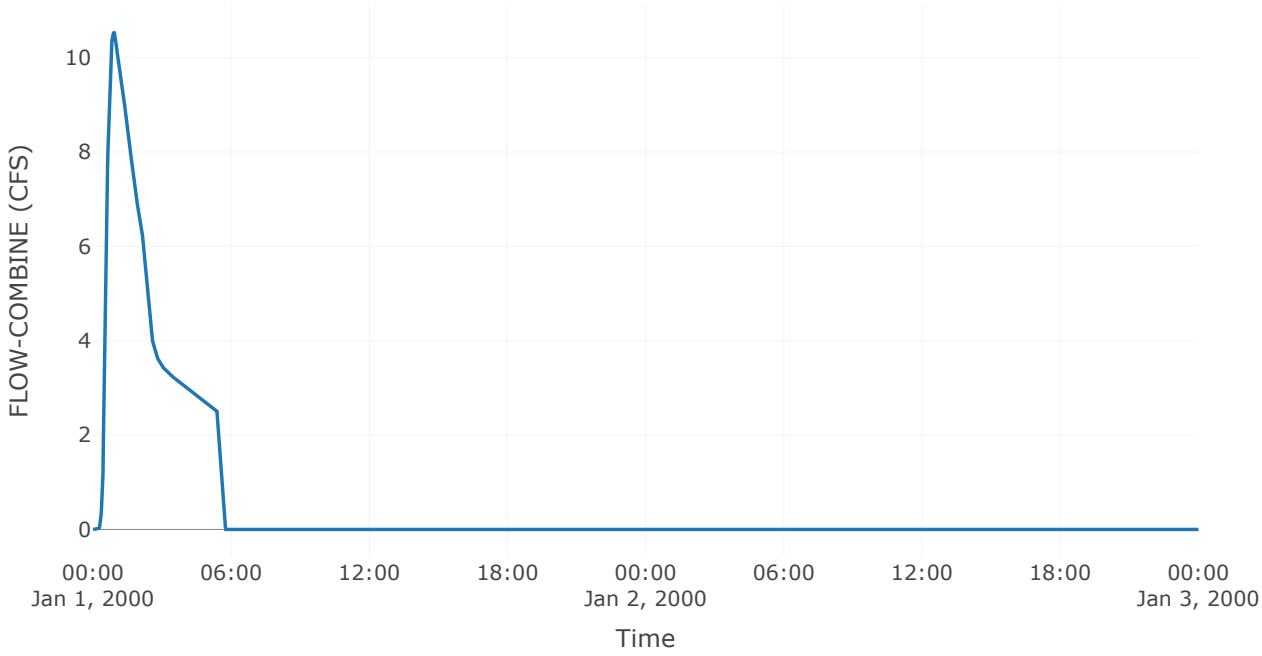
Downstream : Basin 3

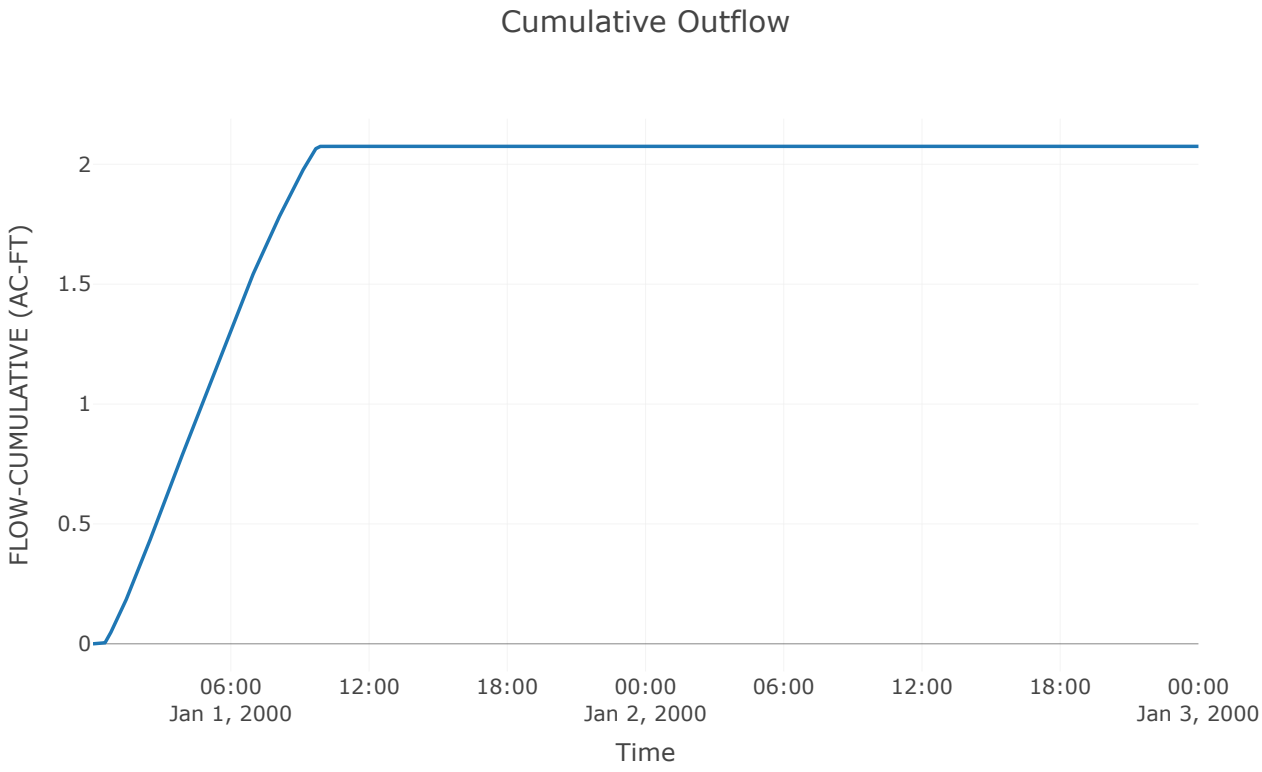
Results: Basin 2	
Peak Discharge (CFS)	3.07
Time of Peak Discharge	01Jan2000, 03:53
Volume (IN)	0.72
Peak Inflow (CFS)	10.55
Time of Peak Inflow	01Jan2000, 00:54
Inflow Volume (AC - FT)	2.09
Maximum Storage (AC - FT)	0.92
Peak Elevation (FT)	692.6
Discharge Volume (AC - FT)	2.07

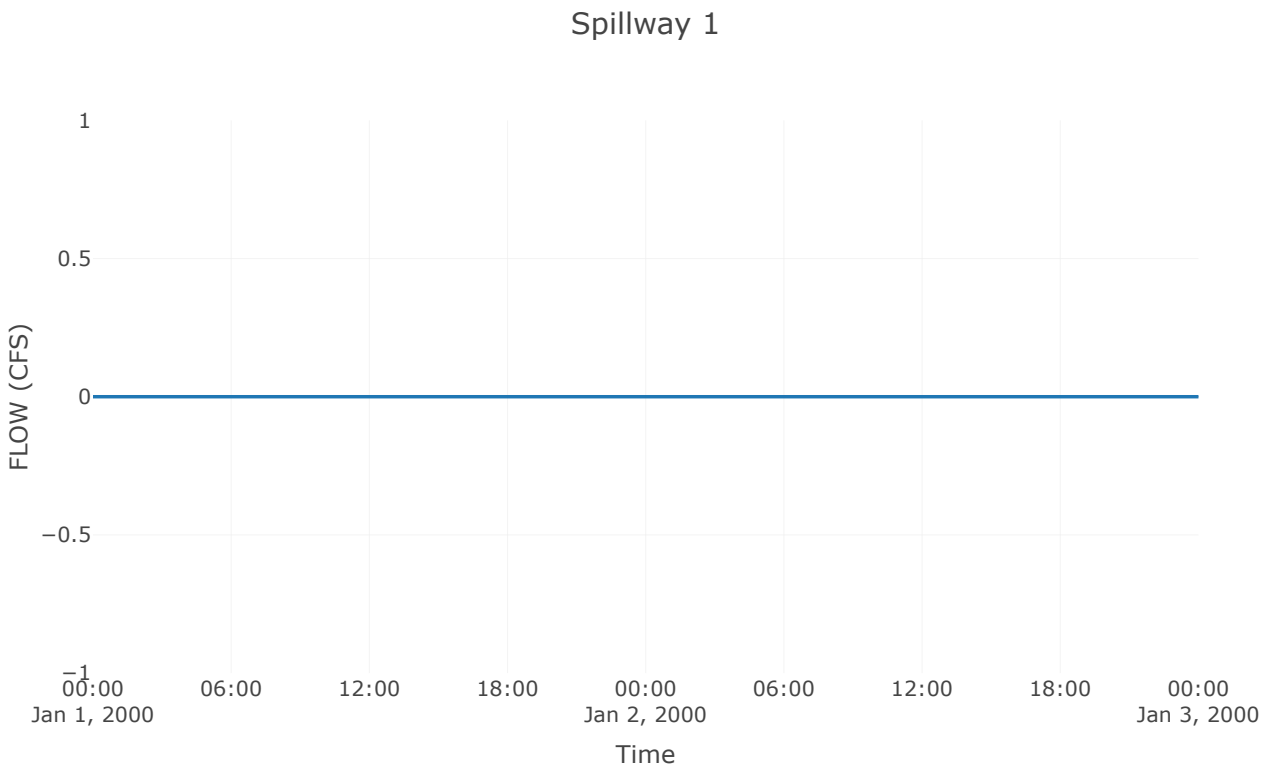
Storage



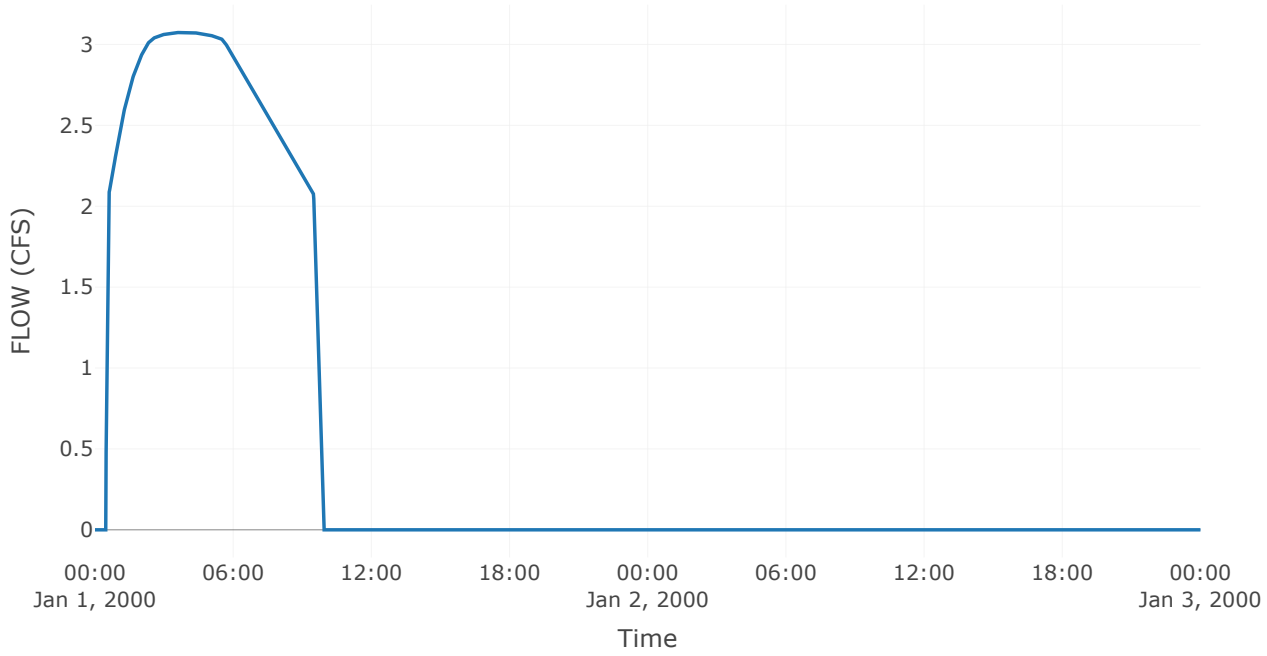
Combined Inflow



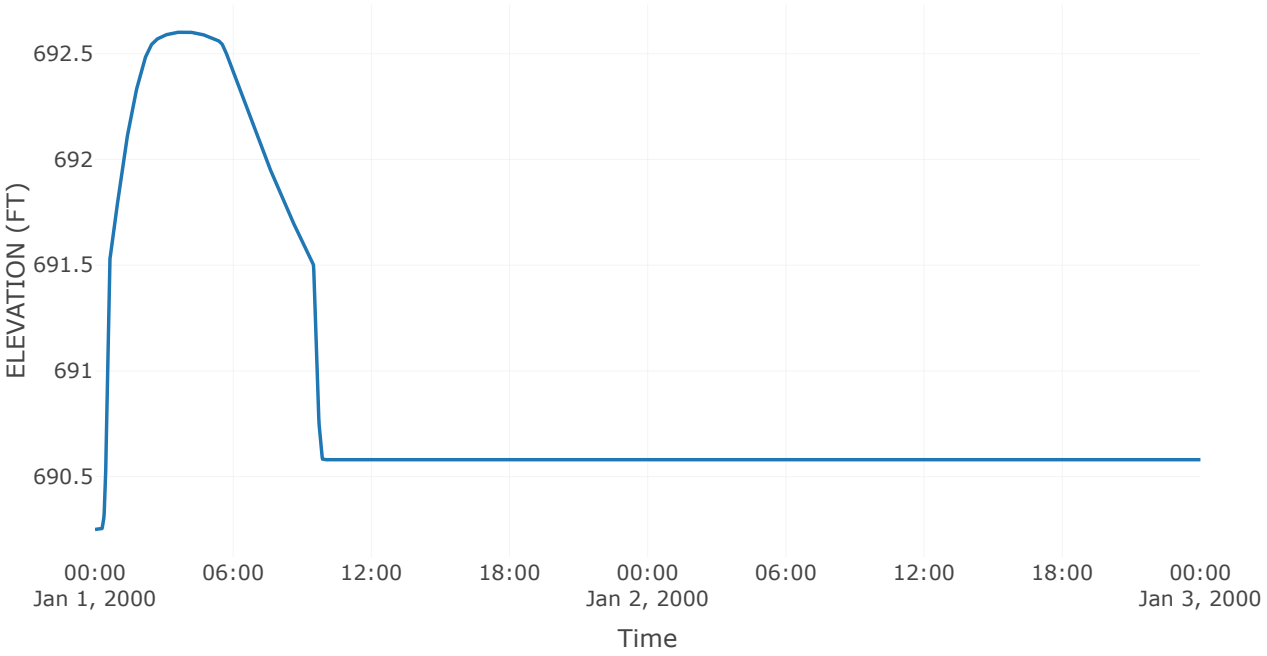

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

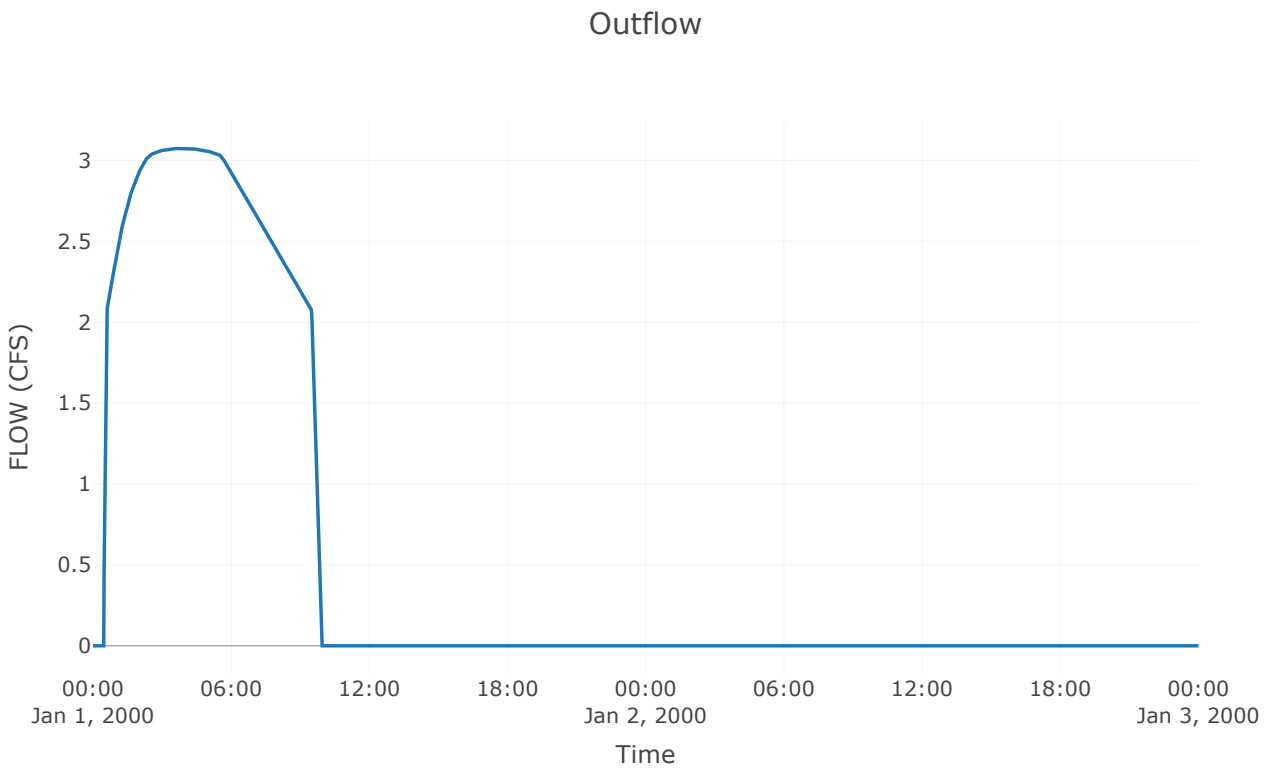

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

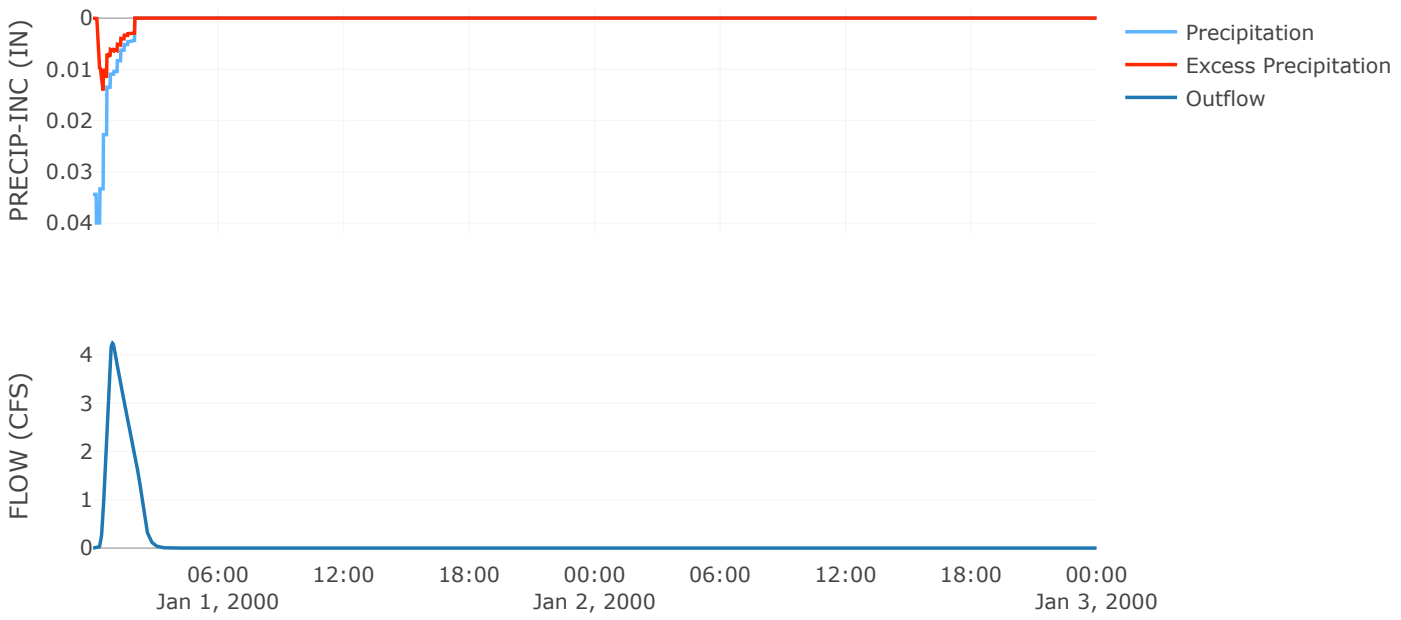
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

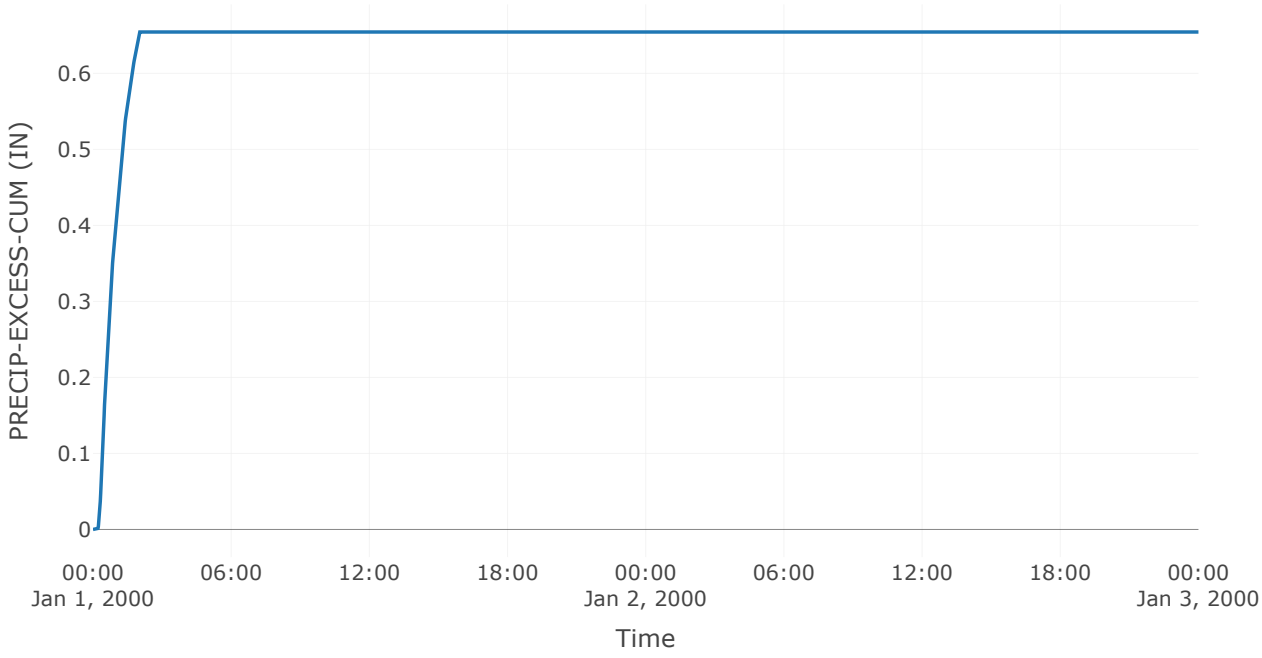
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	4.24
Time of Peak Discharge	01Jan2000, 00:56
Volume (IN)	0.65
Precipitation Volume (AC - FT)	1.31
Loss Volume (AC - FT)	0.87
Excess Volume (AC - FT)	0.44
Direct Runoff Volume (AC - FT)	0.44
Baseflow Volume (AC - FT)	0

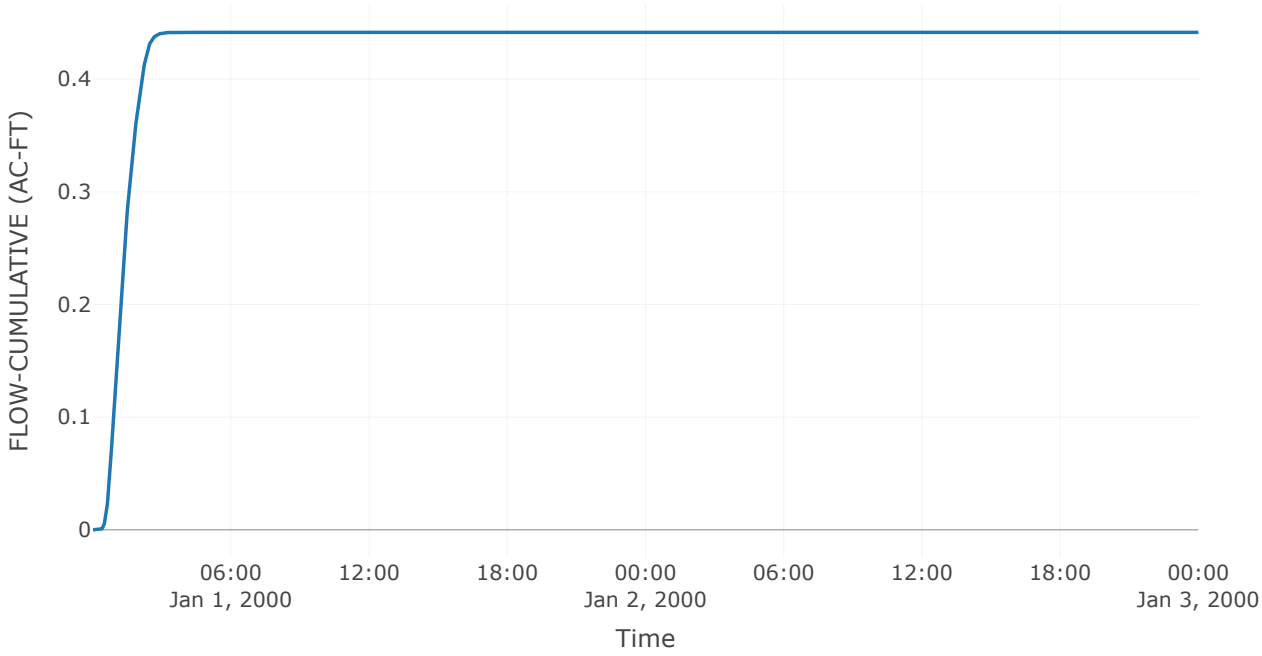
Precipitation and Outflow



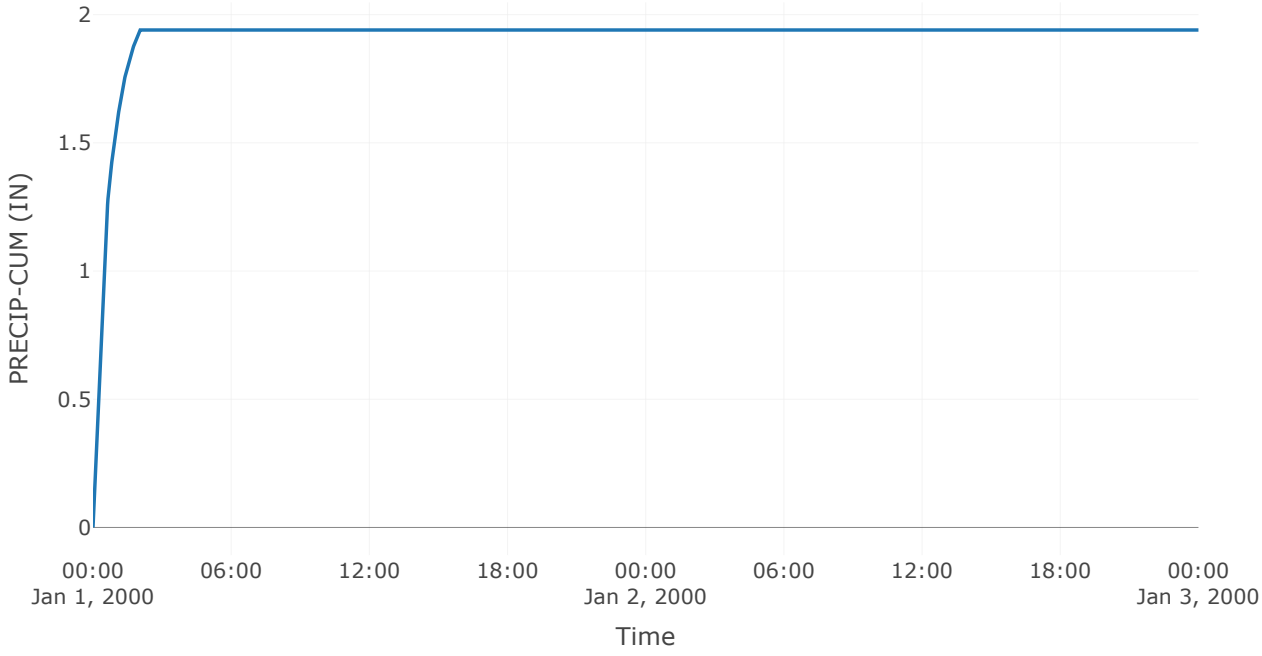
Cumulative Excess Precipitation

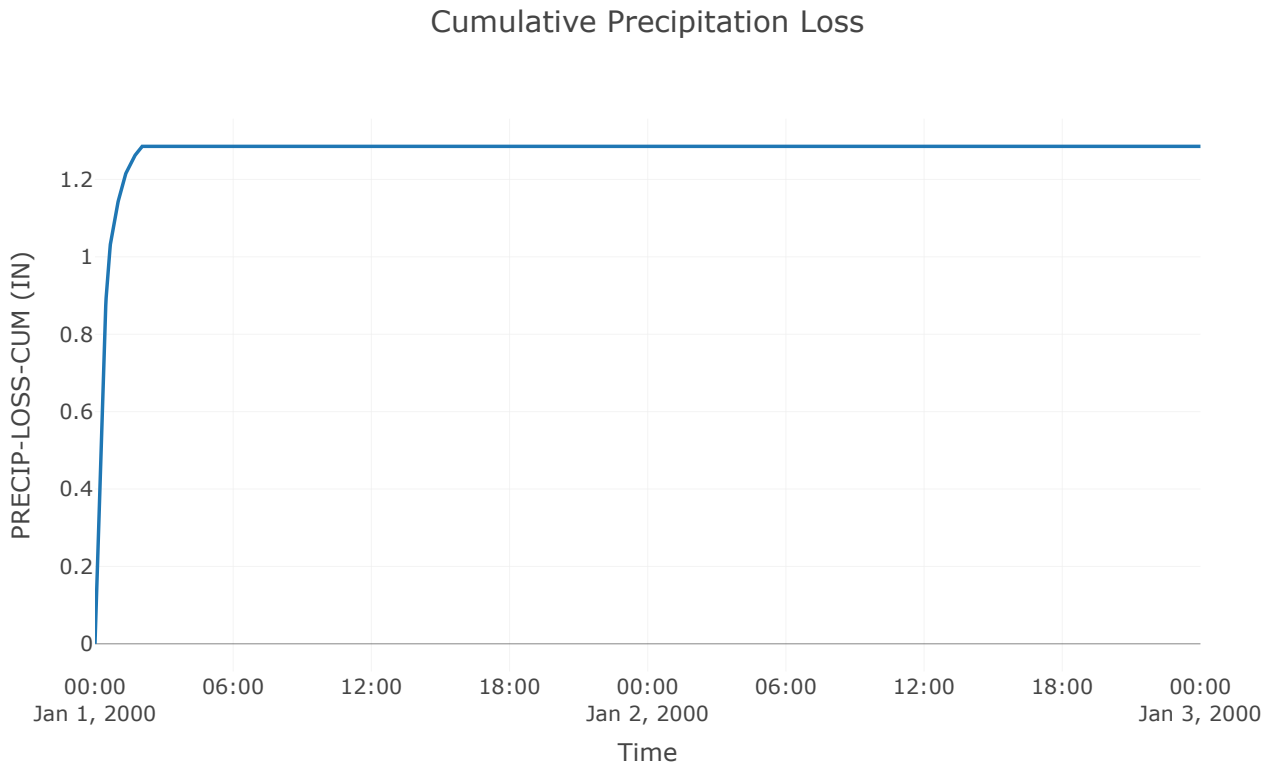


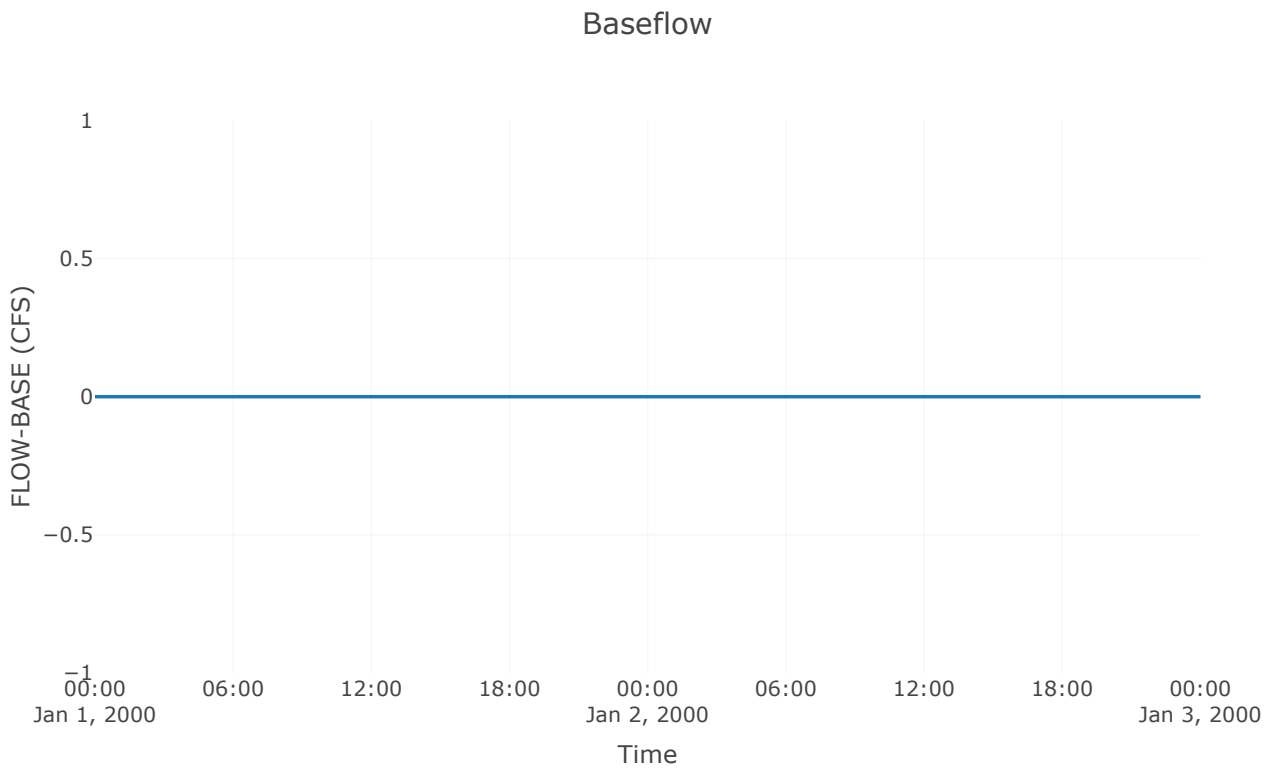
Cumulative Outflow



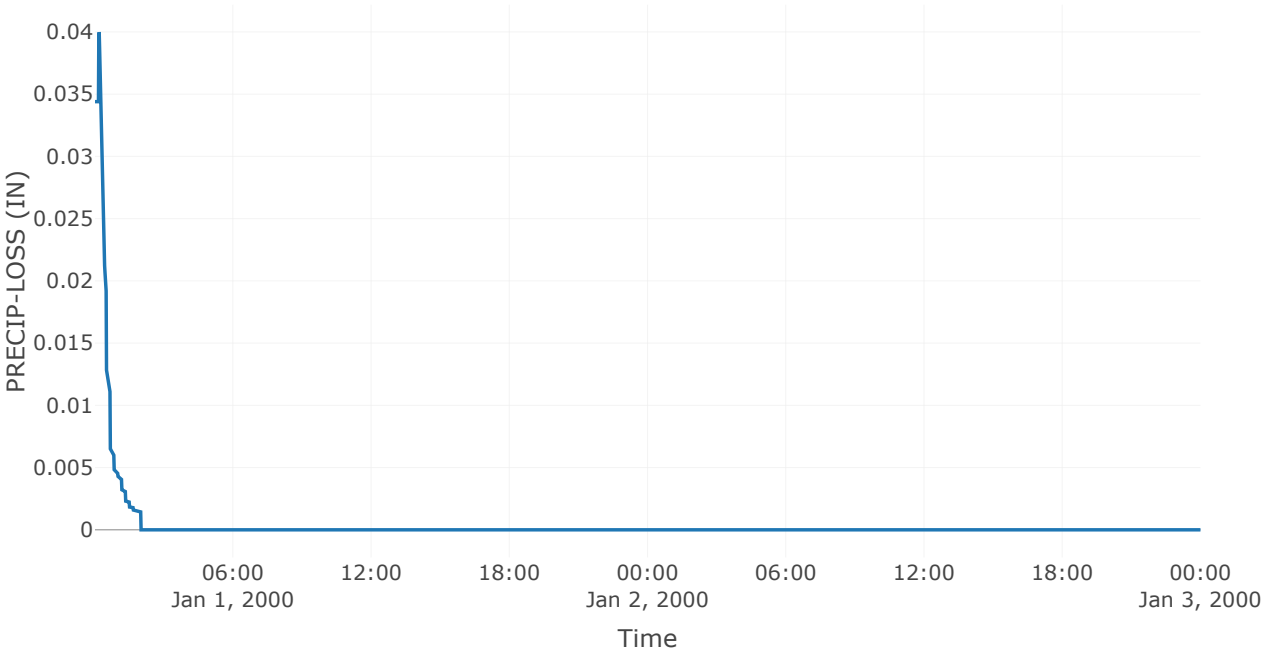
Cumulative Precipitation



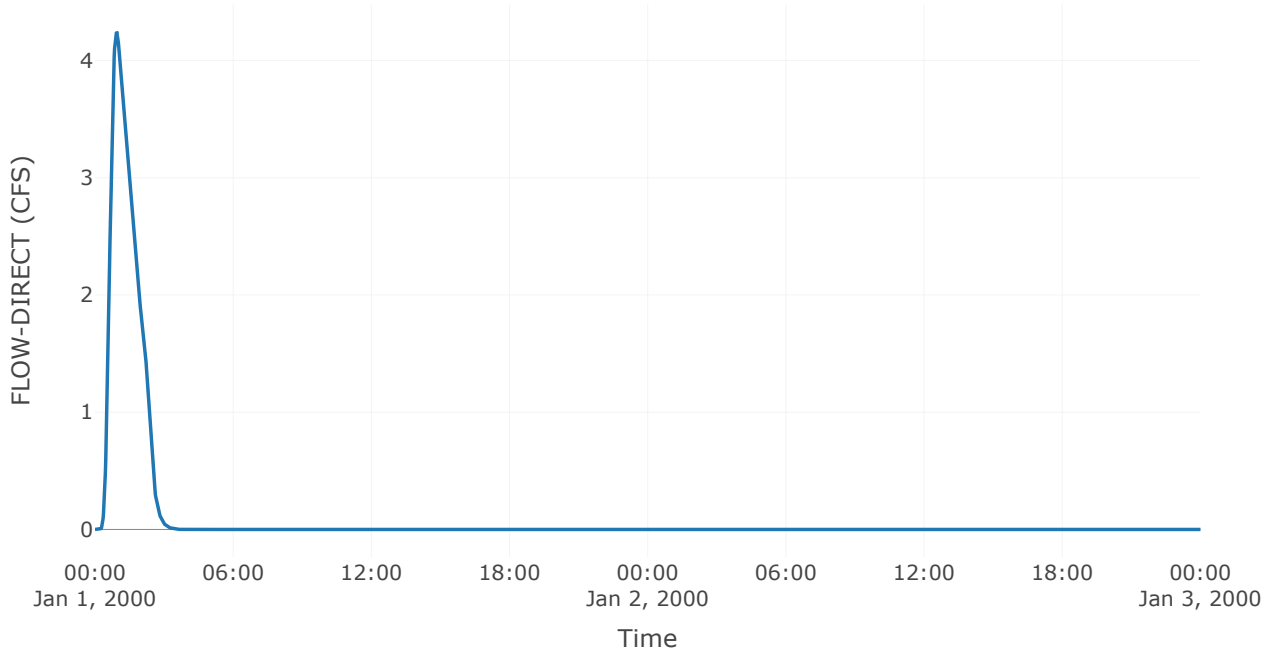

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

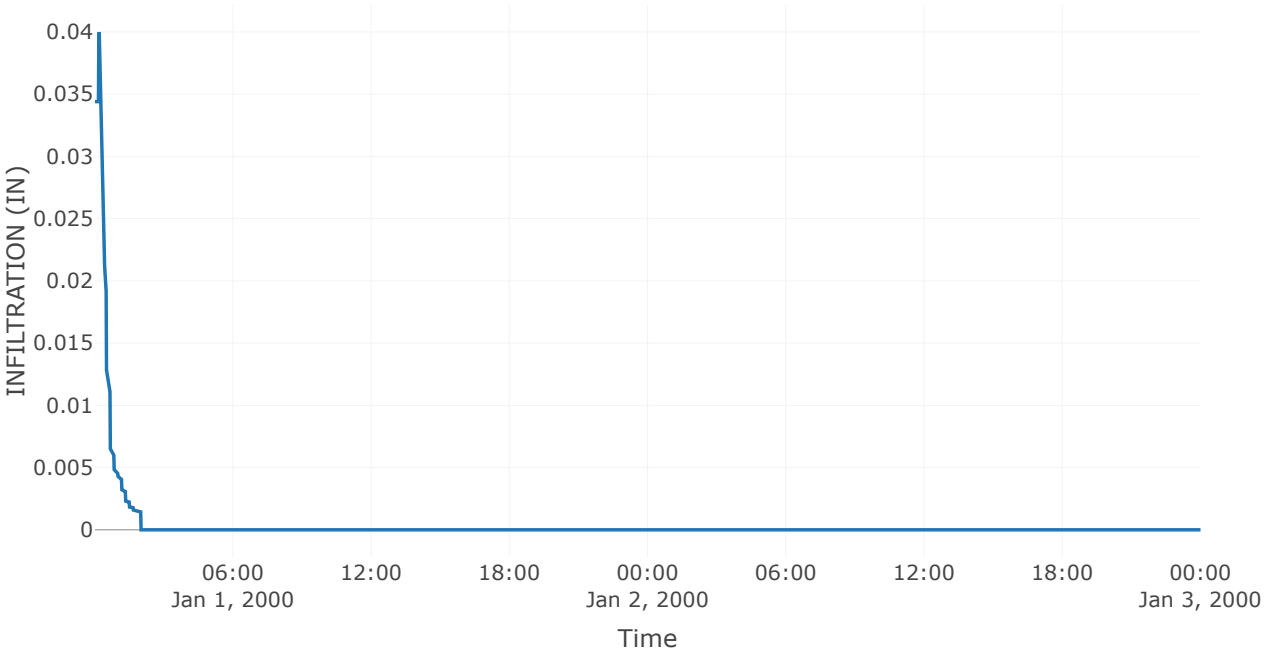

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

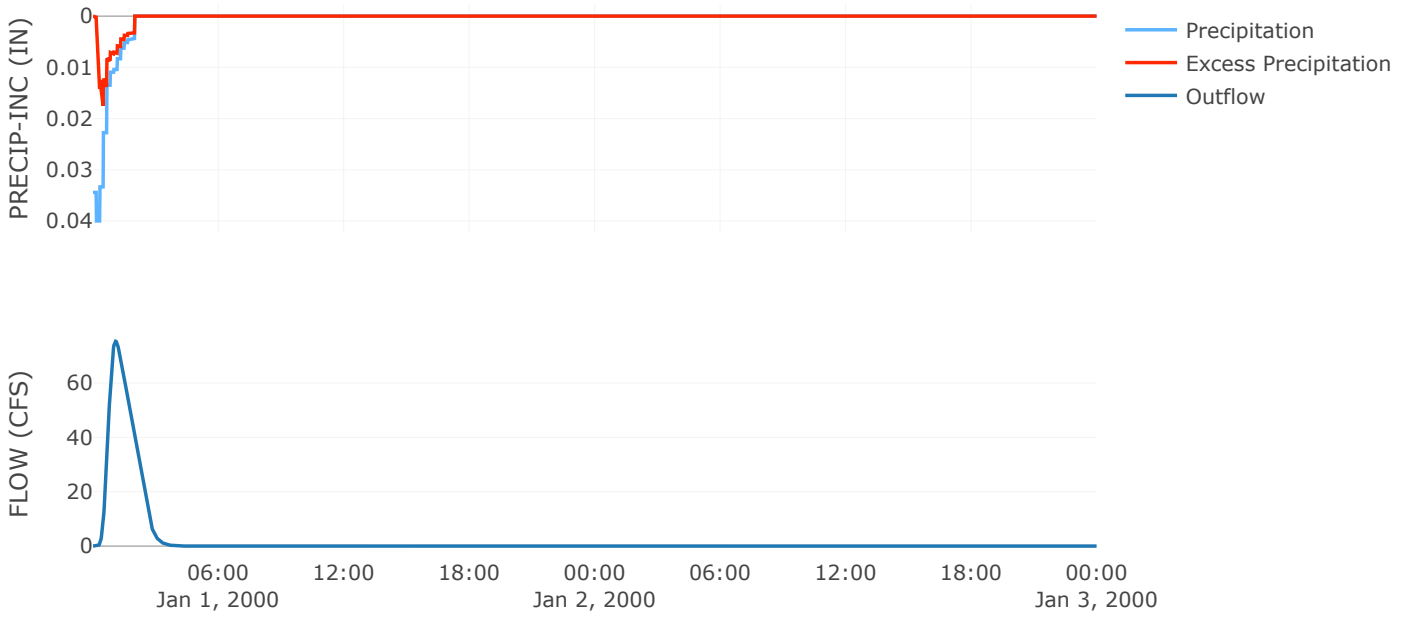
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

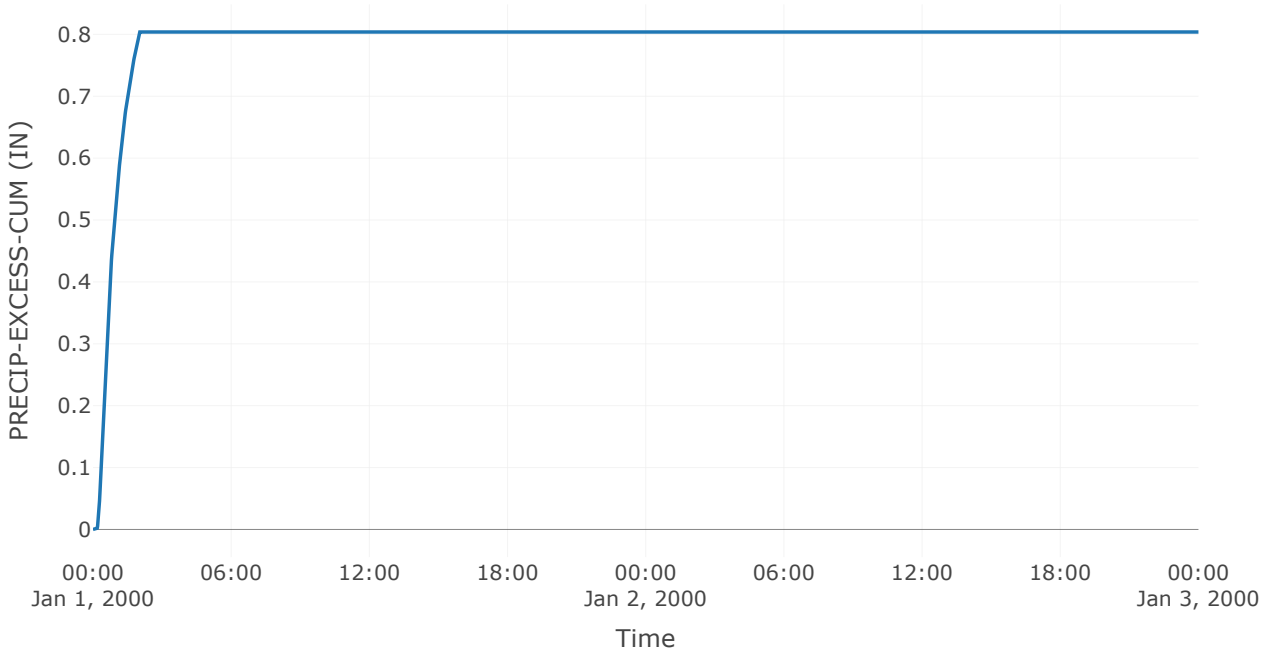
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

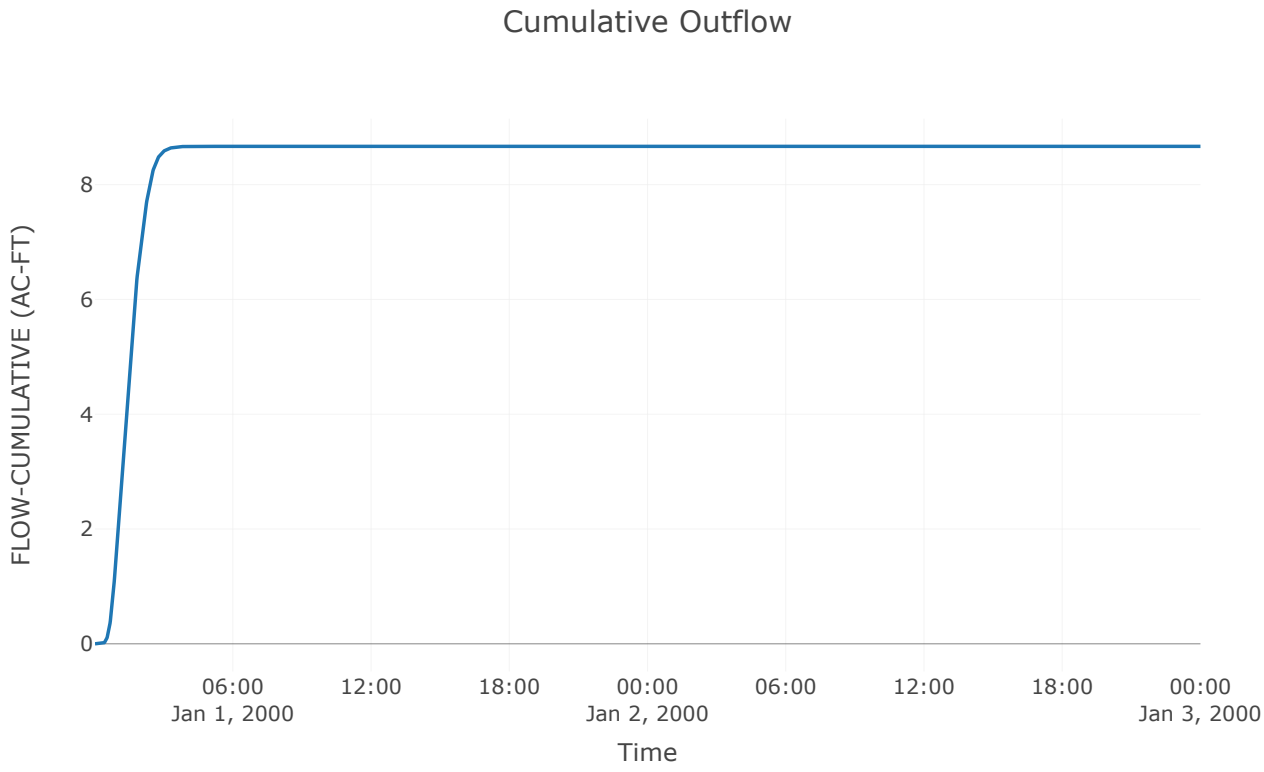
Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	75.41
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.8
Precipitation Volume (AC - FT)	20.92
Loss Volume (AC - FT)	12.25
Excess Volume (AC - FT)	8.67
Direct Runoff Volume (AC - FT)	8.67
Baseflow Volume (AC - FT)	0

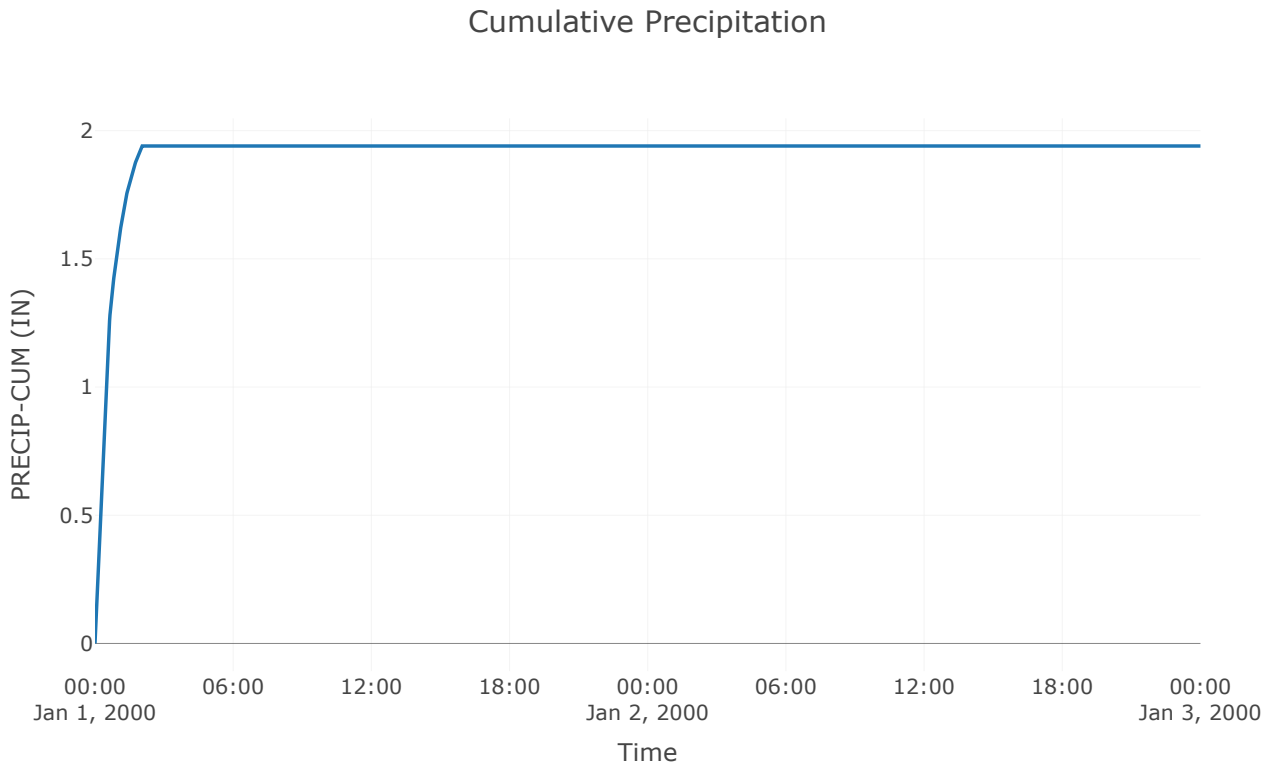
Precipitation and Outflow

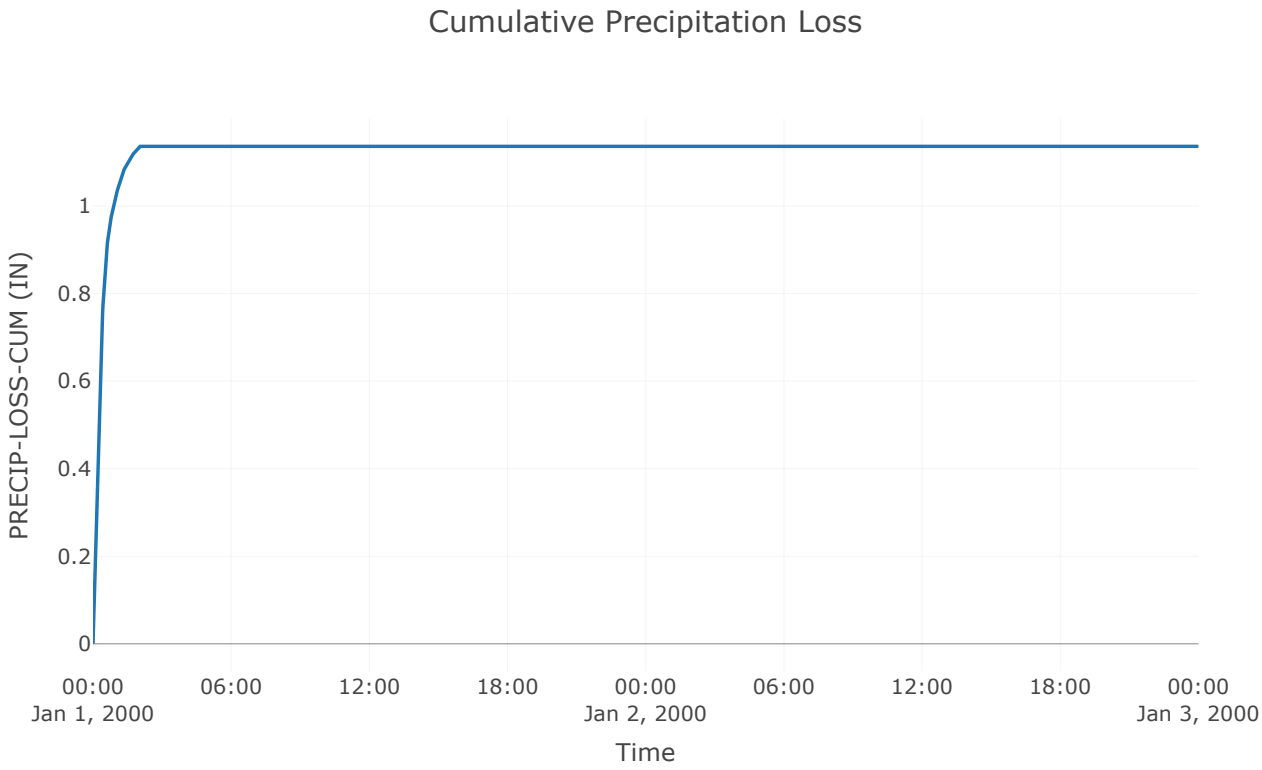


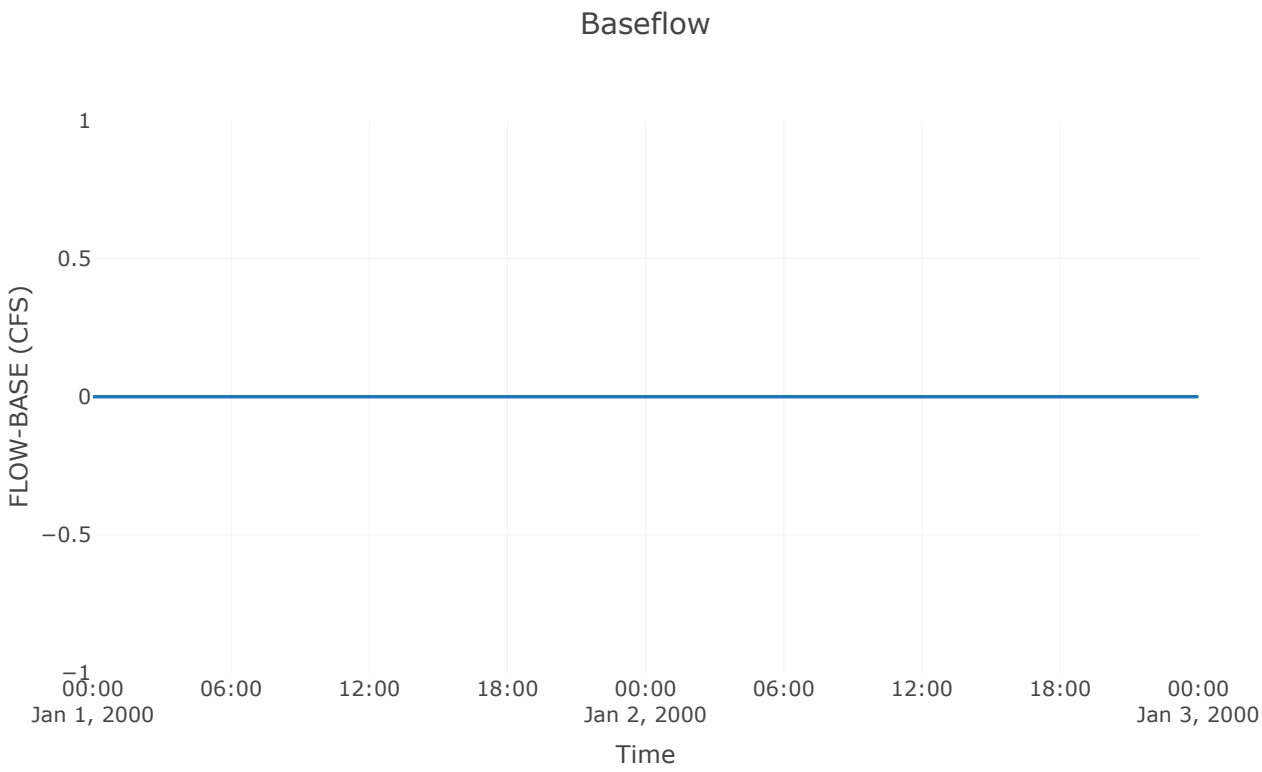
Cumulative Excess Precipitation

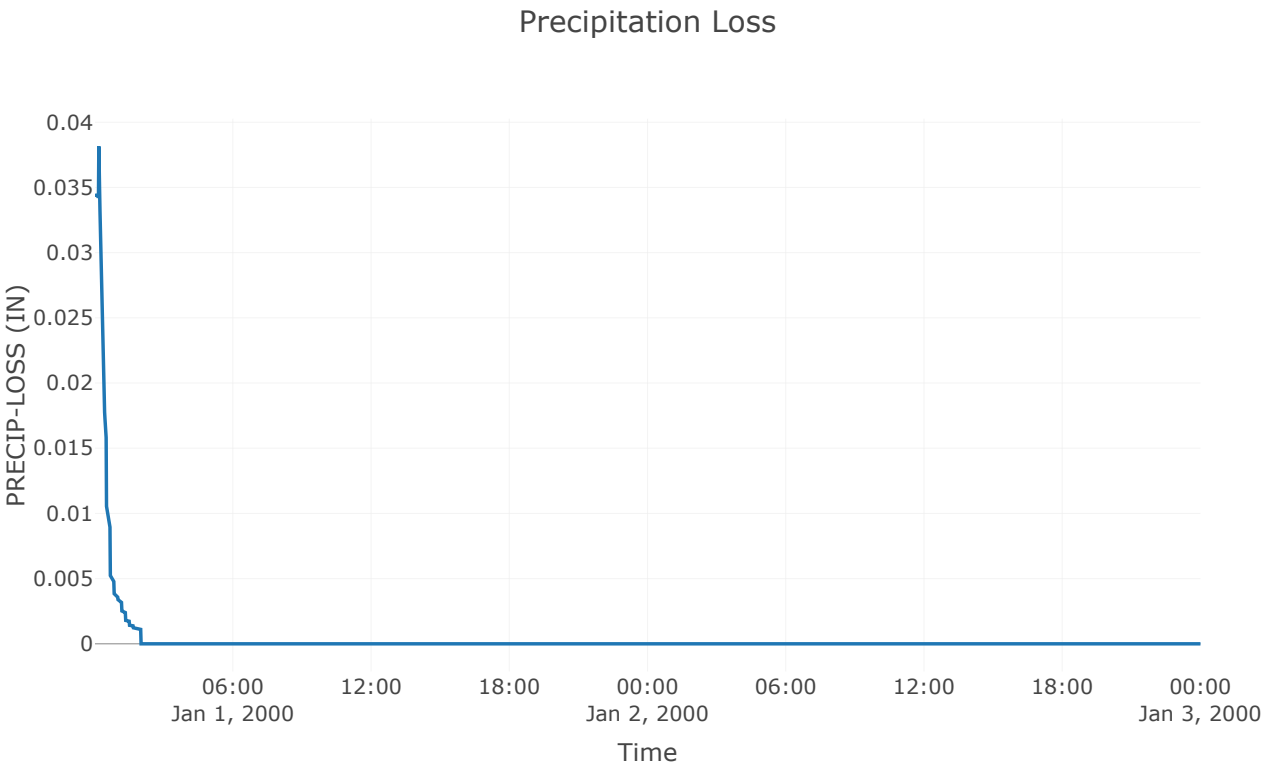


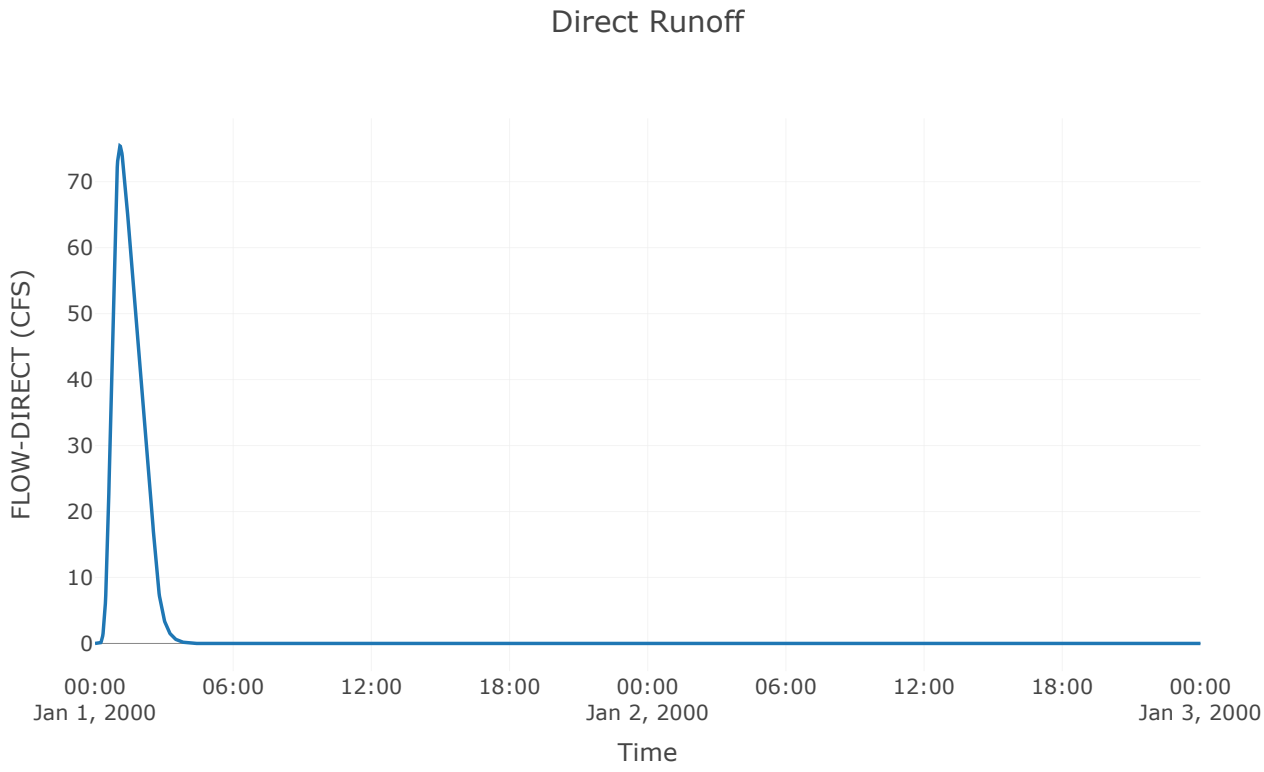

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

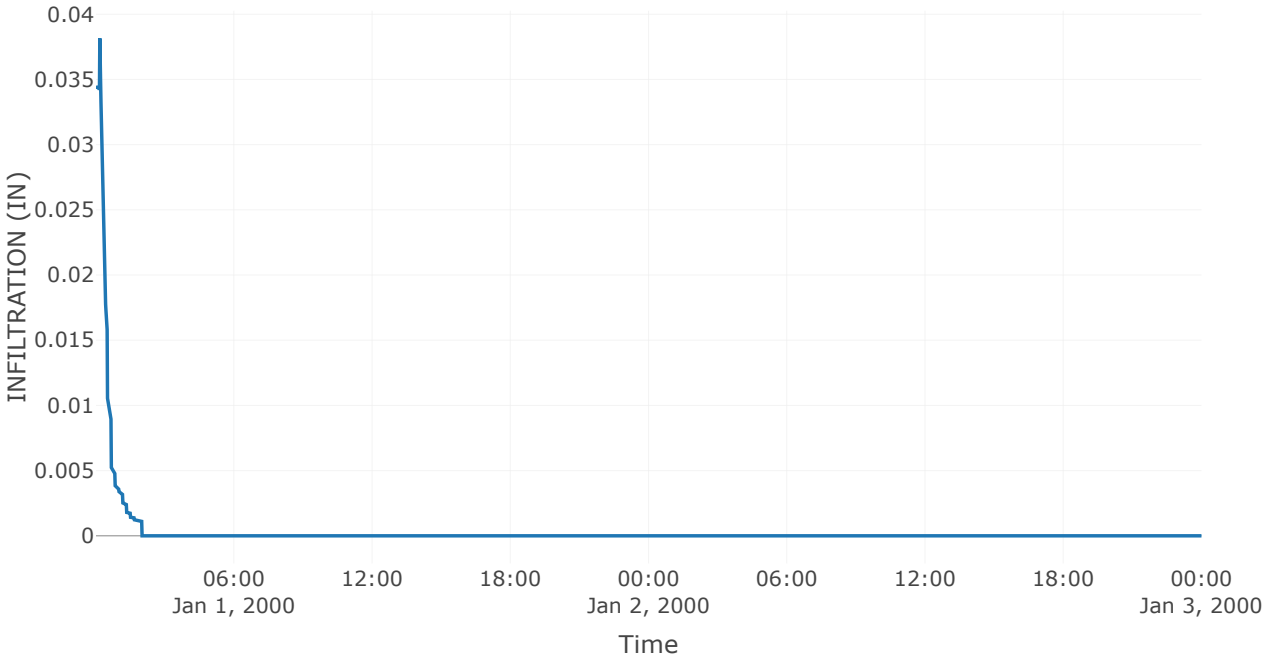

Cumulative Precipitation
PRECIP-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

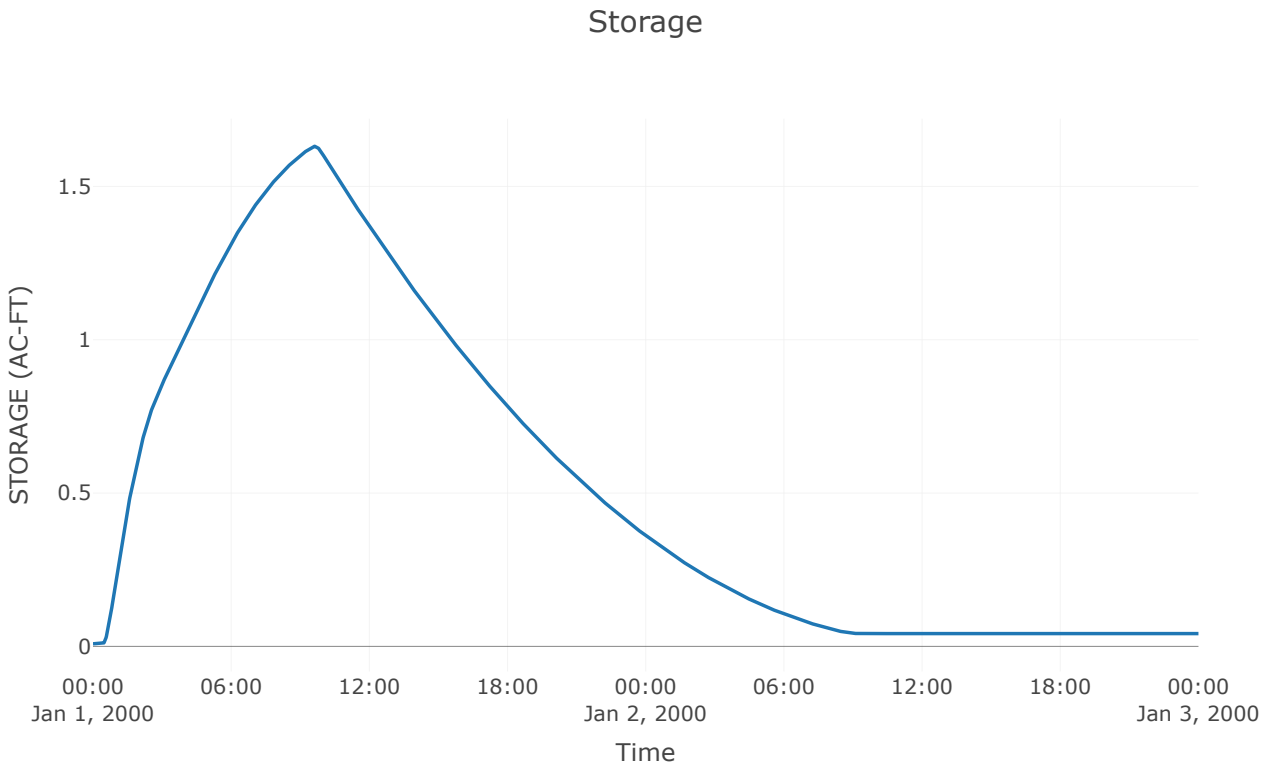

Direct Runoff
FLOW-DIRECT (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

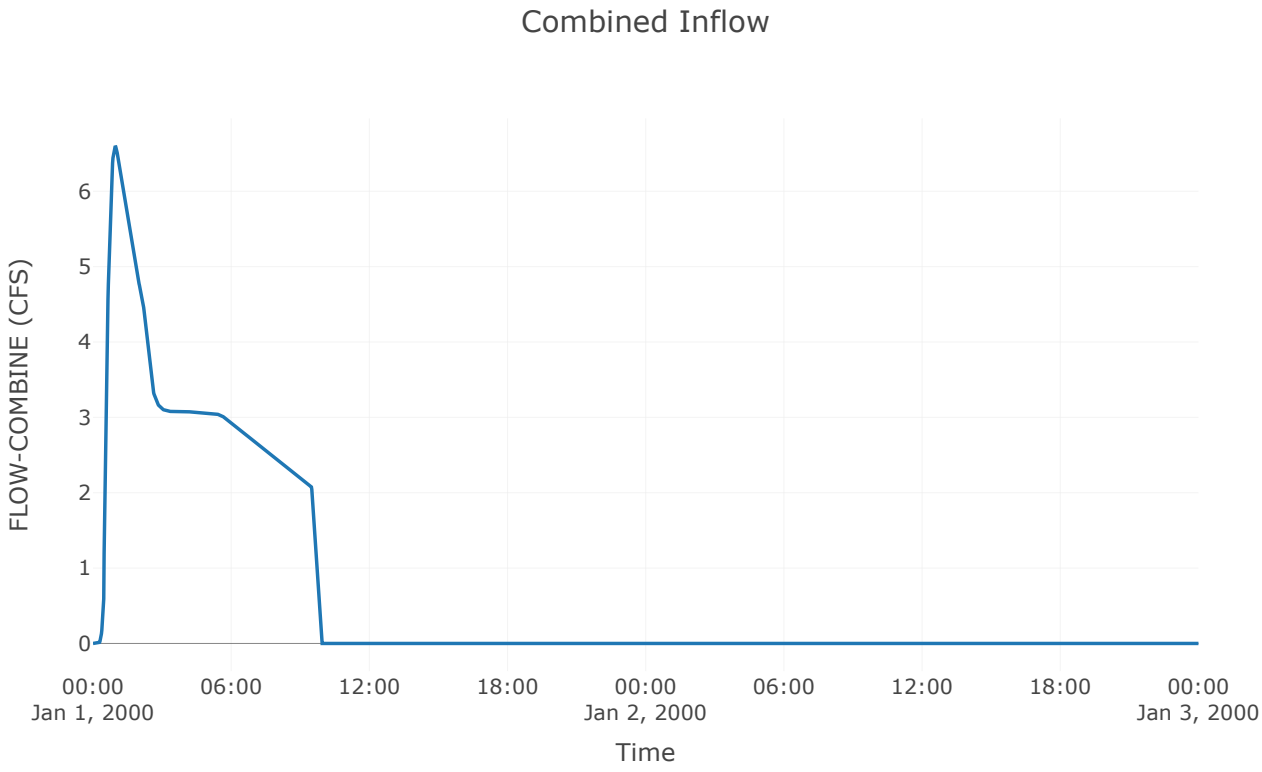

Soil Infiltration
INFILTRATION (IN)
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

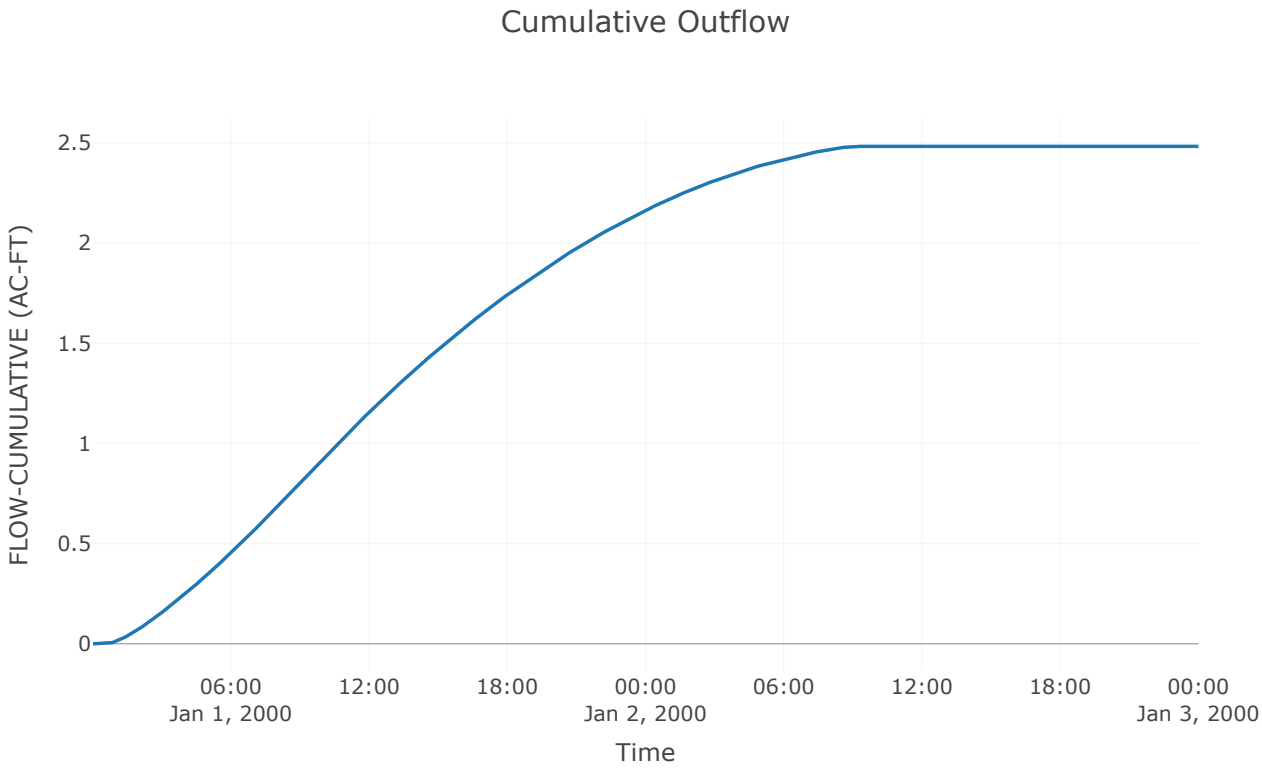
Reservoir: Basin 3

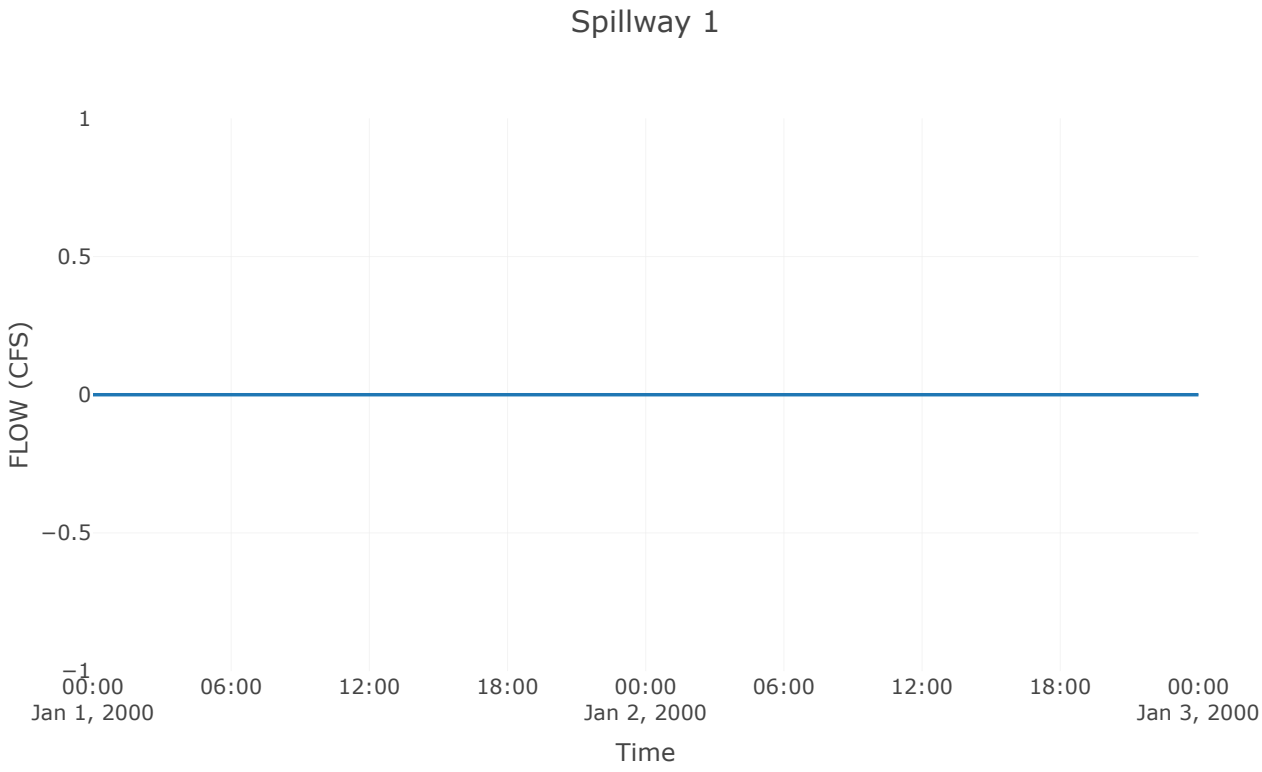
Downstream : Off - Site Tributary Area

Results: Basin 3	
Peak Discharge (CFS)	1.48
Time of Peak Discharge	01Jan2000, 09:37
Volume (IN)	0.69
Peak Inflow (CFS)	6.6
Time of Peak Inflow	01Jan2000, 00:58
Inflow Volume (AC - FT)	2.52
Maximum Storage (AC - FT)	1.63
Peak Elevation (FT)	690.81
Discharge Volume (AC - FT)	2.48

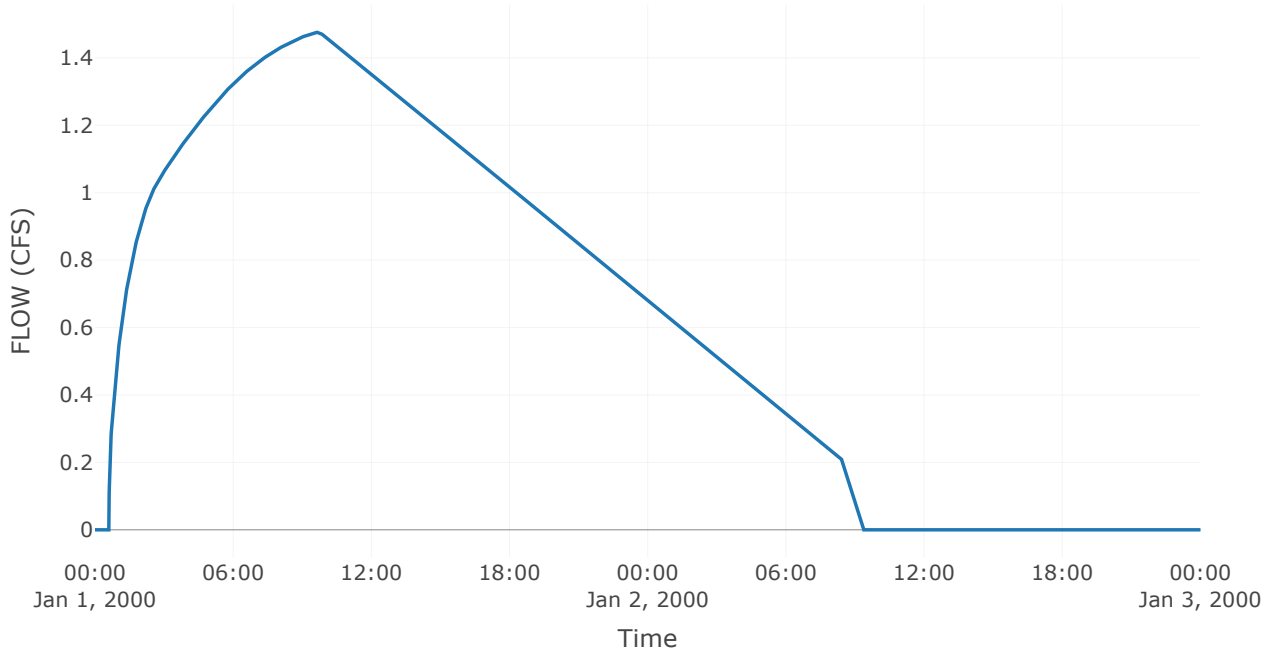

Storage
STORAGE (AC-FT)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Combined Inflow
FLOW-COMBINE (CFS)
6
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

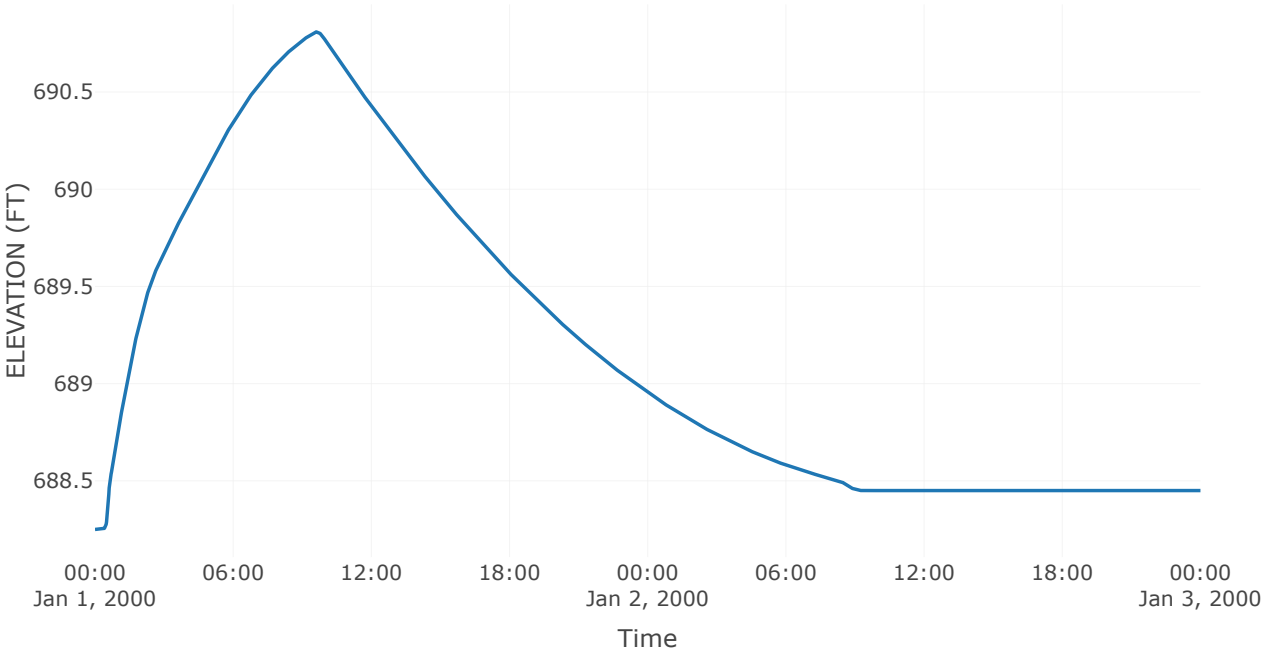

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2.5
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

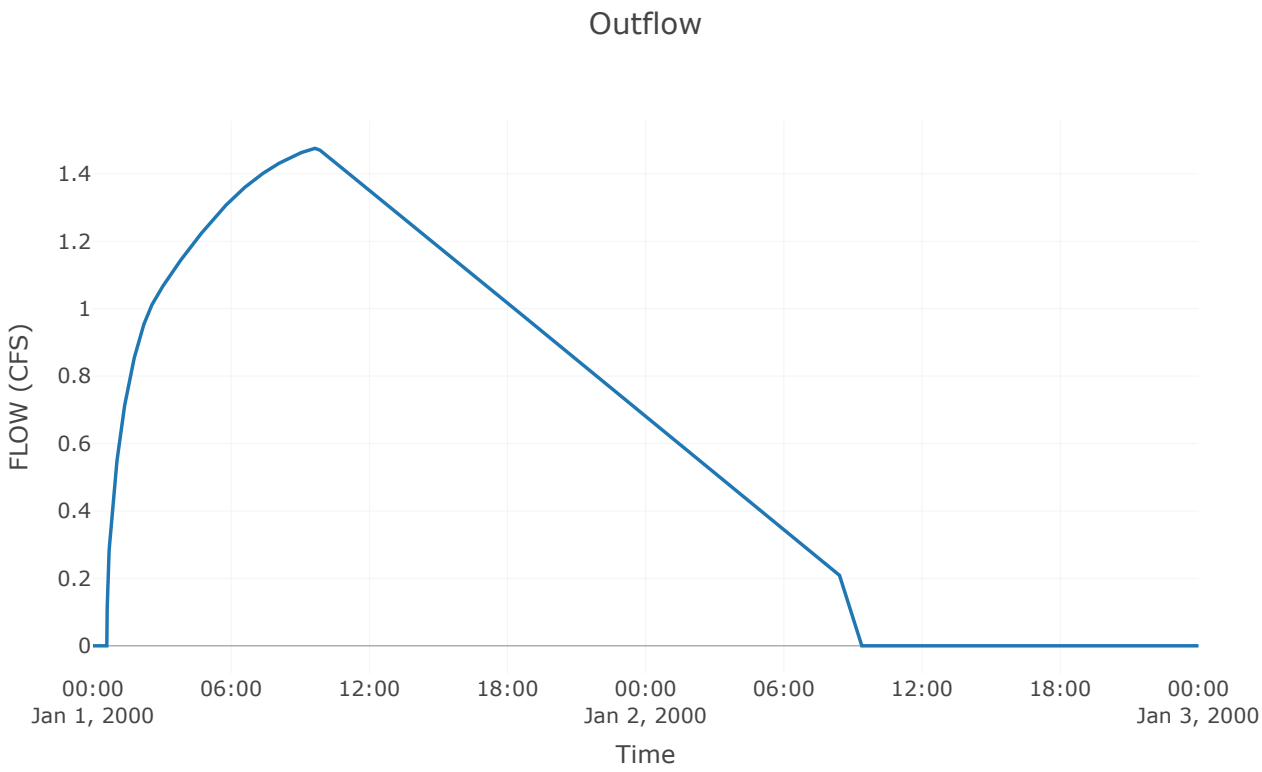

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

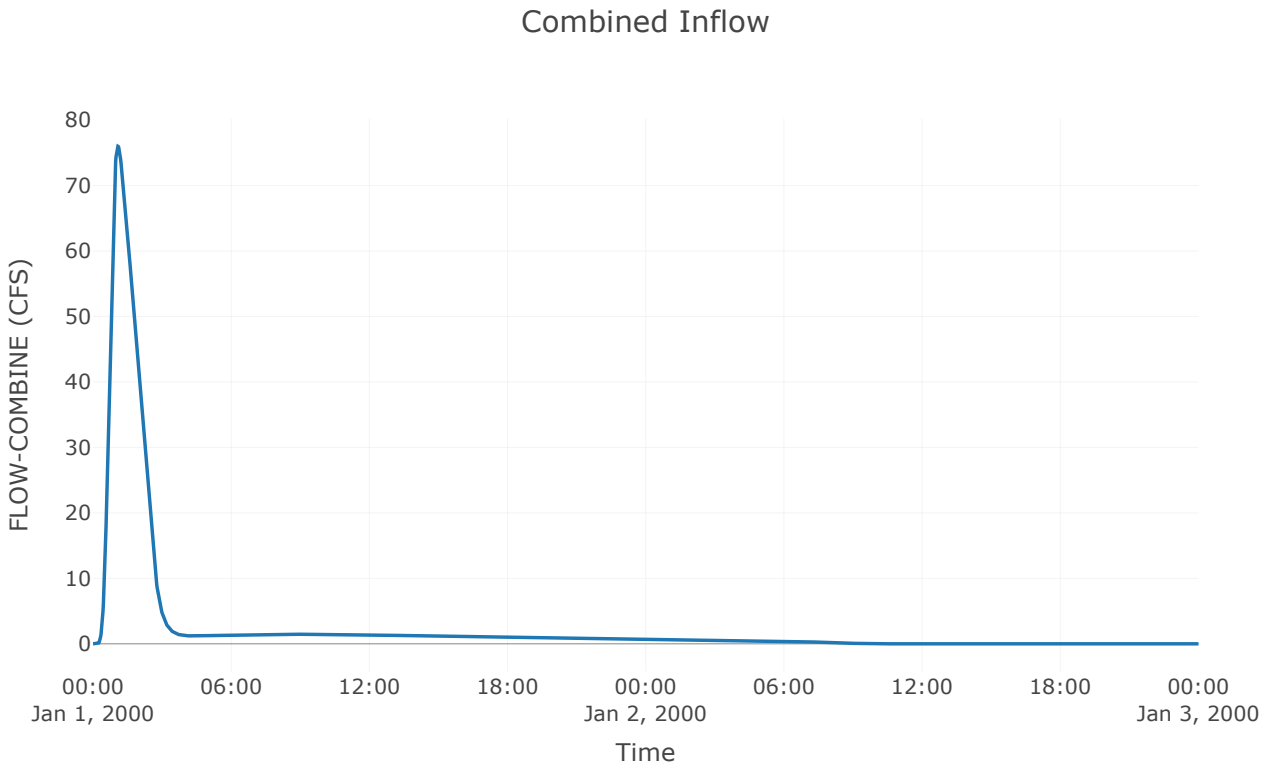


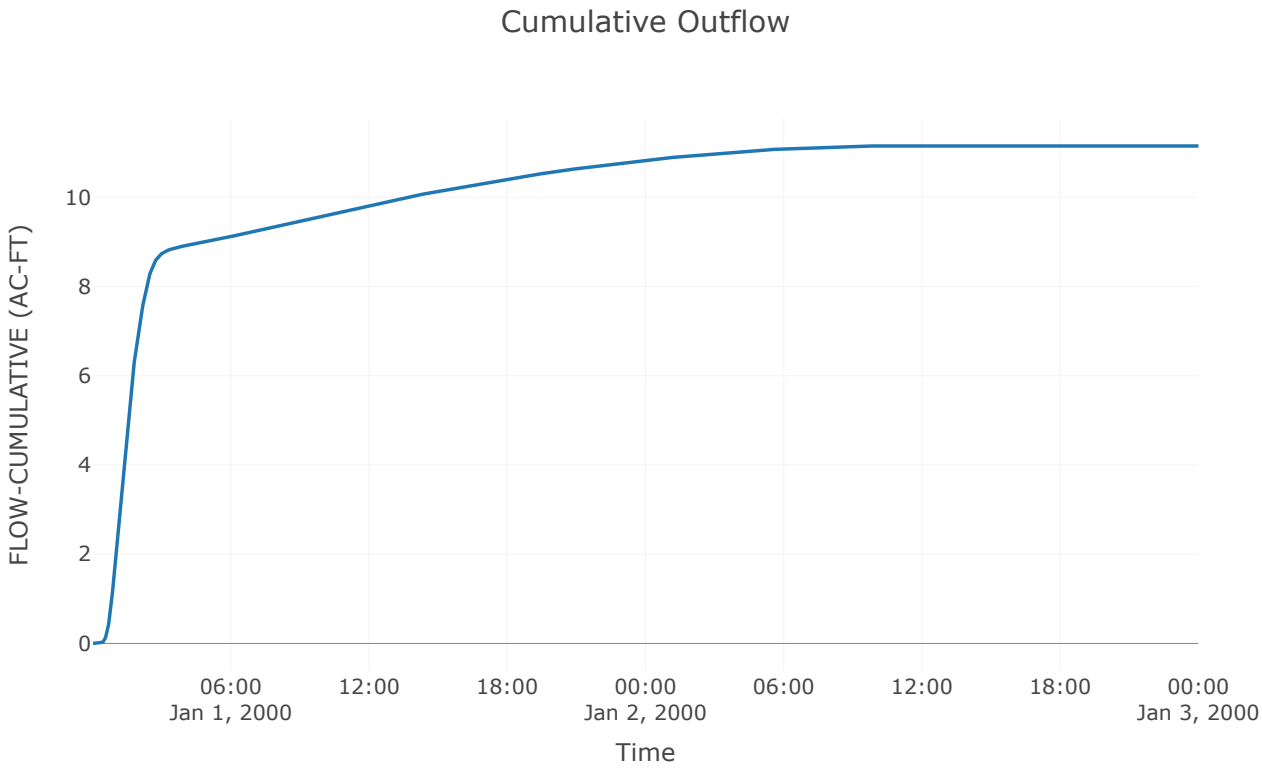

Outflow
FLOW (CFS)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

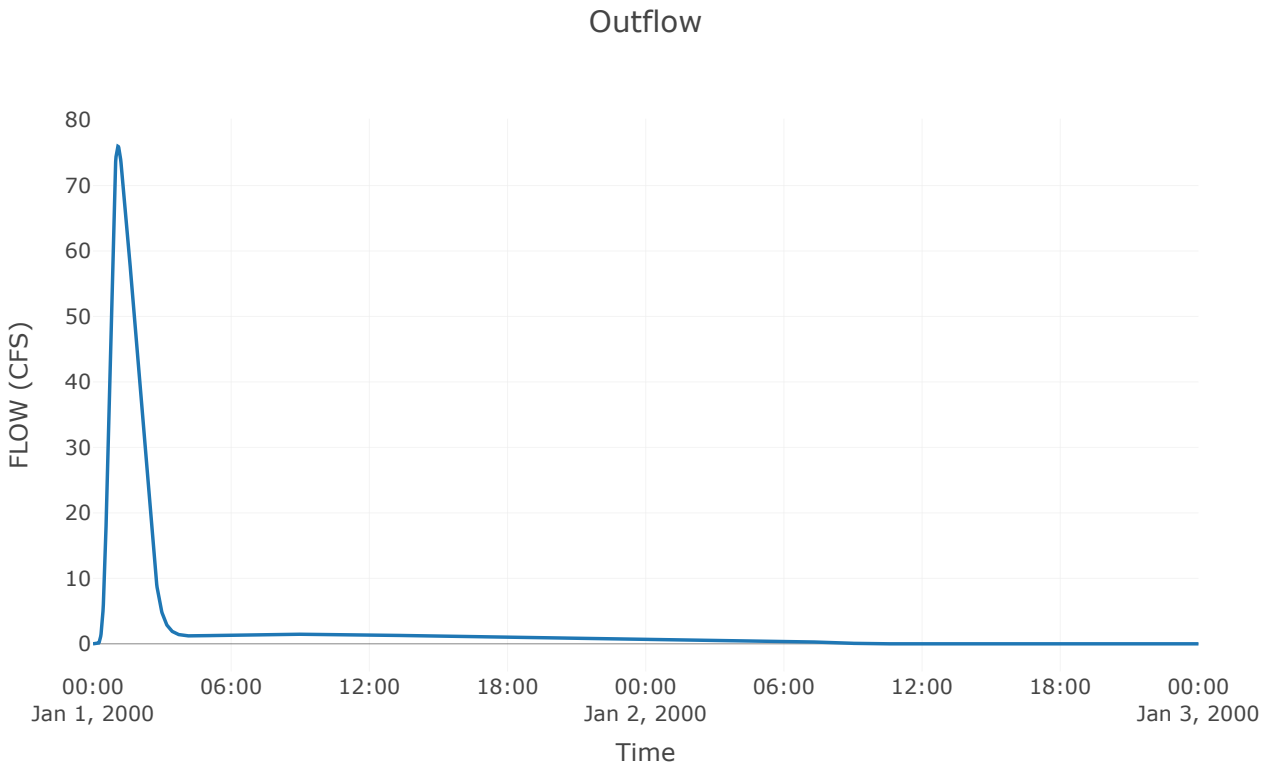
Junction: Off-Site Tributary Area

Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	75.98
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.78


Combined Inflow
FLOW-COMBINE (CFS)
80
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

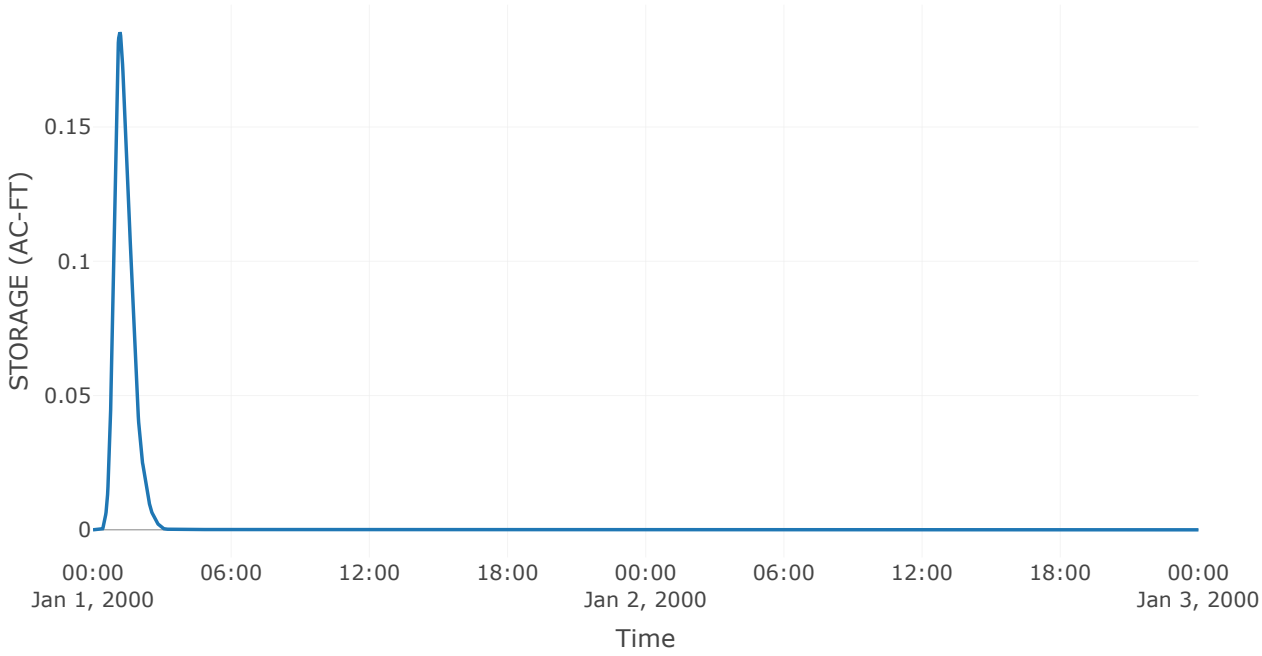

Outflow
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

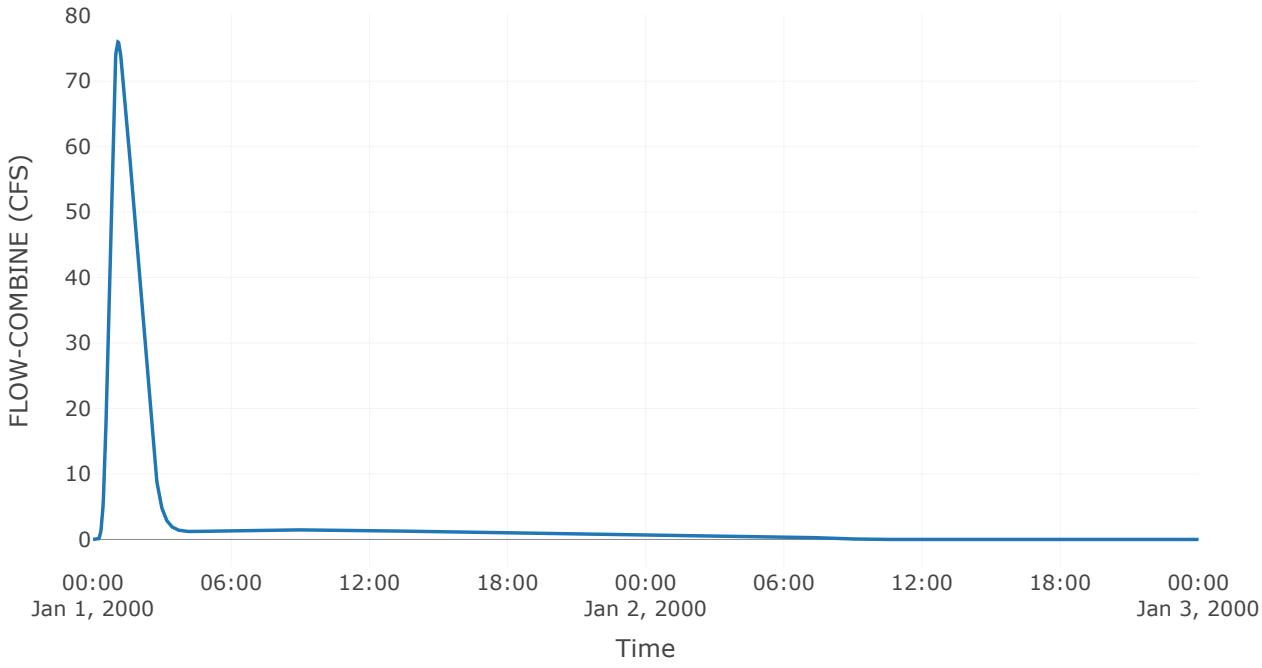
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	75.01
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	0.78
Peak Inflow (CFS)	75.98
Time of Peak Inflow	01Jan2000, 01:05
Inflow Volume (AC - FT)	11.15
Maximum Storage (AC - FT)	0.19
Peak Elevation (FT)	662.02
Discharge Volume (AC - FT)	11.15

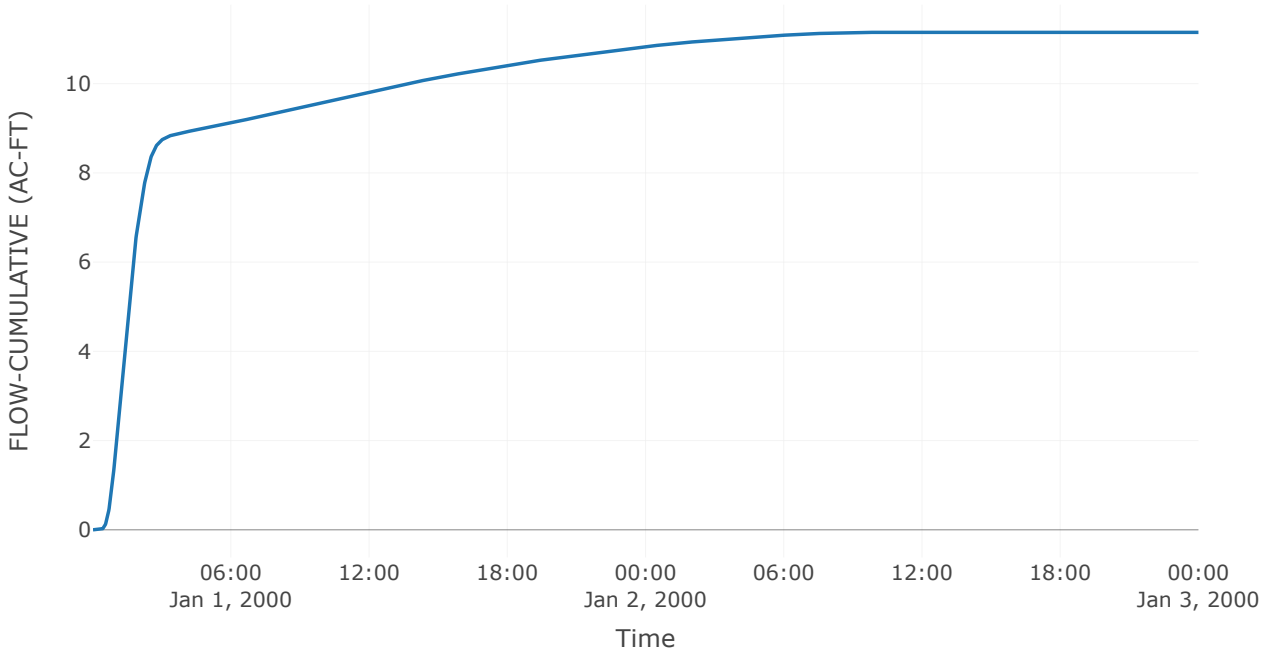
Storage



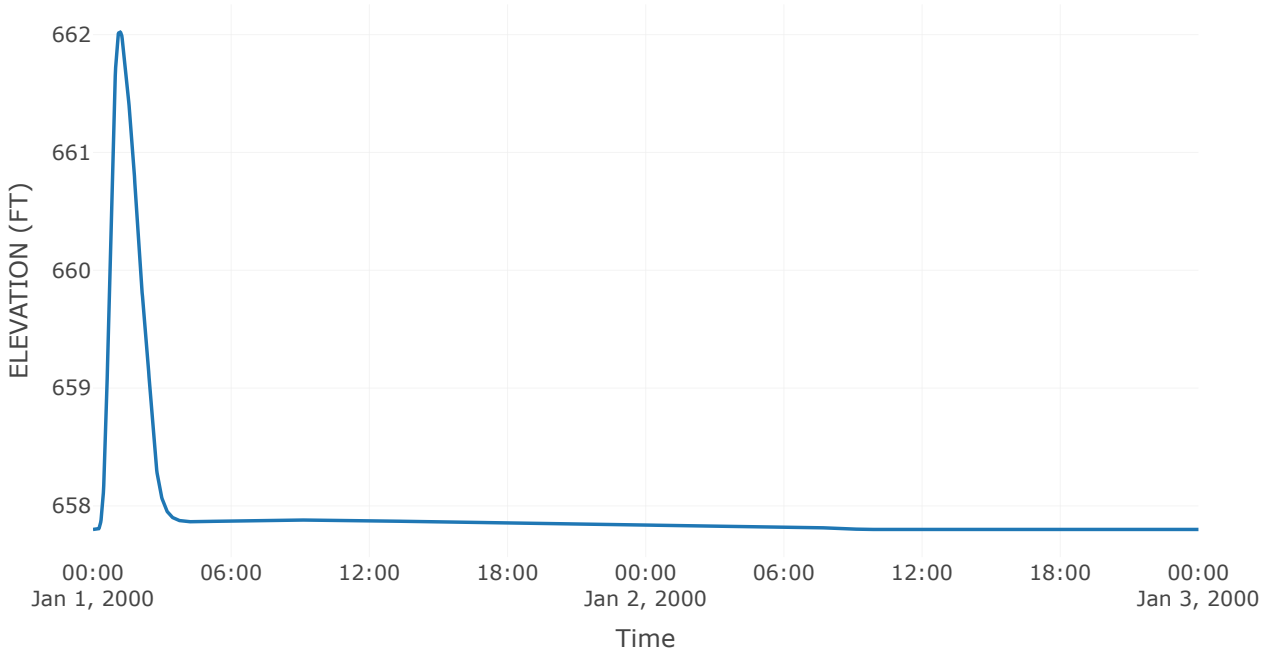
Combined Inflow

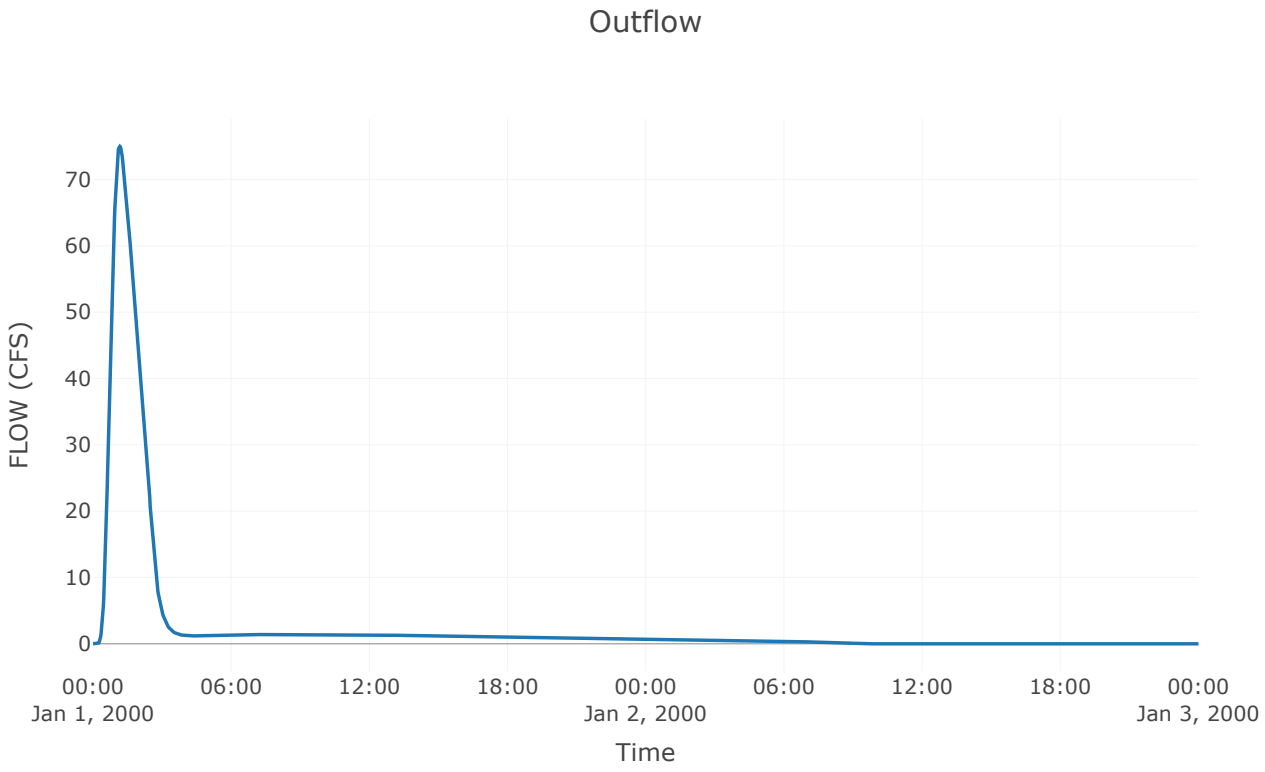


Cumulative Outflow



Pool Elevation



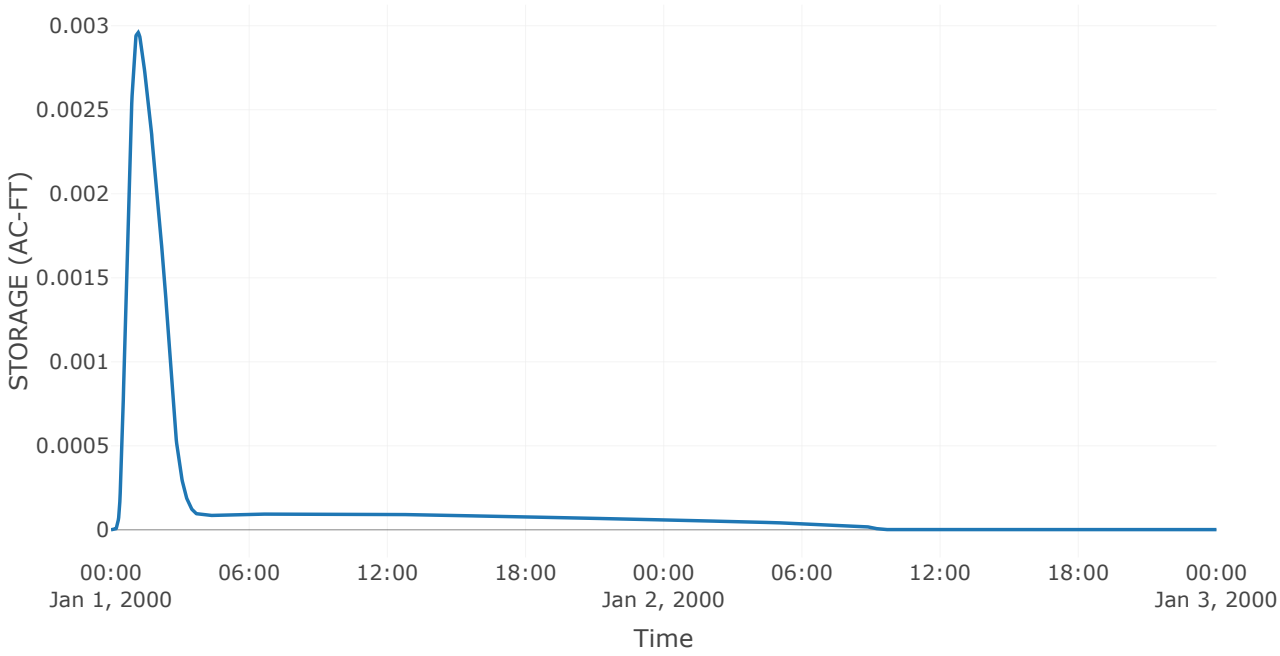

Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

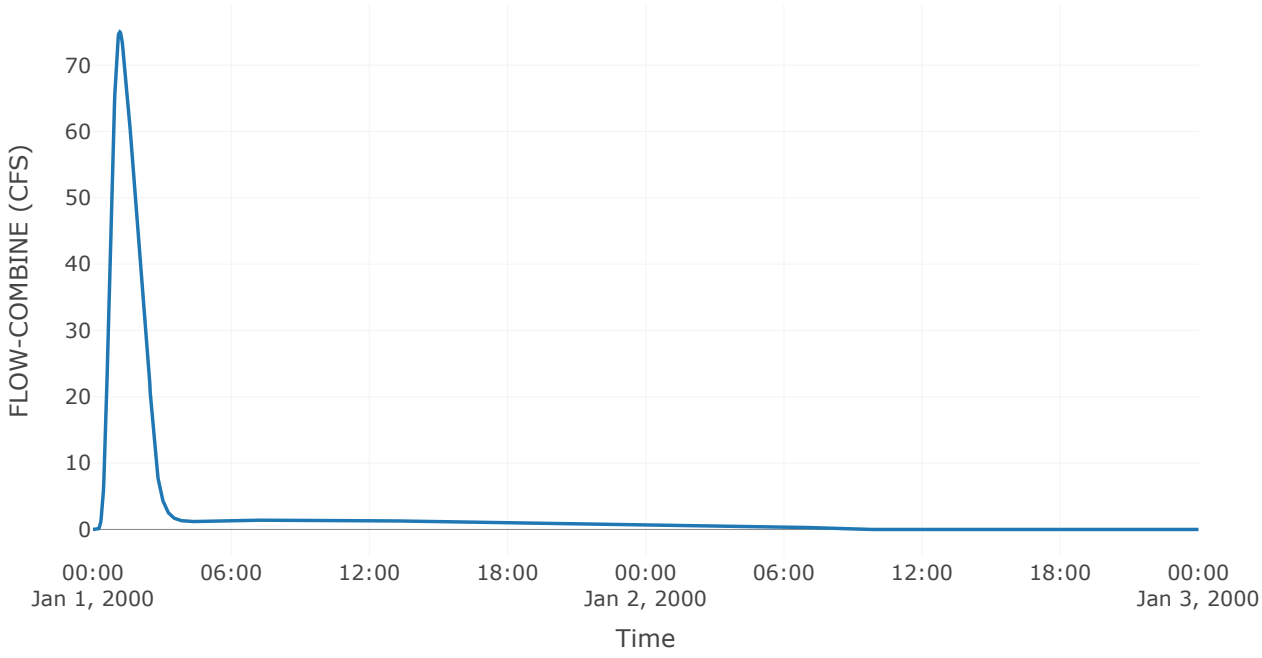
Downstream : Prop Storage West of Wolf Rd

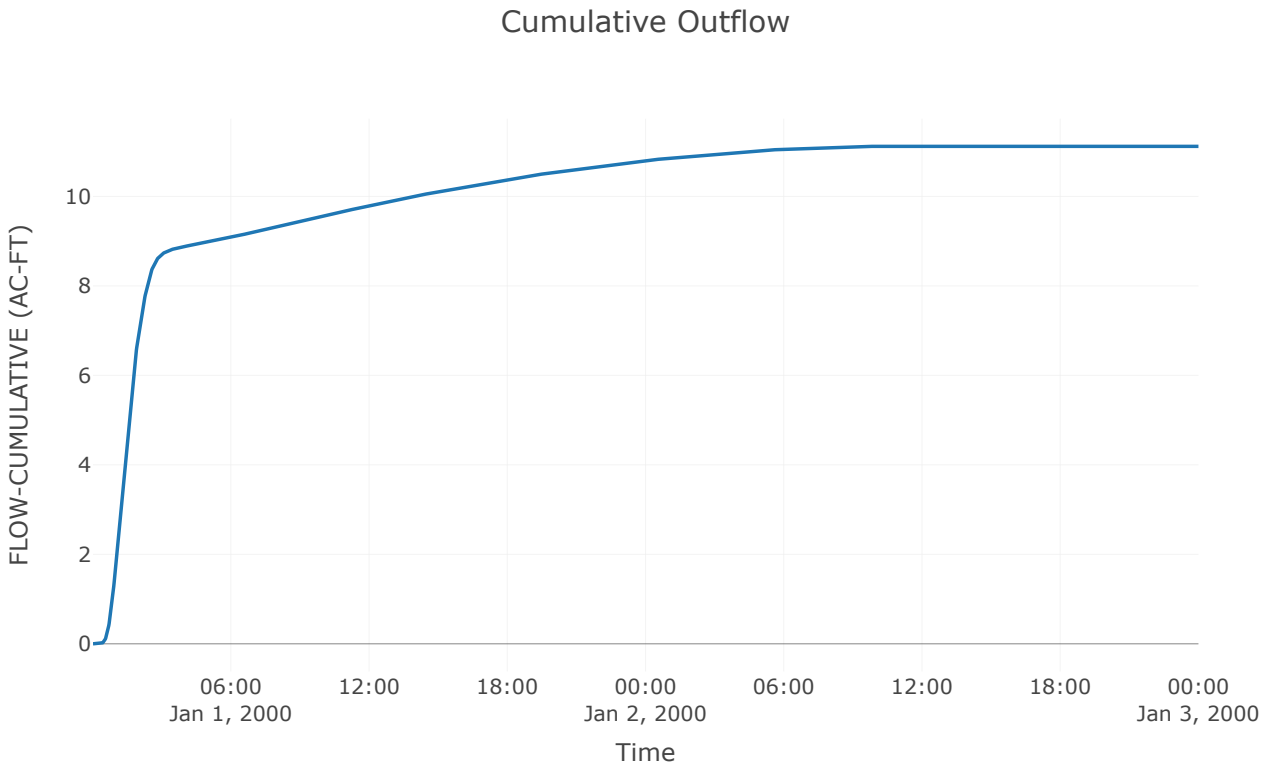
Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	75.02
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	0.77
Peak Inflow (CFS)	75.01
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	11.15
Maximum Storage (AC - FT)	0
Peak Elevation (FT)	660.51
Discharge Volume (AC - FT)	11.12

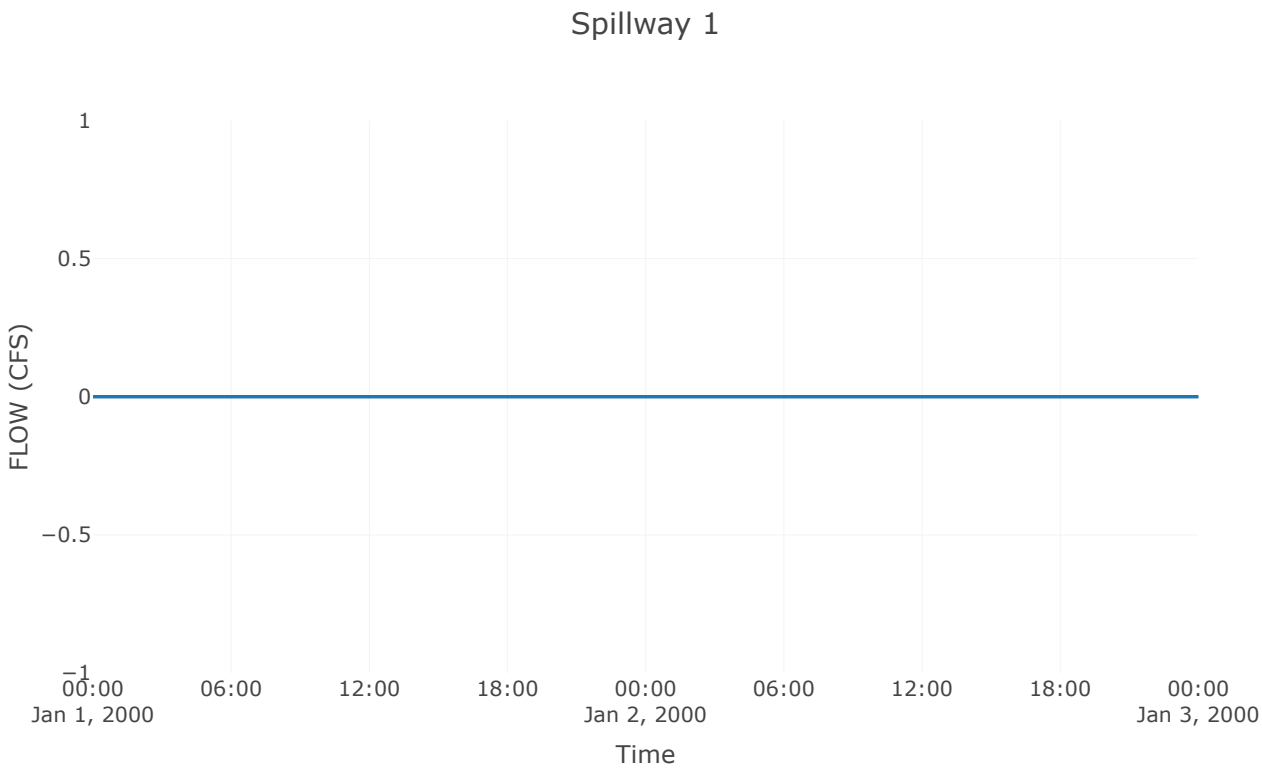
Storage



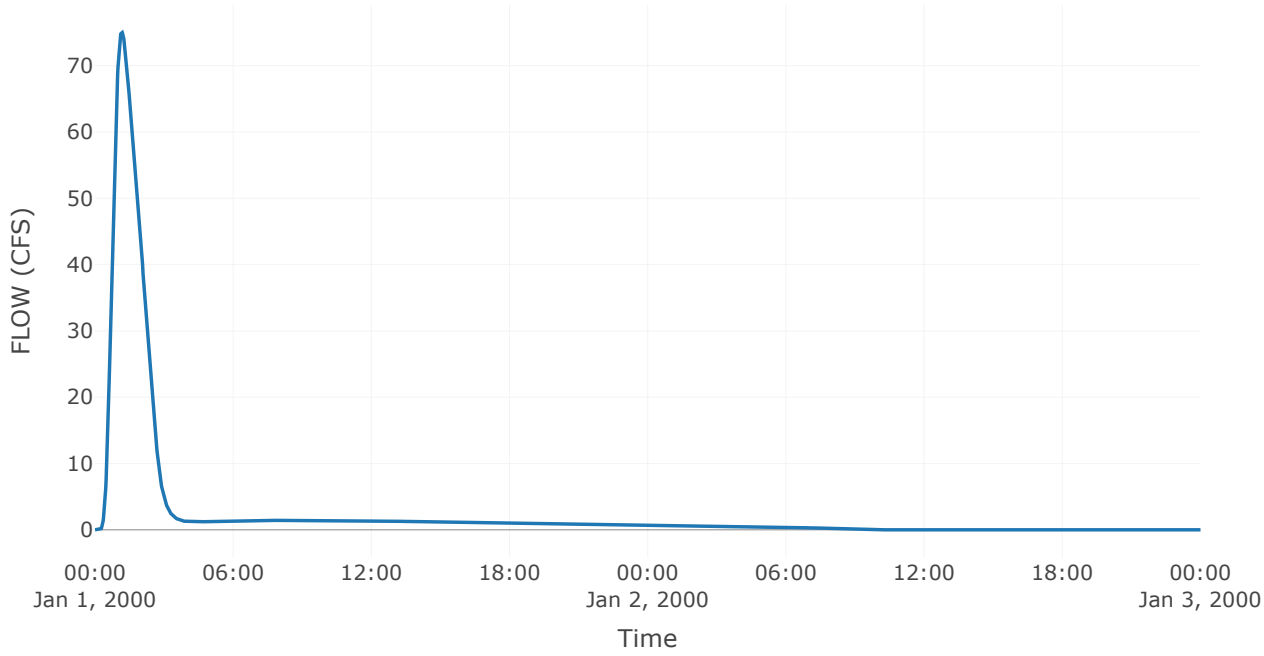
Combined Inflow



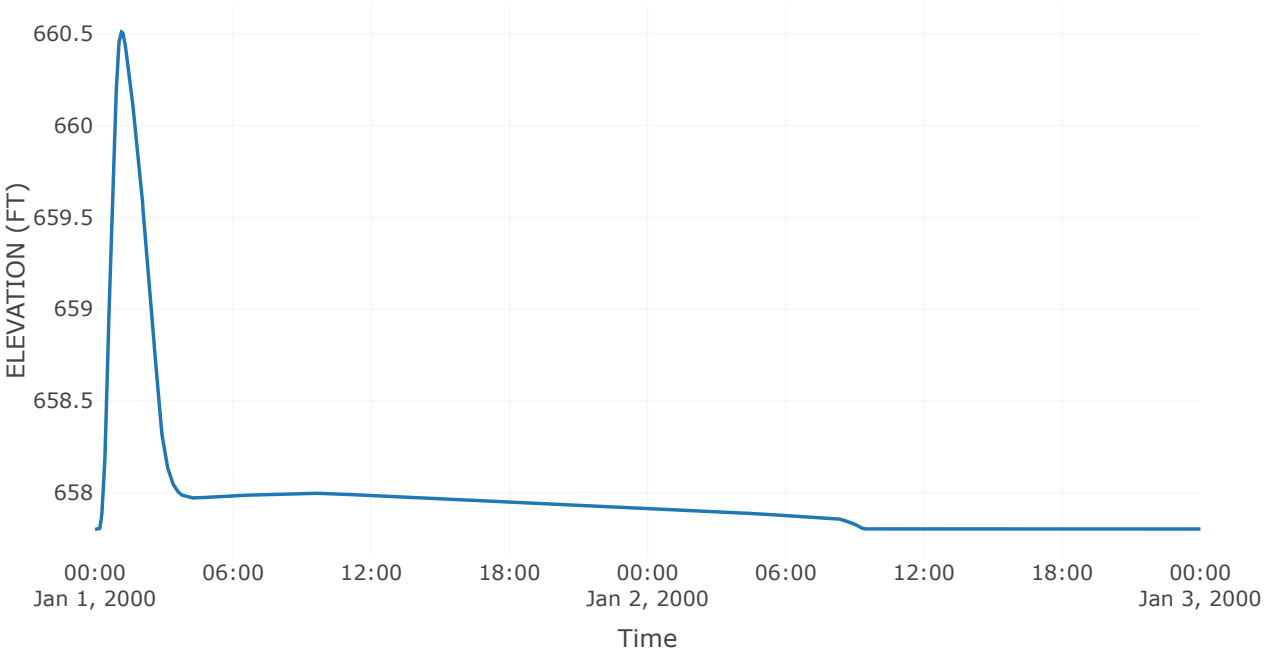

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

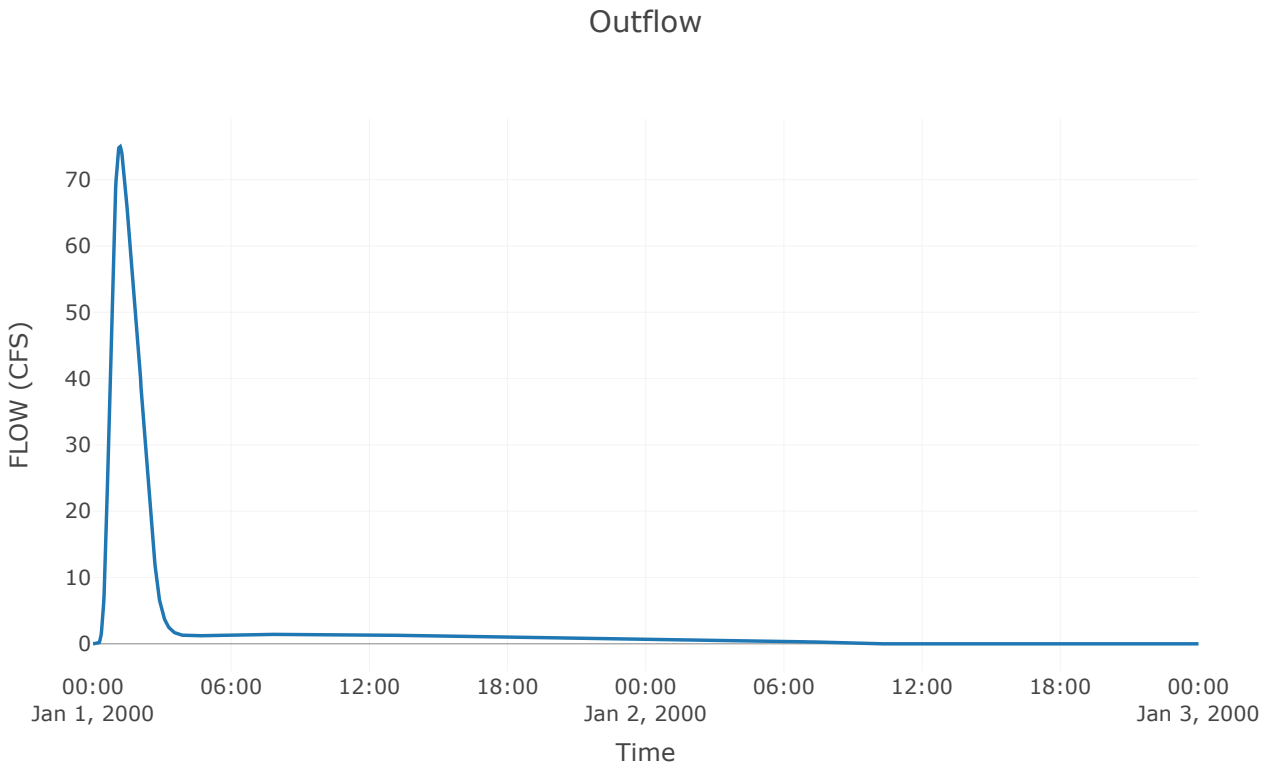

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



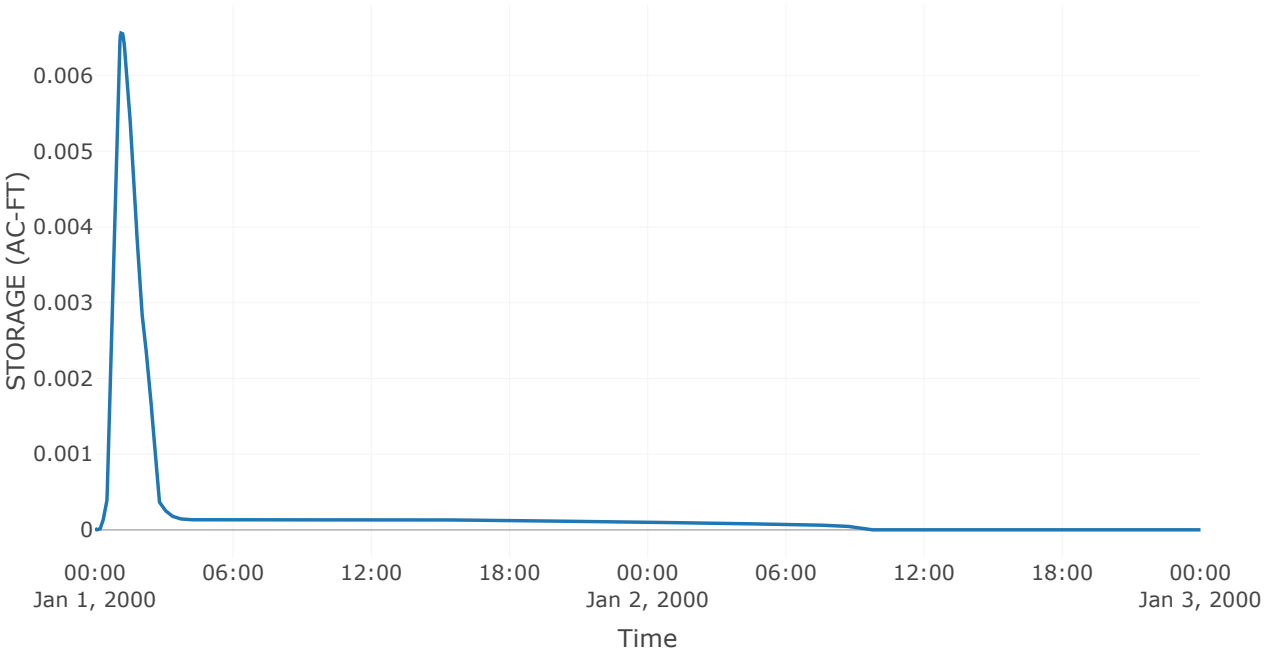

Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Prop Storage West of Wolf Rd

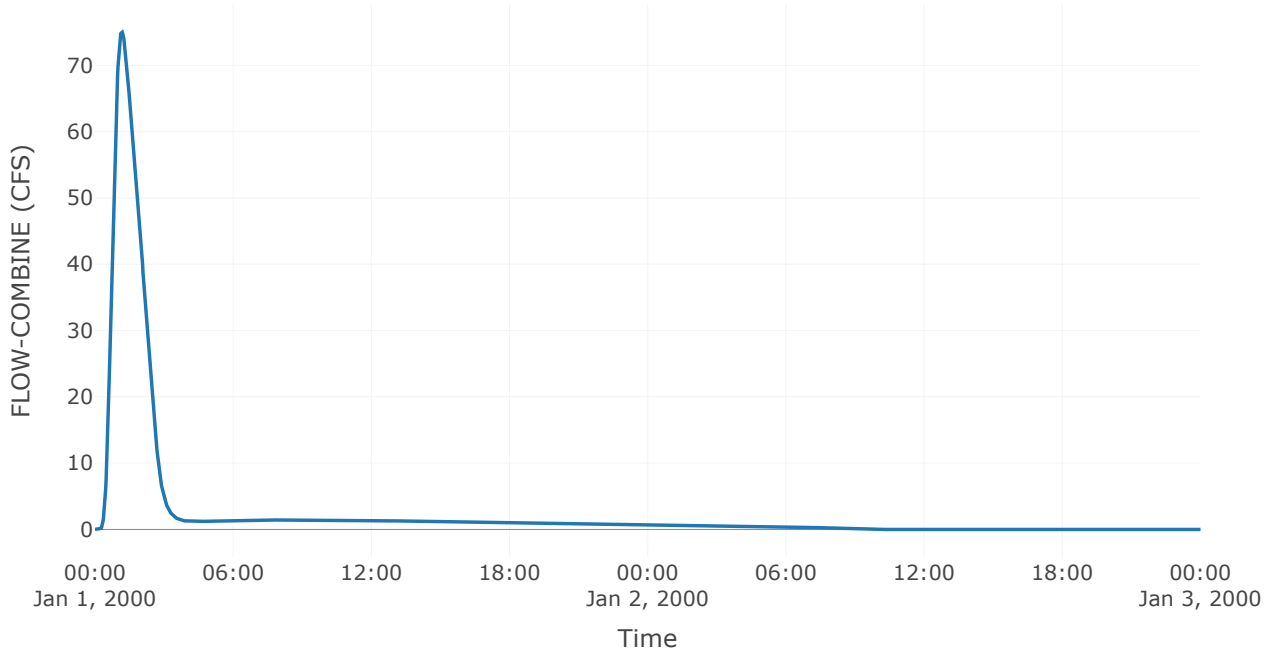
Downstream : Proposed Basin C

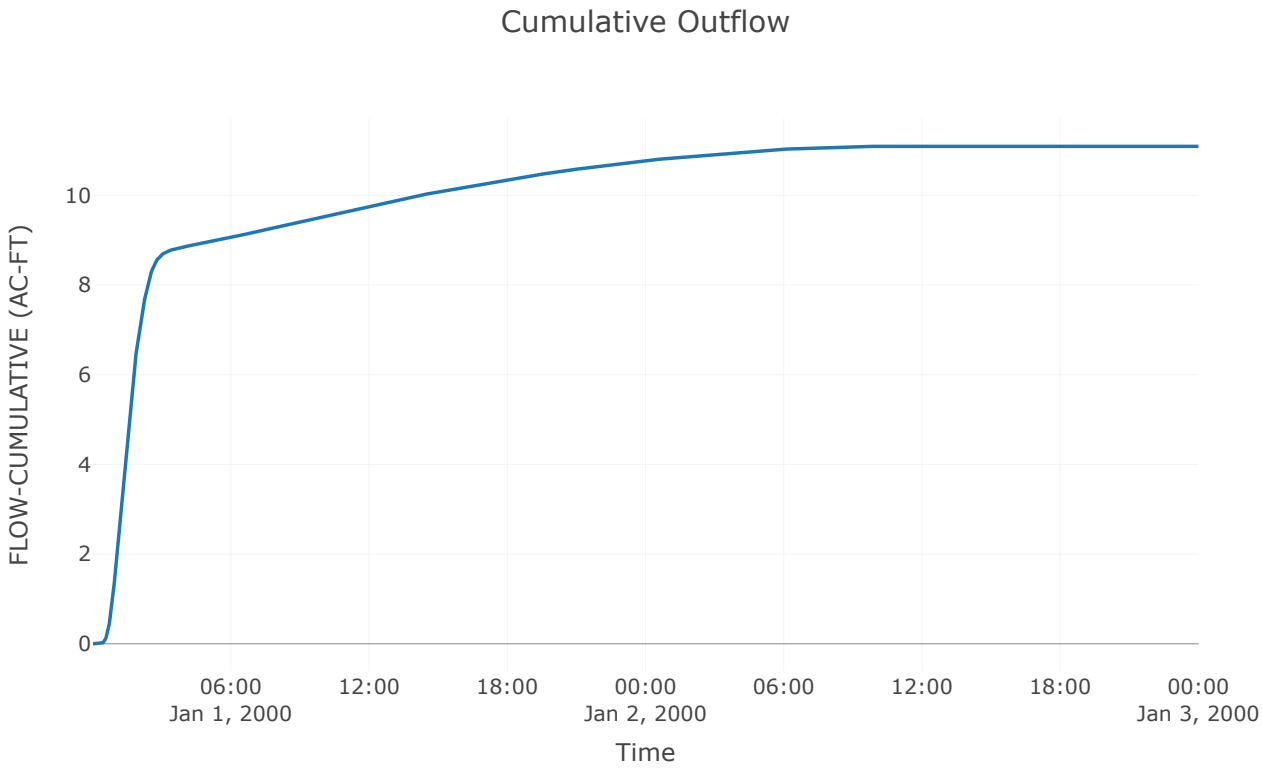
Results: Prop Storage West of Wolf Rd	
Peak Discharge (CFS)	75.06
Time of Peak Discharge	01Jan2000, 01:10
Volume (IN)	0.77
Peak Inflow (CFS)	75.02
Time of Peak Inflow	01Jan2000, 01:09
Inflow Volume (AC - FT)	11.12
Maximum Storage (AC - FT)	0.01
Peak Elevation (FT)	656.65
Discharge Volume (AC - FT)	11.09

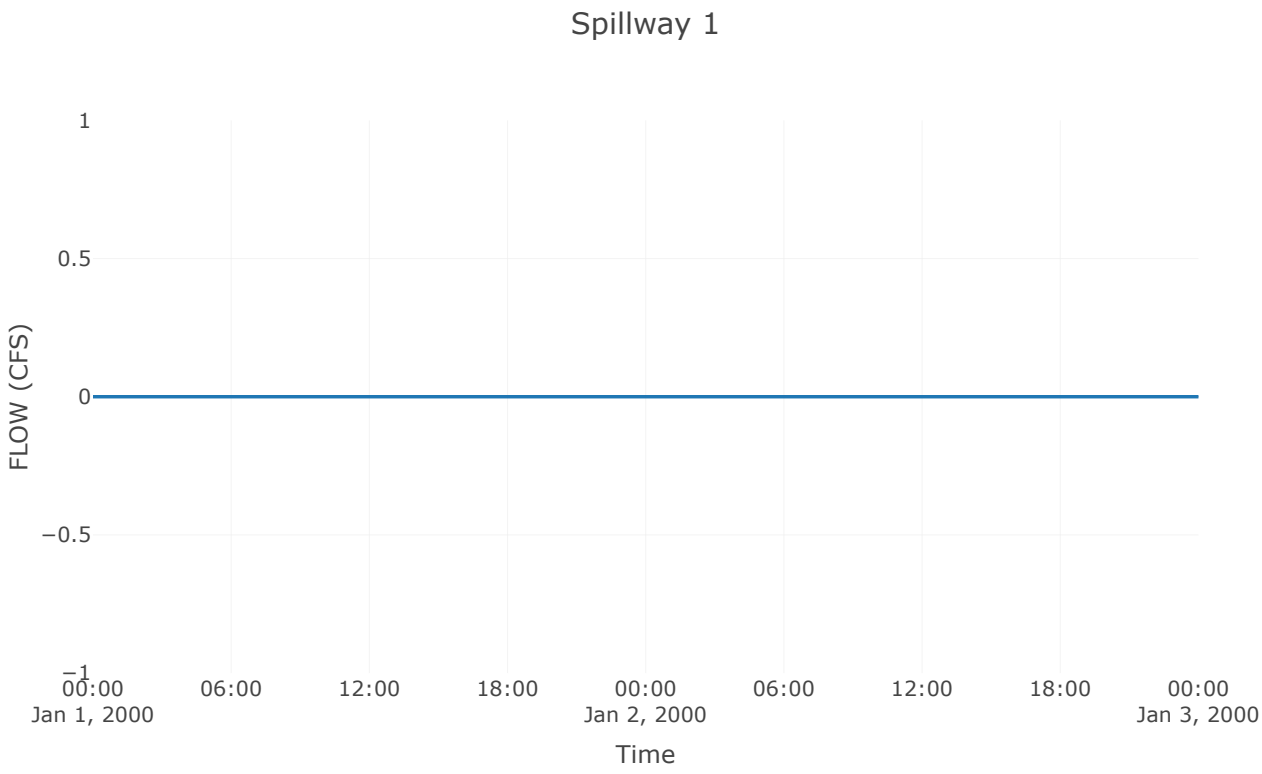
Storage



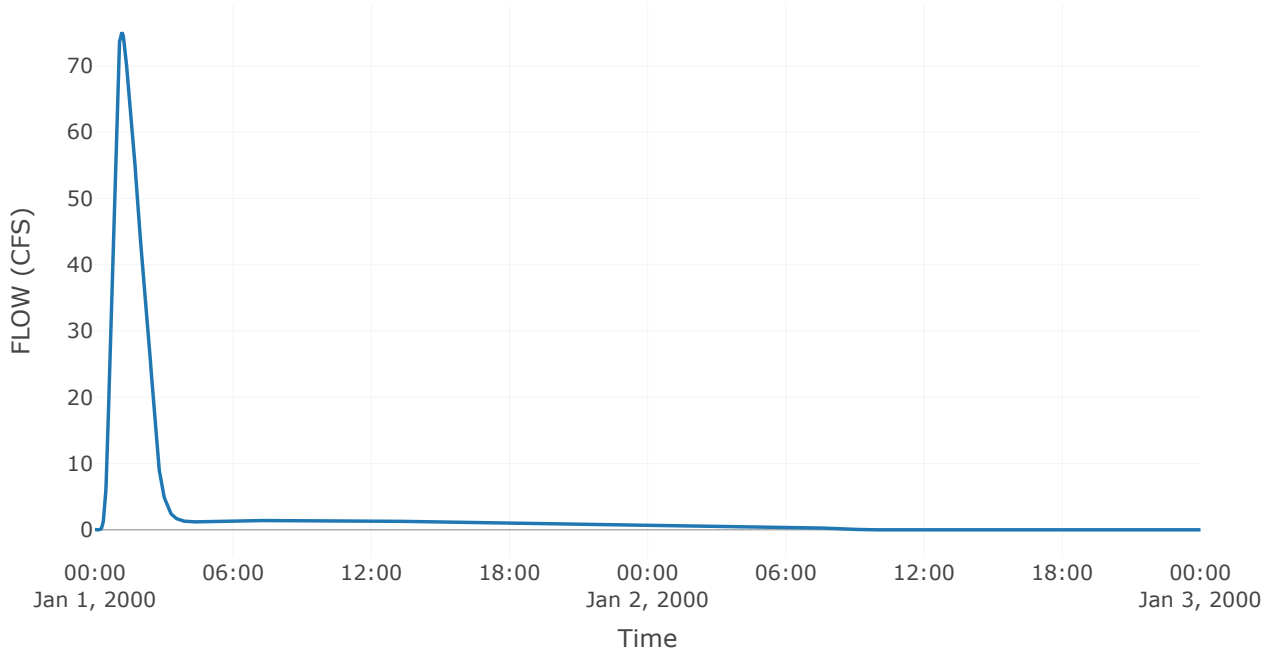
Combined Inflow



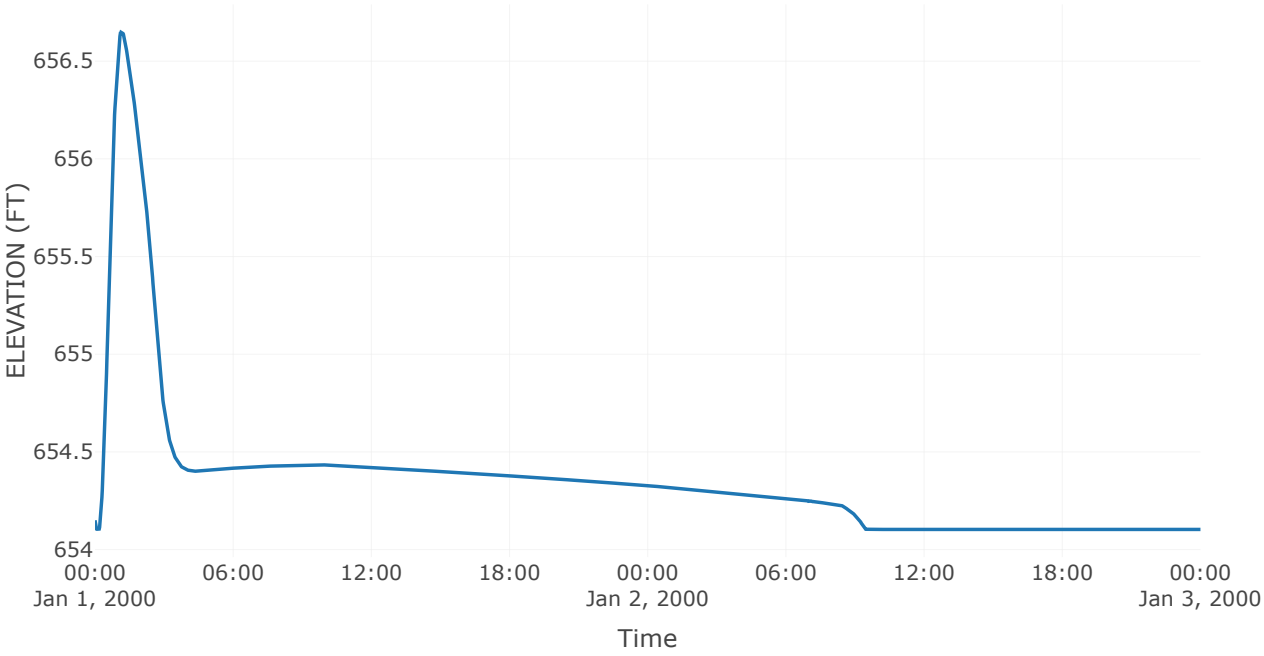

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

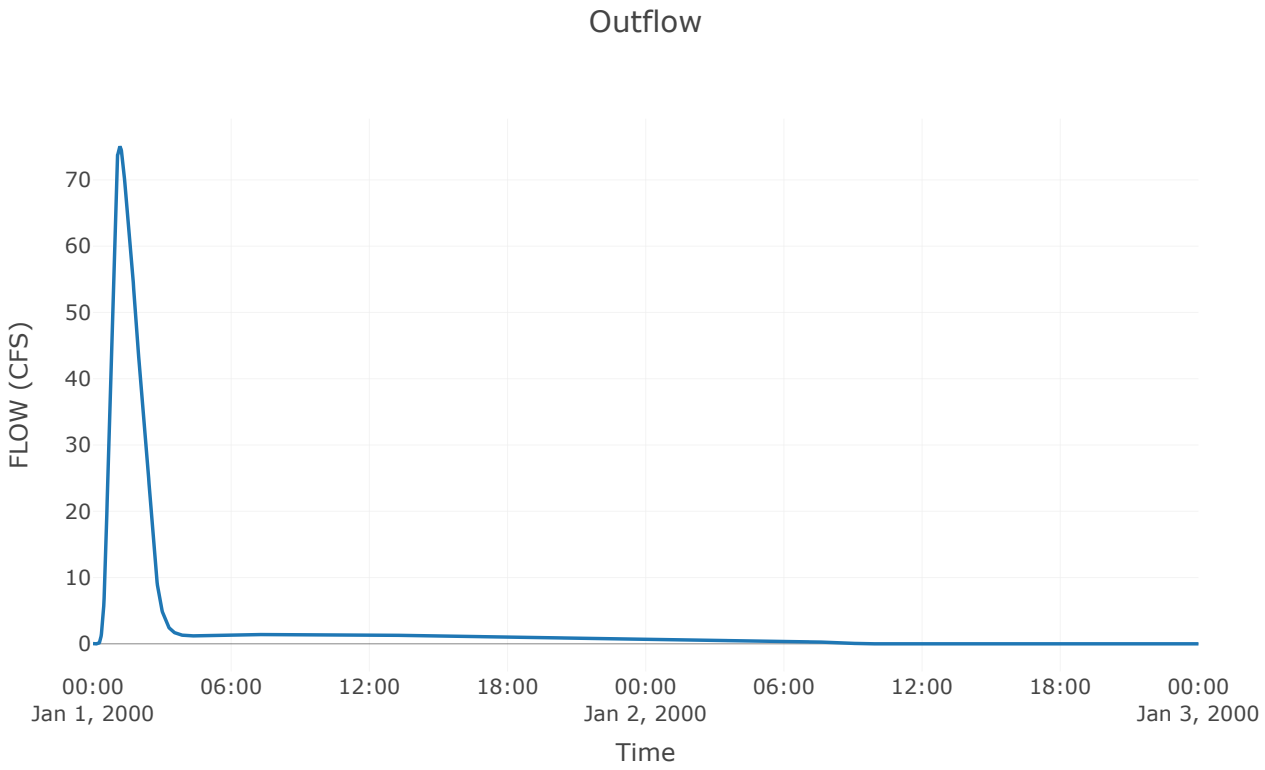

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Prop On-Site

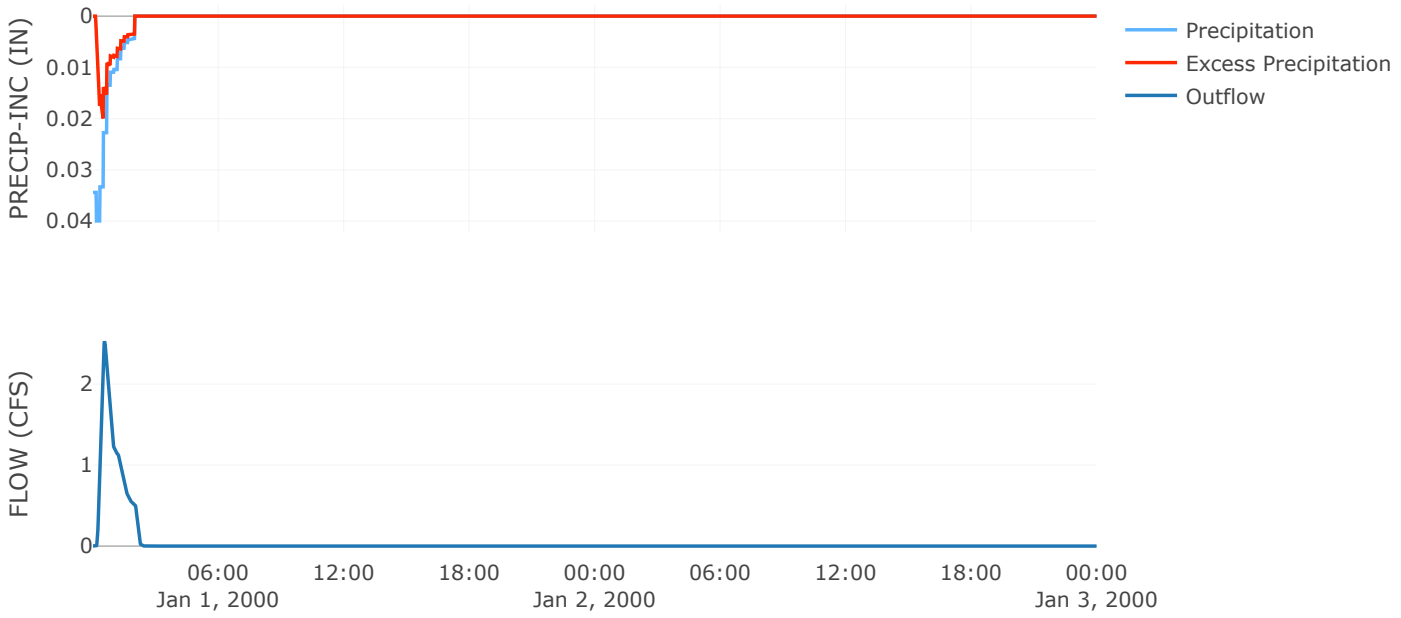
Area (MI2) : 0
Downstream : Proposed Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	88.03

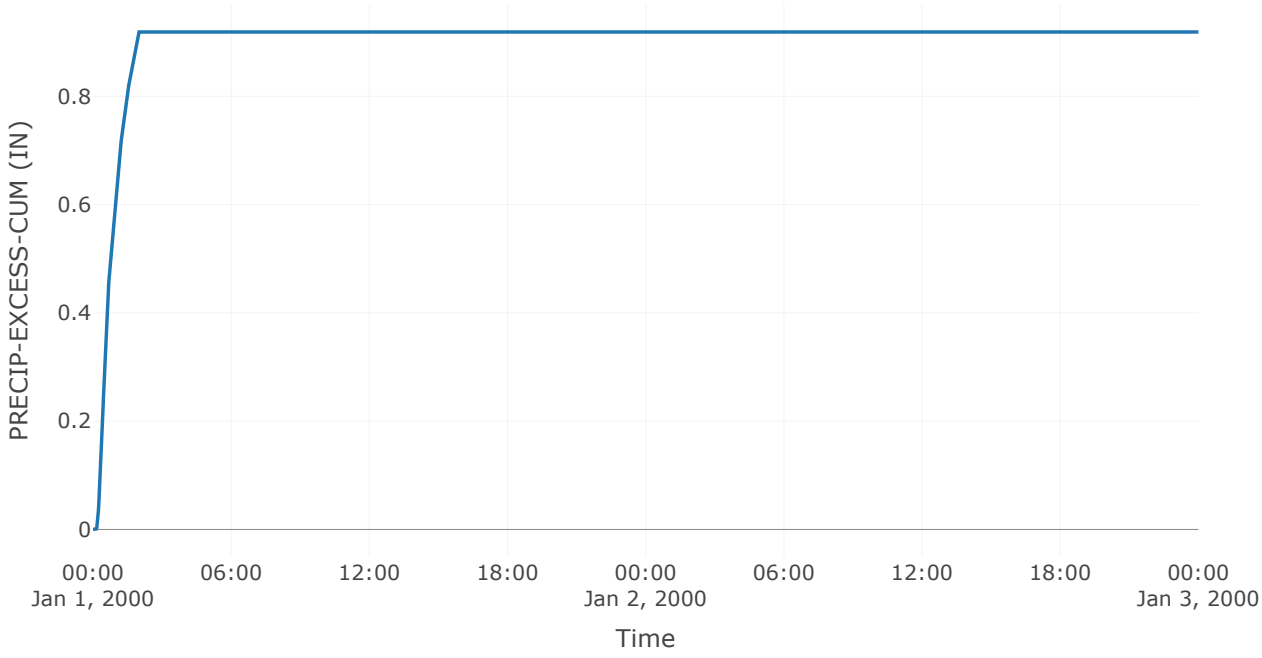
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Prop On-Site	
Peak Discharge (CFS)	2.53
Time of Peak Discharge	01Jan2000, 00:33
Volume (IN)	0.92
Precipitation Volume (AC - FT)	0.39
Loss Volume (AC - FT)	0.21
Excess Volume (AC - FT)	0.18
Direct Runoff Volume (AC - FT)	0.18
Baseflow Volume (AC - FT)	0

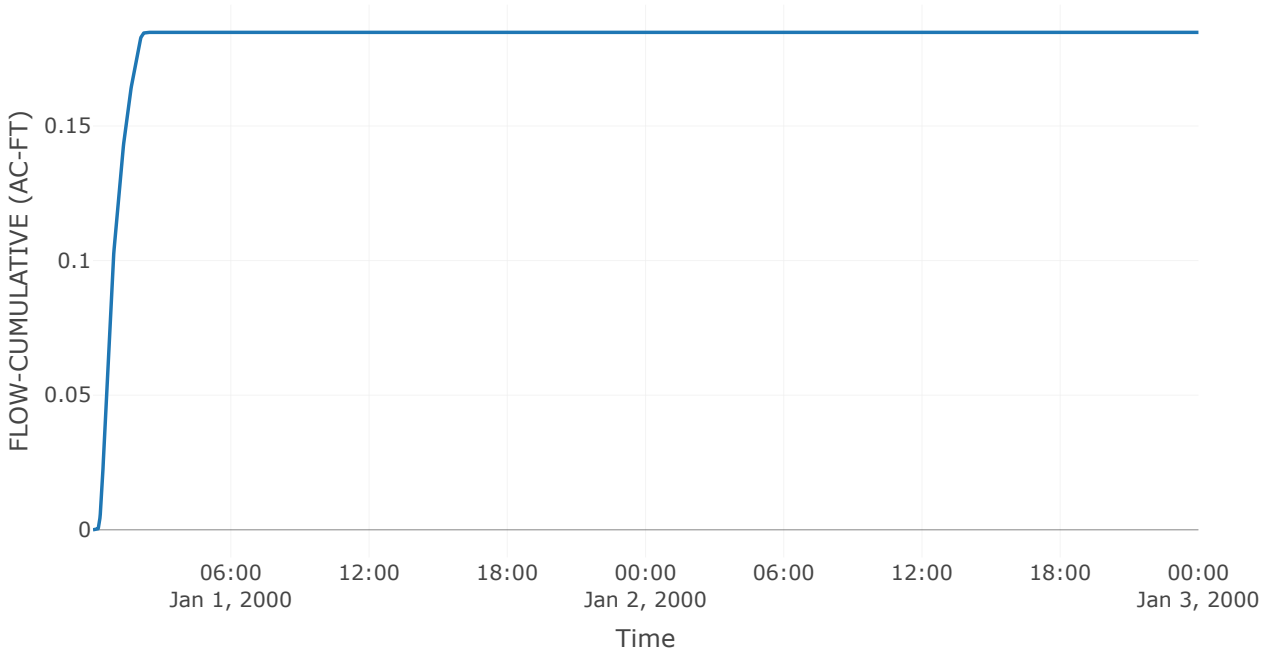
Precipitation and Outflow



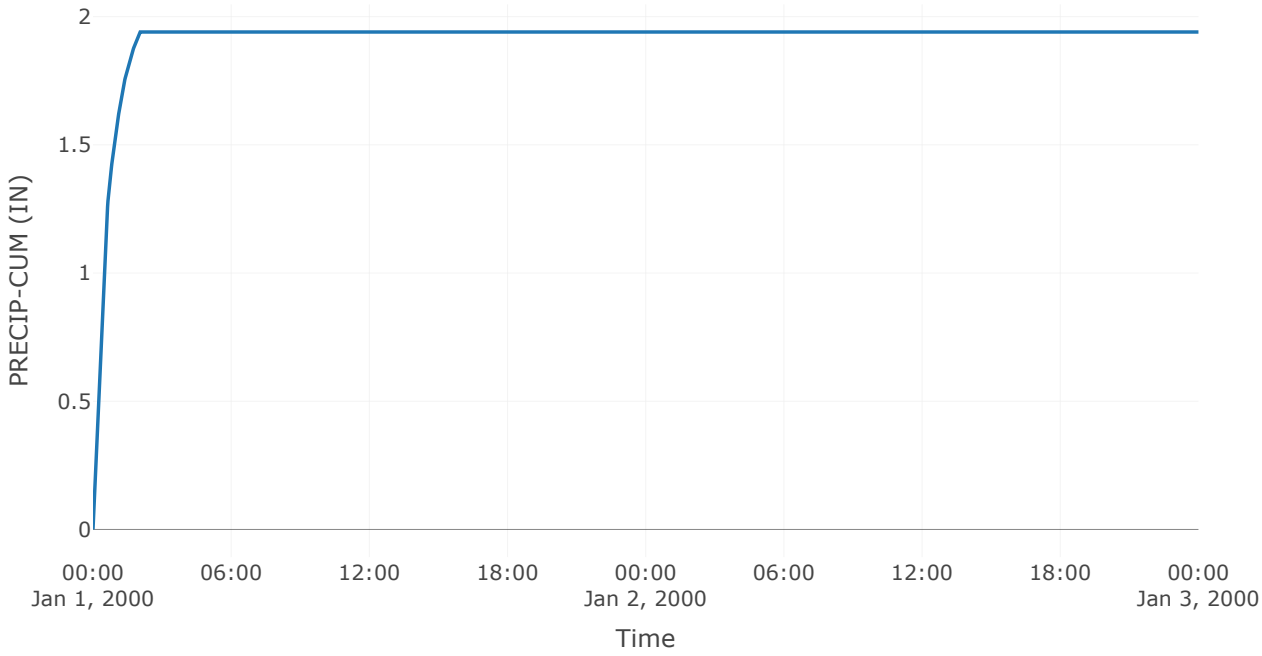
Cumulative Excess Precipitation

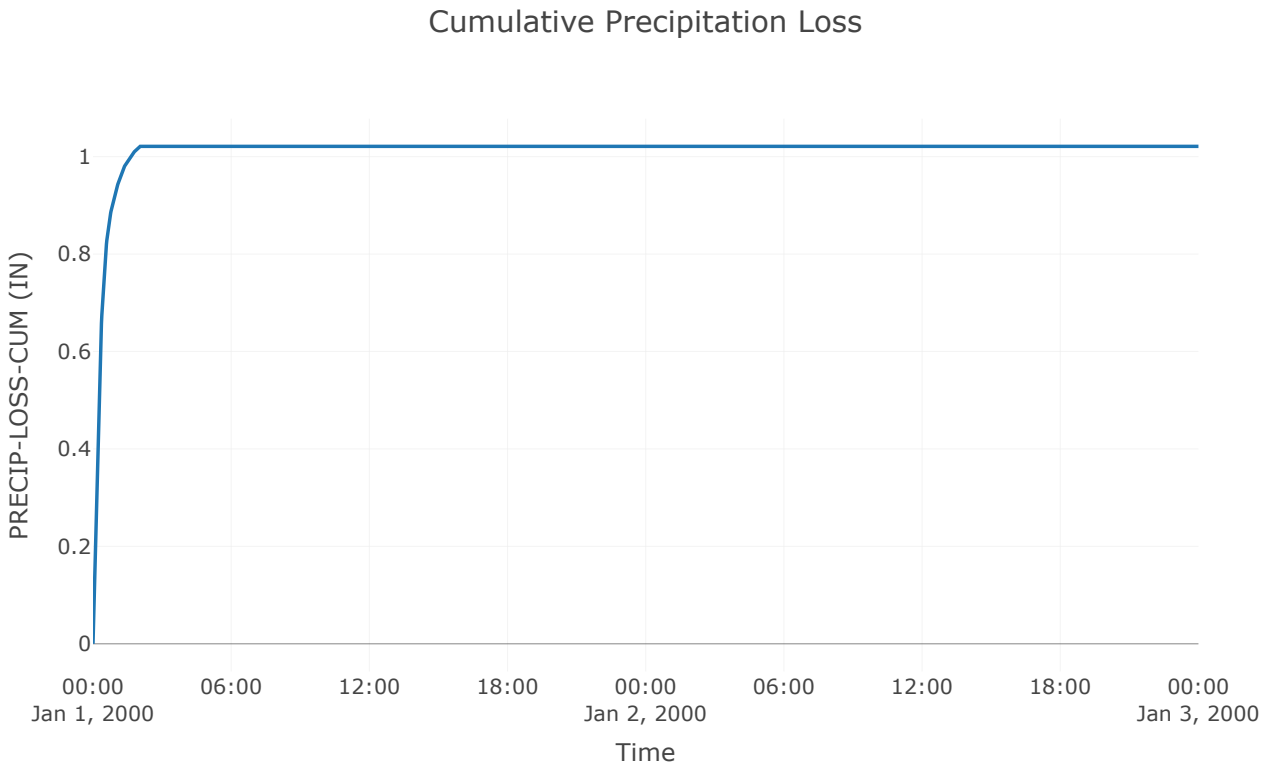


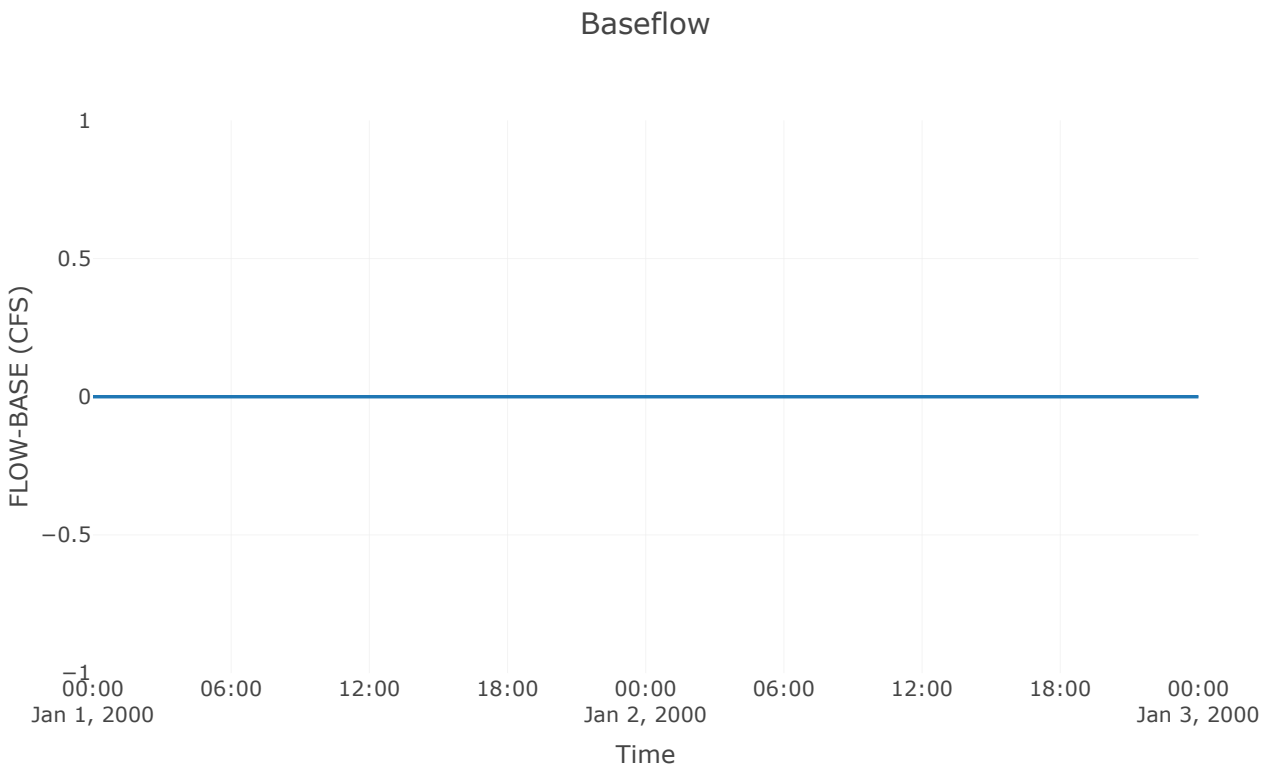
Cumulative Outflow



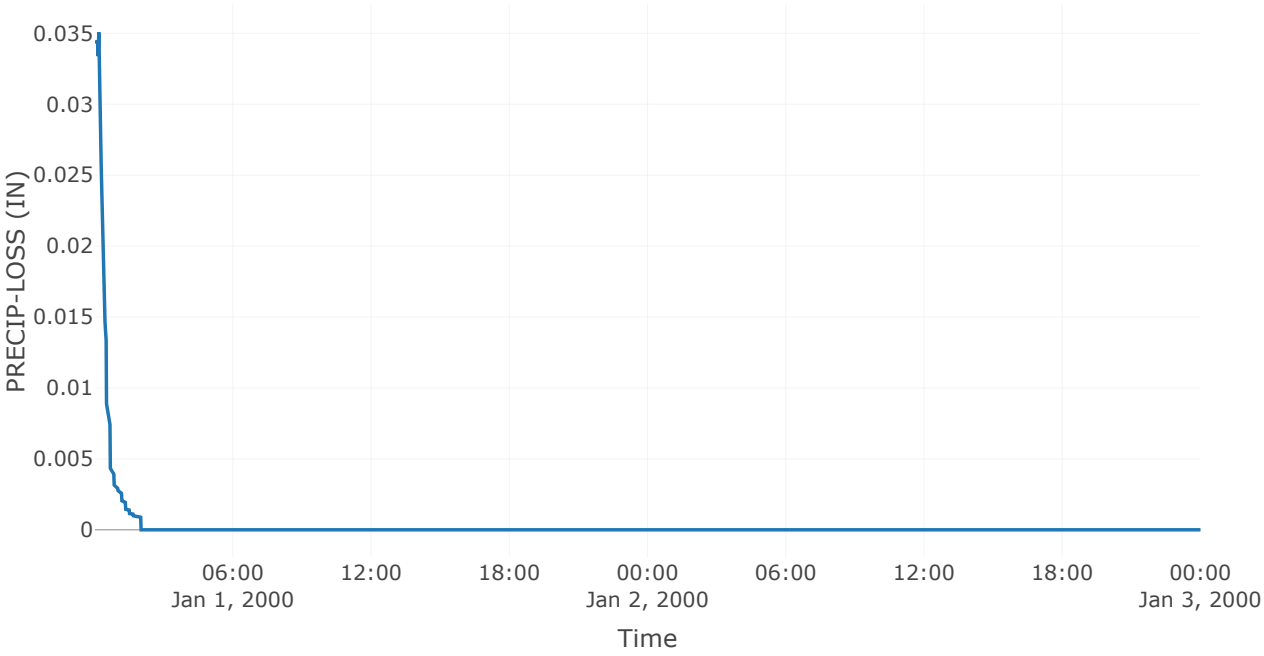
Cumulative Precipitation



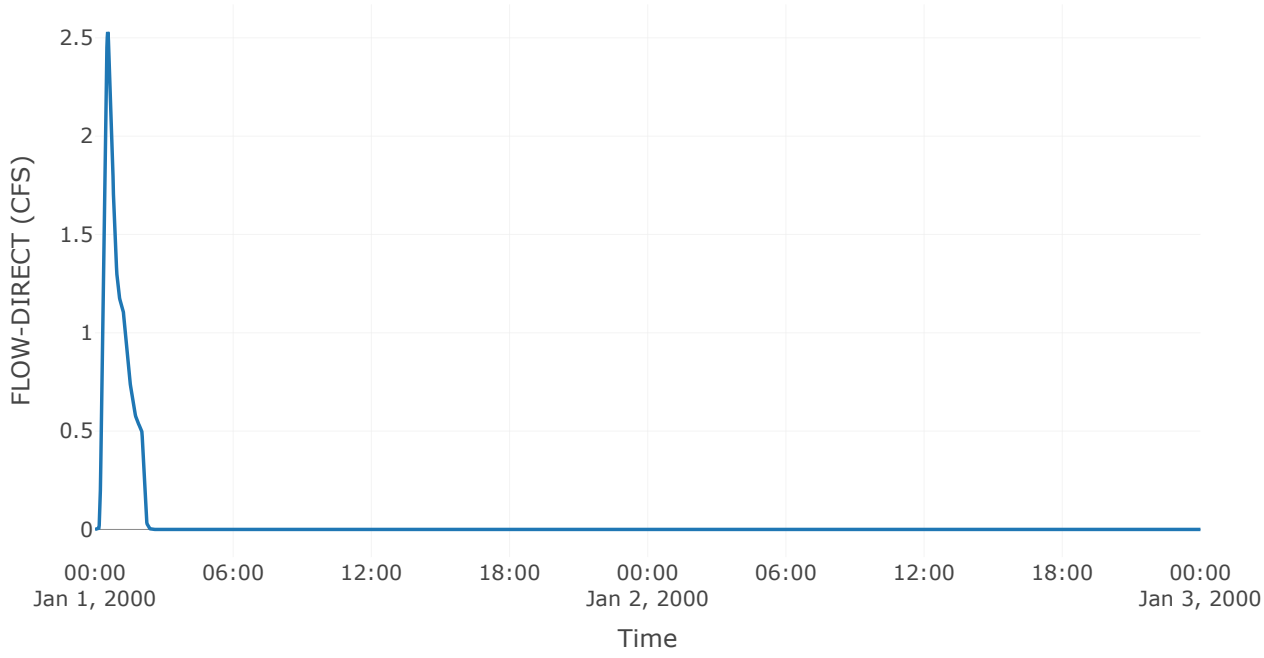

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

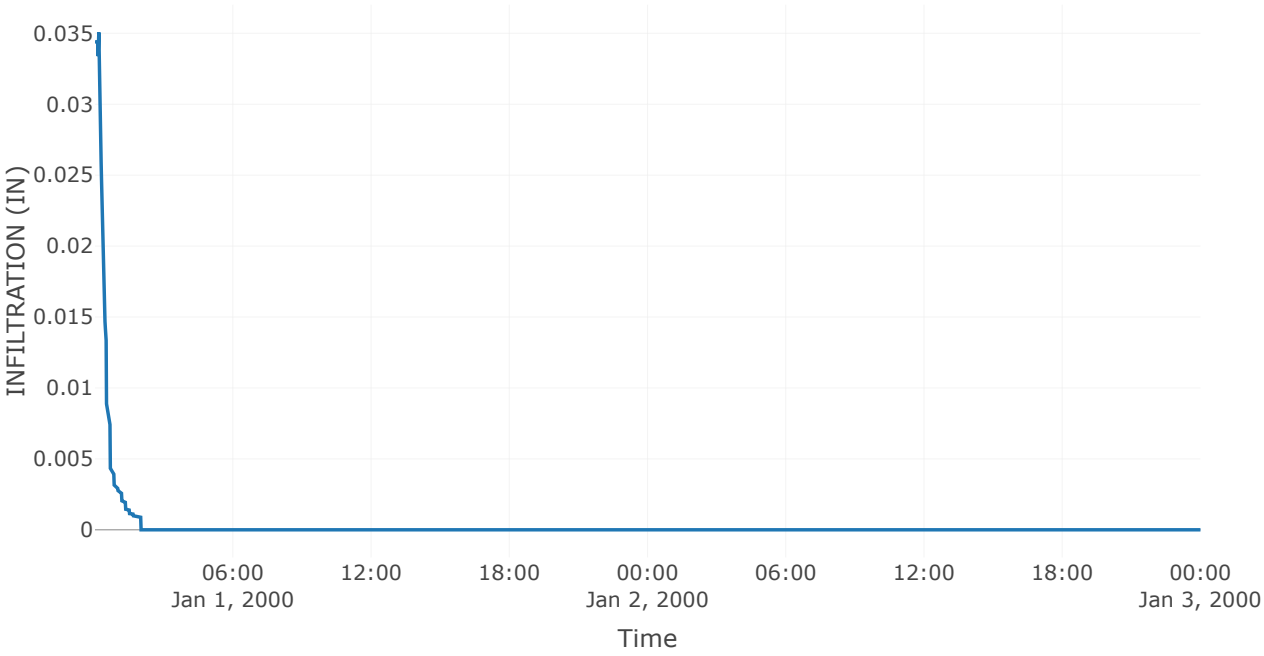

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



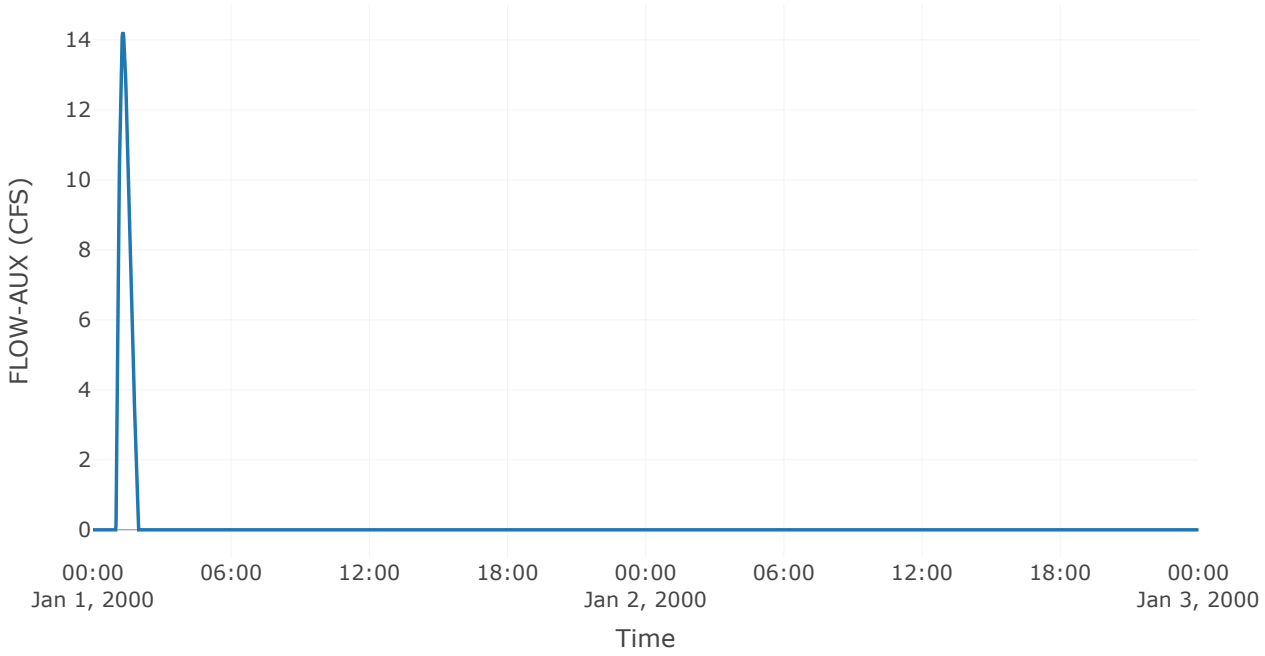

Soil Infiltration
INFILTRATION (IN)
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Proposed Basin C

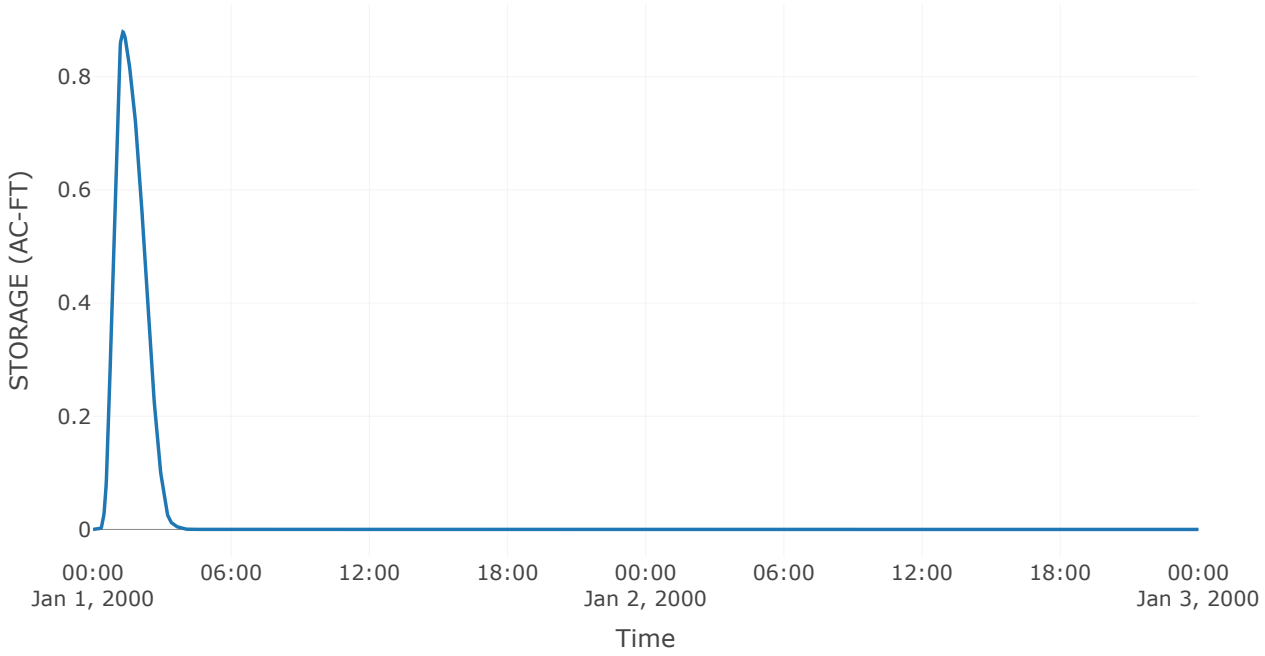
Downstream : Existing Basin A & B

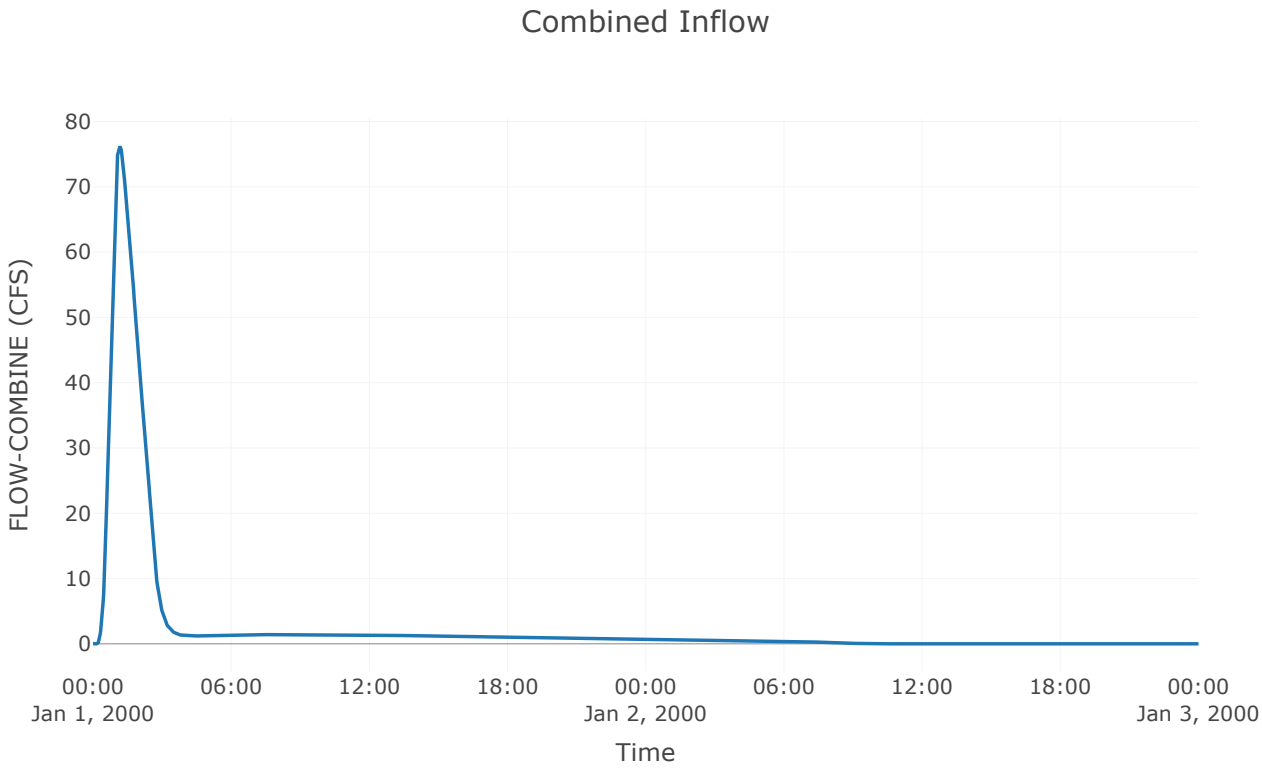
Results: Proposed Basin C	
Peak Discharge (CFS)	59.4
Time of Peak Discharge	01Jan2000, 01:18
Volume (IN)	0.73
Peak Inflow (CFS)	76.2
Time of Peak Inflow	01Jan2000, 01:10
Inflow Volume (AC - FT)	11.28
Maximum Storage (AC - FT)	0.88
Peak Elevation (FT)	650.71
Discharge Volume (AC - FT)	10.63

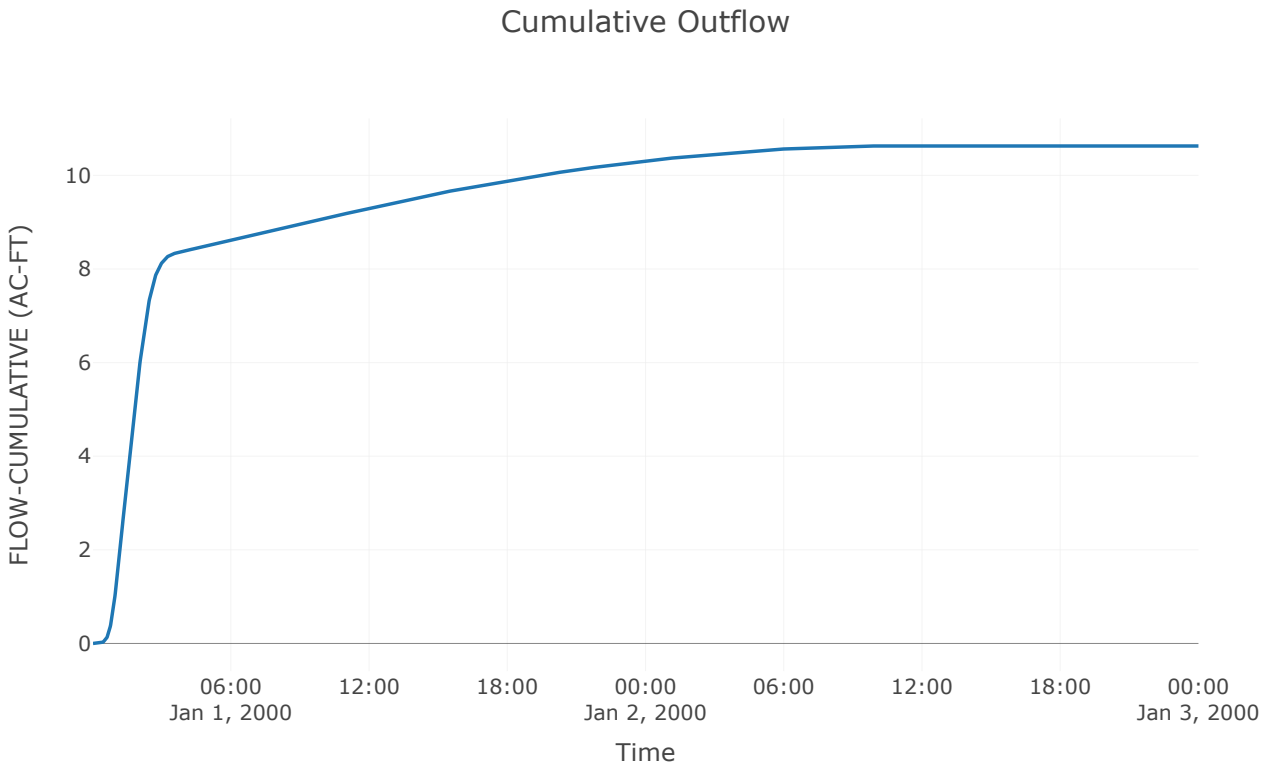
Auxiliary Outflow

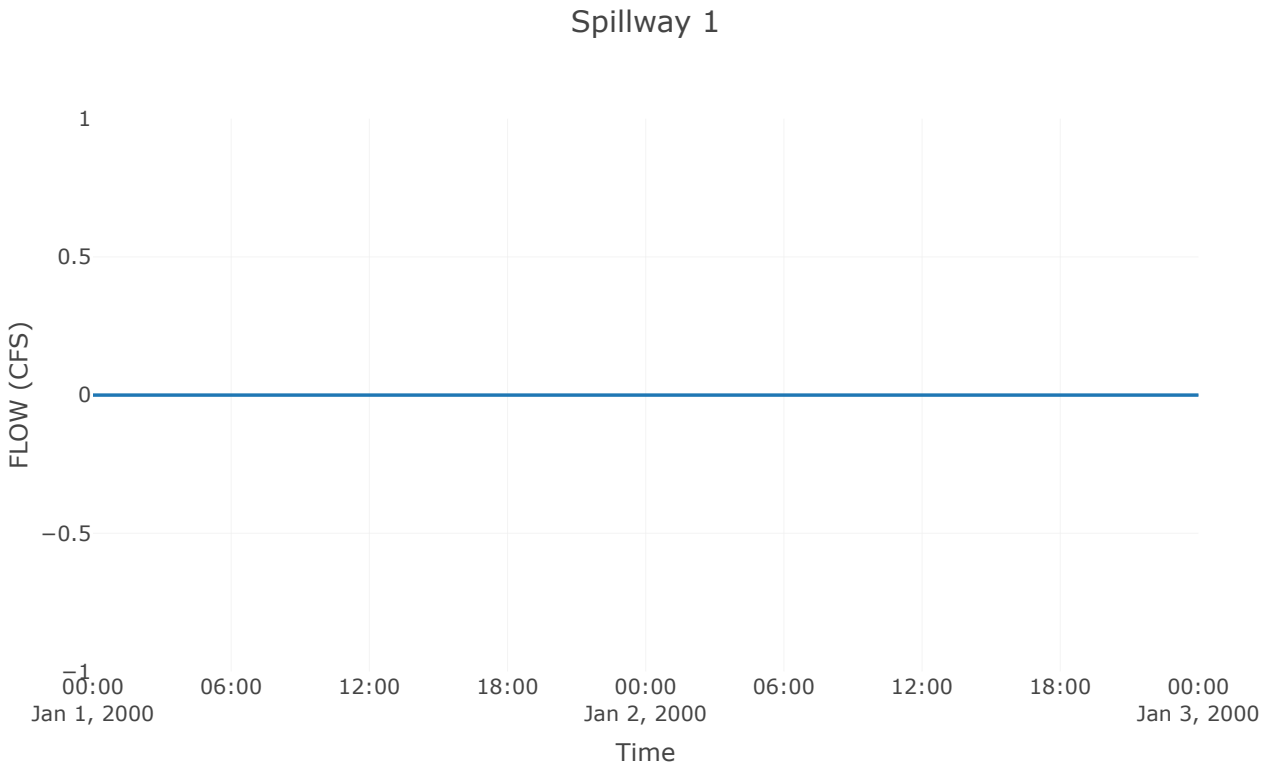


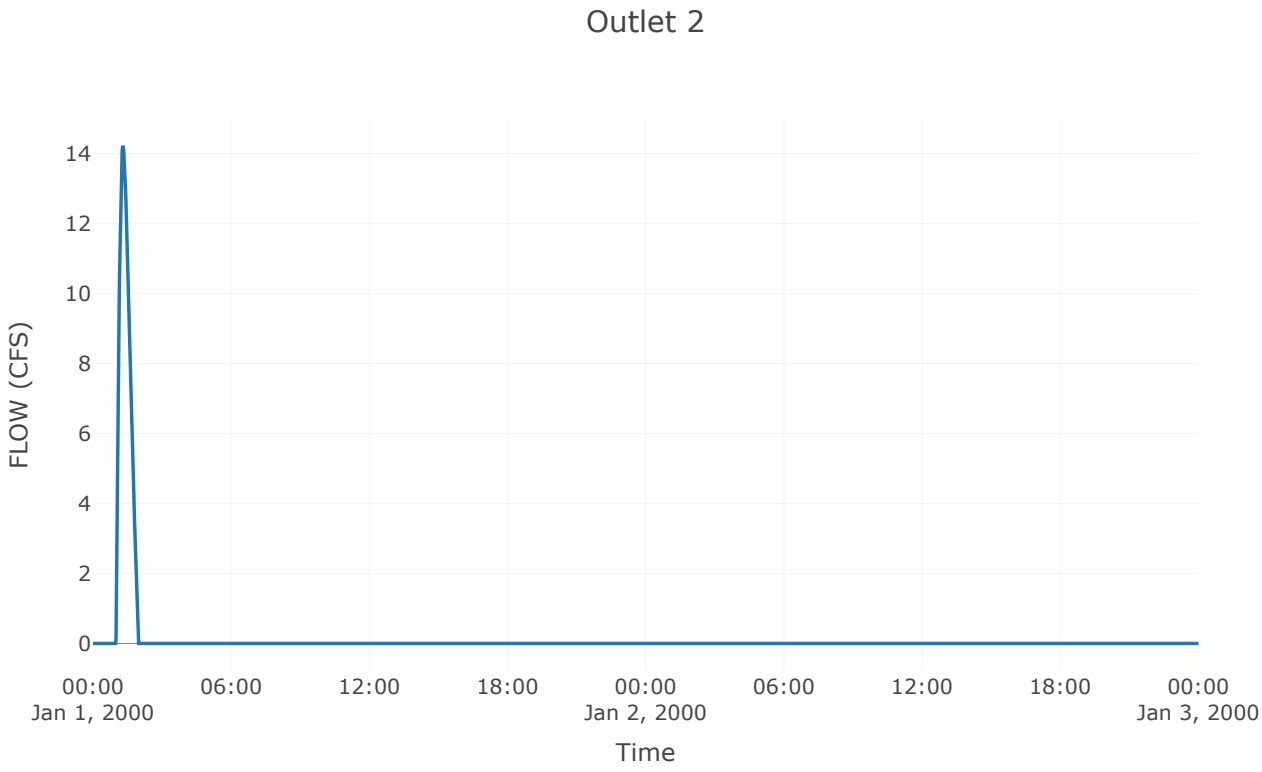
Storage



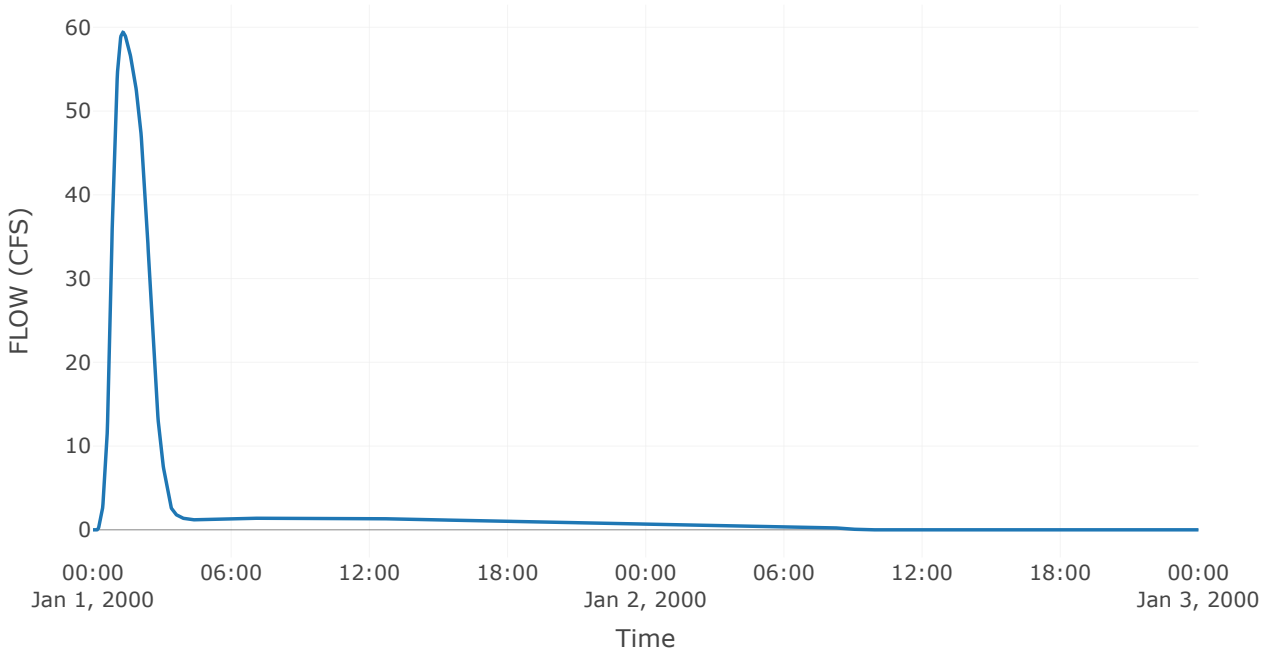

Combined Inflow
FLOW-COMBINE (CFS)
80
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
10
8
6
4
2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

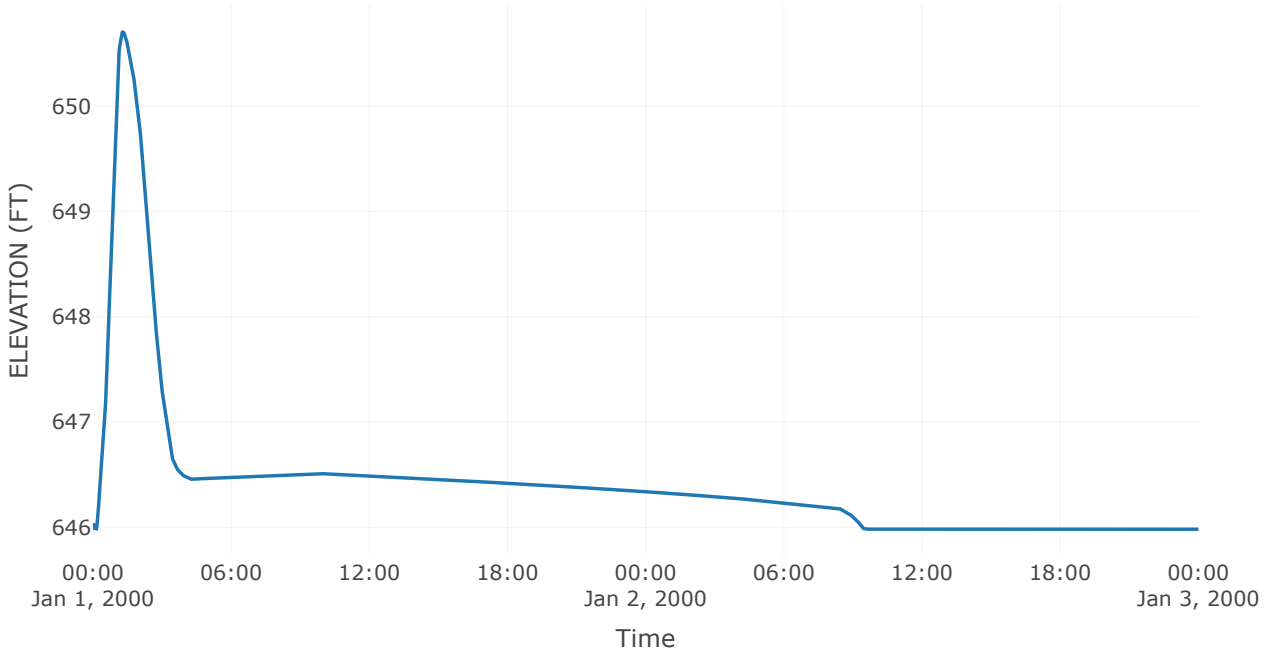

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

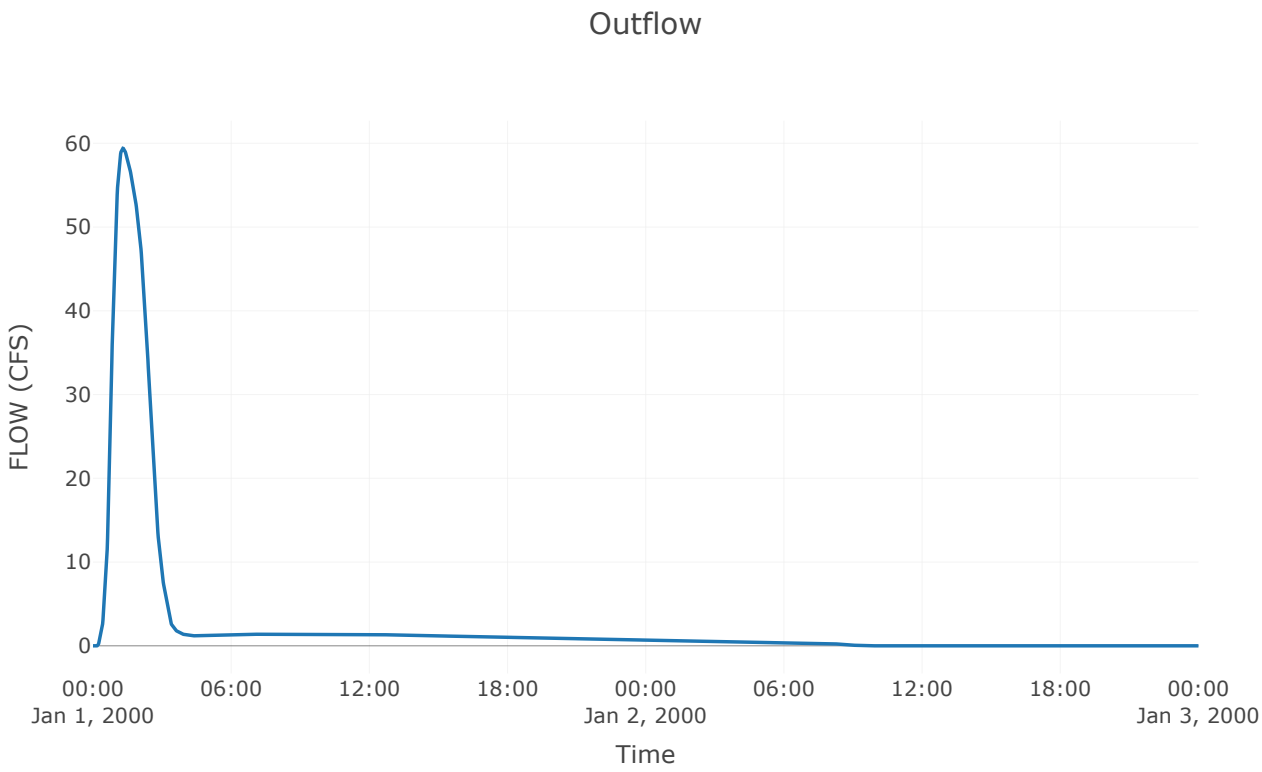

Outlet 2
14
12
10
8
6
4
2
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

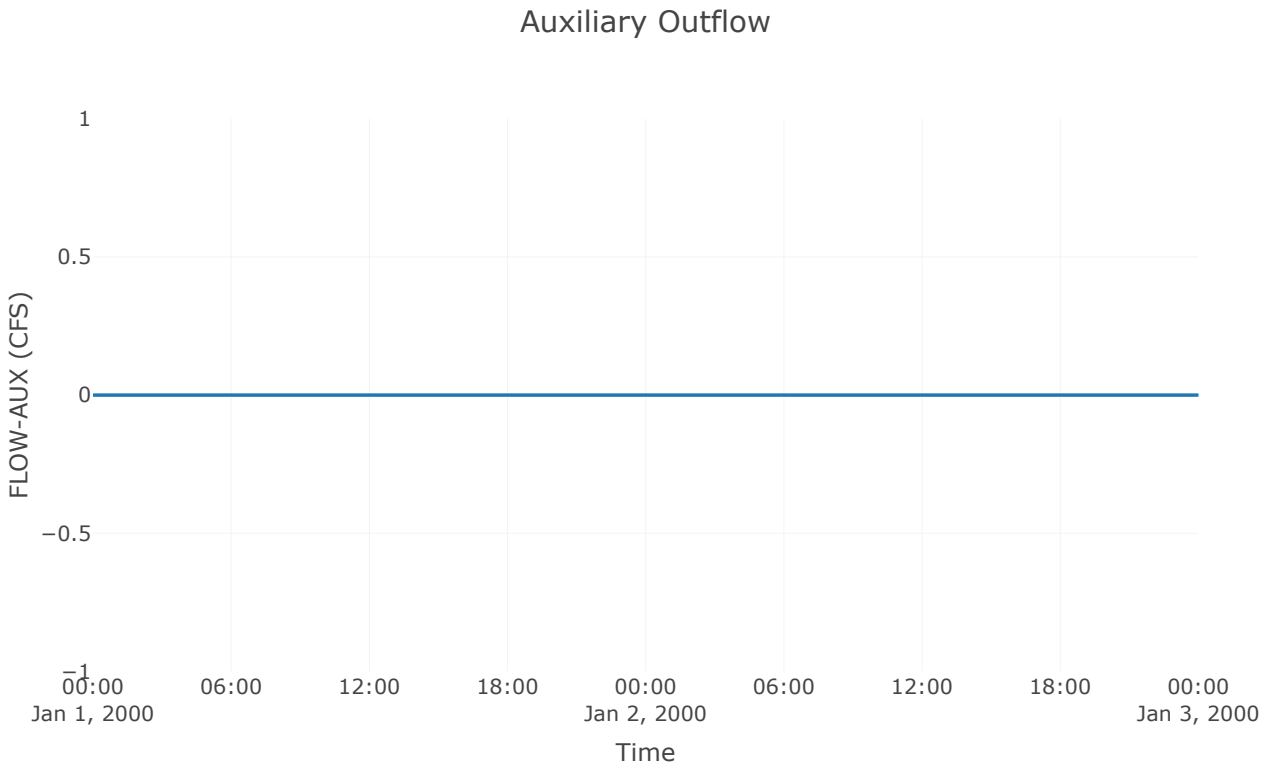


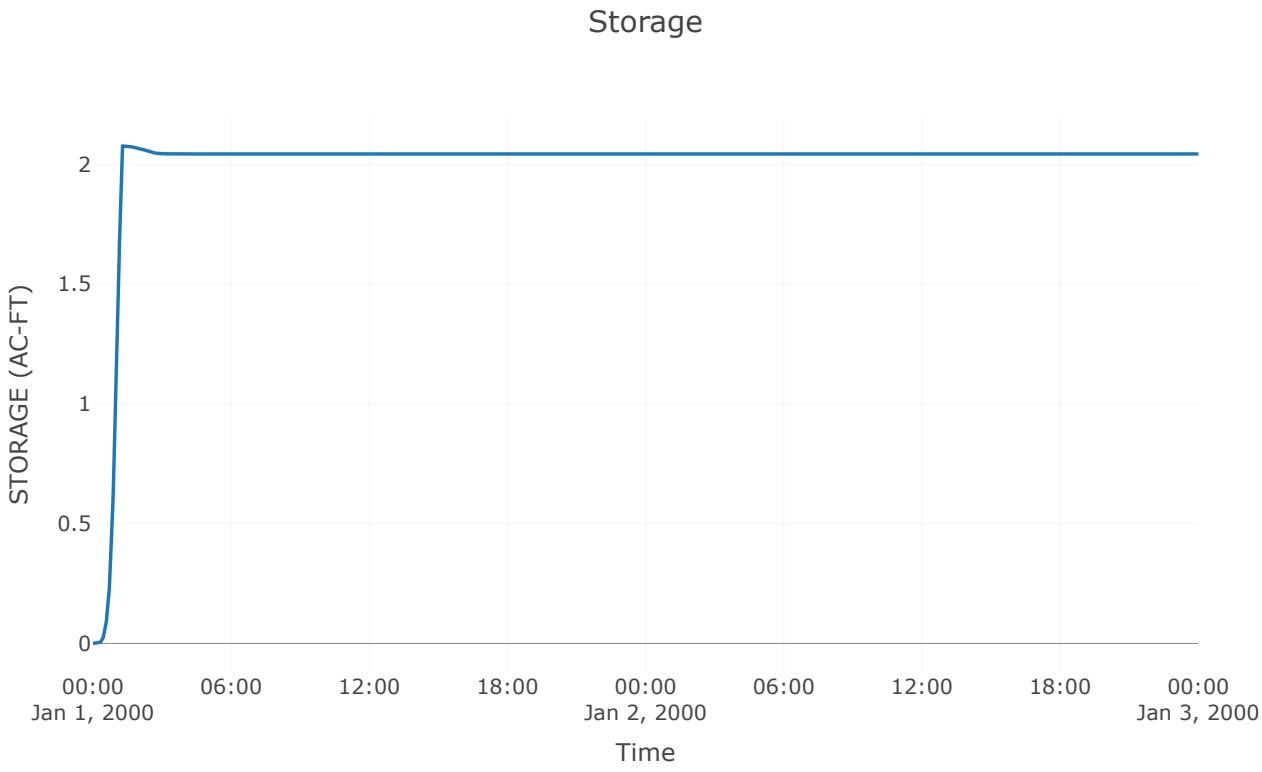

Outflow
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin A & B

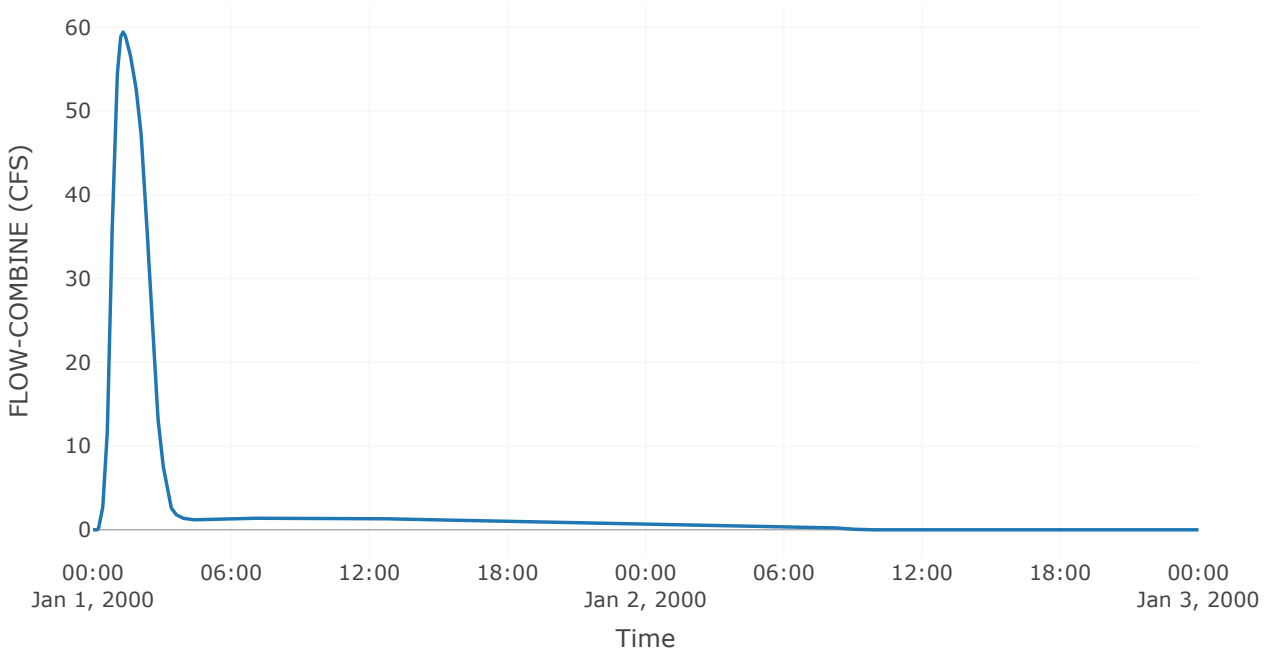
Downstream : 55th Street Outlet

Results: Existing Basin A & B	
Peak Discharge (CFS)	59.36
Time of Peak Discharge	01Jan2000, 01:19
Volume (IN)	0.58
Peak Inflow (CFS)	59.4
Time of Peak Inflow	01Jan2000, 01:18
Inflow Volume (AC - FT)	10.63
Maximum Storage (AC - FT)	2.08
Peak Elevation (FT)	653.35
Discharge Volume (AC - FT)	8.38

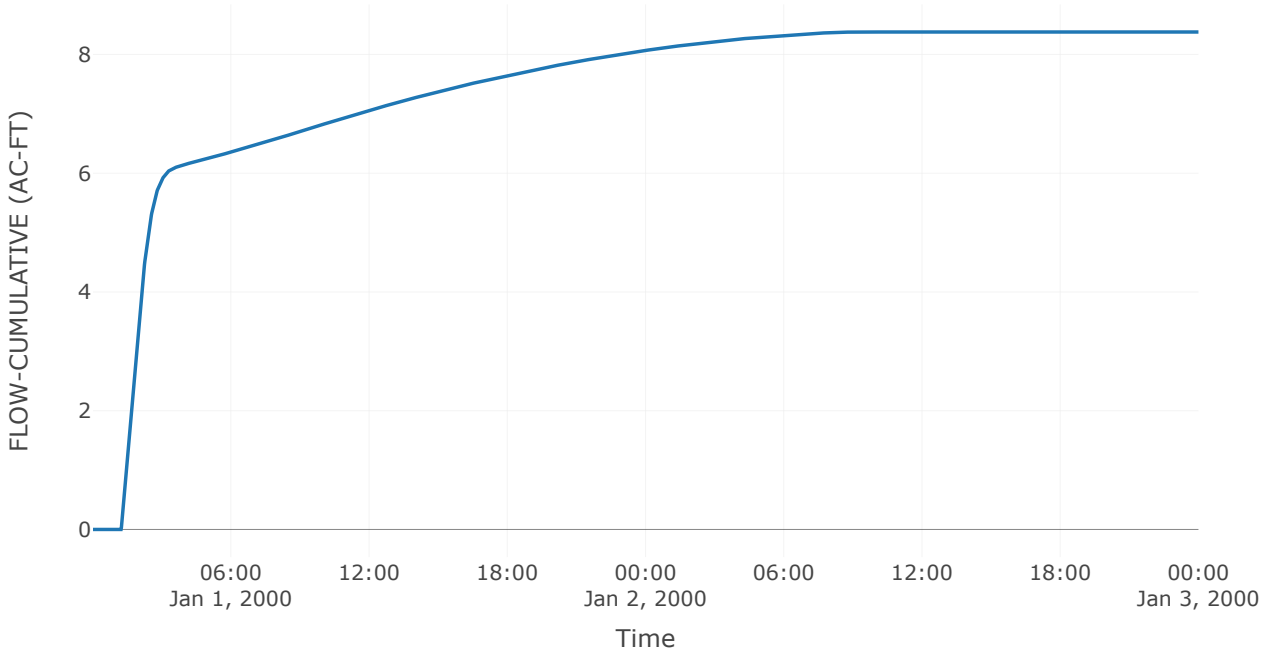

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

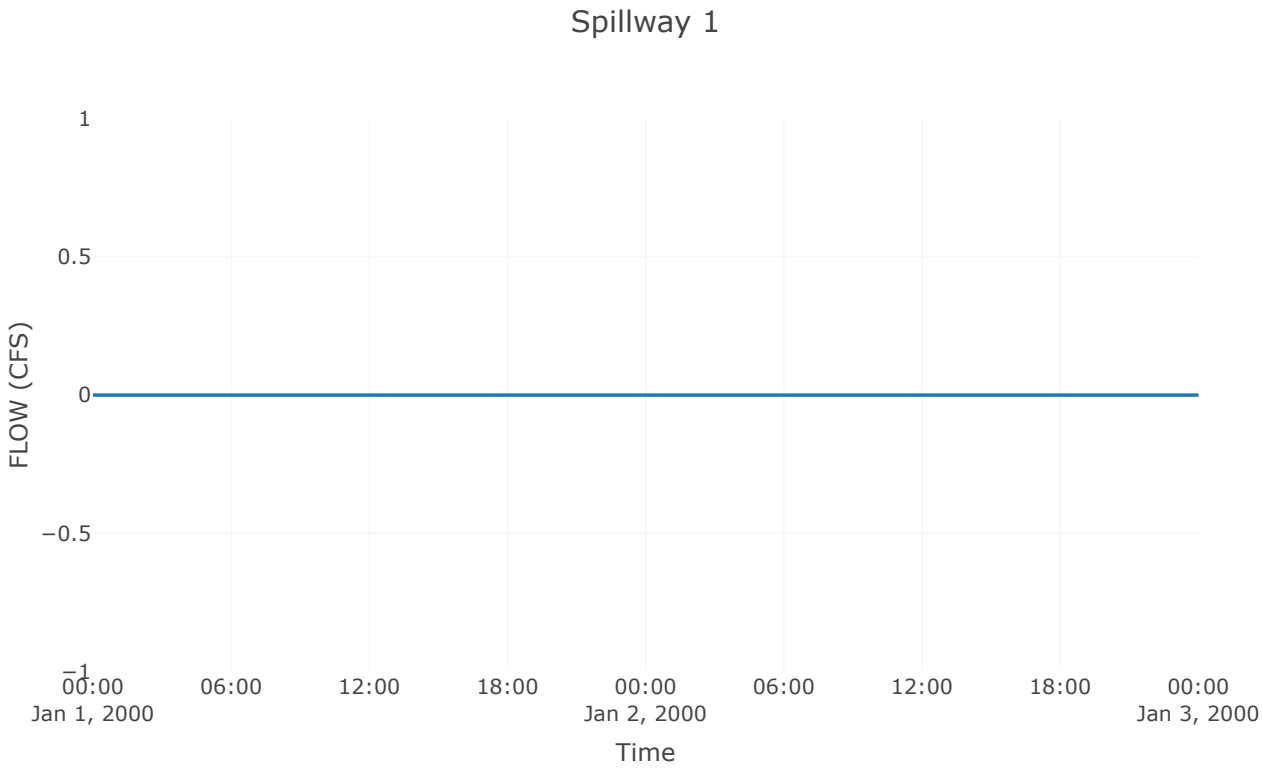

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

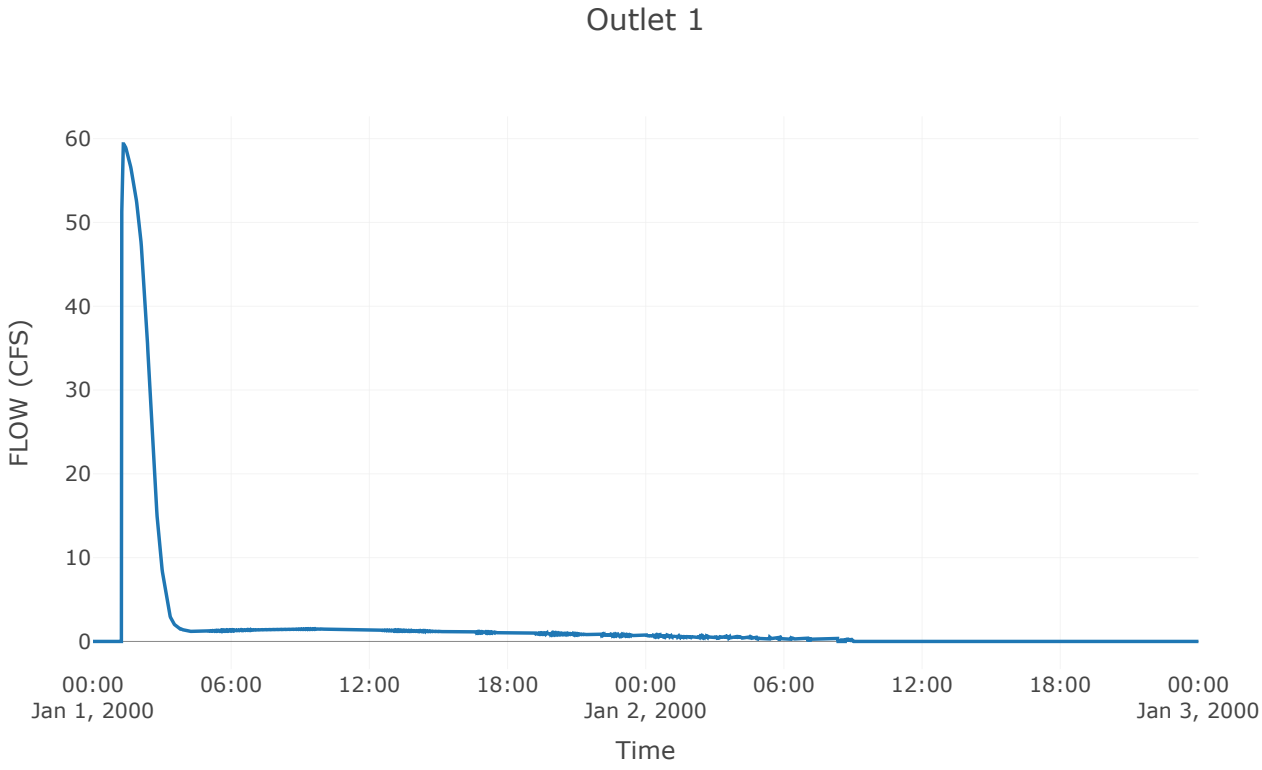
Combined Inflow



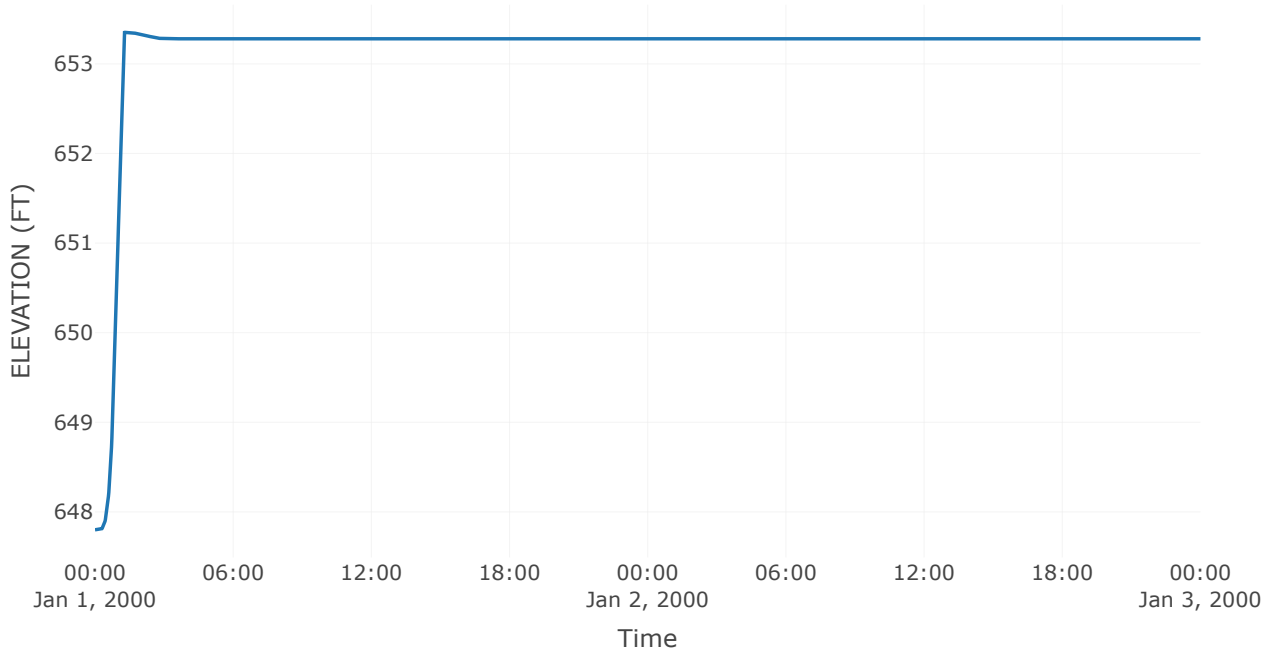
Cumulative Outflow



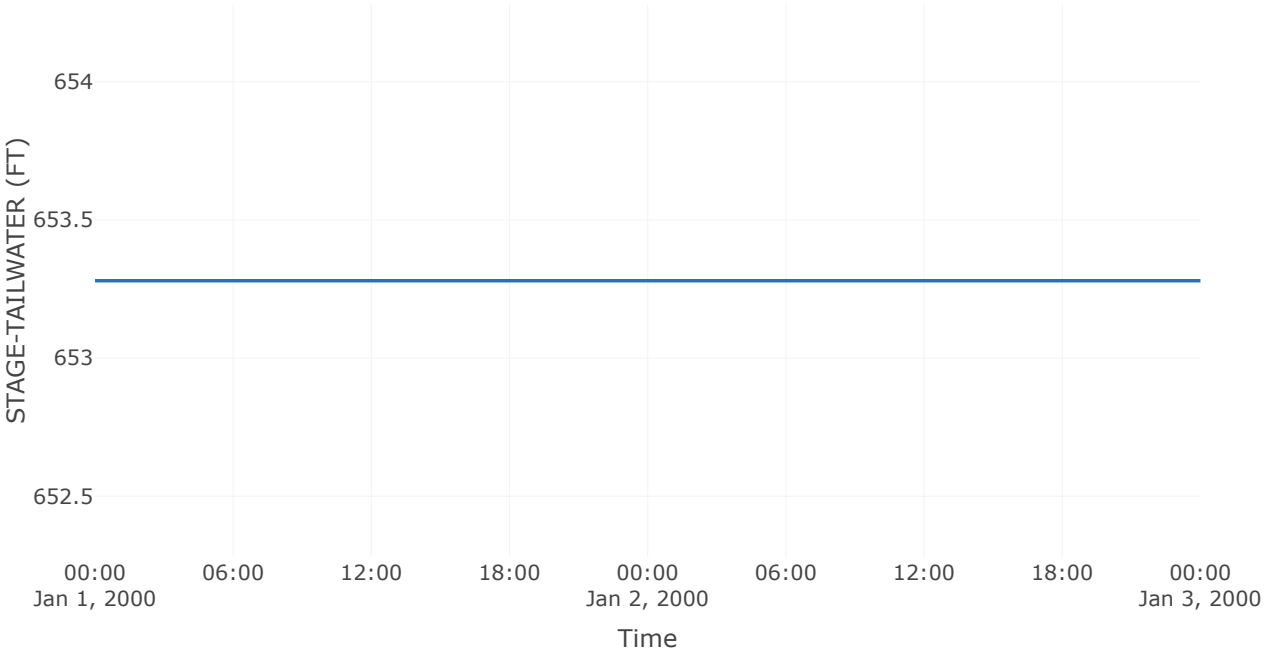

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

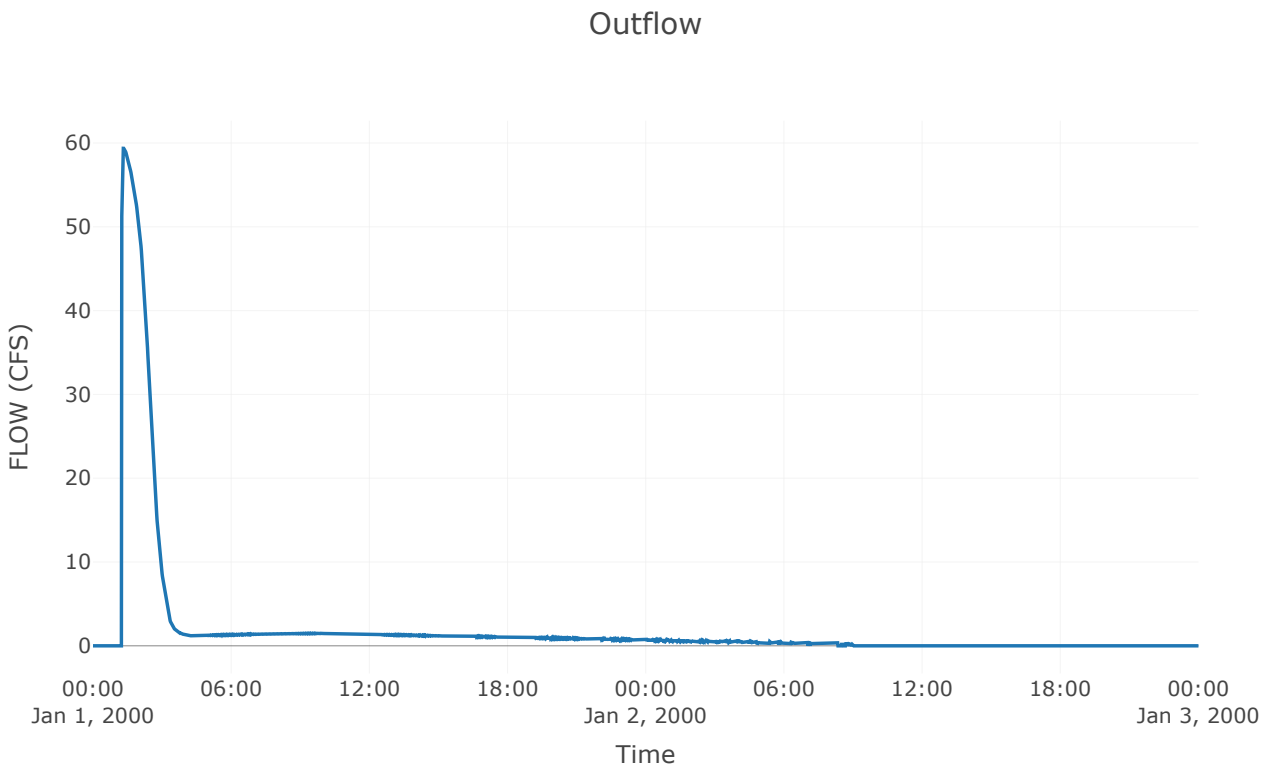

Outlet 1
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



Tailwater Stage

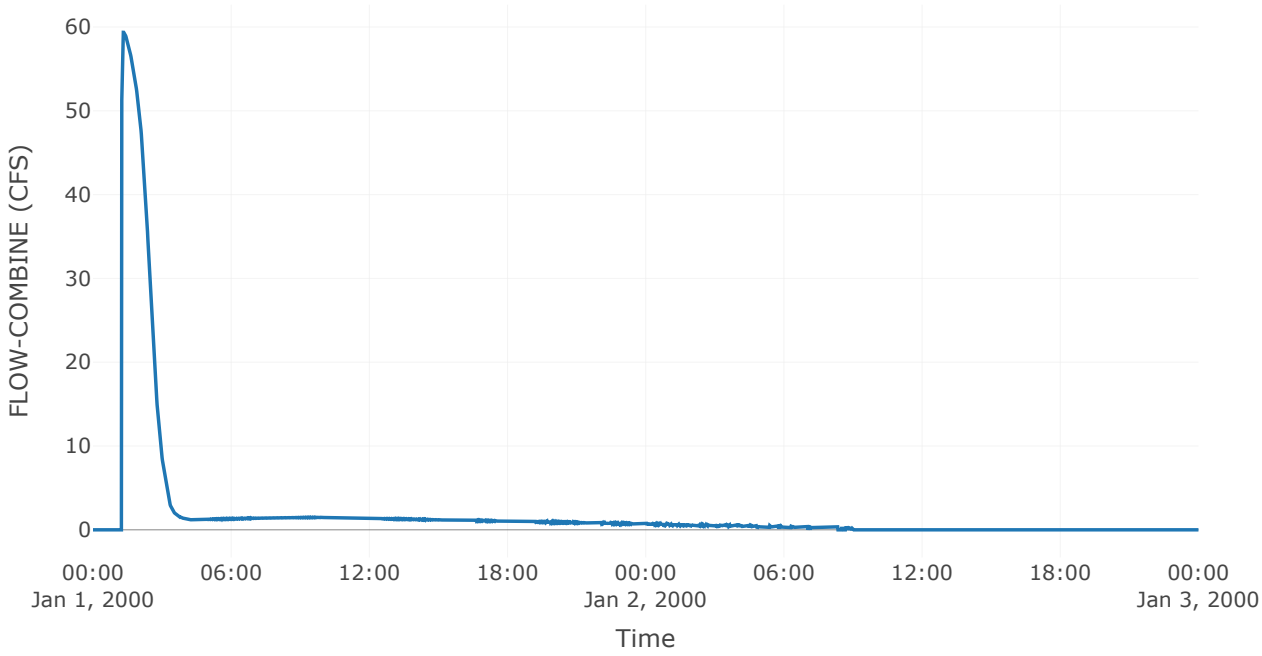



Outflow
FLOW (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

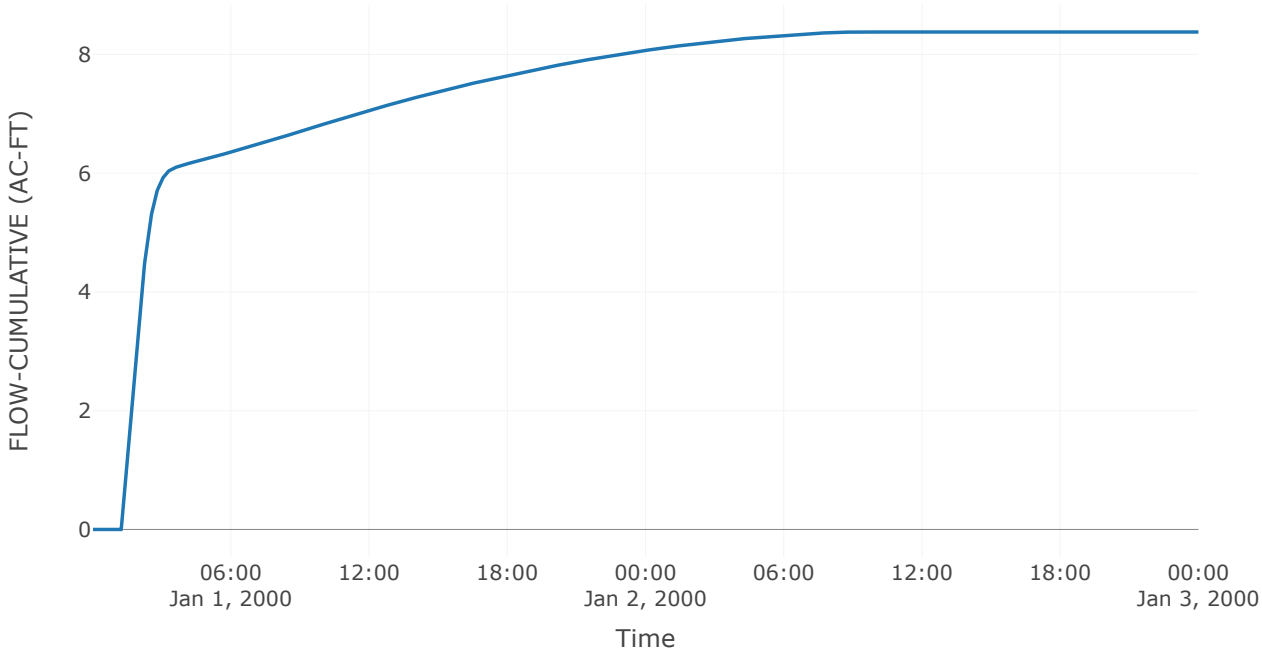
Sink: 55th Street Outlet

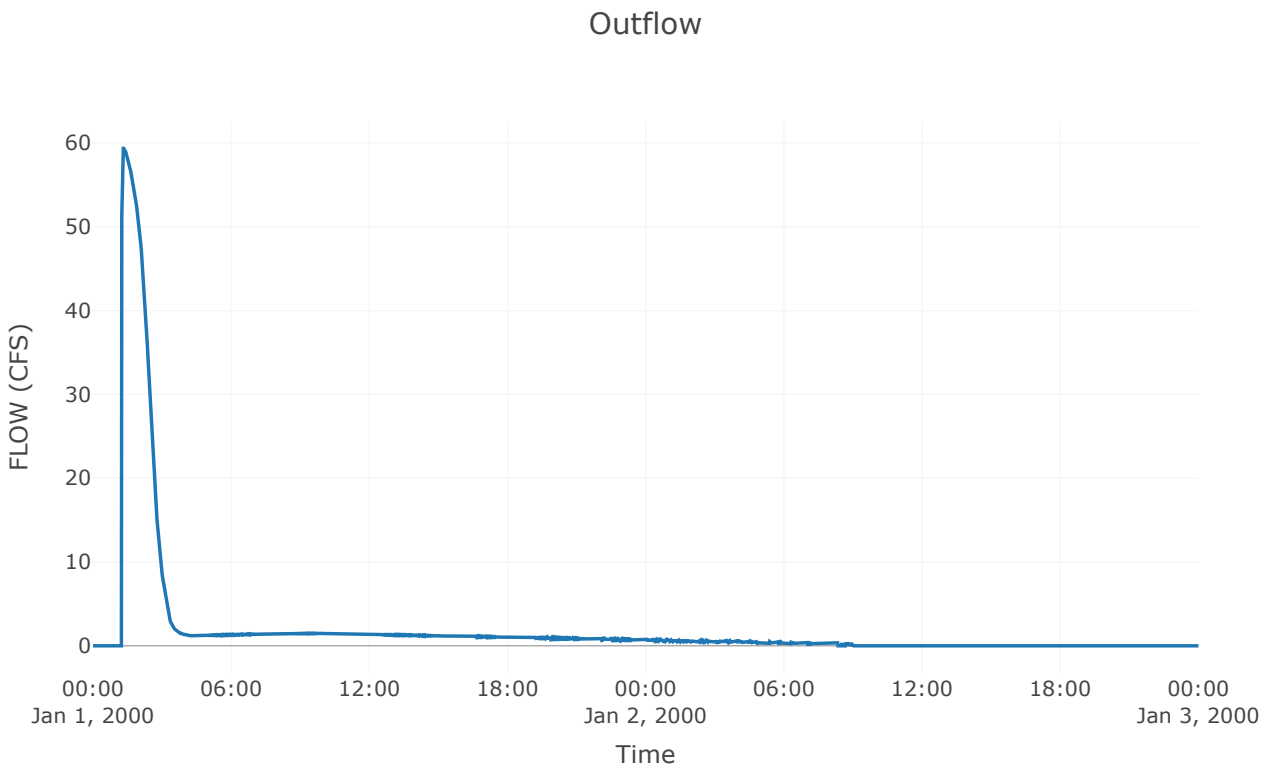
Results: 55th Street Outlet	
Peak Discharge (CFS)	59.36
Time of Peak Discharge	01Jan2000, 01:19
Volume (IN)	0.58

Combined Inflow



Cumulative Outflow




Outflow
FLOW (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Project: Development_Template
Simulation Run: 10YR_2HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:46

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Prop On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Prop On - Site	Proposed Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Prop On - Site	0	88.03

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Prop On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	25.3	01Jan2000, 00:51	1.65
Off - Site Trib 1 South	0	2.07	01Jan2000, 00:34	1.24
Off - Site Trib 1 West	0	1.88	01Jan2000, 00:42	1.44
Basin 1	0.03	4.9	01Jan2000, 02:19	1.6
On - Site Trib 2	0.02	13.59	01Jan2000, 00:52	1.44
Off - Site Trib2	0.01	4.91	01Jan2000, 00:42	1.44
Basin 2	0.05	3.98	01Jan2000, 05:00	1.53
On - Site Trib - Area 3	0.01	9.89	01Jan2000, 00:52	1.44
LaGrange Highlands Off - Site	0.2	161.81	01Jan2000, 01:01	1.65
Basin 3	0.07	2.06	01Jan2000, 16:07	1.49
Off - Site Tributary Area	0.27	162.6	01Jan2000, 01:01	1.61
Storage East of Wolf Road	0.27	162.1	01Jan2000, 01:03	1.61
Box Inlet - East Side Wolf Rd	0.27	157.79	01Jan2000, 01:09	1.61
Prop Storage West of Wolf Rd	0.27	157.76	01Jan2000, 01:09	1.6
Prop On - Site	0	5.14	01Jan2000, 00:32	1.81
Proposed Basin C	0.27	75.77	01Jan2000, 01:15	1.18
Existing Basin A & B	0.27	75.75	01Jan2000, 01:16	1.03

55th Street Outlet	0.27	75.75	01Jan2000, 01:16	1.03

Subbasin: On-Site Trib 1

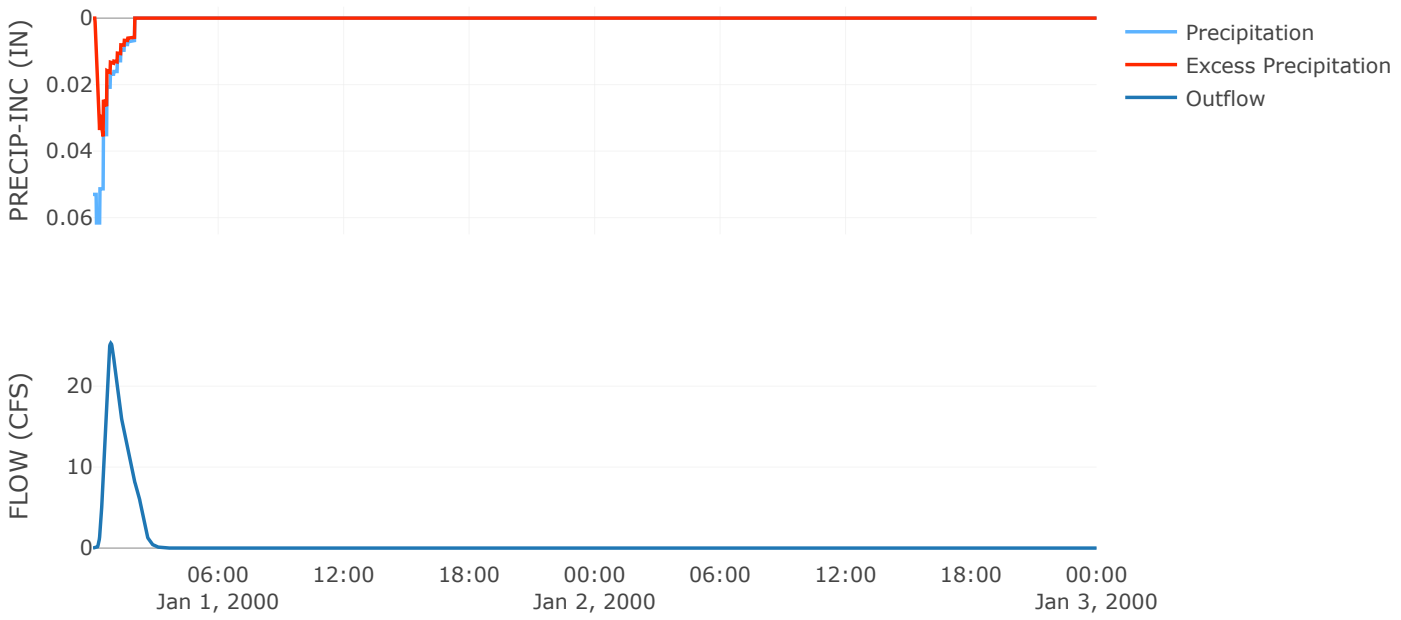
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

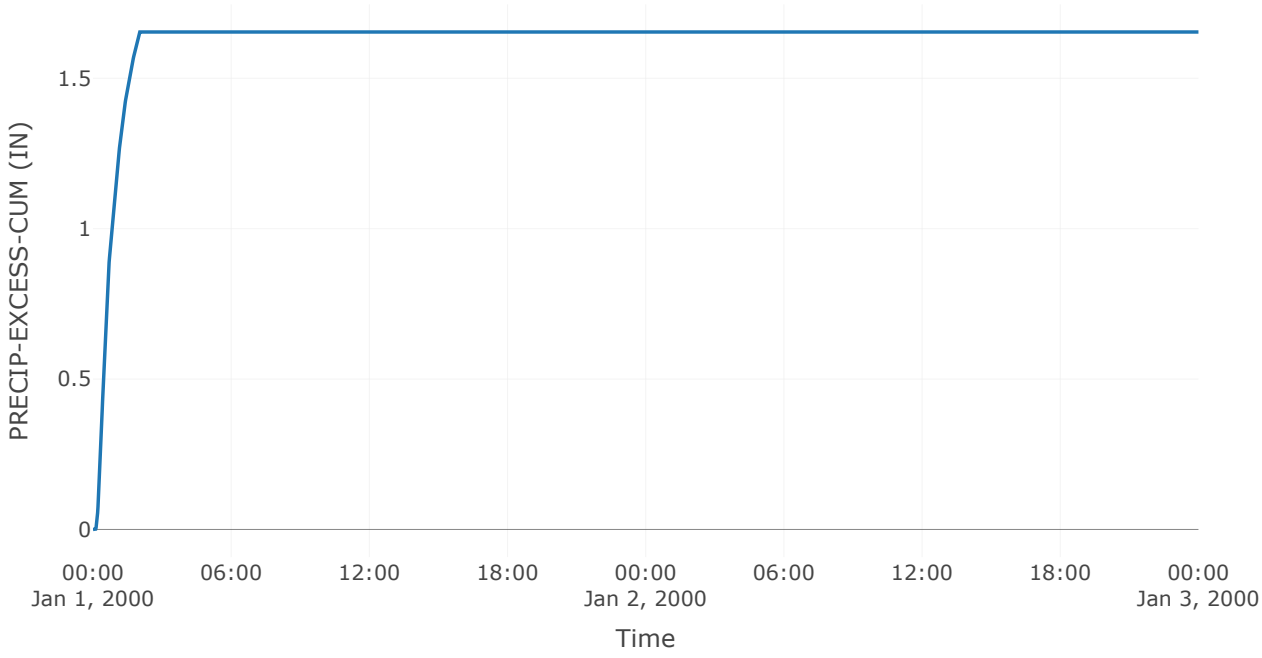
Transform: Scs	
Lag	21
Unitgraph Type	Standard

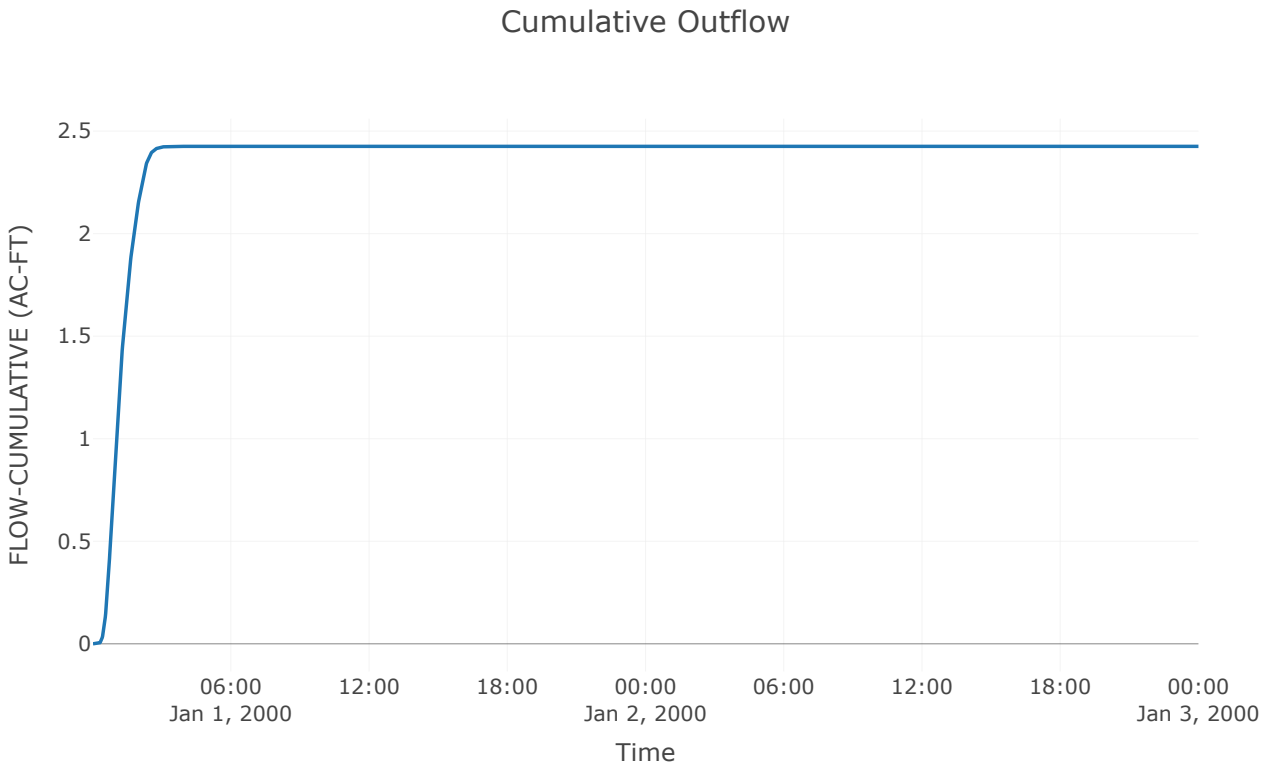
Results: On-Site Trib 1	
Peak Discharge (CFS)	25.3
Time of Peak Discharge	01Jan2000, 00:51
Volume (IN)	1.65
Precipitation Volume (AC - FT)	4.39
Loss Volume (AC - FT)	1.96
Excess Volume (AC - FT)	2.43
Direct Runoff Volume (AC - FT)	2.43
Baseflow Volume (AC - FT)	0

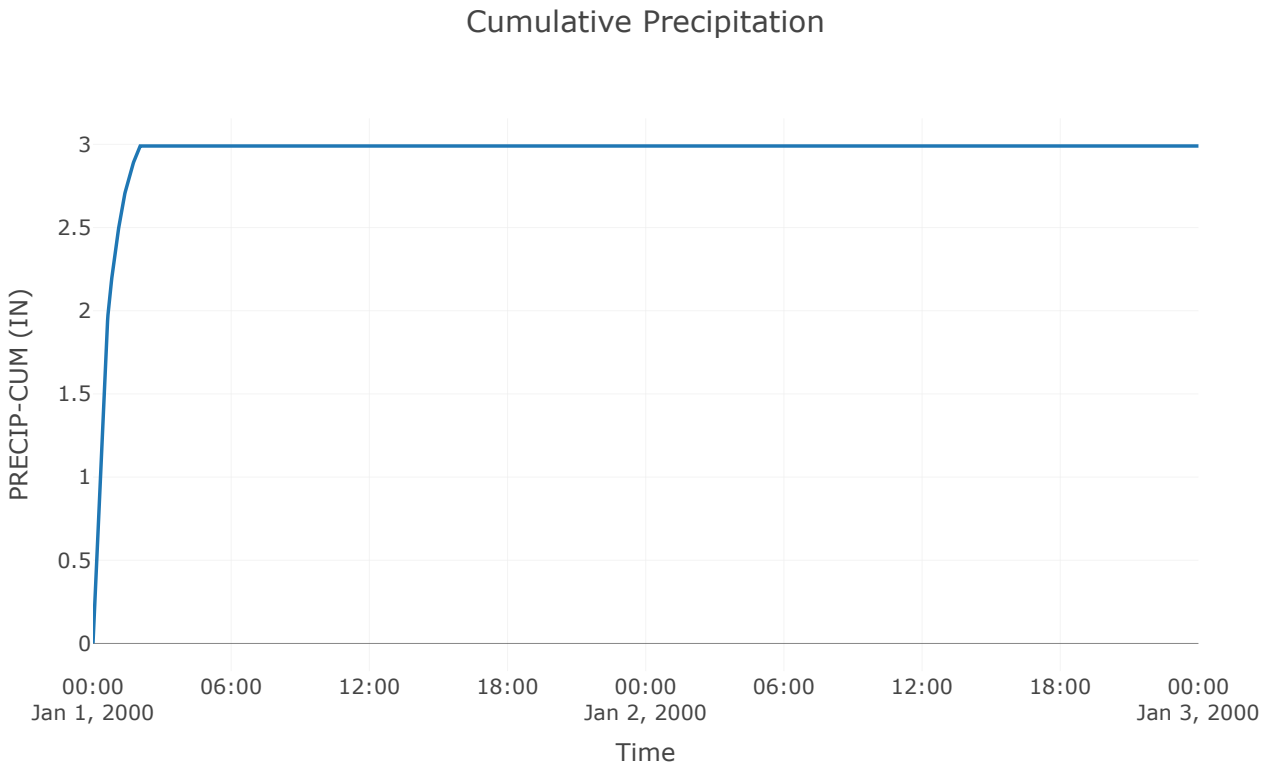
Precipitation and Outflow

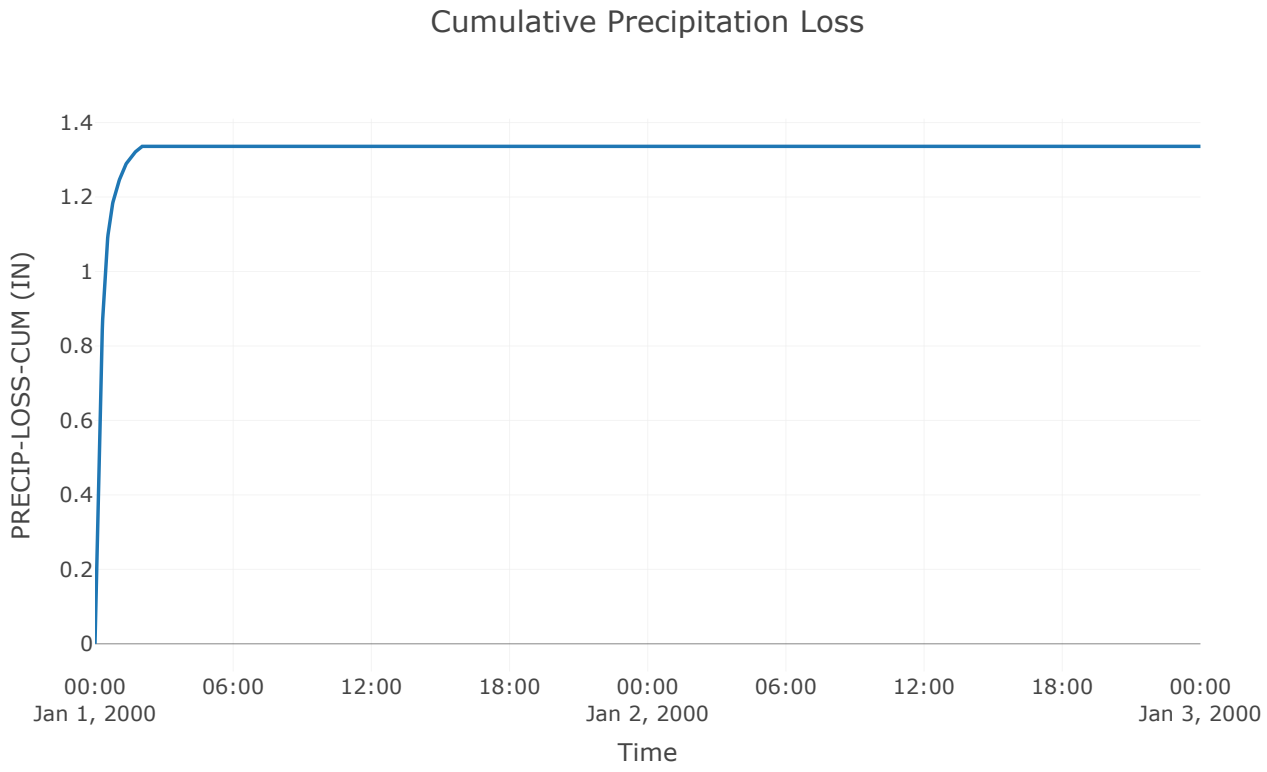


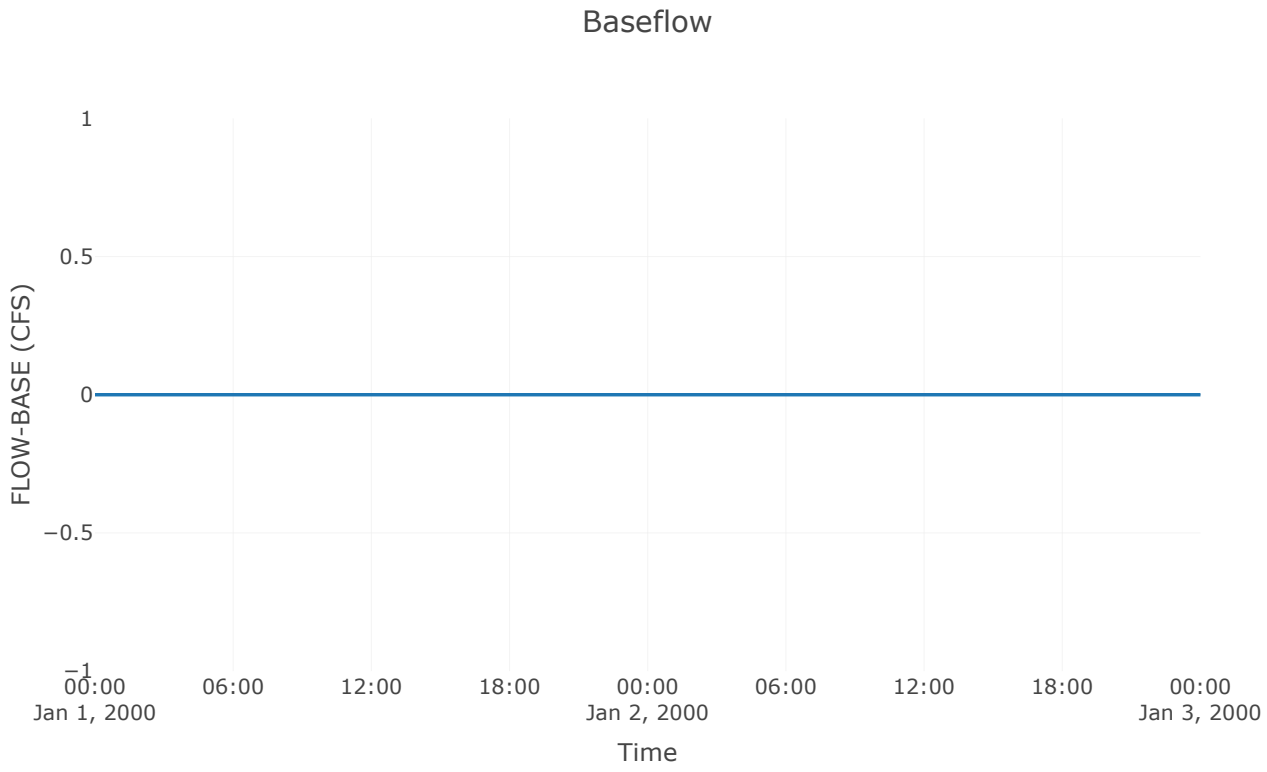
Cumulative Excess Precipitation



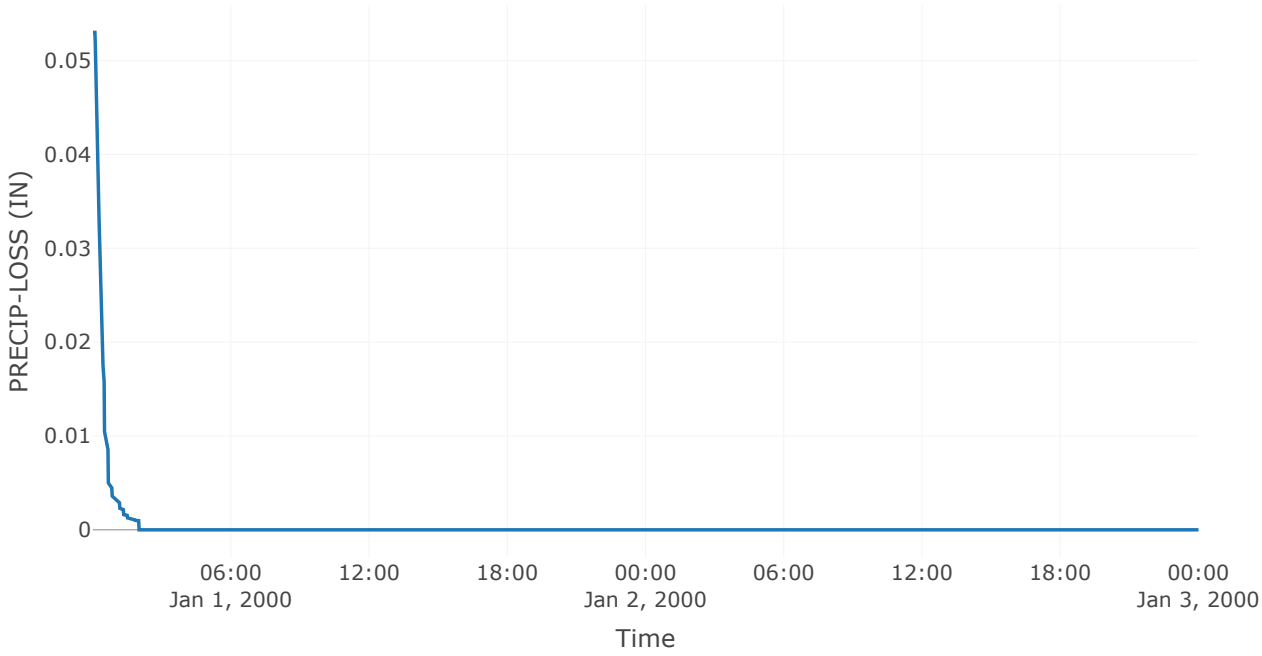

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2.5
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

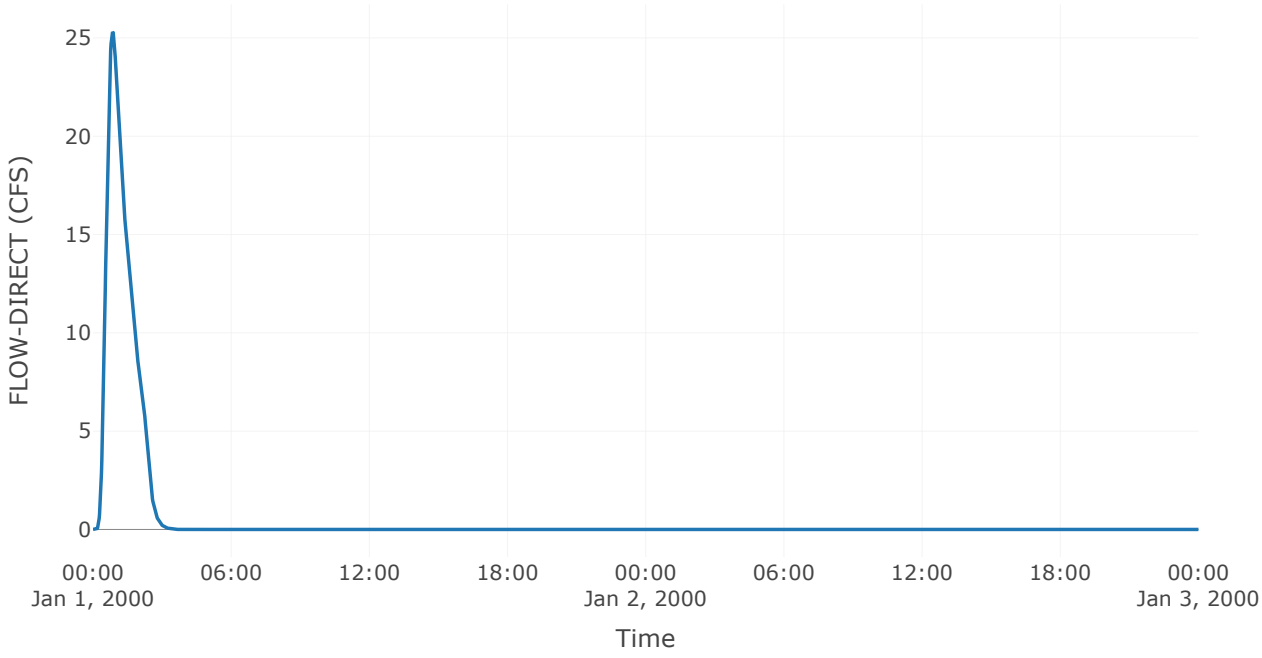

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

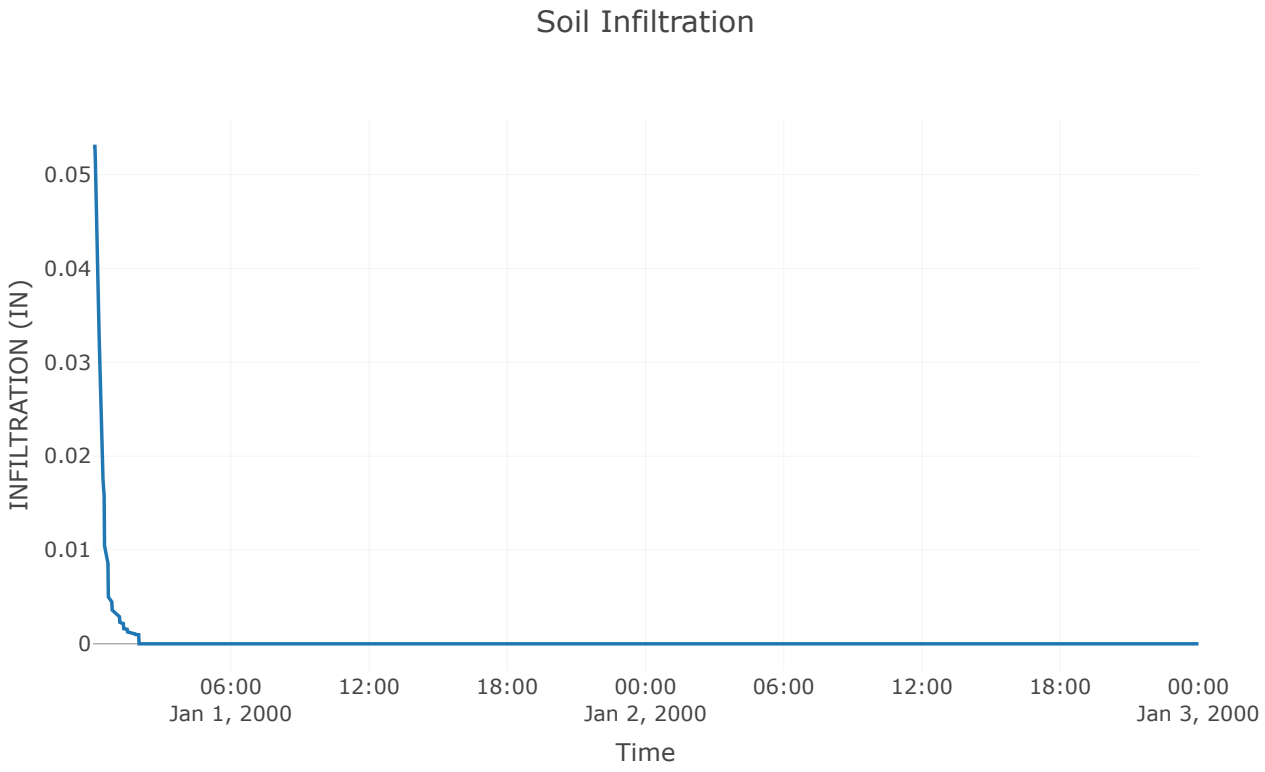

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 South

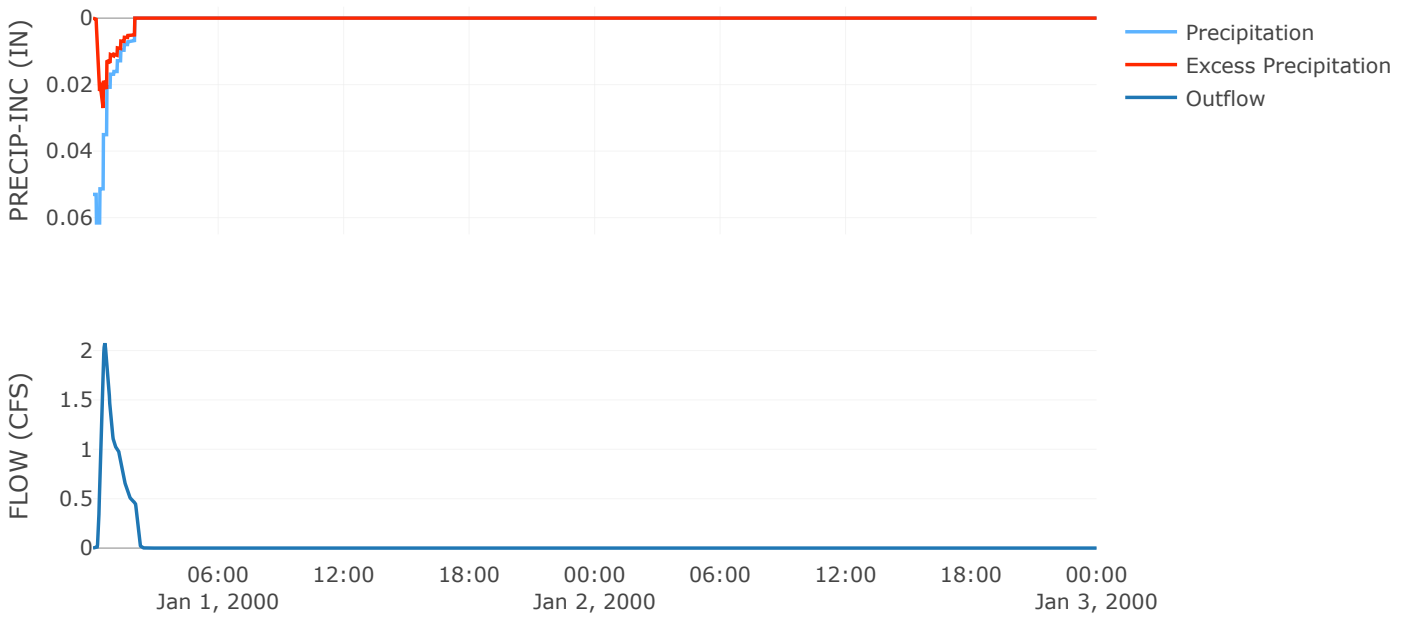
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

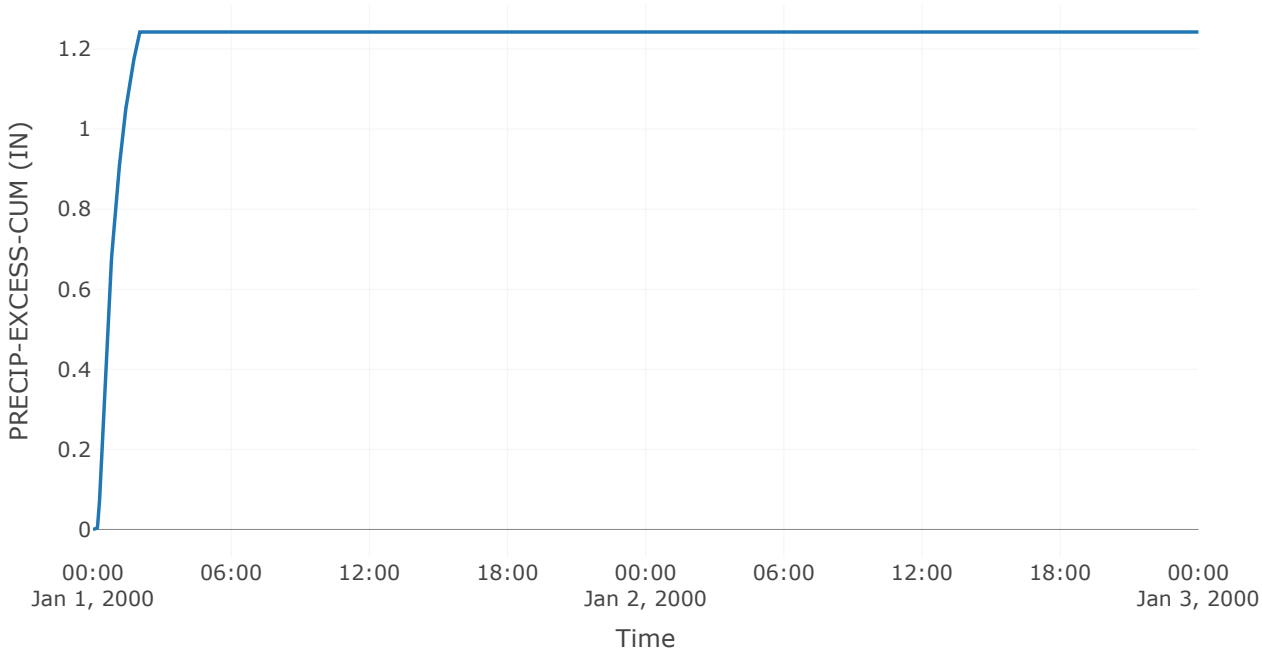
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	2.07
Time of Peak Discharge	01Jan2000, 00:34
Volume (IN)	1.24
Precipitation Volume (AC - FT)	0.37
Loss Volume (AC - FT)	0.22
Excess Volume (AC - FT)	0.16
Direct Runoff Volume (AC - FT)	0.16
Baseflow Volume (AC - FT)	0

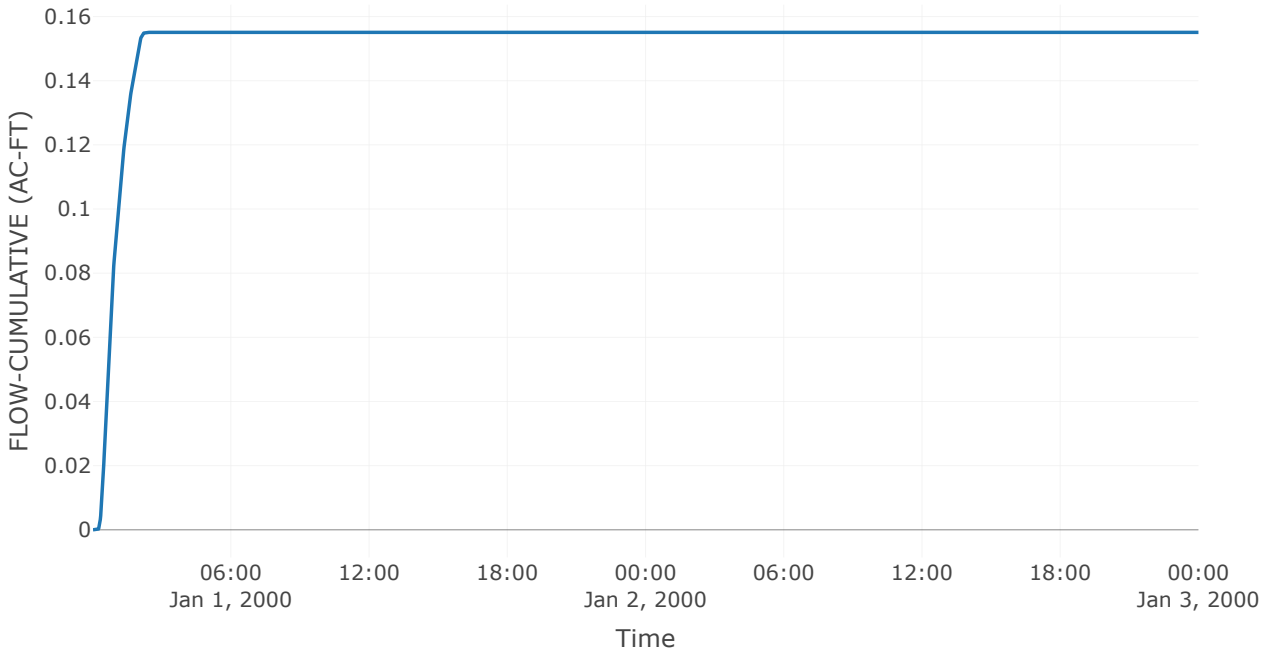
Precipitation and Outflow



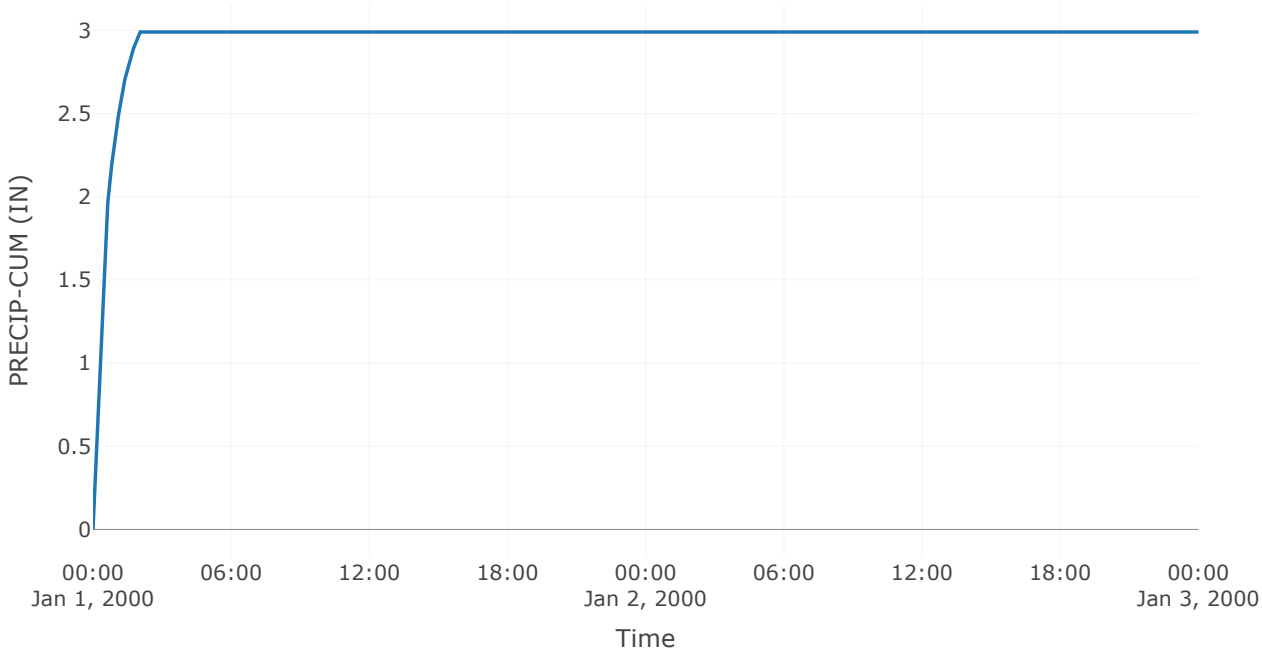
Cumulative Excess Precipitation

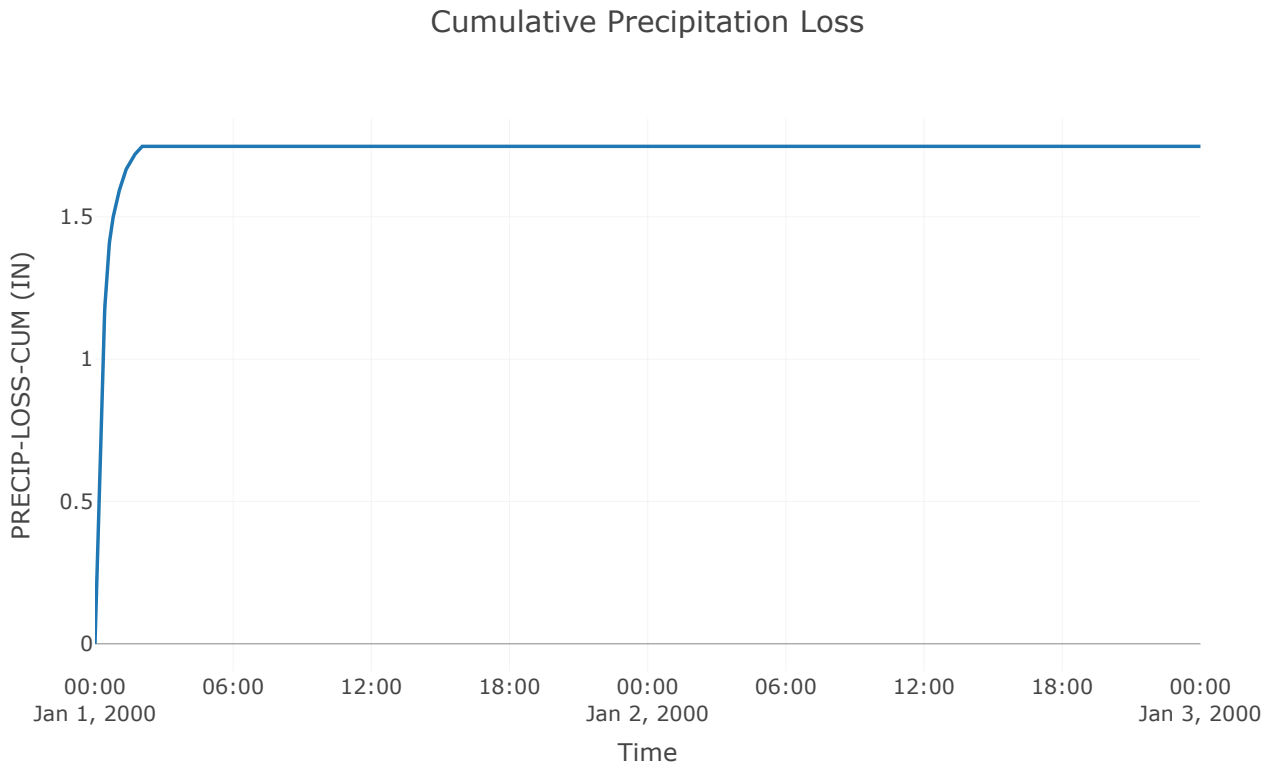


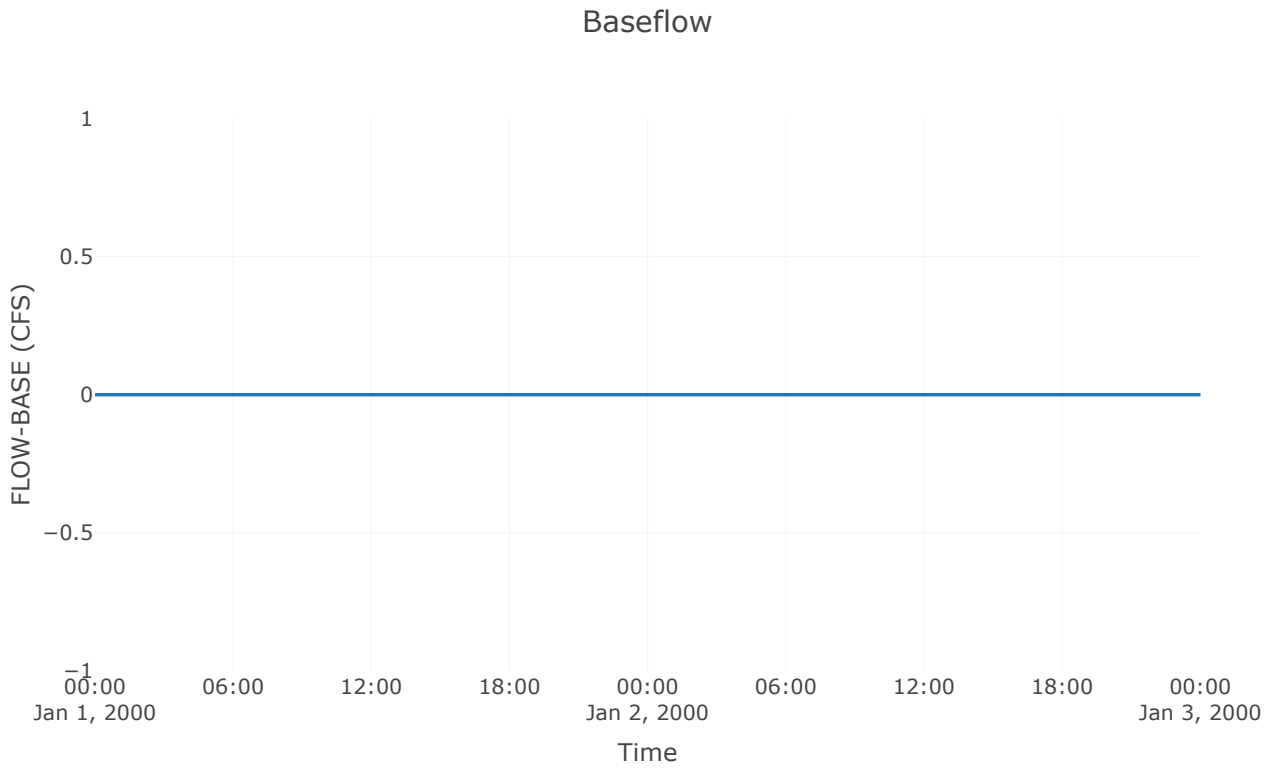
Cumulative Outflow

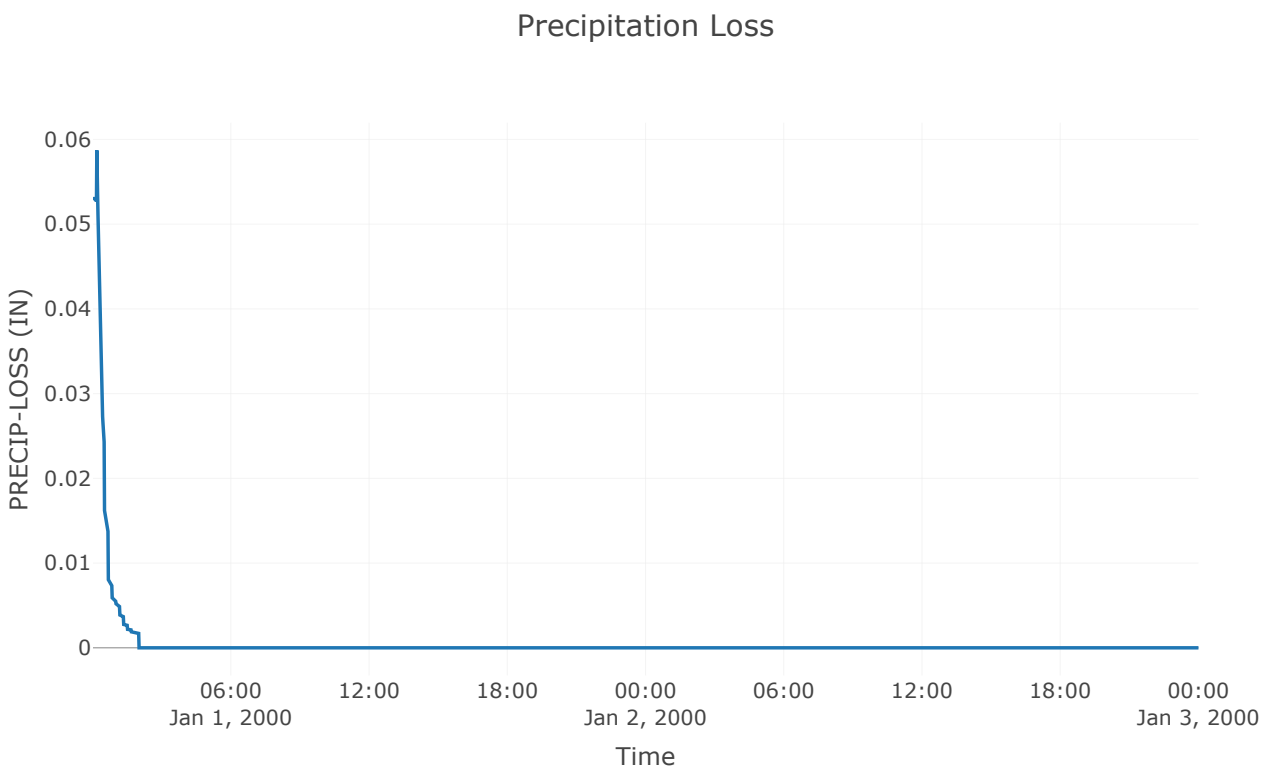


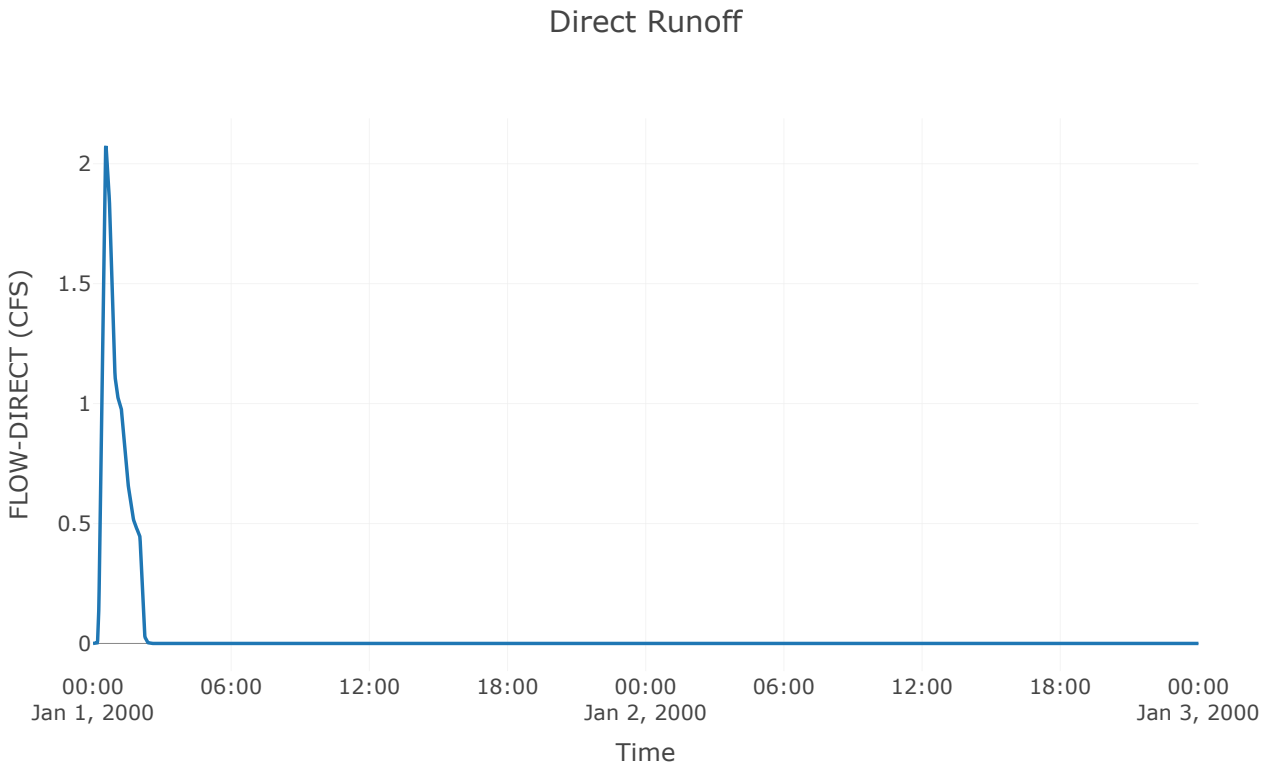
Cumulative Precipitation

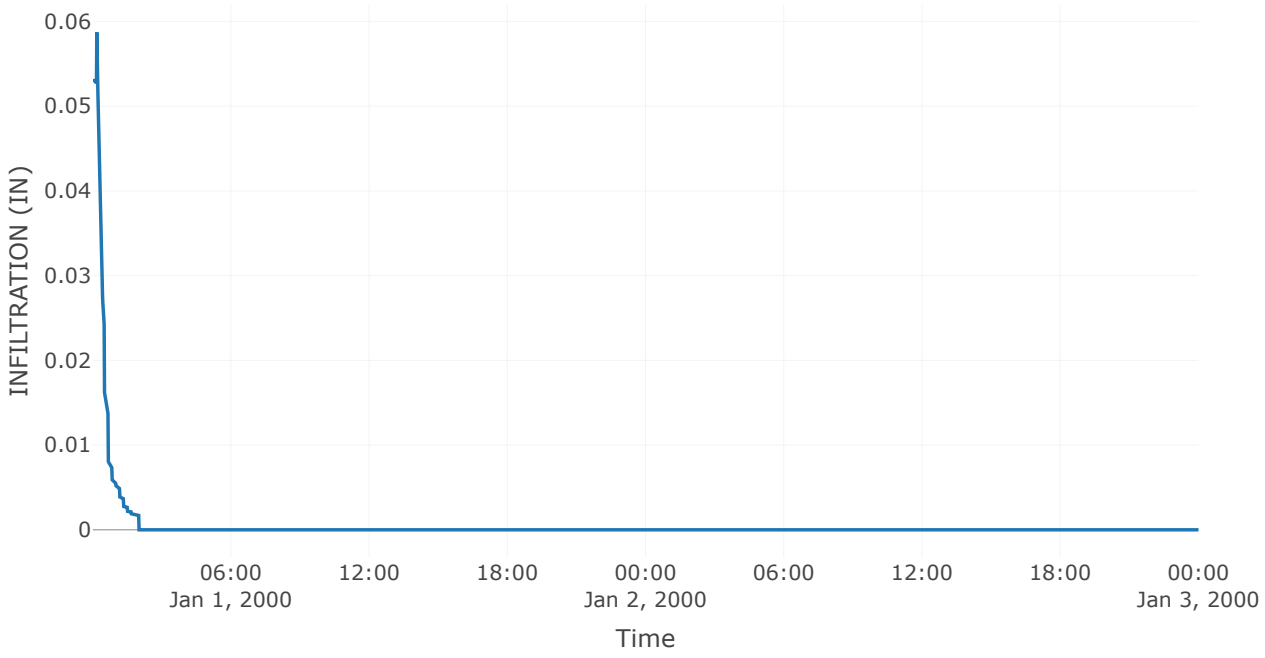



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.06
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.06
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 West

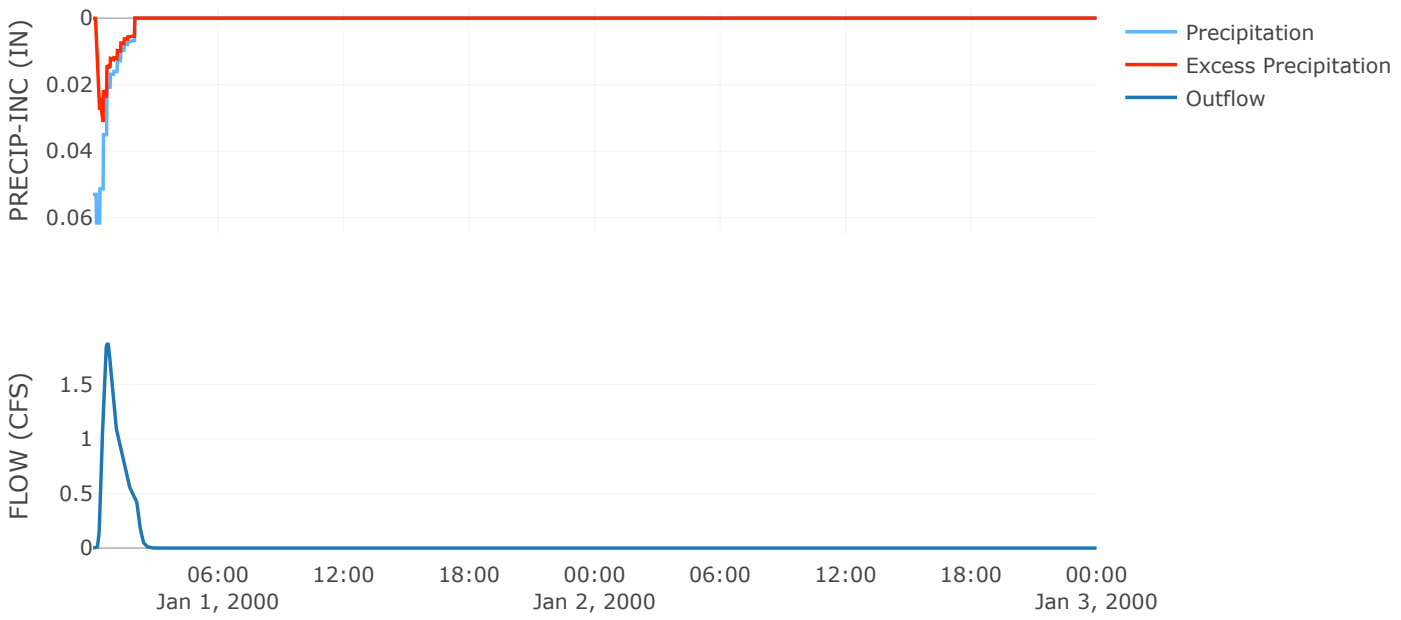
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

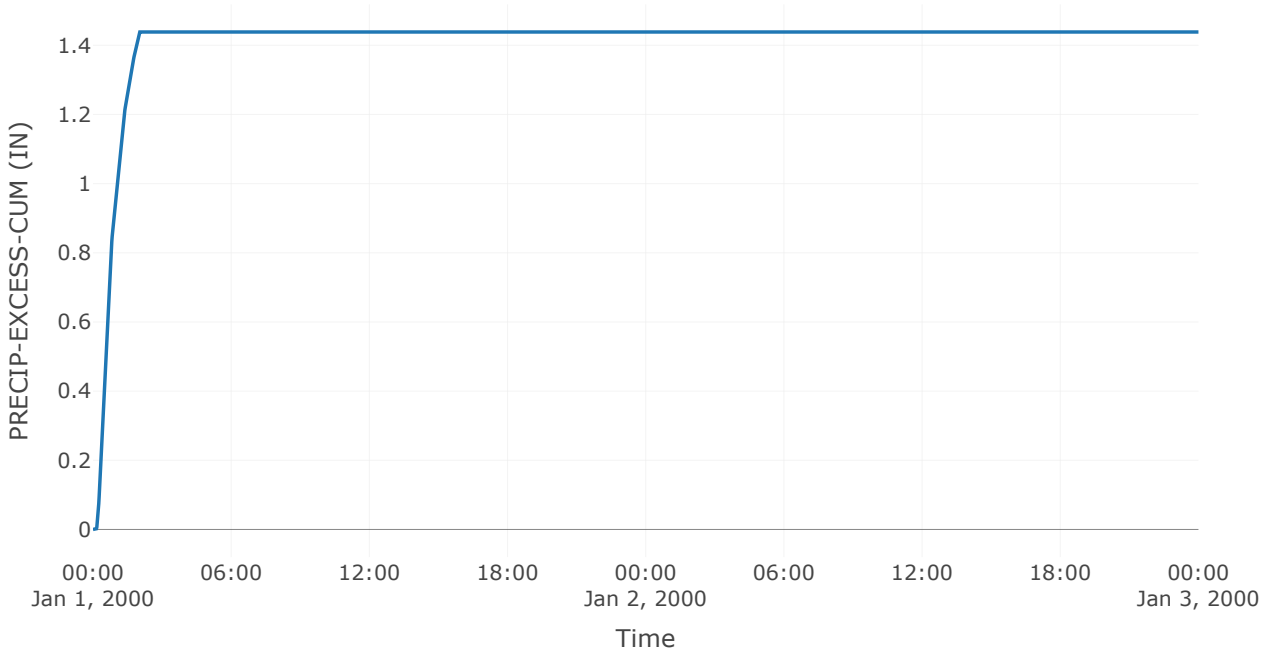
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	1.88
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	1.44
Precipitation Volume (AC - FT)	0.32
Loss Volume (AC - FT)	0.17
Excess Volume (AC - FT)	0.16
Direct Runoff Volume (AC - FT)	0.16
Baseflow Volume (AC - FT)	0

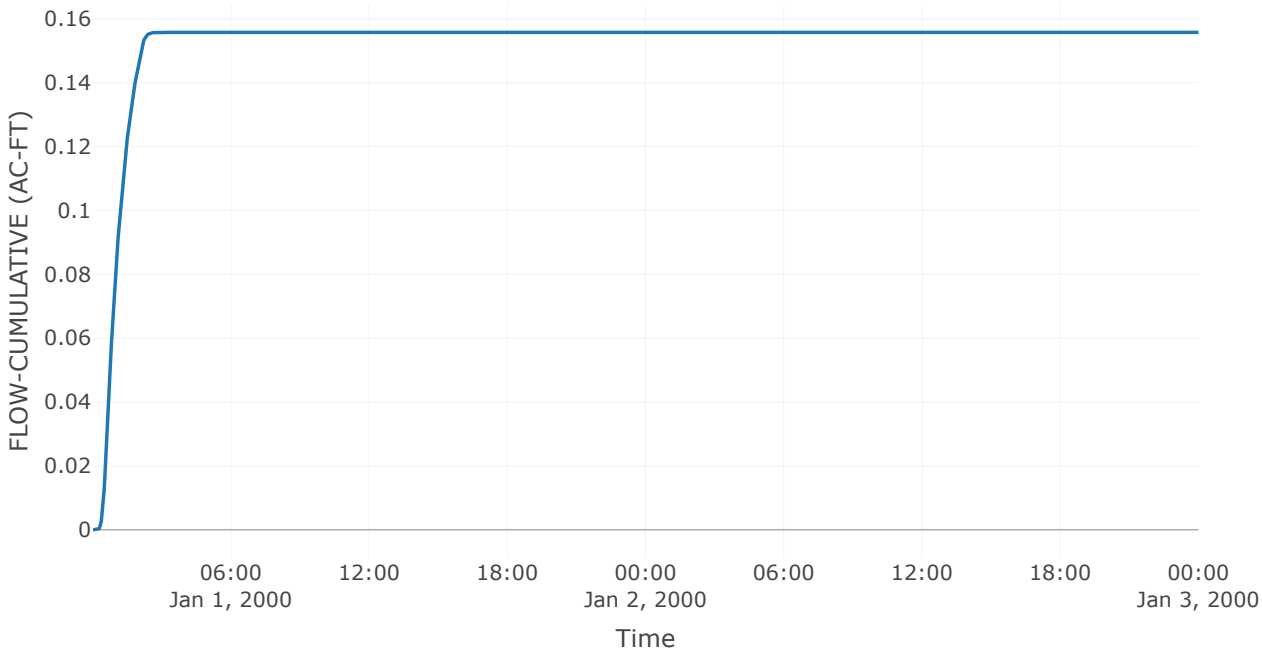
Precipitation and Outflow



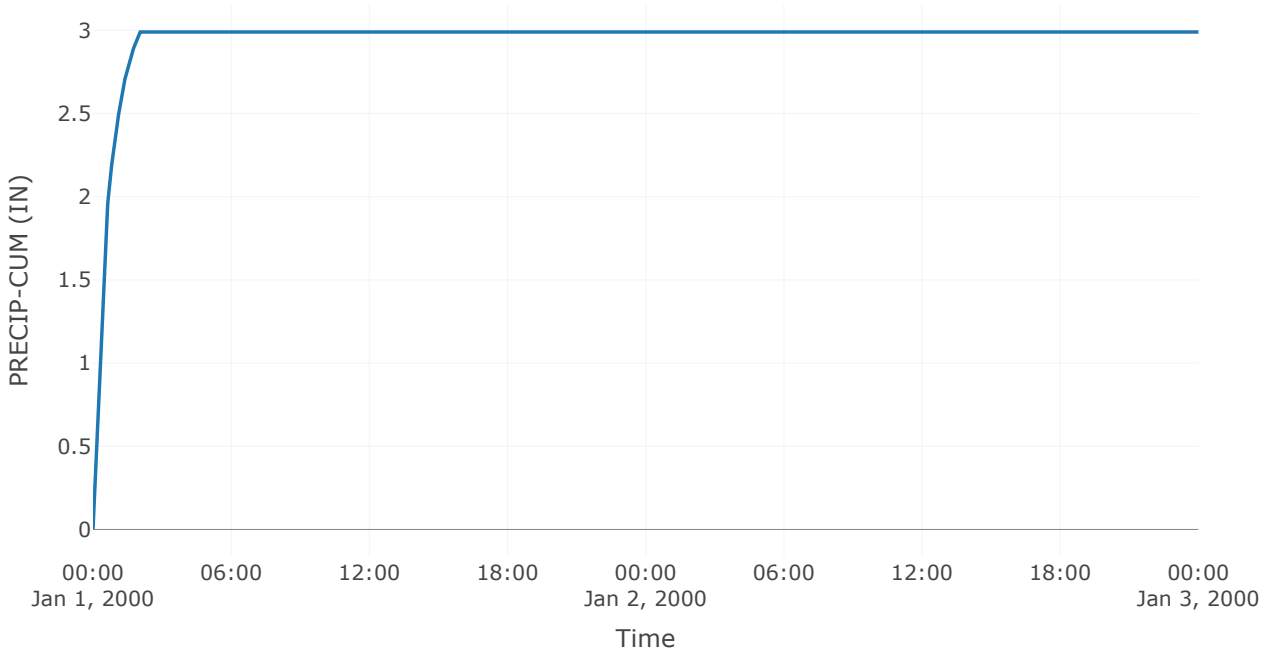
Cumulative Excess Precipitation

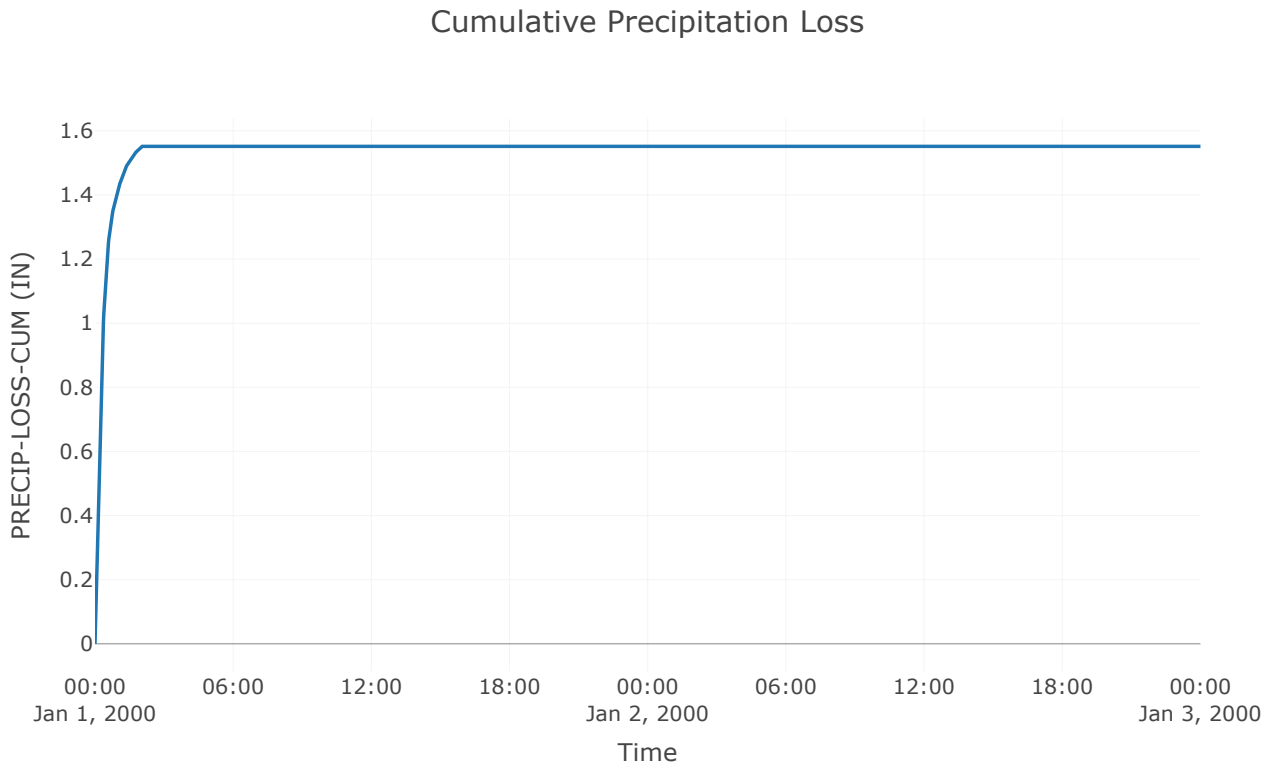


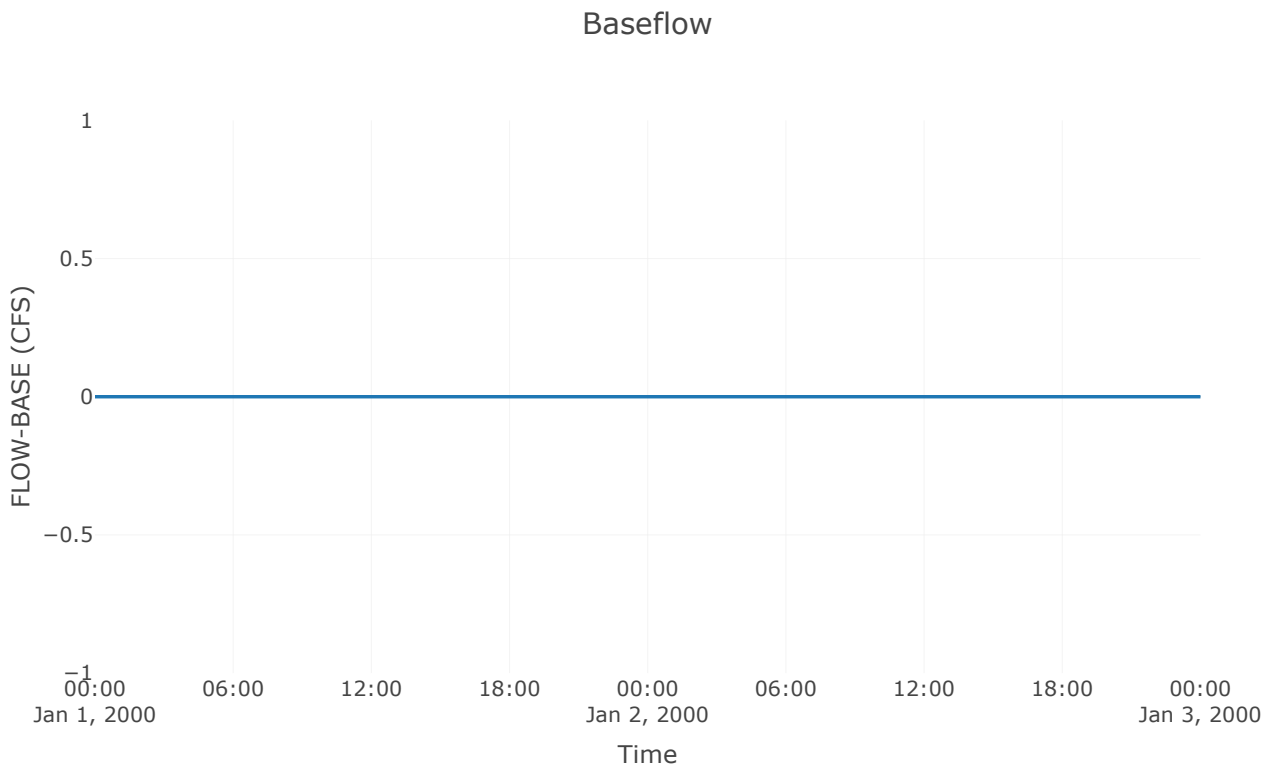
Cumulative Outflow



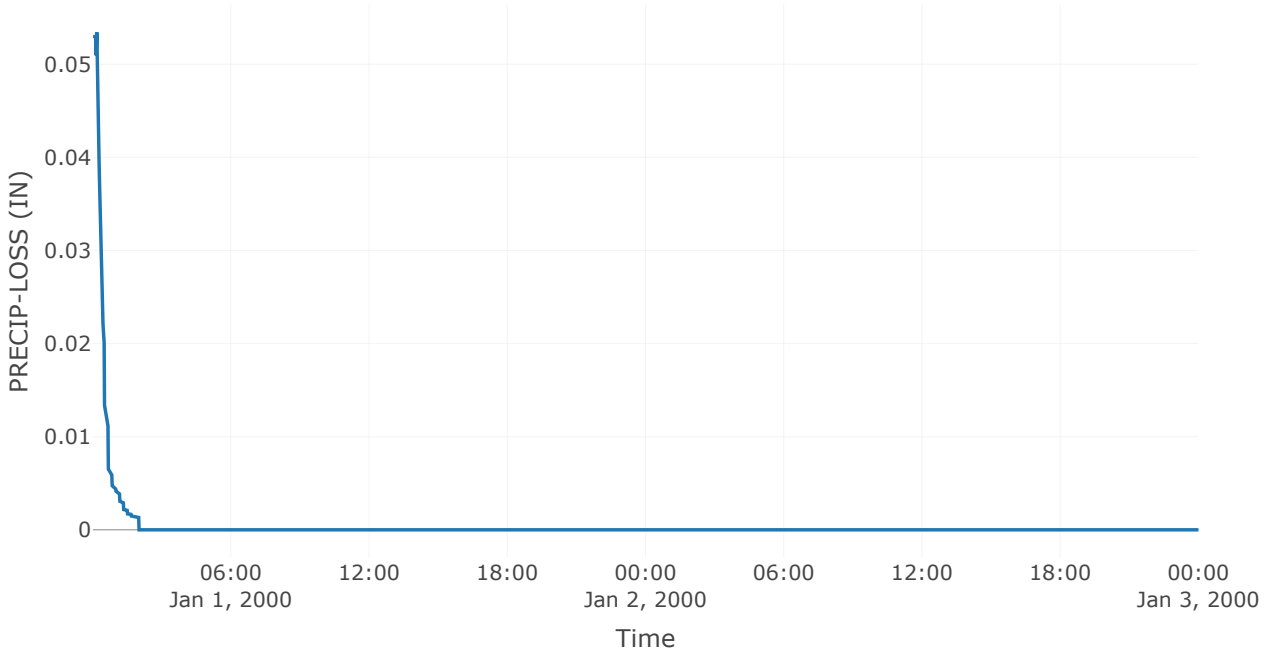
Cumulative Precipitation



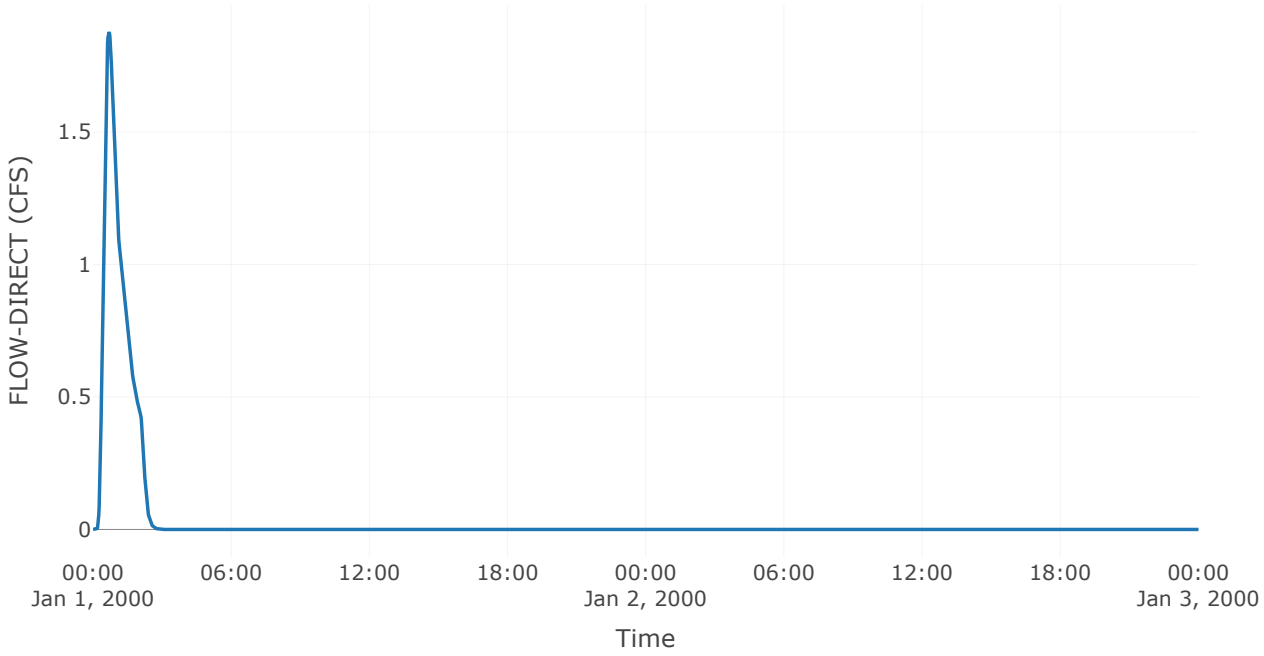

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

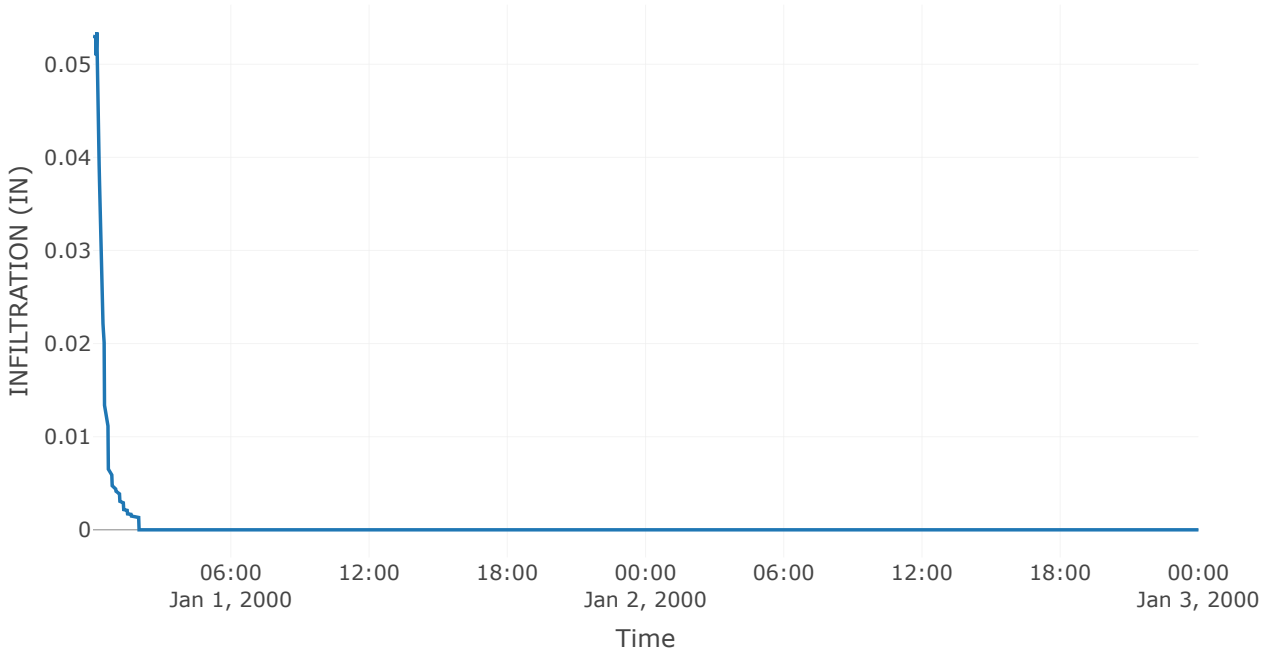

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



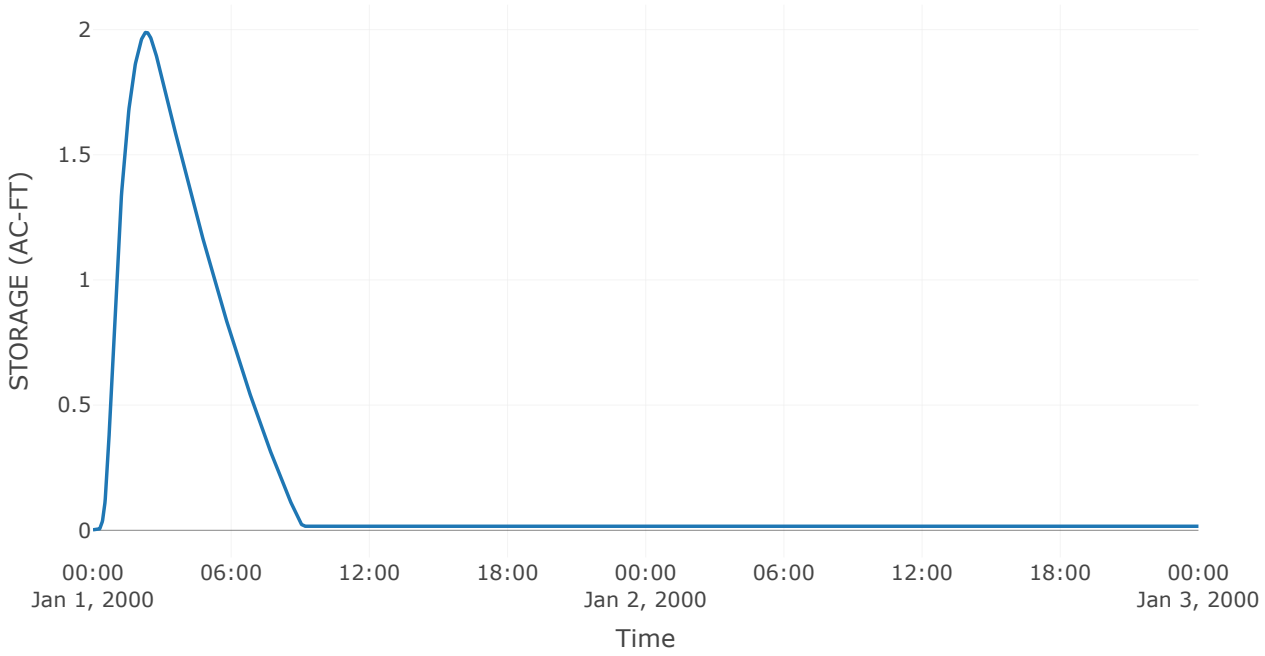

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 1

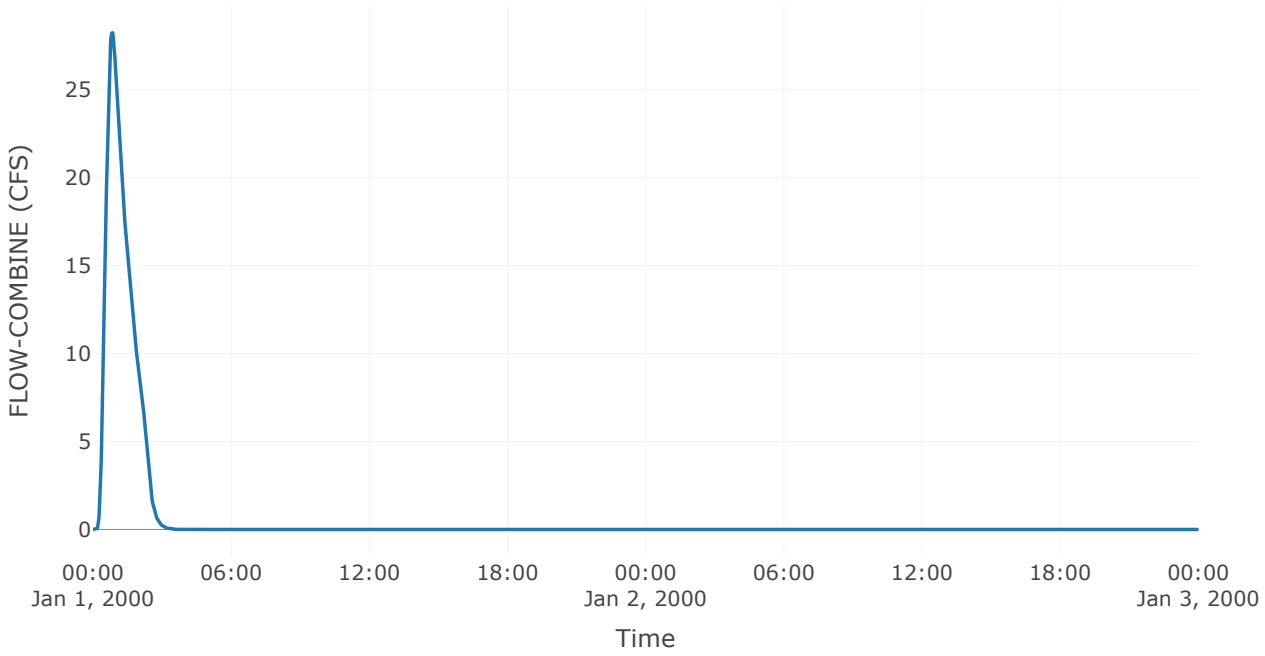
Downstream : Basin 2

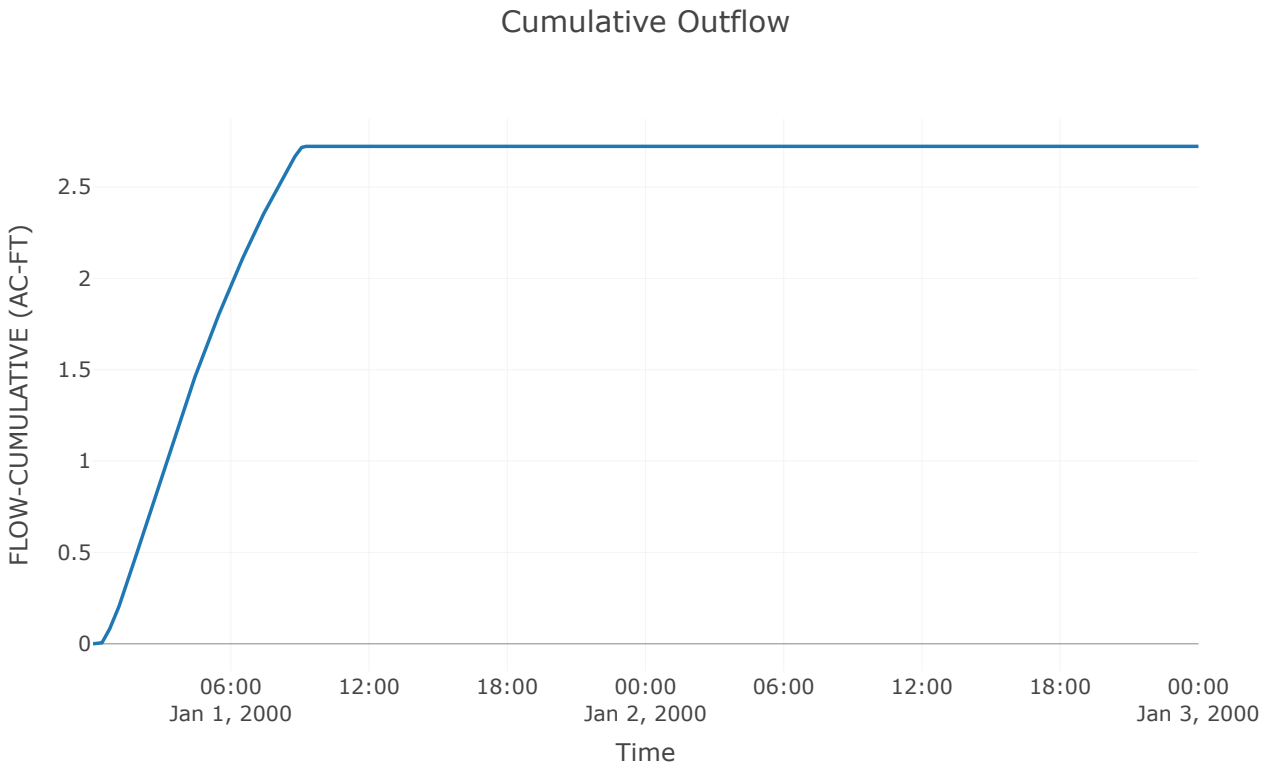
Results: Basin 1	
Peak Discharge (CFS)	4.9
Time of Peak Discharge	01Jan2000, 02:19
Volume (IN)	1.6
Peak Inflow (CFS)	28.28
Time of Peak Inflow	01Jan2000, 00:50
Inflow Volume (AC - FT)	2.74
Maximum Storage (AC - FT)	1.99
Peak Elevation (FT)	697
Discharge Volume (AC - FT)	2.72

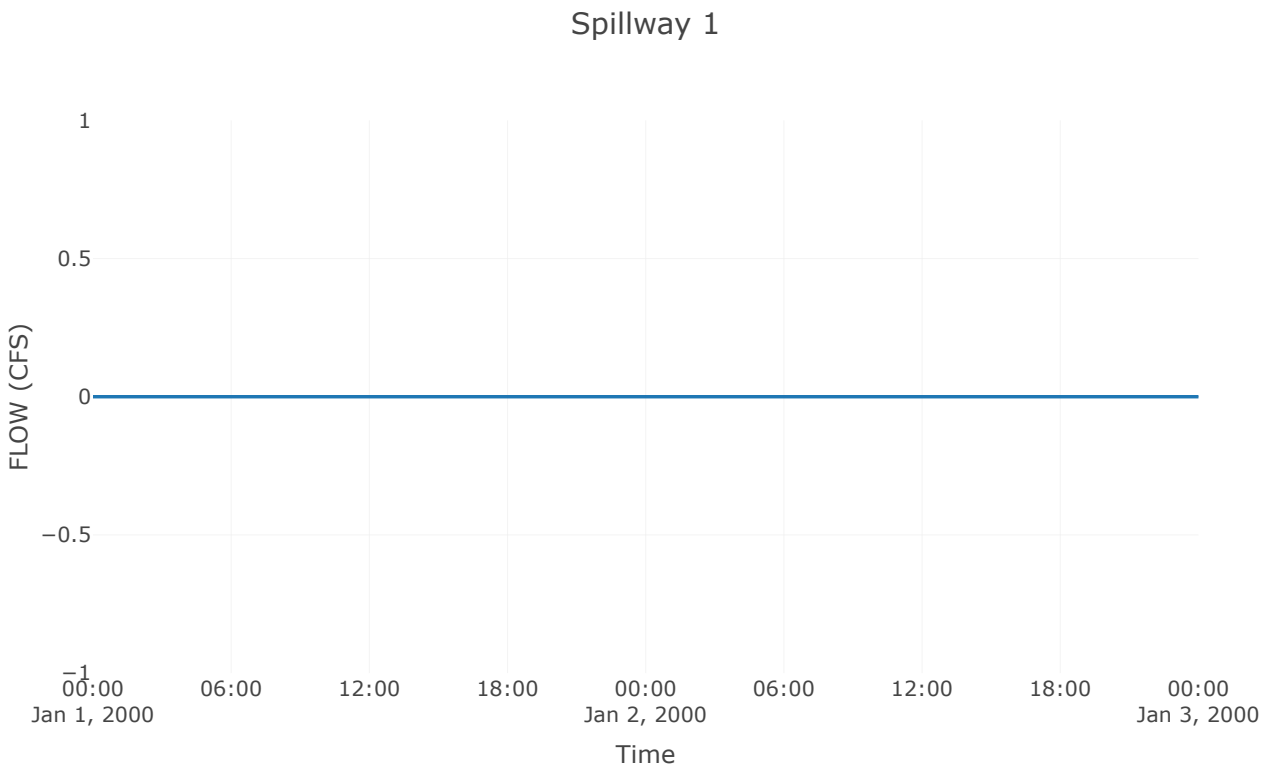
Storage



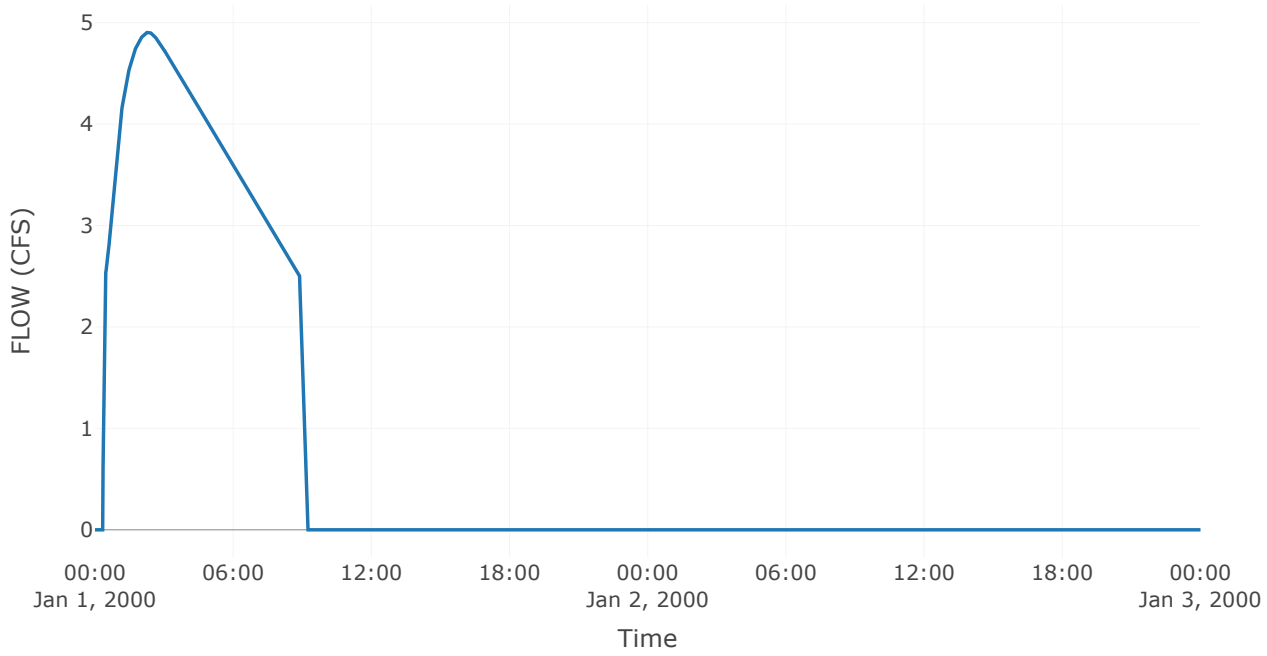
Combined Inflow



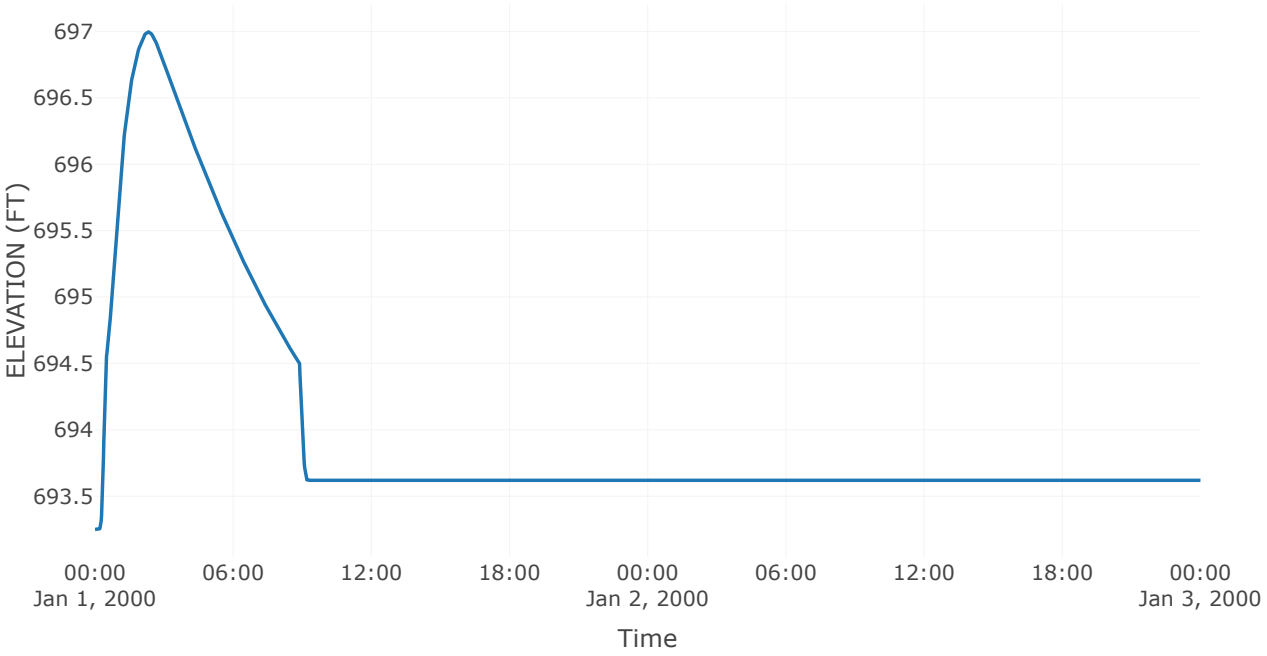

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
2.5
2
1.5
1
0.5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

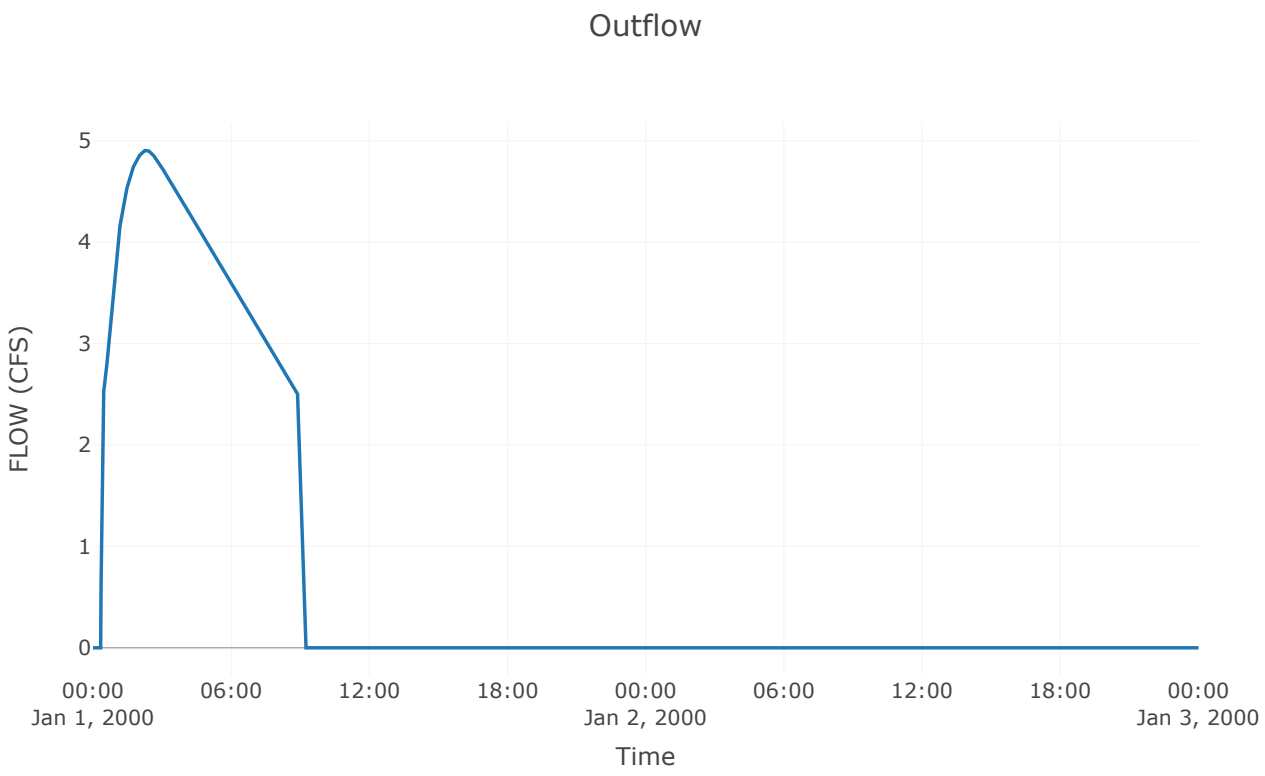

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

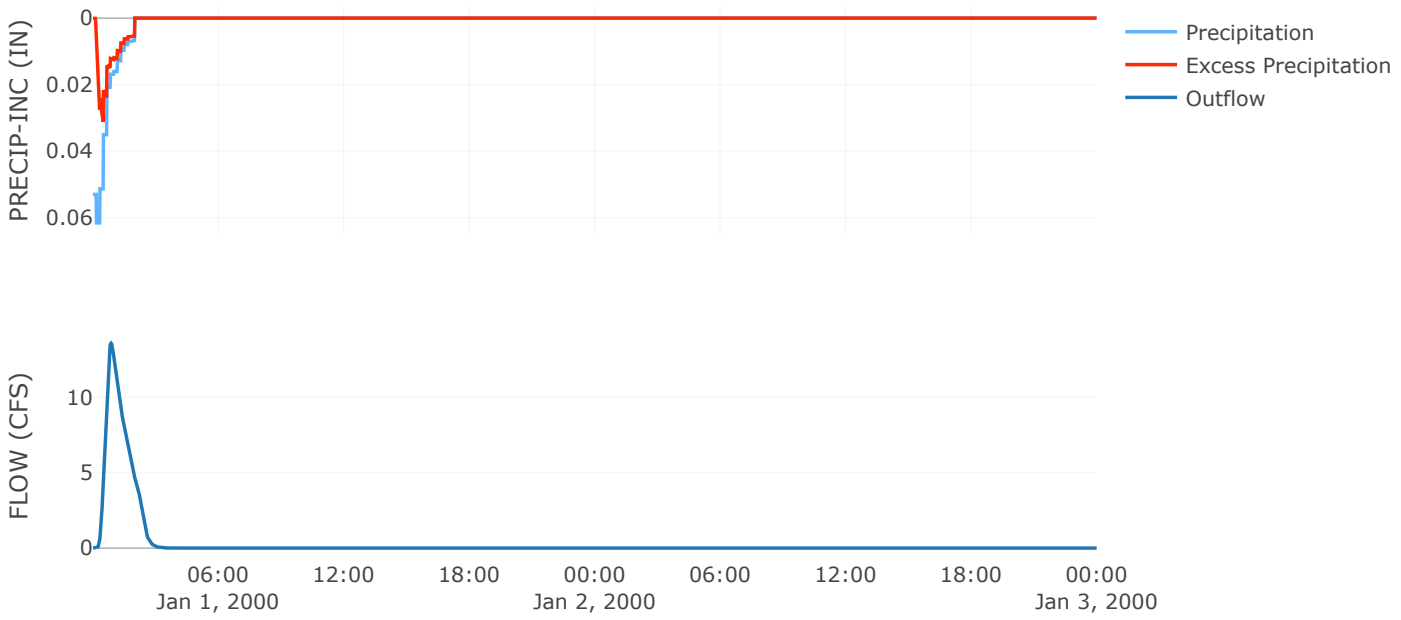
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

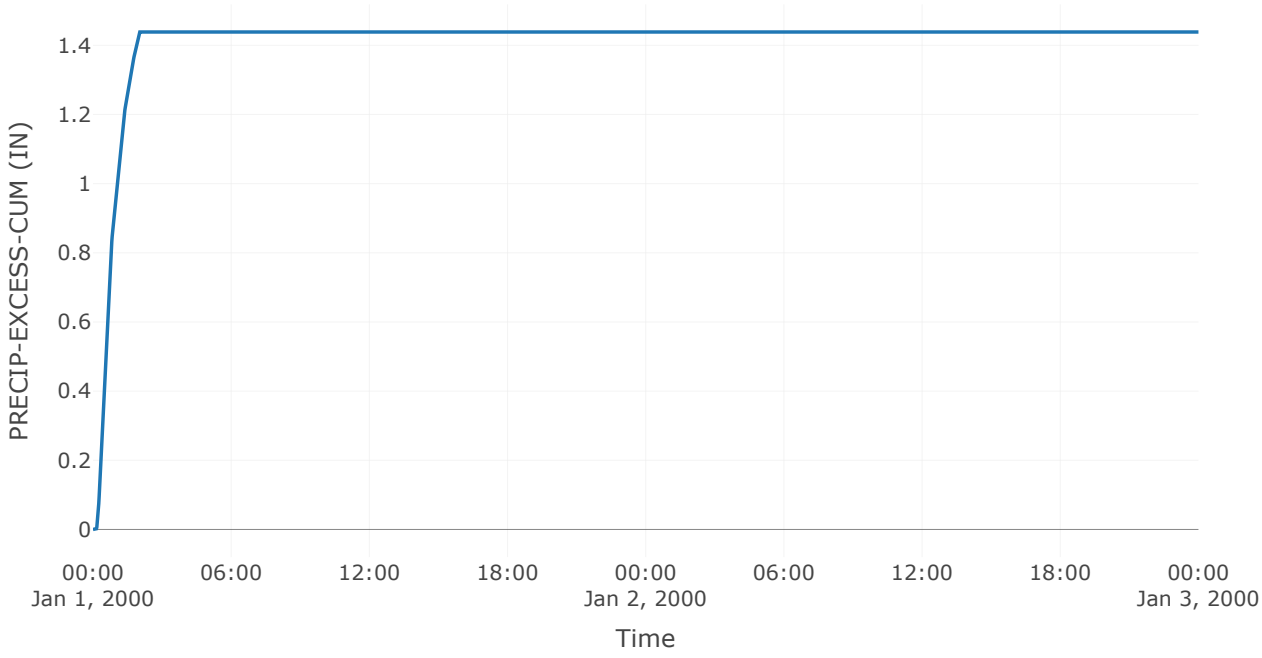
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

Results: On-Site Trib 2	
Peak Discharge (CFS)	13.59
Time of Peak Discharge	01Jan2000, 00:52
Volume (IN)	1.44
Precipitation Volume (AC - FT)	2.74
Loss Volume (AC - FT)	1.42
Excess Volume (AC - FT)	1.32
Direct Runoff Volume (AC - FT)	1.32
Baseflow Volume (AC - FT)	0

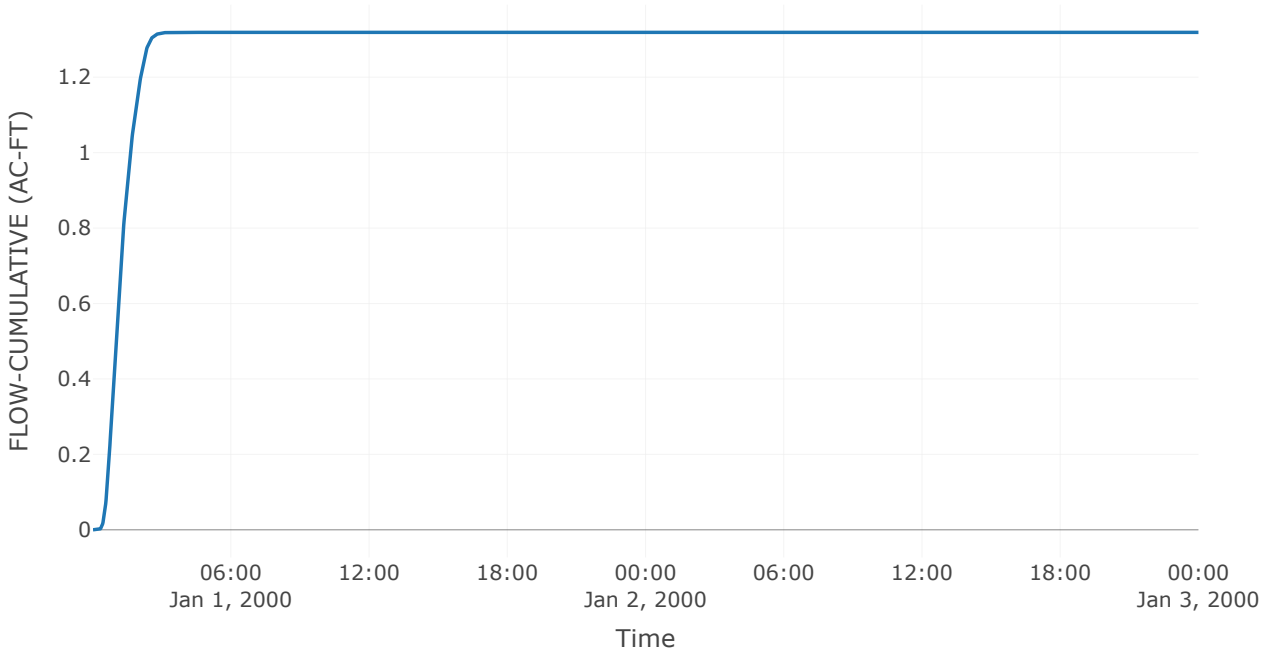
Precipitation and Outflow



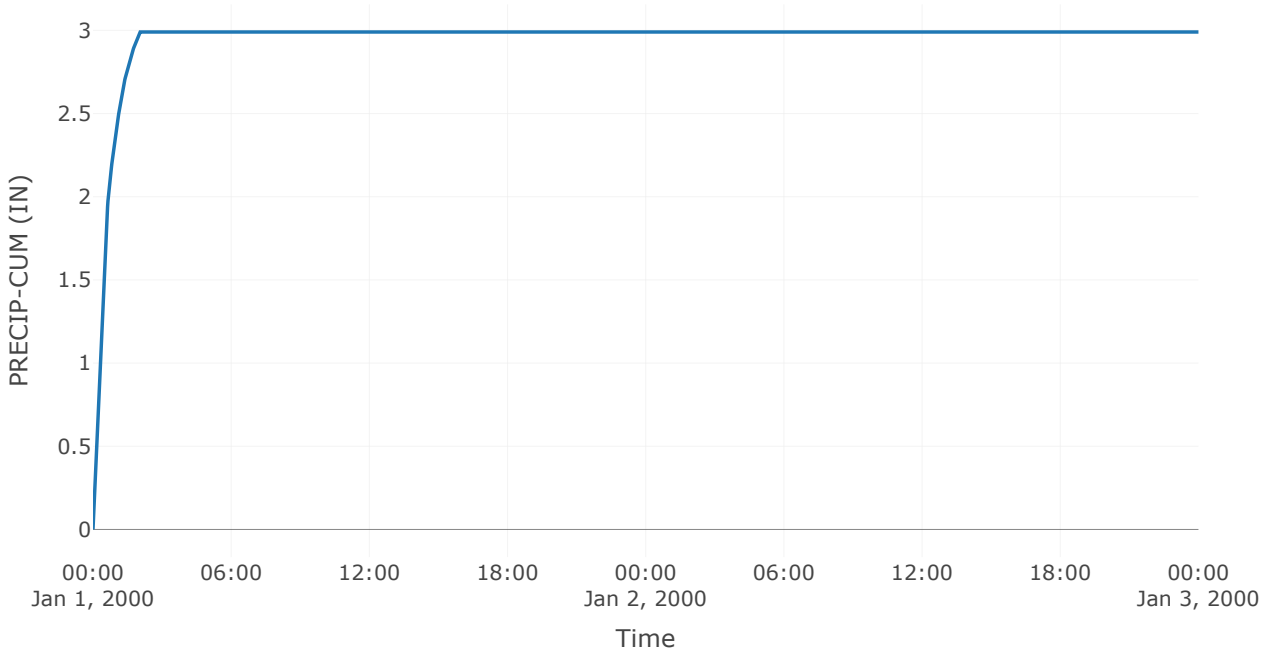
Cumulative Excess Precipitation

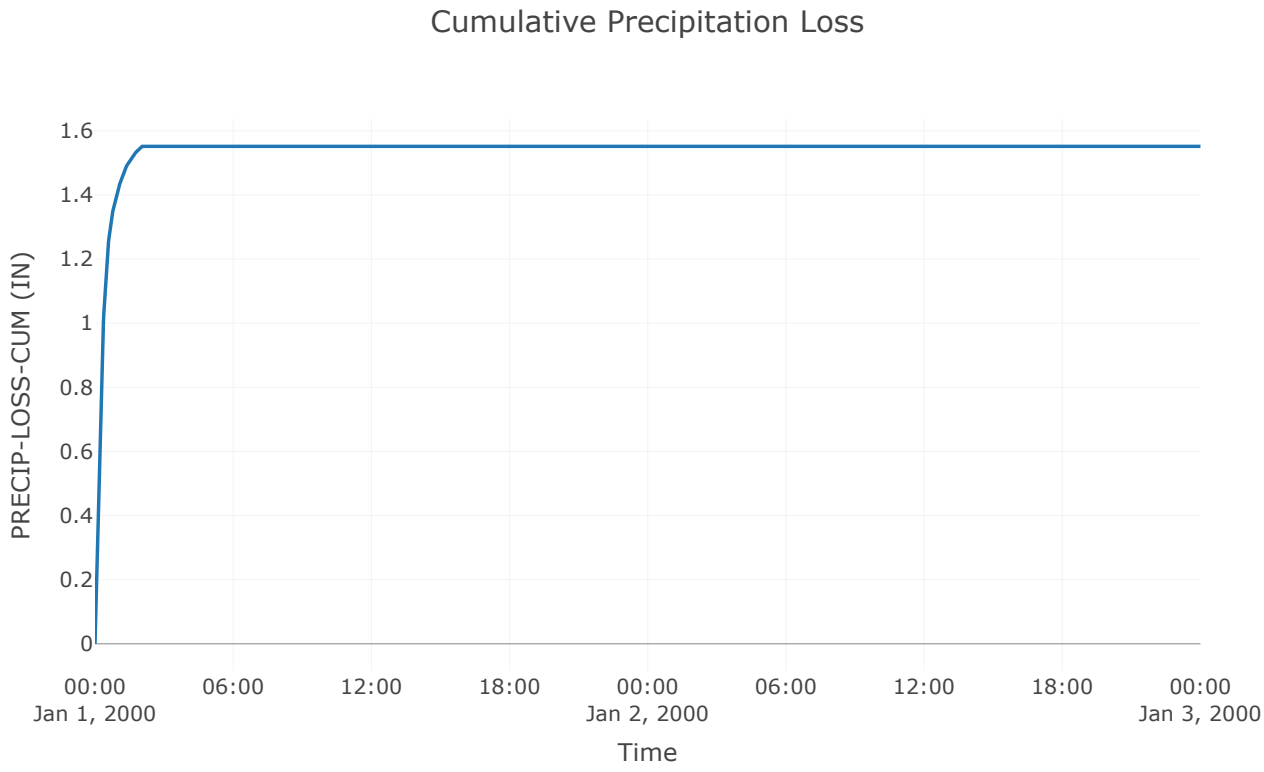


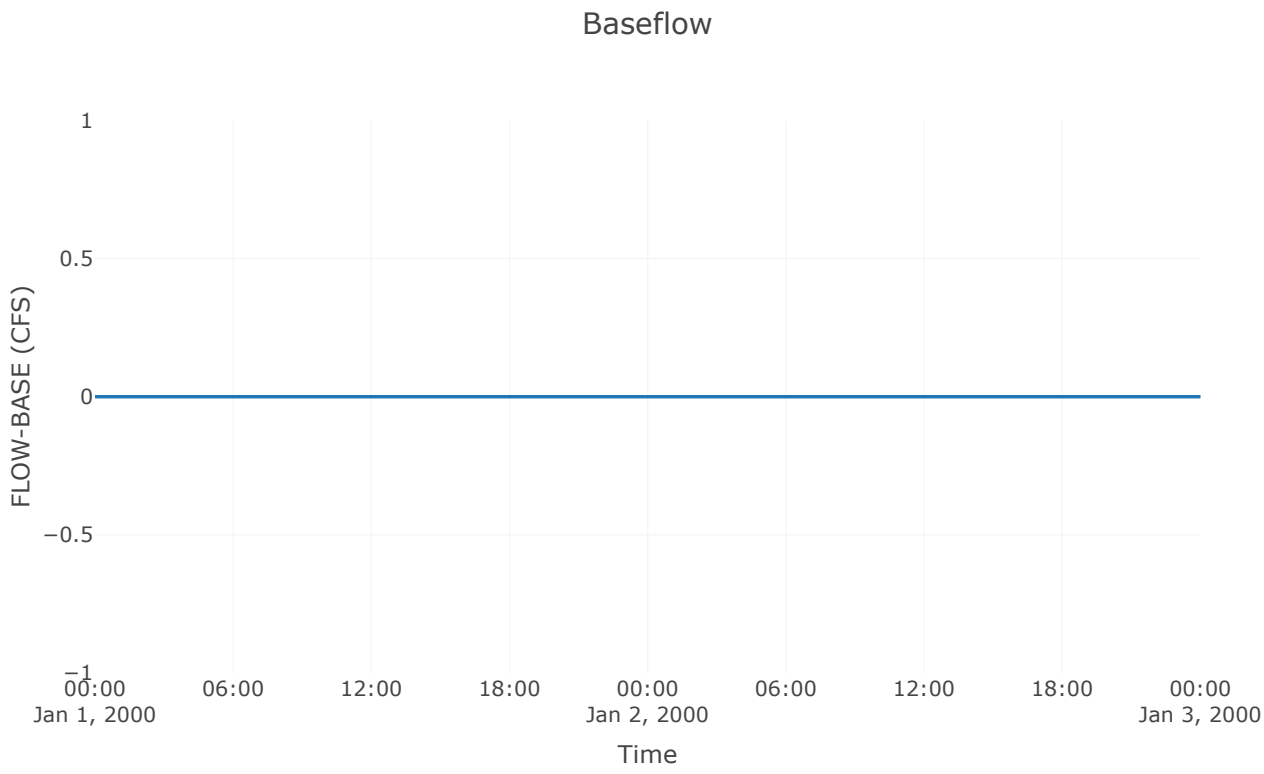
Cumulative Outflow



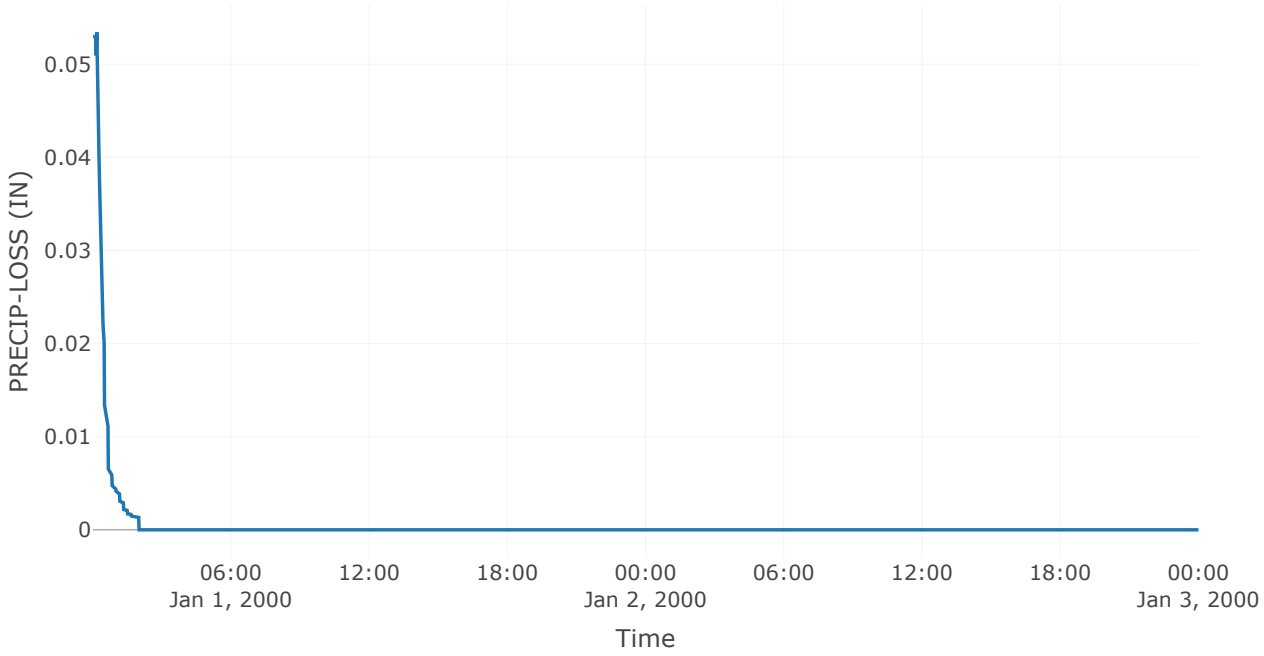
Cumulative Precipitation



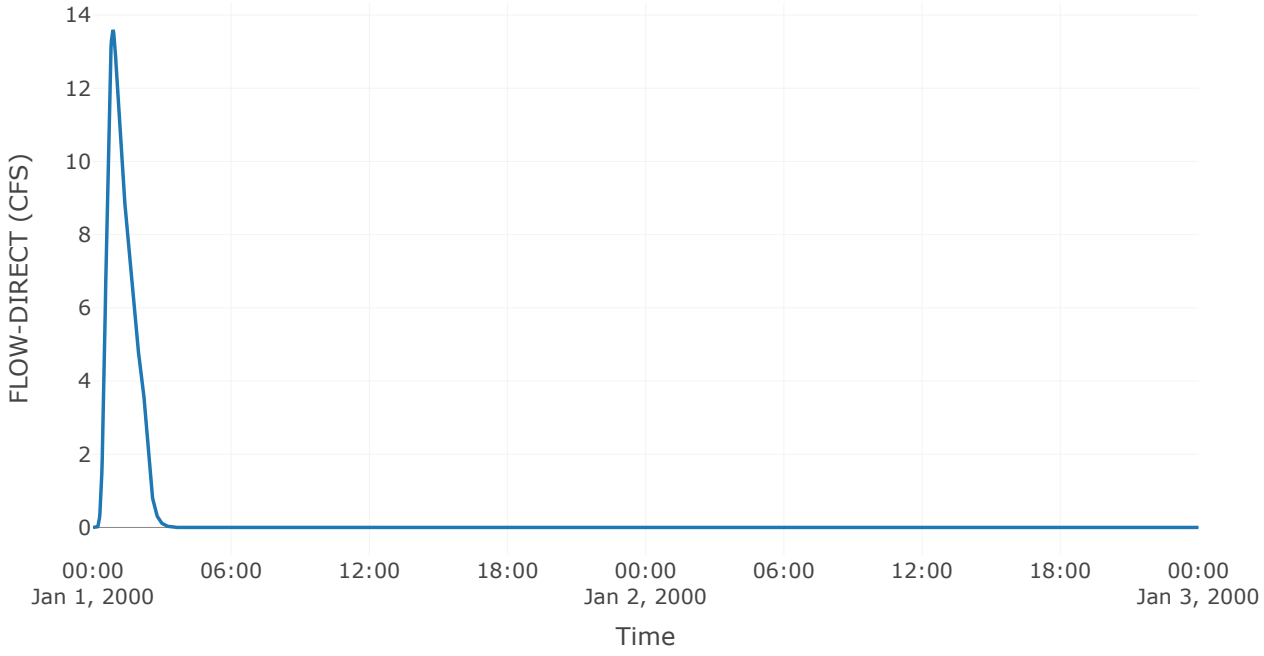

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

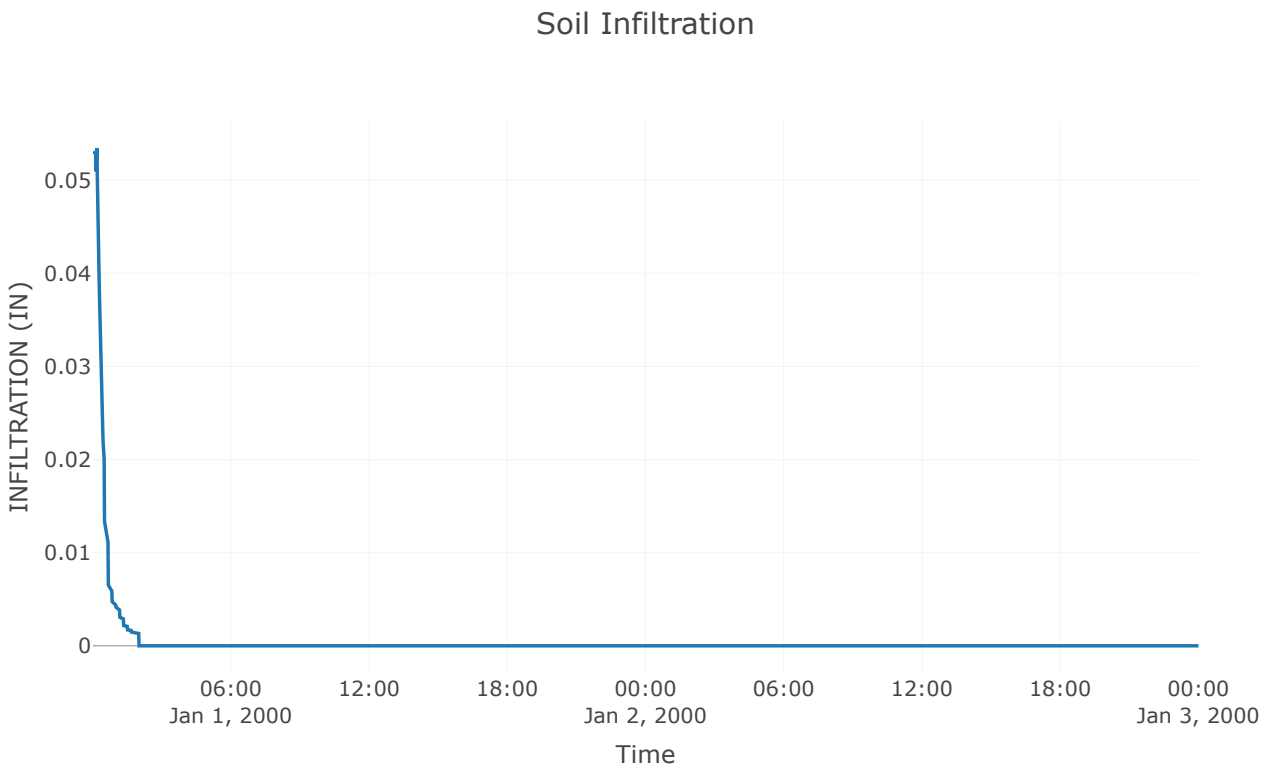

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

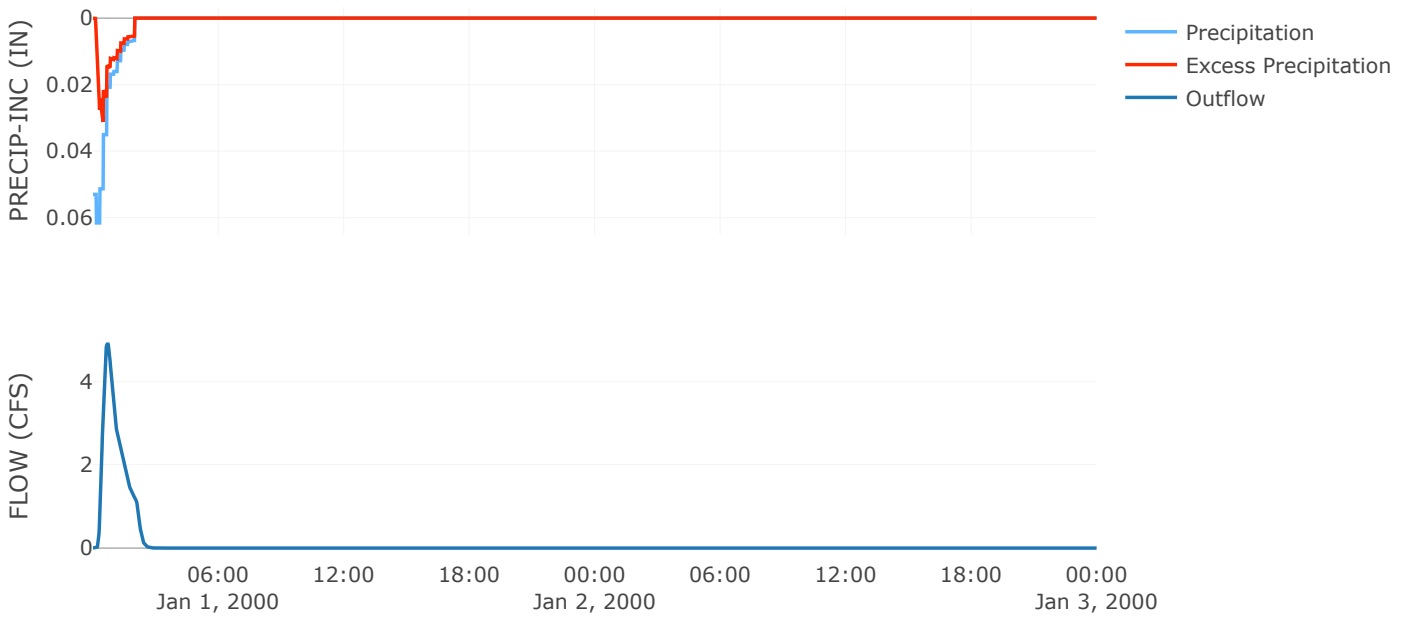
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

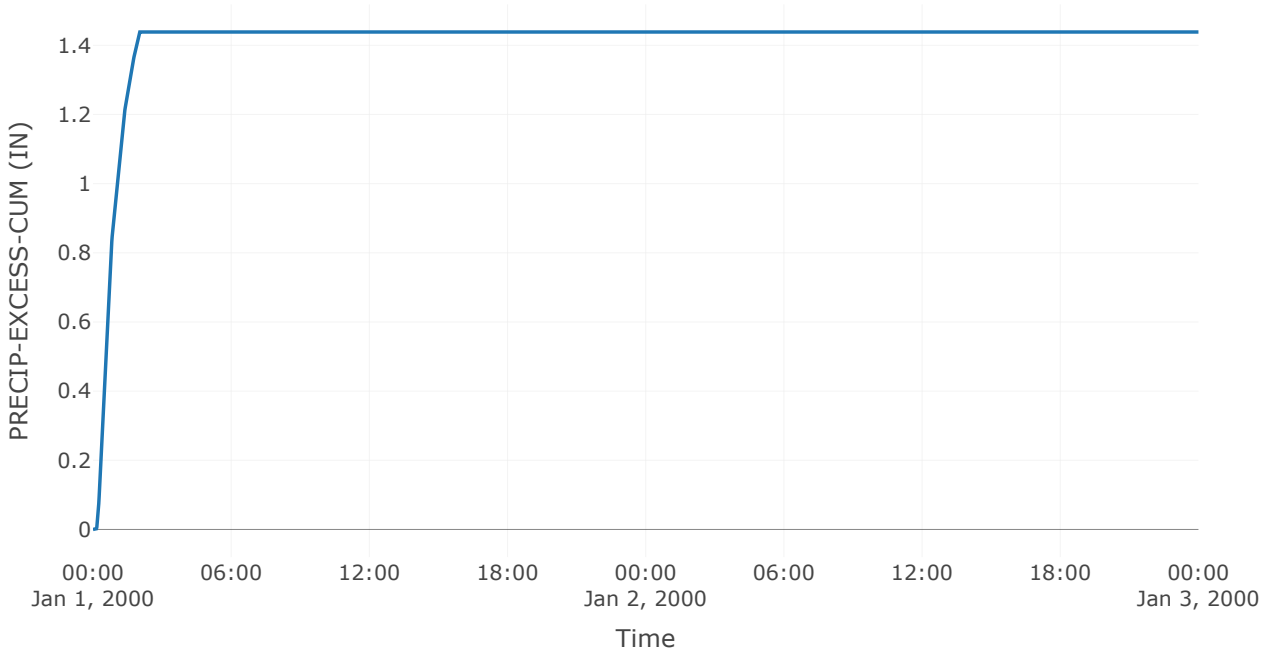
Transform: Scs	
Lag	12
Unitgraph Type	Standard

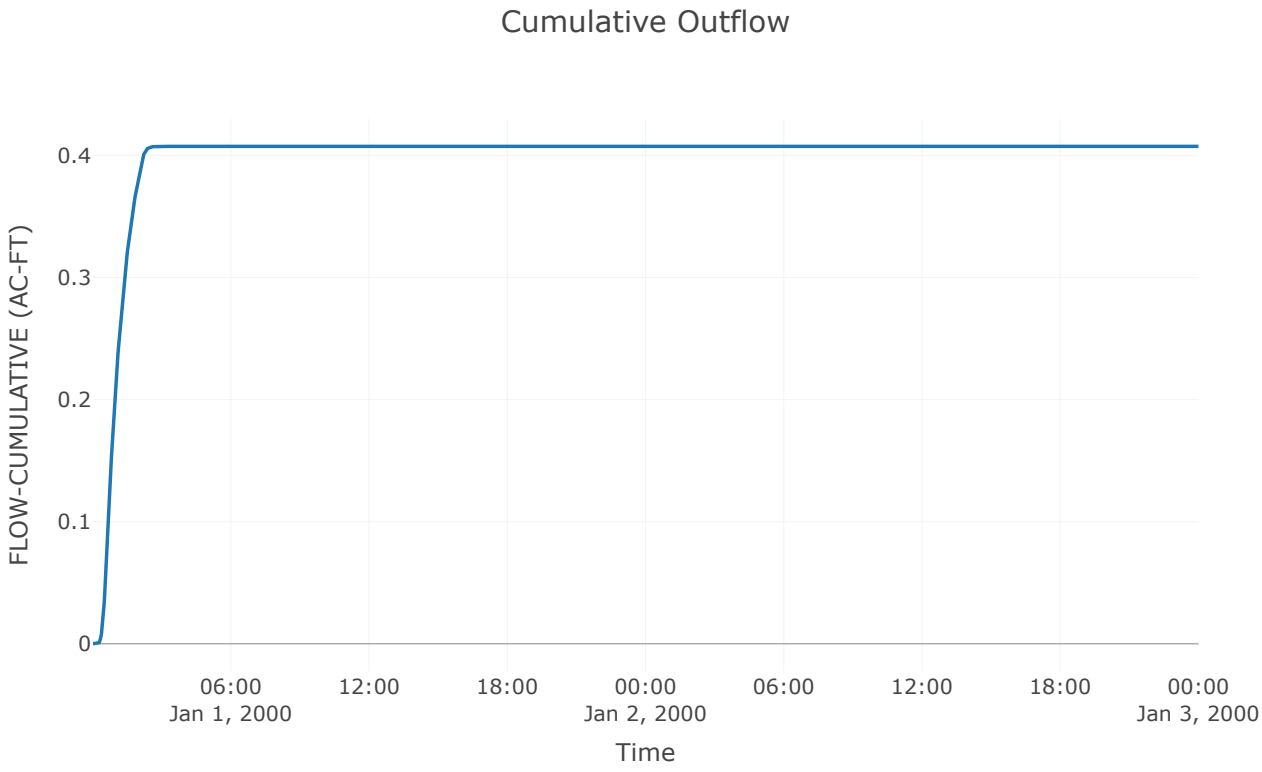
Results: Off-Site Trib2	
Peak Discharge (CFS)	4.91
Time of Peak Discharge	01Jan2000, 00:42
Volume (IN)	1.44
Precipitation Volume (AC - FT)	0.85
Loss Volume (AC - FT)	0.44
Excess Volume (AC - FT)	0.41
Direct Runoff Volume (AC - FT)	0.41
Baseflow Volume (AC - FT)	0

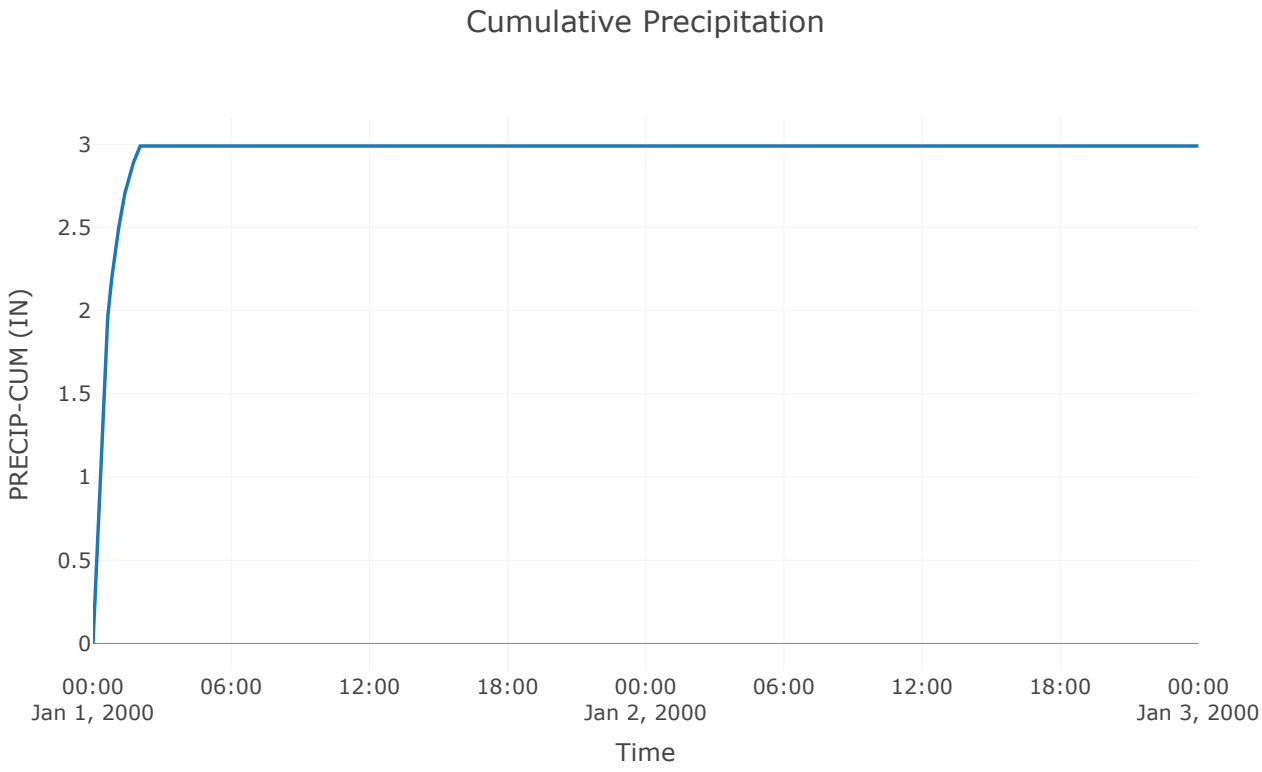
Precipitation and Outflow

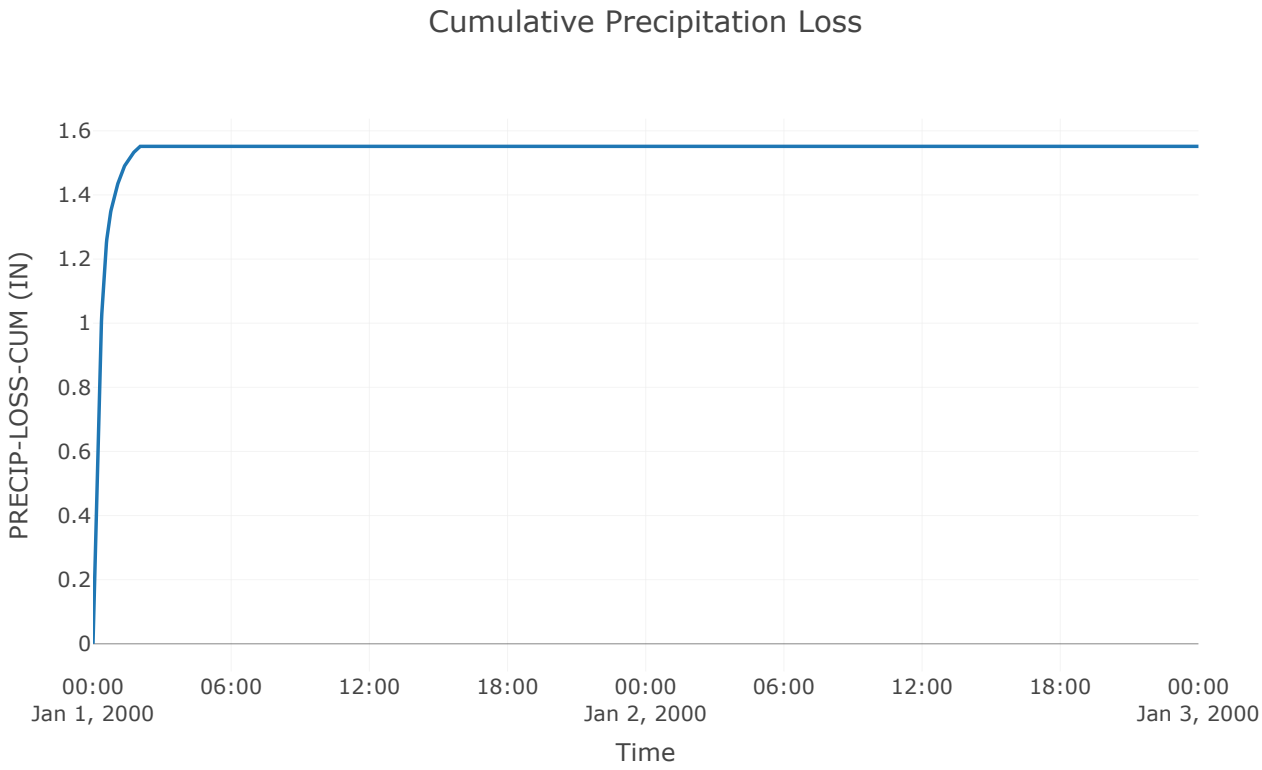


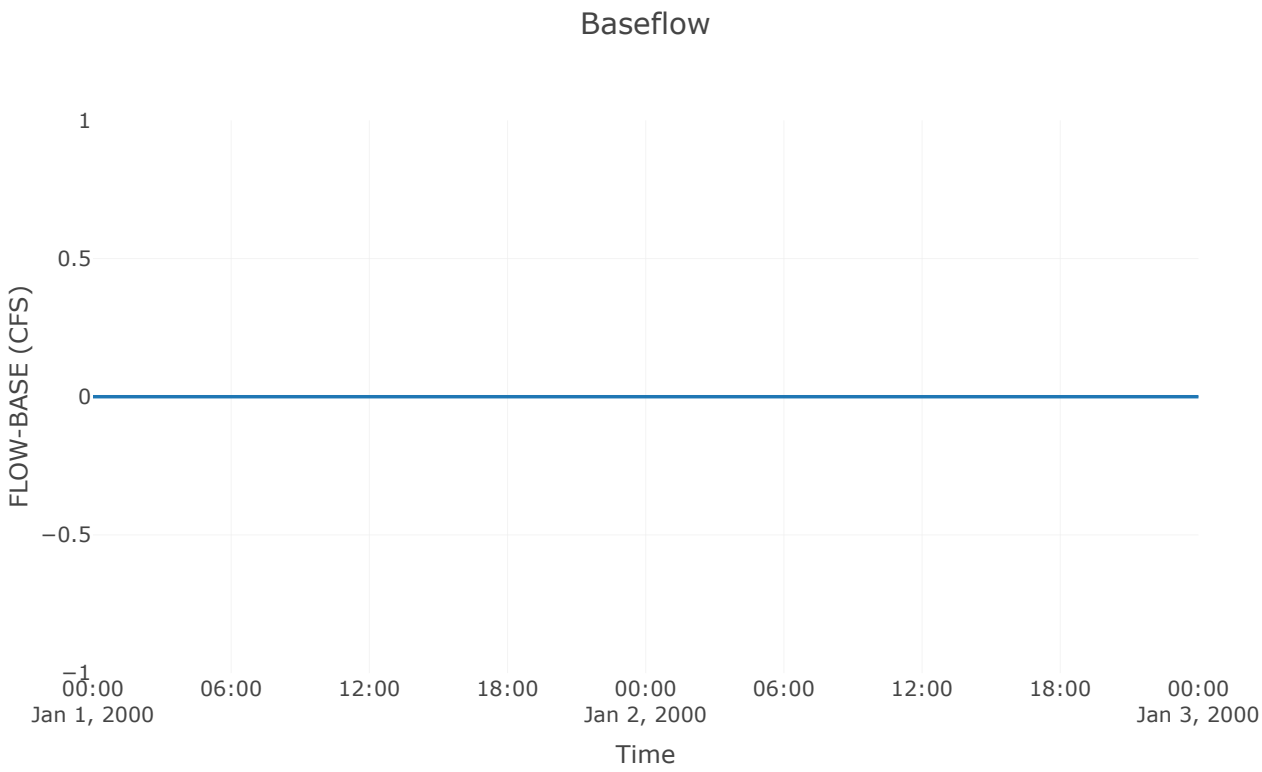
Cumulative Excess Precipitation

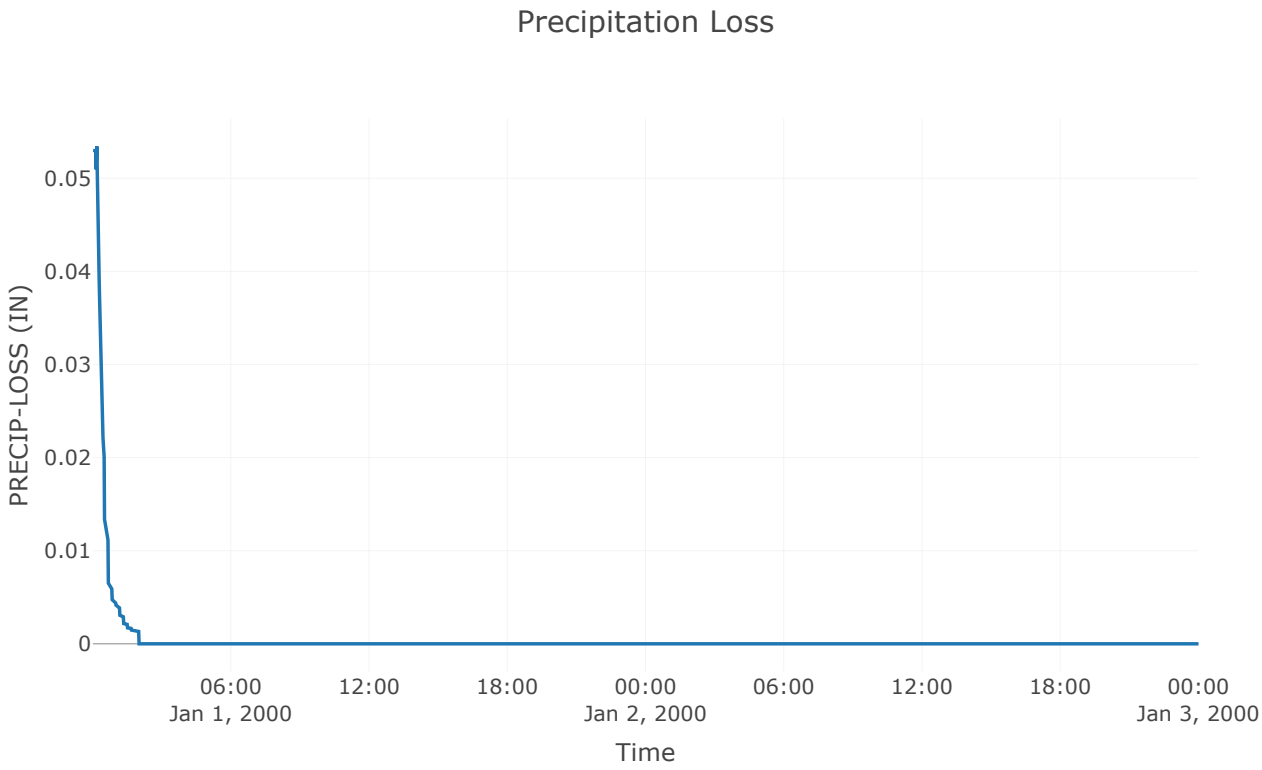


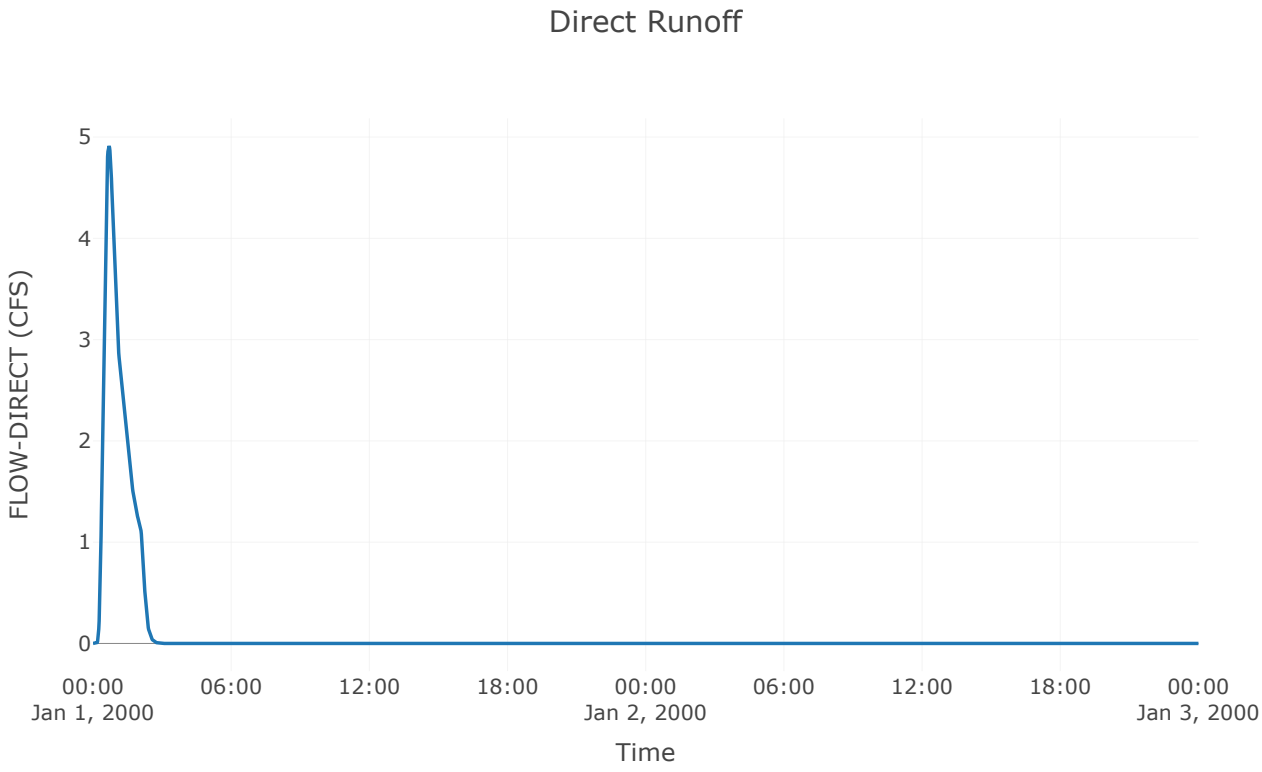

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.4
0.3
0.2
0.1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

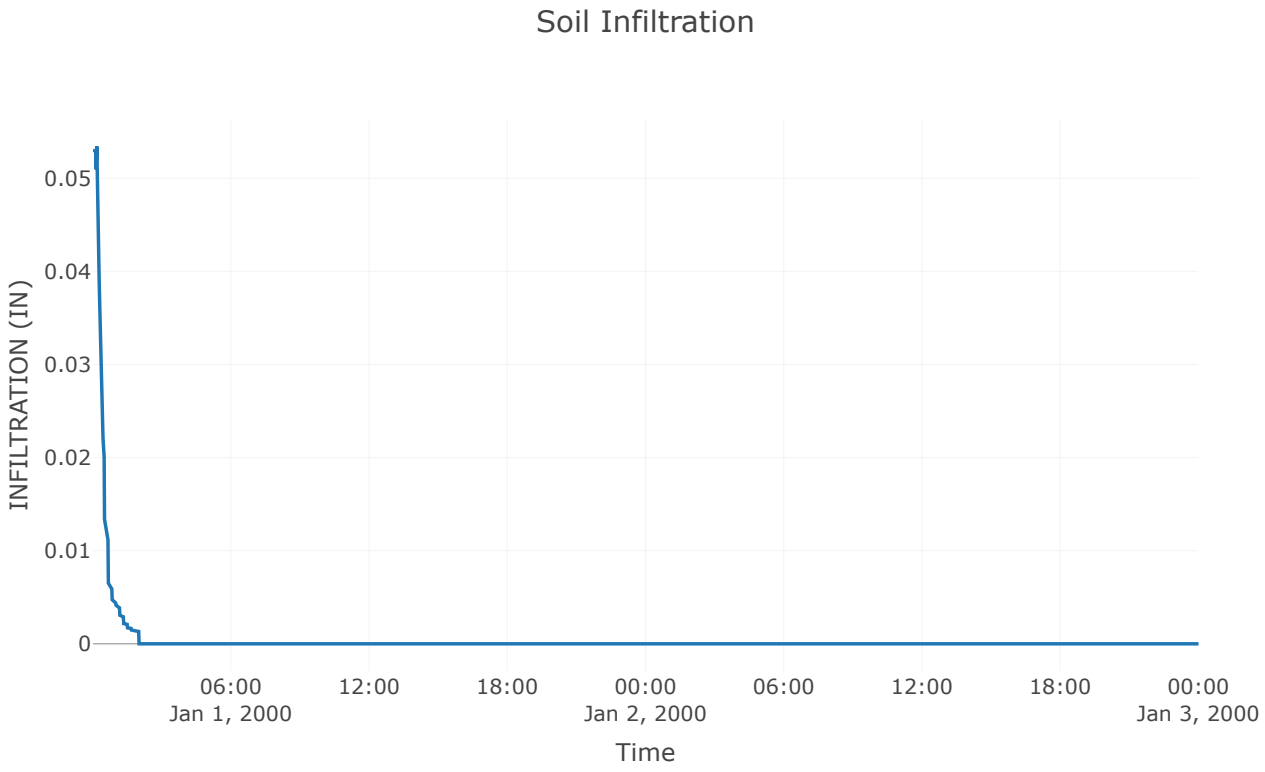

Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

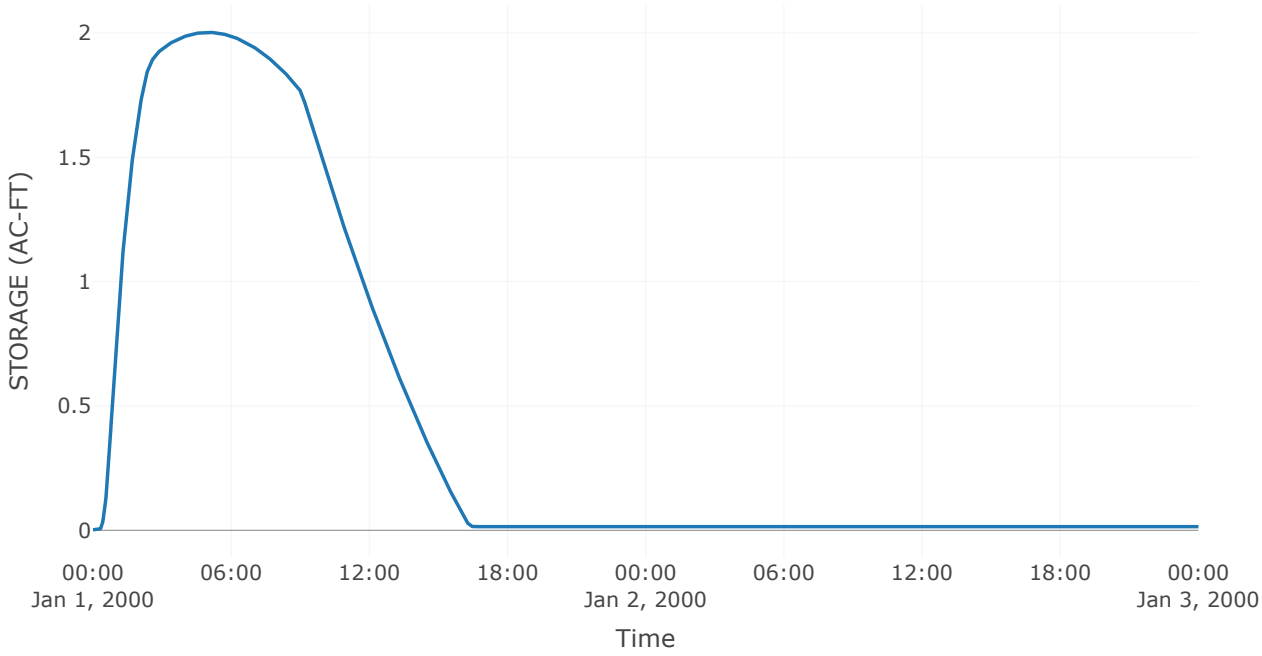

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

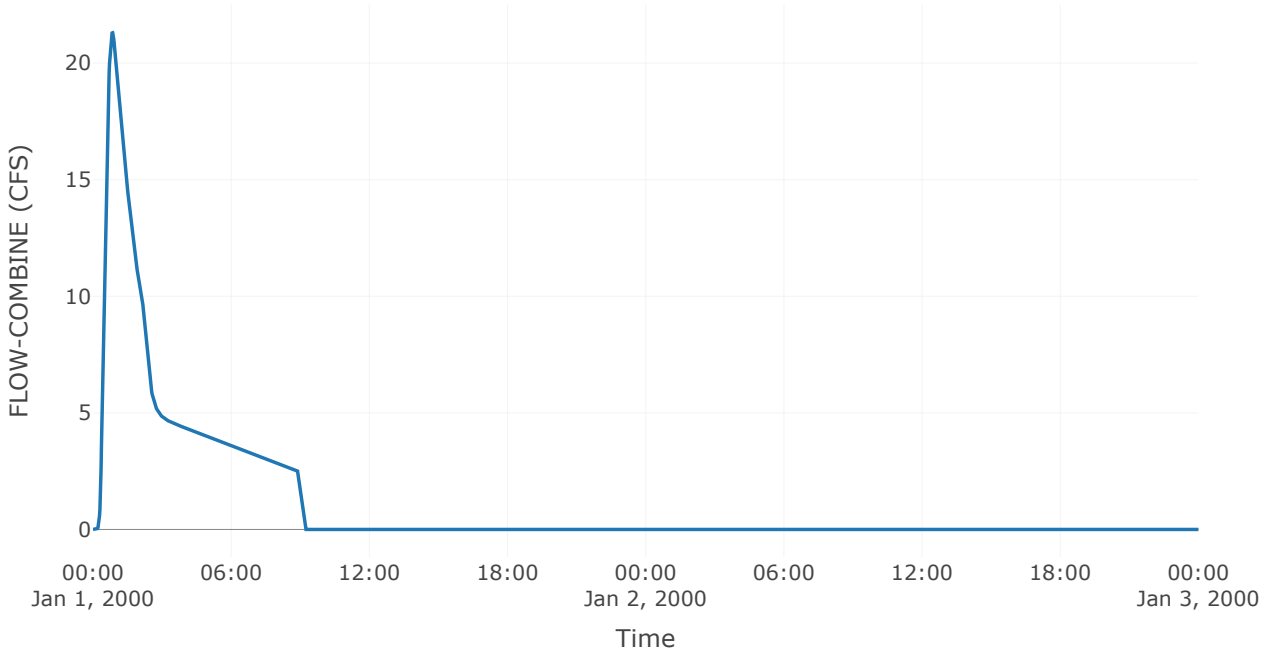
Downstream : Basin 3

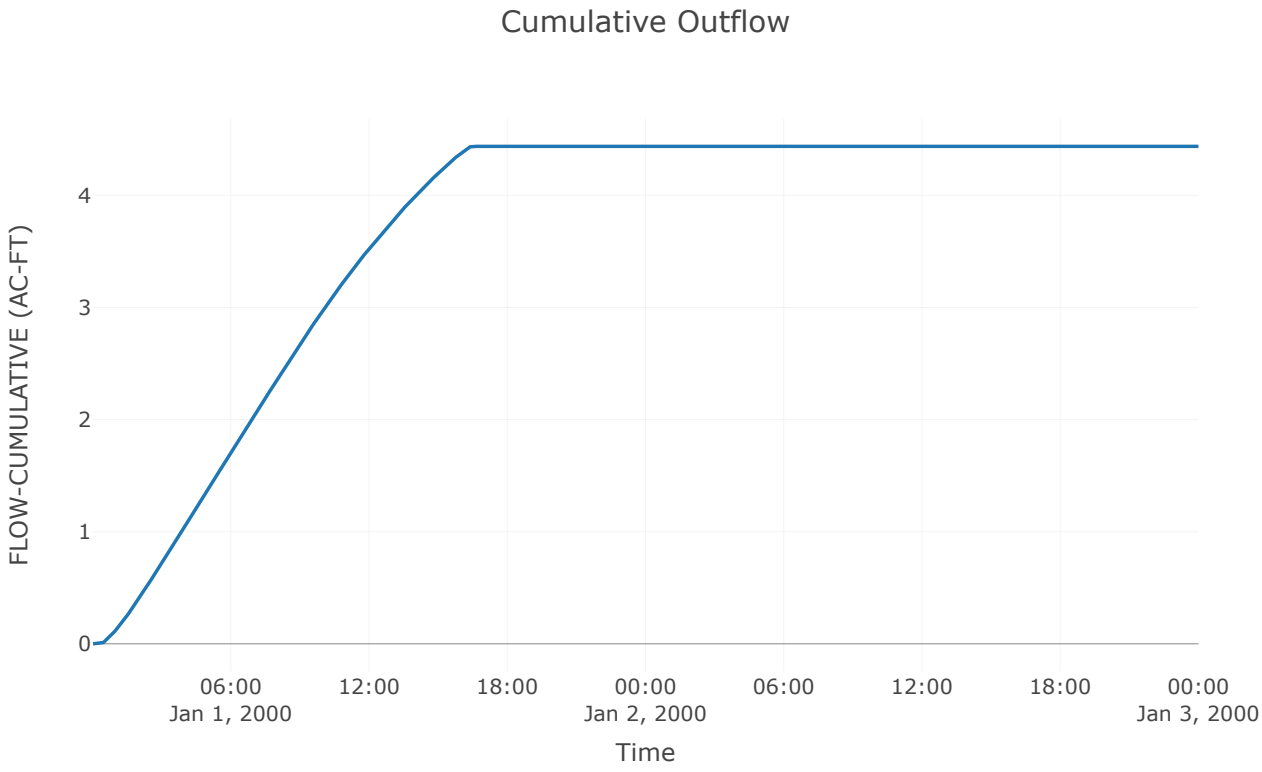
Results: Basin 2	
Peak Discharge (CFS)	3.98
Time of Peak Discharge	01Jan2000, 05:00
Volume (IN)	1.53
Peak Inflow (CFS)	21.34
Time of Peak Inflow	01Jan2000, 00:50
Inflow Volume (AC - FT)	4.45
Maximum Storage (AC - FT)	2
Peak Elevation (FT)	693.96
Discharge Volume (AC - FT)	4.44

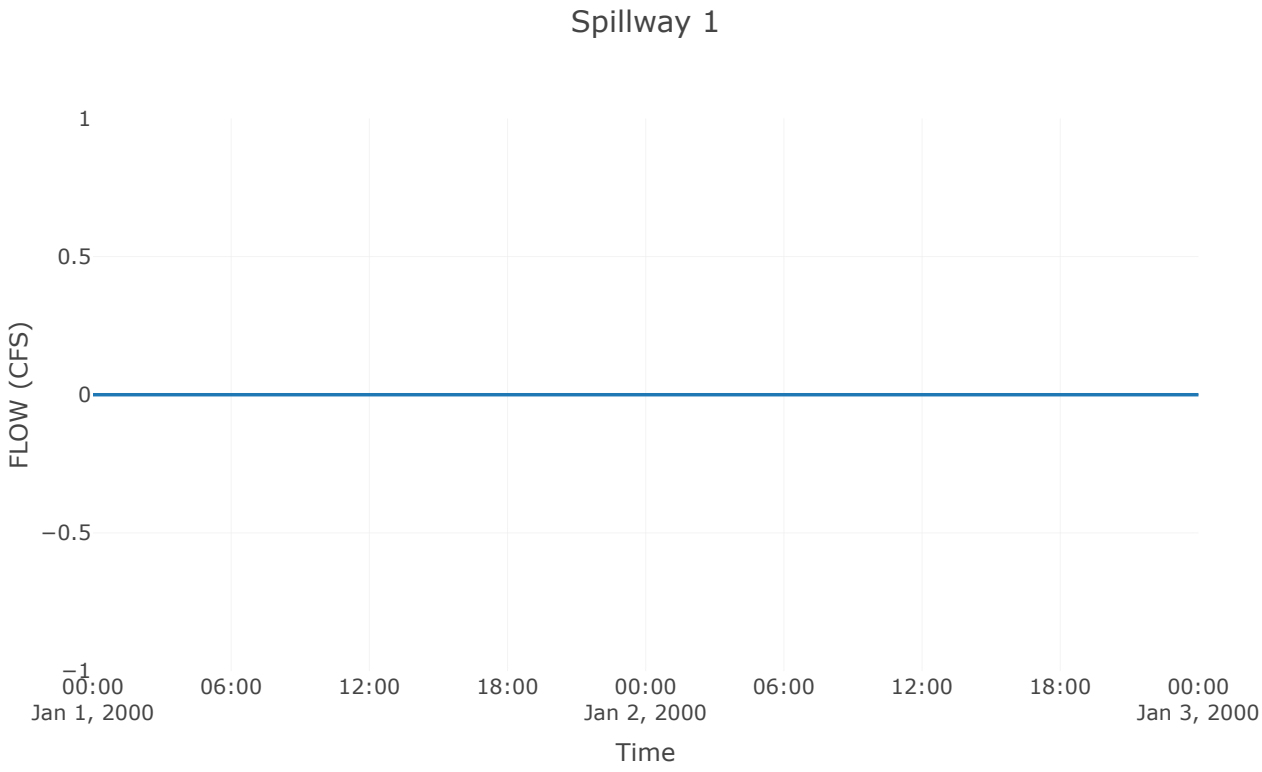
Storage



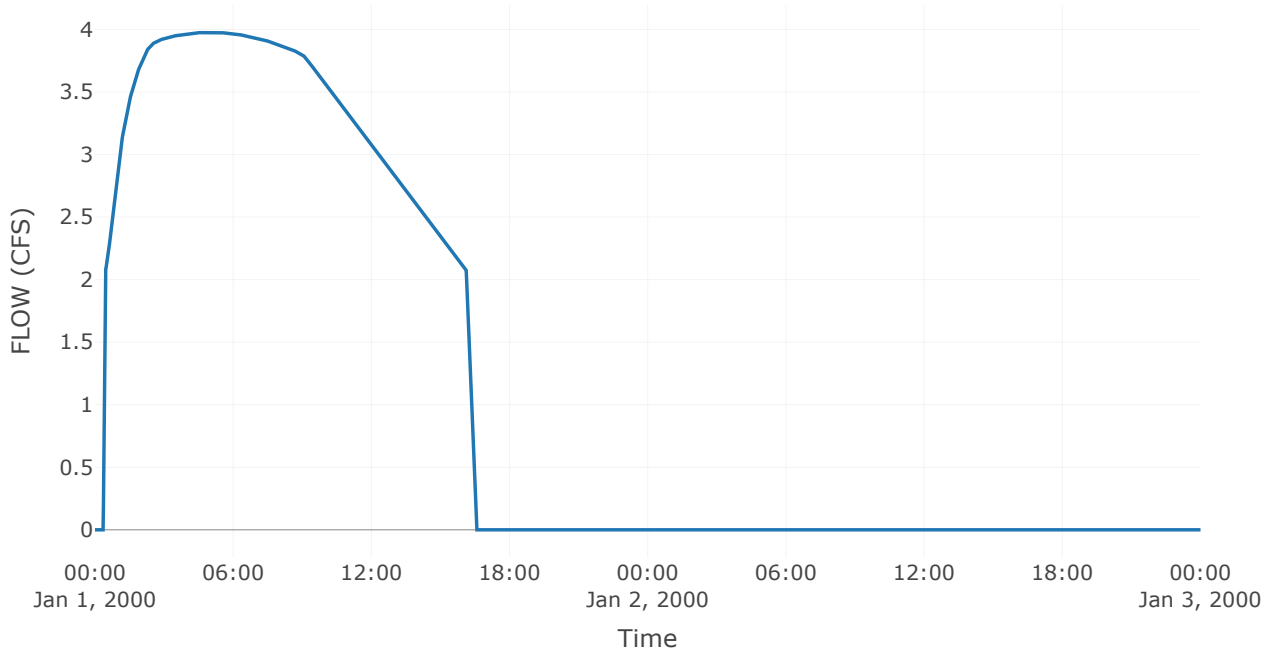
Combined Inflow



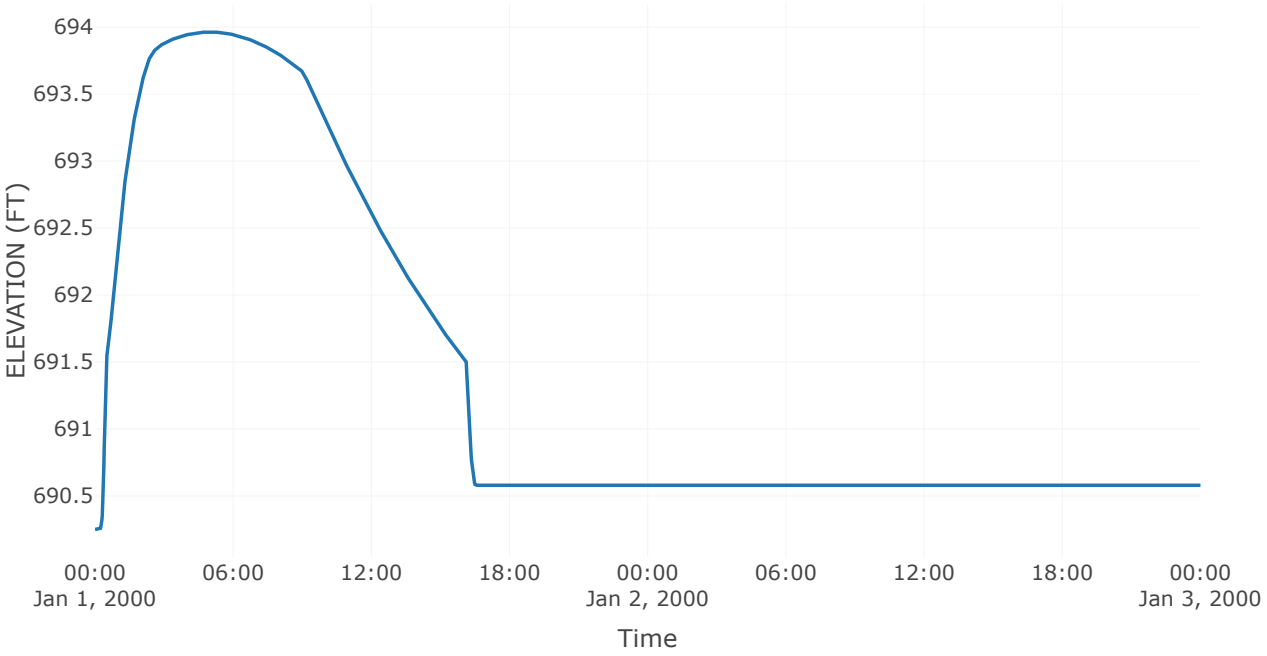

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

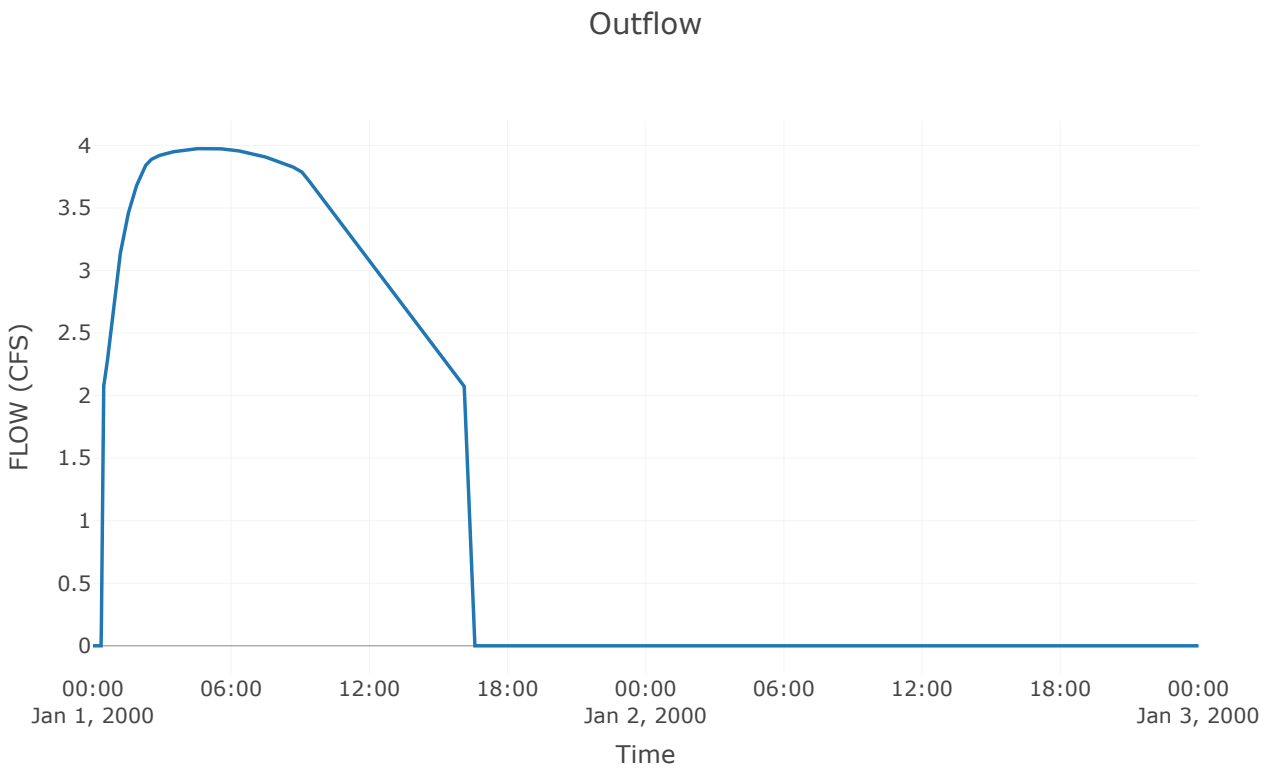

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
4
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

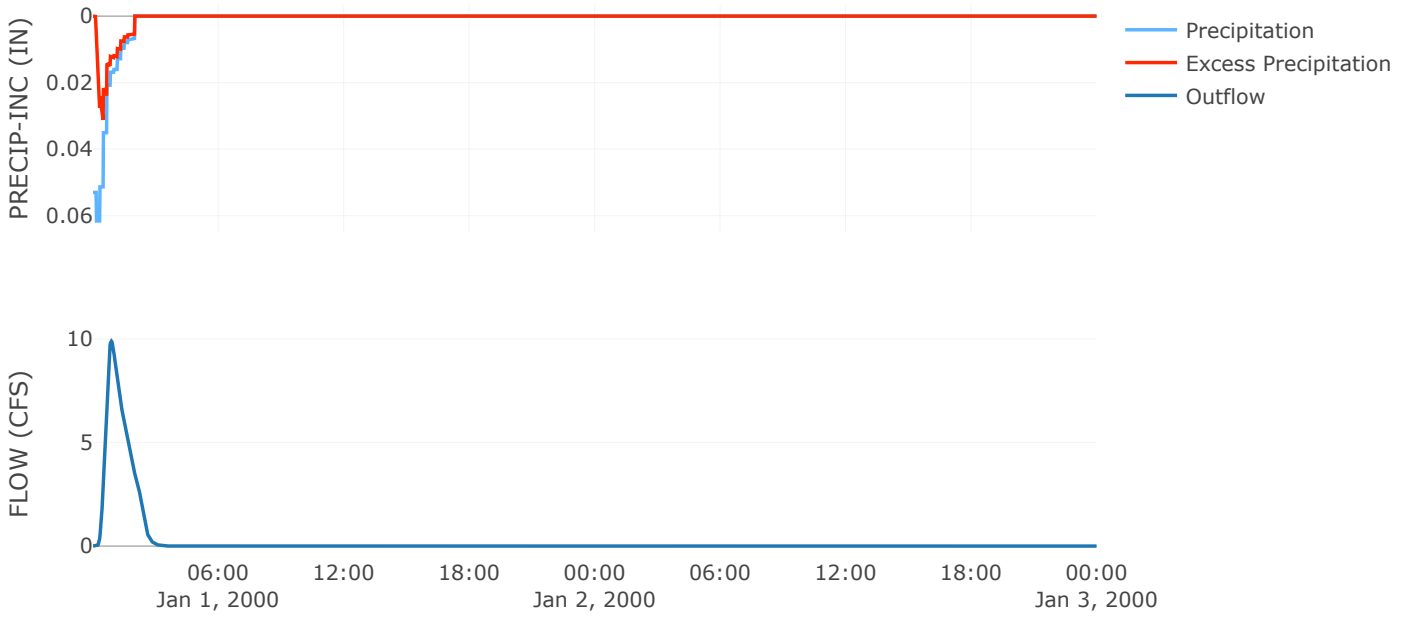
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

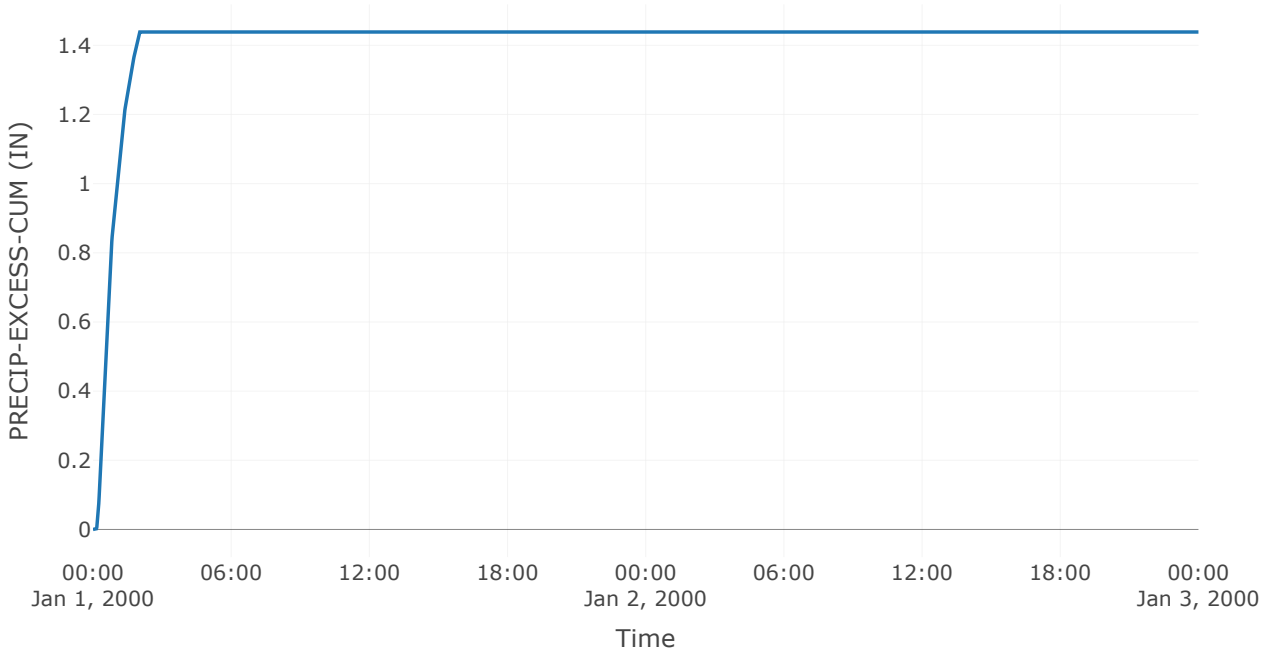
Transform: Scs	
Lag	21
Unitgraph Type	Standard

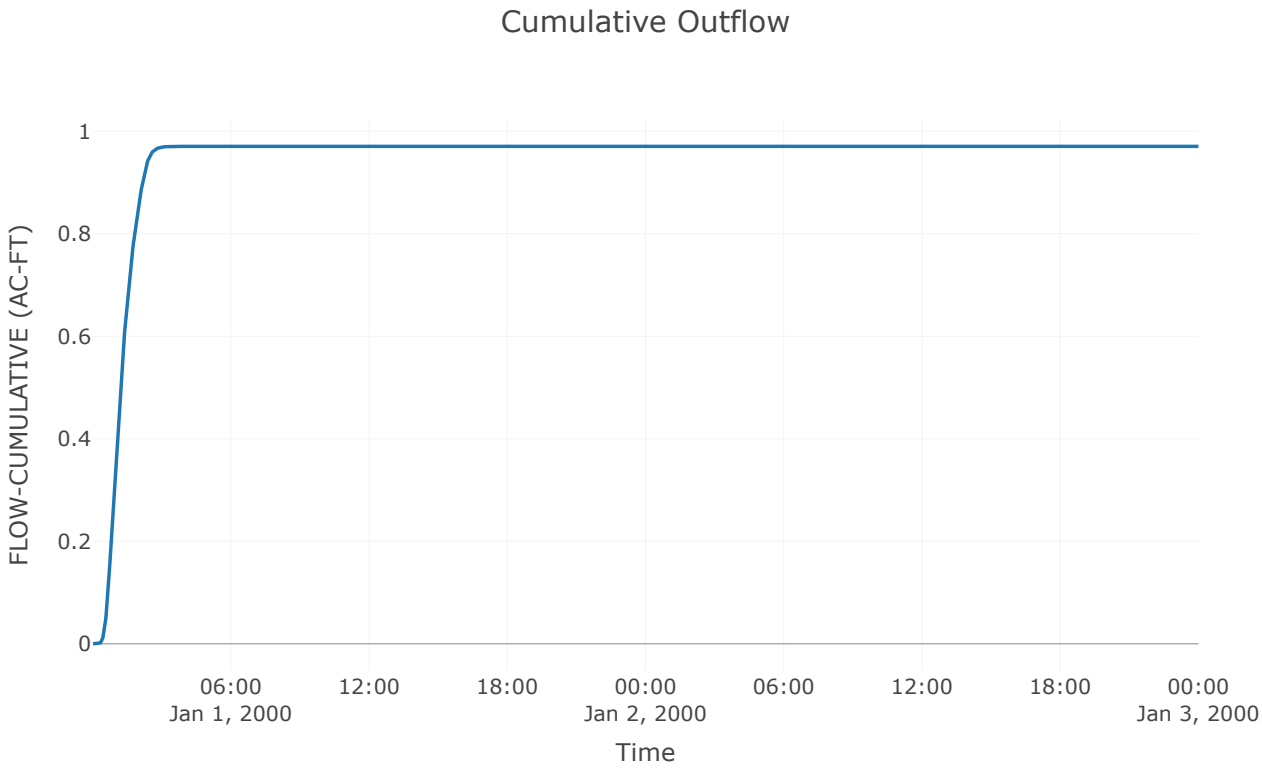
Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	9.89
Time of Peak Discharge	01Jan2000, 00:52
Volume (IN)	1.44
Precipitation Volume (AC - FT)	2.02
Loss Volume (AC - FT)	1.05
Excess Volume (AC - FT)	0.97
Direct Runoff Volume (AC - FT)	0.97
Baseflow Volume (AC - FT)	0

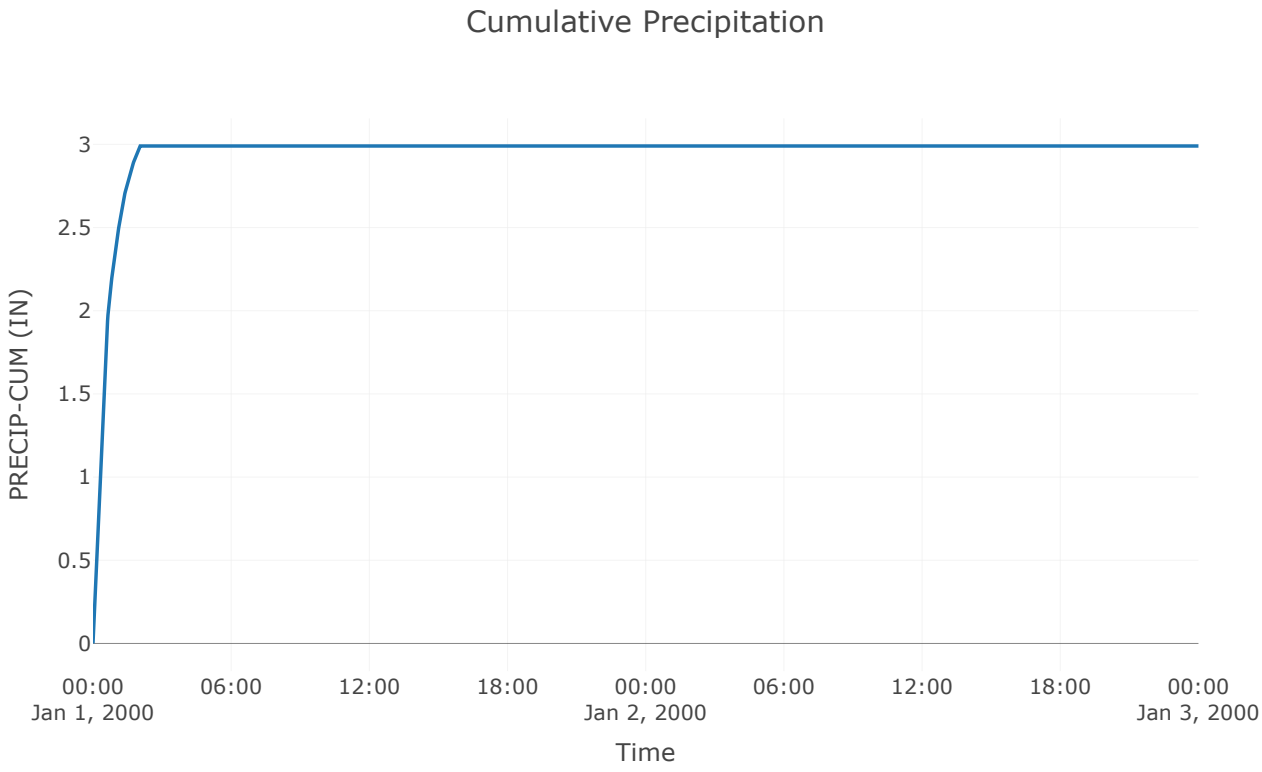
Precipitation and Outflow

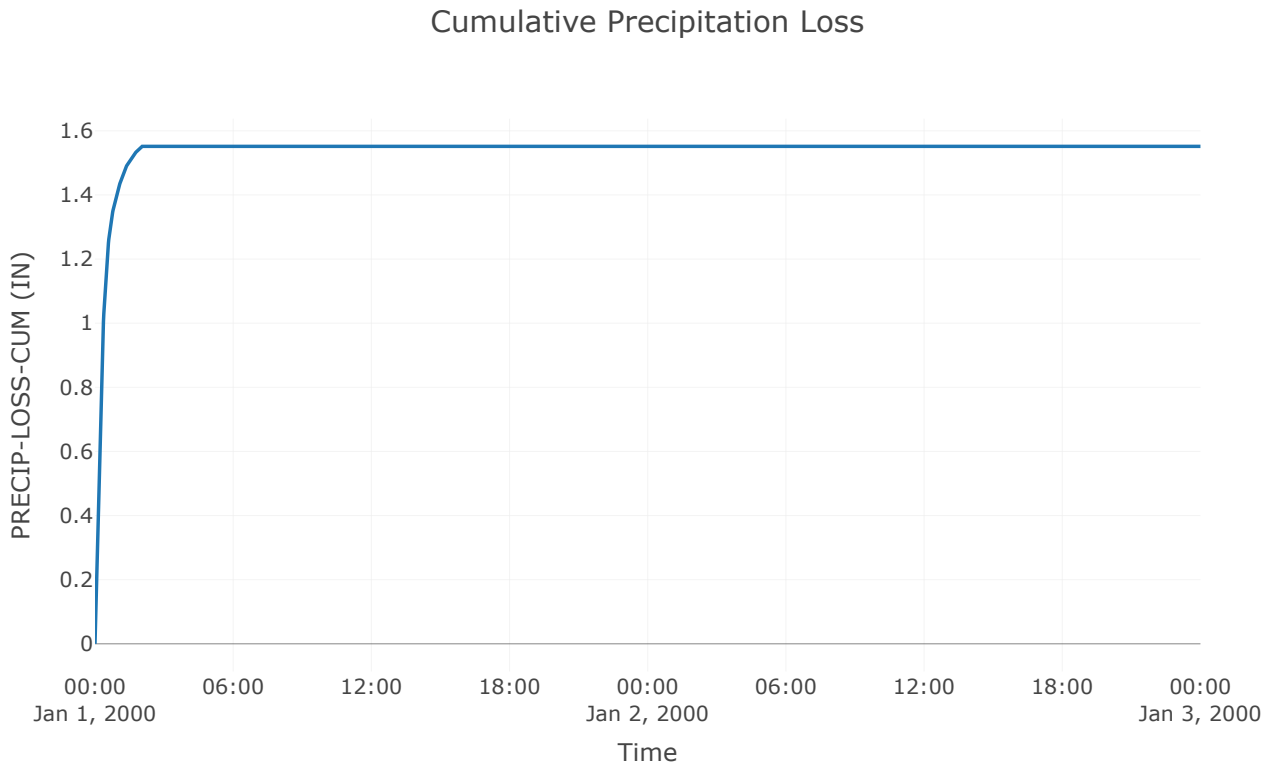


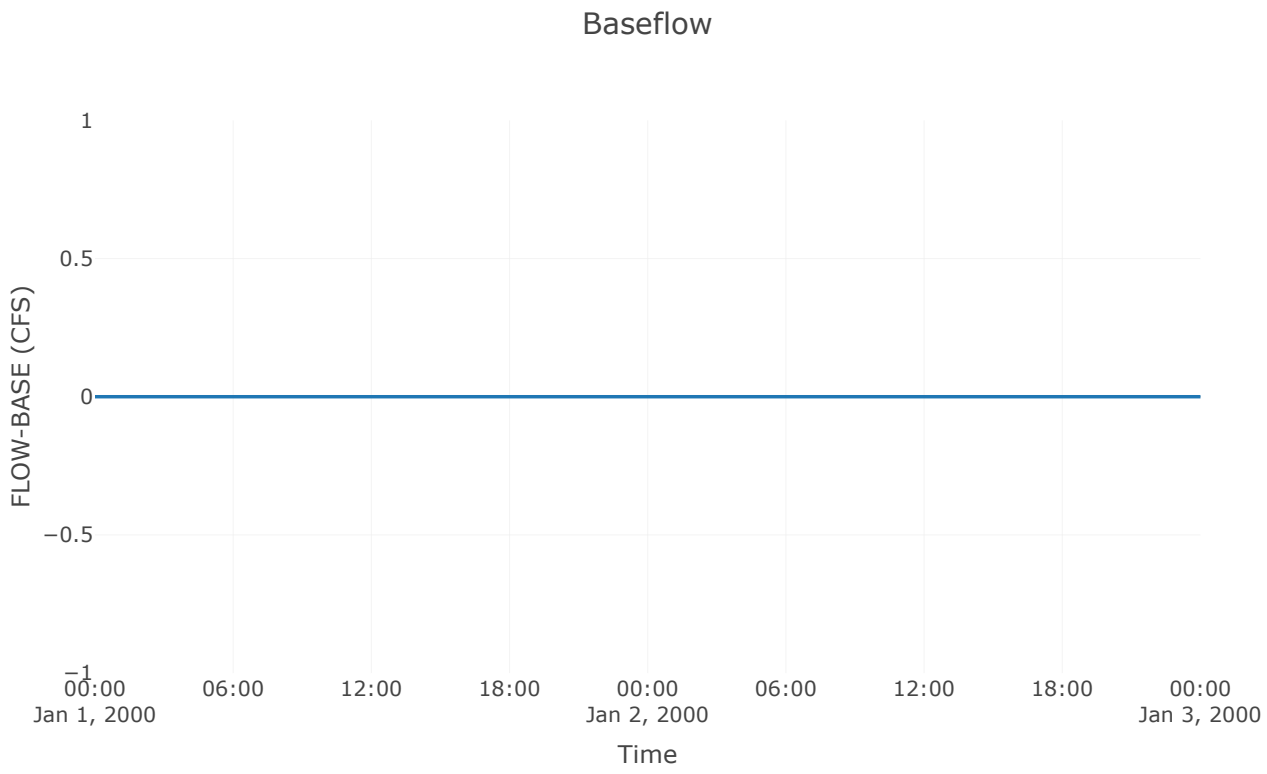
Cumulative Excess Precipitation

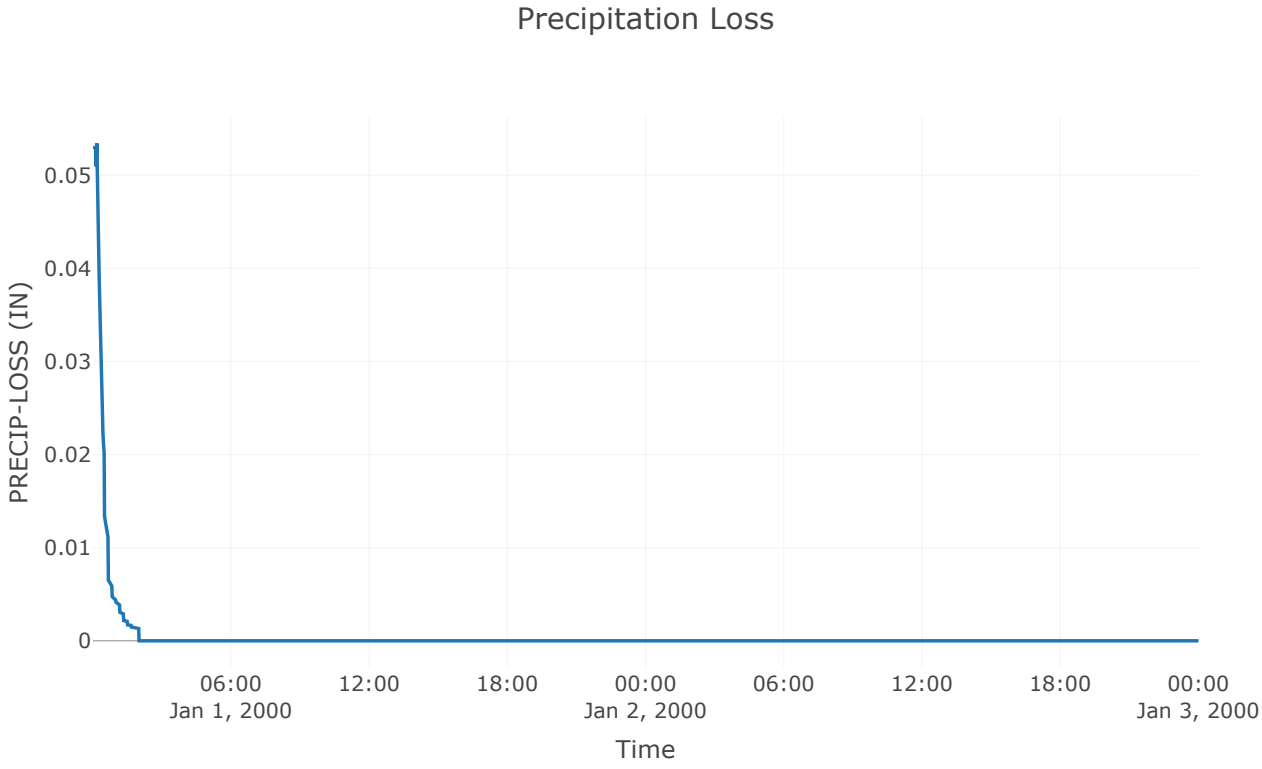


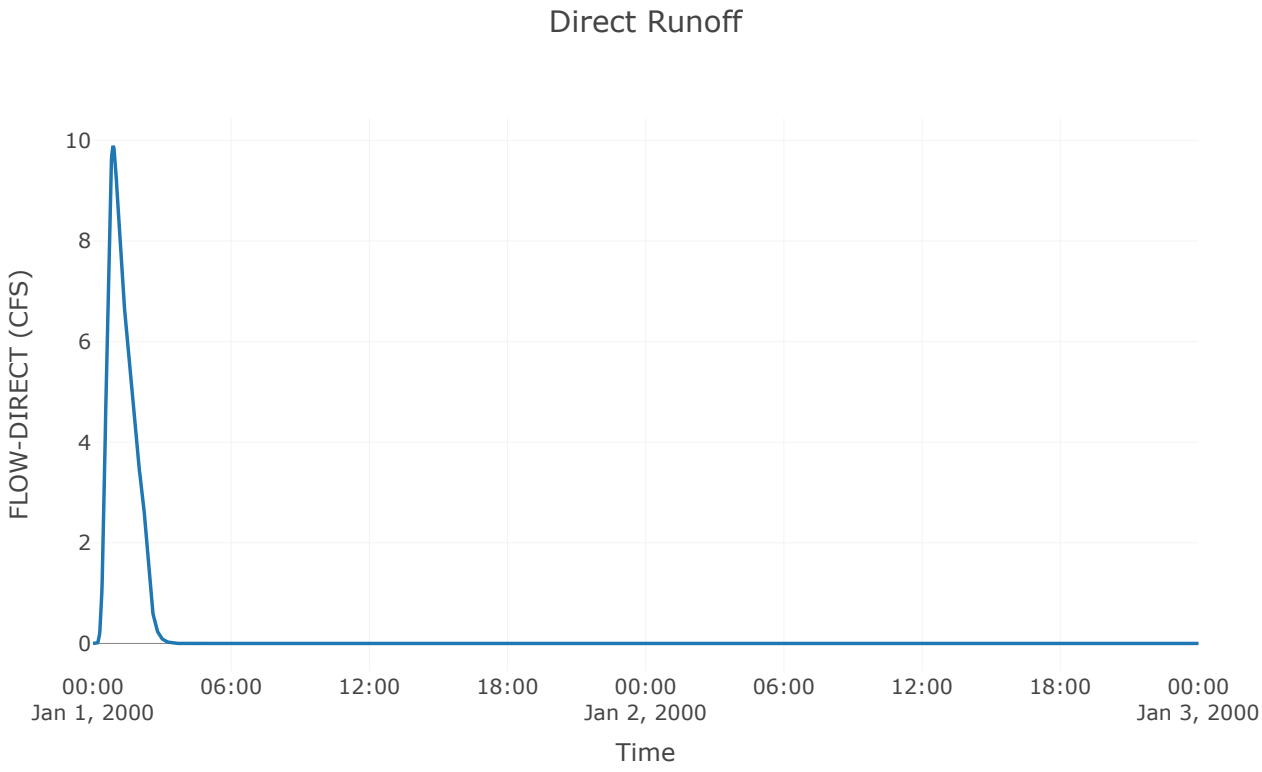

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
1
0.8
0.6
0.4
0.2
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

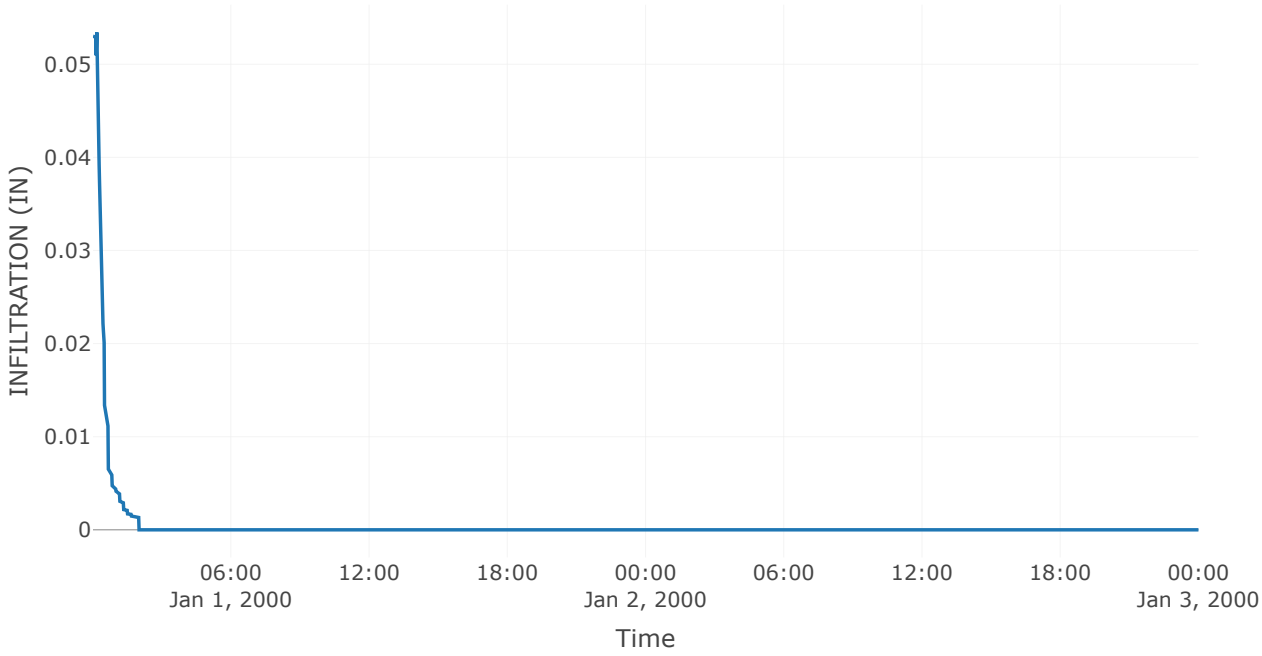

Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

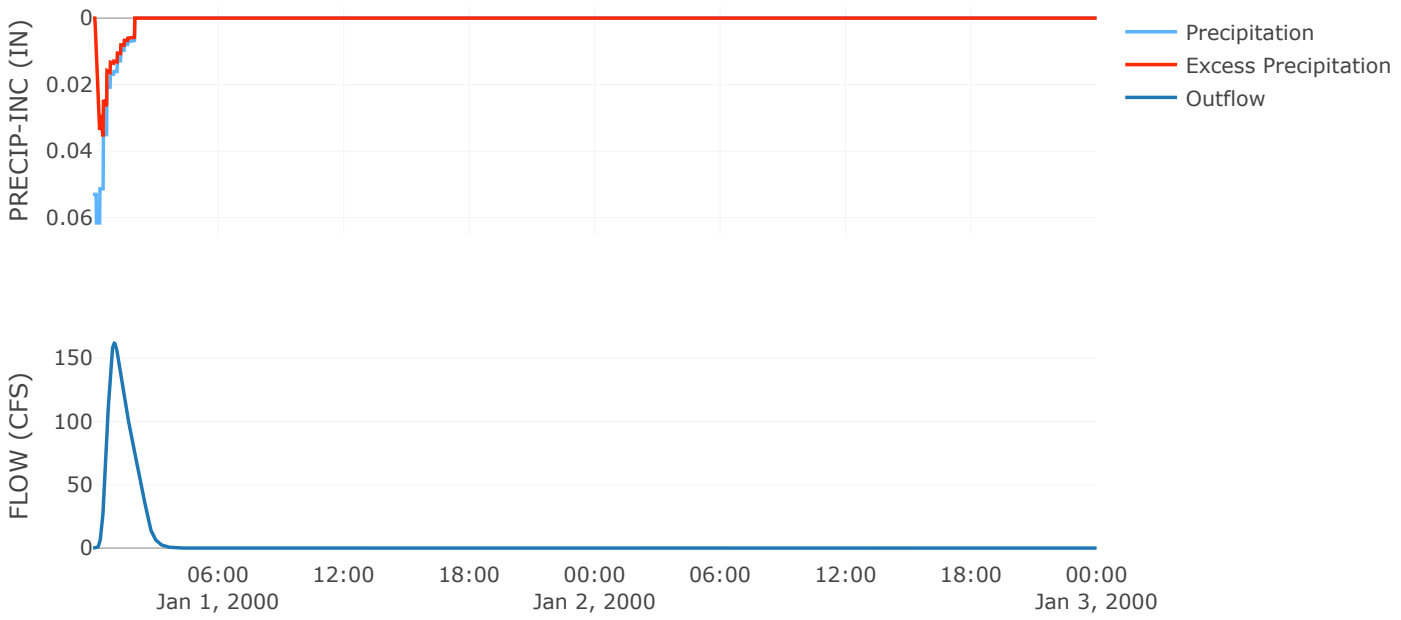
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

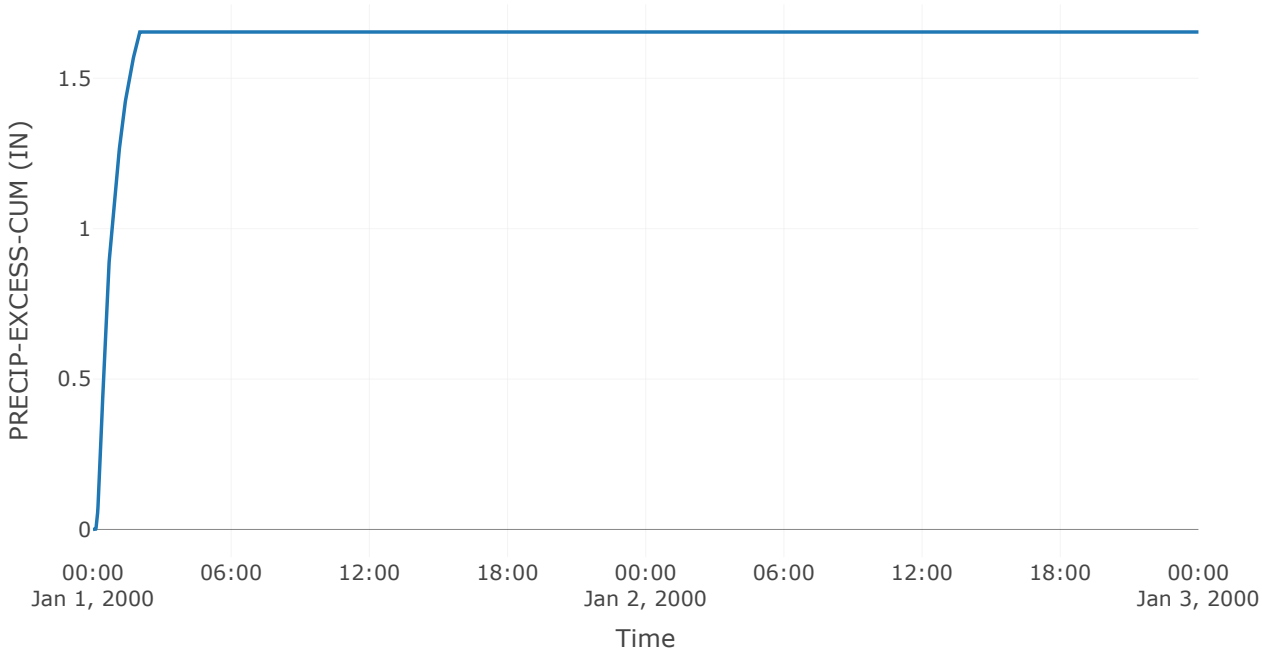
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

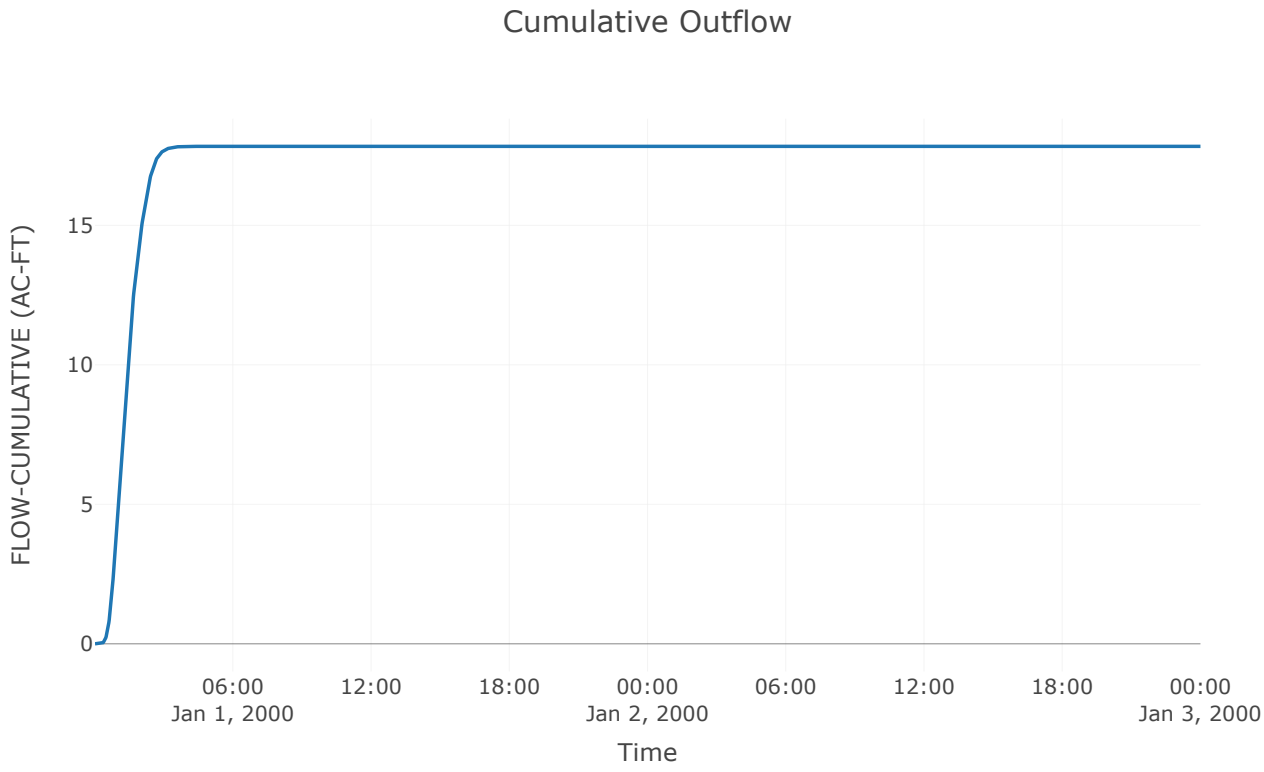
Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	161.81
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.65
Precipitation Volume (AC - FT)	32.24
Loss Volume (AC - FT)	14.4
Excess Volume (AC - FT)	17.83
Direct Runoff Volume (AC - FT)	17.83
Baseflow Volume (AC - FT)	0

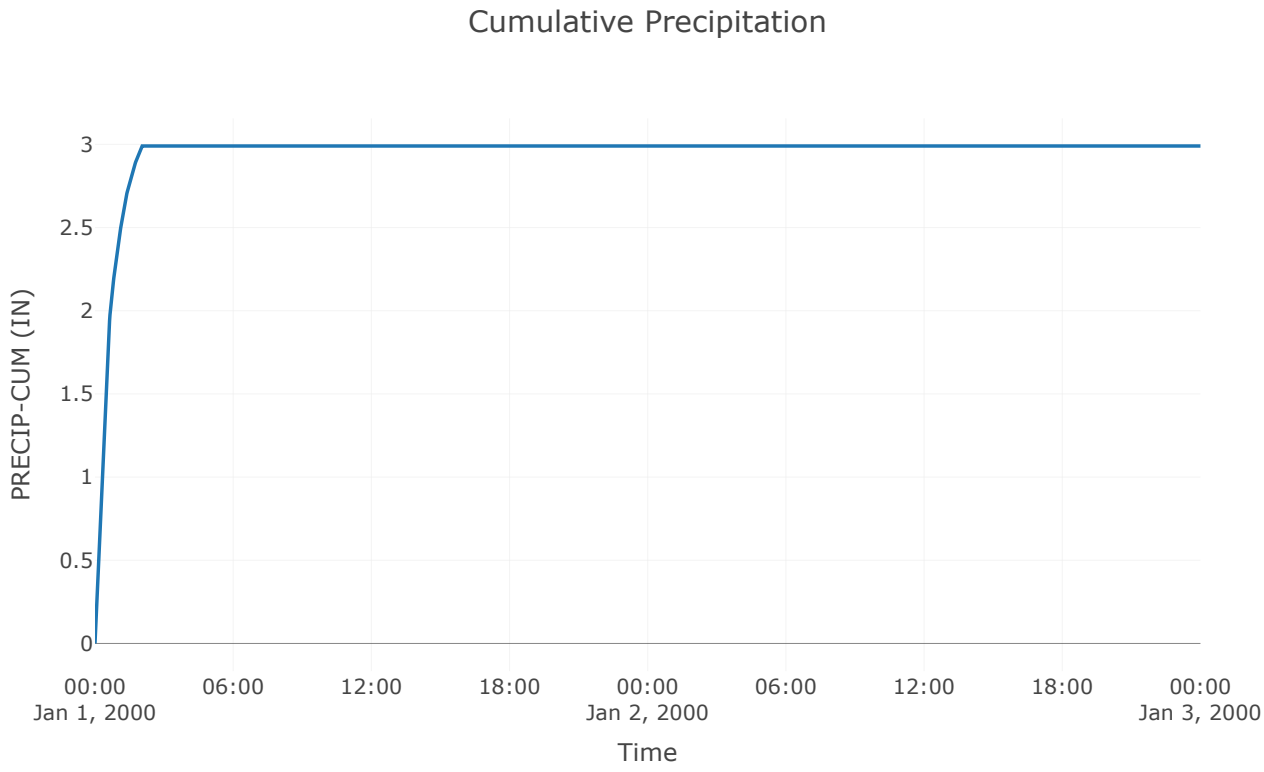
Precipitation and Outflow

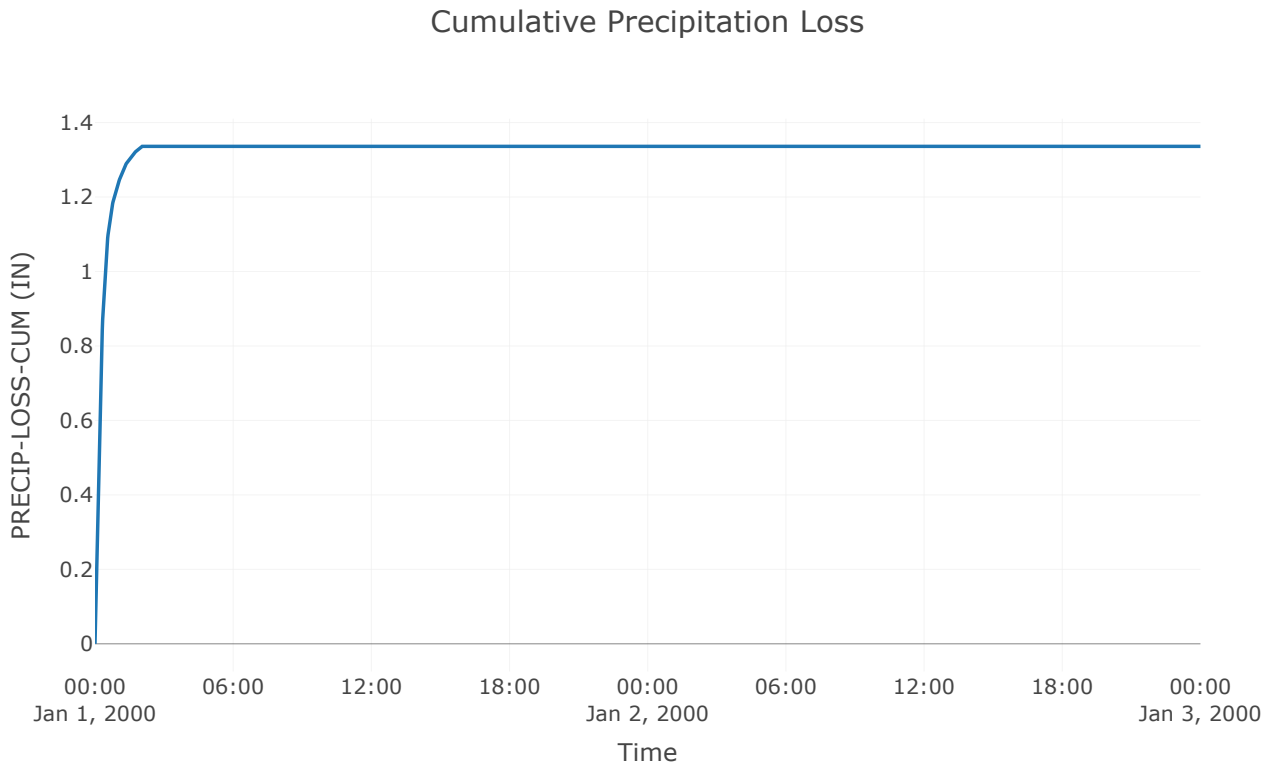


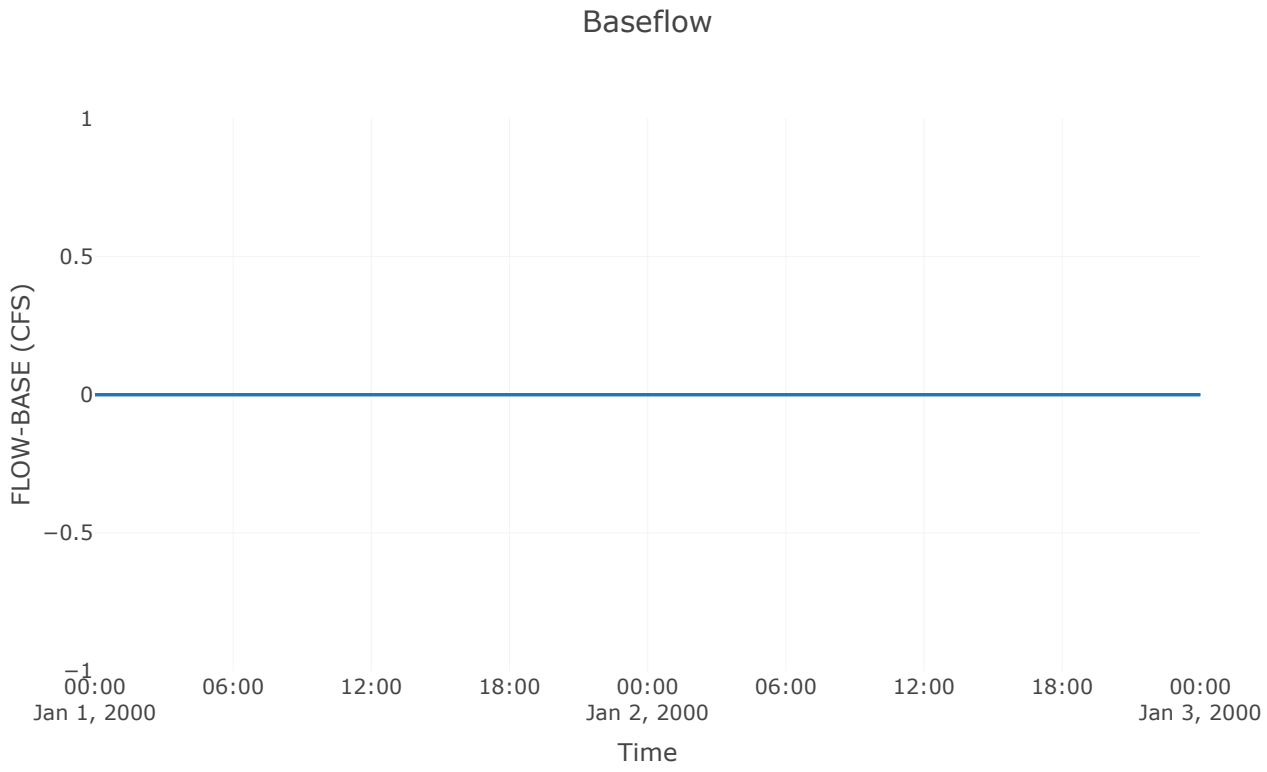
Cumulative Excess Precipitation



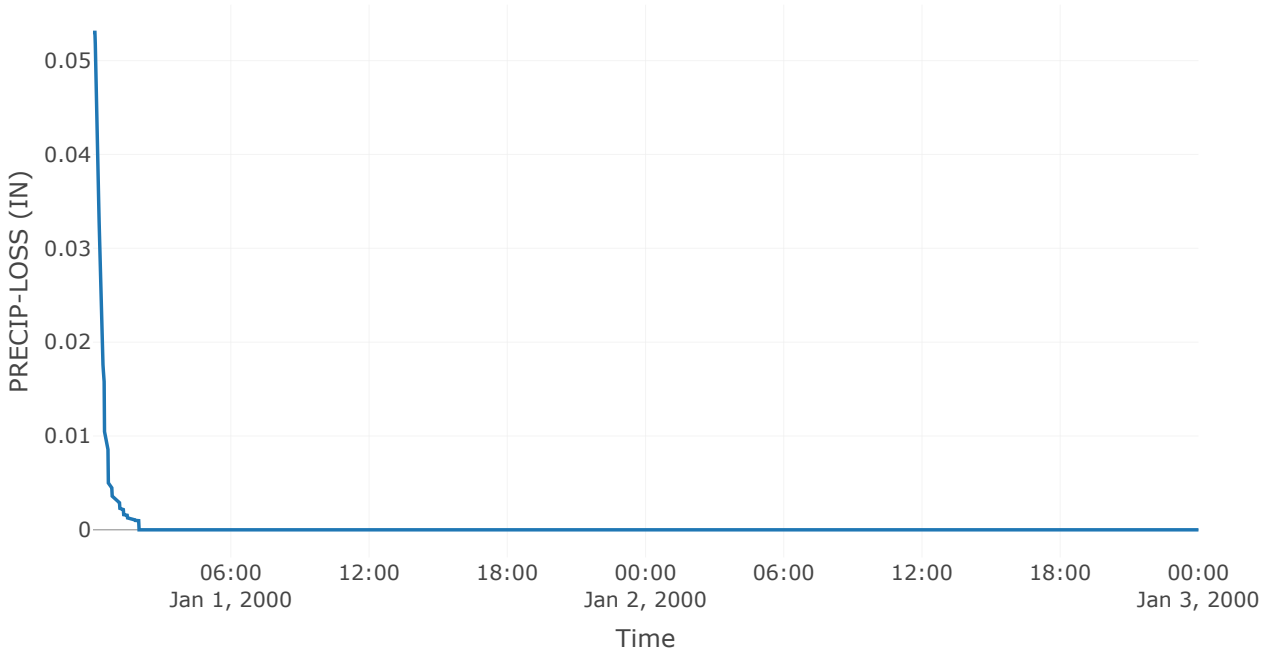

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

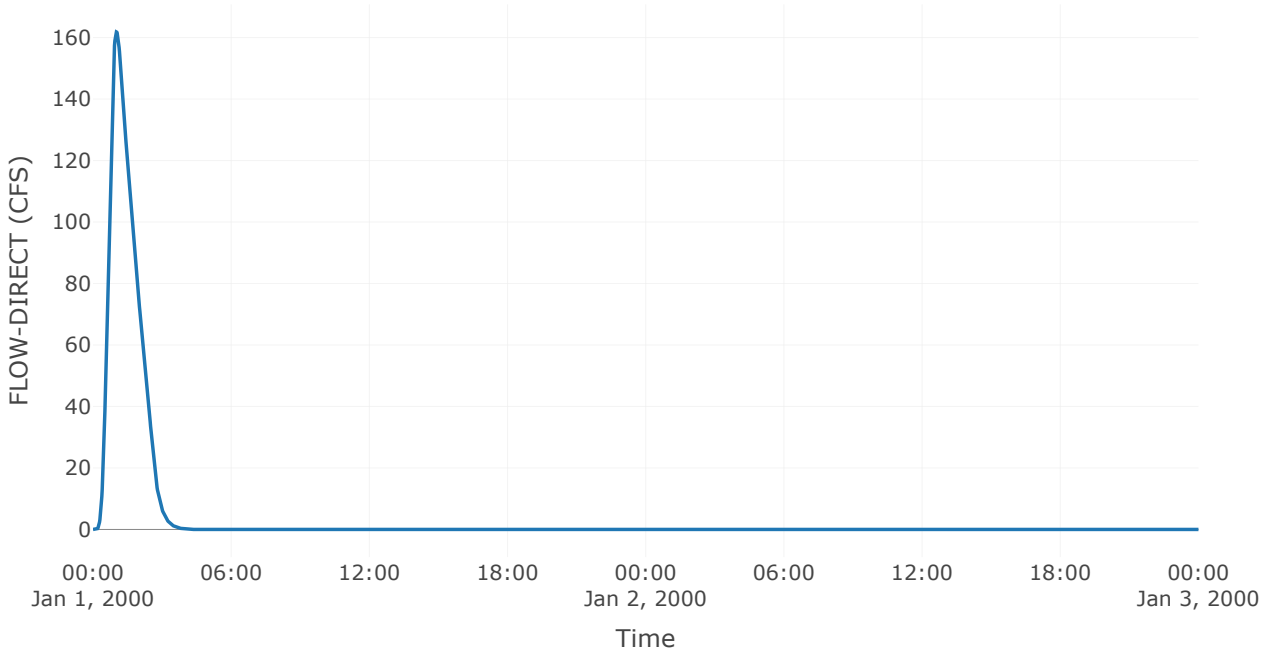

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

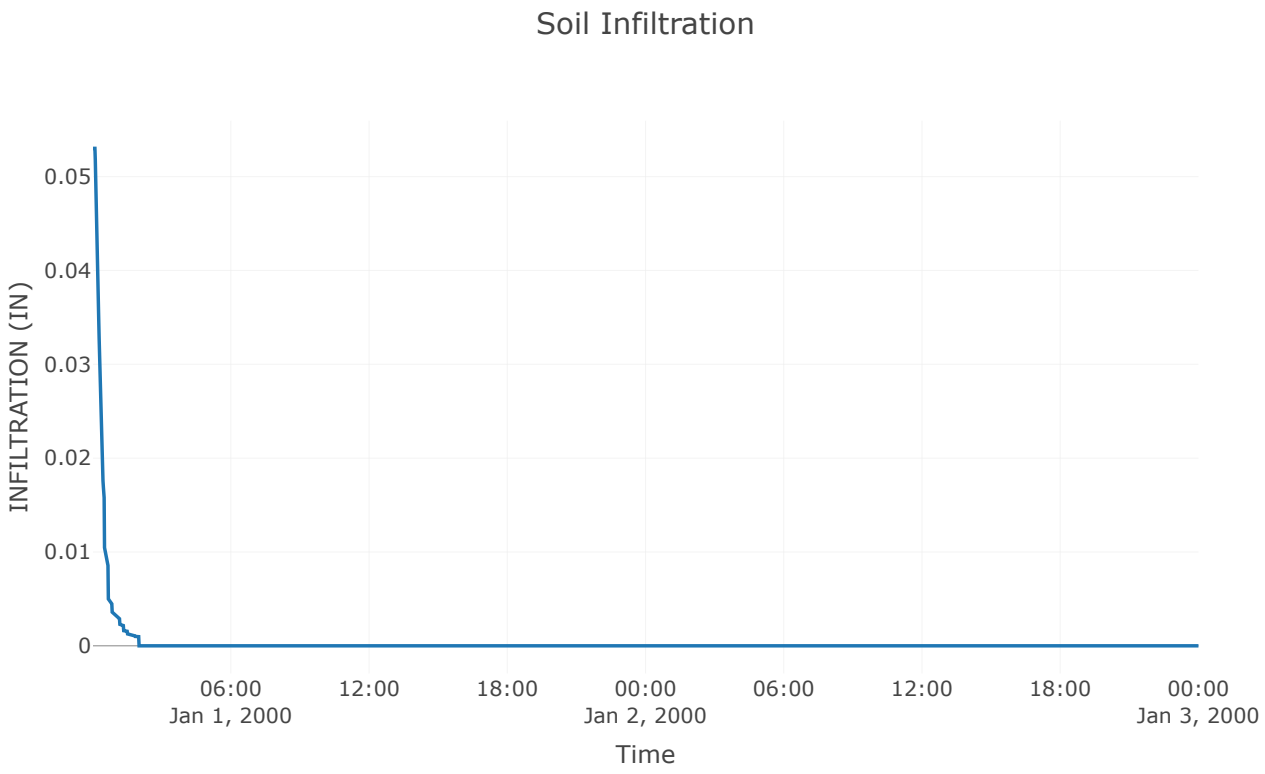

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff

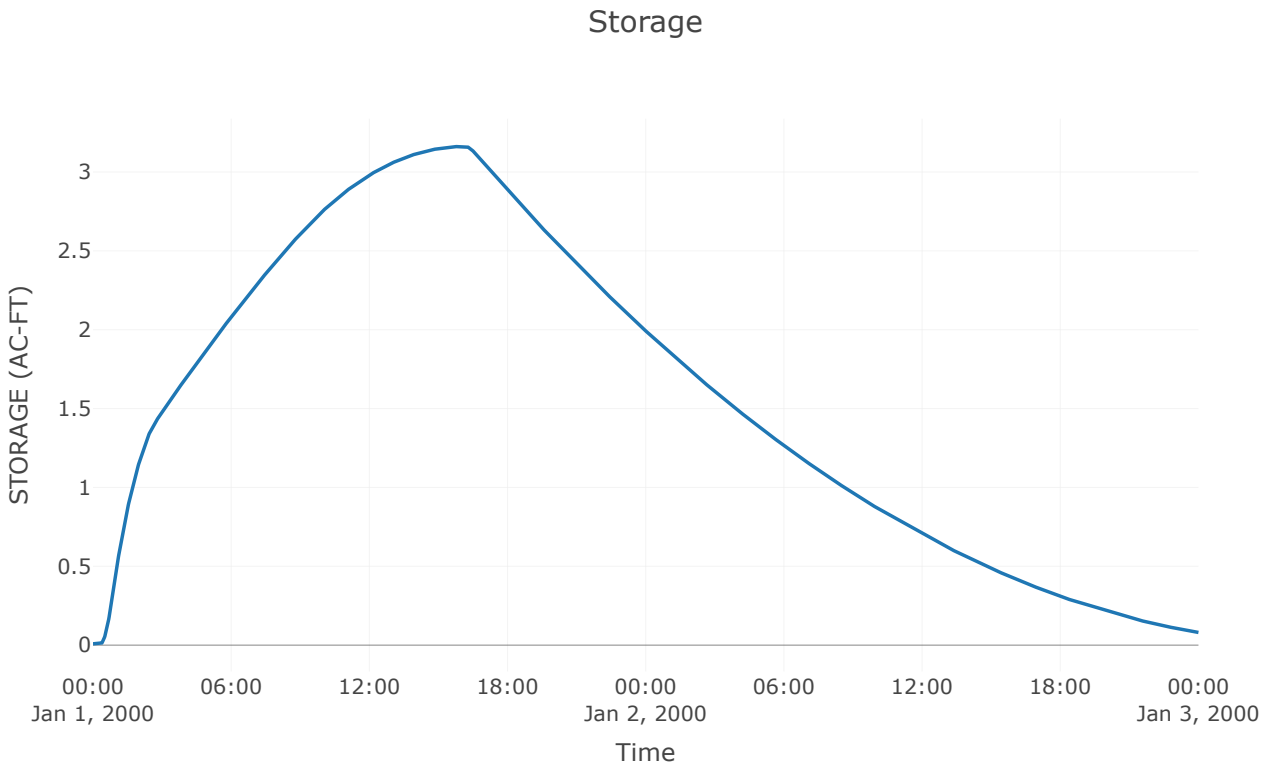


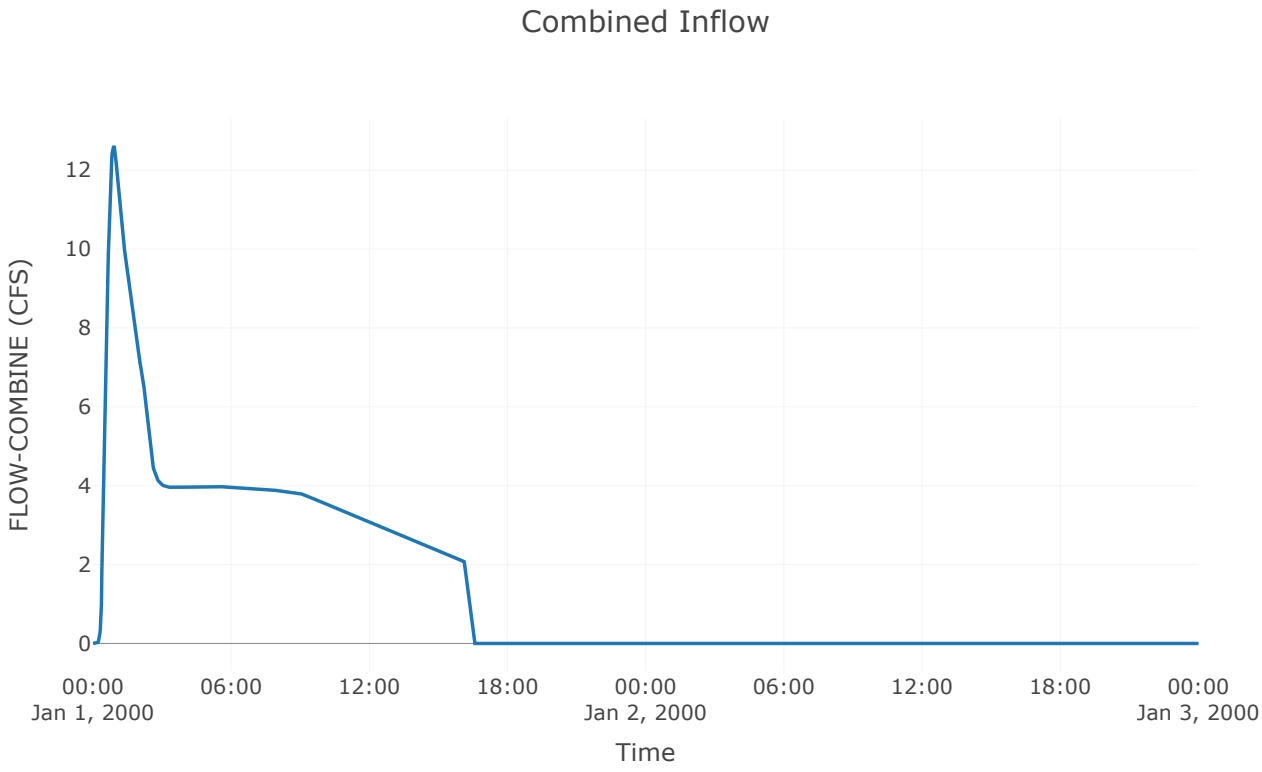

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

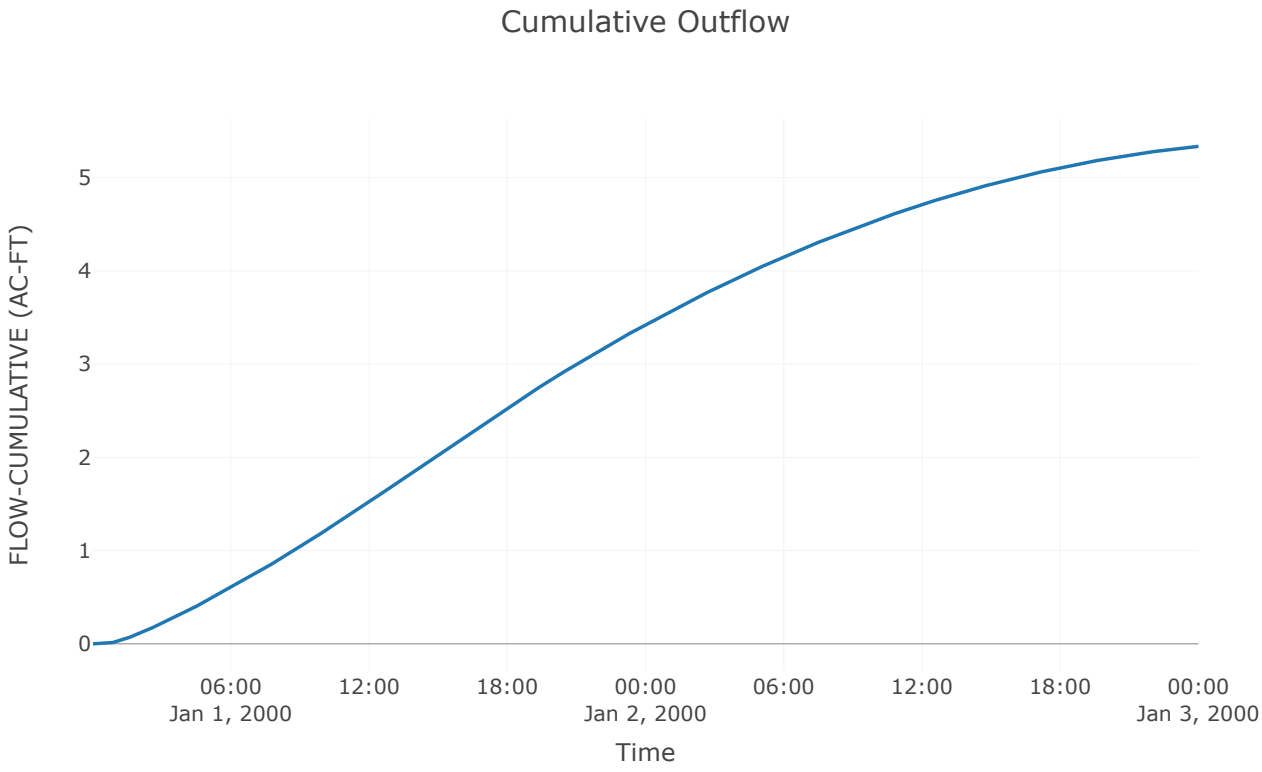
Reservoir: Basin 3

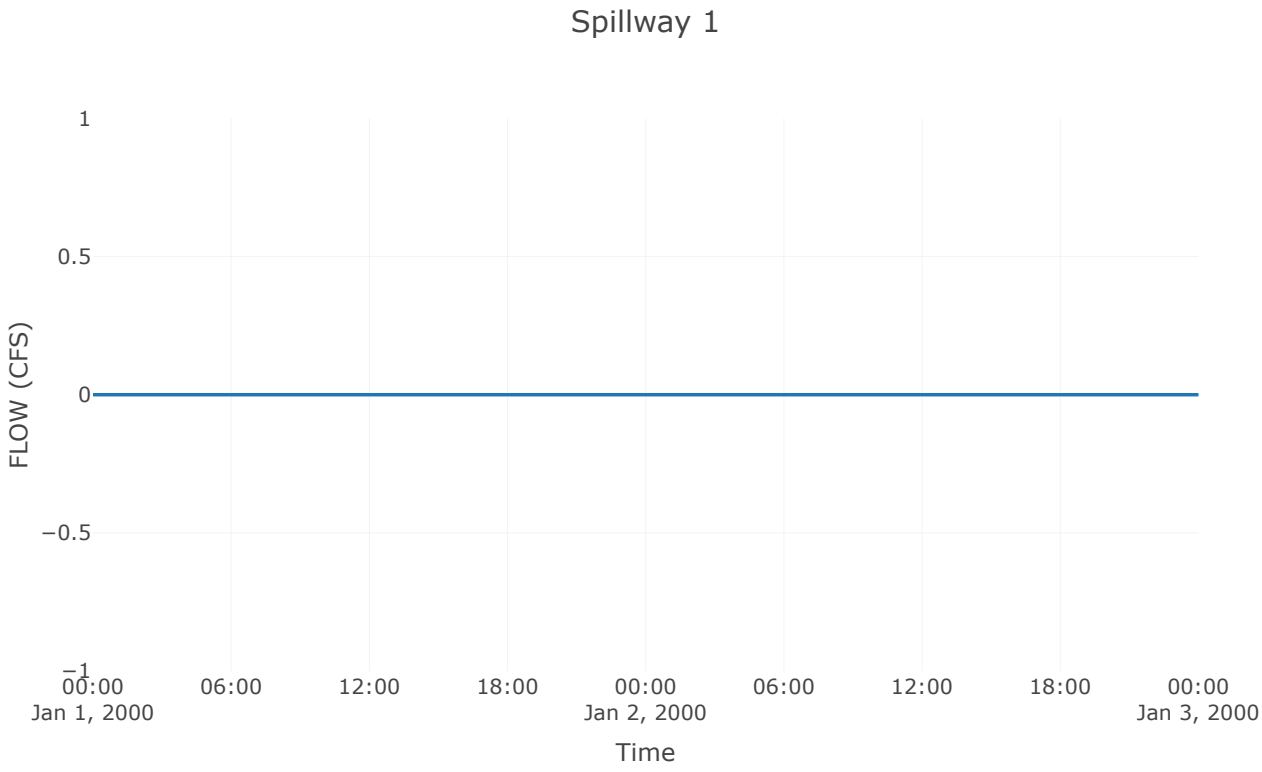
Downstream : Off - Site Tributary Area

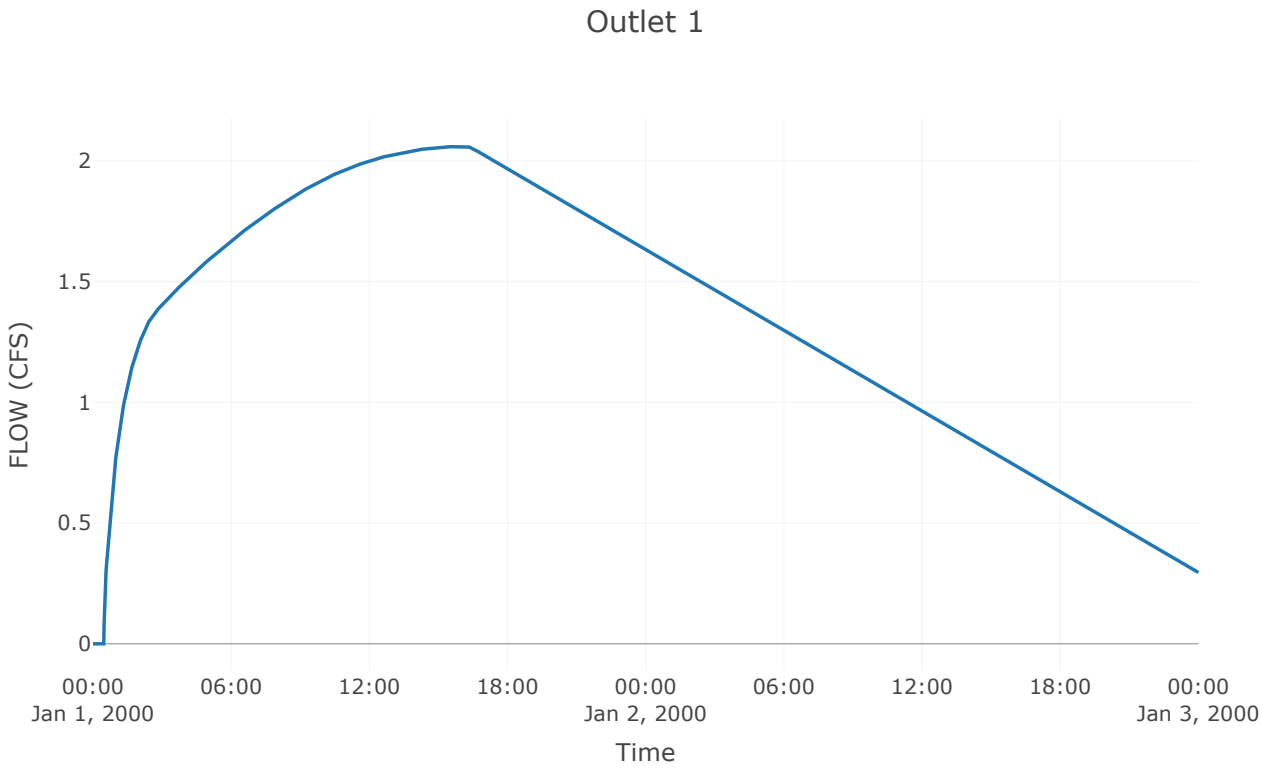
Results: Basin 3	
Peak Discharge (CFS)	2.06
Time of Peak Discharge	01Jan2000, 16:07
Volume (IN)	1.49
Peak Inflow (CFS)	12.61
Time of Peak Inflow	01Jan2000, 00:54
Inflow Volume (AC - FT)	5.41
Maximum Storage (AC - FT)	3.16
Peak Elevation (FT)	693.05
Discharge Volume (AC - FT)	5.33

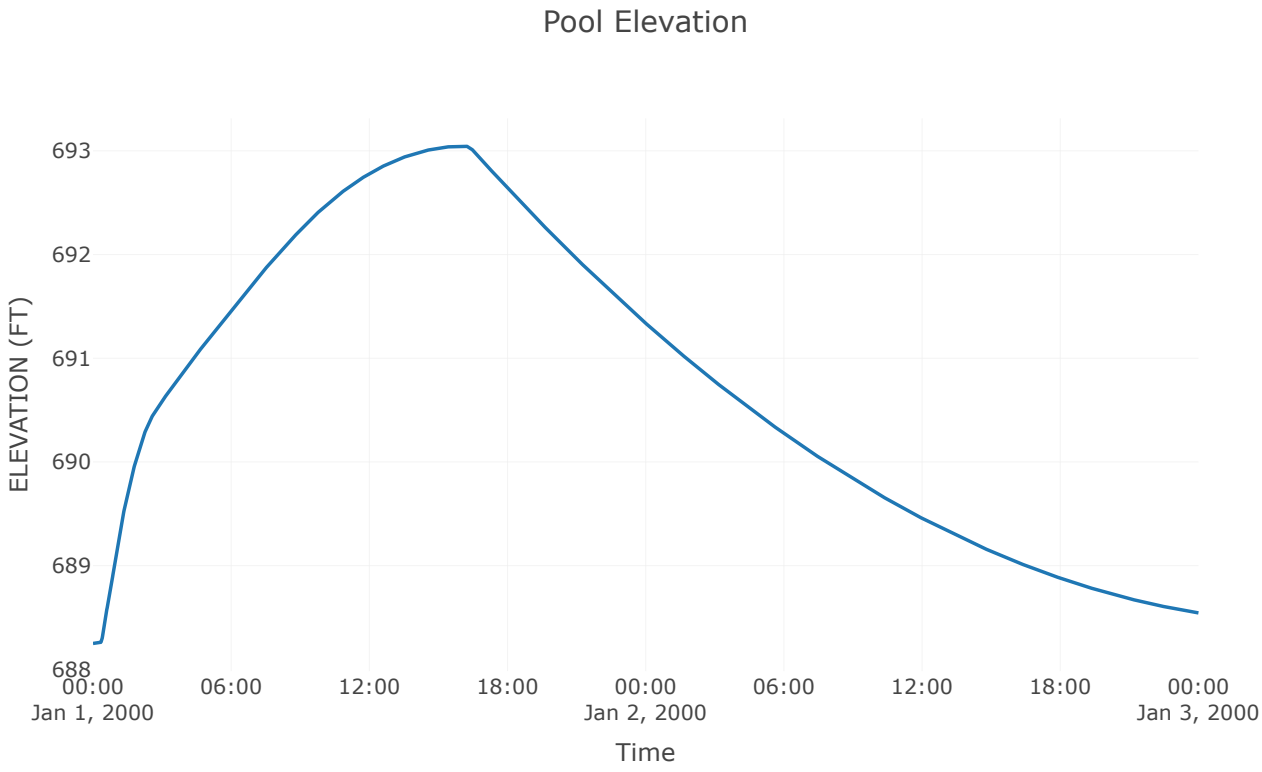

Storage
STORAGE (AC-FT)
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

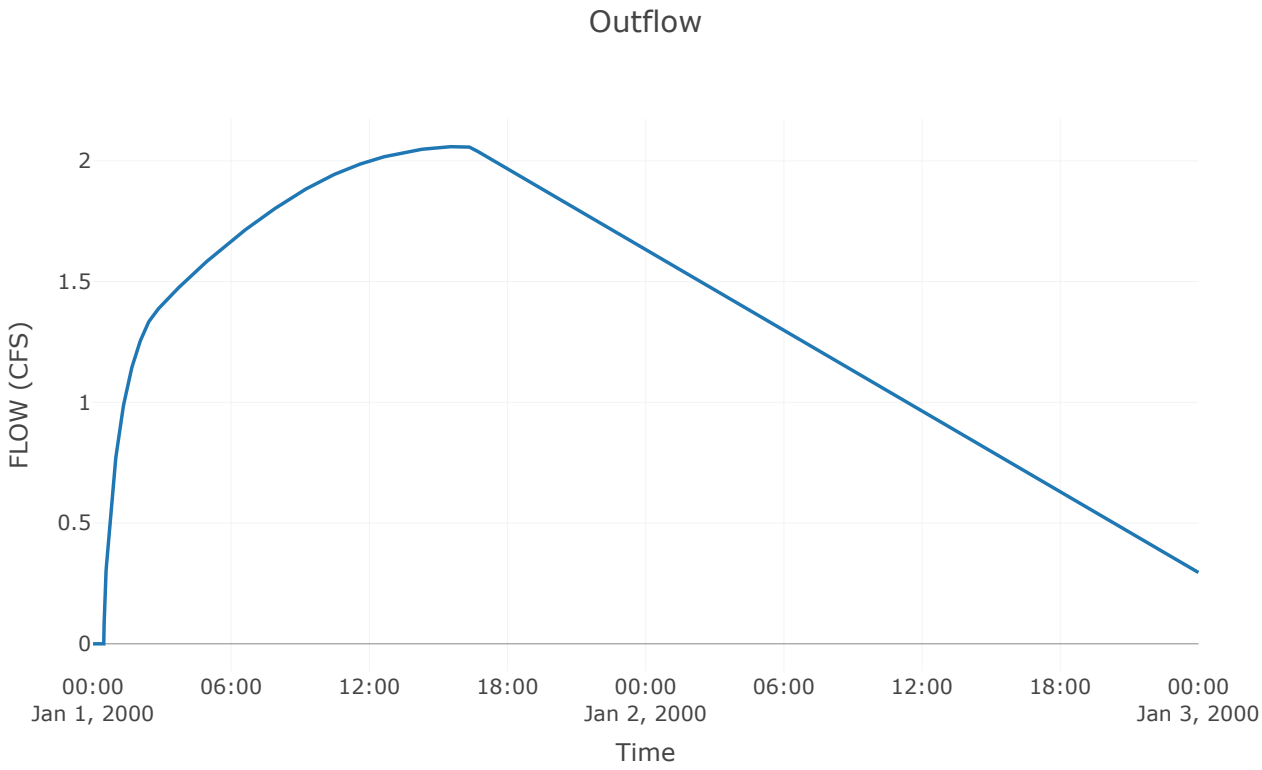

Combined Inflow
FLOW-COMBINE (CFS)
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outlet 1
FLOW (CFS)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Pool Elevation
ELEVATION (FT)
693
692
691
690
689
688
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

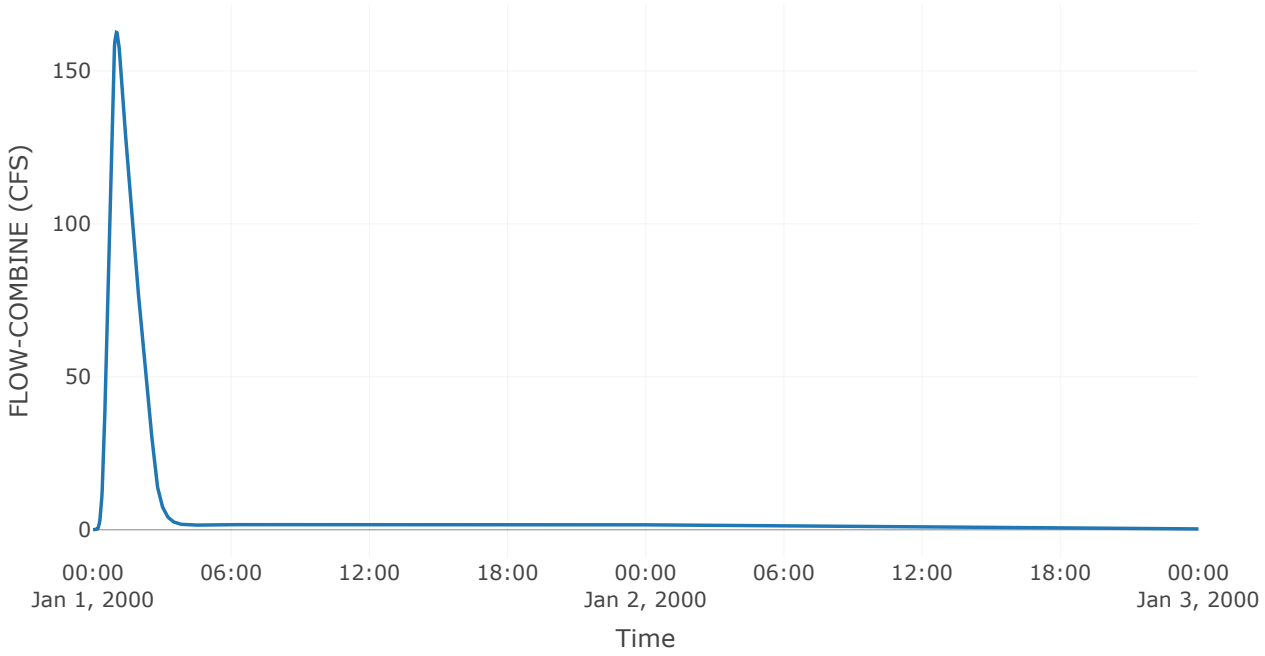

Outflow
FLOW (CFS)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Junction: Off-Site Tributary Area

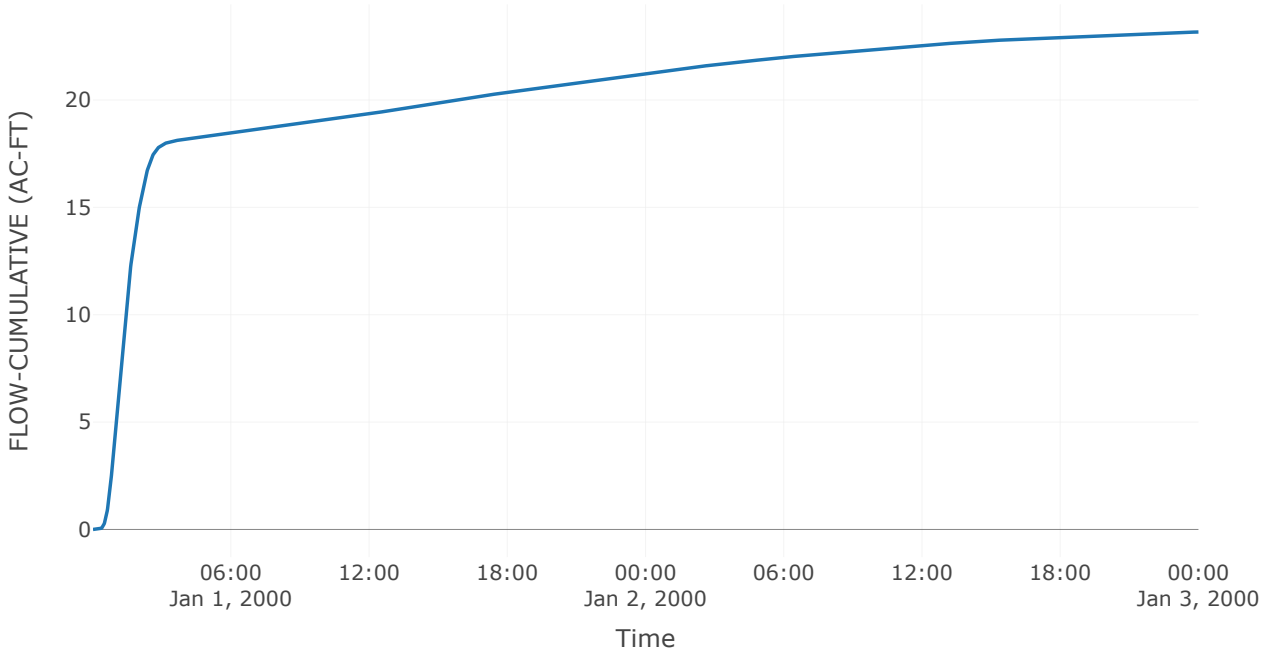
Downstream : Storage East of Wolf Road

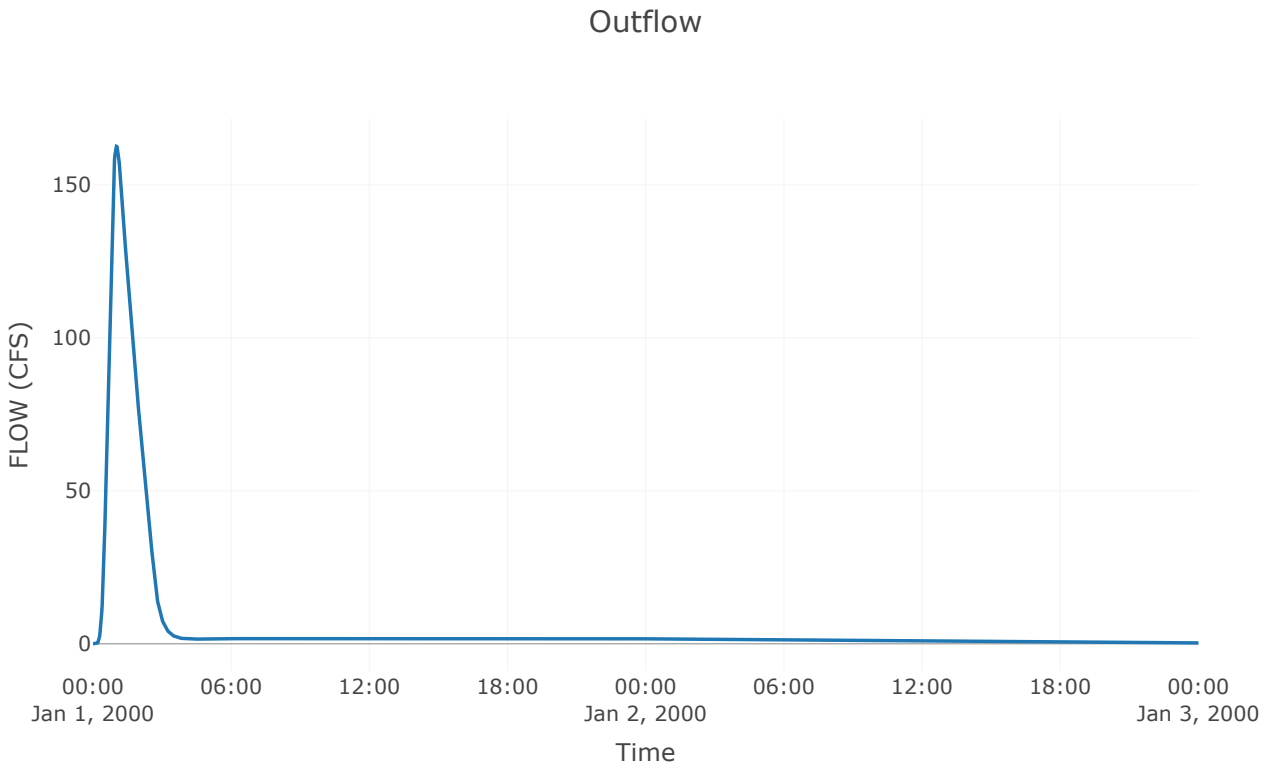
Results: Off-Site Tributary Area	
Peak Discharge (CFS)	162.6
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.61

Combined Inflow



Cumulative Outflow



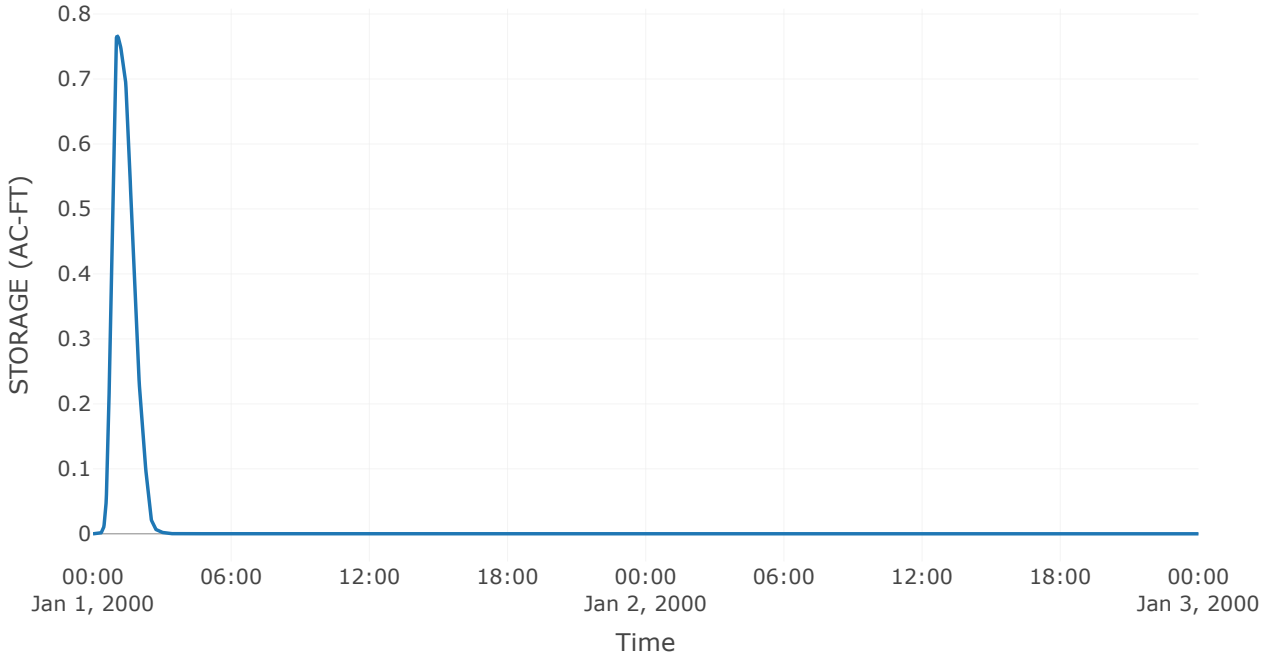

Outflow
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

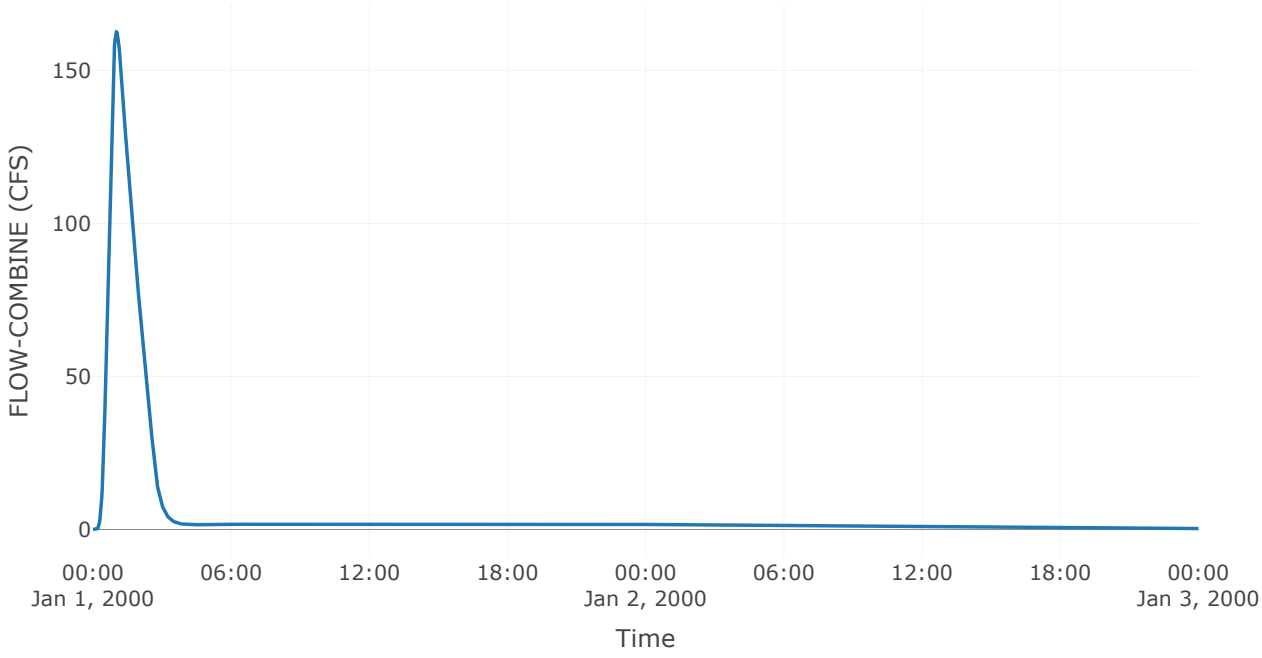
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	162.1
Time of Peak Discharge	01Jan2000, 01:03
Volume (IN)	1.61
Peak Inflow (CFS)	162.6
Time of Peak Inflow	01Jan2000, 01:01
Inflow Volume (AC - FT)	23.17
Maximum Storage (AC - FT)	0.77
Peak Elevation (FT)	663.56
Discharge Volume (AC - FT)	23.17

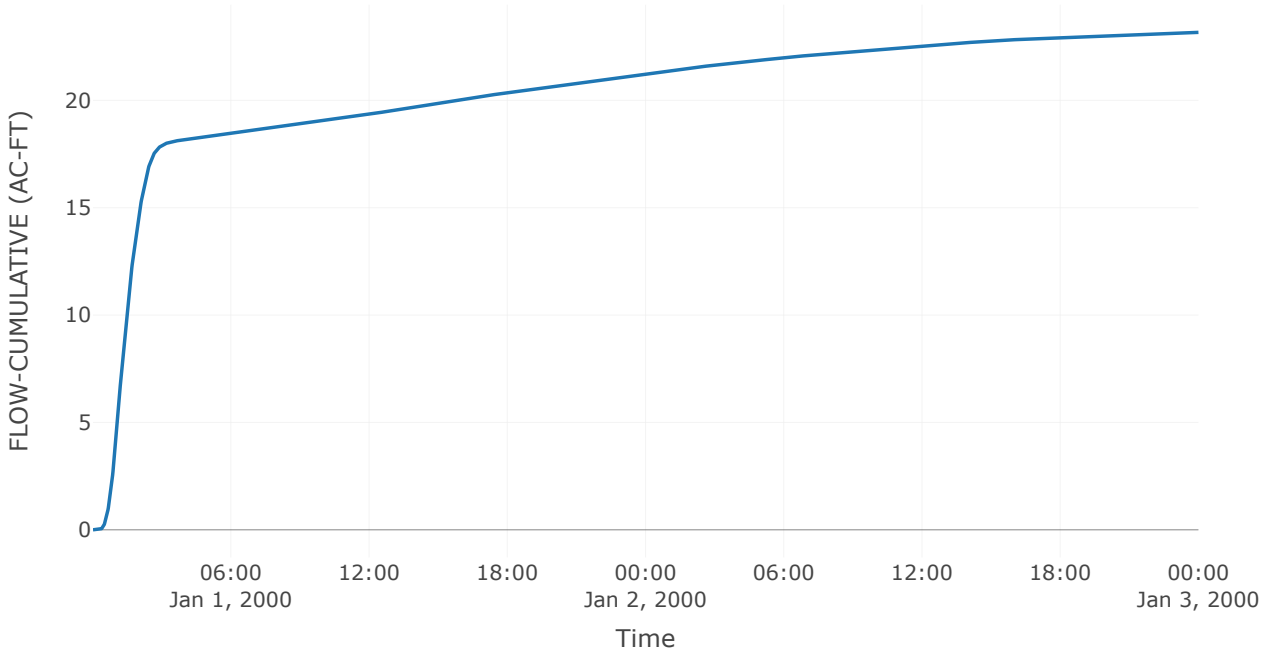
Storage



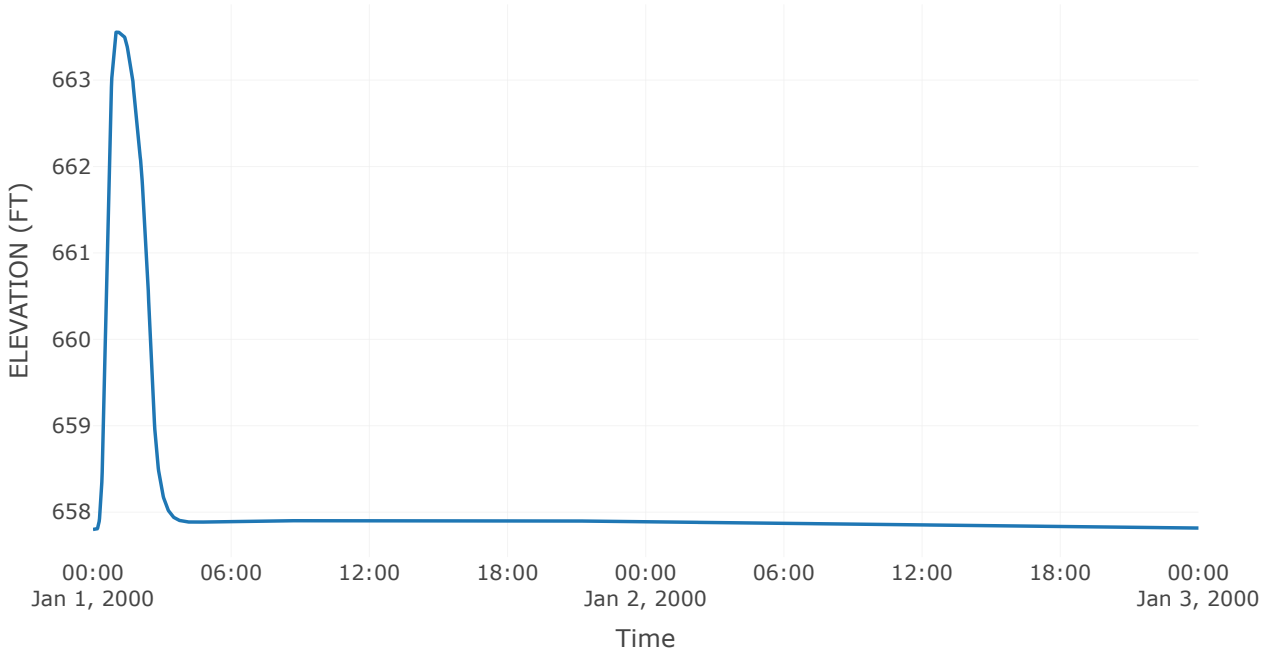
Combined Inflow

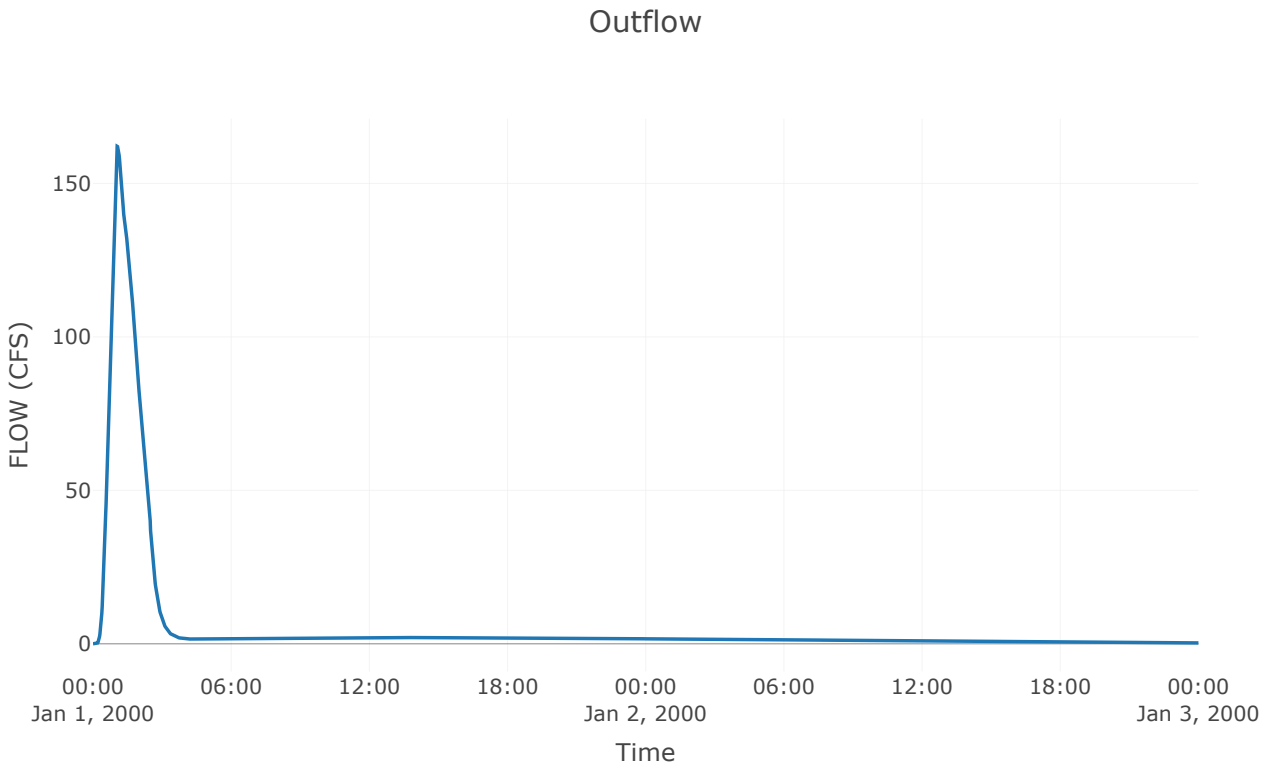


Cumulative Outflow



Pool Elevation



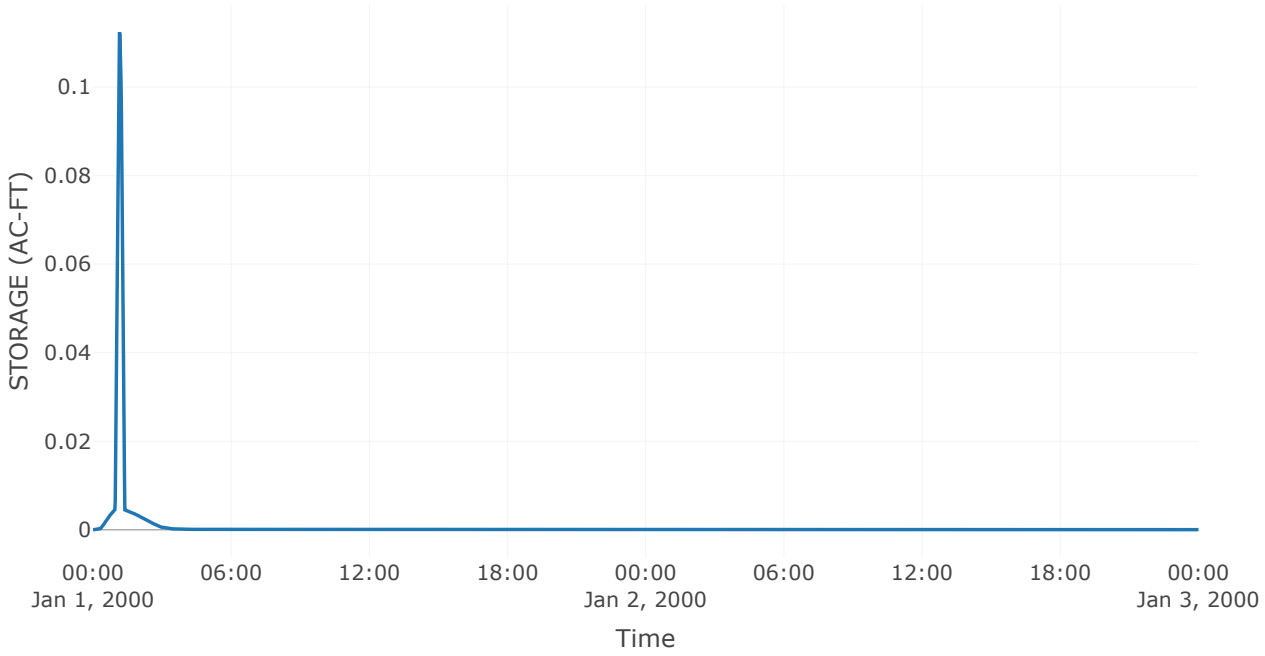

Outflow
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

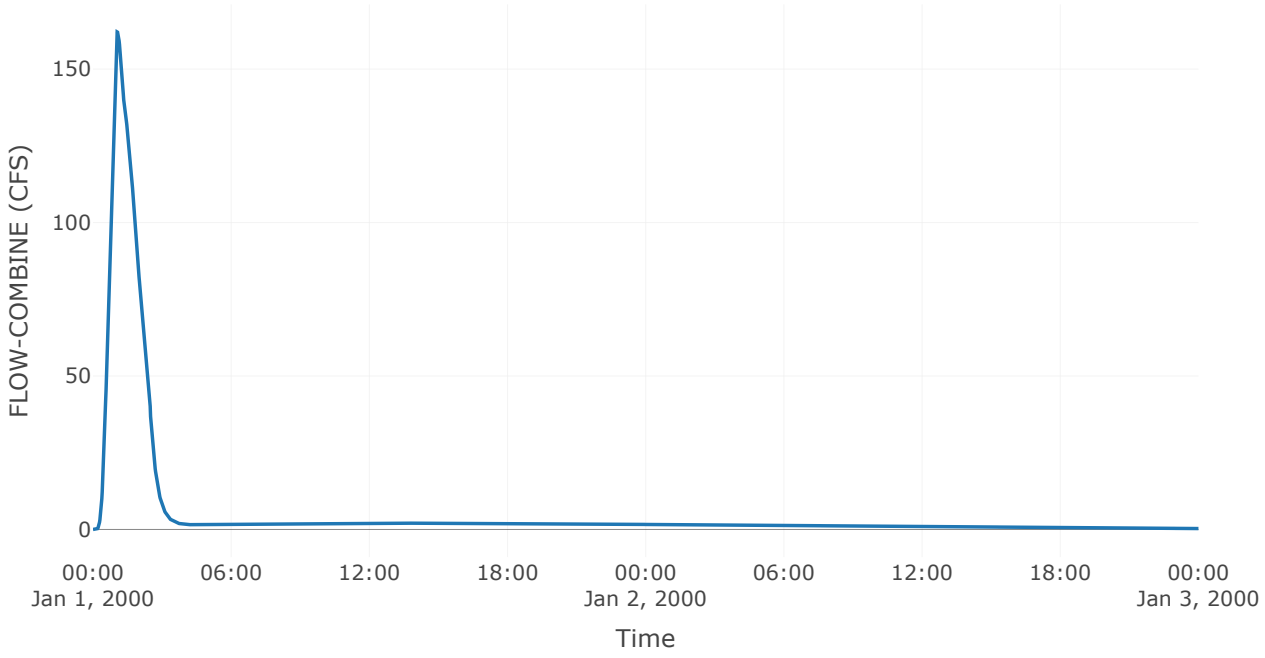
Downstream : Prop Storage West of Wolf Rd

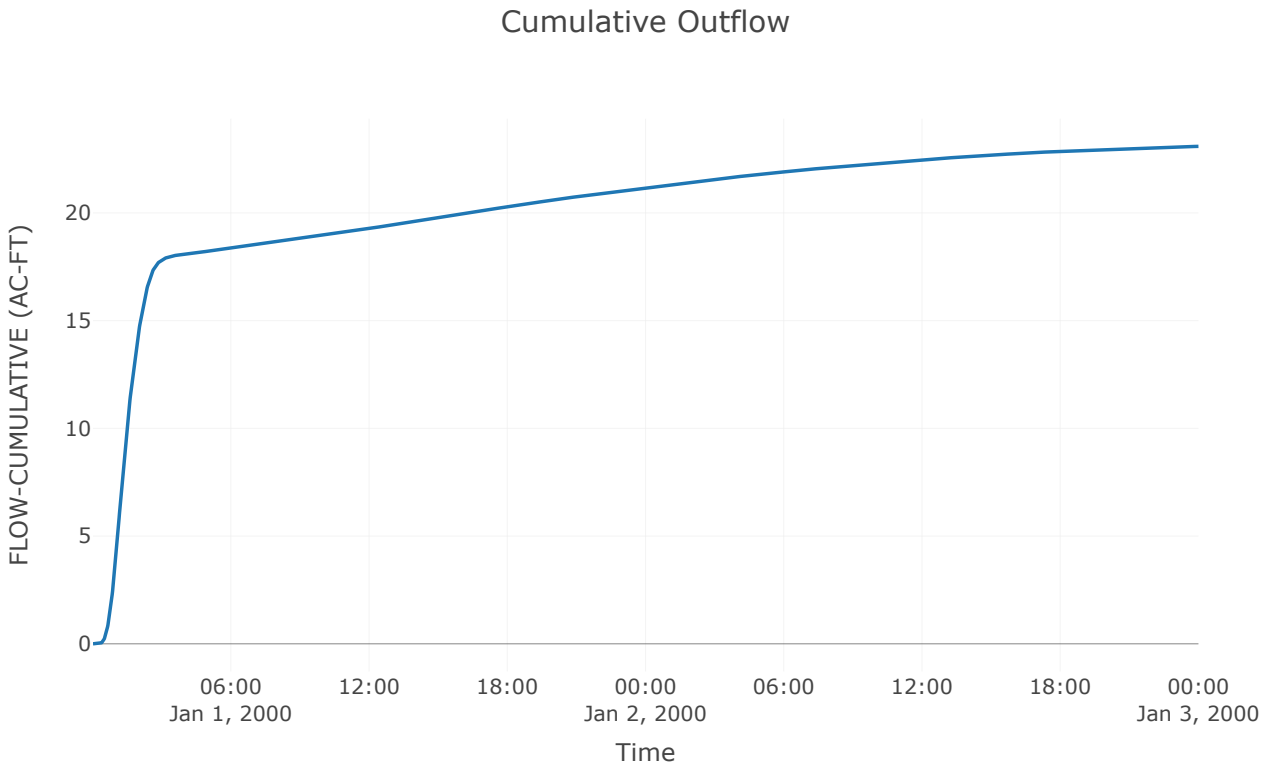
Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	157.79
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.61
Peak Inflow (CFS)	162.1
Time of Peak Inflow	01Jan2000, 01:03
Inflow Volume (AC - FT)	23.17
Maximum Storage (AC - FT)	0.11
Peak Elevation (FT)	662.25
Discharge Volume (AC - FT)	23.09

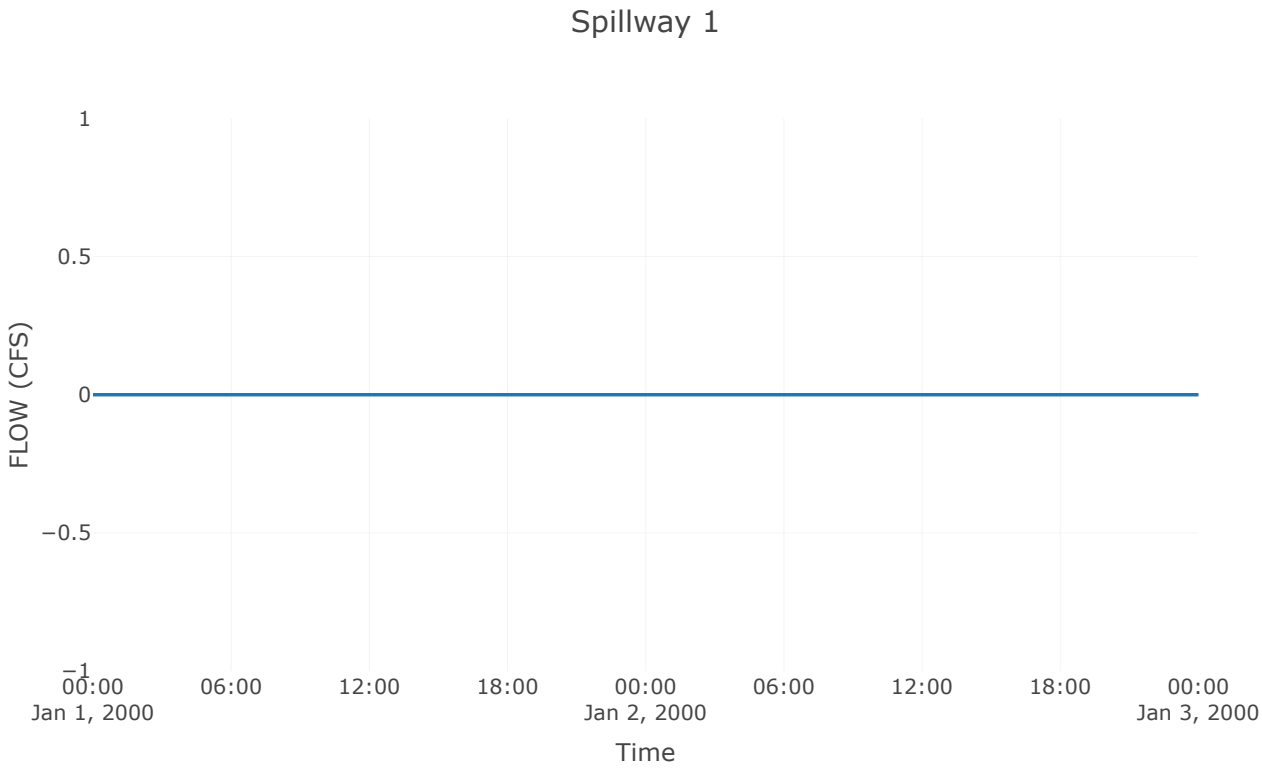
Storage



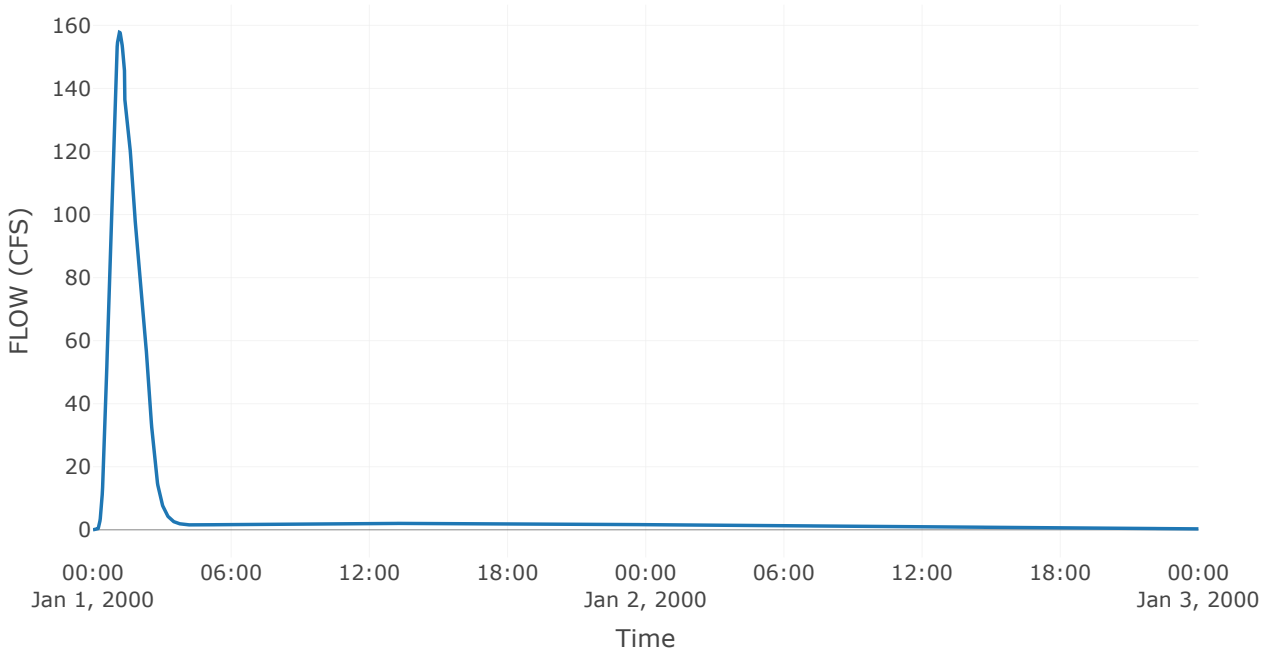
Combined Inflow



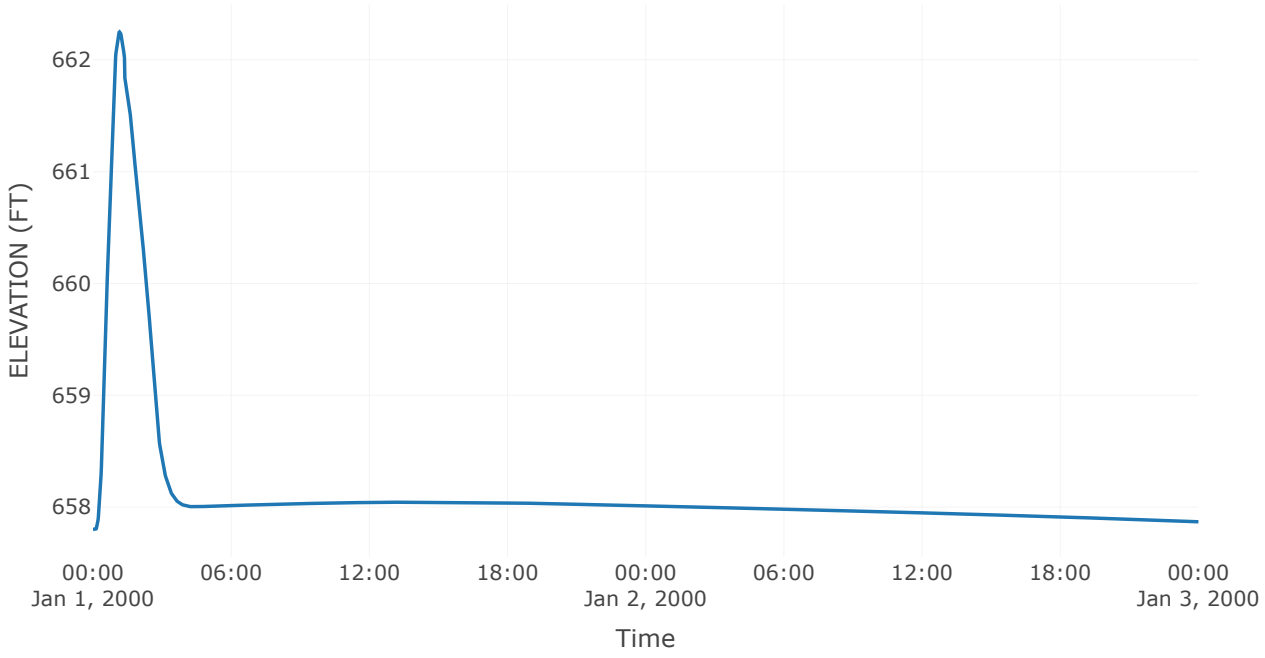

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
20
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

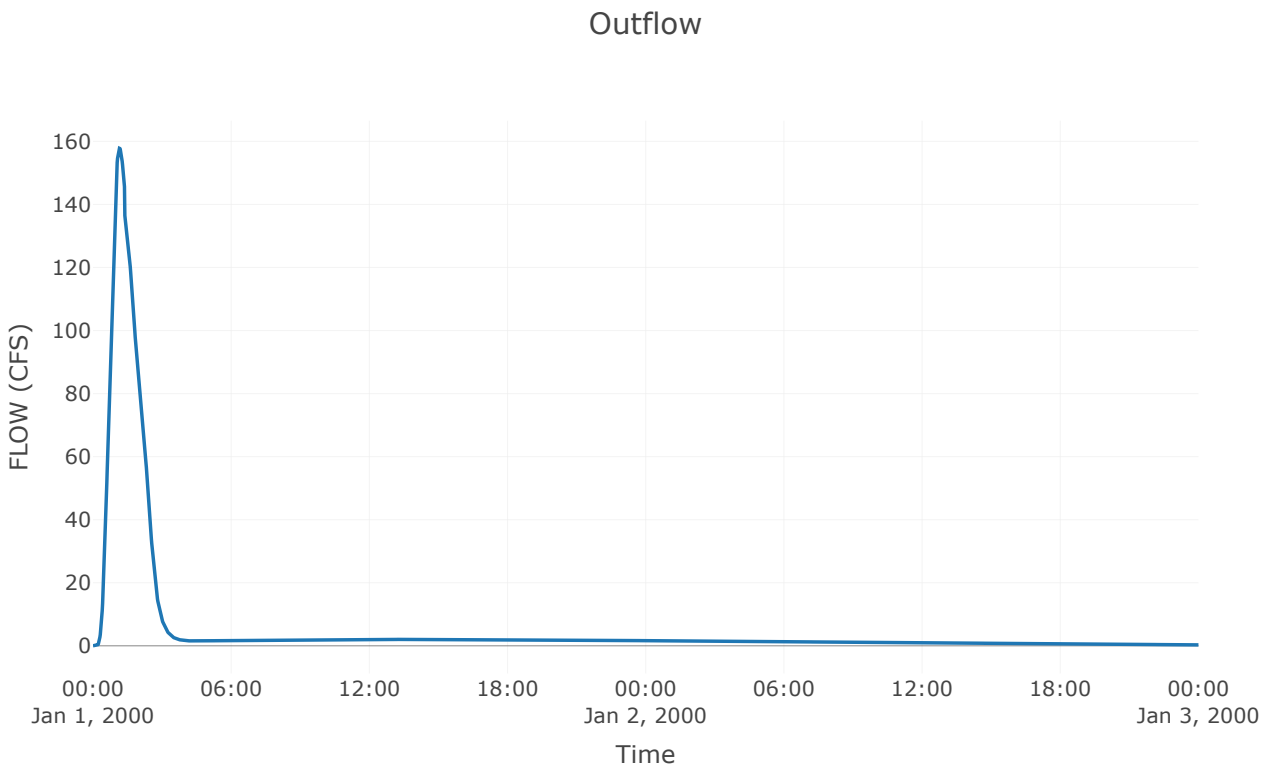

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



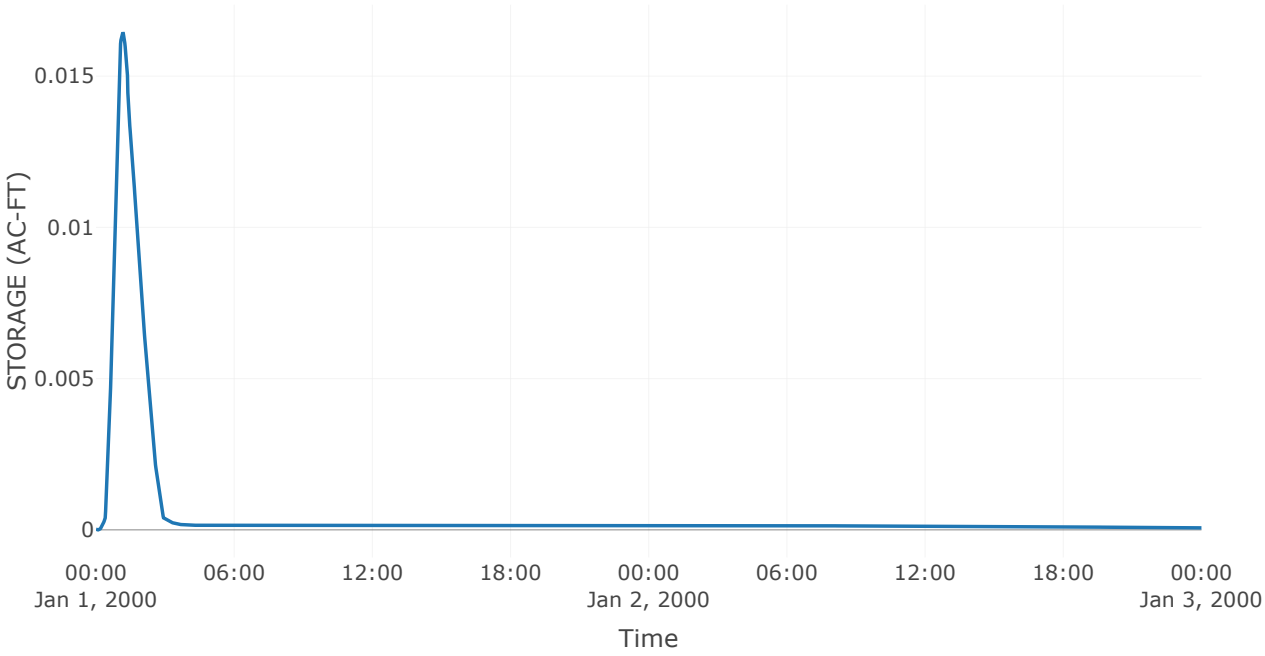

Outflow
160
140
120
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Prop Storage West of Wolf Rd

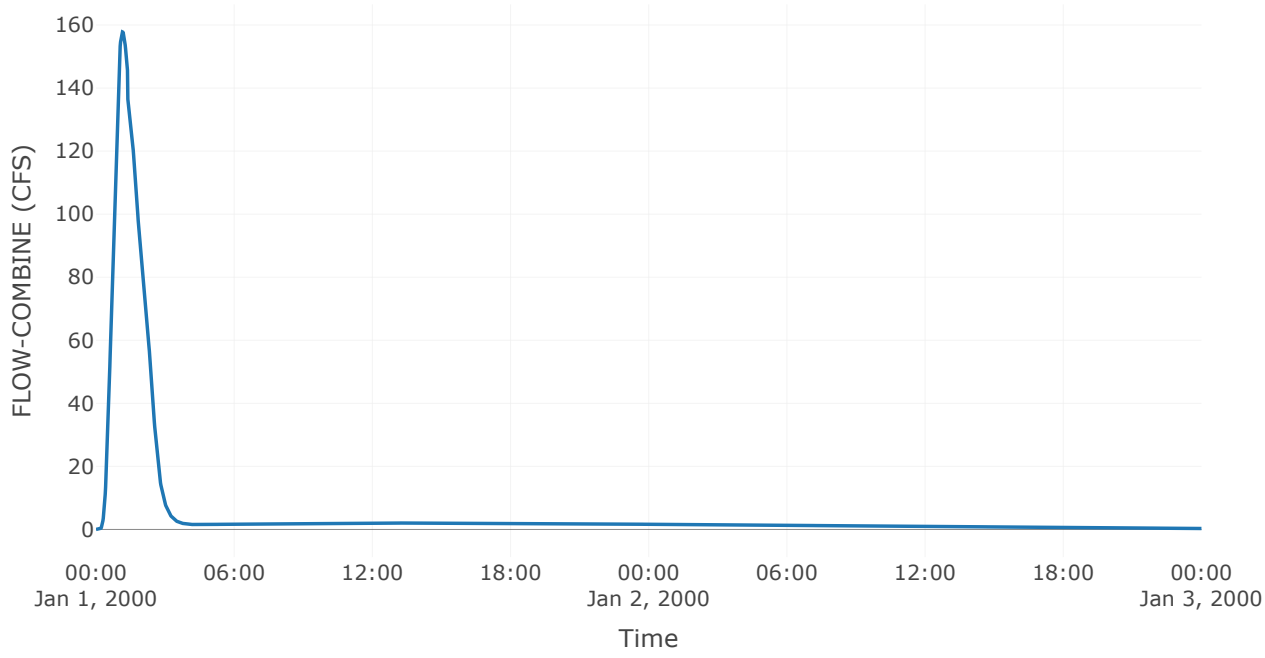
Downstream : Proposed Basin C

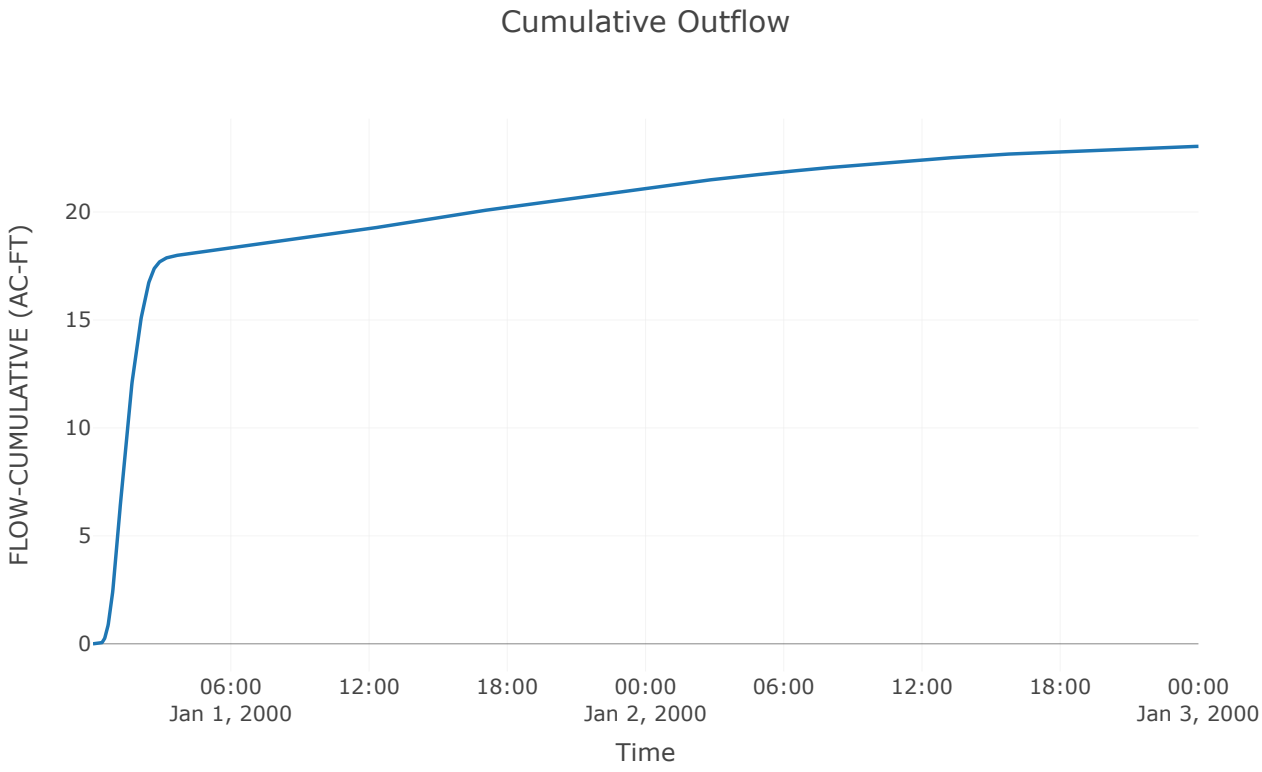
Results: Prop Storage West of Wolf Rd	
Peak Discharge (CFS)	157.76
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.6
Peak Inflow (CFS)	157.79
Time of Peak Inflow	01Jan2000, 01:09
Inflow Volume (AC - FT)	23.09
Maximum Storage (AC - FT)	0.02
Peak Elevation (FT)	657.98
Discharge Volume (AC - FT)	23.04

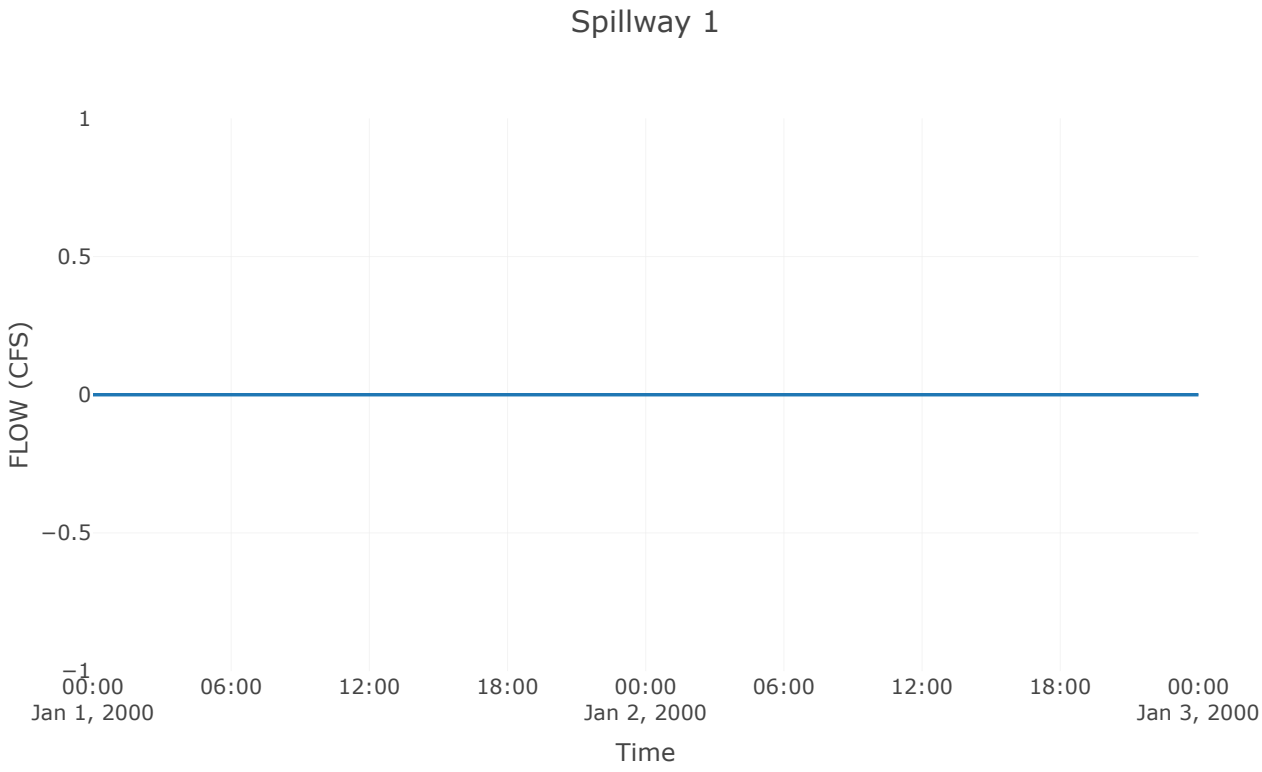
Storage



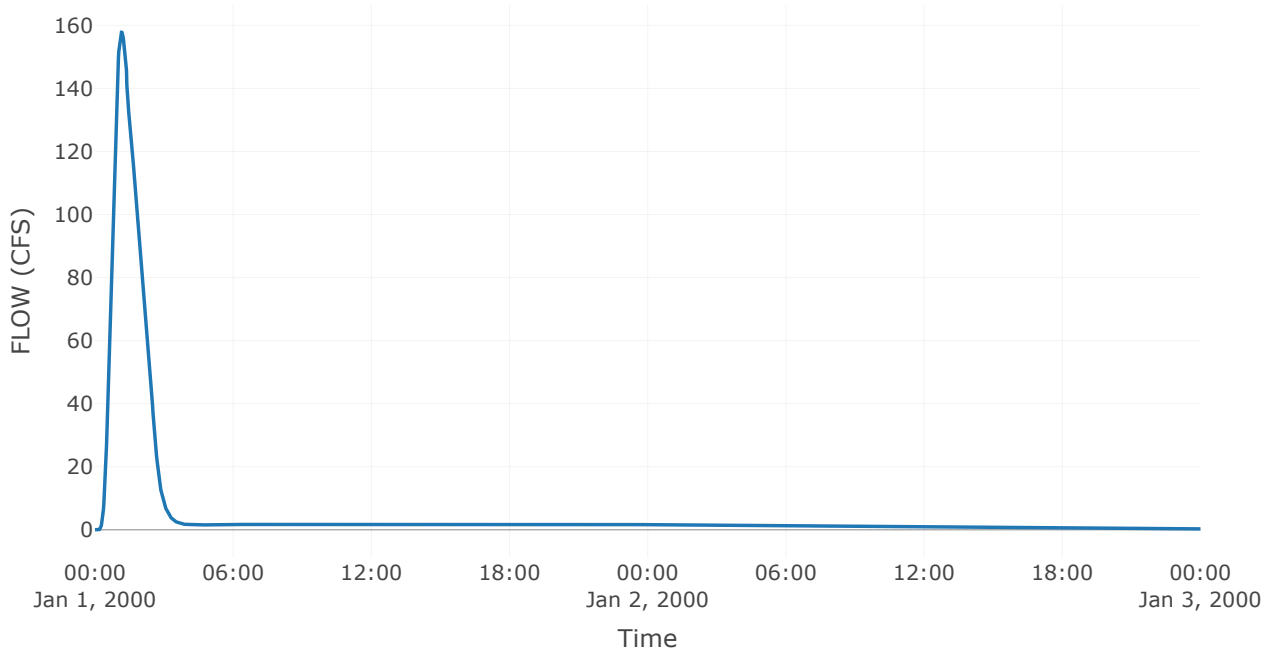
Combined Inflow



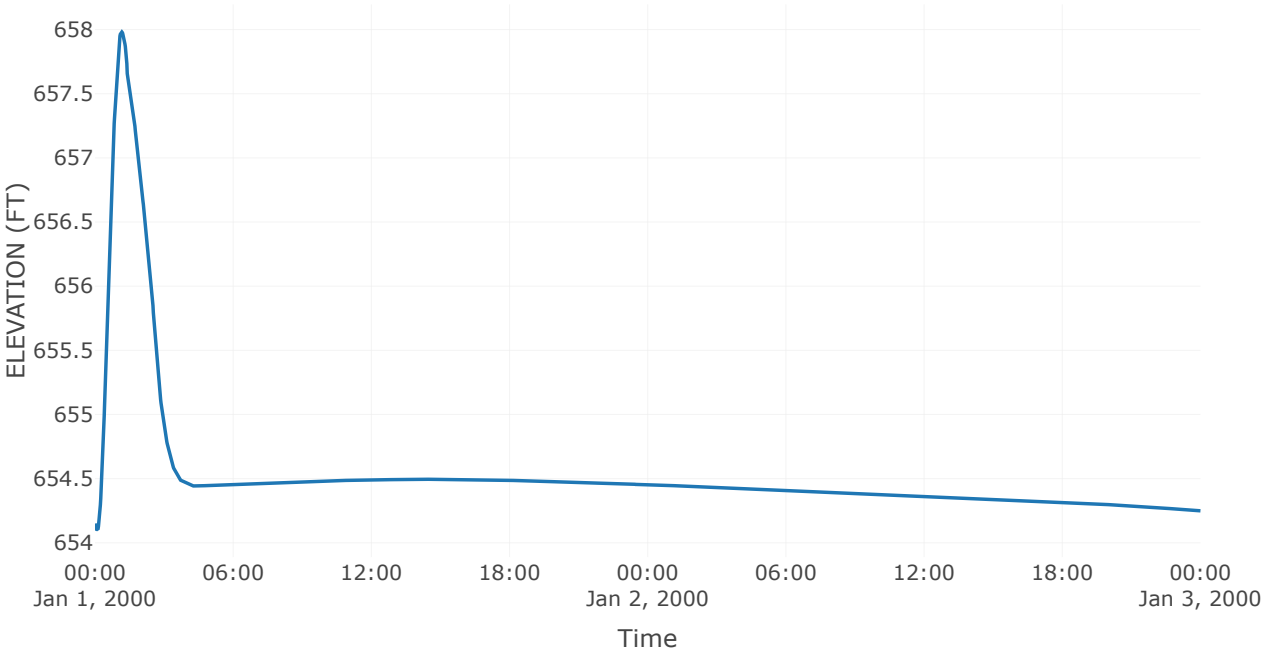

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
20
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

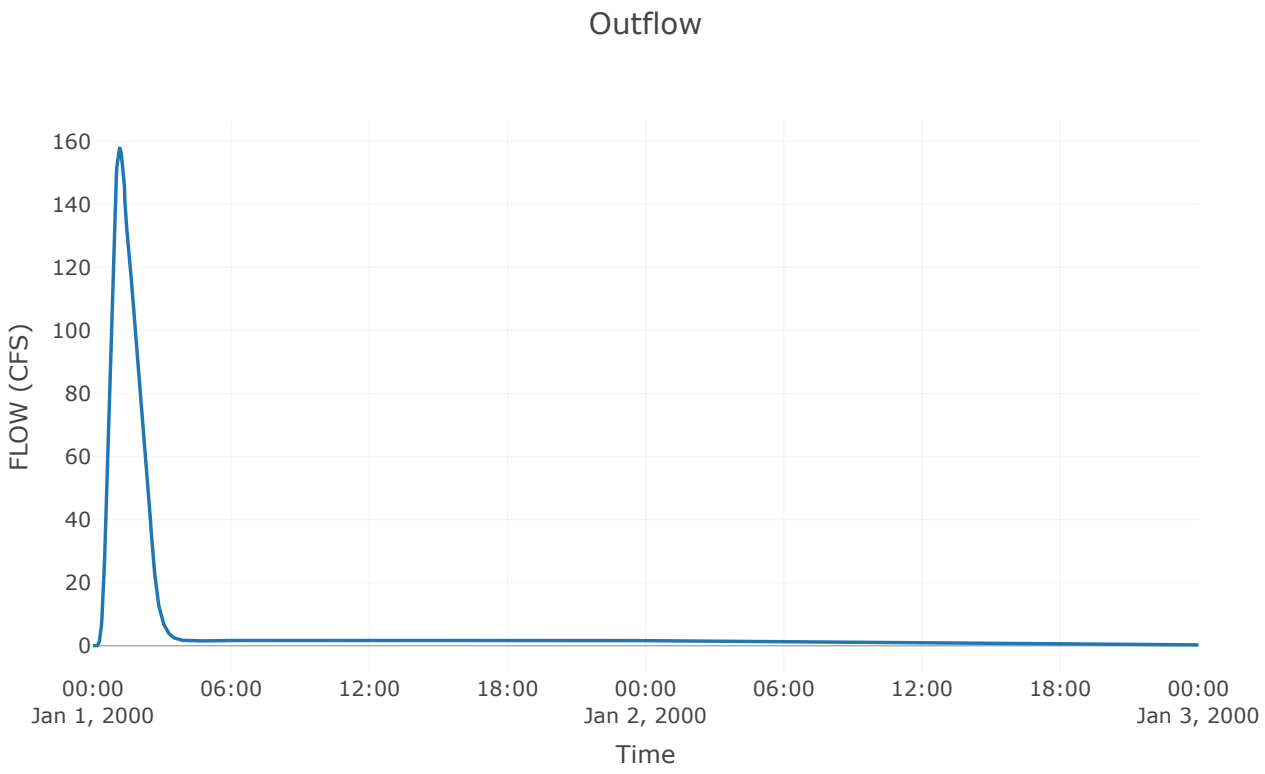

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
160
140
120
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Prop On-Site

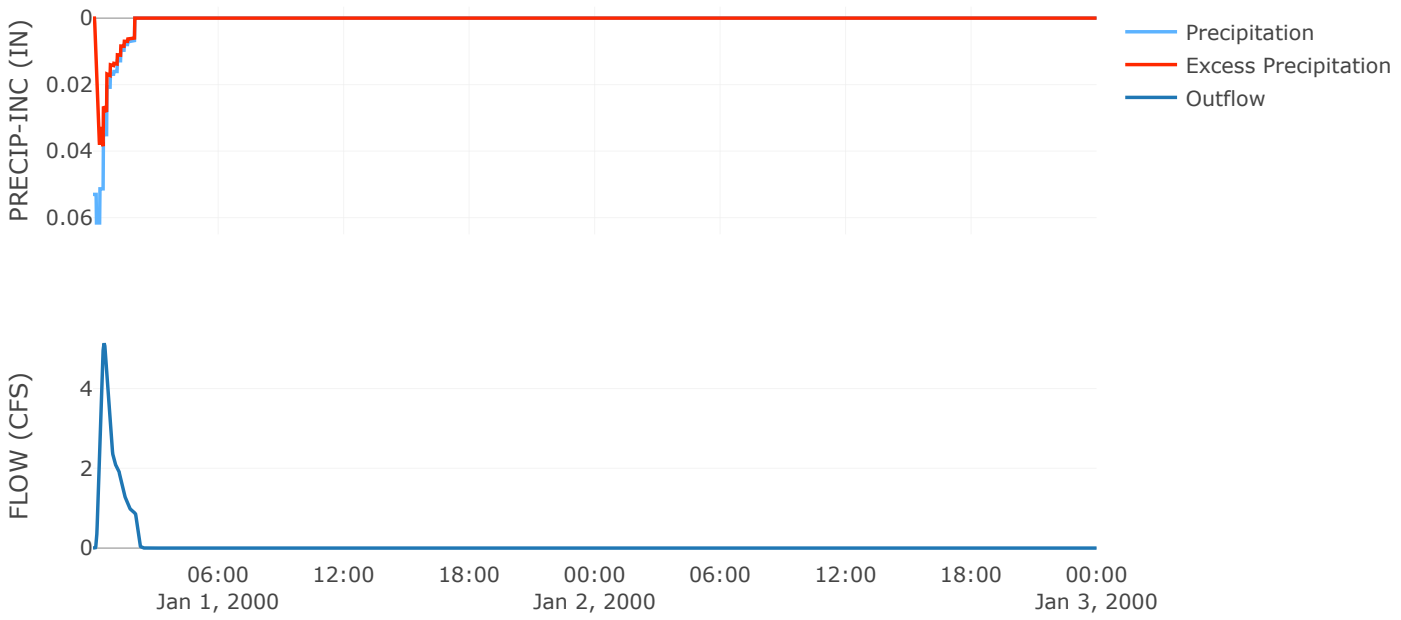
Area (MI2) : 0
Downstream : Proposed Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	88.03

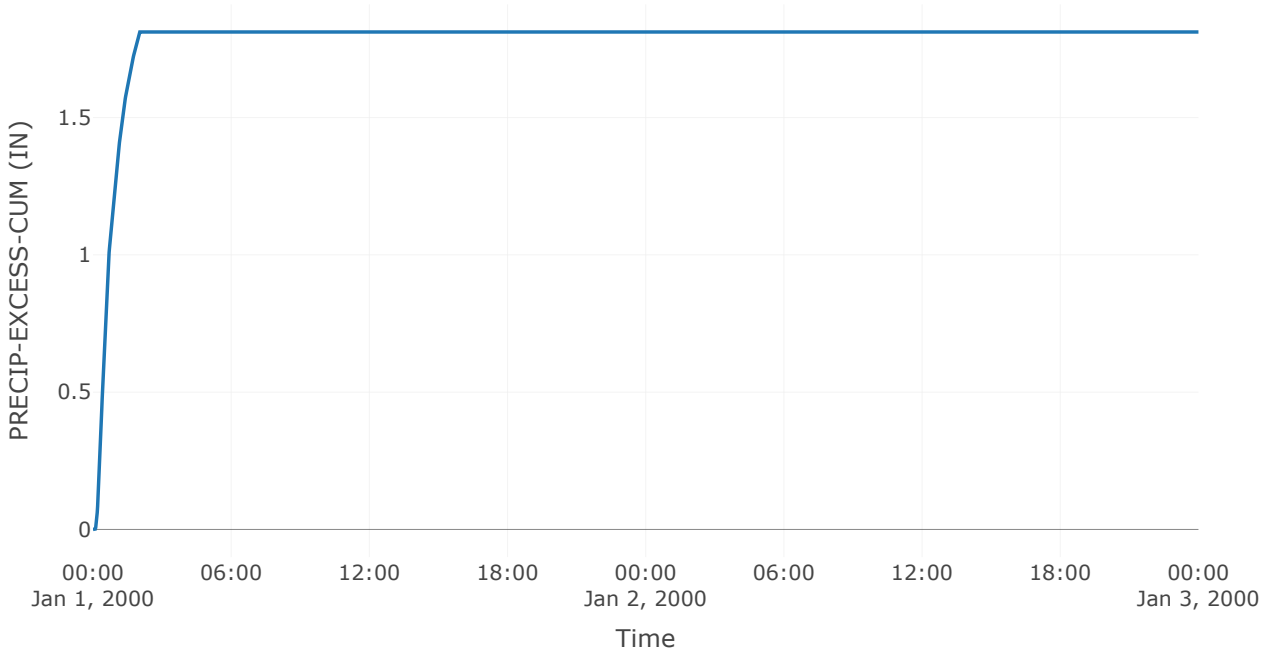
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Prop On-Site	
Peak Discharge (CFS)	5.14
Time of Peak Discharge	01Jan2000, 00:32
Volume (IN)	1.81
Precipitation Volume (AC - FT)	0.6
Loss Volume (AC - FT)	0.24
Excess Volume (AC - FT)	0.36
Direct Runoff Volume (AC - FT)	0.36
Baseflow Volume (AC - FT)	0

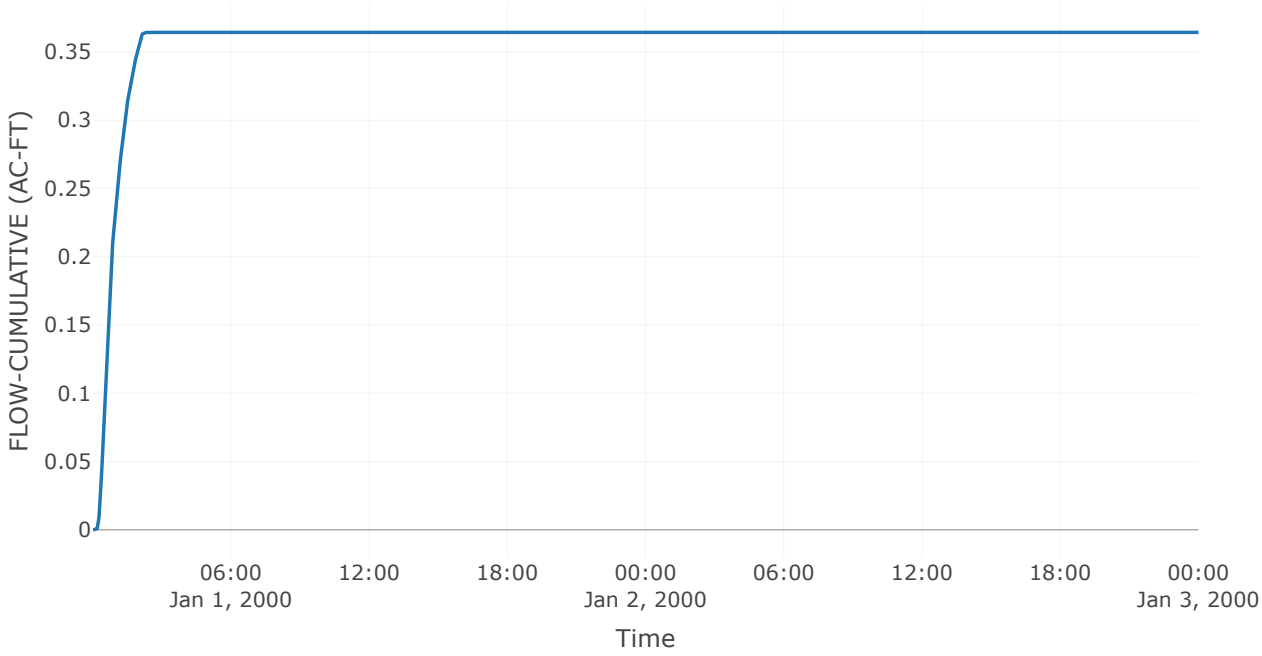
Precipitation and Outflow



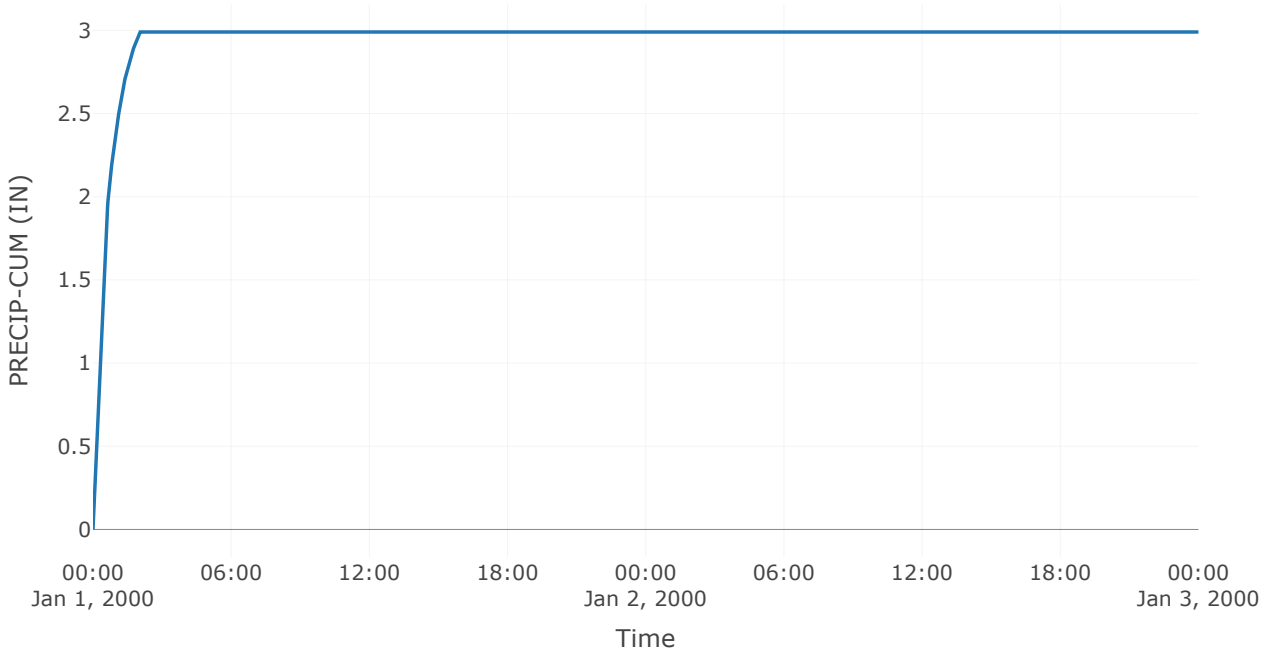
Cumulative Excess Precipitation

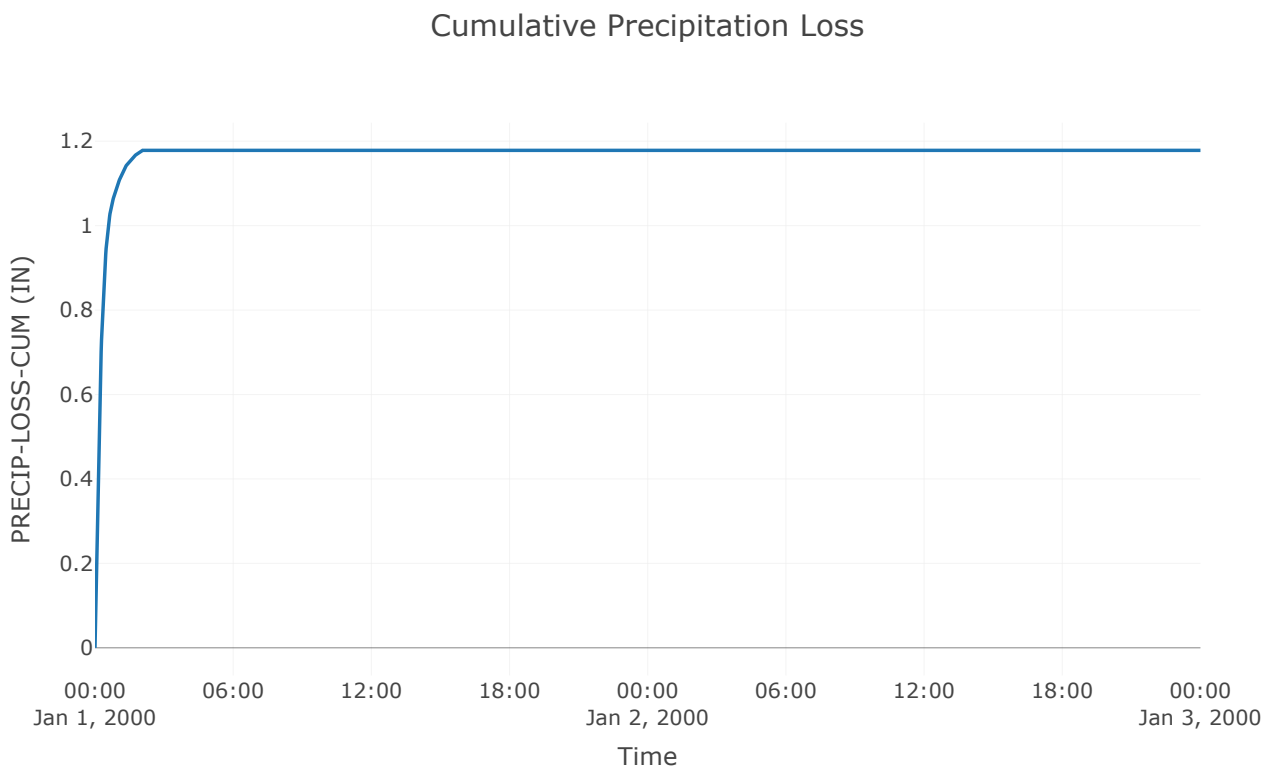


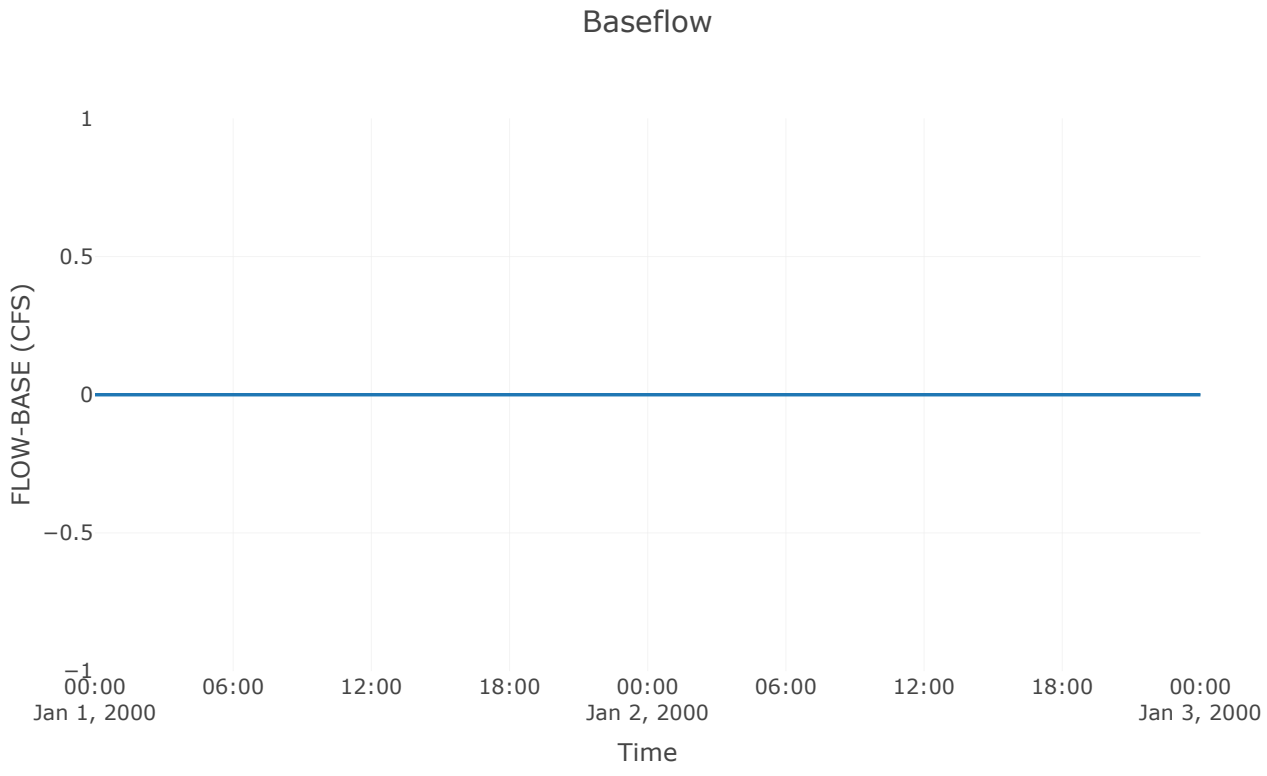
Cumulative Outflow

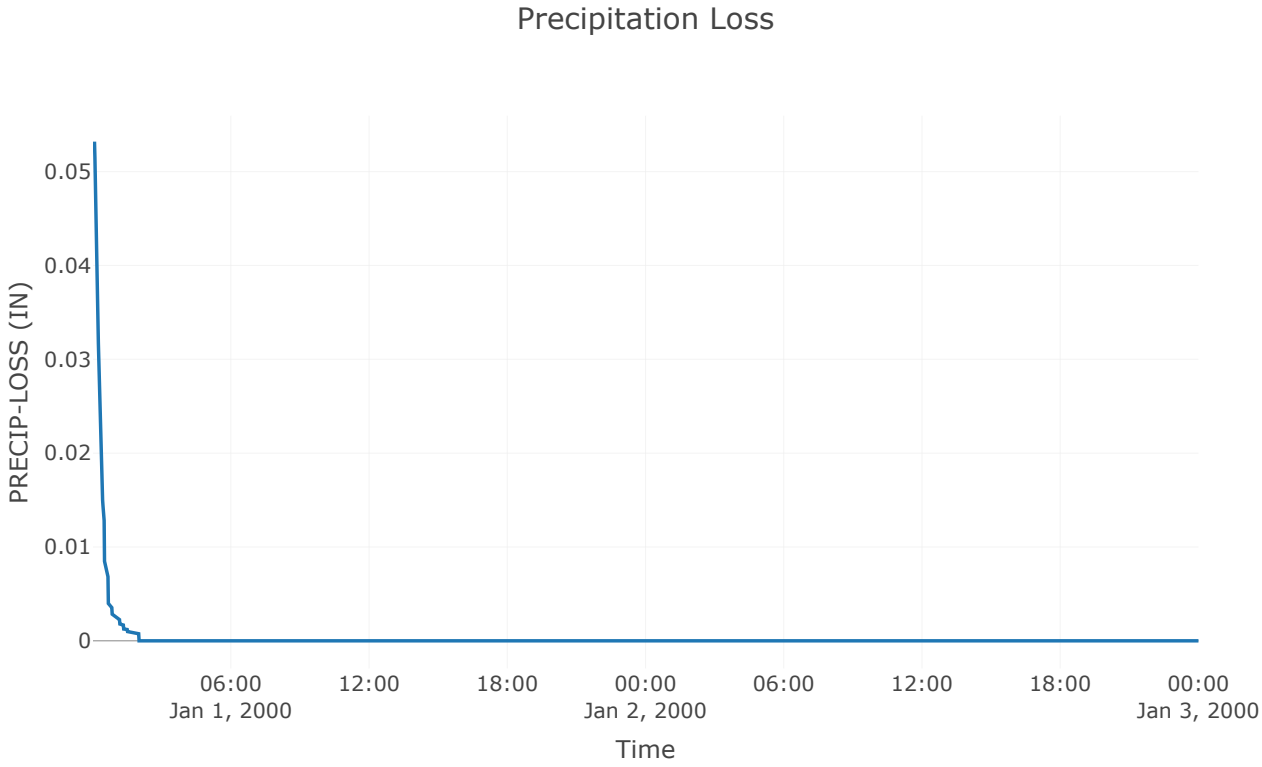


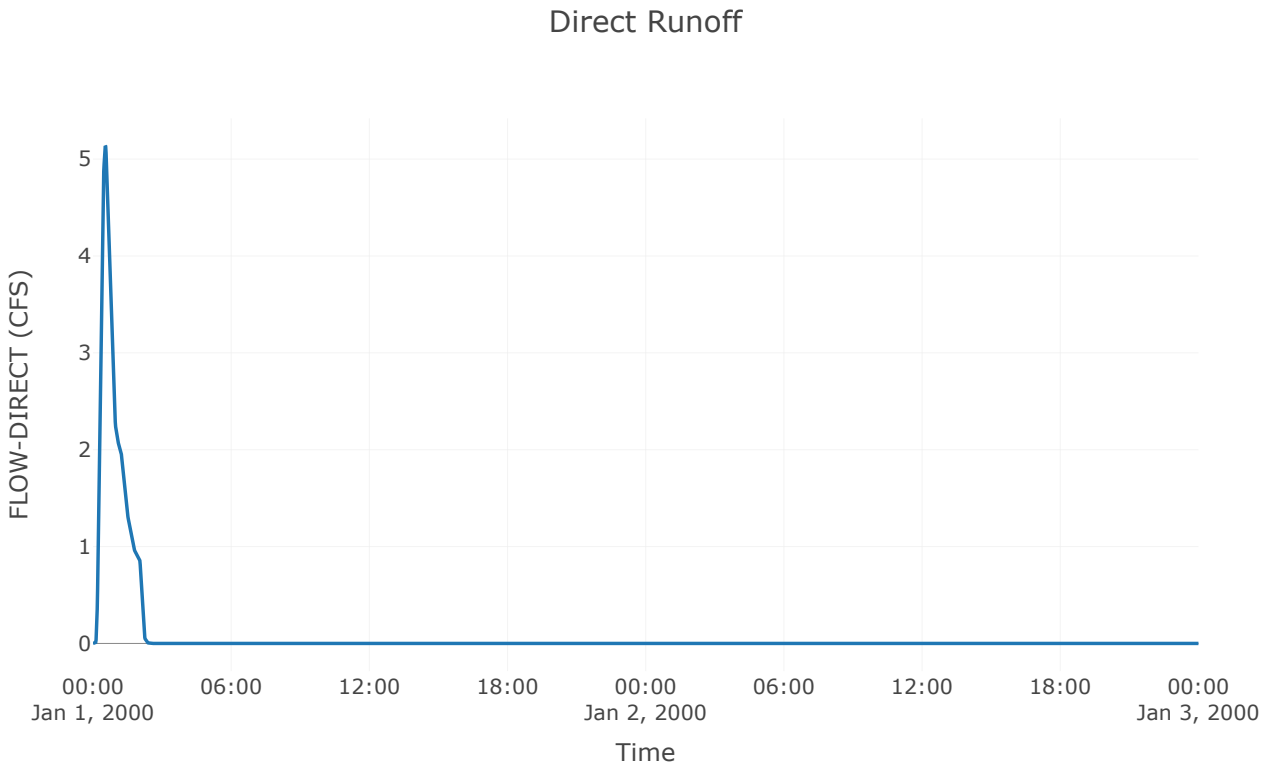
Cumulative Precipitation

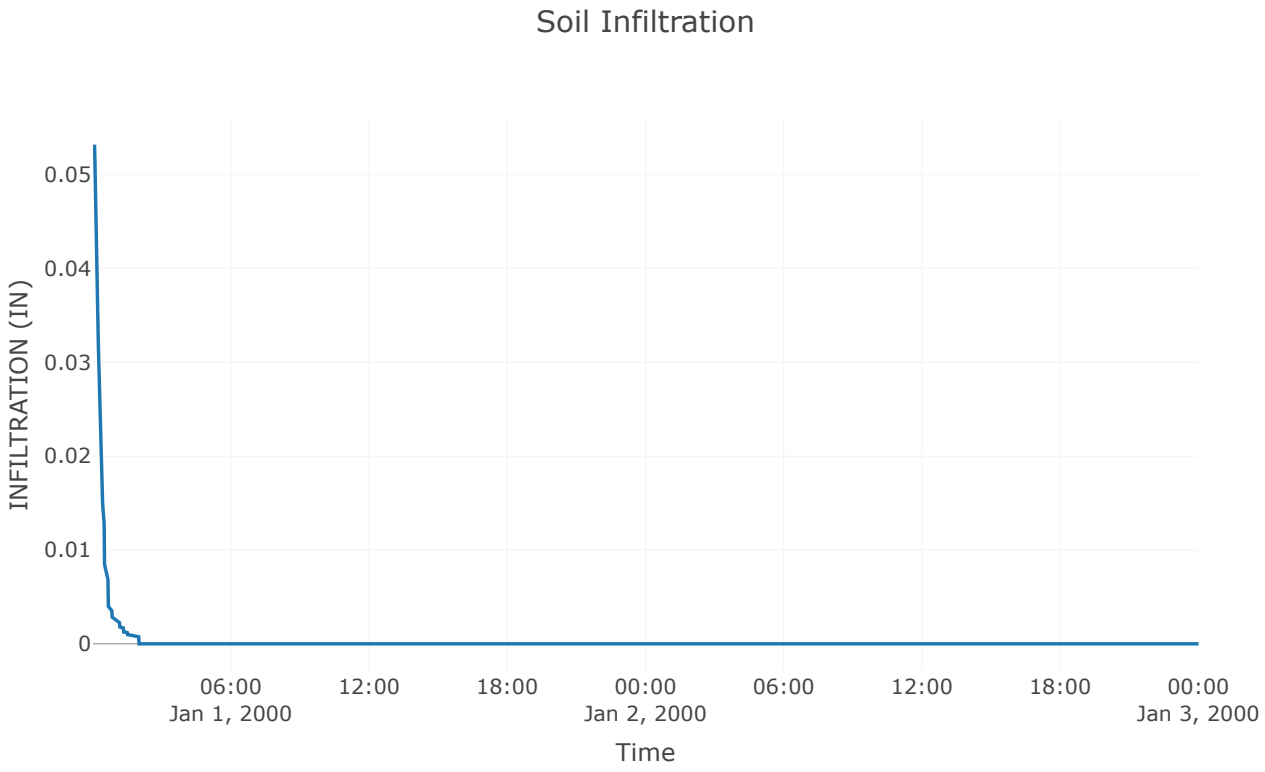



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

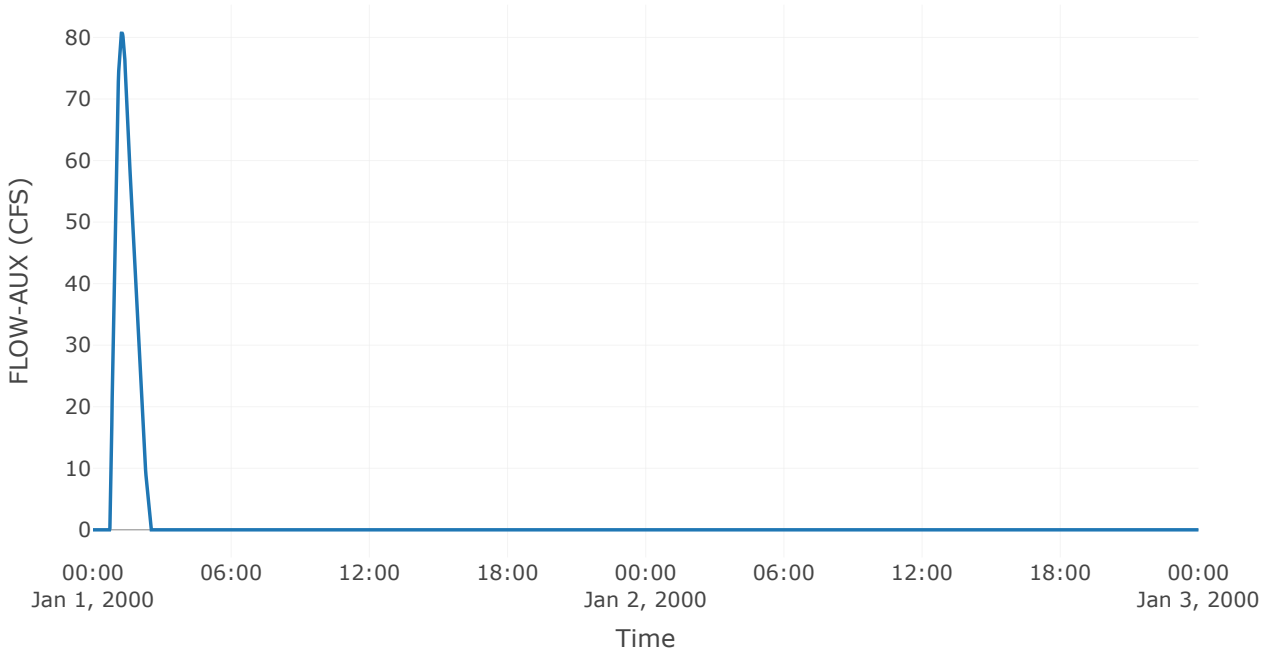

Soil Infiltration
INFILTRATION (IN)
0.05
0.04
0.03
0.02
0.01
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Proposed Basin C

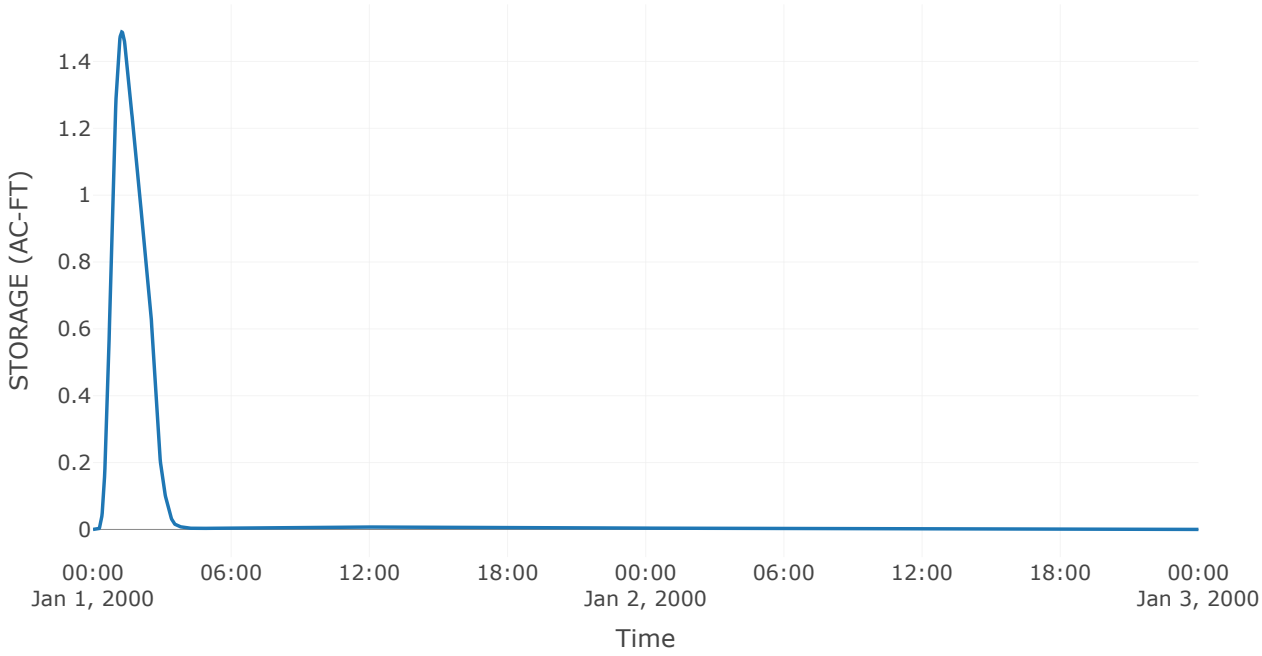
Downstream : Existing Basin A & B

Results: Proposed Basin C	
Peak Discharge (CFS)	75.77
Time of Peak Discharge	01Jan2000, 01:15
Volume (IN)	1.18
Peak Inflow (CFS)	159.8
Time of Peak Inflow	01Jan2000, 01:09
Inflow Volume (AC - FT)	23.4
Maximum Storage (AC - FT)	1.49
Peak Elevation (FT)	652.47
Discharge Volume (AC - FT)	17.24

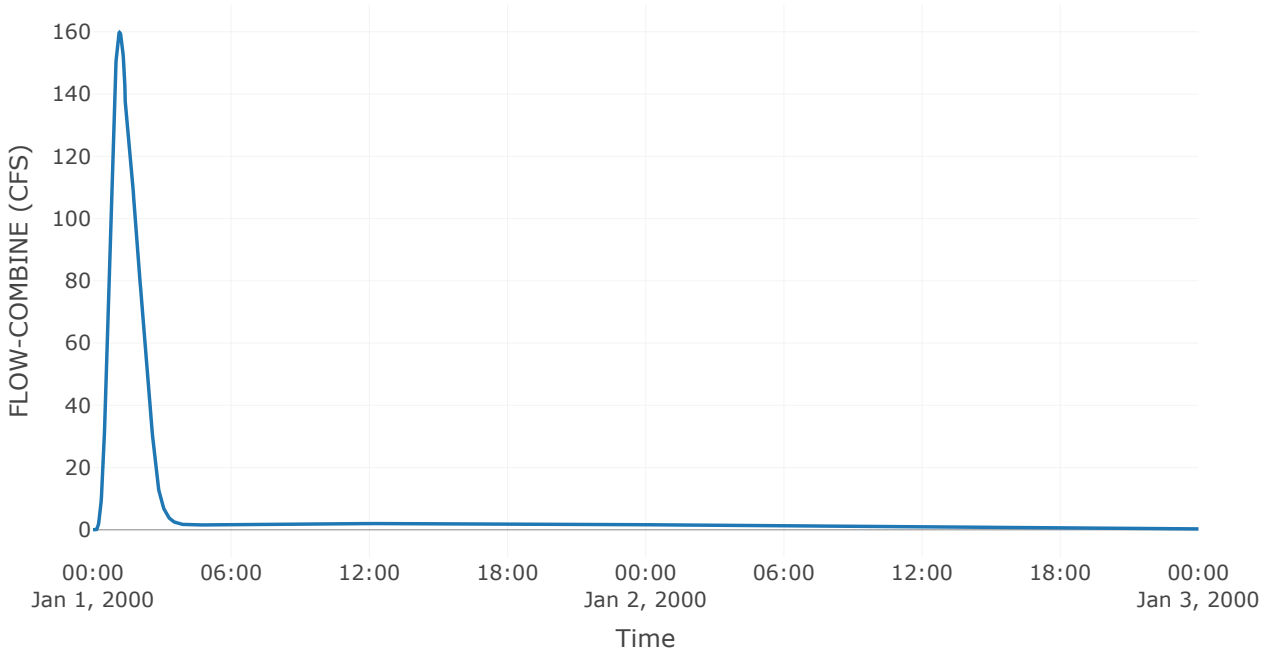
Auxiliary Outflow



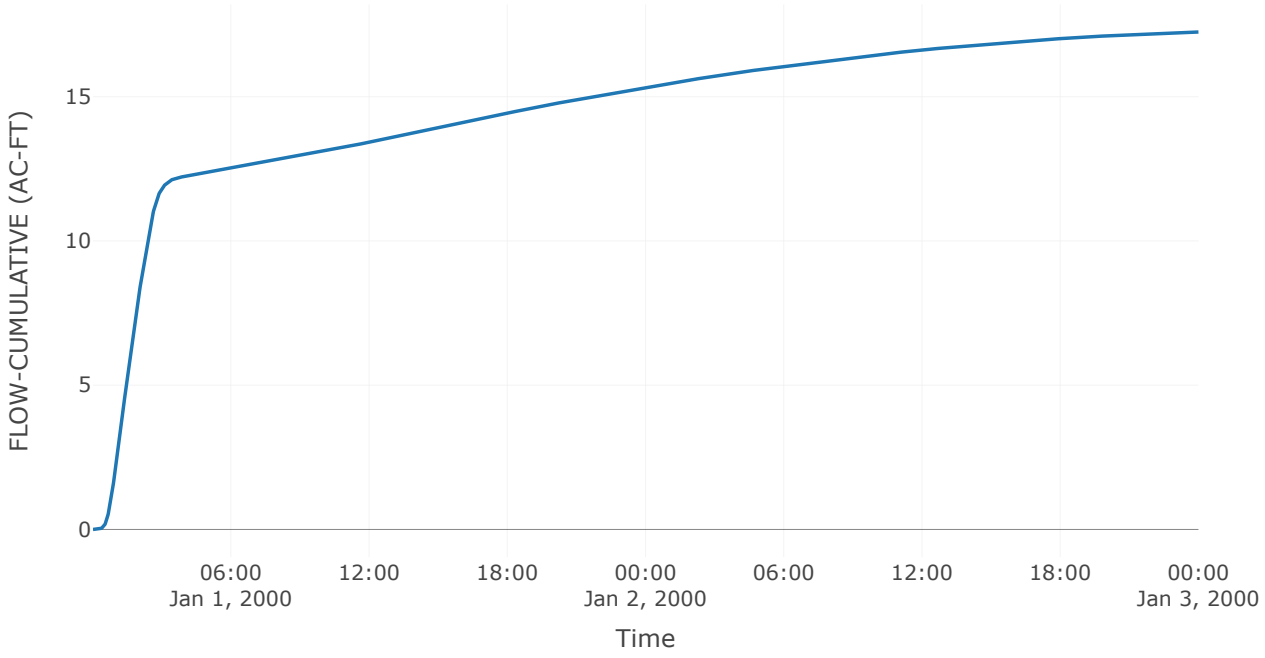
Storage

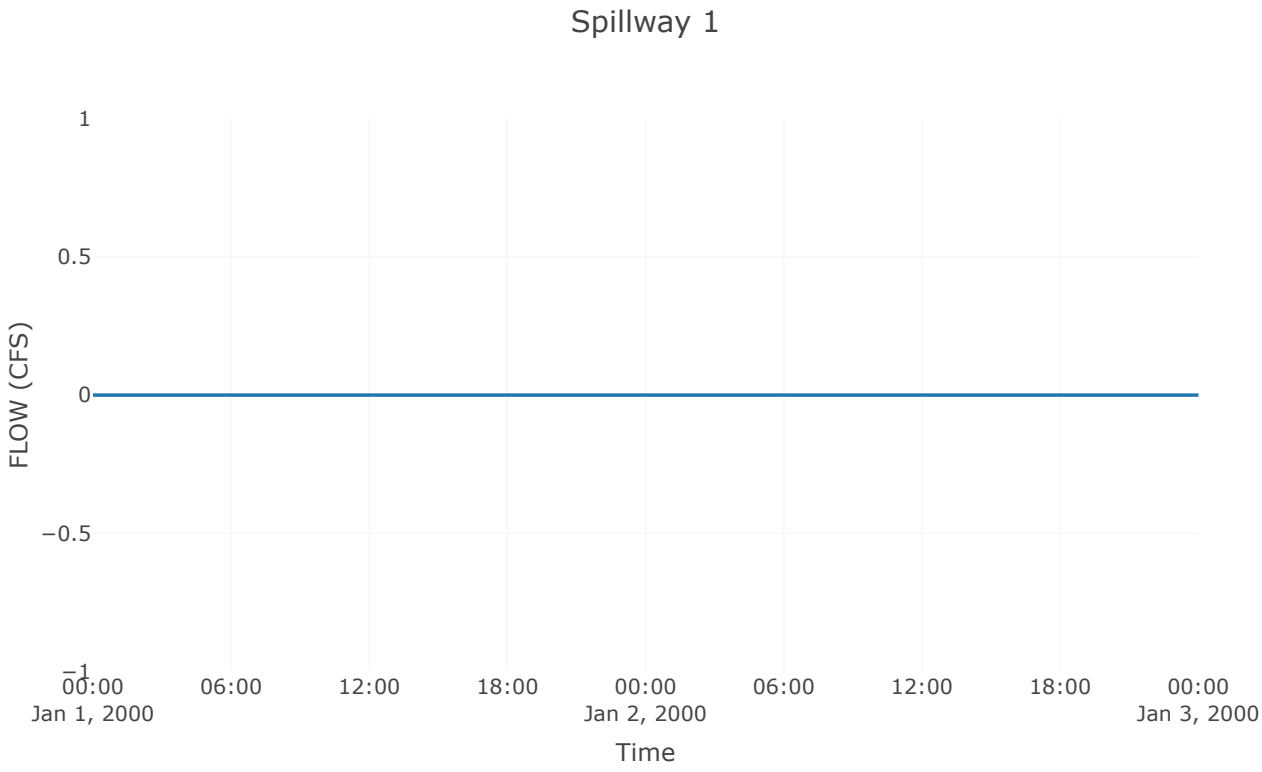


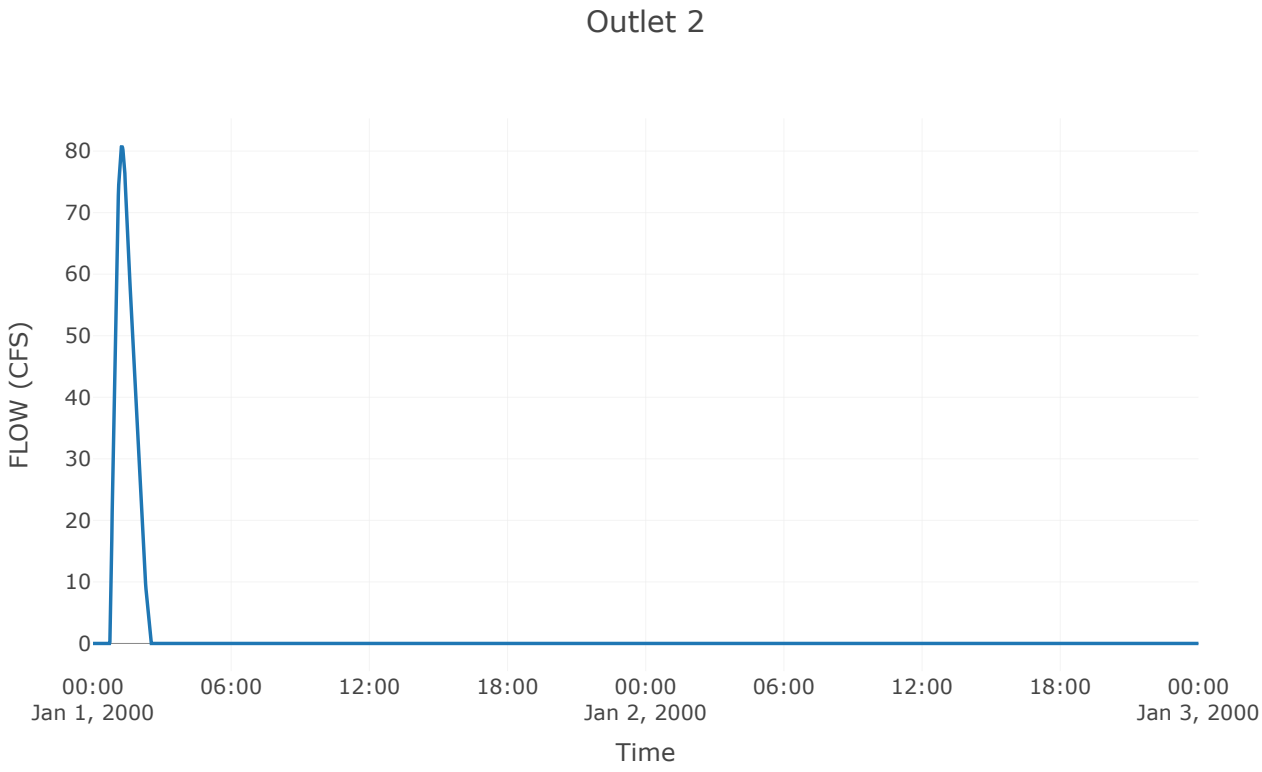
Combined Inflow



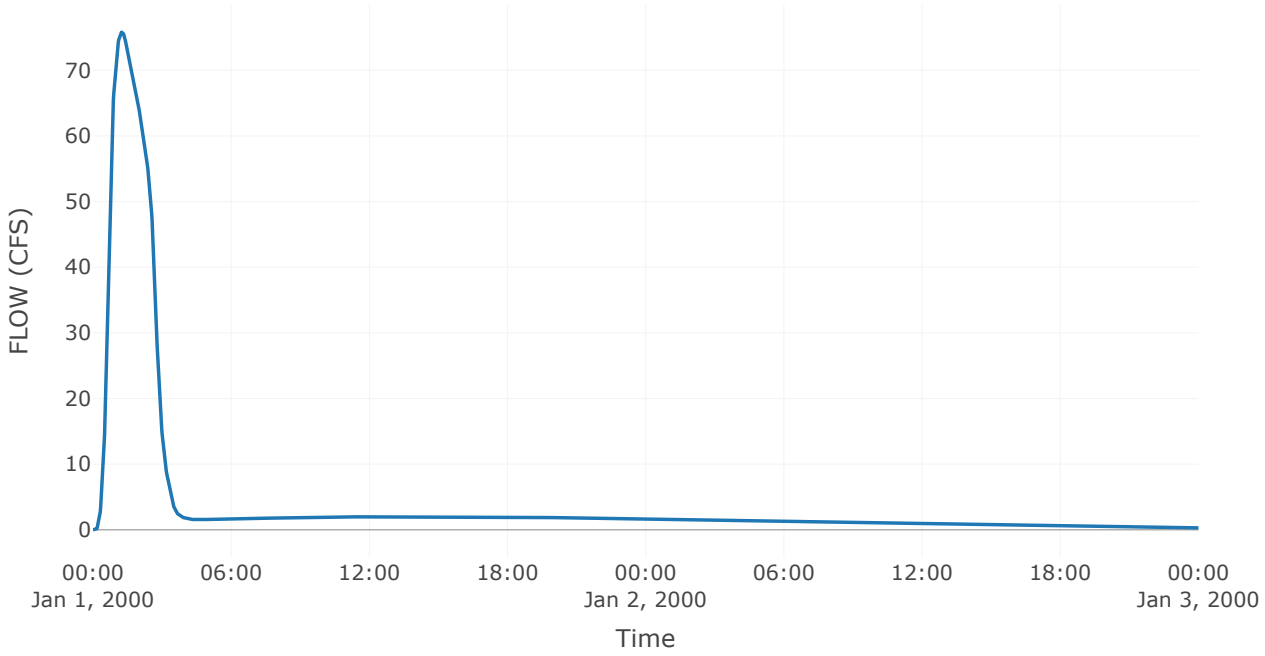
Cumulative Outflow



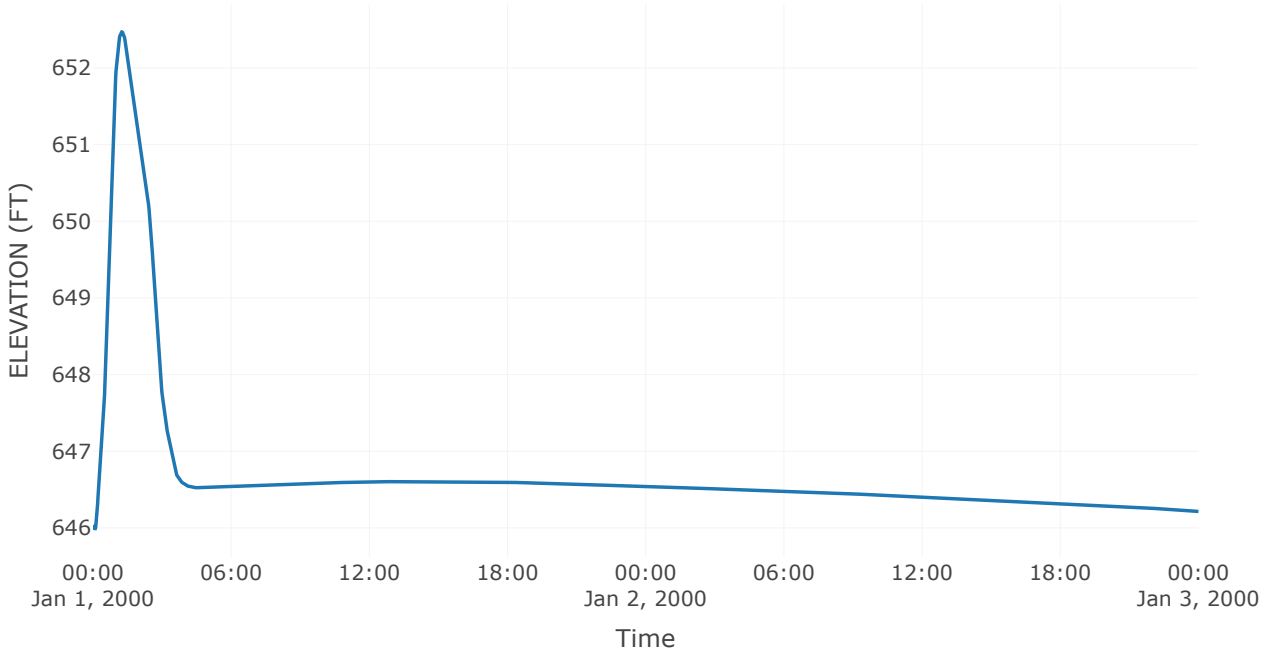

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

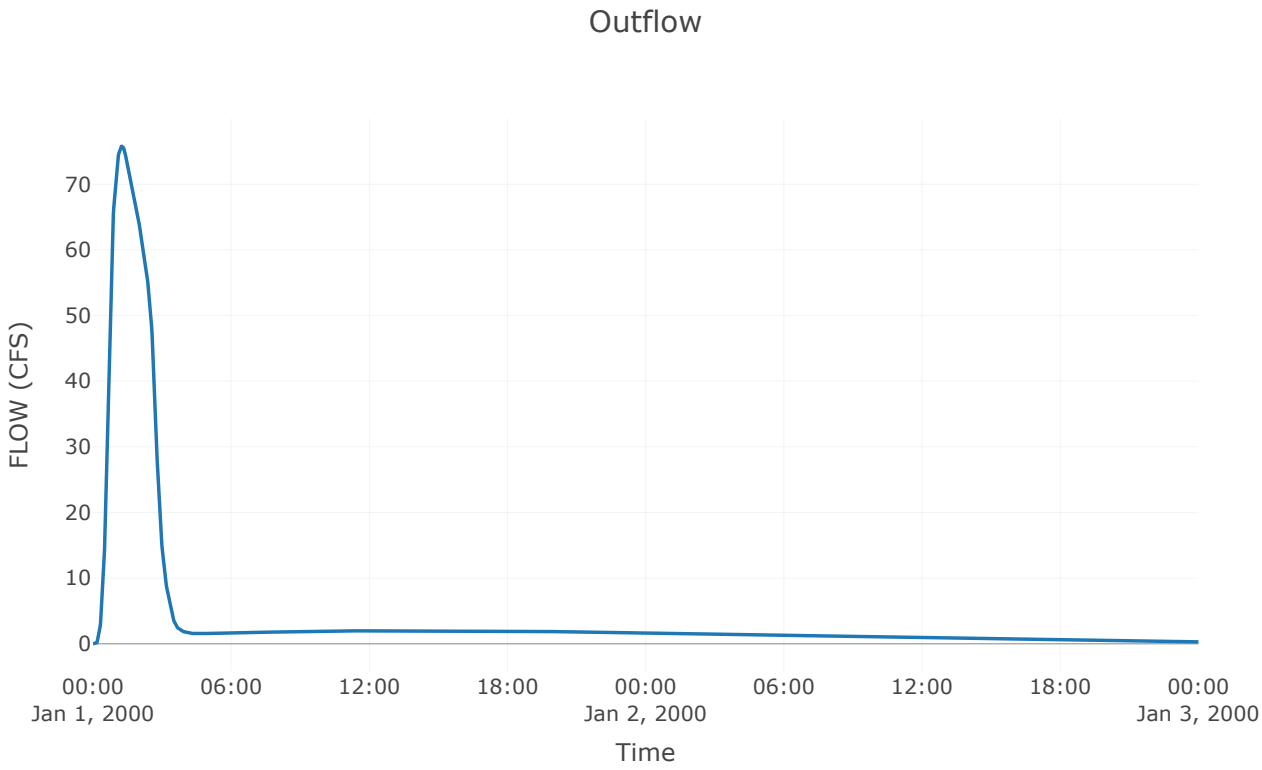

Outlet 2
80
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

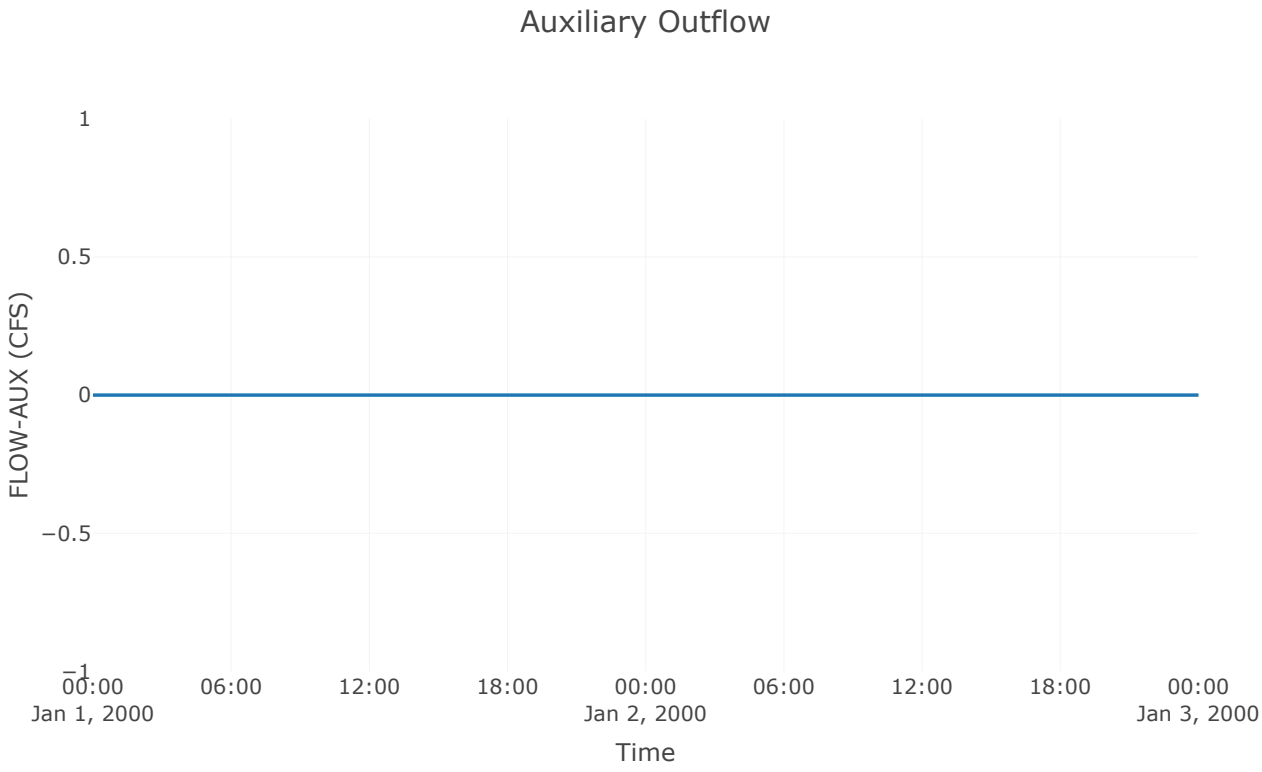


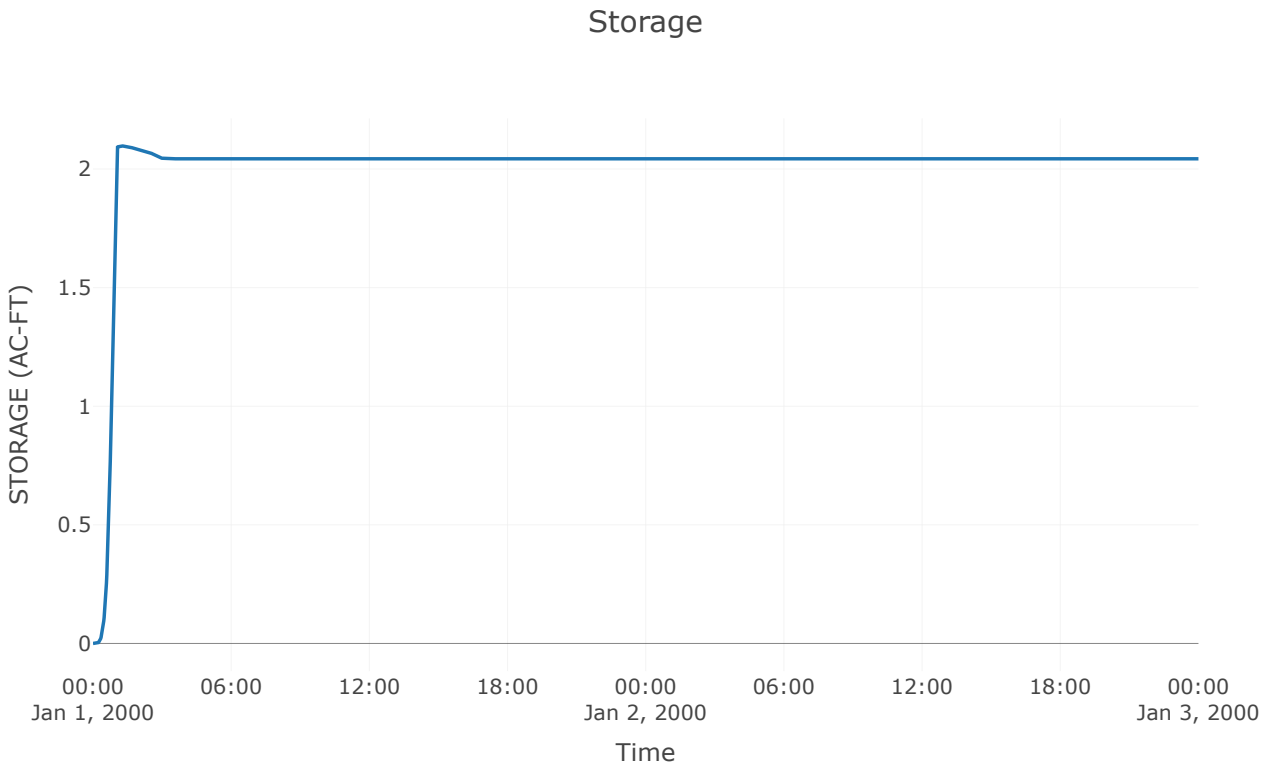

Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Existing Basin A & B

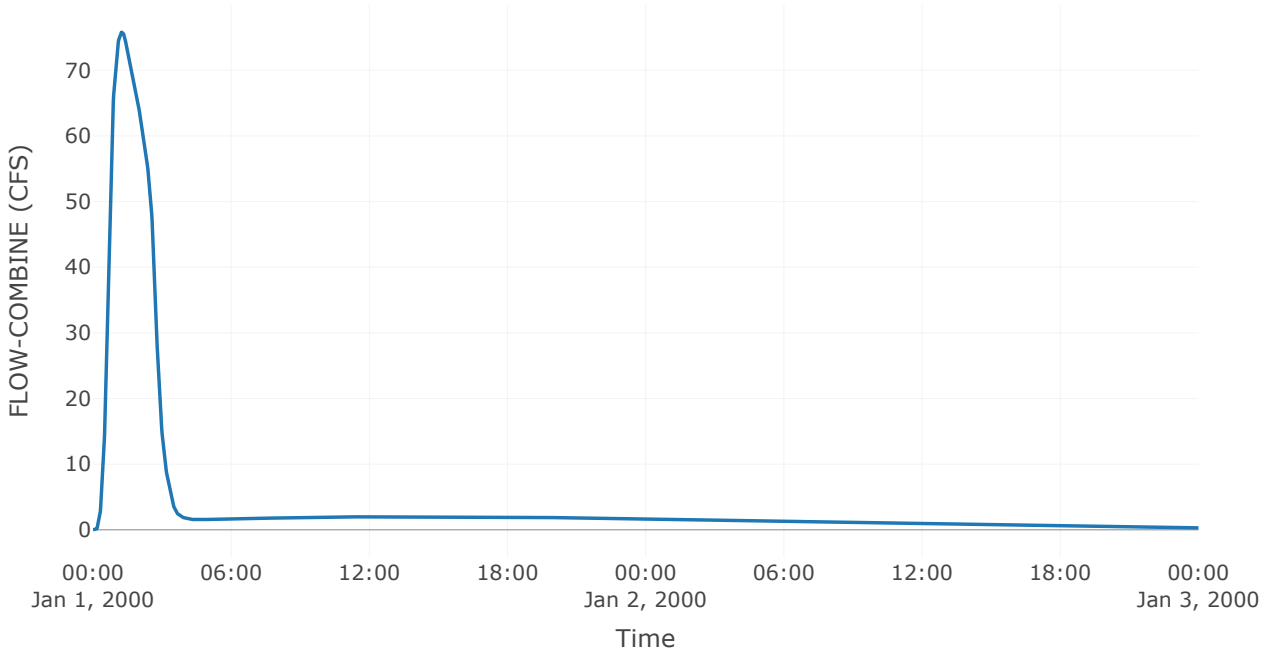
Downstream : 55th Street Outlet

Results: Existing Basin A & B	
Peak Discharge (CFS)	75.75
Time of Peak Discharge	01Jan2000, 01:16
Volume (IN)	1.03
Peak Inflow (CFS)	75.77
Time of Peak Inflow	01Jan2000, 01:15
Inflow Volume (AC - FT)	17.24
Maximum Storage (AC - FT)	2.1
Peak Elevation (FT)	653.4
Discharge Volume (AC - FT)	15.03

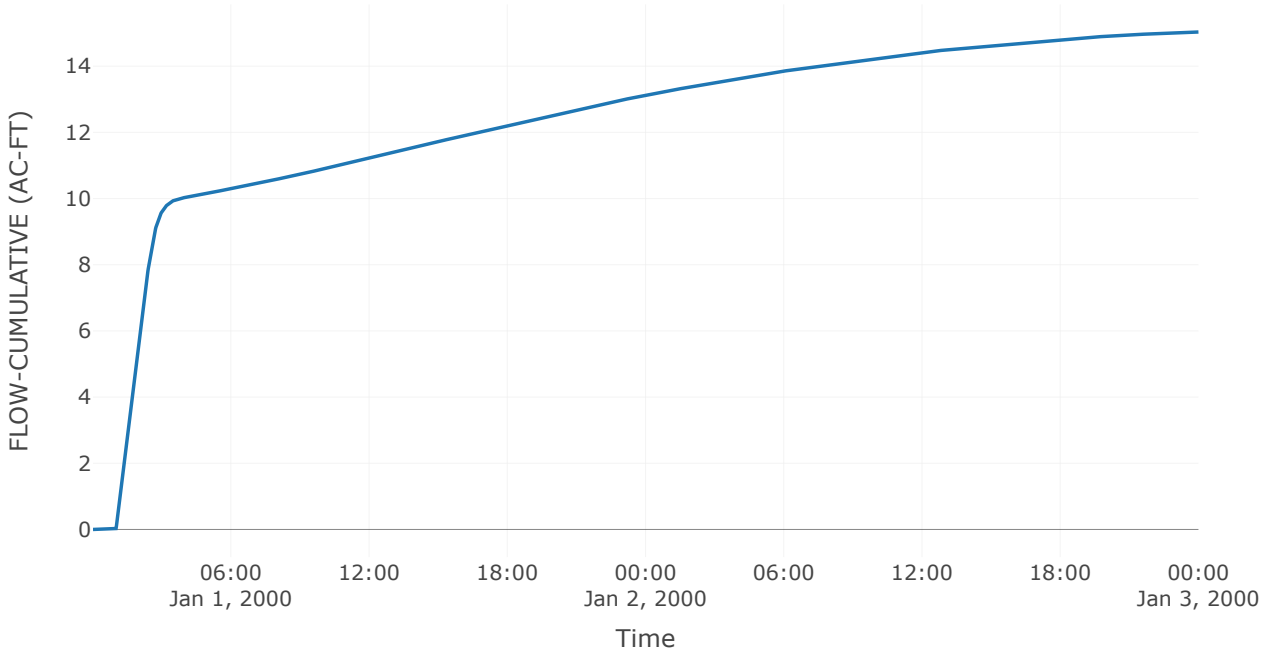

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

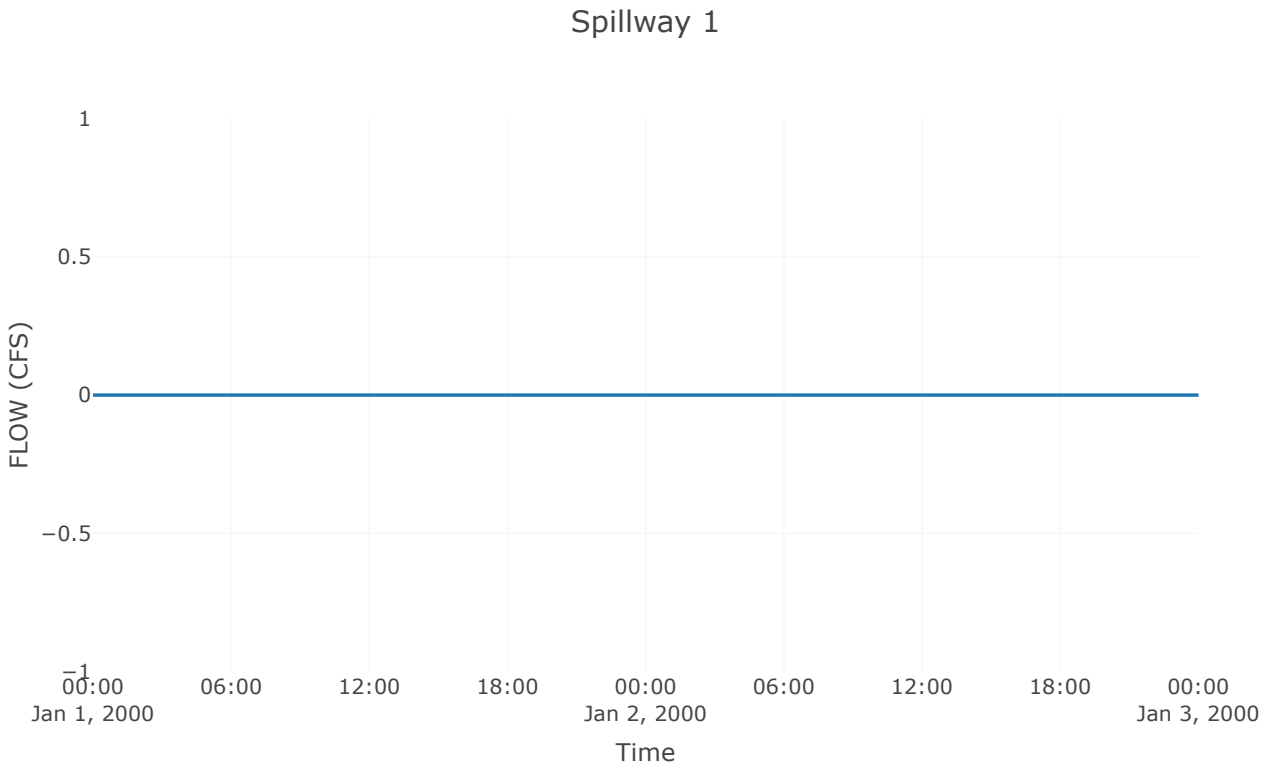

Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

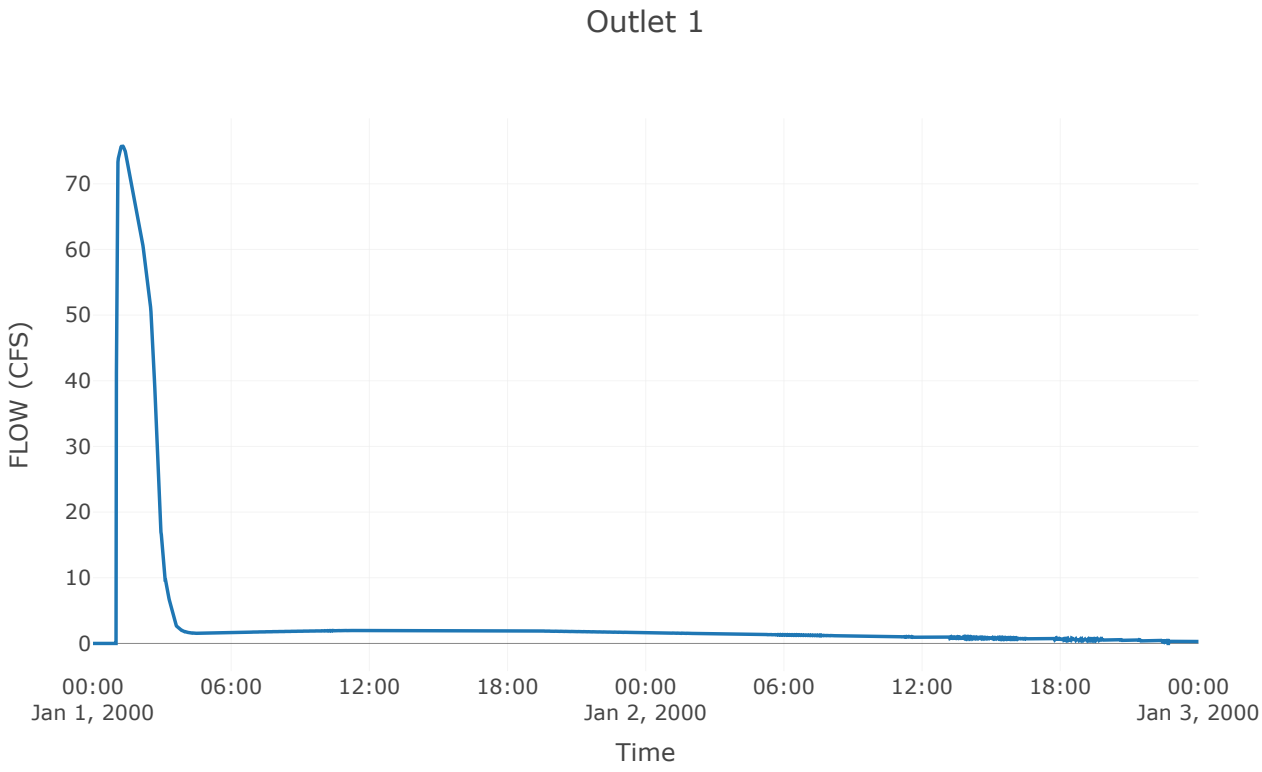
Combined Inflow



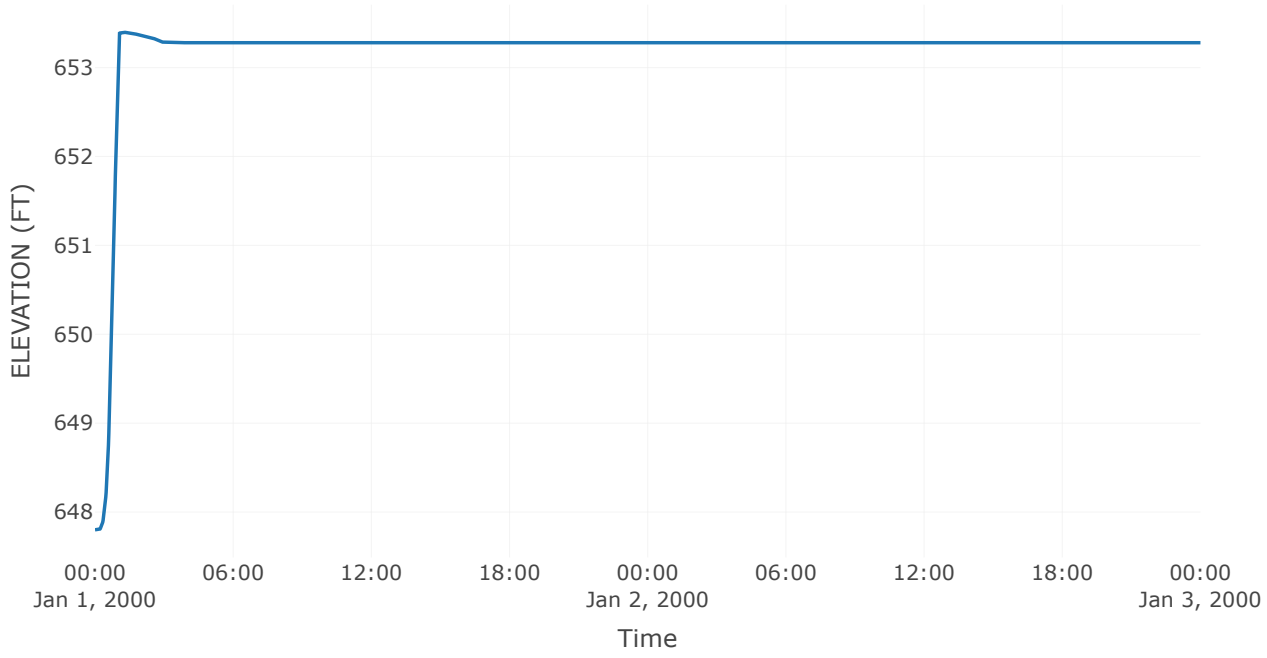
Cumulative Outflow



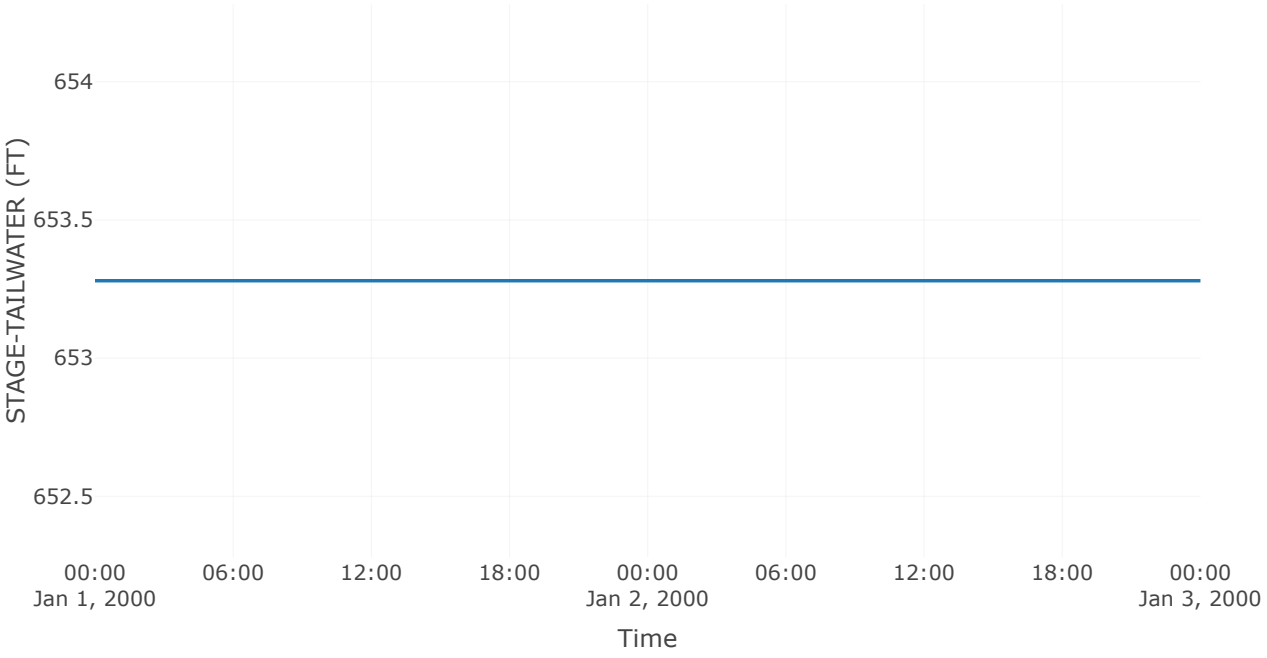

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

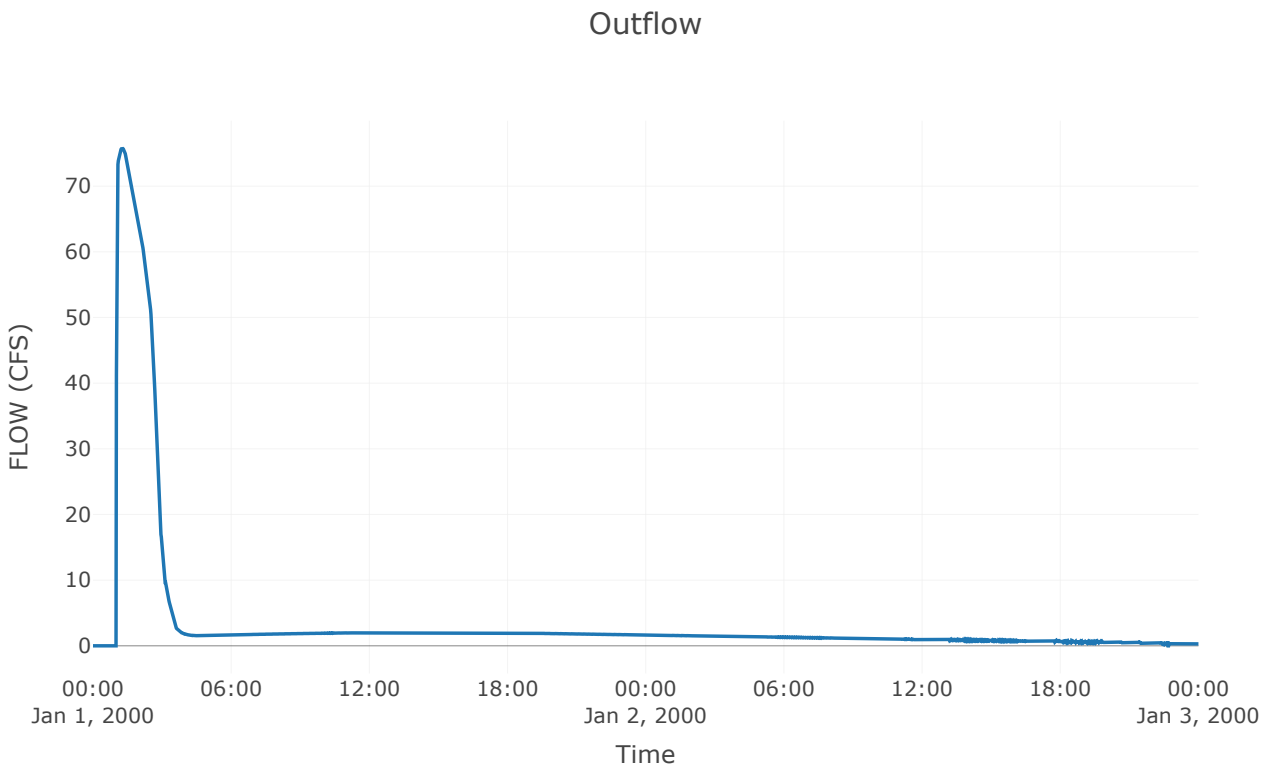

Outlet 1
70
60
50
40
30
20
10
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



Tailwater Stage

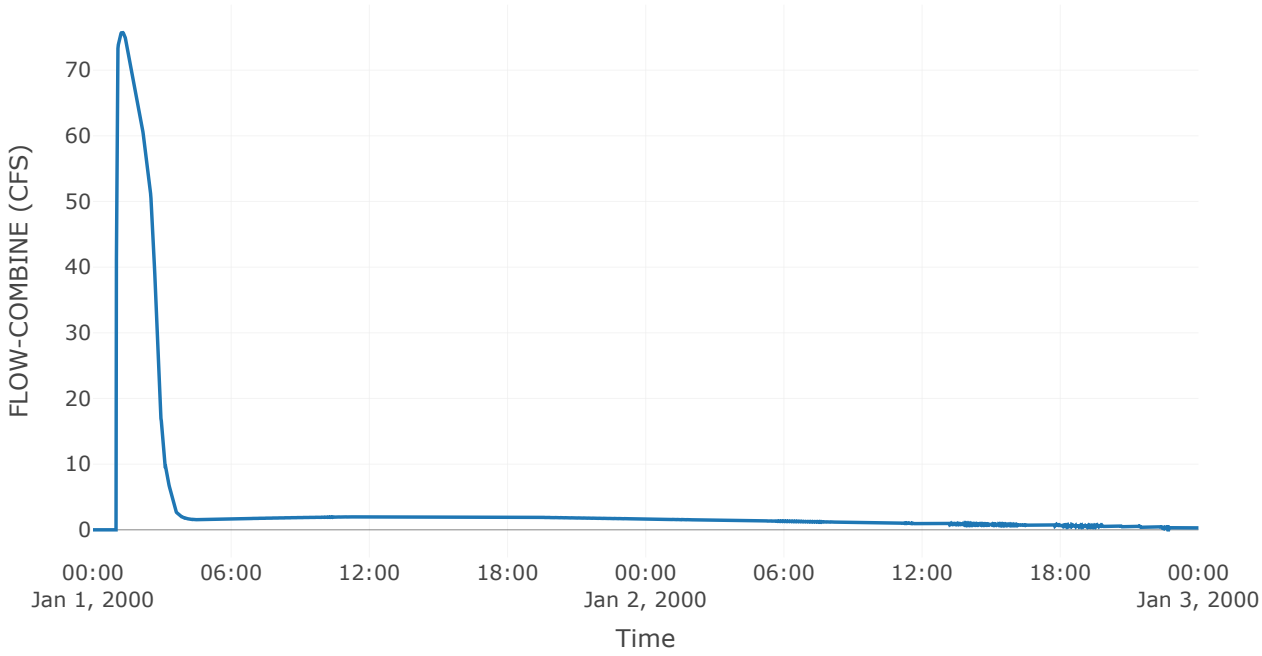



Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

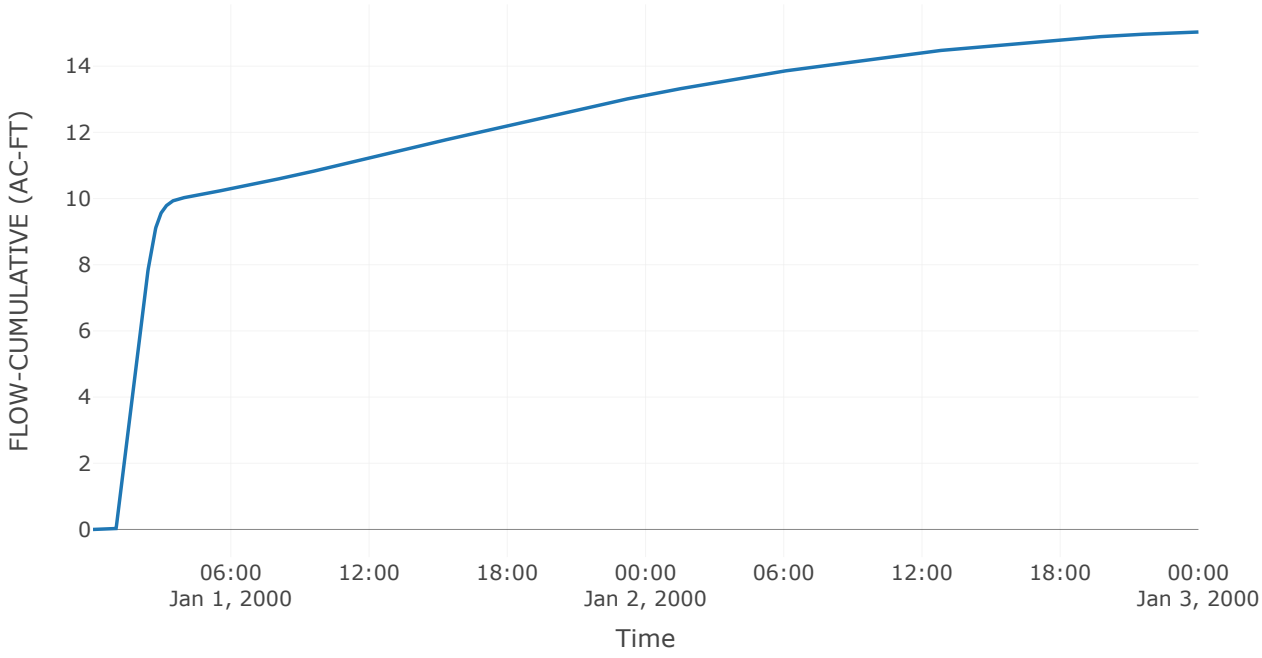
Sink: 55th Street Outlet

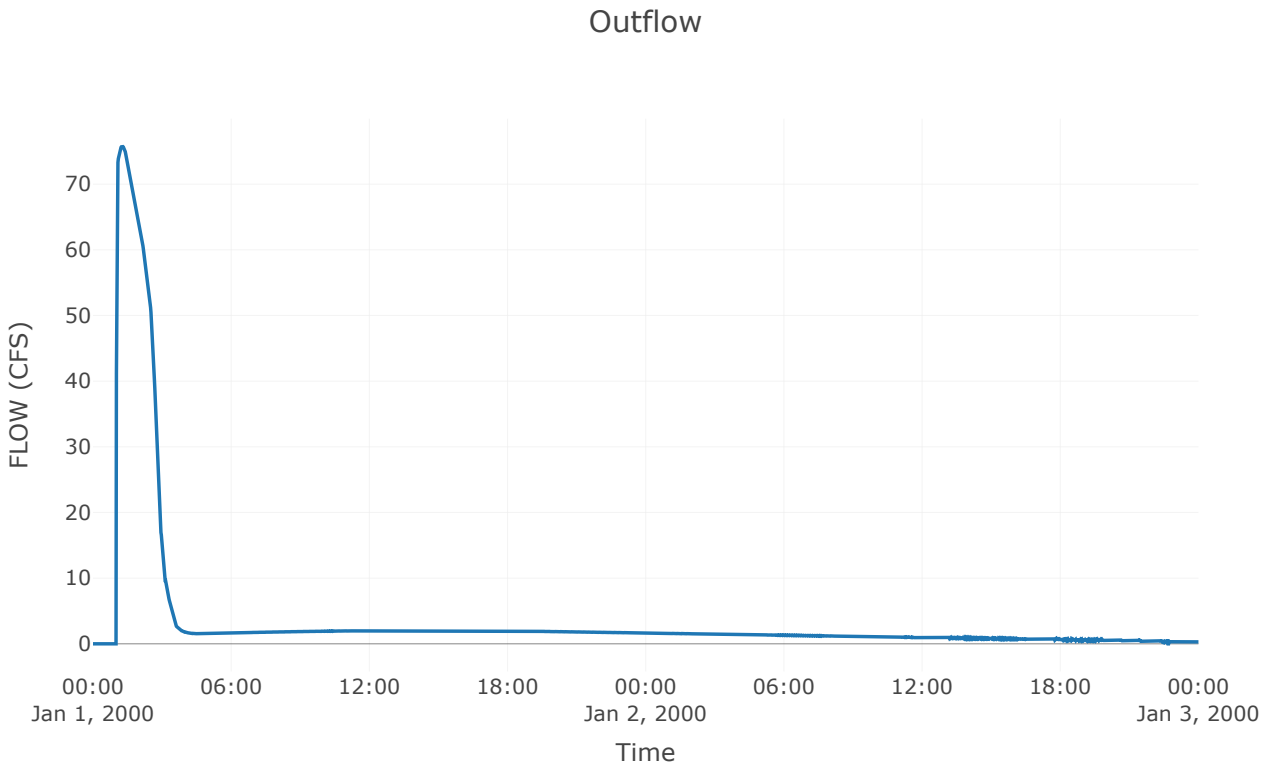
Results: 55th Street Outlet	
Peak Discharge (CFS)	75.75
Time of Peak Discharge	01Jan2000, 01:16
Volume (IN)	1.03

Combined Inflow



Cumulative Outflow




Outflow
FLOW (CFS)
70
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Project: Development_Template
Simulation Run: 100YR__1HR
Simulation Start: 31 December 1999, 24:00
Simulation End: 2 January 2000, 24:00

HMS Version: 4.12
Executed: 06 November 2024, 21:49

Global Parameter Summary - Subbasin

Area (MI2)

Element Name	Area (MI2)
On - Site Trib 1	0.03
Off - Site Trib 1 South	0
Off - Site Trib 1 West	0
On - Site Trib 2	0.02
Off - Site Trib2	0.01
On - Site Trib - Area 3	0.01
LaGrange Highlands Off - Site	0.2
Prop On - Site	0

Downstream

Element Name	Downstream
On - Site Trib 1	Basin 1
Off - Site Trib 1 South	Basin 1
Off - Site Trib 1 West	Basin 1
On - Site Trib 2	Basin 2
Off - Site Trib2	Basin 2
On - Site Trib - Area 3	Basin 3
LaGrange Highlands Off - Site	Off - Site Tributary Area
Prop On - Site	Proposed Basin C

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
On - Site Trib 1	0	86
Off - Site Trib 1 South	0	80
Off - Site Trib 1 West	0	83
On - Site Trib 2	0	83
Off - Site Trib2	0	83
On - Site Trib - Area 3	0	83
LaGrange Highlands Off - Site	0	86
Prop On - Site	0	88.03

Transform: Scs

Element Name	Lag	Unitgraph Type
On - Site Trib 1	21	Standard
Off - Site Trib 1 South	6	Standard
Off - Site Trib 1 West	12	Standard
On - Site Trib 2	20.4	Standard
Off - Site Trib2	12	Standard
On - Site Trib - Area 3	21	Standard
LaGrange Highlands Off - Site	29.2	Standard
Prop On - Site	6	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
On - Site Trib 1	0.03	58.05	01Jan2000, 00:38	2.57
Off - Site Trib 1 South	0	6.25	01Jan2000, 00:21	2.07
Off - Site Trib 1 West	0	4.91	01Jan2000, 00:27	2.31
Basin 1	0.03	6.25	01Jan2000, 01:34	2.51
On - Site Trib 2	0.02	32.72	01Jan2000, 00:39	2.31
Off - Site Trib2	0.01	12.85	01Jan2000, 00:27	2.31
Basin 2	0.05	4.79	01Jan2000, 05:38	2.42
On - Site Trib - Area 3	0.01	23.74	01Jan2000, 00:39	2.31
LaGrange Highlands Off - Site	0.2	358.51	01Jan2000, 00:49	2.57
Basin 3	0.07	3.52	01Jan2000, 15:36	2.2
Off - Site Tributary Area	0.27	359.61	01Jan2000, 00:49	2.48
Storage East of Wolf Road	0.27	358.74	01Jan2000, 00:51	2.48
Box Inlet - East Side Wolf Rd	0.27	324.8	01Jan2000, 01:01	2.48
Prop Storage West of Wolf Rd	0.27	324.78	01Jan2000, 01:01	2.48
Prop On - Site	0	13.96	01Jan2000, 00:19	2.76
Proposed Basin C	0.27	95.13	01Jan2000, 01:08	1.37
Existing Basin A & B	0.27	95.08	01Jan2000, 01:09	1.21

55th Street Outlet	0.27	95.08	01Jan2000, 01:09	1.21

Subbasin: On-Site Trib 1

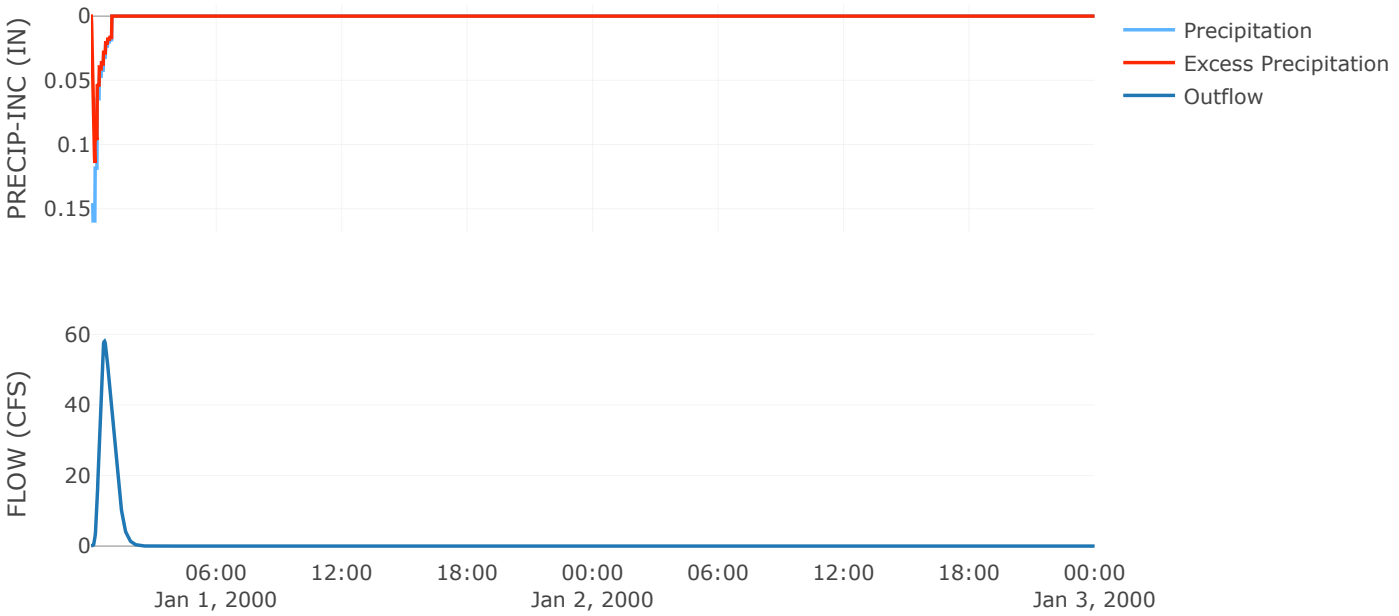
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

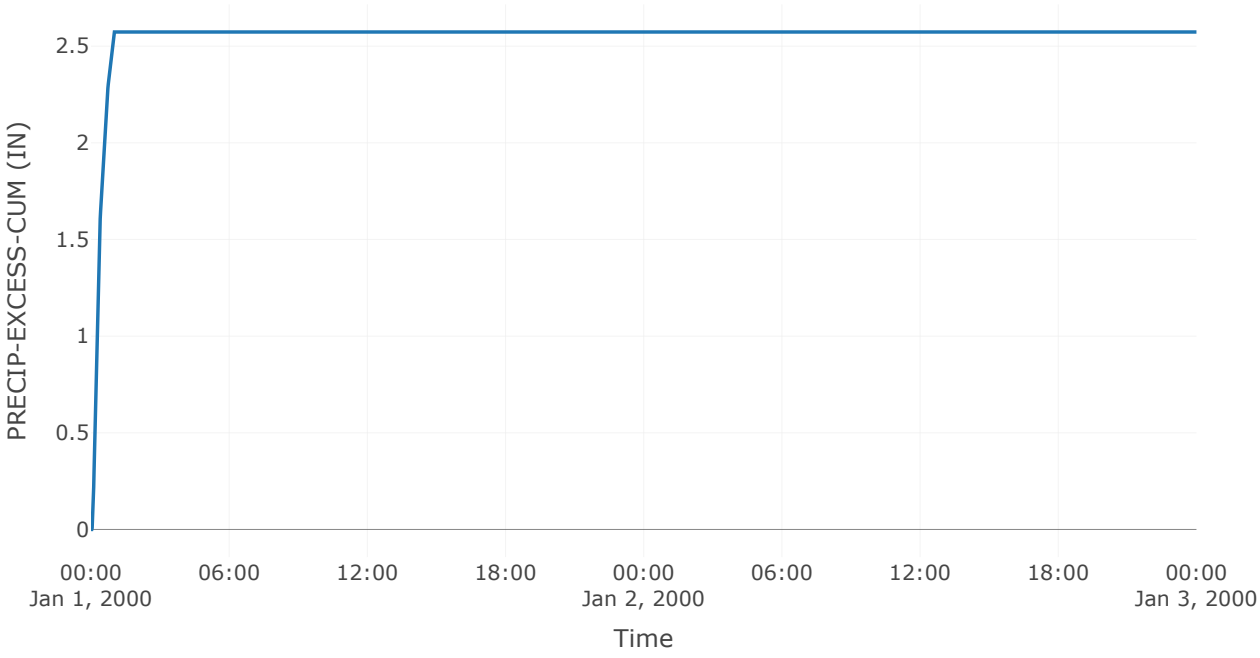
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib 1	
Peak Discharge (CFS)	58.05
Time of Peak Discharge	01Jan2000, 00:38
Volume (IN)	2.57
Precipitation Volume (AC - FT)	5.91
Loss Volume (AC - FT)	2.14
Excess Volume (AC - FT)	3.77
Direct Runoff Volume (AC - FT)	3.77
Baseflow Volume (AC - FT)	0

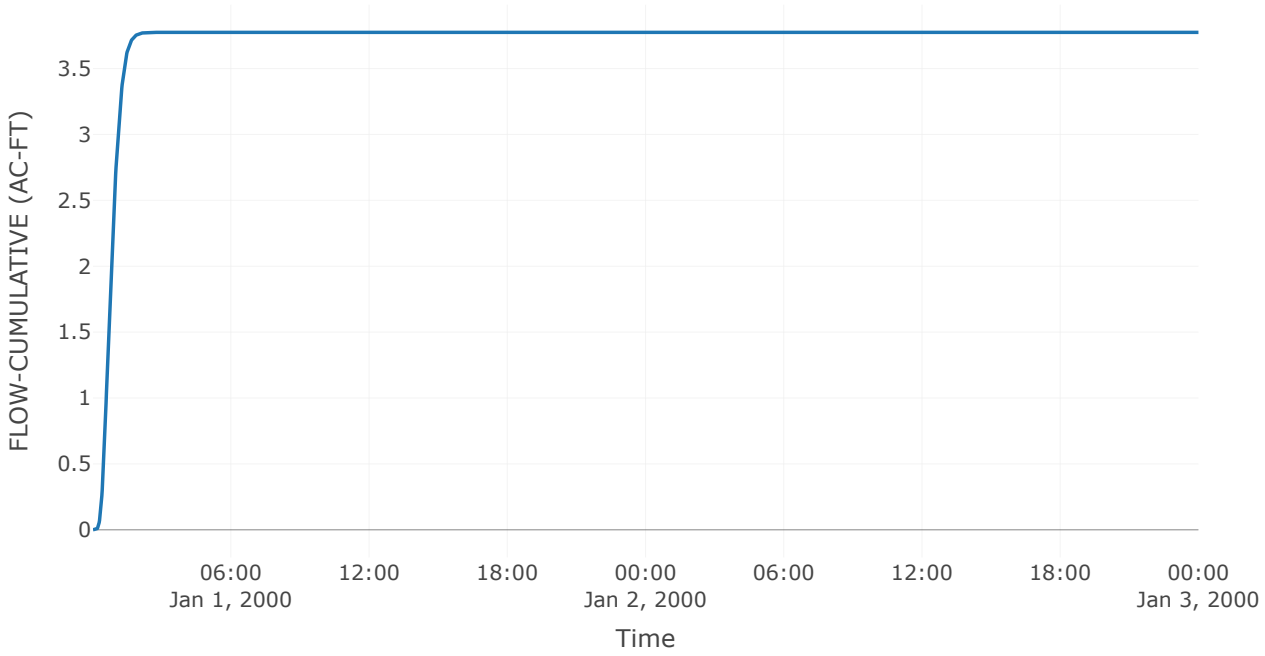
Precipitation and Outflow



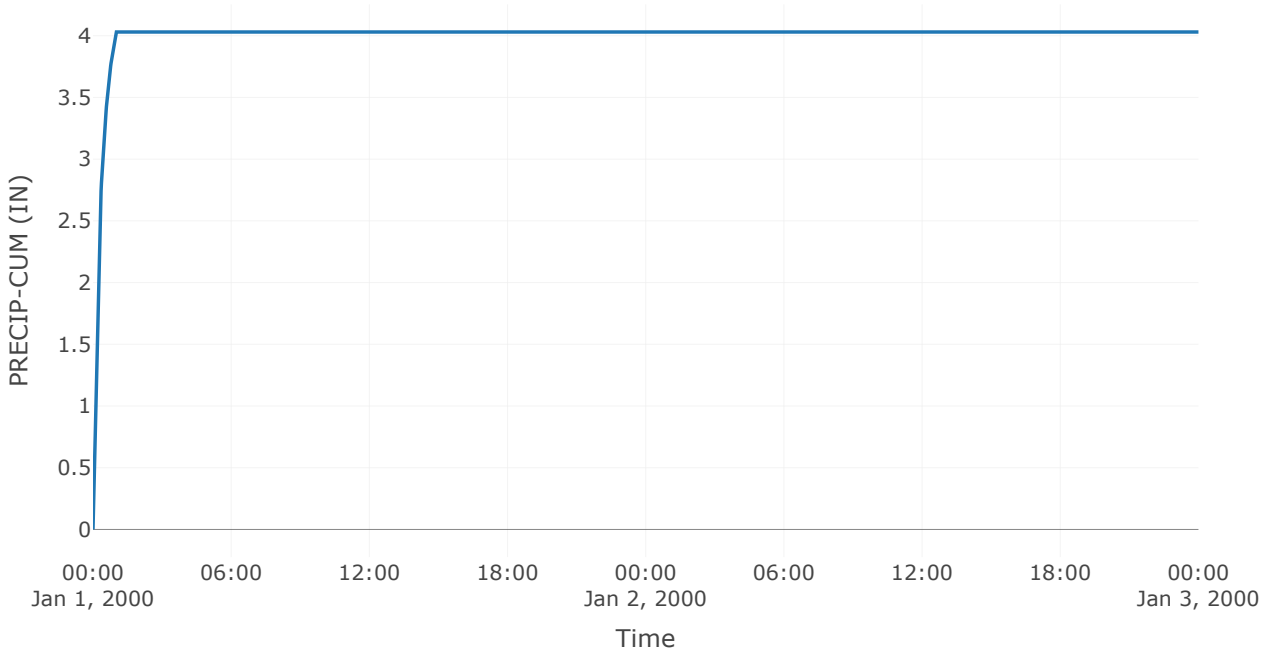
Cumulative Excess Precipitation

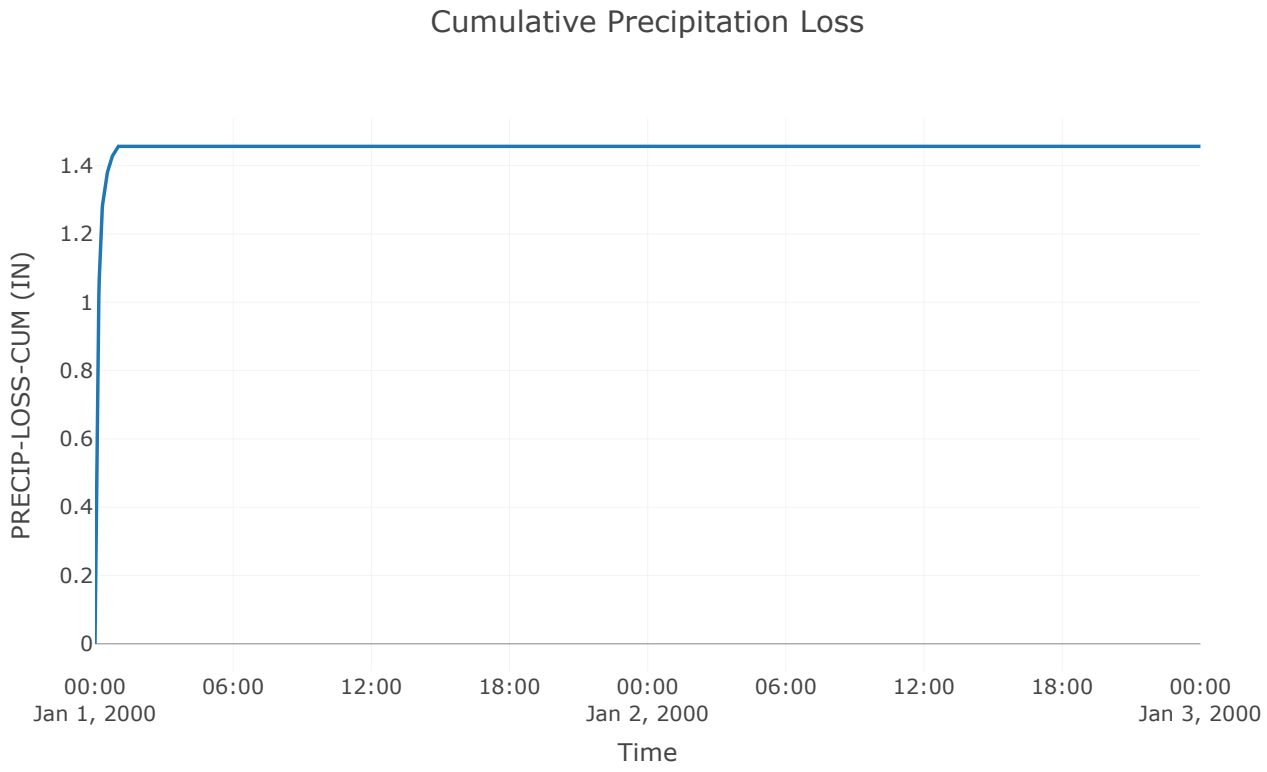


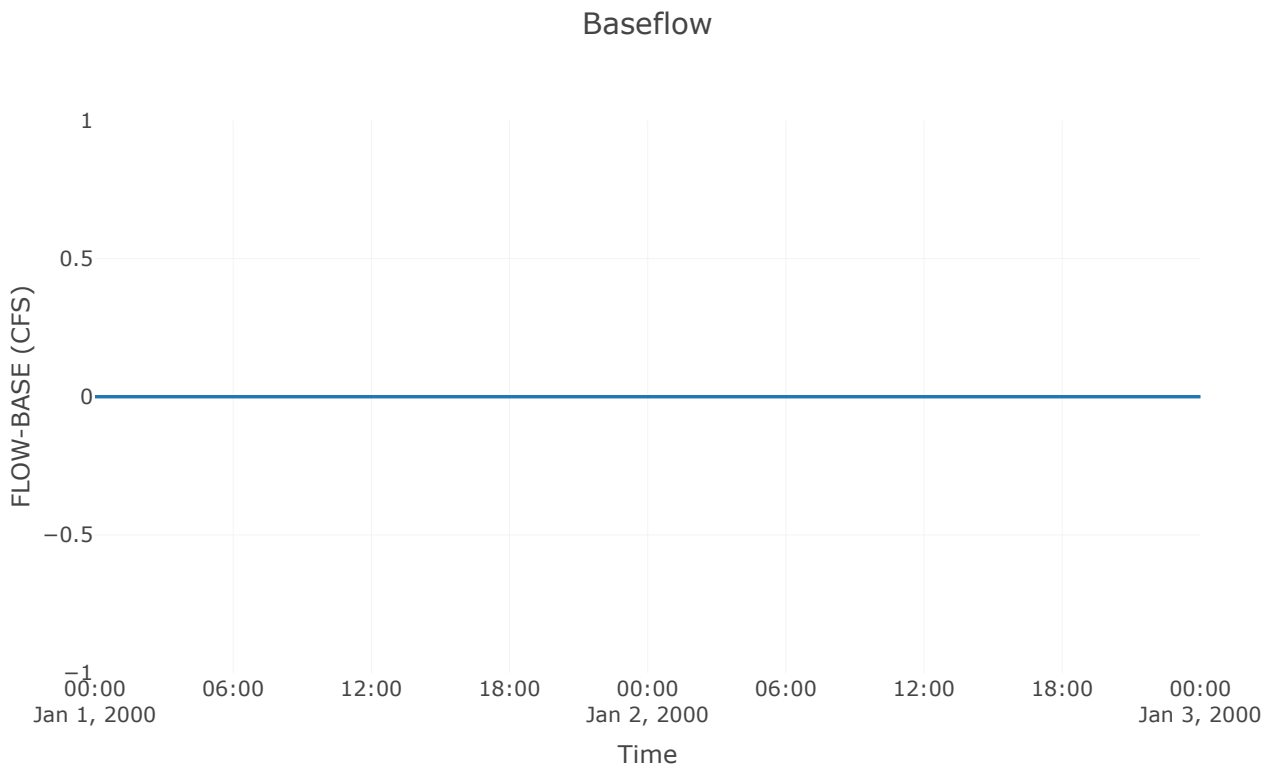
Cumulative Outflow

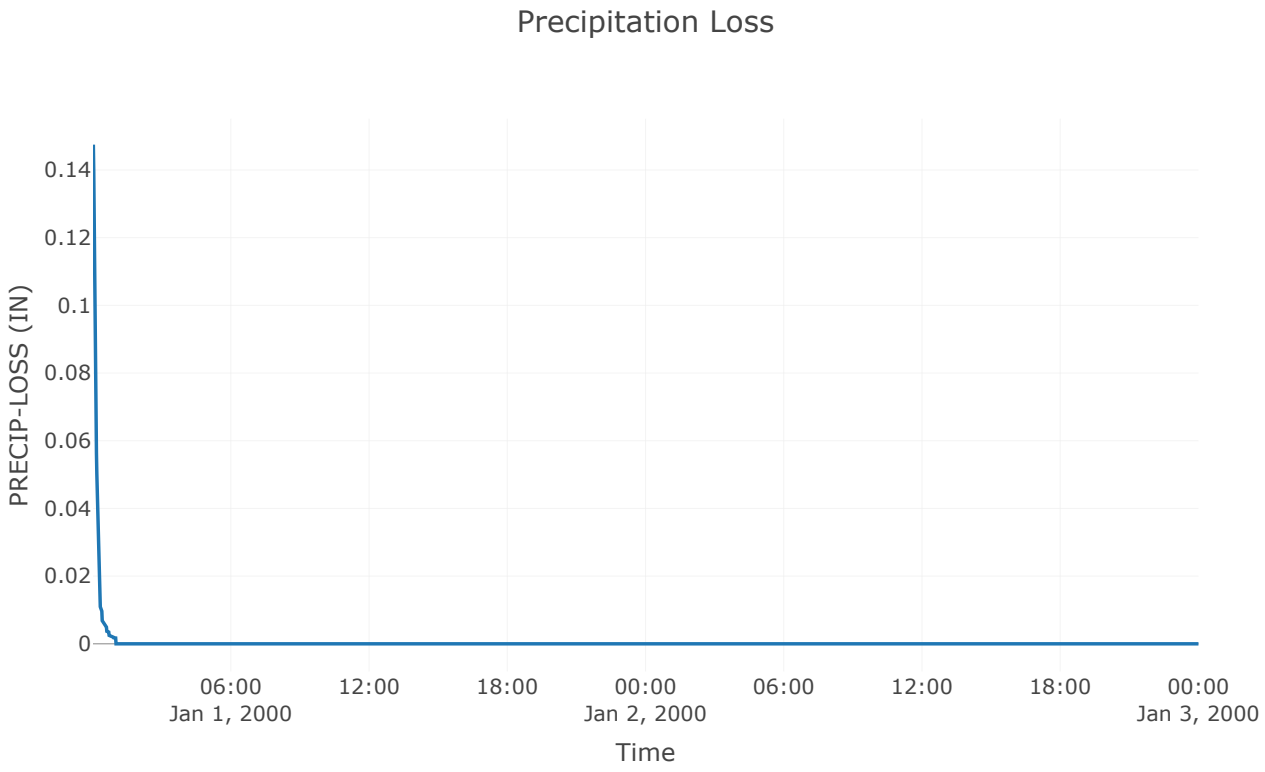


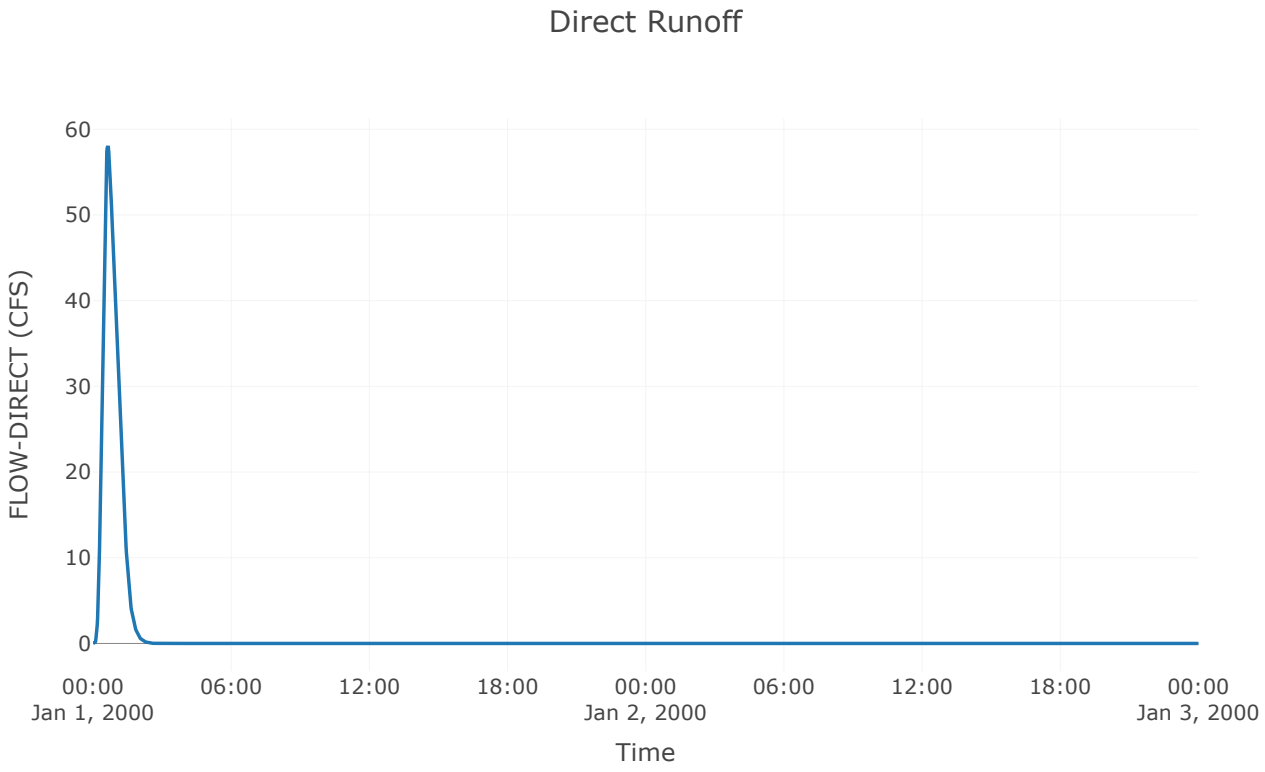
Cumulative Precipitation

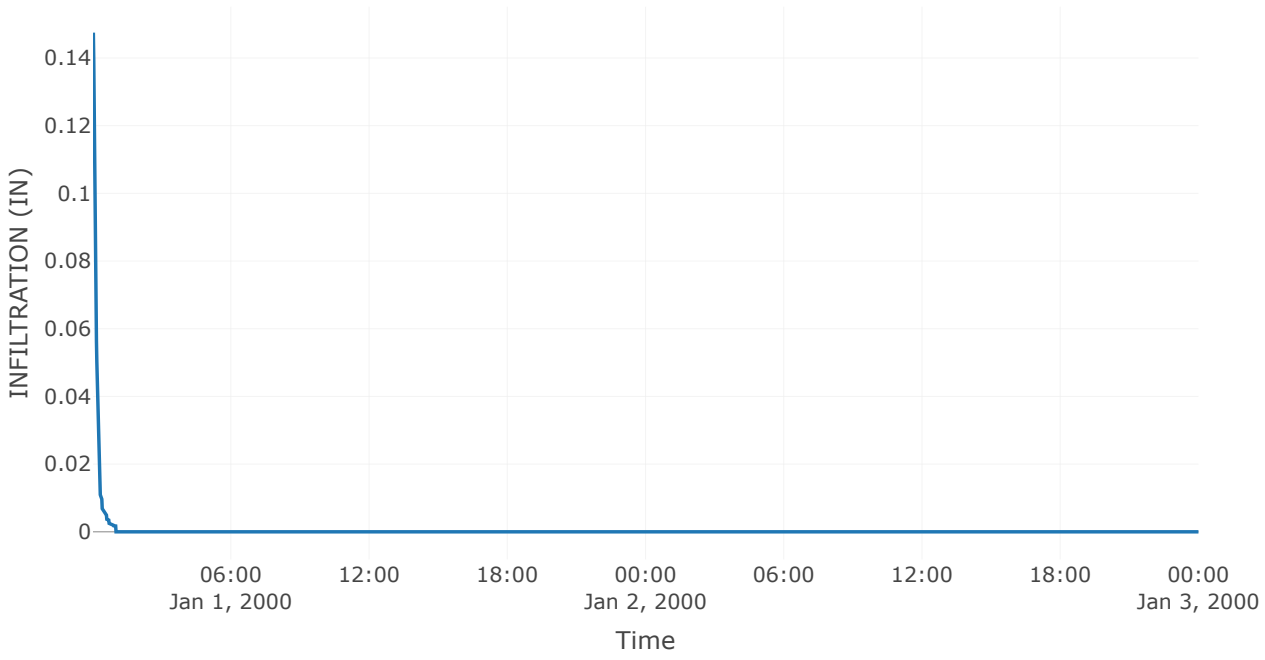



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
60
50
40
30
20
10
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 South

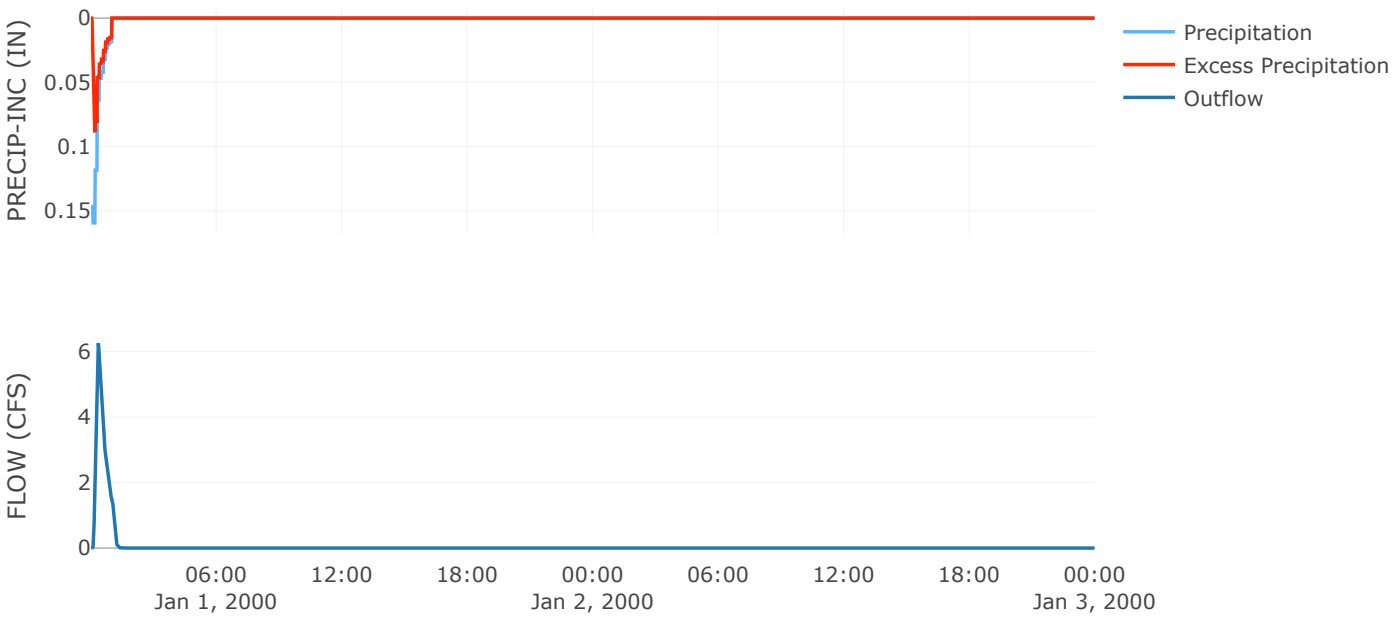
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80

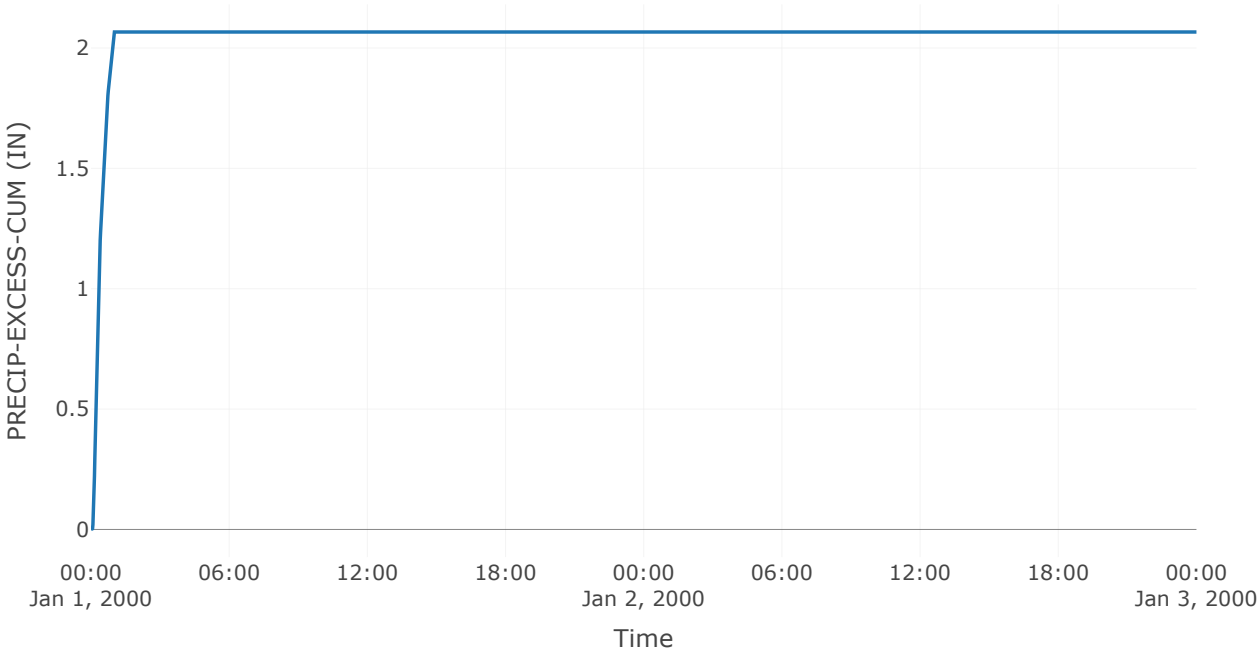
Transform: Scs	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib 1 South	
Peak Discharge (CFS)	6.25
Time of Peak Discharge	01Jan2000, 00:21
Volume (IN)	2.07
Precipitation Volume (AC - FT)	0.5
Loss Volume (AC - FT)	0.25
Excess Volume (AC - FT)	0.26
Direct Runoff Volume (AC - FT)	0.26
Baseflow Volume (AC - FT)	0

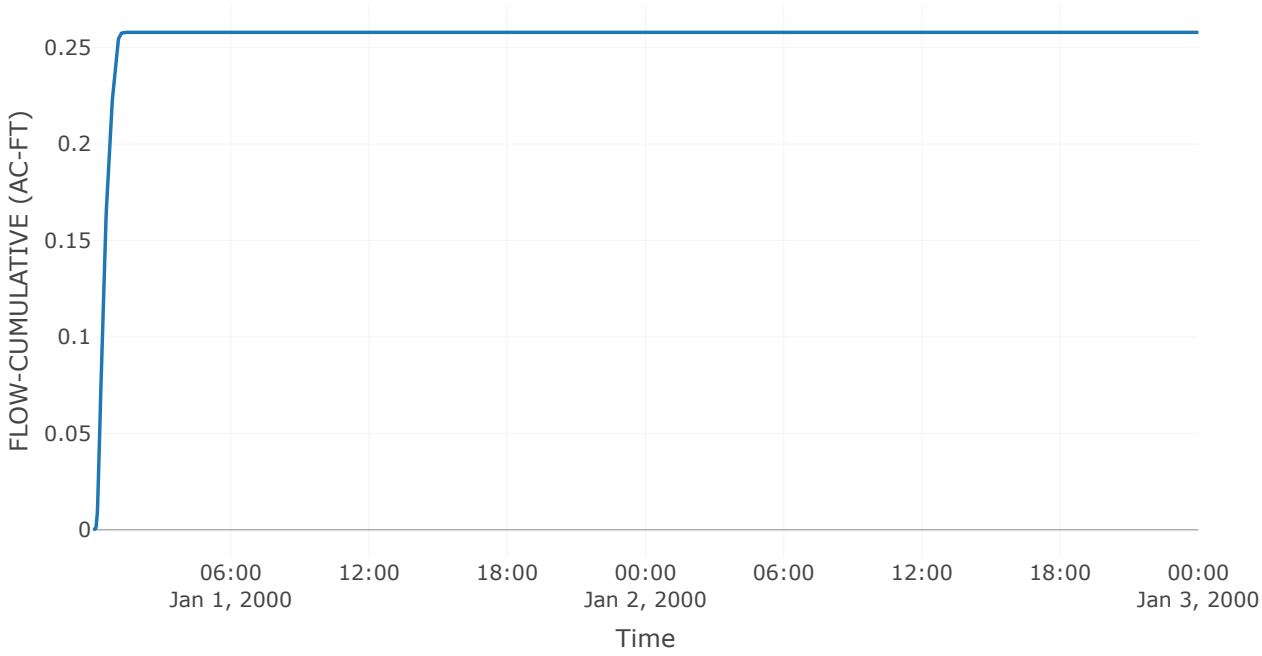
Precipitation and Outflow



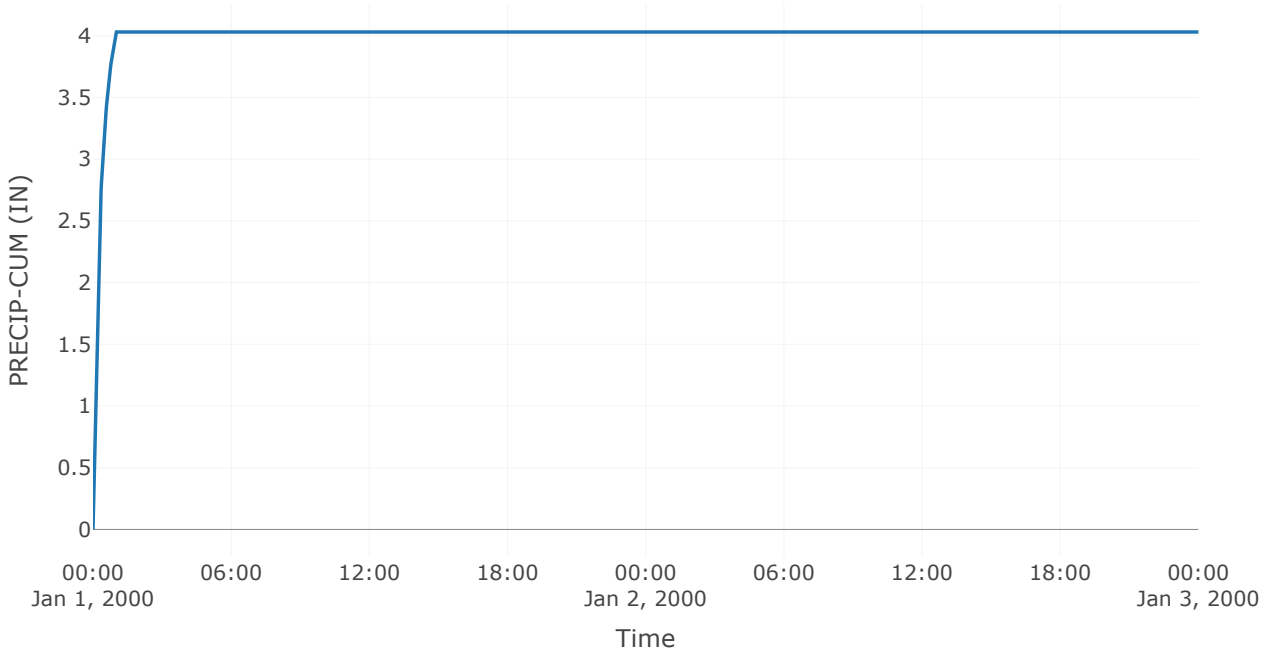
Cumulative Excess Precipitation

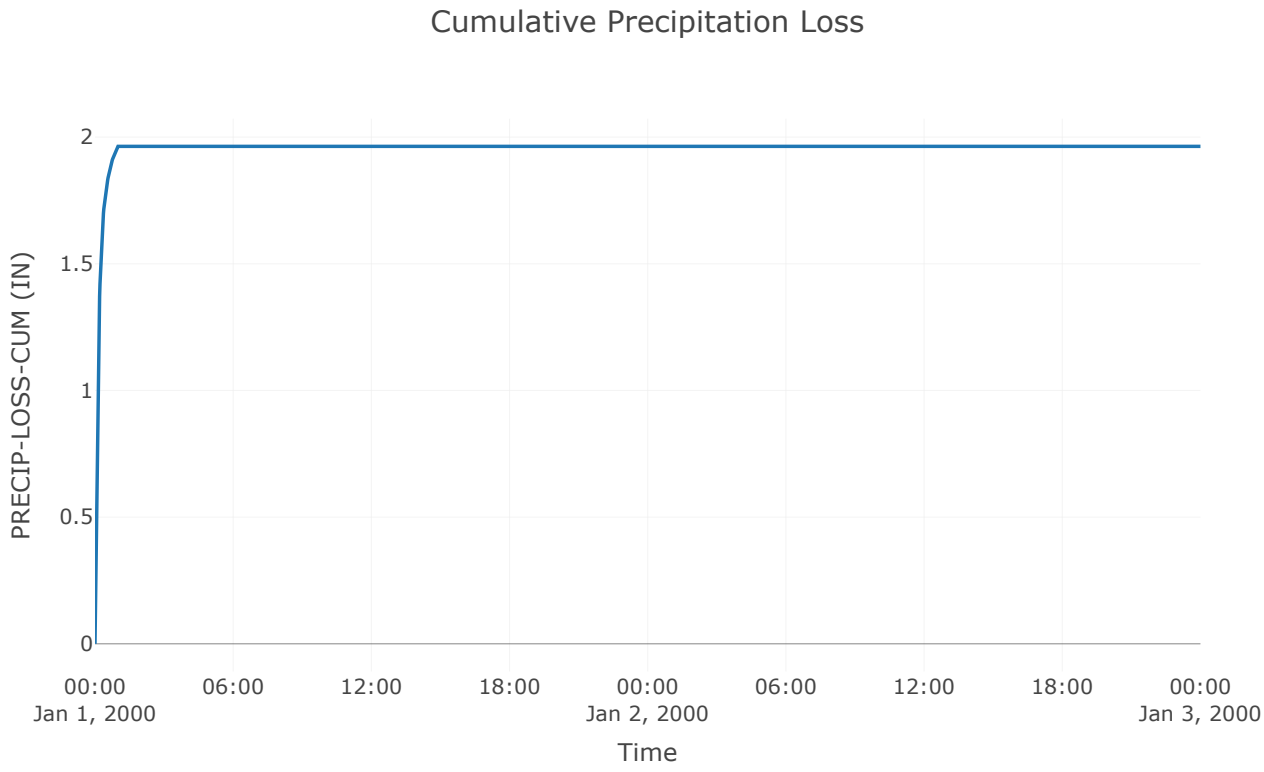


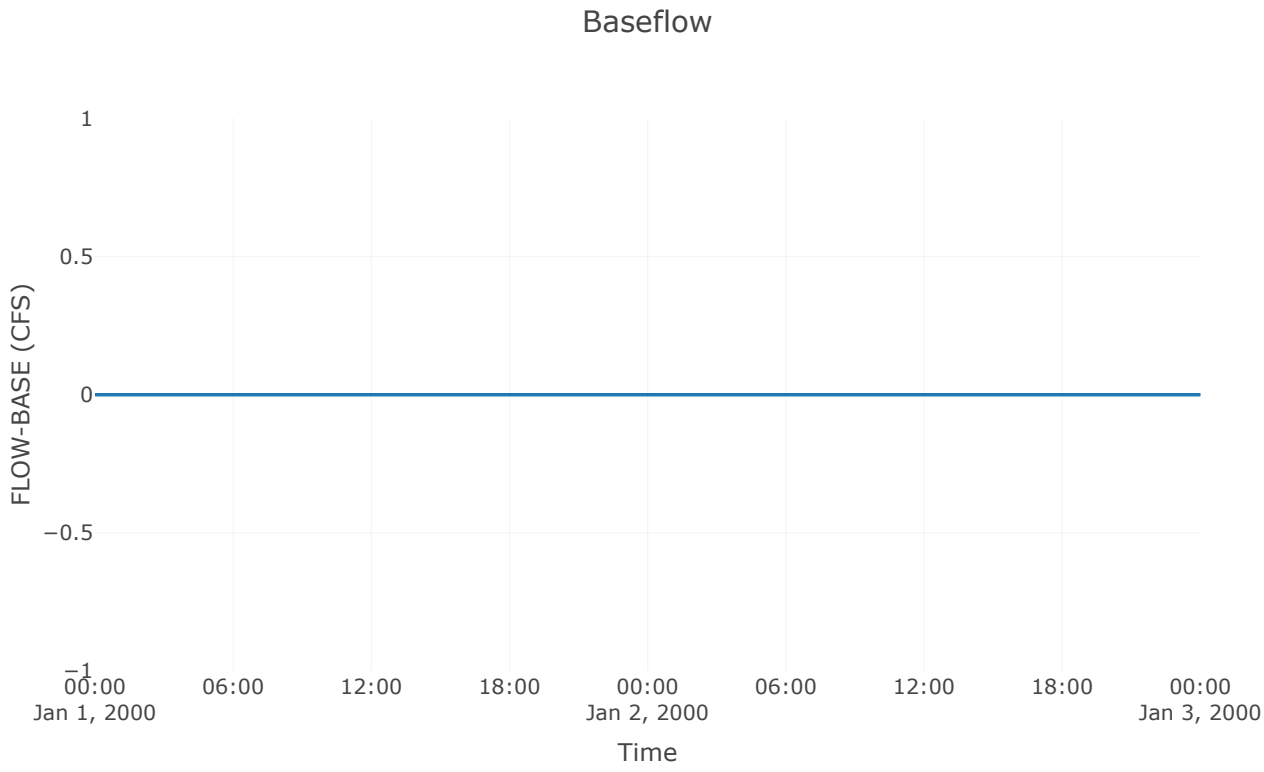
Cumulative Outflow



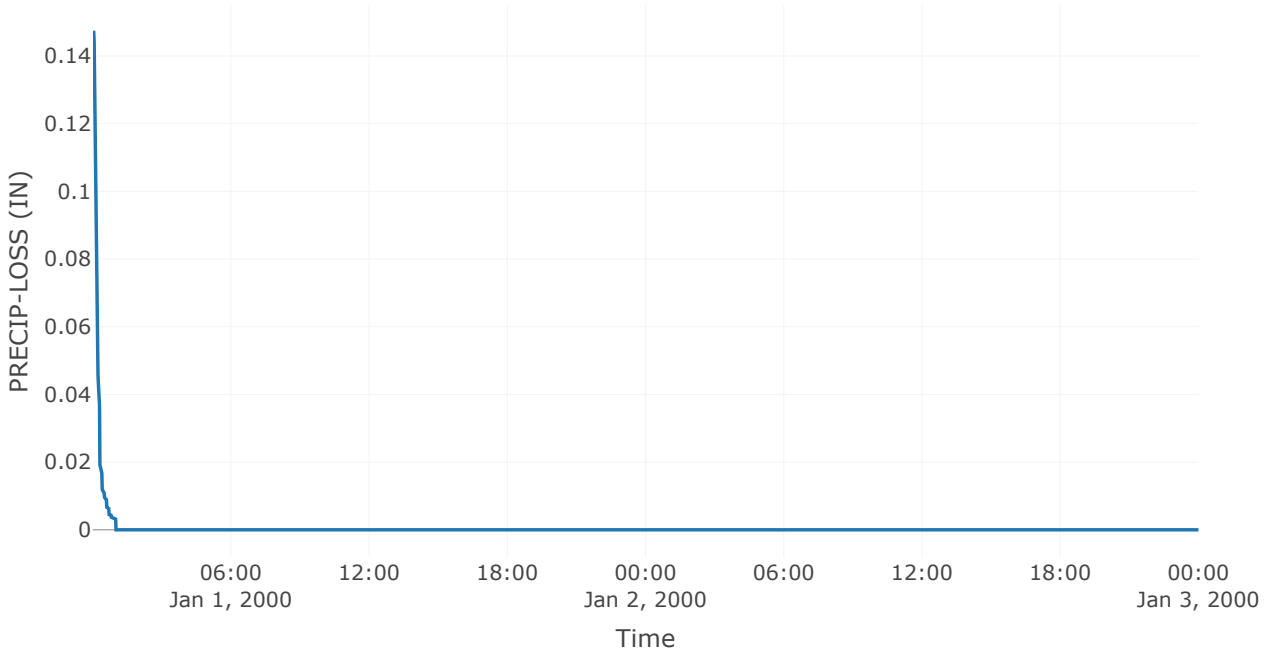
Cumulative Precipitation



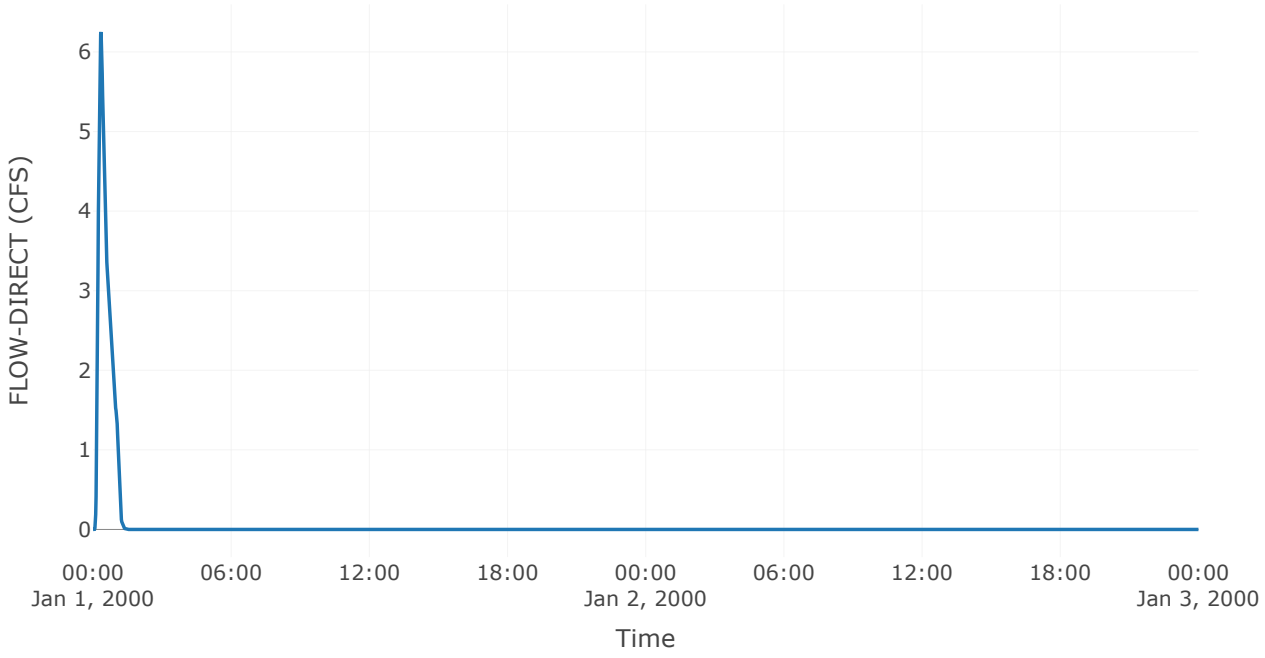

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

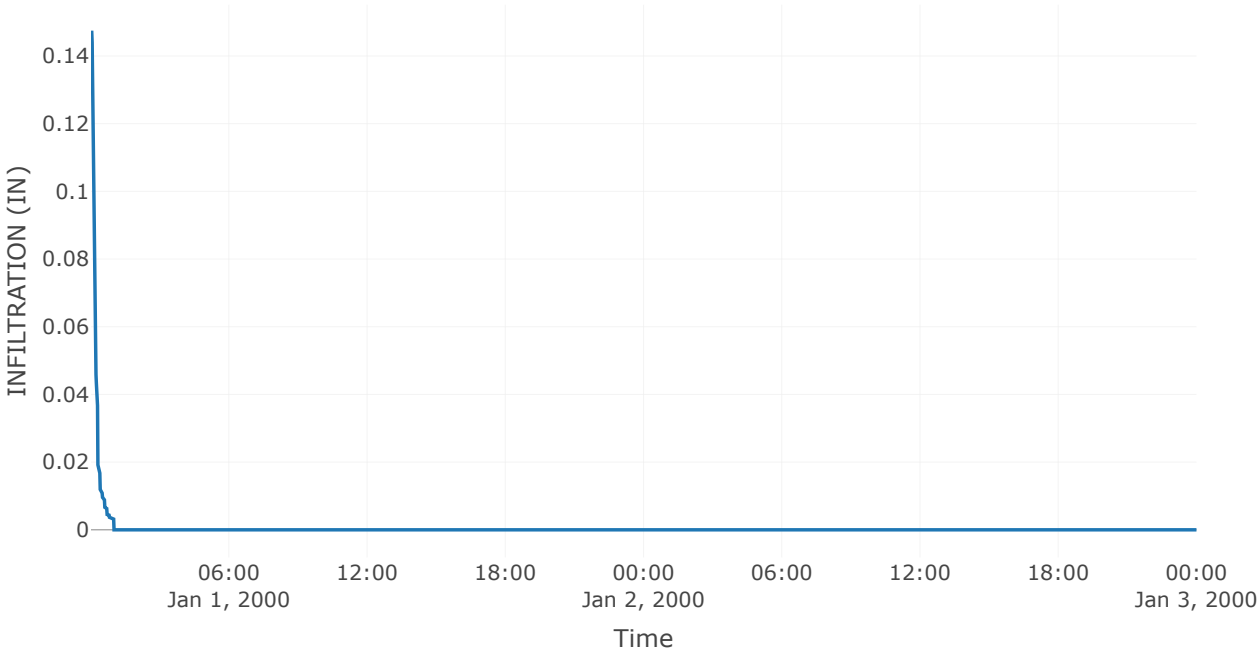

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff




Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib 1 West

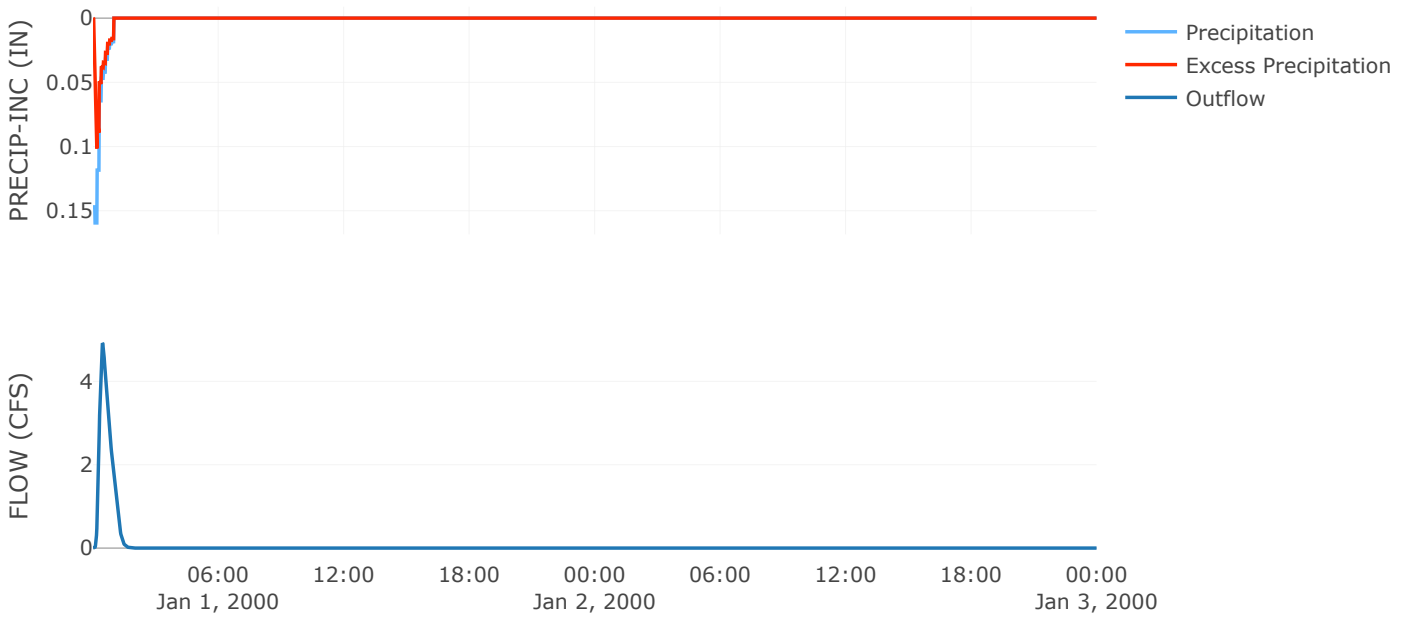
Area (MI2) : 0
Downstream : Basin 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

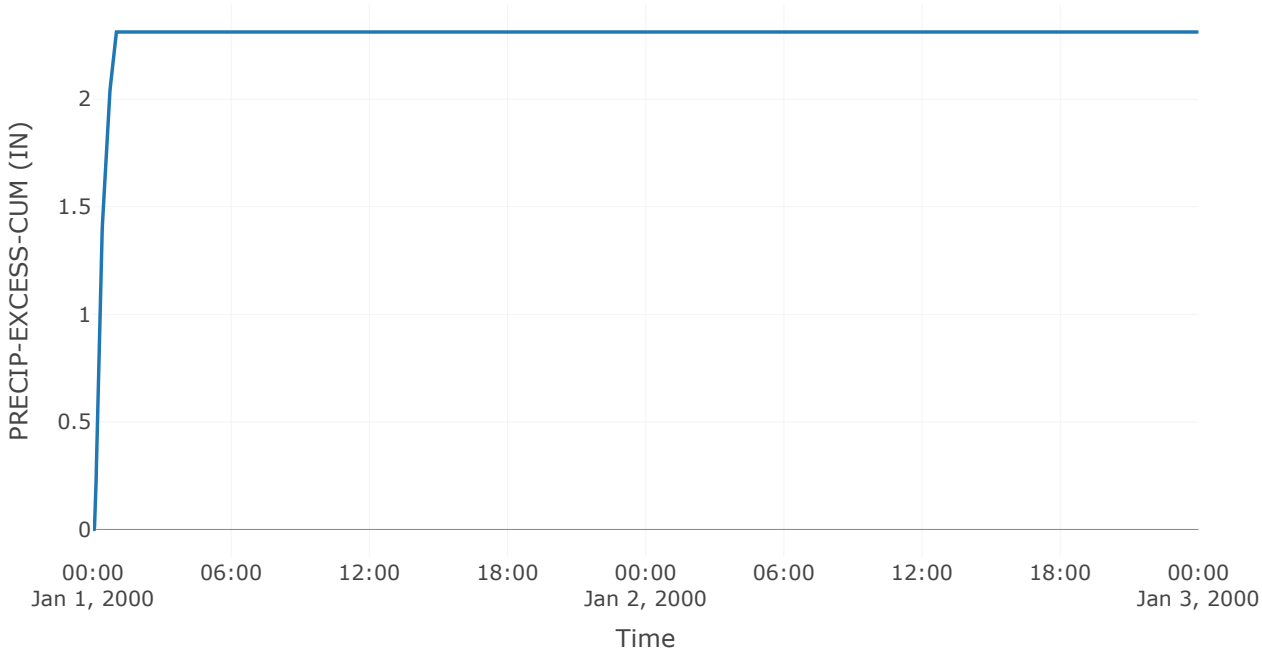
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib 1 West	
Peak Discharge (CFS)	4.91
Time of Peak Discharge	01Jan2000, 00:27
Volume (IN)	2.31
Precipitation Volume (AC - FT)	0.44
Loss Volume (AC - FT)	0.19
Excess Volume (AC - FT)	0.25
Direct Runoff Volume (AC - FT)	0.25
Baseflow Volume (AC - FT)	0

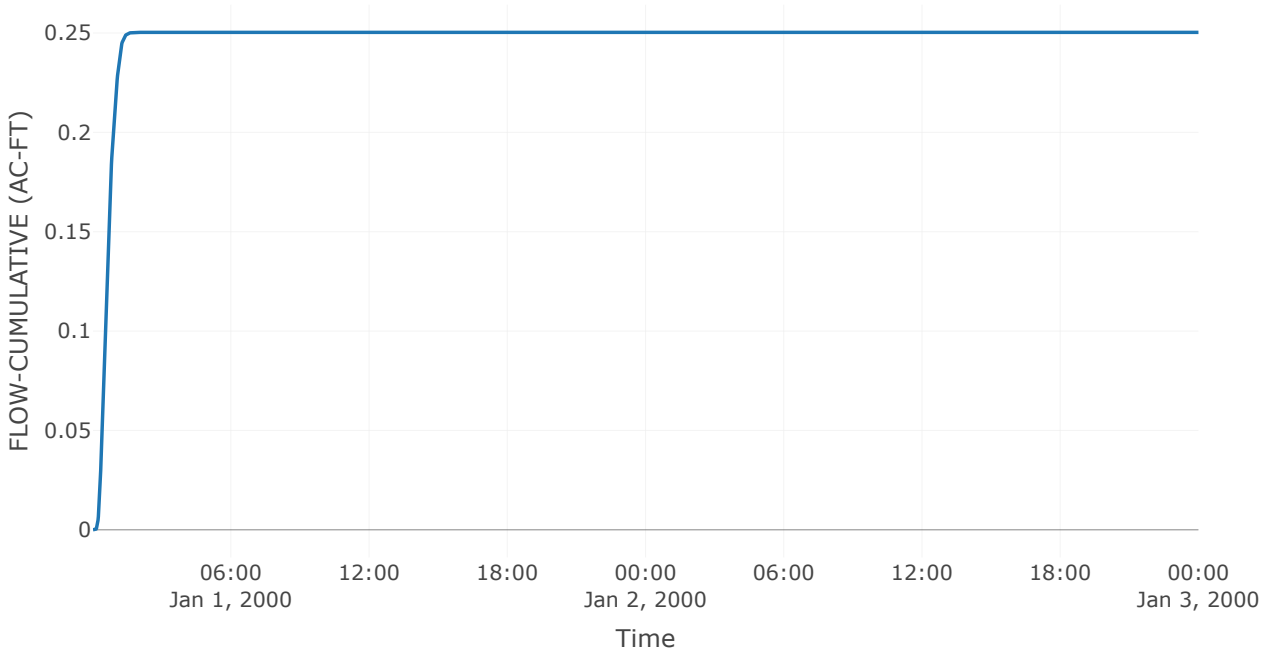
Precipitation and Outflow



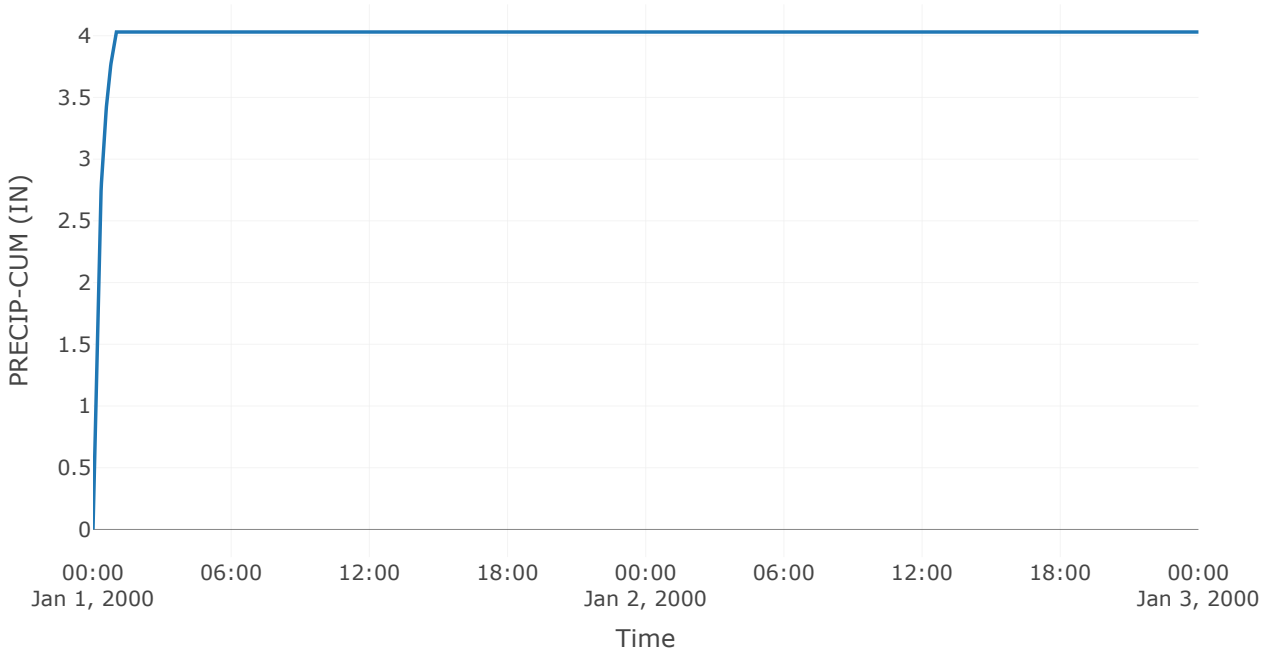
Cumulative Excess Precipitation

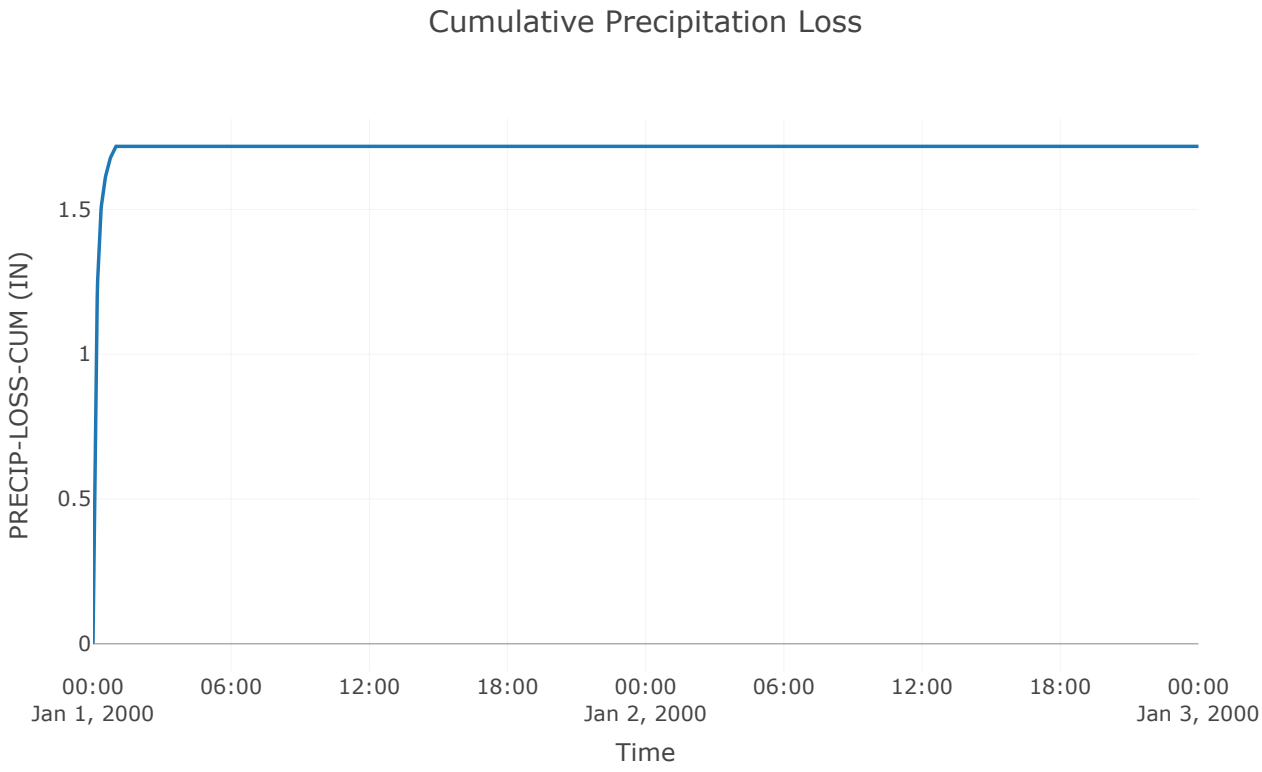


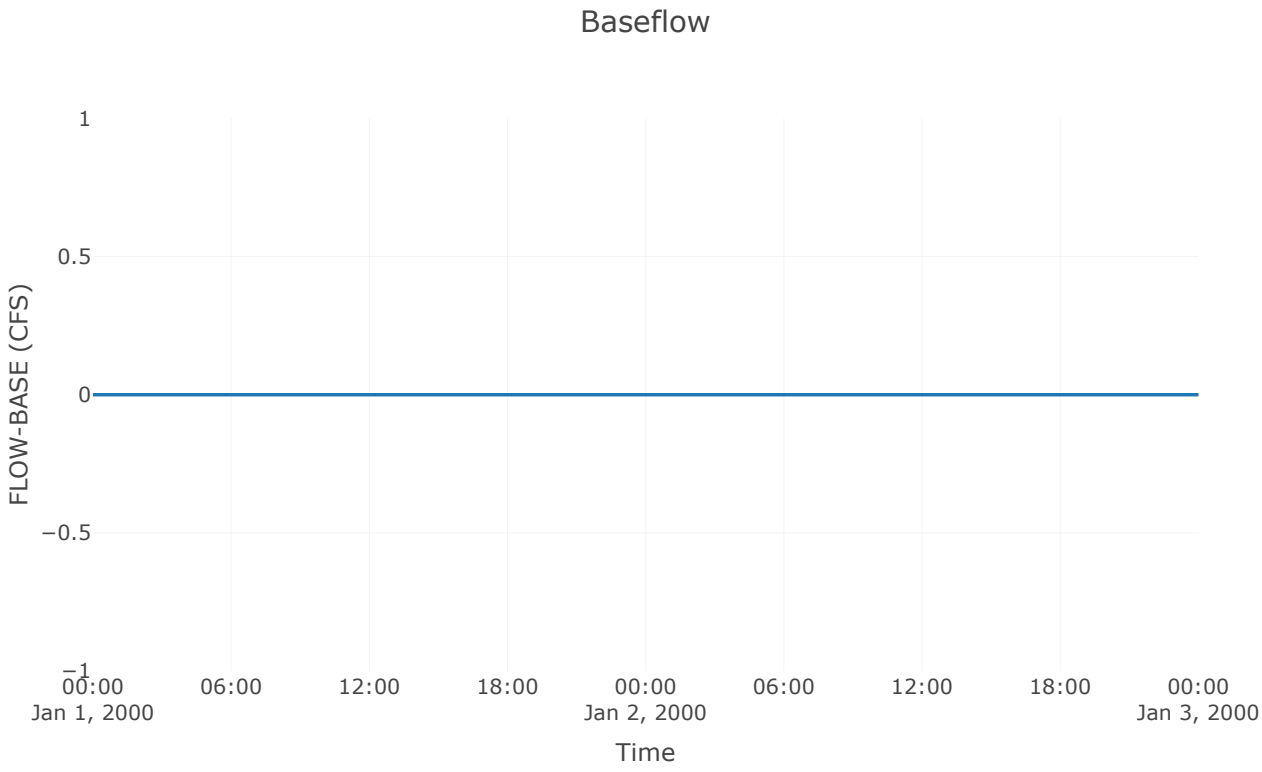
Cumulative Outflow



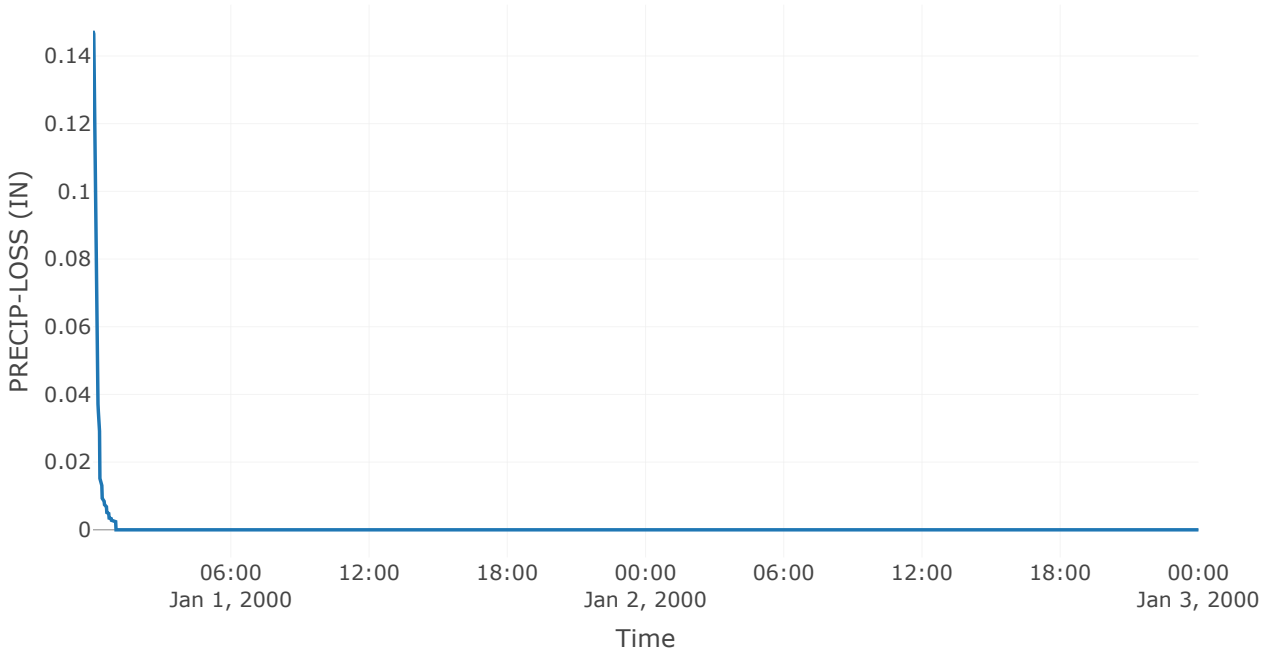
Cumulative Precipitation



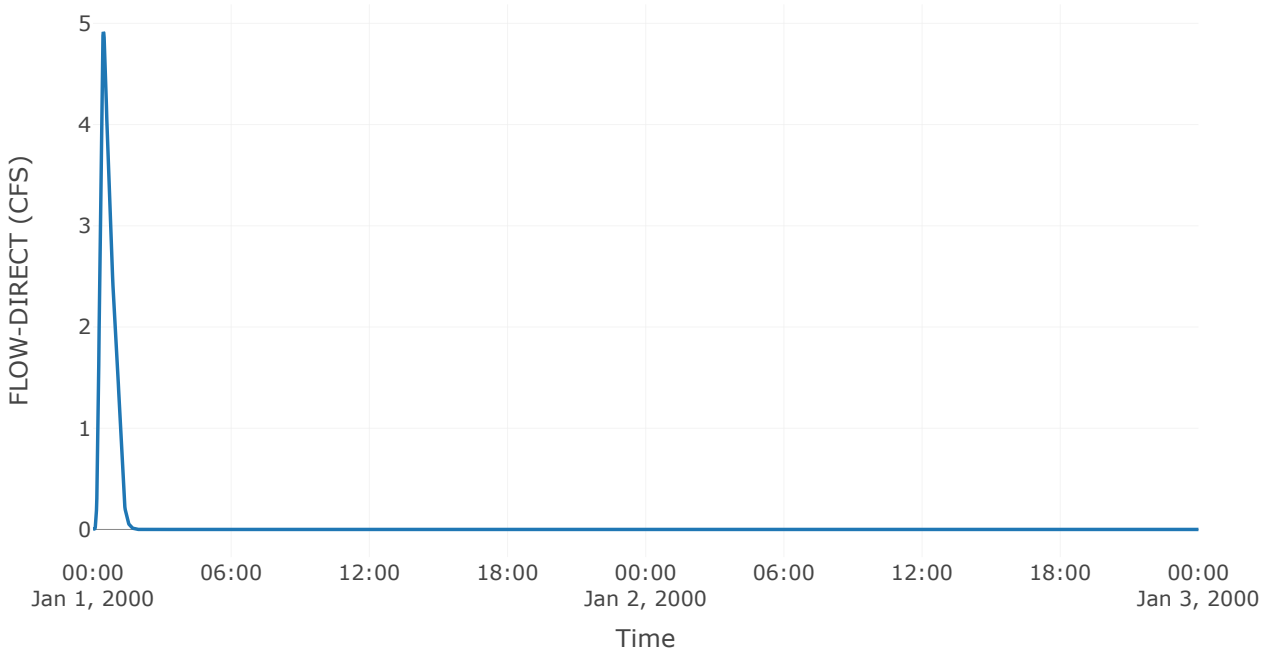

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

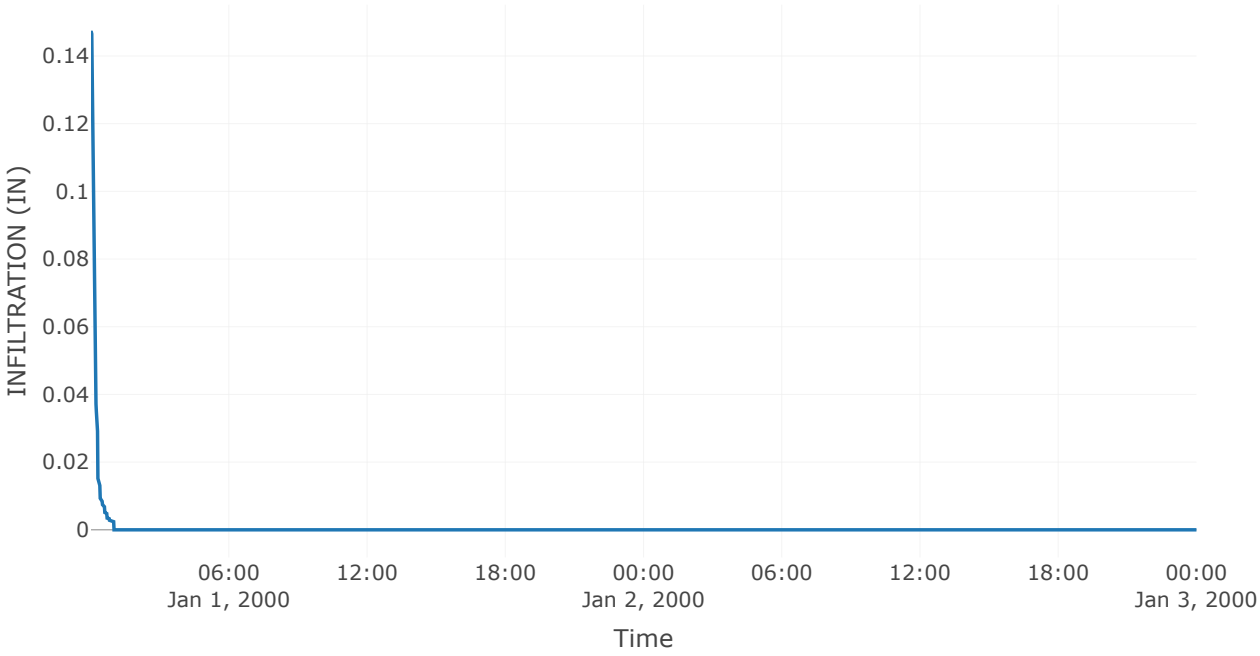

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



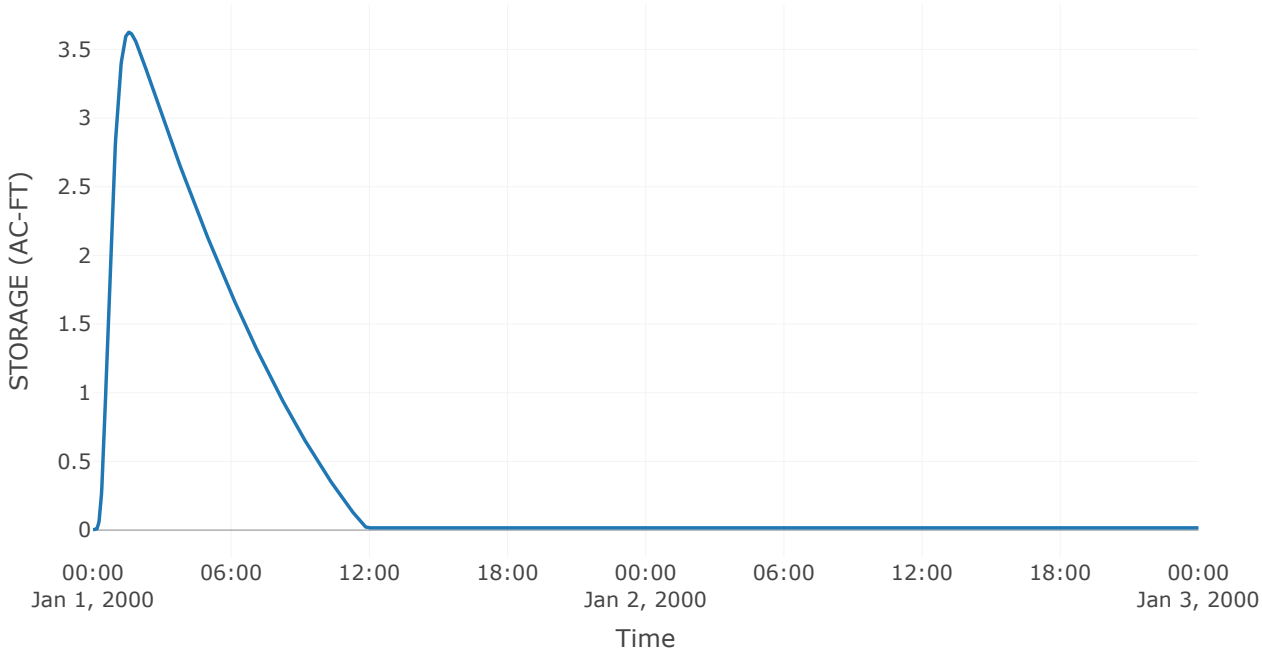

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 1

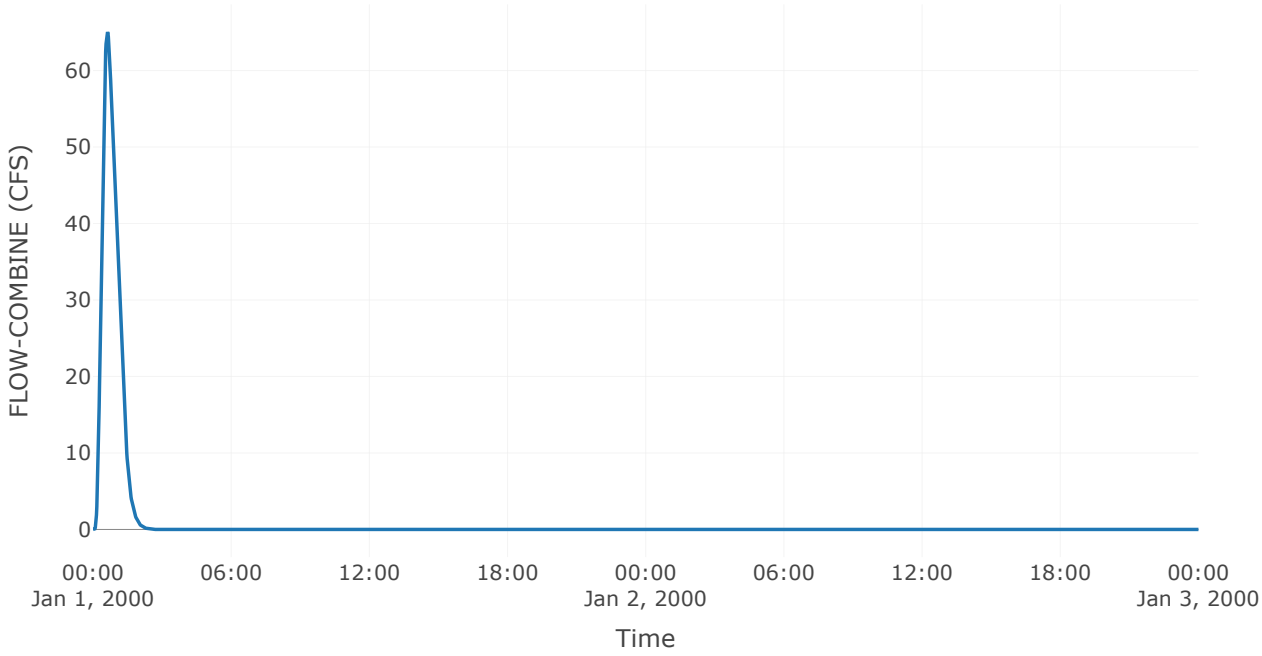
Downstream : Basin 2

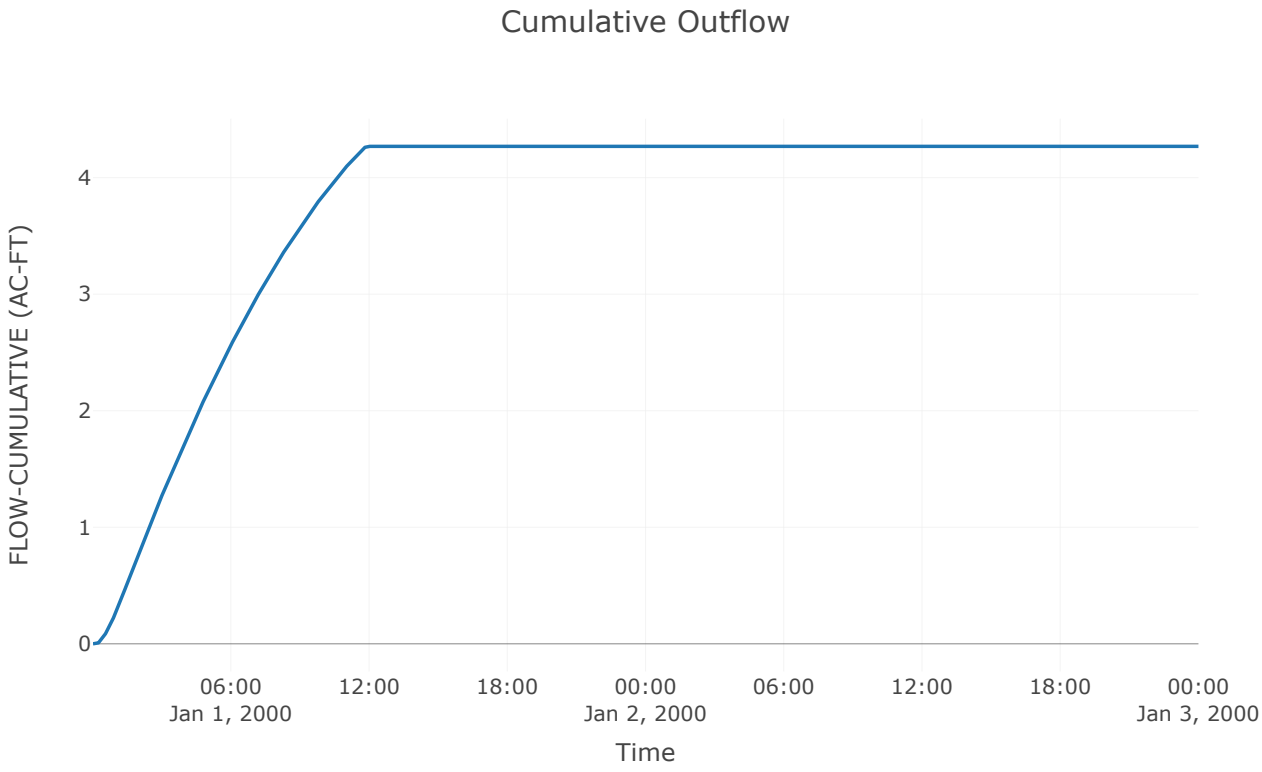
Results: Basin 1	
Peak Discharge (CFS)	6.25
Time of Peak Discharge	01Jan2000, 01:34
Volume (IN)	2.51
Peak Inflow (CFS)	65.04
Time of Peak Inflow	01Jan2000, 00:38
Inflow Volume (AC - FT)	4.28
Maximum Storage (AC - FT)	3.62
Peak Elevation (FT)	699.1
Discharge Volume (AC - FT)	4.27

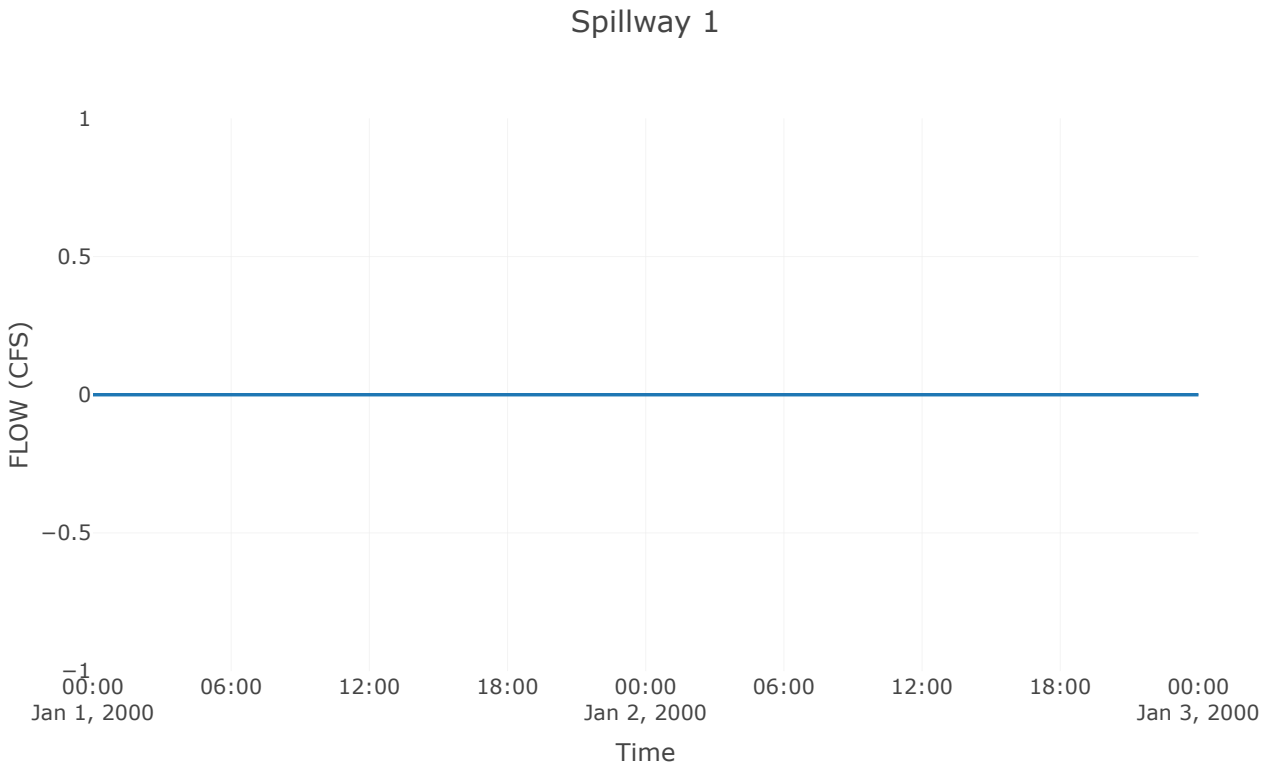
Storage



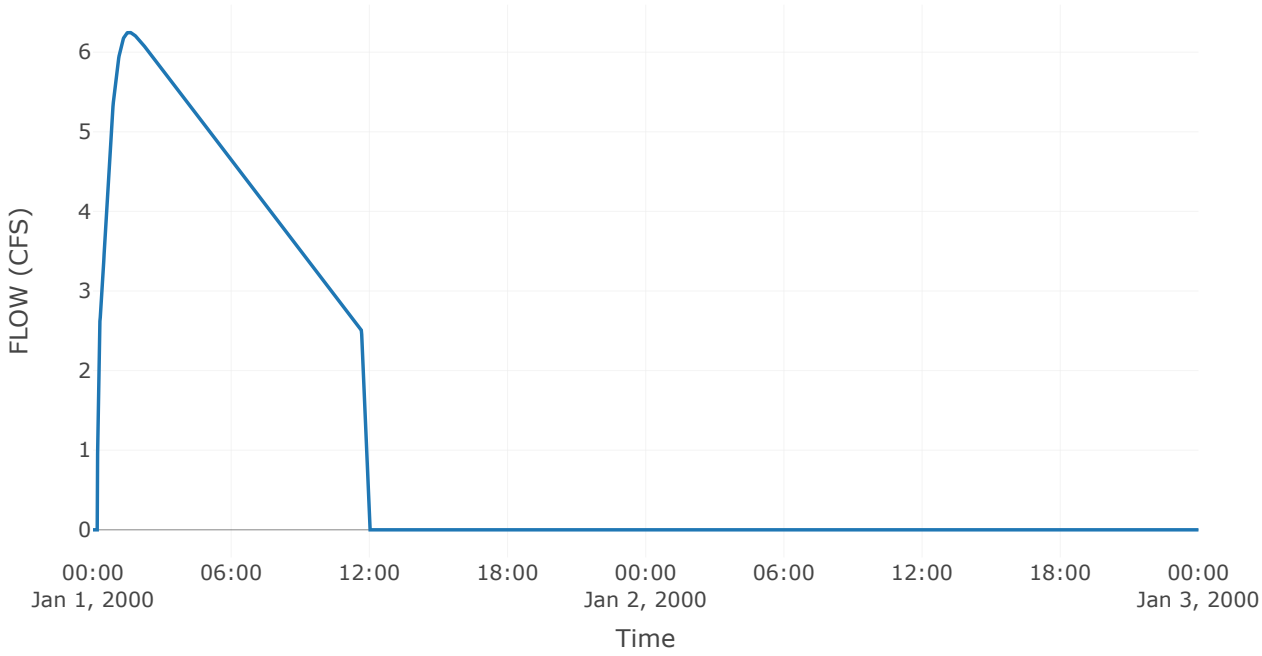
Combined Inflow



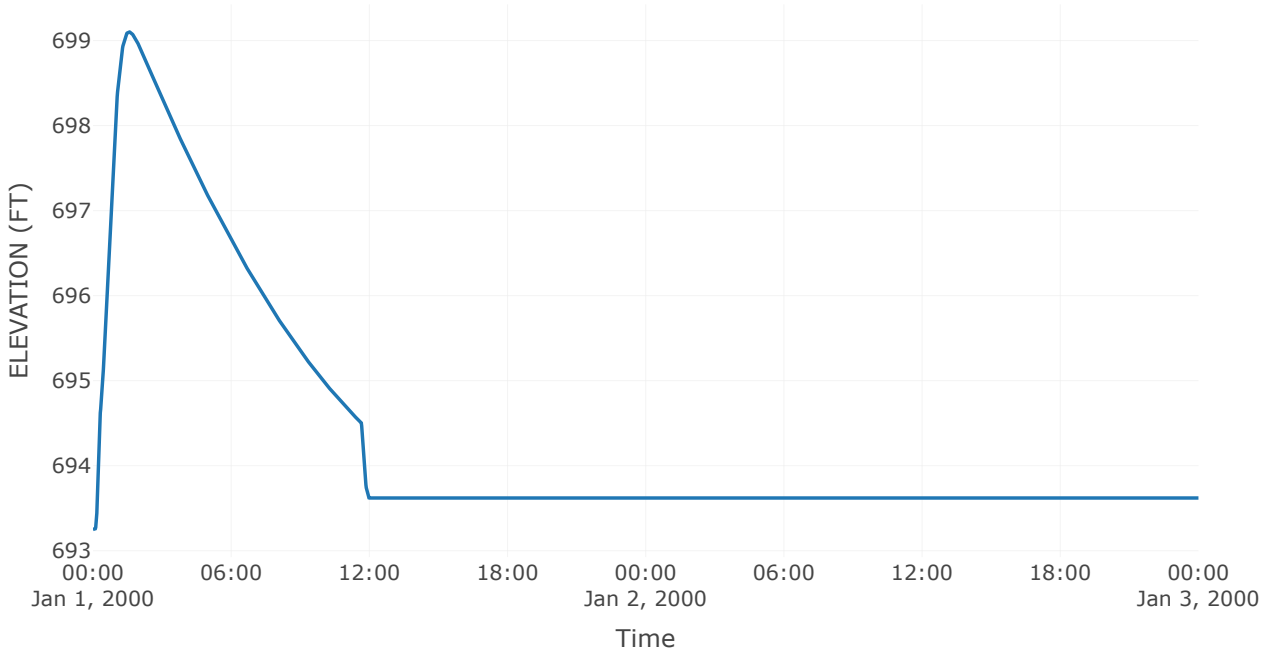

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

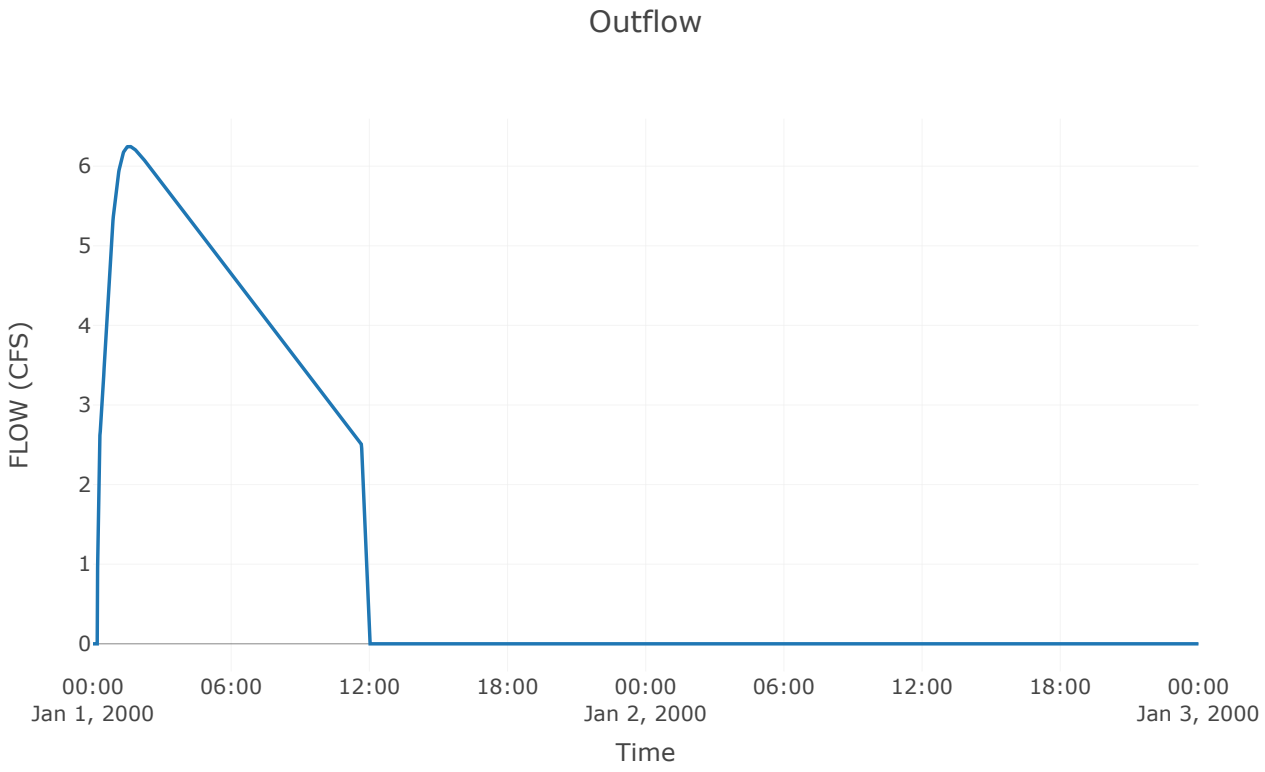

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
6
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib 2

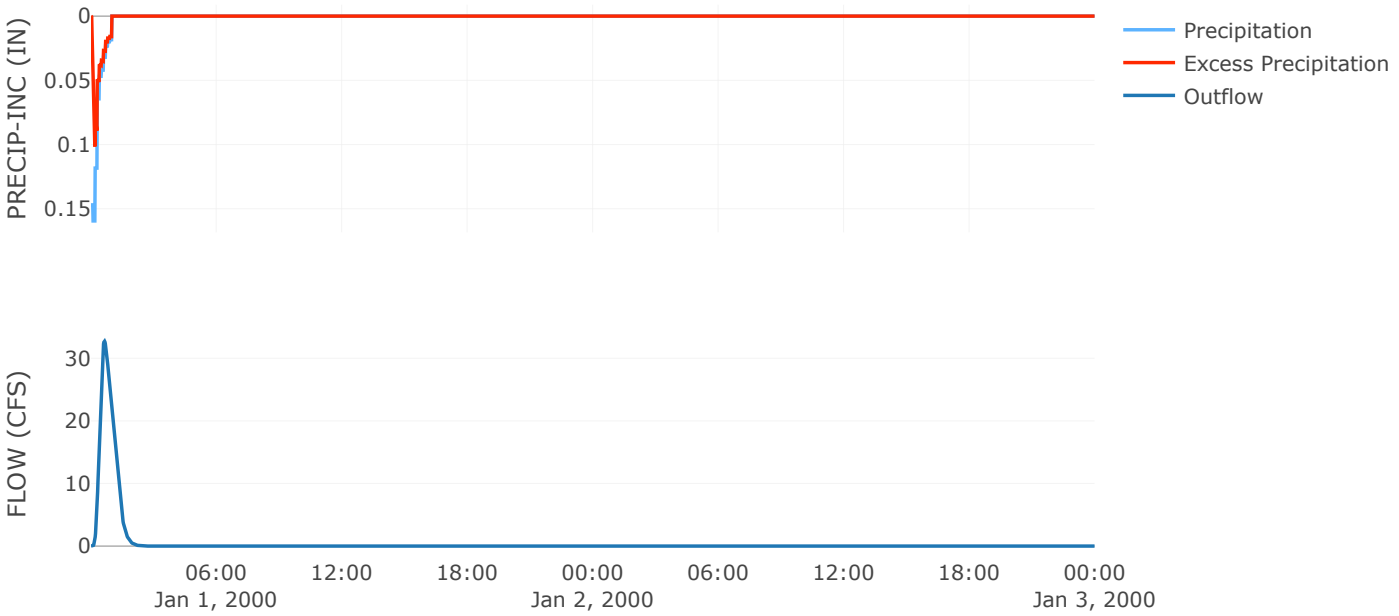
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

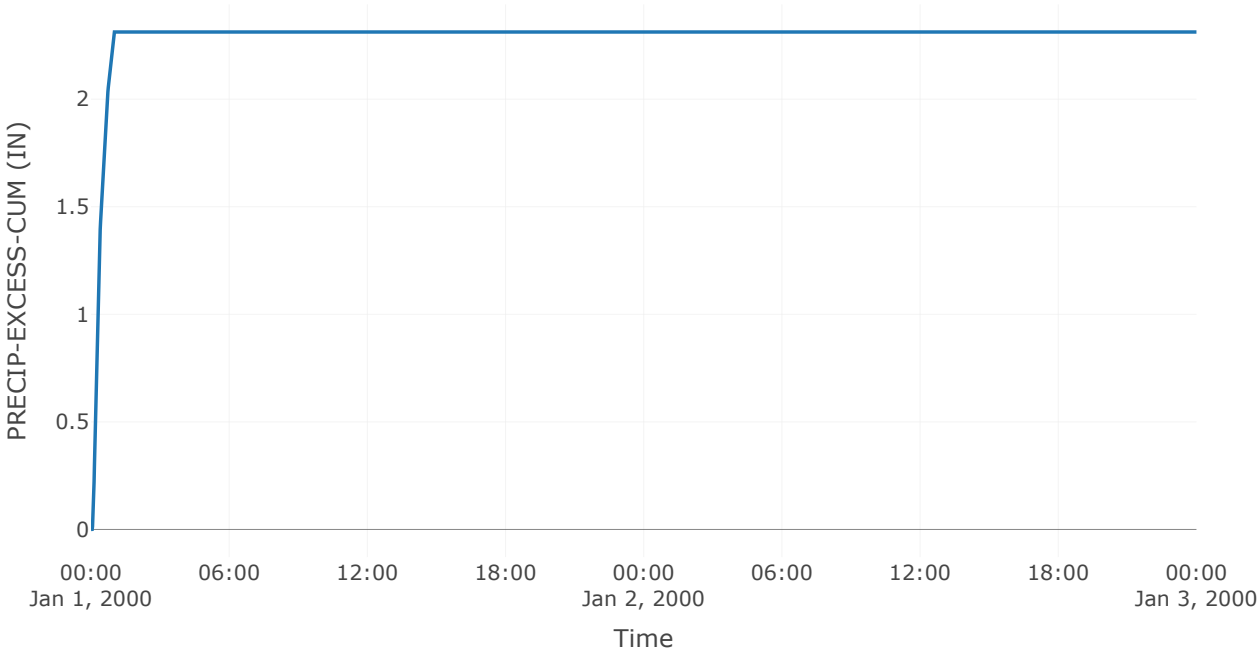
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

Results: On-Site Trib 2	
Peak Discharge (CFS)	32.72
Time of Peak Discharge	01Jan2000, 00:39
Volume (IN)	2.31
Precipitation Volume (AC - FT)	3.69
Loss Volume (AC - FT)	1.57
Excess Volume (AC - FT)	2.12
Direct Runoff Volume (AC - FT)	2.12
Baseflow Volume (AC - FT)	0

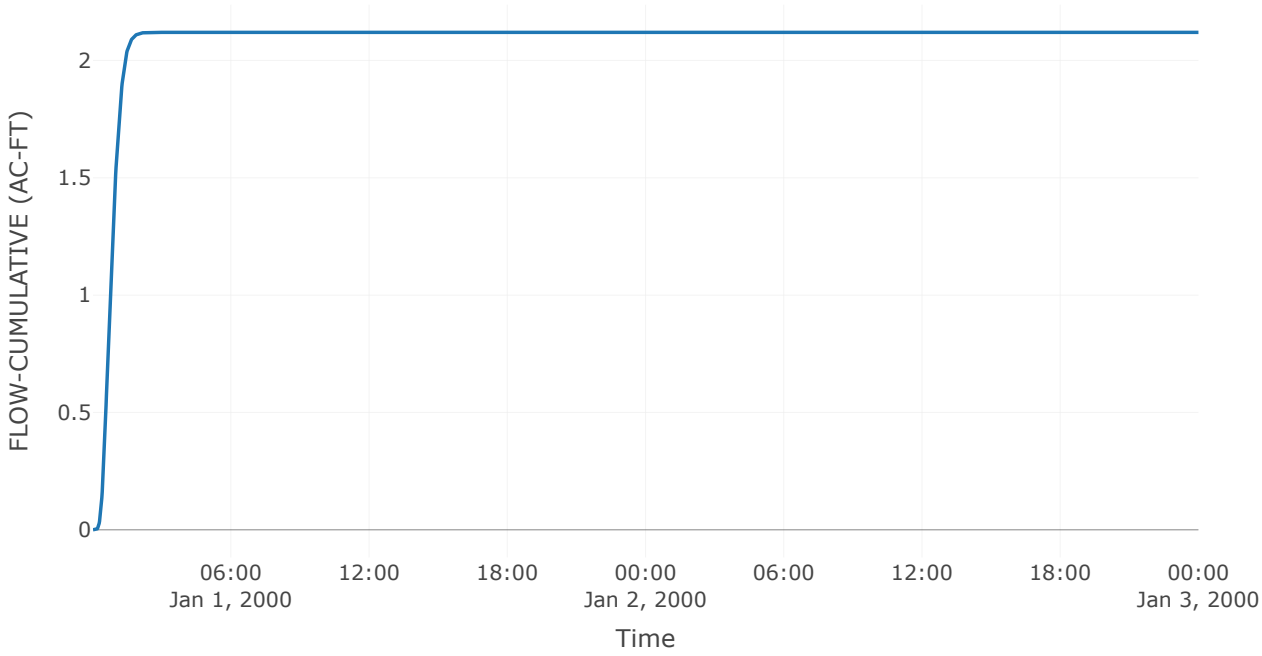
Precipitation and Outflow



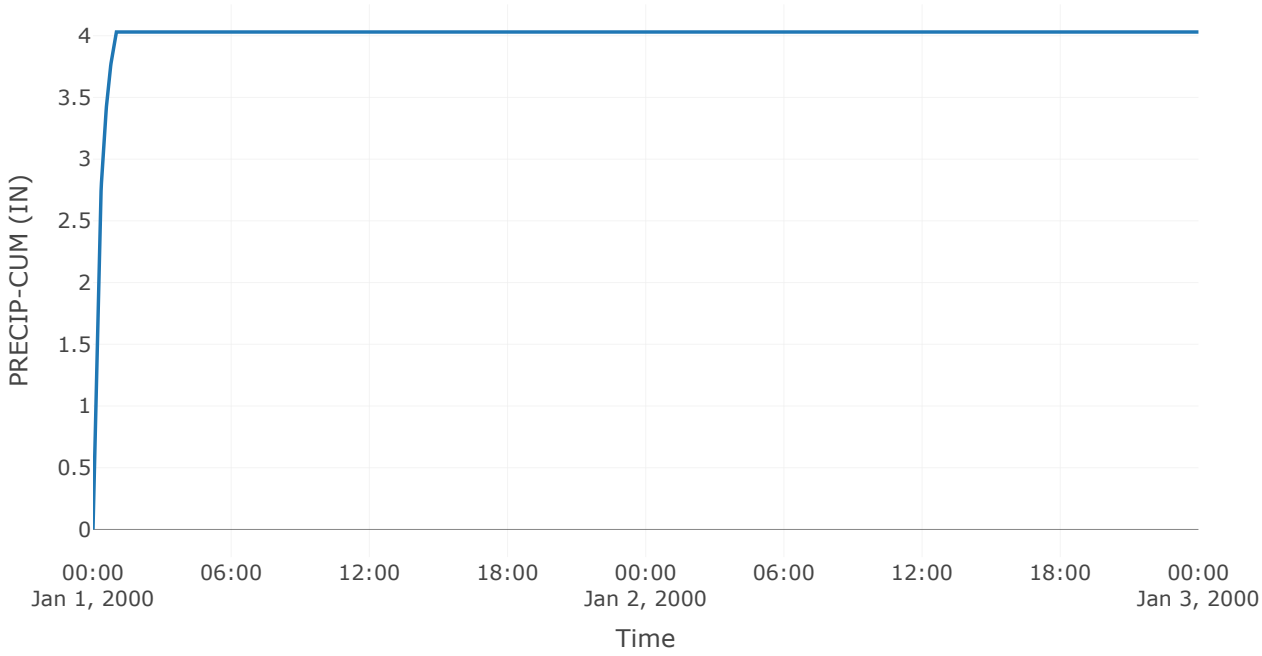
Cumulative Excess Precipitation

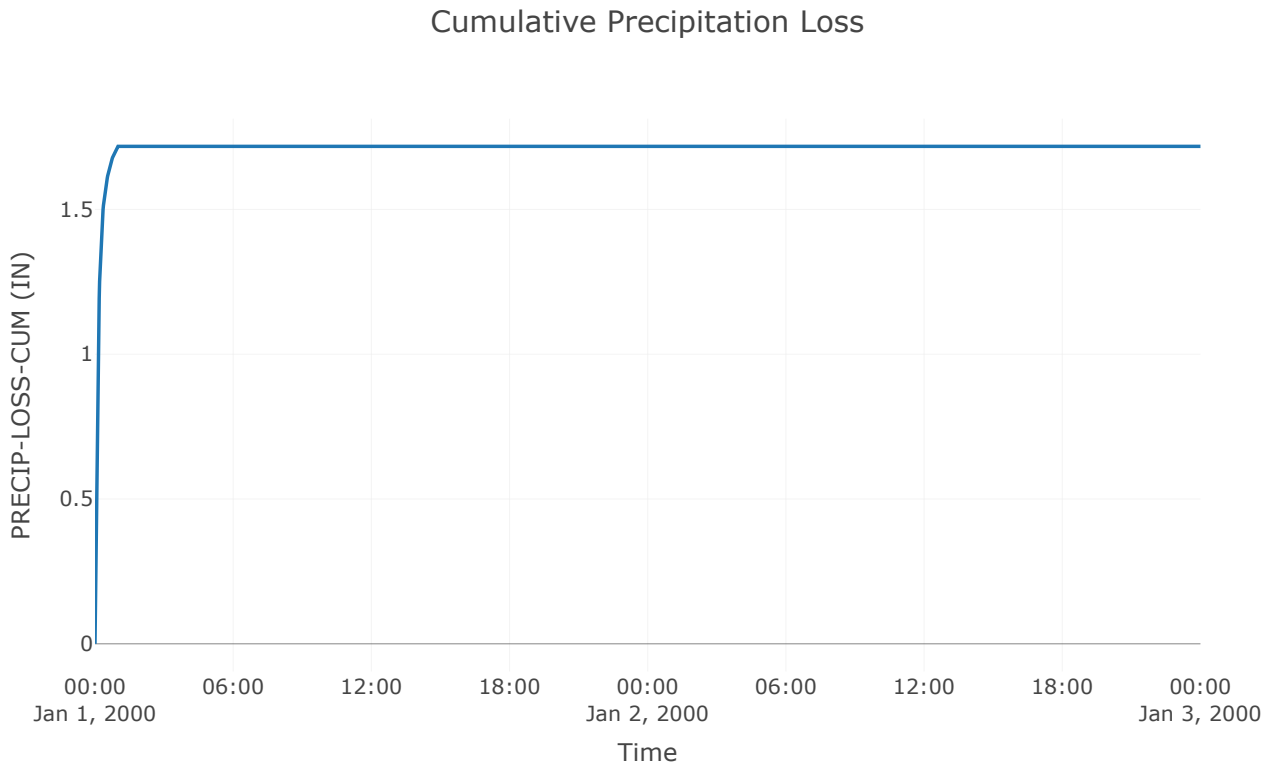


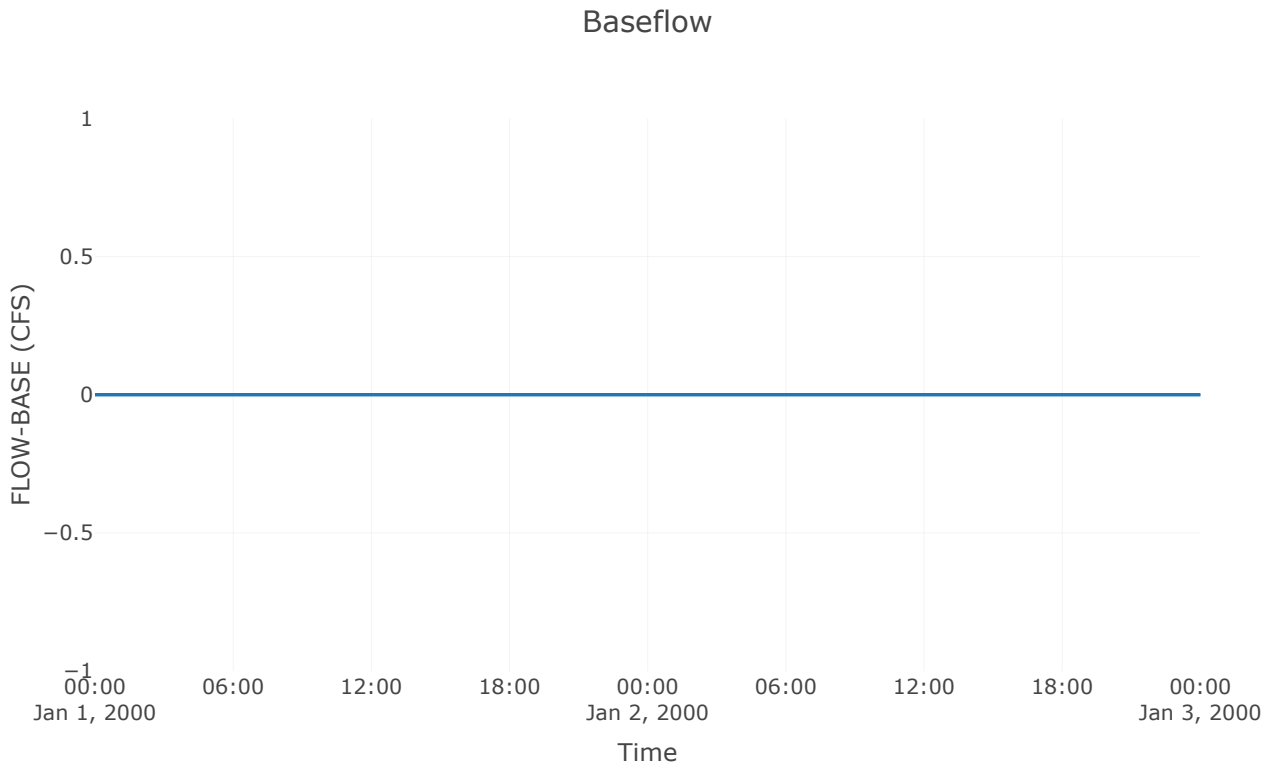
Cumulative Outflow

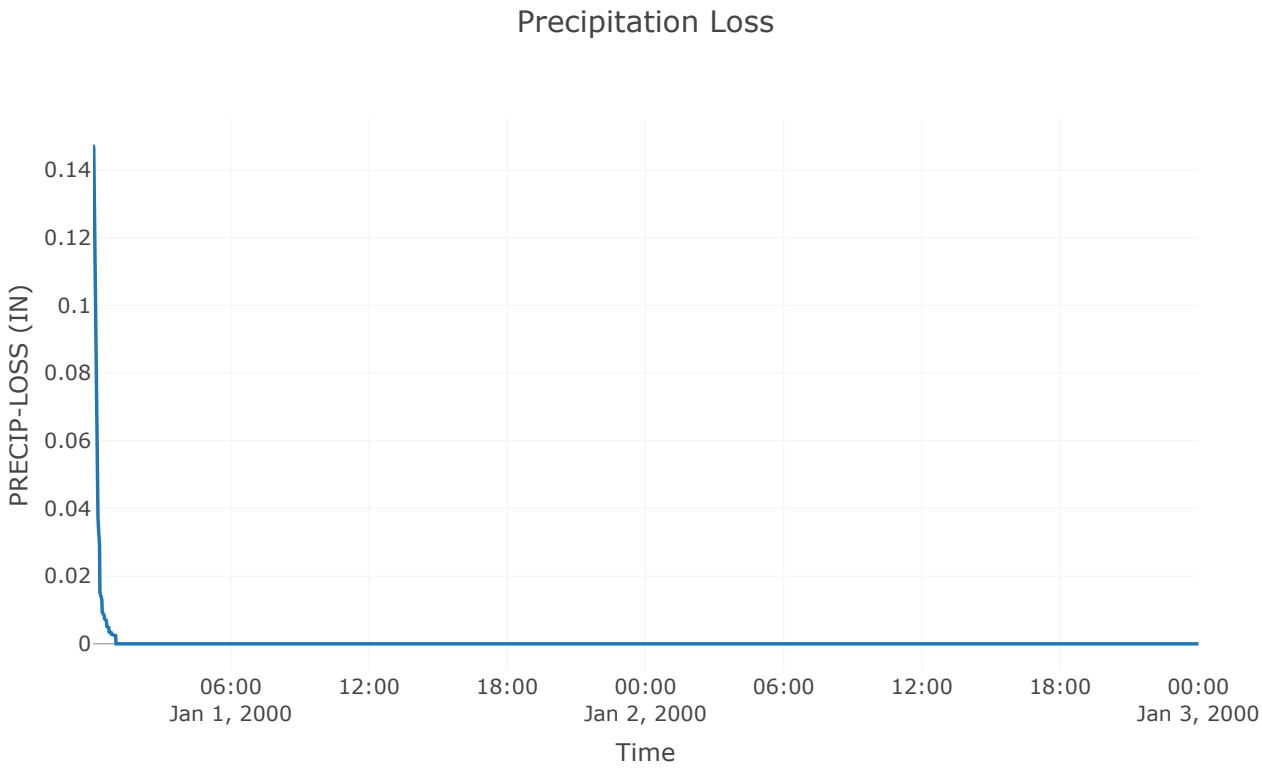


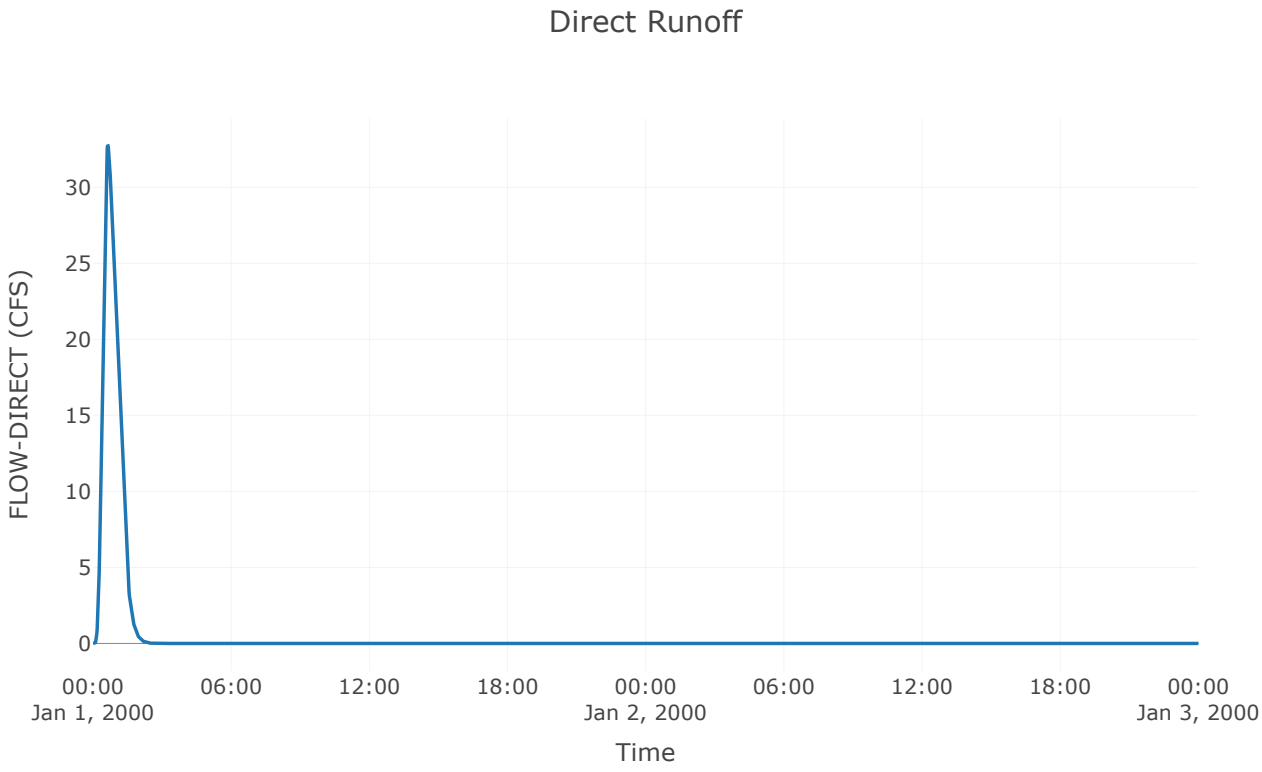
Cumulative Precipitation

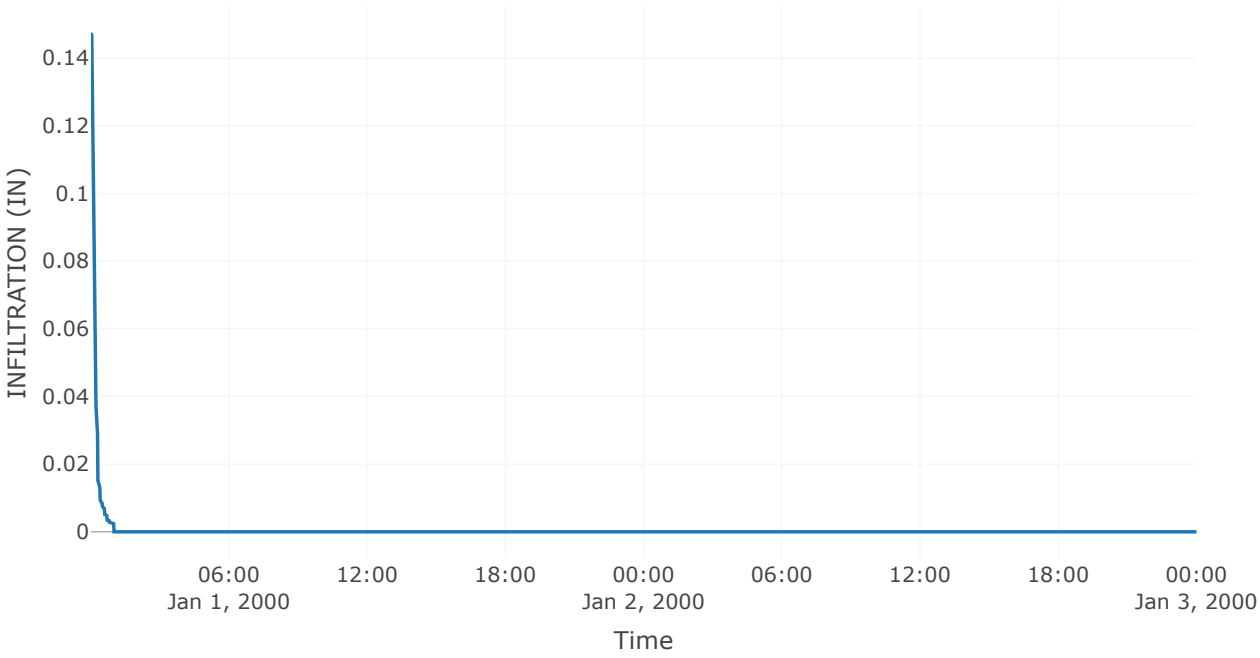



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
30
25
20
15
10
5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: Off-Site Trib2

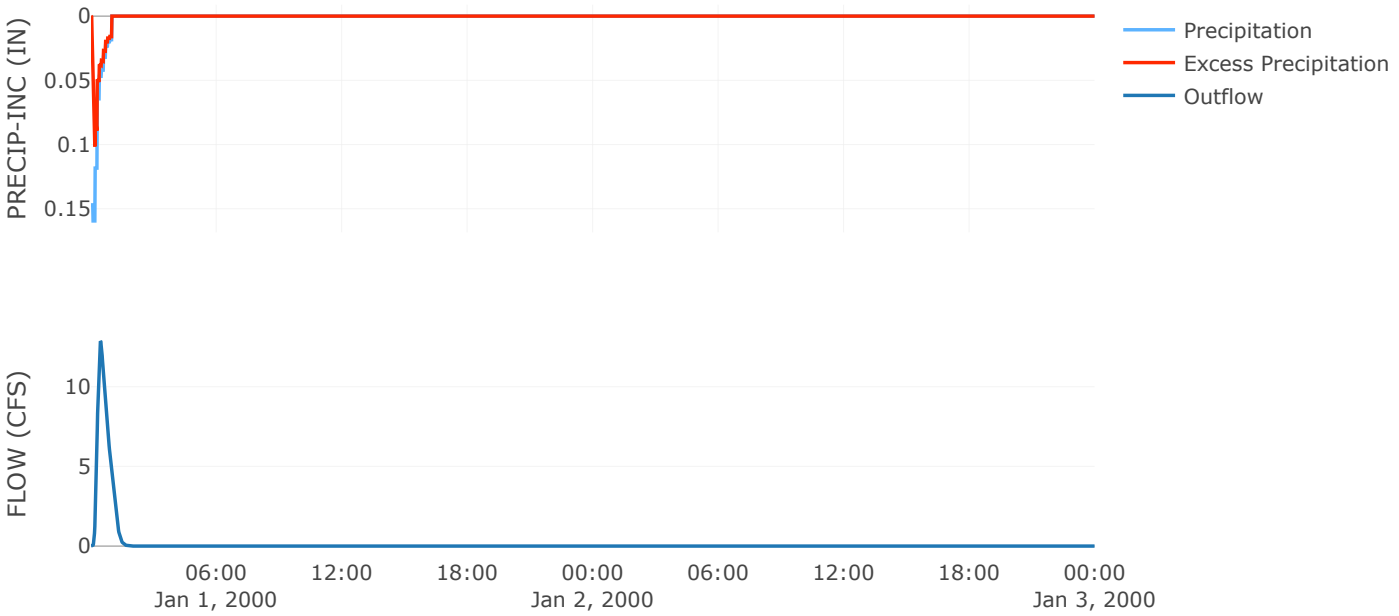
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

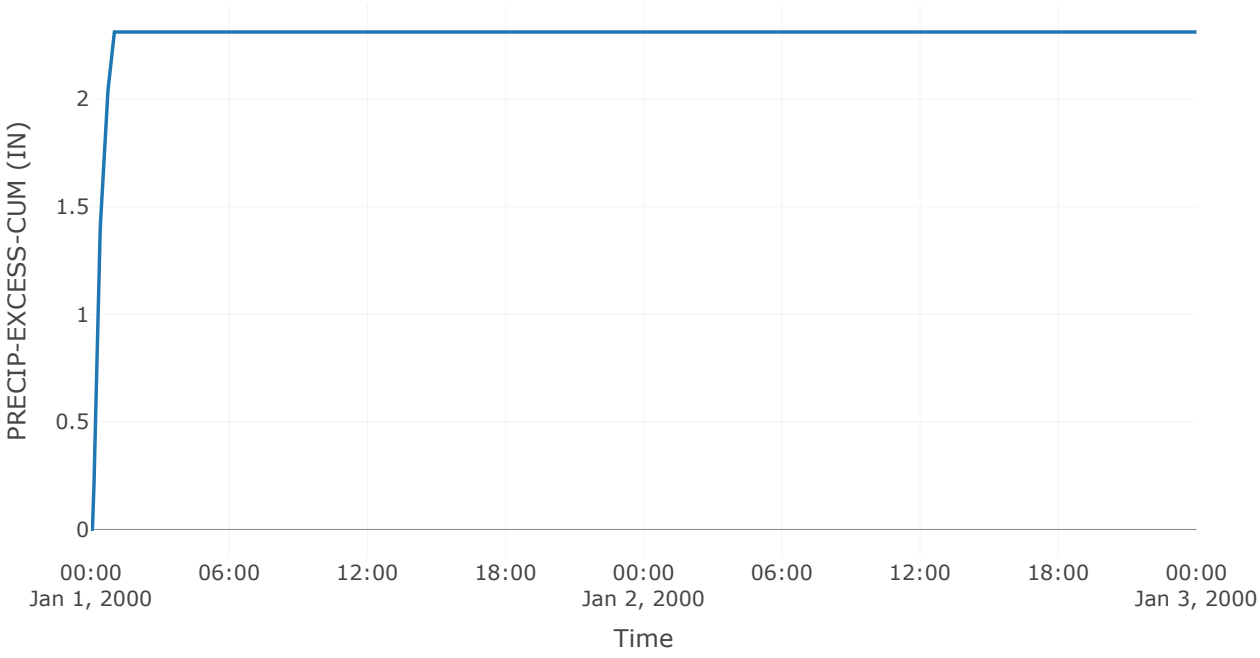
Transform: Scs	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib2	
Peak Discharge (CFS)	12.85
Time of Peak Discharge	01Jan2000, 00:27
Volume (IN)	2.31
Precipitation Volume (AC - FT)	1.14
Loss Volume (AC - FT)	0.49
Excess Volume (AC - FT)	0.65
Direct Runoff Volume (AC - FT)	0.65
Baseflow Volume (AC - FT)	0

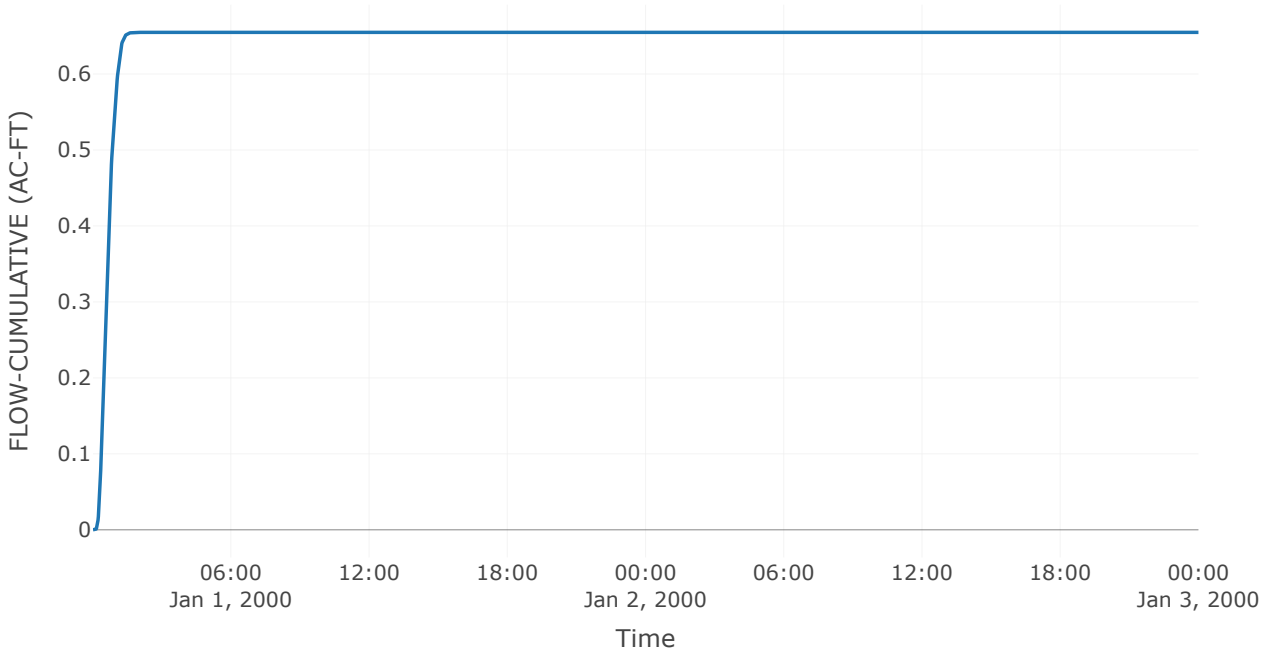
Precipitation and Outflow



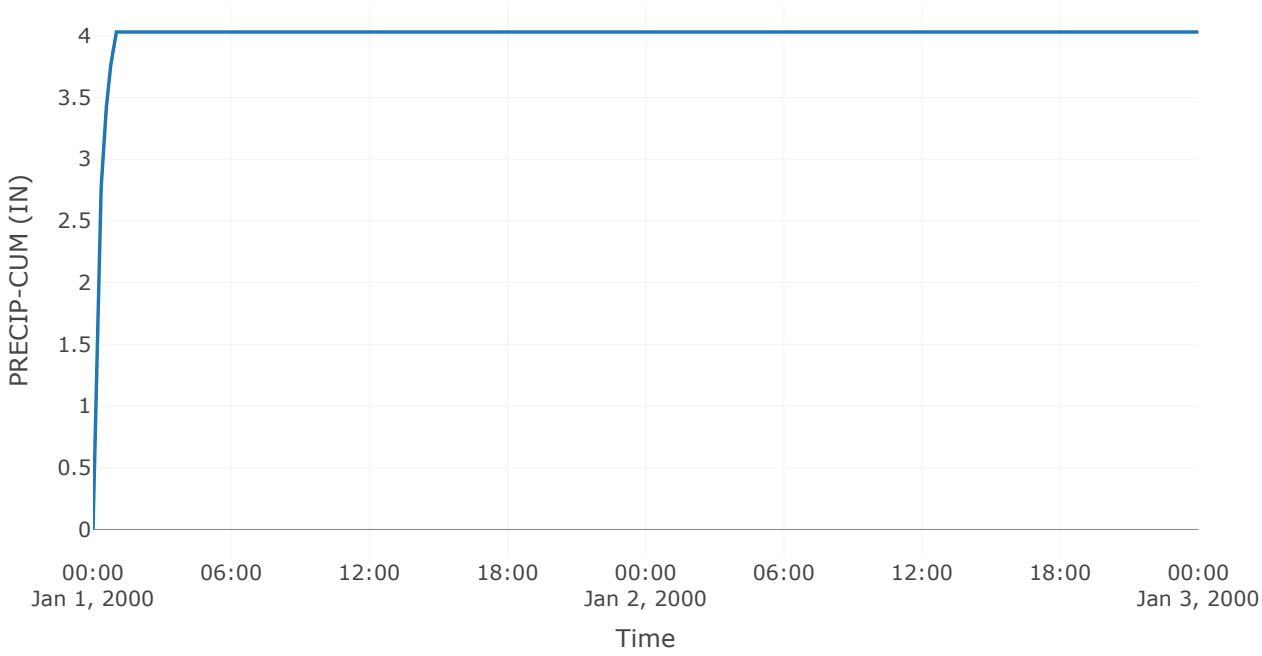
Cumulative Excess Precipitation

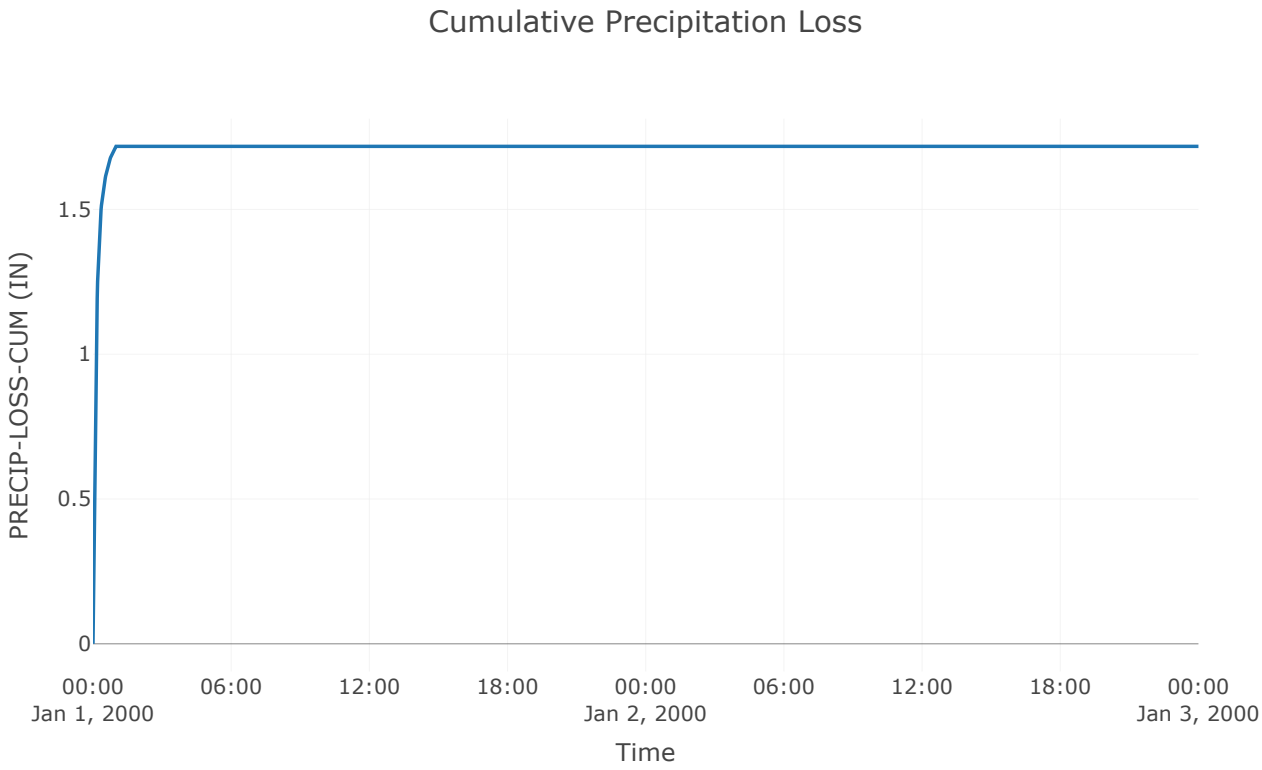


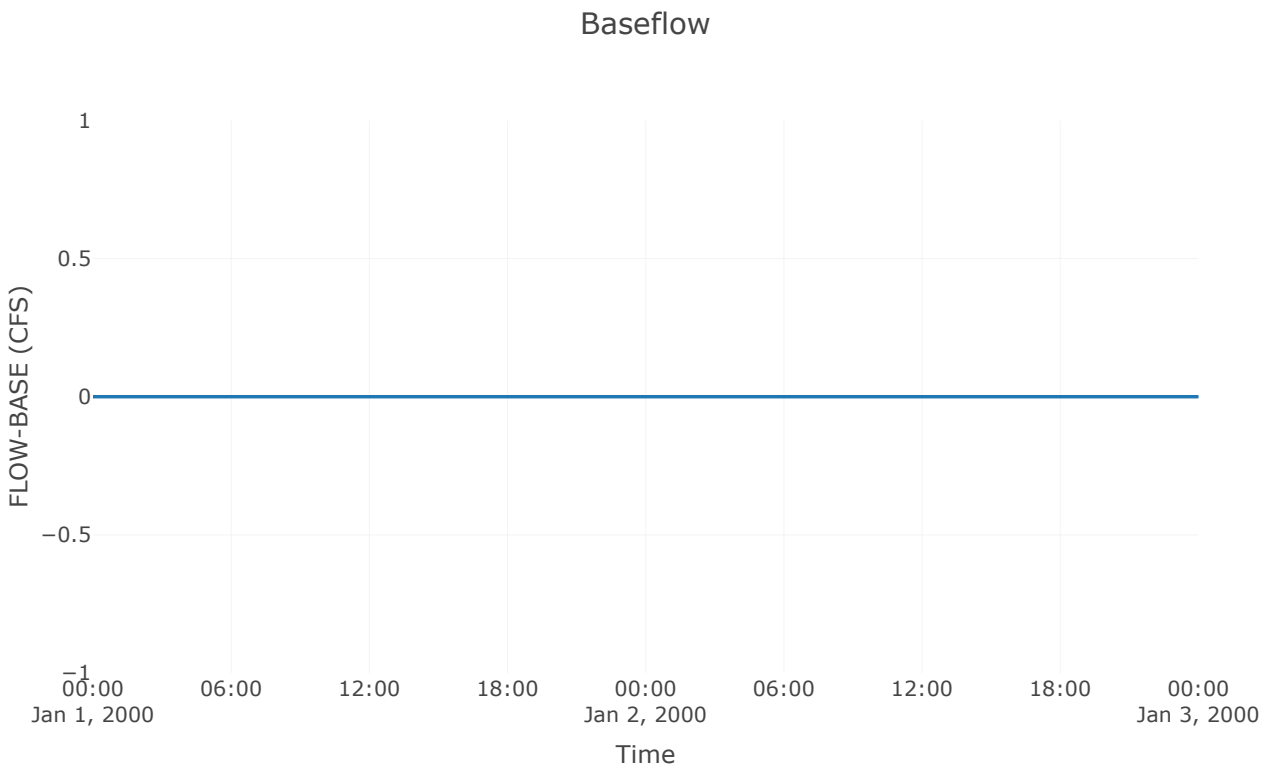
Cumulative Outflow

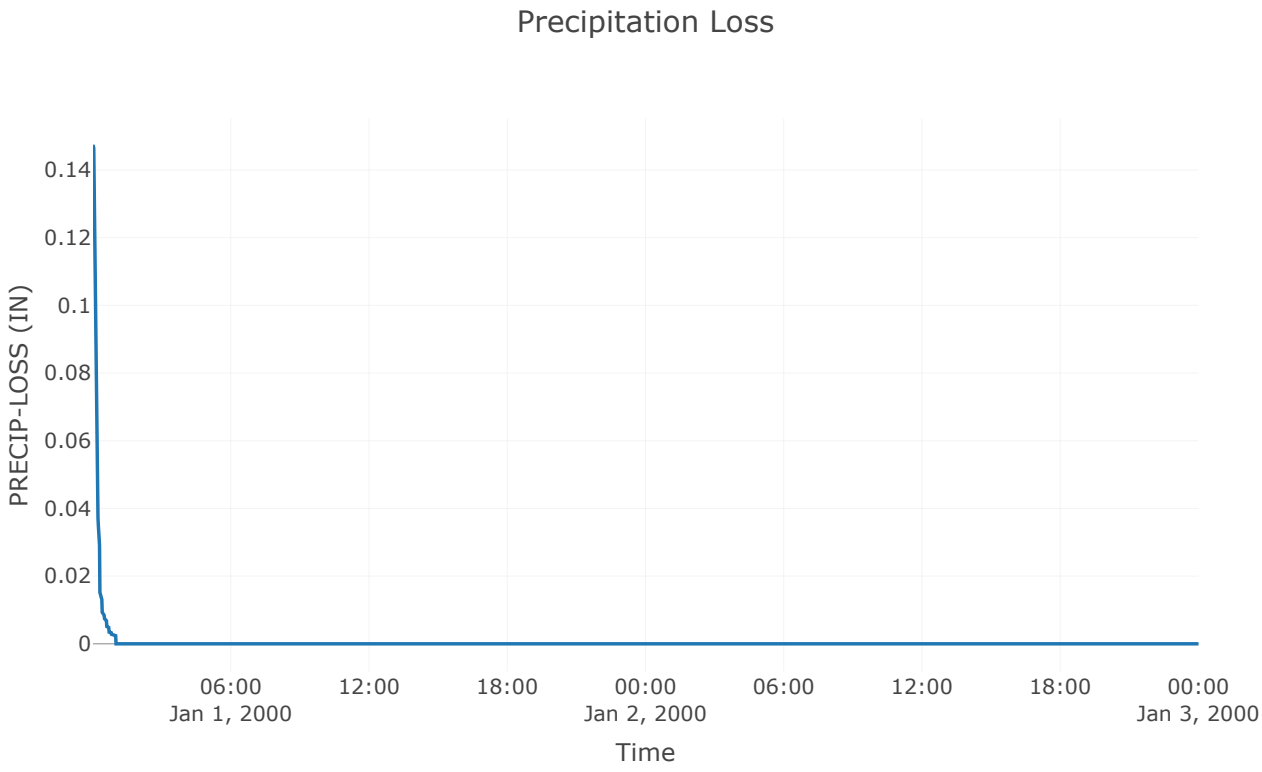


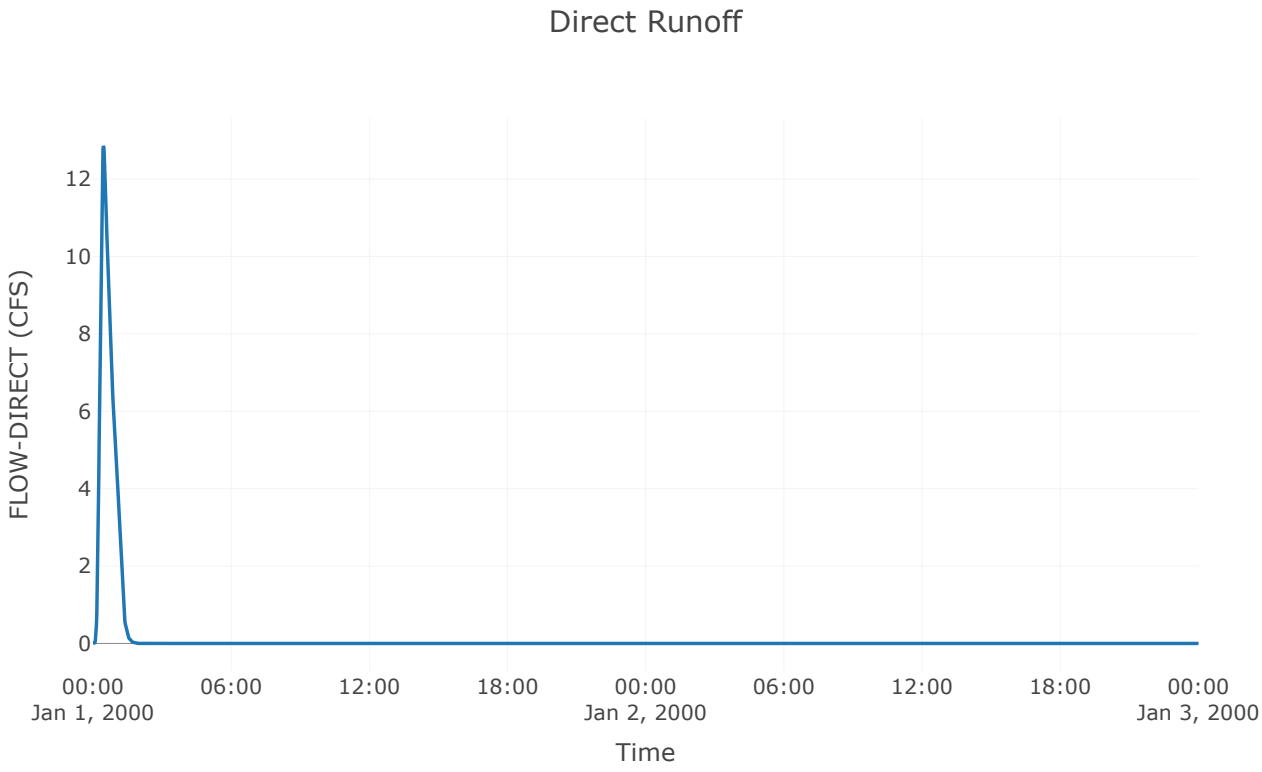
Cumulative Precipitation

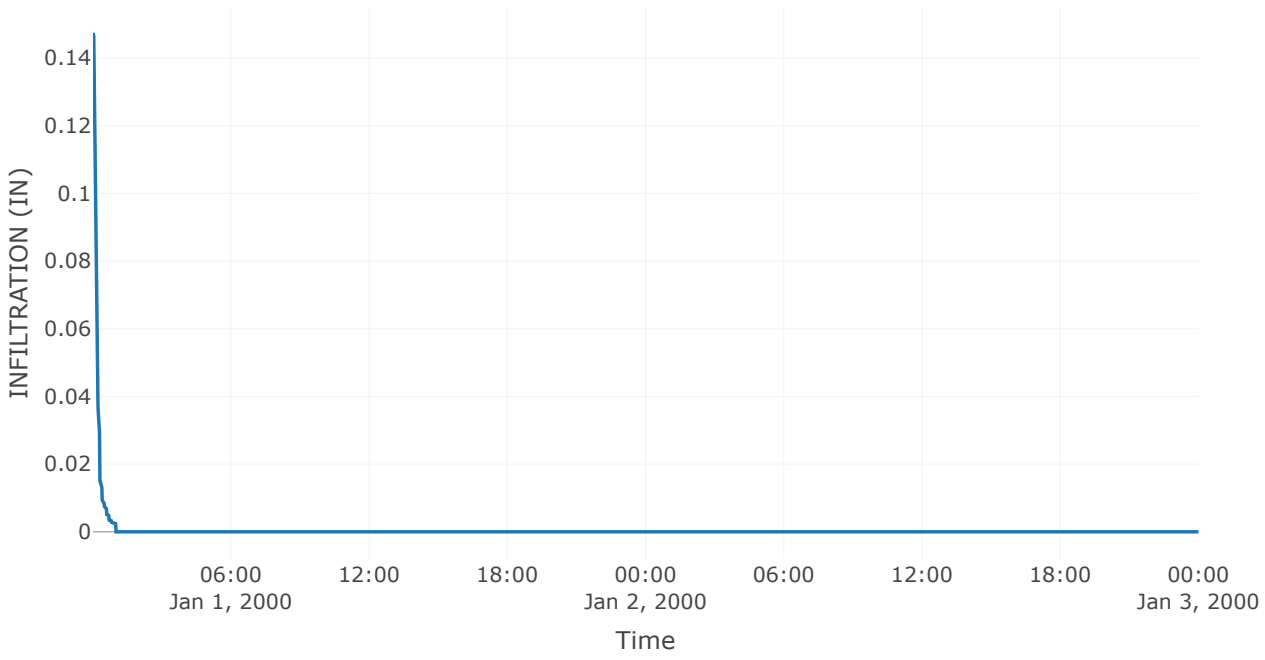



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
12
10
8
6
4
2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

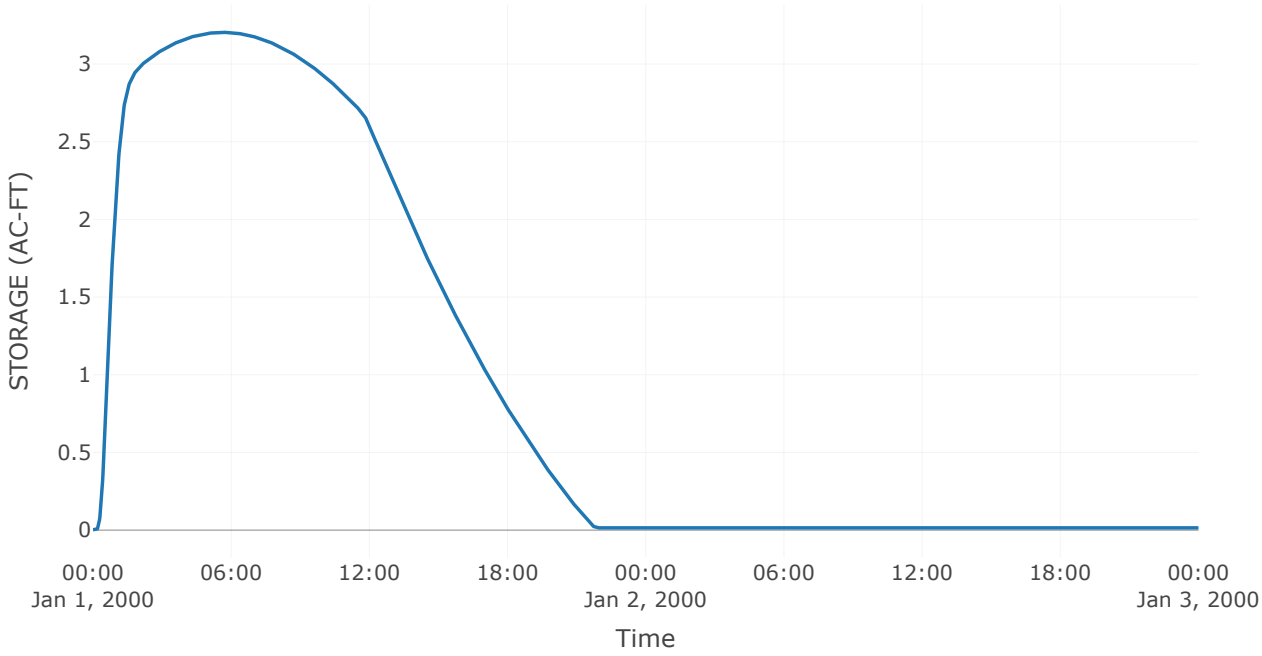

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 2

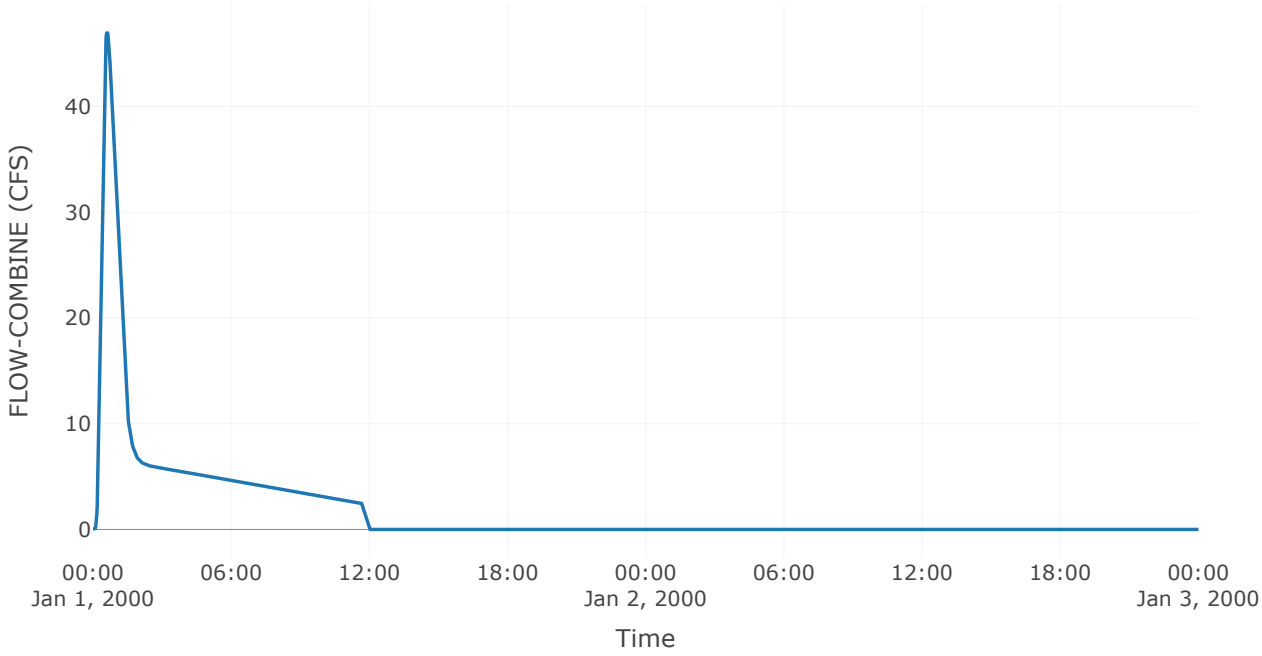
Downstream : Basin 3

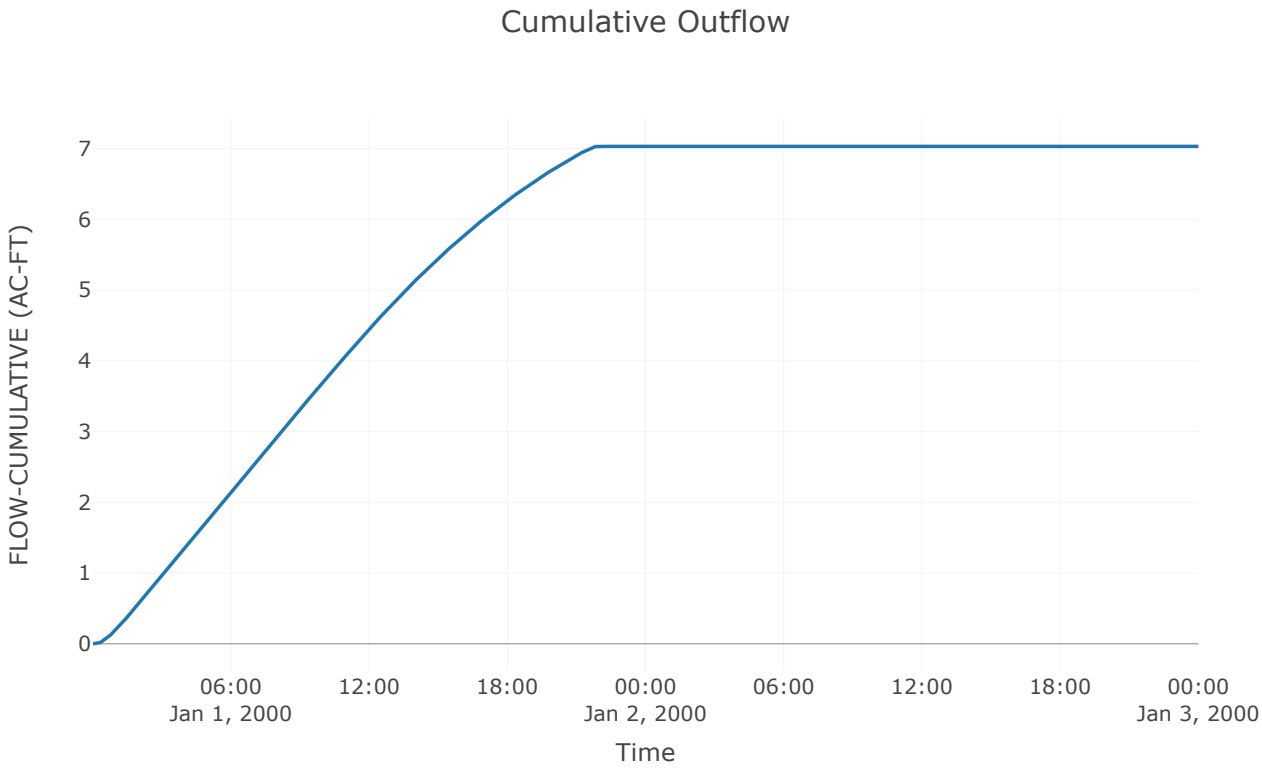
Results: Basin 2	
Peak Discharge (CFS)	4.79
Time of Peak Discharge	01Jan2000, 05:38
Volume (IN)	2.42
Peak Inflow (CFS)	47.05
Time of Peak Inflow	01Jan2000, 00:37
Inflow Volume (AC - FT)	7.04
Maximum Storage (AC - FT)	3.2
Peak Elevation (FT)	695.48
Discharge Volume (AC - FT)	7.03

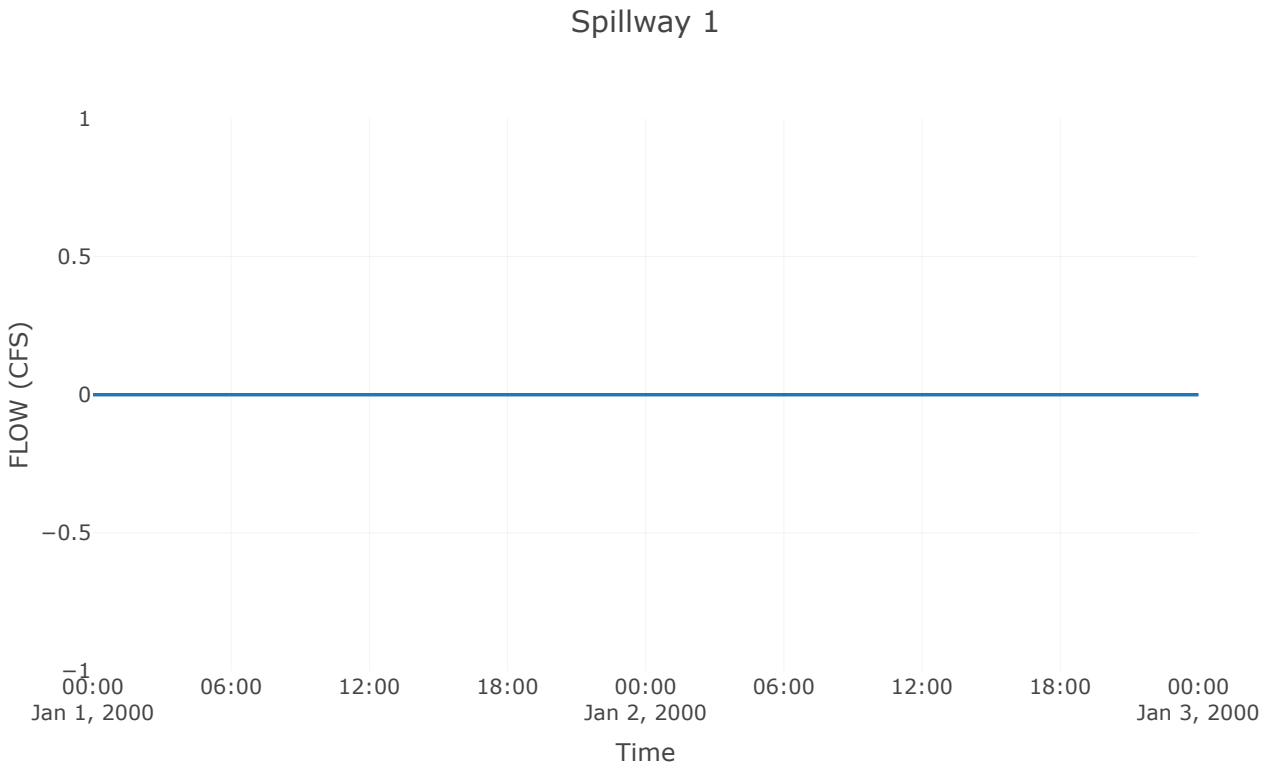
Storage



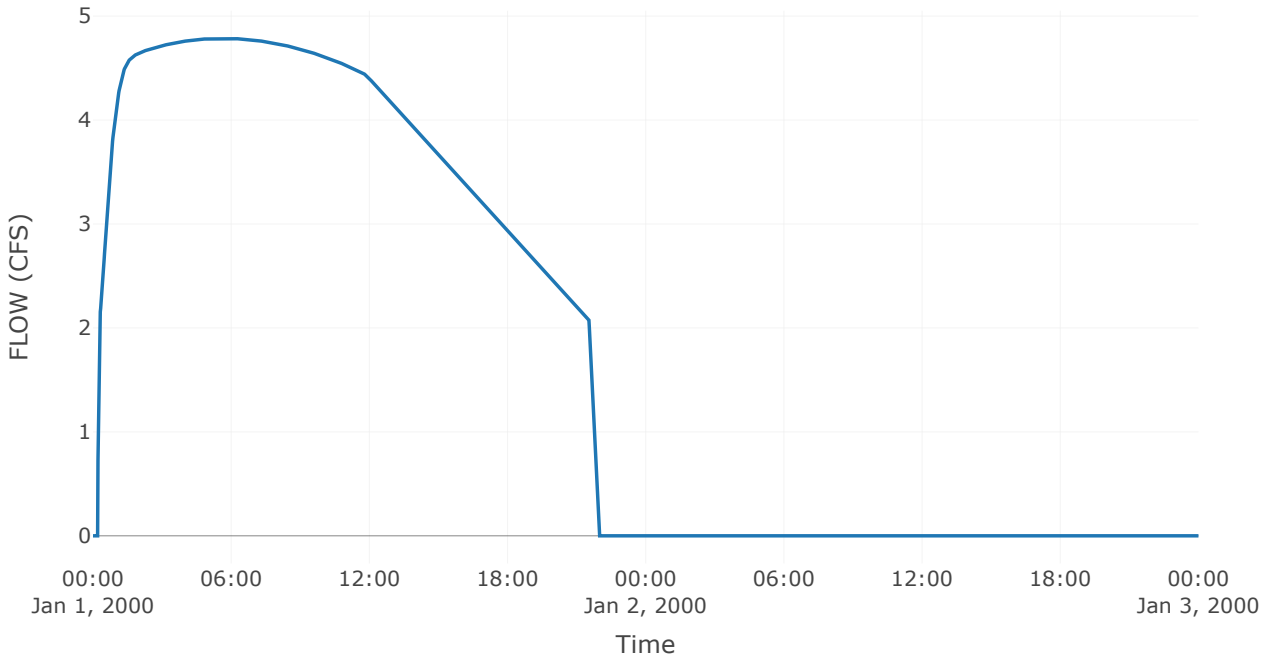
Combined Inflow



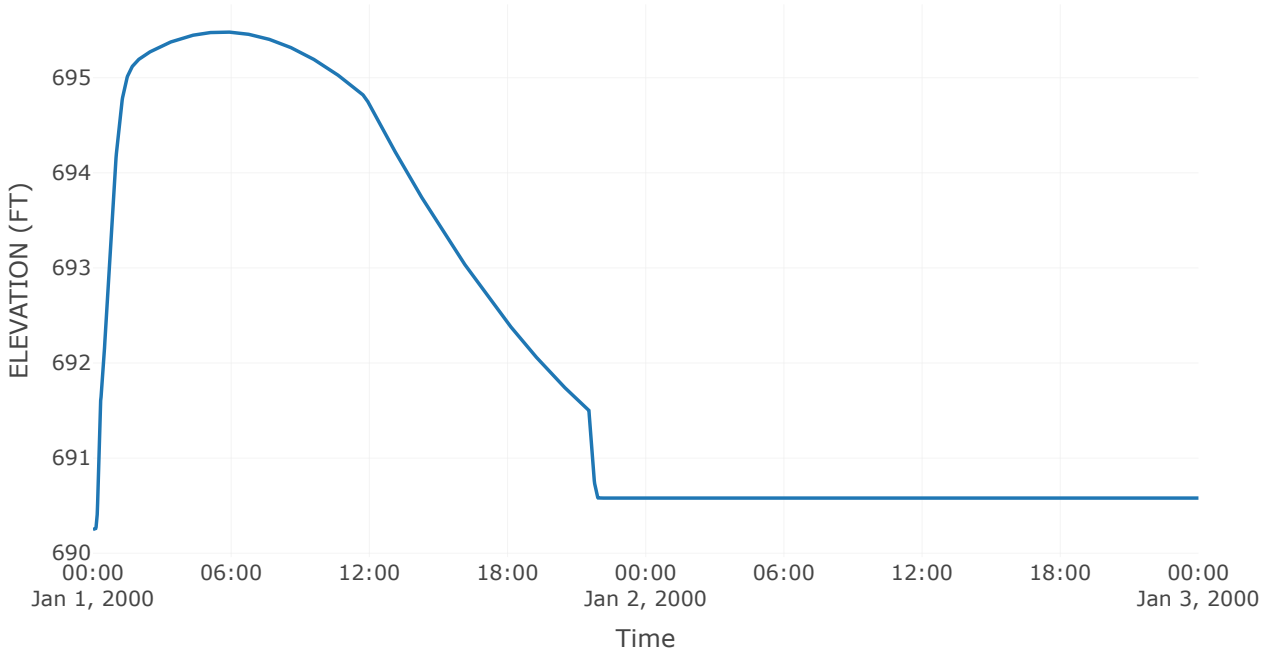

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
7
6
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

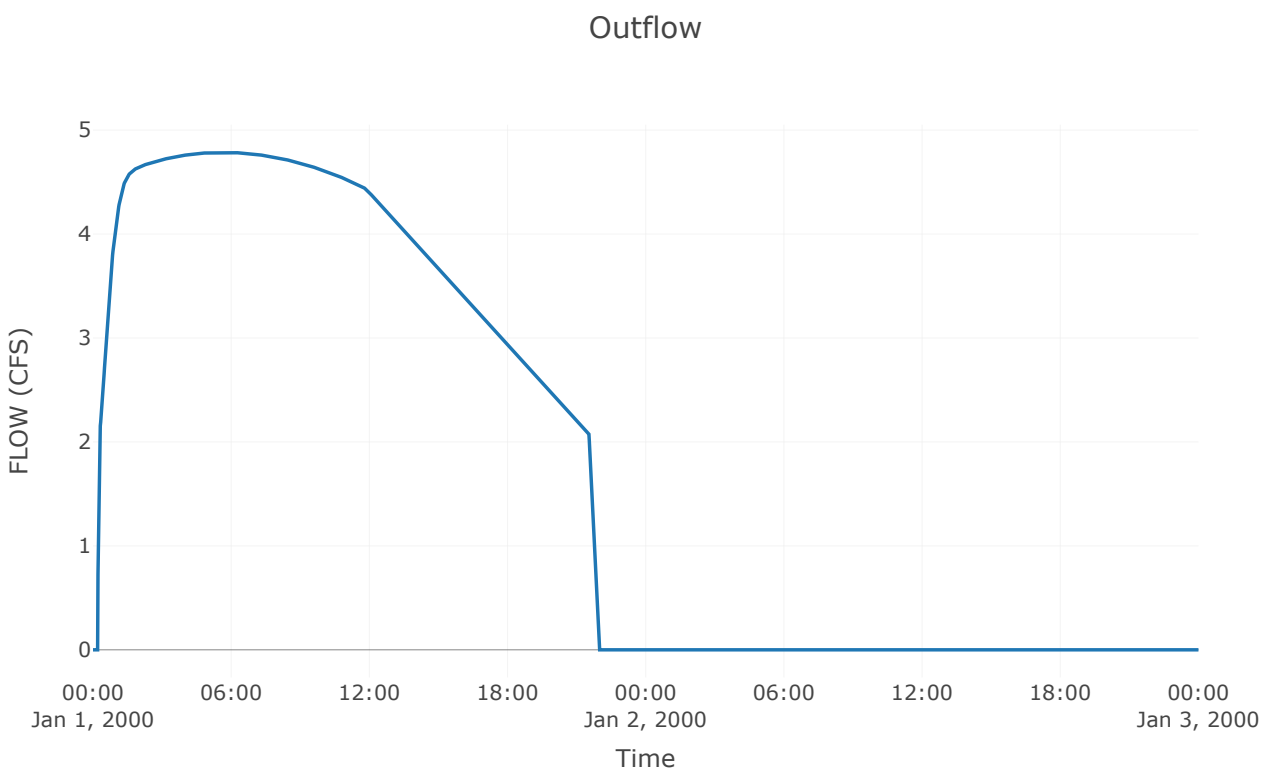

Spillway 1
FLOW (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
FLOW (CFS)
5
4
3
2
1
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: On-Site Trib-Area 3

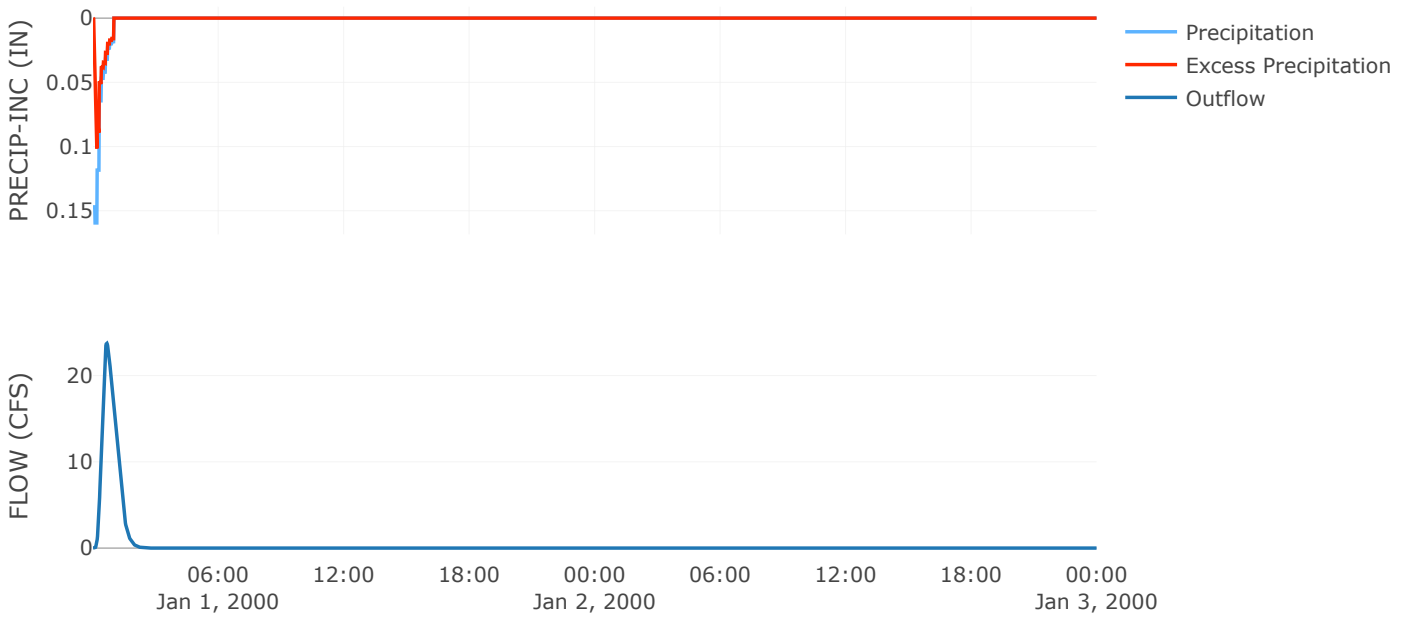
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

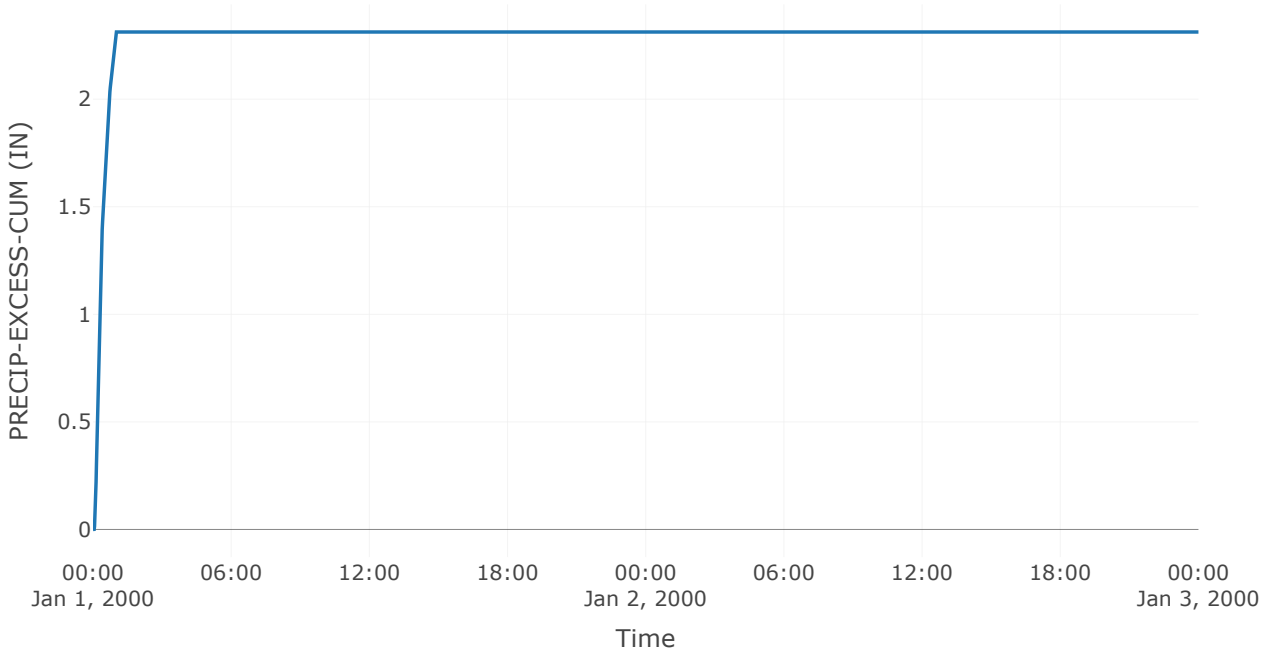
Transform: Scs	
Lag	21
Unitgraph Type	Standard

Results: On-Site Trib-Area 3	
Peak Discharge (CFS)	23.74
Time of Peak Discharge	01Jan2000, 00:39
Volume (IN)	2.31
Precipitation Volume (AC - FT)	2.72
Loss Volume (AC - FT)	1.16
Excess Volume (AC - FT)	1.56
Direct Runoff Volume (AC - FT)	1.56
Baseflow Volume (AC - FT)	0

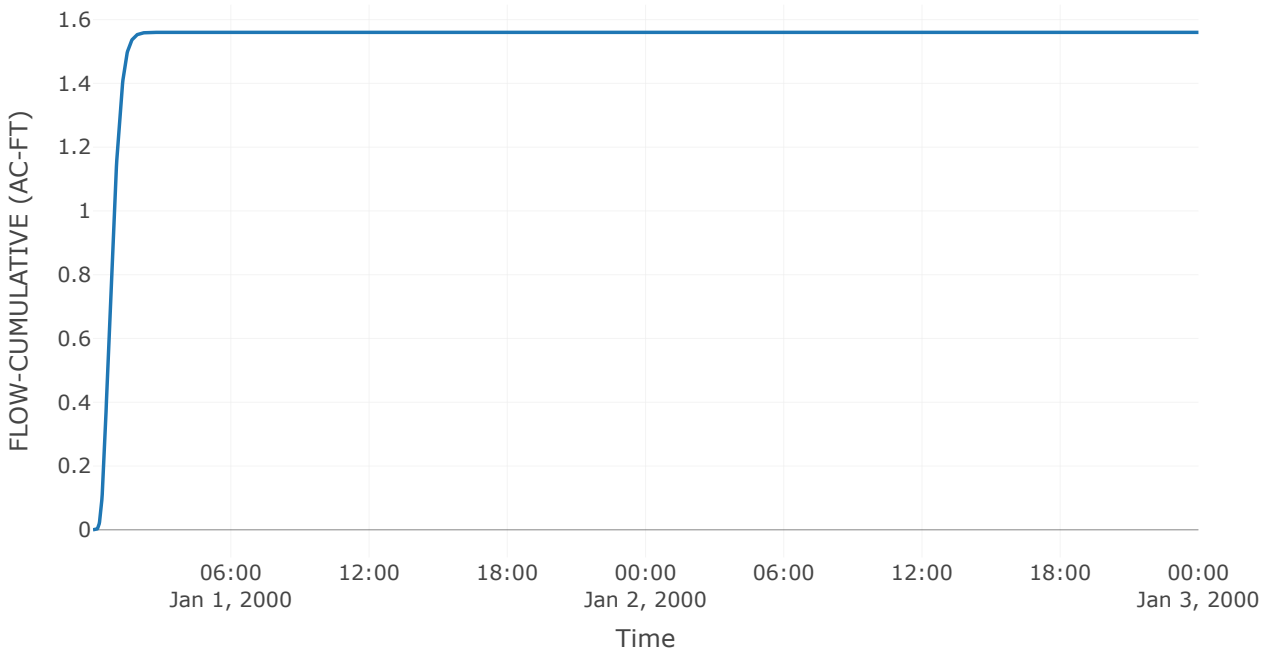
Precipitation and Outflow



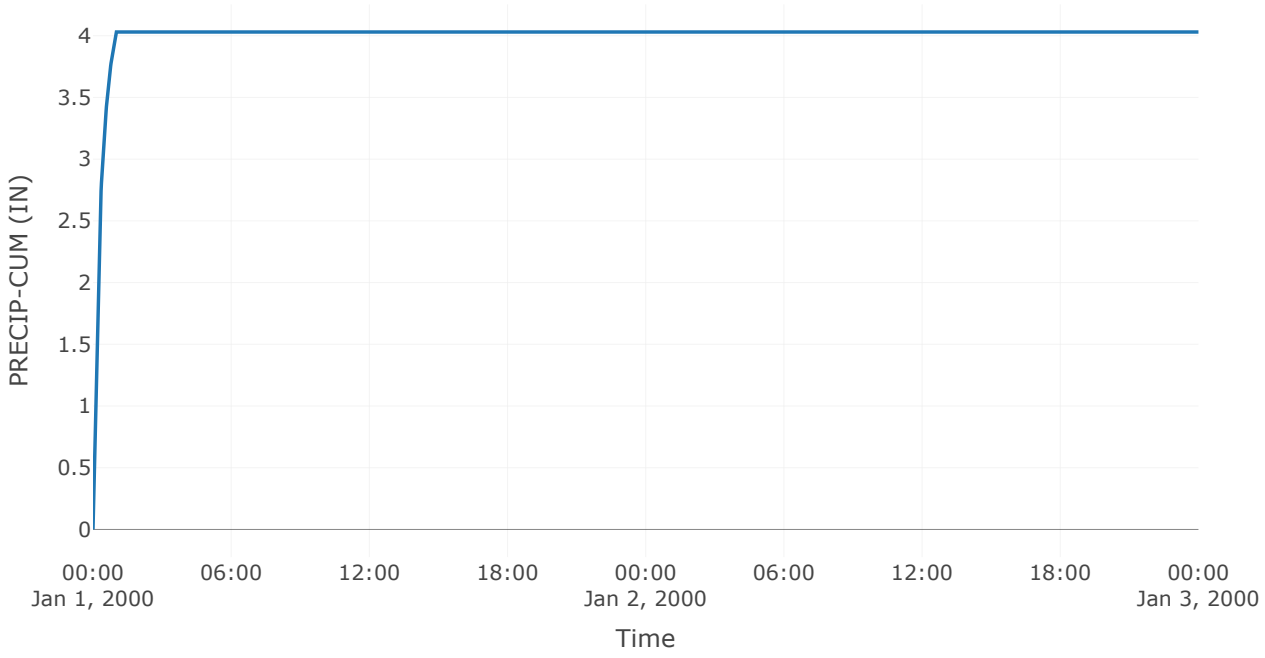
Cumulative Excess Precipitation

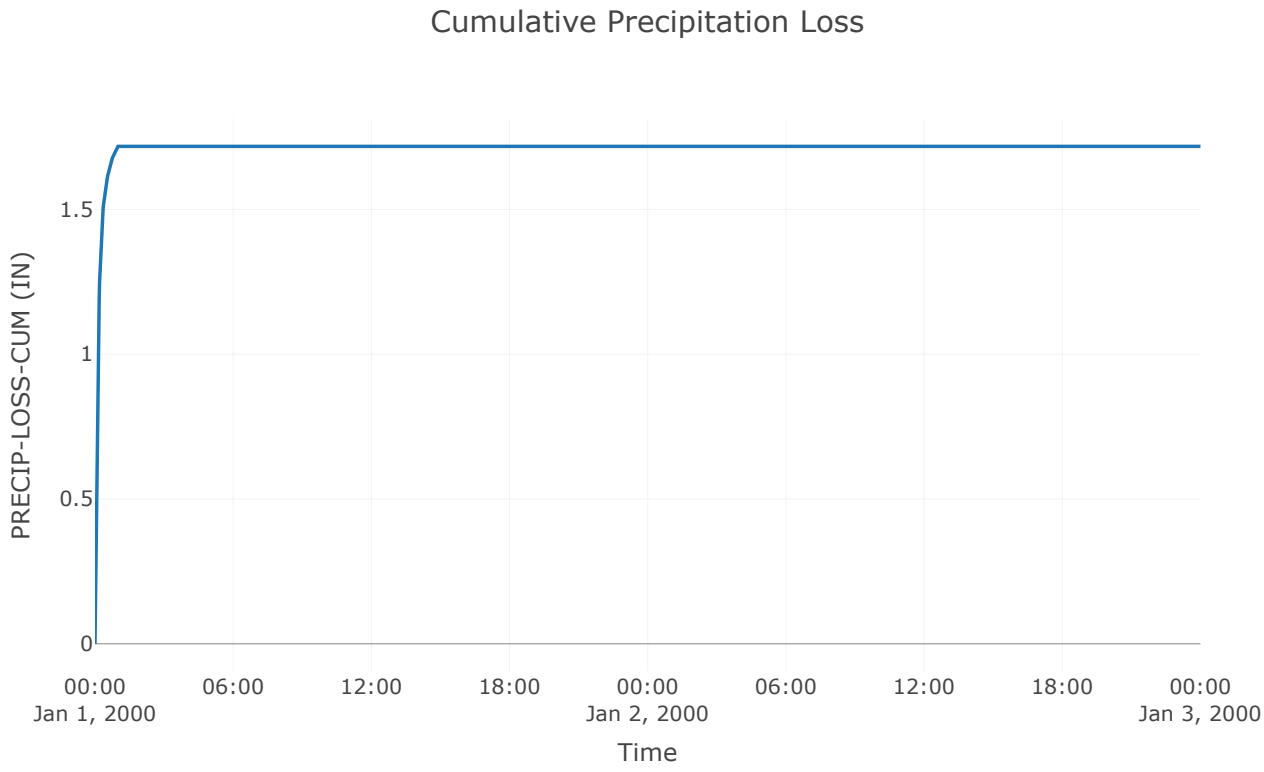


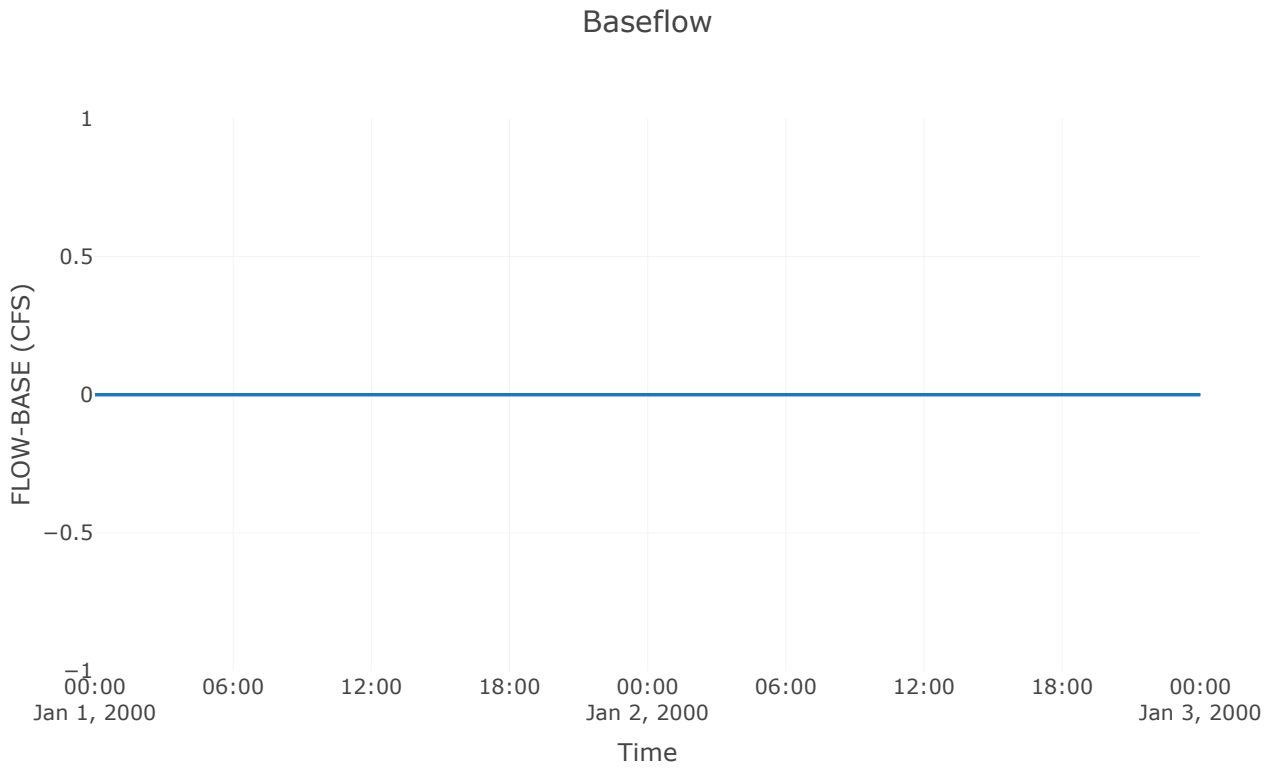
Cumulative Outflow

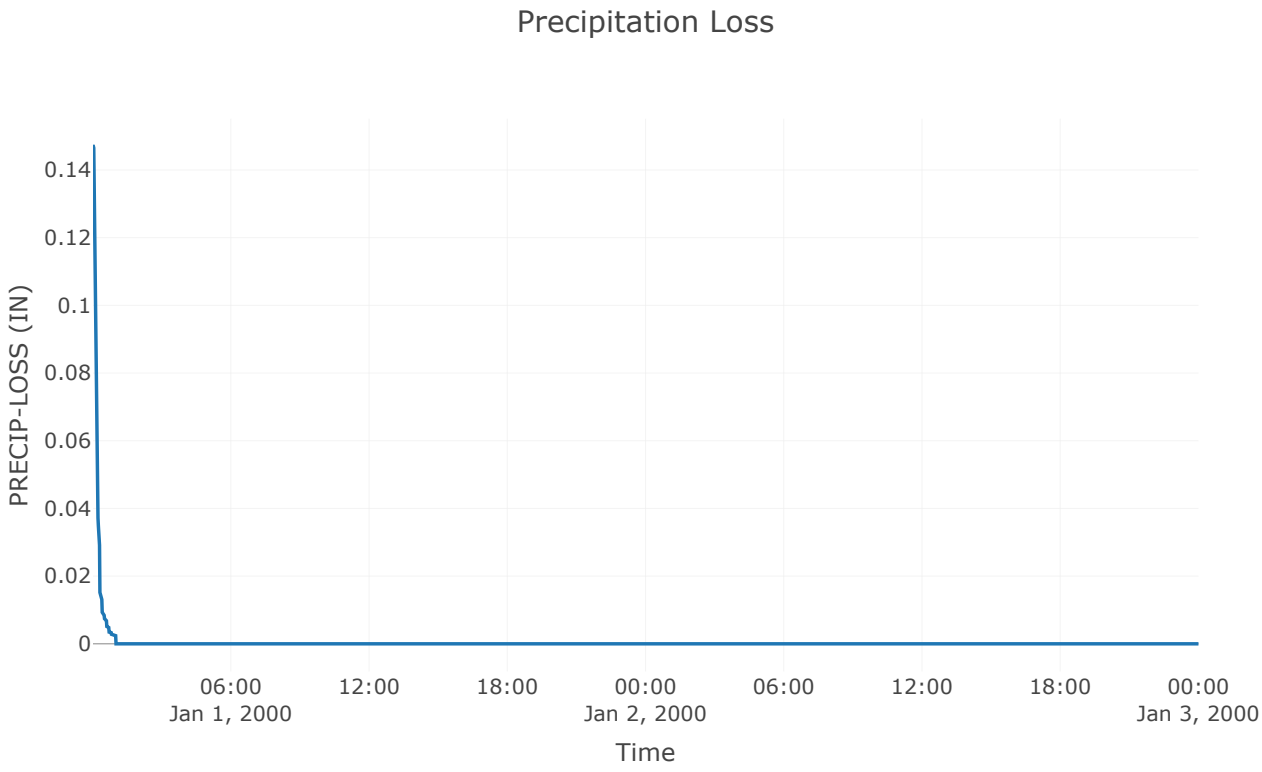


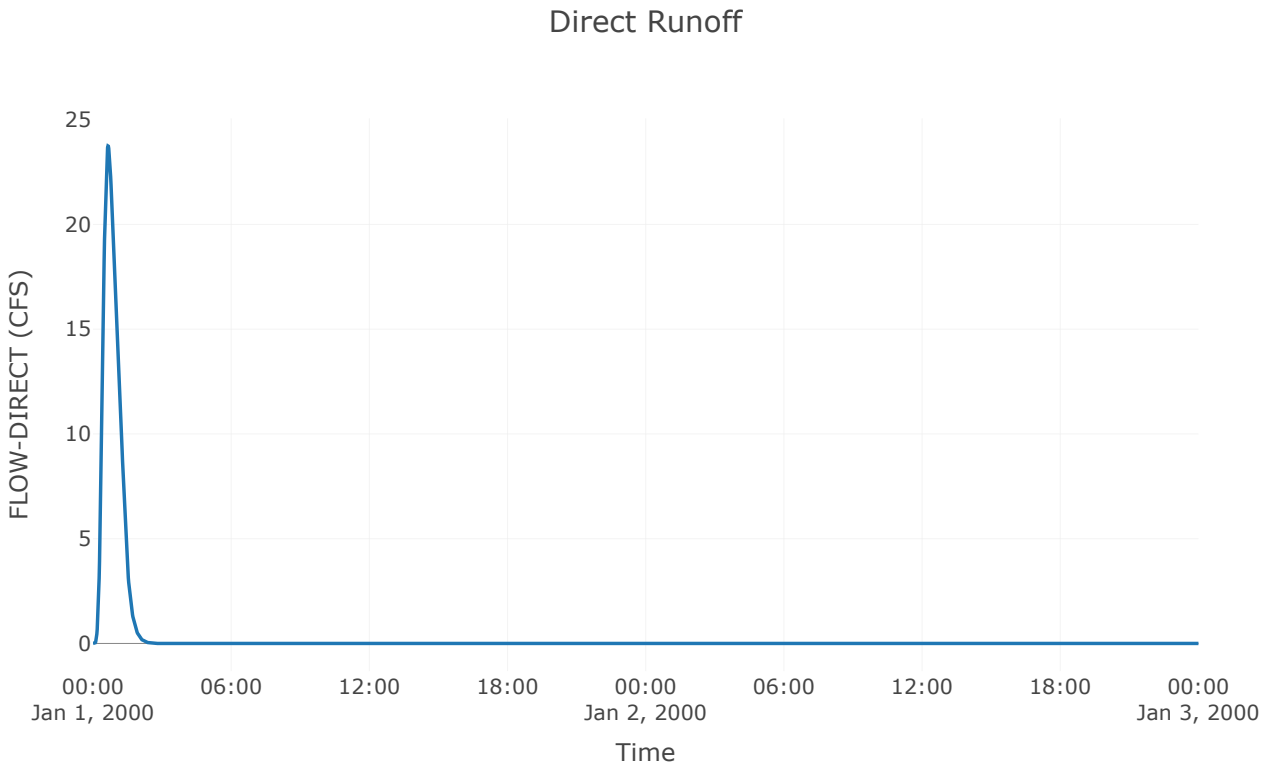
Cumulative Precipitation

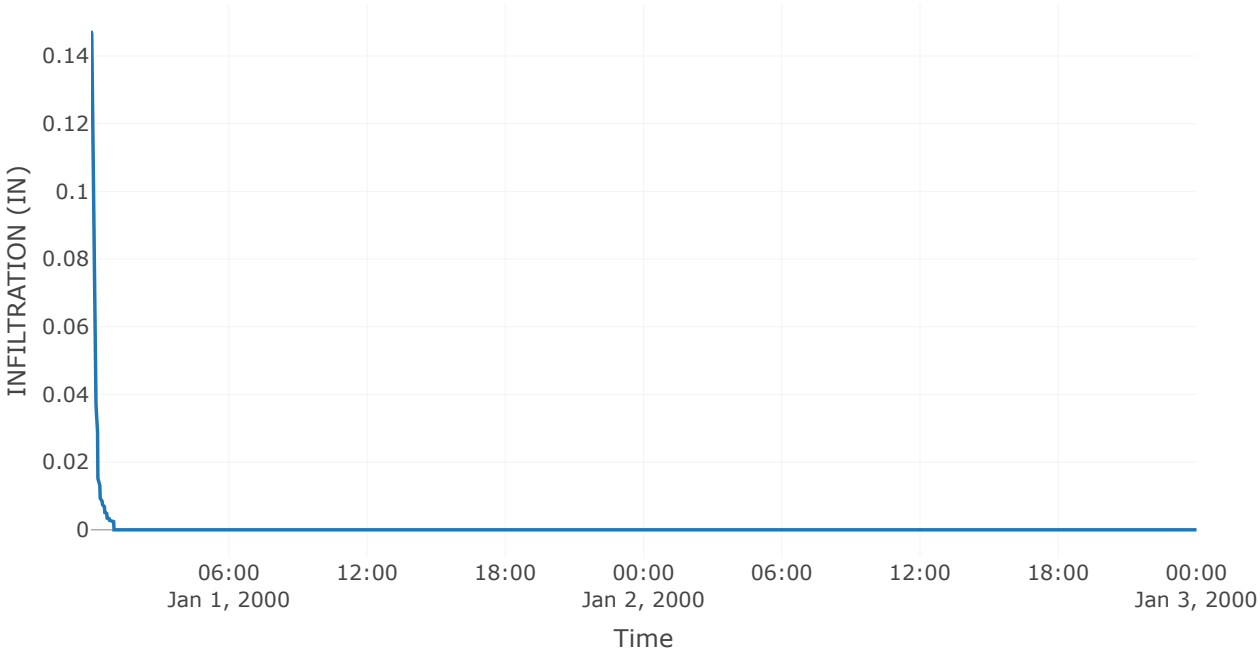



Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Precipitation Loss
PRECIP-LOSS (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Direct Runoff
FLOW-DIRECT (CFS)
25
20
15
10
5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Subbasin: LaGrange Highlands Off-Site

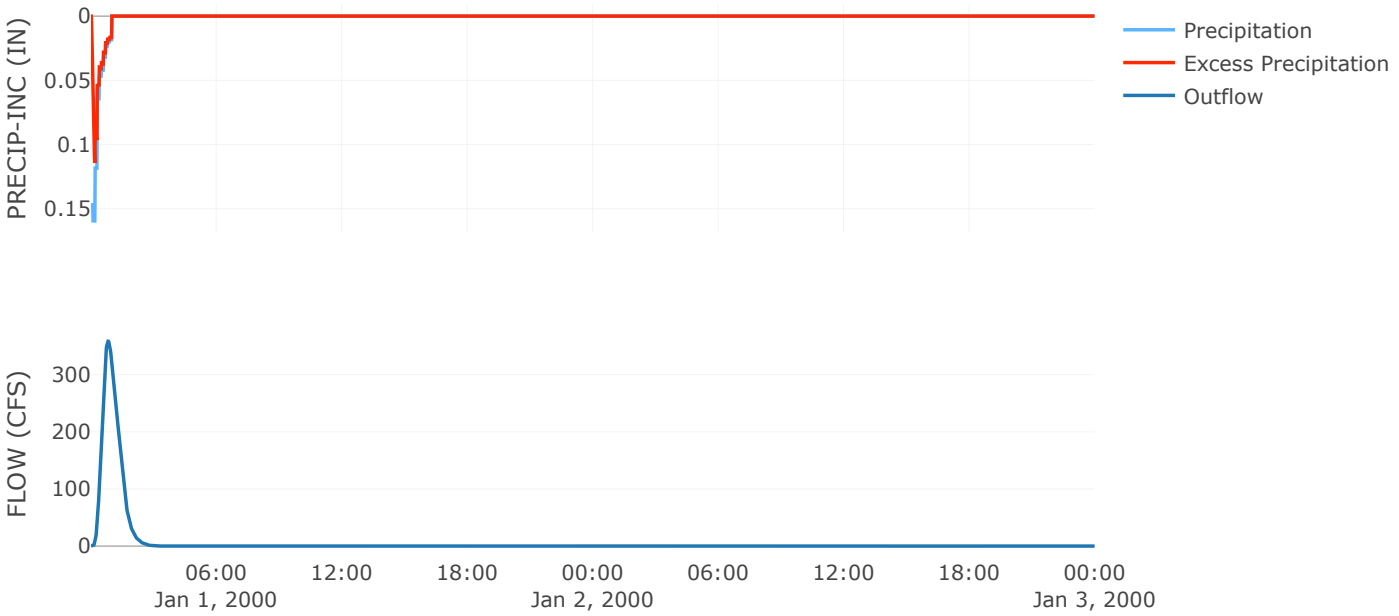
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

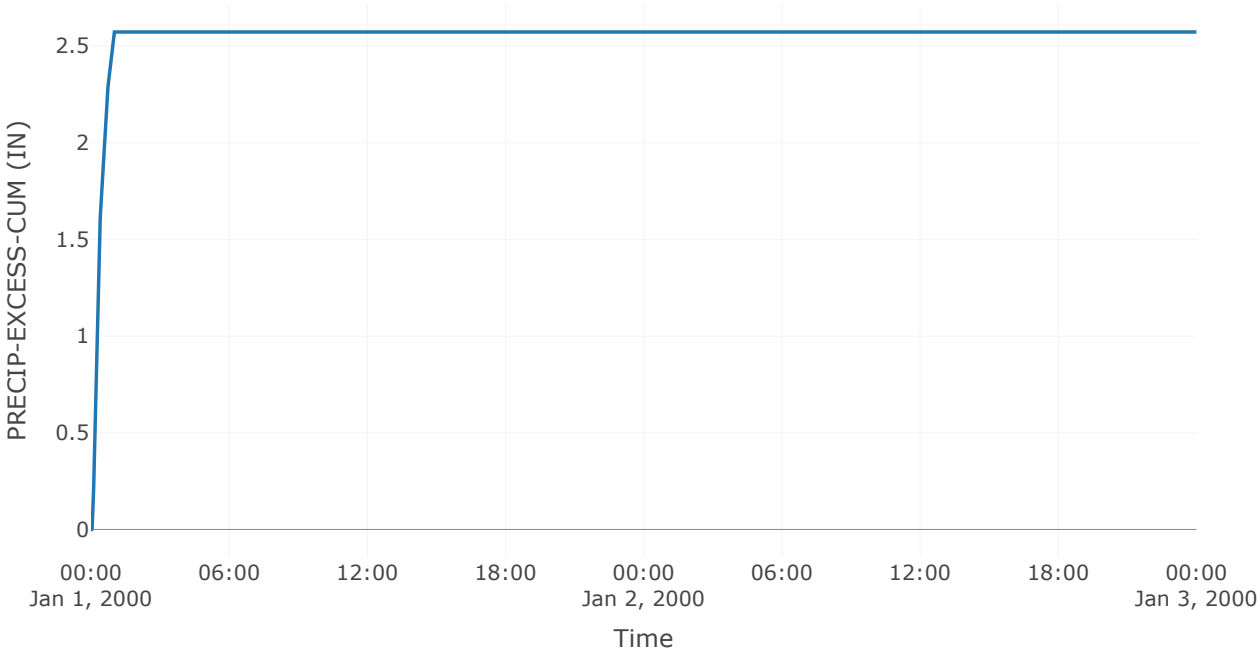
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

Results: LaGrange Highlands Off-Site	
Peak Discharge (CFS)	358.51
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.57
Precipitation Volume (AC - FT)	43.45
Loss Volume (AC - FT)	15.7
Excess Volume (AC - FT)	27.75
Direct Runoff Volume (AC - FT)	27.75
Baseflow Volume (AC - FT)	0

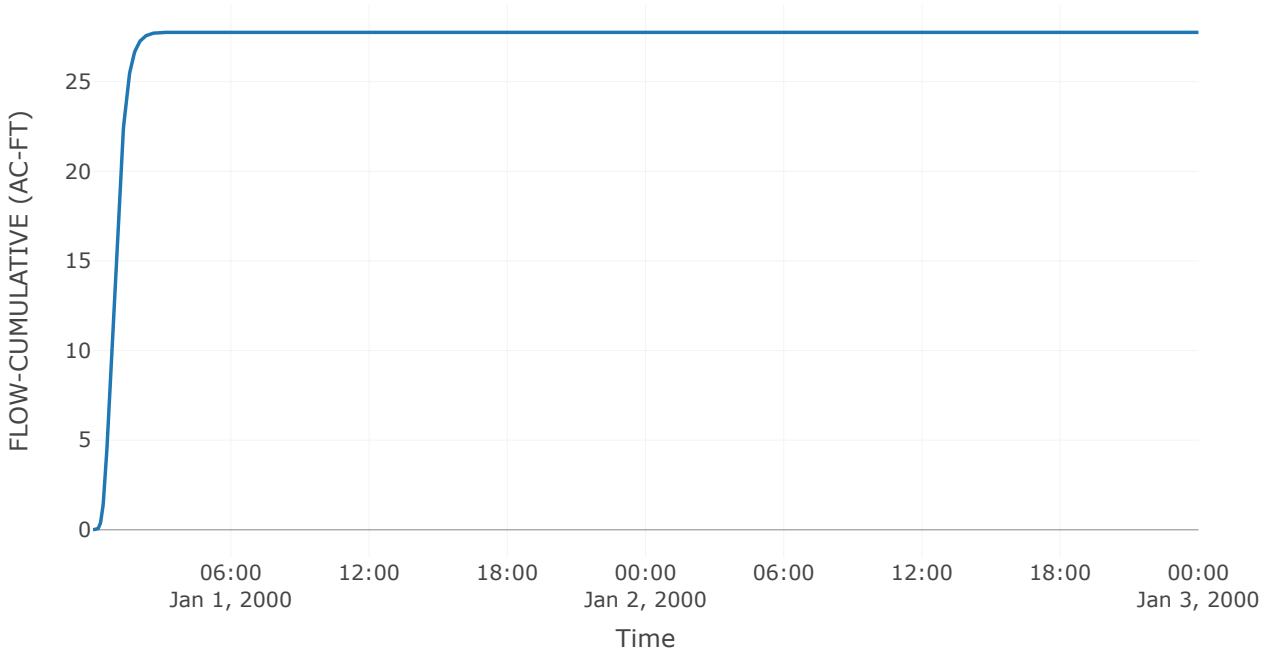
Precipitation and Outflow



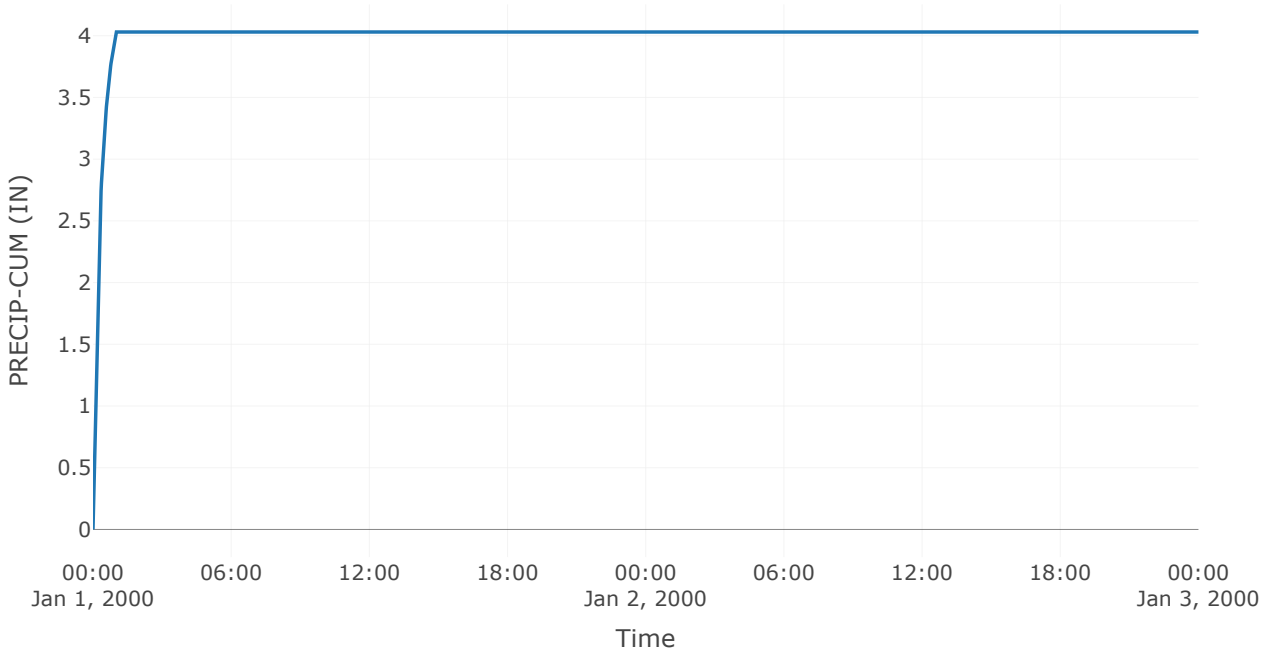
Cumulative Excess Precipitation

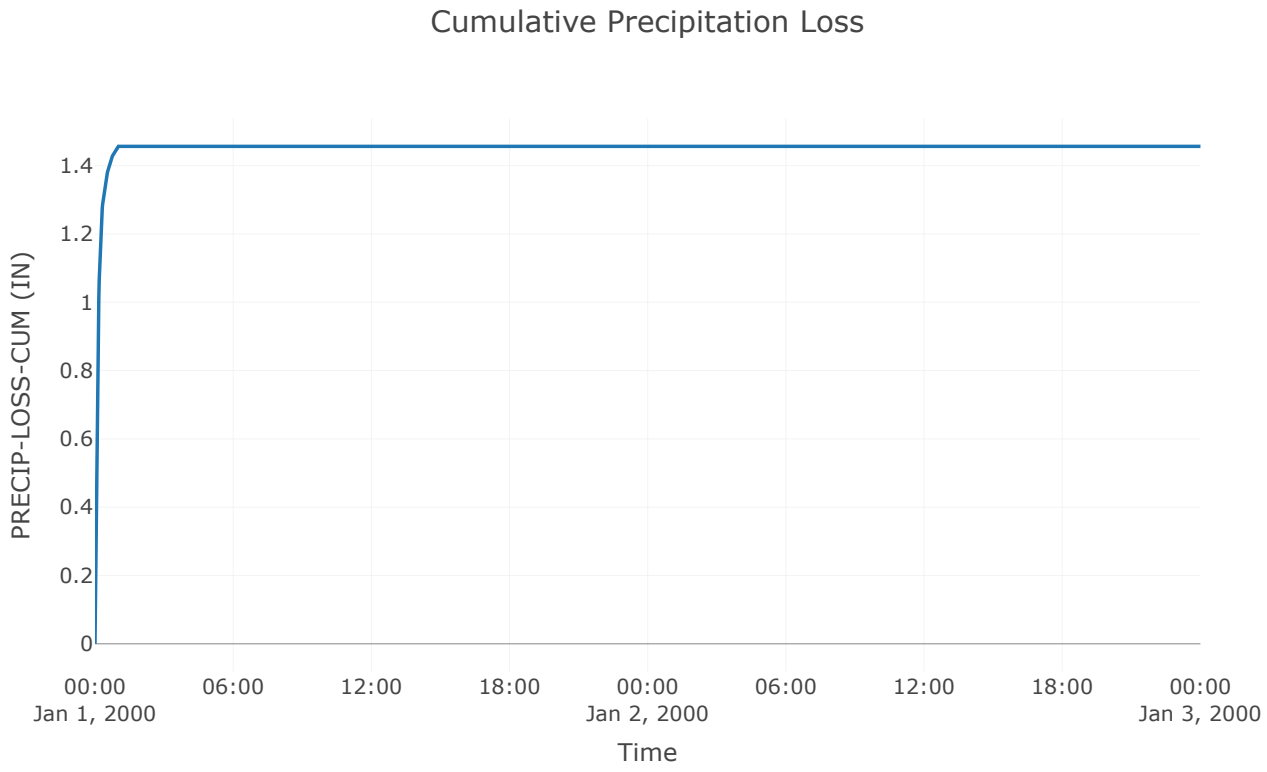


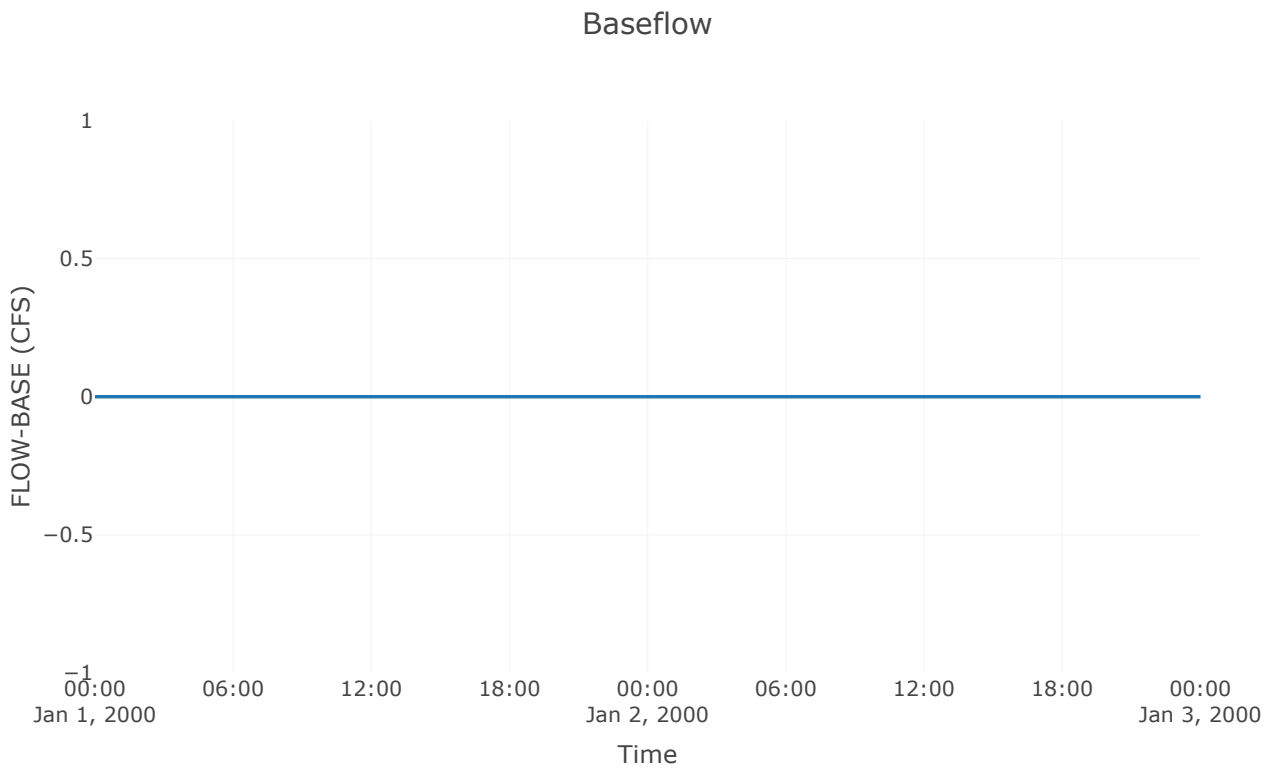
Cumulative Outflow



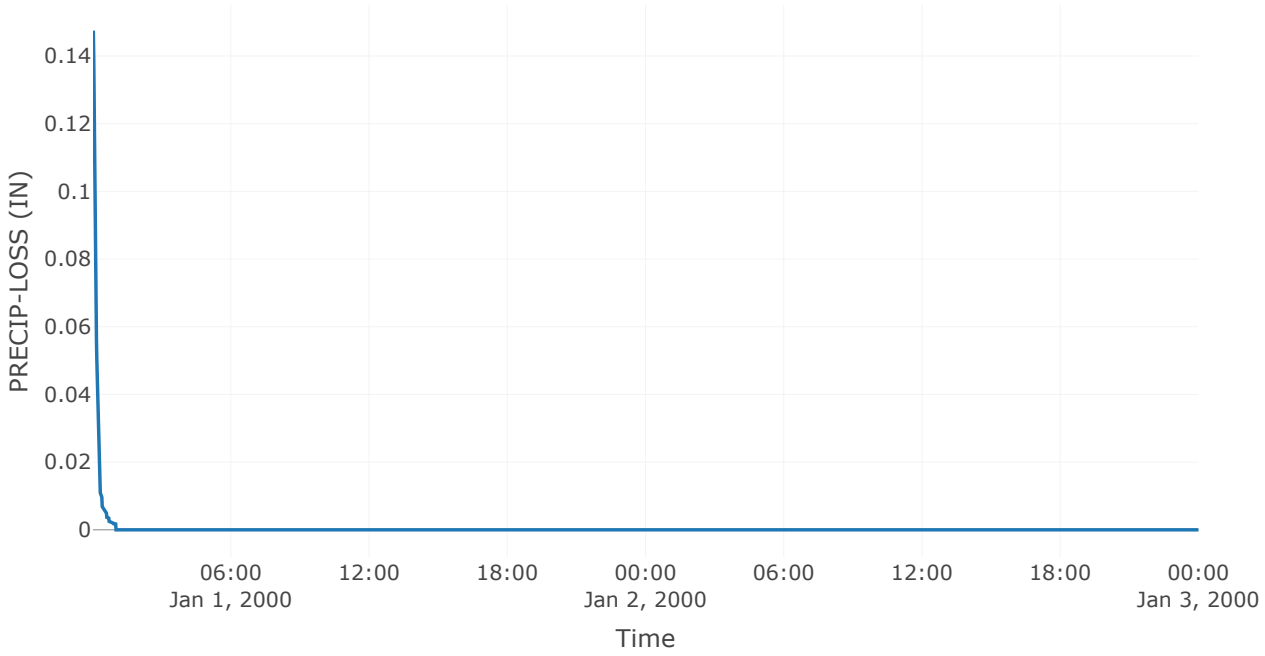
Cumulative Precipitation



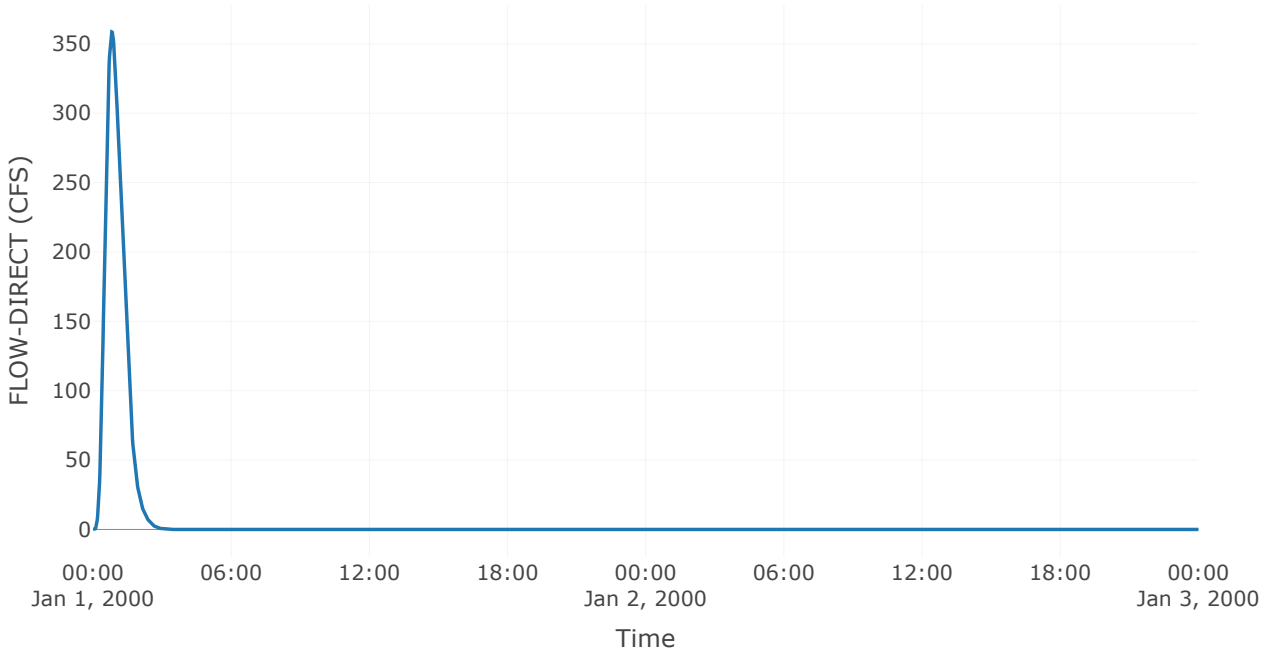

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.4
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

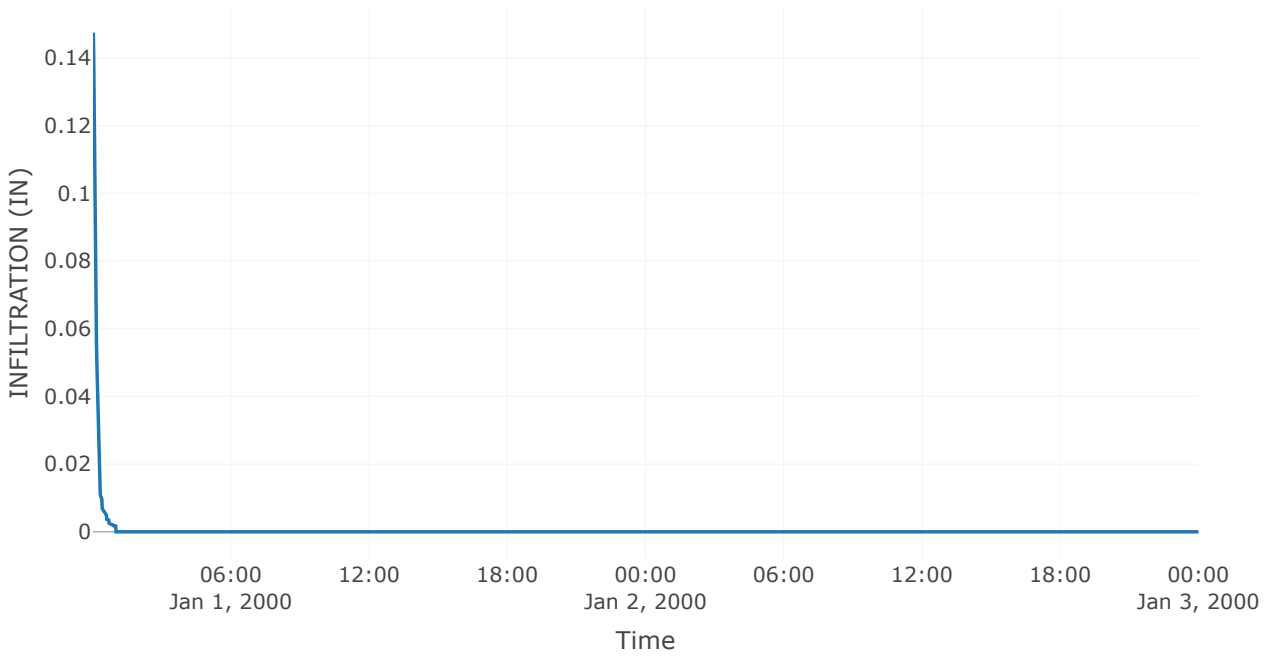

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



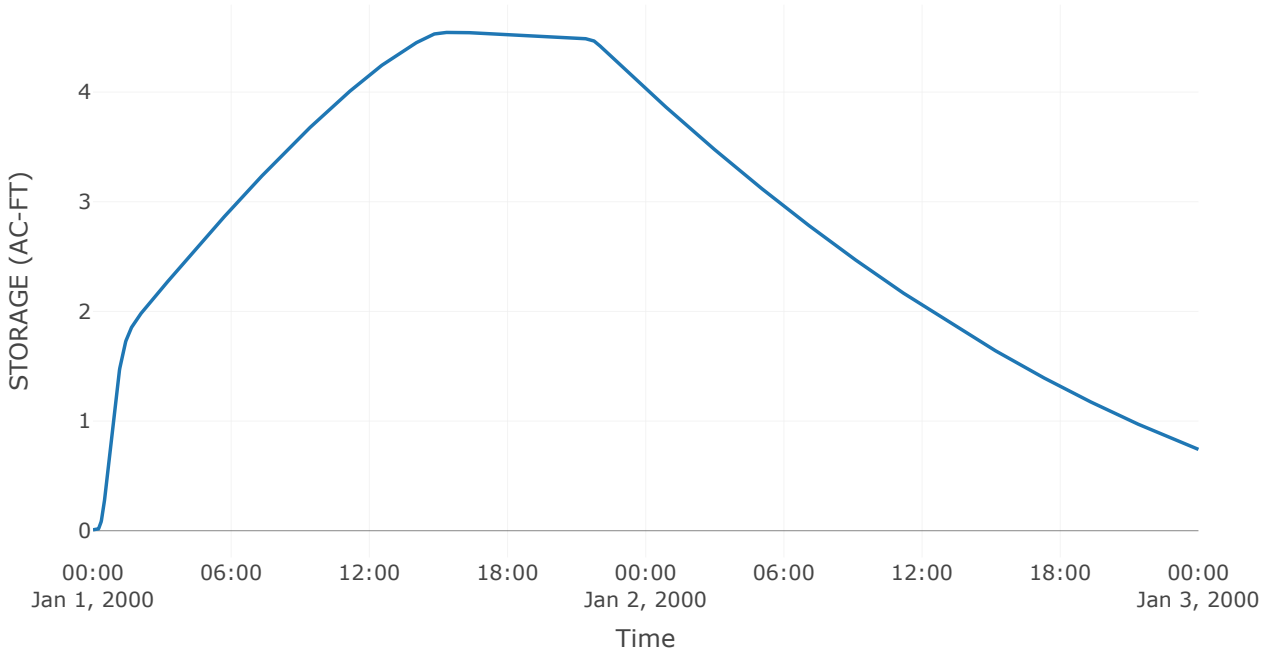

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Basin 3

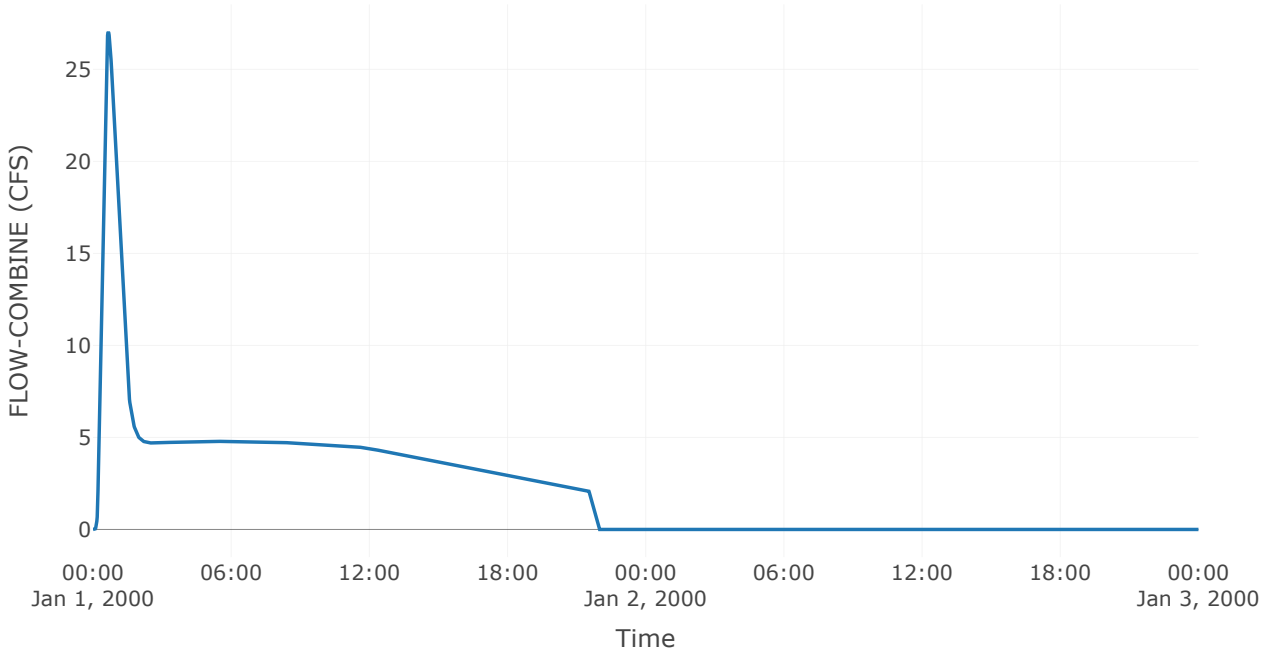
Downstream : Off - Site Tributary Area

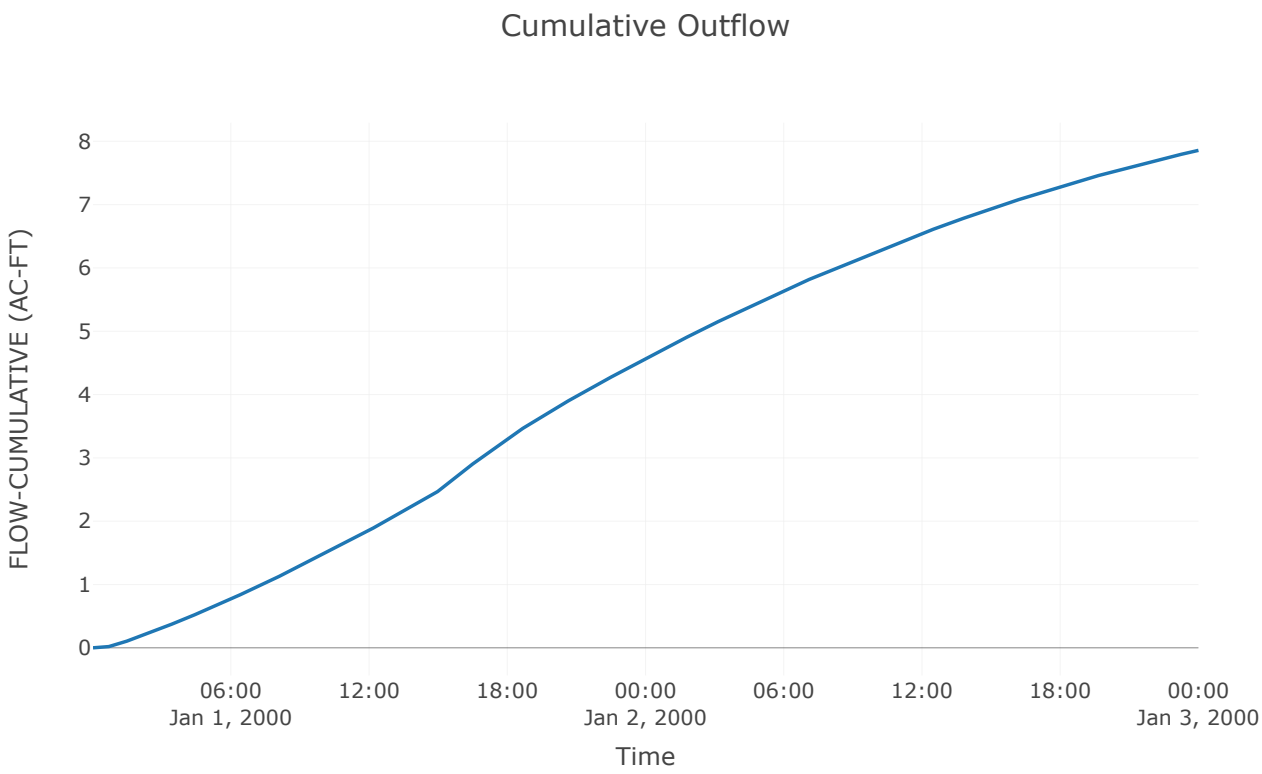
Results: Basin 3	
Peak Discharge (CFS)	3.52
Time of Peak Discharge	01Jan2000, 15:36
Volume (IN)	2.2
Peak Inflow (CFS)	27.03
Time of Peak Inflow	01Jan2000, 00:40
Inflow Volume (AC - FT)	8.59
Maximum Storage (AC - FT)	4.54
Peak Elevation (FT)	695.06
Discharge Volume (AC - FT)	7.86

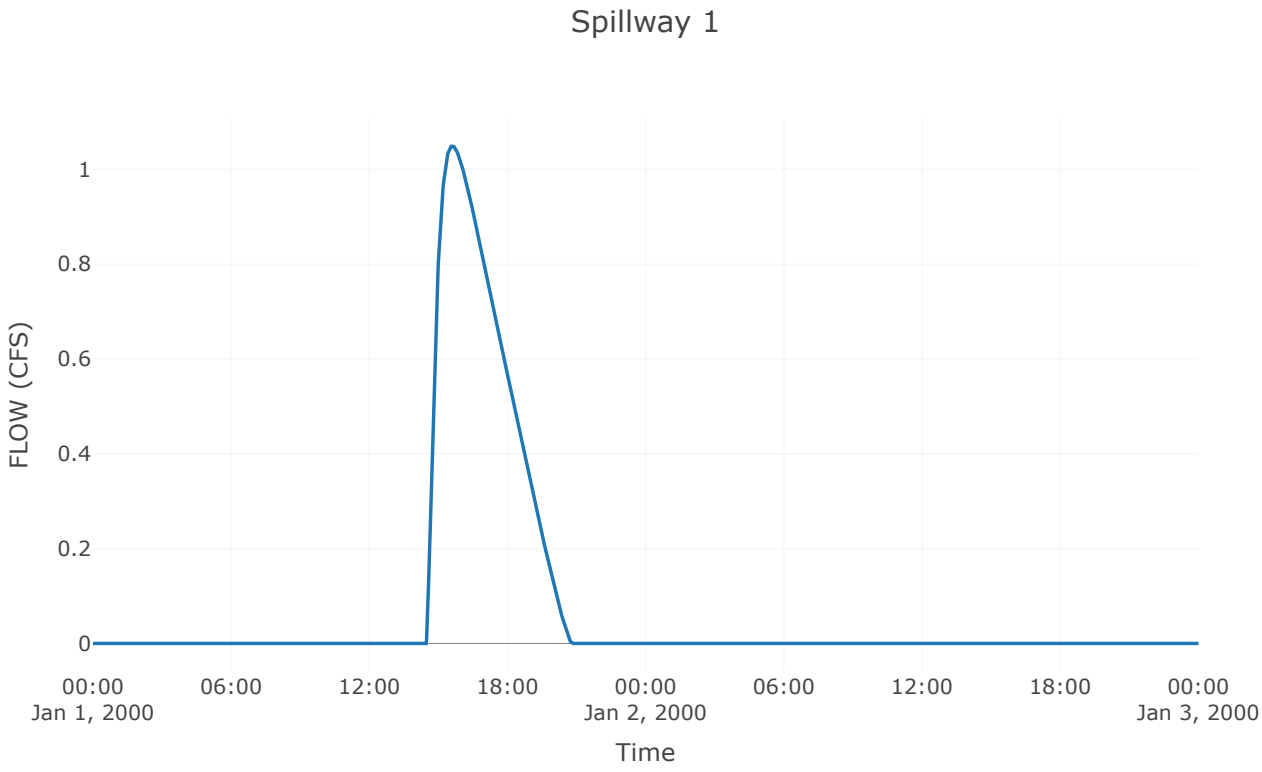
Storage



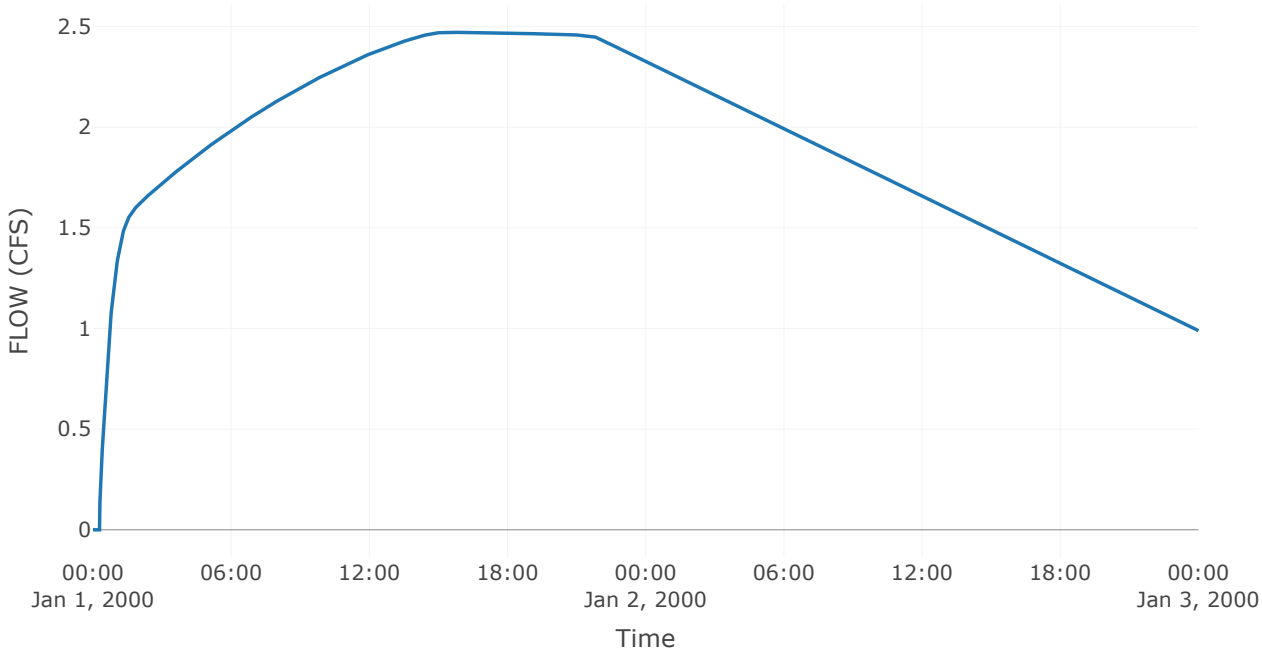
Combined Inflow



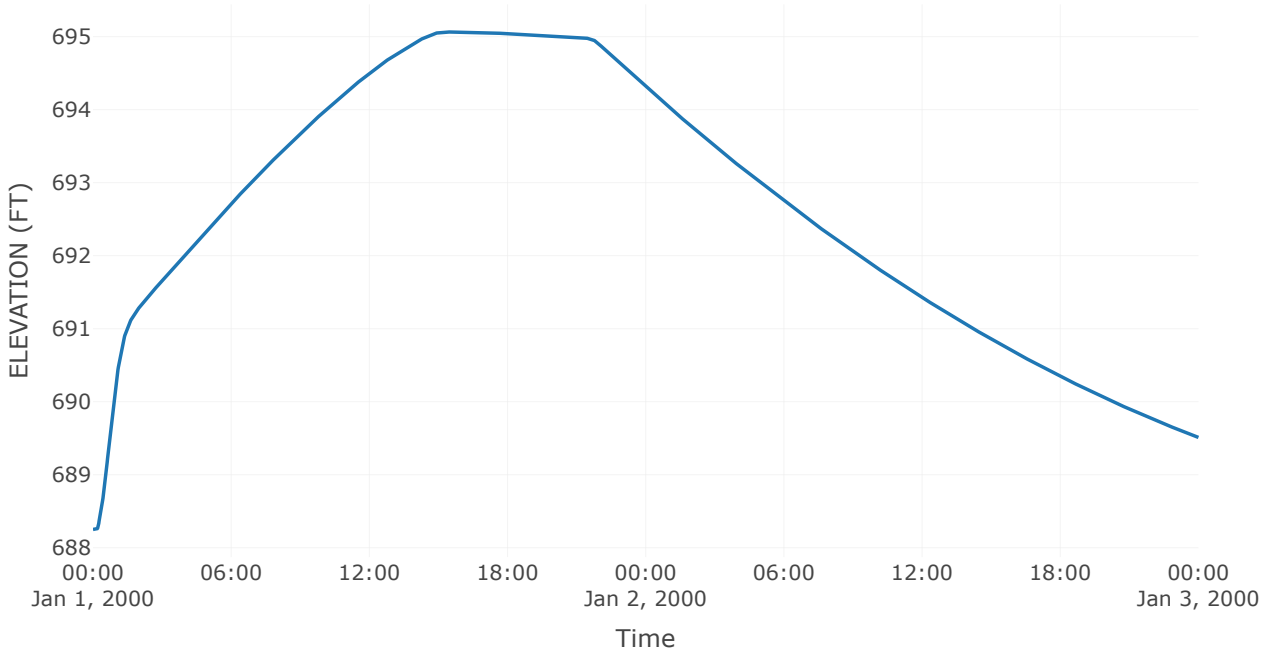

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
8
7
6
5
4
3
2
1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

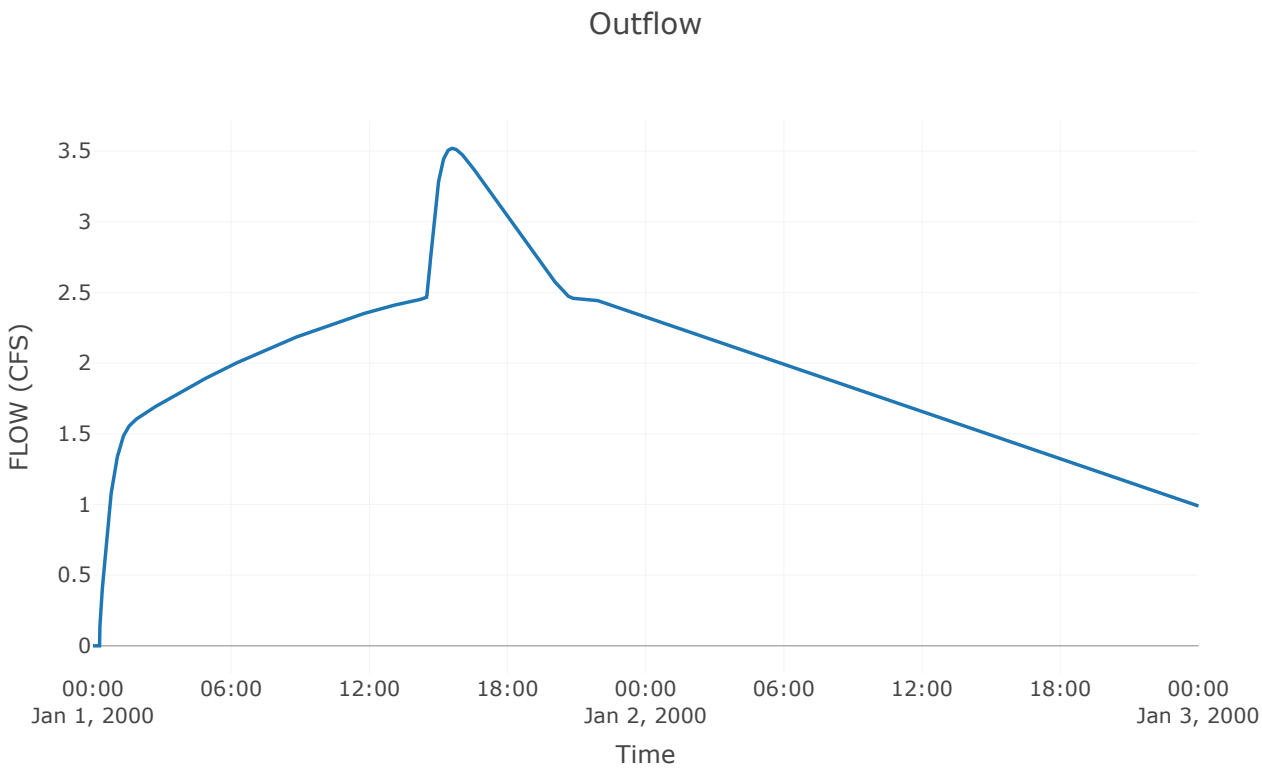

Spillway 1
FLOW (CFS)
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation



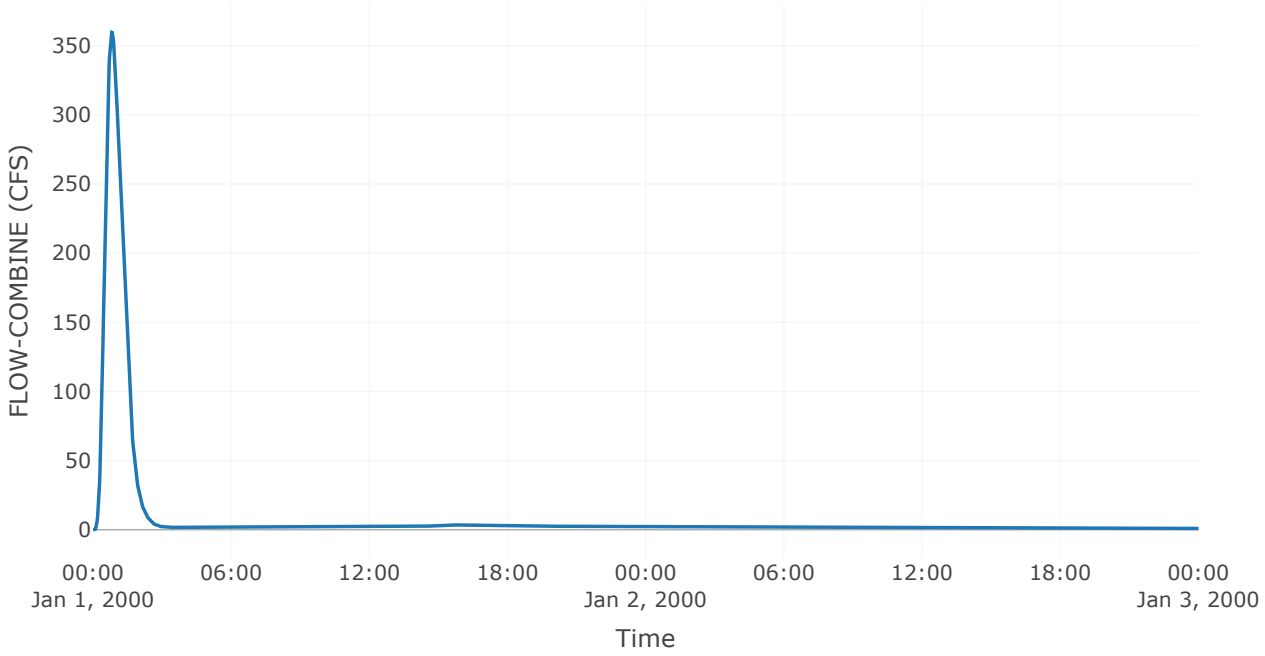

Outflow
FLOW (CFS)
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Junction: Off-Site Tributary Area

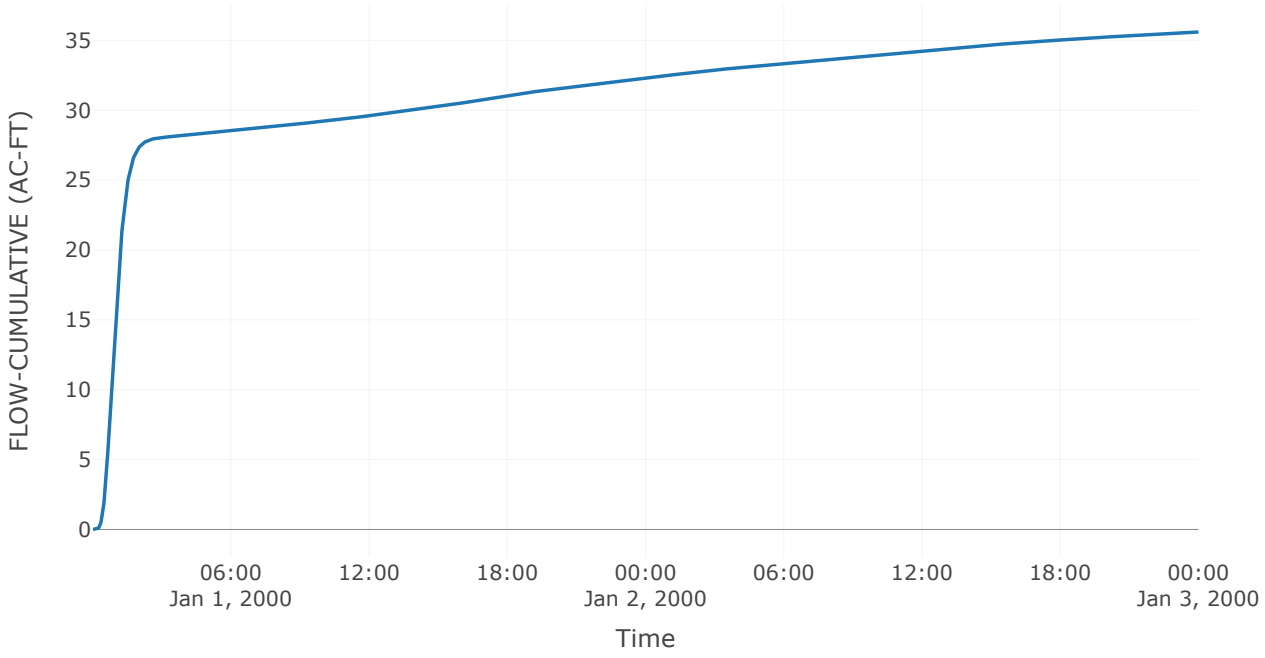
Downstream : Storage East of Wolf Road

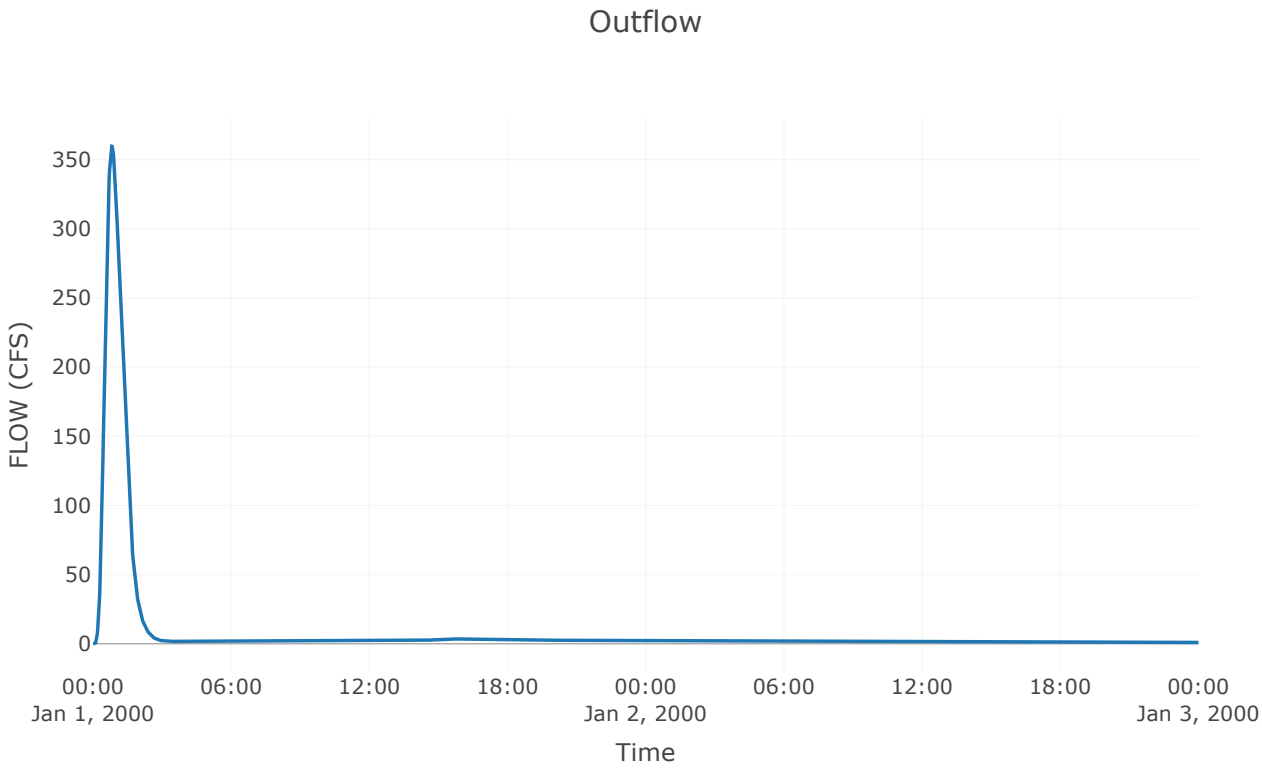
Results: Off-Site Tributary Area	
Peak Discharge (CFS)	359.61
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.48

Combined Inflow



Cumulative Outflow



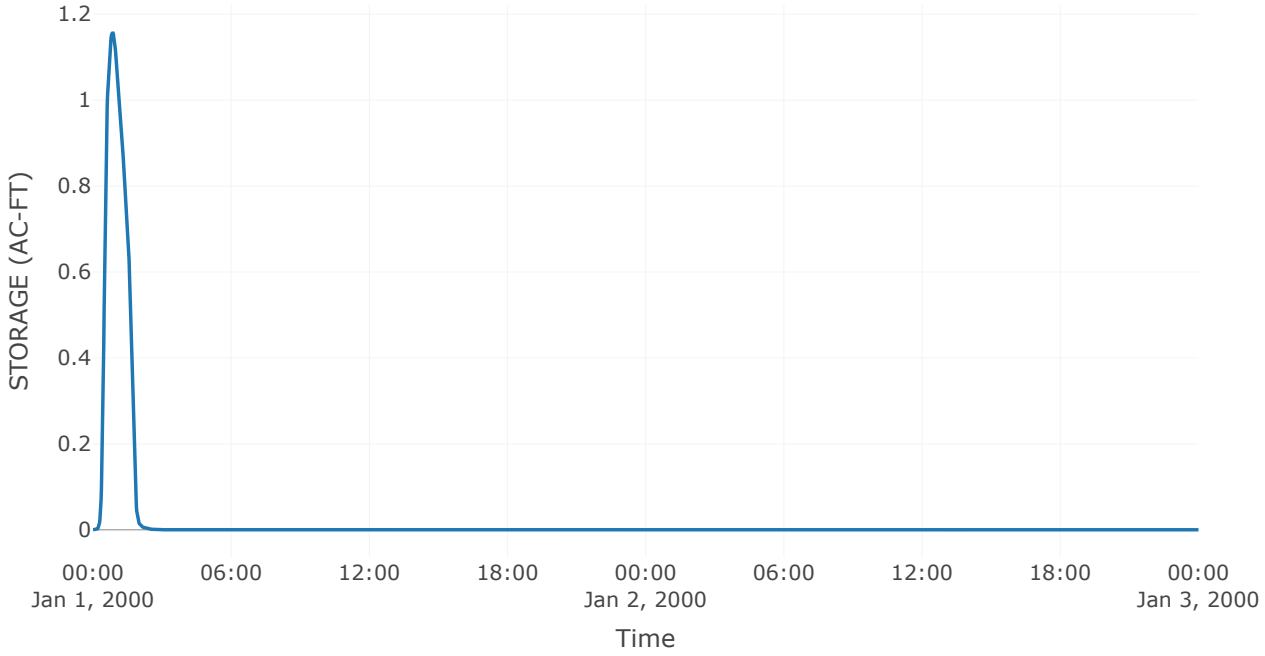

Outflow
350
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Storage East of Wolf Road

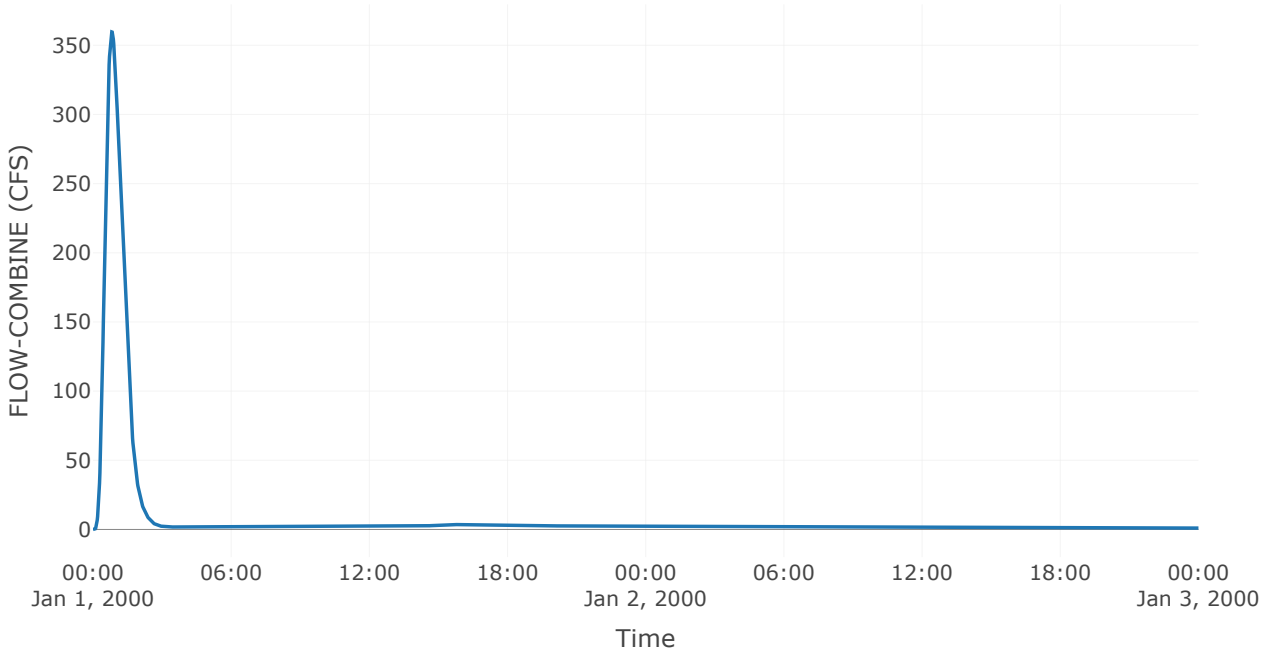
Downstream : Box Inlet - East Side Wolf Rd

Results: Storage East of Wolf Road	
Peak Discharge (CFS)	358.74
Time of Peak Discharge	01Jan2000, 00:51
Volume (IN)	2.48
Peak Inflow (CFS)	359.61
Time of Peak Inflow	01Jan2000, 00:49
Inflow Volume (AC - FT)	35.6
Maximum Storage (AC - FT)	1.16
Peak Elevation (FT)	664
Discharge Volume (AC - FT)	35.6

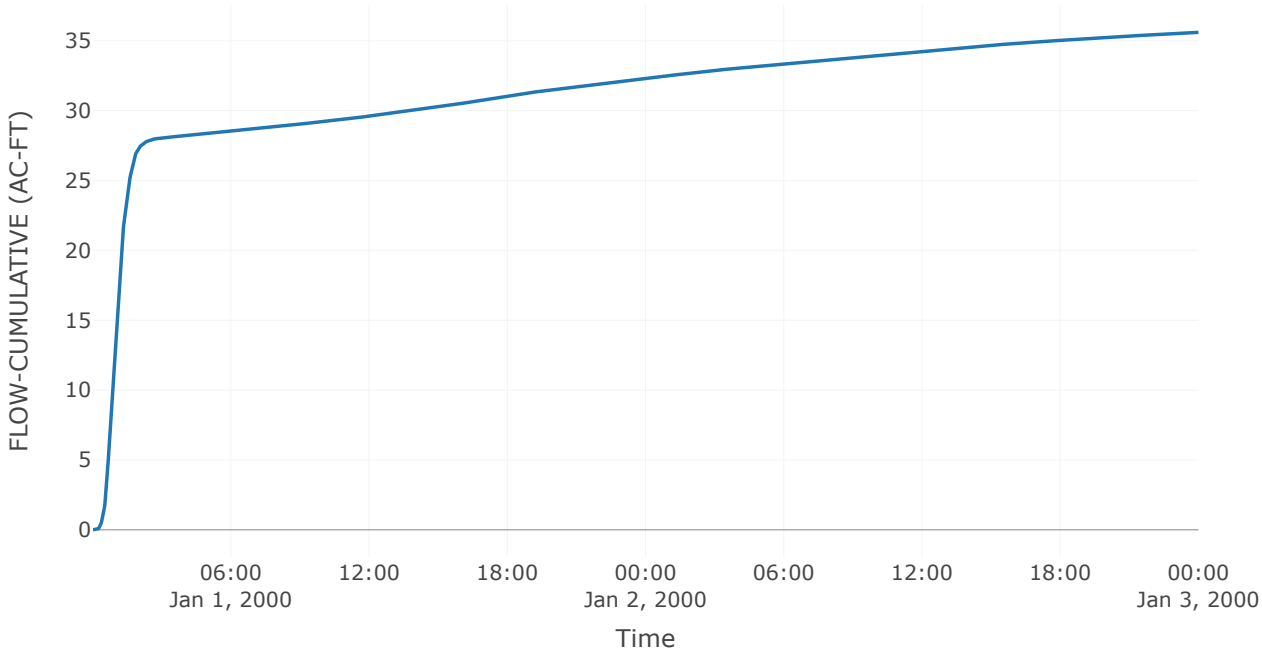
Storage



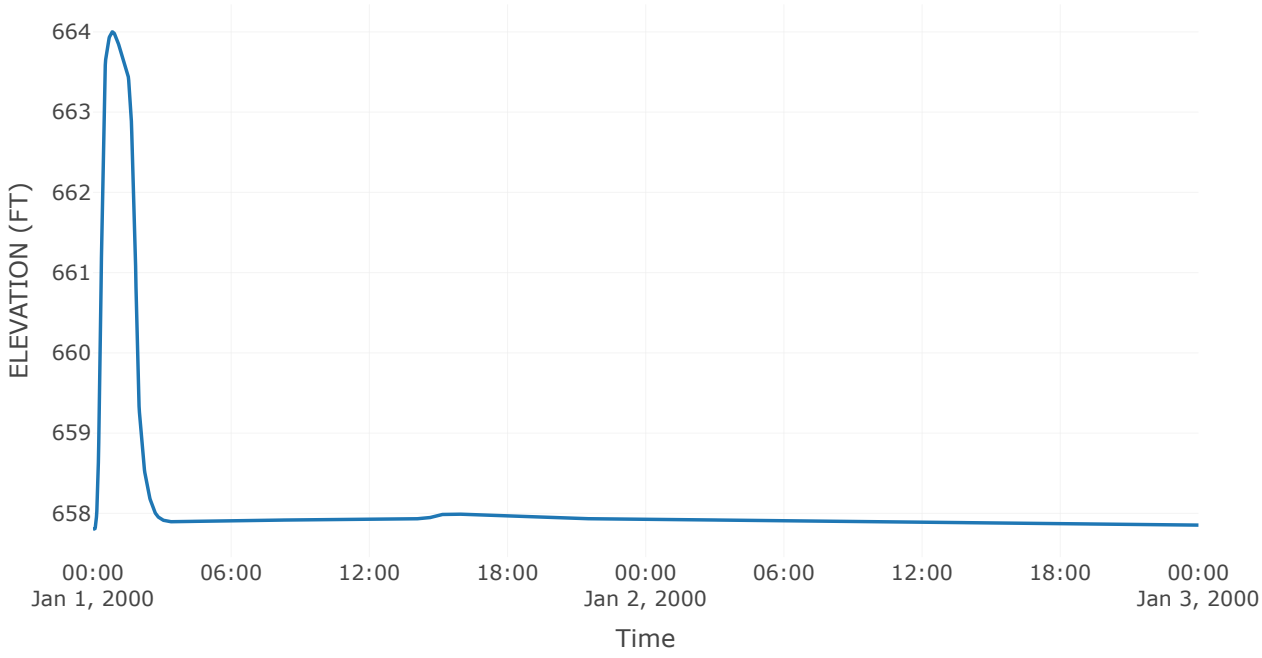
Combined Inflow

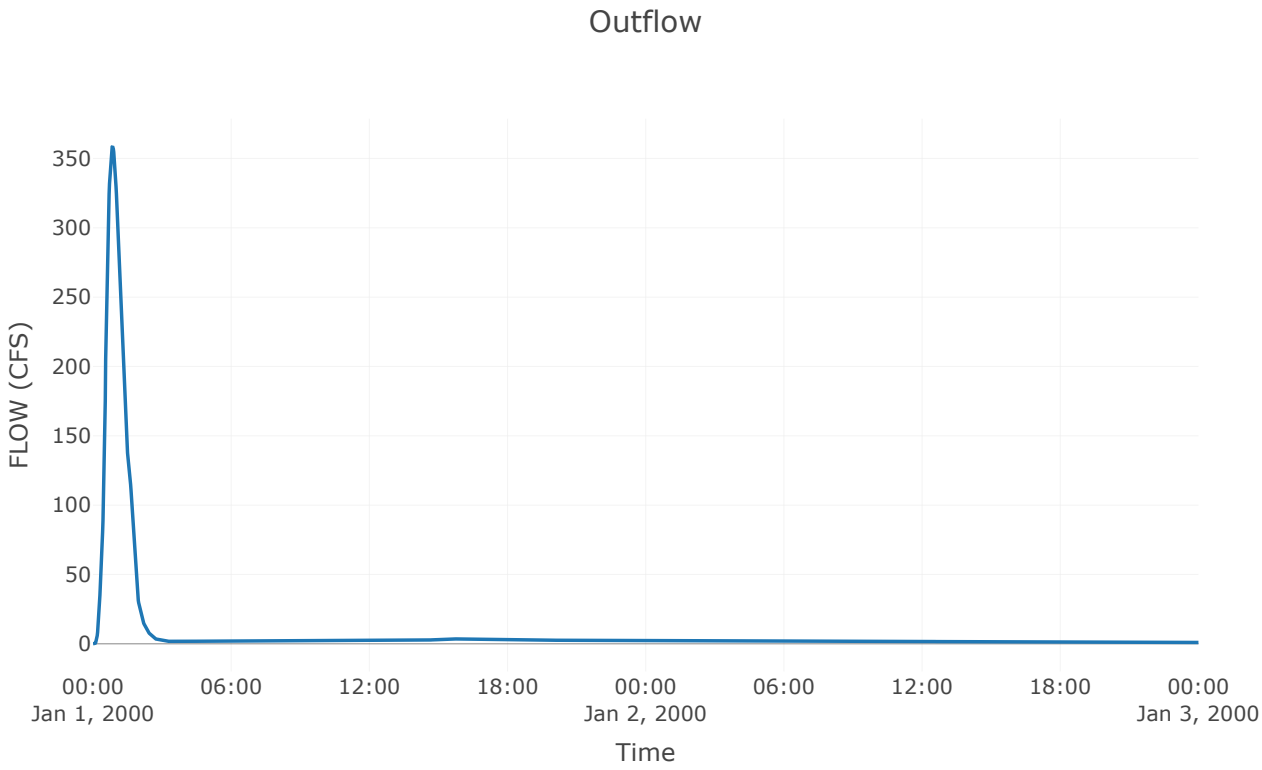


Cumulative Outflow



Pool Elevation



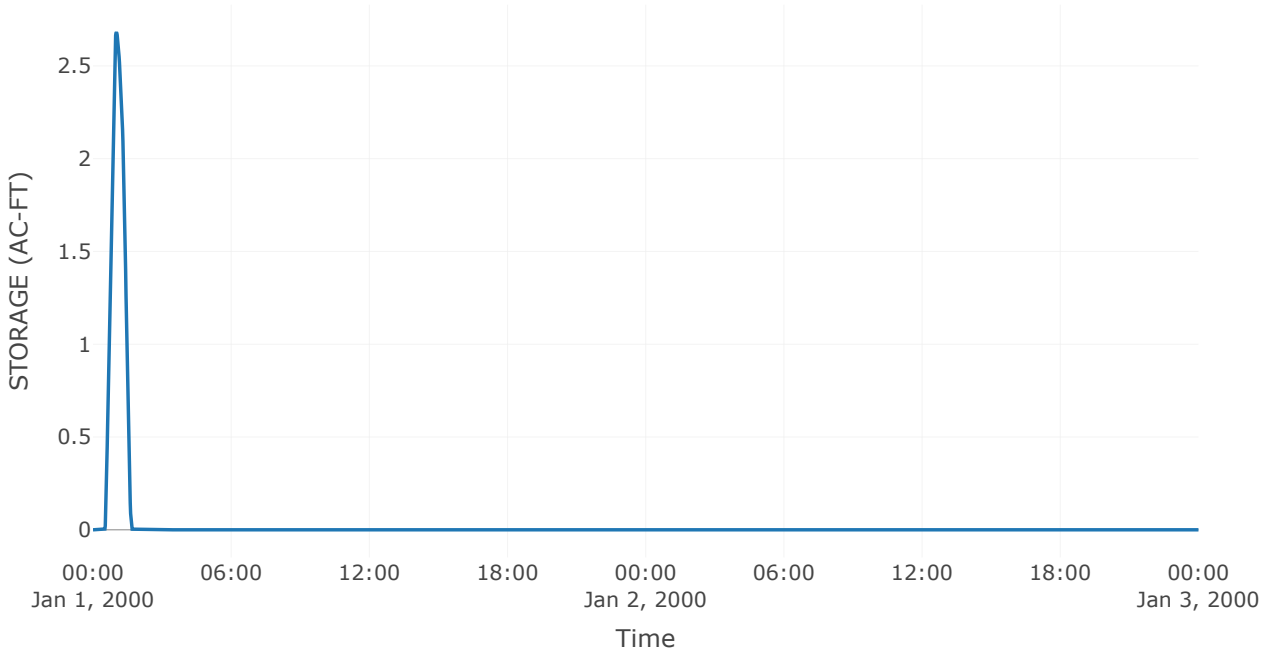

Outflow
350
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Box Inlet-East Side Wolf Rd

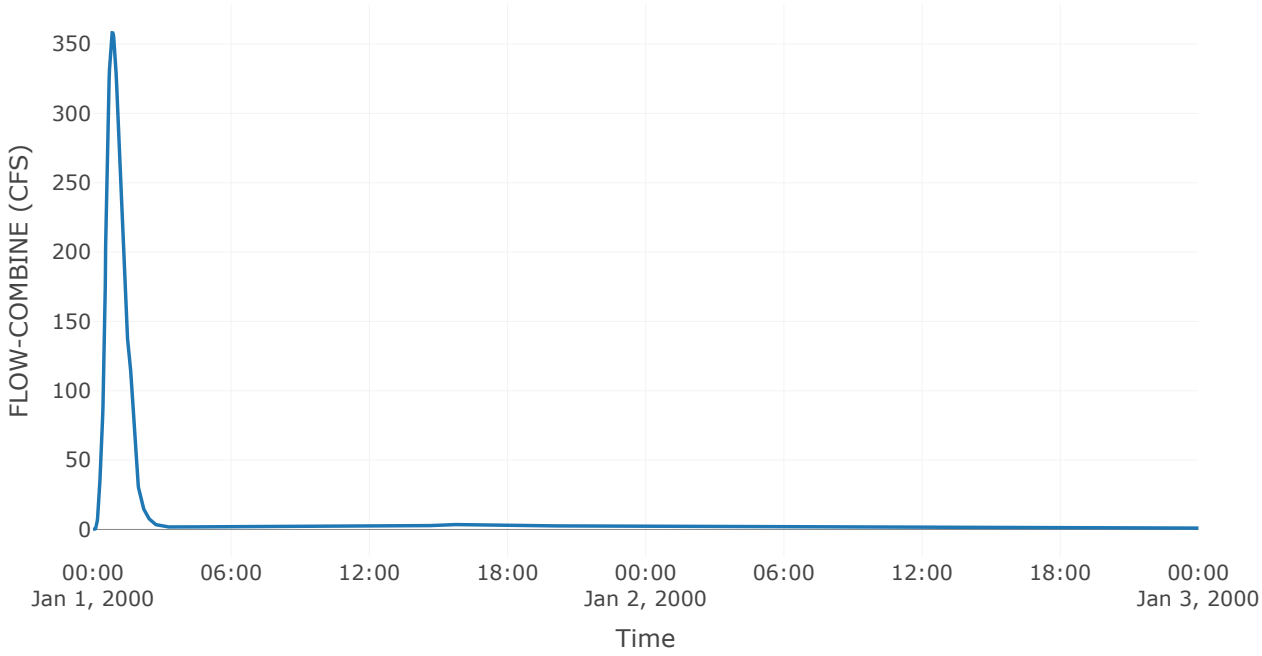
Downstream : Prop Storage West of Wolf Rd

Results: Box Inlet-East Side Wolf Rd	
Peak Discharge (CFS)	324.8
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	2.48
Peak Inflow (CFS)	358.74
Time of Peak Inflow	01Jan2000, 00:51
Inflow Volume (AC - FT)	35.6
Maximum Storage (AC - FT)	2.68
Peak Elevation (FT)	664.94
Discharge Volume (AC - FT)	35.58

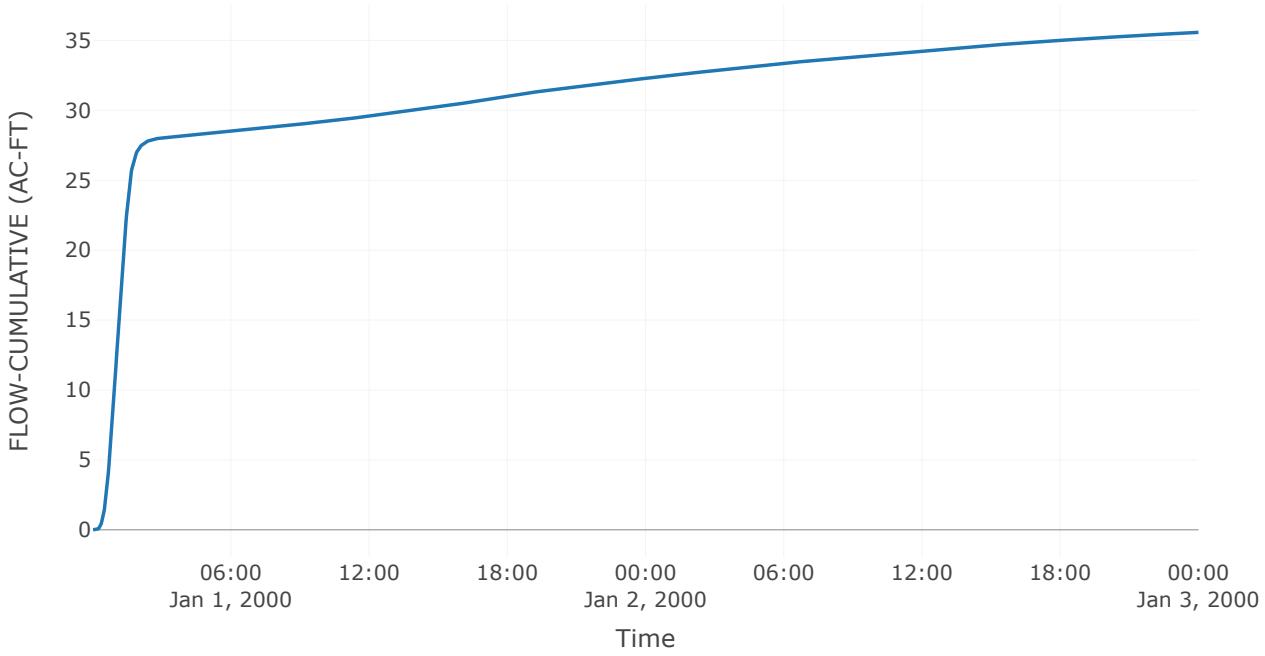
Storage



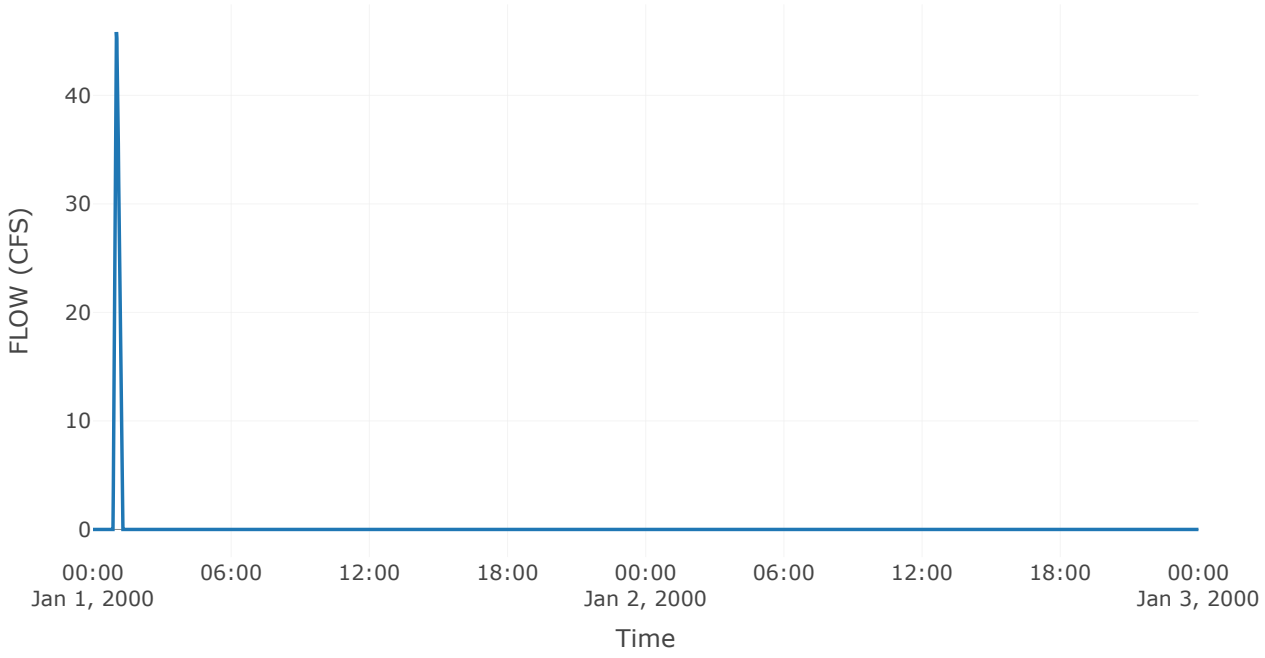
Combined Inflow



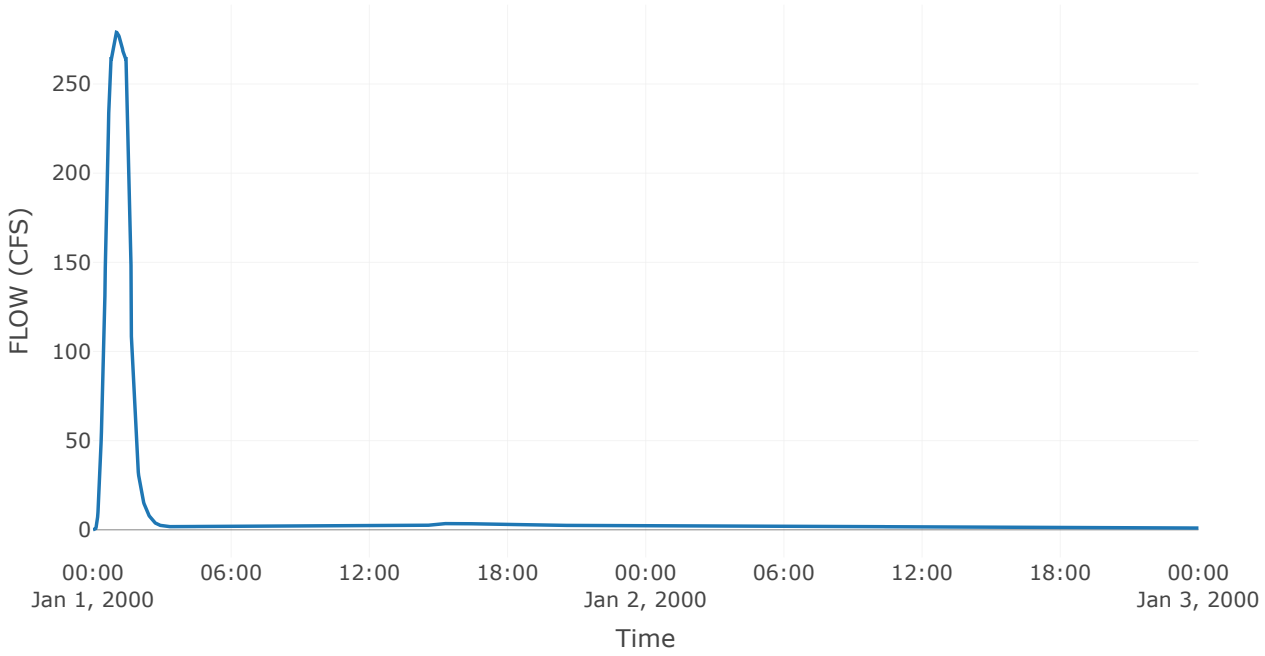
Cumulative Outflow



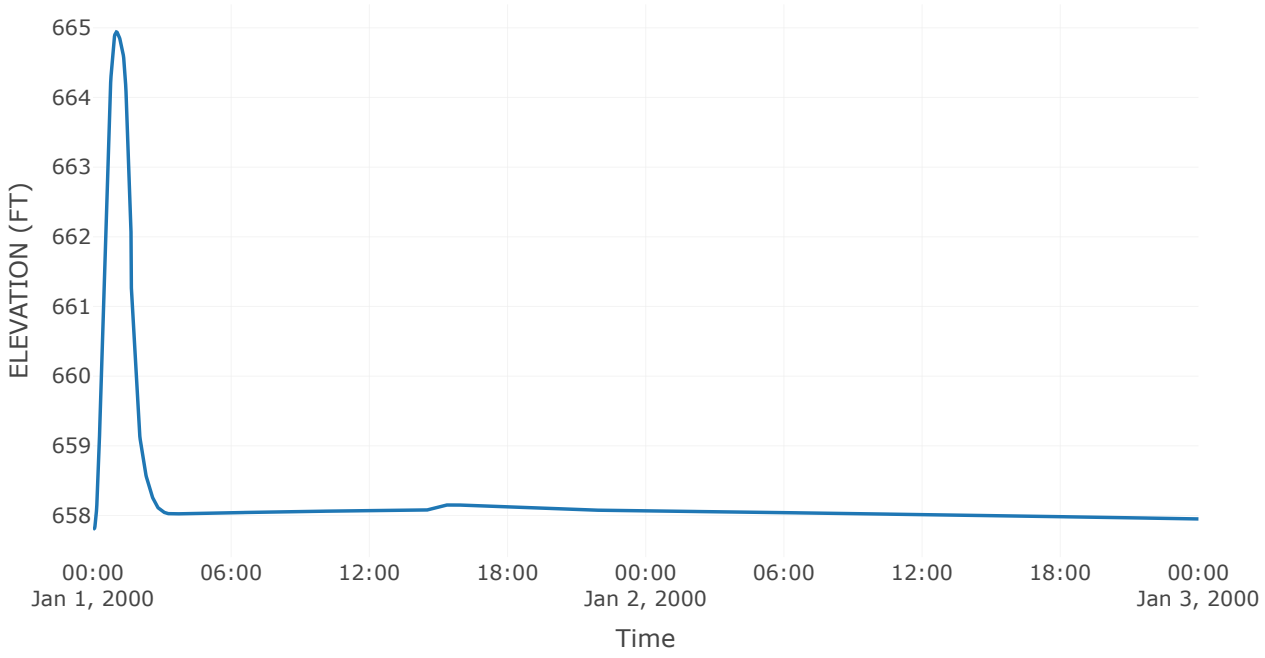
Spillway 1

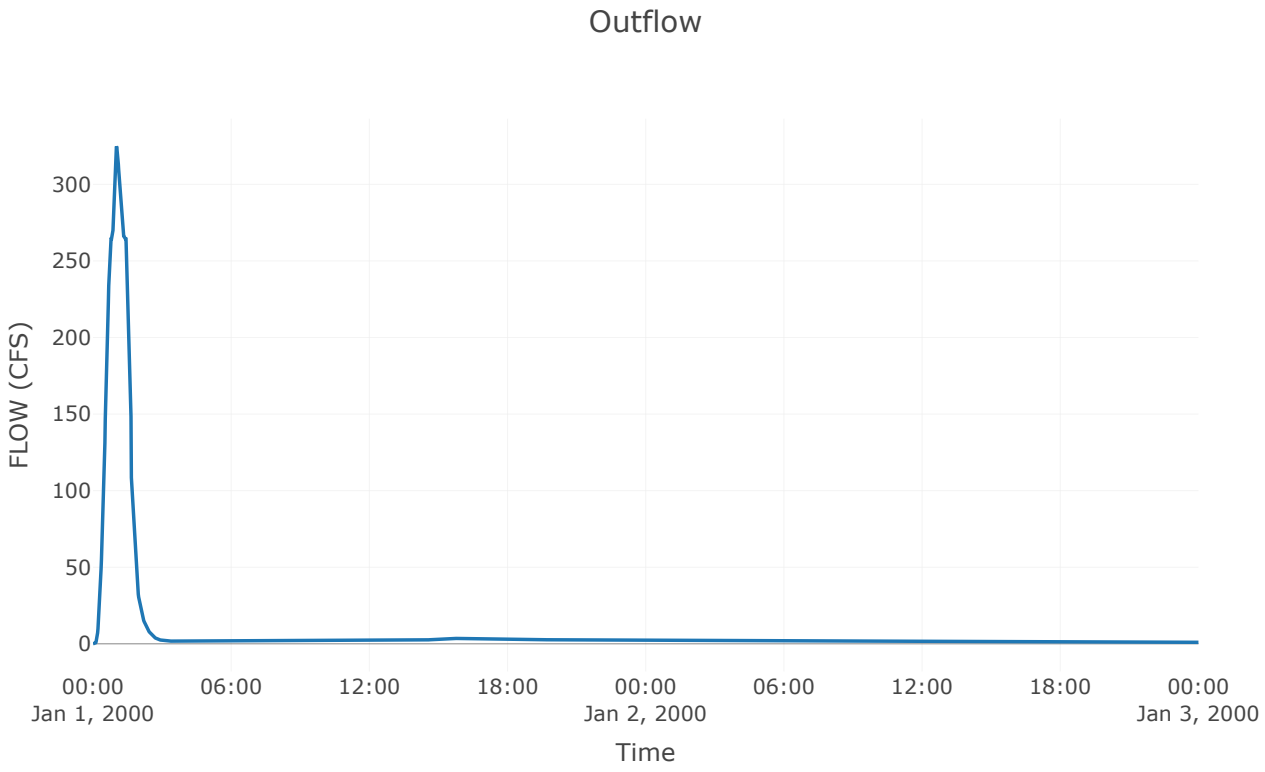


Outlet 1



Pool Elevation



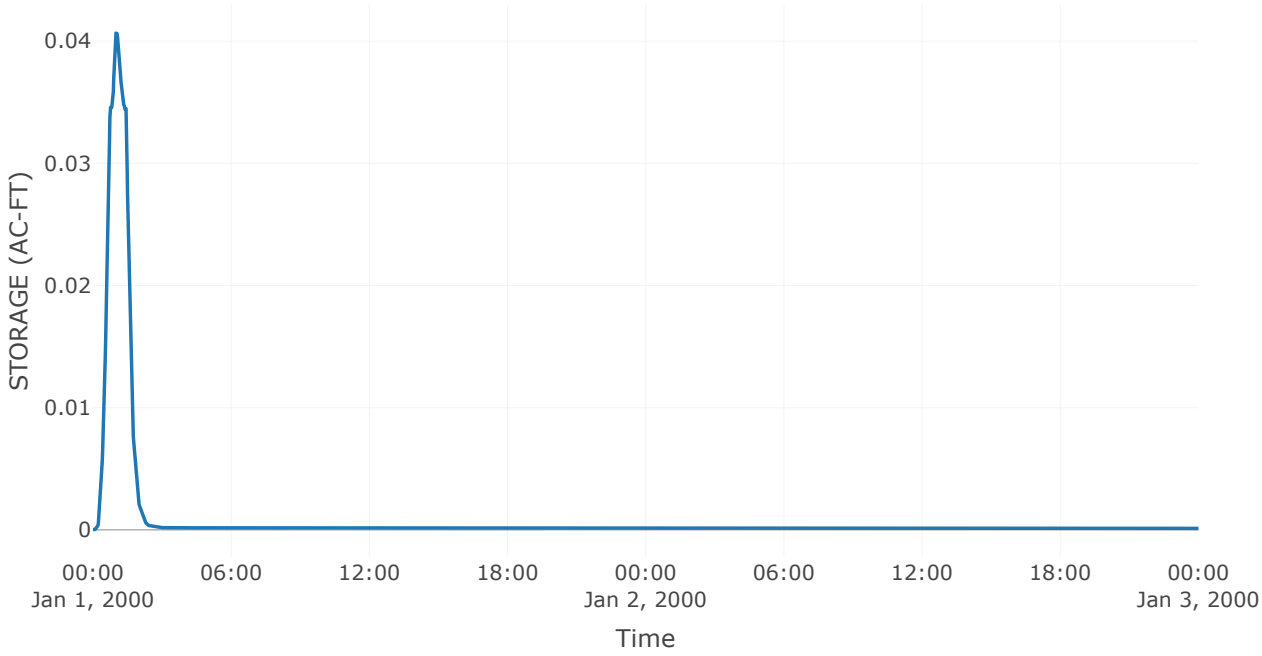

Outflow
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Prop Storage West of Wolf Rd

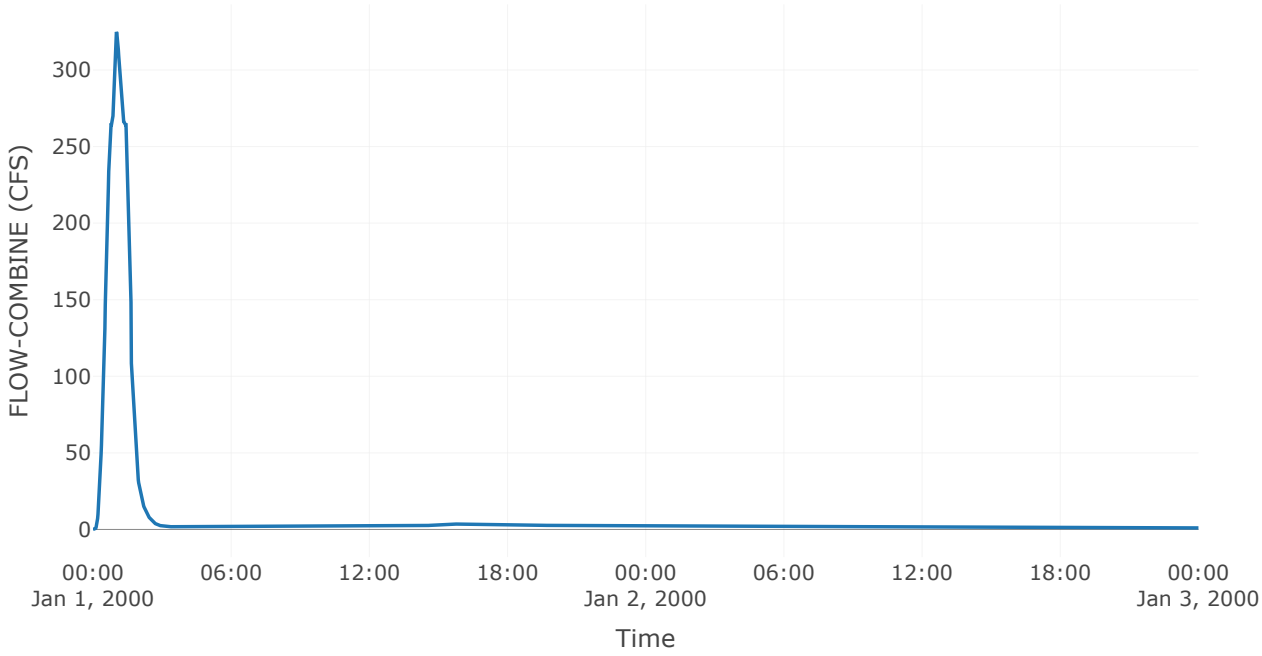
Downstream : Proposed Basin C

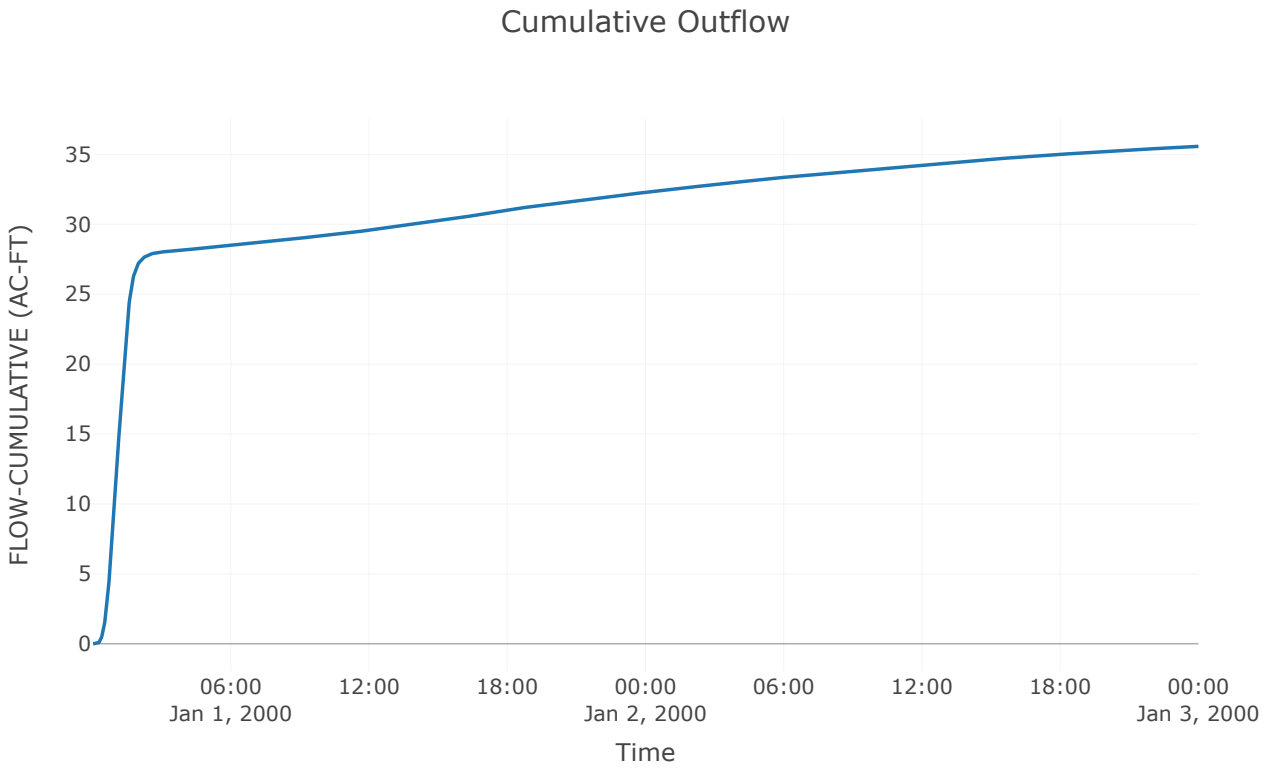
Results: Prop Storage West of Wolf Rd	
Peak Discharge (CFS)	324.78
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	2.48
Peak Inflow (CFS)	324.8
Time of Peak Inflow	01Jan2000, 01:01
Inflow Volume (AC - FT)	35.58
Maximum Storage (AC - FT)	0.04
Peak Elevation (FT)	660.3
Discharge Volume (AC - FT)	35.57

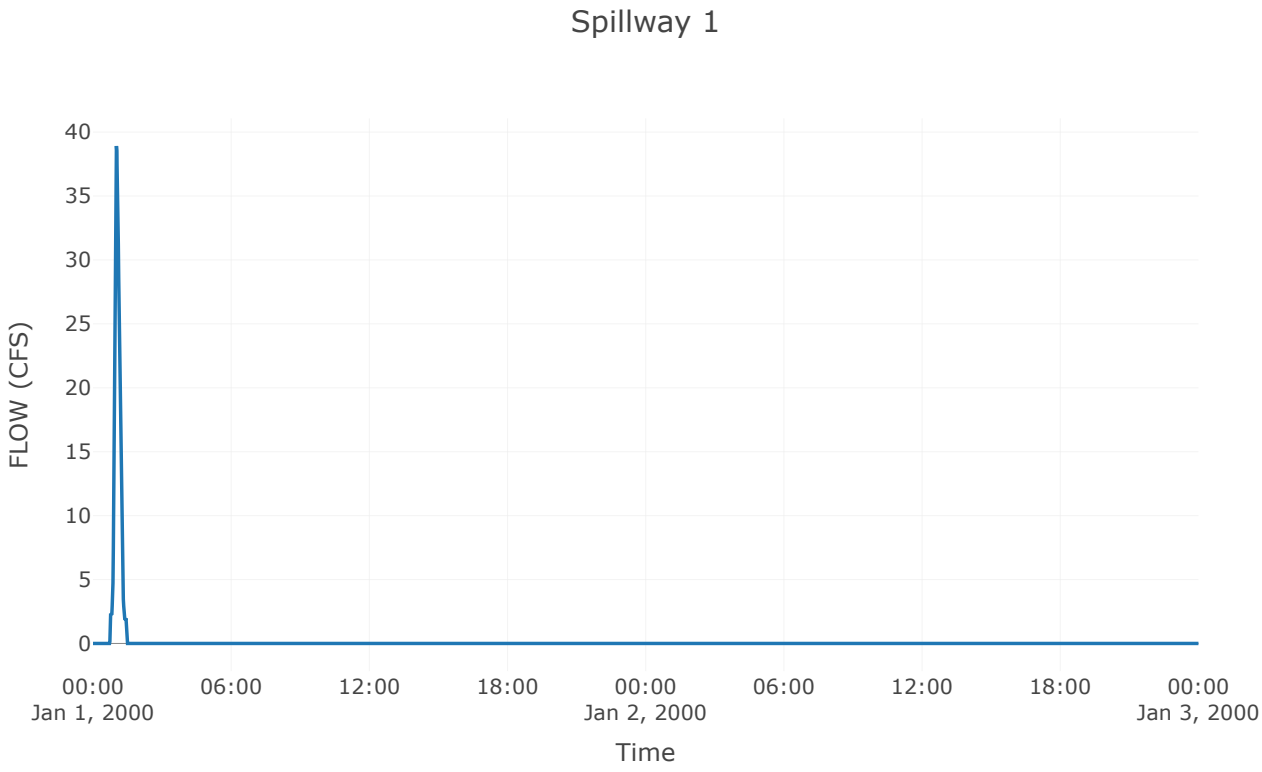
Storage



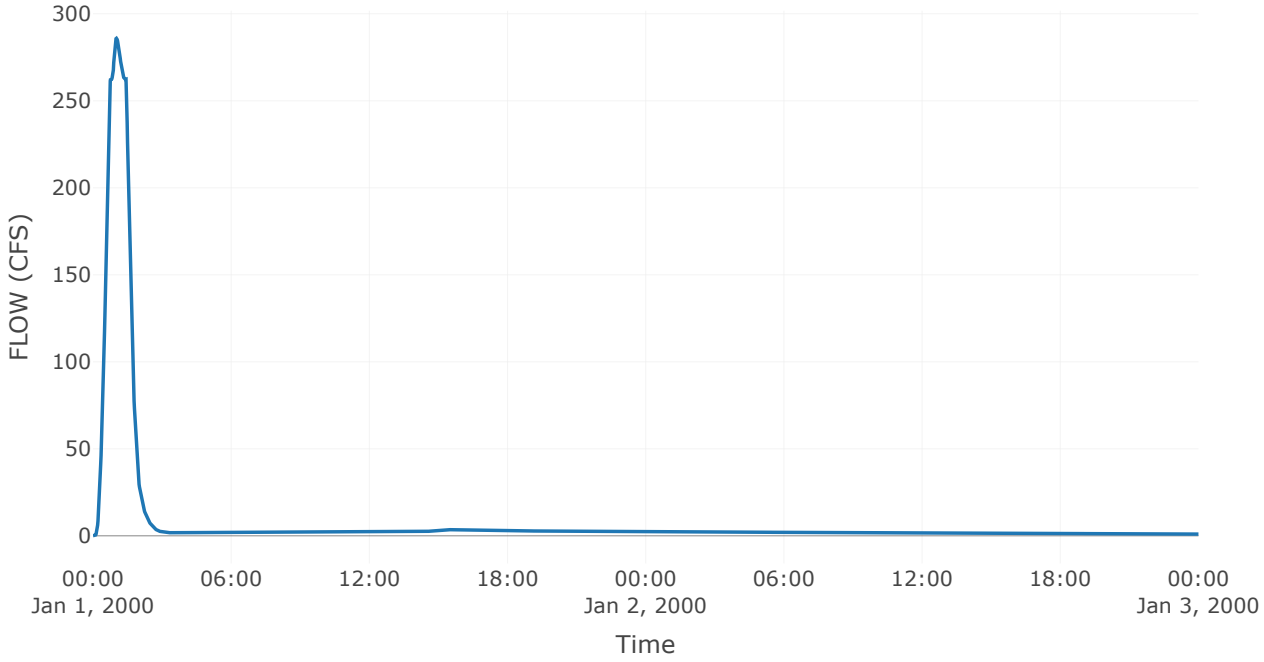
Combined Inflow



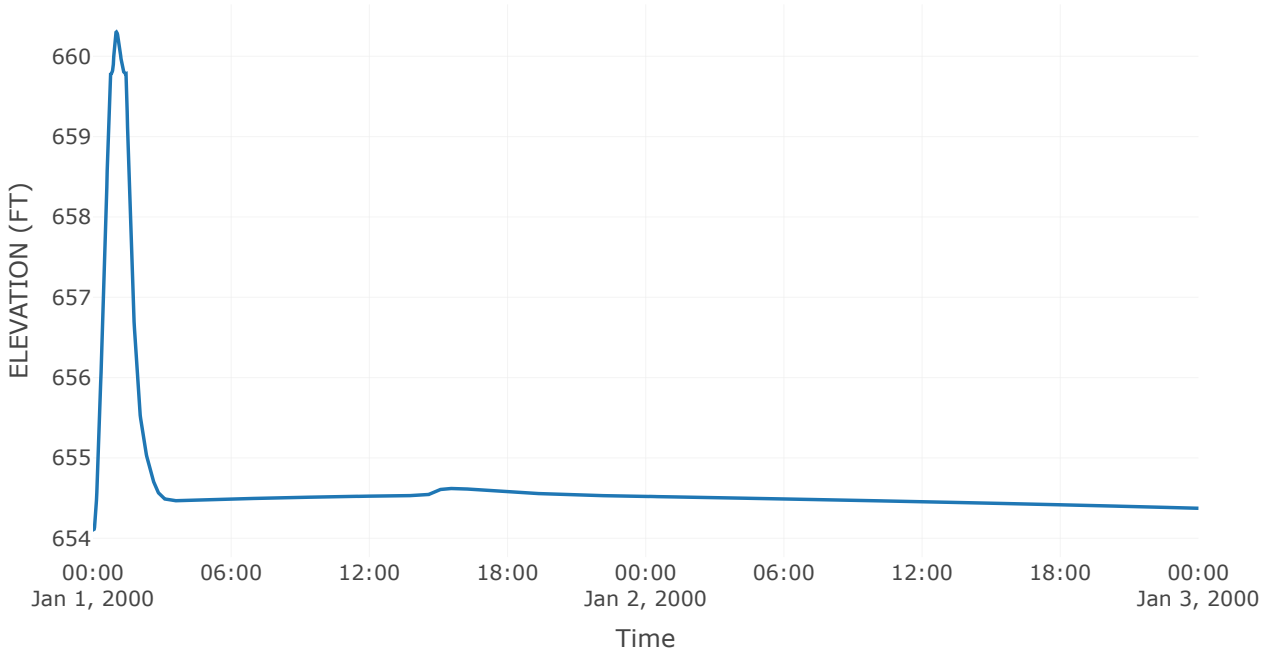

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
35
30
25
20
15
10
5
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

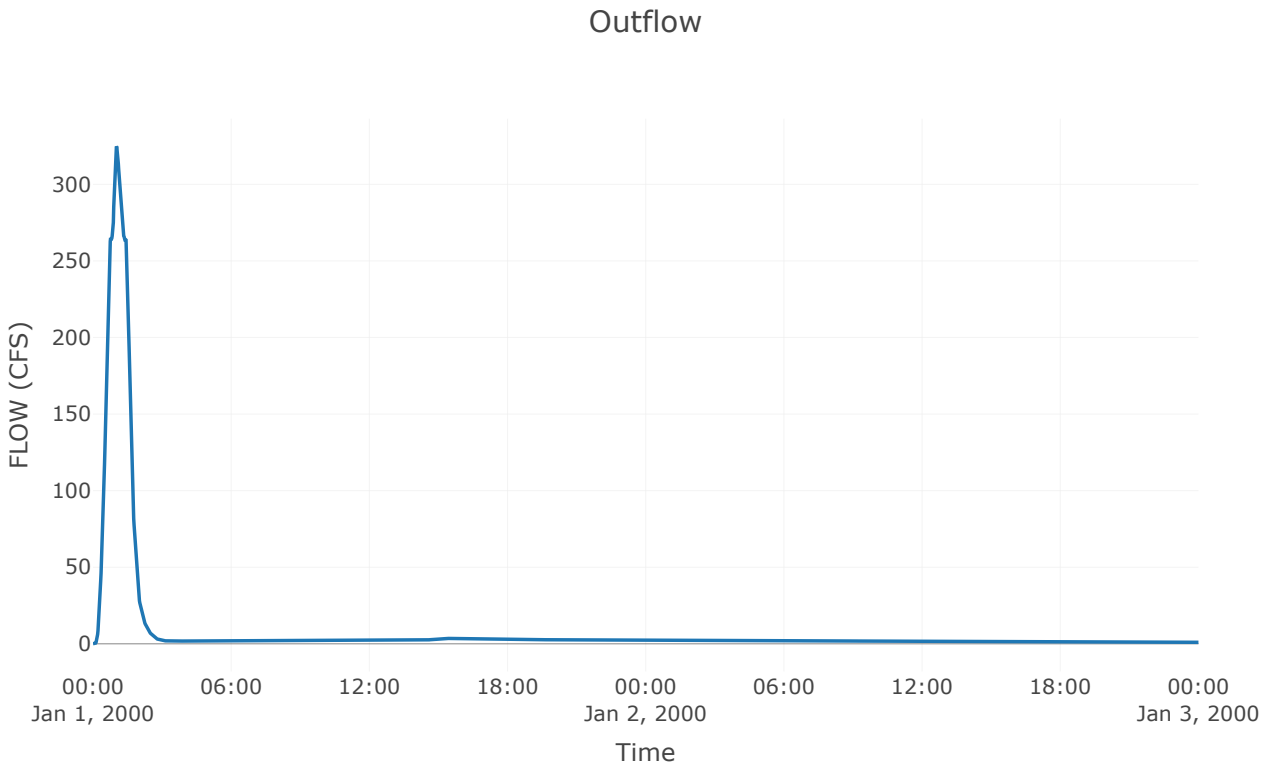

Spillway 1
FLOW (CFS)
40
35
30
25
20
15
10
5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation




Outflow
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

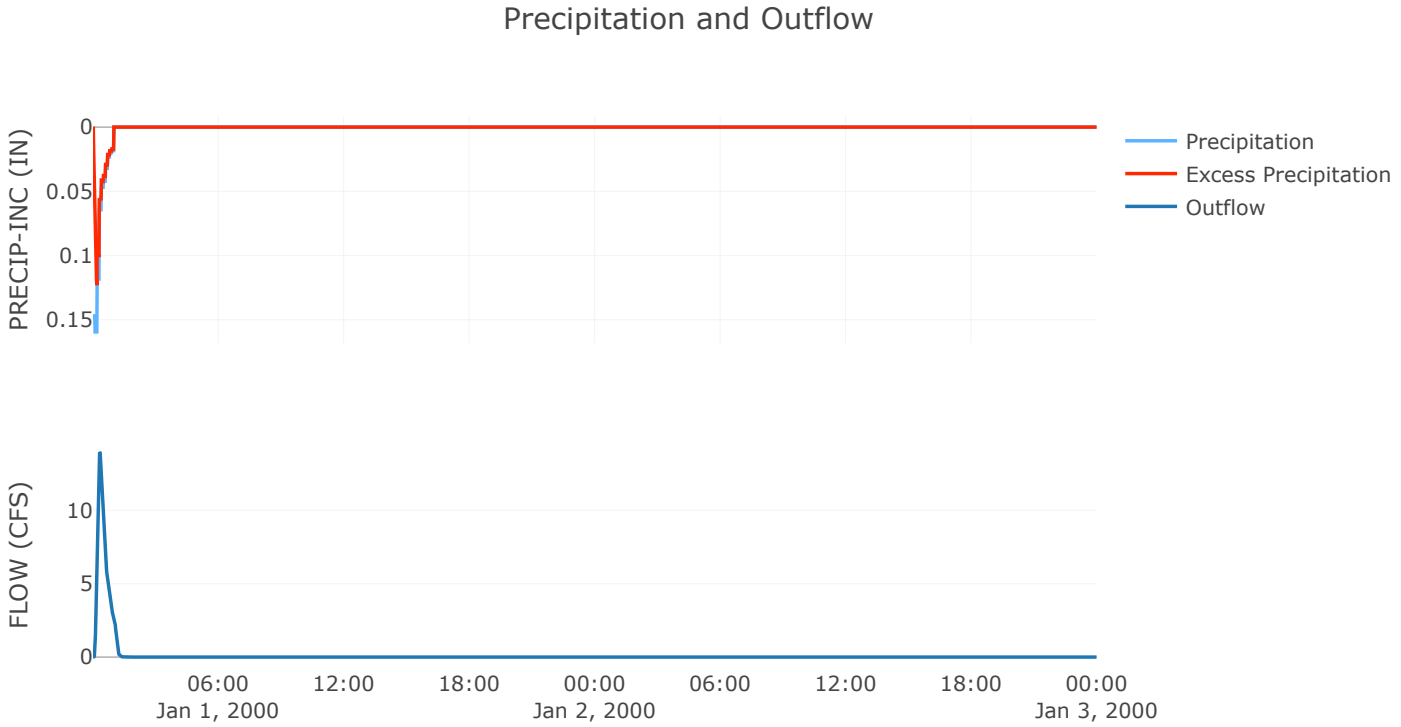
Subbasin: Prop On-Site

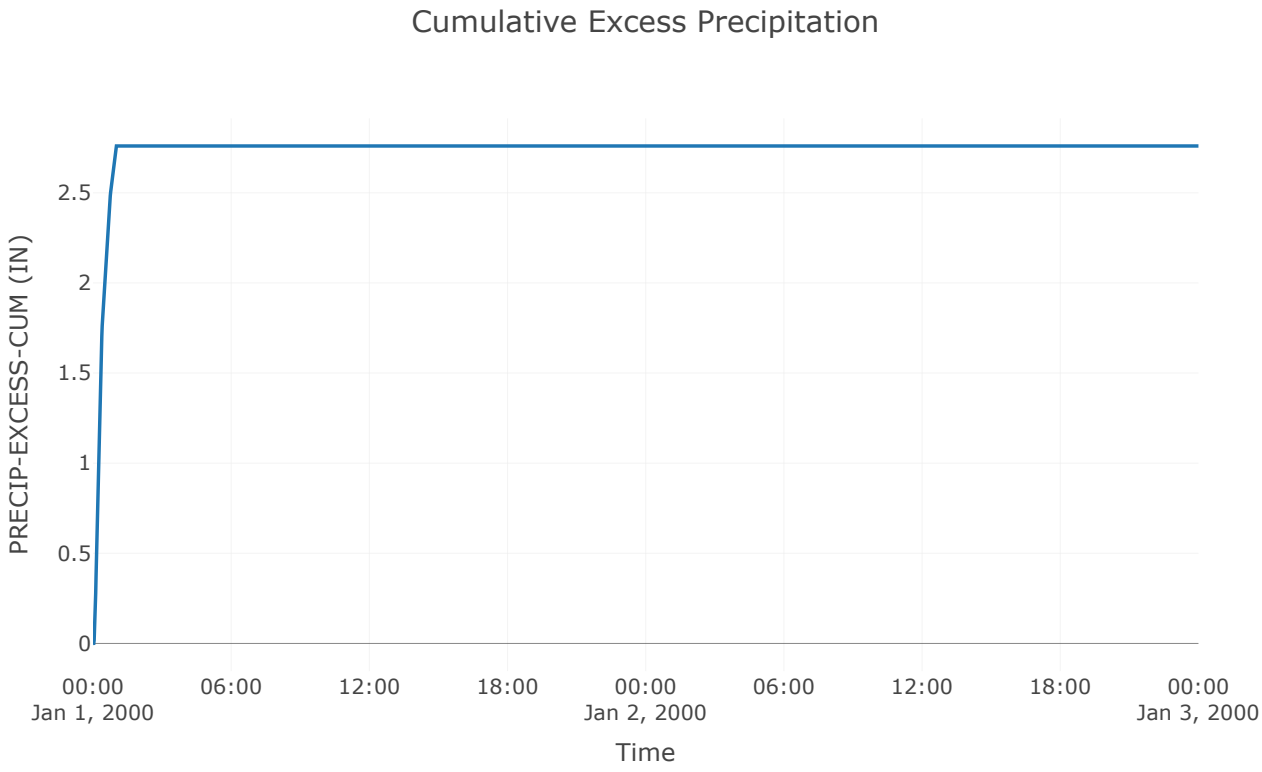
Area (MI2) : 0
Downstream : Proposed Basin C

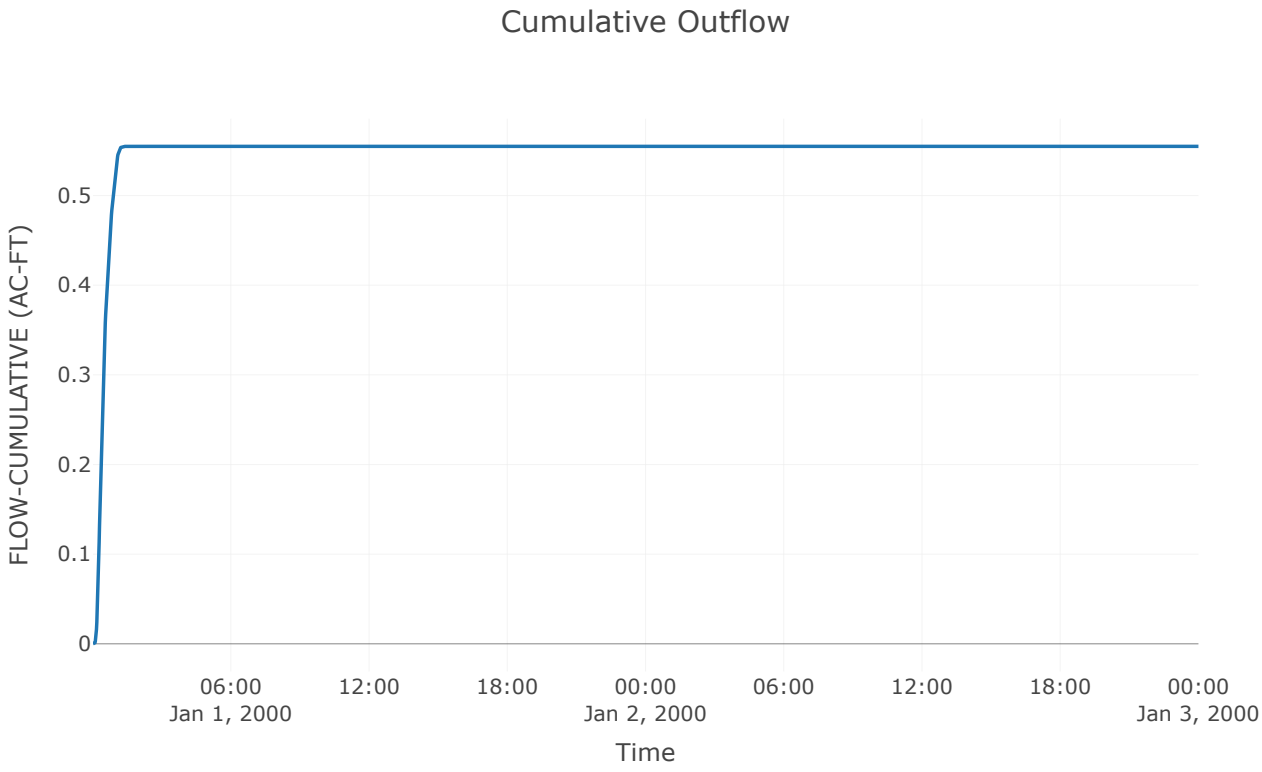
Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	88.03

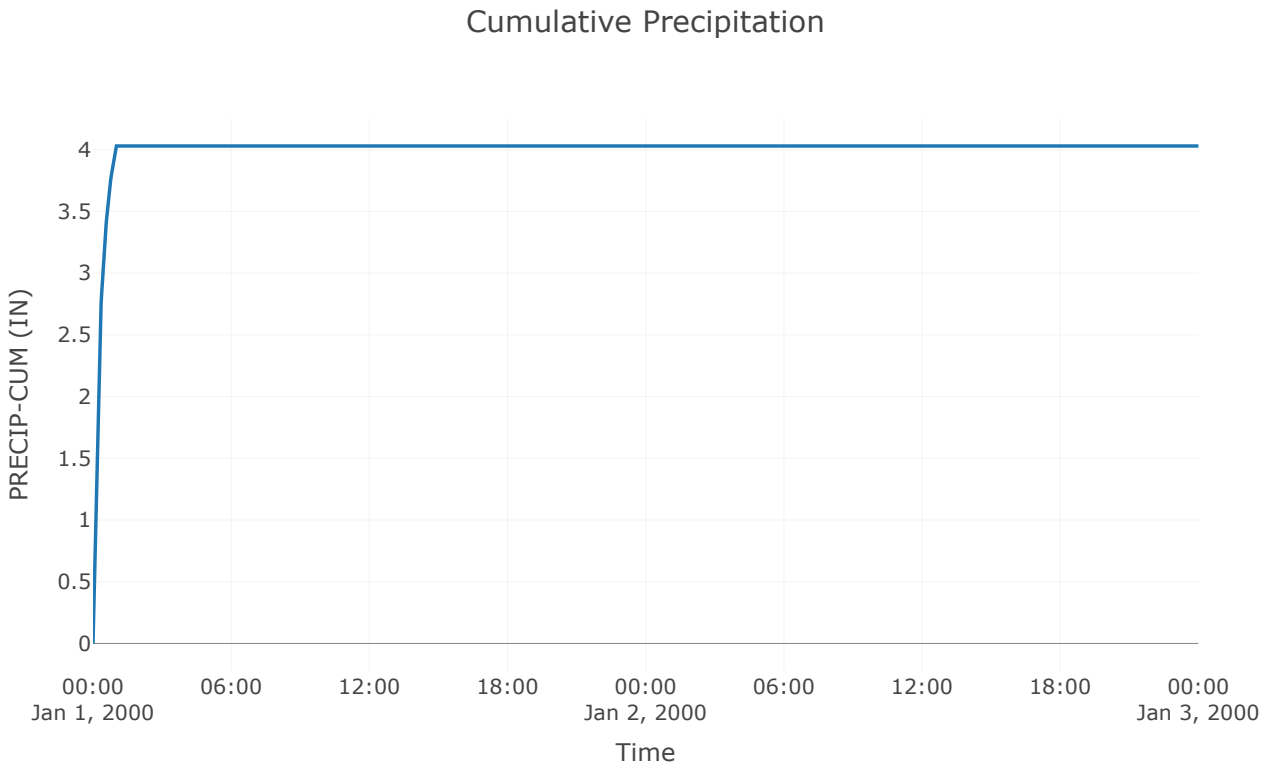
Transform: Scs	
Lag	6
Unitgraph Type	Standard

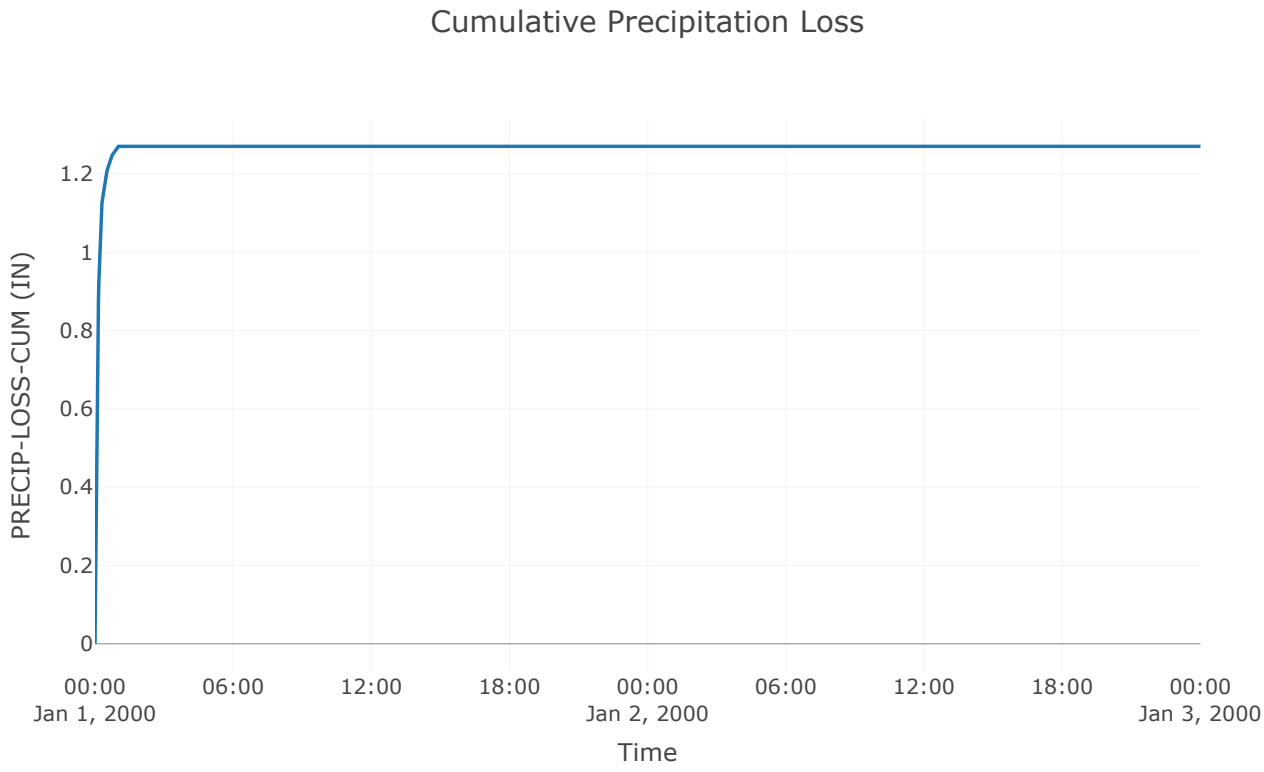
Results: Prop On-Site	
Peak Discharge (CFS)	13.96
Time of Peak Discharge	01Jan2000, 00:19
Volume (IN)	2.76
Precipitation Volume (AC - FT)	0.81
Loss Volume (AC - FT)	0.26
Excess Volume (AC - FT)	0.55
Direct Runoff Volume (AC - FT)	0.55
Baseflow Volume (AC - FT)	0

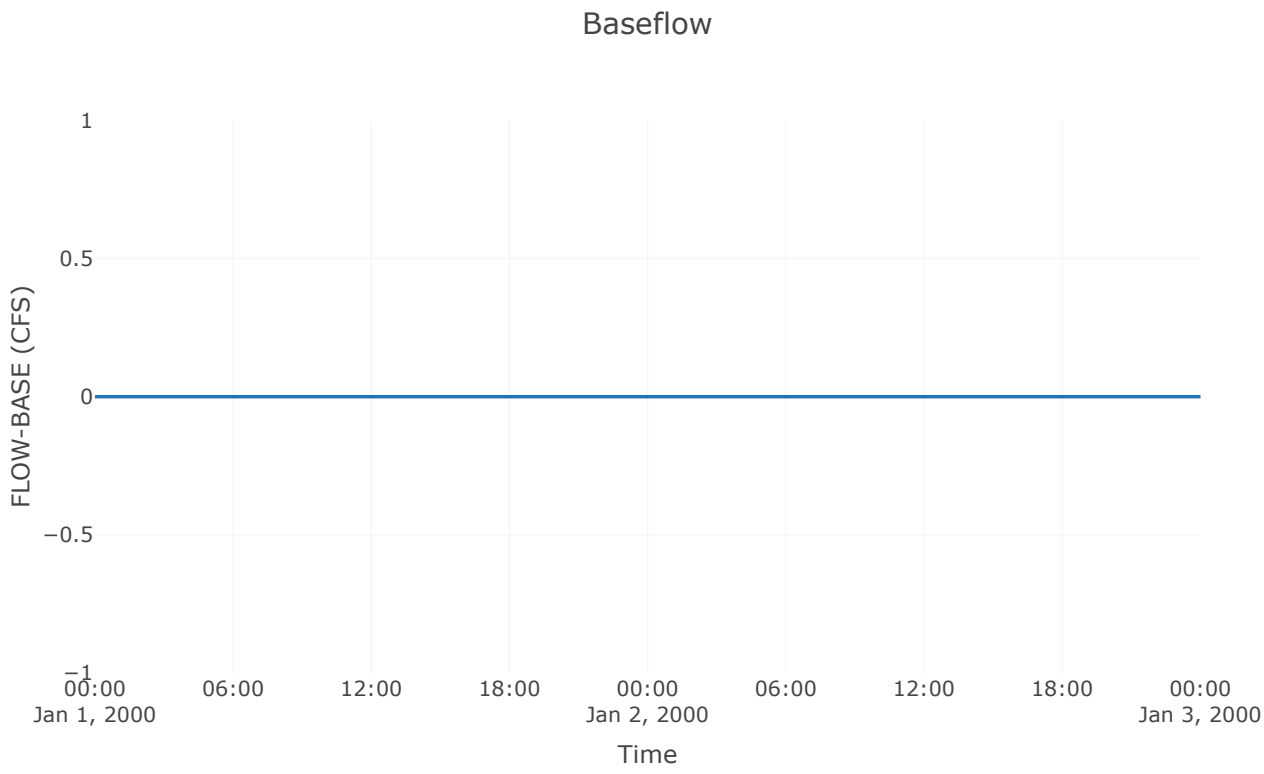

Precipitation and Outflow
PRECIP-INC (IN)
0
0.05
0.1
0.15
Precipitation
Excess Precipitation
Outflow
FLOW (CFS)
10
5
0
06:00
12:00
18:00
00:00
Jan 1, 2000
Jan 2, 2000
Jan 3, 2000


Cumulative Excess Precipitation
PRECIP-EXCESS-CUM (IN)
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

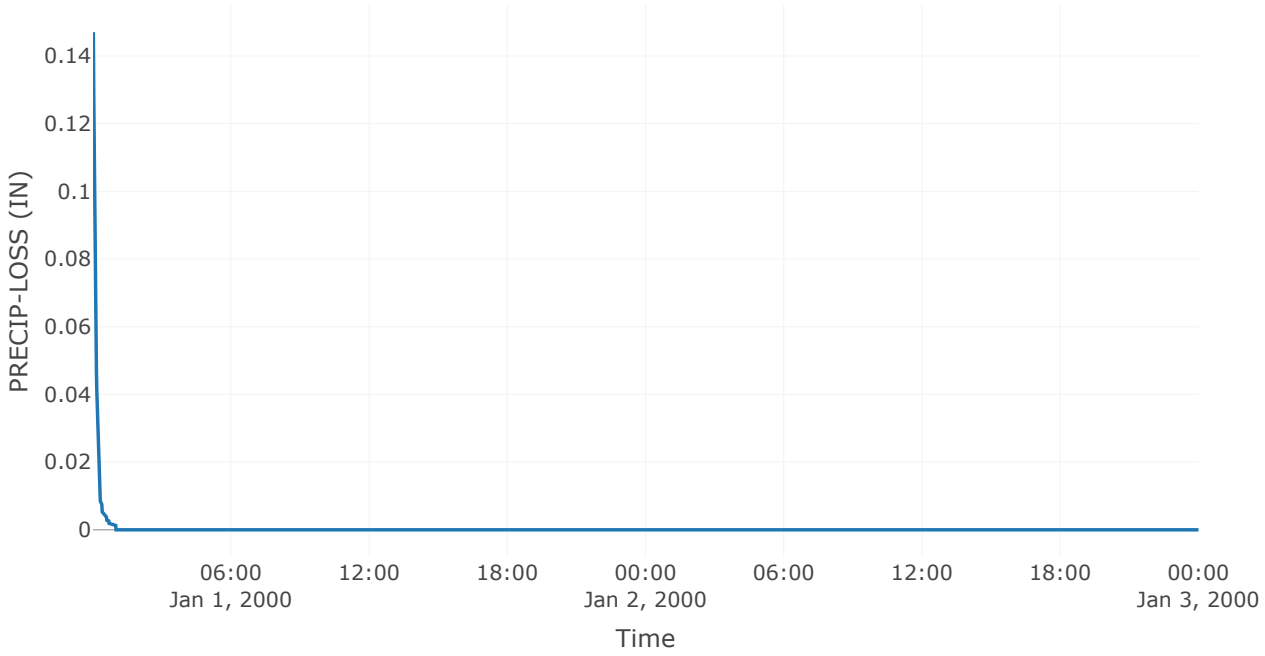

Cumulative Outflow
FLOW-CUMULATIVE (AC-FT)
0.5
0.4
0.3
0.2
0.1
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Precipitation
PRECIP-CUM (IN)
4
3.5
3
2.5
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

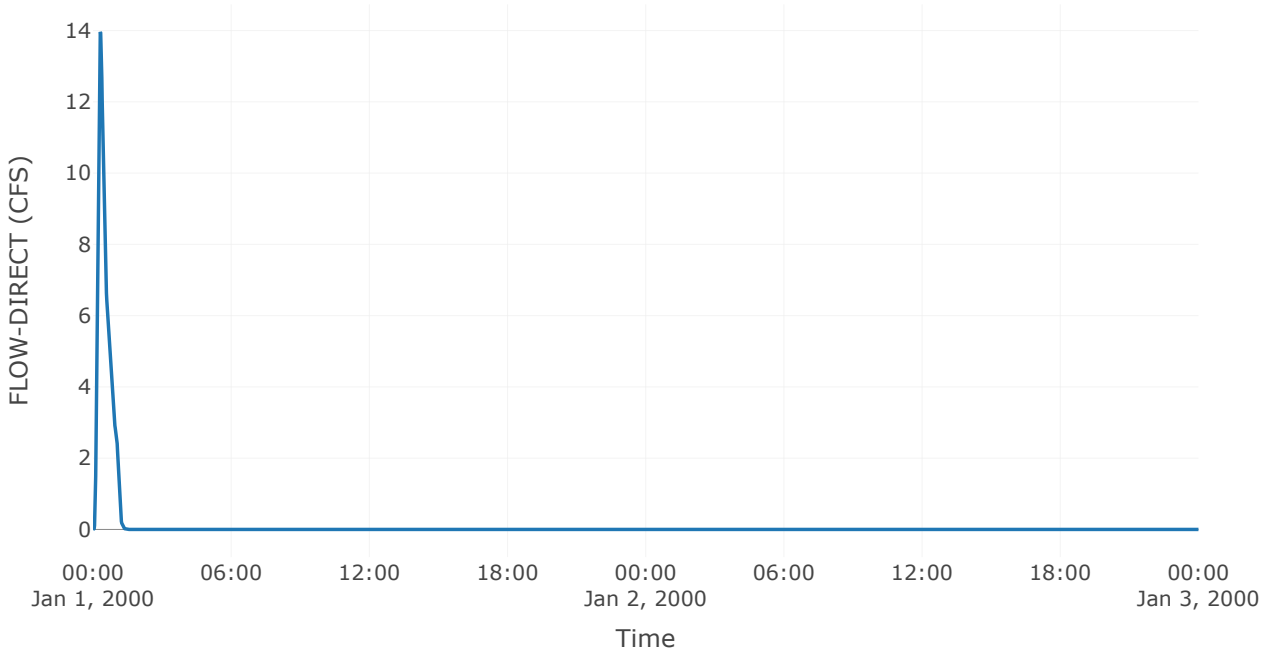

Cumulative Precipitation Loss
PRECIP-LOSS-CUM (IN)
1.2
1
0.8
0.6
0.4
0.2
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

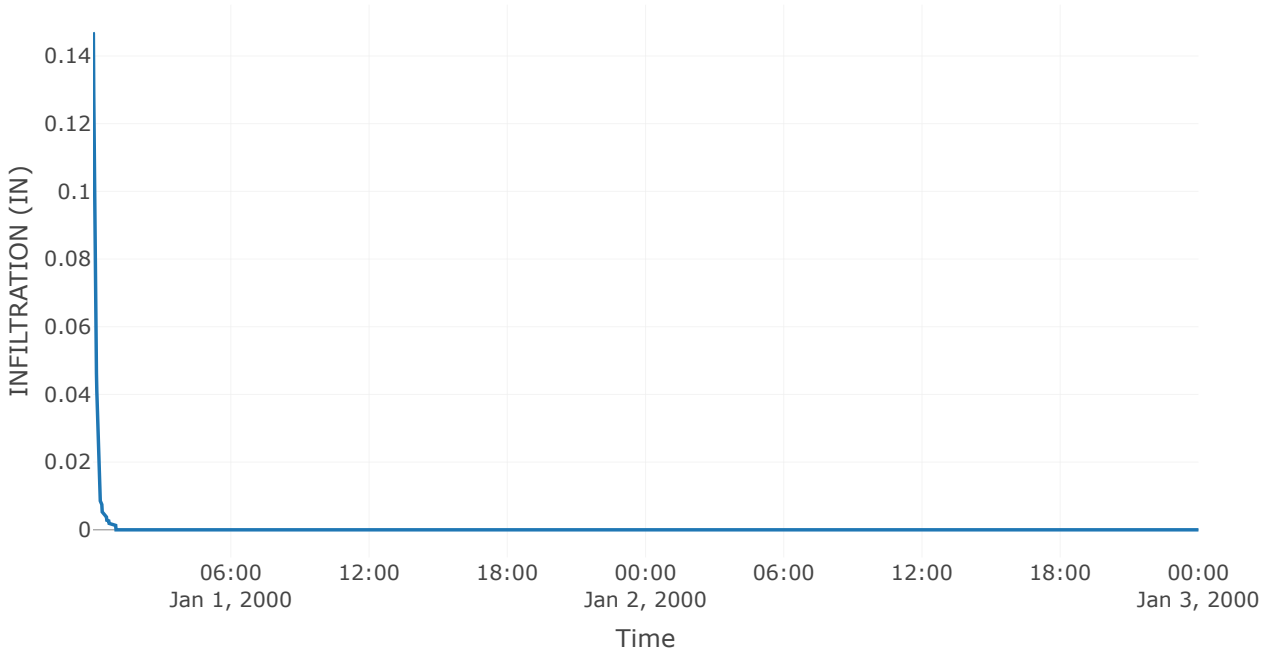

Baseflow
FLOW-BASE (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Precipitation Loss



Direct Runoff



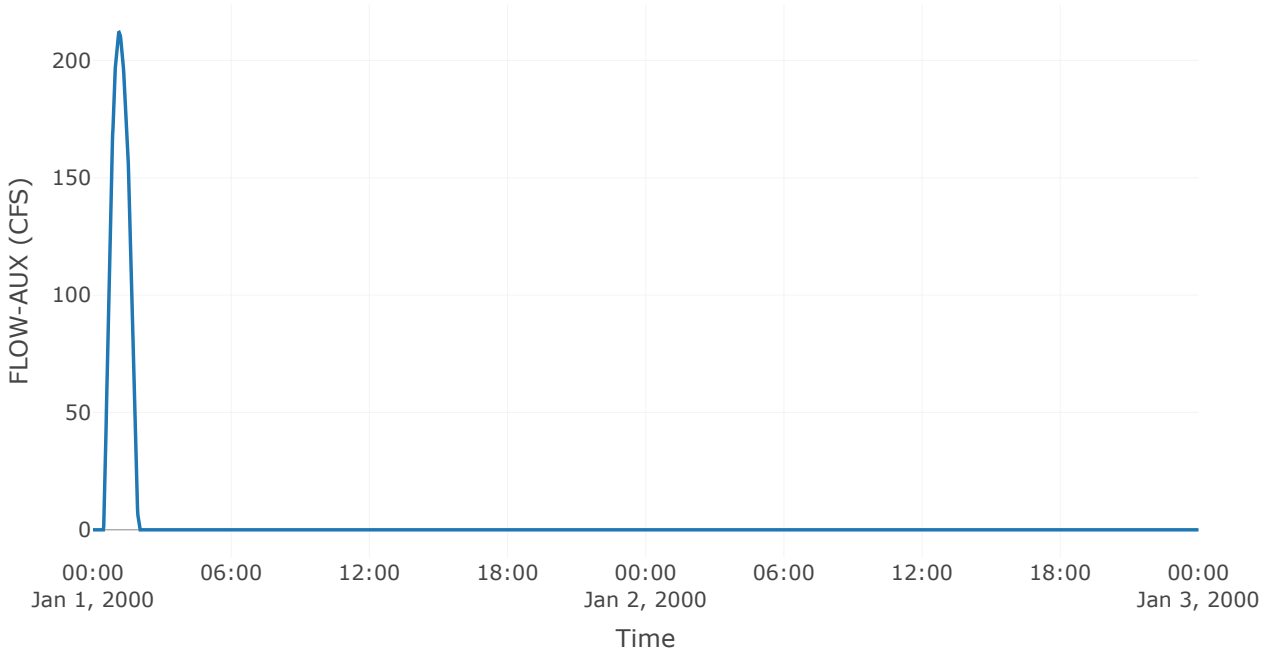

Soil Infiltration
INFILTRATION (IN)
0.14
0.12
0.1
0.08
0.06
0.04
0.02
0
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Reservoir: Proposed Basin C

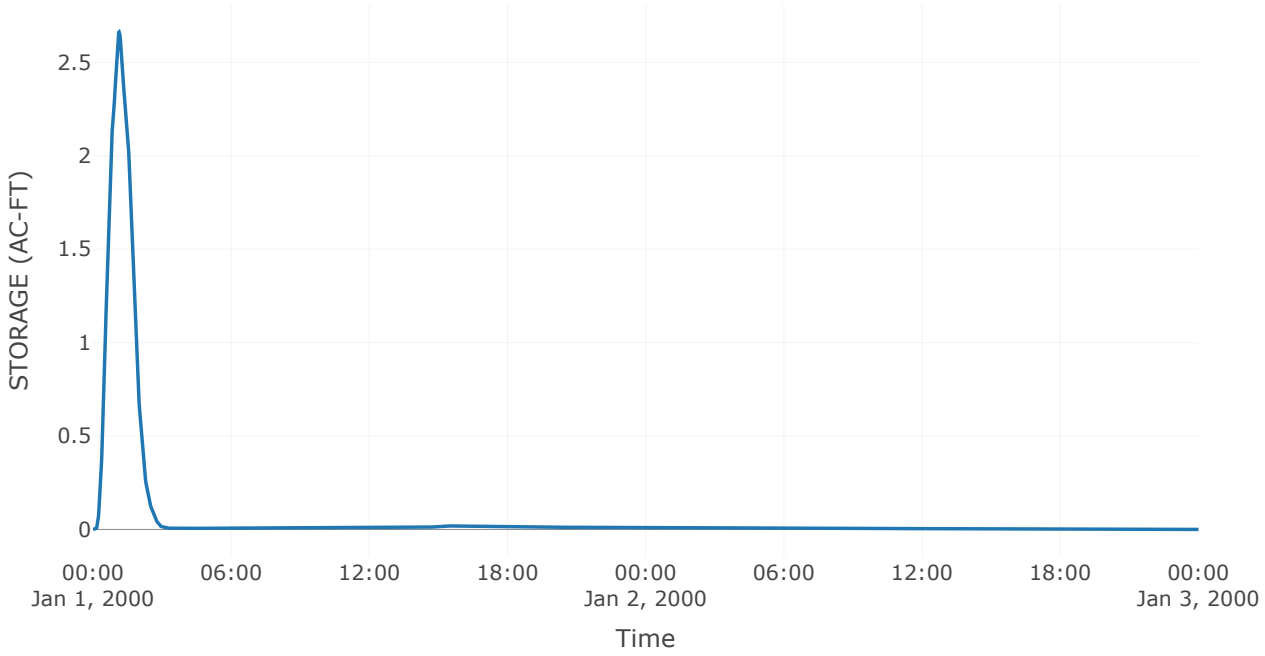
Downstream : Existing Basin A & B

Results: Proposed Basin C	
Peak Discharge (CFS)	95.13
Time of Peak Discharge	01Jan2000, 01:08
Volume (IN)	1.37
Peak Inflow (CFS)	327.44
Time of Peak Inflow	01Jan2000, 01:01
Inflow Volume (AC - FT)	36.13
Maximum Storage (AC - FT)	2.66
Peak Elevation (FT)	655.11
Discharge Volume (AC - FT)	19.89

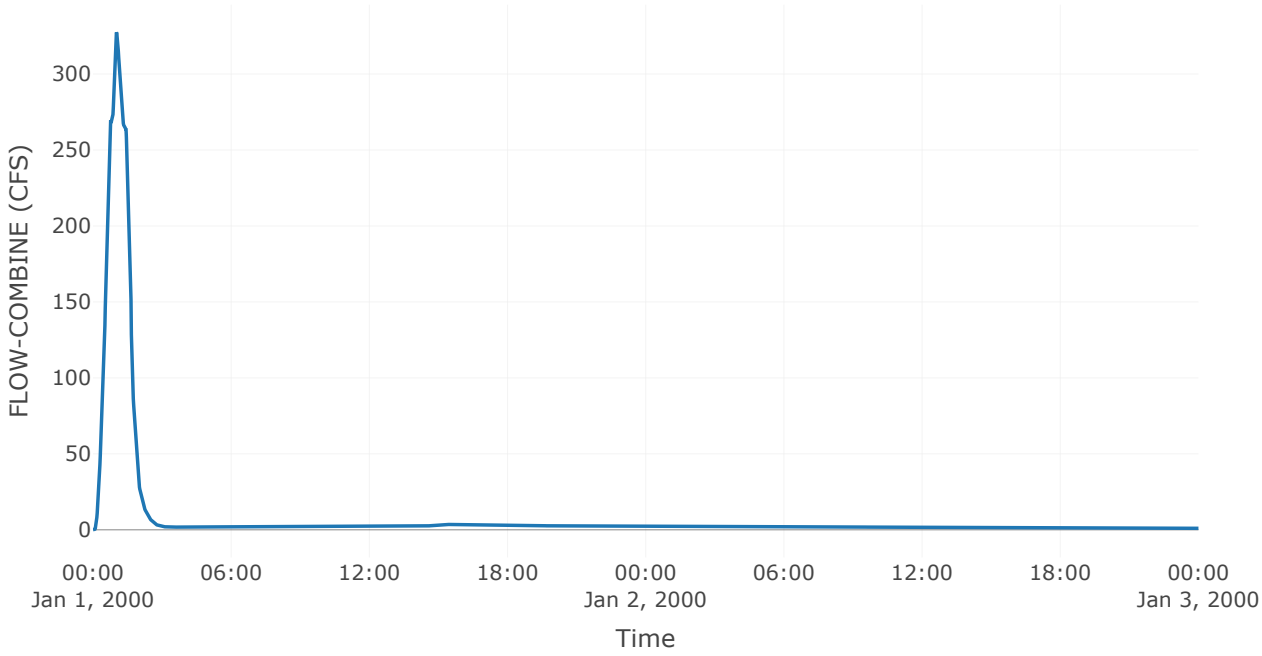
Auxiliary Outflow



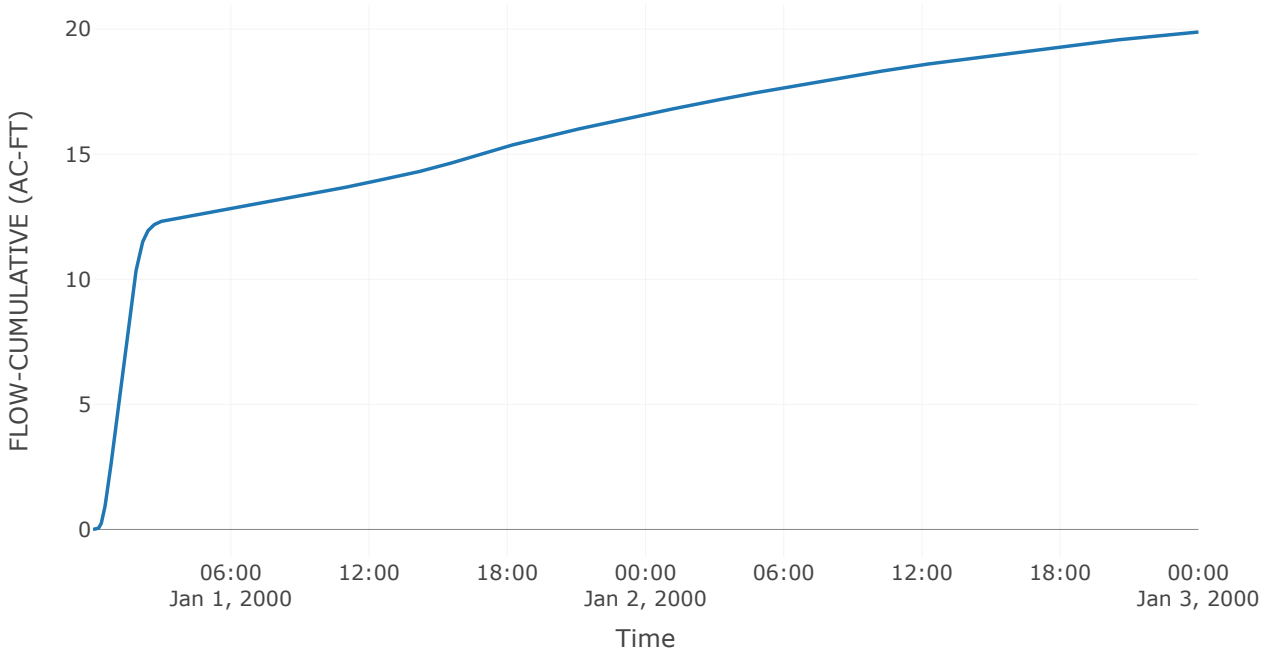
Storage

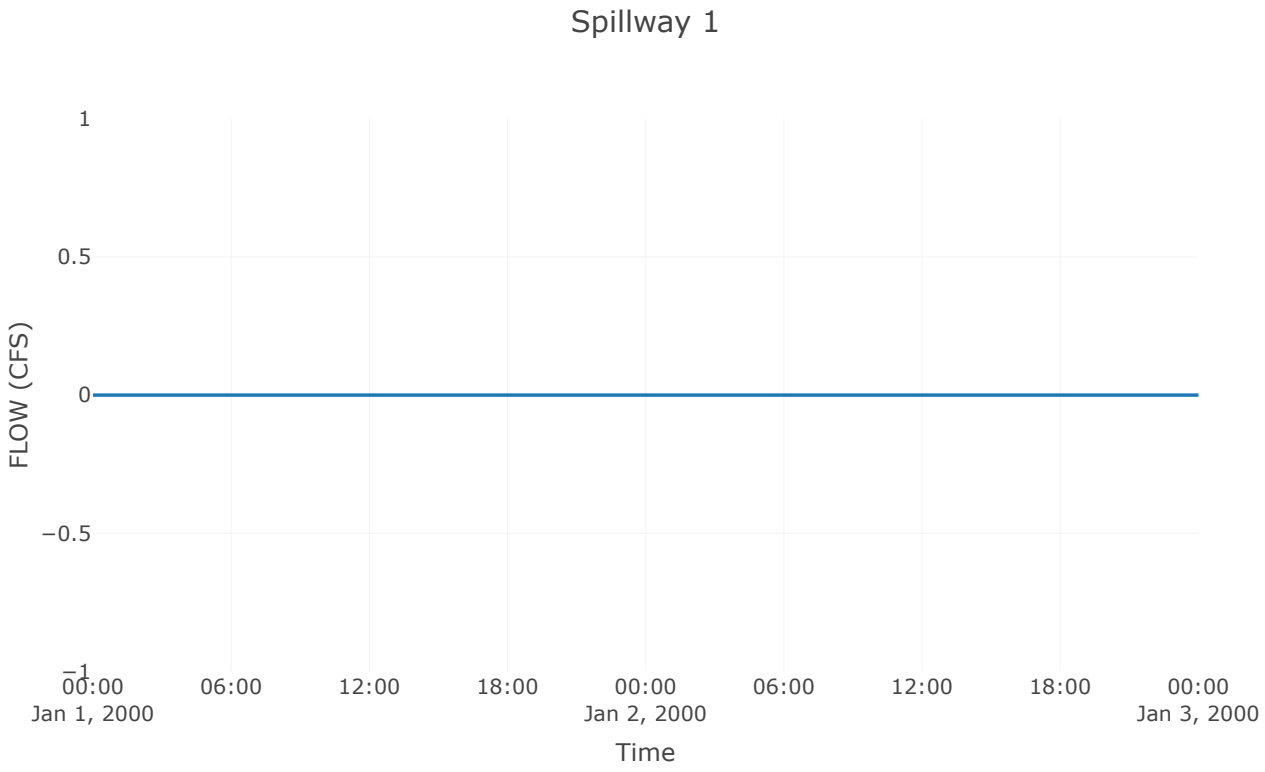


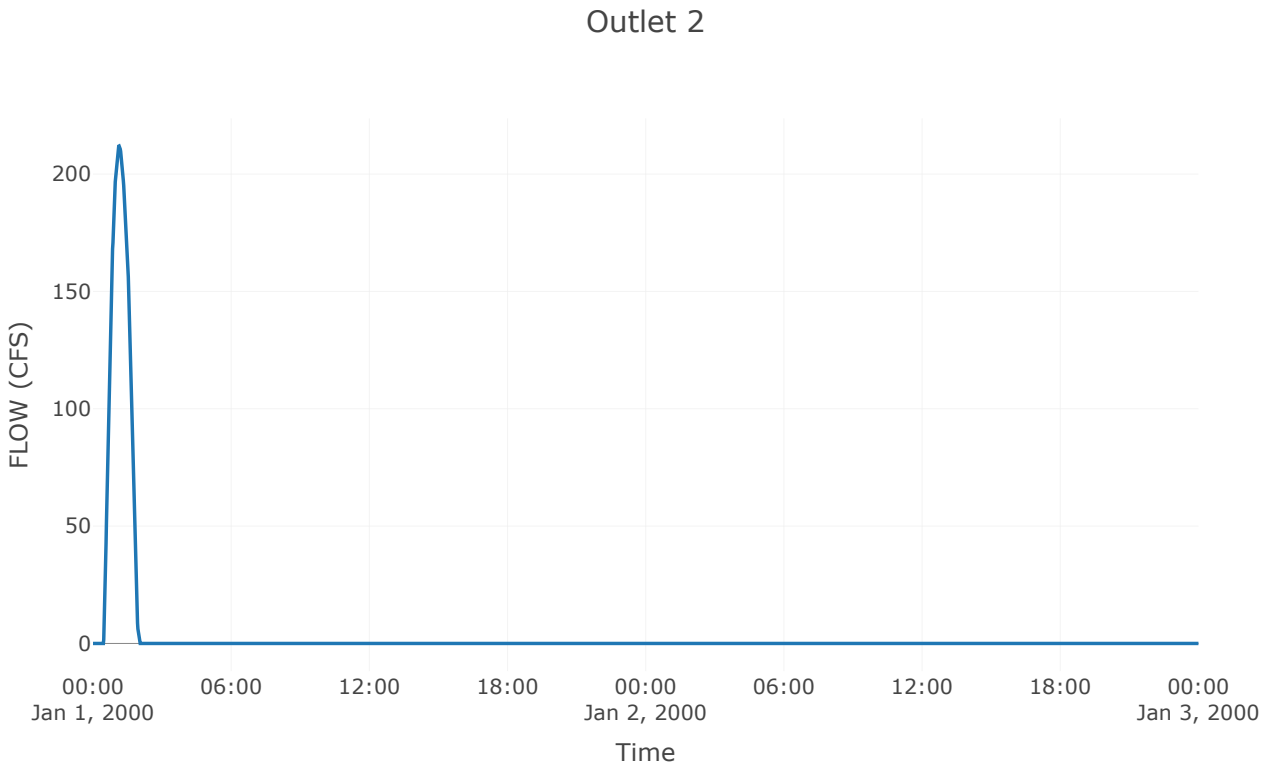
Combined Inflow



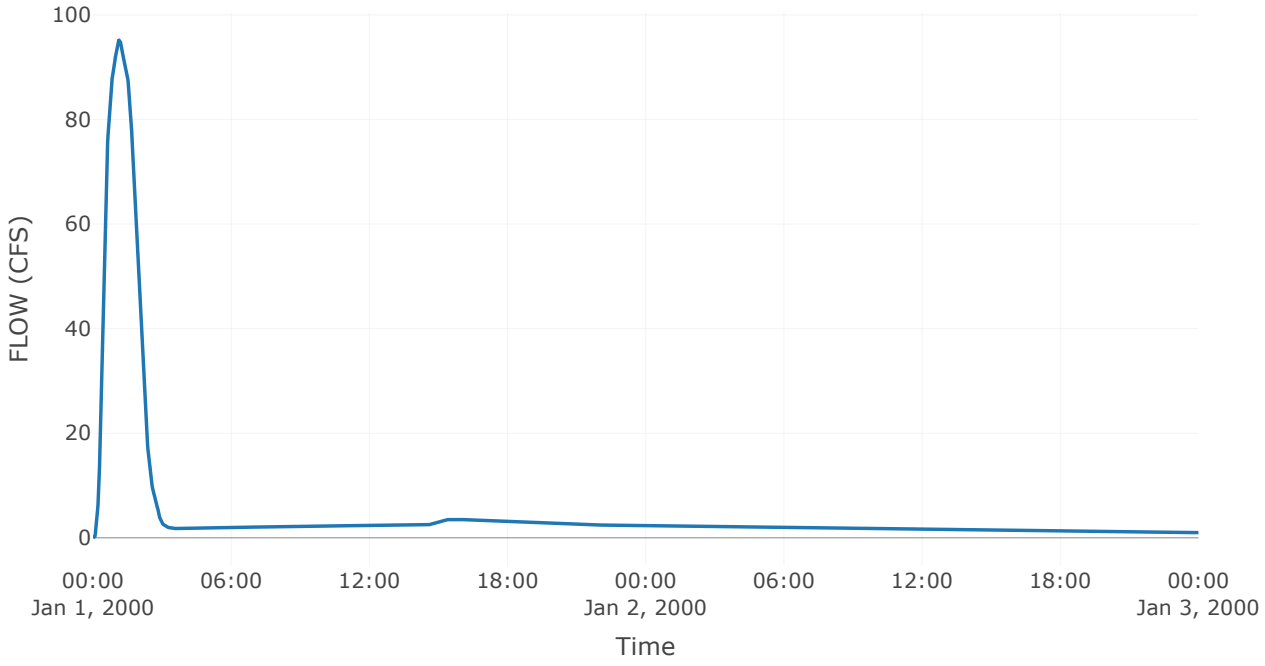
Cumulative Outflow



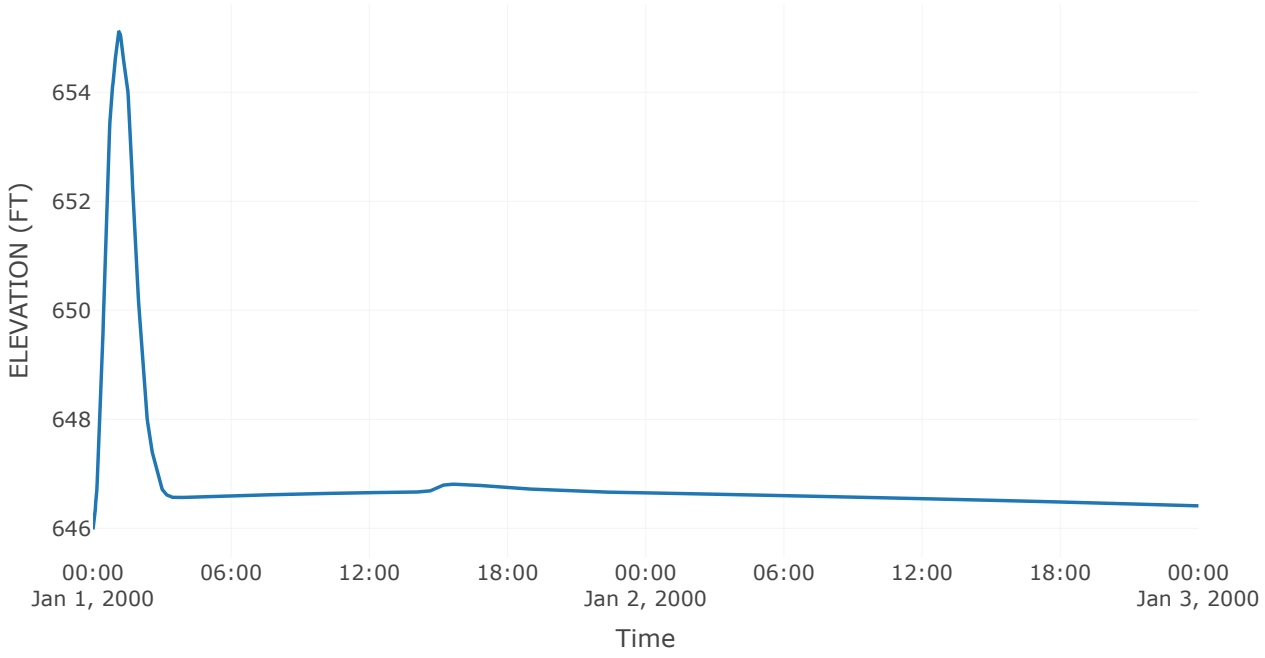

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

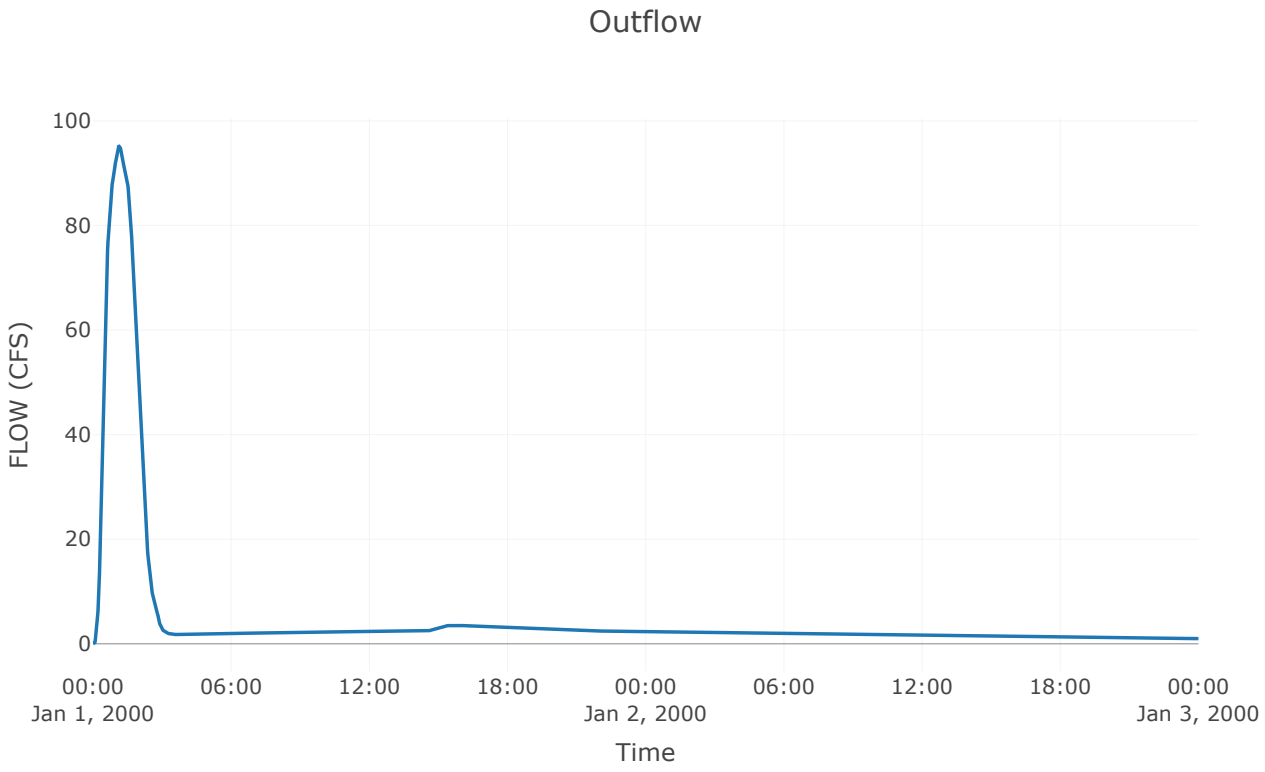

Outlet 2
200
150
100
50
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Outlet 1



Pool Elevation

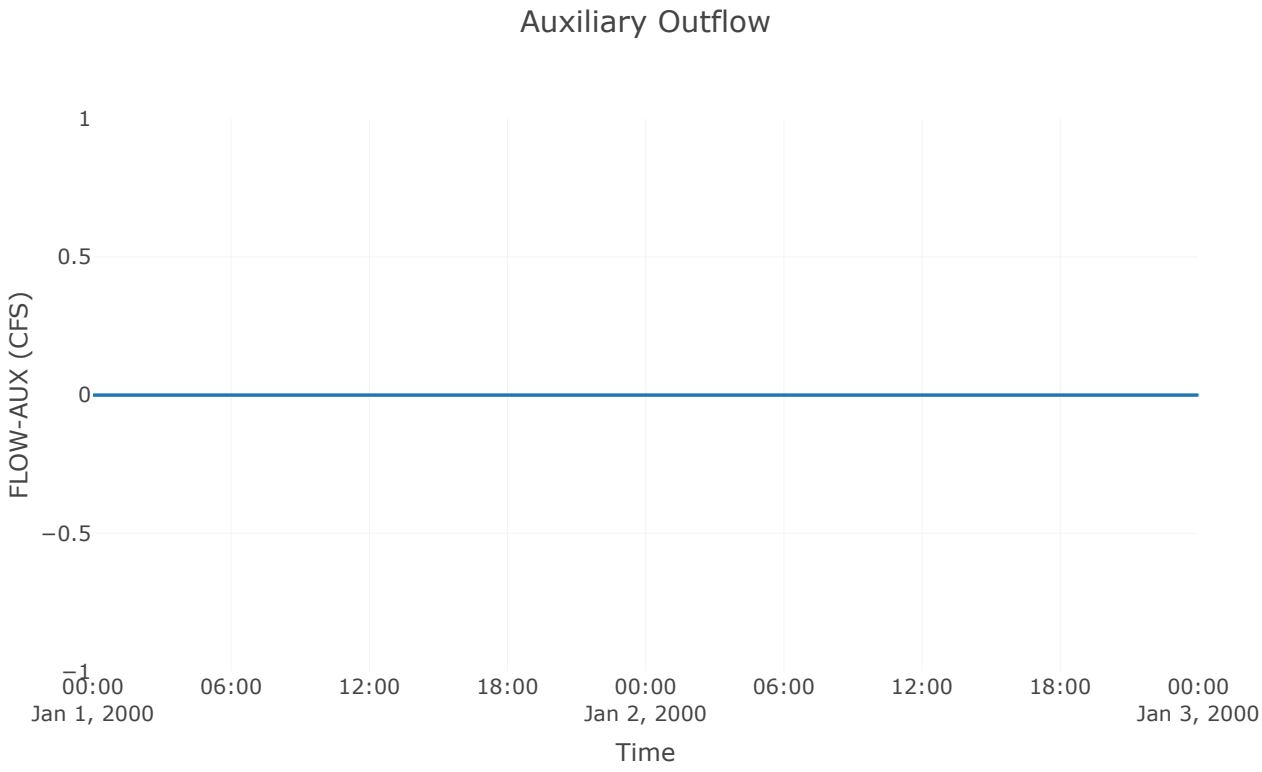


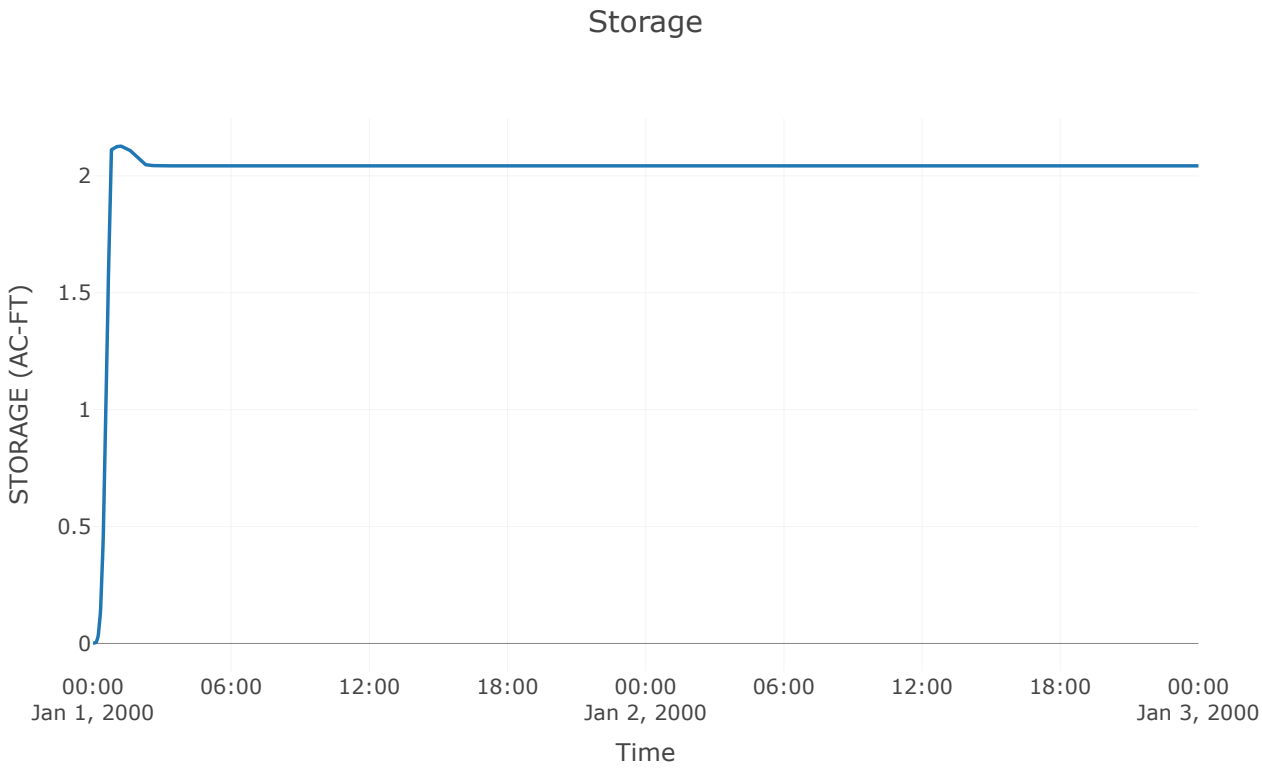

Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

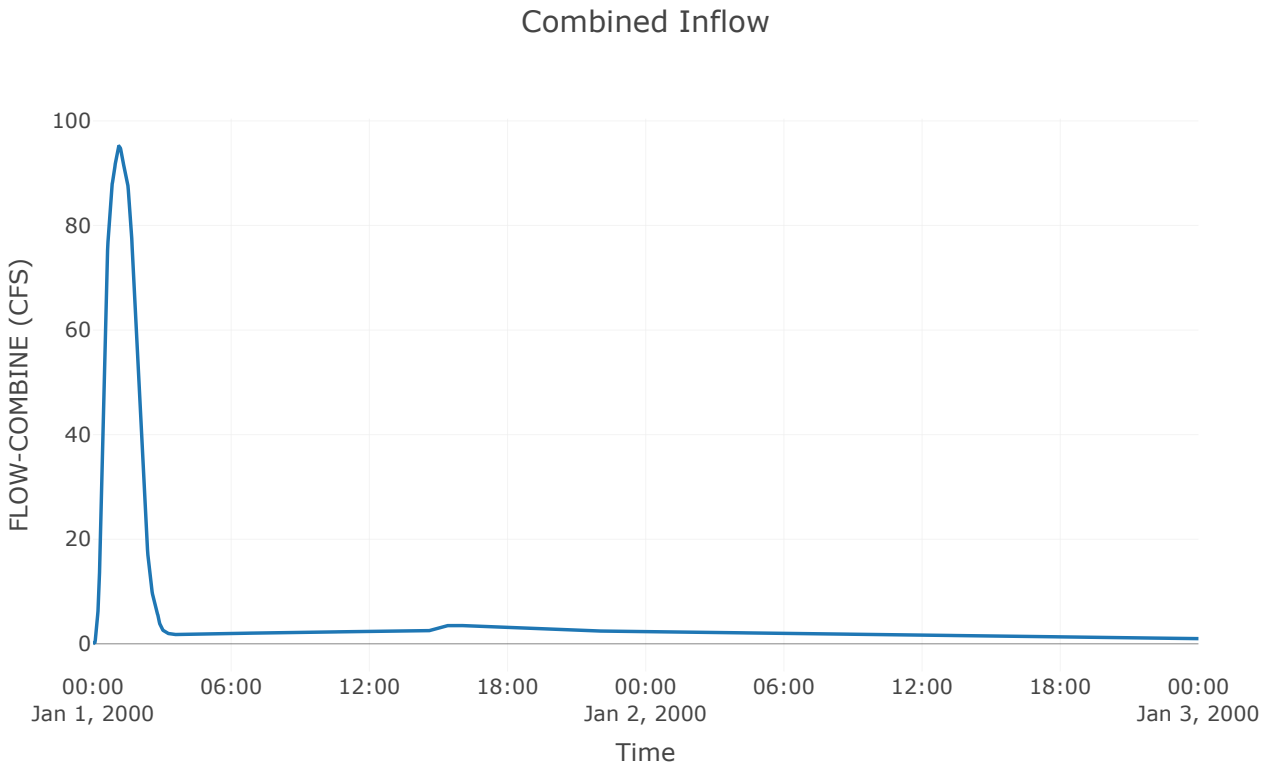
Reservoir: Existing Basin A & B

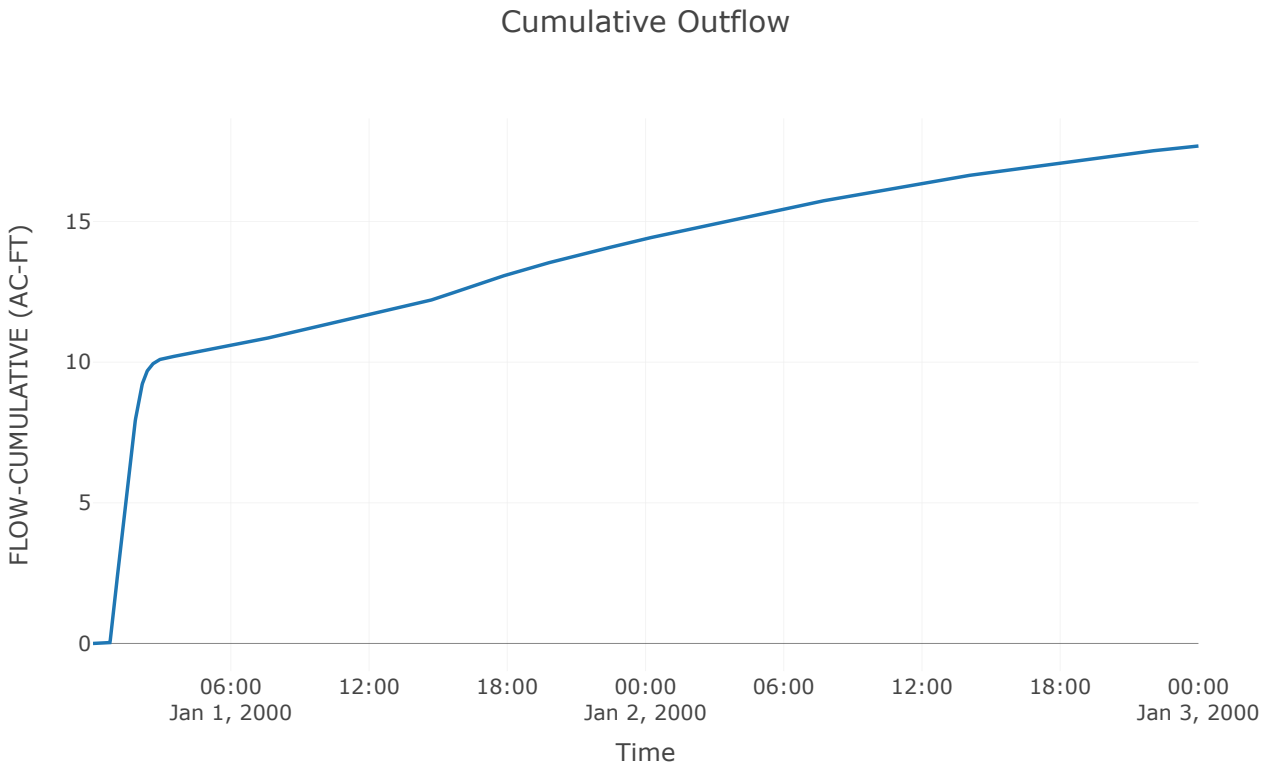
Downstream : 55th Street Outlet

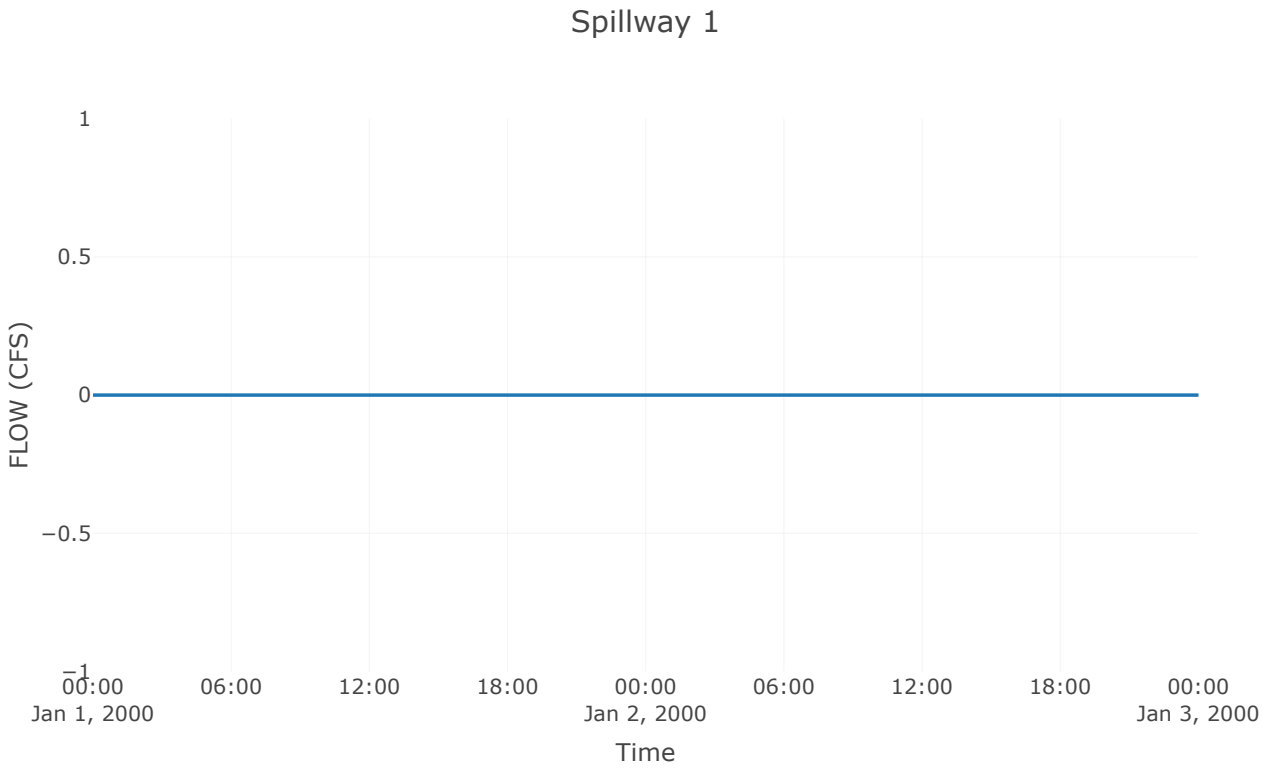
Results: Existing Basin A & B	
Peak Discharge (CFS)	95.08
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.21
Peak Inflow (CFS)	95.13
Time of Peak Inflow	01Jan2000, 01:08
Inflow Volume (AC - FT)	19.89
Maximum Storage (AC - FT)	2.13
Peak Elevation (FT)	653.46
Discharge Volume (AC - FT)	17.68

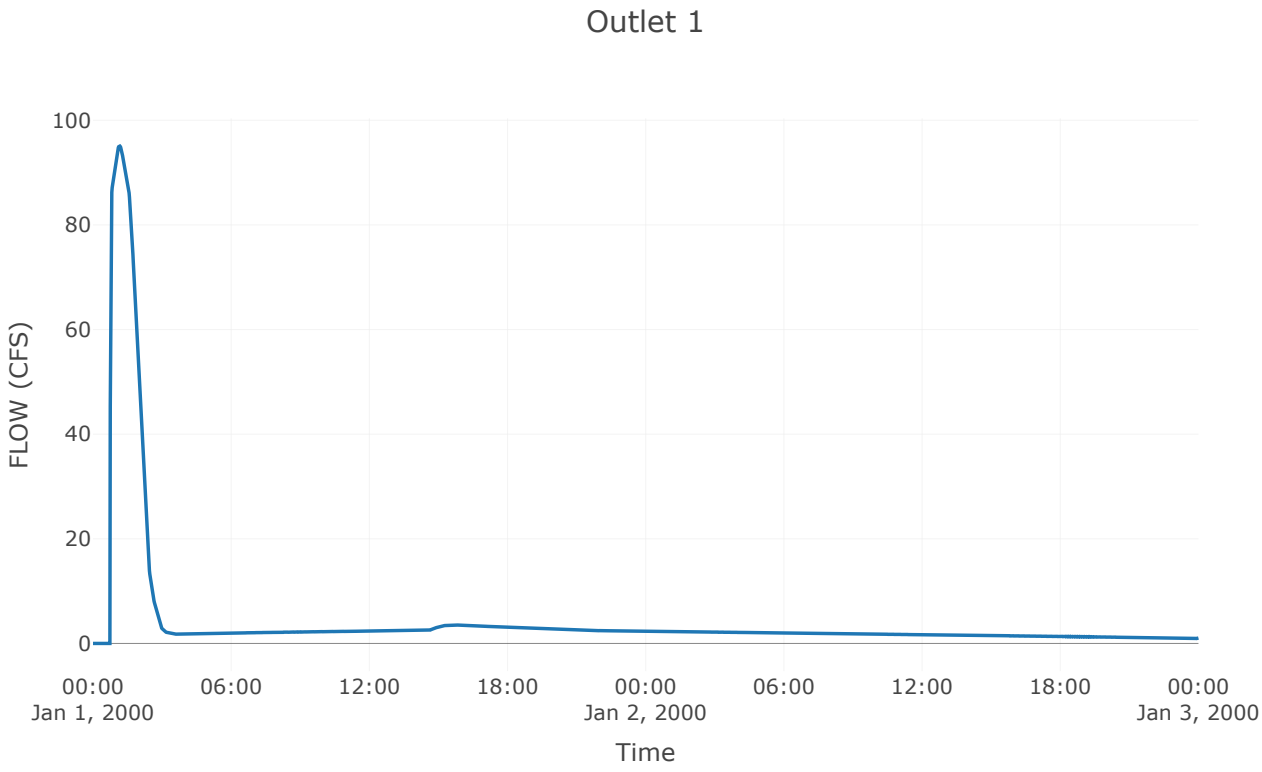

Auxiliary Outflow
FLOW-AUX (CFS)
1
0.5
0
−0.5
−1
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Storage
STORAGE (AC-FT)
2
1.5
1
0.5
0
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

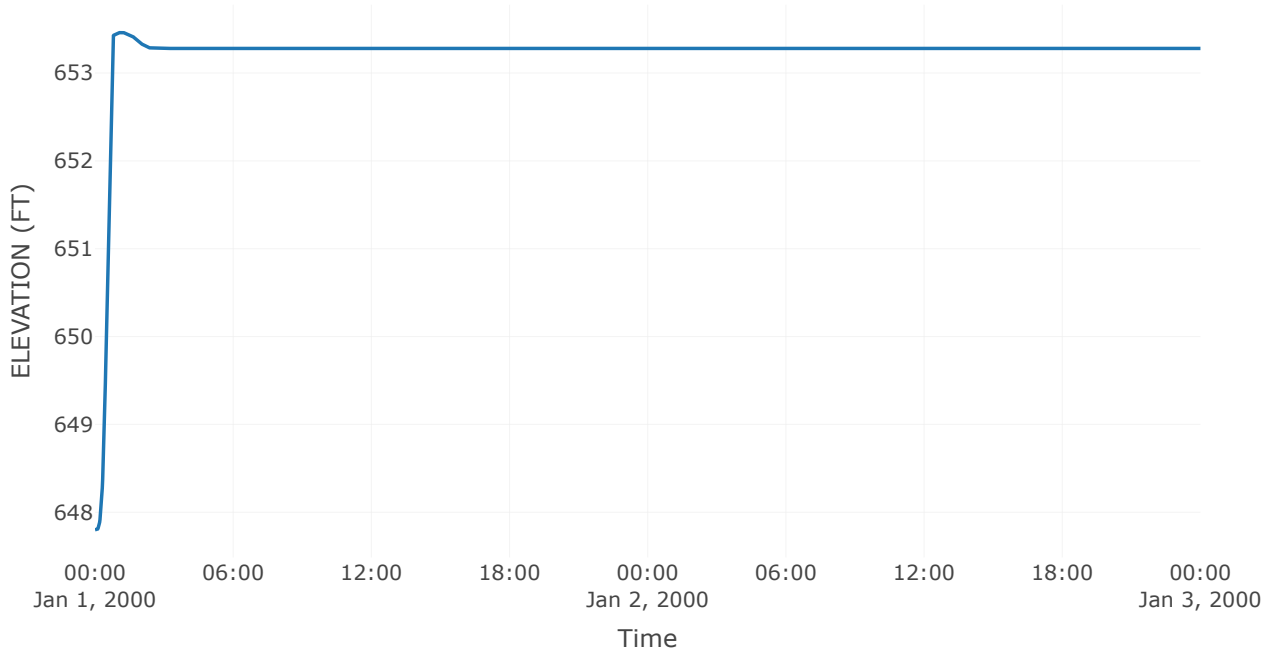

Combined Inflow
100
80
60
40
20
0
FLOW-COMBINE (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
15
10
5
0
FLOW-CUMULATIVE (AC-FT)
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

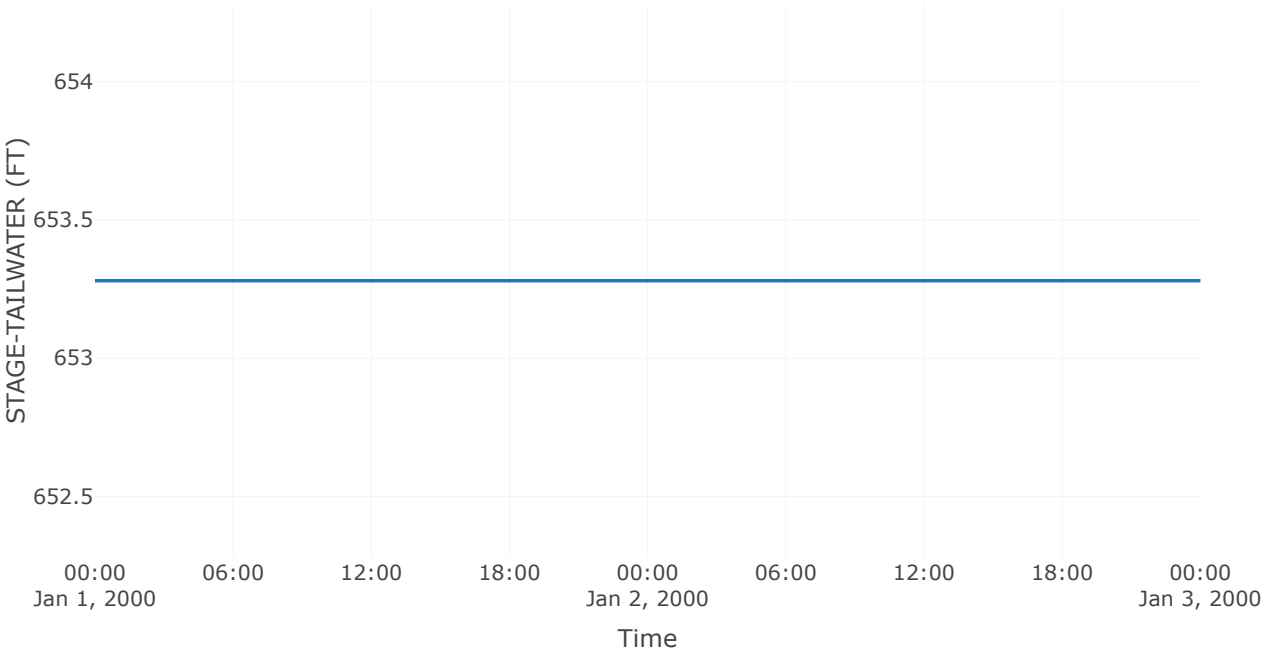

Spillway 1
1
0.5
0
−0.5
−1
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

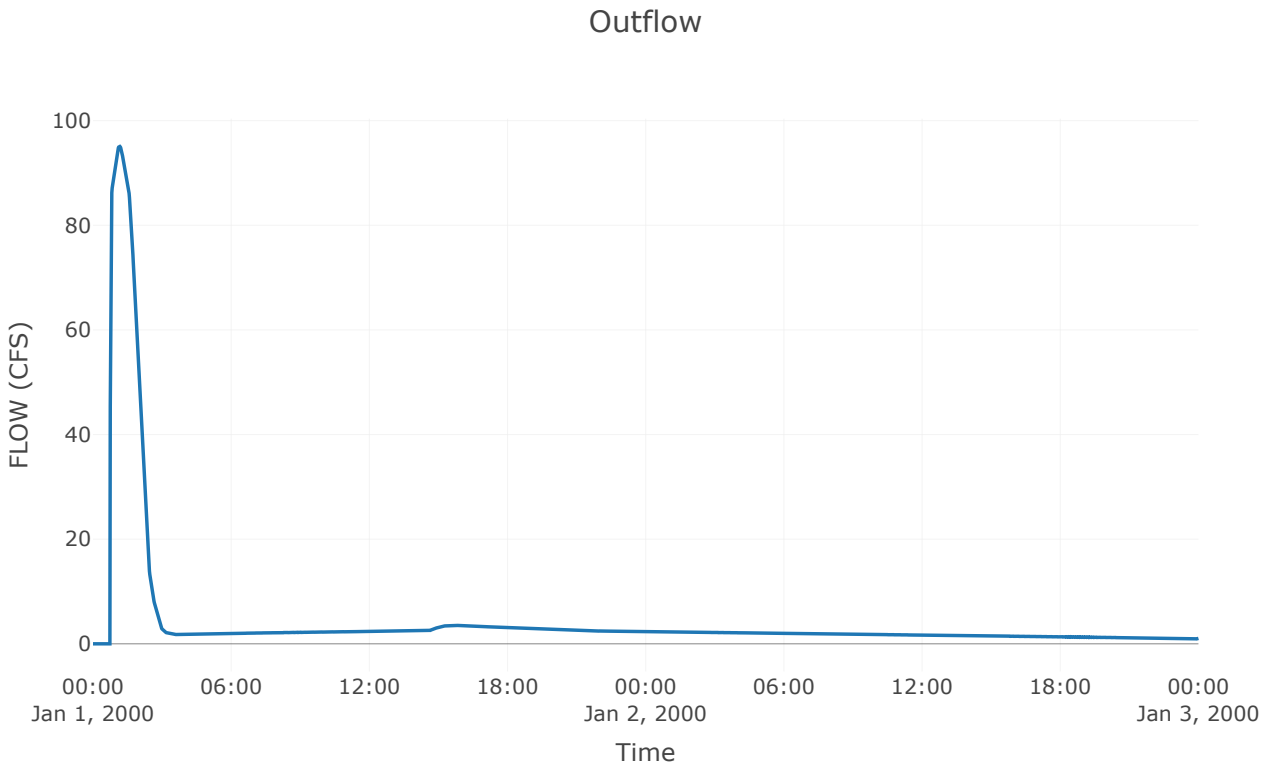

Outlet 1
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Pool Elevation



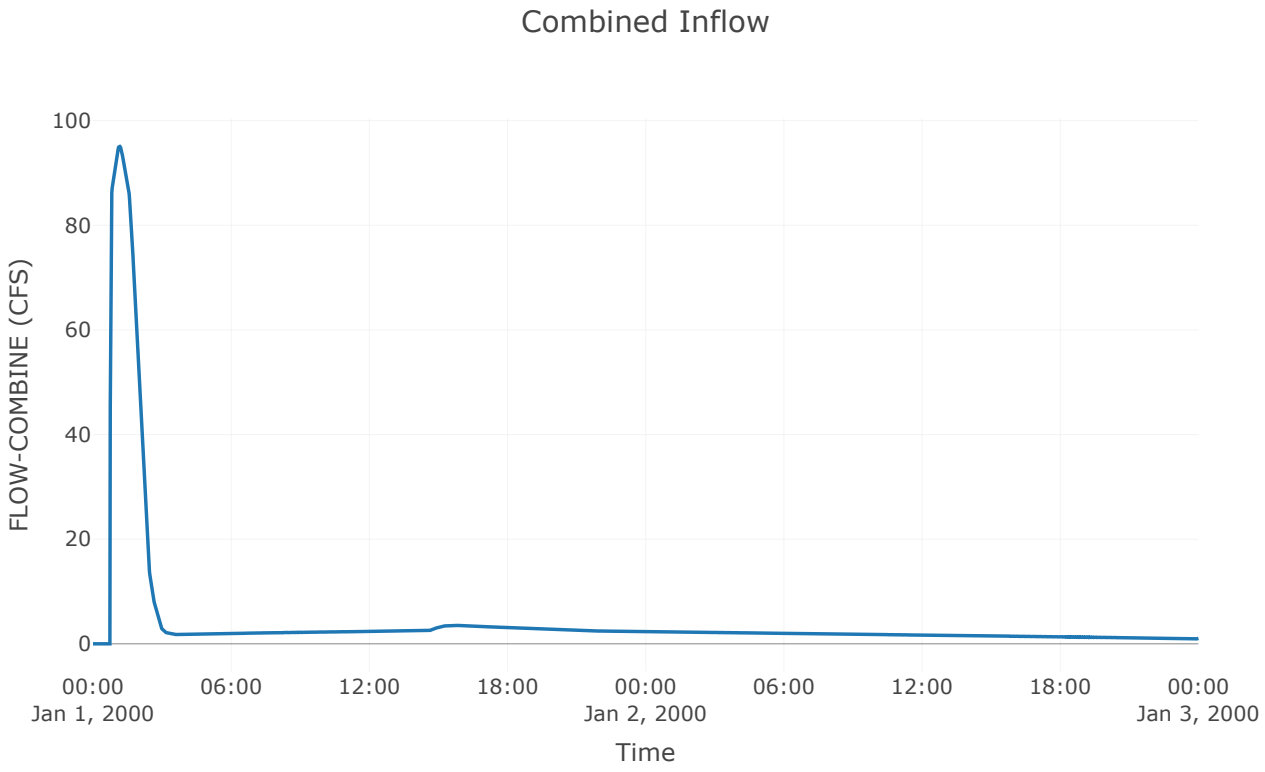
Tailwater Stage

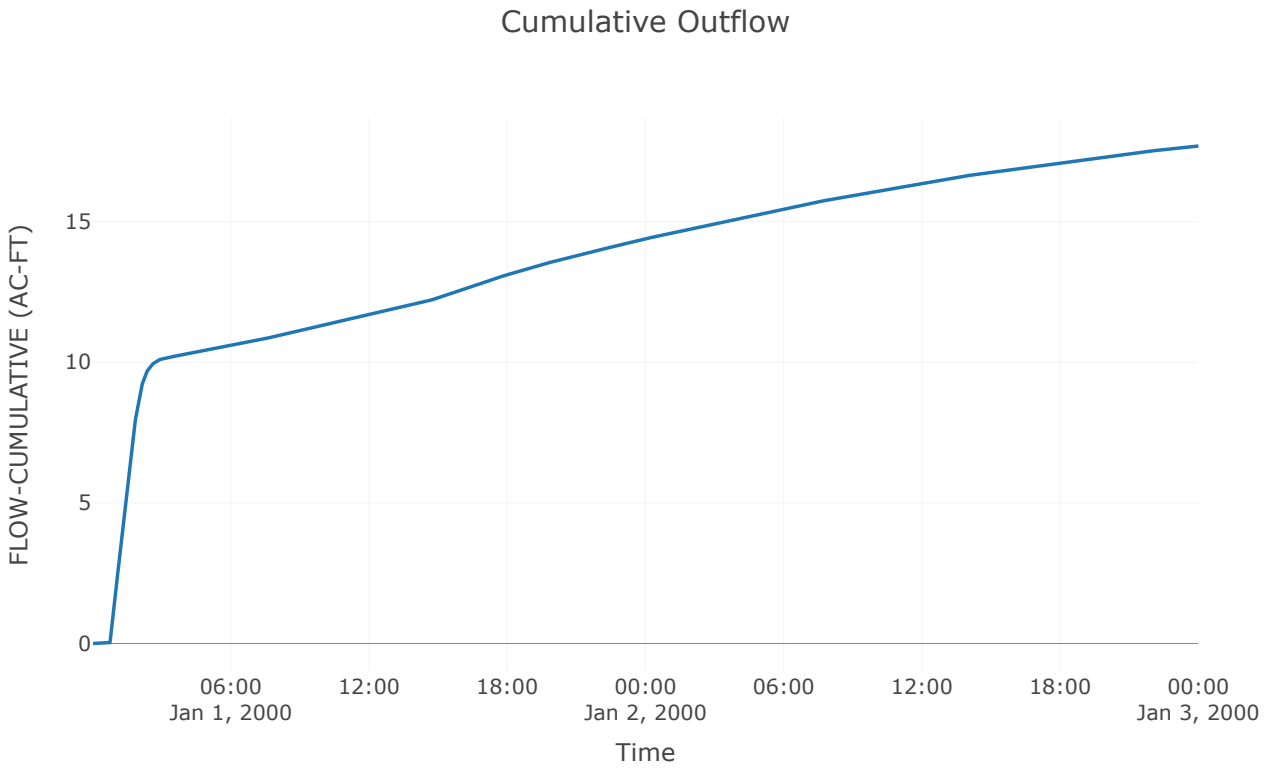


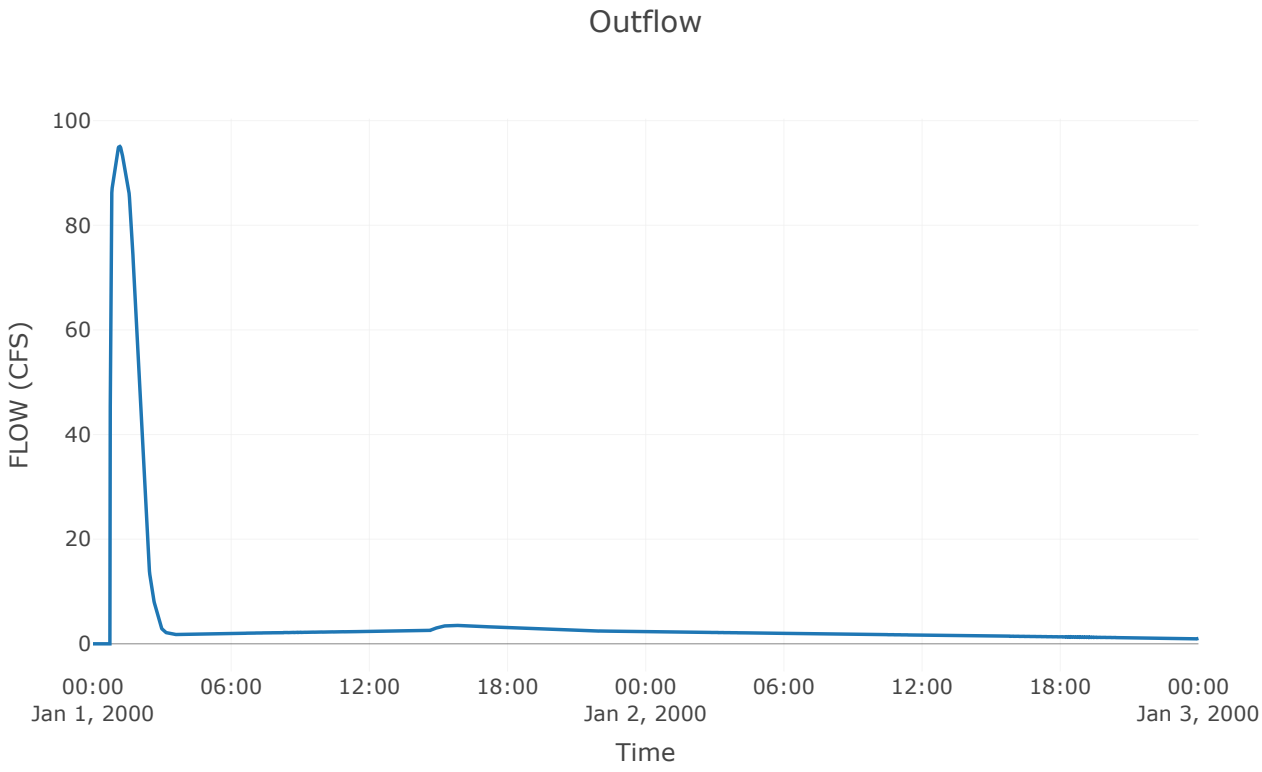

Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	95.08
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.21


Combined Inflow
100
80
60
40
20
0
FLOW-COMBINE (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Cumulative Outflow
15
10
5
0
FLOW-CUMULATIVE (AC-FT)
06:00
Jan 1, 2000
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time


Outflow
100
80
60
40
20
0
FLOW (CFS)
00:00
Jan 1, 2000
06:00
12:00
18:00
00:00
Jan 2, 2000
06:00
12:00
18:00
00:00
Jan 3, 2000
Time

Heather Valone

From: John B <johnb@mcnaughtondevelopment.com>
Sent: Thursday, October 10, 2024 2:28 PM
To: Heather Valone; Jeff Koza
Cc: Ellen Baer; Michael T. Jurusik; 'Jim Olguin'; Paul Sr
Subject: FW: Heritage Crossing, Western Springs
Attachments: Lawn Avenue Detention Pond Budge 10-8-24.pdf

Heather & Jeff

I am writing regarding our recent meeting with the village president, attorney, and administrator, where we discussed our request for the village to transfer ownership of the Lawn Avenue right-of-way to us for the expansion of the existing detention area. As part of our Application Development Approval and Zoning Relief, we are requesting that this property transfer be made at no cost to us as the applicant. We believe this is justified for the following reasons:

1. Our offer to make stormwater improvements to the site, including the detention facility;
2. Our commitment, and that of our successors, to provide perpetual care and maintenance of the area;
3. The history of the original Gammonley property and its use as a detention facility for over twenty years; and
4. The fact that the Heritage Springs homeowner's association has maintained the property for the same period.

Given these factors, we find the village's position to charge for this property, which has effectively been under Heritage Springs' care for decades, to be unacceptable.

Furthermore, we believe that the land valuation of $27.50 per square foot, as noted in the village right-of-way sale policy, is excessive. This valuation exceeds that of the parcel we are contracted to purchase by over $10.00 per square foot. We also note that the policy allows for a fee reduction when the property is encumbered by certain improvements, which is certainly the case here, where the property is a landlocked detention facility.

As agreed, we have worked with our engineer to estimate the costs of expanding the existing pond per our latest engineering plans. The attached budget, totaling $505,729.00, details the costs for design, excavation, storm sewer installation, wall construction, and landscaping.

If the village is unwilling to transfer the property ownership at no charge due to its existing and continued use, we propose that the property be transferred in consideration of the in-kind expenses related to the redesign and alterations of the pond.

We look forward to your response and hope that this is one item that we can check off the list and gain staff's timely concurrence and recommendation for approval by the plan commission and ultimately by the village board.

Thank you for your consideration.

John Barry
McNaughton Development
11S220 Jackson Street, Suite # 101

Burr Ridge, Illinois 60527
Office: 630-325-3400
Cell: 708-767-1222



5600 S. Wolf Road					
Lawn Avenue Detention Pond Budget					
10/8/2024					
EXCAVATION					
Description	**Quantity**	**Unit**	**Unit Price**		**Total Cost**
Topsoil Stripping and Stockpiling - Pond	100	CY	$ 9.65	$ 965.00	
Topsoil Replenishment - Pond	55	CY	$ 9.65	$ 530.75	
Clay Offsite Hauling - Detention Pond	1,680	CY	$ 50.00	$ 84,000.00	
Resubgrade	1	LS	$ 2,500.00	$ 2,500.00	
Erosion Control Structures	1	LS	$ 5,000.00	$ 5,000.00	
Silt Fence	585	LF	$ 3.75	$ 2,193.75	
			Sub-Total		**$ 95,189.50**
STORM SEWER					
Removal of Existing Storm Sewer, Structures & Disconnect	1	LS	$ 15,000.00	$ 15,000.00	
4" PVC Pond BMP Under Drain	245	LF	$ 40.00	$ 9,800.00	
Cleanouts Underdrain	4	EA	$ 750.00	$ 3,000.00	
24" Storm Sewer	6	LF	$ 57.00	$ 342.00	
12" Storm Sewer	105	LF	$ 38.50	$ 4,042.50	
48" Dia. Manhole Complete	1	EA	$ 3,435.00	$ 3,435.00	
24" FES	1	EA	$ 3,750.00	$ 3,750.00	
12" FES	2	EA	$ 2,885.00	$ 5,770.00	
Reconnect to Existing Storm Sewer	1	EA	$ 5,000.00	$ 5,000.00	
Retaining Wall - Demo	610	FF	$ 10.00	$ 6,100.00	
Retaining Wall - New	4,010	FF	$ 55.00	$ 220,550.00	
Retaining Wall - Decorative Safety Fencing	630	LF	$ 65.00	$ 40,950.00	
			Sub-Total		**$ 302,739.50**
Professional Fees					
Landscape Architect	1	EA	$ 7,500.00	$ 7,500.00	
Engineering - Civil	1	EA	$ 26,500.00	$ 26,500.00	
Engineering - Structural Walls	1	EA	$ 13,000.00	$ 13,000.00	
Survey	1	EA	$ 15,000.00	$ 15,000.00	
Soil Tests - BMP	2	EA	$ 1,450.00	$ 2,900.00	
Soil Tests - Structural	2	EA	$ 1,450.00	$ 2,900.00	
			Sub-Total		**$67,800.00**
Permit Costs					
Reimbursable Engineering Review Fees	1	LS	$ 5,000.00	$ 5,000.00	
			Sub-Total		**$5,000.00**
Landscape & Wetland					
Pond Landscape Trees and Bushes	1	LS	$ 13,000.00	$ 13,000.00	
Pond Landscaping Naturalize Planting	1	EA	$ 11,500.00	$ 11,500.00	
Pond Maintance/ Monitoring	3	EA	$ 3,500.00	$ 10,500.00	
			Sub-Total		**$35,000.00**
Total Lawn Avenue Detention Pond					**$ 505,729.00**

PLAT OF VACATION

OF

PUBLIC RIGHT OF WAY

FOR THE PURPOSE OF VACATING A HERETOFORE DEDICATED RIGHT OF WAY IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 18, IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

SITE DATA

AREA = 14,850 SQ. FT. OR 0.34 ACRES

PARCEL IDENTIFICATION NUMBER

UNKNOWN

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- BUILDING SETBACK LINE

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (####) RECORD/DEED
- #### MEASURED

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT AS SUCH OWNERS, THEY HAVE CAUSED THE SAME TO BE PLATTED AND VACATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, THEY DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
NOTARY PUBLIC

VILLAGE BOARD'S CERTIFICATE

STATE Of ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20___.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, PREPARED THIS PLAT OF VACATION AND THAT SAID PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

DATED THIS 10TH DAY OF JULY, A.D., 20 24.

_____
STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEY NO. 035-003160
LICENSE EXPIRES NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL.

SUBMITTED BY

_____
_____
_____

RETURN TO:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

SEND FUTURE TAX BILLS TO:

_____
_____
_____

NO.	DATE	REVISIONS DESCRIPTION	BY

McNAUGHTON DEVELOPMENT

PLAT OF VACATION
FOR
LAWN AVENUE
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: N/A
Drawn By: SJL
Checked By: SDD

1 OF 1

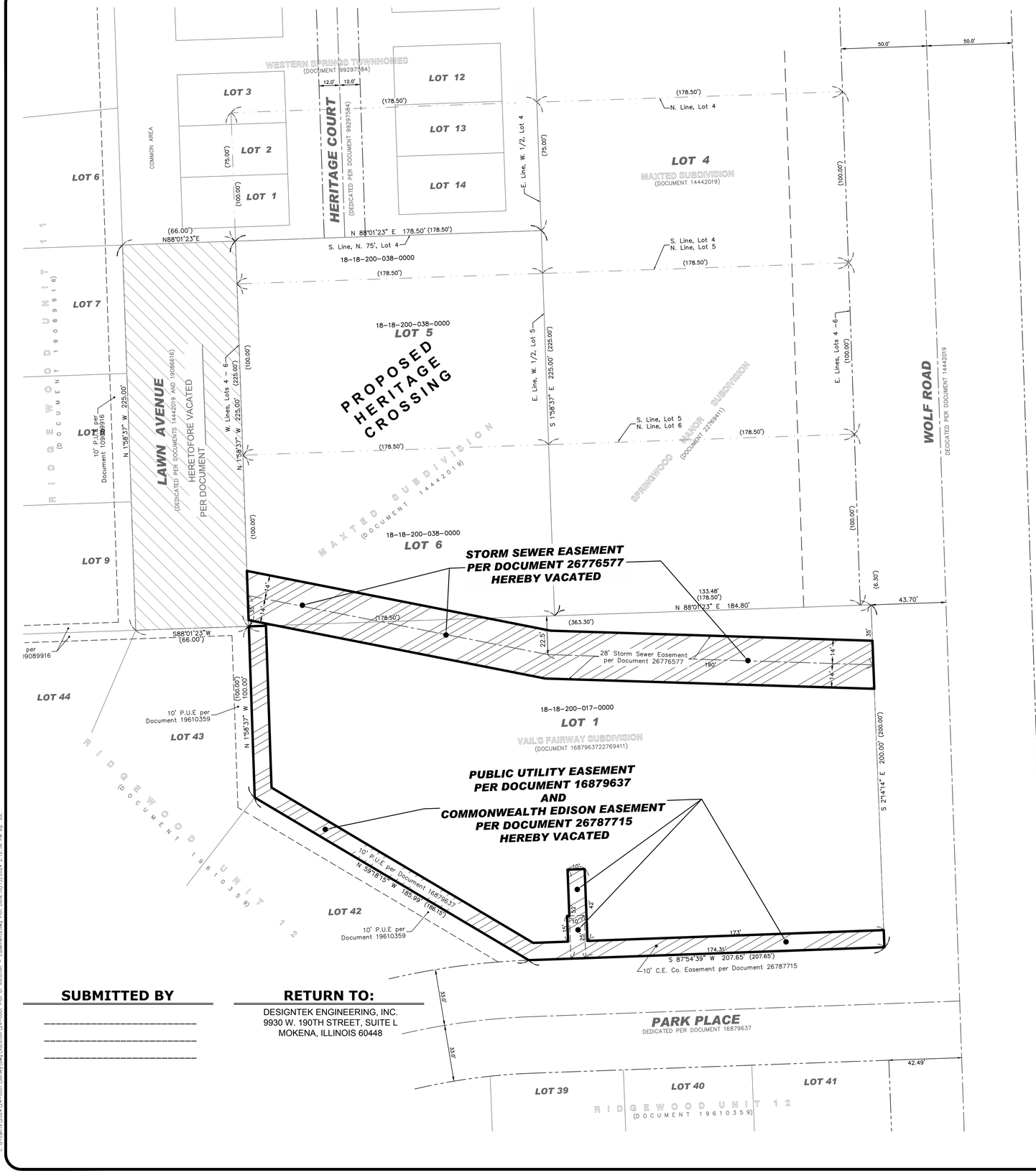
R/W VACATION

L:\Projects\2024\24-0001\Survey\dwg\Vacation\24-0001 Plat of Vacation - Lawn Avenue.dwg Plot Date:10/15/2024 2:08:47 PM By: SJL

PLAT OF ABROGATION

FOR

STORM SEWER EASEMENT AND PUBLIC UTILITY EASEMENT



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

18-18-200-038-0000
18-18-200-017-0000

ADDRESSES

1023 W. 55TH STREET
WESTERN SPRINGS, IL 60558

5600 WOLF ROAD
WESTERN SPRINGS, IL 60558

LINE TYPES

- EASEMENT BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- BUILDING SETBACK LINE

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
(####)	RECORD/DEED
####	MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT McNAUGHTON DEVELOPMENT IS OWNER OF THE LAND SHOWN ON THIS PLAT OF ABROGATION AND HAS CAUSED THE SAME TO BE CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
NOTARY PUBLIC

VILLAGE BOARD'S CERTIFICATE

STATE Of ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20____.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, PREPARED THIS PLAT OF ABROGATION AND THAT SAID PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

DATED THIS 15TH DAY OF OCTOBER, A.D., 20 24

_____
STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEY NO. 035-003160
LICENSE EXPIRES NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

SUBMITTED BY

_____
_____
_____

RETURN TO:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

REVISIONS		
NO.	DATE	DESCRIPTION
		BY

McNAUGHTON DEVELOPMENT

PLAT OF ABROGATION
FOR
UTILITY & STORM SEWER EASEMENTS
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184 - 003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 10/15/2024
Field Date: N/A
Drawn By: SJL
Checked By: SDD

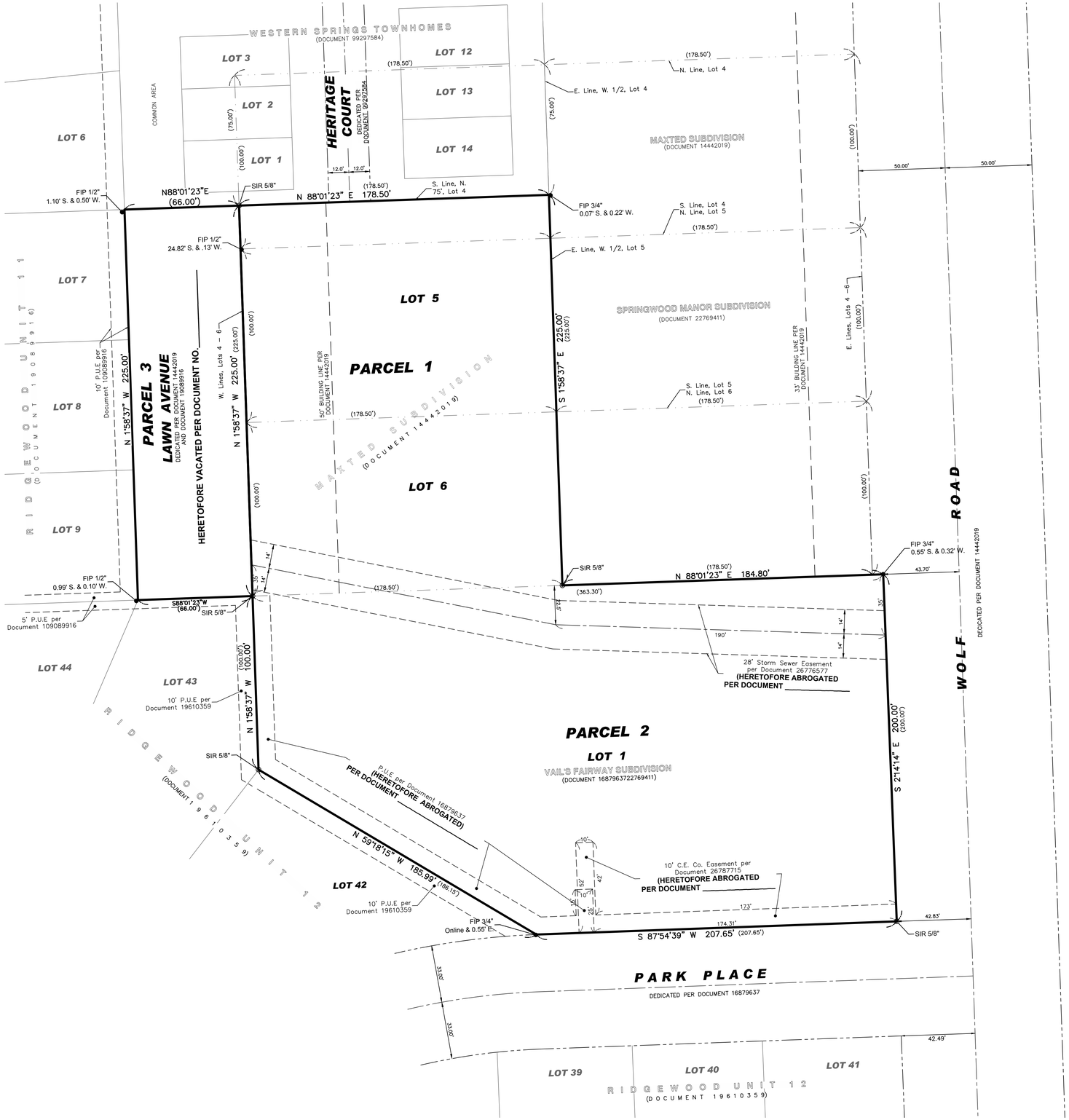
1 OF 1

EASEMENT ABROGATION

L:\Projects\2024\24-0001\Survey\dwg\Vacation\24-0001 Plat of Vacation - Easements.dwg Plot Date:10/15/2024 2:12:36 PM By: SJL

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



N

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

ADDRESSES

PARCEL 1: 1023 W. 55TH STREET
WESTERN SPRINGS, IL 60558

PARCEL 2: 5600 WOLF ROAD
WESTERN SPRINGS, IL 60558

EXISTING SITE DATA

AREA (PARCEL 1) =	40,163 SQ. FT. OR 0.92 ACRES
AREA (PARCEL 2) =	64,996 SQ. FT. OR 1.49 ACRES
AREA (PARCEL 3) =	14,850 SQ. FT. OR 0.34 ACRES
GROSS AREA =	120,009 SQ. FT. OR 2.75 ACRES

LEGEND

● FIP	FOUND IRON PIPE
○ SIR	SET 5/8" IRON ROD
———	BOUNDARY LINE
———	LOT LINE
——— - ———	RIGHT-OF-WAY LINE
——— — ———	CENTERLINE
- - - - - -	EXISTING EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

ALL EXISTING EASEMENT ABROGATIONS WITHIN THE LEGALLY DESCRIBED PROPERTY HEREON, TOGETHER WITH THE LAWN AVENUE VACATION SHALL BE VIA SEPARATE DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/06/24	LOT GEOMETRY	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184 - 003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

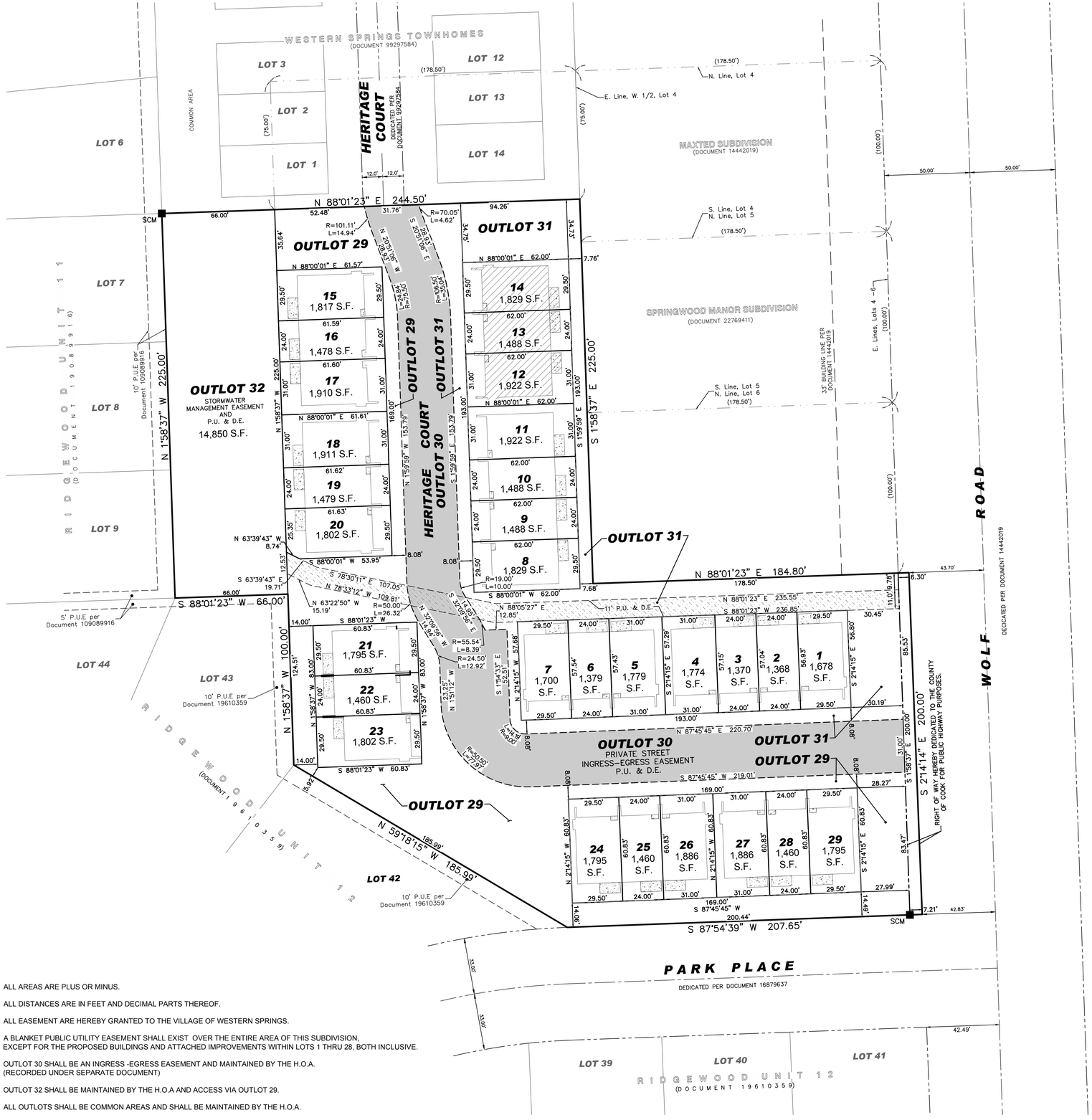
1
OF
3

EXISTING GEOMETRY

L:\Projects\2024\24-0001\Survey\Dwg\Subdivision\24-0001 FP Rev.2.dwg Plot Date:11/6/2024 9:39:25 AM By: SJL

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

AREA SUMMARY

GROSS AREA:	120,009 SQ. FT. OR 2.75 AC.
BUILDABLE LOTS 1-29:	48,739 SQ. FT. OR 1.18 AC.
OUTLOT 29	21,661 SQ. FT. OR 0.40 AC.
OUTLOT 30	18,262 SQ. FT. OR 0.43 AC.
OUTLOT 31	15,146 SQ. FT. OR 0.29 AC.
OUTLOT 32:	14,850 SQ. FT. OR 0.34 AC.
WOLF RD. DEDICATION:	1,351 SQ. FT. OR 0.03 AC.

LEGEND

FIP	FOUND IRON PIPE
SIP	SET 1" x 24" IRON PIPE
SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXCEPTION TO BLANKET EASEMENT

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
E.T.B.E.	EXCEPTION TO BLANKET EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		
CH	CHORD BEARING/DISTANCE		

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENT ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS.
4. A BLANKET PUBLIC UTILITY EASEMENT SHALL EXIST OVER THE ENTIRE AREA OF THIS SUBDIVISION, EXCEPT FOR THE PROPOSED BUILDINGS AND ATTACHED IMPROVEMENTS WITHIN LOTS 1 THRU 28, BOTH INCLUSIVE.
5. OUTLOT 30 SHALL BE AN INGRESS -EGRESS EASEMENT AND MAINTAINED BY THE H.O.A. (RECORDED UNDER SEPARATE DOCUMENT)
6. OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESS VIA OUTLOT 29.
7. ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
8. THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 29 AND 31.
9. THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 29.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/06/24	LOT GEOMETRY	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT FOR HERITAGE CROSSING WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

2 OF 3

PROPOSED GEOMETRY

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 18-18-200-038-0000
PARCEL TWO: 18-18-200-017-0000
PARCEL THREE: UNKNOWN

FINAL PLAT
OF
HERITAGE CROSSING

BEING A RESUBDIVISION OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) AND LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 AND THAT PART OF LAWN AVENUE VACATED PER DOCUMENT _____IN COOK COUNTY, ILLINOIS.

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

OWNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

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

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: 106 (LA GRANGE HIGHLAND) HIGH SCHOOL: 204 (LYONS TOWNSHIP HIGH SCHOOL)

BY: McNAUGHTON DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
MANAGER

ADDRESS: 11S220 JACKSON STREET, SUITE #101, BURR RIDGE, ILLINOIS 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF MCNAUGHTON DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS SUBDIVISION PLAT AS OWNER, AS SUCH MANAGER OF McNAUGHTON DEVELOPMENT LLC, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THIS SUBDIVISION PLAT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY OR OTHER ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTERN SPRINGS PLAN COMMISSION, SO CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTERN SPRINGS.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE TREASURER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF WESTERN SPRINGS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT LAND LAND INCLUDED IN THIS PLAT.

DATED AT WESTERN SPRINGS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, IN

ACCORDANCE WITH SUBDIVISION REGULATIONS AT A MEETING HELD THIS _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

IMPROVEMENTS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID

VILLAGE AT ITS MEETING HELD ON THE _____ DAY OF _____, A.D. 20____, AND THAT REQUIRED BOND OR OTHER GUARANTEES HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

BY: _____
VILLAGE CLERK

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

_____ _____
Owner Professional Engineer

_____ _____
Printed Name Printed Name

RESPONSIBILITY OF H.O.A.

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all landscaping areas within all Lots and Outlots within the subdivision. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

PRIVATE INGRESS - EGRESS PROVISIONS

An easement for ingress and egress over and across the Property for the benefit of the Owner(s) of Subdivision and/or Lots, their heirs, successors, assigns, guests and invitees, as more particularly bounded and described on the Plat. This easement shall be perpetual and shall run with the land.

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all improvements within said ingress and egress areas within the subdivision. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village of Western Springs (Village) and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked Public Utility & Drainage Easement, or P.U. & D.E." designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights 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, roots and saplings and to clear obstructions from the surface and subsurface 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 dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation) 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, 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 or 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 terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas' and 'Common Elements' include 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, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted 'easement' areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such 'easement' areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Western Springs (Village), and their successors and assigns over all areas designated "Public Utility and Drainage Easement and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down. trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Western Springs and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Western Springs and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Western Springs, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication end broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

BLANKET EASEMENT PROVISIONS

A blanket easement is hereby granted for ingress and egress, watermain, sanitary sewer, storm sewer systems, drainage and detention for the benefit of the Village of Western Springs and those public utility companies operating within the Village of Western Springs, said utility companies being the Ameritech Telephone Company, Comed Company, NiCor Gas Company, Comcast Communications Corporation, and their respective successors and assigns within those areas depicted on the plat hereon drawn as "blanket easement" areas excepting therefrom those areas designated as E.T.B.E. or "Exception To Blanket Easement" within the dashed lines labeled "E.T.B.E.." on the plat hereon drawn, or subsequent to this plat being recorded, the as-built location(s) of building foundations and attached sidewalks, stoops, decks, patios, to install, lay construct, renew, operate and maintain conduits, cables and wires, storm and sanitary sewer and water mains and drainage swales, above and other equipment for the purpose of serving the subdivision and other property with telephone, electric, sewer and water service and drainage purposes, the right to enter upon the lots at all times to install, lay, construct, renew operate and maintain within said blanket easement areas said conduits, cables, wires, manholes, water valves and other equipment, and for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, and finally the right is hereby granted to cut down and remove and trim and keep trimmed, trees, shrubs, or saplings that interfere or threaten to interfere with any of the said utility equipment.

No permanent buildings or concrete patios shall be placed on said blanket easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. however, if fences are to be erected by any owner or owners in this subdivision within said blanket easement, these must be placed in a location acceptable to the Village of Western Springs.

STORMWATER MANAGEMENT EASEMENT

Declarant hereby reserves and grants to the Village of Western Springs (Village) easements in, over, under, through, and upon those areas designated on the Plat as "Stormwater Water Management Easement" for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor obstructions made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTERN SPRINGS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPE 1" X 24" WILL BE SET AT ALL LOT CORNERS, BLOCK CORNERS, POINTS OF CURVE, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF THE VILLAGE OF WESTERN SPRINGS, ILLINOIS, MAP NUMBER 17031C0467J, EFFECTIVE DATE ON AUGUST 19, 2008.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 10th DAY OF JULY A.D., 2024.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160
LICENSE EXPIRES ON NOVEMBER. 30, 2024

PROFESSIONAL LAND SURVEYOR · STEVEN J LAUB · STATE OF ILLINOIS · 035-003160 · MOKENA, IL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Send all future tax bills to:

McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Submitted by:

McNAUGHTON DEVELOPMENT, LLC
11S220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Return the original Mylar to:

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/16/24	LOT/ACCESS GEOMETRY	SJL
2	11/06/24	LOT GEOMETRY	SJL

McNAUGHTON DEVELOPMENT

FINAL PLAT FOR HERITAGE CROSSING WESTERN SPRINGS, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. No.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: N/A
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

3 OF 3

CERTIFICATIONS

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

October 16, 2024

Ms. Heather Valone
Ms. Kelsey Fawell
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

Re: Proposed Heritage Crossing
Western Springs, Illinois

Dear Mses. Valone and Fawell:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has received Kimley-Horn's (KH) comments in their September 13, 2024 memorandum regarding the traffic impact study (TIS) prepared by KLOA, Inc. for the above-referenced development and offers the following responses.

Sight Distance Study

1. **We generally concur with the findings of the sight distance study; however, per Cook County standard spacing requirements for access points to County roadways, the minimum spacing distance for access points on Wolf Road (posted speed limit 35 MPH) is 250 feet.**

    a. **Based on the property frontage along Wolf Road, the minimum spacing is not available. The access driveway to the existing office development does not meet the County's minimum spacing requirement.**

    b. **In light of the proposed land use and density, we concur with the proposed access to Park Place. The proposed access minimizes conflict points along Wolf Road, a minor arterial with an annual average daily traffic (AADT) volume of 9,1150 vehicles per day (vpd) per available Illinois Department of Transportation (IDOT) data.**

    While it is understood that the spacing does not meet the standard spacing requirement for access points to a County Road, based on the numerous requests/comments at the two public hearings by the public and the commissioners as well as based on discussions with Cook County, the plan has been revised to show the access drive off Wolf Road with revisions to the culvert fence and structure to ensure that adequate sight distance is provided. See revised traffic impact study.

Traffic Impact Study (TIS)

1. **The TIS includes an analysis of the intersections of 55th Street/Heritage Court and Wolf Road/Park Place. Based on the analysis, site-generated traffic would not materially change delay or queues at these intersections. Projected traffic volumes do not meet warrant criteria for turn lanes or modifications to existing traffic control. We concur with the analysis.**

    a. **DesignTek Engineering, Inc. prepared a Left-Turn Concept 'B' Exhibit (dated July 9, 2024). A summary of review comments related to the review of potential off-site improvements at the intersection of Wolf Road/Park Place is attached.**

Access off Park Place is no longer being requested. See the attached revised traffic impact study.

2. **The TIS has been updated to include a discussion of daily traffic volumes on Park Place, Grand Avenue, and Heritage Court relative to design thresholds. Projected daily traffic volumes would be less than the typical design threshold for residential roadways. We concur with the methodology and conclusions.**

    a. **For Heritage Court, we suggest a minimal increase in daily traffic with the proposed development. However, the roadway would continue to operate well below the design threshold. As currently drafted, the TIS suggests there would be no change in daily traffic.**

    Please note that access off Park Place is no longer being requested. As such, traffic volumes along Park Place and Grand Avenue should not change as a result of this development.

3. **Page 31 – The conclusion indicates the Heritage Court access would be for emergency vehicles only. However, throughout the TIS the access is referred to as secondary with resident (existing Heritage Court and proposed development) access to the gate. Please clarify the intent of the Heritage Court access.**

    This was a typo and has been corrected in the revised traffic impact study.

4. **The TIS does not address the potential alternative access to Wolf Road, including the sight distance study prepared by KLOA (dated August 26, 2024).**

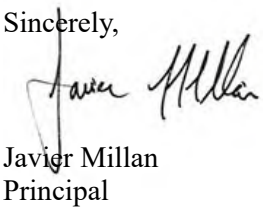
    Please see the revised TIS with access shown off Wolf Road.

5. **Based on the required revisions to the TIS, additional comments may be provided on future resubmittals.**

    Noted.

If you have any questions or require further information, please let me know.

Sincerely,



Javier Millan
Principal

Traffic Impact Study
Proposed Residential Development
Western Springs, Illinois



Prepared For:

McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

July 9, 2024 – Revised November 6, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Western Springs, Illinois. The site, which currently contains a medical office building, is located in the northwest corner of the intersection of Wolf Road (Cook County Highway W22) with Park Place. As proposed, the site will be redeveloped with a residential development consisting of 28 townhome units. Access to the development will be provided via a full-movement access drive off Wolf Road at approximately the same location of the existing access drive serving the medical office building. A gated access will be provided on Heritage Court, only allowing cross-access between the proposed development and the existing Heritage Court townhomes.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday afternoon/evening peak hours for the following conditions:

1. Existing Traffic Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2024.

2. Year 2030 No-Build Conditions – Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development.

3. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2030 no-build volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**

Proposed Residential Development
Western Springs, Illinois

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which currently contains a medical office building, is generally bounded by Springwood Manor condominiums and the Western Springs Heritage Townhomes to the north and single-family homes (Ridgewood of Western Springs) to the west and south. Wolf Road borders the site to the east. Land uses in the vicinity of the site are primarily residential in all directions.

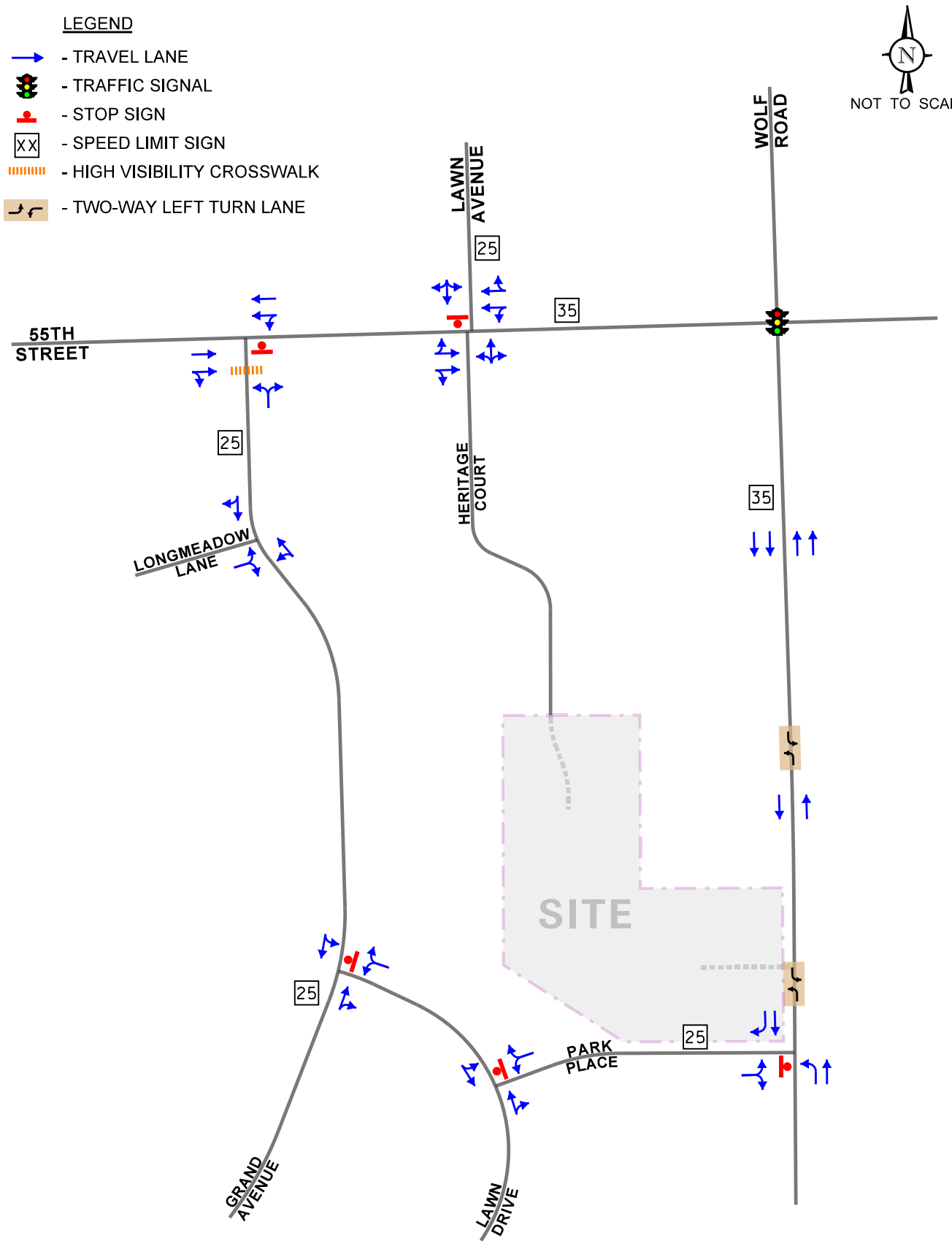
Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Wolf Road (Cook County Highway W22) is a north-south minor arterial roadway that provides one lane in each direction divided by a striped median. At its unsignalized intersection with Park Place, Wolf Road provides an exclusive left-turn lane and a through lane on the northbound approach. The southbound approach provides a through lane and an exclusive right-turn lane. Wolf Road is under the jurisdiction of the Cook County Division of Transportation and Highways (CCDOTH), is not designated as a Strategic Regional Arterial (SRA), and has a posted speed limit of 35 miles per hour. According to the Illinois Department of Transportation (IDOT), Wolf Road carries an annual average daily traffic (AADT) volume of 9,150 vehicles (IDOT - 2022).

Park Place is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Wolf Road, Park Place is under stop sign control and provides a shared left-turn/right-turn lane on the eastbound approach. At its unsignalized intersection with Lawn Drive, Park Place is under stop sign control and provides a shared left/right-turn lane on the westbound approach. Park Place is under the jurisdiction of the Village of Western Springs and has a posted speed limit of 25 miles per hour.

55th Street is an east-west minor arterial that provides two lanes in each direction divided by a painted median. No exclusive turn lanes are provided on 55th Street at its unsignalized intersection with Heritage Court/Lawn Avenue. However, it is important to note that eastbound and westbound left-turn movements are accommodated by the painted median. No exclusive turn lanes are provided on 55th Street at its unsignalized intersection with Grand Avenue. 55th Street has a posted speed limit of 35mph, carries an AADT volume of 16,600 vehicles (IDOT – 2022), and is under IDOT's jurisdiction.



Heritage Crossings
Western Springs, Illinois

Existing Roadway Characteristics

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Job No: 24-068 Figure: 3

Heritage Court is a north-south two-lane private road that serves the Western Springs Heritage townhomes and is aligned opposite Lawn Avenue. At its unsignalized intersection with 55th Street, Heritage Court provides a shared left/right-turn lane under stop sign control.

Grand Avenue is a local north-south two-lane roadway serving the Ridgewood of Western Springs subdivision. At its unsignalized intersection with 55th Street, Grand Avenue provides a shared left/right-turn lane under stop sign control. No exclusive turn lanes are provided at its unsignalized intersection with Lawn Drive. Grand Avenue has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Western Springs.

Longmeadow Lane is an east-west two-lane local roadway. No traffic control is provided at its unsignalized intersection with Grand Avenue. Longmeadow Lane is under the jurisdiction of the Village of Western Springs.

Pedestrian Facilities

Based on our field visits, no sidewalks are provided along Park Place or any of the roads within the Ridgewood of Western Springs subdivision. However, a sidewalk is provided along the west side of Wolf Road. A north-south standard style crosswalk is provided on Park Place at its intersection with Wolf Road. Furthermore, a midblock east-west pedestrian high visibility crosswalk is provided on Wolf Road at its intersection with 59th Street. This mid-block pedestrian also provides rapid flashing beacons with proper signage. Additionally, push buttons are provided at each side of the roadway and advance signage is provided to vehicles to be aware of the upcoming crossing.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units at the following intersections:

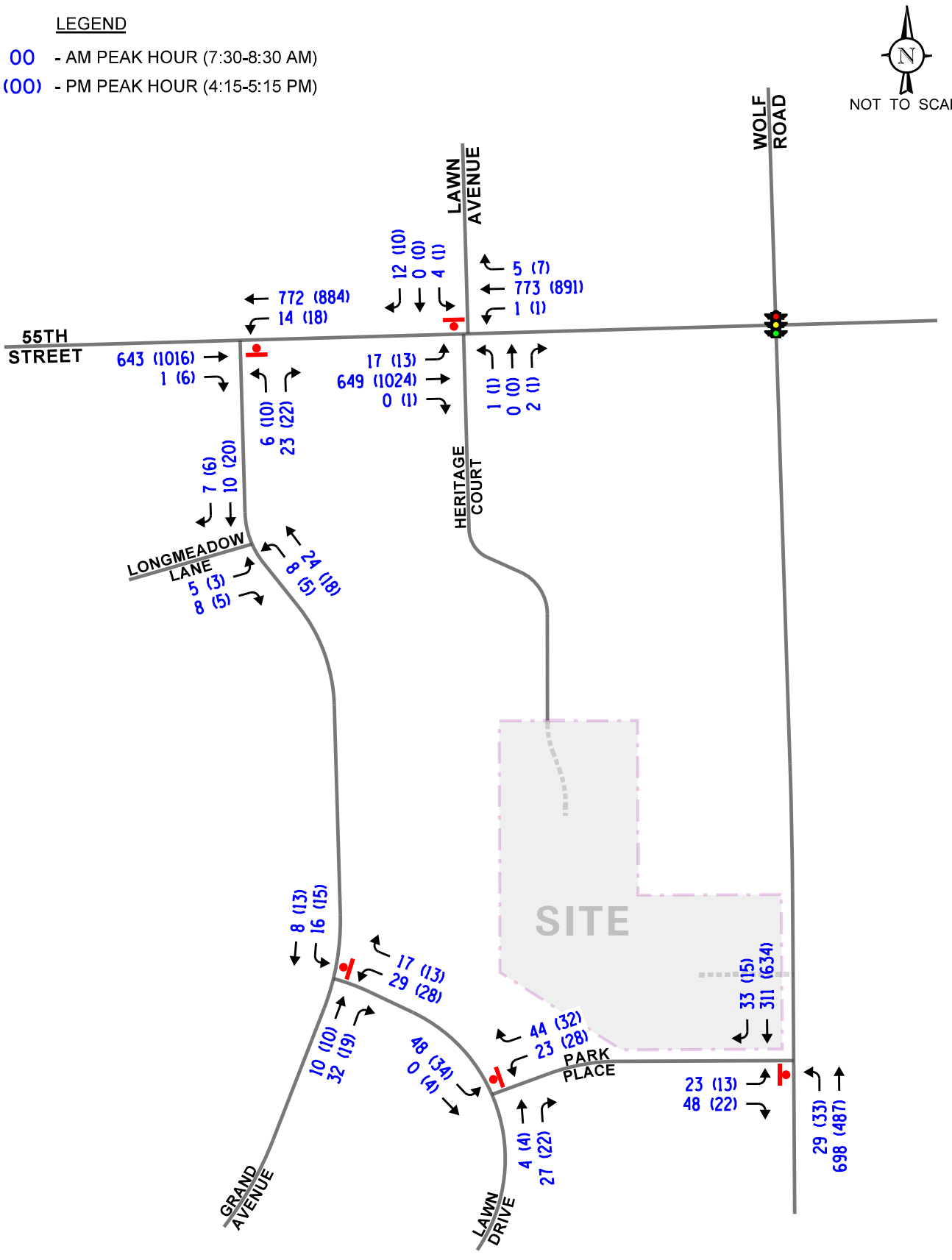
- Wolf Road with Park Place
- Park Place with Lawn Drive
- 55th Street with Heritage Court
- 55th Street with Grand Avenue
- Grand Avenue with Longmeadow Lane
- Grand Avenue with Lawn Drive

The traffic counts were conducted on Thursday, March 21, 2024 and on Tuesday, April 2, 2024, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday afternoon/evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur between 7:30 A.M. and 8:30 A.M. during the weekday morning peak period and between 4:15 P.M. and 5:15 P.M. during the weekday evening peak period. Copies of the traffic count summary sheets are included in the Appendix. The existing traffic volumes are illustrated in **Figure 4A**. **Figure 4B** shows the existing pedestrian and bicycle traffic volumes.

It is important to note that LaGrange Highlands Elementary School is located approximately 0.4 miles southeast of the intersection of Wolf Road with Park Place. Based on a review of the District 106 student calendar, all schools were in session when the traffic counts were conducted. Furthermore, the LaGrange Highlands Elementary School arrival is between 8:10 A.M. and 8:20 A.M. with class starting at 8:25 A.M. Upon further review of their website, the school's regular dismissal time is at 3:15 P.M. In order to determine the peak traffic and pedestrian volumes during the dismissal time, an additional traffic count was conducted at the intersection of Wolf Road with Park Place during the 3:00 P.M. to 4:00 P.M. hour.

Furthermore, in September 2024, the Village of Western Springs conducted an additional pedestrian count (walking, bicycle, scooter, etc.) for the west leg of the intersection of Wolf Road with Park Place. These volumes, which yielded a higher pedestrian volume than the March 2024 counts conducted by KLOA, Inc. were utilized for the purposes of this evaluation.

Figure 5A shows the existing school peak traffic volumes while **Figure 5B** shows the existing school peak pedestrian and bicycle traffic volumes.

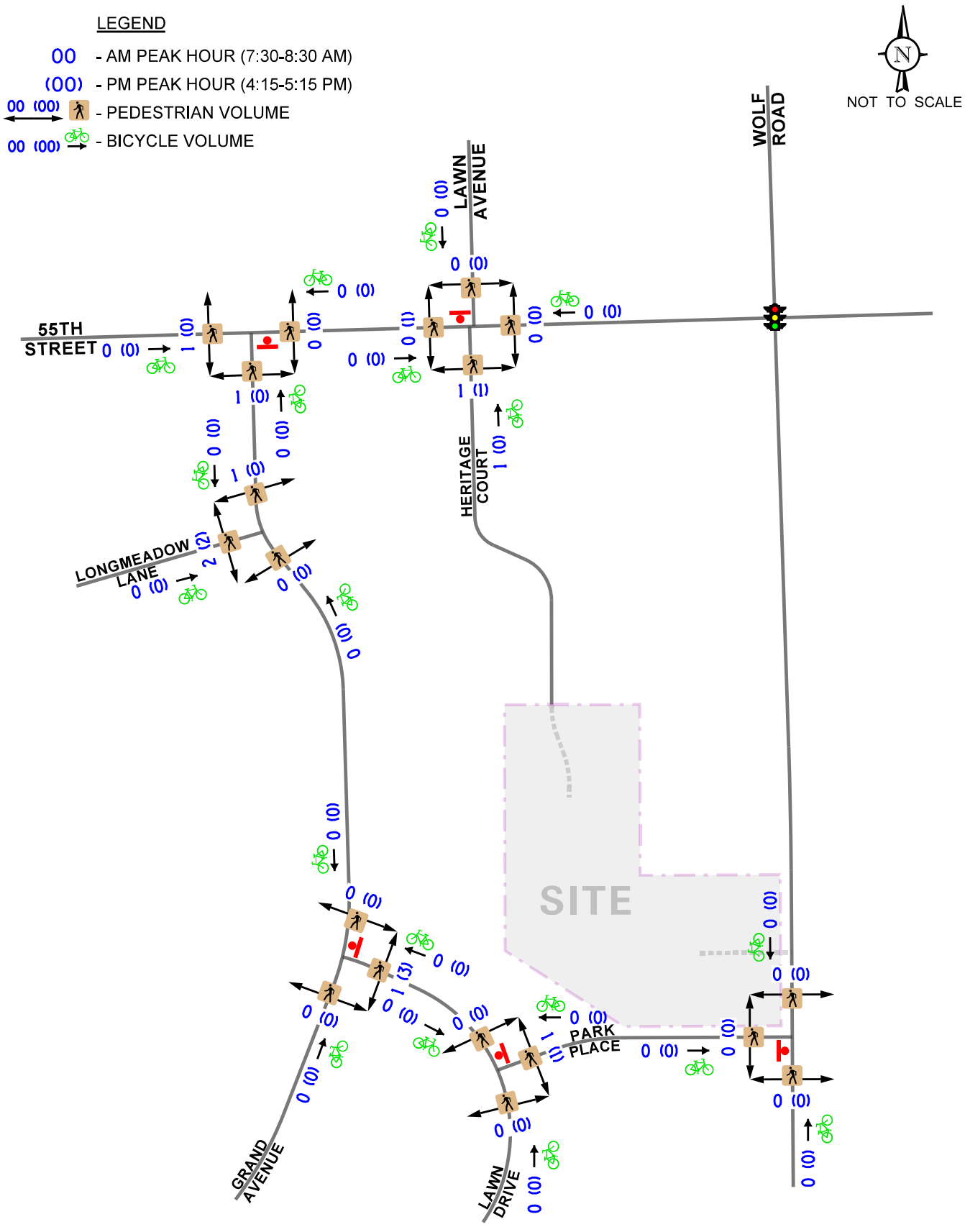


Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes

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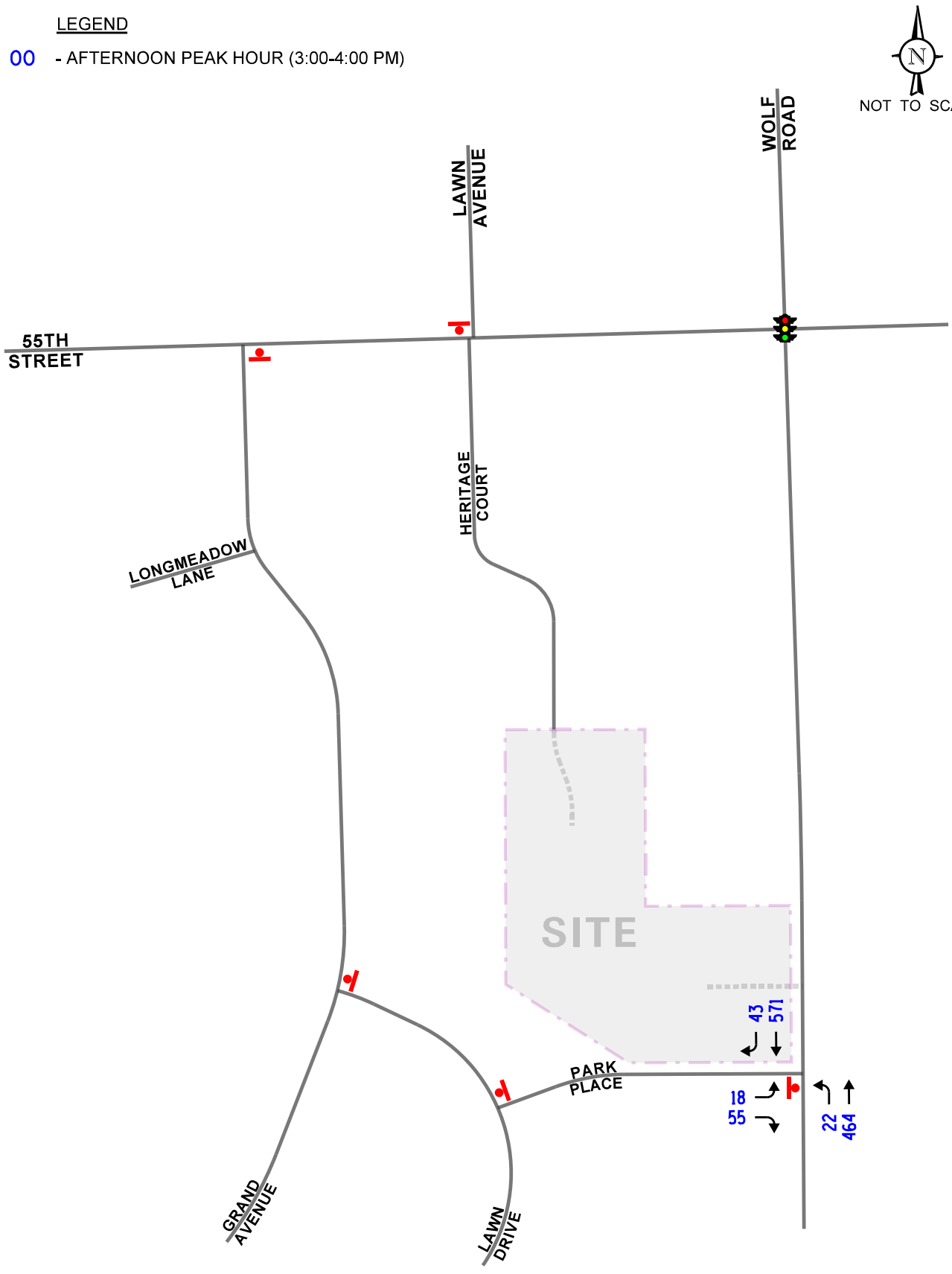


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Existing Pedestrian and Bicycle Traffic Volumes

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Job No: 24-068 Figure: 4B

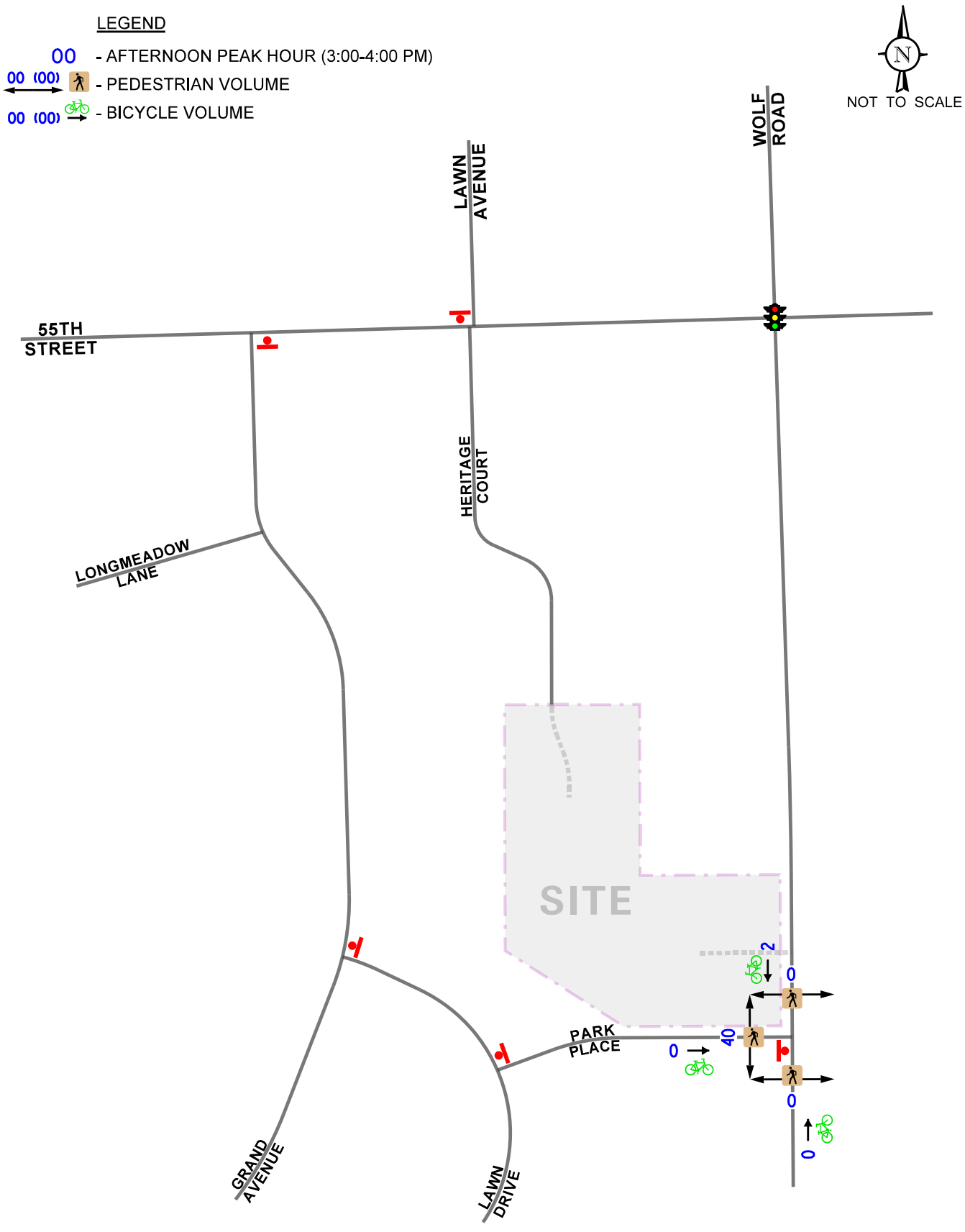


Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes
(Afternoon Peak Hour)

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Heritage Crossings
Western Springs, Illinois

Existing Pedestrian and Bicycle
Traffic Volumes - (Afternoon Peak Hour)

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Job No: 24-068 Figure: 5B

Crash Data Summary

KLOA, Inc. obtained accident data for the most recent available past five years (2018 to 2022) for the study area intersections. A summary of the crash data at the intersections of Wolf Road with Park Place and 55th Street with Grand Avenue is shown in **Tables 1** and **2**. No fatalities were reported at any of the studied intersections during the review period.

Table 1
WOLF ROAD WITH PARK PLACE
CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	1	0	1
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**
Average	**0**	**0**	**0**	**0**	**0**	**<1.0**	**0**	**<1.0**

Table 2
55th STREET WITH GRAND AVENUE
CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Pedestrian	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	2	1	0	0	3
2019	0	0	0	1	0	0	0	1
2020	0	0	0	0	0	1	0	1
2021	0	0	0	1	0	0	0	1
2022	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**4**	**1**	**1**	**0**	**6**
Average	**0**	**0**	**0**	**<1.0**	**<1.0**	**<1.0**	**0**	**1.2**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

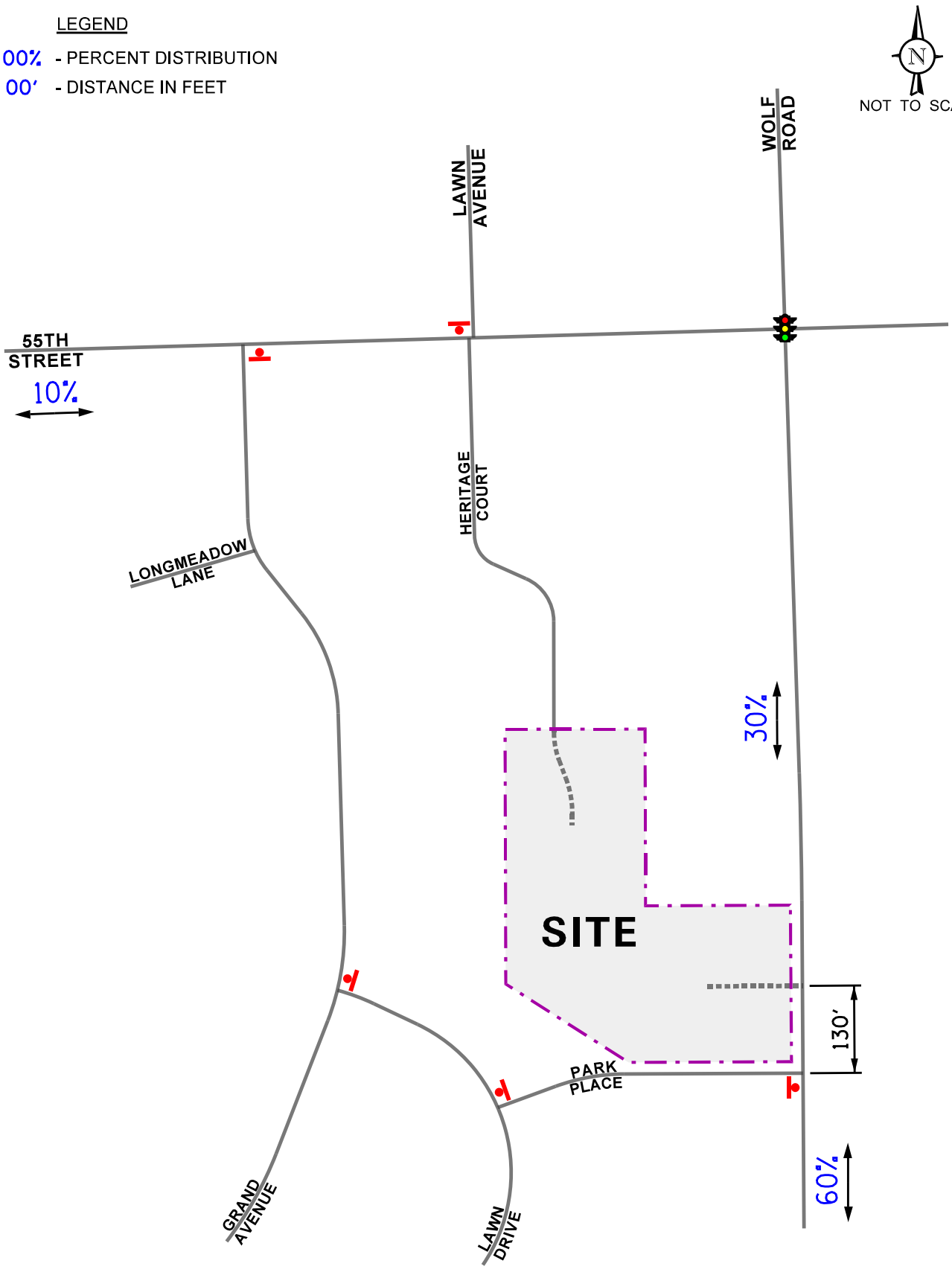
As proposed, the site will be redeveloped with a residential development consisting of 28 townhome units. Access to the development will be provided via a proposed full-movement access drive on Wolf Road to be located at approximately the same location of the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. The existing access drive on Wolf Road will be eliminated. A gated access to the north with Heritage Court will also be provided. This access will only provide accessibility to the proposed development and to the existing Heritage townhomes and will be controlled via a clicker that will be provided to residents of both developments. A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic. Figure 6 also shows the distance, in feet, between the existing and proposed access intersections.

Peak Hour Traffic Volumes

The number of peak hour trips (vehicles, bicycles and pedestrians) estimated to be generated by the proposed residential development was based on trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The "Single-Family Attached Housing" (Land-Use Code 215) rates were used to determine the traffic to be generated by the development. **Table 3** shows the weekday morning, weekday afternoon and weekday evening peak hour traffic, pedestrian, and bicycle trips to be generated by the proposed residential development as well as the daily total traffic volumes. It is important to note that the weekday afternoon peak hour volumes were estimated based on the time-of-day distribution Excel data provided within the *Trip Generation Manual* Appendices. Copies of the trip generation graphs and the hourly distribution Excel sheet are included in the Appendix.



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Directional Distribution

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Table 3
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
215	Townhomes (28 Units)	3	11	14	9	5	14	10	7	17	105	105	210
	Pedestrians [1]	1	2	3	3	3	6	3	3	6	N/A	N/A	N/A
	Bikes [1]	--	--	--	--	1	1	--	1	1	N/A	N/A	N/A

1 – Pedestrian and bicycle trip generation was assumed to be the same as during the evening peak hour

Trip Generation Comparison

As previously mentioned, the site currently contains a medical office building. The existing medical office building is approximately 21,536 square feet in size of which only 1,200 square feet are currently being utilized.

Given that the current zoning allows for both medical office and professional office uses, the volume of traffic that was generated by the full occupancy of the building assuming half of it as medical office and the other half as professional office and that of the proposed development during the weekday morning, afternoon, evening peak hours and on a daily basis was estimated based on the following trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition:

- Medical-Dental Office Building (Land-Use Code 720)
- General Office Building (Land-Use Code 710)
- Single-Family Attached Housing (Land-Use Code 215)

Table 4 shows a comparison of what the full occupancy of the medical office building was generating and what the proposed rowhomes would generate.

As can be seen, the proposed development will generate substantially less traffic than what the full occupancy of the previous land use was generating. Therefore, the proposed development will have a lower traffic impact than the previous land use.

Table 4
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
720	Medical Office Building (10,768 s.f.)	26	6	32	16	18	34	12	29	41	177	178	355
710	General Office Building (10,768 s.f.)	22	3	25	6	7	13	4	22	26	83	84	167
215	Townhomes (28 units)	3	11	14	9	5	14	10	7	17	105	105	210
Difference		**-45**	**+2**	**-43**	**-13**	**-20**	**-33**	**-6**	**-44**	**-50**	**-155**	**-157**	**-312**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). The traffic assignment for the development is illustrated in **Figure 7.** The re-assignment of the Heritage Court townhomes to take into account the proposed connection between the proposed development and the existing townhomes is illustrated in **Figure A** in the Appendix.

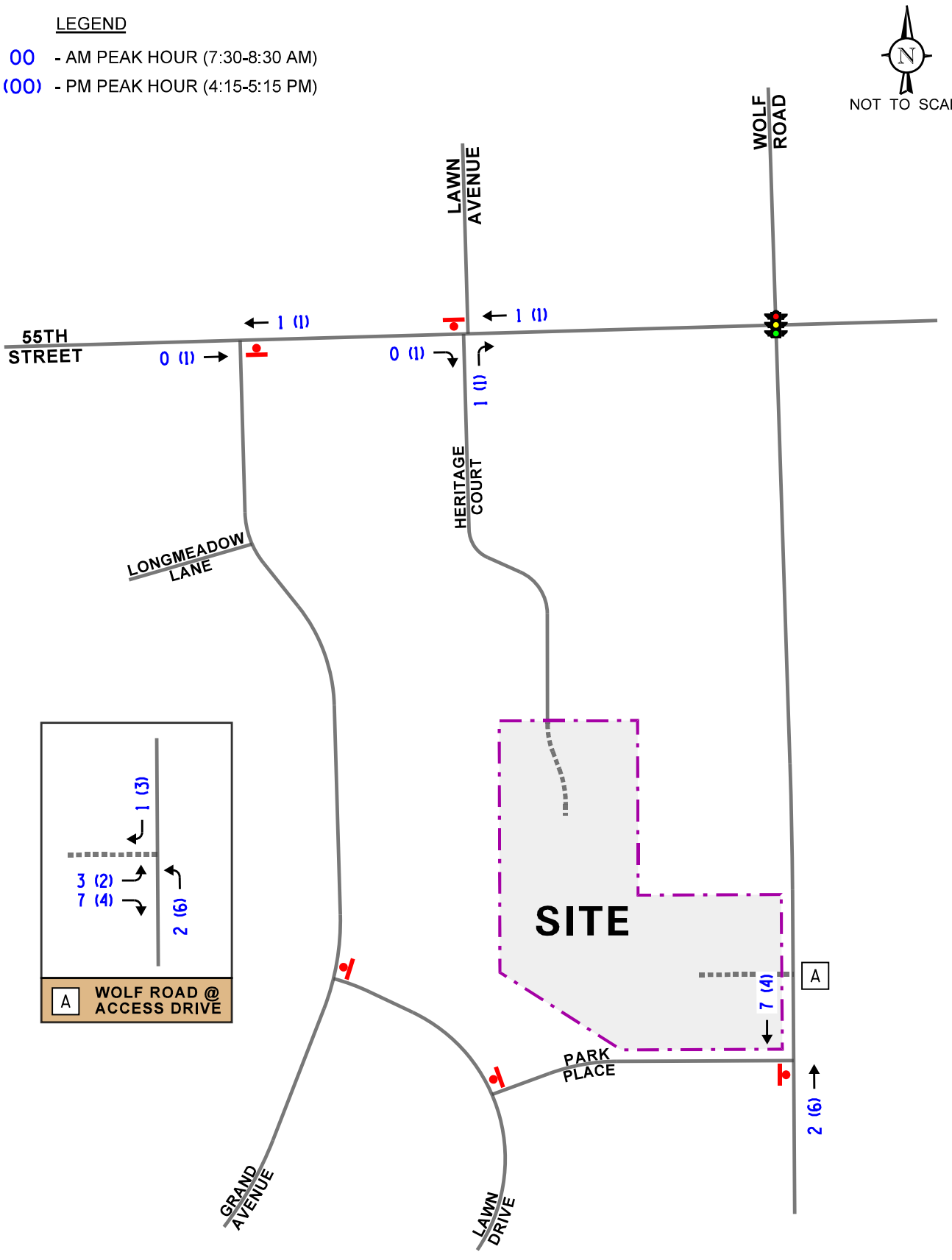
Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent per year for six years (buildout year plus five years) for a total of approximately 2.5 percent to project Year 2030 background conditions. **Figure 8** illustrates the Year 2030 no-build conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the Year 2030 no-build traffic volumes (Figure 7) to determine the Year 2030 total projected traffic volumes, shown in **Figure 9.** The Year 2030 total projected traffic volumes for the weekday afternoon peak hour is illustrated in **Figure B** in the Appendix.

The total projected traffic volumes also include the existing turning movements to and from the medical office building and in order to provide a conservative analysis, these vehicles were not removed from the area roadway system or the traffic volumes at other study area intersections.

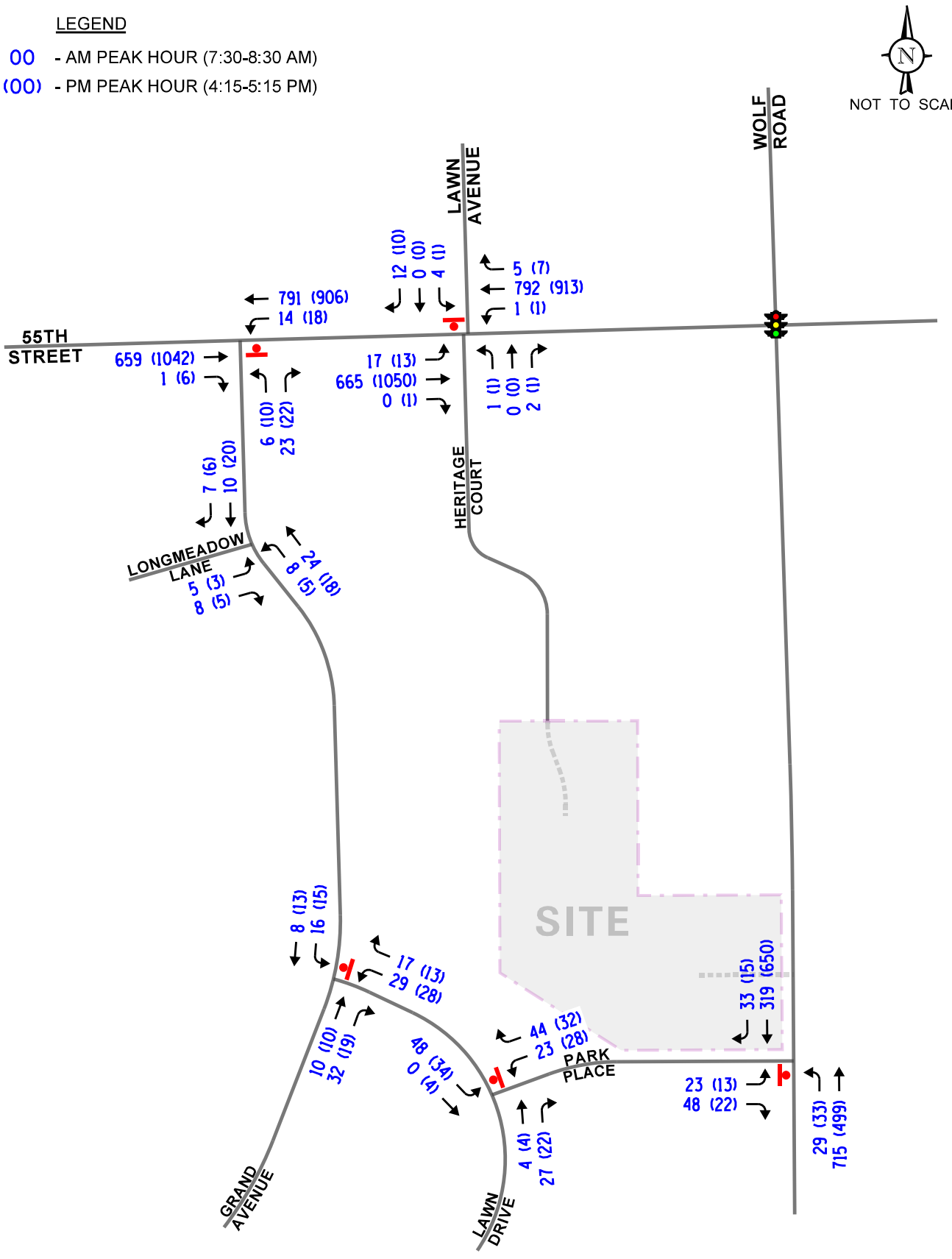


Heritage Crossings
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Site-Generated Traffic Volumes

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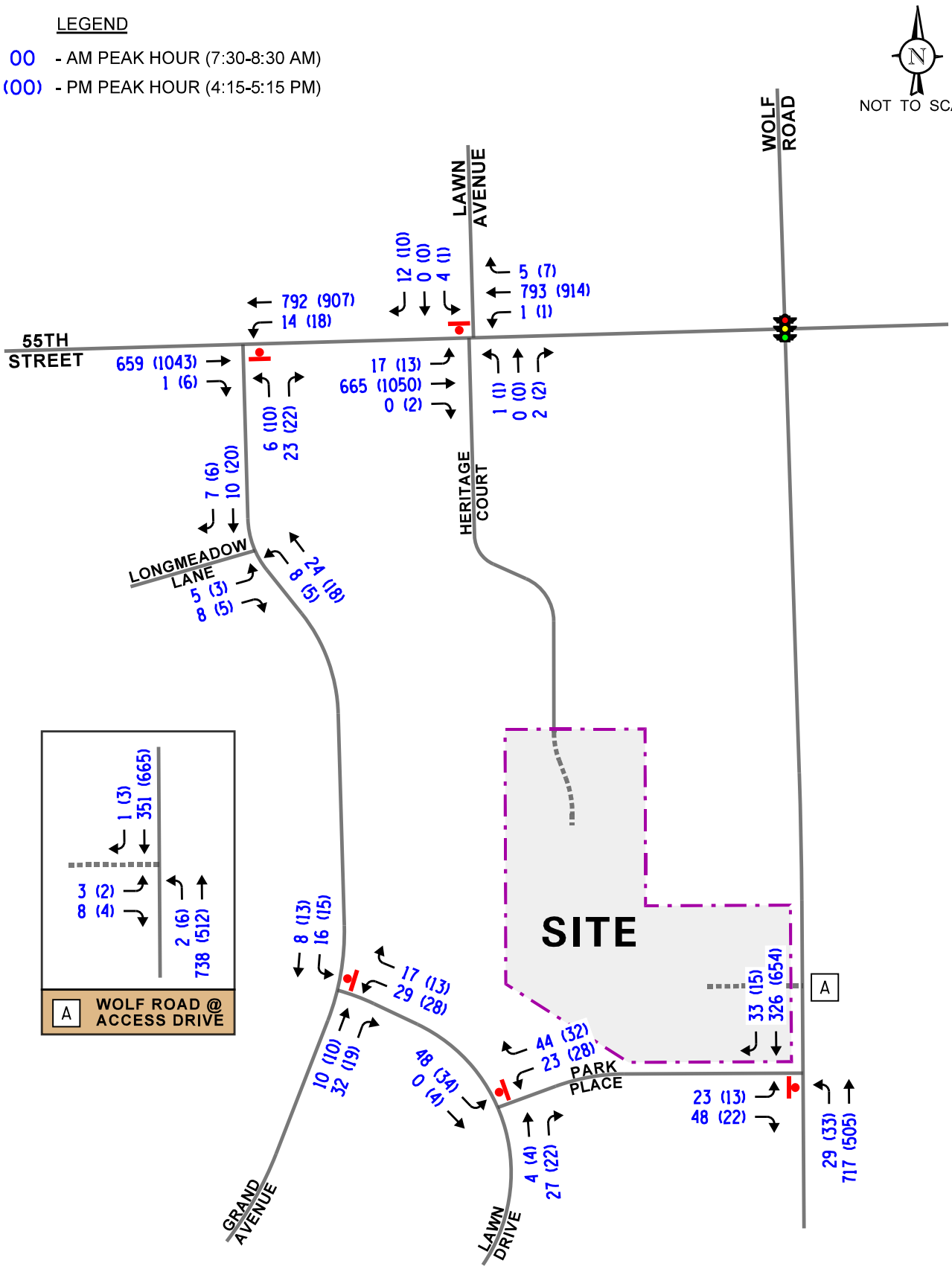


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Year 2030 No-Build Traffic Volumes

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Job No: 24-068 Figure: 8



Heritage Crossings
Western Springs, Illinois

Year 2030 Total Traffic Volumes

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Job No: 24-068 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2030 no-build, and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 5** through **7**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	16.7	C	20.6
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.3	B	10.8
• Northbound Approach	B	14.1	D	25.5
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.5	A	8.8
• Westbound Left Turn	A	8.9	B	10.5
• Northbound Approach	B	13.0	B	13.0
• Southbound Approach	B	12.0	B	11.5
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	9.0
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3

LOS = Level of Service
Delay is Measured in Seconds

Table 5A
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Afternoon Peak Hour	
	LOS	Delay
Wolf Road with Park Place		
• Eastbound Approach	C	18.8
• Northbound Left Turn	A	9.3

LOS = Level of Service
Delay is Measured in Seconds

Table 6
CAPACITY ANALYSIS RESULTS – 2030 NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	17.1	C	21.3
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.4	B	10.9
• Northbound Approach	B	14.4	D	26.8
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.6	A	8.9
• Westbound Left Turn	A	9.0	B	10.7
• Northbound Approach	B	13.3	B	13.3
• Southbound Approach	B	12.3	B	11.7
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	8.9
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3

LOS = Level of Service
Delay is Measured in Seconds

Table 7
CAPACITY ANALYSIS RESULTS – 2030 TOTAL PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Wolf Road with Park Place				
• Eastbound Approach	C	17.3	C	21.5
• Northbound Left Turn	A	8.2	A	9.3
55th Street with Grand Avenue				
• Westbound Left/Through	A	9.4	B	10.9
• Northbound Approach	B	14.4	D	26.8
55th Street with Lawn Avenue/Heritage Court				
• Eastbound Left Turn	A	8.6	A	8.9
• Westbound Left Turn	A	9.0	B	10.7
• Northbound Approach	B	13.3	C	21.6
• Southbound Approach	B	12.3	B	11.7
Grand Avenue with Longmeadow Lane				
• Eastbound Approach	A	8.6	A	8.6
• Northbound Left/Through	A	7.3	A	7.3
Grand Avenue with Lawn Drive				
• Westbound Approach	A	8.9	A	8.9
• Southbound Left/Through	A	7.3	A	7.3
Lawn Drive with Park Place				
• Westbound Approach	A	9.0	A	9.0
• Southbound Left/Through	A	7.3	A	7.3
Wolf Road with Access Drive				
• Eastbound Approach	B	13.5	C	17.0
• Northbound Left Turn	A	8.0	A	9.0

LOS = Level of Service
Delay is Measured in Seconds

Table 7A
CAPACITY ANALYSIS RESULTS – 2030 TOTAL PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Afternoon Peak Hour	
	LOS	Delay
Wolf Road with Park Place		
• Eastbound Approach	C	19.4
• Northbound Left Turn	A	9.4
Wolf Road with Access Drive		
• Eastbound Approach	C	16.8
• Northbound Left Turn	A	8.9

LOS = Level of Service
Delay is Measured in Seconds

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Wolf Road with Park Place

The results of the capacity analyses indicate that the eastbound approach operates at Level of Service (LOS) C during the weekday morning, afternoon and weekday evening peak hours while the northbound left-turn movement operates at LOS A during all three peak hours. Based on the peak hour turning movement counts, Park Place is estimated to carry 1,250 – 1,300 daily trips. As stated in the publication titled *Residential Streets*, 3rd Edition published by the Urban Land Institute (ULI), the National Association of Home Builders (NAHB), the American Society of Civil Engineers (ASCE) and ITE, the average daily traffic volumes for a residential collector are typically greater than 1,500 vehicles. As such the road is operating below its typical design threshold.

Under Year 2030 no-build and total projected conditions, the eastbound approach and the northbound left-turn movement are projected to operate at the same existing levels of service during all three peak hours with increases in delay of less than two seconds. The 95th percentile queue for the eastbound approach is projected to be approximately one to two vehicles and will not extend back to the location of the proposed access drive. The 95th percentile queue for the northbound left-turn movement is projected to be approximately one vehicle and can be accommodated by the existing left-turn lane. As such, Park Place and its intersection with Wolf Road have sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

55th Street with Grand Avenue

The results of the capacity analyses indicate that the westbound left-turn/through movement operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. The northbound approach operates at LOS B during the weekday morning peak hour and LOS D during the weekday evening peak hour.

Under Year 2030 no-build and total projected conditions, all the approaches and their critical movements are projected to operate at the same existing levels of service during both peak hours with increases in delay of less than three seconds. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

55th Street with Heritage Court/Lawn Avenue

The results of the capacity analyses indicate that the northbound and southbound approaches currently operate at LOS B during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements operate at LOS B or better during both peak hours.

Under Year 2030 no-build and total projected conditions, the northbound and southbound approaches will operate at LOS B during the weekday morning and weekday evening peak hours except for the northbound approach that is projected to operate at LOS C during the weekday evening peak hour under projected conditions. The eastbound and westbound left-turn movements are projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with increases in delay of less than one second. It should be noted that based on the peak hour turning movement counts at this intersection, Heritage Court is estimated to carry approximately 40 to 50 daily trips and is anticipated to carry the same amount of daily traffic given the proposed connection to the south with the proposed development. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Grand Avenue with Longmeadow Lane

The results of the capacity analyses indicate that the eastbound approach and the northbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Grand Avenue with Lawn Drive

The results of the capacity analyses indicate that the westbound approach and the southbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Lawn Drive with Park Place

The results of the capacity analyses indicate that the westbound approach and the southbound left-turn/through movement currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2030 no-build and total projected conditions with minimal increases in delay. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Wolf Road with Proposed Access Drive

As proposed, a full-movement access drive will be provided on Wolf Road at approximately the same location as the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. It is important to note that Wolf Road provides a two-way left-turn lane at the location of this access drive. As such, the analysis assumed a short (40-foot) exclusive left-turn lane.

Under Year 2030 total projected conditions, outbound movements from the access drive are projected to operate at LOS B and C during the weekday morning and weekday evening peak hours, respectively. The northbound left-turn movement will operate at LOS A. Furthermore, the 95th percentile queue for the northbound left turn is projected to be one vehicle, which will not interrupt the traffic flow on Wolf Road. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development and will ensure efficient and flexible access is provided.

Sight Distance Evaluation

In order to determine if sufficient sight distance is provided along Wolf Road for a vehicle stopped at the access drive, a sight distance study was performed for the intersection of Wolf Road with the existing access drive. While intersection sight distance is desirable, *A Policy on Geometric Design of Highways and Streets* (Green Book) published by the American Association of State Highway and Transportation Officials (AASHTO) indicates that, at a minimum, the location of a side road or access road must meet the minimum stopping sight distance requirements.

As previously indicated, Wolf Road has a posted speed limit of 35 mph. It is important to note that per the Illinois Department of Transportation (IDOT) Bureau of Design and Environment (BDE) Manual design procedures, the intersection sight distance is obtained by providing clear sight triangles. Furthermore and as stated in the Manual, "The length of leg along the minor road is based on two parts. The first is the location of the driver's eye on the minor road. The distance is not wholly based on the location of the stop bar, but instead through research on how far away from through traffic the stopping motorist feels comfortable, even potentially after a two-stop process (stop at stop bar, then pull up and stop at a safe spot closer to the edge of pavement that maximizes sight lines). This distance is typically assumed to be 14.4 feet from the edge of the major road traveled way, but can be increased due to site specific issues".

The minimum stopping sight distance required along Wolf Road for a posted 35 mph speed limit (design speed of 40 mph) based on IDOT's BDE Manual and the *Bureau of Design and Environment (BDE*) Manual and the *A Policy on Geometric Design of Highways and Streets* (Green Book) published by the American Association of State Highway and Transportation Officials (AASHTO) is 305 feet.

As part of the proposed plans, the culvert will be reworked and the existing chain link fence will be moved further back west (For additional details, please refer to Design Tek Engineering, Inc. engineering plans). Based on Exhibit A (see Appendix), the location of the access drive meets the minimum stopping sight distance requirements for the posted speed limit. While the access drive is within the influence of the southbound right-turn lane taper, it is important to note that this is an existing access drive that was approved in the past and has been operating for many years with higher traffic volumes than what the proposed development will generate.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site will be redeveloped with a residential development consisting of 28 townhome units.

- Access to the development will be provided via a full-movement access drive on Wolf Road at approximately the same location as the existing full access drive serving the medical office building, approximately 130 feet north of Park Place's centerline. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

- The existing chain-link fence will be relocated further west and adequate sight distance will be provided at the full access drive's intersection with Wolf Road.

- A gated connection to the north with Heritage Court will be provided. This connection will only provide accessibility to the proposed development and the existing Heritage Townhomes and will be controlled via a clicker that will be provided to residents of both developments.

- The area roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no additional roadway improvements or traffic control modifications are required.

- The proposed access system will be adequate in accommodating the traffic projected to be generated by the proposed development and will ensure efficient and flexible access will be provided.

- As part of the proposed plans, the existing chain link fence around the culvert will be moved further back west and as such, the location of the access drive will meet the minimum stopping sight distance requirements for the posted speed limit.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Graphs
Figure A
CMAP Projections Letter
Figure B
Level of Service Table
Capacity Analysis Summary Sheets
Exhibit A – Available Sight Distance

Traffic Count Summary Sheets

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

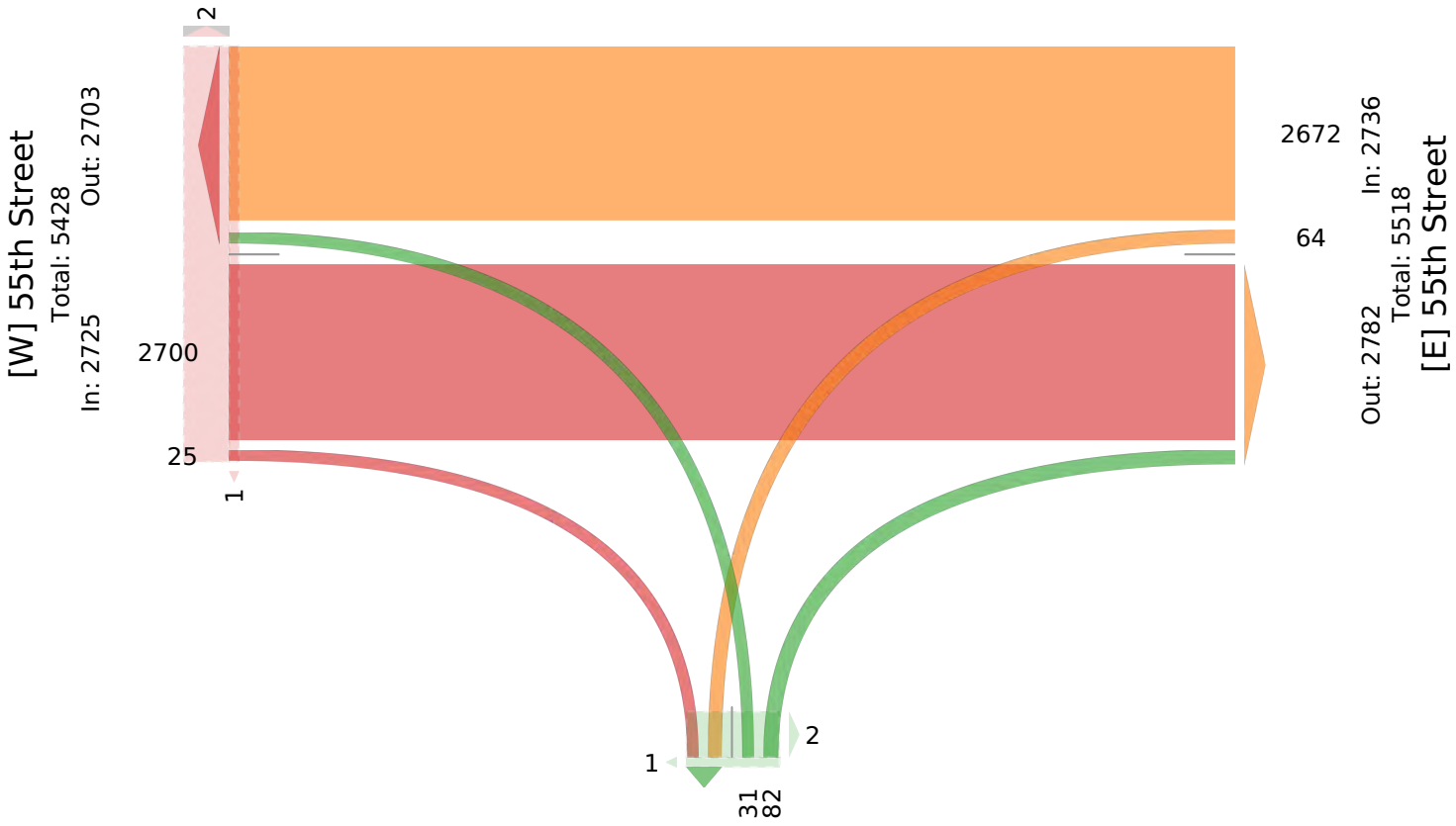
Leg	55th Street					Grand Avenue					55th Street					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	154	4	0	**158**	0	6	3	0	**9**	0	0	157	0	**157**	0	**324**
7:15AM	188	2	0	**190**	0	5	1	0	**6**	0	0	180	0	**180**	0	**376**
7:30AM	185	6	0	**191**	0	7	1	0	**8**	1	1	164	0	**165**	1	**364**
7:45AM	162	2	0	**164**	0	5	1	0	**6**	0	0	135	0	**135**	0	**305**
Hourly Total	689	14	0	**703**	0	23	6	0	**29**	1	1	636	0	**637**	1	**1369**
8:00AM	122	1	0	**123**	0	3	1	0	**4**	0	2	119	0	**121**	0	**248**
8:15AM	126	3	0	**129**	0	5	2	0	**7**	0	2	117	0	**119**	0	**255**
8:30AM	102	7	0	**109**	0	4	2	0	**6**	0	1	120	0	**121**	0	**236**
8:45AM	121	0	0	**121**	0	7	1	0	**8**	0	0	104	0	**104**	0	**233**
Hourly Total	471	11	0	**482**	0	19	6	0	**25**	0	5	460	0	**465**	0	**972**
4:00PM	212	3	0	**215**	0	8	3	0	**11**	0	3	266	0	**269**	0	**495**
4:15PM	233	6	0	**239**	0	4	3	0	**7**	0	2	277	0	**279**	0	**525**
4:30PM	263	5	0	**268**	0	3	3	0	**6**	0	1	215	0	**216**	0	**490**
4:45PM	226	4	0	**230**	0	7	1	0	**8**	0	0	210	0	**210**	0	**448**
Hourly Total	934	18	0	**952**	0	22	10	0	**32**	0	6	968	0	**974**	0	**1958**
5:00PM	171	6	0	**177**	0	1	1	0	**2**	2	1	174	0	**175**	2	**354**
5:15PM	149	7	0	**156**	0	9	3	0	**12**	0	8	154	0	**162**	0	**330**
5:30PM	134	6	0	**140**	0	4	3	0	**7**	0	1	165	0	**166**	0	**313**
5:45PM	124	2	0	**126**	0	4	2	0	**6**	0	3	143	0	**146**	0	**278**
Hourly Total	578	21	0	**599**	0	18	9	0	**27**	2	13	636	0	**649**	2	**1275**
Total	2672	64	0	**2736**	0	82	31	0	**113**	3	25	2700	0	**2725**	3	**5574**
% Approach	97.7%	2.3%	0%	**-**	-	72.6%	27.4%	0%	**-**	-	0.9%	99.1%	0%	**-**	-	-
% Total	47.9%	1.1%	0%	**49.1%**	-	1.5%	0.6%	0%	**2.0%**	-	0.4%	48.4%	0%	**48.9%**	-	-
Lights	2617	63	0	**2680**	-	80	30	0	**110**	-	25	2643	0	**2668**	-	5458
% Lights	97.9%	98.4%	0%	**98.0%**	-	97.6%	96.8%	0%	**97.3%**	-	100%	97.9%	0%	**97.9%**	-	97.9%
Single-Unit Trucks	33	1	0	**34**	-	2	0	0	**2**	-	0	37	0	**37**	-	73
% Single-Unit Trucks	1.2%	1.6%	0%	**1.2%**	-	2.4%	0%	0%	**1.8%**	-	0%	1.4%	0%	**1.4%**	-	1.3%
Articulated Trucks	19	0	0	**19**	-	0	0	0	**0**	-	0	16	0	**16**	-	35
% Articulated Trucks	0.7%	0%	0%	**0.7%**	-	0%	0%	0%	**0%**	-	0%	0.6%	0%	**0.6%**	-	0.6%
Buses	3	0	0	**3**	-	0	0	0	**0**	-	0	4	0	**4**	-	7
% Buses	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	0.1%	0%	**0.1%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	1	0	**1**	-	0	0	0	**0**	-	1
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	3.2%	0%	**0.9%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	3	-	-	-	-	3	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7 AM - 8 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

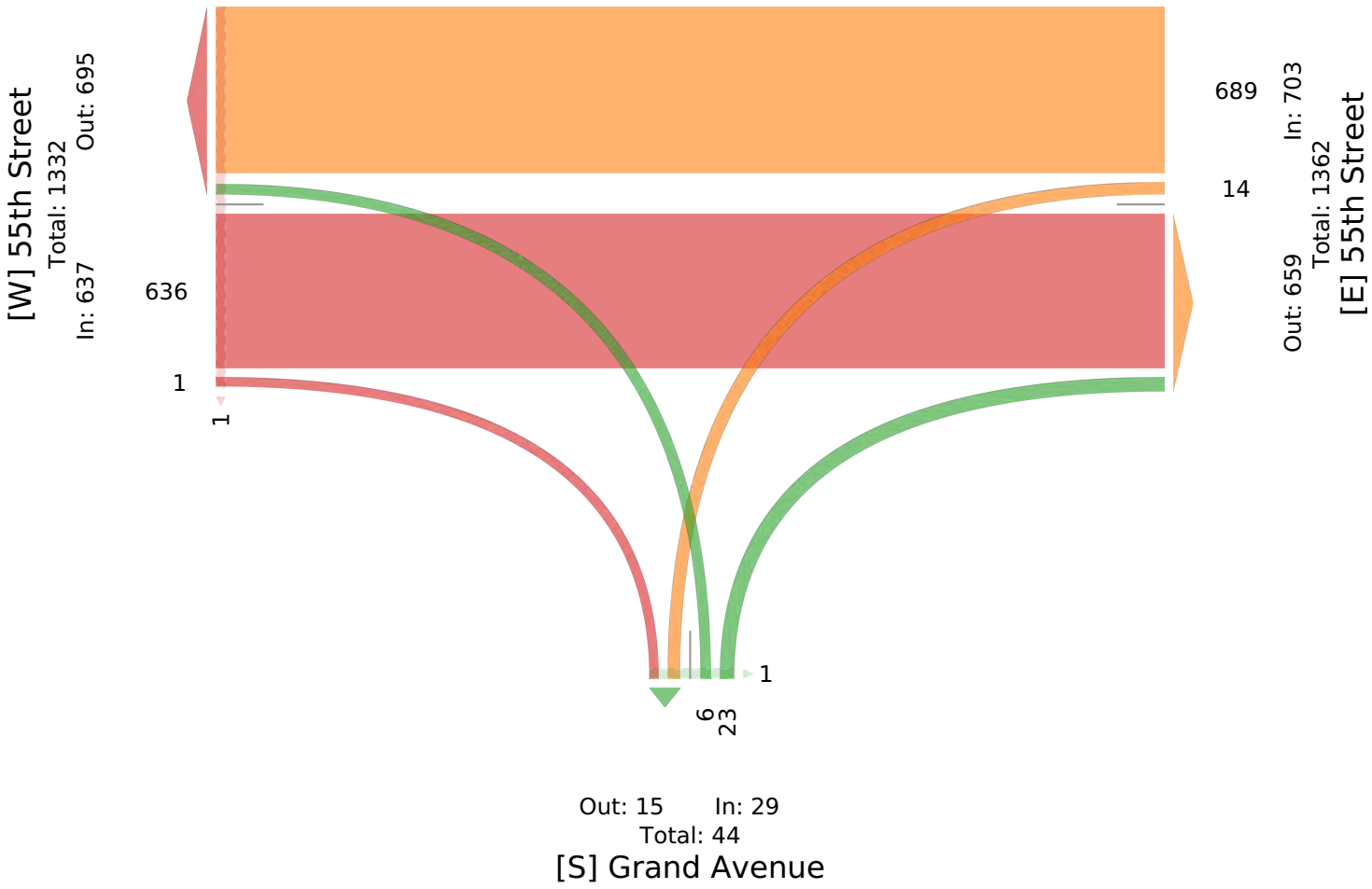
Leg	55th Street					Grand Avenue					55th Street					
Direction	Westbound					Northbound					Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	154	4	0	**158**	0	6	3	0	**9**	0	0	157	0	**157**	0	**324**
7:15AM	188	2	0	**190**	0	5	1	0	**6**	0	0	180	0	**180**	0	**376**
7:30AM	185	6	0	**191**	0	7	1	0	**8**	1	1	164	0	**165**	1	**364**
7:45AM	162	2	0	**164**	0	5	1	0	**6**	0	0	135	0	**135**	0	**305**
Total	689	14	0	**703**	0	23	6	0	**29**	1	1	636	0	**637**	1	**1369**
% Approach	98.0%	2.0%	0%	**-**	-	79.3%	20.7%	0%	**-**	-	0.2%	99.8%	0%	**-**	-	-
% Total	50.3%	1.0%	0%	**51.4%**	-	1.7%	0.4%	0%	**2.1%**	-	0.1%	46.5%	0%	**46.5%**	-	-
PHF	0.916	0.583	-	**0.920**	-	0.821	0.500	-	**0.806**	-	0.250	0.883	-	**0.885**	-	0.910
Lights	659	13	0	**672**	-	23	6	0	**29**	-	1	618	0	**619**	-	1320
% Lights	95.6%	92.9%	0%	**95.6%**	-	100%	100%	0%	**100%**	-	100%	97.2%	0%	**97.2%**	-	96.4%
Single-Unit Trucks	16	1	0	**17**	-	0	0	0	**0**	-	0	11	0	**11**	-	28
% Single-Unit Trucks	2.3%	7.1%	0%	**2.4%**	-	0%	0%	0%	**0%**	-	0%	1.7%	0%	**1.7%**	-	2.0%
Articulated Trucks	13	0	0	**13**	-	0	0	0	**0**	-	0	5	0	**5**	-	18
% Articulated Trucks	1.9%	0%	0%	**1.8%**	-	0%	0%	0%	**0%**	-	0%	0.8%	0%	**0.8%**	-	1.3%
Buses	1	0	0	**1**	-	0	0	0	**0**	-	0	2	0	**2**	-	3
% Buses	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	0.3%	0%	**0.3%**	-	0.2%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	1	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7 AM - 8 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4 PM - 5 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

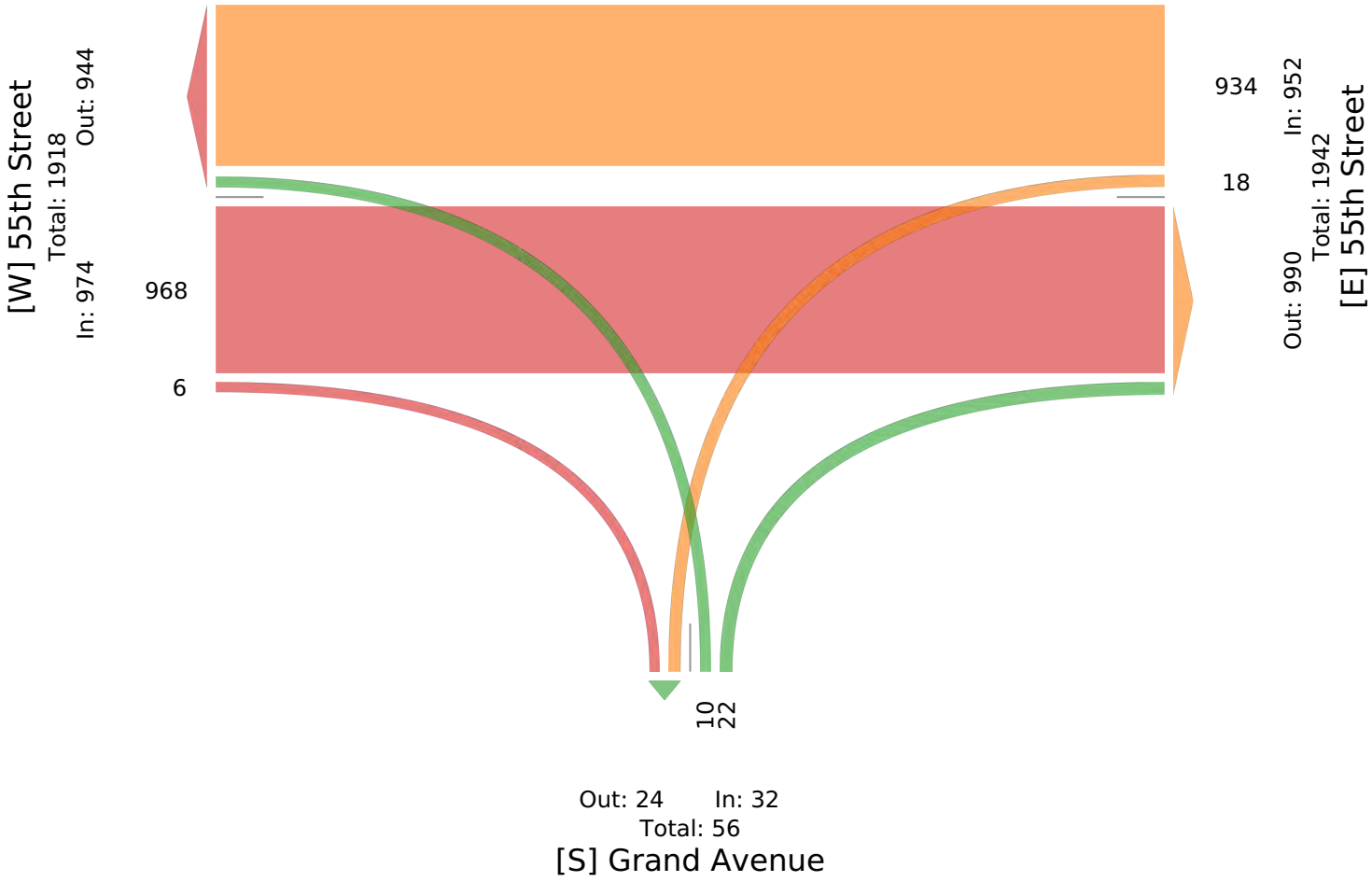
Leg Direction	55th Street Westbound					Grand Avenue Northbound					55th Street Eastbound					
Time	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	R	T	U	**App**	Ped*	**Int**
2024-03-21 4:00PM	212	3	0	**215**	0	8	3	0	**11**	0	3	266	0	**269**	0	**495**
4:15PM	233	6	0	**239**	0	4	3	0	**7**	0	2	277	0	**279**	0	**525**
4:30PM	263	5	0	**268**	0	3	3	0	**6**	0	1	215	0	**216**	0	**490**
4:45PM	226	4	0	**230**	0	7	1	0	**8**	0	0	210	0	**210**	0	**448**
Total	934	18	0	**952**	0	22	10	0	**32**	0	6	968	0	**974**	0	**1958**
% Approach	98.1%	1.9%	0%	**-**	-	68.8%	31.3%	0%	**-**	-	0.6%	99.4%	0%	**-**	-	-
% Total	47.7%	0.9%	0%	**48.6%**	-	1.1%	0.5%	0%	**1.6%**	-	0.3%	49.4%	0%	**49.7%**	-	-
PHF	0.888	0.750	-	**0.888**	-	0.688	0.833	-	**0.727**	-	0.500	0.874	-	**0.873**	-	0.932
Lights	927	18	0	**945**	-	21	10	0	**31**	-	6	950	0	**956**	-	1932
% Lights	99.3%	100%	0%	**99.3%**	-	95.5%	100%	0%	**96.9%**	-	100%	98.1%	0%	**98.2%**	-	98.7%
Single-Unit Trucks	6	0	0	**6**	-	1	0	0	**1**	-	0	6	0	**6**	-	13
% Single-Unit Trucks	0.6%	0%	0%	**0.6%**	-	4.5%	0%	0%	**3.1%**	-	0%	0.6%	0%	**0.6%**	-	0.7%
Articulated Trucks	1	0	0	**1**	-	0	0	0	**0**	-	0	10	0	**10**	-	11
% Articulated Trucks	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	**0%**	-	0%	1.0%	0%	**1.0%**	-	0.6%
Buses	0	0	0	**0**	-	0	0	0	**0**	-	0	2	0	**2**	-	2
% Buses	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0.2%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Grand Avenue with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4 PM - 5 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165723, Location: 41.789777, -87.900514

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

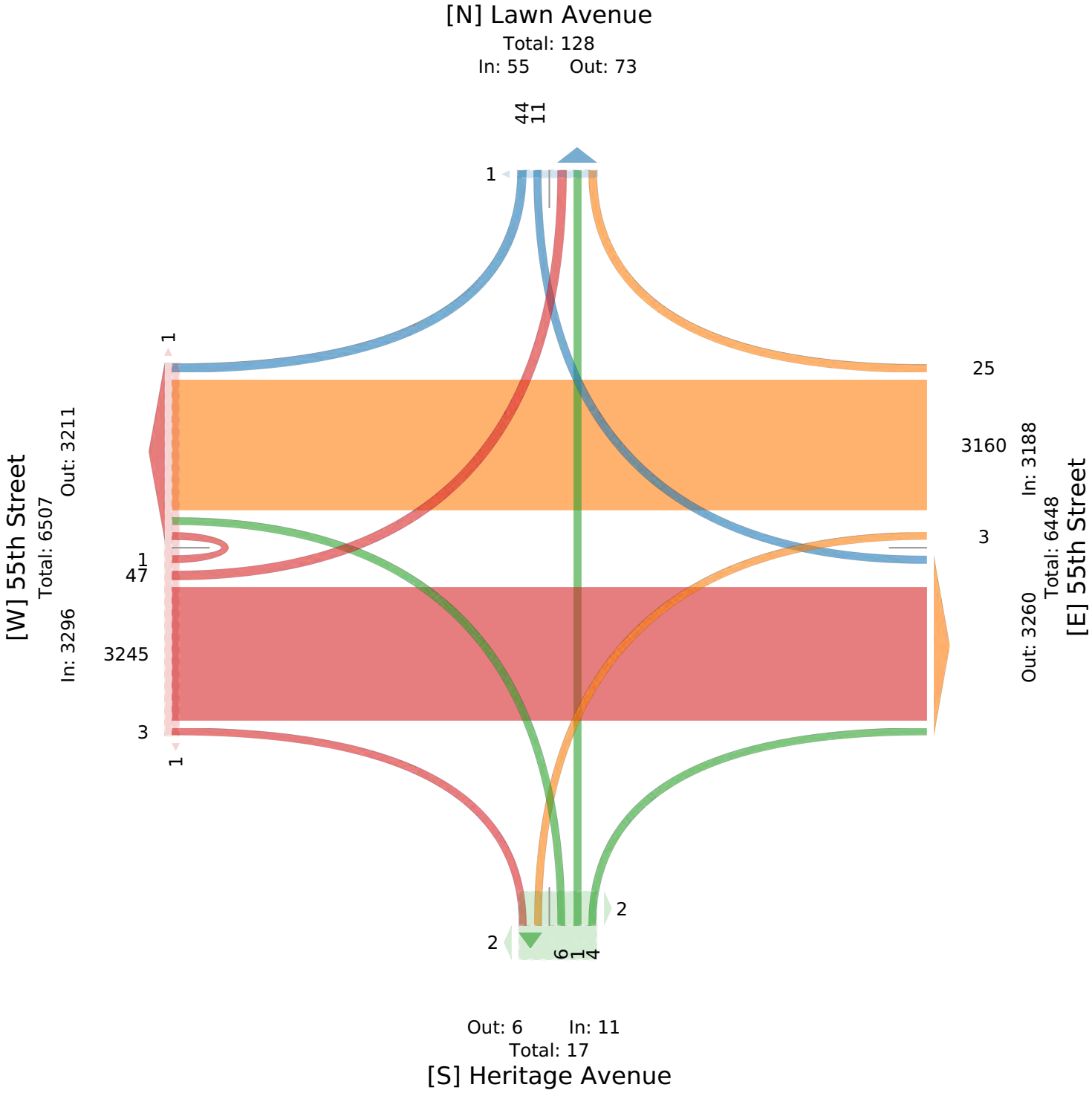
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Lawn Avenue						55th Street						Heritage Avenue						55th Street						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2024-03-21 7:00AM	1	0	0	0	**1**	0	2	132	0	0	**134**	0	1	0	1	0	**2**	0	0	125	1	0	**126**	0	**263**
7:15AM	6	0	1	0	**7**	0	3	154	0	0	**157**	0	0	0	1	0	**1**	0	0	187	2	0	**189**	0	**354**
7:30AM	4	0	0	0	**4**	0	0	174	0	0	**174**	0	0	0	2	0	**2**	0	1	185	2	0	**188**	0	**368**
7:45AM	1	0	1	0	**2**	0	2	225	0	0	**227**	0	2	0	0	0	**2**	0	0	147	3	0	**150**	0	**381**
Hourly Total	12	0	2	0	**14**	0	7	685	0	0	**692**	0	3	0	4	0	**7**	0	1	644	8	0	**653**	0	**1366**
8:00AM	2	0	1	0	**3**	0	3	167	1	0	**171**	0	0	0	1	0	**1**	0	0	159	4	0	**163**	0	**338**
8:15AM	4	0	1	0	**5**	0	0	186	0	0	**186**	0	0	0	0	0	**0**	1	0	182	3	0	**185**	0	**376**
8:30AM	5	0	1	0	**6**	0	0	195	0	0	**195**	0	0	0	0	0	**0**	0	0	161	7	0	**168**	0	**369**
8:45AM	1	0	1	0	**2**	0	2	163	0	0	**165**	0	0	0	0	0	**0**	0	0	139	2	0	**141**	0	**308**
Hourly Total	12	0	4	0	**16**	0	5	711	1	0	**717**	0	0	0	1	0	**1**	1	0	641	16	0	**657**	0	**1391**
4:00PM	5	0	4	0	**9**	0	2	210	1	0	**213**	0	0	0	0	0	**0**	0	1	252	3	0	**256**	0	**478**
4:15PM	1	0	0	0	**1**	0	1	190	0	0	**191**	0	0	1	0	0	**1**	0	0	246	6	0	**252**	1	**445**
4:30PM	6	0	0	0	**6**	0	2	227	0	0	**229**	0	1	0	0	0	**1**	0	0	235	2	0	**237**	0	**473**
4:45PM	1	0	1	0	**2**	0	1	238	1	0	**240**	0	0	0	0	0	**0**	0	0	243	2	0	**245**	0	**487**
Hourly Total	13	0	5	0	**18**	0	6	865	2	0	**873**	0	1	1	0	0	**2**	0	1	976	13	0	**990**	1	**1883**
5:00PM	2	0	0	0	**2**	0	2	202	0	0	**204**	0	0	0	1	0	**1**	1	1	268	3	0	**272**	1	**479**
5:15PM	1	0	0	0	**1**	0	2	224	0	0	**226**	0	0	0	0	0	**0**	0	0	278	6	1	**285**	0	**512**
5:30PM	2	0	0	0	**2**	0	2	245	0	0	**247**	0	0	0	0	0	**0**	0	0	218	1	0	**219**	0	**468**
5:45PM	2	0	0	0	**2**	1	1	228	0	0	**229**	0	0	0	0	0	**0**	2	0	220	0	0	**220**	0	**451**
Hourly Total	7	0	0	0	**7**	1	7	899	0	0	**906**	0	0	0	1	0	**1**	3	1	984	10	1	**996**	1	**1910**
Total	44	0	11	0	**55**	1	25	3160	3	0	**3188**	0	4	1	6	0	**11**	4	3	3245	47	1	**3296**	2	**6550**
% Approach	80.0%	0%	20.0%	0%	**-**	-	0.8%	99.1%	0.1%	0%	**-**	-	36.4%	9.1%	54.5%	0%	**-**	-	0.1%	98.5%	1.4%	0%	**-**	-	-
% Total	0.7%	0%	0.2%	0%	**0.8%**	-	0.4%	48.2%	0%	0%	**48.7%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	0%	49.5%	0.7%	0%	**50.3%**	-	-
Lights	44	0	10	0	**54**	-	24	3100	3	0	**3127**	-	4	1	6	0	**11**	-	3	3181	47	1	**3232**	-	6424
% Lights	100%	0%	90.9%	0%	**98.2%**	-	96.0%	98.1%	100%	0%	**98.1%**	-	100%	100%	100%	0%	**100%**	-	100%	98.0%	100%	100%	**98.1%**	-	98.1%
Single-Unit Trucks	0	0	1	0	**1**	-	1	45	0	0	**46**	-	0	0	0	0	**0**	-	0	32	0	0	**32**	-	79
% Single-Unit Trucks	0%	0%	9.1%	0%	**1.8%**	-	4.0%	1.4%	0%	0%	**1.4%**	-	0%	0%	0%	0%	**0%**	-	0%	1.0%	0%	0%	**1.0%**	-	1.2%
Articulated Trucks	0	0	0	0	**0**	-	0	12	0	0	**12**	-	0	0	0	0	**0**	-	0	26	0	0	**26**	-	38
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	6	0	0	**6**	-	9
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC
Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

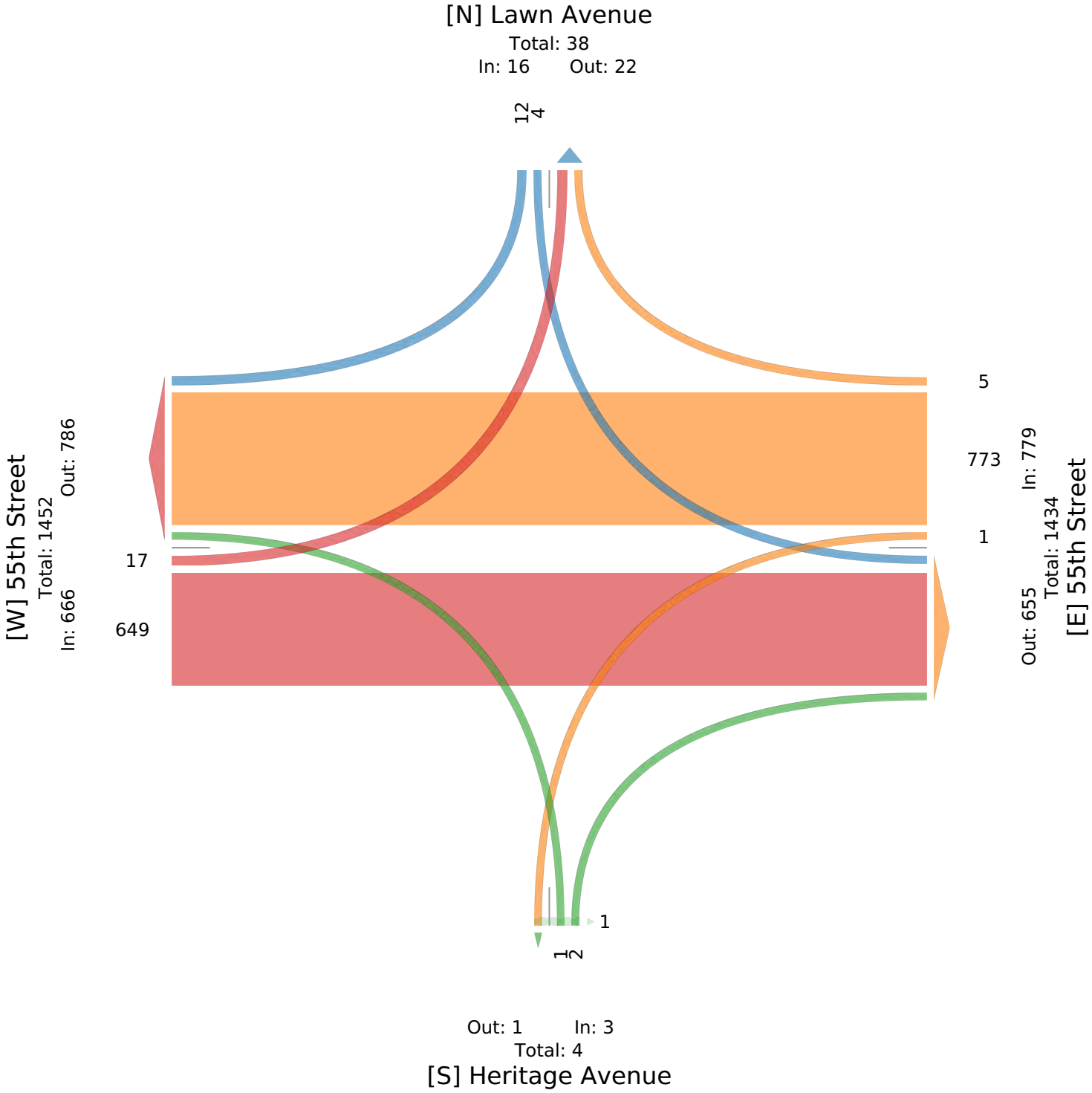
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Lawn Avenue Southbound						55th Street Westbound						Heritage Avenue Northbound						55th Street Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-03-21 7:45AM	1	0	1	0	**2**	0	2	225	0	0	**227**	0	2	0	0	0	**2**	0	0	147	3	0	**150**	0	**381**
8:00AM	2	0	1	0	**3**	0	3	167	1	0	**171**	0	0	0	1	0	**1**	0	0	159	4	0	**163**	0	**338**
8:15AM	4	0	1	0	**5**	0	0	186	0	0	**186**	0	0	0	0	0	**0**	1	0	182	3	0	**185**	0	**376**
8:30AM	5	0	1	0	**6**	0	0	195	0	0	**195**	0	0	0	0	0	**0**	0	0	161	7	0	**168**	0	**369**
Total	12	0	4	0	**16**	0	5	773	1	0	**779**	0	2	0	1	0	**3**	1	0	649	17	0	**666**	0	**1464**
% Approach	75.0%	0%	25.0%	0%	**-**	-	0.6%	99.2%	0.1%	0%	**-**	-	66.7%	0%	33.3%	0%	**-**	-	0%	97.4%	2.6%	0%	**-**	-	-
% Total	0.8%	0%	0.3%	0%	**1.1%**	-	0.3%	52.8%	0.1%	0%	**53.2%**	-	0.1%	0%	0.1%	0%	**0.2%**	-	0%	44.3%	1.2%	0%	**45.5%**	-	-
PHF	0.600	-	1.000	-	**0.667**	-	0.417	0.859	0.250	-	**0.858**	-	0.250	-	0.250	-	**0.375**	-	-	0.891	0.607	-	**0.900**	-	0.961
Lights	12	0	4	0	**16**	-	4	746	1	0	**751**	-	2	0	1	0	**3**	-	0	634	17	0	**651**	-	1421
% Lights	100%	0%	100%	0%	**100%**	-	80.0%	96.5%	100%	0%	**96.4%**	-	100%	0%	100%	0%	**100%**	-	0%	97.7%	100%	0%	**97.7%**	-	97.1%
Single-Unit Trucks	0	0	0	0	**0**	-	1	22	0	0	**23**	-	0	0	0	0	**0**	-	0	9	0	0	**9**	-	32
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	20.0%	2.8%	0%	0%	**3.0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.4%	0%	0%	**1.4%**	-	2.2%
Articulated Trucks	0	0	0	0	**0**	-	0	4	0	0	**4**	-	0	0	0	0	**0**	-	0	5	0	0	**5**	-	9
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC
Thu Mar 21, 2024
AM Peak (7:45 AM - 8:45 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Hertage Court with 55th Street TMC - TMC

Thu Mar 21, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

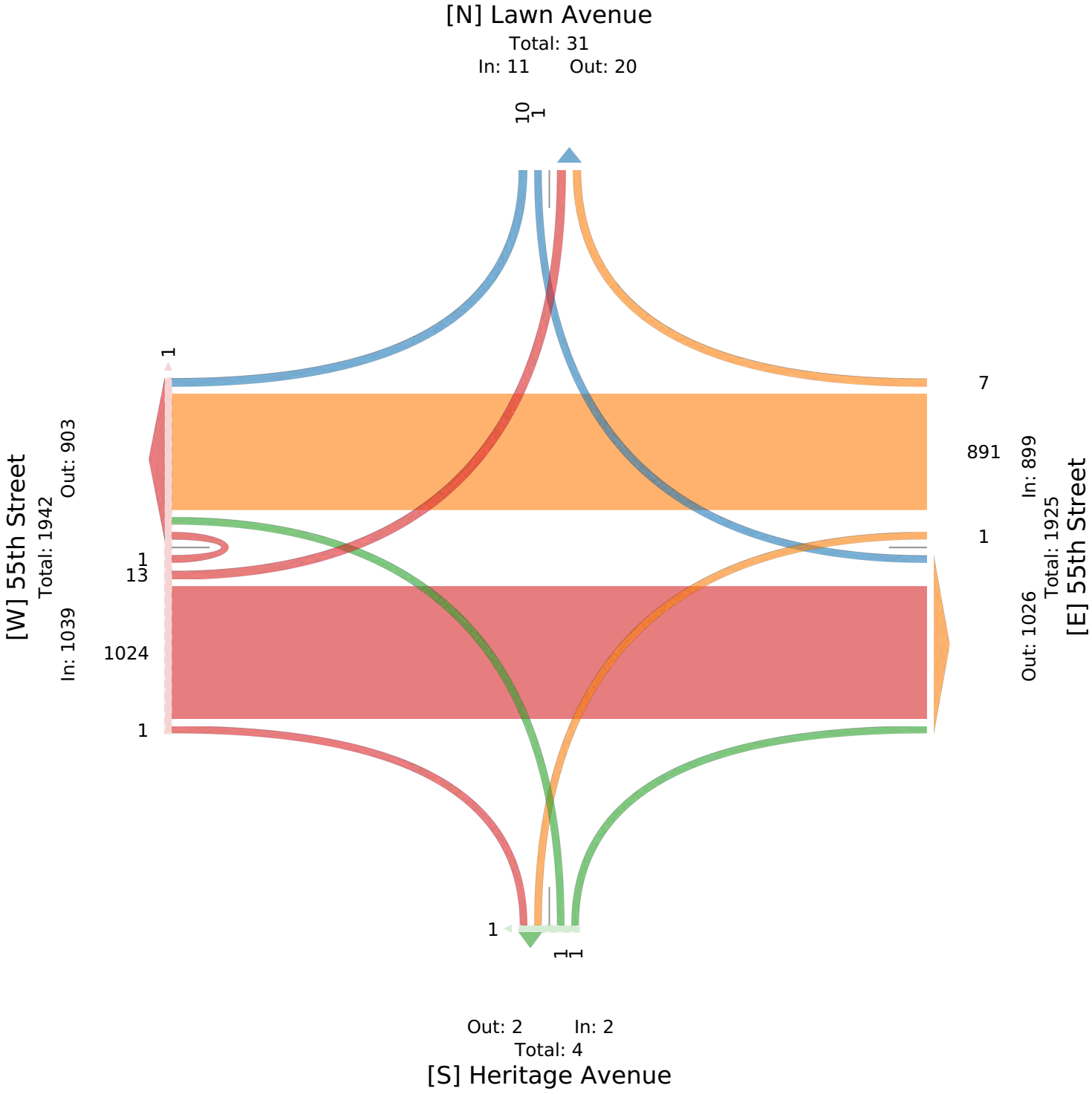
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg / Direction	Lawn Avenue Southbound						55th Street Westbound						Heritage Avenue Northbound						55th Street Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2024-03-21 4:30PM	6	0	0	0	**6**	0	2	227	0	0	**229**	0	1	0	0	0	**1**	0	0	235	2	0	**237**	0	**473**
4:45PM	1	0	1	0	**2**	0	1	238	1	0	**240**	0	0	0	0	0	**0**	0	0	243	2	0	**245**	0	**487**
5:00PM	2	0	0	0	**2**	0	2	202	0	0	**204**	0	0	0	1	0	**1**	1	1	268	3	0	**272**	1	**479**
5:15PM	1	0	0	0	**1**	0	2	224	0	0	**226**	0	0	0	0	0	**0**	0	0	278	6	1	**285**	0	**512**
Total	10	0	1	0	**11**	0	7	891	1	0	**899**	0	1	0	1	0	**2**	1	1	1024	13	1	**1039**	1	**1951**
% Approach	90.9%	0%	9.1%	0%	**-**	-	0.8%	99.1%	0.1%	0%	**-**	-	50.0%	0%	50.0%	0%	**-**	-	0.1%	98.6%	1.3%	0.1%	**-**	-	-
% Total	0.5%	0%	0.1%	0%	**0.6%**	-	0.4%	45.7%	0.1%	0%	**46.1%**	-	0.1%	0%	0.1%	0%	**0.1%**	-	0.1%	52.5%	0.7%	0.1%	**53.3%**	-	-
PHF	0.417	-	0.250	-	**0.458**	-	0.875	0.936	0.250	-	**0.936**	-	0.250	-	0.250	-	**0.500**	-	0.250	0.921	0.542	0.250	**0.911**	-	0.953
Lights	10	0	0	0	**10**	-	7	888	1	0	**896**	-	1	0	1	0	**2**	-	1	1002	13	1	**1017**	-	1925
% Lights	100%	0%	0%	0%	**90.9%**	-	100%	99.7%	100%	0%	**99.7%**	-	100%	0%	100%	0%	**100%**	-	100%	97.9%	100%	100%	**97.9%**	-	98.7%
Single-Unit Trucks	0	0	1	0	**1**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	8	0	0	**8**	-	12
% Single-Unit Trucks	0%	0%	100%	0%	**9.1%**	-	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0.8%	0%	0%	**0.8%**	-	0.6%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	12	0	0	**12**	-	12
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.2%	0%	0%	**1.2%**	-	0.6%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Hertage Court with 55th Street TMC - TMC
Thu Mar 21, 2024
PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165722, Location: 41.789795, -87.899384

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	4	0	0	0	0	0	4	0	0	0	1	9
715	0	1	0	0	0	0	0	10	0	2	0	5	18
730	0	5	0	0	0	0	0	4	1	2	0	1	13
745	2	2	0	0	0	0	0	8	2	1	0	1	16
800	0	2	0	0	0	0	0	3	2	5	0	1	13
815	2	5	0	0	0	0	0	7	3	1	0	1	19
830	3	1	0	0	0	0	0	6	1	1	0	2	14
845	0	2	0	0	0	0	0	3	1	0	0	0	6
1600	2	4	0	0	0	0	0	3	1	1	0	1	12
1615	0	4	0	0	0	0	0	6	4	3	0	0	17
1630	1	5	0	0	0	0	0	0	1	1	0	4	12
1645	1	5	0	0	0	0	0	4	1	1	0	2	14
1700	1	3	0	0	0	0	0	2	2	2	0	0	10
1715	0	9	0	0	0	0	0	8	2	1	0	0	20
1730	4	11	0	0	0	0	0	4	0	1	0	1	21
1745	1	5	0	0	0	0	0	3	2	1	0	1	13
Total	17	68	0	0	0	0	0	75	23	23	0	21	227

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	4	0	4	1	5	0	4	0	9
715	1	0	10	7	15	0	3	0	18
730	5	0	5	3	5	0	7	1	13
745	4	0	10	2	9	0	3	4	16
800	2	0	5	6	4	0	7	2	13
815	7	0	10	2	8	0	6	5	19
830	4	0	7	3	8	0	2	4	14
845	2	0	4	0	3	0	2	1	6
1600	6	0	4	2	4	0	5	3	12
1615	4	0	10	3	6	0	7	4	17
1630	6	0	1	5	4	0	6	2	12
1645	6	0	5	3	6	0	6	2	14
1700	4	0	4	2	2	0	5	3	10
1715	9	0	10	1	8	0	10	2	20
1730	15	0	4	2	5	0	12	4	21
1745	6	0	5	2	4	0	6	3	13
Total	85	0	98	44	96	0	91	40	227

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	16	0	0	0	0	0	16	0	0	0	4	36
715	0	4	0	0	0	0	0	40	0	8	0	20	72
730	0	20	0	0	0	0	0	16	4	8	0	4	52
745	8	8	0	0	0	0	0	32	8	4	0	4	64
800	0	8	0	0	0	0	0	12	8	20	0	4	52
815	8	20	0	0	0	0	0	28	12	4	0	4	76
830	12	4	0	0	0	0	0	24	4	4	0	8	56
845	0	8	0	0	0	0	0	12	4	0	0	0	24
1600	8	16	0	0	0	0	0	12	4	4	0	4	48
1615	0	16	0	0	0	0	0	24	16	12	0	0	68
1630	4	20	0	0	0	0	0	0	4	4	0	16	48
1645	4	20	0	0	0	0	0	16	4	4	0	8	56
1700	4	12	0	0	0	0	0	8	8	8	0	0	40
1715	0	36	0	0	0	0	0	32	8	4	0	0	80
1730	16	44	0	0	0	0	0	16	0	4	0	4	84
1745	4	20	0	0	0	0	0	12	8	4	0	4	52

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	16	0	16	4	20	0	16	0	36
715	4	0	40	28	60	0	12	0	72
730	20	0	20	12	20	0	28	4	52
745	16	0	40	8	36	0	12	16	64
800	8	0	20	24	16	0	28	8	52
815	28	0	40	8	32	0	24	20	76
830	16	0	28	12	32	0	8	16	56
845	8	0	16	0	12	0	8	4	24
1600	24	0	16	8	16	0	20	12	48
1615	16	0	40	12	24	0	28	16	68
1630	24	0	4	20	16	0	24	8	48
1645	24	0	20	12	24	0	24	8	56
1700	16	0	16	8	8	0	20	12	40
1715	36	0	40	4	32	0	40	8	80
1730	60	0	16	8	20	0	48	16	84
1745	24	0	20	8	16	0	24	12	52

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 grand/longmeadow

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	2	12	0	0	0	0	0	26	3	5	0	8	56
715	2	10	0	0	0	0	0	25	5	10	0	8	60
730	4	14	0	0	0	0	0	22	8	9	0	4	61
745	7	10	0	0	0	0	0	24	8	8	0	5	62
800	5	10	0	0	0	0	0	19	7	7	0	4	52
815	5	8	0	0	0	0	0	16	5	2	0	3	39*
830	3	3	0	0	0	0	0	9	2	1	0	2	20*
845	0	2	0	0	0	0	0	3	1	0	0	0	6*
1600	4	18	0	0	0	0	0	13	7	6	0	7	55
1615	3	17	0	0	0	0	0	12	8	7	0	6	53
1630	3	22	0	0	0	0	0	14	6	5	0	6	56
1645	6	28	0	0	0	0	0	18	5	5	0	3	65
1700	6	28	0	0	0	0	0	17	6	5	0	2	64
1715	5	25	0	0	0	0	0	15	4	3	0	2	54*
1730	5	16	0	0	0	0	0	7	2	2	0	2	34*
1745	1	5	0	0	0	0	0	3	2	1	0	1	13*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 grand/longmeadow

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	14	0	29	13	34	0	17	5	56
715	12	0	30	18	33	0	20	7	60
730	18	0	30	13	26	0	23	12	61
745	17	0	32	13	29	0	18	15	62
800	15	0	26	11	23	0	17	12	52
815	13	0	21	5	19	0	10	10	39*
830	6	0	11	3	11	0	4	5	20*
845	2	0	4	0	3	0	2	1	6*
1600	22	0	20	13	20	0	24	11	55
1615	20	0	20	13	18	0	24	11	53
1630	25	0	20	11	20	0	27	9	56
1645	34	0	23	8	21	0	33	11	65
1700	34	0	23	7	19	0	33	12	64
1715	30	0	19	5	17	0	28	9	54*
1730	21	0	9	4	9	0	18	7	34*
1745	6	0	5	2	4	0	6	3	13*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	2	0	0	1	1	2	0	0	0	0	6
715	0	0	2	2	0	2	4	5	0	0	0	0	15
730	0	3	3	4	0	5	3	2	0	0	0	0	20
745	0	0	3	7	0	4	2	3	0	0	0	0	19
800	0	0	8	3	0	5	17	2	0	0	0	0	35
815	0	5	2	3	0	15	10	3	0	0	0	0	38
830	0	0	2	4	0	1	3	3	0	0	0	0	13
845	0	1	0	2	0	2	2	1	0	0	0	0	8
1600	0	2	4	3	0	4	6	2	0	0	0	0	21
1615	0	1	3	4	0	5	3	1	0	0	0	0	17
1630	0	3	3	3	0	2	4	1	0	0	0	0	16
1645	0	1	5	2	0	4	4	2	0	0	0	0	18
1700	0	2	3	5	0	7	6	1	0	0	0	0	24
1715	0	6	4	4	0	6	3	5	0	0	0	0	28
1730	0	3	5	1	0	7	6	2	0	0	0	0	24
1745	0	2	3	3	0	8	4	2	0	0	0	0	22
Total	0	29	52	50	0	78	78	37	0	0	0	0	324

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	2	1	3	0	2	3	1	0	6
715	2	4	9	0	7	6	2	0	15
730	6	9	5	0	6	6	8	0	20
745	3	11	5	0	10	5	4	0	19
800	8	8	19	0	5	25	5	0	35
815	7	18	13	0	6	12	20	0	38
830	2	5	6	0	7	5	1	0	13
845	1	4	3	0	3	2	3	0	8
1600	6	7	8	0	5	10	6	0	21
1615	4	9	4	0	5	6	6	0	17
1630	6	5	5	0	4	7	5	0	16
1645	6	6	6	0	4	9	5	0	18
1700	5	12	7	0	6	9	9	0	24
1715	10	10	8	0	9	7	12	0	28
1730	8	8	8	0	3	11	10	0	24
1745	5	11	6	0	5	7	10	0	22
Total	81	128	115	0	87	130	107	0	324

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	8	0	0	4	4	8	0	0	0	0	24
715	0	0	8	8	0	8	16	20	0	0	0	0	60
730	0	12	12	16	0	20	12	8	0	0	0	0	80
745	0	0	12	28	0	16	8	12	0	0	0	0	76
800	0	0	32	12	0	20	68	8	0	0	0	0	140
815	0	20	8	12	0	60	40	12	0	0	0	0	152
830	0	0	8	16	0	4	12	12	0	0	0	0	52
845	0	4	0	8	0	8	8	4	0	0	0	0	32
1600	0	8	16	12	0	16	24	8	0	0	0	0	84
1615	0	4	12	16	0	20	12	4	0	0	0	0	68
1630	0	12	12	12	0	8	16	4	0	0	0	0	64
1645	0	4	20	8	0	16	16	8	0	0	0	0	72
1700	0	8	12	20	0	28	24	4	0	0	0	0	96
1715	0	24	16	16	0	24	12	20	0	0	0	0	112
1730	0	12	20	4	0	28	24	8	0	0	0	0	96
1745	0	8	12	12	0	32	16	8	0	0	0	0	88

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	8	4	12	0	8	12	4	0	24
715	8	16	36	0	28	24	8	0	60
730	24	36	20	0	24	24	32	0	80
745	12	44	20	0	40	20	16	0	76
800	32	32	76	0	20	100	20	0	140
815	28	72	52	0	24	48	80	0	152
830	8	20	24	0	28	20	4	0	52
845	4	16	12	0	12	8	12	0	32
1600	24	28	32	0	20	40	24	0	84
1615	16	36	16	0	20	24	24	0	68
1630	24	20	20	0	16	28	20	0	64
1645	24	24	24	0	16	36	20	0	72
1700	20	48	28	0	24	36	36	0	96
1715	40	40	32	0	36	28	48	0	112
1730	32	32	32	0	12	44	40	0	96
1745	20	44	24	0	20	28	40	0	88

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 3 lawn/grand

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	3	10	13	0	12	10	12	0	0	0	0	60
715	0	3	16	16	0	16	26	12	0	0	0	0	89
730	0	8	16	17	0	29	32	10	0	0	0	0	112
745	0	5	15	17	0	25	32	11	0	0	0	0	105
800	0	6	12	12	0	23	32	9	0	0	0	0	94
815	0	6	4	9	0	18	15	7	0	0	0	0	59*
830	0	1	2	6	0	3	5	4	0	0	0	0	21*
845	0	1	0	2	0	2	2	1	0	0	0	0	8*
1600	0	7	15	12	0	15	17	6	0	0	0	0	72
1615	0	7	14	14	0	18	17	5	0	0	0	0	75
1630	0	12	15	14	0	19	17	9	0	0	0	0	86
1645	0	12	17	12	0	24	19	10	0	0	0	0	94
1700	0	13	15	13	0	28	19	10	0	0	0	0	98
1715	0	11	12	8	0	21	13	9	0	0	0	0	74*
1730	0	5	8	4	0	15	10	4	0	0	0	0	46*
1745	0	2	3	3	0	8	4	2	0	0	0	0	22*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 3 lawn/grand

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	13	25	22	0	25	20	15	0	60
715	19	32	38	0	28	42	19	0	89
730	24	46	42	0	27	48	37	0	112
745	20	42	43	0	28	47	30	0	105
800	18	35	41	0	21	44	29	0	94
815	10	27	22	0	16	19	24	0	59*
830	3	9	9	0	10	7	4	0	21*
845	1	4	3	0	3	2	3	0	8*
1600	22	27	23	0	18	32	22	0	72
1615	21	32	22	0	19	31	25	0	75
1630	27	33	26	0	23	32	31	0	86
1645	29	36	29	0	22	36	36	0	94
1700	28	41	29	0	23	34	41	0	98
1715	23	29	22	0	17	25	32	0	74*
1730	13	19	14	0	8	18	20	0	46*
1745	5	11	6	0	5	7	10	0	22*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	3	1	0	4	4	0	0	0	0	0	12
715	0	0	5	2	0	2	5	2	0	0	0	0	16
730	0	0	7	9	0	7	3	0	0	0	0	0	26
745	0	0	4	8	0	4	3	2	0	0	0	0	21
800	0	0	25	8	0	5	13	1	0	0	0	0	52
815	0	0	12	19	0	7	8	1	0	0	0	0	47
830	0	1	4	3	0	4	7	2	0	0	0	0	21
845	0	0	2	3	0	4	2	1	0	0	0	0	12
1600	0	1	10	7	0	8	4	0	0	0	0	0	30
1615	0	1	5	8	0	4	5	1	0	0	0	0	24
1630	0	2	5	4	0	3	3	0	0	0	0	0	17
1645	0	1	10	6	0	6	5	0	0	0	0	0	28
1700	0	1	8	10	0	7	4	2	0	0	0	0	32
1715	0	1	6	9	0	8	6	1	0	0	0	0	31
1730	0	1	10	7	0	7	7	1	0	0	0	0	33
1745	0	0	6	10	0	5	3	1	0	0	0	0	25
Total	0	9	122	114	0	85	82	15	0	0	0	0	427

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	3	5	4	0	1	7	4	0	12
715	5	4	7	0	4	10	2	0	16
730	7	16	3	0	9	10	7	0	26
745	4	12	5	0	10	7	4	0	21
800	25	13	14	0	9	38	5	0	52
815	12	26	9	0	20	20	7	0	47
830	5	7	9	0	5	11	5	0	21
845	2	7	3	0	4	4	4	0	12
1600	11	15	4	0	7	14	9	0	30
1615	6	12	6	0	9	10	5	0	24
1630	7	7	3	0	4	8	5	0	17
1645	11	12	5	0	6	15	7	0	28
1700	9	17	6	0	12	12	8	0	32
1715	7	17	7	0	10	12	9	0	31
1730	11	14	8	0	8	17	8	0	33
1745	6	15	4	0	11	9	5	0	25
Total	131	199	97	0	129	204	94	0	427

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	12	4	0	16	16	0	0	0	0	0	48
715	0	0	20	8	0	8	20	8	0	0	0	0	64
730	0	0	28	36	0	28	12	0	0	0	0	0	104
745	0	0	16	32	0	16	12	8	0	0	0	0	84
800	0	0	100	32	0	20	52	4	0	0	0	0	208
815	0	0	48	76	0	28	32	4	0	0	0	0	188
830	0	4	16	12	0	16	28	8	0	0	0	0	84
845	0	0	8	12	0	16	8	4	0	0	0	0	48
1600	0	4	40	28	0	32	16	0	0	0	0	0	120
1615	0	4	20	32	0	16	20	4	0	0	0	0	96
1630	0	8	20	16	0	12	12	0	0	0	0	0	68
1645	0	4	40	24	0	24	20	0	0	0	0	0	112
1700	0	4	32	40	0	28	16	8	0	0	0	0	128
1715	0	4	24	36	0	32	24	4	0	0	0	0	124
1730	0	4	40	28	0	28	28	4	0	0	0	0	132
1745	0	0	24	40	0	20	12	4	0	0	0	0	100

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	12	20	16	0	4	28	16	0	48
715	20	16	28	0	16	40	8	0	64
730	28	64	12	0	36	40	28	0	104
745	16	48	20	0	40	28	16	0	84
800	100	52	56	0	36	152	20	0	208
815	48	104	36	0	80	80	28	0	188
830	20	28	36	0	20	44	20	0	84
845	8	28	12	0	16	16	16	0	48
1600	44	60	16	0	28	56	36	0	120
1615	24	48	24	0	36	40	20	0	96
1630	28	28	12	0	16	32	20	0	68
1645	44	48	20	0	24	60	28	0	112
1700	36	68	24	0	48	48	32	0	128
1715	28	68	28	0	40	48	36	0	124
1730	44	56	32	0	32	68	32	0	132
1745	24	60	16	0	44	36	20	0	100

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 2 lawn/parkplace

Begin Time	N-Approach RT	N-Approach TH	N-Approach LT	E-Approach RT	E-Approach TH	E-Approach LT	S-Approach RT	S-Approach TH	S-Approach LT	W-Approach RT	W-Approach TH	W-Approach LT	Int Total
700	0	0	19	20	0	17	15	4	0	0	0	0	75
715	0	0	41	27	0	18	24	5	0	0	0	0	115
730	0	0	48	44	0	23	27	4	0	0	0	0	146
745	0	1	45	38	0	20	31	6	0	0	0	0	141
800	0	1	43	33	0	20	30	5	0	0	0	0	132
815	0	1	18	25	0	15	17	4	0	0	0	0	80*
830	0	1	6	6	0	8	9	3	0	0	0	0	33*
845	0	0	2	3	0	4	2	1	0	0	0	0	12*
1600	0	5	30	25	0	21	17	1	0	0	0	0	99
1615	0	5	28	28	0	20	17	3	0	0	0	0	101
1630	0	5	29	29	0	24	18	3	0	0	0	0	108
1645	0	4	34	32	0	28	22	4	0	0	0	0	124
1700	0	3	30	36	0	27	20	5	0	0	0	0	121
1715	0	2	22	26	0	20	16	3	0	0	0	0	89*
1730	0	1	16	17	0	12	10	2	0	0	0	0	58*
1745	0	0	6	10	0	5	3	1	0	0	0	0	25*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 2 lawn/parkplace

Begin Time	Approach Totals N	Approach Totals E	Approach Totals S	Approach Totals W	Exit Totals N	Exit Totals E	Exit Totals S	Exit Totals W	Int Total
700	19	37	19	0	24	34	17	0	75
715	41	45	29	0	32	65	18	0	115
730	48	67	31	0	48	75	23	0	146
745	46	58	37	0	44	76	21	0	141
800	44	53	35	0	38	73	21	0	132
815	19	40	21	0	29	35	16	0	80*
830	7	14	12	0	9	15	9	0	33*
845	2	7	3	0	4	4	4	0	12*
1600	35	46	18	0	26	47	26	0	99
1615	33	48	20	0	31	45	25	0	101
1630	34	53	21	0	32	47	29	0	108
1645	38	60	26	0	36	56	32	0	124
1700	33	63	25	0	41	50	30	0	121
1715	24	46	19	0	29	38	22	0	89*
1730	17	29	12	0	19	26	13	0	58*
1745	6	15	4	0	11	9	5	0	25*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 4 wolf/park

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1500	5	102	0	0	0	0	0	151	3	13	0	7	281
1515	22	181	0	0	0	0	0	97	6	5	0	1	312
1530	11	158	0	0	0	0	0	100	9	21	0	5	304
1545	5	130	0	0	0	0	0	116	4	16	0	5	276
Total	43	571	0	0	0	0	0	464	22	55	0	18	1173

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 4 wolf/park

Begin	Approach Totals				Exit Totals				Int
Time	N	E	S	W	N	E	S	W	Total
1500	107	0	154	20	158	0	115	8	281
1515	203	0	103	6	98	0	186	28	312
1530	169	0	109	26	105	0	179	20	304
1545	135	0	120	21	121	0	146	9	276
Total	614	0	486	73	482	0	626	65	1173

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 4 wolf/park

Begin	N-Approach			E-Approach			S-Approach			W-Approach			Int
Time	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	Total
1500	20	408	0	0	0	0	0	604	12	52	0	28	1124
1515	88	724	0	0	0	0	0	388	24	20	0	4	1248
1530	44	632	0	0	0	0	0	400	36	84	0	20	1216
1545	20	520	0	0	0	0	0	464	16	64	0	20	1104

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 4 wolf/park

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1500	428	0	616	80	632	0	460	32	1124
1515	812	0	412	24	392	0	744	112	1248
1530	676	0	436	104	420	0	716	80	1216
1545	540	0	480	84	484	0	584	36	1104

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 4 wolf/park

Begin Time	N-Approach RT	TH	LT	E-Approach RT	TH	LT	S-Approach RT	TH	LT	W-Approach RT	TH	LT	Int Total
1500	43	571	0	0	0	0	0	464	22	55	0	18	1173
1515	38	469	0	0	0	0	0	313	19	42	0	11	892*
1530	16	288	0	0	0	0	0	216	13	37	0	10	580*
1545	5	130	0	0	0	0	0	116	4	16	0	5	276*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 4 wolf/park

Begin Time	Approach Totals N	E	S	W	Exit Totals N	E	S	W	Int Total
1500	614	0	486	73	482	0	626	65	1173
1515	507	0	332	53	324	0	511	57	892*
1530	304	0	229	47	226	0	325	29	580*
1545	135	0	120	21	121	0	146	9	276*

Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662



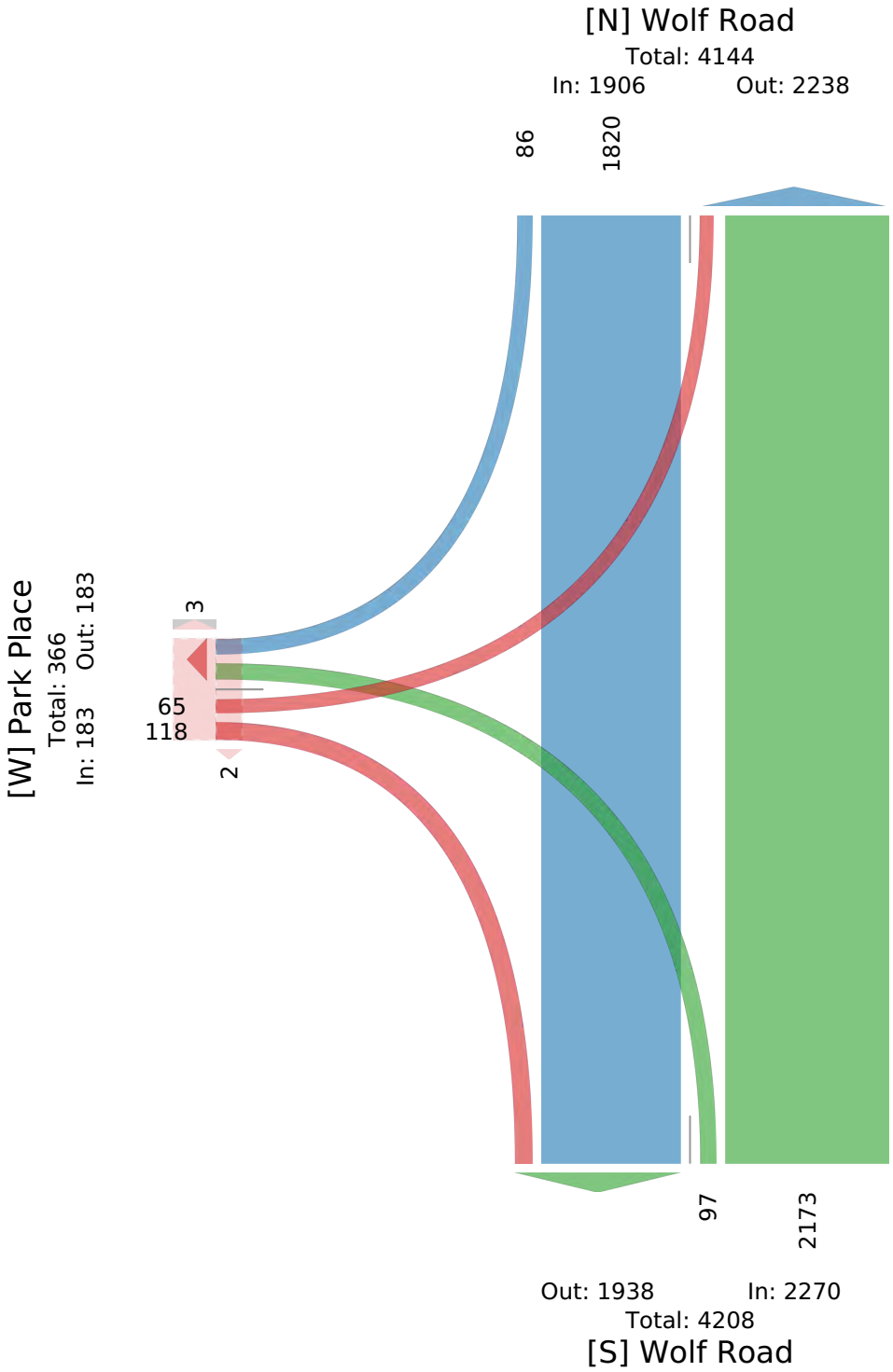
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Wolf Road					Wolf Road					Park Place					
Direction	Southbound					Northbound					Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 7:00AM	0	50	0	**50**	0	118	0	0	**118**	0	4	6	0	**10**	0	**178**
7:15AM	3	69	0	**72**	0	170	4	0	**174**	0	8	7	0	**15**	0	**261**
7:30AM	8	78	0	**86**	0	217	6	0	**223**	0	8	4	0	**12**	0	**321**
7:45AM	9	95	0	**104**	0	153	7	0	**160**	0	6	3	0	**9**	0	**273**
Hourly Total	20	292	0	**312**	0	658	17	0	**675**	0	26	20	0	**46**	0	**1033**
8:00AM	5	62	0	**67**	0	160	5	0	**165**	0	27	8	0	**35**	0	**267**
8:15AM	11	76	0	**87**	0	168	11	0	**179**	0	7	8	0	**15**	0	**281**
8:30AM	7	101	0	**108**	0	145	3	0	**148**	0	5	2	0	**7**	0	**263**
8:45AM	4	78	0	**82**	0	115	2	0	**117**	0	4	1	0	**5**	0	**204**
Hourly Total	27	317	0	**344**	0	588	21	0	**609**	0	43	19	0	**62**	0	**1015**
4:00PM	2	144	0	**146**	0	136	11	0	**147**	0	12	2	0	**14**	0	**307**
4:15PM	1	153	0	**154**	0	125	7	0	**132**	0	5	4	0	**9**	0	**295**
4:30PM	8	140	0	**148**	0	131	4	0	**135**	0	7	5	0	**12**	0	**295**
4:45PM	3	129	0	**132**	0	124	13	0	**137**	0	4	1	0	**5**	0	**274**
Hourly Total	14	566	0	**580**	0	516	35	0	**551**	0	28	12	0	**40**	0	**1171**
5:00PM	3	212	0	**215**	0	107	9	0	**116**	0	6	3	0	**9**	0	**340**
5:15PM	7	164	0	**171**	0	98	4	0	**102**	0	4	6	0	**10**	1	**283**
5:30PM	11	141	0	**152**	0	100	7	0	**107**	0	5	2	0	**7**	2	**266**
5:45PM	4	128	0	**132**	0	106	4	0	**110**	0	6	3	0	**9**	2	**251**
Hourly Total	25	645	0	**670**	0	411	24	0	**435**	0	21	14	0	**35**	5	**1140**
Total	86	1820	0	**1906**	0	2173	97	0	**2270**	0	118	65	0	**183**	5	**4359**
% Approach	4.5%	95.5%	0%	**-**	-	95.7%	4.3%	0%	**-**	-	64.5%	35.5%	0%	**-**	-	**-**
% Total	2.0%	41.8%	0%	**43.7%**	-	49.9%	2.2%	0%	**52.1%**	-	2.7%	1.5%	0%	**4.2%**	-	**-**
Lights	85	1787	0	**1872**	-	2126	94	0	**2220**	-	118	65	0	**183**	-	4275
% Lights	98.8%	98.2%	0%	**98.2%**	-	97.8%	96.9%	0%	**97.8%**	-	100%	100%	0%	**100%**	-	98.1%
Single-Unit Trucks	0	18	0	**18**	-	32	3	0	**35**	-	0	0	0	**0**	-	53
% Single-Unit Trucks	0%	1.0%	0%	**0.9%**	-	1.5%	3.1%	0%	**1.5%**	-	0%	0%	0%	**0%**	-	1.2%
Articulated Trucks	1	4	0	**5**	-	7	0	0	**7**	-	0	0	0	**0**	-	12
% Articulated Trucks	1.2%	0.2%	0%	**0.3%**	-	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	**0%**	-	0.3%
Buses	0	11	0	**11**	-	8	0	0	**8**	-	0	0	0	**0**	-	19
% Buses	0%	0.6%	0%	**0.6%**	-	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	**0%**	-	0.4%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	5	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wolf Road with Park Place TMC - TMC
Thu Mar 21, 2024
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

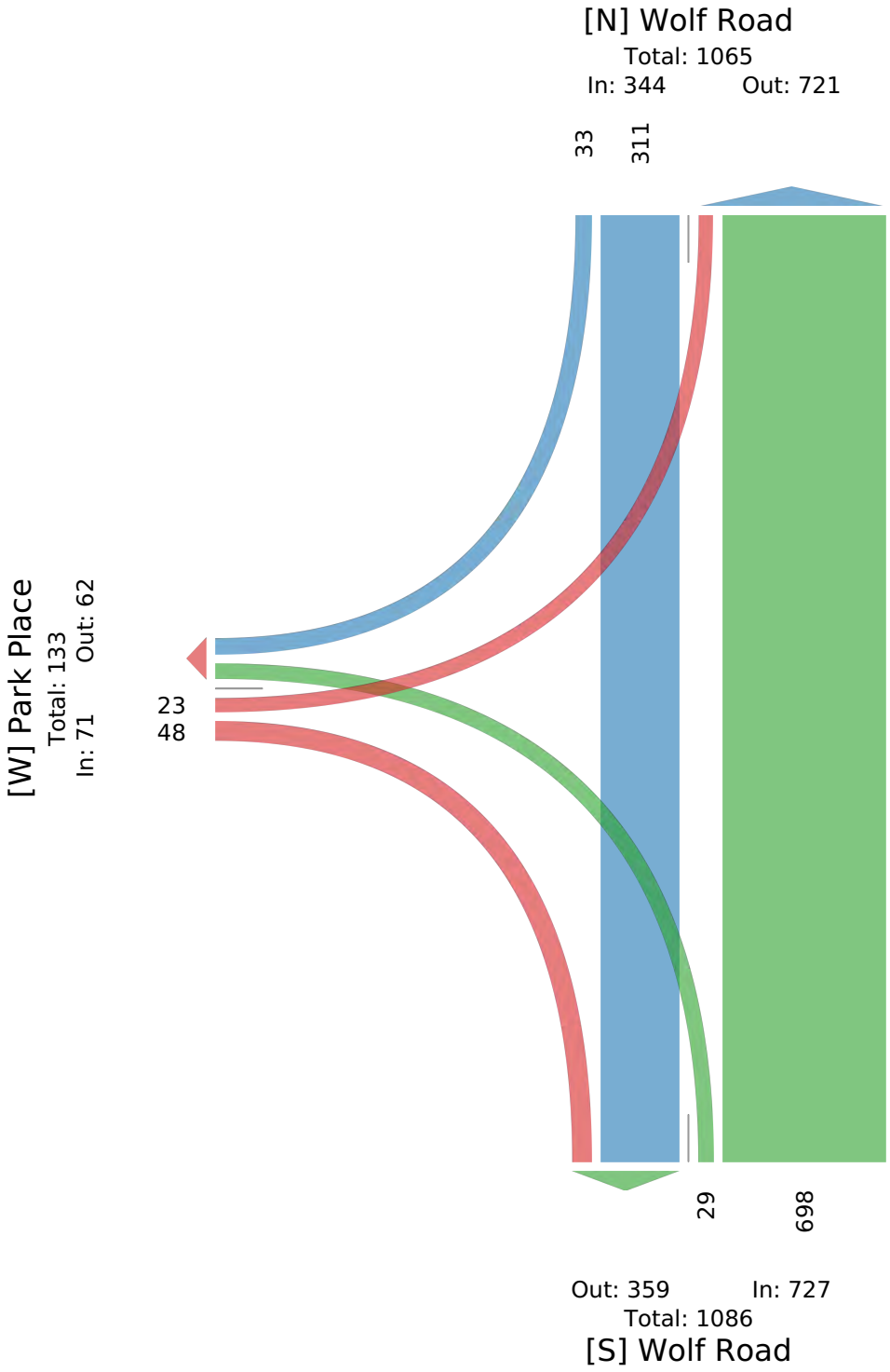
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg Direction	Wolf Road Southbound					Wolf Road Northbound					Park Place Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 7:30AM	8	78	0	**86**	0	217	6	0	**223**	0	8	4	0	**12**	0	**321**
7:45AM	9	95	0	**104**	0	153	7	0	**160**	0	6	3	0	**9**	0	**273**
8:00AM	5	62	0	**67**	0	160	5	0	**165**	0	27	8	0	**35**	0	**267**
8:15AM	11	76	0	**87**	0	168	11	0	**179**	0	7	8	0	**15**	0	**281**
Total	33	311	0	**344**	0	698	29	0	**727**	0	48	23	0	**71**	0	**1142**
% Approach	9.6%	90.4%	0%	**-**	-	96.0%	4.0%	0%	**-**	-	67.6%	32.4%	0%	**-**	-	-
% Total	2.9%	27.2%	0%	**30.1%**	-	61.1%	2.5%	0%	**63.7%**	-	4.2%	2.0%	0%	**6.2%**	-	-
PHF	0.750	0.818	-	**0.827**	-	0.804	0.659	-	**0.815**	-	0.444	0.719	-	**0.507**	-	0.889
Lights	32	308	0	**340**	-	670	28	0	**698**	-	48	23	0	**71**	-	1109
% Lights	97.0%	99.0%	0%	**98.8%**	-	96.0%	96.6%	0%	**96.0%**	-	100%	100%	0%	**100%**	-	97.1%
Single-Unit Trucks	0	2	0	**2**	-	19	1	0	**20**	-	0	0	0	**0**	-	22
% Single-Unit Trucks	0%	0.6%	0%	**0.6%**	-	2.7%	3.4%	0%	**2.8%**	-	0%	0%	0%	**0%**	-	1.9%
Articulated Trucks	1	0	0	**1**	-	6	0	0	**6**	-	0	0	0	**0**	-	7
% Articulated Trucks	3.0%	0%	0%	**0.3%**	-	0.9%	0%	0%	**0.8%**	-	0%	0%	0%	**0%**	-	0.6%
Buses	0	1	0	**1**	-	3	0	0	**3**	-	0	0	0	**0**	-	4
% Buses	0%	0.3%	0%	**0.3%**	-	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	**0%**	-	0.4%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Wolf Road with Park Place TMC - TMC
Thu Mar 21, 2024
AM Peak (7:30 AM - 8:30 AM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

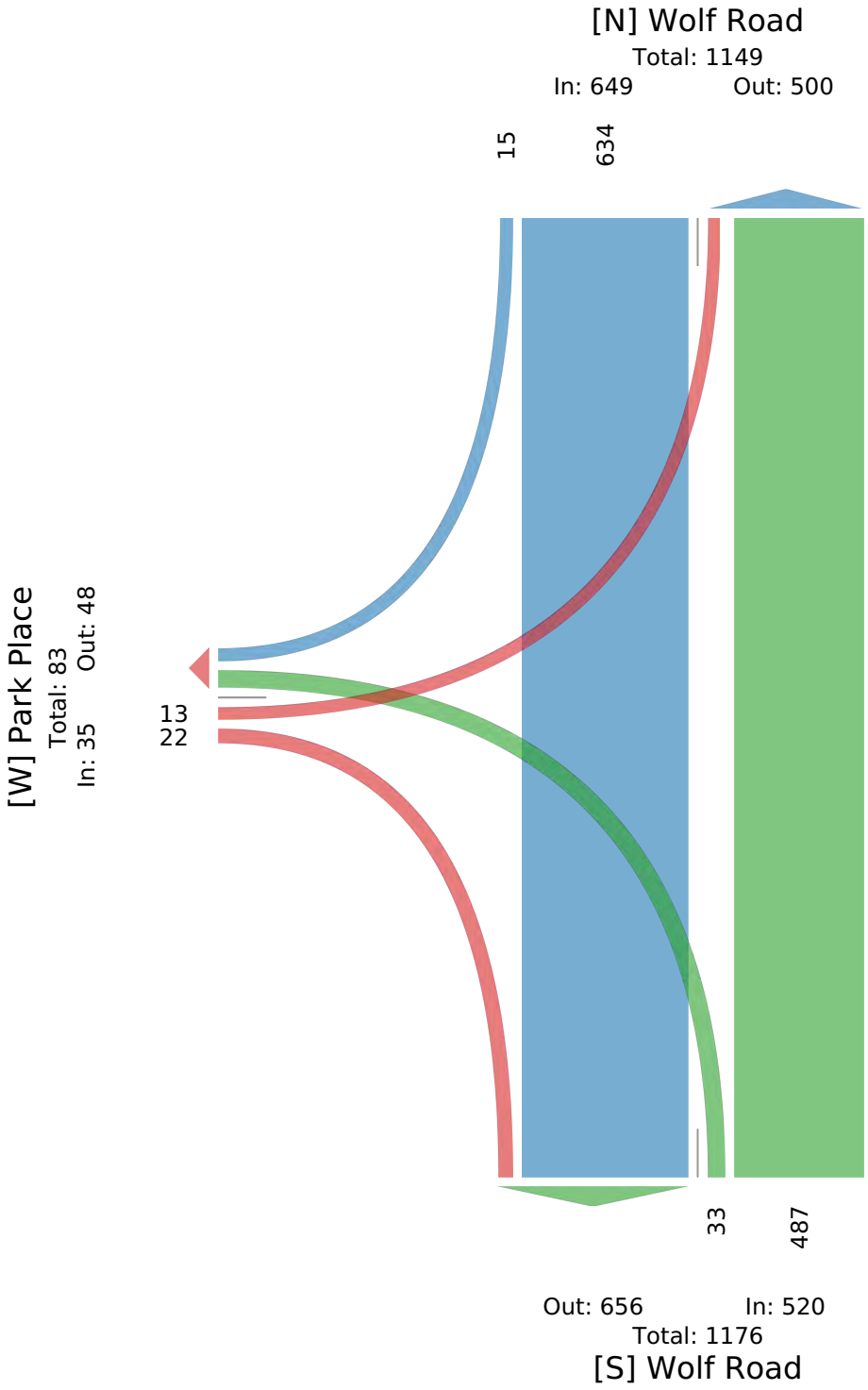
Leg Direction	Wolf Road Southbound					Wolf Road Northbound					Park Place Eastbound					
Time	R	T	U	**App**	Ped*	T	L	U	**App**	Ped*	R	L	U	**App**	Ped*	**Int**
2024-03-21 4:15PM	1	153	0	**154**	0	125	7	0	**132**	0	5	4	0	**9**	0	**295**
4:30PM	8	140	0	**148**	0	131	4	0	**135**	0	7	5	0	**12**	0	**295**
4:45PM	3	129	0	**132**	0	124	13	0	**137**	0	4	1	0	**5**	0	**274**
5:00PM	3	212	0	**215**	0	107	9	0	**116**	0	6	3	0	**9**	0	**340**
Total	15	634	0	**649**	0	487	33	0	**520**	0	22	13	0	**35**	0	**1204**
% Approach	2.3%	97.7%	0%	**-**	-	93.7%	6.3%	0%	**-**	-	62.9%	37.1%	0%	**-**	-	-
% Total	1.2%	52.7%	0%	**53.9%**	-	40.4%	2.7%	0%	**43.2%**	-	1.8%	1.1%	0%	**2.9%**	-	-
PHF	0.469	0.748	-	**0.755**	-	0.929	0.635	-	**0.949**	-	0.786	0.650	-	**0.729**	-	0.885
Lights	15	615	0	**630**	-	486	33	0	**519**	-	22	13	0	**35**	-	1184
% Lights	100%	97.0%	0%	**97.1%**	-	99.8%	100%	0%	**99.8%**	-	100%	100%	0%	**100%**	-	98.3%
Single-Unit Trucks	0	10	0	**10**	-	1	0	0	**1**	-	0	0	0	**0**	-	11
% Single-Unit Trucks	0%	1.6%	0%	**1.5%**	-	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	**0%**	-	0.9%
Articulated Trucks	0	3	0	**3**	-	0	0	0	**0**	-	0	0	0	**0**	-	3
% Articulated Trucks	0%	0.5%	0%	**0.5%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.2%
Buses	0	6	0	**6**	-	0	0	0	**0**	-	0	0	0	**0**	-	6
% Buses	0%	0.9%	0%	**0.9%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0.5%
Bicycles on Road	0	0	0	**0**	-	0	0	0	**0**	-	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

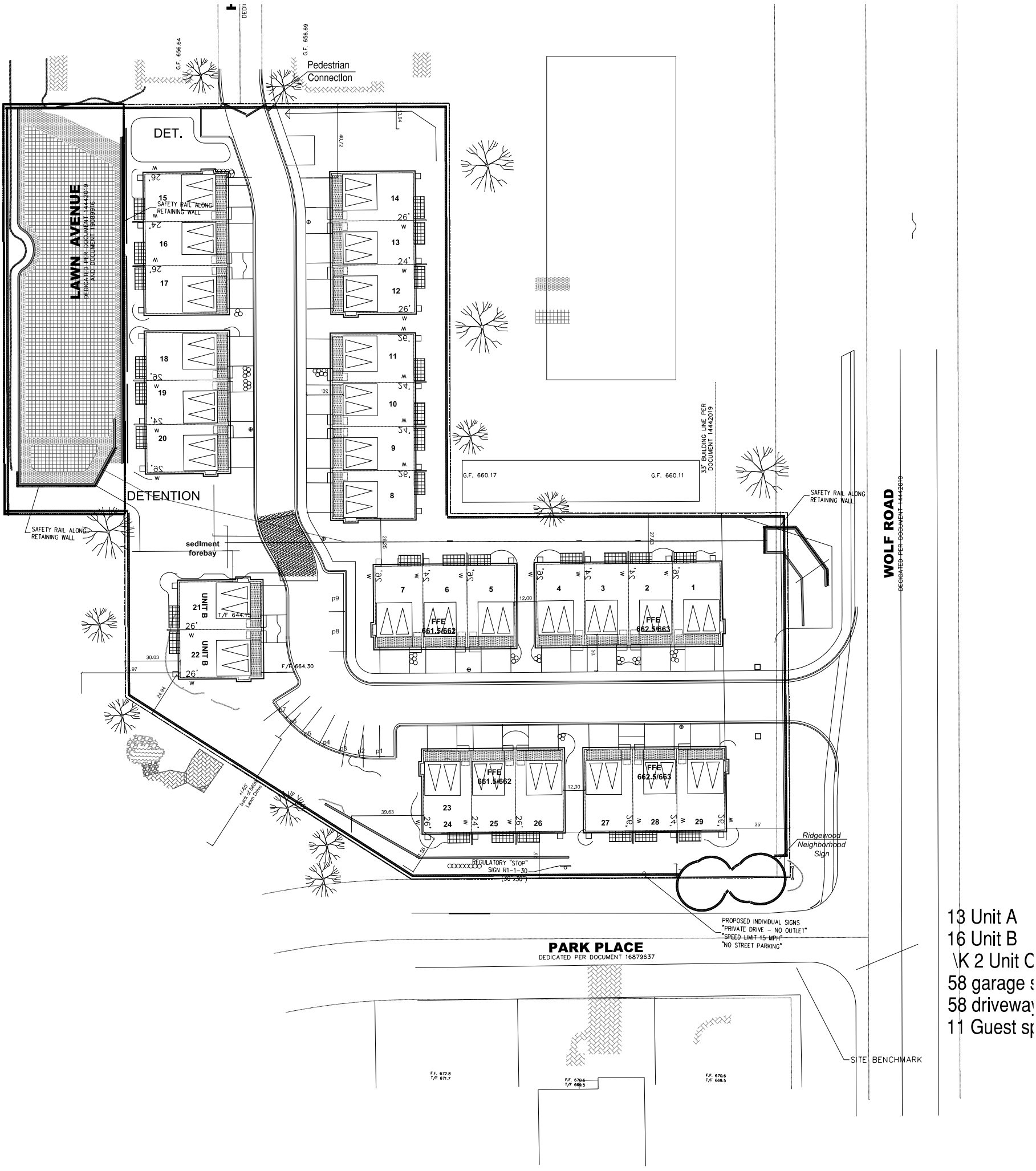
Wolf Road with Park Place TMC - TMC

Thu Mar 21, 2024
PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 1165720, Location: 41.787076, -87.897662

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Site Plan


LAWN AVENUE
DEDICATED PER DOCUMENT 14442019 AND DOCUMENT 1909916
WOLF ROAD
DEDICATED PER DOCUMENT 14442019
PARK PLACE
DEDICATED PER DOCUMENT 16879637
DET.
DETENTION
Pedestrian Connection
G.F. 656.64
G.F. 656.69
G.F. 660.17
G.F. 660.11
33' BUILDING LINE PER DOCUMENT 14442019
SAFETY RAIL ALONG RETAINING WALL
sediment forebay
UNIT B
T/F 644.15
F/F 664.30
FFE 661.5/662
FFE 662.5/663
REGULATORY "STOP" SIGN R1-1-30 (36"x36")
PROPOSED INDIVIDUAL SIGNS "PRIVATE DRIVE - NO OUTLET" "SPEED LIMIT 15 MPH" "NO STREET PARKING"
Ridgewood Neighborhood Sign
SITE BENCHMARK
F.F. 672.8 T/F 671.7
F.F. 670.6 T/F 669.5
F.F. 670.6 T/F 669.5
13 Unit A
16 Unit B
\K 2 Unit C
58 garage s
58 driveway
11 Guest sp

ITE Trip Generation Graphs

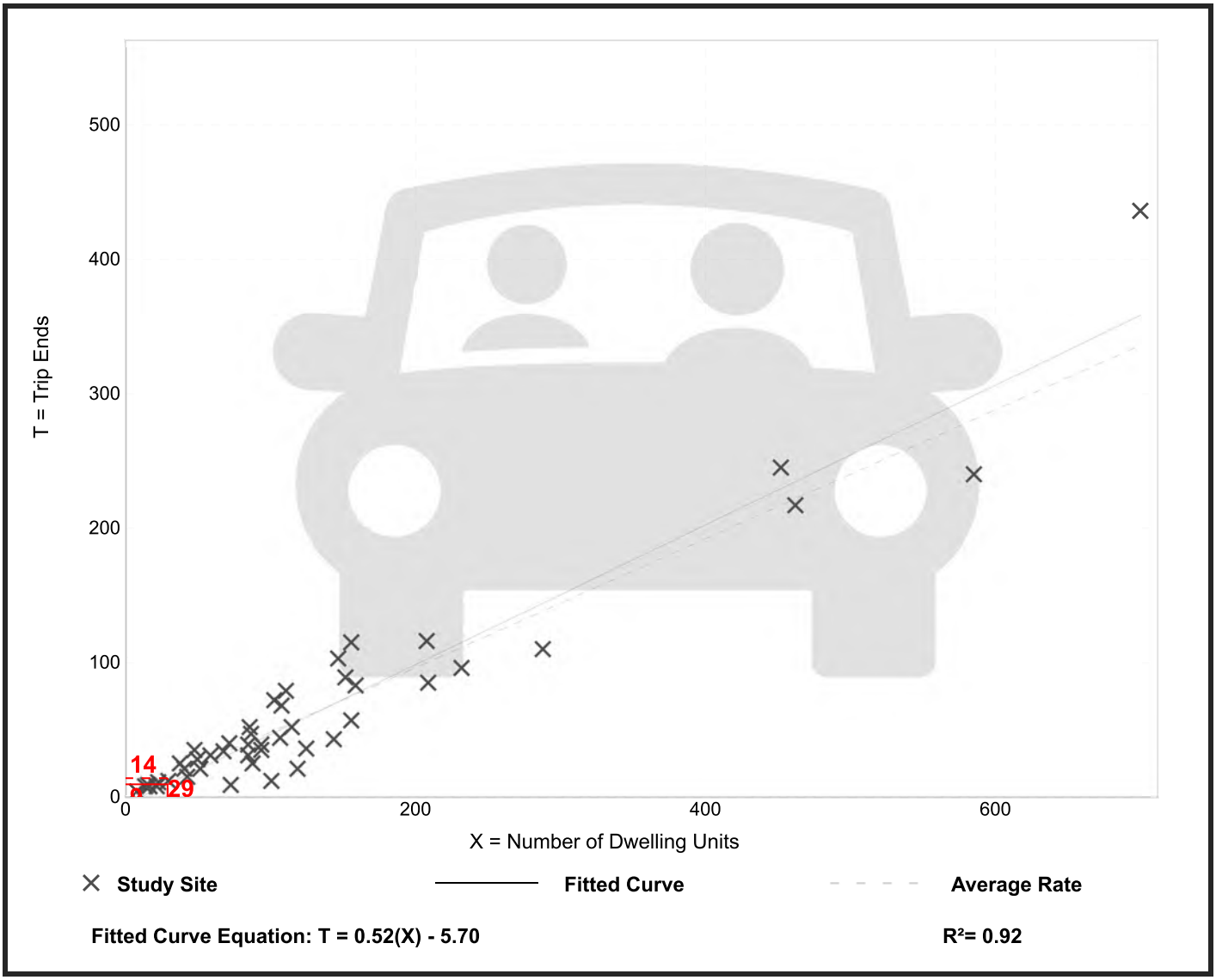
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



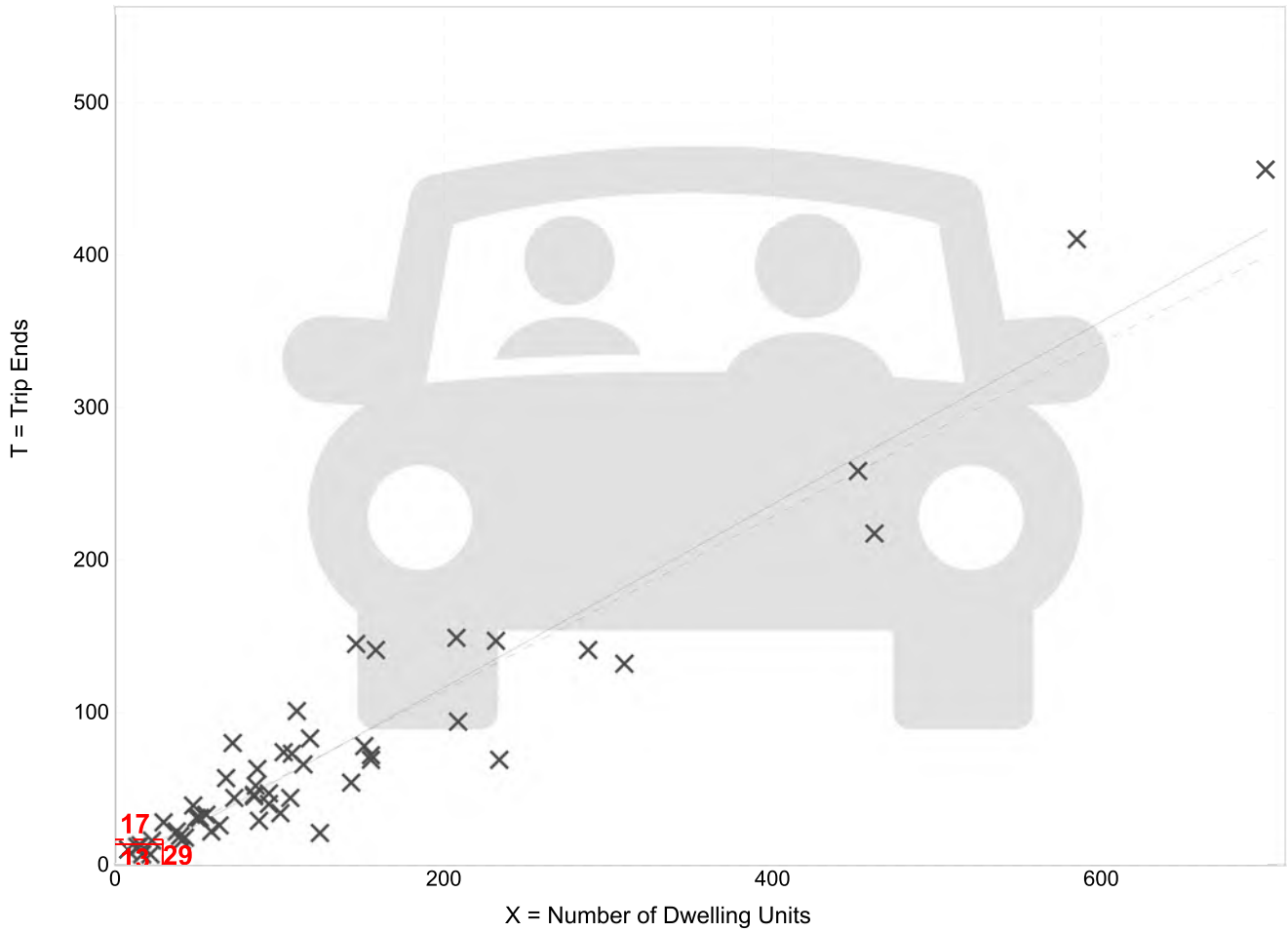
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Fitted Curve Equation: T = 0.60(X) - 3.93

R^2= 0.91

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Single-Family Attached Housing
(215)

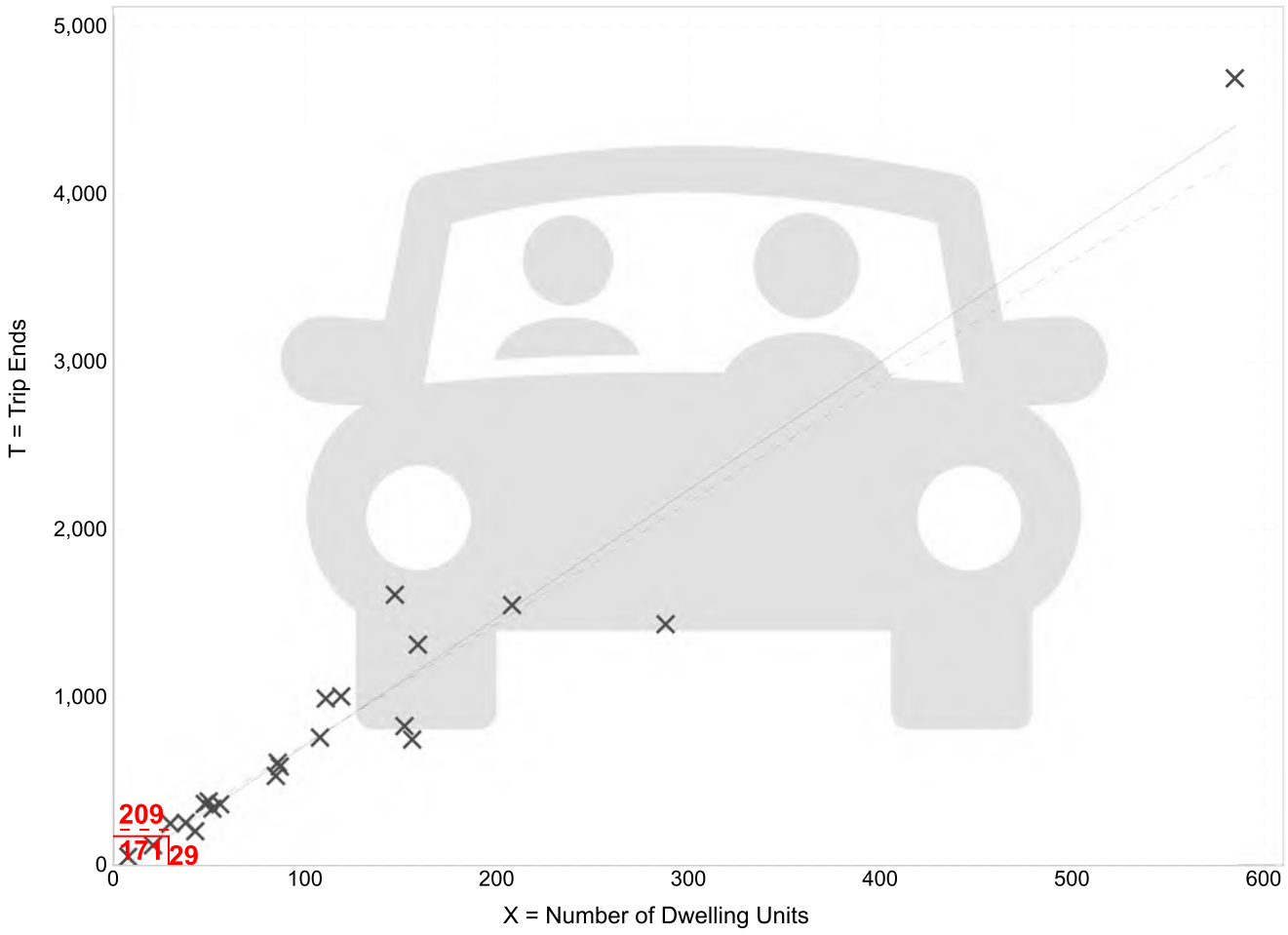
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Fitted Curve Equation: T = 7.62(X) - 50.48

R^2= 0.94

Single-Family Attached Housing
(215)

Walk Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	21% entering, 79% exiting

Walk Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

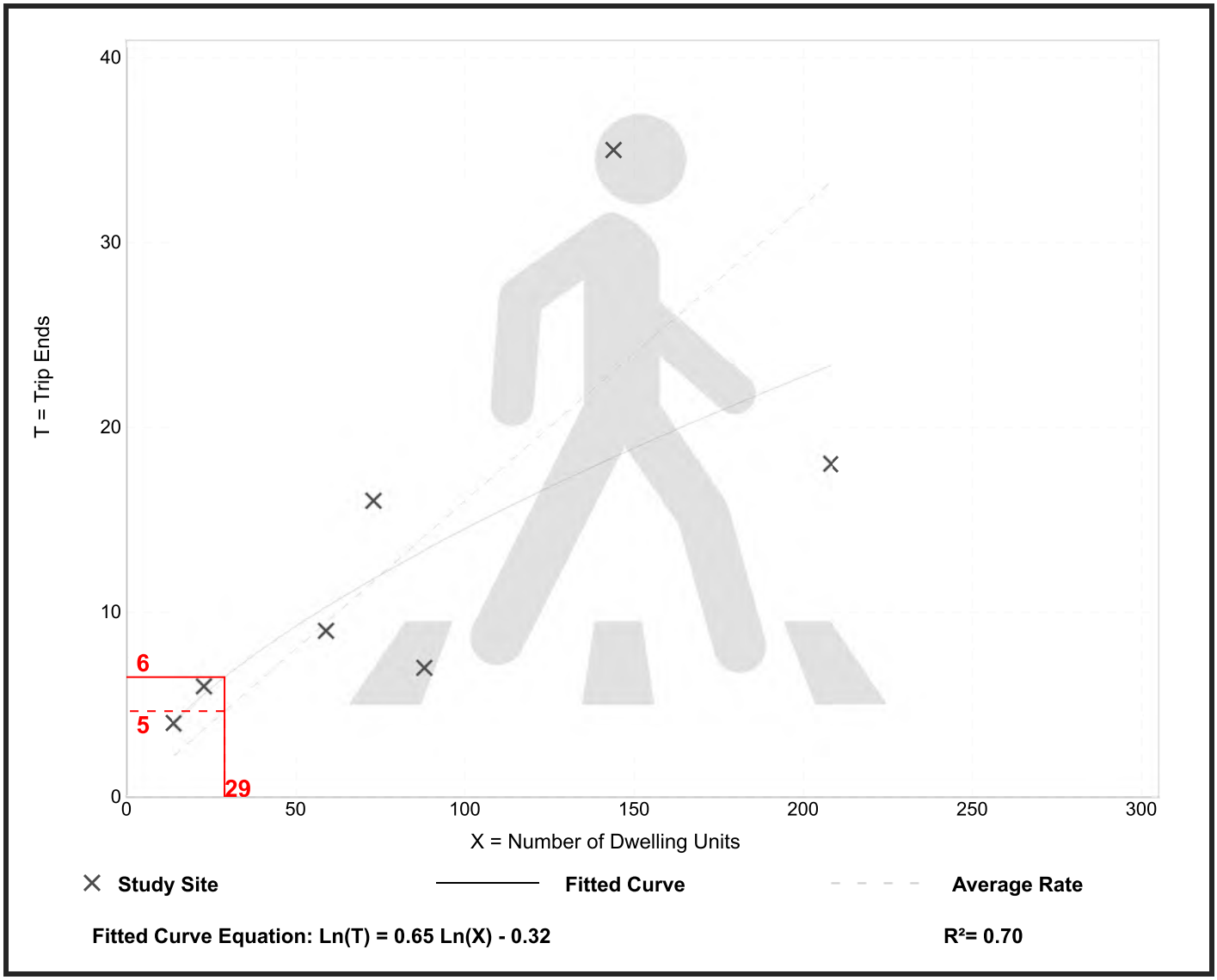
Single-Family Attached Housing
(215)

Walk Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	53% entering, 47% exiting

Walk Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.16	0.08 - 0.29	0.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.65 Ln(X) - 0.32

R^2= 0.70

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use			
Source: ITE *Trip Generation Manual* , 11th Edition			
Land Use Code	215		
Land Use	Single-Family Attached Housing		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	7		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.5%	0.7%	0.3%
1:00 - 2:00 AM	0.2%	0.4%	0.1%
2:00 - 3:00 AM	0.3%	0.2%	0.3%
3:00 - 4:00 AM	0.3%	0.3%	0.4%
4:00 - 5:00 AM	0.7%	0.4%	1.0%
5:00 - 6:00 AM	1.4%	0.1%	2.6%
6:00 - 7:00 AM	3.5%	1.1%	5.8%
7:00 - 8:00 AM	7.9%	2.7%	13.2%
8:00 - 9:00 AM	6.6%	3.8%	9.3%
9:00 - 10:00 AM	5.3%	3.7%	6.9%
10:00 - 11:00 AM	4.1%	4.0%	4.3%
11:00 - 12:00 PM	5.3%	4.8%	5.7%
12:00 - 1:00 PM	5.2%	5.4%	5.1%
1:00 - 2:00 PM	4.7%	4.5%	4.8%
2:00 - 3:00 PM	5.8%	5.5%	6.0%
3:00 - 4:00 PM	6.5%	8.2%	4.8%
4:00 - 5:00 PM	7.5%	9.8%	5.1%
5:00 - 6:00 PM	9.4%	12.1%	6.8%
6:00 - 7:00 PM	8.2%	9.8%	6.6%
7:00 - 8:00 PM	5.9%	7.3%	4.5%
8:00 - 9:00 PM	4.7%	5.9%	3.5%
9:00 - 10:00 PM	3.0%	4.8%	1.3%
10:00 - 11:00 PM	2.0%	3.0%	1.1%
11:00 - 12:00 AM	0.9%	1.5%	0.4%

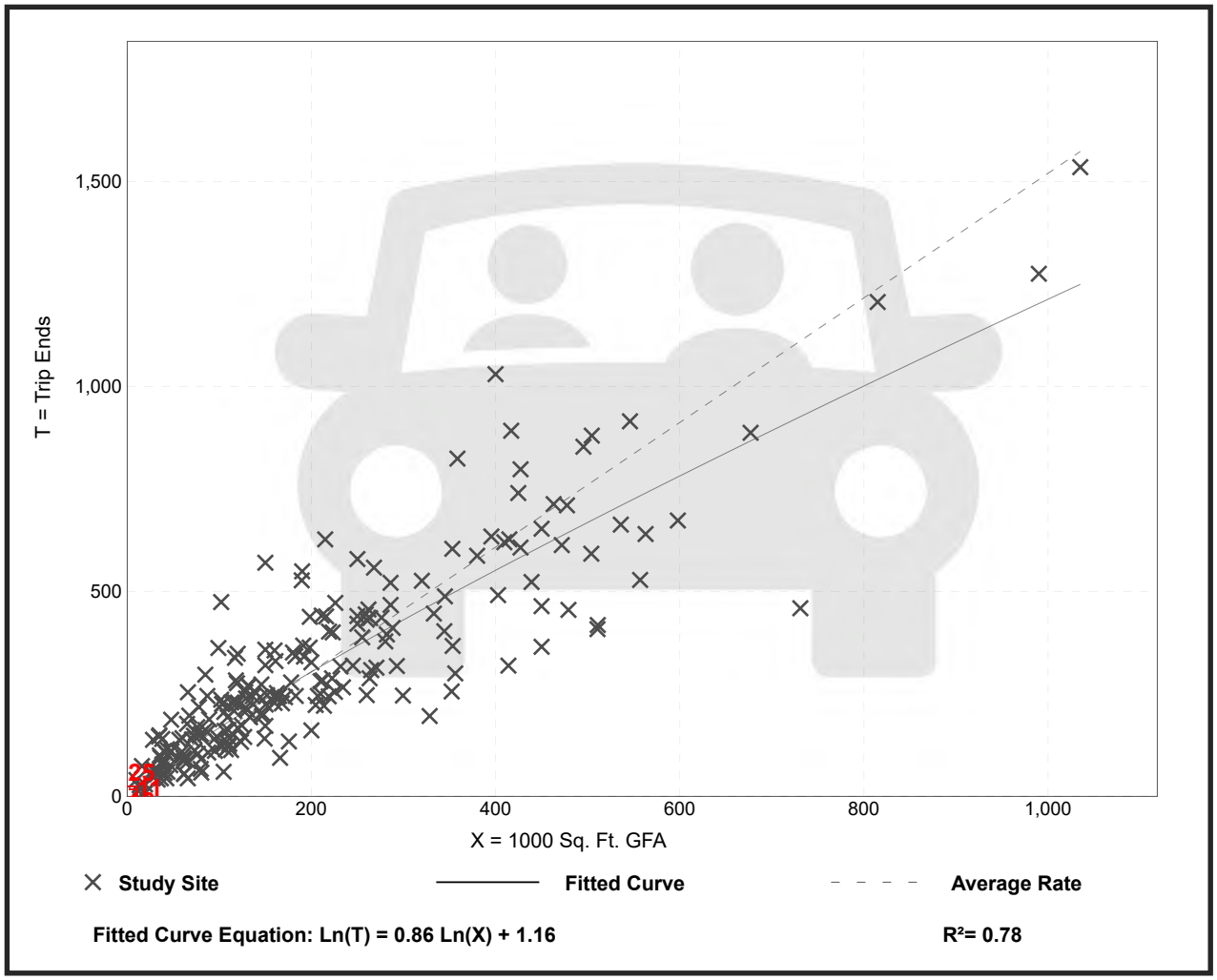
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



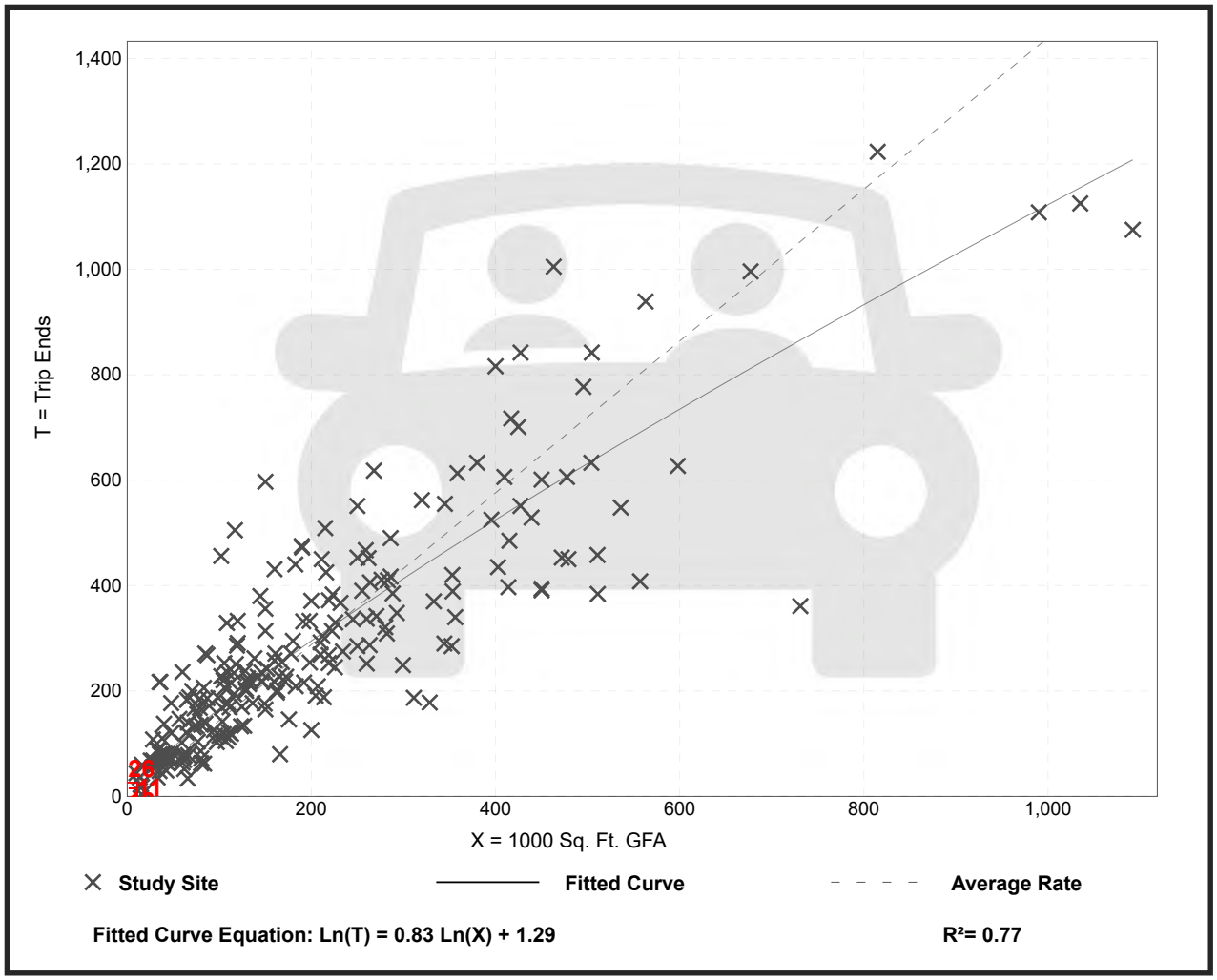
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



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General Office Building
(710)

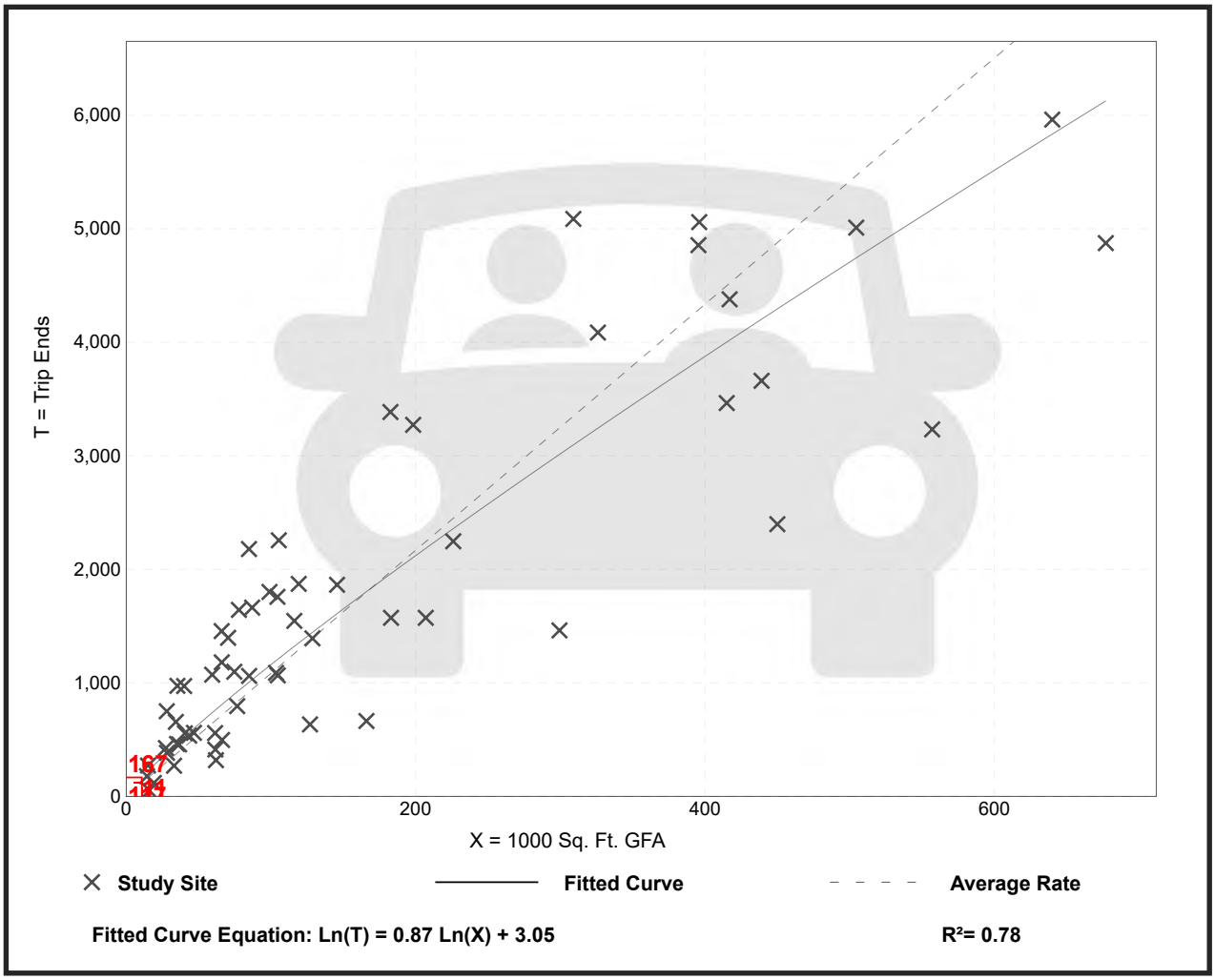
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



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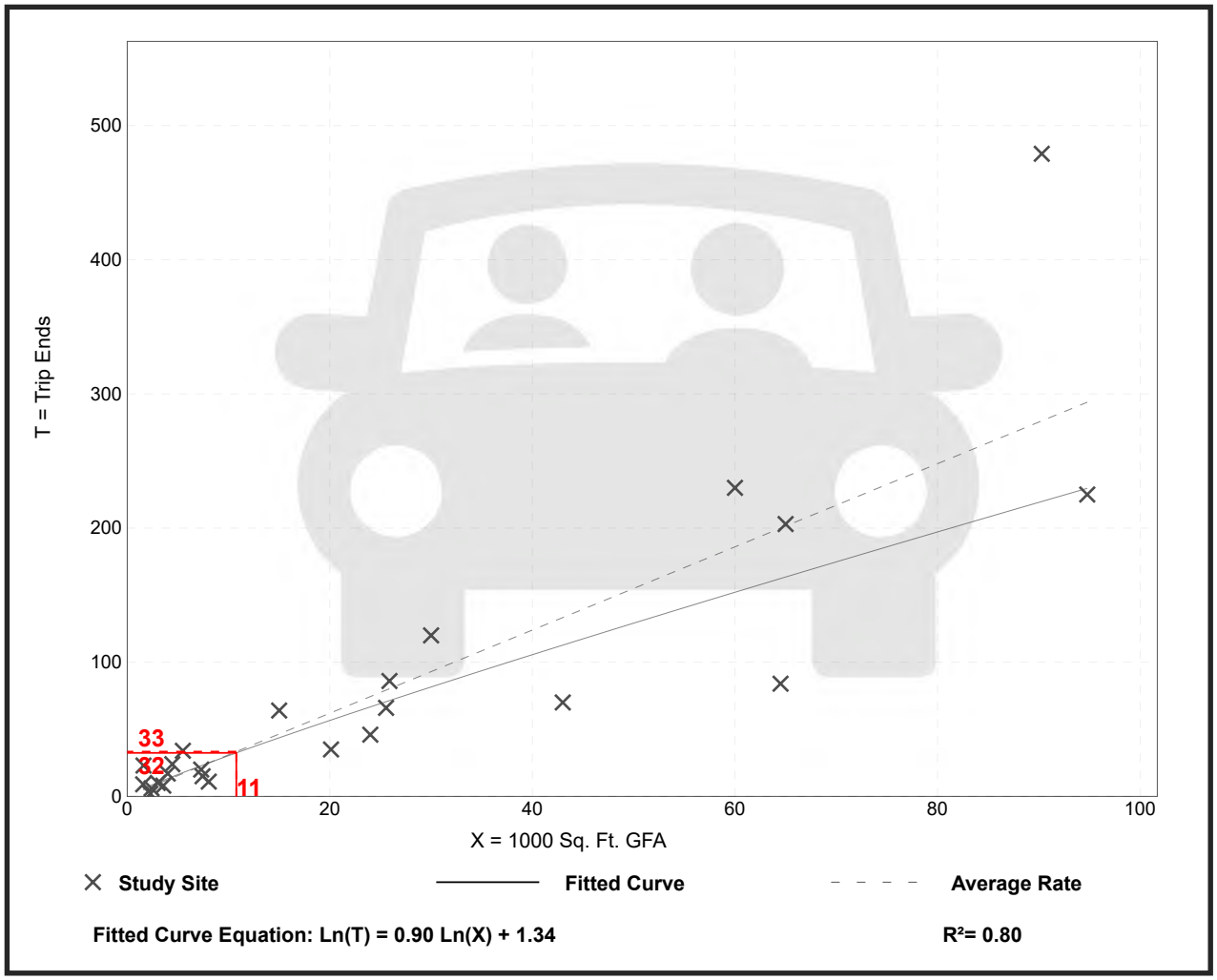
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 24
Avg. 1000 Sq. Ft. GFA: 25
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



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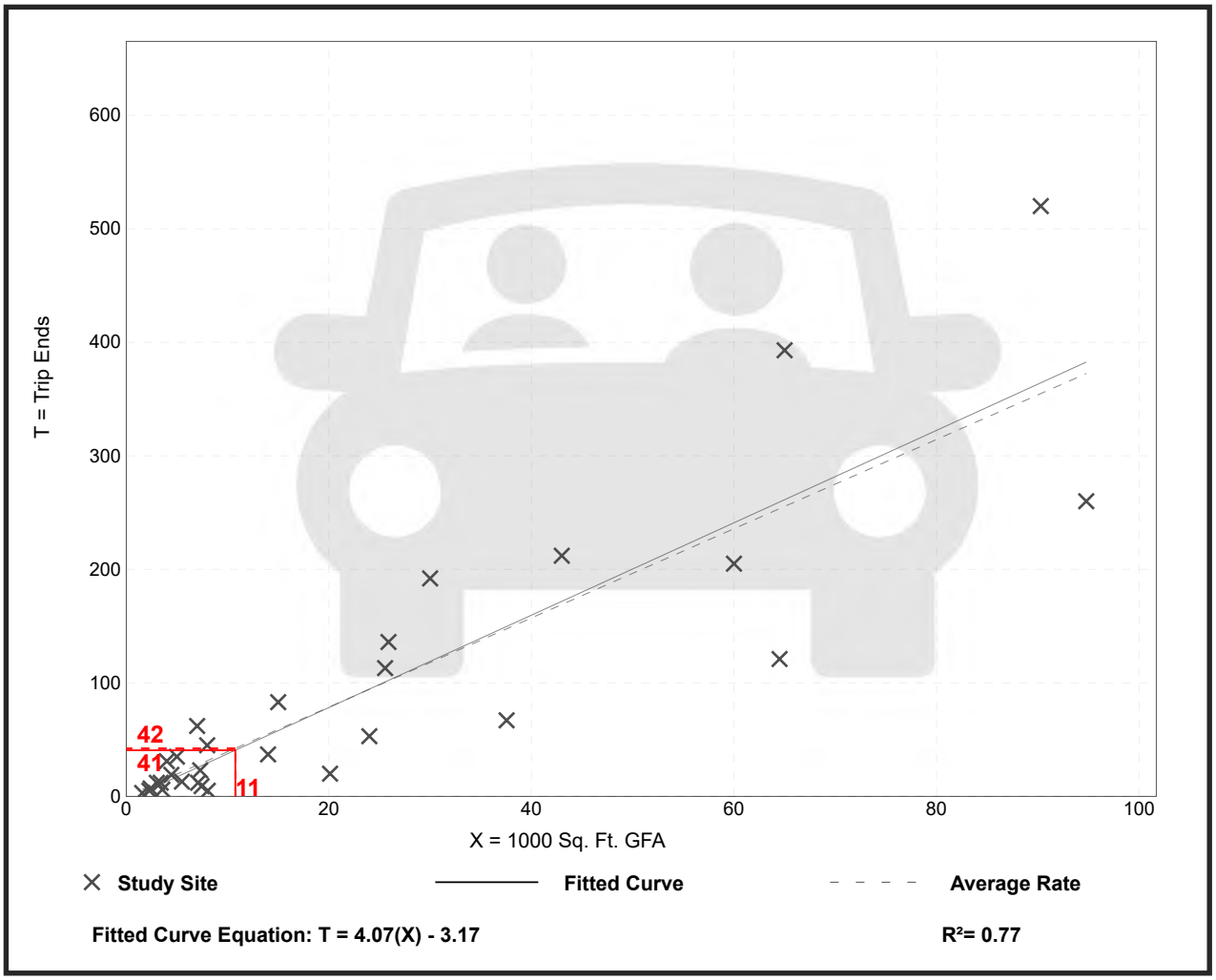
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Medical-Dental Office Building - Stand-Alone
(720)

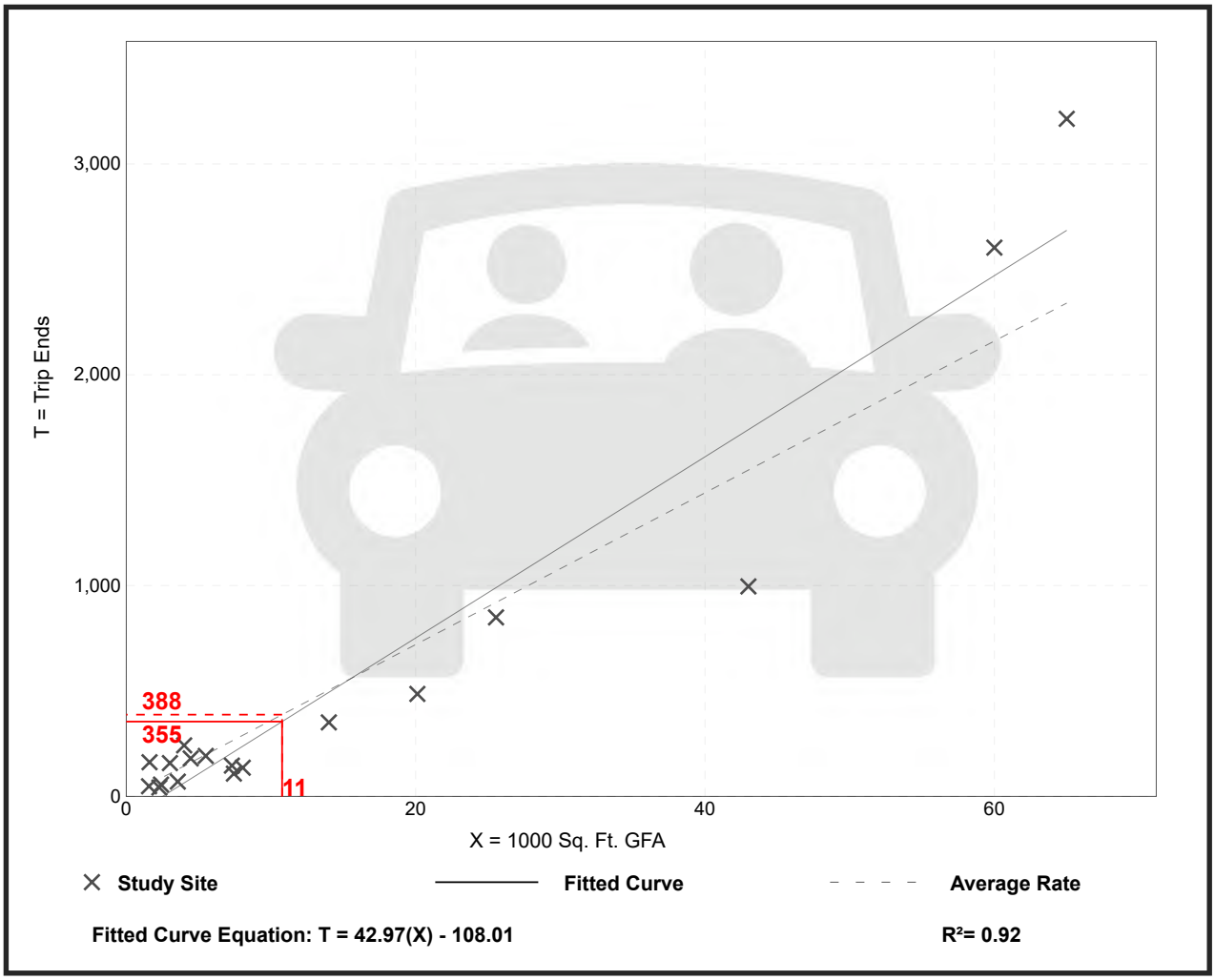
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

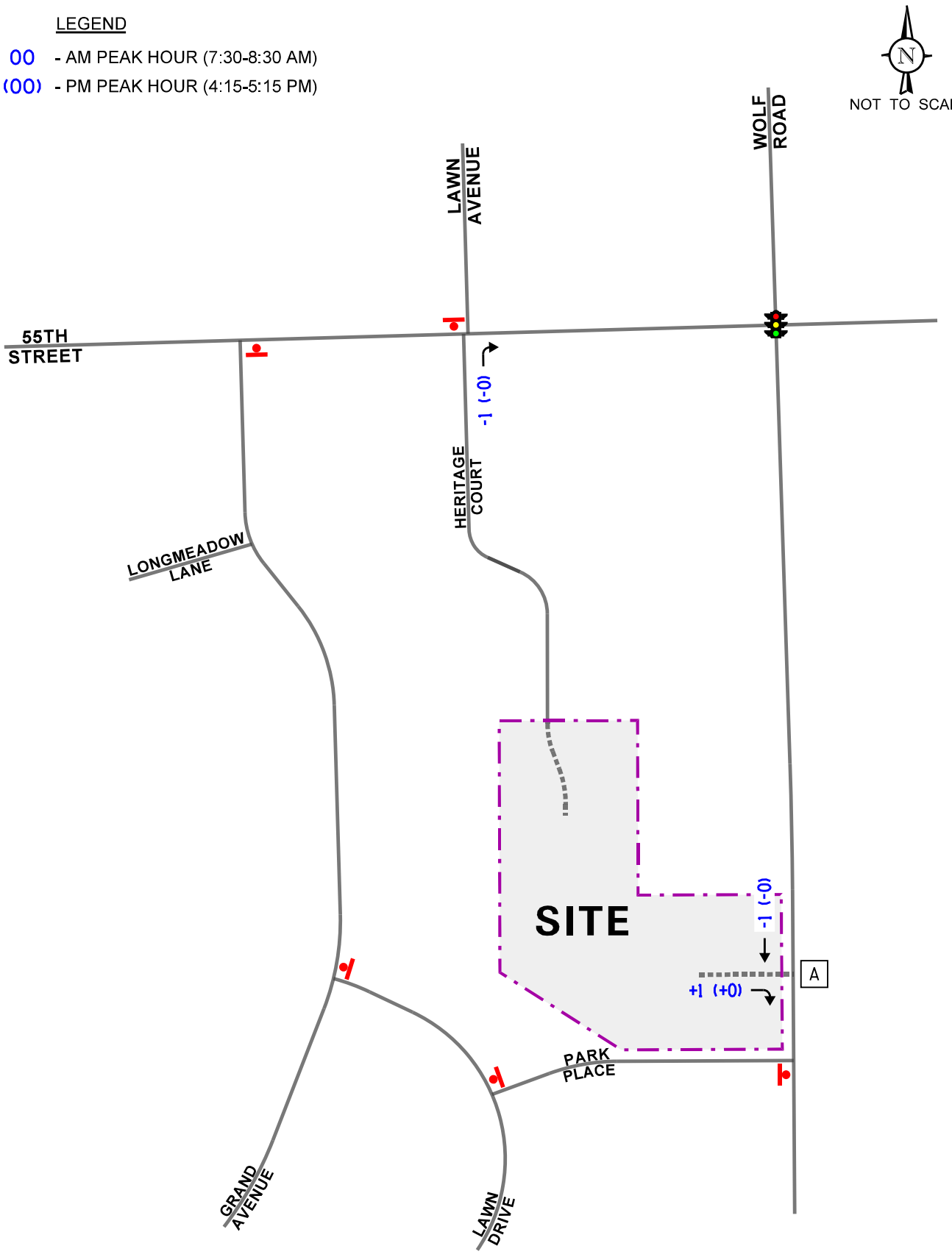
Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Figure A



Heritage Crossings
Western Springs, Illinois

Heritage Court Townhomes Reassignment

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-068 Figure: A

CMAP Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

March 6, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: 55th Street @ Wolf Road \ Heritage Court \ Grand Avenue
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated March 5, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Wolf Rd, at 55th St	9,150	10,200
55th St, at Wolf Rd	16,600	18,500
Heritage Ct, at 55th St	375	410
Grand Ave, at 55th St	2,800	3,100

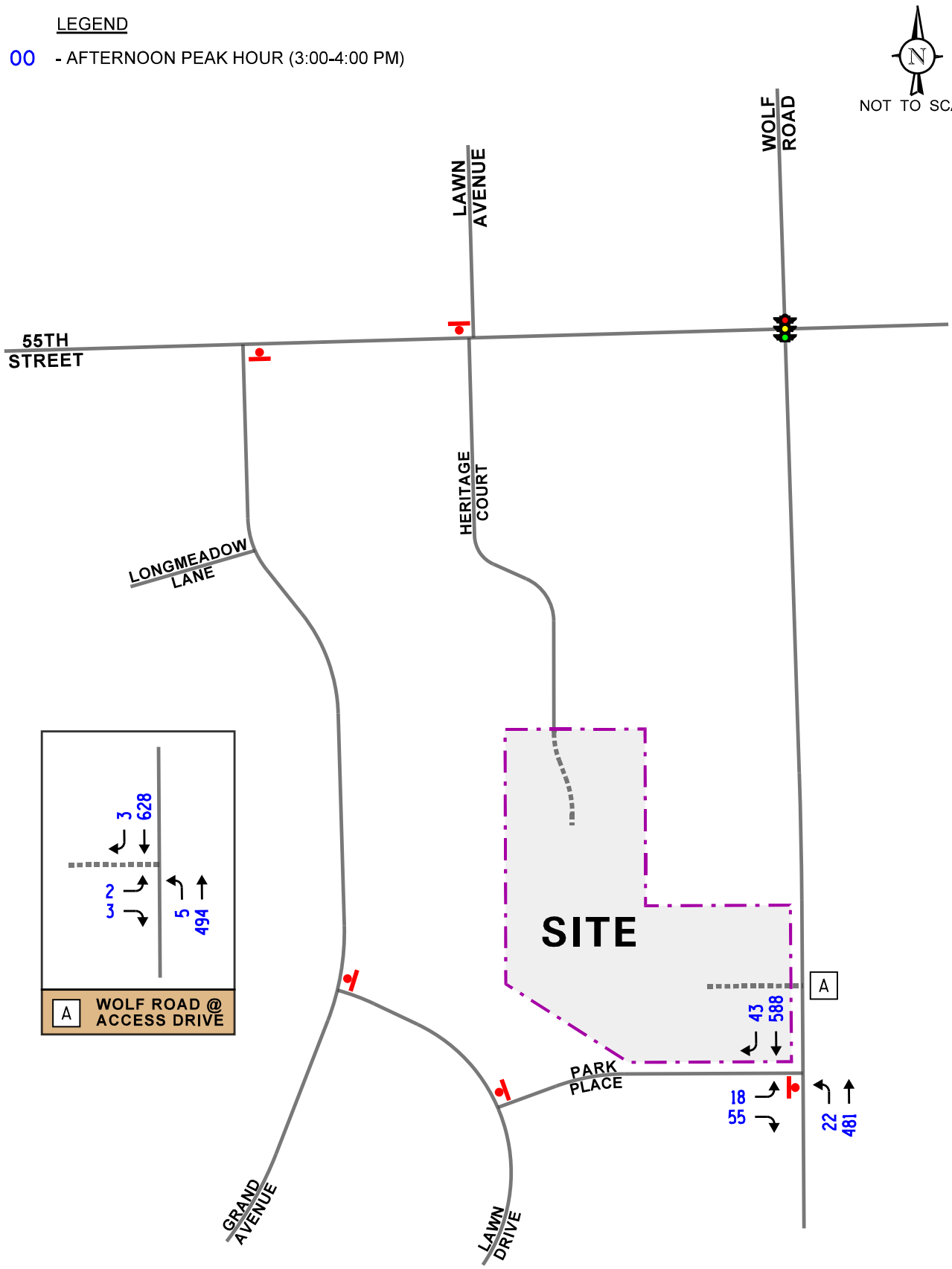
Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\WesternSprings\ck-32-24\ck-32-24.docx

Figure B



Heritage Crossings
Western Springs, Illinois

Year 2030 Total Traffic Volumes
(Afternoon Peak Hour)

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 24-068 Figure: B

Level of Service Table

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	643	1	14	772	6	23
Future Vol, veh/h	643	1	14	772	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	707	1	15	848	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	709	0	1164	355
Stage 1	-	-	-	-	708	-
Stage 2	-	-	-	-	456	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	854	-	191	647
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	611	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	853	-	186	647
Mov Cap-2 Maneuver	-	-	-	-	186	-
Stage 1	-	-	-	-	454	-
Stage 2	-	-	-	-	596	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.37	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	427	-	-	64	-
HCM Lane V/C Ratio	0.075	-	-	0.018	-
HCM Control Delay (s/veh)	14.1	-	-	9.3	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	649	0	1	773	5	1	0	2	4	0	12
Future Vol, veh/h	17	649	0	1	773	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	676	0	1	805	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	811	0	0	676	0	0	1116	1525	338	1184	1522	406
Stage 1	-	-	-	-	-	-	711	711	-	811	811	-
Stage 2	-	-	-	-	-	-	405	814	-	373	711	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1046	-	-	925	-	-	*287	158	664	249	159	*875
Stage 1	-	-	-	-	-	-	*394	439	-	576	553	-
Stage 2	-	-	-	-	-	-	*825	551	-	625	439	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1045	-	-	925	-	-	*277	154	664	243	155	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*277	154	-	243	155	-
Stage 1	-	-	-	-	-	-	*386	430	-	575	552	-
Stage 2	-	-	-	-	-	-	*812	550	-	610	430	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.01	12.02
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	453	92	-	-	5	-	-	530
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.031
HCM Control Delay (s/veh)	13	8.5	0.2	-	8.9	0	-	12
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	698	311	33
Future Vol, veh/h	23	48	29	698	311	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	784	349	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1199	349	387	0	-	0
Stage 1	349	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	207	698	1167	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	423	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	201	698	1167	-	-	-
Mov Cap-2 Maneuver	201	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	423	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.68	0.33	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1167	-	388	-	-
HCM Lane V/C Ratio	0.028	-	0.206	-	-
HCM Control Delay (s/veh)	8.2	-	16.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Existing Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1016	6	18	884	10	22
Future Vol, veh/h	1016	6	18	884	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1092	6	19	951	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1099	0	1610	549
Stage 1	-	-	-	-	1096	-
Stage 2	-	-	-	-	514	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	643	-	97	484
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	571	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	643	-	93	484
Mov Cap-2 Maneuver	-	-	-	-	93	-
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	548	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.63	25.5
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	210	-	-	72	-
HCM Lane V/C Ratio	0.164	-	-	0.03	-
HCM Control Delay (s/veh)	25.5	-	-	10.8	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	1024	1	1	891	7	1	0	1	1	0	10
Future Vol, veh/h	13	1024	1	1	891	7	1	0	1	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1078	1	1	938	7	1	0	1	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	945	0	0	1080	0	0	1579	2054	540	1510	2051	474
Stage 1	-	-	-	-	-	-	1107	1107	-	944	944	-
Stage 2	-	-	-	-	-	-	472	947	-	566	1107	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	959	-	-	653	-	-	*120	65	491	140	65	*836
Stage 1	-	-	-	-	-	-	*228	288	-	516	504	-
Stage 2	-	-	-	-	-	-	*789	502	-	481	288	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	959	-	-	653	-	-	*116	63	490	136	64	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*116	63	-	136	64	-
Stage 1	-	-	-	-	-	-	*223	282	-	515	503	-
Stage 2	-	-	-	-	-	-	*776	500	-	470	282	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.28	0.03	24.45	11.45
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	187	45	-	-	4	-	-	570
HCM Lane V/C Ratio	0.011	0.014	-	-	0.002	-	-	0.02
HCM Control Delay (s/veh)	24.4	8.8	0.2	-	10.5	0	-	11.5
HCM Lane LOS	C	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	487	634	15
Future Vol, veh/h	13	22	33	487	634	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	547	712	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1334	712	729	0	-	0
Stage 1	712	-	-	-	-	-
Stage 2	621	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	171	436	884	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	164	436	884	-	-	-
Mov Cap-2 Maneuver	164	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	540	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	20.6	0.59	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	884	-	270	-	-
HCM Lane V/C Ratio	0.042	-	0.146	-	-
HCM Control Delay (s/veh)	9.3	-	20.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	55	22	464	571	43
Future Vol, veh/h	18	55	22	464	571	43
Conflicting Peds, #/hr	0	0	40	0	0	40
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	19	59	23	494	607	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1188	647	693	0	-	0
Stage 1	647	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	210	474	897	-	-	-
Stage 1	525	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	189	456	863	-	-	-
Mov Cap-2 Maneuver	189	-	-	-	-	-
Stage 1	491	-	-	-	-	-
Stage 2	565	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	18.79	0.42	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	863	-	338	-	-
HCM Lane V/C Ratio	0.027	-	0.23	-	-
HCM Control Delay (s/veh)	9.3	-	18.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	659	1	14	791	6	23
Future Vol, veh/h	659	1	14	791	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	724	1	15	869	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	726	0	1192	364
Stage 1	-	-	-	-	726	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	840	-	183	639
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	603	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	840	-	178	638
Mov Cap-2 Maneuver	-	-	-	-	178	-
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	588	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.38	14.37
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	63	-
HCM Lane V/C Ratio	0.077	-	-	0.018	-
HCM Control Delay (s/veh)	14.4	-	-	9.4	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	665	0	1	792	5	1	0	2	4	0	12
Future Vol, veh/h	17	665	0	1	792	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	693	0	1	825	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	831	0	0	693	0	0	1143	1561	346	1212	1559	416
Stage 1	-	-	-	-	-	-	728	728	-	831	831	-
Stage 2	-	-	-	-	-	-	415	833	-	382	728	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1024	-	-	912	-	-	*272	148	656	235	149	*875
Stage 1	-	-	-	-	-	-	*385	432	-	557	539	-
Stage 2	-	-	-	-	-	-	*825	538	-	618	432	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1024	-	-	912	-	-	*262	145	656	229	146	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*262	145	-	229	146	-
Stage 1	-	-	-	-	-	-	*377	422	-	556	538	-
Stage 2	-	-	-	-	-	-	*812	536	-	603	422	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.31	12.26
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	437	90	-	-	4	-	-	513
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.033
HCM Control Delay (s/veh)	13.3	8.6	0.2	-	9	0	-	12.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	715	319	33
Future Vol, veh/h	23	48	29	715	319	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	803	358	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1227	358	396	0	-	0
Stage 1	358	-	-	-	-	-
Stage 2	869	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	199	690	1158	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	414	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	193	690	1158	-	-	-
Mov Cap-2 Maneuver	193	-	-	-	-	-
Stage 1	692	-	-	-	-	-
Stage 2	414	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	17.11	0.32	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1158	-	377	-	-
HCM Lane V/C Ratio	0.028	-	0.212	-	-
HCM Control Delay (s/veh)	8.2	-	17.1	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – No-Build Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1042	6	18	906	10	22
Future Vol, veh/h	1042	6	18	906	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1120	6	19	974	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1127	0	1649	563
Stage 1	-	-	-	-	1124	-
Stage 2	-	-	-	-	526	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	627	-	92	474
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	563	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	627	-	88	474
Mov Cap-2 Maneuver	-	-	-	-	88	-
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	539	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.65	26.77
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	199	-	-	70	-
HCM Lane V/C Ratio	0.172	-	-	0.031	-
HCM Control Delay (s/veh)	26.8	-	-	10.9	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	1050	1	1	913	7	1	0	1	1	0	10
Future Vol, veh/h	13	1050	1	1	913	7	1	0	1	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1105	1	1	961	7	1	0	1	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	968	0	0	1107	0	0	1618	2105	554	1547	2102	485
Stage 1	-	-	-	-	-	-	1134	1134	-	967	967	-
Stage 2	-	-	-	-	-	-	484	971	-	580	1135	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	935	-	-	638	-	-	*110	59	481	129	59	*836
Stage 1	-	-	-	-	-	-	*219	280	-	496	489	-
Stage 2	-	-	-	-	-	-	*789	487	-	472	280	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	935	-	-	637	-	-	*106	58	481	126	58	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*106	58	-	126	58	-
Stage 1	-	-	-	-	-	-	*214	274	-	495	488	-
Stage 2	-	-	-	-	-	-	*776	485	-	461	274	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.29	0.04	25.97	11.66
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	174	44	-	-	4	-	-	552
HCM Lane V/C Ratio	0.012	0.015	-	-	0.002	-	-	0.021
HCM Control Delay (s/veh)	26	8.9	0.2	-	10.7	0	-	11.7
HCM Lane LOS	D	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	499	650	15
Future Vol, veh/h	13	22	33	499	650	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	561	730	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1365	730	747	0	-	0
Stage 1	730	-	-	-	-	-
Stage 2	635	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	164	425	870	-	-	-
Stage 1	480	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	157	425	870	-	-	-
Mov Cap-2 Maneuver	157	-	-	-	-	-
Stage 1	460	-	-	-	-	-
Stage 2	532	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	21.28	0.58	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	870	-	260	-	-
HCM Lane V/C Ratio	0.043	-	0.151	-	-
HCM Control Delay (s/veh)	9.3	-	21.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Capacity Analysis Summary Sheets

Weekday Morning Peak Hour – Projected Conditions

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	659	1	14	792	6	23
Future Vol, veh/h	659	1	14	792	6	23
Conflicting Peds, #/hr	0	1	1	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	3	0	7	4	0	0
Mvmt Flow	724	1	15	870	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	726	0	1193	364
Stage 1	-	-	-	-	726	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	-	-	4.24	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.27	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	840	-	183	639
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	603	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	840	-	178	638
Mov Cap-2 Maneuver	-	-	-	-	178	-
Stage 1	-	-	-	-	445	-
Stage 2	-	-	-	-	588	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.38	14.38
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	63	-
HCM Lane V/C Ratio	0.077	-	-	0.018	-
HCM Control Delay (s/veh)	14.4	-	-	9.4	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	8	24	10	7
Future Vol, veh/h	5	8	8	24	10	7
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	5	9	9	26	11	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	61	17	20	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	950	1068	1609	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	941	1066	1606	-	-	-
Mov Cap-2 Maneuver	941	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.6	1.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	450	-	1014	-	-
HCM Lane V/C Ratio	0.005	-	0.014	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	665	0	1	793	5	1	0	2	4	0	12
Future Vol, veh/h	17	665	0	1	793	5	1	0	2	4	0	12
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	0	3	20	0	0	0	0	0	0
Mvmt Flow	18	693	0	1	826	5	1	0	2	4	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	832	0	0	693	0	0	1143	1562	346	1214	1560	417
Stage 1	-	-	-	-	-	-	728	728	-	832	832	-
Stage 2	-	-	-	-	-	-	415	834	-	382	728	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1023	-	-	912	-	-	*271	148	656	235	149	*875
Stage 1	-	-	-	-	-	-	*385	432	-	556	539	-
Stage 2	-	-	-	-	-	-	*825	537	-	618	432	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1022	-	-	912	-	-	*261	145	656	228	145	*874
Mov Cap-2 Maneuver	-	-	-	-	-	-	*261	145	-	228	145	-
Stage 1	-	-	-	-	-	-	*377	422	-	555	537	-
Stage 2	-	-	-	-	-	-	*812	536	-	603	422	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.02	13.31	12.27
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	436	90	-	-	4	-	-	512
HCM Lane V/C Ratio	0.007	0.017	-	-	0.001	-	-	0.033
HCM Control Delay (s/veh)	13.3	8.6	0.2	-	9	0	-	12.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	23	48	29	717	326	33
Future Vol, veh/h	23	48	29	717	326	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	26	54	33	806	366	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1237	366	403	0	-	0
Stage 1	366	-	-	-	-	-
Stage 2	871	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	196	683	1150	-	-	-
Stage 1	706	-	-	-	-	-
Stage 2	413	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	191	683	1150	-	-	-
Mov Cap-2 Maneuver	191	-	-	-	-	-
Stage 1	686	-	-	-	-	-
Stage 2	413	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	17.31	0.32	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1150	-	372	-	-
HCM Lane V/C Ratio	0.028	-	0.215	-	-
HCM Control Delay (s/veh)	8.2	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	8	2	738	351	1
Future Vol, veh/h	3	8	2	738	351	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	1	0
Mvmt Flow	3	8	2	777	369	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1151	370	371	0	-	0
Stage 1	370	-	-	-	-	-
Stage 2	781	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	221	680	1199	-	-	-
Stage 1	703	-	-	-	-	-
Stage 2	455	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	220	680	1199	-	-	-
Mov Cap-2 Maneuver	220	-	-	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	455	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.53	0.02	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1199	-	434	-	-
HCM Lane V/C Ratio	0.002	-	0.027	-	-
HCM Control Delay (s/veh)	8	-	13.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	44	4	27	48	0
Future Vol, veh/h	23	44	4	27	48	0
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	25	48	4	29	52	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	124	20	0	0	35	0
Stage 1	20	-	-	-	-	-
Stage 2	104	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	875	1064	-	-	1590	-
Stage 1	1008	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	846	1063	-	-	1588	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.98	0	7.34
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1588	-
HCM Lane V/C Ratio	-	-	0.075	0.033	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	29	17	10	32	16	8
Future Vol, veh/h	29	17	10	32	16	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	18	11	35	17	9

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	72	28	0	0	46	0
Stage 1	28	-	-	-	-	-
Stage 2	43	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	937	1053	-	-	1575	-
Stage 1	999	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1053	-	-	1575	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.91	0	4.87
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	970	1200	-
HCM Lane V/C Ratio	-	-	0.052	0.011	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Projected Conditions

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1043	6	18	907	10	22
Future Vol, veh/h	1043	6	18	907	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	0	0	2	0	0
Mvmt Flow	1122	6	19	975	11	24

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1128	0	1651	564
Stage 1	-	-	-	-	1125	-
Stage 2	-	-	-	-	526	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	627	-	91	474
Stage 1	-	-	-	-	276	-
Stage 2	-	-	-	-	563	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	627	-	87	474
Mov Cap-2 Maneuver	-	-	-	-	87	-
Stage 1	-	-	-	-	276	-
Stage 2	-	-	-	-	539	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0.65	26.82
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	199	-	-	70	-
HCM Lane V/C Ratio	0.173	-	-	0.031	-
HCM Control Delay (s/veh)	26.8	-	-	10.9	0.4
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	5	5	18	20	6
Future Vol, veh/h	3	5	5	18	20	6
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	5	5	20	22	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	27	30	0	-	0
Stage 1	27	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	955	1054	1596	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	948	1052	1593	-	-	-
Mov Cap-2 Maneuver	948	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.59	1.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	391	-	1011	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	1050	2	1	914	7	1	0	2	1	0	10
Future Vol, veh/h	13	1050	2	1	914	7	1	0	2	1	0	10
Conflicting Peds, #/hr	0	0	1	1	0	0	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	14	1105	2	1	962	7	1	0	2	1	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	969	0	0	1108	0	0	1619	2106	555	1548	2104	486
Stage 1	-	-	-	-	-	-	1135	1135	-	968	968	-
Stage 2	-	-	-	-	-	-	484	972	-	580	1136	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	934	-	-	637	-	-	*110	59	481	129	59	*836
Stage 1	-	-	-	-	-	-	*219	280	-	495	488	-
Stage 2	-	-	-	-	-	-	*789	486	-	472	279	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	934	-	-	637	-	-	*106	58	480	125	58	*836
Mov Cap-2 Maneuver	-	-	-	-	-	-	*106	58	-	125	58	-
Stage 1	-	-	-	-	-	-	*214	274	-	494	487	-
Stage 2	-	-	-	-	-	-	*776	485	-	460	273	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.29	0.04	21.57	11.68
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	220	44	-	-	4	-	-	551
HCM Lane V/C Ratio	0.014	0.015	-	-	0.002	-	-	0.021
HCM Control Delay (s/veh)	21.6	8.9	0.2	-	10.7	0	-	11.7
HCM Lane LOS	C	A	A	-	B	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	22	33	505	654	15
Future Vol, veh/h	13	22	33	505	654	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	15	25	37	567	735	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1376	735	752	0	-	0
Stage 1	735	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	162	423	867	-	-	-
Stage 1	478	-	-	-	-	-
Stage 2	528	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	155	423	867	-	-	-
Mov Cap-2 Maneuver	155	-	-	-	-	-
Stage 1	458	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	21.51	0.57	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	867	-	257	-	-
HCM Lane V/C Ratio	0.043	-	0.153	-	-
HCM Control Delay (s/veh)	9.3	-	21.5	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	6	512	665	3
Future Vol, veh/h	2	4	6	512	665	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	3	0
Mvmt Flow	2	4	6	539	700	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1253	702	703	0	-	0
Stage 1	702	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	192	442	904	-	-	-
Stage 1	495	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	442	904	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	492	-	-	-	-	-
Stage 2	581	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.98	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	904	-	307	-	-
HCM Lane V/C Ratio	0.007	-	0.021	-	-
HCM Control Delay (s/veh)	9	-	17	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	32	4	22	34	4
Future Vol, veh/h	28	32	4	22	34	4
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	35	4	24	37	4

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	96	17	0	0	29	0
Stage 1	17	-	-	-	-	-
Stage 2	78	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	909	1067	-	-	1597	-
Stage 1	1011	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	887	1066	-	-	1595	-
Mov Cap-2 Maneuver	887	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.96	0	6.54
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592	-
HCM Lane V/C Ratio	-	-	0.067	0.023	-
HCM Control Delay (s/veh)	-	-	9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	13	10	19	15	13
Future Vol, veh/h	28	13	10	19	15	13
Conflicting Peds, #/hr	0	0	0	3	3	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	14	11	21	16	14

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	71	24	0	0	35	0
Stage 1	24	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	938	1058	-	-	1590	-
Stage 1	1004	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	926	1055	-	-	1585	-
Mov Cap-2 Maneuver	926	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.92	0	3.91
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	964	-
HCM Lane V/C Ratio	-	-	0.046	0.01	-
HCM Control Delay (s/veh)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	55	22	481	588	43
Future Vol, veh/h	18	55	22	481	588	43
Conflicting Peds, #/hr	0	0	40	0	0	40
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	145	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	3	4	1	3
Mvmt Flow	19	59	23	512	626	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1224	666	711	0	-	0
Stage 1	666	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	200	463	884	-	-	-
Stage 1	515	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	180	446	850	-	-	-
Mov Cap-2 Maneuver	180	-	-	-	-	-
Stage 1	482	-	-	-	-	-
Stage 2	555	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	19.44	0.41	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	850	-	326	-	-
HCM Lane V/C Ratio	0.028	-	0.238	-	-
HCM Control Delay (s/veh)	9.4	-	19.4	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	3	5	494	628	3
Future Vol, veh/h	2	3	5	494	628	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	40	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	1	0
Mvmt Flow	2	3	5	520	661	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1193	663	664	0	-	0
Stage 1	663	-	-	-	-	-
Stage 2	531	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	208	465	934	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	594	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	207	465	934	-	-	-
Mov Cap-2 Maneuver	207	-	-	-	-	-
Stage 1	513	-	-	-	-	-
Stage 2	594	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	16.8	0.09	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	934	-	310	-	-
HCM Lane V/C Ratio	0.006	-	0.017	-	-
HCM Control Delay (s/veh)	8.9	-	16.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Exhibit A – Available Sight Distance



IDOT BDE MANUAL - CHAPTER 31

$SSD = 1.47\ Vt + 1.075\ \frac{V^2}{a}$

where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s^2 (m/s^2)

$305 = 1.47\ 40(2.5) + 1.075\ (\frac{1600}{11.2})$

HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

AVAILABLE SIGHT DISTANCE

DRAWN: MD CHECKED: JM
DATE: 07-10-24 REV: 10-16-24
PROJECT #: 24-068
EXHIBIT: A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Executive Summary
5/8/2024

Village of Western Springs **Total in Nominal Dollars (Year 1 - Year 20)**	
Total Payments to Village	$ 1,627,899
Total Costs to Village	$ 0
Total (Cost)/Benefit to Village **(Year 1 - Year 20)**	**$ 1,627,899**

School District 204 **Total in Nominal Dollars (Year 1 - Year 20)**	
Total Payments to SD 204	$ 3,549,181
Total Costs to SD 204	$ 1,125,605
Total (Cost)/Benefit to SD 204 **(Year 1 - Year 20)**	**$ 2,423,575**

School District 106 **Total in Nominal Dollars (Year 1 - Year 20)**	
Total Payments to SD 106	$ 5,429,840
Total Costs to SD 106	$ 3,904,784
Total (Cost)/Benefit to SD 106 **(Year 1 - Year 20)**	**$ 1,525,056**

Western Springs Library **Total in Nominal Dollars (Year 1 - Year 20)**	
Total Payments to Library District	$ 374,627
Total Costs to Library District	$ -
Total (Cost)/Benefit to Library District **(Year 1 - Year 20)**	**$ 374,627**

Western Springs Park District **Total in Nominal Dollars (Year 1 - Year 20)**	
Total Payments to Park District	$ 210,634
Total Costs to Park	$ -
Total (Cost)/Benefit to Park District **(Year 1 - Year 20)**	**$ 210,634**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Cost Benefit Summary Village of Western Springs

Year	Village of Western Springs	Incremental Village Costs	Benefit/(Cost)
Year 1	$ 63,728	$ 0	$ 63,728
Year 2	$ 65,321	$ 0	$ 65,321
Year 3	$ 66,954	$ 0	$ 66,954
Year 4	$ 68,628	$ 0	$ 68,628
Year 5	$ 70,343	$ 0	$ 70,343
Year 6	$ 72,102	$ 0	$ 72,102
Year 7	$ 73,904	$ 0	$ 73,904
Year 8	$ 75,752	$ 0	$ 75,752
Year 9	$ 77,646	$ 0	$ 77,646
Year 10	$ 79,587	$ 0	$ 79,587
Year 11	$ 81,577	$ 0	$ 81,577
Year 12	$ 83,616	$ 0	$ 83,616
Year 13	$ 85,706	$ 0	$ 85,706
Year 14	$ 87,849	$ 0	$ 87,849
Year 15	$ 90,045	$ 0	$ 90,045
Year 16	$ 92,297	$ 0	$ 92,297
Year 17	$ 94,604	$ 0	$ 94,604
Year 18	$ 96,969	$ 0	$ 96,969
Year 19	$ 99,393	$ 0	$ 99,393
Year 20	$ 101,878	$ 0	$ 101,878
Total	**$ 1,627,899**	**$ 0**	**$ 1,627,899**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Cost Benefit Summary Western Springs Library

Year	Library District	Incremental Costs	Benefit/(Cost)
Year 1	$ 14,666	$ 0	$ 14,666
Year 2	$ 15,032	$ 0	$ 15,032
Year 3	$ 15,408	$ 0	$ 15,408
Year 4	$ 15,793	$ 0	$ 15,793
Year 5	$ 16,188	$ 0	$ 16,188
Year 6	$ 16,593	$ 0	$ 16,593
Year 7	$ 17,008	$ 0	$ 17,008
Year 8	$ 17,433	$ 0	$ 17,433
Year 9	$ 17,869	$ 0	$ 17,869
Year 10	$ 18,315	$ 0	$ 18,315
Year 11	$ 18,773	$ 0	$ 18,773
Year 12	$ 19,243	$ 0	$ 19,243
Year 13	$ 19,724	$ 0	$ 19,724
Year 14	$ 20,217	$ 0	$ 20,217
Year 15	$ 20,722	$ 0	$ 20,722
Year 16	$ 21,240	$ 0	$ 21,240
Year 17	$ 21,771	$ 0	$ 21,771
Year 18	$ 22,315	$ 0	$ 22,315
Year 19	$ 22,873	$ 0	$ 22,873
Year 20	$ 23,445	$ 0	$ 23,445
Total	**$ 374,627**	**$ 0**	**$ 374,627**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Cost Benefit Summary Western Springs Park District

Year	Western Springs Park District	Incremental Costs	Benefit/(Cost)
Year 1	$ 8,246	$ 0	$ 8,246
Year 2	$ 8,452	$ 0	$ 8,452
Year 3	$ 8,663	$ 0	$ 8,663
Year 4	$ 8,880	$ 0	$ 8,880
Year 5	$ 9,102	$ 0	$ 9,102
Year 6	$ 9,329	$ 0	$ 9,329
Year 7	$ 9,562	$ 0	$ 9,562
Year 8	$ 9,802	$ 0	$ 9,802
Year 9	$ 10,047	$ 0	$ 10,047
Year 10	$ 10,298	$ 0	$ 10,298
Year 11	$ 10,555	$ 0	$ 10,555
Year 12	$ 10,819	$ 0	$ 10,819
Year 13	$ 11,090	$ 0	$ 11,090
Year 14	$ 11,367	$ 0	$ 11,367
Year 15	$ 11,651	$ 0	$ 11,651
Year 16	$ 11,942	$ 0	$ 11,942
Year 17	$ 12,241	$ 0	$ 12,241
Year 18	$ 12,547	$ 0	$ 12,547
Year 19	$ 12,860	$ 0	$ 12,860
Year 20	$ 13,182	$ 0	$ 13,182
Total	**$ 210,634**	**$ 0**	**$ 210,634**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Cost Benefit Summary Lyons 204

Year	School District 204 Property Taxes	Incremental Student Costs	Benefit/(Cost)
Year 1	$ 138,940	$ 37,909	$ 101,031
Year 2	$ 142,414	$ 39,415	$ 102,999
Year 3	$ 145,974	$ 40,980	$ 104,994
Year 4	$ 149,623	$ 42,608	$ 107,015
Year 5	$ 153,364	$ 44,301	$ 109,063
Year 6	$ 157,198	$ 46,060	$ 111,138
Year 7	$ 161,128	$ 47,890	$ 113,238
Year 8	$ 165,156	$ 49,792	$ 115,364
Year 9	$ 169,285	$ 51,770	$ 117,515
Year 10	$ 173,517	$ 53,827	$ 119,691
Year 11	$ 177,855	$ 55,965	$ 121,891
Year 12	$ 182,302	$ 58,188	$ 124,114
Year 13	$ 186,859	$ 60,499	$ 126,360
Year 14	$ 191,531	$ 62,902	$ 128,628
Year 15	$ 196,319	$ 65,401	$ 130,918
Year 16	$ 201,227	$ 67,999	$ 133,228
Year 17	$ 206,258	$ 70,700	$ 135,558
Year 18	$ 211,414	$ 73,508	$ 137,906
Year 19	$ 216,699	$ 76,428	$ 140,271
Year 20	$ 222,117	$ 79,464	$ 142,653
Total	**$ 3,549,181**	**$ 1,125,605**	**$ 2,423,575**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Cost Benefit Summary LaGrange Highlands 106

Year	School District 106 Property Taxes	School District 106 Incremental Student Costs	Benefit/(Cost)
Year 1	$ 212,563	$ 131,508	$ 81,055
Year 2	$ 217,877	$ 136,732	$ 81,145
Year 3	$ 223,324	$ 142,163	$ 81,161
Year 4	$ 228,907	$ 147,810	$ 81,097
Year 5	$ 234,629	$ 153,681	$ 80,948
Year 6	$ 240,495	$ 159,786	$ 80,709
Year 7	$ 246,508	$ 166,133	$ 80,374
Year 8	$ 252,670	$ 172,732	$ 79,938
Year 9	$ 258,987	$ 179,593	$ 79,393
Year 10	$ 265,462	$ 186,727	$ 78,734
Year 11	$ 272,098	$ 194,144	$ 77,954
Year 12	$ 278,901	$ 201,856	$ 77,044
Year 13	$ 285,873	$ 209,874	$ 75,999
Year 14	$ 293,020	$ 218,211	$ 74,809
Year 15	$ 300,345	$ 226,879	$ 73,467
Year 16	$ 307,854	$ 235,891	$ 71,963
Year 17	$ 315,550	$ 245,261	$ 70,289
Year 18	$ 323,439	$ 255,003	$ 68,436
Year 19	$ 331,525	$ 265,133	$ 66,392
Year 20	$ 339,813	$ 275,664	$ 64,149
Total	**$ 5,429,840**	**$ 3,904,784**	**$ 1,525,056**

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Fair Market Value Assumptions

Type of Units	Number of Units	Unit Chunk Price	Discount Factor	Estimated FMV for Purposes of County Assessor	Estimated Taxes Per Unit
End Units	10	$ 850,000	15%	$ 722,500	$ 15,714
Middle & Duplex Units	19	$ 800,000	15%	$ 680,000	$ 14,790
Total Units	29				

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
Tax Assumptions - Tax Year 2022 Tax Rates

Assessment Ratio	10%
Equalization Multiplier	2.9237
Total Tax Rate	7.439%
Lyons School District 204 Tax Rate	2.3590%
LaGrange Highlands District 106 Tax Rate	3.6090%
Village of Western Springs	1.0820%
Western Springs Library	0.2490%
Western Springs Park District	0.1400%
Annual Reassessment Growth Rate	2.50%

McNaughton Devleopment
Heritage Crossing
Total
Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255	$ 8,802,961
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820	$ 15,741,765
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075	$ 24,544,726
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Total	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%
Taxes to from the Development	$ 438,142	$ 449,095	$ 460,323	$ 471,831	$ 483,627	$ 495,717	$ 508,110	$ 520,813	$ 533,833

McNaughton Devleopment
Heritage Crossing
Total
Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
End Units	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692
Middle & Duplex Units	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308
Total Estimated FMV	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Total	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%	7.4390%
Taxes to from the Development	$ 547,179	$ 560,858	$ 574,880	$ 589,252	$ 603,983	$ 619,083	$ 634,560	$ 650,424	$ 666,684

McNaughton Devleopment
Heritage Crossing
Total
Property Tax Projections

	Year 19	Year 20
Estiamted Fair Market Value		
End Units	$ 11,268,534	$ 11,550,248
Middle & Duplex Units	$ 20,150,791	$ 20,654,560
Total Estimated FMV	$ 31,419,325	$ 32,204,808
Assessment Ratio	10%	10%
Equalization Multiplier	2.9237	2.9237
Total	7.4390%	7.4390%
Taxes to from the Development	$ 683,352	$ 700,435

McNaughton Devleopment
Heritage Crossing
Total
Village Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Village Rate	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%
Taxes to from the Development	$ 63,728	$ 65,321	$ 66,954	$ 68,628	$ 70,343	$ 72,102	$ 73,904	$ 75,752

McNaughton Devleopment
Heritage Crossing
Total
Village Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Units	$ 8,802,961	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742
Middle & Duplex Units	$ 15,741,765	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363
Total Estimated FMV	$ 24,544,726	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Village Rate	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%
Taxes to from the Development	$ 77,646	$ 79,587	$ 81,577	$ 83,616	$ 85,706	$ 87,849

McNaughton Devleopment
Heritage Crossing
Total
Village Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Units	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692	$ 11,268,534	$ 11,550,248
Middle & Duplex Units	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308	$ 20,150,791	$ 20,654,560
Total Estimated FMV	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000	$ 31,419,325	$ 32,204,808
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Village Rate	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%	1.0820%
Taxes to from the Development	$ 90,045	$ 92,297	$ 94,604	$ 96,969	$ 99,393	$ 101,878

McNaughton Devleopment
Heritage Crossing
Total
SD 204 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 204	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%
Taxes to from the Development	$ 138,940	$ 142,414	$ 145,974	$ 149,623	$ 153,364	$ 157,198	$ 161,128	$ 165,156

McNaughton Devleopment
Heritage Crossing
Total
SD 204 Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Units	$ 8,802,961	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742
Middle & Duplex Units	$ 15,741,765	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363
Total Estimated FMV	$ 24,544,726	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 204	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%
Taxes to from the Development	$ 169,285	$ 173,517	$ 177,855	$ 182,302	$ 186,859	$ 191,531

McNaughton Devleopment
Heritage Crossing
Total
SD 204 Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Units	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692	$ 11,268,534	$ 11,550,248
Middle & Duplex Units	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308	$ 20,150,791	$ 20,654,560
Total Estimated FMV	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000	$ 31,419,325	$ 32,204,808
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 204	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%	2.3590%
Taxes to from the Development	$ 196,319	$ 201,227	$ 206,258	$ 211,414	$ 216,699	$ 222,117

McNaughton Devleopment
Heritage Crossing
Total
SD 106 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 107	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%
Taxes to from the Development	$ 212,563	$ 217,877	$ 223,324	$ 228,907	$ 234,629	$ 240,495	$ 246,508	$ 252,670

McNaughton Devleopment
Heritage Crossing
Total
SD 106 Property Tax Projections

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Estiamted Fair Market Value						
End Units	$ 8,802,961	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742
Middle & Duplex Units	$ 15,741,765	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363
Total Estimated FMV	$ 24,544,726	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 107	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%
Taxes to from the Development	$ 258,987	$ 265,462	$ 272,098	$ 278,901	$ 285,873	$ 293,020

McNaughton Devleopment
Heritage Crossing
Total
SD 106 Property Tax Projections

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Estiamted Fair Market Value						
End Units	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692	$ 11,268,534	$ 11,550,248
Middle & Duplex Units	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308	$ 20,150,791	$ 20,654,560
Total Estimated FMV	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000	$ 31,419,325	$ 32,204,808
Assessment Ratio	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
SD 107	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%	3.6090%
Taxes to from the Development	$ 300,345	$ 307,854	$ 315,550	$ 323,439	$ 331,525	$ 339,813

McNaughton Devleopment
Heritage Crossing
Total
Library District Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Library District Rate	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%
Taxes to from the Development	$ 14,666	$ 15,032	$ 15,408	$ 15,793	$ 16,188	$ 16,593	$ 17,008	$ 17,433

Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
$ 8,802,961	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692	$ 11,268,534	$ 11,550,248
$ 15,741,765	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308	$ 20,150,791	$ 20,654,560
$ 24,544,726	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000	$ 31,419,325	$ 32,204,808
10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%	0.2490%
$ 17,869	$ 18,315	$ 18,773	$ 19,243	$ 19,724	$ 20,217	$ 20,722	$ 21,240	$ 21,771	$ 22,315	$ 22,873	$ 23,445

McNaughton Devleopment
Heritage Crossing
Total
Park District Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Estiamted Fair Market Value								
End Units	$ 7,225,000	$ 7,405,625	$ 7,590,766	$ 7,780,535	$ 7,975,048	$ 8,174,424	$ 8,378,785	$ 8,588,255
Middle & Duplex Units	$ 12,920,000	$ 13,243,000	$ 13,574,075	$ 13,913,427	$ 14,261,263	$ 14,617,794	$ 14,983,239	$ 15,357,820
Total Estimated FMV	$ 20,145,000	$ 20,648,625	$ 21,164,841	$ 21,693,962	$ 22,236,311	$ 22,792,218	$ 23,362,024	$ 23,946,075
Assessment Ratio	10%	10%	10%	10%	10%	10%	10%	10%
Equalization Multiplier	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
Psrk Rate	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%
Taxes to from the Development	$ 8,246	$ 8,452	$ 8,663	$ 8,880	$ 9,102	$ 9,329	$ 9,562	$ 9,802

Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
$ 8,802,961	$ 9,023,035	$ 9,248,611	$ 9,479,826	$ 9,716,822	$ 9,959,742	$ 10,208,736	$ 10,463,954	$ 10,725,553	$ 10,993,692	$ 11,268,534	$ 11,550,248
$ 15,741,765	$ 16,135,310	$ 16,538,692	$ 16,952,160	$ 17,375,964	$ 17,810,363	$ 18,255,622	$ 18,712,012	$ 19,179,813	$ 19,659,308	$ 20,150,791	$ 20,654,560
$ 24,544,726	$ 25,158,345	$ 25,787,303	$ 26,431,986	$ 27,092,785	$ 27,770,105	$ 28,464,358	$ 29,175,967	$ 29,905,366	$ 30,653,000	$ 31,419,325	$ 32,204,808
10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237	2.9237
0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%	0.1400%
$ 10,047	$ 10,298	$ 10,555	$ 10,819	$ 11,090	$ 11,367	$ 11,651	$ 11,942	$ 12,241	$ 12,547	$ 12,860	$ 13,182

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School Children

Single-Family Attached Townhomes

Grades K-8

Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
1-Bedroom	0	0.000	0%	0.000	0.000
End Unit 3-Bed	10	0.292	0%	0.292	2.920
Middle & Duplex Unit 3-Bed	19	0.292	0%	0.292	5.548
4-Bedroom	0	0.000	0%	0.000	0.000
Total K-8 Children Produced					8.468

Grades 9-12

Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
1-Bedroom	0	0	0%	0.000	0.000
End Unit Master Down 3-Bed	10	0.059	0%	0.059	0.590
Middle Unit Master Down 3-Bed	19	0.059	0%	0.059	1.121
4-Bedroom	0	0.000	0%	0.000	0.000
Total 9-12 Children Produced					1.711

Total Children Produced **10.179**

Population Figures Based on Illinois School Consulting Services - Associated Municipal Consultants, Inc. Naperville, Illinois Copyright 1996

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 204 Cost
Cost Assumptions

Operational Cost Per Student 2023	$ 22,156	

Annual Inflationary Index

2018	251.11	
2019	255.66	1.81%
2020	258.81	1.23%
2021	270.97	4.70%
2022	292.66	8.00%
2023	304.7	4.11%
Five-Year Average		3.97%

Consumer Price Index Data from 1913 to 2024 (usinflationcalculator.com)

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 106 Cost
Cost Assumptions

Operational Cost Per Student	$	15,530

Annual Inflationary Index

2018	251.11	
2019	255.66	1.81%
2020	258.81	1.23%
2021	270.97	4.70%
2022	292.66	8.00%
2023	304.7	4.11%
Five-Year Average		3.97%

Consumer Price Index Data from 1913 to 2024 (usinflationcalculator.com)

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Annual Number of Students	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71
Total Operational Cost Per Student	$ 22,156	$ 23,036	$ 23,951	$ 24,903	$ 25,892	$ 26,920	$ 27,989	$ 29,101
Total Incremental Costs of Students to SD 204 from Development	$ 37,909	$ 39,415	$ 40,980	$ 42,608	$ 44,301	$ 46,060	$ 47,890	$ 49,792

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	1.71	1.71	1.71	1.71	1.71	1.71
Total Operational Cost Per Student	$ 30,257	$ 31,459	$ 32,709	$ 34,008	$ 35,359	$ 36,763
Total Incremental Costs of Students to SD 204 from Development	$ 51,770	$ 53,827	$ 55,965	$ 58,188	$ 60,499	$ 62,902

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 204
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	1.71	1.71	1.71	1.71	1.71	1.71
Total Operational Cost Per Student	$ 38,224	$ 39,742	$ 41,321	$ 42,962	$ 44,669	$ 46,443
Total Incremental Costs of Students to SD 204 from Development	$ 65,401	$ 67,999	$ 70,700	$ 73,508	$ 76,428	$ 79,464

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 106
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Annual Number of Students	8.47	8.47	8.47	8.47	8.47	8.47	8.47	8.47
Total Operational Cost Per Student	$ 15,530	$ 16,147	$ 16,788	$ 17,455	$ 18,148	$ 18,869	$ 19,619	$ 20,398
Total Incremental Costs of Students to SD 106 from Development	$ 131,508	$ 136,732	$ 142,163	$ 147,810	$ 153,681	$ 159,786	$ 166,133	$ 172,732

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 106
Cost Per Student Projection

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	8.47	8.47	8.47	8.47	8.47	8.47
Total Operational Cost Per Student	$ 21,208	$ 22,051	$ 22,927	$ 23,838	$ 24,784	$ 25,769
Total Incremental Costs of Students to SD 106 from Development	$ 179,593	$ 186,727	$ 194,144	$ 201,856	$ 209,874	$ 218,211

McNaughton Devleopment
Heritage Crossing
Fiscal Impact Analysis
School District 106
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	8.47	8.47	8.47	8.47	8.47	8.47
Total Operational Cost Per Student	$ 26,793	$ 27,857	$ 28,963	$ 30,114	$ 31,310	$ 32,554
Total Incremental Costs of Students to SD 106 from Development	$ 226,879	$ 235,891	$ 245,261	$ 255,003	$ 265,133	$ 275,664

Heritage Crossing
Western Springs
Construction Schedule, Routing & Phasing
October 11, 2024

Construction Schedule

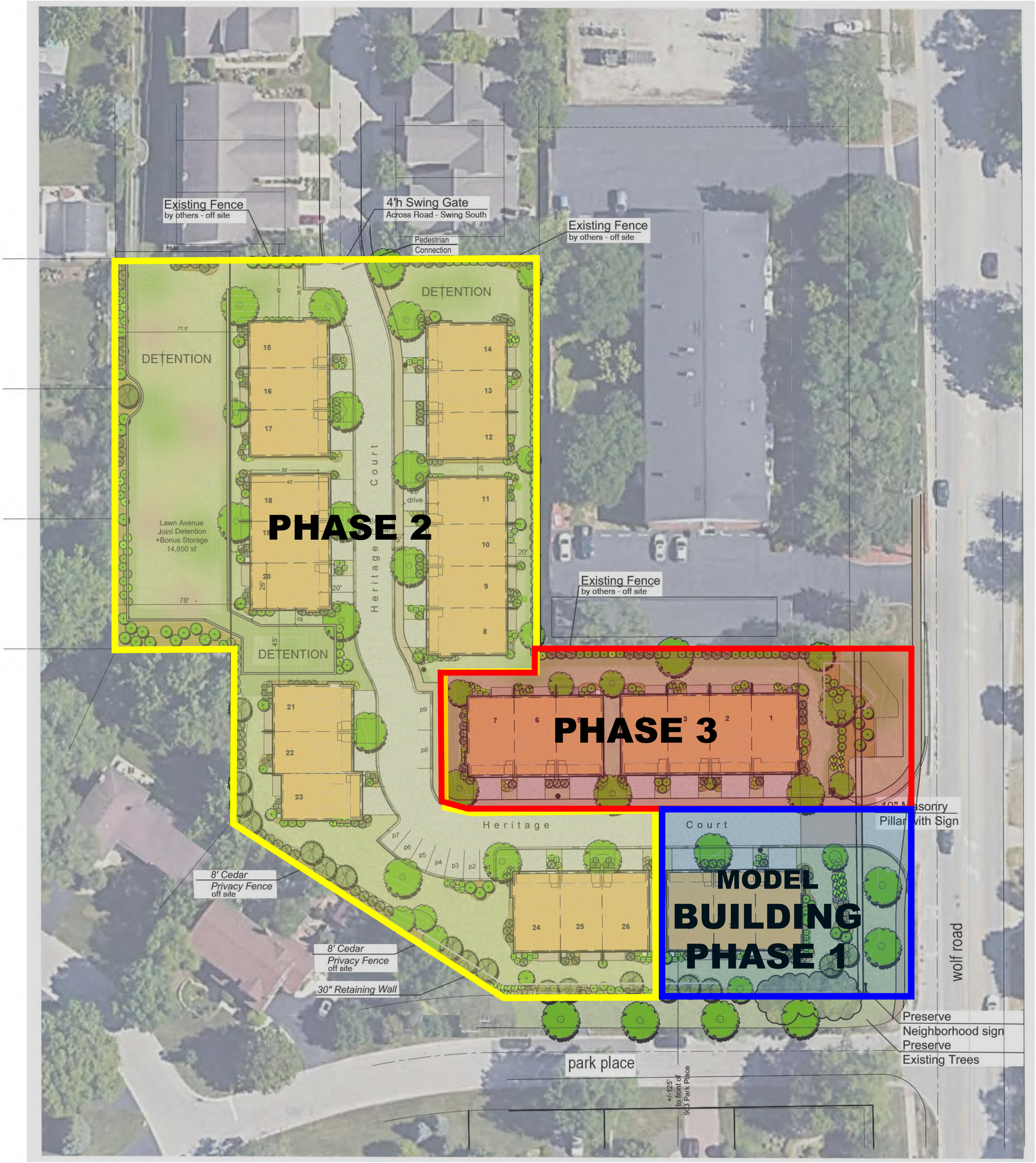
- Building demolition & site clearing of parking lot **– 1/13/025 – 2/7/2025**
- Site development work - **2/9/2025 – 4/18/2025**
    - Removal of existing storm sewer
    - Pond excavation and site grading
    - Commence construction on model home building Units #26 - # 28
    - Installation of new underground utilities – sanitary sewer, storm sewer and water main
    - Retaining wall construction
    - Site grading
    - Paving
- Commence construction on Units # 8 thru # 20 - **4/21/2025**
- Landscape – **5/5/2025 – 6/20/2025**
    - Native planting pond bottom / trees and shrubs
    - Fence replacement neighbors southwest of the site
    - Entryway landscaping
    - Installation of access gate at the existing Heritage Court
    - Common area landscaping to be complete with surrounding rowhome units
- Model Grand Opening - **9/5/2025**
- Commence construction on Units # 1 thru # 7 & # 21 thru #25 **– 1/5/2026**
- Close out sales - **12/31/2026**

Routing

All construction traffic will access and leave the property via the subdivision entrance at Wolf Road. Access to and from 55th Street via the existing Heritage Court is prohibited.

Phasing

- All development work shall be completed in a single phase of work
- To promote an orderly development of the site construction of the units will be completed in three phases according to the dates reference above
    - Model Building Units #26 - # 28
    - Northern Buildings Units # 8 thru # 20
    - Southern Buildings Units # 1 thru # 7 & # 21 thru #25



North

0 30 60 120

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

SITE PLAN
Heritage Crossing
Western Springs, Illinois

Revised: November 5, 2024

BSB DESIGN
BSBDESIGN.COM

L0.01
Site Plan

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

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Kelsey Fawell

From: John B <johnb@mcnaughtondevelopment.com>
Sent: Tuesday, November 5, 2024 10:58 AM
To: Kelsey Fawell
Cc: Heather Valone
Subject: FW: Heritage Crossing, Western Springs

Kelsey

We are in agreement with the edits by the village attorney with the exception of the following….

- Article 10 Section 1 (v)
  - we would suggest that minor changes be handled administratively and not be a village board action and associated public hearing
- Article 10 Section 2 add language regarding the stormwater easement….
  - on the Premises *"on that portion containing that stormwater facility as defined herein"*
- Article 10 Section 2 (5) regarding fines….
  - we would suggest that fines will not apply or accrue if steps are taken diligently to pursue a correction
- Article 11 Section 2
  - It is our preference that the HOA is not involved in enforcing any village condition of a special assessment against a resident. We would have to believe that there are other mechanisms the village has without getting the HOA involved in the situation.
  - Our reservation stems from
    - The basis for a claim against the owner is the village's and not necessarily the HOA's
    - The HOA has no liability in light of an owner's failure
    - The HOA can open itself up to claims of the owner against the HOA unless the village holds the HOA harmless or has a court order.

Thank you.

John Barry
McNaughton Development
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Burr Ridge, Illinois 60527
Office: 630-325-3400
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PREPARED BY AND MAIL TO:

McNaughton Development, LLC
11S220 Jackson Street
Burr Ridge, IL 60527

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR:

HERITAGE CROSSING TOWNHOME ASSOCIATION OF WESTERN SPRINGS -

A MCNAUGHTON DEVELOPMENT, INC. SUBDIVISION

DATE OF CURRENT COVENANTS: ~~July 5, 2024~~ October 16, 2024

TABLE of CONTENTS

ARTICLE 1—DEFINITIONS 5

ARTICLE 1. SECTION 1: "AREA" 5
ARTICLE 1. SECTION 2: "ASSOCIATION" 5
ARTICLE 1. SECTION 3: "BOARD" 5
ARTICLE 1. SECTION 4: "BUILDER" 5
ARTICLE 1. SECTION 5: "BUILDING" 5
ARTICLE 1. SECTION 6. "BY-LAWS" 6
ARTICLE 1. SECTION 7: "COMMITTEE" 6
ARTICLE 1. SECTION 8: "COMMON AREAS" 6
ARTICLE 1. SECTION 9: "COUNTY" 6
ARTICLE 1. SECTION 10: "DECLARANT" 6
ARTICLE 1. SECTION 11: "DECLARATION" 6
ARTICLE 1. SECTION 12: "DEVELOPER" 6
ARTICLE 1. SECTION 13: "DWELLING UNIT" 6
ARTICLE 1. SECTION 14: "DWELLING UNIT OWNER" 6
ARTICLE 1. SECTION 15: "LOT" 6
ARTICLE 1. SECTION 16: "MEMBER" 6
ARTICLE 1. SECTION 17: "OCCUPANT" 6
ARTICLE 1. SECTION 18: "OWNER" 6
ARTICLE 1. SECTION 19: "SELLER" 7
ARTICLE 1. SECTION 20: "UNIT" 7
ARTICLE 1. SECTION 21: "VILLAGE" 7

ARTICLE 2—GENERAL PURPOSES 7

ARTICLE 2. SECTION 1: "PURPOSES OF THIS DECLARATION" 7
ARTICLE 2. SECTION 2: "PURPOSES OF THE ASSOCIATION" 7

ARTICLE 3—ASSOCIATION 7

ARTICLE 3. SECTION 1: "MEMBERSHIP" 7
ARTICLE 3. SECTION 2: "CLASSES OF VOTING MEMBERSHIP" 7
ARTICLE 3. SECTION 3: "ADMINISTRATION" 8
ARTICLE 3. SECTION 4: "DUTIES AND POWERS OF THE ASSOCIATION" 8
ARTICLE 3. SECTION 5: "LIABILITY OF THE BOARD" 9
ARTICLE 3. SECTION 6: "BOARD'S DETERMINATION BUILDING" 9
ARTICLE 3. SECTION 7: "ADMINISTRATION OF PROPERTY PRIOR TO ELECTION OF INITIAL BOARD" 10
ARTICLE 3. SECTION 8: "MANAGEMENT" 10

ARTICLE 4—COMMON AREAS 11

ARTICLE 4. SECTION 1: "DESCRIPTION OF THE COMMON AREAS" 11
ARTICLE 4. SECTION 2: "PERPETUAL EASEMENT IN GROSS TO ASSOCIATION" 11
ARTICLE 4. SECTION 3: "PUBLIC UTILITY AND DRAINAGE EASEMENTS" 11
ARTICLE 4. SECTION 4: "EASEMENTS, LEASES, LICENSES AND CONCESSIONS" 11
ARTICLE 4. SECTION 5: "INSURANCE AND RESTORATION" 12

ARTICLE 4.1—MAINTENANCE OF COMMON AREAS AND DWELLING UNITS 12

ARTICLE 4.1 SECTION 1: "MAINTENANCE OF COMMON AREAS" 12
ARTICLE 4.1 SECTION 2: "MAINTENANCE OF DWELLING UNIT" 13
ARTICLE 4.1 SECTION 3: "LANDSCAPING GENERALLY" 14

ARTICLE 4.1 SECTION 4: "PARTY WALLS AND SIMILAR STRUCTURES" 14

ARTICLE 5—ASSESSMENTS 15

ARTICLE 5. SECTION 1: "CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS". 15
ARTICLE 5. SECTION 2: "PURPOSE OF ASSESSMENTS" 15
ARTICLE 5. SECTION 3: "COMMUNITY ASSESSMENT" 16
ARTICLE 5. SECTION 4: "PAYMENT OF COMMUNITY ASSESSMENT" 16
ARTICLE 5. SECTION 5: "REVISED ASSESSMENT" 16
ARTICLE 5. SECTION 6: "CAPITAL RESERVE" 17
ARTICLE 5. SECTION 7: "INITIAL CAPITAL CONTRIBUTION" 17
ARTICLE 5. SECTION 8: "SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS" 17
ARTICLE 5. SECTION 9: "UNIFORM RATE OF ASSESSMENTS" 17
ARTICLE 5. SECTION 10: "DATE OF COMMENCEMENT OF ANNUAL ASSESSMENT DUE DATES" 17
ARTICLE 5. SECTION 11: "EFFECT OF NON-PAYMENT OF ASSESSMENTS" 18
ARTICLE 5. SECTION 12: "SUBORDINATION OF THE LIEN TO MORTGAGE" 18
ARTICLE 5. SECTION 13: "EXEMPT PROPERTY" 18
ARTICLE 5. SECTION 14: "EXEMPT UNITS" 18

ARTICLE 6—ARCHITECTURAL REVIEW COMMITTEE 18

ARTICLE 6. SECTION 1: "PURPOSE" 18
ARTICLE 6. SECTION 2: "COMMITTEE" 18
ARTICLE 6. SECTION 3: "REVIEW PROCESS" 19

ARTICLE 7—COMMUNITY CONTROL 20

ARTICLE 7. SECTION 1: "NUISANCES" 20
ARTICLE 7. SECTION 2: "DEVELOPMENT ACTIVITY" 20
ARTICLE 7. SECTION 3: "PARKING OR KEEPING OF VEHICLES" 20
ARTICLE 7. SECTION 4: "GARBAGE AND REFUSE DISPOSAL" 20
ARTICLE 7. SECTION 5: "MANUFACTURING" 20
ARTICLE 7. SECTION 6: "UTILITIES" 20
ARTICLE 7. SECTION 7: "MISCELLANEOUS CONTROLS" 20

ARTICLE 8—VARIATION AND DEPARTURES 21

ARTICLE 9—INSURANCE/CONDEMNATION 21

ARTICLE 9. SECTION 1: "INSURANCE" 21
ARTICLE 9. SECTION 2: "DAMAGE OR DESTRUCTION" 23

ARTICLE 10—RIGHT RESERVED DEVELOPER/DECLARANT 24

ARTICLE 10. SECTION 1: "SPECIAL AMENDMENTS" 24
ARTICLE 10. SECTION 2: "EASEMENTS FOR STORM WATER MANAGEMENT" 24
ARTICLE 10. SECTION 3: "IN GENERAL" 24
ARTICLE 10. SECTION 4: "PROMOTION OF PROJECT" 24
ARTICLE 10. SECTION 5: "CONSTRUCTION ON PREMISES" 25
ARTICLE 10. SECTION 6: "GRANT OF EASEMENTS AND DEDICATIONS" 25
ARTICLE 10. SECTION 7: "DECLARANT CONTROL OF ASSOCIATION" 25
ARTICLE 10. SECTION 8: "OTHER RIGHTS" 25

ARTICLE 11—GENERAL PROVISIONS 25

ARTICLE 11. SECTION 1: "ENFORCEMENT" 25
ARTICLE 11. SECTION 2: "SEVERABILITY" 26
ARTICLE 11. SECTION 3: "AMENDMENT" 26

ARTICLE 11. SECTION 4: "PERPETUITIES AND OTHER INVALIDATING" 26
ARTICLE 11. SECTION 5: "TRANSFER OF DWELLING UNIT" 26
ARTICLE 12—ANNEXING ADDITIONAL PROPERTY 26
ARTICLE 12. SECTION 1: "IN GENERAL" 26
ARTICLE 12. SECTION 2: "POWER OF AMEND" 27
ARTICLE 12. SECTION 3: "EFFECT SUPPLEMENTAL DECLARATION" 27
ARTICLE 13—DECLARANT DISCLOSURE 27
EXHIBIT A—LEGAL DESCRIPTION 31
EXHIBIT B—PLAT OF SUBDIVISION 33
EXHIBIT C—BYLAWS 34
EXHIBIT D—ARCHITECTURAL REVIEW COMMITTEE FORM 35
EXHIBIT E—TRANSFER LETTER 36
EXHIBIT F—PROFORMA BUDGET 36

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTONS FOR HERITAGE CROSSING TOWNHOME ASSOCIATION OF WESTERN SPRINGS

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE CROSSING TOWNHOME ASSOCIATION OF WESTERN SPRINGS ("Declaration"), is hereby entered into on this 9th day of May, 2024.

WITNESSETH:

WHEREAS, McNaughton Development, LLC (hereafter Declarant) is title holder of that certain real property in Western Springs, Cook County, Illinois, more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, these covenants, conditions and restrictions pertain to the Lots located in the Final Subdivision Plat of Townhomes at Heritage Crossing (Lots A-I) set forth on Exhibit "B" ("Premises") attached hereto and made a part hereof; and

WHEREAS, Declarant intends to subject the Premises to certain easements, covenants, restrictions, rights, conditions and burdens, uses, privileges, charges and liens hereinafter set forth, each and all of which are for the benefit of the Association; and

NOW THEREFORE, the following easements, covenants, restrictions, rights, conditions and burdens, uses, privileges, charges and liens shall: (1) exist at all times hereafter amongst all parties having or acquiring any right, title, or interest in or to any portion of the Lots, Dwelling Units or Common Areas, (2) be binding upon and inure to the benefit of each owner of each Lot and Dwelling Unit, and (3) run with the land subjected to this Declaration, to be held, sold, and conveyed subject to this Declaration.

ARTICLE 1 – Definitions

Article 1. Section 1: "Area" shall mean and refer to a portion of a platted lot designated as such on a recorded plat of subdivision, upon which one building and appurtenances thereto are constructed or to be constructed and which does not include any of the "Common Areas".

Article 1. Section 2: "Association" shall mean and refer to Heritage Crossing of Western Springs Townhome Association, its successors and assigns, a corporation to be formed under the General Not-For-Profit Corporation Act of Illinois. All Builders, Lot Owners, Dwelling Unit Owners, and Declarant shall be Members, all as more particularly described in this Declaration.

Article 1. Section 3: "Board" shall mean the Board of Directors of the Association in accordance with the applicable provisions of Article III of this Declaration.

Article 1. Section 4: "Builder" shall mean a purchaser of a lot(s), (other than Developer/Declarant) whose intention is to construct a multi-family dwelling for resale and not his own occupancy.

Article 1. Section 5: "Building" shall mean and refer to a structure consisting of a series of attached Dwelling Units built or to be built on the Lots.

Article 1. Section 6: "By-Laws" shall mean the By-Laws of the Association attached hereto as Exhibit C, which shall be adopted at the initial meeting of the voting Members or by unanimous written consent of the voting Members.

Article 1. Section 7: "Committee" shall mean and refer to The Architectural Review Committee (ARC).

Article 1. Section 8: "Common Areas" shall generally mean all portions of the Premises which are not within the Building Area. The Association shall have an easement over the Common Areas for the purpose of access, maintenance, repair, replacement, improvement, use, enjoyment, and operation thereof in accordance with the terms and provisions of this Declaration.

Article 1. Section 9: "County" shall mean Cook County, Illinois.

Article 1. Section 10: "Declarant" shall mean and refer to McNaughton Development, LLC, its successors and assigns who are designated as such in writing by Declarant(s) and who consent in writing to assume the duties and obligations connected therewith.

Article 1. Section 11: "Declaration" shall mean this instrument together with the exhibits attached and made a part hereof and shall include such amendments, if any, to this instrument as may from time to time be adopted pursuant to the terms hereof.

Article 1. Section 12: "Developer" shall mean McNaughton Development, LLC, its successors and/or assigns.

Article 1. Section 13: "Dwelling Unit" shall mean and refer to a single-family dwelling constructed on a Unit, which Dwelling Unit may be attached to one or more Dwelling Units by common party walls.

Article 1. Section 14: "Dwelling Unit Owner" shall mean and refer to the owner of a Dwelling Unit.

Article 1. Section 15: "Lot" shall mean and refer any of the platted lots XXX identified in the final plat of subdivision, dated XX/XX/XXXX, recorded XX/XX/XXXX as document #XXXXXXXXXX in the offices of the Cook County Recorder of Deeds ("the Plat").

Article 1. Section 16: "Member" shall mean and refer to every person or entity who holds a membership in the Association, in accordance with the applicable provisions of Article III in this Declaration.

Article 1. Section 17: "Occupant" shall mean any person who is a Dwelling Unit Owner or lessee of a Dwelling Unit.

Article 1. Section 18: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, including Declarant where applicable, of the fee simple title to any Unit, which is part of the Premises, including contract sellers but excluding those who have such interest merely as security for the performance of an obligation such as mortgagees unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or transfer in lieu of foreclosure.

Article 1. Section 19: "Seller" shall mean McNaughton Development, LLC, its successors and assigns.

Article 1. Section 20: "Unit" shall mean and refer to a portion of a platted area designated as such by a recorded deed, plat of survey, or plat of resubdivision upon which one townhouse or residence is constructed or to be constructed.

Article 1. Section 21: "Village" shall mean the Village of Western Springs.

ARTICLE 2 – General Purposes

Article 2. Section 1: "Purposes of this Declaration" The Premises are made subject to this Declaration in order to insure proper use, appropriate development and improvement of the Premises and every part thereof; to protect each Unit Owner and Dwelling Unit Owner from the improper use of surrounding Dwelling Units and Lots which may result in the depreciation in value of such Dwelling Unit or Lot; to guard against the erection on any Lot of a building of inappropriate design or unsuitable materials; to insure desired high standards of maintenance for the benefit and convenience of all Dwelling Unit Owners and Unit Owners; to protect and preserve the ecological balance and stability of the Premises and in general, to provide adequately for a first-class residential subdivision.

Article 2. Section 2: "Purposes of the Association" In order to implement the general purposes of this Declaration, the Association is created with responsibility for, among other things, easement access over all of the Common Areas, maintenance of the Common Areas, enforcement of the restrictions contained in this Declaration and the levying and collection of assessments to fund its responsibilities, in accordance with the terms of this Declaration.

ARTICLE 3 – Association

Article 3. Section 1: "Membership" Every Unit Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership. Each purchaser upon becoming an Owner of any Unit by acceptance of a deed therefore agrees to be a member of the Association whether or not it shall be so expressed in any such deed or other conveyance. Membership shall be expanded from time to time to the extent of the number of units within any additional portion of the properties when such portion becomes subject to these covenants and restrictions. Upon termination of an Owner, such membership shall thereupon automatically terminate and transfer and inure to the new Owner succeeding in interest.

Article 3. Section 2: "Classes of Voting Membership" The Association shall have two classes of voting membership.

(A) Class A. Class A members shall be all Owners except the Declarant or Developer and shall be entitled to one vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one Unit. Until such time as the Class B membership terminates, the Class B member shall have the sole vote, provided the Class B members cannot materially alter the rights and obligations of the Class A members to their detriment. After the Class B membership terminates, a majority of the Class A vote will be required on all matters covered in this Declaration.

(B) Class B. The Class B member shall be the Declarant and shall have the sole vote, provided the Class B member cannot materially alter the rights and obligations of the Owners to their substantial detriment. The Declarant shall have the sole vote and retain the same rights as a Class A member until the termination of the Class B membership. The Class B membership will be considered terminated upon the happening of any of the following events, whichever occurs earliest:

(1) Ten (10) years after the date the first Unit is conveyed by Declarant to another Owner; or

(2) Upon written notice by Declarant, sent to the Class A members of the turnover date specified in said Notice.

The Declarant shall control the architectural committee (herein defined) until the termination of the Class B membership as stated above.

Article 3. Section 3: "Administration" The administration of the Premises shall be vested in the Board, consisting of five persons who shall be elected in the manner provided in the By-Laws of the Association. The Declarant may cause to be incorporated under the laws of the State of Illinois, a not-for-profit corporation (herein referred to as "the Association") under the name of "Heritage Crossing of Western Springs Townhome Association" or a similar name, which corporation shall be the governing body for all the Owners for the maintenance, repair, replacement, administration and operation of the Common Areas and for such other purposes as are hereinafter provided. In the event the Developer does not elect to incorporate the Association, then at any time on or after the election of the initial Board pursuant to the provisions of this Article, the Board may do so upon the affirmative vote of a majority of the Owners. The Association's Articles of Incorporation and annual reports filed with the Illinois Secretary of State shall indicate that the Association is a townhome association as established under the Act. The Board of Directors of the Association shall be deemed to be the Board of Managers or Board referred to herein and in the Act.

Article 3. Section 4: "Duties and Powers of the Association" The Owners' Association is responsible for the overall administration of the Premises through its duly elected Board. The

duties and powers of the Association and its Board shall be those set forth in its Articles of Incorporation, the By-Laws and this Declaration. In addition, thereto, the Association shall share and the Board shall administer the maintenance of all Common Areas.

Article 3. Section 5: "Liability of the Board" Neither the members of the Board nor the officers shall be liable to the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Board members and officers, except for any acts or omissions found by a Court to constitute fraud or willful misconduct in the performance of duty. The Owners (and, to the extent permitted by law, the Association) shall indemnify and hold harmless each of the members of the Board and each of the officers against all contractual and other liabilities to others arising out of the contracts made by or other acts of the Board and officers on behalf of the Owners or the Association, or arising out of their status as Board members or officers, unless any such contract or act shall have been fraudulent or with willful misconduct. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgements paid and amounts paid in settlement) reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any member of the Board or officers may be involved by virtue of such person being or having been such member or officer; provided, however, that such indemnity shall not be operative with respect to: (a) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for fraud or willful misconduct in the performance of his duties as such member or officer, or (b) any matter settled or compromised, where, in the opinion of independent counsel selected by the Board (who may be counsel regularly retained by the Association), there are reasonable grounds for such person or officer being adjudged liable for fraud or willful misconduct in the performance of his duties as such member or officer and such opinion is not successfully challenged in court by the member or officer in question. The Board shall have authority to purchase and maintain, as a common expense, errors and omissions insurance on behalf of the officers and members of the Board against any liability settlement based on the asserted liability, incurred by them by reason of being or having served in such capacity, whether or not the Association would have the power to indemnify them against such liability or settlement under the provisions of this Section. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board, the officers, Trustee, or the beneficiaries of the Trustee, or out of the aforesaid Unit Owner's indemnity, shall be limited to such proportion of the total liability thereunder as such Unit Owner's percentage of interest in the Common Areas bears to the total percentage interest of all the Owners in the Common Areas. Every contract made by the Board, the officers, Trustee, the beneficiaries of Trustee, or the managing agent on behalf of the Owners shall provide that they are acting only as agents for the Owners and shall have no personal liability thereunder (except as Owners) and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as such Unit Owner's percentage of interest in the Common Areas bears to the total percentage interest of all Owners in the Common Areas.

Article 3. Section 6: "Board's Determination Binding" In the event of any dispute or disagreement between any Owners relating to the Premises, or any question of interpretation or application of the provisions of the Declaration, By-Laws or other Townhome Instruments, the determination thereof by the Board shall be final and binding on each and all of such Owners.

Article 3. Section 7: "Administration of Property Prior to Election of Initial Board" Until the election of the initial Board, the same rights, titles, powers, privileges, trusts, duties and obligations vested in or imposed upon the Board by the Act and in the Declaration and By-Laws shall be held and performed by the Declarant. Within sixty (60) days following the election of a majority of the Board other than the Declarant, the Declarant shall deliver to the Board:

(A) All original documents as recorded or filed pertaining to the Property, its administration and the Association, such as the Declaration, By-Laws, Articles of Incorporation, other Townhome Instruments, annual reports, minutes and rules and regulations, contracts, leases, or other agreements entered into by the Association. If any original documents are unavailable, a copy may be provided if certified by affidavit of the Declarant, or an officer or agent of the Declarant, as being a complete copy of the actual document (as recorded or filed, if applicable);

(B) A detailed accounting by the Declarant, setting forth the source and nature of receipts and expenditures in connection with the management, maintenance and operation of the Premises and copies of all insurance policies and a list of any loans and advances to the Association which are outstanding;

(C) Association funds which shall have been at all times segregated from any other moneys of the Declarant;

(D) A schedule of all real or personal property, equipment and fixtures belonging to the Association, including documents, transferring the Property, warranties, if any, for all real and personal property and equipment, deeds, title insurance policies, and all tax bills; and

(E) A list of all litigation, administrative action and arbitrations involving the Association, any notices of governmental bodies involving actions taken or which may be taken concerning the Association, engineering and architectural drawings and specifications as approved by any governmental authority, all other documents filed with any other governmental authority, all governmental certificates, correspondence involving enforcement of any Association requirements, copies of any documents relating to disputes involving Owners, and originals of all documents relating to everything listed in this Section.

Article 3. Section 8: "Management" The Association, through its Board, and the Developer prior to its turning over the directorship to the Owners, shall have the power to employ a manager (managing agent), an independent contractor, or such other employees as it deems necessary, and to prescribe their duties and fix their compensation, and/or enter into a contract with a management company which contract shall be for a period of not more than one (1) year, renewable by agreement of the parties for successive period of not more than one (1) year each, and shall provide for the Association's right to cancel said agreement for cause upon the Association written thirty (30) day notice to the management company of its intent to do so.

ARTICLE 4 – Common Areas

Article 4. Section 1: "Description of the Common Areas" The Common Areas shall be those parts of the Premises described in Article 1, Section 8.

Article 4. Section 2: "Perpetual Easement in Gross to Association" The Common Areas shall be subject to a perpetual easement in gross to the Association and its agents for the purpose of enabling and permitting the Association properly to perform its duties and responsibilities. The Association further has a perpetual easement in gross to enter upon a Lot where reasonably necessary in the judgment of the Association for the purpose of properly performing or executing a duty or responsibility of the Association in respect of other Owners, or of the Owners generally, or of the Common Areas. Without limiting the above easement in gross, the Association has a perpetual easement in the Common Areas and the Lots for the purpose of general maintenance, installing, repairing, maintaining, removing, cutting or pruning underbrush, weeds, stumps or other unsightly growth, mowing of grass and removing trash and debris, and testing the lawn sprinkler system, if any, along with any other system which the Association has the duty or responsibility to operate or maintain for the benefit of the Owners or the Association. Declarant also has an easement in gross for the purpose of enabling and permitting Declarant to properly perform its duties and responsibilities as Declarant. Declarant further has an easement in gross to enter upon a Lot where reasonably necessary in the judgment of Declarant for the purpose of properly performing or executing a duty or responsibility of Declarant in respect of other Owners, or of the Owners generally, or of the Common Areas.

Article 4. Section 3: "Public Utility and Drainage Easements" The Common Areas are subject to public utility and drainage easements in favor of the Association, and/or any applicable governmental or quasi-governmental agency, utility companies, etc., and their assigns for maintenance of public utilities and drainage ways. If such drainage facilities are not installed or easements not described for the drainage needs prior to conveyance of the Common Areas, the Association may at its sole discretion, which discretion is to be exercised reasonably, grant them later. Each Owner shall have a right to the use of that portion of his Lot upon which easement for water detention or storm drainage is created subject to the terms and conditions of this Declaration and subject to the prohibitions or limitations contained in the Ordinances. This sole and exclusive use by the Owner is subject only to the permanent and perpetual right and duty of the Association to maintain, restore and replace said storm drainage system and area, and to the easements granted to the Village. The Owner shall not change the grade and pitch of the storm drainage system and area except to cut and maintain grass located on it.

Article 4. Section 4: "Easements, Leases, Licenses and Concessions" The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Areas for such uses and purposes as the Board deems to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities, cable television and similar and related purposes. Any and all proceeds from leases, easements, licenses or concessions with respect to the Common Areas shall be used to pay the Association expenses. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Lot, shall be deemed to grant a power coupled with an interest to the Association, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements

provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded. However, nothing contained in this Declaration shall be construed or deemed to constitute a grant of any easement or right of way to the public of access onto or across any portion of the Premises.

Article 4. Section 5: "Insurance and Restoration"

(A) Insurance. Prior to the commencement of work permitted pursuant to this Article 2, the party performing such work shall provide to the Owner or Owners of the Property, or any portion thereof on which such work is to be performed, reasonable evidence of workers compensation and general liability insurance insuring such Owner or Owners and any of its mortgages against claims for death, personal injury and property damage in reasonable coverage and amounts.

(B) Restoration. In the event any party performs any work pursuant to the rights granted under this Article 2, said party shall upon completion thereof restore the Property or any portion thereof upon which such work was performed, be it on a Lot, or the Common Areas to its condition prior to the commencement of such work. All parties performing such work shall do so in a manner which is least disruptive and minimized the distraction of the users and Owners of the Property or portions thereof upon which such work is being performed.

Article 4.1 – Maintenance of Common Areas and Dwelling Units

Article 4.1. Section 1: "Maintenance of Common Areas" The Association shall determine and carry out or cause to be performed all maintenance, improvement, repair and replacement of the Common Areas including:

(A) Lawn fertilization.

(B) Lawn and weed cutting.

(C) Lawn irrigation start-up and shut-down, and lawn irrigation system maintenance and monitoring.

(D) Snow-plowing of driveways, walks connecting the driveway with the main entrance, and sidewalks.

(E) Landscaping, mulch beds, and downspout splash blocks or extenders.

The Association shall NOT be responsible for (and it shall be the Unit Owner's responsibility to undertake) the following maintenance, improvement, repair and replacement:

(A) Spalling/scaling/settling/cracking/discoloration, etc. of driveways, walks connecting the driveway with the main entrance, sidewalks, and rear patios.

(B) Failure of water service, sanitary service, and sump discharge lines.

(C) Deck maintenance, staining, re-staining, etc.

The Association shall have the right to ingress and egress over and upon the Common Areas for any and all purposes connected with the use, maintenance, repair, operation, improvement, replacement and reconstruction of the common areas.

Owner/Builder shall at all times maintain the elevations, contours and drainage patterns which have been established by the Village and by Developer's civil engineering plans, or which occur naturally, unless variations or modifications are specifically permitted by the Village.

To the extent, if at all, that any Owner shall alter the elevations, contours or drainage patterns, whether the Lot is vacant or improved, the Association may, but shall not be required to correct said elevations, contours and drainage patters; and in such event, the cost thereof shall be added to such Owner's Assessment and such amount shall be immediately due and payable and the Association shall have such rights and remedies with respect to collections of them as are herein provided for Operating Assessments.

Article 4.1. Section 2: "Maintenance of Dwelling Unit" Each Dwelling Unit Owner shall have the obligation to maintain in good condition and repair the interior of his Dwelling Unit including all doors, garage doors, windows, and foundations. The following exterior improvements of a Dwelling Unit shall be maintained by the Association (provided said maintenance, repair or replacement is not occasioned by a unit Owner's intentional or negligent conduct):

(A) Roofing.

(B) Fascia/Soffit.

(C) Gutters and Downspouts.

(D) Exterior side of windows.

(E) Window trim and other trim board.

(F) Siding.

(G) Brick.

(H) Exterior side of garage doors and front doors.

Upon the failure of any Dwelling Unit Owner to so maintain his Dwelling Unit in a manner satisfactory to the Association, the Association, through its agents and employees, is hereby granted the right to enter upon his Dwelling Unit and make such reasonable repairs, maintenance, rehabilitation or restoration thereof as may be necessary, and the costs thereof shall

become a lien upon his Dwelling Unit in the same manner as provided in the Declaration hereof for nonpayment of maintenance assessments.

Each Unit and Dwelling Unit is hereby declared to be subject to an easement and right to and in favor of the Association and each and all of its employees, agents and instrumentalities to go upon such Unit and Dwelling Unit for reasonable inspection thereof from time to time and for the purpose of carrying out any and all of the obligations and functions with respect to such Unit or Dwelling Unit or for the benefit of any other Unit or Dwelling Unit, as are herein imposed upon or permitted to the Association, expressly including, without limitation, the maintenance, repair and replacement of any and all of the facilities for the supply of utilities and other facilities, apparatus and equipment serving said Unit, Dwelling Unit and/or other Units or Dwelling Units. The Association shall have an easement of ingress and egress over and upon any or all Units, including, but not limited to, driveways, the roof, yard, patio, and deck areas thereof, and any part of the Unit, Dwelling Unit, or Building necessary to perform its maintenance functions for the itemized building components in this Section for the purpose of construction, installation, repair, maintenance, replacement and inspection, of all facilities including, but not limited to, television antennas, transformers and water meters for the benefit of the Unit, Dwelling Unit, or Owners.

Article 4.1. Section 3: "Landscaping Generally" The Association, and each individual Unit Owner and Dwelling Unit Owner shall comply with any and all provisions of the Village ordinances governing landscaping and landscaping plans in connection with the development and use of the Premises and each Unit and Dwelling Unit. ~~The watering of flowerbeds shall be the responsibility of each Dwelling Unit Owner.~~ The Association shall be responsible for the watering and maintenance of the landscaping and lawns of all Common Areas, ~~other than watering of flower beds~~. The maintenance of Units shall be the responsibility of each Unit Owner. Additionally, each Unit Owner and Dwelling Unit Owner shall comply with rules and regulations promulgated by the Association regulating the types of substances which may be utilized in the performance of landscaping, as well as regulations prohibiting certain noxious shrubs within the Premises.

Article 4.1. Section 4: "Party Walls and Similar Structures" Each of the Dwelling Units shall have one or more party walls, each connecting it with other Dwelling Units in the same Building. It is intended that each party wall shall be erected between the Dwelling Units concerned and that each nonparty exterior wall of each Dwelling Unit shall be erected wholly within such Dwelling unit so as not to encroach upon any Common Areas or Dwelling Unit, but it is recognized that errors may occur in the actual placement of said walls during the course of construction. It is further contemplated that certain light fixtures, exterior walls, walks stoops, stairs, patios, and decks may encroach the Common Areas. Whenever any party wall of any Dwelling Unit shall be found to be not precisely upon the lot line intended and whenever any wall, lighting fixture, stoop, stairs, patio, walks, or decks of any Dwelling Unit shall be found to encroach (whether by intention or mistake) upon any Common Areas or upon another Dwelling Unit, valid easements for the maintenance of all such encroachments as described herein are hereby established by virtue of the provisions hereof and shall exist for the benefit of such Dwelling Unit so encroaching so long as the encroachment remains. Further, and without limitation of the foregoing, the legal description of any encroaching area concerned may be

changed or amended, and the Dwelling Unit Owner of each parcel concerned shall without further consideration execute and deliver all such conveyances as may be necessary or appropriate, so as to place the lot line concerned directly underneath such party wall or entirely outside each wall in the case of encroachment of any wall upon any Common Areas, or alternatively, each Dwelling Unit Owner concerned shall without further consideration execute and deliver all such grants of easement and other and further documents as may be necessary or appropriate in the matter.

All Dwelling Unit Owners who make use of a party wall shall share the cost of reasonable repair and maintenance of such structure equally.

If a party wall is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Dwelling Unit Owner who has used the wall may restore it. If other Dwelling Unit Owners subsequently use the structure, they shall contribute to the restoration cost in equal proportions. However, such contribution will not prejudice the right to call for a larger contribution from the other users under any rule of law regarding liability for negligent or willful acts or omissions.

The right of a Dwelling Unit Owner to contribution from any other Dwelling Unit Owner under this Section shall be appurtenant to the land and shall pass to such Dwelling Unit Owner's successors-in-title.

ARTICLE 5 – Assessments

Article 5. Section 1: "Creation of the Lien and Personal Obligation of Assessments" The Declarant, for each unit owned within the properties, hereby covenants, and each Owner of any unit by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or conveyance, is deemed to covenant and agree to pay to the Association: (1) monthly assessments or charges, and (2) special assessments for capital improvements, such assessments to be fixed, established and collected from time to time as hereinafter provided. The monthly and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the Unit and shall be a continuing lien upon the Unit against which each such assessment is made. Each such assessment, together with such interest at the rate of 12% per annum, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation shall pass to his successors in title unless expressly waived by the Association and they shall become jointly and severally liable therefore with such Owner.

Article 5. Section 2: "Purpose of Assessments" The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Premises and in particular for the improvement and maintenance of the Premise, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Areas and of the Dwelling Units situated upon the Premises, and for the payment of taxes and insurance on the Common Areas and facilities thereon; for repair, replacement and additions thereto, to accumulate reserves for any such expense and management and for supervision thereof, utility bills and association expenses.

Article 5. Section 3: “Community Assessment” Each year on or before December 1, the Board shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(A) The estimated Community Expenses;

(B) The estimated amount, if any, to maintain adequate reserves for Community Expenses including, without limitation, amounts to maintain the Capital Reserve;

(C) The estimated net available cash receipts from the operation and use of the Common Areas, plus estimated excess funds, if any, from the current year's assessments;

(D) The amount of the "Community Assessment" payable by the Owners, which is hereby defined as the amount determined in (1) above, plus the amount determined in (2) above, minus the amount determined in (3) above;

(E) That portion of the Community Assessment which shall be payable by the Owner of each Unit which is subject to assessment hereunder each month until the next Community Assessment or revised Community Assessment becomes effective, which monthly amount shall be equal to the Community, Assessment, divided by the number of Units, divided by twelve (12), so that each Owner shall pay equal Community Assessments for each Unit owned. The starting monthly assessment shall be $150. The proforma budget is attached hereto as Exhibit F.

(F) Anything herein to the contrary notwithstanding the following provisions shall apply with respect to the period prior to the Turnover Date. Any budget prepared by the Board prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's or Declarant's beneficiary's then current plan for the Development and (ii) all proposed Dwelling Units have been sold and are occupied. The current plan for the Development shall be kept on file with the Association and may be modified from time to time by Declarant or Declarant's beneficiary. Declarant shall not be obligated to pay any Community Assessments to the Association prior to the Turnover Date.

Article 5. Section 4: “Payment of Community Assessment” On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Community Assessment, each Owner of a Unit which is subject to assessment shall pay to the Association, or as the Board may direct, that portion of the Community Assessment which is payable by each Owner of a Parcel under Section 3(5).

Article 5. Section 5: “Revised Assessment” If after the Initial Development Period the Community Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Board may increase or decrease the assessment payable under Article 12 Section 3(5) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

Article 5. Section 6: “Capital Reserve” The Association shall segregate and maintain special reserve accounts to be used solely for making capital expenditures in connection with the Common Areas and those portions of the Dwelling Unit exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Board shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Areas, the portions of the Dwelling Unit exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Areas, the portions of the Dwelling Unit exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. Each budget shall disclose that percentage of the Community Assessment which shall be added to the Capital Reserve and each Owner shall be deemed to make a capital contribution to the Association equal to such percentages multiplied by each installment of the Community Assessment paid by such Owner.

Article 5. Section 7: “Initial Capital Contribution” Upon the closing of the sale of a Unit by the Declarant to the Builder or Dwelling Unit Owner, the new Owner shall make a capital contribution to the Association in the amount equal to three (3) months' Community Assessment, or $600. Said amount shall be held and used by the Association for its working capital needs.

Article 5. Section 8: “Special Assessments for Capital Improvements” In addition to the monthly assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area or Dwelling Unit exterior, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting.

Article 5. Section 9: “Uniform Rate of Assessments” Both monthly and special assessments must be fixed at a uniform rate for all units and may be collected on a monthly basis.

Article 5. Section 10: “Date of Commencement of Annual Assessment Due Dates” The monthly assessments provided for herein shall commence as to such unit on the first day of the month following the conveyance of such unit by the Declarant to the initial owner thereof. The assessment for the month of closing shall be adjusted according to the number of days remaining in the month, and paid at closing by the Purchaser. The Board of Directors shall fix the amount of the annual assessment against each unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors for both annual and special assessments. The Association shall, upon written demand, at any time furnish a certificate in writing signed by an Officer of the Association setting forth whether the assessments on a specified unit have been paid. A reasonable charge may be made by the Board for the issuance

of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Article 5. Section 11: "Effect of Non-payment of Assessments" Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve (12%) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. Interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Unit. A collecting agent may be designated by the Board of Directors who is also the mortgagee (or its servicing agent) of the Owner's mortgage on his unit, and the mortgage may be declared in default in the event such assessment shall become delinquent and is not paid within thirty (30) days after the delinquency date, it being understood and agreed that the non-payment of such assessment materially affects and jeopardizes the value and security of the Unit so mortgaged.

Article 5. Section 12: "Subordination of the Lien to Mortgage" The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. Sale or transfer of any unit which is subject to any mortgage, pursuant to a decree of foreclosure under such mortgage or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which became due prior to the earlier of such sale or transfer or the appointment of a receiver or mortgager in possession. No sale or transfer shall relieve such unit from liability for any assessments thereafter becoming due or from the lien thereof.

Article 5. Section 13: "Exempt Property" The following property subject to this Declaration shall be exempt from the assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Areas and (c) any properties owned by the Declarant or Developer. However, no land or improvements devoted to dwelling use shall be exempt from said assessments after the initial sale of such Lot, Unit, or Dwelling Unit by the Declarant.

Article 5. Section 14: "Exempt Units" Prior to the time a Lot or Unit is conveyed by the Declarant or Developer, it shall be exempted from the assessment, charges and liens created herein. On Dwelling Units for which certificates of occupancy have been issued, but which units are not yet sold and conveyed, the Builder shall be responsible for the maintenance of such units in a manner typical of the average maintenance of the Units on the Premises.

ARTICLE 6 – INTENTIONALLY DELETED ~~Architectural Review Committee~~

~~Article 6. Section 1: "Purpose" The purpose of the Architectural Review Committee ("Committee") is to maintain the high quality and desirability of the Units within the Heritage Crossing Townhomes of Western Springs, to aid in the preservation of its natural beauty and to protect the harmony of the development and value of the area.~~

~~Article 6. Section 2: "Committee" The Developer will create the Committee for the purposes of administering the controlling the matters set forth in this Declaration. The Developer shall~~

remain the sole member of the Committee regardless of Class A membership status until the Class B membership is terminated. No members of the Committee shall be entitled to any salary for serving thereon, but reasonable fees may be paid to any consultants for services rendered to the Committee.

Article 6. Section 3: "Review Process" The following application information shall be submitted to the Committee and, will be made to Developer or as otherwise directed by the Class B member. The information will then be distributed to the various Committee members for their review. The Committee shall have five (5) business days in which to respond. The application for architectural review shall include one copy of each of the following items:

(A) Cover Letter addressed to the Architectural Committee requesting final approval of plans, identifying lot location, number and street address and providing any other pertinent information relevant to assisting the Committee in their review. A sample form is included as (Exhibit "D.")

(B) Lot Layout Drawing shall identify the location and dimensions of the improvement, access; front, side and back setbacks from exterior lot lines; grading contours; driveway location and dimensions and materials; location and dimensions of all utility easements or lines.

(C) Exterior Design Working Elevation Drawings shall include elevations and complete dimensions of all sides of the proposed improvement.

(D) Working Drawings shall include all levels of the improvement with dimensions.

(F) Size Calculations shall outline heights and dimensions of the improvement.

(F) Explanation of exterior color scheme, or samples if required.

(G) Application Fee shall be in the amount of $100.00 per application and made payable to McNaughton Development, Inc.

(H) The architectural committee shall not review the plan unless all assessments currently due for the lot are paid in full.

(I) The review by architectural committee is intended to ensure compliance with the declaration of covenants and restrictions of the subdivision. In no way does approval by the committee verify compliance to any local or state building, zoning or engineering codes.

Once final approval of the application information has been granted by the Committee and the applicable reviews completed by other consultants, a letter of approval will be provided to the applicant and the applicant shall make the necessary submittals to the Village for their review prior to the issuance of a building permit. Contact the Village for complete information as to their submittal and time requirements and time frames.

ARTICLE 7 – Community Control

Article 7. Section 1: "Nuisances" No noxious or offensive activity shall be carried on upon any Unit, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Article 7. Section 2: "Development Activity" Notwithstanding any other provision herein, any Owner, including the Declarant or Developer, shall be entitled to conduct on the Premises all activities normally associated with and convenient to the development of the Premises and construction and sale of Dwelling Units.

Article 7. Section 3: "Parking or Keeping of Vehicles" With the exception of construction activities of Declarant, no vehicles are to be parked on any part of any Lot, except upon driveways or within attached garages, and no campers, boats, trailers, jet ski, snow mobiles, recreational vehicles and commercial vehicles and accessories may be kept on any Unit unless the same are fully enclosed within the garage located on such Unit. Owner and guest parking is prioritized in the garage, followed by driveway and then within guest parking and along the curb line. Parking is prohibited in front of the gate access at the north end of the Area as identified by signage installed by Declarant.

Article 7. Section 4: "Garbage and Refuse Disposal" No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and there must be a dumpster on site once construction begins.

Article 7. Section 5: "Manufacturing" No part of the Premises, or any Lot, and no building erected or maintained on any part of the Premises shall be used for manufacturing, industrial or business purposes.

Article 7. Section 6: "Utilities" All electric service, telephone service and other utilities shall be supplied by underground service and no poles shall be permitted except for temporary structures used by Developer.

Article 7. Section 7: "Miscellaneous Controls" When applicable all Village Ordinances shall be complied with and approval shall be obtained prior to installation of any of the following on any Lot unless expressly prohibited or restricted herein:

(A) Flagpoles or wall mounted flags are prohibited.

(B) Trees, shrubs and other vegetation may not be planted on corner lots in a manner which will obstruct the vision of a vehicle.

(C) Awnings or canopies are prohibited unless they are included as part of the original townhome design and improvements and approved by the ARC.

(D) Additional landscaping and accessory improvements that are not part of the original townhome design i.e., privacy fences at patios, pergolas are subject to approval of the ARC

(E) Open air laundry facilities are prohibited.

(F) Exterior television and radio antennas and satellite disks larger than 18" in diameter are prohibited.

(G) Swimming pools are prohibited.

(H) Dog runs are prohibited.

(I) There will be no alteration of retention or detention ponds unless otherwise stated in this Declaration.

(J) There shall be no alteration or removal of natural existing boundary hedgerows, shrubs, trees or other vegetation around the perimeter of the Heritage Crossing Subdivision.

(K) There shall be no storage of any kind under decks.

ARTICLE 8 – Variation and Departures

Declarant and Developer hereby reserves the absolute unqualified right to enter into agreements with the owner or owners of any lot or lots, without the consent of the owner or owners of other lot or lots, to depart from vary any and all of the covenants set forth above, provided there are practical difficulties or particular hardships or other good and sufficient reasons by the owner making the request; and any such departure or variation, which shall be manifested by an agreement in writing, shall not constitute a waiver of any such covenant as to the other lots in the Subdivision, provided that any such departure or variation shall not result in harm or diminution in value of the Subdivision as a whole.

ARTICLE 9 – Insurance/Condamnation

Article 9. Section 1 : "Insurance"

(A) The Board shall have the authority to and shall obtain insurance for the Common Area, against loss, damage or destruction by fire, vandalism, malicious mischief and such other hazards as are covered under standard extended coverage insurance provisions, of the full insurance replacement cost of the Common Areas, and against such other hazards and for such amounts as the Board may deem advisable. Full insurable replacement cost shall be deemed the cost of restoring the Common Areas to substantially the same condition in which it existed prior to said damage or destruction. Such insurance coverage for the Common Areas shall be written in the name of, and the proceeds thereof shall be

payable to, the Association. The premiums for such insurance coverage on the Common Areas shall be a Common Expense.

(B) The Board shall have authority to, and shall obtain comprehensive public liability insurance, in such amounts as it deems desirable, and shall have authority to obtain workmen's compensation insurance and other liability insurance as it deems desirable, insuring each Dwelling Unit Owner, mortgagee of record, if any, the Association, its Officers and Directors, Board and Employees, the Developer, the Trustee, and the Managing Agent, if any, from liability in connection with the Common Areas. The premiums for all said public liability insurance shall be a Common Expense.

(C) The Board shall have authority to and may obtain such insurance, in such amounts, from such sources and in such forms as it deems desirable, insuring each Director of the Board, Officer of the Association, and each member of any committee appointed pursuant to the Bylaws of the Association from liability arising from the fact that said person is or was a Director or officer of the Association, or a member of such committee. The premiums for such insurance shall be a Common Expense.

(D) The Board shall have authority on behalf of the Association to participate in a cooperative program with other community associations in Cook County to obtain liability insurance on behalf of the Association. The Board must be satisfied with all the provisions of such a proposed participation agreement before it enrolls the Association in it.

(E) Each Dwelling Unit Owner shall, at his own expense, obtain and maintain, throughout the period of his ownership of a Dwelling Unit, insurance on his Dwelling Unit as well as his additions and improvements thereto, against loss, damage or destruction by fire, vandalism, malicious mischief and such other hazards as are covered under standard extended coverage insurance provisions, for the full insurable replacement cost of his Dwelling Unit and against such other hazards as the Board may provide by resolution, such insurance coverage to be in form, substance, amount and with an insurance carrier satisfactory to the Board. The Board reserves the right, but shall be under no obligation, to require any Dwelling Unit Owner to increase the coverage on his Dwelling Unit up to the full insurable replacement cost thereof if the Board reasonably determines that such Dwelling Unit is not so insured. Full insurable replacement cost shall be deemed the cost of restoring such Dwelling Unit or any part thereof to substantially the same condition in which it existed prior to said damage or destruction. Such insurance coverage shall name the Association as an additional insured thereunder as the Association's interest may appear. Each such policy of insurance shall contain, if possible, a waiver of subrogation rights by the insurer against the other Dwelling Unit Owner and the Association. Each Dwelling Unit Owner shall submit to the Association a certificate of insurance naming the Association as an additional insured thereunder. Subject to the following sentence, the proceeds of

such insurance shall be payable to the Dwelling Unit Owner and the Association as their interests may appear and shall be used to restore such Dwelling Unit to the same condition in which it existed prior to such damage or destruction; and the Association shall have the right to compel the Dwelling Unit Owner to so apply such proceeds. Subject to the rights of any mortgagee under a recorded mortgage on such Dwelling Unit, the Association shall have the right, at its election, to collect and receipt for any such insurance proceeds.

Article 9. Section 2: "Damage or Destruction"

(A) In the event the Common Areas shall suffer damage or destruction from any cause, the proceeds of any policy insuring against such loss or damage and payable by reason thereof shall be applied to cause such damage or destruction to be reconstructed, repaired or restored unless the Board decides that such proceeds not be so applied.

(B) In the event of damage to or destruction of, by fire or other casualty, any Dwelling Unit, or any portion thereof, the Dwelling Unit Owner of any such Dwelling Unit covenants and agrees that such Dwelling Unit Owner shall commence repairing or rebuilding, within a reasonable time after such damage or destruction (not to exceed six months), the Dwelling Unit in a substantial and workmanlike manner, using materials comparable to or better than those used in the original structure, and that all construction performed by or caused to be performed by such Dwelling Unit Owner shall conform in all respects to the laws and ordinances regulating the construction of buildings in force at the time of such repair or rebuilding. All available insurance proceeds shall be applied to such repairing and rebuilding; the excess, if any, to be paid to the Dwelling Unit Owner. The exterior of such Dwelling Unit, when rebuilt, shall be substantially similar to and of architectural design in conformity with the exterior of such Dwelling Unit prior to the damage or destruction. All rebuilding performed in accordance with the provisions of this paragraph shall be subject to the approval of the Association. In the event that any Dwelling Unit Owner shall fail to perform the necessary repair or rebuilding in accordance with the provisions hereof, then the Association may but shall not be required to cause such repair or rebuilding to be furnished, provided and installed in accordance with the provisions hereof and the total cost thereof shall be the personal obligation of the Dwelling Unit Owner. In any such event, the Association shall have and is hereby given a continuing lien on the Dwelling Unit to which any such repair or rebuilding is furnished by the Association in the aggregate amount of (i) the cost thereof, (ii) interest at the maximum rate permitted by the laws of Illinois from the date of the Association's payment of such costs, and (iii) reasonable attorneys' fees and any court or other costs incurred by the Association in connection therewith, which lien shall bind such Dwelling Unit in the hands of such Dwelling Unit Owner, his heirs, devisees, personal representative, grantees and assigns. In the event such Dwelling Unit Owner does not forthwith fully repay the Association therefore as aforesaid, such lien may be foreclosed against the Dwelling Unit by the Association, in the same manner as

hereinabove provided in connection with unpaid assessments. The Association's lien described in this paragraph shall be subordinate to the lien of any mortgage now or hereafter placed upon the Dwelling Unit.

ARTICLE 10 – Right Reserved Developer/Declarant

Article 10. Section 1: "Special Amendments" Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with First Mortgages coveting Lots, (iii) to correct errors, omissions or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations, (v) Developer has the sole authority to authorize a change the product line and elevations during the course of construction. If this option is exercised by the Developer all efforts will be made to continue with the overall aesthetics and harmony of the community or (vi) To make any other modifications that the Declarant deems necessary to further the best interests of the development. In iterance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, mast deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power to make Special Amendments hereunder shall terminate at such time as Declarant no longer holds or controls title to any portion of the Premises.

Article 10. Section 2: "Easements for Storm Water Management" The Developer reserves the right to enter into agreements and easements for the use of easement areas, detention areas and storm water management facilities constructed by Developer with adjoining property owners, and, in connection therewith enter into such agreements for joint maintenance of such detention and storm water facilities on behalf of the Association as Developer sees fit.

Article 10. Section 3: "In General" In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the By-Laws, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the By-Laws to the contrary notwithstanding, the provisions set forth in this Article shall govern. If not sooner terminated as provided in this Article, the provisions of this Article shall terminate and be of no further force and effect from and after such time as the Declarant or Declarant's beneficiary is no longer vested with or controls title to any part of the Premises.

Article 10. Section 4: "Promotion of Project" In connection with the promotion, sale or rental of any improvements upon the Premises: (a) the Declarant shall have the right and power, within its sole discretion, to construct such temporary or permanent improvements, or to do such acts or

other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, including, without limitation, the right to construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable; and (b) Declarant, Declarant's beneficiary and their respective agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Areas, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to sell or lease any Lot owned by it to any person or entity which it deems appropriate in its sole discretion.

Article 10. Section 5: "Construction on Premises" The Declarant hereby reserves the right and power to make such improvements to the Common Areas (including landscaping) as the Declarant deems to be necessary or appropriate. In connection with the rights provided in this Section, the Declarant, Declarant's beneficiary and their respective agents and contractors, shall have the right of ingress, egress and parking on the Common Area and the right to store dirt, construction equipment and materials on the Common Areas without the payment of any fee or charge whatsoever.

Article 10. Section 6: "Grant of Easements and Dedications" Declarant shall have the right to dedicate portions of the Common Area to the County, the Municipality or other governmental authority which has jurisdiction over such real estate. Declarant shall also have the right to reserve or grant easements over the Common Areas to any governmental authority, public or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer or water lines, or any other utility services serving any portion of the Premises.

Article 10. Section 7: "Declarant Control of Association" The first and all subsequent Boards shall consist of that number of persons from time to time designated by the Declarant, which persons may, but need not, be Voting Members. Declarant's rights under this Section to designate the members of the Board shall terminate on the first to occur of (a) the giving of written notice by mail by the Declarant to the members of its Association of Declarant's election to terminate such rights, and its Developers shall have no further obligation with respect to the operation of the association following said notice, or (b) ten (10) years from the date of Recording hereof. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Board shall be consisted and elected as provided in the By-Laws. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

Article 10. Section 8: "Other Rights" The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, Declarant determines are necessary or desirable in connection with the rights of Declarant under this Declaration, including Amendment of this Declaration prior to turnover. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting title and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant to make, execute and record an amendment.

ARTICLE 11 – General Provisions

Article 11. Section 1: "Enforcement" The Association, shall have the right to enforce, by any proceeding at law or in equip, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and shall be specifically entitled in all respects to reasonable attorney's fees and costs incurred by the Association from any defaulting or non-complying Owner. Failure by the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Association is hereby granted all rights granted to Townhome Associations pursuant to Illinois law, now in place or hereafter enacted, to enforce this Declaration or procure payment of the Assessments as herein provided. Nothing contained herein shall be deemed to require the Association, the Declarant or any successor Developer to comply with any term or provision of or submit any property to an act commonly known as the Illinois Condominium Act.

Article 11. Section 2: "Severability" Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Article 11. Section 3: "Amendment" The covenants and restrictions of this Declaration shall run with and bind the land, and shall insure to benefit of and be enforceable by the Association, or the Owner of any unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. The covenants and restrictions of this Declaration may be amended after the "Turnover Date" by an instrument signed by not less than seventy-five (75%) percent of the unit Owners. Any amendment proposed by the Association Board after the "Turnover Date" must be approved by the Village or its' successors. Any amendment must be properly recorded.

Article 11. Section 4: "Perpetuities and Other Invalidating" If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the role against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the Governor of Illinois, JB Pritzker at the time this Declaration is Recorded.

Article 11. Section 5: "Transfer of Dwelling Unit" Any transfer of an interest in a dwelling unit shall be prior accompanied by submittal of a Transfer Letter to the Declarant (or the Board), as the case may be, in form similar to that in attached EXHIBIT E.

ARTICLE 12 – Annexing Additional Property

Article 12. Section 1: "In General" Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as

hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Community Area shall be referred to as "Added Community Area"; and any Parcels contained in the Added Premises shall be referred to as "Added Parcels". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Parcels then subject to this Declaration is first obtained.

Article 12. Section 2: "Power to Amend" Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time, which amends or supplements Exhibit A, and the property described in this agreement. A Supplemental Declaration may contain such additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

Article 12. Section 3: "Effect Supplemental Declaration" Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Community Area, or benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

Premises (including the Added Community Area or the Added Parcels, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Parcel or its Owner prior to such Recording;

The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

Each Owner of an Added Parcel which is subject to assessment hereunder shall be responsible for the payment of the Community Assessment, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Parcel became subject to assessment hereunder.

ARTICLE 13 – Declarant Disclosure

Subdivision Zoning: Village of Western Springs R4 Multi-Family Planned Development

Contiguous Zoning:

North – Village of Western Springs C2 Community Shopping, A Single Family, R4 Multi-Family and R4 Multi-Family Planned Development
East – Unincorporated Cook County R4 Single Family.
South – Village of Western Springs A Single Family
West – Village of Western Springs A Single Family

Homeowners Association Snow Removal: The Association and the Heritage Springs Owners Association, Inc. will use their best efforts to utilize the same snow removal company and share the expense of clearing the existing and newly extended Heritage Court. The hiring of that service or any future changes shall be mutually approved by both the Association and the Heritage Springs Owners Association, Inc. The Heritage Springs Owners Association, Inc. shall pay 35% of the snow removal on the street and the Association shall pay 65% of the snow removal on the street. This percentage is based on the number of units within each development. The associations will bear the responsibly of their own driveway clearing. This cost-sharing agreement will be memorialized in the Easement documents.

Homeowners Association Gate: The Association will have the full responsibility of maintenance and repair of the Gate, at its sole cost and expense.

Homeowners Association Stormwater Detention Pond: The maintenance responsibilities for the Lawn Avenue detention pond area will be borne by the Association. For the avoidance of doubt, Heritage Springs Owners Association, Inc. shall have no obligations whatsoever with respect to the Lawn Avenue detention area, including, but not limited to maintenance, repair, restoration or financial contribution obligations.

Development Agreement: Purchaser acknowledges that the Premises are subject to a Development Agreement between McNaughton Development, Inc. and the Village of Western Springs. Purchaser agrees to be bound by the terms of said development agreement, provided that no provisions therein materially affect the cost of the lots, the cost of the home construction, or the Purchaser's ability to timely construct said improvements.

Final Surface: Purchaser acknowledges that the developer will comply with all local rules and practices regarding the timing of the placement of the final lift on the intra-subdivision streets, and will cooperate with developer regarding scheduling to insure said work is completed timely.

Tree Removal: Purchaser acknowledges that existing trees may be removed on the site that are not noted on the final engineering removal plan. Likewise, Purchaser acknowledges that there are trees noted for removal on the final engineering removal plan, that may not be removed as a part of the development of the site. Developer makes no guarantees regarding removal or non-removal of trees onsite.

Construction Access: Purchaser acknowledges that all construction traffic must enter and exit from Wolf Road via Park Place

Common Area Irrigation: The watering and irrigation of any required common area landscape areas is the responsibility of the Homeowners Association and not that of the individual owners.

Seller Disclosure to Be Included in Any Contract to Purchase Real Estate within Heritage Crossing Subdivision: Sellers of Real Estate within Heritage Crossing subdivision shall be required to include this Article 14-Declarant Disclosure in any Contract to transfer fee simple title within the Heritage Crossing Subdivision, and procure the Purchaser's signature that it has read and understood the Article 14-Declarant Disclosure. Failure to include this Article 14-Declarant Disclosure in a Contract to transfer real estate in the Heritage Crossing subdivision, shall not be construed to counteract Purchaser's constructive notice of the Article 14-Declarant Disclosure by virtue of its recordation in the office of the Cook County Recorder of Deeds.

_____ _____

Purchaser Purchaser

IN WITNESS WHEREOF, the undersigned has executed this First Amendment as of the date first written above.

McNaughton Development, LLC

BY:_____

Its: _____

STATE OF ILLINOIS)
COUNTY OF COOK) ss:

I, _____ a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that_____ as _____ of McNaughton Development, Inc., an Illinois corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____

_____

Notary Public

(EXHIBIT “A”) LEGAL DESCRIPTION

(EXHIBIT “B”) PLAT OF SUBDIVISION

(EXHIBIT “C”) BYLAWS

(EXHIBIT “D”) ARCHITECTURAL REVIEW COMMITTEE FORM

(EXHIBIT “E”) TRANSFER LETTER

(EXHIBIT “F”) PROFORMA BUDGET

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

LAWN AVENUE: THAT PART OF THE 66 FEET WIDE VACATED LAWN AVENUE (VACATED PER DOCUMENT NO. 96138577), LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Underlying PINS:

PARCEL 1:	18-18-200-038
PARCEL 2:	18-18-200-017
LAWN AVENUE RIGHT-OF-WAY:	18-18-200-001

Property Addresses:

TBD

EXHIBIT B – PLAT OF SUBDIVISION

EXHIBIT C – BYLAWS

Bylaws to be determined at the initial meeting of the voting members or by unanimous written consent of the voting members, after the Class B membership terminates.

EXHIBIT D – ARCHITECTURAL REVIEW COMMITTEE FORM

ARCHITECTURAL REVIEW
HERITAGE CROSSING OF WESTERN SPRINGS

Date: _____

Builder / Owner: _____

Lot #: _____

Address: _____

_____

Architect: _____ Plan #: _____

Brick Name: _____

Mortar Color: _____

Roof Color: _____

Window Color: _____

Siding Color: _____

Approved _____
McNaughton Development, Inc

Date: _____

(Office use only)

☐ Lot Layout	☐ Landscape Plans	☐ Assmts. Paid
☐ Plans	☐ Exterior Colors	☐ Fee(s)

EXHIBIT E – TRANSFER LETTER

NOTICE OF TRANSFER OF OWNERSHIP

Date: _____

Purchaser: _____ Lot #: _____

_____

_____

Address: _____

Phone #: _____

_____

DECLARATION: Seller has delivered to Purchaser and Purchaser acknowledges receipt of the Declaration of Covenants, Conditions and Restrictions (The Declaration). Purchaser agrees to comply with the terms thereof including but not limited to, those provisions relating to architectural review authority of Seller, The Architectural Review Committee (The ARC), or the Homeowner's Association; and those provisions relating to payment of assessments to the Homeowner's Association for maintenance and repair of common areas in the Subdivision pursuant to the formula set forth in the Declaration, and for other specified purposes. Purchaser acknowledges that compliance with the terms of such Declaration will be mandatory and not voluntary.

_____

Purchaser(s)

EXHIBIT F – PROFORMA BUDGET

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF MAILING, PUBLICATION AND SIGN POSTING FOR A PUBLIC HEARING PURSUANT TO TITLE 10 (DEVELOPMENT CONTROL ORDINANCE), CHAPTER 3 (ADMINISTRATIVE BODIES AND PROCEDURES) OF THE WESTERN SPRINGS DEVELOPMENT CONTROL ORDINANCE

Petitioner:	**McNaughton Development, LLC**
Subject Property:	**5600 Wolf Road, Western Springs, Illinois**
PINS:	**18-18-200-017-0000, 18-18-200-038-0000 and 18-18-200-001-0000**
Public Hearing Date:	August 13, 2024
Petition:	***Comprehensive plan amendment, map amendment, conditional use permit for a planned development, and subdivision***

Heather Valone on oath states:

1. I am the Director of Community Development of the Village of Western Springs, Illinois.

2. If called upon to testify, I would make the following statements under oath based on my personal knowledge:

A. Mailing of Public Hearing Notice (65 ILCS 5/11-13-7)

On the 18th day of July 2024, I placed true and correct copies of the attached "Notice Of Public Hearing" (**Exhibit "A**") into envelopes addressed to each person listed on the attached "Service List" (**Exhibit "B"**) with completed registered mailing, return receipt requested cards affixed to the envelopes and then delivered said envelopes to the United States Post Office personnel at 4479 Lawn Avenue, Western Springs, Illinois and paid to the Post Office personnel the proper postage due which was affixed to said envelopes before me prior to the Post Office personnel depositing the envelopes into the mail chute. The persons listed in the Service List are the owners of record and taxpayers of record listed in the Cook County public records (office of recorder or deeds or registrar of titles and tax records) of all property within 250 feet in each direction of the Subject Property, excepting the number of feet occupied by all public roads, streets, alleys and other public ways.

B. Publication of Public Hearing Notice Posting of Sign of Public Hearing Notice

The attached "Notice Of Public Hearing" (**Exhibit "A"**) was published in the ***Chicago Sun Times***, at least once during the time period not more than 30 days nor less than 15 days prior to

the Public Hearing on the above-mentioned Petition. A copy of the Publisher's Certificate confirming said publication is attached as **Exhibit "C".**

C. Posting of Sign of Public Hearing Notice

Under my direction, one sign were posted on the Subject Property on July 18, 2024, a date not more than 30 days nor less than 15 days prior to the Public Hearing on the above-mentioned Petition. I inspected the Subject Property on July 18, 2024, and confirmed that the sign was posted on July 18, 2024.

The posted sign measured at least six (6) square feet, stated on its face "Zoning Application Pending", and provided a telephone number that could be called for additional information. The sign was posted on the Subject Property facing **Wolf Road**. Since July 18, 2024, I have periodically driven by the Subject Property and observed that the sign has remained posted in the same manner and place as its original posting, the sign has not been altered and at no time since the initial posting has the Village had to re-post, replace, fix or otherwise repair the sign. As the date of the Public Hearing, the sign was still posted on the Subject Property in the same manner and place as its original posting.

I have attached to this Affidavit a digital photograph of the posted signs, which was taken by *Robertt Schmidt* on July 18, 2024, at my direction (**Exhibit "D"**). The attached photograph is a true and accurate representation of the sign posted on the Subject Property that I personally observed on February 16, 2024. In addition, attached to this Affidavit is the *Affidavit of Robert Schmidt (***Exhibit "E"**), which confirms that the digital photograph of the posted sign was taken by *Robert Schmidt* on July 18, 2024.

Dated: This 7th day of August, 2024.

NAME

Subscribed and Sworn to before me
This 7th day of August, 2024.

Notary Public

OFFICIAL SEAL
ELIZABETH CHENELLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/28/2027

INDEX OF ATTACHED EXHIBITS

Exhibit "A"

Notice Of Public Hearing

Exhibit "B"

Service List

Exhibit "C"

Publisher's Certificate

Exhibit "D"

Photograph of the Posted Sign

Exhibit "E"

Affidavit of Photographer

Public Hearing Notice

Notice is given that the Plan Commission of the Village of Western Springs, Cook County, Illinois, will hold a Public Hearing at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, on **August 13, 2024,** in the Village Board Room at the Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois, relative to a request for a comprehensive plan amendment, map amendment, conditional use permit for a planned development, a vacation of a portion of the Lawn Avenue right-of-way, and subdivision to allow twenty-nine three-story townhomes for the property owned by Casey and Fran Gaik and located in O Limited Office District, in accordance with Subsection 10-3-12 (Administrative Bodies and Procedures; Amendments), Subsection 10-3-14(M) (Administrative Bodies and Procedures; Conditional Uses; Modification Or Intensification), Subsection 10-3-15 (Administrative Bodies and Procedures; Subdivisions), 10-8 (Planned Developments), and Section 10-6-5(B) (Residential District Regulations; R4 - Multiple-Family Residence District; Conditional Uses) of Title 10 (Development Control Ordinance) ("DCO") of the Western Springs Municipal Code ("Village Code"), for the following described property:

Common Address: 5600 Wolf Rd, Western Springs, Illinois ("Property").
P.I.N.s: 18-18-200-017-0000, 18-18-200-038-0000 and 18-18-200-001-0000.
Zoning District: O Limited Office District
Lot Size: Approximately 2.414 acres or
2.755 acres with the vacated Lawn Avenue Right-of-Way Parcel
Petitioner: McNaughton Development, LLC (the "Petitioner")
Owner: Casey and Fran Gaik (the "Property Owner").
Case Number: PC-2024-02

The Petitioner requests approval of the following zoning relief for the Property: a request for a comprehensive plan amendment, map amendment, conditional use permit for a planned development, and subdivision for the Property to authorize a twenty-nine three-story townhomes development consisting of eight separate townhome buildings and accessory hardscape and structure modifications pursuant to Subsection 10-3-12 (Administrative Bodies and Procedures; Amendments), Subsection 10-3-14(M) (Administrative Bodies and Procedures; Conditional Uses; Modification Or Intensification), Subsection 10-3-15 (Administrative Bodies and Procedures; Subdivisions), and 10-8 (Planned Developments) of the DCO, including (1) a waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO; (2) the reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.) (Not required: Site Lighting Plan; Financial Information), (3) approval of a combined Preliminary Plan / Final Plan (as contemplated in the DCO) for the Development, provided that the Petitioner complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, (4) comprehensive plan amendment (9 to 18 density units /acre), (5) a map amendment from O – Limited Office District classification to R4 – Multi-Family Residence District classification, and (6) variations: front yard setback variation, interior side yard setback, corner side yard setbacks, rear yard setback, multiple-family dwelling height, and maximum building floor area ratio (the "Requested Zoning Relief"). Any additional exception(s) or variation(s) from the other use, bulk and site design requirements contained in the DCO that are necessary to allow the above Property and the proposed improvements and structures to be used for their proposed purposes in accordance with the filed General Information Application ("Petition") shall also be considered for Village approval. The Petitioner also requests that the Village vacate a portion of the dedicated Lawn Avenue right-of-way, generally described as the approximate 225.00 foot (north to south) by 66.00 foot (east to west) parcel and located west of and adjacent to the south 25.00 feet of Lot 4 and Lots 5 and 6 of Maxted's Subdivision with assigned P.I.N 18-18-200-001-0000, for purposes of

incorporation into the development. The Petition and supporting documents have been on file with the Village's Department of Community Development since May 23, 2024, and the Petition and supporting documents are available for public inspection and photocopying through the Department of Community Development or the Village Clerk's Office in the Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois 60558.

This Notice is given pursuant to the applicable State laws, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/11-13), and the applicable provisions of the Village of Western Springs Municipal Code. All persons who want to attend and participate in the Public Hearing or who want to submit written comments with respect to any issues regarding the Petition may do so by complying with the Village Rules and Procedures for Land Use Public Hearings as noted below. The Public Hearing may be continued by the Plan Commission without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of any subsequent public hearings, if necessary, or except as otherwise required by the Illinois Open Meetings Act.

Village Hall meeting rooms are open to the public. The Petitioner and their representatives and consultants, the Village officials, representatives and consultants, and the public may attend and participate in the Public Hearing. Members of the public who intend on participating in the Public Hearing, by providing verbal testimony or written evidence or by conducting cross-examination of any witnesses, are required to pre-register with Kelsey Fawell, Senior Planner, as noted below, so that the Village can ensure that any audio and visual technological needs can be accommodated and that any referenced or submitted documents may be available for review by members of the Plan Commission, the Petitioner, the Village and the general public.

A link for information on how to attend and participate in the Public Hearing, including the Village Rules and Procedures for Land Use Public Hearings, will be posted to https://wsprings.com/calendar at least two (2) hours before the Public Hearing. In order to participate in the Public Hearing by providing verbal testimony or written evidence or conducting cross-examination of any witnesses, please submit your records to and pre-register with Kelsey Fawell, Senior Planner, at kfawell@wsprings.com or at 708-246-1800 ext. 170 at least forty-eight (48) hours before the Public Hearing. Public comments relative to the petition may be submitted to Ms. Fawell by leaving a hard copy at the Village Hall in the drop box at 740 Hillgrove Avenue, Western Springs, Illinois or via email to kfawell@wsprings.com on or before 2:00 p.m. on the Public Hearing date. Public comment will be allowed during the public comment portion of the Public Hearing. Any submitted written comments will be read into the public record, if concise, or will be identified by name, address, date, type of communication and page length, and included as part of the public record.

If you have any physical or mental conditions that would be considered a disability under the Americans with Disabilities Act, the Village will make and take all reasonable measures to assist you in participating in the Public Hearing process. If you need translators or other assistance to make the process meaningful for you, please also notify us. It is our goal to provide these reasonable accommodations to those with disabilities so that they may meaningfully participate in the Public Hearing process. Persons requiring auxiliary aids and services should contact Ms. Fawell using the above contact information at least five (5) calendar days prior to the above Public Hearing date to inform us of your anticipated attendance and needs.

Dated: July 18, 2024.

Heather Valone, Director of Community Development and
Secretary to the Plan Commission

	OWNER NAME	MAILING ADDRESS	MAILING
	CASEY GAIK	8541 PAVIA WAY	LAKEWOOD RCH, FL 34202
	CASEY GAIK	8541 PAVIA WAY	LAKEWOOD RCH, FL 34202
1	R J PIETROWSKI	5515 WOLF RD	LA GRANGE Highlands, IL 60525
2	JANICE TEMPLETON	5523 WOLF RD	LA GRANGE Highlands, IL 60525
3	MARC KAPSALIS	5535 WOLF RD	WESTERN SPRINGS, IL 60558
4	ANDREW E JARRICK	5543 WOLF RD	LA GRANGE Highlands, IL 60525
5	RUSSEL B ALLEN	5551 WOLD RD	LA GRANGE Highlands, IL 60525
6	ALAN LEE VANCURA	5559 WOLF RD	LA GRANGE Highlands, IL 60525
7	B & M HARDESTY	5567 WOLF RD	LA GRANGE Highlands, IL 60525
8	SUSAN R SCHUENGEL TRUST	5603 WOLF RD	LAGRANGE HIGHLANDS, IL 60525
9	STOTLER DANAS TRUST	5611 WOLF RD	LA GRANGE Highlands, IL 60525
10	MICHAEL F & URSKA P MA	5534 S FRANKLIN AVE	LA GRANGE Highlands, IL 60525
11	DAVID ROSEMEYER	5542 FRANKLIN	LA GRANGE Highlands, IL 60525
12	ROMAN BONNIE HALON	5550 FRANKLIN AVE	LA GRANGE Highlands, IL 60525
13	DARLENE BALDRIDGE	7255 SOUTHWICK CT	FRANKFORT, IL 60423
14	JAMES & EVA TREFIL	5566 S FRANKLIN AV	LA GRANGE Highlands, IL 60525
15	JAMES REYNOLDS	5609 LAWN DR	WESTERN SPRINGS, IL 60558
16	JOHN WARIS	5605 LAWN DR	WESTERN SPRINGS, IL 60558
17	DOUGLAS & LAUREN STOLTZ	5601 LAWN	WESTERN SPRINGS, IL 60558
18	BILL KARAHALIOS	2324 INDIAN RIDGE DRV	GLENVIEW, IL 60026
19	COM ED	THREE LINCOLN CTR 4TH	OAKBROOK TER, IL 60181
20	JOHN W DYKSTRA	5580 WOLF RD 101	WESTERN SPGS, IL 60558
21	ANIMAL HOSPITAL OF WESTERN SPRINGS	905 W 55TH ST	WESTERN SPGS, IL 60558
22	JOHN LATTNER JR	5528 HERITAGE CT	WESTERN SPGS, IL 60558
23	DAVID & KAREN THIMMING	5524 HERITAGE CT	WESTERN SPGS, IL 60558
24	RON LEJCAR	5520 HERITAGE COURT	WESTERN SPGS, IL 60558
25	ROBERT CORVINO	5516 HERITAGE CT	WESTERN SPGS, IL 60558
26	MARC & ATHENA GILBERT	5512 HERITAGE CT	WESTERN SPGS, IL 60558
27	KATHLEEN E MOTHERWAY	487 E GULF DR	SANIBEL, FL 33957
28	MALCOLM & SANDRA JOHNS	5505 HERITAGE CT	WESTERN SPGS, IL 60558
29	JEFFREY YOUNGHEIM	3715 WASHINGTON ST	GARY, IN 46408
30	LUBNA QURESHI	5513 HERITAGE CT	WESTERN SPGS, IL 60558
31	METODA POSEGA	5517 HERITAGE CRT	WESTERN SPGS, IL 60558
32	JACK DALENBERG	5521 HERITAGE CT	WESTERN SPGS, IL 60558
33	NANCY Z JOHNSON	5525 HERITAGE CT	WESTERN SPGS, IL 60558
34	ANAS Z RABAH & MAEE ALY	5529 HERITAGE CT	WESTERN SPGS, IL 60558
35	MICHAEL LEE	5533 HERITAGE COURT	WESTERN SPGS, IL 60558
36	GOLDSTINE ETAL K NEMEC	835 MCCLINTOCK DRIVE	BURR RIDGE, IL 60527
37	SAMEER MALIK	5700 WOLF RD	WESTERN SPGS, IL 60558
38	MATTHEW GRUWEL	821 LUSTED LN	BATAVIA, IL 60510
39	ADRIAN & LAURA GONZALEZ	5619 LAWN DR	WESTERN SPGS, IL 60558
40	LUKAS ERLANDSON	5615 LAWN DR	WESTERN SPGS, IL 60558
41	JOHN &CATHLEEN GRUNDK	905 PARK PLAC	WESTERN SPGS, IL 60558
42	DEBORAH M DAVID	903 PARK P	WESTERN SPGS, IL 60558
43	PHILIP NAWROCKI	901 PARK PL	WESTERN SPGS, IL 60558
44	SCOTT J BUNNELL	903 LAWN CT	WESTERN SPGS, IL 60558
45	COLIN W HAASE	905 LAWN CT	WESTERN SPGS, IL 60558
46	TIMOTHY & ROBYN KING	5680 WOLF RD	WESTERN SPGS, IL 60558
47	MARY & MATTHEW SPERRY	5684 WOLF RD	WESTERN SPGS, IL 60558
48	BRIAN WANG	5503 GRAND AVE	WESTERN SPGS, IL 60558
49	JAMES A KAISER	5505 GRAND AVE	WESTERN SPGS, IL 60558
50	CAROLE JENSEN	5507 GRAND AVE	WESTERN SPGS, IL 60558
51	SCOTT FOSTER	5511 GRAND AVE	WESTERN SPGS, IL 60558
52	GRANT O MANLEY	5515 GRAND AVE	WESTERN SPGS, IL 60558
53	THOMAS P SLOAN	5519 GRAND AVE	WESTERN SPGS, IL 60558
54	MARK ALAN MUELLER	5523 GRAND AVE	WESTERN SPGS, IL 60558
55	GEORGE RODGERS	5527 GRAND AVE	WESTERN SPGS, IL 60558
56	JOHN & MARY WHITE	5526 GRAND AVE	WESTERN SPGS, IL 60558
57	STEVEN M BRANDSTEDT	5524 GRAND AVE	WESTERN SPGS, IL 60558
58	JOSE M VENEGAS	5520 GRAND AVE	WESTERN SPGS, IL 60558
59	KAREN A KANNRY	5512 GRAND AVE	WESTERN SPGS, IL 60558
60	BRIDGET & MICHAEL CAVATO	5506 GRAND AVE	WESTERN SPGS, IL 60558
61	CHRISTINE & MARK SALVATO	1001 LONGMEADOW LN	WESTERN SPGS, IL 60558
62	WESTERN SPRINGS PARK DISTRICT	4400 CENTRAL AVENUE	WESTERN SPGS, IL 60558
63	BRIAN A PARRINO	5607 GRAND AVE	WESTERN SPGS, IL 60558
64	TODD NELSON	5603 GRAND AVE	WESTERN SPGS, IL 60558
65	CHARLENE MOZDZIERZ	5608 LAWN DR	WESTERN SPGS, IL 60558
66	DANIEL M KELLY	5612 LAWN DR	WESTERN SPGS, IL 60558
67	RACHEL MULDOWNEY	5620 LAWN DRIVE	WESTERN SPGS, IL 60558

Certificate of the Publisher

La Grange Suburban Life

Description:5600 WOLF RD
2179056

VILLAGE OF WESTERN SPRINGS
740 HILLGROVE AVE
WESTERN SPRINGS IL 60558

Shaw Media certifies that it is the publisher of the La Grange Suburban Life. The La Grange Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westchester, County of Cook, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the La Grange Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
07/18/2024

5819

FINANCE DEPT.
VILLAGE OF WESTERN SPRINGS
JUL 29 2024

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westchester, Illinois, on
18th day of July, A.D. 2024

Shaw Media By: Laura Shaw

Laura Shaw, Publisher

Account Number 10074601

Amount $460.22

PUBLIC NOTICE

Public Hearing Notice

Notice is given that the Plan Commission of the Village of Western Springs, Cook County, Illinois, will hold a Public Hearing at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, on **August 13, 2024**, in the Village Board Room at the Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois, relative to a request for a comprehensive plan amendment, map amendment, conditional use permit for a planned development, a vacation of a portion of the Lawn Avenue right-of-way, and subdivision to allow twenty-nine three-story townhomes for the property owned by Casey and Fran Gaik and located in O Limited Office District, in accordance with Subsection 10-3-12 (Administrative Bodies and Procedures; Amendments), Subsection 10-3-14(M) (Administrative Bodies and Procedures; Conditional Uses; Modification Or Intensification), Subsection 10-3-15 (Administrative Bodies and Procedures; Subdivisions), 10-8 (Planned Developments), and Section 10-6-5(B) (Residential District Regulations; R4 - Multiple-Family Residence District; Conditional Uses) of Title 10 (Development Control Ordinance) ("DCO") of the Western Springs Municipal Code ("Village Code"), for the following described property:

Common Address: 5600 Wolf Rd, Western Springs, Illinois ("Property").
P.I.N.s: 18-18-200-017-0000, 18-18-200-038-0000 and 18-18-200-001-0000.
Zoning District: O Limited Office District
Lot Size: Approximately 2.414 acres or
2.755 acres with the vacated Lawn Avenue Right-of-Way Parcel
Petitioner: McNaughton Development, LLC (the "Petitioner")
Owner: Casey and Fran Gaik (the "Property Owner").
Case Number: PC-2024-02

The Petitioner requests approval of the following zoning relief for the Property: a request for a comprehensive plan amendment, map amendment, conditional use permit for a planned development, and subdivision for the Property to authorize a twenty-nine three-story townhomes development consisting of eight separate townhome buildings and accessory hardscape and structure modifications pursuant to Subsection 10-3-12 (Administrative Bodies and Procedures; Amendments), Subsection 10-3-14(M) (Administrative Bodies and Procedures; Conditional Uses; Modification Or Intensification), Subsection 10-3-15 (Administrative Bodies and Procedures; Subdivisions), and 10-8 (Planned Developments) of the DCO, including (1) a waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO; (2) the reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.) (Not required: Site Lighting Plan; Financial Information), (3) approval of a combined Preliminary Plan / Final Plan (as contemplated in the DCO) for the Development, provided that the Petitioner complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, (4) comprehensive plan amendment (9 to 18 density units /acre), (5) a map amendment from O - Limited Office District classification to R4 - Multi-Family Residence District classification, and (6) variations: front yard setback variation, interior side yard setback, corner side yard setbacks, rear yard setback, multiple-family dwelling height, and maximum building floor area ratio (the "Requested Zoning Relief"). Any additional exception(s) or variation(s) from the other use, bulk and site design requirements contained in the DCO that are necessary to allow the above Property and the proposed improvements and structures to be used for their proposed purposes in accordance with the filed General Information Application ("Petition") shall also be considered for Village approval. The Petitioner also requests that the Village vacate a portion of the dedicated Lawn Avenue right-of-way, generally described as the approximate 225.00 foot (north to south) by 66.00 foot (east to west) parcel and located west of and adjacent to the south 25.00 feet of Lot 4 and Lots 5 and 6 of Maxted's Subdivision with assigned P.I.N 18-18-200-001-0000, for purposes of incorporation into the development. The Petition and supporting documents have been on file with the Village's Department of Community Development since May 23, 2024, and the Petition and supporting documents are available for public inspection and photocopying through the Department of Community Development or the Village Clerk's Office in the Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois 60558.

This Notice is given pursuant to the applicable State laws, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/11-13), and the applicable provisions of the Village of Western Springs Municipal Code. All persons who want to attend and participate in the Public Hearing or who want to submit written comments with respect to any issues regarding the Petition may do so by complying with the Village Rules and Procedures for Land Use Public Hearings as noted below. The Public Hearing may be continued by the Plan Commission without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of any subsequent public hearings, if necessary, or except as otherwise required by the Illinois Open Meetings Act.

Village Hall meeting rooms are open to the public. The Petitioner and their representatives and consultants, the Village officials, representatives and consultants, and the public may attend and participate in the Public Hearing. Members of the public who intend on participating in the Public Hearing, by providing verbal testimony or written evidence or by conducting cross-examination of any witnesses, are required to pre-register with Kelsey Fawell, Senior Planner, as noted below, so that the Village can ensure that any audio and visual technological needs can be accommodated and that any referenced or submitted documents may be available for review by members of the Plan Commission, the Petitioner, the Village and the general public.

A link for information on how to attend and participate in the Public Hearing, including the Village Rules and Procedures for Land Use Public Hearings, will be posted to https://wsprings.com/calendar at least two (2) hours before the Public Hearing. In order to participate in the Public Hearing by providing verbal testimony or written evidence or conducting cross-examination of any witnesses, please submit your records to and pre-register with Kelsey Fawell, Senior Planner, at kfawell@wsprings.com or at 708-246-1800 ext. 170 at least forty-eight (48) hours before the Public Hearing. Public comments relative to the petition may be submitted to Ms. Fawell by leaving a hard copy at the Village Hall in the drop box at 740 Hillgrove Avenue, Western Springs, Illinois or via email to kfawell@wsprings.com on or before 2:00 p.m. on the Public Hearing date. Public comment will be allowed during the public comment portion of the Public Hearing. Any submitted written comments will be read into the public record, if concise, or will be identified by name, address, date, type of communication and page length, and included as part of the public record.

If you have any physical or mental conditions that would be considered a disability under the Americans with Disabilities Act, the Village will make and take all reasonable measures to assist you in participating in the Public Hearing process. If you need translators or other assistance to make the process meaningful for you, please also notify us. It is our goal to provide these reasonable accommodations to those with disabilities so that they may meaningfully participate in the Public Hearing process. Persons requiring auxiliary aids and services should contact Ms. Fawell using the above contact information at least five (5) calendar days prior to the above Public Hearing date to inform us of your anticipated attendance and needs.

Dated: July 18, 2024.

Heather Valone, Director of Community Development and
Secretary to the Plan Commission

(Published in LaGrange Suburban Life July 18, 2024)2179056

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF MAILING, PUBLICATION AND SIGN POSTING FOR A PUBLIC HEARING PURSUANT TO TITLE 10 (DEVELOPMENT CONTROL ORDINANCE), CHAPTER 3 (ADMINISTRATIVE BODIES AND PROCEDURES) OF THE WESTERN SPRINGS DEVELOPMENT CONTROL ORDINANCE

Petitioner:	**McNaughton Development, LLC**
Subject Property:	**5600 Wolf Road, Western Springs, Illinois**
PINS:	**18-18-200-017-0000, 18-18-200-038-0000 and 18-18-200-001-0000**
Public Hearing Date:	August 13, 2024
Petition:	***Comprehensive plan amendment, map amendment, conditional use permit for a planned development, and subdivision***

Robert Schmidt on oath states:

1. I am the Building Official for the Village of Western Springs, Illinois.

2. If called upon to testify, I would make the following statements under oath based on my personal knowledge:

A. Posting of Sign of Public Hearing Notice

Under the direction of Heather Valone, Director of Community Development for the Village of Western Springs, posted one sign on the Subject Property on July 18, 2024, a date not more than 30 days nor less than 15 days prior to the Public Hearing on the above-mentioned Petition. I inspected the Subject Property on July 18, 2024, and confirmed that the sign was posted on July 18, 2024.

The posted signs measured at least six (6) square feet, stated on its face "Zoning Application Pending", and provided a telephone number that could be called for additional information. The sign was posted on the Subject Property facing Wolf Road. Since July 18, 2024, I have periodically driven by the Subject Property and observed that the sign has remained posted in the same manner and place as its original posting, the sign has not been altered and at no time since the initial posting has the Village had to re-post, replace, fix or otherwise repair the sign. As the date of the Public Hearing, the sign was still posted on the Subject Property in the same manner and place as its original posting.

On July 18, 2024 at 12:26 P.M., I took a digital photograph of the posted signs located on the Subject Property, which stated on its face "Zoning Application Pending" and provided a

telephone number that could be called for additional information. I used a **iPhone** owned by the Village to take the photograph. A true and accurate original of the digital photograph of the sign is attached to this Affidavit as **Exhibit "A".**

Dated: This 7th day of August, 2024.

NAME

Subscribed and Sworn to before me
This 7th day of August, 2024.

Notary Public

OFFICIAL SEAL
ELIZABETH CHENELLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/28/2027

INDEX OF ATTACHED EXHIBITS

Exhibit "A"

Photograph of the Posted Sign



5600 Wolf Road

Plan Commission Memorandum

8/9/2024

To: Plan Commission

From: Kelsey Fawell, Senior Planner
Heather Valone, AICP, Director of Community Development

CC: Ellen Baer, Village Manager

Mike Jurusik, Village Attorney

RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision

Application Description

McNaughton Development, LLC (the "Applicant") submitted an application requesting a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision for the Subject Property located at 5600 Wolf Rd. (the "Subject Property") (Figure 1). The project proposes the redevelopment of the existing multi-tenant office building and parking facilities to a townhome planned development.



Figure 1

Subject Property History

The Subject Property has been owned by Casey and Fran Gaik (collectively, the "Property Owners") since March 1980. Mr. and Mrs. Gaik purchased the Subject Property from Timothy Christian School (verify name) which operated on the Subject Property as a private religious school. The Property Owners requested a rezoning of the Subject Property from A - Single Family Residence District to O - Limited Office District in 1981. The Village denied the rezoning request. As a result, the Subject Property Owners filed suit against the Village. The legal proceedings resulted in a judgement that required the Village to rezone the Subject Property to the O - Limited Office District. The Property Owners operated their medical billing company at the Subject Property until they sold their business. The Property Owners now rent the building to office uses. As indicated in the application the Property Owners have experienced challenges in re-tenanting and are now contracted with the Applicant to sell the Subject Property.

Existing Conditions, Zoning and Comprehensive Land Use Plan (CLUP)

The roughly 2.42-acre site (the "5600 Wolf Rd. Subject Property") is located at 5600 Wolf Rd. and is bounded by townhomes on the north (Heritage Estates), Park Pl. on the south, Wolf Rd. on the east, and single-family houses on the west. The Subject Property is currently developed with a multi-tenant office building and associated parking facilities. Access to the site is currently provided via Wolf Rd., which is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOTH). The 5600 Wolf Rd. Subject Property is zoned O - Limited Office and is one a few properties within the Village with such zoning classification. Heritage Estates is a townhome development zoned R4 Multiple-Family (R4 District) to the north of the Subject Property, that was granted a planned development in 1995. The properties to the west, southwest, and south of the Subject Property are A - Single Family Residence (Ridgewood Subdivision).

An existing detention basin abuts the northwest corner of the Subject Property. The detention basin is located within the Village's right-of-way (ROW) (the "Lawn Ave. ROW). The Lawn Ave. ROW directly adjacent to the Subject Property is 66 ft. by 225 ft. (14,850 sq ft. or 0.34 ac.). The detention basin is part of the stormwater management system for Heritage Estates and as such is maintained by Heritage Estates [it should be noted the Lawn Ave. ROW is included within the scope of the application made by the Applicant].

The Subject Property is a flag lot, which means that the lot extends past and behind the lot lines of the adjacent property. In being so, the Subject Property abuts both A Single-Family Residence and R4 District and is adjacent to unincorporated Cook County single-family residences. The Subject Property is identified as Office per the Village's 2003 CLUP. This long range land use designation is characterized as a commercial area consisting of low-rise (one to two story) office buildings, usually on separate parcels, and with dedicated parking.

Application Summary

The Applicant is proposing eight townhome buildings on the Subject Property, for a total of 29 dwelling units. The buildings are as follows: three two-unit buildings, four four-unit buildings, one five-unit building, and one six-unit building. Each unit will feature a front-loading two-car attached garage and driveway (minimum length 19 ft.), front and rear balconies, and rear patio. The Applicant proposes constructing a continuation of Heritage Ct. to the south through the site to the development's driveway proposed on Park Pl., Heritage Ct. connects to 55th St. to the north. The existing Heritage Ct. is a private road owned and maintained by the Heritage Estates Homeowner's Association. The Applicant's plans indicate the new portion will match the existing road's width. An automatic gate will be separating the proposed development from existing Heritage Estates to the north. Access via the gate will only be granted to residents of both developments with clickers-access and emergency services. The Applicant states in the application that the gate will be improvement with an Opticom system that will give emergency services access similar to the systems on streetlights.

In addition to the deviations from Code sought in conjunction with a planned development, The Applicant is requesting approval of the following waivers:

1. A waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO.

2. Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.) The Applicant is seeking a waiver from the required site lighting plan and financial information submittals.

The Applicant held a community meeting for properties within 250 ft. of the Subject Property on July 23, 2024. the Applicant elected to hold this meeting to introduce the development to the surrounding properties and receive feedback on the proposal in advance of the August 13, 2024, public hearing.

Building and Site Design

The Applicant is proposing a development only comprised of townhomes. As described above there are eight townhome buildings that vary in number of units. Three two-unit building area proposed on the western boundary of the site that are directly abutting single family residences in the Ridgewood Subdivision. One building on the western boundary is proposed as a four-unit building. Along the eastern boundary, the Applicant is proposing two four-unit buildings at the northeastern side adjacent to the condominium building addressed 5580 Wolf Rd. A five-unit building and six-unit building respectively are proposed along the southeastern side adjacent to the garage / parking area for the condominium building and Wolf Rd. ROW. Each townhome unit consists of two car garages with full width driveways that have a minimum length of 19 ft. All townhome units have two outdoor areas in the form of at-grade patios in the rear of the buildings and covered balconies on the second story (referred to in the application materials as "middle level deck". The units are proposed with three bedrooms. The Applicant states in the application materials that half of the units are designed to accommodate elevators. The

Applicant also states in the application that the base purchase prices range is $ 800,000 to $850,000.

The Applicant is proposing exterior materials that are generally considered higher quality. The submitted materials board indicates the use of brick veneer, fiber cement board, asphalt shingles for the majority of the building elevations. Standing seam metal roofs are proposed for the bay windows and Juliet balconies. Various architectural accents are proposed such as corbels, columns, soldier brick courses, and banding board. Vinyl doors and windows are also proposed. The Applicant is proposing the same color pallet for all the buildings but proposes varying the locations of certain façade materials amongst homes within the same building. The Applicant provided a revised exterior to address technical comments provided to staff. Due to the proximity of the meeting to the plan change, the Applicant only provided the updates for the proposed six unit building. Staff is recommending that all building types be updated and revised elevations be submitted for review.

The private road is proposed to cut through the site, with four buildings on either side. A sidewalk five-feet in width is proposed along the east side of the street, which will lead out to Park Pl. and connect to the existing sidewalk heading north on Wolf Rd. The Applicant has not yet indicated whether on-street parking will be allowed, but six guest stall parking spaces are located in the southwest corner of the site adjacent to the roadway.

Engineering

Please see the memorandum prepared by the Village Engineer (Attachment 2) for a detailed discussion of the Applicant's stormwater management proposal and other engineering related improvements.

Approval Standards

The requests that comprise the Application are required to comply with standards with the Village's DCO. Each type of request and its accompanying standards are detailed below.

A. Comprehensive Plan Amendment to the Long-Range Land Use Map Standards
Goals and objectives set forth in Section (10-1-2: PURPOSE AND INTENT) of the DCO:

a. To promote the orderly and beneficial development of the Village of Western Springs in accordance with the village's official land use plan.

b. To promote the public health, safety, morals, comfort and general welfare of the citizens of the Village of Western Springs.

c. To protect the character and stability of residential, business and industrial areas.

d. To provide for orderly growth and development; to afford adequate facilities for the safe, convenient, and efficient means for the traffic circulation of its population; and to safeguard the public against flood damage.

e. To provide adequate light, air, privacy and convenience of access to Subject Property.

f. To divide the Village of Western Springs into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this ordinance.

g. To prohibit locations and uses of buildings or structures and uses of land that are incompatible with the type of development planned for specified zoning districts in the Village of Western Springs.

h. To regulate and restrict the location and use of buildings, structures and land for trade, industry, residence, and other uses, and to regulate and restrict the intensity of such uses.

i. To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the necessary public grounds for schools, parks, playgrounds, and other public open spaces.

j. To prevent additions to and alterations or remodeling to existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder.

k. To protect against fire, explosions, noxious fumes and other dangers.

l. To fix reasonable standards to which buildings and structures shall conform.

m. To provide for the gradual elimination of those uses that would not now be permitted in the districts in which they are located and are adversely affecting the orderly and beneficial development of the Village of Western Springs.

n. To define and limit the powers and duties of administrative officers and bodies as provided herein.

o. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this ordinance or any amendment thereto.

The Subject Property is notably one of the few sites designated O - Limited Office within the Village. The Village's future land use map designation is Office. The future land use district is described as commercial areas consisting of low-rise (one to two story) office buildings, usually on separate parcels and with dedicated parking. The Subject Property is adjacent to designated residential uses: to the north is multiple-family (Heritage Estates townhomes and residential

condominium building), to the south and west is single-family residential, while to the east (across Wolf Rd.) is unincorporated Cook County residential.

The Subject Property is currently underutilized, per the Application documents that state the office building has only been partially occupied in recent years. The Comprehensive Plan Amendment would allow for continuation of residential redevelopment, one that connects to the planned development Heritage Estates (via Heritage Ct.) to the north. The submitted plans propose continuation of Heritage Ct. to the south, which will only be available to residents of both Heritage Estates and Heritage Crossing to potentially minimize cut through traffic. Attachment 3 contains the Village's consulting traffic engineer's (Kimley Horn) review of the submitted traffic study.

B. Map Amendment Standards

The Plan Commission considered each of the seven (7) standards set forth in Title 10 (Development Control Ordinance (DCO)); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(1) (Map Amendments) of the Municipal Code and found as follows:

a. Existing uses of property within the general area of the Subject Property in question.

The Subject Property is currently zoned O – Limited Office District and is immediately surrounded by single and multi-family residential uses, as follows:
(a) North of the Subject Property; R4 District: townhomes (Heritage Estates);
(b) South of the Subject Property: A – Single-Family Residence District; single family houses;
(c) East of the Subject Property: Single-Family Residence District Unincorporated Cook County): single family houses; and
(d) West of the Subject Property A – Single-Family Residence District; single family houses.

b. The zoning classification of Subject Property within the general area of the Subject Property in question.

The properties in the general area are mostly single-family residential zoning districts with an R4 District property to the north, as listed in the previous standard. The neighboring property to the north, Heritage Estates, was granting a rezoning, conditional use, and planned development for the construction of 14 townhome units, two detention facilities, private road, and accompanying utilities in 1995. The Subject Property was previously zone A- Single Family Residence and C-2 Community Shopping Center District. This development predated the Village's Comprehensive Plan which was adopted in 2003.

c. The suitability of the property in question to the uses permitted under the existing zoning classification.

Prior to 1982, the Subject Property had been zoned single-family similar to that of adjacent properties to the north (prior to Heritage Estates conditional use permit for planned development), south, and west. The Subject Property was designated such zoning classification upon annexation into the Village. While the surroundings area has not experienced significant use change and is slated to remain residential within the 2003 Comp Plan.

The Subject Property is undersized in terms of dwelling unit per acre requirement. However, with the inclusion of the Lawn Avenue ROW Area, the combined property exceeds the minimum lot area required by Section 10-6-5(C)(2) of the DCO. The Applicant has sought a waiver from the Planned Development standard for minimum total lot size (five acres). The Applicant is seeking variations from the R4 District requirements. Please see section Sections "D. Exceptions from Applicable District Regulations" and "E. Variations from Applicable District Regulations" below for a discussion of the requested zoning relief under the planned development regulations.

d. The trend of development, if any, in the general area of the Subject Property in question, including changes if any, which have taken place in its present zoning classification.

The recent trend of development in the general area of the Subject Property has remained the same for decades. Mostly renovations, additions, and tear down and new construction of single-family residences. Most of the surrounding residential neighborhoods were subdivided prior to 1990, while there is an existing townhome development known as (Heritage Estates) that was constructed in the late 1990's into the early 2000's to the north of the Subject Property as a multiple-family development. There is also another multiple-family building with detached, dedicated parking garage buildings serving the units immediately to north of the Subject Property. The Subject Property was rezoned to allow for office uses in the 1980s and has remained consistent with the existing condition for more than 30 years. As the years have progressed, the occupancy of the office building has been decreasing.

e. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The zoning of the Subject Property prior to 1980's was for single family residential uses.

f. The compatibility of the surrounding Subject Property with the permitted uses listed in the proposed zoning classification.

The surrounding properties are all have either A or R4 residential zoning.

g. The objectives of the current comprehensive plan for the Village and the impact of the proposed amendment on the said objectives.

The objectives of the current Comprehensive Plan for the Village will be met by the potential granting of the map amendment, and it will not have a negative impact on the objectives. Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan. Development of the Subject Property, as proposed by the Applicant, will result in the elimination of an aging and underutilized office building.

C. Conditional Use Permit Standards The Plan Commission has considered each of the seven standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (G) (Conditional Uses: Standards) of the Village Code and finds as follows: Under the R4 District, the Development is classified as a permitted conditional use for a planned development.

1. **That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

   The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential development will enhance the community by being more in context with the surrounding residential uses. The proposed number of dwelling units will not generate enough traffic to become a detriment to the public. The new residential use should provide a safer environment for pedestrians within proximity to the Subject Property through the installation of sidewalks within the Park Pl. and Wolf Rd. ROWs. Attachment 3 contains the Village's consulting traffic engineer's review of the submitted traffic study.

2. **That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

   The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential project is more compatible with the surrounding residential uses than the existing office building. The proposed development will generate less traffic than the existing office zoning. The new residential use is proposed to include sidewalks within the Wolf Rd. and Park Pl. ROWs that will provide an enhanced pedestrian experience.

   The Applicant is proposing to provide a stormwater management system that exceeds the minimum requirements 10-11 of the DCO. The Applicant is required to provide volume control and accept the natural flow of storm water from the La Grange Highlands area. The Applicant is not required to provide stormwater detention on the site as the size of the Subject Property is below the three acre

threshold. The Applicant is proposing to provide stormwater detention by improving the existing stormwater detention basin in the Lawn Ave. ROW. The amount of stormwater that enters the Village from the La Grange Highlands poses issues for Subject Property and many properties that are downstream. Although the proposed Project will not solve the stormwater issues in the area, it will provide incremental benefits and not further burden the issue.

The Applicant states in the application materials that the extension of Heritage Ct. provides access for emergency vehicles to access both existing Heritage Estates and the proposed Heritage Crossing development. The existing Heritage Ct. terminuses at the shared Subject Property line with the Subject Property. The existing private street is only 24 ft. wide and does not provide a suitable turnaround area for the Village's Fire Department ladder truck. The proposed extension of Heritage Ct. and the access for emergency vehicles via the proposed Opticom system will improve emergency services access to the existing development.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

   The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. In the case of Heritage Estates to the north, it was granted a conditional use for a planned development in August 1995. The redevelopment of the Subject Property for townhouses is consistent with the trend of development for the properties along the north and west sides of the Subject Property that are within the Village. The Subject Property was zoned for residential use prior to the rezoning to the O – Limited Office District.

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

   The Project proposes construction and continuation of Heritage Ct. to the north of the Subject Property, connected via an automatic gate only accessed by residents of both Subject Property and Heritage Estates, as well as emergency services. The Project proposes main access entrance from Park Pl. to the south. A five-foot sidewalk is proposed on the east side of Heritage Ct., and along Park Pl. to the west of the access entrance into the development.

   The Development proposes to connect to the Village's existing watermain system which is adjacent to the Subject Property within Heritage Ct. The sanitary sewer system will be provided by the La Grange Highlands Sanitary District, which has service jurisdiction over the Subject Property. The Applicant has provided written confirmation that the La Grange Highlands Sanitary District can provide sanitary service to the project. The Village contracted with a consultant (HR Green) that found the Village's water system does have capacity to provide water utilities to the development.

As indicated above, the Applicant is complying with the Village's requirements for stormwater management. The development also complies with the regional stormwater management authority, the Metropolitan Water Reclamation District of the Greater Chicago Area (MWRDGC) requirements. The Applicant is also proposing to exceed the stormwater manage requirements by providing stormwater detention within the Lawn Ave. ROW.

5. **That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

   The Applicant proposes the construction and continuation of privately owned Heritage Ct. throughout the Development in order to connect the new roadway to the existing portion of Heritage Ct. to north of the Subject Property that serves Heritage Estates. The connection of the new portion of Heritage Ct. to the existing portion of Heritage Ct. will be managed by an automatic gate only accessed by residents of both Heritage Crossing and Heritage Estates, as well as Village public safety and emergency service vehicles. The project proposes a main access entrance from Park Pl. along its south boundary line. A five-foot sidewalk is proposed on the east side of Heritage Ct., and along Park Pl. to the west of the access entrance into the Development. The Applicant has provided a traffic study that states there is sufficient ingress and egress and undue burden on the surrounding roadway system.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.**

   The Village's future land use map designates this property as Office.
   Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.**

   The Applicant states in the submitted application materials that construction of the proposed development will conform to the applicable regulations of the R4 District, except for the zoning relief to certain regulations as requested from certain R4 District requirements. See Sections "E. Exceptions from Applicable District Regulations" and "F. Variations from Applicable District Regulations" below for discussion of the requested exemptions and variations.

D. Guidelines for Planned Developments: The following guidelines (DCO Section 10-8-3) will be used by the Plan Commission and Village Board to evaluate the suitability of proposed planned developments. These guidelines represent sound

planning principles which the Village thinks should be incorporated into planned developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. The planned development should be compatible with the character of the underlying zoning district in which it is located.

As indicated above, the surrounding properties to the west and south of the Subject Property are zoned A Single-Family Residence and improved with single family houses. The properties to the east are unincorporated Cook County single family houses. The properties to the north and northeast are zoned R4 and improved with townhouses and condominiums respectively.

B. The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.

The Applicant is requesting a Map Amendment and Amendment to the Official Future Land Use Map.

C. The planned development should preserve the value of the surrounding residential area.

The proposed development would remove the existing office building use and replace it with townhouses similar to the neighboring property to the north. The Applicant submitted fiscal impact projections showing that the development will positively impact all taxing districts and generate impact fees. The Director of Finance reviewed the submitted information and found the information to be reasonable (Attachment 4). The Applicant is requesting a wavier from the market study submittal. However, the Applicant has submitted data on other townhouse developments in Western Springs to demonstrate the market demand for the housing type and base cost.

D. Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.

The Subject Property is a land locked parcel that has remained in the existing condition for several decades. The shape of the parcel is also atypical. As indicated in above, the property receives a significant amount of stormwater from the neighboring unincorporated Cook County properties.

E. The minimum area of a planned development should be five (5) acres.

The Applicant is seeking a waiver from this requirement. The property with the inclusion of the Lawn Ave. ROW does meet the minimum lot area requirement per the R4 District. The recent planned developments (Field Park 17 Ogden Ave. townhomes, Foxford Station) have been granted waivers from this guideline.

F. Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties.

Table 1 below provides a comparison of the required yards for the neighboring properties and the requested yards:

Table 1

Zoning District	Minimum Yards			
	Front	Interior Side	Corner Side	Rear
A Single-Family	50 ft. or the block average	10% of lot width for one side and 10 ft. on the other side	15 ft. or block average for reverse corner lots	35 ft.
R4 Multiple-Family	25 ft.	25 ft.	30 ft.	30 ft.
R4 Planned Development (Heritage Estates)	20 ft.	8.2 ft.	20 ft.	20 ft.
Requested	14 ft.	8 ft.	11.5 ft.	14 ft.

The Applicant has provided a landscaping plan that shows perimeter landscaping and a fencing around the property to screen the development from the surrounding properties. Attachment 5 contains the Village's consulting landscape architect's (Hitchcock Design Group) review of the submitted landscaping plans.

E. Exceptions from Applicable District Regulations: The Plan Commission considered each of the five (5) below standards set forth in Title 10 (DCO); Chapter 8 (Planned Developments); Subsection 10-8-4(B)(1) (Site Design Regulations) of the Municipal Code, and finds that the exceptions from the applicable R4 District regulations are needed to help achieve the intended benefits of a planned development. The exceptions from the applicable R4 District regulations may be authorized because:

a. Such exceptions are solely for the purpose of promoting a better development that will be beneficial to the residents or occupants of the planned development as well as those of surrounding properties. The Development meets this exception condition.

b. In residential planned developments, the maximum number of dwelling units allowed shall not exceed by more than forty percent (40%) of the number of dwelling units permitted in the underlying zoning district. The Development meets this exception condition.

c. The area of open space provided in a planned development shall be at least twenty-five percent (25%) more than that required in the underlying zoning district. This exception condition does not apply to R4 – Multiple-Family Residence District Regulations.

d. Along the periphery of such planned developments, yards shall be provided as required by the regulations of the underlying zoning district.

e. Building height shall not exceed thirty-five feet (35') except that utilization of a building existing on the site which is taller than thirty-five feet (35') shall be permitted. Only the Applicant's proposed two two-unit townhome buildings meet this requirement. A variation to the DCO has been requested so that the Development can meet this exception condition. The variation is proposed as:

The Applicant has stated in the submitted application materials that the development will be consistent with the standards above as the development is promoting a more desirable development that has incremental benefits to the neighboring properties. The development with the inclusion of the Lawn Ave. ROW will meet the minimum lot area of the R4 District. The Applicant's plans show that the proposed open space will be increased over the existing condition. The R4 District has no minimum requirement for open space. The Applicant is seeking variations from the yard and height requirements. Similar to a recent townhome planned development approval, the Applicant is seeking the following variations from height and front and corner side yards regulations:

> "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development"
>
> "Along the periphery of such planned developments, setback yards shall be provided as required by the regulations of the underlying zoning district, except that, in the R4 - Multiple-Family Residence Zoning District, variations of not more than sixty-one percent (61%) to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development"

Although the Applicant is seeking a variation from the planned development height standard, the same variation from the R4 district height requirements would not be needed. Under the R4 District, the two-family buildings have a height restriction of 35 ft. or two and a half stories, whichever is less (DCO Section 10-5-5(G)(1)). Multiple-Family dwellings not exceeding six units have a height restriction of 40 ft. or three stories whichever is less. If the Applicant was not seeking a planned development a variation for the building height would not be needed.

F. Variations from Applicable District Regulations: Standards - The Plan Commission considered each of the five (5) standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(2) (Text Amendments) of the Municipal Code and finds as follows:

a. The degree to which the proposed variation has general applicability within the Village at large and is not intended to benefit specific Subject Property.

b. The consistency of the proposed variation with the objectives of this Ordinance and the intent of the applicable zoning district regulations.

c. The degree, if any, to which the proposed amendment would create nonconformity.

d. The consistency of the proposed amendment with the Comprehensive Plan.

e. The degree, if any, to which the proposed amendment contradicts Village policy as established in previous rulings on petitions involving similar circumstances.

The intent of a planned development (DCO Section 10-8-2) is to afford greater choice in the types of development available to the public by allowing a development that would not be possible under the strict application of the other requirements of the DCO. Planned developments generally provide relief from more than one requirement in order to provide a better design or additional public benefits. The Applicant has indicated in the application that the additional stormwater detention, landscaping, and architectural are proposed to offset the proposed variation requests and additional design benefits. architectural plans

The Applicant is requesting the following exceptions from the DCO a listed in Table 2:

Table 2

Code Section	Requirement	Requested
10-6-5(D) Minimum Development Parcel Size	5 ac.	2.76 ac.
10-6-5(E)(1): Minimum Front Yard	25 ft.	14 ft.
10-6-5(E)(2): Minimum Corner Side Yard	25 ft.	11.5 ft.
10-6-5(E)(3): Minimum Interior Side Yard	30 ft.	8 ft.
10-6-5(E)(4): Minimum Rear Yard	30 ft.	14 ft.
10-8-4(B)(1) (e) Maximum Building Height	35 ft.	38 ft.

The Applicant is requesting relief from the required front yard, minimum interior side yard, and rear yard due size and design of individual lots of the development. As the homes are proposed to encroach, the development's proposed accessory structures also require relief: a/c units, balconies, patios, bay windows. Staff has requested a complete list of potential accessory structures to determine suitability of certain structures and include the location and permissible within the approvals.

Table 3 provides comparable information on relevant previously approved planned developments that include townhomes:

Table 3

Development Description	Minimum Yards				Development Parcel Size (ac.)	Height (ft.)
	Front	Interior Side	Corner Side	Rear		
Heritage Estates	20 ft.	8.2 ft.	20 ft.	20 ft.	2.53	Estimation 2 stories
Timber Trails	25 ft.	10% or 10 ft., whichever is lesser on one side and 10 ft. to 25 ft. between buildings	20 ft.	30 ft.	105.91*	30
17 Ogden Ave.	15 ft.	15 ft.	15 ft.	30 ft.	0.32	36
Requested	**14 ft.**	**8 ft.**	**11.5 ft.**	**14 ft.**	**2.76**	**37.83**

** includes both single family and townhome acreage.*

Public Comment

As of the writing of this staff report, staff has received a number of comments on the application from the neighboring residents. Attachment 8 contains all comments received to-date. Any additional written comments received after the transmittal of the Plan

Commission packet will either be provided by email prior to the meeting or given to members at the meeting.

Conclusion

The Applicant is proposed to convert the existing office site to a townhome development that will continue the existing private Heritage Ct. roadway. The application includes a request to amend the Village's future land use map and zoning map consistent with the request made by the neighboring property to the north. As stated in the application materials the Applicant is seeking a conditional use for a planned development to construct a development that is consistent with other developments in the Village and due to the challenges to reoccupy the site for office uses and infill nature of the Subject Property. The Applicant is also seeking relief from the DCO as part of a planned development.

The Plan Commission has a number of options in recommending approval or denial of the requested comprehensive plan amendment to the long-range land use map, zoning map amendment, conditional use permit for a planned development, variations, and subdivision:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Upon review of the application, should the Plan Commission determine that the standards for comprehensive plan amendments to the long-range land use map, map amendments, conditional use permits, planned development guidelines and exceptions, variations, and subdivisions have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

General

1. Separate plats must be submitted for abrogation easement, subdivision, and vacation of the Lawn Ave. ROW.

2. The Applicant must revise CC&Rs in accordance with comments provided by the Village Attorney and revise the architectural review board provisions.

3. The Applicant must submit a construction schedule, routing, and phasing plan.

4. The Applicant must enter into a Development Agreement with the Village.

Engineering

5. Revise the engineering plans per the Village Engineer and consulting engineer's comments per Attachment 6.

Landscaping

6. Revise the landscaping plans to address all outstanding comments from the Village's consulting landscape architect's review memorandum dated 8/6/2024.

7. Revise the landscaping plans per the Village Engineer's comments related to the basin plantings detailed in Attachment 6.

8. Obtain written approval from the property owner at 903 Park Pl. for proposed off-site landscaping on the property addressed 903 Park Pl. must be submitted.

Road and Traffic

9. Revise the traffic impact study to address comment numbers 3 to 6 under the "Traffic Impact Study (TIS)" section from the Village's consulting traffic engineer's review memorandum dated 7/25/2024.

10. Address and outstanding comments from the Village Engineer and consulting engineer related to the roadway elements.

Architectural

11. Provide updated architectural elevations for all building types for review.

12. Provide an updated building materials board detailing all proposed exterior materials per the updated plans.

13. Revise the materials board to confirm that the proposed brick is a three and five eighths inch veneer.

14. Revise the materials board to confirm the railings are a powder coated.

15. Revise the materials board to confirm the proposed shingles are an architectural shingle.

16. Updated the materials board to include an engineered trim.

17. Updated materials board to list the flat panel gable material.

18. Revise the front elevations to remove the columns on the lower floor.

19. Submit for review a list of additional potential accessory structure requests.

Signage

20. Provide detailed plans related to the proposed development signage for Heritage Crossing (lighting, dimensions, materials, and etc.).

21. Provide a written acceptance from the Ridgewood Civic Association of an agreement and easement to the for the relocation of the existing Ridgewood community sign.

22. Provide information on any roadway signage related to street name and type (private) for review.

Attachment 7 contains a draft recommendation to facilitate the discussion.

Attachments

1. Applicant submittal package

2. Memorandum prepared by Jeff Koza RE: 5600 Wolf Rd. Site Development – Heritage Crossing – Preliminary Engineering Review comments on the Application for Development Approval and Zoning Relief dated 8/9/2024

3. Memorandum prepared by Rory Fancler, Kimley Horn, Subject: Heritage Crossing – Traffic Review Submittal #2 Wolf Rd. Western Springs, Illinois dated 7/25/2024

4. Memorandum prepared by John Mastandona RE: Zoning Application Review: 5600 Wolf Rd. – Finance dated 8/9/2024

5. Memorandum prepared by Tim King, Hitchcock Design Group, RE: 5600 Wolf Rd. – Heritage Crossing Landscaping Submittal Review #2

6. Memorandum prepared by Jeff Koza RE: Zoning Application Review: Heritage Crossing 5600 Wolf Rd. Development Engineering Services - Review 02 dated 8/1/2024

7. Draft: Plan Commission Recommendation No. 24-02 Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

8. Public comments

Plan Commission Memorandum
9/20/2024

To: Plan Commission

From: Kelsey Fawell, Senior Planner
Heather Valone, AICP, Director of Community Development

CC: Ellen Baer, Village Manager

Mike Jurusik, Village Attorney

RE: PC-2024-02 – 5600 Wolf Rd. Heritage Crossings, A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision

Background

McNaughton Development, LLC (the "Applicant") submitted an application requesting a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision (the "Project") for the Subject Property located at 5600 Wolf Road (the "Subject Property") (Figure 1). The Project proposes the redevelopment of the existing multi-tenant office building and parking facilities to a townhome planned development.



Figure 1

The Plan Commission opened the public hearing for the application at their last meeting on August 13, 2024. At the August 13th meeting, the Plan Commission heard from many residents and interested parties related to the application. Based on the comments received, the Plan Commission directed the Applicant to complete the following items:

1. Provide additional stormwater drainage hydraulic modeling as requested by the Village Engineer per the comments attached to the staff memorandum dated August 9, 2024 (Attachment 1).

2. Approach Cook County Department of Highways ("CCDOTH") to obtain a response related to relocating the vehicular entrance to Wolf Rd.

3. Revise their plans and documents to comply with as many conditions contained in the staff report dated August 9, 2024 (Attachment 1).

The Applicant has been working closely with the Village Engineer and the Village's consulting engineer (Baxter and Woodman Consulting Engineers) to modify the hydraulic model for the Project. The Applicant submitted the revised model to the Village on September 10, 2024. Due to the proximity of the meeting, the stormwater drainage review is ongoing and detailed comments related to the stormwater drainage hydraulic modeling will be provided at the September 24, 2024 continued hearing. The Applicant also provided a partial update to the engineering plan set related to the area adjacent to the norther townhomes on September 11, 2024. Due to the proximity of the meeting, the review is ongoing and detailed comments related to the partial plans will be provided at the September 24, 2024 continued hearing. Attachment 2 contains a memo from the Village Engineer related to the revised submittals. A full set of revised engineering plans has not been submitted.

The Applicant, Village staff, and the Village's consulting traffic engineer (Kimley Horn) met with CCDOTH via phone on August 15, 2024 to discuss the potential for a vehicle access point on to Wolf Road. The CCDOTH provided direction to the Applicant on the necessary information to review the request. CCDOTH asked the Applicant to submit a site line analysis for review. CCODTH indicated that the site line analysis would be the first requirement, but additional information related to stormwater drainage would still need to be reviewed subsequently. The Applicant submitted the site line analysis to CCDOTH on August 26, 2024 (Attachment 3). As the publishing of this memorandum, CCDOTH has not provided review comments to the Applicant. The Applicant provided a copy of the response from CCDOTH late in the afternoon on Friday September 20. Due to the proximity of the meeting, the review is ongoing and detailed comments related to the County's response will be provided at the September 24, 2024 continued hearing (Attachment 4).

The Applicant submitted revised the following revised plans / documents on August 28, 2024 (Attachment 5):

- Site plan
- Dimension plan

- Landscaping plan
- Traffic Impact Study
- Architectural Elevations and Renderings
- Materials Board

Revised engineering plans, plats, and covenants have not been submitted. The Village's consulting landscape architect (Hitchcock Design Group) reviewed the revised landscaping plans. Attachment 6 contains their comments on the revised plans. Although most of the previous comments were addressed by the revised plans, there are still outstanding items. The Village's consulting traffic engineer reviewed traffic impact study. Attachment 7 contains their comments on the revised traffic impact study. Village Staff reviewed all revised information including the revised architectural elevations and renderings and materials board.

Public Comment

As of the writing of this staff report, staff has received additional comments on the application from the neighboring residents. Attachment 8 contains all comments that were provided to the Plan Commission at the August 13, 2024 hearing and additional comments received after the hearing until September 27, 2024. Any additional written comments received after the transmittal of the Plan Commission packet will either be provided by email prior to the meeting or given to members at the meeting.

Conclusion

As directed by the Plan Commission at the August 13, 2024 hearing, the Applicant has submitted revised development plans that address some of the staff suggested conditions from the August 9, 2024 staff memorandum. The list of conditions below has been updated with ~~strikethrough~~ to indicate which conditions have been removed based on the submittal of the revised plans and *italics* indicate which conditions have been updated:

General

1. Separate plats must be submitted for abrogation easement, subdivision, and vacation of the Lawn Avenue ROW.

2. The Applicant must revise CC&Rs in accordance with comments provided by the Village Attorney and revise the architectural review board provisions.

3. The Applicant must submit a construction schedule, routing, and phasing plan.

4. The Applicant must enter into a Development Agreement with the Village (i.e., this Agreement will cover a number of development related requirements such as continued maintenance of access gate between Project and Heritage Springs Development, detention basin landscaping, formation of a dormant special service area for the Project to address future maintenance of stormwater drainage system and private road if the homeowners association fails to remedy maintenance issues,

parking enforcement agreement for private road and proposed parking spaces, building fee sand plan review fees, etc.).

Engineering

5. Revise the engineering plans per the Village Engineer and consulting engineer's comments per Attachment 9.

Landscaping

6. Revise the landscaping plans to address all outstanding comments from the Village's consulting landscape architect's review memorandum dated *9/11/2024*.

7. Revise the landscaping plans per the Village Engineer's comments related to the basin plantings detailed in Attachment 9.

8. Obtain written approval from the property owner at 903 Park Place for proposed off-site landscaping on the property addressed 903 Park Place must be submitted.

Road and Traffic

9. Revise the traffic impact study to address comment numbers 3 to 6 under the "Traffic Impact Study (TIS)" section from the Village's consulting traffic engineer's review memorandum dated *9/12/2024*.

10. Address and outstanding comments from the Village Engineer and consulting engineer related to the roadway elements.

Architectural

~~11. Provide updated architectural elevations for all building types for review.~~

~~12. Provide an updated building materials board detailing all proposed exterior materials per the updated plans.~~

~~13. Revise the materials board to confirm that the proposed brick is a three and five eighths inch veneer.~~

~~14. Revise the materials board to confirm the railings are a powder coated.~~

~~15. Revise the materials board to confirm the proposed shingles are an architectural shingle.~~

~~16. Updated the materials board to include an engineered trim.~~

~~17. Updated materials board to list the flat panel gable material.~~

~~18. Revise the front elevations to remove the columns on the lower floor.~~

19. Submit for review a list of additional potential accessory structure requests.

Signage

20. Provide detailed plans related to the proposed development signage for Heritage Crossing (lighting, dimensions, materials, and etc..).

21. Provide a written acceptance from the Ridgewood Civic Association of an agreement and easement to the for the relocation of the existing Ridgewood community sign.

22. Provide information on any roadway signage related to street name and type (private) for review.

The Plan Commission has a number of options in recommending approval or denial of the requested comprehensive plan amendment to the long-range land use map, zoning map amendment, conditional use permit for a planned development, variations, and subdivision:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Upon review of the application, should the Plan Commission determine that the standards for comprehensive plan amendments to the long-range land use map, map amendments, conditional use permits, planned development guidelines and exceptions, variations, and subdivisions have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the conditions listed above in this section.

Attachment 10 contains a revised draft recommendation to facilitate the discussion.

Attachments

1. Memorandum prepared by Kelsey Fawell and Heather Valone RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision dated 8/9/2024 *(Attachments omitted, but available on the Village's website)*

2. Memorandum prepared by Jeff Koza RE: 5600 Wolf Road Site Development – Heritage Crossing –Engineering Update for September 24, 2024 Plan Commission Meeting dated 9/20/2024

3. Memorandum prepared by Javier Millan, KLOA, Subject: Sight Distance Study Proposed Heritage Crossings Development Western Springs, Illinois dated 8/26/2024

4. Email Prepared by Michael Sterr CCDOTH RE: 2024-02861 Western Springs_5600 Wolf Road – McNaughton Development: Comments

5. Revised Application Submittals

6. Memorandum prepared by Tim King, Hitchcock Design Group, RE: 5600 Wolf Rd. – Heritage Crossing Landscaping Submittal Review #3 dated 9/11/2024

7. Memorandum prepared by Rory Fancler, Kimley Horn, Subject: Heritage Crossing – Traffic Review Submittal #3 Wolf Rd. Western Springs, Illinois dated 9/12/2024

8. Public comments

9. Memorandum prepared by Jeff Koza RE: Zoning Application Review: Heritage Crossing 5600 Wolf Rd. Development Engineering Services - Review 02 dated 8/1/2024

10. Draft: Plan Commission Recommendation No. 24-02 Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

Plan Commission Memorandum

11/15/2024

To: Plan Commission

From: Kelsey Fawell, Senior Planner
Heather Valone, AICP, Director of Community Development

CC: Ellen Baer, Village Manager
Mike Jurusik, Village Attorney

RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision

Application Description

McNaughton Development, LLC (the "Applicant") submitted an application requesting a comprehensive plan amendment, map amendment, conditional use permit for a planned development, variations, and subdivision for the subject property located at 5600 Wolf Rd. (the "Subject Property") (Figure 1). The project proposes the redevelopment of the existing multi-tenant office building and parking facilities to a townhome planned development.



Figure 1

Subject Property History

The Subject Property has been owned by Casey and Fran Gaik (collectively, the "Property Owners") since March 1980. Mr. and Mrs. Gaik purchased the Subject Property from Timothy Christian School which operated on the Subject Property as a private religious school. The Property Owners requested a rezoning of the Subject Property from A - Single Family Residence District to O - Limited Office District in 1981. The Village denied the rezoning request. As a result, the Subject Property Owners filed suit against the Village. The legal proceedings resulted in a judgement that required the Village to rezone the Subject Property to the O - Limited Office District. The Property Owners operated their medical billing company at the Subject Property until they sold their business. The Property Owners now rent the building to office uses. As indicated in the application the Property Owners have experienced challenges in re-tenanting and are now contracted with the Applicant to sell the Subject Property.

Existing Conditions, Zoning and Comprehensive Land Use Plan (CLUP)

The roughly 2.42-acre site is located at 5600 Wolf Rd. and is bounded by townhomes on the north (Heritage Springs), Park Pl. on the south, Wolf Rd. on the east, and single-family houses on the west. The Subject Property is currently developed with a multi-tenant office building and associated parking facilities. Access to the site is currently provided via Wolf Rd., which is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOTH). The Subject Property is zoned O - Limited Office and is one a few properties within the Village with such zoning classification. Heritage Springs is a townhome development zoned R4 - Multiple-Family (R4 District) to the north of the Subject Property, that was granted a planned development in 1995. The properties to the west, southwest, and south of the Subject Property are A - Single Family Residence (Ridgewood Subdivision).

An existing detention basin abuts the northwest corner of the Subject Property. The detention basin is located within the Village's right-of-way (ROW) (the "Lawn Ave. ROW). The Lawn Ave. ROW directly adjacent to the Subject Property is 66 ft. by 225 ft. (14,850 sq ft. or 0.34 ac.). The detention basin is part of the stormwater management system for Heritage Springs and as such is maintained by Heritage Springs [it should be noted the Lawn Ave. ROW is included within the scope of the application made by the Applicant].

The Subject Property is a flag lot, which means that the lot extends past and behind the lot lines of the adjacent property. In being so, the Subject Property abuts both A Single-Family Residence and R4 District and is adjacent to unincorporated Cook County single-family residences. The Subject Property is identified as Office per the Village's 2003 CLUP. This long range land use designation is characterized as a commercial area consisting of low-rise (one to two story) office buildings, usually on separate parcels, and with dedicated parking.

Application Background and Summary

The Application was first heard by the Plan Commission on August 13, 2024, and continued to September 24, 2024 (Attachment 1) and November 18, 2024. The original plans proposed eight townhome buildings on the Subject Property, for a total of 29 dwelling units. Access to the development was originally proposed off Park Pl. to the south. The Applicant submitted a revised plans on October 18, 2024, for 28 dwelling units and vehicular access via Wolf Rd. The Applicant submitted further revised plans on November 6, 2024, (Attachment 2) The Applicant's revised their plans, now propose nine townhome buildings, for a total of 29 units.

The buildings are as follows: seven three-units and two four-units. Each unit will feature a front-loading two-car attached garage and driveway. Most driveway widths range from about 19 to 20 ft., with units 8, 15, and 21 being the outliers with driveway depths of less than the minimum required length of 19 ft. Units 8, 15, and 21 only have sufficient area to park one vehicle on the driveway rather than two vehicles. The proposed buildings include front and rear balconies, and rear patio. The Applicant proposes constructing a continuation of Heritage Ct. to the southeast through the site to the development's access driveway proposed along Wolf Rd. Heritage Ct. connects to 55th St. to the north. The existing Heritage Ct. is a private road to the north of the Subject Property owned and maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate the new portion will match the existing road's width. An automatic gate will be separating the proposed development from existing Heritage Springs to the north. Access via the gate will only be granted to residents of both developments with clicker-access and emergency services. The Applicant states in the application that the gate will be improved with an Opticom system that will give emergency services access similar to the systems on streetlights.

In addition to the deviations from Code sought in conjunction with a planned development, The Applicant is requesting approval of the following waivers:

1. A waiver of the 5 acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO.

2. Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO (Subsection 10-8-8(B.4.d.) The Applicant is seeking a waiver from the required site lighting plan and financial information submittals.

The Applicant held a community meeting for properties within 250 ft. of the Subject Property on July 23, 2024. The Applicant elected to hold this meeting to introduce the development to the surrounding properties and receive feedback on the proposal in advance of the August 13, 2024, public hearing.

Building and Site Design

The Applicant is proposing a development only comprised of townhomes. As described above there are nine townhome buildings that are either three or four units. Three Three-unit buildings are proposed on the southern and western boundaries of the site that are directly abutting single family residences in the Ridgewood Subdivision. Along the eastern boundary, the Applicant is proposing two three-unit buildings and two four-unit buildings along the northeastern side adjacent to the condominium building addressed 5580 Wolf Rd. Each townhome unit consists of two car garages with full width driveways, most of which that are a minimum length of 19 ft. Units 8, 15, and 21 the northwesternmost unit, has a proposed driveway lengths less than the required 19 ft., meaning only a single car at a time can be parked on the driveway. All townhome units have two outdoor areas in the form of at-grade patios in the rear of the buildings and covered balconies on the second story (referred to in the application materials as "middle level deck". The units are proposed with three bedrooms. The Applicant states in the application materials that more than half of the units can accommodate elevators. The Applicant also states in the application that the base purchase prices range is $ 800,000 to $850,000.

The Applicant is proposing exterior materials that are generally considered higher quality. The submitted materials board indicates the use of brick veneer, fiber cement board, asphalt shingles for the majority of the building elevations. Standing seam metal roofs are proposed for the bay windows and Juliet balconies. Various architectural accents are proposed such as corbels, columns, soldier brick courses, and banding board. Vinyl doors and windows are also proposed. The Applicant proposes varying the locations of certain façade materials amongst homes within the same building. Units within the same building are proposed to have varying color doors from one another.

The private road is proposed to cut through the site, with four buildings on the northeast side and five buildings on the southeast side. A sidewalk five feet in width is proposed along the east side of the street, which will lead out to Wolf Rd. and connect to the existing sidewalk heading north on Wolf Rd. The Applicant has not yet indicated whether on-street parking will be allowed, but six guest parking spaces are located in the southwest corner of the site adjacent to the roadway and an additional two parallel spaces are proposed slightly to the north of the other guest spaces. A vehicle turnaround area is proposed immediately south of the gate separating the Subject Property from Heritage Springs to the north.

Engineering

Please see the memorandums prepared by the Village Engineer (Attachments 3 and 4) for a detailed discussion of the Applicant's stormwater management proposal and other engineering related improvements.

Approval Standards

The requests that comprise the Application are required to comply with standards with the Village's DCO. Each type of request and its accompanying standards are detailed below.

A. Comprehensive Plan Amendment to the Long-Range Land Use Map Standards
Goals and objectives set forth in Section (10-1-2: PURPOSE AND INTENT) of the DCO:

a. To promote the orderly and beneficial development of the Village of Western Springs in accordance with the village's official land use plan.

b. To promote the public health, safety, morals, comfort and general welfare of the citizens of the Village of Western Springs.

c. To protect the character and stability of residential, business and industrial areas.

d. To provide for orderly growth and development; to afford adequate facilities for the safe, convenient, and efficient means for the traffic circulation of its population; and to safeguard the public against flood damage.

e. To provide adequate light, air, privacy and convenience of access to Subject Property.

f. To divide the Village of Western Springs into districts of such number, shape, area and of such different classes, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this ordinance.

g. To prohibit locations and uses of buildings or structures and uses of land that are incompatible with the type of development planned for specified zoning districts in the Village of Western Springs.

h. To regulate and restrict the location and use of buildings, structures and land for trade, industry, residence, and other uses, and to regulate and restrict the intensity of such uses.

i. To prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the necessary public grounds for schools, parks, playgrounds, and other public open spaces.

j. To prevent additions to and alterations or remodeling to existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder.

k. To protect against fire, explosions, noxious fumes and other dangers.

l. To fix reasonable standards to which buildings and structures shall conform.

m. To provide for the gradual elimination of those uses that would not now be permitted in the districts in which they are located and are adversely affecting the orderly and beneficial development of the Village of Western Springs.

n. To define and limit the powers and duties of administrative officers and bodies as provided herein.

o. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this ordinance or any amendment thereto.

The Subject Property is notably one of the few sites designated O - Limited Office within the Village. The Village's future land use map designation is Office. The future land use district is described as commercial areas consisting of low-rise (one to two story) office buildings, usually on separate parcels and with dedicated parking. The Subject Property is adjacent to designated residential uses: to the north is multiple-family (Heritage Springs townhomes and residential condominium building), to the south and west is single-family residential, while to the east (across Wolf Rd.) is unincorporated Cook County residential.

The Subject Property is currently underutilized, per the Application documents that state the office building has only been partially occupied in recent years. The

Comprehensive Plan Amendment would allow for continuation of residential redevelopment, one that connects to the planned development Heritage Springs (via Heritage Ct.) to the north. The Development Plans propose the construction of a new portion continuation of Heritage Court, as a private street, within the Property to the south, which will only be available to residents of both the Heritage Springs Subdivision and the Heritage Crossing Subdivision to potentially minimize traffic through the single-family neighborhood immediately east of the Property. A vehicular turnaround area is proposed immediately south of the gate in the event vehicles do attempt to cut through the development and dead end at the gate. AutoTURN analysis is needed for the turnaround area to verify it can be utilized for passenger vehicles. Attachment 5 contains the Village's consulting traffic engineer's (Kimley Horn) review of the submitted traffic study. Recommendations include removal of the two proposed parallel guest parking spaces due to poor visibility and the use of grasscrete or other material to discourage the use as parking spaces. A public sidewalk within the Park Pl. ROW is also recommended.

B. Map Amendment Standards

The Plan Commission considered each of the seven (7) standards set forth in DCO; Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(1) (Map Amendments) of the DCO and found as follows:

a. Existing uses of property within the general area of the Subject Property in question.

The Subject Property is currently zoned O – Limited Office District and is immediately surrounded by single and multi-family residential uses, as follows:

(a) North of the Subject Property; R4 District: townhomes (Heritage Springs);
(b) South of the Subject Property: A – Single-Family Residence District; single family houses;
(c) East of the Subject Property: Single-Family Residence District Unincorporated Cook County): single family houses; and
(d) West of the Subject Property A – Single-Family Residence District; single family houses.

b. The zoning classification of Subject Property within the general area of the Subject Property in question.

The properties in the general area are mostly single-family residential zoning districts with an R4 District property to the north, as listed in the previous standard. The neighboring property to the north, the Heritage Springs Subdivision, was granting a rezoning, conditional use, and planned development for the construction of 14 townhome units, two stormwater detention facilities, a private road, with curb and gutter and drainage improvements, sidewalks and accompanying utilities in 1995. The Property was previously zoned A - Single Family Residence and C-2 Community Shopping Center District. This development predated the Village's Comprehensive Plan which was adopted in 2003.

c. The suitability of the property in question to the uses permitted under the existing zoning classification.

Prior to 1982, the Subject Property had been zoned single-family similar to that of adjacent properties to the north (prior to Heritage Springs conditional use permit for planned development), south, and west. The Subject Property was designated such zoning classification upon annexation into the Village. While the surroundings area has not experienced significant use change and is slated to remain residential within the 2003 Comp Plan.

The Subject Property is undersized in terms of dwelling unit per acre requirement. However, with the inclusion of the Lawn Avenue ROW Area, the combined property exceeds the minimum lot area required by Section 10-6-5(C)(2) of the DCO. The Applicant has sought a waiver from the Planned Development standard for minimum total lot size (five (5) acres). The Applicant is seeking variations from the R4 District requirements. Please see section Sections "D. Exceptions from Applicable District Regulations" and "E. Variations from Applicable District Regulations" below for a discussion of the requested zoning relief under the planned development regulations.

d. The trend of development, if any, in the general area of the Subject Property in question, including changes if any, which have taken place in its present zoning classification.

The recent trend of development in the general area of the Subject Property has remained the same for decades, consisting of mostly house renovations, additions, and tear downs for new construction of single-family residences. Most of the surrounding residential neighborhoods were subdivided prior to 1990, while the existing Heritage Springs townhome development was constructed in the late 1990's into the early 2000's to the north of the Subject Property as a multiple-family development. There is also another multiple-family building with detached, dedicated parking garage buildings serving the units immediately to north of the Subject Property (5580 Wolf Rd. Spring Manor Condo Association). The Subject Property was rezoned to allow for office uses in the 1980s and has remained consistent with the existing condition for more than 30 years. As the years have progressed, the occupancy of the office building has been decreasing.

e. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The zoning of the Subject Property prior to 1980's was for single family residential uses.

f. The compatibility of the surrounding Subject Property with the permitted uses listed in the proposed zoning classification.

The surrounding properties all have either A or R4 residential zoning.

g. The objectives of the current comprehensive plan for the Village and the impact of the proposed amendment on the said objectives.

The objectives of the current Comprehensive Plan for the Village will be met by the potential granting of the map amendment, and it will not have a negative impact on the objectives. Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan. Development of the Subject Property, as proposed by the Applicant, will result in the elimination of an aging and underutilized office building.

C. Conditional Use Permit Standards The Plan Commission has considered each of the seven standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-14 (G) (Conditional Uses: Standards) of the Village Code and finds as follows: Under the R4 District, the Development is classified as a permitted conditional use for a planned development.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential development will enhance the community by being more in context with the surrounding residential uses. The proposed number of dwelling units will not generate enough traffic to become a detriment to the public. The Applicant submitted a Traffic Impact Study based on the current site plan confirmation that demonstrates the proposed impacts. The Traffic Impact Study includes the current street and access via Wolf Rd.; however, the unit count must be updated to 29 units. The previously submitted Traffic Impact Study although for the previous site plan did include 29 units. As such the correction to the current Traffic Impact Study is unlikely to show significantly different results. The Traffic Impact Study also includes information on pedestrians and bicycles in the immediate vicinity. The new residential use should provide a safe environment for residents of the Subject Property though the installation of a sidewalk within the development and within the Wolf Rd. ROW. Based on the submitted Traffic Impact Study pedestrian and bicycle counts, staff recommends the Applicant install a sidewalk to the south of the Subject Property, along Park Pl. A sidewalk along Park Pl. would reduce the number of pedestrian and vehicle interactions within proximity to the Subject Property and the intersection of Wolf Rd and Park Pl. The recommendation would further the application's ability to meet this standard. Attachment 5 contains the Village's consulting traffic engineer's review of the submitted traffic study.

2. That the conditional use will not be injurious to the uses and enjoyment in the immediate vicinity for the purposes already permitted, nor substantially

diminish and impair property values within the neighborhood in which it is to be located.

The Applicant states in the application materials that the establishment, maintenance or operation of the development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed residential project is more compatible with the surrounding residential uses than the existing office building. The proposed development will generate less traffic than the existing office zoning.

The Applicant is proposing to provide a stormwater management system that exceeds the minimum requirements 10-11 of the DCO. The Applicant is required to provide volume control and accept the natural flow of storm water from the La Grange Highlands area. The Applicant is not required to provide stormwater detention on the site as the size of the Subject Property is below the three-acre threshold. The Applicant is proposing to provide stormwater detention by improving the existing stormwater detention basin in the Lawn Ave. ROW. The basin is proposed to be deepened to gain added stormwater storage. The Applicant's calculations show the detention basin's capacity will essentially be doubled as compared to the current conditions. They show an increase in storage in the basin from the existing 0.729 acre-ft to 1.64 acre-ft in the proposed condition. The amount of stormwater that enters the Village from the La Grange Highlands poses issues for Subject Property and many properties that are downstream. The Applicant is requesting a variation from the Village's stormwater requirements to allow standing water in the street during major rain events. The Applicant has redesigned the site from the originally proposed plans to relocate the townhomes further from the standing water. Although the proposed Project will not solve the stormwater issues in the area, it will provide incremental benefits and not further burden the issue.

The Applicant states in the application materials that the extension of Heritage Ct. provides access for emergency vehicles to access both existing Heritage Springs and the proposed Heritage Crossing development. The existing Heritage Ct. terminuses at the shared Subject Property line to the north with the Subject Property. The existing private street is only 24 ft. wide and does not provide a suitable turnaround area for the Village's Fire Department ladder truck. There is, however, a turnaround area for passenger vehicles. The proposed extension of Heritage Ct. and the access for emergency vehicles via the proposed Opticom system will improve emergency services access to the existing development. Staff recommendations include ensuring the gate and Opticom system are high enough off the ground, so they are not impacted by water flooding during major rain events.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The other adjacent properties are fully developed and those that are occupied are being used for permitted uses within their respective zoning districts. In the case of Heritage Springs to the north, it was granted a conditional use for a planned development in August 1995. The redevelopment of the Subject Property for townhouses is consistent with the trend of development for the properties along the north and west sides of the Subject Property that are within the Village. The Subject Property was zoned for residential use prior to the rezoning to the O – Limited Office District.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The Project proposes construction and continuation of Heritage Ct. to the north of the Subject Property, connected via an automatic gate only accessed by residents of both Subject Property and Heritage Springs, as well as emergency services. The Project proposes main access entrance from Wolf Rd. to the east. A five-foot sidewalk is proposed on the east side of Heritage Ct., and along Wolf Rd. to the south of the access entrance into the development.

The Development proposes to connect to the Village's existing watermain system which is adjacent to the Subject Property within Heritage Ct. The sanitary sewer system will be provided by the La Grange Highlands Sanitary District, which has service jurisdiction over the Subject Property. The Applicant has provided written confirmation that the La Grange Highlands Sanitary District can provide sanitary service to the project. The Village contracted with a consultant (HR Green) that found the Village's water system does have capacity to provide water utilities to the development.

As indicated above, the Applicant is complying with the Village's requirements for stormwater management. The development also complies with the regional stormwater management authority, the Metropolitan Water Reclamation District of the Greater Chicago Area (MWRDGC) requirements. The Applicant is also proposing to exceed the stormwater manage requirements by providing stormwater detention within the Lawn Ave. ROW. The Applicant is requesting a variation from the stormwater requirements related to storage of water in the street. It should be noted that Heritage Springs to the north experiences standing water in the streets during major rain events today.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The Applicant proposes the construction and continuation of privately owned Heritage Ct. throughout the Development in order to connect the new roadway to the existing portion of Heritage Ct. to north of the Subject Property that serves Heritage Springs. The connection of the new portion of Heritage Ct. to the existing portion of Heritage Ct. will be managed by an automatic gate only accessed by residents of both Heritage Crossing and Heritage Springs, as well as Village public safety and emergency service vehicles. A vehicular turnaround area immediately

to the south of the gate, for passenger vehicles, is proposed. The project proposes a main access entrance from Wolf Rd. along its east boundary line. A five-foot sidewalk is proposed on the east side of Heritage Ct. The Applicant has provided a traffic study that states there is sufficient ingress and egress and undue burden on the surrounding roadway system. The plans indicate eight guest parking spaces. Six spaces are proposed between unit numbers 23 and 24 per the engineering plans. It should be noted that the site plans prepared by BSB Design show seven parking spaces on the southwest side of the proposed street. Whereas the engineering plans show six parking spaces. This inconsistency should be corrected. The remaining two parking spaces are separate from the other seven pull-in spaces and are designed as parallel to the street. These two spaces are located generally adjacent unit numbers seven and eight. Due to poor visibility, the Village's Traffic Consultant is recommending removal of those two spaces.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

The Village's future land use map designates this property as Office.
Please see responses within Section A 'Comprehensive Plan Amendment to the Long-Range Land Use Map Standards' for additional information pertaining to official goals and objectives of the Comprehensive Plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission and approved by the Village Board.

The Applicant states in the submitted application materials that construction of the proposed development will conform to the applicable regulations of the R4 District, except for the zoning relief to certain regulations as requested from certain R4 District requirements. See Section E "Exceptions from Applicable District Regulations" and Section F "Variations from Applicable District Regulations" below for discussion of the requested exemptions and variations.

D. Guidelines for Planned Developments: The following guidelines (DCO Section 10-8-3) will be used by the Plan Commission and Village Board to evaluate the suitability of proposed planned developments. These guidelines represent sound planning principles which the Village thinks should be incorporated into planned developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. The planned development should be compatible with the character of the underlying zoning district in which it is located.

As indicated above, the surrounding properties to the west and south of the Subject Property are zoned A Single-Family Residence and improved with single family houses. The properties to the east are unincorporated Cook County single

family houses. The properties to the north and northeast are zoned R4 and improved with townhouses and condominiums respectively.

B. The planned development should be consistent with the official planning policies and the Official Land Use Plan of the Village.

The Applicant is requesting a Map Amendment and Amendment to the Official Future Land Use Map.

C. The planned development should preserve the value of the surrounding residential area.

The proposed development would remove the existing office building use and replace it with townhouses similar to the neighboring property to the north. The Applicant submitted fiscal impact projections showing that the development will positively impact all taxing districts and generate impact fees. The Director of Finance reviewed the submitted information and found the information to be reasonable (Attachment 6). The Applicant is requesting a waiver from the market study submittal. However, the Applicant has submitted data on other townhouse developments in Western Springs to demonstrate the market demand for the housing type and base cost.

D. Any unusual physical, topographical or historical features of the site of the planned development which are of importance to the people of the area or the community should be preserved.

The Subject Property is a land locked parcel that has remained in the existing condition for several decades. The shape of the parcel is also atypical. There is no historical significance to the existing office building and its retention and continued use as an office building, which has been mostly vacant for years, is not of importance to the people of the area or the community. As indicated in above, the property receives a significant amount of stormwater from the neighboring unincorporated Cook County properties. The Applicant is proposing to raise the grade of the site two feet in order to match where the Heritage Court roadway connects with the Subject Property line to the north.

E. The minimum area of a planned development should be five (5) acres.

The Applicant is seeking a waiver from this requirement. The property with the inclusion of the Lawn Ave. ROW does meet the minimum lot area requirement per the R4 District. Recent planned developments (Field Park 17 Ogden Ave. townhomes, Foxford Station) have been granted waivers from this guideline.

F. Yards along the periphery of a planned development should be compatible with the yards of the adjacent properties.

Table 1 below provides a comparison of the required yards for the neighboring properties and the requested yards:

Table 1

Zoning District	Minimum Yards			
	Front	Interior Side	Corner Side	Rear
A Single-Family	50 ft. or the block average	10% of lot width for one side and 10 ft. on the other side	15 ft. or block average for reverse corner lots	35 ft.
R4 Multiple-Family	25 ft.	25 ft.	30 ft.	30 ft.
R4 Planned Development (Heritage Springs)	20 ft.	8.2 ft.	20 ft.	20 ft.
Requested	7 ft.	6.67 ft.	14.42 ft.	12.75 ft.

The Applicant has provided a landscaping plan that shows perimeter landscaping and a fencing around the property to screen the development from the surrounding properties. Attachment 7 contains the Village's consulting landscape architect's (Hitchcock Design Group) review of the submitted landscaping plans. Recommendations include shifting location of and verification of certain tree species to provide for a more enhanced pedestrian experience throughout the development.

E. Exceptions from Applicable District Regulations: The Plan Commission considered each of the five (5) below standards set forth in Title 10 (DCO); Chapter 8 (Planned Developments); Subsection 10-8-4(B)(1) (Site Design Regulations) of the Municipal Code and finds that the exceptions from the applicable R4 District regulations are needed to help achieve the intended benefits of a planned development. The exceptions from the applicable R4 District regulations may be authorized because:

a. Such exceptions are solely for the purpose of promoting a better development that will be beneficial to the residents or occupants of the planned development as well as those of surrounding properties.

b. In residential planned developments, the maximum number of dwelling units allowed shall not exceed by more than forty percent (40%) of the number of dwelling units permitted in the underlying zoning district.

c. The area of open space provided in a planned development shall be at least twenty-five percent (25%) more than that required in the underlying zoning district.

d. Along the periphery of such planned developments, yards shall be provided as required by the regulations of the underlying zoning district.

e. Building height shall not exceed thirty-five feet (35') except that utilization of a building existing on the site which is taller than thirty-five feet (35') shall be permitted.

A variation to the DCO has been requested so that the Development can meet this exception condition. The variation is proposed as:

The Applicant has stated in the submitted application materials that the development will be consistent with the standards above as the development is promoting a more desirable development that has incremental benefits to the neighboring properties. The development with the inclusion of the Lawn Ave. ROW will meet the minimum lot area of the R4 District. The Applicant's plans show that the proposed open space will be increased over the existing condition. The R4 District has no minimum requirement for open space. The Applicant is seeking variations from the yard and height requirements. Similar to a recent townhome planned development approval, the Applicant is seeking the following variations from height and front and corner side yards regulations:

> "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development"
>
> "Along the periphery of such planned developments, setback yards shall be provided as required by the regulations of the underlying zoning district, except that, in the R4 - Multiple-Family Residence Zoning District, variations of not more than sixty-one percent (65%) to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development"

Although the Applicant is seeking a variation from the planned development height standard, the same variation from the R4 district height requirements would not be needed. Under the R4 District, the two-family buildings have a height restriction of 35 ft. or two and a half stories, whichever is less (DCO Section 10-5-5(G)(1)). Multiple-Family dwellings not exceeding six units have a height restriction of 40 ft. or three stories whichever is less. If the Applicant was not seeking a planned development a variation for the building height would not be needed.

F. Variations from Applicable District Regulations: Standards - The Plan Commission considered each of the five (5) standards set forth in Title 10 (DCO); Chapter 3 (Administrative Bodies and Procedures); Subsection 10-3-12(F)(2) (Text Amendments) of the Municipal Code and finds as follows:

a. The degree to which the proposed variation has general applicability within the Village at large and is not intended to benefit specific Subject Property.

b. The consistency of the proposed variation with the objectives of this Ordinance and the intent of the applicable zoning district regulations.

c. The degree, if any, to which the proposed amendment would create nonconformity.

d. The consistency of the proposed amendment with the Comprehensive Plan.

e. The degree, if any, to which the proposed amendment contradicts Village policy as established in previous rulings on petitions involving similar circumstances.

The intent of a planned development (DCO Section 10-8-2) is to afford greater choice in the types of development available to the public by allowing a development that would not be possible under the strict application of the other requirements of the DCO. Planned developments generally provide relief from more than one requirement in order to provide a better design or additional public benefits. The Applicant has indicated in the application that the additional stormwater detention, landscaping, and architecture are proposed to offset the proposed variation requests and additional design benefits. architectural plans

The Applicant is requesting the following exceptions from the DCO a listed in Table 2:

Table 2

Code Section	Requirement	Original	Proposed
10-6-5(D) Minimum Development Parcel Size	5 ac.	2.76 ac	2.76 ac.
10-6-5(E)(1): Minimum Front Yard	25 ft.	14 ft.	7 ft.
10-6-5(E)(2): Minimum Corner Side Yard	25 ft.	11.5 ft.	14.48 ft.
10-6-5(E)(3): Minimum Interior Side Yard	30 ft.	8 ft.	6.67 ft.
10-6-5(E)(4): Minimum Rear Yard	30 ft.	14 ft.	12.75 ft.
10-8-4(B)(1) (e) Maximum Building Height	35 ft.	37.83 ft.	36.33 ft.

The Applicant is requesting relief from the required front yard, minimum interior side yard, and rear yard due size and design of individual lots of the development. As the homes are proposed to encroach, the development's proposed accessory structures also require relief: a/c units, balconies, patios, bay windows. The Applicant has indicated no additional accessory structures will be permitted to encroach within the required yards.

Table 3 provides comparable information on relevant previously approved planned developments that include townhomes:

Table 3

Development Description	Minimum Yards				Development Parcel Size (ac.)	Height (ft.)
	Front	Interior Side	Corner Side	Rear		
Heritage Springs	20 ft.	8.2 ft.	20 ft.	20 ft.	2.53	Estimation 2 stories
Timber Trails	25 ft.	10% or 10 ft., whichever is lesser on one side and 10 ft. to 25 ft. between buildings	20 ft.	30 ft.	105.91*	30
17 Ogden Ave.	15 ft.	15 ft.	15 ft.	30 ft.	0.32	36
Requested	7 ft.	6.67 ft.	14.48 ft.	12,75 ft.	2.76	36.33

** Includes both single family and townhome acreage.*

The development is seeking several variations from the DCO Chapter 10 Subdivisions. The requested variations appear to generally be acceptable given that the street is to be a privately owned and maintained street and that several of these variation requests were previously granted to Heritage Springs.

10-10-7 Street Design Criteria

ii. Pavement Width – Code requires 27 ft street width from face of curb to face of curb. The development proposes 23 feet.
iii. The proposed horizontal curve is less than the minimum 150 foot radius and includes reserve horizontal curves that don't meet Code.
iv. The proposed vertical curves are to be a minimum of 100 feet in length, but the plans show 50 feet length vertical curves.

Section 10-11-11 C. 2, streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than three feet (3') on the adjacent traffic lane and shall not remain flooded for more than eight (8) hours for any event less than or equal to the 100-year event. The proposed design does have street flooding across the full width of the roadway at the north end of the development, however this condition is unavoidable as the proposed roadway is to connect to the existing development roadway that is lower in elevation and currently floods during flooding events. The site plan grading has been revised since the previous submittal to ensure that driveway access to each unit is maintained during a flooding event so all owners will be able to exit to Wolf Road during a flooding event. Overall, it is staff's opinion the street connection to the existing development is a positive for the new and existing developments so granting a variation for this condition would be appropriate.

The Applicant is requesting a variation from the Village related to the installation of public sidewalk within the Park Pl. right-of-way. This is a variation from Village Code 8-2-1 which requires all new development to install sidewalk within rights-of-way that front on public streets. Staff is not recommending approval of this variation.

Public Comment

As of the writing of this staff report, staff has received a number of comments on the application from the neighboring residents. Attachment 11 contains all comments received since the last Plan Commission meeting on September 24. Any additional written comments received after the transmittal of the Plan Commission packet will either be provided by email prior to the meeting or given to members at the meeting.

Conclusion

The Applicant is proposed to convert the existing office site to a townhome development that will continue the existing private Heritage Ct. roadway. The application includes a request to amend the Village's future land use map and zoning map consistent with the request made by the neighboring property to the north. As stated in the application materials the Applicant is seeking a conditional use for a planned development to construct a development that is consistent with other developments in the Village and due to the challenges to reoccupy the site for office uses and infill nature of the Subject Property. The Applicant is also seeking relief from the DCO as part of a planned development.

The Plan Commission has a number of options in recommending approval or denial of the requested comprehensive plan amendment to the long-range land use map, zoning map amendment, conditional use permit for a planned development, variations, and subdivision:

1. Approval as presented for substantial conformity with the provisions of the DCO.

2. Approval as above with modifications to be accepted by the Applicant.

3. Denial of the plans as presented for failure to be in substantial conformity with the DCO.

Staff is recommending approval of the application with conditions. Upon review of the application, should the Plan Commission determine that the standards for comprehensive plan amendments to the long-range land use map, map amendments, conditional use permits, planned development guidelines and exceptions, variations, and subdivisions have been met, then staff suggests that the Plan Commission recommend the application to the Village Board with the following conditions:

General

1. The Applicant shall comply with all of the applicable federal, state, county, local and special district laws, ordinances and regulations, including the provisions of the Village's Municipal Code, relative to the construction and maintenance of the Development, except as otherwise modified by Village approvals.

2. The Applicant shall revise Declaration of Covenants, Conditions and Restrictions for the homeowner's association in accordance with comments provided by the Village Attorney (Attachment 8) and shall file the Declaration with the Cook County Clerk's Office, Recording Department prior to the sale of any portion of the Property to any other person. The Declaration shall require that at the closing of each dwelling unit,

the Applicant shall allocate $600.00 (or an amount equal to three (3) months' Community Assessment) and pay said amount into a "Capital Reserve" fund, as defined and required by the Declaration, for maintenance reserve account for the benefit of and use of the homeowner's association for maintenance purposes consistent with the Declaration.

3. Prior to the issuance of a building or development permit, the Applicant shall submit a construction schedule, routing, construction staging, restoration plan and phasing plan with map and plan exhibits, which are in conformance with the final set of Village approved engineering and construction plans for the Development. These plans shall identify construction access routes, temporary detours, regular street cleaning intervals and refuse removal and other appropriate safety, restricted access and "good neighbor" practices. Standard Village construction hours shall apply except as otherwise permitted by the Village Manager.

4. Update Plat of Abrogation, Plat of Subdivision, and Plat of Vacation per the comments of the Village Engineer and Village Attorney (Attachment 9).

5. The Applicant's proposes to maintain the current Wolf Road access point as the primary point of ingress and egress for the Development, subject to Cook County approval of certain Wolf Road right-of-way modifications (i.e., required Project-related reconfiguration work to Wolf Road that may include a deceleration / turning lane) and modifications to the existing drainage culvert improvements that will allow it to construct the Development consistent with the current Site Plan. The Village's consideration of approval of the Development is conditioned on Cook County's approval of the current Wolf Road access point as the primary point of ingress and egress for the Development based on the current Site Plan and the Applicant's agreement to abide by the conditions of approval required of the Applicant by Cook County relative to the Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements. The Applicant, at its cost, shall be responsible for entering into all easements, maintenance agreements and other binding documents with Cook County and completing the Wolf Road right-of-way modifications and any modifications to the existing drainage culvert improvements. Other than the Village's plan review process, the Village shall not be obligated to participate in the Cook County required Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements that are necessary to construct the Development under the current Site Plan. That will allow it to construct the Development consistent with the current Site Plan. In the event Cook County's does not approve of the current Wolf Road access point as the primary point of ingress and egress for the Development, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan with a modified point of ingress and egress for the Development for review and consideration by the Plan Commission at a public hearing and then review and consideration by the Village Board.

6. Prior to the issuance of a building or development permit, the Applicant shall enter into a Maintenance and Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions

for the construction and long-term maintenance of the Development consisting generally of the following items:

a. Prior to the issuance of a building or development permit, the posting of an irrevocable letter of credit or other form of security with the Village to secure the completion of the required SSA Maintained Improvements and the landscape improvements for the Development (the "Developer" Security"). The Developer Security shall be in a form acceptable to the Village Attorney and of a dollar amount to be determined by the Village Engineer and shall be managed by the Village in accordance with Subsection 10-10-19(2) (Land Dedications and Completion, Maintenance and Acceptance of Improvements; Posting of a Bond, Cash, or Other Securities) of the Municipal Code;

b. The posting of a two-year maintenance bond (performance and payment bond) for the SSA Maintained Improvements and the landscape improvements;

c. Prior to the issuance of a building or development permit, the submittal of construction access plans for the Development requiring the Applicant and all of its employees, consultants and development and construction crews to use Wolf Road as the primary point of ingress and egress until the required Project-related reconfiguration work to Wolf Road and the drainage culvert area is commenced. The alternate point of ingress and egress to the Development will be 55th Street and the existing Heritage Court within the Heritage Springs Subdivision;

d. The Applicant shall either enter into a private tow company contract to enforce the community parking spaces with the Development or enter into a private parking / private street enforcement agreement with the Village that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court;

e. At the request of the Applicant and the homeowners association for Heritage Springs Subdivision, the Village will consider approving an amendment to the planned development ordinance granted for Heritage Springs Subdivision to allow for additional on-street parking spaces and the operation of the swing gate and such other requested amendments that are necessitated by the Development and the Village will also consider entering into a private parking / private street enforcement agreement that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Springs Subdivision;

f. Prior to the issuance of a building or development permit, the submittal to the Village of a fully executed agreement with Cook County for perpetual maintenance of the Project-related roadway structures and all infrastructure improvements within the portion of the Wolf Road right-of-way, as required by Cook County;

g. Per Section 10-11-11 (Stormwater Management Requirements For All Developments)(F) of the DCO, prior to obtaining any type of building or site development permit for the Project, the Applicant shall execute and enter into a stormwater management facilities maintenance agreement ("stormwater maintenance agreement") with the Village, as prepared by the Village Attorney and approved by the Village Board, relative to the stormwater drainage facilities located on the Property, which facilities shall be the responsibility of the Applicant and its successor owners (i.e., the Association). Within the stormwater maintenance agreement, the Applicant shall guarantee that the Applicant and all of the successor owners of the Property will maintain the stormwater management facilities and the stormwater drainage system and provide to the Village periodic written reports on stormwater management facilities monitoring and maintenance. The stormwater maintenance agreement shall also specifically authorize representatives of the Village to enter onto the Property for the purpose of inspections of the stormwater drainage system. Such agreement shall be recorded with the CCCORD. The stormwater maintenance agreement shall include a schedule for regular maintenance of each aspect of the Property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The stormwater maintenance agreement shall also stipulate that if the appropriate authorized personnel of the Village notify the property owner in writing of maintenance problems which require correction, the property owner shall make such corrections within thirty (30) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner.

h. Revised the declarations to exclude charcoal grills on the proposed balconies.

7. The site plan must be updated to include all labels depicting all building setbacks.

8. The individual dwelling units and platted lots within the Development shall not be permitted to request variations from the Village's Municipal Code that are unique and specific to the individual dwelling unit and lot owner. Amendments to the planned development ordinance that are not unique and specific to an individual dwelling unit and a specific lot owner may be applied for and presented to the Village in accordance with the applicable provisions of the Municipal Code.

9. Correct all inconsistencies between plats (ex. site plans showing seven guest parking spaces between units 23 and 24, whereas the engineering plans show six spaces).

<u>Engineering</u>
Revise the engineering plans per the Village Engineer and consulting engineer's comments per Attachment 4.

10. Written confirmation from Heritage Springs establishing access rights must be submitted prior to Village Board consideration. It is acknowledged that this item is being worked on and will be provided when completed.

11. Location of safety rail on top of the retaining walls is shown on geometric plan, but a detail and structural design and calculations for the safety rail are still needed to ensure the rail is adequate and meets applicable codes.

12. New sidewalks are still required along the Wolf Rd. and Park Pl. frontage per Village code. Place replacement Wolf Road sidewalk along entire property frontage. Placement must be as far from road as practical but will defer to Cook County Highway Department as they will review placement and issue the permit for the work. On Park Place, place the sidewalk one foot inside the public right of way along the southern edge of the development. Sidewalk shall dead end at west termini. All new sidewalk shall comply with IDOT and ADA standards for slopes. The northwest corner of Park Place and Wolf Road sidewalk ramp shall be removed and replaced.

13. The placement of sidewalk on Park Pl. will require the movement of the Ridgewood subdivision sign. The relocation of the sign must be addressed with the next plan submittal. Provide Ridgewood Civic Association approval of the sign design and sign placement.

14. The Applicant' engineer must provide accurate calculations showing the bypass system is adequate to handle all bypass flows.

15. The Applicant must provide accurate calculations that show the rate of flow of the bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This will ensure bypass stormwater does not reach the detention basin faster than it currently does under the existing conditions.
16. The Village will not accept the twin 54" aluminum pipes that are proposed. Reinforced concrete pipes or precast reinforced concrete box culverts shall be used.

17. A detailed operations and maintenance plan is required for the enclosed bypass system. Provide this operations and maintenance plan for Village review. It will be must to be incorporated into the final plat and the declaration document.

18. The end section of the bypass pipes need to be designed in a way that prevents access inside the pipes by unauthorized persons. The end section should be designed to prevent this from happening while at the same time not becoming a maintenance problem with debris collection.

19. Wetland plantings plan is required to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan

20. Structural design plans and licensed structural engineer seal for the retaining wall is required. The developer indicated they are being worked on and will be provided when available.

21. An operations and maintenance plan is needed for the detention basin. The developer shall create an O&M plan for the basin and create a mechanism to fund all

required maintenance activities for the establishment period of three to five years. A licensed/ certified ecologist with experience in wetland basins must produce this type of O&M plan for Village review and approve prior to the issuance of any site development permit.

22. Provide an exhibit showing the street light photometrics conform with Village Code for Village review prior to the issuance of any site development permit.

23. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However, the structural design of this new wall and the other proposed walls are not complete and not provided. Complete wall details, elevations, and signoff by a licensed Structural Engineer is required.

24. Since the structural design is not complete it is not known if tiebacks or over excavation needed to construct the walls will be contained within the development property. Work needed to construct the new walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the walls must be identified and contained within your property or copies of executed easements are to be provided prior to the issuance of any site development permit.

25. Neighboring properties to the west cannot be flooded as a result of an interim construction condition that could occur if the old wall is torn down and the new wall is not yet complete. The plans must have provisions in place to temporarily protect the west property line to a pre-project elevation. The plans must identify a plan to address this issue.

26. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.

27. The wall design of the detention area between units 20 and 21 must accommodate for overland flows that may occur if the twin 54" sewers are overwhelmed.

28. Replace the existing flat grate that is prone to clogging with a vaulted frame and grate. A vaulted grate will be much less prone to clogging and will improve performance and reliability of both development's stormwater management systems.

29. The plans show inlets proposed to be located on Heritage Springs property. These inlets need to be moved south so they are contained on Heritage Crossing's property. The roadway vertical curve needs to be adjusted so the low point is moved south so the inlets are placed on Heritage Crossing property.

30. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.

31. Street lighting plans are absent. Plans need to include all lighting conduits, cables, controllers, and service location. Also, a light pole foundation and controller

foundation details are needed, and they need to be signed and sealed by a structural engineer.

32. The narrative needs a section discussing the development of the HEC HMS modeling and results.

33. Discuss how the hydraulic modeling impacted the subdivision grading plan.

34. Provide in narrative discussion on the worst-case flooding scenario. Include exhibits sent to Engineering on 10/31/24 which illustrate stormwater storage in this worst-case scenario. Report should clearly state there is a net increase in stormwater storage despite the filling of the existing parking lot area.

35. Based on our calculations, and assuming the Contech pipes have a similar Manning's n to RCP, the design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. Provide documentation that 11 ft/s is the maximum flow velocity through these pipes.

36. Provide calculations for the riprap sizing at the outfall of the dual culverts. The riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions.

37. A fire hydrant spacing, and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.

38. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.

39. Prior comments on the proposed gate have not yet been addressed. In addition to the prior comments, design of gate shall ensure gate electrical and control equipment is elevated one foot above flood elevation. Gate must work at all times.

40. Relocate the depressional area from Heritage Springs to Heritage Crossing.

41. Adjust the location of the inlets directly under the proposed gate to be fully located on Heritage Springs.

42. Stormwater Management Report and HEC-HMS Model. The Stormwater Management Report's narrative should be revised to include discussion of modeling results, reference and discuss the supporting modeling documentation, and include the inundation maps.

43. The HEC-HMS files provided indicate that the discharge curves for all basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined. Clarify how the discharge flows are defined between basins.

44. Stormwater Management Report and HEC-HMS Model. Clarify the distinction between the nodes "Storage East of Wolf Road" and "Box InletEast Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

45. Stormwater Management Report and HEC-HMS Model. The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration.

46. However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical. Please provide HEC-HMS results that match the conservative scenario displayed in the inundation maps.

47. The inundation maps should reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions

48. All comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 must be addressed

Landscaping

Revise the landscaping plans to address all outstanding comments from the Village's consulting landscape architect's review memorandum dated 11/5/2024 (Attachment 7).

49. Include all utilities and light poles consistent with the information included in the Final Engineering plans. It is unclear if there are conflicts between utilities, light poles, and the proposed landscape.

50. The revised landscape plan indicates to preserve the existing trees located behind the existing neighborhood sign. These existing evergreen trees are in poor condition and should be replaced with new plant material consistent with the adjacent proposed plantings.

51. Maples are not allowed in the public ROW per the Village Urban Forest Management Plan, they are an over-represented species within the Village. Replace with another species.

52. Indicate Gingko biloba to be male species to avoid fruit production.

53. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.

54. The specifications indicate a different native seed mix than the seed mixes indicated on the plans but does not list detail on species included. Clarify specification of seed mixes.

Road and Traffic

Revise the plans and Traffic Impact Study to address all outstanding comments from the Village's consulting traffic engineer's review memorandum dated 11/13/2024 (Attachment 5).

55. The two parallel parking spaces should be removed on the east side of Heritage Court.

56. Revise all applicable plans related to the correct number of guest parking spaces between units 23 and 24.

57. Vehicles parked in the driveway of units 8, 15, and 21 may not overhang the curb.

58. The Opticom sensor shall be taller than the proposed fence/gate. Design and details must be submitted for review and approval by the Village's Director of Fire and EMS before any permit is issued for site development.

59. A sidewalk along Park Pl. to the south connecting to the Wolf Rd. sidewalk to the east must be installed.

60. Revise all applicable plans to convert the turnaround area north of unit 15 to grasscrete or similar material.

61. Submit AutoTURN analysis for the turnaround area north of unit 15 to verify vehicle turnaround.

62. On the color site plan prepared by BSB Design (revised 11/5/2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering and Surveying (revised 11/4/2024).

63. Update the Traffic Impact Study to reflect the proposed 29 rather than 28 dwelling units.

64. Clarify if Figure 5B in the Traff Impact Study summarizes the September 2024 pedestrian count data or the original March 2024 count data. The higher volume counted in September should be presented in the TIS.

65. Figure 7 does not match the trip generation presented in Table 3 in the Traffic Impact Study. Please update according.

Signage

66. Provide a sight distance triangle analysis for the proposed subdivision sign adjacent to Wolf Rd.

67. Provide information on any roadway signage related to street name and type (private) for review.

Attachment 10 contains a draft recommendation to facilitate the discussion.

Attachments

1. Memorandum prepared by Kelsey Fawell and Heather Valone RE: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision dated 9/20/2024 *(Attachments omitted, but available on the Village's website)*

2. Applicant submittal package

3. Memorandum prepared by Jeff Koza RE: 5600 Wolf Road Site Development – Heritage Crossing –Engineering Update for November 18, 2024, Plan Commission Meeting dated 11/15/24

4. Memorandum prepared by Jeff Koza RE: Zoning Application Review: Heritage Crossing 5600 Wolf Rd. Development Engineering Services - Review 03 dated 11/14/2024 with attachments

5. Memorandum prepared by Rory Fancler, Kimley Horn, Subject: Heritage Crossing – Traffic Review Resubmittal 5600 Wolf Rd. Western Springs, Illinois dated 11/13/2024

6. Memorandum prepared by John Mastandona RE: Zoning Application Review: 5600 Wolf Rd. – Finance dated 11/15/2024

7. Memorandum prepared by Tim King, Hitchcock Design Group, RE: 5600 Wolf Rd. – Heritage Crossing Landscaping Submittal Review #4 dated 11/7/2024

8. Declaration of Covenants, Conditions and Restrictions for: Heritage Crossing Townhome Association of Western Springs - a McNaughton Development, Inc. Subdivision Redline prepared by Mike Jurusik, Village Attorney dated 11/15/2024

9. Redline and Mark-ups of Plat of Abrogation, Subdivision and Vacation Prepared by Jeff Koza, Village Engineer and Mike Jurusik, Village Attorney.

10. Draft: Plan Commission Recommendation No. 24-02 Application for a Comprehensive Plan Amendment to the Long-Range Land Use Map, Map Amendment, Conditional Use for a Planned Development, Exceptions / Variations to Village Development Control Ordinance ("DCO"), and Subdivision for the Construction, Operation, and Maintenance of a Townhome Subdivision Development at the 5600 Wolf Road Property (Heritage Crossing)

11. Public comments

Kelsey Fawell

From: Heather Valone
Sent: Tuesday, July 23, 2024 9:21 AM
To: Kelsey Fawell
Subject: FW: Park Ave entrance to new townhouses

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Marie Raffl <marieraffl@gmail.com>
Sent: Monday, July 22, 2024 7:04 PM
To: Heather Valone <hvalone@wsprings.com>
Subject: Park Ave entrance to new townhouses

I use Park Ave to exit to Wolf occasionally and am frustrated at the narrow street that is often parked with construction or landscaping vehicles- it is a dangerous situation and allowing the townhouses to use it as their only entrance/exit is a disaster . Please reconsider enforcing the previous decision to use a direct entrance on Wolf Rd.
marie Raffl
Ridgewood resident

Heather Valone

From: Marie Raffl <marieraffl@gmail.com>
Sent: Friday, November 15, 2024 3:49 PM
To: Heather Valone
Subject: McNaughton town house development

We are encouraging our children to be more environmentally conscious - so let's lead by example. Why not insist that McNaughton use a semi permeable material like a type of bricks for the streets/ driveways in his proposed townhouse development? Even the new Aldi's grocery store in LaGrange has used pavers in part of its parking lot to help retain water run off. Examples are also described in the Morton Arboretum parking lot. Western Springs requires homeowners to have a certain percentage of non paved area in new home construction - why doesnt this apply to the new townhouse development? Every little bit will help prevent making the flooding in Ridgewood worse.
Marie Raffl

To: Ms. Kelsey Fawell, Senior Planner, Village of Western Springs
Date: July 21, 2024
Re: Comments related to the McNaughton Development
5600 Wolf Road, Western Springs

From: Ron Lejcar, Heritage Springs Owners Association Board President

On behalf of the residents of the Heritage Springs Owners Association, I want to formally record our comments below regarding the new Heritage Crossing development.

Our Board has been working with McNaughton (per the Village's recommendation) since early this year, because they needed us to agree to open our dead-end street and connect it to their new street improving access for emergency vehicles. However, there is a much larger issue at stake and that is the impact on the current storm water system that runs through our small community.

As you can see in the pictures I included with these comments, an unbelievable amount of storm water can pass through our small area during times of significant rainfall as happened in 2020 and 2021. The Lawn Avenue basin adjacent to the property at 5600 Wolf fills with water from the east side of Wolf Road. That water then enters a channel/moat on the west side of our homes. This channel is approximately 4-5 feet deep and was filled almost to the top back in 2020 and 2021 (pictures are from 2021).

The Heritage Springs Owners Association Board wants to document that our major concern is that a mistake, even a small one in the calculations used to predict the changes in the storm water flow resulting from the new development could be disastrous to our homes. As you can see in the pictures, if the channel behind the homes on the west side of Heritage Court gets just a little more water, it would spill over and flood our basements.

Furthermore, our HOA is responsible for maintaining this infrastructure that includes rebuilding when needed, the walls in that channel/moat as well as the retention pond near the entrance at 55th and Heritage Ct. As you can see in the pictures of the street after the 2021 flood water drained away, we are also responsible for cleanup of the street and the sewer covers in the channel/moat. All this plus other maintenance activity related to the stormwater management system is a heavy burden on the 14 residents of Heritage Ct. If changes resulting from this new development increase storm water into our area, that will also increase wear and tear on the walls of the channel/moat which will increase the maintenance costs to our owners.

We look to the Village of Western Springs to ensure that the new development will not worsen the situation for our small community. The consequences of a mistake will be disastrous to our 14 residents.

Sincerely,
Ron Lejcar, Heritage Springs Owners Association Board President
5520 Heritage Ct
630-841-5560











Heather Valone

From: Ron L <ronlejcar@gmail.com>
Sent: Thursday, August 15, 2024 12:07 PM
To: Heather Valone
Cc: JACK & JUDITH DALENBERG; Malcolm Johns
Subject: Re: follow-up from Aug 13 meeting - Heritage Springs.

Follow Up Flag: Follow up
Flag Status: Flagged

Heather

Please include all of the following into the Planning Comm Sept 24 meeting. thanks, Ron

&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&

Heather & John

Last night was quite informative and I was very impressed at the way the Village and McNaughton handled the questions. I am also amazed by the amount of work that both the Village and McNaughton have done to get this far and still need to get done before a decision is made.

Today, we (Heritage Springs Owners Association Board) met with our engineer to review her findings and recommendations. I will send that report to both of you in the next day or two.

Since nothing was mentioned about our agreement to open the street, I want to remind everyone that our agreement to open the street is contingent on several items including;

1. Resolution of any issues identified by our engineer (report forthcoming in the next few days)
2. Review and approval of the easement documents (when ready)
3. Village approval of the new parking spaces
4. Village release of the maintenance responsibility of the Lawn Ave Basin etc.

Even if the Planning Commission approves McNaughton's plan, we still must sign off that all the contingencies in our agreement have been met in order to open the street. I cannot attend the September 24th meeting since I am out of the country for a month, so hopefully much of this can be resolved before I leave.

Follow-up comments from the Planning Commission meeting on Aug 13, 2024.

1. Some Ridgeway residents questioned McNaughton as to why they are installing a fence between our HOA (Heritage Springs) and the new development and others asked why don't we use Heritage Ct for public traffic.

    a. If any changes are made to the current plan to install the gate at the specified location, then our agreement to open the street may be denied.

    b. Furthermore, it is my understanding that our street is not wide enough per code and also is a private street so using Heritage Ct as a public street doesn't seem to be an option.

2. The engineer from McNaughton made a comment that flooding of the Lawn basin is due to debris clogging the sewer grate.

    a. That sewer grate and the one north in the 'moat' behind our homes (Heritage Springs) do get blocked by debris after a big storm when water flows through the area. When additional storms are expected on the same day, I along with another Board member try to clean those grates as soon as possible. When the storms end, our landscaper will routinely clean them when cutting our grass.

    b. However, during the initial big storm, the grates would be open but when heavy water flows into the basin and then into the moat, it brings along debris that can be sucked down and trapped by the grate. There is nothing that we can do safely to remove that debris since the water is flowing and can be deep and dangerous.

    c. So, how does McNaughton expect the new HOA to be able to keep the basin clear? We asked the Village to provide this service for us since this is a difficult job and not suited for guys in their upper 60s and 70s. This request was denied.

3. In response to some of the Ridgewood concerns about overflow parking on Park, McNaughton's engineer said they could look at adding some parking in the development but he stated his concern that it would have a negative impact on the storm water absorption.

    a. Since the current design has minimal benefit, Heritage Estates would be against allowing them to further reduce the 'minimal' improvement but adding more parking.

Ron Lejcar

Heritage Springs Owners Association

5520 Heritage Ct.

On Wed, Aug 14, 2024 at 4:57 PM Heather Valone <hvalone@wsprings.com> wrote:

Afternoon Ron,

Much of the Village's records related to the development list Heritage Estates. I had actually emphasized in my notes from our meeting that you had said the name of the association is different than the name we have for the development. The Village's records have a number of names (eg. Heritage Estates, Heritage Springs Townhomes, Heritage Court Estates). Regardless it was another way to identify the property in addition to a map. I did not appear to cause confusion with what property was being discussed given that it was referenced via multiple maps. Moving forward we can update the name.

I can provide your to the Plan Commission at the September 24 meeting, if you can clarify which portions of your email you are looking to include.

Sincerely,

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,

Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Ron L <ronlejcar@gmail.com>
Sent: Wednesday, August 14, 2024 3:01 PM
To: Heather Valone <hvalone@wsprings.com>; John B <johnb@mcnaughtondevelopment.com>
Cc: Jeff Koza <jkoza@wsprings.com>; JACK & JUDITH DALENBERG <jdalenberg@comcast.net>; Malcolm Johns

<malcolm.johns@gmail.com>
Subject: follow-up from Aug 13 meeting - Heritage Springs.

Heather

Please acknowledge receipt of this email and whether I should submit to Kelsey to be recorded at the Sept 24 meeting.

Also, does the Village have this community documented as "Heritage Estates'? It was mentioned last night but our declaration has "Heritage Springs", so not sure if this matters, but let me know.

Thanks

Heather & John

Last night was quite informative and I was very impressed at the way the Village and McNaughton handled the questions. I am also amazed by the amount of work that both the Village and McNaughton have done to get this far and still need to get done before a decision is made.

Today, we (Heritage Springs Owners Association Board) met with our engineer to review her findings and recommendations. I will send that report to both of you in the next day or two.

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Even if the Planning Commission approves McNaughton's plan, we still must sign off that all the contingencies in our agreement have been met in order to open the street. I cannot attend the September 24th meeting since I am out of the country for a month, so hopefully much of this can be resolved before I leave.

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a. If any changes are made to the current plan to install the gate at the specified location, then our agreement to open the street may be denied.

b. Furthermore, it is my understanding that our street is not wide enough per code and also is a private street so using Heritage Ct as a public street doesn't seem to be an option.

2. The engineer from McNaughton made a comment that flooding of the Lawn basin is due to debris clogging the sewer grate.

a. That sewer grate and the one north in the 'moat' behind our homes (Heritage Springs) do get blocked by debris after a big storm when water flows through the area. When additional storms are expected on the same day, I along with another Board member try to clean those grates as soon as possible. When the storms end, our landscaper will routinely clean them when cutting our grass.

b. However, during the initial big storm, the grates would be open but when heavy water flows into the basin and then into the moat, it brings along debris that can be sucked down and trapped by the grate. There is nothing that we can do safely to remove that debris since the water is flowing and can be deep and dangerous.

c. So, how does McNaughton expect the new HOA to be able to keep the basin clear? We asked the Village to provide this service for us since this is a difficult job and not suited for guys in their upper 60s and 70s. This request was denied.

3. In response to some of the Ridgewood concerns about overflow parking on Park, McNaughton's engineer said they could look at adding some parking in the development but he stated his concern that it would have a negative impact on the storm water absorption.

a. Since the current design has minimal benefit, Heritage Estates would be against allowing them to further reduce the 'minimal' improvement but adding more parking.

Ron Lejcar

Heritage Springs Owners Association

5520 Heritage Ct.

Kelsey Fawell

From: Ron L <ronlejcar@gmail.com>
Sent: Sunday, September 22, 2024 11:12 AM
To: Heather Valone
Cc: Kelsey Fawell; Jenny Loewenstein; Malcolm Johns; JACK & JUDITH DALENBERG
Subject: Re: follow-up from Aug 13 meeting - Heritage Springs.

Heather
I realize that you already have my comments below from August 15 for the Sept 24th Planning Commission meeting, but I want to make this update.

We still do not have a response to our engineering report from McNaughton and still have the other items noted in my Aug 15 email to resolve/close out with McNaughton before the terms of our agreement to open Heritage Ct are met.

I went through some of the agenda documents for the Sept 24th meeting but did not notice any mention of our agreement with McNaughton. So, I simply want to remind everyone that all the items in our agreement must be satisfied before we will allow the street to be opened for the new development.

Rather than me sending a reminder/update, could the status of our agreement be included in the official writeups from the Village to the planning commission and the other Village committees that will be involved in the approval process? It seems that opening our street is one of the critical 'must haves' from the Village to McNaughton for approval of their development plan so why isn't this piece (our agreement) part of the Village's process?

Thanks
Ron

On Thu, Aug 15, 2024 at 3:13 PM Heather Valone <hvalone@wsprings.com> wrote:

> Will do.

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,

Western Springs, IL 60558
708.246.1800 Ext. 169



Please consider the environment before printing this e-mail

From: Ron L <ronlejcar@gmail.com>
Sent: Thursday, August 15, 2024 12:07 PM
To: Heather Valone <hvalone@wsprings.com>
Cc: JACK & JUDITH DALENBERG <jdalenberg@comcast.net>; Malcolm Johns <malcolm.johns@gmail.com>
Subject: Re: follow-up from Aug 13 meeting - Heritage Springs.

Heather

Please include all of the following into the Planning Comm Sept 24 meeting. thanks, Ron

&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&&

Heather & John

Last night was quite informative and I was very impressed at the way the Village and McNaughton handled the questions. I am also amazed by the amount of work that both the Village and McNaughton have done to get this far and still need to get done before a decision is made.

Today, we (Heritage Springs Owners Association Board) met with our engineer to review her findings and recommendations. I will send that report to both of you in the next day or two.

Since nothing was mentioned about our agreement to open the street, I want to remind everyone that our agreement to open the street is contingent on several items including;

1. Resolution of any issues identified by our engineer (report forthcoming in the next few days)
2. Review and approval of the easement documents (when ready)
3. Village approval of the new parking spaces

4. Village release of the maintenance responsibility of the Lawn Ave Basin etc.

Even if the Planning Commission approves McNaughton's plan, we still must sign off that all the contingencies in our agreement have been met in order to open the street. I cannot attend the September 24th meeting since I am out of the country for a month, so hopefully much of this can be resolved before I leave.

Follow-up comments from the Planning Commission meeting on Aug 13, 2024.

1. Some Ridgeway residents questioned McNaughton as to why they are installing a fence between our HOA (Heritage Springs) and the new development and others asked why don't we use Heritage Ct for public traffic.

    a. If any changes are made to the current plan to install the gate at the specified location, then our agreement to open the street may be denied.

    b. Furthermore, it is my understanding that our street is not wide enough per code and also is a private street so using Heritage Ct as a public street doesn't seem to be an option.

2. The engineer from McNaughton made a comment that flooding of the Lawn basin is due to debris clogging the sewer grate.

    a. That sewer grate and the one north in the 'moat' behind our homes (Heritage Springs) do get blocked by debris after a big storm when water flows through the area. When additional storms are expected on the same day, I along with another Board member try to clean those grates as soon as possible. When the storms end, our landscaper will routinely clean them when cutting our grass.

    b. However, during the initial big storm, the grates would be open but when heavy water flows into the basin and then into the moat, it brings along debris that can be sucked down and trapped by the grate. There is nothing that we can do safely to remove that debris since the water is flowing and can be deep and dangerous.

    c. So, how does McNaughton expect the new HOA to be able to keep the basin clear? We asked the Village to provide this service for us since this is a difficult job and not suited for guys in their upper 60s and 70s. This request was denied.

3. In response to some of the Ridgewood concerns about overflow parking on Park, McNaughton's engineer said they could look at adding some parking in the development but he stated his concern that it would have a negative impact on the storm water absorption.

    a. Since the current design has minimal benefit, Heritage Estates would be against allowing them to further reduce the 'minimal' improvement but adding more parking.

Ron Lejcar

Heritage Springs Owners Association

5520 Heritage Ct.

On Wed, Aug 14, 2024 at 4:57 PM Heather Valone <hvalone@wsprings.com> wrote:

> Afternoon Ron,
>
> Much of the Village's records related to the development list Heritage Estates. I had actually emphasized in my notes from our meeting that you had said the name of the association is different than the name we have for the development. The Village's records have a number of names (eg. Heritage Estates, Heritage Springs Townhomes, Heritage Court Estates). Regardless it was another way to identify the property in addition to a map. I did not appear to cause confusion with what property was being discussed given that it was referenced via multiple maps. Moving forward we can update the name.
>
> I can provide your to the Plan Commission at the September 24 meeting, if you can clarify which portions of your email you are looking to include.
>
> Sincerely,

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,

Western Springs, IL 60558
708.246.1800 Ext. 169



Please consider the environment before printing this e-mail

From: Ron L <ronlejcar@gmail.com>
Sent: Wednesday, August 14, 2024 3:01 PM
To: Heather Valone <hvalone@wsprings.com>; John B <johnb@mcnaughtondevelopment.com>
Cc: Jeff Koza <jkoza@wsprings.com>; JACK & JUDITH DALENBERG <jdalenberg@comcast.net>; Malcolm Johns <malcolm.johns@gmail.com>
Subject: follow-up from Aug 13 meeting - Heritage Springs.

Heather

Please acknowledge receipt of this email and whether I should submit to Kelsey to be recorded at the Sept 24 meeting.

Also, does the Village have this community documented as "Heritage Estates'? It was mentioned last night but our declaration has "Heritage Springs", so not sure if this matters, but let me know.

Thanks

Heather & John

Last night was quite informative and I was very impressed at the way the Village and McNaughton handled the questions. I am also amazed by the amount of work that both the Village and McNaughton have done to get this far and still need to get done before a decision is made.

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    a. That sewer grate and the one north in the 'moat' behind our homes (Heritage Springs) do get blocked by debris after a big storm when water flows through the area. When additional storms are expected on the same day, I along with another Board member try to clean those grates as soon as possible. When the storms end, our landscaper will routinely clean them when cutting our grass.

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    a. Since the current design has minimal benefit, Heritage Estates would be against allowing them to further reduce the 'minimal' improvement but adding more parking.

Ron Lejcar

Heritage Springs Owners Association

5520 Heritage Ct.

I am the homeowner at 903 Park Place in Western Springs. It has recently come to my attention that a major new construction project for a 29 unit condominium complex is being considered for 5600 Wolf Road, which is directly across Park Place from my home. It is disturbing that I had to find out about this "through the grapevine" instead of being notified directly from the village that this is in the works. I also understand that the entrance to this complex will be directly across the street from my driveway.

This is objectionable on many fronts, Ridgewood is a quiet residential neighborhood. Since Ridgewood has no sidewalks, I see many people walking in the street, often with a baby strollers and with little children. Kids ride their bikes, people walk their dogs and the last thing we need is additional car volume on this street. With 29 units, there will probably be at least 40 additional cars using this street. Drivers whip onto Park Place from Wolf and treat the street like a shorter Route 66 Drag Strip, blowing right by the posted 25 MPH speed limit sign. It is already hard for me to back out of my driveway without getting hit. And with drivers entering or exiting the complex it will become even more difficult. The entrance to the office complex that is on that property now is on Wolf. Why not leave it there???

I am also concerned about the construction equipment traffic, We do not need heavy equipment lined up along Park Place. That would significantly impede traffic flow and add even more danger. And we do not want dirt, mud, and construction debris (ie nails) in the street.

Additionally, I have an expensive brick paver driveway. Several years ago I paid $7000 to have it refurbished. Thanks to the Wolf Road paving project last year, I now have tar spots on my driveway that would be very expensive to remove. And many people seem to think they have the right to turn around in my driveway leaving oil spots in some instances. I even resorted to placing large orange cones at the end of the driveway to discourage people from turning around. I can just imagine a construction truck thinking he has the same right leaving god knows what on my driveway.

I'm going to give the village the benefit of doubt that Ridgewood residents are going to be notified about this pending project and have the opportunity to attend a zoning meeting. Since that property must be zoned commercial now, I assume it will take a vote by the zoning commission to get it zoned multi family residential.

Thank you. I eagerly await receiving the formal notification from the village.

Deborah David

Deborah David
903 Park Place
Western Springs 60558

Deb.david@gerbercollision.com

773 617-7143

Heather Valone

From: Deb David
Sent: Monday, August 26, 2024 6:47 AM
To: Heather Valone
Subject: Follow up to August 13th meeting

Follow Up Flag: Follow up
Due By: Monday, August 26, 2024 4:00 PM
Flag Status: Flagged

Heather - I am writing as a follow up to the meeting held August 13 regarding the proposed condominium project at 5600 Wolf Road.

1) increase in traffic - this topic was discussed at length but I have some points to reiterate. The traffic study done a few months ago did not capture a real picture of the current traffic situation. On August 13 I sat on my driveway and counted cars. From 3:15pm to 4:15pm there were 130 cars going east or west on Park. I stopped counting at 4:15 but in the 3 minutes after there were 20 cars using Park. And school wasn't in session then!!! At approximately 5:45pmthere were 9 cars backed up heading east on Park wanting to turn onto Wolf. Yesterday (August 22) mid afternoon cars were backed up all the way to Lawn heading east. Imagine trying to back out of my driveway into that mess. And couple that with traffic coming out of the condo complex entrance directly across from my driveway. Now add in children walking to or from school or riding their bikes and we have a potential disaster in the making. It is the village's duty to prioritize the safety of children and approving this project does not do this.

2) when I purchased 903 in 2004 I never anticipated that a high density condo complex would be built on that site. Ridgewood is a very nice subdivision with beautiful single family homes. This project will not enhance the value of my home nor any of my immediate neighbors. The proposed buildings are too high, there are too many of them and honestly, I'm not impressed with the outward appearance. The project does not have enough guest parking either. What if 7 or 8 of the residents there decide to having Super Bowl parties? We all know where the overflow parking will be - along Park Place and possibly on both sides of the street.

3) construction traffic - for the duration of the project there will be trucks, trailers for heavy equipment, and other vehicles lined up parked on Park Place. The project will supposedly take 18 months to complete so we will have to live with that and the increased danger to children. Not to mention dirt, mud, and other construction debris on the street.

4) storm water runoff - early in the morning of August 16 a downpour occurred that lasted about 90 minutes. This created a lake on Longmeadow so bad people's recycle bins were floating away. The water got very close to entering some homes.
I have personal experience with runoff. In 2005 shortly after we purchased our home the small, older home directly behind me was demolished and a very large McMansion was constructed. Prior to this construction we had no issues with runoff. Immediately after this new home was built we did and on two separate occasions we had significant water in our basement. We notified the village and nothing was done. As a result, we spent $16,000 to rectify the situation and the owner immediately east of us spent

$10,000. Managing storm water runoff is an inexact science. This project will do nothing but make a bad problem worse.

5) water pressure - this was discussed on August 13. I also believe the pressure is lower than it should be and I notice it in my showers. An additional 29 units will make the problem worse.

6) I am the owner that will have to deal with the annoyance of headlights shining into my living room windows. The developer is offering to do a small landscape island in my yard to block some of the light. I doubt that it will do any good. I have a brick paver driveway and I'm sick and tired of people turning around in my drive leaving tar and oil spots. I spent $7000 3 years ago to refurbish it and have even used orange cones to discourage people. If this project is approved I want brick pillars on either side with a chain built at the developers expense.

Thank you. I look forward to the September 24 meeting.

Deborah David
903 Park Place

Kelsey Fawell

From: Heather Valone
Sent: Wednesday, September 18, 2024 1:33 PM
To: Kelsey Fawell
Subject: FW: Follow up to September 13th

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

-----Original Message-----
From: Deb David ‹ ›
Sent: Monday, September 16, 2024 8:24 PM
To: Heather Valone <hvalone@wsprings.com>
Subject: Follow up to September 13th

Heather - thank you (and the others) who came Friday and saw firsthand the massive traffic issue we have on Park Place at certain times of the day.

I do have some questions/comments:

1) as you were finishing the count you commented that the numbers were in line with what the McNaughton traffic consultant presented in their report. The count was 312 going east or west on Park in the 90 minutes you counted. This is 208 in an hour. Unless I am misreading the consultant report, this seems way higher than their numbers. Can you clarify?

2) we also observed the kids on bikes, people walking with strollers, etc. We already have a dangerous situation and the proposed development will make it worse. It appears there is no logical solution or remedy for this issue.

3) I'm sure you are aware that the Village of Hinsdale voted down a similar proposed development from McNaughton in 2021. Among the reasons were the development was way too dense and nearby homeowners feared their property value would take a hit. I share this sentiment. My home is a major asset for me and I do not want it devalued. That Hinsdale property now has single family homes. Single family homes would thrill me. I do not want a high density condo development across the street from me, no matter what changes they may propose. Ridgewood is a beautiful neighborhood of single family homes. This development is way out of our neighborhood's character.

4) I will reiterate that if this is approved, I want McNaughton to build brick pillars at the end of my driveway so a chain can be strung across. I spent a lot of money on that driveway and recently had it refinished. It is being ruined by people thinking they have a right to use my drive to correct their navigation error.

Thank you. I will be there next week for the meeting.

Deborah David
903 Park Place

Kelsey Fawell

From: Heather Valone
Sent: Wednesday, July 24, 2024 9:59 AM
To: Kelsey Fawell
Subject: FW: Heritage Crossing Recommendations
Attachments: Heritage Crossing Site Plan Recommendations - 2024.07.24.pdf

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Casey Burch <cburch@lcmarchitects.com>
Sent: Wednesday, July 24, 2024 9:45 AM
To: Heather Valone <hvalone@wsprings.com>
Subject: Heritage Crossing Recommendations

Ms. Valone-

I attended the “meet the developer” event last night to learn more about the proposed Heritage Crossing development. I’d like to make a few minor suggestions as a resident and father of young children in Ridgewood. The Park Place/Wolf Road is already a very congested and dangerous intersection without introducing additional traffic. A left turn lane from Park Place to Wolf Road would be ideal, but I recognize that is probably not economically feasible. My suggestions are meant to make the intersection safer for pedestrians and younger kids on bikes.

1. Provide curb ramp at new sidewalk so pedestrians and children on bikes can exit Park Place ahead of busy Park Place/South Wolf Road intersection.
2. Pave or stripe sidewalk at Park Place/Wolf road intersection.
3. Eliminate any trees near intersection.
4. Shift building 28/29 westward and provide 2 or 3 three hour off-street guest parking spots for development and residents to the south of the development. There should really be no street parking on either side of Park Place between Wolf Road and Heritage Court.
5. Provide pedestrian opening at fence/gate at north side of development.

I support the development provided the additional property tax revenue will support infrastructure maintenance and upgrades in and around the Ridegwood subdivision.

Thanks,
Casey

CASEY BURCH AIA, PMP, NCARB, LEED AP
Partner

LCM ARCHITECTS
819 SOUTH WABASH AVENUE, FIFTH FLOOR
CHICAGO, ILLINOIS 60605-2153

312.995.5304 *direct*
312.913.1717 *main*
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SITE DATA:
Site Area: 2.76 acres
5600 S Wolf Road 2.42 ac
Lawn Ave Detention 0.34 ac
ensity: 29 Homes
29 Town Homes
Model A 10
Model B 13
Model C 6
122 Parking Spaces
Garage 58
Driveway 58
Guest 6
Proposed Zoning: R-4
PROVIDE PEDESTRIAN OPENING IN FENCE.
4' SWING GATE
EXISTING VINYL FENCE
EXISTING 6' FENCE
EXISTING 6' FENCE
DRAINAGE PIPE
Lawn Avenue Joint Detention +Bonus Storage 14,850 sf
LANDSCAPED SCREEN
PRIVACY FENCE
ELIMINATE ALL TREES OBSTRUCTING VIEWS AT INTERSECTION.
PROPOSED 6' CEDAR FENCE
SOUTH WOLF ROAD
Heritage Court
guest
guest
SHIFT BUILDING 28/29 WESTWARD AND PROVIDE 2 OR 3 THREE HOUR GUEST PARKING SPOTS THAT CAN BE USED AS OFF STREET PARKING BY GUESTS OF HOMES TO SOUTH OF DEVELOPMENT.
40" CEDAR FENCE
4' MASONRY WALL
PAVER ENTRANCE
PARK PLACE
Relocate Existing Neighborhood Sign
PROVIDE CURB RAMP HERE SO PEDESTRIANS AND KIDS ON BIKES CAN EXIT PARK PLACE AHEAD OF BUSY WOLF ROAD/PARK PLACE INTERSECTION.
LANDSCAPE ISLAND
PROHIBIT STREET PARKING ON PARK PLACE BETWEEN HERITAGE COURT AND WOLF ROAD UNLESS PARALLEL PARKING SPOT IS PROVIDED.
BRICK PAVERS OR STRIPE INTERSECTION
North
0 30 60 120
McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER
SITE PLAN
Heritage Crossing
Western Springs, Illinois
July 12, 2024
BSB DESIGN
BSBDESIGN.COM
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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Kelsey Fawell

From: Heather Valone
Sent: Wednesday, July 24, 2024 8:08 AM
To: Kelsey Fawell
Subject: FW: 5600 Wolf Rd Townhomes

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Claudia Larivee <claudia.larivee@gmail.com>
Sent: Wednesday, July 24, 2024 7:46 AM
To: Heather Valone <hvalone@wsprings.com>
Subject: 5600 Wolf Rd Townhomes

Good Morning Heather,

My name is Claudia Kelly and I am the homeowner at 5612 Lawn Drive. I am writing to express my immense concern with the "5600 Wolf" townhome project as proposed. I am writing from the perspective of a mother of 3 small boys aged, 9, 6, 3. My concerns are focused on two elements of the project, traffic and density. After reviewing the submittal package and attending the open house last night my concerns are as follows:
- entrance on Park Place as opposed to Wolf Rd. The lack of data included in Exhibit J-1, the letter from McNaughton to the County, regarding exploring maintaining the entrance on Wolf Rd, feels insulting. "Typically not desirable", "it appears that there is not enough right of way", "creating some additional problems"; these reasons are inadequate when it is at the cost of safety for my children and other children in this neighborhood.
- the swing gate proposed between the existing townhomes and the new project. As a result of an obstacle of this type, I predict east bound drivers will avoid the gate, and the light at Wolf & 55th, and enter via Grand & 55th. These drivers will accelerate through a left turn with no stop sign, up the hill in front of my house where my 3 small children play.
- the apparent disregard for the current homeowners and people who live in Ridgewood for the financial gains of a too dense, and too high townhome project.

The conditional use standards 1, 2, and 4 I feel are all in violation, and I ask that you work to deny this submission. I would be happy to work in conjunction with the Village and McNaughton to identify a way that the 5600 Wolf Rd property could positively add to the existing Ridgewood community and the Western Springs community that I love.

Claudia Kelly

630-531-0819

Kelsey Fawell

From: Claudia Larivee <claudia.larivee@gmail.com>
Sent: Monday, September 23, 2024 6:30 AM
To: Kelsey Fawell
Subject: Re: 9/24 Plan Commission Meeting - 5600 Wolf Rd

Hi Kelsey,

My name is Claudia Kelly, I am the resident of 5612 Lawn Drive and a mother to three young boys. I am in opposition of the 5600 Wolf Rd project as proposed. My main concern continues to be the traffic the project will bring directly into the Ridgewood neighborhood, the congestion and safety to pedestrians of the corner at Park Place and Wolf Rd, as well as the density of the project (specifically as it relates to the strain this will have on utilities and drainage).

I respectfully ask that you deny the project as proposed. Any influence you have to ask McNaughton Development to work with the Ridgewood residents to develop a project that would mutually benefit the community and them, would be greatly appreciated.

Thank you,
Claudia Kelly

On Sat, Sep 21, 2024 at 2:44 PM Kelsey Fawell <kfawell@wsprings.com> wrote:

> Good afternoon,
>
> I am following-up on your communications related to the Plan Commission for the property addressed 5600 Wolf Rd. As mentioned in previous email, the application was continued by the Plan Commission at their August 13 meeting Tuesday, September 24, 2024. The agenda packet for this meeting has been published and can be accessed by clicking here (LINK). The packet is very large, as such I recommend downloading it to your device to review the information.
>
> At the next week's meeting, the Plan Commission will allow all interested persons a chance to provide their input. If there are residents that cannot attend that meeting, they can email or mail comments to either my attention or Kelsey Fawell (cc'ed), and they will be included in the packet. All comments received have been published in the agenda packet linked above. Any subsequent comments will be provided to the Plan Commission at the meeting on Tuesday. The Plan Commission takes all comments regardless of in-person attendance or pre-submitted comments equally as they know many of our residents have young children, busy work lives, and other reasons they cannot attend an evening in-person meeting. At that meeting the Village will have its consultants, Village Engineer, and other relevant staff to provide technical information and discuss items from their review comments. The applicant and their project team will be in attendance.

The Plan Commission will hear all comments, review the application, and make a recommendation to the Village Board either for or against, with or without conditions. This may not be a single meeting depending on number of participants or other factors. The application would then move to the Planning and Zoning Committee for their review and recommendation. Although this is not a “public hearing” it is still an opportunity for residents to provide input. This can either be done in person at that meeting or by sending written comments to Kelsey or me (via mail or email).

The application would then be reviewed by the full Village Board at one of their workshop meetings. No action would take place, only discussion. This is another an opportunity for residents to provide input in the same way as the previous meetings. The final meeting would be a subsequent Village Board meeting for action. Again, residents can provide feedback for this meeting as well.

The meeting again is next week Tuesday starting at 7:00 pm in the Village Hall Board Room (740 Hillgrove Ave.).

Respectfully,

Kelsey Fawell

Senior Planner
Village of Western Springs
740 Hillgrove Ave.,

Western Springs, IL 60558
708.246.1800 Ext. 170

Kelsey Fawell

From: Conner Stout <cstoutproperties@gmail.com>
Sent: Wednesday, July 24, 2024 2:03 PM
To: Heather Valone; Kelsey Fawell
Cc: Emily Stout
Subject: 5600 Wolf Project Concerns

Dear Heather and Kelsey,

I am writing to express my concerns regarding the proposed development at 5600 Wolf Road, particularly its impact on traffic and safety in our neighborhood. As a resident at 1104 Longmeadow Lane and a parent of children attending Highlands School, I have firsthand experience with the current traffic situation on Park Place.

The one-block stretch of Park Place is already congested and potentially dangerous during school drop-off times, specifically between 8:10 and 8:20 AM. As a pedestrian who frequently walks this route with my children, I've observed:

1. Heavy traffic during school drop-off hours
2. Distracted drivers posing risks to pedestrians
3. Parked cars and landscaping crews further narrowing the available road space

Given these existing challenges, I am deeply concerned about the proposal to make the new development accessible only via Park Place. This decision could significantly increase traffic and exacerbate current safety issues for pedestrians, especially children walking to school.

Furthermore, I invite you to observe the morning traffic on Park Place yourselves once the school year begins. This firsthand experience would provide valuable insight into the concerns of local residents.

I strongly urge you to reconsider this aspect of the development plan. The safety of our children and all pedestrians should be a top priority in any community development decision.

Thank you for your time and attention to these matters. I look forward to your response and to working together to find solutions that benefit our entire community.

Sincerely,

Conner Stout
630-650-9600

Kelsey Fawell

From: Heather Valone
Sent: Wednesday, July 24, 2024 4:27 PM
To: Kelsey Fawell
Subject: FW: 5600 Wolf Rd

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Daniel Lombard <dlombard@lombardcompany.com>
Sent: Wednesday, July 24, 2024 4:24 PM
To: berry allen <berryallen@yahoo.com>; Heather Valone <hvalone@wsprings.com>; Ellen Baer <ebaer@wsprings.com>; Casey Biernacki <CBiernacki@wsprings.com>
Cc: president@ridgewoodofwesternsprings.com; Heidi Rudolph <hrudolph@wsprings.com>; Amy Avakian <aavakian@wsprings.com>; Nicole Chen <nchen@wsprings.com>; Alan Fink <afink@wsprings.com>; Scott Lewis <slewis@wsprings.com>; Philip Nawrocki <pnawrocki@wsprings.com>; Edward Tymick <etymick@wsprings.com>; James E. Tyrrell <jtyrrell@wsprings.com>; Fred Lebed <fred@prairiechicago.com>
Subject: 5600 Wolf Rd

Ellen,

I am a resident of Ridgewood (since 1994) and can confirm that the current Park exit on to Wolf Road has a number of safety issues that cause all sorts of
"near misses" that I have seen or been a part of. Adding additional traffic to this exit will make things even worse. Every effort should be made
to develop that property without permitting access to Park. The current safety issues include:

1) Parking on the north side of Park. Parking should not be allowed along the entire south property line of this property.
2) The current length of the right hand turn lane from Wolf to Park appears to be too short.
3) The current exit from the property is right where this turn lane starts and where southbound Wolf goes from 2 lanes to 1 lane.

Have the following options been investigated instead of allowing an exit onto Park?

1) Have all traffic from Heritage Crossing exit to the north via Heritage Court to 55th St.
2) Maintain the current exit onto Wolf Road for emergency vehicle access only with a motorized gate/transponders.
   (Does the Village Engineer know if Cook County will allow the current exit onto Wolf to remain and be used like this?

Who at the Village (not the developer) can verify what will and won't by allowed by Cook County on Wolf Road?)

If the developer must exit onto Park, see below suggested options:

1) The developer should be required to install traffic signals at Park/Wolf.
2) Or make the exit onto Park for emergency vehicles only with a motorized gate/transponders with all resident traffic exiting to the north via Heritage Court/55th St. If this gate is ever removed in the future , the Heritage Crossings homeowners/association will be responsible to pay for traffic signal at Park/Wolf via an assessment from the village.

The developer should also extend the southbound right turn lane from Wolf to Park as far north as possible with either of these options.

No construction traffic for this development should be allowed in Ridgewood.

Dan Lombard
919 Linden Court

From: berry allen <berryallen@yahoo.com>
Sent: Wednesday, July 24, 2024 2:09 PM
To: hvalone@wsprings.com; ebaer@wsprings.com; cbiernacki@wsprings.com
Cc: president@ridgewoodofwesternsprings.com; hrudolph@wsprings.com; aavakian@wsprings.com; nchen@wsprings.com; afink@wsprings.com; slewis@wsprings.com; pnawrocki@wsprings.com; etymick@wsprings.com; jtyrrell@wsprings.com; Fred Lebed <fred@prairiechicago.com>; Daniel Lombard <dlombard@lombardcompany.com>
Subject: 5600 Wolf Rd

Hi Ellen,

Hope all is well.

Several dozen residents attended the McNaughton open house last night for the proposed Heritage Crossing development. There were significant concerns about the proposed zoning change to R-4. The density and height of the concept are concerns, but perhaps the two most serious are flooding and traffic.

Flooding in the Ridgewood subdivision has been a persistent major problem. The proposed site plan labels the existing detention area as "Lawn Avenue Joint Detention + Bonus Storage 14,850 sq ft" What does this mean? Will the existing detention area be dug deeper or wider to store more water? Is that the "bonus"? It seems like the more capacity that can be used to store water the better for all residents. When the new South fire Station was constructed recently, unfortunately, it did not improve the flooding to any noticeable degree.

As part of the zoning application we could use your help to ensure the new development actually reduces the flooding in the area. It is important since ComEd is not reliable - we have lost power 3 times already this year. Carrying buckets of water up from the basement through the night was not fun.

Speaking of flooding - The village has been looking at the known non-compliant Ridgewood Oaks detention area for perhaps 10 years and has spent hundreds of thousands of dollars. Yet it has not been resolved and continues to contribute to flooding problems elsewhere in the village. It is a known hazard. Is there a timeline to get this fixed?

Turning back to 5600 Wolf rd - Another major concern is the proposed exit into Park Place. It should be a non-starter. There is an existing entrance on wolf rd for the property just north of park place. It was obviously known at the time the developer purchased the property.

The intersection on wolf rd and park place is already very dangerous especially during rush hour peak times. Visibility to the south on wolf rd is not great and cars can come quickly over the hill. There are also pedestrians and bicyclists that use the side walk on the west side of wolf rd. I have had a few near misses over the years trying to exit / enter park place.

Moreover, adding more congestion on Park Place by creating a new entrance is not what our 5 neighbors/residents on Park Place could have reasonably expected when they purchased their homes. Changing the entrance would take value and enjoyment from their properties. New developments should not be a win / lose like this.

The current proposal is a clear safety hazard of pumping more traffic through an existing bad intersection. At the meeting we got conflicting comments from Mr. Javier Millan, traffic consultant, about whether or not the proposed park place entrance was directed by the county or the developer. However, he said he would take our concerns and discuss with the county. We could use the village's help to ensure an entrance onto Park Place is not established for safety reasons. Ridgewood does not have sidewalks and pedestrians walk in the streets. It does not seem sensible to add more traffic under those conditions.

Traffic on wold rd has increased significantly with more density added from the Ashbrook subdivision in Indian Head Park and the Timber Trails development. Highlands school has expanded twice over the years. And now here comes Heritage Crossing with proposed 29 more homes.

Is the Zoning Appeals Board meeting tomorrow in the Village Board Room?

Lastly, we love living in Western Springs. It is special. Appreciate it takes resources to maintain. Property tax bill just increased 14.7% and the water bill also increased 41% year over year due to the new storm water utility fee or $210/year.

Thanks!

Kelsey Fawell

From: Heather Valone
Sent: Wednesday, September 18, 2024 1:53 PM
To: Kelsey Fawell
Subject: FW: 5600 Wolf Rd

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Daniel Lombard
Sent: Thursday, August 15, 2024 9:49 AM
To: berryallen Heather Valone <hvalone@wsprings.com>
Cc: Ellen Baer <ebaer@wsprings.com>; Ridgewood Civic Assocation
Casey Biernacki <CBiernacki@wsprings.com>
Subject: 5600 Wolf Rd

Heather,

Berry has made some very good/valid points.

To reinforce what Berry said and what was apparent from the plan commission meeting, the vast majority of residents of Ridgewood do not want the proposed plan by McNaughton to have access on Park. It should be incumbent on the developer
to come up with another option for redevelopment with the number of units/density/traffic that are part of their plan. They are essentially asking to become part of Ridgewood by asking for access via Park. Ridgewood is all single family homes and in my
view should stay that way. One of the plan commission members questioned the developer if they looked at building single family homes
and they had not. Perhaps, Western Springs should deny this application for town homes/multifamily and only allow single family homes
if the property is to be rezoned to a residential use..

A sort of "outside the box" idea:
Has Western Springs considered buying the property to tear down the current buildings and to build a storm water detention/retention pond/system on the property?
Would/could this solve the majority of the flooding issue in Ridgewood?

Dan Lombard
919 Linden Ct

From: berryallen
Sent: Thursday, August 15, 2024 7:46 AM
To: Heather Valone <hvalone@wsprings.com>
Cc: Ellen Baer <ebaer@wsprings.com>; Ridgewood Civic Assocation
Casey Biernacki <cbiernacki@wsprings.com>; Daniel Lombard <
Subject: Re: 5600 Wolf Rd

Hi Heather, sorry noticed a minor typo, the delopment at 5580 N wolf rd.is north of the propsed development. Not south.

It is the safety most concerned with. Wolf and park.place is not an ideal location today. To knowingly make exceptions to add more traffic and a new turn configuration does not seem appropriate. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: berry allen
Date: 8/14/24 4:35 PM (GMT-06:00)
To: Heather Valone <hvalone@wsprings.com>
Cc: Ellen Baer <ebaer@wsprings.com>, Ridgewood Civic Assocation
Casey Biernacki <cbiernacki@wsprings.com>, Daniel Lombard
Subject: Re: 5600 Wolf Rd

with attached analysis as PDF. Thanks!

On Wednesday, August 14, 2024 at 04:32:56 PM CDT, berry allen < wrote:

Hi Heather,

Thanks again for a very informative meeting yesterday. A few followup questions comments:

1) How is a story defined? It was stated at the meeting that these are 2.5 story buildings despite the fact that there are three above ground living areas. Is 35 ft considered 2.5 stories but 40 is considered 3 stories?

2) Do you know what the purpose of the meeting with the Cook County Dept of Transportation on Thursday is expected to accomplish? (thank you for planning to attend this)

a. Per Michael Sterr's email dated 4/22/24 "TSD will not provide a memo with reasons behind not allowing access off Wolf Road, as we reviewed the permit application as submitted and access on Wolf Road was not included in the proposed development design plan included in the 1st submittal"

b. Three different options were presented by residents at the hearing last night

i. Keep existing driveway at 5600 N Wolf Rd consistent with the address location of the property on Wolf Rd. (it is also noteworthy that there has only been 1 accident in 5 years at the location according to the traffic study submitted by KLOA). So perhaps a waiver could be requested given the

safety of the existing location and alleged low new incremental volume of the proposed new development. (could even be lower than existing office)

ii. Explore entering an agreement for access to the driveway just south of the property at 5580 Springwood Manor, which is before the turn lane. An agreement was reached with Heritage Springs so there is a precedent

iii. Gate the proposed lawn ave access for emergency vehicles only

c. The developer did not explore any of these alternatives "because."

d. The impression is the village would need to reject the existing 1st submittal before a new option would be prepared.

e. Please do not under estimate resident anger over the proposed access on Lawn Ave.

3) Is the development to the North of the proposed Heritage Crossing called Heritage Estates or Heritage Springs?

4) Will it be known if on street parking is allowed or not in the new development prior to completing the hearings with the plan commission? If it is allowed will fire trucks be able to navigate through the street? Is street parking allowed on the existing Heritage Springs development to the North? Will it be considered a private road and the responsibility of the HOA? Concrete or black top?

5) Is the village being reimbursed by the developer for consulting costs incurred regardless if the application is approved or not?

6) We learned that the Heritage Court HOA would be responsible for the maintenance of water detention system. Do we know how the village intends to enforce that? The Ridgewood Oaks example is a very painful but relevant example. The village has known for at least 10 years that their detention system is no longer compliant, and despite hundred's of thousands of dollars spent has been unable to make necessary improvements. While there maybe more than one cause to flooding in our area, comments like the village is working on it are not responsible when your home is flooding. The pain is very acute and festering.

7) The testimony from the Gaik's daughter was interesting and seemed credible. Can it be confirmed if the village received the land on Heritage Springs as a gift of green space, but then later changed it to residential zoning to proceed with the Heritage Springs development?

8) I believe it was Mr. John Waris 5605 lawn drive that testified that the property was originally engineered to require ~1.8 acre waters (not sure of the unit of measure). Much was made over that it

is now 0.75 acre waters and is intending to increase to 1.5 acre waters. Can it be confirmed what the original requirements were? I spoke with Mr. Waris after the meeting and he said he had documentation to support the 1.8 acres.

9) Schedule N land dedication value – To confirm the developer will owe impact fees of $19,546 to the schools and $48,558 to the Park district – is that correct?

10) Last night Mr. Barry commented that the property tax fees were $100k for the existing property and $6.1M net benefit over 20 years under the new development (Schedule M). This really needs some more context.

a. The analysis starts at “Year #1”, but this is undefined. It will take some time for all the properties to be developed, sold and get on the tax rolls at the new assessed value. And there is a lot of risk. As we learned with Timber Trails there can be delays. It is over 15 years and the property is still not fully developed. This trajectory is an order of magnitude slower than Dartmoor presented at their plan commission hearing.

b. They modeled the taxes with a 2.5% inflation but did not discount. A dollar in 20 years is worth a lot less than a dollar today. At a 4% discount rate the Present Value is $4.1M (34% less) and at 8% discount rate the amount is $2.8M (54% less). This really should be footnoted to provide better clarity for readers. (support document will follow shortly)

c. The model assumed $0 costs for the village. Depending on some of the answers above wondering if this is correct. At a minimum it is obvious that staff has spent a lot of time on this development – so there is an opportunity cost.

d. As noted above there is a lot of negative costs to existing Ridgewood residents and neighbors from increased traffic and safety – especially related to the proposed Park Place right of way. If approved as it, it would take value and enjoyment from us without compensation. Residents on Park Place and Lawn Drive are particularly significantly impacted.

There are needed opportunities to make this better.

thank you!

Kelsey Fawell

From: Kelsey Fawell
Sent: Thursday, September 26, 2024 8:41 AM
To: Kelsey Fawell
Subject: FW: September 24, 2024 7:00 pm Plan Commission Meeting: Agenda Packet - 5600 Wolf Rd. Application

Heather,

A few comments from/after the meeting held Tuesday September 24th.

1) It appears that access will be via Wolf Road and not Park Place. This alleviates a lot of concerns of Ridgewood residents.
2) With the six units that will be running parallel and just north of Park Place, can the height of these units be any lower due to the fact the back side of the units will be facing Park Place? Should the architectural design of these back of these units be enhanced so they appear more like the front of a building? (Since they are getting so close to Park Place and the Ridgewood residents on Park Place will be looking directly at the back of these 6 units.) It should also be considered to have trees planted on the north side of Park in the ROW to help shield the view of the back side of these units.
3) One of the plan commission members asked a question about the IDOT project on 55th and I believe wanted to know if any of that additional storm water being captured by the new storm sewer system will flow into the Highlands development that then flows into this development and Ridgewood. I do not believe the Village Engineer answered this question.

Dan Lombard
919 Linden Court

From: Heather Valone <hvalone@wsprings.com>
Sent: Saturday, September 21, 2024 1:00 AM
To: Kelsey Fawell <kfawell@wsprings.com>
Subject: September 24, 2024 7:00 pm Plan Commission Meeting: Agenda Packet - 5600 Wolf Rd. Application

Good Morning,

I am following-up on your communications related to the Plan Commission for the property addressed 5600 Wolf Rd. As mentioned in previous email, the application will be continued to reviewed by the Plan Commission at their September 24, 2024, meeting. The agenda packet for this meeting has been published and can be accessed by clicking here (LINK). The packet is very large (420 pages), as such I recommend downloading it to your device to review the information.

At the next week's meeting, the Plan Commission will allow all interested persons a chance to provide their input. If there are residents that cannot attend that meeting, they can email or mail comments to either my attention or Kelsey Fawell (cc'ed), and they will be included in the packet. All comments received have been published in the agenda packet linked above. Any subsequent comments will be provided to the Plan Commission at the meeting on Tuesday. The Plan Commission takes all comments regardless of in-person attendance or pre-submitted comments equally as they know

many of our residents have young children, busy work lives, and other reasons they cannot attend an evening in-person meeting. At that meeting the Village will have its consultants, Village Engineer, and other relevant staff to provide technical information and discuss items from their review comments. The applicant and their project team will be in attendance.

The Plan Commission will hear all comments, review the application, and make a recommendation to the Village Board either for or against, with or without conditions. This may not be a single meeting depending on number of participants or other factors. The application would then move to the Planning and Zoning Committee for their review and recommendation. Although this is not a "public hearing" it is still an opportunity for residents to provide input. This can either be done in person at that meeting or by sending written comments to Kelsey or me (via mail or email).

The application would then be reviewed by the full Village Board at one of their workshop meetings. No action would take place, only discussion. This is another an opportunity for residents to provide input in the same way as the previous meetings. The final meeting would be a subsequent Village Board meeting for action. Again, residents can provide feedback for this meeting as well.

The meeting again is next week Tuesday starting at 7:00 pm in the Village Hall Board Room (740 Hillgrove Ave.).

Please do not hesitate to contact me with any questions.

Sincerely,

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

Kelsey Fawell

From: Michelle Manley <memanley.mm@gmail.com>
Sent: Wednesday, July 24, 2024 12:45 PM
To: Heather Valone; Kelsey Fawell
Subject: 5600 Wolf Road project

Good afternoon.

I wanted to take a moment to express my concern about the new project at 5600 Wolf Road. My address is at 5515 Grand Ave and we back up to the alley of the retention pond. I fully understand that this land is valuable and really don't have a problem with the project in general. The areas that we need our village to pay attention to and fight for us is in the reconstruction of the retention pond and the entrance on Park.

The entrance is currently slated to be put in possibly the worst position it could be. Park is a very difficult to navigate street already as it is very narrow and there is currently parking allowed on both sides of the street. The kids from both Highlands ES and MS as well as St. John's children walk and bike that street every single day. An addition of 200 cars on the regular (their assessment) will make it very congested and dangerous for all of our walkers, including those from other neighborhoods that come to use our park. The entrance could and should be moved to Wolf Rd. There will also be many people who cut through Grand Ave. now to get to the entrance, which concerns me greatly. We moved to Ridgewood because of the neighborhood being somewhat closed off from the outside world. You don't go into Ridgewood unless you are going to see someone in Ridgewood since there are no thru streets. This will open it up to delivery trucks and increase traffic in the neighborhood much more than the builder is letting on. A number of years ago a large fight was put up about the road connection to Timber Trails and potential cut thru traffic. This new plan would not only be potential but would guarantee this traffic.

Secondly, we have some concerns about the retention pond. Their current plan is to dig down 4ft. He told us outright that their job is not to improve the water problems, just not to make them worse. We have seen water levels get within 2 inches of overflow in the alley behind our house. I did not get an overly confident feel about their plan after adding 29 homes. I would just ask that the council watch out for us to make sure this plan is the right one for our neighborhood that already sees major water issues.

Thank you. I will be attending the meeting on Aug 13th to express my views in person.

Michelle Manley

Heather Valone

From: Michelle
Sent: Wednesday, August 14, 2024 6:12 AM
To: Michelle Manley
Cc: Heather Valone; Kelsey Fawell
Subject: Re: 5600 Wolf Road project

Follow Up Flag: Follow up
Due By: Wednesday, August 14, 2024 4:00 PM
Flag Status: Flagged

Good morning.
I was at the meeting last night and spoke my concerns about the entrance. I did forget to bring up an important point. Therese construction traffic that will be happening for I assume 1-2 years. I am not even sure that a semi truck could make the turn if there is any neighborhood traffic attempting to exit the neighborhood. I would like that point brought up during the meeting on Thursday.

Thank you
Michelle Manley

Sent from my iPhone

> On Jul 24, 2024, at 12:45 PM, Michelle Manley
>
>
> Good afternoon.
>
> I wanted to take a moment to express my concern about the new project at 5600 Wolf Road. My address is at 5515 Grand Ave and we back up to the alley of the retention pond. I fully understand that this land is valuable and really don't have a problem with the project in general. The areas that we need our village to pay attention to and fight for us is in the reconstruction of the retention pond and the entrance on Park.
>
> The entrance is currently slated to be put in possibly the worst position it could be. Park is a very difficult to navigate street already as it is very narrow and there is currently parking allowed on both sides of the street. The kids from both Highlands ES and MS as well as St. John's children walk and bike that street every single day. An addition of 200 cars on the regular (their assessment) will make it very congested and dangerous for all of our walkers, including those from other neighborhoods that come to use our park. The entrance could and should be moved to Wolf Rd. There will also be many people who cut through Grand Ave. now to get to the entrance, which concerns me greatly. We moved to Ridgewood because of the neighborhood being somewhat closed off from the outside world. You don't go into Ridgewood unless you are going to see someone in Ridgewood since there are no thru streets. This will open it up to delivery trucks and increase traffic in the neighborhood much more than the builder is letting on. A number of years ago a large fight was put up about the road connection to Timber Trails and potential cut thru traffic. This new plan would not only be potential but would guarantee this traffic.
>
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>
> Thank you. I will be attending the meeting on Aug 13th to express my views in person.
>
> Michelle Manley

Kelsey Fawell

From: Rebecca Plunkett <rebecca.gericke@gmail.com>
Sent: Wednesday, July 24, 2024 1:50 PM
To: Heather Valone; Kelsey Fawell
Subject: 5600 Wolf project

Dear Heather and Kelsey,

As a Western Springs resident in the Ridgewood neighborhood, I wanted to write to you regarding the proposed project at 5600 Wolf Road. Thank you for the opportunity to voice my thoughts, and for taking the input of the Ridgewood neighbors into consideration as the project progresses.

The proposed project at 5600 Wolf will benefit the village in numerous ways, including through increased property values and property tax revenue. Regardless, all projects also introduce some hardships and pressure points. It is my hope that the final plan will include mitigation strategies for these concerns so as to minimize disruption to current Ridgewood residents.

I am primarily concerned about the increased traffic on Park Pl between Wolf Rd and Lawn Dr. I have two young children who attend school in the Highlands, and we walk this route to school frequently. It is already a congested and dangerous stretch of road. When cars are parked on either side, as there frequently are, the added congestion is very difficult to navigate. As you know there are no sidewalks in Ridgewood, creating an extremely dangerous situation for pedestrians. Further, the lack of a left turn lane onto Wolf Road often leads to traffic backups. The intersection of Park Pl and Lawn Dr is additionally dangerous given the low visibility and no 3-way stop. I have learned that the traffic study conducted as part of this project was conducted during Highlands School spring break, likely leading to incorrect conclusions. When there are events at nearby Ridegwood Park, which lacks a parking lot, vehicles parked on Grand Avenue and Lawn Dr also limit accessibility and visibility.

A few potential strategies to minimize disruption of the new development could include the following:
1. Sidewalks installed, at a minimum, from the park to Wolf Rd. (It is my strong and unwavering belief that all villages, especially one that so strongly markets itself to families, should provide sidewalks in all residential areas. I find the lack of sidewalks in Ridgewood shocking and unacceptable.)
2. Street lights and other lighting near the new development, with caution to minimize disturbance to Ridgewood neighbors
3. No parking allowed on Park Pl
4. A left turn lane from Park Pl onto northbound Wolf Rd
5. A new traffic study when Highlands School is in session
6. Speed bumps at the entrance and exit of the new development

Once again, thank you for considering these requests. We are all excited to see Western Springs continue to flourish provided it is not at the expense of the current community.

Warmest regards,
Becky Plunkett
5716 Crestview Dr

Kelsey Fawell

From: Heather Valone
Sent: Wednesday, July 24, 2024 8:09 AM
To: Kelsey Fawell
Subject: FW: Concerns about the 5600 Wolf development

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Sandra Munizzo <smunizzo@yahoo.com>
Sent: Tuesday, July 23, 2024 8:23 PM
To: Heather Valone <hvalone@wsprings.com>
Subject: Concerns about the 5600 Wolf development

Hello,
I am resident of Western Springs in the Ridgewood subdivision. There are many concerns about the new townhome development that is proposed at 5600 Wolf Road.

The proposed entrance on Park Place is my greatest concern. The current entrance for Ridgewood on Wolf and Park Place is already extremely busy and narrow. Adding more traffic to that area would cause horrible congestion and danger. Ridgewood is an amazing community that is attracting more and more young families because it is great place to raise children. However, Ridgewood does not have sidewalks, and Park Place is the most direct path for walking and biking to and from Highlands School. So, children riding their bikes, parents pushing strollers, and pedestrians will not be safe if we added more cars to this entrance. Also, there is a large hill on Wolf Road just north of the entrance. I already worry about children on their bikes slowing down in time before they get to the street. It's already a dangerous intersection, so please don't make it more dangerous.

Additionally, there is limited parking in this potential development. If more cars are parked on Park Place, it would be even more congested and dangerous. Currently, when one car is parked on Park Place, two cars going opposite directions cannot pass. One car needs to yield to let the other pass. If there are more cars parked on the street and more car traffic, then cars will be backed up on Wolf Road. This is also very dangerous for drivers not expecting a back up on Wolf Road.

Finally, the construction vehicles for the new development that would be driving into Ridgewood and parking on Park Place would cause congestion and danger.

Please have your committee observe Park Place and Wolf during a school day between 8am-8:30am and 3:15pm-3:45pm to see how backed up and congested it already is. No one in our subdivision wants the inconvenience of more congestion. More importantly, it is the village's duty to prioritize the

safety of our children. Please redesign the entrance of this new development so it is safer and causes less congestion.

Thank you,
Sandra Munizzo
5718 Grand Avenue

Heather Valone

From: Rachel Muldowney <rachcoff@gmail.com>
Sent: Monday, August 5, 2024 1:51 PM
To: Kelsey Fawell; Heather Valone
Subject: Petition for 5600 Wolf Rd - Townhome Redevelopment

Ms. Fawell and Ms. Valone,

I write to you to respectfully petition the proposed townhomes at 5600 Wolf Rd, and I strongly urge the Village to consider at length the negative effects that will result on the residents of Ridgewood if this proposal is approved.

My family lives at the intersection of Park Place and Lawn Drive (within 250 ft of the property), and we have been quite shocked to learn of the news of this new construction being proposed with an entry on Park Place within Ridgewood.

Anyone who knows Ridgewood knows it is a neighborhood filled with young families and kids running around. When we bought our home, part of the charm of Ridgewood was its quiet streets, the kids running around, people riding bikes, and families on walks. It is a quaint little neighborhood in Western Springs, and all of its residents adore this safe, little community we live in. There are no busy streets or crazy traffic.

Unfortunately, this proposed development and the extensive construction that it will entail **WILL** change the dynamic of our beloved Ridgewood neighborhood. There will inevitably be construction trucks lining Lawn Dr and Park Place for a very long time. There will be new traffic building up at the entrance/exit to Wolf Road off of Park Place. This development and its construction puts the safety of our community at risk.

If there was not an entrance on Park Place, I do not think the proposal would be receiving so much opposition from the residents of Ridgewood. Should the development be approved, please consider removing the Park Place entrance.

Respectfully,
Rachel Muldowney

Kelsey Fawell

From: Vicki van Alphen <vickiva@hotmail.com>
Sent: Tuesday, August 6, 2024 3:34 PM
To: Kelsey Fawell; Heather Valone
Subject: Concerns Over 5600 Wolf Project

Hello Heather and Kelsey,

I am a Ridgewood resident at 1114 Oak Lane, and I am writing to strongly voice my concerns about the proposed 5600 Wolf Project, specifically regarding the only entrance/exit being planned for Park Place.

Park Place is already a congested mess, especially during school pick-up and drop-off times. The situation is so bad that many residents, including myself, have been discussing the urgent need for "No Parking" on one side of the street. With cars parked on both sides and people turning in from Wolf Road, navigating the street is hazardous and outright dangerous.

This issue is only going to get worse with the ongoing construction on 55th Street that started this summer. We haven't even experienced the school-year traffic yet, and it's already clear that more cars will be using Park Place to avoid the construction mess. This is a long-term problem that can't be ignored.

Additionally, there are no sidewalks on Park Place. This puts the many kids walking or biking to school at even greater risk. Their safety should be a top priority.

I request that these issues be seriously considered in the evaluation of the 5600 Wolf Project. The safety and well-being of Western Springs residents must come first.

Sincerely,

Vicki van Alphen

1114 Oak Lane

312-925-9090

Heather Valone

From: Robin P <mrspolich@gmail.com>
Sent: Tuesday, August 6, 2024 5:58 PM
To: Kelsey Fawell; Heather Valone
Subject: Please Reject Plans for 5600 Wolf

Hello Heather and Kelsey,

I am writing as a resident of Ridgewood (1112 Ridge Lane) to express my concerns about the proposed 5600 Wolf Project.

My primary issue is the planned sole entrance and exit for the development on Park Place. Additionally, I have concerns regarding water management during heavy rains, as residents to the west and east of this location experience significant flooding during severe storms.

Park Place is already heavily congested with poor visibility for both drivers and pedestrians, particularly during high-traffic times such as school pick-up and drop-off. The area is often crowded with service vehicles parked on either side for services to the existing 5600 property and its neighbors. Moreover, the absence of sidewalks on Park Place poses a serious risk to pedestrians. This is the route for many Ridgewood students who walk or bike home to/from school. Ensuring their safety should be a top priority in the planning and evaluation process.

While the village's flood management efforts have helped, they have not fully resolved the flooding issues in Ridgewood. During heavy rains, water overflows from the existing LaGrange Highlands properties across the street (east), and the parking lot of the current 5600 building also floods. This creates a burden for Ridgewood residents downhill from the property. Although the plans include some storm management measures, it is not convincing that they will be adequate to address the existing flooding problems while accounting for the increased paved/built surfaces.

I urge you to consider these concerns carefully when reviewing the 5600 Wolf Project. The safety and well-being of Western Springs residents must be prioritized.

Thank you,
Robin Polich
1112 Ridge Lane
630.742.5366

Heather Valone

From: Lauren Stoltz <stoltz.family@yahoo.com>
Sent: Saturday, August 10, 2024 9:27 AM
To: Heather Valone
Subject: Opposition to the proposed 5600 Wolf Road townhome project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Heather,

My name is Lauren Petty Stoltz and I live at 5601 Lawn Drive with my husband and three daughters, ages 16, 12 and 10.

I am writing to express my immense concern with the proposed "5600 Wolf" townhome project and am asking that the zoning application be denied.

I am concerned about the density of the project and I also have safety and traffic concerns.

Putting the entrance to the townhomes on Park Place instead of Wolf Road is unnecessary and will greatly increase traffic at an already busy intersection. The “traffic study,” which I was told at the Open House consisted of one days worth of data, does not at all give a glimpse at the amount of traffic that goes down Park Place, particularly before school (7:30 to 8:30am) and after school/evening commute (3pm to 5:30pm). One of my daughters regularly bikes to Highlands Middle School and I feel that the added traffic would be a major safety concern, given there are no sidewalks along Park Place.

Furthermore, there doesn’t seem to be a good reason for eliminating the Wolf Road entrance to the proposed townhome site, except for the developer to add more units and increase their profit.

The parcel of land is currently zoned as Limited Office District, which by definition, **“is intended to provide an environment for small office facilities that generate minimal vehicular traffic and require little visibility from the streets on which they are located. It is intended that this district be located principally to function as a buffer between commercial and residential districts. This district must be located adjacent to a commercial district. A single residential dwelling is permitted above the first floor.**

The developer is requesting the land to be turned into a MultiFamily Residence District with 29 town homes, three stories tall, with 122 parking spaces — that is too dense a project for the space.

Zoning rules say a minimum of 5 acres of land are required for Multiple Family Residence District requirements and that piece of property is only 2.755 acres, nearly half the parcel required.

The developer is also requesting relief from the height requirement, which would make the property taller than all the Ridgewood homes that border the property, including my own.

I attended the neighborhood meeting the developer hosted on July 23, 2024 and was very disappointed by the smug responses from John Barry, the developer, to my concerns.

I am asking that this proposed townhome project for the 5600 Wolf Rd property be denied, and would be happy to work with the Village to find a use for the property that is a better fit for the existing Ridgewood community and the entire Village as a whole.

Sincerely,

Lauren Petty Stoltz
7082179397

Heather Valone

From: james kaiser <james.kaiser3322@gmail.com>
Sent: Monday, August 12, 2024 10:34 AM
To: Heather Valone; Kelsey Fawell
Cc: president@ridgewoodofwesternsprings.com
Subject: 5600 Wolf Townhouse Proposal.081224

Hello Western Springs staff
We are Jim & Dianne Kaiser, 5505 Grand Ave and have been here since 1986. Our home backs up to the Wilson building and Heritage Court. I have these concerns with the project.
1. Flooding - my fence and the low Wilson parking lot curb are currently not adequate to divert water. As recent as 2014, I've had 18" of water in my basement. This should not have occurred had proper drainage been planned for Heritage court.
How will the 5600 drainage plan ensure that will not occur? It appears more water from 5600 will flow in the same manner causing more Ridgewood flooding.
2. Should the project proceed, the entrance/exit should be off Wolf Rd not Park Ave. There is already congestion to exit north onto Wolf from Park. A limited view south on Wolf creates a dangerous exit. Only one entrance/exit is unreasonable especially with the northern option closed to 5600 use.
3. The 28 townhouse plans are very dense with narrow winding streets causing emergency service access issues especially off Park vs directly off a Wolf Rd entrance.
4. The fact that multiple variances are requested makes the project seen as it's asking for too much that will negatively impact our neighborhood.
Thank you
Jim & Dianne Kaiser
708-878-1269
James.Kaiser3322@gmail.com

Kelsey Fawell

From: Kelsey Fawell
Sent: Tuesday, September 24, 2024 8:38 AM
To: Kelsey Fawell
Subject: FW: September 24, 2024 7:00 pm Plan Commission Meeting: Agenda Packet - 5600 Wolf Rd. Application

From: james kaiser <james.kaiser3322@gmail.com>
Sent: Monday, September 23, 2024 4:05 PM
To: Heather Valone <hvalone@wsprings.com>
Subject: Re: September 24, 2024 7:00 pm Plan Commission Meeting: Agenda Packet - 5600 Wolf Rd. Application

Hi Heather, James Kaiser, 5505 Grand Ave - I spoke at the first meeting but to say again-
1. I back up to both the Wilson building and Heritage Ct and am on the downside of flooding. I had 18" of water in the basement in 2014... there needs to be assurance that increased flooding will not occur.
2. The sole exit onto Park Ave is dangerous and already congested to enter Wolf Rd. If the project proceeds the entrance / exit must be off Wolf Rd as currently.
3. Based on requested variances, The project is overbuilt at the proposed 29 townhomes. Soften the foot print, widen the street, keep entrance on Wolf Rd.
4. The street is very narrow with no turnarounds for deliveries and fire equipment mobility is too limited.
Thank you - I will not be able to attend
Jim & Dianne Kaiser
5505 Grand Ave, 60558
708-878-1269

On Sat, Sep 21, 2024 at 1:00 AM Heather Valone <hvalone@wsprings.com> wrote:

> Good Morning,

I am following-up on your communications related to the Plan Commission for the property addressed 5600 Wolf Rd. As mentioned in previous email, the application will be continued to reviewed by the Plan Commission at their September 24, 2024, meeting. The agenda packet for this meeting has been published and can be accessed by clicking here (LINK). The packet is very large (420 pages), as such I recommend downloading it to your device to review the information.

At the next week's meeting, the Plan Commission will allow all interested persons a chance to provide their input. If there are residents that cannot attend that meeting, they can email or mail comments to either my attention or Kelsey Fawell (cc'ed), and they will be included in the packet. All comments received have been published in the agenda packet linked above. Any subsequent comments will be provided to the Plan Commission at the meeting on Tuesday. The Plan Commission takes all comments regardless of in-person attendance or pre-submitted comments equally as they know many of our residents have young children, busy work lives, and other reasons they cannot attend an evening in-person meeting. At that meeting the Village will have its consultants, Village Engineer, and other relevant staff to provide technical information and discuss items from their review comments. The applicant and their project team will be in attendance.

The Plan Commission will hear all comments, review the application, and make a recommendation to the Village Board either for or against, with or without conditions. This may not be a single meeting depending on number of participants or other factors. The application would then move to the Planning and Zoning Committee for their review and recommendation. Although this is not a "public hearing" it is still an opportunity for residents to provide input. This can either be done in person at that meeting or by sending written comments to Kelsey or me (via mail or email).

The application would then be reviewed by the full Village Board at one of their workshop meetings. No action would take place, only discussion. This is another an opportunity for residents to provide input in the same way as the previous meetings. The final meeting would be a subsequent Village Board meeting for action. Again, residents can provide feedback for this meeting as well.

The meeting again is next week Tuesday starting at 7:00 pm in the Village Hall Board Room (740 Hillgrove Ave.).

Please do not hesitate to contact me with any questions.

Sincerely,

Heather Valone

From: George Rodgers <glrodgers@comcast.net>
Sent: Monday, August 12, 2024 8:37 PM
To: Heather Valone
Subject: Fwd: Zoning variances for 5600 Wolf Rd

Hi Heather,

I received an automated message from Kelsey stating that she is out of the office. Thus, I am forwarding my concerns to you.
Thanks,
George Rodgers

---------- Original Message ----------
From: George Rodgers <glrodgers@comcast.net>
To: "kfawell@wsprings.com" <kfawell@wsprings.com>
Date: 08/12/2024 4:15 PM CDT
Subject: Zoning variances for 5600 Wolf Rd

Hi Kelsey,

I plan on attending the public hearing tomorrow evening about the zoning variances that McNaughton Development, LLC is requesting.
I have three concerns:
1. How is the village addressing the storm water outflow from this development into Flag Creek? I understand what is required of McNaughton but that does not address the outflow problem that currently exists and flooded the south fire department building along with houses adjacent to the proposed new development during previous storms .
2. What water supply service will the new development have? Will it be coming from Lake Michigan or will it be coming from Western Springs' wells? Currently the water pressure in Ridgewood is very poor and further demands on that supply would be detrimental to the residents in Ridgewood. Last year the W.S. fire department needed to access three fire hydrants to find one with sufficient pressure to combat a fire in a home near mine. This delay resulted in significantly more damage to the house than should have occurred.
3. Will McNaughton be required to conduct another traffic study? The prior study was conducted when two elementary schools were on spring break. This prejudices the study and leads to misleading results. Adding 60 more cars coming in and out of this proposed development on a daily basis through only one outlet that is heavily used for taking children to school as well as by student pedestrians is absurd.

The effects of this development on current Western Springs residents needs to be considered.

Until these issues are addressed I recommend the planning commission deny McNaughton Development, LLC's request for the desired zoning variances.

Thanks for your consideration of these matters.
George Rodgers
5527 Grand Ave.
708-623-9038

McNaughton Proposed Development

There are three concerns I want to address with respect to this development. Flooding of Ridgewood, increased traffic and low water supply pressure.

Ridgewood flooding
I am the current owner of 5527 Grand Ave. I have lived here since 1992. The prior owner lived here from 1964 to 1992. Prior to 1980 when Mr. Gaik purchased the land that is under consideration for re-development there was flooding of 5527 Grand Ave. The Village of Western Springs forced Mr. Gaik to donate part of the land he purchased to create a retention area for water runoff from the La Grange Highlands. This solved the Ridgewood flooding issue. When Heritage Estates was created the Village sold the land that Mr. Gaik had donated and decreased the retention area significantly. Studies done by the village said there would still be sufficient capacity to handle the water runoff from the La Grange Highlands. This was incorrect. I feel the residents of Ridgewood were lied to by the village engineers at the time. After Heritage Estates was created, and with the changed retention capacity, flooding was again occurring in Ridgewood including my property. In 2013 my crawl space flooded and overflowed into my adjacent basement. I had to pay $3,400 (equivalent to $4,600 in 2024) to have french drains, a new sump and sump pump and the floor of my crawl space adjacent to my full basement concreted. This was in additon to the significant clean up of my basement as a result of the flooding. My yard still floods when there are heavy rains. Fortunately, I have not had more water in my crawlspace flowing into the basement. But this may be only a matter of time if no significant changes are made to the water retention capacity to the land behind my property.
We heard from the village engineer and McNaughton's engineer that the proposed development will not address this flooding concern. Both said the changes will not prevent flooding. The village engineer said there could be changes to Ridgewood Drive to help the residents that live on that street. That would not do anything for the residents of Ridgewood that live between the proposed development and Ridgewood Drive. This includes the Western Springs Firehouse on 55th Street.
The Zoning Commission should take this opportunity to rectify the flooding problem of Ridgewood. The Village made the appropriate commitment to address this in 1980. Unfortunately, under suspect circumstances, the village re-created the flooding problem when Heritage Estates was created. I hope this Zoning Commission does not miss an opportunity to correct the Ridgewood flooding by re-establishing an appropriate retention capacity to the area under consideration.

Increased Traffic
Currently there are three traffic entrances/exits from Ridgewood. The spokesperson for McNaughton stated that this was insufficient for a subdivision the size of Ridgewood. I don't understand, if three is insufficient, why the planning commissioners would agree to increase the demand by 10%. I realize a study was done finding that the three entrances/exits could address the increased demand. Seems hypocritical to support increased demand when current usage is already insufficient. My experience with studies with respect to new developments is not good. I think the studies are done with a result in mind and tailored to support that result. I experienced this, as have the residents of Ridgewood, first hand in the water retention study done for the Heritage Estates development.

Low Water Supply
Ridgewood has low water pressure. Director of Municipal Services, Matt Supert, has acknowledged this in the past. He told me this will not change until new larger supply pipes are run underneath the roads when Ridgewood's roads are replaced. The fire department has identified and marked the fire hydrants in the village with respect to water pressure. Ridgewood's fire hydrants are the lowest pressure in the village. Again, why would the planning commission green light an additional 10%

increased demand on a water supply that is already compromised. I believe the sewer system is being hooked up to the La Grange Highlands sewer system. The apartments adjacent to the land under consideration for development get their water from the La Grange Highlands. It makes sense, if this development takes place, for the water supply to come from the La Grange Highlands and not place an increased demand on an already deficient water supply system. I realize the village engineer stated that a study has been done showing that the village water system could supply the needs of the new development. By now, you know my thoughts on engineering studies. Create the result and formulate the study to support that result. Reality is, the water supply is insufficient and no study is going to change that.

Actions for the Planning Commission
The planning commission has an opportunity to effect positive changes to the proposed development.
1. Make sure to set aside land to re-establish the retention capacity needed (like in 1980) that prevents flooding of Ridgewood.
2. Decrease the density of the development and allow another exit from the development to either Wolf Rd. or 55th Street to decrease demand on the already over-taxed traffic entrances/exits.
3. Require water supply to come from the La Grange Highlands to eliminate increased demand on an already deficient Ridgewood water system.

The Planning Commission works for the residents of Western Springs. I expect the members of the Planning Commission to look out for their best interests. This was not done when Heritage Estates was created. The residents of Ridgewood have suffered from the actions of the Planning Commission that okay-ed that development. I hope this Planning Commission does a better job of looking out for the villages current residents and not make life worse for them.

I appreciate the work that the Planning Commission is doing. I know it is a thankless job.

George Rodgers
5527 Grand Ave.

McNaughton Development Project

I am still very concerned about the flooding issue in Ridgewood. I hope that the Village will require a solution to the flooding rather than just minimize any potential for further flooding. I find it hard to believe that the Planning Commission would green light a development where 5 of the town home owners would need to sign a sales contract with a flood contingency addendum.
With the proposed relocation of the entrance off of Wolf Road, McNaughton was going to undertake another storm water drainage study. Since the La Grange Highlands drains into the Ridgewood storm water disposal system I think the study should include the fact that more impervious surfaces will take place in the La Grange Highlands in the years to come increasing the amount of storm water runoff that will need to be addressed. More and more properties are being sold in the La Grange Highlands and being converted into much larger homes with a bigger footprint and less permeable surface. The village realizes the effect of properties with large areas of impervious surfaces and its negative effect on storm water drainage. Thus the implementation of the storm water utility fee. I want to make sure that the McNaughton storm water drainage study takes into account the increased storm water drainage that will occur with further development of the La Grange Highlands.
Thanks,
George Rodgers
5527 Grand Ave.
708-623-9038

Heather Valone

From: JOHN & Cathy GRUNDKE
Sent: Tuesday, August 13, 2024 6:08 PM
To: Heather Valone
Subject: 5600 Wolf

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
I have a question about what was sent out regarding the history of 5600 Wolf Road. It was stated that the owners were unable to find new renters. I find this to be untrue. I was told by one of the tenants that Mr. Gaik did not renew their leases because he was told that it would be easier to sell the building if it were empty. My doctor was in that building and they had to relocate because they were not given the opportunity to renew their lease. Isn't this the opposite of what was reported in the agenda packet? It seems odd that they would be told to not renew their lease and then the applicant wanting to purchase the building is a builder who wants to knock it down and start over.

We will be in attendance at the meeting tonight, as we have many concerns about this project. We were also in attendance at the "open house" meeting that was held on the property. We do not feel that having the entrance to this new complex on Park Place will be safe. There is not adequate parking with only 6 guest spaces. McNaughton Builders did not ask for the Wolf Road entrance to be Grandfathered in when they turned in the plans. Is this because they would lose units? What about Ridgewood and what we stand to lose? Ridgewood has been here for longer than This building and we deserve for our families and friends to be safe and taken into consideration as well. Land for Ridgewood was first purchased for Ridgeood in 1957. The longevity of this community has to count for something. How many established trees will be knocked down in order to create this new complex?

Ridgewood streets are some of the worst in the the Village of Western Springs. This was stated in a report that was sent out to everyone in the village. The amount of congestion adding 39 townhomes to this entrance will create is going to be a safety hazard and long term it will put more wear and tear on our already worn down streets. Additionally, having construction trucks running through for the next two years will only make our streets worse and give current residents flat tires and damage to our cars. Having construction traffic on Park Place will not allow us to open our windows on days with good weather due to the construction noise and debris that is created. Why can't they park in the back lot until that being developed. They should come off of 55th or Wolf which are already both busy streets. Park place is a neighborhood with many children and families that use this entrance to walk in and out of Ridgewood. Busses pick up students at the corner of Park and Lawn. Construction trucks will cause a log jam on a daily basis for schools and people going to work.

In closing, we are adamantly opposed to the entrance of this complex being on Park Place and ask that you reconsider and have it remain on Wolf Road. Please contact us if you have any questions.

Sincerely,

Cathy & John Grundke
905 Park Place

Heather Valone

From: Diana MacGillis <deemacgillis@gmail.com>
Sent: Tuesday, August 13, 2024 3:44 PM
To: Heather Valone
Subject: Opposition to the 5600 Wolf Rd Townhome Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Heather,

Unfortunately, I cannot attend tonight's meeting but I have strong feelings opposing the 5600 Wolf Rd. Townhome Project that I wanted to share.

My name is Diana MacGillis. I live at 5627 Lawn Drive with my husband, dog, and 3 boys - ages 11, 9, and 5. We are very concerned about the proposed project and how it would affect not only our own family, but all residents of Ridgewood. I attended the meeting back in July at the site and found that the developer, John Barry, was really only there because he had to offer Ridgewood residents the opportunity to get more detailed information on the project. In no way, did he actually care to hear our concerns, of which there are many.

First of all, the entrance to the townhomes on Park Place is a major issue. I have to turn left out of that entrance every morning to drive my boys to school at St. John of the Cross and it can be a disaster. I can't imagine continuing to do that with the increase of cars, delivery drivers, etc. that would come with the addition of the new townhomes. When we asked the developer about the entrance being on Park Place vs. Wolf Rd., he simply replied that it was "more desirable." This really bothered me because he is only speaking for himself and his project - it is definitely NOT desirable for the residents of our community.

Secondly, as was brought to my attention by a fellow Ridgewood resident, the land on which the property lies is 2.7 acres. According to our zoning rules, a minimum of 5 acres of land are required for townhomes of this magnitude. We moved to Ridgewood because we very much enjoy how spread out the homes are and the yard size. Shoving a three-story tall building with 29 units into such a small space is the opposite of one of the things we love most about our neighborhood.

My family absolutely loves Western Springs and loves the community we have here in Ridgewood. We have moved multiple times and my husband and I discuss this being our "forever home." It concerns me greatly that these multi-family townhomes could bring in an influx of vehicular traffic in a neighborhood so full of children and families. I am asking you to please reject this project on behalf of our Ridgewood community.

Thank you,
Diana MacGillis
8478265379

Kelsey Fawell

From: Diana MacGillis <deemacgillis@gmail.com>
Sent: Tuesday, September 24, 2024 11:08 AM
To: Heather Valone; Kelsey Fawell
Subject: 5600 Wolf Road Development

Good morning Heather and Kelsey,

Given that I am uncertain if I will be able to attend tonight's meeting, I wanted to have my e-mail on the record regarding the proposed development at 5600 Wolf Road. I sent an e-mail before the last meeting as well but given how strongly I am opposed to the development, I feel its worth sending another.

I live at 5627 Lawn Dr. and my children frequently play with children who live directly across from the proposed entrance into the new development on Park Place. I always get nervous because I know how fast cars come into the neighborhood at that entrance (at all entrances actually) and sometimes cars are parked on Park Place making it even more difficult to navigate. In fact, another neighbor of ours recently was hit while on her bike at that very location. She walked away unscathed but it was a wake-up call to all of us how quickly things can happen. Adding the entrance on Park Place will only make an already dangerous location MORE dangerous for our kids and families.

Based on my limited understanding, it seems as though the developer is asking for a multitude of allowances to build the townhomes. Height, proximity to roads and yards - and the biggest issue: density. It is my understanding that a property of the magnitude they are proposing should be built on 5 acres. Yet this property is 2.7 acres. That right there should be enough for them to reconsider this development.

Finally, we chose to move to Ridgewood because of the sense of community. Neighbors look out for each other, are friendly, and we have told many friends that we are in our forever home here in Ridgewood. There's nowhere else I would rather raise our 3 boys than where we are now.

John Barry, the developer, is not the type of neighbor we want in Ridgewood. Time and time again, he has proven that HE DOES NOT CARE about our community or our children. Twice now - at the initial open house at 5600 Wolf and at the last meeting you held back in August - he has proven his disdain for Ridgewood residents. When asked about the entrance on Park, he has stood by his comment that it is "more desirable" for his project and what I can only assume is a desire to make more money.

We are more than open to hearing other ideas of what to do with the property, but unfortunately, this townhome development is not it.

Thank you for reading!

Diana & Kyle MacGillis
5627 Lawn Dr.

Heather Valone

From: Stoltz, Doug <douglas.stoltz@united.com>
Sent: Tuesday, August 13, 2024 3:33 PM
To: Heather Valone
Subject: 5600 Wolf townhome project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Heather,

My name is Doug Stoltz. I live at 5601 Lawn Drive with my wife and three daughters, ages 16, 12 and 10. My wife has also recently written about her concerns with the "5600 Wolf" townhome project. We share similar concerns with the project and I too am asking that the zoning application be denied. I'm in my 3rd term on the Western Springs Park Board and understand the complexities of balancing the need of the Village finances and its residents. My wife's concerns, which I share, are below and I've highlighted how the issue affects the surrounding area. It's clear the developer is not concerned with the safety, well-being or consistency with surrounding structures or homes.

- **Safety issue:** The density of the project, as well as safety and traffic concerns.
- **Safety issue:** The entrance of townhomes on Park Place instead of Wolf Road will greatly increase traffic at an already busy intersection.
- **Safety issue:** The "traffic study," which I was told at the neighborhood meeting consisted of one days worth of data, does not at all reflect the amount of traffic that goes down Park Place, particularly before school (7:30 to 8:30am) and after school, during the evening commute (3pm to 5:30pm). One of my daughters regularly bikes to Highlands Middle School and I feel that the added traffic would be a major safety concern, given there are no sidewalks along Park Place.
- **Safety issue:** There doesn't seem to be a good reason for eliminating the Wolf Road entrance to the proposed townhome site, except for the developer to add more units and increase their profit. Certainly, it's easier to modify the existing entrance plan but would likely result in losing some units which I doubt makes it unprofitable.
- **Environmental harm**: The parcel of land is currently zoned as Limited Office District, which by definition, **"is intended to provide an environment for small office facilities that generate minimal vehicular traffic** and require little visibility from the streets on which they are located. It is intended that this district be located principally **to function as a buffer between commercial and residential districts.** This district must be located adjacent to a commercial district. A single residential dwelling is permitted above the first floor.
- **Environmental harm:** The developer is requesting the land to be turned into a Multi Family Residence District with 29 town homes, three stories tall, with 122 parking spaces — that is too dense a project for the space.

- **Environmental harm:** Zoning rules say a minimum of 5 acres of land are required for a Multiple Family Residence District and that piece of property is only 2.755 acres, nearly half the property needed for a development of that size.
- **Inconsistent with area:** The developer is also requesting relief from the height rules, which would make the property taller than all the Ridgewood homes that border the property, including my own.

More importantly, as I mentioned before I'm in my 3rd term of a public service. Any development project has to be a "partnership" between the residents and a developer built on trust. I attended the neighborhood meeting the developer hosted on July 23, 2024 and John Barry, the developer, was dismissive, smug and unwilling to entertain any compromise on the plans. The traffic study was a joke, done during Spring Brea when St. John of the Cross students and parents weren't even in the neighborhood. It's hard to believe that was unintentional. That is not the type of developer we'd like to be involved with because if they don't care now they really won't care once it's been approved by the Village. Feels like a classic money grab.

We don't want the land to go to waste and we want the Village and the town to benefit from the sale and development of the existing property. I'm happy to work to that end but I did not get the impression this developer was the right fit for that to happen.

I am asking that this proposed townhome project for the 5600 Wolf Rd property be denied, and would be happy to work with the Village to find a use for the property that is a better fit for the existing Ridgewood community and the entire Village as a whole.

Sincerely,

Doug Stoltz
8609896695

Heather Valone

From: Tara Reynolds <
Sent: Tuesday, August 13, 2024 6:14 PM
To: Heather Valone; Kelsey Fawell
Subject: Comments on the 5600 Wolf Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Heather and Kelsey,

Thank you for taking the time to gather input from community members about the proposed townhouse development at the current 5600 Wolf property. As a resident of 5720 Lawn Drive, within the Ridgewood subdivision, I have many concerns about the impact of the future town home complex.

First I am very concerned about moving the entrance to the property from Wolf Road to Park Place. That stretch of road is already extremely congested and often dangerous with low visibility making the turn from Wolf onto Park. There have been several times when I have pulled into the neighborhood and had to immediately stop in order to maneuver around parked cars. Additionally, we do not have sidewalks in Ridgewood, which means Park Place is not only utilized by cars, but also many children riding bikes, parents pushing strollers, and various pedestrians while heading to and from Highlands School, Kensington Daycare, and by those that live nearby accessing Ridgewood Park. I wholeheartedly believe the proposed entrance location will be dangerous to both those that live in Ridgewood, as well as those future townhome residents who potentially will be turning out of their development as cars make a low visibility turn onto Park. This has been further complicated with additional vehicles utilizing the Park entrance, avoiding the construction on 55th.

Another concern I have is with potential stormwater management. Redeveloping the property does give the village an opportunity to rectify the flooding in that area, but I fear the proposed plan will not do enough to mitigate the current and future flooding concerns. Asking an HOA to be responsible for stormwater management is a wonderful idea in theory, however, I'd like to know what enforcement the village will have to ensure future upgrades will happen to keep up with future stormwater management needs. We have seen this play out with Ridgewood Oaks, to the detriment of RIdgewood Residents.

Finally, I am concerned about the density of the proposed town home community. The proposal asks for several variances for 29 large town homes to be placed on the property with only a few parking spots for additional visitors and potential work crews. As mentioned above, Park Place is already extremely congested with regular traffic, and nearly impassable when cars are parked just for the current residents of Park Place. It seems those parking spots would fill up quickly with resident guests, potentially as storage for snow during snowstorms, and for any work crews during construction. Many residents have already asked the village to consider a no parking zone along one side of Park Place, which I agree is needed, but would limit even further parking for a potential community with the proposed density.

Thank you, and the planning committee, for considering the concerns of residents and continuing to answer my questions during this process.

Sincerely,
Tara Reynolds

Kelsey Fawell

From: Jamie Macander
Sent: Tuesday, August 13, 2024 11:26 AM
To: Kelsey Fawell
Subject: 5600 Wolf Concerns

Greetings,
Please see my concerns below regarding the proposed development at 5600 Wolf.

The proposed entrance is currently on Park Place which is the only entrance/exit to Wolf Road for the Ridgewood subdivision. That entrance is already busy with vehicle traffic, foot traffic, children riding bicycles and parents pushing strollers as well as an LT bus stop.

A lengthy construction process would bring in many construction vehicles to an already busy entrance disturbing the daily traffic patterns.

There is limited parking in this potential development and that could lead to more cars parking on Park Place which is already a narrow street. When cars are parked on this street currently, the driver must pull to the side to let the opposing car proceed.

There are height issues to consider as these structures are quite taller than the Ridgewood homes which would not preserve the aesthetic of the community.

Thank you,

Jamie Macander
1130 Maple Lane
Western Springs IL 60558

Outlook

5600 Wolf Rd. Questions

From Jamie Macander <jamiemacander11@gmail.com>
Date Tue 9/24/2024 8:39 AM
To Kelsey Fawell <kfawell@wsprings.com>; Heather Valone <hvalone@wsprings.com>

Hello,
Will the proposed property development at 5600 Wolf Road utilize Western Springs RO well water? If so, will the construction of this development require additional mains and service lines to be installed? Would this cause any problems or interruptions for Western Springs residents?

Also considering that Ridgewood residents have experienced severe flooding in the past, what is the plan to mitigate the risk of increased storm water drainage issues?

Thank you,

Jamie Macander
1130 Maple Lane
Western Springs IL 60558

> On Sep 23, 2024, at 7:57 AM, Kelsey Fawell <kfawell@wsprings.com> wrote:

Heather Valone

From: Ellen Baer
Sent: Tuesday, August 13, 2024 7:35 PM
To: Tracy Vedok
Cc: Heather Valone
Subject: RE: New Wolf Road Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

I'm sorry I did not see your message until this evening. I am forwarding your email to Heather Valone, Director of Community Development. She will be able to provide your comments to the Plan Commission.

Ellen Baer

From: Tracy Vedok
Sent: Tuesday, August 13, 2024 2:35 PM
To: Ellen Baer <ebaer@wsprings.com>
Subject: New Wolf Road Subdivision

Hello,

I am a resident of Western Springs and reside in the Ridgewood sub division. I cannot make the meeting tonight for the newly proposed townhomes that may be built on Wolf Road. I understand that they want to have the entrance for those new units to be IN the Ridgewood sub division off of the Wolf Road entrance. I come in and out of that entrance daily. It is already a very busy and congested area. I would like to be able to voice my concerns about this and to relay this information to the correct person. Can you please let me know who to contact and provide their email and phone number (extension).

Thank you,
Tracy Vedok

Personal:
Office:

Tracy Vedok

Heather Valone

From: Jennifer Dixon <
Sent: Wednesday, August 14, 2024 4:01 PM
To: Heather Valone
Subject: Proposed housing near Wolf and Park Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi-

I have been a resident of Ridgewood for 15 years. What I love most about our community is just that, a sense of community. I am writing in regards to the proposed townhouse complex at Wolf and Park that would take the place of the current office park.

I don't understand why there is any discussion around the construction vehicles and the residents of this new community entering into Ridgewood off of Park. They currently have their own entrance and exit and should continue use that one.

- Many of our kids are at the corner of Park and Wolf Road to get to Highlands school. If the construction vehicles use that entrance, will there be someone there to ensure the kids safety. Every child has a right to a safe passage way to school. Don't forget, **Highlands does not have bus service** so it is kids riding bikes, walking, parents walking, riding or driving their kids, most all leaving from that intersection.
- If the entrance for that new complex is at that corner, will there be a crossing guard or any kind of traffic signage to help keep people safe once you enter a significant number of new residents?
- Our roads are absolute garbage with potholes and cracks everywhere. If we allow construction to enter RW, our roads are going to be that much more worse with absolutely no plan in sight to fix them.
- If you allow these construction vehicles to enter on Grand instead, that means they will be going on an already busy intersection by the park. Drive by there during an late afternoon or evening during soccer and especially baseball season and you will see what I mean.
- Due to the current construction on 55th, I have a hard time getting in and out of Ridgewood off of Woodland. Not having construction use their own entrance that is already off of Wolf means even more of a headache to get out of my neighborhood to reach the outside world. Unfortunately, many cars try to cut through RW to get around that traffic so now if you close Park (as I heard is being proposed) that means even more random people driving through our neighborhood.

I'm not opposed to creating new housing in that area, I just feel they can use the existing entrance for that new complex as it will not impact RW. Please help us keep our neighborhood safe for all!

Sincerely,
Jennifer Dixon
5716 Woodland Drive

Heather Valone

From: Aimee
Sent: Wednesday, August 14, 2024 9:18 AM
To: Heather Valone
Subject: Concerns over new development off of Wolf

Follow Up Flag: Follow up
Due By: Wednesday, August 14, 2024 4:00 PM
Flag Status: Flagged

Hi Heather,

I am a resident of Ridgewood in Western Springs. I have heard that there is a new development of townhomes being built right around the corner. I wanted to express my concerns. I have been told the entrance to these new homes is to be off of Park PL rather than Wolf. This is an extremely dangerous plan. That street already currently allows cars to park on both sides, which creates a ton of traffic issues as residents are going out of and into our neighborhood. that street is the ONLY entrance to our neighborhood from the east and therefore has a lot of traffic as it is. It is also the street that children walk to and from school on each day. Adding more traffic with an entrance to homes (not even a part of our neighborhood) will only add more potentially dangerous traffic. Anyone going south on Wolf and intending to turn right into Ridgewood cannot see if there are cars or pedestrians already lined up on that street. Adding more cars will increase this risk.

I do not agree with the building of this property at all as all it is going to do is bring more children into our already crowded school district. But I understand the village's desire for more RE tax dollars. The last the village could do is ensure it will be built to alleviate additional traffic issues and dangers for the existing residents.

--
Aimee

Heather Valone

From:	berry allen <berryallen@yahoo.com>
Sent:	Wednesday, July 24, 2024 2:09 PM
To:	Heather Valone; Ellen Baer; Casey Biernacki
Cc:	president@ridgewoodofwesternsprings.com; Heidi Rudolph; Amy Avakian; Nicole Chen; Alan Fink; Scott Lewis; Philip Nawrocki; Edward Tymick; James E. Tyrrell; Fred Lebed; Daniel Lombard
Subject:	5600 Wolf Rd

Hi Ellen,

Hope all is well.

Several dozen residents attended the McNaughton open house last night for the proposed Heritage Crossing development. There were significant concerns about the proposed zoning change to R-4. The density and height of the concept are concerns, but perhaps the two most serious are flooding and traffic.

Flooding in the Ridgewood subdivision has been a persistent major problem. The proposed site plan labels the existing detention area as "Lawn Avenue Joint Detention + Bonus Storage 14,850 sq ft" What does this mean? Will the existing detention area be dug deeper or wider to store more water? Is that the "bonus"? It seems like the more capacity that can be used to store water the better for all residents. When the new South fire Station was constructed recently, unfortunately, it did not improve the flooding to any noticeable degree.

As part of the zoning application we could use your help to ensure the new development actually reduces the flooding in the area. It is important since ComEd is not reliable - we have lost power 3 times already this year. Carrying buckets of water up from the basement through the night was not fun.

Speaking of flooding - The village has been looking at the known non-compliant Ridgewood Oaks detention area for perhaps 10 years and has spent hundreds of thousands of dollars. Yet it has not been resolved and continues to contribute to flooding problems elsewhere in the village. It is a known hazard. Is there a timeline to get this fixed?

Turning back to 5600 Wolf rd - Another major concern is the proposed exit into Park Place. It should be a non-starter. There is an existing entrance on wolf rd for the property just north of park place. It was obviously known at the time the developer purchased the property.

The intersection on wolf rd and park place is already very dangerous especially during rush hour peak times. Visibility to the south on wolf rd is not great and cars can come quickly over the hill. There are also pedestrians and bicyclists that use the side walk on the west side of wolf rd. I have had a few near misses over the years trying to exit / enter park place.

Moreover, adding more congestion on Park Place by creating a new entrance is not what our 5 neighbors/residents on Park Place could have reasonably expected when they purchased their homes. Changing the entrance would take value and enjoyment from their properties. New developments should not be a win / lose like this.

The current proposal is a clear safety hazard of pumping more traffic through an existing bad intersection. At the meeting we got conflicting comments from Mr. Javier Millan, traffic consultant, about whether or not the proposed park place entrance was directed by the county or the developer. However, he said he would take our concerns and discuss with the county. We could use the village's help to ensure an entrance onto Park Place is not established for safety reasons. Ridgewood does not have sidewalks and pedestrians walk in the streets. It does not seem sensible to add more traffic under those conditions.

Traffic on wold rd has increased significantly with more density added from the Ashbrook subdivision in Indian Head Park and the Timber Trails development. Highlands school has expanded twice over the years. And now here comes Heritage Crossing with proposed 29 more homes.

Is the Zoning Appeals Board meeting tomorrow in the Village Board Room?

Lastly, we love living in Western Springs. It is special. Appreciate it takes resources to maintain. Property tax bill just increased 14.7% and the water bill also increased 41% year over year due to the new storm water utility fee or $210/year.

Thanks!

From: berryallen
Sent: Thursday, August 15, 2024 7:46 AM
To: Heather Valone <hvalone@wsprings.com>
Cc: Ellen Baer <ebaer@wsprings.com>; Ridgewood Civic Assocation
Casey Biernacki <cbiernacki@wsprings.com>; Daniel Lombard <
Subject: Re: 5600 Wolf Rd

Hi Heather, sorry noticed a minor typo, the delopment at 5580 N wolf rd.is north of the propsed development. Not south.

It is the safety most concerned with. Wolf and park.place is not an ideal location today. To knowingly make exceptions to add more traffic and a new turn configuration does not seem appropriate. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: berry allen
Date: 8/14/24 4:35 PM (GMT-06:00)
To: Heather Valone <hvalone@wsprings.com>
Cc: Ellen Baer <ebaer@wsprings.com>, Ridgewood Civic Assocation
Casey Biernacki <cbiernacki@wsprings.com>, Daniel Lombard
Subject: Re: 5600 Wolf Rd

with attached analysis as PDF. Thanks!

On Wednesday, August 14, 2024 at 04:32:56 PM CDT, berry allen < wrote:

Hi Heather,

Thanks again for a very informative meeting yesterday. A few followup questions comments:

1) How is a story defined? It was stated at the meeting that these are 2.5 story buildings despite the fact that there are three above ground living areas. Is 35 ft considered 2.5 stories but 40 is considered 3 stories?

2) Do you know what the purpose of the meeting with the Cook County Dept of Transportation on Thursday is expected to accomplish? (thank you for planning to attend this)

a. Per Michael Sterr's email dated 4/22/24 "TSD will not provide a memo with reasons behind not allowing access off Wolf Road, as we reviewed the permit application as submitted and access on Wolf Road was not included in the proposed development design plan included in the 1st submittal"

b. Three different options were presented by residents at the hearing last night

i. Keep existing driveway at 5600 N Wolf Rd consistent with the address location of the property on Wolf Rd. (it is also noteworthy that there has only been 1 accident in 5 years at the location according to the traffic study submitted by KLOA). So perhaps a waiver could be requested given the

safety of the existing location and alleged low new incremental volume of the proposed new development. (could even be lower than existing office)

ii. Explore entering an agreement for access to the driveway just south of the property at 5580 Springwood Manor, which is before the turn lane. An agreement was reached with Heritage Springs so there is a precedent

iii. Gate the proposed lawn ave access for emergency vehicles only

c. The developer did not explore any of these alternatives "because."

d. The impression is the village would need to reject the existing 1st submittal before a new option would be prepared.

e. Please do not under estimate resident anger over the proposed access on Lawn Ave.

3) Is the development to the North of the proposed Heritage Crossing called Heritage Estates or Heritage Springs?

4) Will it be known if on street parking is allowed or not in the new development prior to completing the hearings with the plan commission? If it is allowed will fire trucks be able to navigate through the street? Is street parking allowed on the existing Heritage Springs development to the North? Will it be considered a private road and the responsibility of the HOA? Concrete or black top?

5) Is the village being reimbursed by the developer for consulting costs incurred regardless if the application is approved or not?

6) We learned that the Heritage Court HOA would be responsible for the maintenance of water detention system. Do we know how the village intends to enforce that? The Ridgewood Oaks example is a very painful but relevant example. The village has known for at least 10 years that their detention system is no longer compliant, and despite hundred's of thousands of dollars spent has been unable to make necessary improvements. While there maybe more than one cause to flooding in our area, comments like the village is working on it are not responsible when your home is flooding. The pain is very acute and festering.

7) The testimony from the Gaik's daughter was interesting and seemed credible. Can it be confirmed if the village received the land on Heritage Springs as a gift of green space, but then later changed it to residential zoning to proceed with the Heritage Springs development?

8) I believe it was Mr. John Waris 5605 lawn drive that testified that the property was originally engineered to require ~1.8 acre waters (not sure of the unit of measure). Much was made over that it

is now 0.75 acre waters and is intending to increase to 1.5 acre waters. Can it be confirmed what the original requirements were? I spoke with Mr. Waris after the meeting and he said he had documentation to support the 1.8 acres.

9) Schedule N land dedication value – To confirm the developer will owe impact fees of $19,546 to the schools and $48,558 to the Park district – is that correct?

10) Last night Mr. Barry commented that the property tax fees were $100k for the existing property and $6.1M net benefit over 20 years under the new development (Schedule M). This really needs some more context.

a. The analysis starts at “Year #1”, but this is undefined. It will take some time for all the properties to be developed, sold and get on the tax rolls at the new assessed value. And there is a lot of risk. As we learned with Timber Trails there can be delays. It is over 15 years and the property is still not fully developed. This trajectory is an order of magnitude slower than Dartmoor presented at their plan commission hearing.

b. They modeled the taxes with a 2.5% inflation but did not discount. A dollar in 20 years is worth a lot less than a dollar today. At a 4% discount rate the Present Value is $4.1M (34% less) and at 8% discount rate the amount is $2.8M (54% less). This really should be footnoted to provide better clarity for readers. (support document will follow shortly)

c. The model assumed $0 costs for the village. Depending on some of the answers above wondering if this is correct. At a minimum it is obvious that staff has spent a lot of time on this development – so there is an opportunity cost.

d. As noted above there is a lot of negative costs to existing Ridgewood residents and neighbors from increased traffic and safety – especially related to the proposed Park Place right of way. If approved as it, it would take value and enjoyment from us without compensation. Residents on Park Place and Lawn Drive are particularly significantly impacted.

There are needed opportunities to make this better.

thank you!

August 15, 2024

Peter Glimco, Chair
Village of Western Springs Plan Commission
740 Hillgrove Avenue
Western Springs, IL 60558

Re: PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision

Dear Mr. Glimco,

The Village of Western Springs Plan Commission ("Commission") met on Tuesday evening, August 13th, regarding the application to return the property zoning at 5600 South Wolf Road to residential in connection with its proposed development by McNaughton Builders. We are the current owners of the property at 5600 South Wolf Road, which has been zoned as "O" or office/commercial since the 1980's.

I am in receipt of the meeting notes and summary prepared by Kelsey Fawell and Heather Valone. We are requesting to amend the summary and supplement the record as to the "Subject Property History" portion.

The property to the north of 5600 South Wolf Road now known as "Heritage Springs" was originally owned by us. This parcel of land in its entirety was donated to the Village of Western Springs with the understanding that the parcel was not suitable for development and was to be preserved as green space to allow for water drainage of the surrounding developed areas. By the Village design, it was also meant to store or detain storm water originating in the 180 acres of La Grange Highlands properties to the east. The majority of the water detention capacity in the original design by the Village consulting engineer, William Lindley, was designed to eradicate any storm water that passed through the site. The original water detention capabilities were reduced by more than 50% when the Village allowed for removal of water retention on Lawn Avenue. Up until that time, consistent with the Lindley design, the parcel was owned and maintained by the Village as a park for approximately 8 years after its donation.

The Village made arrangement to sell the donated parcel for development without contacting its original owners, Frances and Casey Gaik. As the current owners of the 5600 South Wolf Road parcel of land, we were able and willing to maintain the donated parcel had the Village elected to return it to our ownership. We were not informed by the Village that it was no longer able to afford to maintain the green space until after its sale of the donated parcel for development to Gammonley. In the haste to complete a sale to Gammonley, the top of the burm elevation was reduced along the property line between the Village Fire Department property and the north end of the burm on Lawn Avenue. The result from this elevation reduction was that the Fire Department parking lot would flood in excess of one foot and the excess water would run into the adjoining home properties. I, Mr. Gaik, observed this first hand during storms.

At the 8/13/24 Commission meeting a resident whose home borders Heritage Springs commented that water drainage issues did not exist prior to the development of Heritage Springs, as there was a burm along the edge of the parcel which allowed it to serve as a water retention area. Several residents

expressed concerns with additional water displacement that might be created by the density of the proposed McNaughton development.

As the property at 5600 South Wolf Road is now under contract for sale, and that sale is contingent upon the Commission's approval of the zoning application, it is apparent that the Village's past decision to develop the donated parcel of land may adversely affect the current sale of our property and/or its market value, and to return it to residential zoning.

We are uncertain of the extent that residents' comments and concerns about water displacement and density of the proposed development will be taken into consideration by the Commission.

It is our strongest desire that the Commission approves the zoning application and that the proposed development of the land proceeds, as we feel at this point in time, it is the highest and best use of the land. However, we must also be prepared in the event that an adverse decision is reached by the Commission which results in the diminishment of the value of our pending contract for the sale of the 5600 South Wolf property or the loss of that contract in its entirety.

Thus, we are requesting that the "Subject Property History" be amended to include the following language, "The 5600 South Wolf property also originally included the northern parcel of land now known as "Heritage Springs". This northern parcel was donated in its entirety by the current owner of 5600 South Wolf to the Village of Western Springs with the understanding it was to be maintained as a park or green space which would also serve as water retention during storm events. The Village sold and transferred this parcel for its development without the knowledge of its original owner and contrary to the original owner's intention."

We also formally request that the Village take all necessary steps to preserve and retain all documents and communications related to (1) the transfer of the Heritage Springs parcel of land by the Gaiks to the Village of Western Springs, (2) maintenance costs for the northern parcel of land during the period of time of the Village's ownership, (3) sale and transfer of the parcel to the Gammonley developer, and (4) development of the parcel.

While this is not a formal "litigation hold" request, this is notice that these documents are considered critical to the Subject Property History of 5600 South Wolf and its current market value.

Thank you very much for your consideration of the zoning application and planned development for our property at 5600 South Wolf Road.

Sincerely,

Casey and Frances Gaik

Heather Valone

From: Kim Fronk
Sent: Thursday, August 15, 2024 4:33 PM
To: Heather Valone
Subject: Ridgewood Condo development

Follow Up Flag: Follow up
Due By: Thursday, August 15, 2024 4:00 PM
Flag Status: Flagged

Dear Ms. Valone,

As a resident of Ridgewood for 23 years, I am very concerned about the proposal of the new condo development. I am concerned about the safety of our children walking/biking to Highlands with the increased traffic. There are no sidewalks and more cars put our residents, young and old at risk. When there are baseball and soccer games at the park, it is already a very dangerous pathway with cars and people navigating crowded streets. We do not need an additional entrance on Park to make the area even more congested.

It is my understanding that this area is not zoned for a three story unit with very good reason. I feel that this would be an eye sore as well as reduce the value of neighboring properties.

Other concerns include the construction traffic, how can we be assured that our kids will stay safe? Can Highlands accommodate these new families as well with the limited classroom space they have? Why can the entrance not stay on Wolf Rd as it is?

I do hope that the village and builder listen to the concerns of the residents who this will be directly impacting. Thank you for your time.

Best,
Kim and Chris Fronk
1015 Longmeadow Lane

Heather Valone

From: Kate Fus < >
Sent: Friday, August 16, 2024 10:18 AM
To: Heather Valone; Kelsey Fawell
Subject: Expressing Concern over Residential/Commercial Redevelopment proposed at Wolfe and Park in Western Springs

Follow Up Flag: Follow up
Due By: Friday, August 16, 2024 4:00 PM
Flag Status: Flagged

Hello-I am a member of Ridgewood Western Springs and I am writing to express my concern over the proposed redevelopment plans behind Wolfe and Park. I do NOT advocate for this redevelopment of our neighborhood entrance point at Wolfe and Park. The Developer proposed new entrance/exit will increase traffic exponentially. That entrance/exit of Ridgewood is already a very very busy area. Lots of children biking and walking, foot traffic, Landscaping trucks, and residents frequently parking on Park which is narrow to begin with and often times to/from Wolfe Road it's 1 in and 1 out. There are no sidewalks for residents or bike riders and the increased number of cars will make an already cumbersome situation downright unsafe as well as cause major traffic delays for Ridgewood Members and other people. There is simply not enough space on Park.

I propose they make the new Development ingres/egress off 55th Street or off Wolfe directly, NOT through Ridgewood. Thank you.

Best,
Kate Fus

Heather Valone

From: Phil Nawrocki <>
Sent: Wednesday, August 28, 2024 8:37 PM
To: Heather Valone
Subject: 5600 Development

Hi Heather,

Renee Rowley sent this to my personal email as she still has it from my time as Ridgewood President.

I am forwarding it along per her request.

Thanks,

Phil

5600-Please forward to others involved in planning if you would. I am writing to you as one of our Village's Trustees, not as our neighbor.

I attended the first meeting but could not attend last night as I had a child just discharged from the hospital who needed therapy right away-prearranged visit I could not cancel or delay.

OK, tax wise, we are in a bind because those buildings are sort of weird in how they were built, and unless someone buys the whole complex and wants to keep it as Dr. or business offices, I don't think anyone would just buy and leave as is, unless...

I wish someone would turn them into retail stores and service providers though. For example, we SORELY need to have a neighborhood morning stop to get coffee/take out lunches/ quick breakfasts/bakery, or a small casual restaurant and/or an ice cream shop right here near Ridgewood. We could also use a sports/Tshirt/sport socks/uniform shop, a place for tutoring, a daycare and other things like a small physical therapy clinic, urgent care clinic, yoga studio for kids, or site for private after school enrichment classes like art, science, reading, math, or headquarters to organize service projects. This could turn into a charming enclave of shops and food establishments (including an independent coffee house), as well as much needed local services..

So unless this can happen, we might need to accept the fact that this property will go residential, even though it means less taxes for WS and therefore more taxes for us homeowners.

I bet that a single condo building with beautiful green space all around, with underground parking and elevators, however, would produce just as many units **if not more** for young couples or empty nesters, or older seniors of which there are MANY in this area. It could be set back so that its not right on Park, and I bet that with more units at 1800-1900 sq ft each, the taxes collected could be even more than with the present development proposal. **Has anyone looked at that?**

WHATEVER HAPPENS WE CANNOT REPEAT CANNOT ALLOW ACCESS TO ANY 5600 PROPERTY TO BE ON PARK!!!!

Its simply not safe! Kids on bikes, families walking to school are at risk especially in the morning when there's a time crunch and we have no sidewalks. As even more people need to turn north onto Wolf to get to work/St. John's/St. Cletus, and must wait for a break in the traffic, there will be an even larger backlog of cars on Park, all in a hurry, to get to Wolf so that they can even just turn turn right for Highlands School.

Added to this backlog, I can't imagine another 1-2 dozen cars all piling into line from within the 5600 homes to turn left onto Park itself, further delaying traffic outbound onto Wolf from Ridgewood, while also creating long delays within the 5600 complex itself. And yes we in Ridgewood would all be even more greatly delayed because we are nice people and would take turns letting the 5600 folks turn left from their complex in front of us onto Park.

We would certainly need a stop light on Park and Wolf to handle the extra traffic, as well as a sidewalk along the new development and then a crosswalk governed by the traffic light for kids/families to safely cross Park southward once on Wolf to get to school.

We must remember that the vast majority of kids do go to Highlands so free flow to that school must continue unimpeded. For that to happen, the Village should take some of the 5600 Property to create a short third lane ON THE 5600 PROPERTY. The end result would be a short right hand turn only lane on Park, positioned only in front of the first Ridgewood home on Park (which is currently your home, Phil), without taking any front yards away from current Ridgewood residents. The middle lane (currently the northern lane on Park) would be for outgoing traffic turning left. The newly constructed lane on the 5600 property would be for any traffic incoming from Wolf turning into Ridgewood. This would cause the 5600 complex to lose land and units, but there is no other choice for proper traffic management.

Alternatively, exiting the 5600 Complex between the hours of 7 and 9 AM onto Park must be as a right turn only, camera enforced. These new 5600 residents will all have to turn right onto Park, then travel through RIdgewood around the bend to 55th Street and go from there. However, this means more people speeding and running the stop sign at our Ridgewood Park where John White has already identified how unsafe it is for people in that intersection. Will there be a camera enforcement apparatus installed in Ridgewood then so the village can give tickets to those running the stop signs or speeding? Not just a speeding reminder but an actual camera so the Village can actually ticket speedsters by mail like other suburbs do?

What about those not in cars? Those on foot, on scooters, or bikes will all have to use the additional 5600 sidewalk to get to the traffic light at Wolf, then use the crosswalk to get onto the next sidewalk. Or perhaps a mandatory sidewalk will need to be built on the front yards of current Park residents, which I'm sure the neighborhood and those residents would certainly oppose. Big mess.

And so here is are my 3 questions.

1. WHY PARK? WHY NOT WOLF AS IT ALWAYS HAS BEEN? I want the Village to answer this question directly in an email to the residents. And I do not want to hear that this would mean they need to reconfigure this development as the reason.

There is simply already too much traffic as it is on Park, and there's no way our little street can absorb even more from any development whatsoever. We MUST block any notion of using Park as the entrance for this development.

****All traffic enforcement apparatuses must be installed BEFORE construction begins. No delays where residents have to fight for this after the fact.
If we lose this case, certainly McNaughton needs to pay the Village for all sidewalks traffic lights camera enforcements, extra traffic lane etc and have it ALL in place BEFORE even one unit is sold, and BEFORE construction vehicles use the Park entrance instead of Wolf.

2. Street Parking Exactly how many units are being built, and do each of them have a driveway that can fit two cars? I know there are 6 guest parking spaces, and one of the redline comments/answers said there is more street parking within the complex itself. Exactly how many more spaces can there be on the streets in between the units as they said. **We cannot absorb any more street parking cars into Ridgewood itself! 5600 must be self-contained.**

Who has looked at that and how many parking spaces are needed per unit to account for guests as well, and how many total spaces do we have including the 6 guest spaces. Do these numbers match?

3. Flooding Another one of the questions and redlined answers talked about the possibility that northern Ridgewood could flood more. That's us. Which also means those young couple who unknowingly bought houses on Ridegwood Dr would also flood more as the waters drift down to the creek.

NOT ONE MORE DROP. NOT ONE MORE DROP. Where is the engineering and extra assurance. If more homes flood this would be time to file a suit with the Village which allowed this.

Other concerns...
More on Flooding and Communications to Citizens

I do not want to hear that our Village ran out of money to keep fixing roads. I want to hear that every single dollar they have has gone and will go to completely cleaning out all outlet pipes from Ridgewood into the creek to solve the backups into our neighborhood. While I was still President it seemed that flooding improved...what is the current status of this most basic operation of keeping our pipes clean, just as we homeowners have to do. What is the maintenance schedule for this. We shouldn't have to sift through pages and pages to find minutes/etc. on the village website from past meetings.

There should be a problem list on the website that gives accurate up to date info on what people are truly in need of. So what concerns us residents way above roads and park improvements is the flooding in Ridgewood. In Springdale. Where else.

Fire hydrant operation lest another house burns longer than needed as mine did in 2022, due to fire hydrants either dry or running at a trickle. Many witnesses observed the very delayed response time of actually getting water into my house to stop the fire.

Water quality, smell and taste in Ridgewood. Has any improvement been made in affected areas?

Safety of pedestrians. Crime reports and prevention.

Need I go on? We residents need email NEWS UPDATES if we want to stay signed up for certain things on the website that concern us as I mentioned above.

I am requesting that someone else from the Village send me an email reply to my concerns above. I understand that my point #4 is more global and needs addressing by a second communications person at the village. That's fine with me to get more than one email.

Sincerely,
Renee G Rowley
1019 Longmeadow Lane

John Gonia

5580 Wolf Rd #103 Western Springs IL, 60558

September 12, 2024

Western Springs Plan Commission
Village of Western Springs
740 Hillgrove Ave.
Western Springs IL, 60558

Dear Plan Commission Members,

I am writing on behalf of the Spingwood Manor Condominium Association.

We would like to express concerns regarding the pending application for the townhome development proposed for 5600 Wolf Rd. As the 5600 Wolf parcel adjoins our property on two sides, any development will greatly impact us. The current proposal appears to have a very dense configuration of buildings, with very limited green space. The existing parking lot on the north side of the proposed parcel was, at one time, wetlands along with portions of the now developed Heritage court subdivision. We have seen this parking lot flood numerous times over the years due to the amount of watershed the current retention ponds are expected to absorb. It is our hope the planning and zoning commissions will take this into account and insist on adequate measures to accommodate the areas watershed.

We look forward to the Commissions response to these concerns.

Thank you for your consideration.

Sincerely,

Springwood Manor Condominium Association

5580 Wolf Rd. Letter to Western Springs Plan Commission

Name	Unit #	Phone/email
[illegible]	202	
I GONZA	103	
Willi Jofstad	104	
Patricia Chilly	105	
John Dykstra	101	
Kelly Brisley	106	
Angela Kocera	206	
Michael Brady	201	
Seth Brady	107	
Jessica Tucadelo	203	
Ahmad Sander	302	
Santa R Garcia	304	
Kay Cione	301	
Ezio Aliatis	102	
Kathleen McKenzie	208	

Amanda Nawrocki

901 Park Place
Western Springs, IL 60558
apillsbury3@gmail.com
Phone (773) 517-5848

I am writing to you as a very concerned resident of Ridgewood regarding the proposed development at 5600 Wolf Road in Western Springs. My name is Amanda Nawrocki and I live at 901 Park Place with my husband and four young children. We are adamantly opposed to the development for the following reasons:

Ridgewood is a quiet, close-knit subdivision that will be dramatically impacted by this development. Residents of Ridgewood, including myself and my family, did not move to Western Springs (specifically Ridgewood) to live across the street from a townhouse complex. We moved here for the unique, single-family homes that make the 320-home subdivision as coveted as it is. Talk to any former Ridgewood resident and they will speak glowingly and talk about how much they miss the community of Ridgewood residents. Ridgewood is a special place, with a subdivision that is the most organized of all Western Springs neighborhoods because of our Ridgewood Association, which builds community through hosting so many amazing events, including Ravinia in Ridgewood, which in past years has drawn impressive crowds, progressive dinners, 4th of July bike parade and Halloween celebrations in Ridgewood Park, just to name a few. These types of events would be adversely affected by such a large development being constructed. Not only would the complex increase the already voluminous car traffic generated, it would also block the sight line with its' height. This feels like an attempt at fitting a square peg into a round hole. This development does not fit the character of Ridgewood, or Western Springs for that matter. If this building was developed in the downtown area or in a more non-residential area, maybe this would make sense, but to shoehorn this development into OUR community and to affect a community like ours so deeply, is not worth all the hassles it will bring.

Some of these hassles are listed below:

1) **SAFETY:** The entrance alone on Park Place is EXTREMELY dangerous as the neighborhood does not have sidewalks. All foot traffic, children on bikes, parents pushing their children in a stroller, children walking for play or school and adults running or walking their dog(s), all happen in the streets of the neighborhood. The traffic study that was undertaken was not reflective of the actual traffic pattern. The "study" was done while the public school was on Spring Break and therefore is an inaccurate representation of the actual impact a development such as this one could have.

   The current "study" shows up to 200 more cars per day in our neighborhood. That alone is a large safety issue, even though vastly underestimating actual traffic. We all know a development of this size will have much more traffic than that. This was in fact proven just last week as Village representatives saw for themselves the amount of car traffic,

pedestrians and children using this entrance. As one of only three entrances into the neighborhood, and the only one on the east side of the subdivision, adding this type of traffic, to an already busy intersection leads to not an "if" a pedestrian accident will happen, but when. One such example was observed a few Sunday night's ago, when a group of children were walking south on Wolf Rd. The car in the right turn lane came to a complete stop and the kids were unsure in how to proceed. At the same time, there was a car turning left, from the north direction of Wolf Road, and cut in front of the car stopped in the right lane. This was a close call with the current traffic at this intersection.

Additionally, this street already has speeding issues. The police have been informed of this and residents have made reports multiple times. It has been witnessed at least a dozen times on what is a slow, summer Sunday night. No one needs to imagine what happens when school is in session and residents are back from summer vacations.

This increased traffic dilemma directly affects myself and my family as we are the first house at the Ridgewood entrance. I already have problems trying to turn into and backing out of my own drive way with the current traffic, and a development directly across the street (especially with an entrance on Park Pl) would be a nightmare for us.

2) **INCREASED TRAFFIC**: Another hassle affecting residents is increased traffic related issues. The curve at the west end of Park Place already makes it difficult to see cars coming from Lawn Ave in both directions to Park Place due to the grade of the road coming up to Park Place and the way Park Place curves going west. Western Springs in general does not have many streetlights, and we don't have any street lights on Park Place (one of the reasons people move to the area to get away from the bright lights of the city). Adding 200 plus more cars daily to a dark street is not only inconvenient for residents, but a recipe for disaster and only increases the hustle and bustle many residents purposefully moved away from. This development directly affects all current homes and homeowners on Park Place. The developer knows this to be an issue as in the renderings, there are potential bushes put in front of residents' homes. Would you like 100-200 headlights coming through your windows at night? Residents on Park Place already deal with this issue on drivers coming south on wolf and turning west onto Park Pl. This would double, or potentially triple the amount of headlights directly into our homes.

3) **PARKING**: Another hassle for us is parking problems. In the previous plans, there were only five (5) visitor parking spots, now updated to six. That is not nearly enough. On a daily basis, there will not even be enough parking, yet alone if a potential resident of this development has a family party. The overflow will all come onto Park Place, mostly in front of my house specifically, which will lead to residents on Park Place losing parking for our own guests. It is already difficult and dangerous as it is when a Ridgewood resident has a party. This parking problem was also observed by Village officials just last Friday.

Our street only has enough room for one way car in and one way car out. With cars coming from Wolf at high rates of speed, cars waiting to come in and out already makes our street more dangerous and chaotic. Now add in even MORE cars parked on the street from the complex/development…where there already is not enough room? Another recipe for disaster. Not to mention the proposed six spots could easily be taken up by caretakers for potential residents and/or the residents' children, so any visitor would be forced to park on Park Place clogging up our already busy street.

Another issue will be when traffic backs up going east on Park Place. I have had to wait for cars to clear a few times in order to get into my own driveway. Other residents on Park Place have as well. That in turn backs up traffic on Wolf Road and can bring traffic to a complete stop. What happens when cars from the north side of Park Place put themselves into the street and back up all that traffic- especially on busy Fridays or weeknights and weekends? This will make for a very dangerous situation.

4) **INFRASTRUCTURE**: Has there been consideration about the strain on our infrastructure with 29 new units? We already have watering restrictions due to our water treatment plant being stressed. This project will definitely add heavily to that stress. As we all know, our water and sewer pipes are very old. What will be the impacts of new water and sewer pipes on Ridgewood infrastructure? Will we now experience more water main breaks due to increased water/sewer?

5) **FLOODING**: Already a huge problem in Ridgewood is flooding and water retention. This area has been identified as an area for MWRD to help with flood control. This could be an opportunity for the Village and MWRD to partner on a project that is a known issue. The development will INCREASE the flooding issue and may negatively affect the potential relationship with MWRD.

6) **TAXES**: There are tax implications if this development is approved as well. Western Springs would lose another business area. **Commercial businesses generate two times the taxes** as residential. As a home-rule community, we should be protecting these areas as much as possible and help their development to generate more tax dollars. Residents in all of Western Springs already pay extremely high taxes. This would lead to an even bigger burden on already stretched residents. The Village already put townhouses at Ogden and Gilbert. How many more of these developments do we need when all we hear is the Village doesn't have enough money to replace streets, sewer lines and water lines? Wouldn't investing to bring new businesses to this property be a win for everyone?

7) **SCHOOLS:** There will be a burden on our already bursting at the seams schools. Highlands school just put an addition in this year to handle the influx of children from the

underestimated Timber Trails subdivision. It would not be surprising to see the same issue occur here. With 29 units and let's estimate on the low end 2 kids per household, that sends 58 more children to our schools. Those children need teachers, which requires hiring more teachers and even higher taxes to pay for those salaries.

8) **MISCELLANEOUS INCONVENIENCES**: There have been Ridgewood neighborhood parties at the houses on Park Place, including my own house which has hosted 200 plus neighbors/residents in our home and backyard. We have been able to work with the Western Springs Police to have the street blocked off for resident safety. Will this development take that opportunity away from residents?

   Another consideration is where does the snow from this development go? It cannot go into Park Place and should not be placed on residents' property. It cannot be piled into the 5-6 available parking spots as that would AGAIN push parking for the development onto to Park Place too, which just creates another hassle for The Village and Ridgewood residents.

The bottom line is Ridgewood does not want this development, and neither should our elected officials, who represent us as residents and our voice. Ridgewood does not want another Timber Trails debacle. The Village should learn from its previous large projects and put a lot of careful consideration and thought into a Village changing development. There are options for this space that could bring a better benefit for the Village as a whole instead of putting in a development that will lead to too many issues.

I ask that the members of the Plan Commission take the review of this application extremely serious and as Western Springs residents, really consider the impact of this application on their fellow neighbors and Western Springs overall.

A concerned resident,

Amanda Nawrocki

Kelsey Fawell

From: Cathy Barten <cathybarten@gmail.com>
Sent: Wednesday, July 24, 2024 3:00 PM
To: Kelsey Fawell; Heather Valone
Subject: 5600 Wolf Road project

Good afternoon Heather and Kelsey:

I wanted to reach out to you regarding concerns I have over the proposed Townhome development project at 5600 Wolf Road.

As a long term resident of the Western Springs area and most recently a Ridgewood residence for the past 8 years, the development of the 5600 Wolf Road property into 29 townhomes is concerning. From what I understand:

- the townhomes will be significantly larger/taller than some of the homes in Ridgewood.
- the entrance to the townhome development will be in Ridgewood on Park Place. This is an already busy entrance to Ridgewood with 100s of children in the neighborhood walking and riding bikes to school, combined with a bus stop and the general traffic going to Ridgewood Park for sporting events. I foresee this as a safety issue - one that is created directly as a result of this development.
- The construction process itself is not going to happen overnight, again a concern for the overall of Park Place and that entrance with trucks and construction vehicles and potentially more cars parked on the street.

I do hope the Village will listen and understand these concerns and agree with them. I realize the opportunity for new housing builds in our town is extremely limited if at all; but the safety and integrity of an existing subdivision should be given considerable thought.

Thank you for you time,
Cathy Barten

ORDINANCE NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: February 10, 2025.
OTHER: Published in pamphlet form.

AN ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A FINAL PLAT OF HERITAGE CROSSING RESUBDIVISION FOR THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT TO BE CONSTRUCTED AT 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC.

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of right-of-way vacation relating to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue, which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, an expanded stormwater detention basin system and stormwater management facilities, open space, landscaped areas and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent

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subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development; and

WHEREAS, based on the Application submitted by the Applicant, the Village conducted a public hearing relative to certain zoning relief requested by the Applicant in order to construct the Development, pursuant to prior notice, postings and newspaper publication as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). The Public Hearing was conducted by the Village Plan Commission and commenced on August 13, 2024 and concluded November 18, 2024. The Village Plan Commission issued Recommendation No. PC-2024-02 on November 18, 2024 that favorably recommended approval of the zoning relief contained in the Application, including a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation, and maintenance of a Townhome Subdivision Development referred to as "Heritage Crossing", and a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to certain stated conditions of approval (the "Development Zoning Relief"). A copy of Plan Commission Recommendation No. 24-02 is incorporated herein by reference and is on file with the Community Development Department; and

WHEREAS, after completion of the required public hearing before the Village Plan Commission, on February 10, 202, 5with the passage of Ordinance No. 25-_____, the President and Board of Trustees of the Village of Western Springs ("Corporate Authorities") granted approval of the Development Zoning Relief (the "Approval Ordinance"); and

WHEREAS, pursuant to Subsection 10-10-3(F) (Procedures And Requirements For Subdivision Approval; Final Plat) of the DCO and Section 11-15-1 of the Illinois Municipal Code (65 ILCS 5/11-15-1) (Approval of Maps and Plats; Prerequisite to Recording), the Applicant is not allowed to subdivide or develop the Property until a final plat (excluding an administratively approved plat of consolidation) has been reviewed by the Western Springs Plan Commission ("Plan Commission") for its compliance with the applicable DCO provisions, subject to the Village Board approved variations, and has been reviewed and approved by the Village Board; and

WHEREAS, as part of the Village-approved single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Project per Subsection 10-8-8(C) of the DCO, the Applicant filed with the Village a "Final Plat of Heritage Crossing Resubdivision", that was prepared by DesignTek Engineering, Inc. with a latest revision date of **November 4, 2024** ("Plat"), for Village review and approval in accordance with the applicable provisions of the DCO. The Plat has been

reviewed and revised as part of the Village plan review process. A copy of the Plat is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025**,** the Village's Planning and Zoning Committee ("Committee") reviewed the Plat and Plan Commission Recommendation No. 24-02 and received input from the Village staff and provided an opportunity for public input on the Plat, and then the Committee voted to recommend the Village Board **approve / not approve / consider** the Plat; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Village Board discussed the Plat and Plan Commission Recommendation No. 24-02 and the Committee's recommendation, and received input from the Village staff and provided an opportunity for public input on the Plat. At the **February 10, 2025** public meeting, the Village Board considered the findings and recommendations of the Plan Commission and the Committee, the input from the Village staff and the public, and agreed to **approve / deny** the Plat; and

WHEREAS, in accordance with the authority set forth in the applicable provisions of the DCO and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), including 65 ILCS 5/11-15-1, and the contracting powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, the Village President and Board of Trustees of the Village of Western Springs find that the **approval / denial** of this Ordinance and the Plat is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the general public.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval and Execution of Plat. The Village President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the attached "Final Plat of Heritage Crossing Resubdivision" that was prepared by **DesignTek Engineering, Inc. with a latest revision date of November 4, 2024** ("Plat"), substantially in the form attached hereto **Exhibit "A"**. The Village Board further authorizes and directs the Village President, the Village Clerk, the Village Plan Commission Chairperson, the Village Treasurer, the Village Engineer as and the Village Attorney, or their designees, and any other Village officials, as needed, to execute the final version of the Plat, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and such other documents as are necessary to fulfill the Village's obligations under this Ordinance.

SECTION 3: Delivery of Executed Plat for Filing With the Cook County Clerk's Office, Recording Division. After approval of this Ordinance, certified copies of this Ordinance and a fully executed original of the attached Plat shall be filed by the Village, at the Applicant's cost, with the Cook County Clerk's Office, Recording Division. Thereafter, the Village shall provide the Applicant with Cook County Clerk's Office, Recording Division filed-stamped copies of this Ordinance and the Plat for purposes of record retention and compliance with the terms of this Ordinance.

SECTION 4: Repealer; Severability. Any ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict, and the text of this Ordinance shall control and govern**.** Each Section, paragraph, clause and provision of this Ordinance is separable, and if any such Section, paragraph, clause or provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any portion hereof, other than that part affected by such decision.

SECTION 5: Termination of Ordinance for Failure of Developer to Acquire Title to the Property. This validity of this Ordinance is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Ordinance shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that could be filed against the Village arising out of or related to the termination of this Ordinance. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by State law.

PASSED by the Village President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, on a roll call vote at a Regular Meeting thereof, held on the Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the10th day of February, 2025.

_____
Edward Tymick, Village Clerk

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Exhibit "A"

Final Plat of Heritage Crossing Resubdivision prepared by DesignTek Engineering, Inc. with a latest revision date of November 4, 2024

(attached)

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A FINAL PLAT OF HERITAGE CROSSING RESUBDIVISION FOR THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT TO BE CONSTRUCTED AT 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the Ordinance by the Village President and Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Village President and Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

ORDINANCE NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: February 10, 2025.
OTHER: Published in pamphlet form.

AN ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A PLAT OF ABROGATION FOR STORM SEWER EASEMENT AND PUBLIC UTILITY EASEMENT LOCATED WITHIN THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS FOR THE CONSTRUCTION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC.

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of vacation relating to a portion of Lawn Avenue, which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, an expanded stormwater detention basin system and stormwater management facilities and other private and public infrastructure, open space, landscaped areas and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The

swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development; and

WHEREAS, based on the Application submitted by the Applicant, the Village conducted a public hearing relative to certain zoning relief requested by the Applicant in order to construct the Development, pursuant to prior notice, postings and newspaper publication as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). The Public Hearing was conducted by the Village Plan Commission and commenced on August 13, 2024 and concluded November 18, 2024. The Village Plan Commission issued Recommendation No. PC-2024-02 on November 18, 2024 that favorably recommended approval of the zoning relief contained in the Application, including a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation, and maintenance of a Townhome Subdivision Development referred to as "Heritage Crossing", and a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to certain stated conditions of approval (the "Development Zoning Relief"). A copy of Plan Commission Recommendation No. 24-02 is incorporated herein by reference and is on file with the Community Development Department; and

WHEREAS, after completion of the required public hearing before the Village Plan Commission, on February 10, 2025 with the passage of Ordinance No. 25-_____, the President and Board of Trustees of the Village of Western Springs ("Corporate Authorities") granted approval the Development Zoning Relief; and

WHEREAS, pursuant to Subsection 10-10-3(F) (Procedures And Requirements For Subdivision Approval; Final Plat) of the DCO and Section 11-12-8, Section 11-12-12 and Section 11-15-1 of the Illinois Municipal Code (65 ILCS 5/11-12-8; 11-12-12 and 11-15-1) (Approval of Maps and Plats; Prerequisite to Recording), the Applicant has filed with the Village for its approval a Plat of Abrogation For Storm Sewer Easement And Public Utility Easement prepared by DesignTek Engineering, Inc. with a **latest revision date of November 4, 2024** ("Plat"), which abrogates the easements imposed on the Property as legally described on the attached Plat. A copy of the Plat is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, the Applicant desires to have the Plat approved by the Village prior to the Village's approval of the Applicant's "Final Plat of Heritage Crossing Resubdivision", that was prepared by DesignTek Engineering, Inc. with a latest revision date of **November 4, 2024** ("Plat of Subdivision"), which has been submitted to the Village for its review and approval in accordance with the applicable provisions of the DCO; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025**,** the Village's Planning and Zoning Committee ("Committee") reviewed the Plat and Plan Commission

Recommendation No. 24-02 and received input from the Village staff and provided an opportunity for public input on the Plat, and then the Committee voted to recommend that the Village Board **approve / not approve / consider** the Plat by the Village Board; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Village Board discussed the Plat and Plan Commission Recommendation No. 24-02 and the Committee's recommendation, and received input from the Village staff and provided an opportunity for public input on the Plat. At the **February 10, 2025** public meeting, the Village Board considered the findings and recommendations of the Plan Commission and the Committee, and the input from the Village staff and the public, and agreed to **approve / deny** the Plat; and

WHEREAS, in accordance with the authority set forth in the applicable provisions of the DCO and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), including 65 ILCS 5/11-15-1, and the contracting powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, the Village President and Board of Trustees of the Village of Western Springs find that the **approval / denial** of this Ordinance and the Plat is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the general public.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval and Execution of Plat. The Village President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the attached "Plat of Abrogation For Storm Sewer Easement And Public Utility Easement" that was prepared by **DesignTek Engineering, Inc. with a latest revision date of November 4, 2024** ("Plat"), substantially in the form attached hereto as **Exhibit "A"**. The Village Board further authorizes and directs the Village President, the Village Clerk, the Village Plan Commission Chairperson, the Village Treasurer, the Village Engineer and the Village Attorney, or their designees, and any other Village officials, as needed, to execute the final version of the Plat, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and such other documents as are necessary to fulfill the Village's obligations under this Ordinance.

SECTION 3: Delivery of Executed Plat for Filing With the Cook County Clerk's Office, Recording Division. After approval of this Ordinance, certified copies of this Ordinance and a fully executed original of the attached Plat shall be filed by the Village, at the Applicant's cost, with the Cook County Clerk's Office, Recording Division. Thereafter, the Village shall provide the Applicant with Cook County Clerk's Office, Recording Division filed-stamped copies of this Ordinance and the Plat for purposes of record retention and compliance with the terms of this Ordinance.

SECTION 4: Repealer; Severability. Any ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict, and the text of this Ordinance shall control and govern**.** Each Section, paragraph, clause and provision of this Ordinance is separable, and if any such Section, paragraph, clause or provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any portion hereof, other than that part affected by such decision.

SECTION 5: Termination of Ordinance for Failure of Developer to Acquire Title to the Property. This validity of this Ordinance is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Ordinance shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Ordinance. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by State law.

PASSED by the Village President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, on a roll call vote at Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

Exhibit "A"

Plat of Abrogation For Storm Sewer Easement And Public Utility Easement
prepared by DesignTek Engineering, Inc.
with a latest revision date of November 4, 2024

(attached)

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A PLAT OF ABROGATION FOR STORM SEWER EASEMENT AND PUBLIC UTILITY EASEMENT LOCATED WITHIN THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD WESTERN SPRINGS, ILLINOIS FOR THE CONSTRUCTION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the Ordinance by the Village President and Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Village President and Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

ORDINANCE NO. 25-__
VOTE:_____
AYES:_____
NAYS:_____
ABSENT:_____
ABSTAIN:
DATE: February 10, 2025.
OTHER: Published in Pamphlet Form.

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 5600 SOUTH WOLF ROAD PROPERTY, WESTERN SPRINGS, ILLINOIS, FROM THE O – LIMITED OFFICE ZONING DISTRICT TO THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT; APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT LOCATED AT THE 5600 SOUTH WOLF ROAD PROPERTY, INCLUDING THE APPROVAL OF THE COMBINED PRELIMINARY / FINAL DEVELOPMENT PLANS, SUBJECT TO VILLAGE PLAN REVIEW PROCESS, AND APPROVAL OF CERTAIN DEVELOPMENT ALLOWANCES, EXCEPTIONS AND VARIATIONS FROM THE VILLAGE ZONING REGULATIONS, INCLUDING A WAIVER OF THE FIVE (5) ACRE MINIMUM LOT AREA REQUIREMENT AND A REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION REQUIREMENTS.

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of vacation relating to a portion of Lawn Avenue, which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A

copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, an expanded stormwater detention basin system and stormwater management facilities and other private and public infrastructure, open space, landscaped areas and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development; and

WHEREAS, as part of the Application and its Exhibits, the Applicant requested one-stage final approval of the submitted "Development Plans" for the Development, which have been revised by the Developer since their initial filing and which are listed at the end of this Ordinance as part of **Group Exhibit "1"** and made a part hereof. The Application and other documents that comprise **Group Exhibit "1"** are on file with the Village Clerk's Office and the Community Development Department and are incorporated by reference into this Ordinance and made a part hereof. The Applicant shall submit a set of "Final Development Plans" (i.e., architectural plans and engineering plans) for Village staff review and Village Engineer review prior to those Plans being considered for final approval by the President and Board of Trustees of the Village (the "Corporate Authorities") at a public meeting in order for the Developer to be eligible to receive a site development permit or building permit to commence site work on the Property or construction of the Development; and

WHEREAS, the Property is legally described as follows:

PARCEL 1: THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

Legal Description for the Lawn Avenue ROW Parcel is as follows:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Common Address: 5600 South Wolf Road, Western Springs, Illinois

P.I.N.S: Parcel 1: 18-18-200-017-0000, Parcel 2: 18-18-200-038-0000 and Parcel 3: 18-18-200-001-0000 (Lawn Avenue ROW Parcel); and

WHEREAS, with the passage of Resolution No. 25-_____ on February 10, 2025, the Corporate Authorities of the Village approved the following relief from certain DCO submittal requirements for planned developments for this Development:

a. Waiver of the five (5) acre minimum land area requirement for planned developments.
b. Waiver of the submittal requirement of a "Market Study" prepared by a qualified, independent market research firm per Subsection 10-8-8(B)(4)(d) of the DCO. This waiver is supported by the fact that the Applicant has submitted a report with supporting market and financial data relative to other recent, active townhouse developments in the Village to demonstrate the market demand for the housing type and base cost.
c. Waiver of the submittal requirement of a "Site lighting plan" per Subsection 10-8-8(B)(3)(g) of the DCO, due to the relatively small size of the Development. There will be site lighting details and specifications provided by the Applicant; and

WHEREAS, the remaining zoning relief necessary for the Applicant to construct the Development is set forth in Section 3 below of this Ordinance; and

WHEREAS, a public hearing has been conducted by the Western Springs Plan Commission relative to the Application during public meetings held on August 13, 2024, September 24, 2024 and November 18, 2024, as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). Prior to conducting the Public Hearing, a notice of Public Hearing was published in a newspaper, a "zoning application pending" sign was posted at the Property, a notice of Public Hearing was mailed to those persons who are required to be mailed the

notice in compliance with applicable State law and the DCO, and separate agendas for each of the Plan Commission meetings where the Public Hearing sessions were held were posted as required by the Open Meetings Act; and

WHEREAS, at the November 18, 2024, Public Hearing session, the Western Springs Plan Commission, after finding that sufficient evidence was presented at the Public Hearing to conclude that the applicable standards relating to the requested zoning relief were met, passed a motion approving Report and Recommendation No. 24-02, which recommended approval of the zoning relief needed for the Applicant to construct the Development, subject to certain conditions related to the Development (See, Section V (Conditions) of Report and Recommendation No. 24-02). A copy of Report and Recommendation No. 24-02 is on file with the Village Clerk's Office and is incorporated into this Ordinance by reference; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the proposed Heritage Crossing Townhome Development and Plan Commission Report and Recommendation No. 24-02 and this Ordinance, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Development and this Ordinance; and

WHEREAS, the Village Board, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, reviewed and discussed the Applicant's Application and its request for zoning relief, the findings, recommendations and conditions of the Plan Commission as set forth in Report and Recommendation No. 24-02, received input from Village staff and provided an opportunity for public input. At the **February 10, 2025** public meeting, the Village Board considered the findings, recommendations and conditions of the Plan Commission as set forth in Report and Recommendation No. 24-02 and, with the passage of this Ordinance, the Village Board, after finding that sufficient evidence was presented at the Public Hearing to conclude that the applicable standards relating to the requested zoning relief were met, then accepted, adopted and approved the findings, recommendations and conditions set forth in Report and Recommendation No. 24-02, subject to the approvals and conditions of this Ordinance; and

WHEREAS, in accordance with the authority granted by Sections 11-13-1 and 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1 and 11-13-1.1) and the applicable provisions of the DCO, the Village President and Board of Trustees of the Village of Western Springs approve the zoning relief, as requested by the Applicant, relative to the issuance of the Conditional Use Permit for a Planned Development for the construction, operation and maintenance of the Development, subject to the Village-approved zoning relief contained in Section 2 below and the conditions contained in Section 3 below in this Ordinance.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

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SECTION 2. Approval of Requested Zoning Relief. Pursuant to the applicable provisions of Title 10 (Development Control Ordinance) of the Western Springs Municipal Code, the President and Board of Trustees approve the following zoning relief and development approvals relative to the Property in order to allow the construction and operation of the Development under a Conditional Use Permit for Planned Development, subject to the conditions set forth in Section 4 below:

A. Approval of a conditional use permit for a planned development in accordance with Chapter 3 (Conditional Uses) and Chapter 8 (Planned Developments) of the DCO to construct the Development, subject to the requested exceptions, variations and zoning relief from the DCO regulations;
B. A waiver of the five (5) acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO;
C. Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO as set forth below; approval of a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to the reduction in the submittal requirements and other exceptions authorized by this Ordinance;
D. A Comprehensive Plan Amendment to the Long-Range Land Use Map that reclassifies the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District;
E. A map amendment to re-zone the Property and the Lawn Avenue ROW Parcel from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District;
F. An Exception (Variations) from Subsection 10-8-4(B)(1)(d) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO applicable only to the Development to provide: "Along the periphery of such planned developments, set back yards shall be provided as required by the regulations of the underlying zoning district, except that in the R4 - Multiple-Family Residence District variations of not more than 61% to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development.";
G. An Exception (Variations) from Subsection 10-8-4(B)(1)(e) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO to provide: "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development.";
H. Exceptions (Text Amendments / Variations) from requirements of Section 10-6-5 (R4 - Multiple-Family Residence District) regulations, including:
    i. Subsection 10-6-5(D): Minimum Development Parcel Size: Required: five (5) acres (217,800 square feet); and Requested: 2.76 acres;
    ii. Subsection 10-6-5(E)(1): Minimum Yards Requirements: Front Yard: Required: Twenty-five feet (25'); and Requested: Seven Feet (7');
    iii. Subsection 10-6-5(E)(2): Minimum Yards Requirements: Corner Side Yard: Required: Twenty-five feet (25'); and Requested: fourteen feet and five inches (14.42');
    iv. Subsection 10-6-5(E)(3): Minimum Yards Requirements: Interior Side Yard: Required: Thirty feet (30'); and Requested: six feet and eight inches (6.67');

v. Subsection 10-6-5(E)(4): Minimum Yards Requirements: Rear Yard: Required: Thirty feet (30'); and Requested: Twelve feet and nine inches (12.75’); and

vi. Any additional exception(s) or variation(s) identified at the Public Hearing from the other use, bulk and site design requirements contained in the DCO that are necessary to permit the construction of the Development and allow the above Property to be used for its intended purposes in accordance with the filed Application shall also be considered for Village approval; and

I. A variation from Subsection 10-11-11 (C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets) of the DCO to allow the portion of the north end of Heritage Court (a private street) between the north lot line of the Property to a point approximately forty feet (40’) south of the north lot line of the Property, which is not intended to be used for primary ingress and egress vehicle access to the Property, to be designed and constructed to temporarily hold stormwater during certain infrequent rain events to facilitate the movement of excess stormwater from the Property to the on-site stormwater detention basins and to draw stormwater off of the remainder of Heritage Court and away from the private driveways of northerly dwelling units so that there is no ponding of stormwater in front of the dwelling units. The standards for consideration and approval of the proposed map amendment and text amendments are set forth in Section 10-3-12 (Amendments) of the DCO; and

SECTION 3. Conditions of Approval of Requested Zoning Relief. The above zoning relief and development approvals granted for the Development as contained in Section 2 above are subject to the following conditions:

1. General

a. The Applicant shall comply with all of the applicable federal, state, county, local and special district laws, ordinances and regulations, including the provisions of the Village’s Municipal Code, relative to the construction and maintenance of the Development, except as otherwise modified by Village approvals.

b. The uses generally approved for this Conditional Use Permit for Planned Development for the Development are limited to residential uses and uses ancillary to the foregoing uses. Such ancillary uses shall comply with the requirements for accessory uses established under the DCO. The approval of the Conditional Use Permit for Planned Development for the Development does not authorize the Applicant or any other tenant or occupant to use the Property without applying for and obtaining any required temporary use permit, conditional use permit, or any other Village or other governmental approval. Such specific use approval shall be obtained by the Applicant, tenant or occupant of the Property before commencing such use.

c. In regard to the construction, operation and maintenance of the Development, these conditions shall be the only conditional use and planned development conditions applicable to that use of the Property, unless amended by mutual agreement of the Applicant and the Village, or unless amended by ordinance approved by the Village Board after the required public hearing.

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d. The Applicant shall pay the required impact fees (i.e., school site / school improvement impact fee; and park and recreation site impact fee) to the Village in lieu of land dedication, as calculated by the Village, in accordance with the formula set forth in Section 10-10-14 of the DCO, at the time it applies for a site development permit or a building permit (whichever occurs first).

e. In the event that the Applicant does not obtain a site development permit or a building permit and commence and actively perform construction of the Development within twelve (12) months of the approval of the Conditional Use Permit for Planned Development for this Project, the Conditional Use Permit for Planned Development for this Project shall expire in accordance with Section 10-3-14(L) of the DCO, unless the 12-month period is extended by approval of an ordinance by the President and Board of Trustees of the Village. Any extension of the above 12-month period to avoid an expiration of the Conditional Use Permit for Planned Development for this Project shall be approved by an ordinance passed by the President and Board of Trustees of the Village, in their discretion. Approval of such an extension does not require a public hearing, but such ordinance must be approved by the President and Board of Trustees of the Village at a public meeting in accordance with the Open Meetings Act. The Applicant shall use all commercially reasonable efforts to secure all necessary governmental permits needed to complete the Development and to actively and diligently pursue completion of the Development. The Applicant shall use all commercially reasonable efforts to hire an adequate number of experienced contractors, subcontractors and other skilled labor, and provide for adequate equipment and building materials to ensure that construction of the Development is actively and diligently pursued.

f. The Applicant shall revise the Declaration of Covenants, Conditions and Restrictions for the Homeowners Association (the "Declaration") in accordance with comments provided by the Village Attorney and shall file the Declaration with the Cook County Clerk's Office, Recording Division ("CCCORD") prior to the sale of any portion of the Property to any other person. The Declaration shall require that, at the closing of each dwelling unit, the Applicant shall allocate $600.00 (or an amount equal to three (3) months' Community Assessment) and pay said amount into a "Capital Reserve" fund, as defined and required by the Declaration, for the maintenance reserve account for the benefit of and use of the Homeowners Association for maintenance purposes consistent with the Declaration. In addition, the Declaration shall provide for adequate building reserve funds to pay for operating expenses (insurance, building maintenance and cleaning vendors, utilities, security) and short-term and long-term maintenance, repair and replacement expenses for the exterior and interior of the building and its common areas, and also contain all necessary cross access easements for driveway use and garage access for the benefit of each of the dwelling units as well as common area easements for use, repair, replacement and maintenance of common areas and common elements (driveway, fencing, landscaping, roof and exterior building materials) of the building.

g. The Village and the Applicant shall execute the Final Plat of Heritage Crossing and the Declaration, which shall be filed against title to the above-described property with the CCCORD. The Plat shall be filed by the Village, at the Developer's cost, along with a

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certified copy of the Ordinance approving the Development. The Declaration shall be filed by the Developer, at its cost, with the CCCORD after the townhome units are constructed but prior to the sale and conveyance of legal title to any townhome. The Declaration shall contain provisions that are enforceable against the Applicant, and any successor owners, property managers, associations, lessees, licensees, transferees, receivers or successors in interest, which, in part, provides for the future installation, maintenance, repair and replacement of all stormwater management and other drainage structures, public utilities, water and sewer mains and related structures, including without limitation fire hydrants, driveway and parking lot improvements, parking lot and landscape lighting, and landscaping and retaining wall improvements. The Plat and the Declaration shall be in a form and content approved by the Village Engineer and the Village Attorney. The Plat and the Declaration shall impose on the Applicant, and any successor owners, lessees, licensees, transferees, receivers or successors in interest, at their cost, the obligation and responsibility of performing all future maintenance, repair and replacement work in regard to the above-described development improvements as reasonably deemed necessary by the Director of Code Enforcement and the Village Engineer in order to comply with the Village Code, as amended, and shall grant to the Village a non-exclusive easement for entry upon and access to all parts of the Property, for purposes of providing the Village with the right but not the obligation to perform such maintenance, repair and replacement work, in its sole, reasonable discretion, along with the right to recover the cost of such work directly from the owners, successor owners or successors in interest or to lien the property and take all other action provided for in 65 ILCS 5/11-31-2, as amended, or similar applicable law, including any law contained in the Illinois Municipal Code, as amended. The Applicant, and any successor owners, property managers, associations, lessees, licensees, transferees, receivers or successors in interest, at their cost, shall repair pavement, concrete, landscaped areas or other areas damaged by the Village if the Village performs such future installation, maintenance, repair and replacement work.

h. Prior to the issuance of a building or development permit, the Applicant shall submit a construction schedule, routing, construction staging, restoration plan and phasing plan with map and plan exhibits, which are in conformance with the final set of Village approved engineering and construction plans for the Development. These plans shall identify construction access routes, temporary detours, regular street cleaning intervals and refuse removal, and other appropriate safety, restricted access and "good neighbor" practices. Standard Village construction hours shall apply, except as otherwise permitted by the Village Manager.

i. Prior to the issuance of a building or development permit, the Applicant shall enter into a Maintenance and Development Agreement with the Village, as prepared by the Village Attorney and approved by the Village Board, which includes conditions for the construction and long-term maintenance of the Development, consisting generally of the following items:

   i. The posting of an irrevocable letter of credit or other form of security with the Village to secure the completion of the required SSA Maintained Improvements and the landscape improvements for the Development (the "Developer Security"). The Developer Security shall be in a form acceptable to the Village Attorney and of a

dollar amount to be determined by the Village Engineer and shall be managed by the Village in accordance with Subsection 10-10-19(2) (Land Dedications and Completion, Maintenance and Acceptance of Improvements; Posting of a Bond, Cash, or Other Securities) of the Municipal Code;

ii. The posting of a two-year maintenance bond (performance and payment bond) for the SSA Maintained Improvements and the landscape improvements;

iii. The submittal of construction access plans for the Development requiring the Applicant and all of its employees, consultants and development and construction crews to use Wolf Road as the sole point of ingress and egress to the Development. It is the Applicant's responsibility to ensure that access to the site is maintained during all Development construction activities;

iv. The Applicant shall either enter into a private tow company contract to enforce the community parking spaces with the Development or enter into a private parking / private street enforcement agreement with the Village that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Crossing Subdivision;

v. At the request of the Applicant and the Homeowners Association for Heritage Springs Subdivision, the Village will consider approving an amendment to the planned development ordinance granted for the Heritage Springs Subdivision to allow for additional on-street parking spaces and the operation of the swing gate and such other requested amendments that are necessitated by the Development, and the Village will also consider entering into a private parking / private street enforcement agreement that will allow for the posting of appropriate parking regulation signs and vehicle speed signs to enable Village police officers to issue parking tickets and traffic citations to enforce the parking and traffic regulations of Heritage Court within the Heritage Springs Subdivision;

vi. Prior to the issuance of a building or development permit, the submittal to the Village of a fully executed agreement with Cook County for perpetual maintenance of the Project-related roadway structures and all infrastructure improvements within the portion of the Wolf Road right-of-way, as required by Cook County;

vii. Per Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO, prior to obtaining any type of building or site development permit for the Project, the Applicant shall execute and enter into a stormwater management facilities maintenance agreement ("stormwater maintenance agreement") with the Village, as prepared by the Village Attorney and approved by the Village Board, relative to the stormwater drainage facilities located on the Property, which facilities shall be the responsibility of the Applicant and its successor owners (i.e., the Homeowners Association). Within the stormwater maintenance agreement, the Applicant shall guarantee that the Applicant and all of the successor owners of the Property will maintain the stormwater management

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facilities and the stormwater drainage system and provide to the Village periodic written reports on the stormwater management facilities' monitoring and maintenance. The stormwater maintenance agreement shall also specifically authorize representatives of the Village to enter onto the Property for the purpose of inspections of the stormwater drainage system. Such agreement shall be recorded with the CCCORD. The stormwater maintenance agreement shall include a schedule for regular maintenance of each aspect of the Property's stormwater drainage system and shall provide for access to the system for inspection by authorized personnel of the Village. The stormwater maintenance agreement shall also stipulate that, if the appropriate authorized personnel of the Village notify the property owner in writing of maintenance problems which require correction, the property owner shall make such corrections within thirty (30) calendar days of such notification. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the property owner.

viii. Revise the Declaration to exclude/prohibit charcoal grills on the proposed balconies.

j. Prior to the sale of any portion of the Property by the Developer or the issuance of any occupancy permits for the Development, the Developer shall participate in good faith in the formation process, and not object to the formation, of a dormant "Special Service Area" ("SSA") to be established by the Village, at the Developer's cost, pursuant to 35 ILCS 200/27-5, et seq. The SSA shall govern the Property for the purpose of ensuring, as and when appropriate, the maintenance, repair and replacement of the "SSA Maintained Improvements". The SSA Maintained Improvements shall include those public and privately-owned and developed improvements within the Development or within utility easements outside of the Property that are necessary to support and serve some or all of the Development including, but not limited to, new or the replacement, maintenance, extension or upsizing of existing public or private stormwater detention and drainage facilities, including the Lawn Avenue Detention Basin, the Outlot 31 Detention Basin and the Outlot 33 Detention Basin (each detention basin shall be privately-owned and maintained by the Homeowners Association), privately-owned Heritage Court, the Heritage Court Gate Access Improvements and its Opticom sensor system, other roads or pathways, drive aisles, curbs, light poles and light fixtures for roads, sidewalk and pedestrian pathways, and access drives, sanitary sewer mains and service lines and other sanitary sewer system facilities and equipment (i.e., lift stations), water mains and service lines and other water system facilities and equipment (i.e., pump and/or booster stations, vaults, generators, water storage tank or tower), and electric, telecommunications, cable and gas service lines and facilities.

k. The individual dwelling units and platted lots within the Development shall not be permitted to request variations from the Village's Municipal Code that are unique and specific to the individual dwelling unit and lot owner. Amendments to the planned development ordinance that are not unique and specific to an individual dwelling unit and a specific lot owner may be applied for and presented to the Village in accordance with the applicable provisions of the Municipal Code.

l. The residential buildings must comply with the architecture approved by the Village's Planned Development Ordinance.

m. The exterior of the newly constructed buildings and other above grade structures of the Project shall be constructed primarily of high quality brick, brick veneer that is a minimum of three-fourths inches and individually adhered, stone, masonry, architectural-faced concrete block, stamped concrete panels, cement fiber board (i.e., Hardies or LP cement board products), architectural metals, and synthetic architectural products to provide a high quality aesthetic appearance. Sidewalks and pedestrian pathways shall be constructed of concrete. Vinyl siding shall not be permitted. Exterior Insulation and Finish Systems (EIFS) materials (i.e., Dry-vit materials) shall not be permitted. The Applicant agrees to take all commercially reasonable steps to ensure that the building design, building materials and exterior color schemes of the proposed building and its related landscaping are designed to blend in and complement the adjacent residential uses.

n. The Applicant shall prepare and submit to the Village final versions of the Plat of Heritage Crossing Subdivision, the Plat of Abrogation for Storm Sewer Easement and Public Utility Easement, and the Plat of Vacation of Public Right-of-Way that have been revised to address the review comments of the Village Engineer and the Village Attorney. The Plat of Heritage Crossing Subdivision shall be revised to specifically identify all terms and conditions associated with the road and driveway usage and maintenance, including cleanliness standards, snow removal and other required reasonable terms. These Plats, and any other plats that may be required for this Development, are subject to approval by the Village Board (or the Trustees), and, if approved, then said Plats will be filed with the CCCORD, by the Village Attorney, at the Applicant's cost prior to the sale of any dwelling unit.

o. In accordance with Subsection 9-1A-1 (Plan Review Deposits and Fees) and Subsection 9-1B-5: (Additional Deposit Required) of the Municipal Code, within five (5) business days of Village Board approval of the Requested Zoning Relief, the Applicant shall provide to the Village a developer-reimbursable costs / plan review escrow deposit of $58,000.00 to defray the Village's cost of plan reviews and payment of other developer-reimbursable costs incurred by the Village relative to the processing of the Application and the plan reviews by the Village staff and Village consultants of the development plans submitted for development permit approval. The developer-reimbursable costs / plan review escrow deposit shall always maintain a positive cash balance of not less than $10,000.00 and the Applicant shall provide the Village with additional funds to replenish the escrow within five (5) business days upon written demand from the Village.

p. Once the Property is rezoned from its current designation of O – Limited Office Zoning District to the R4 - Multiple-Family Residence District, with a conditional use permit for planned development overlay approval, to allow for the construction and operation of the Development, it will expand the types of other possible adaptive uses that could be developed on the Property under the R4 - Multiple-Family Residence District classification, if the Development is not constructed, subject to Village approval of another conditional use permit for a planned development after the conducting of the required public hearing.

q. The conditional use permit for planned development ordinance and its conditions shall be covenants of record that run with the land and shall be placed in a recordable format, acceptable to the Village Attorney, and then recorded by the Village against title to the Property with the Cook County Clerk's Office – Recording Division, at the Applicant's cost.

r. The approval of the Requested Zoning Relief is subject to the Developer purchasing the Property from the Property Owner.

s. Execution by the Applicant of the ACKNOWLEDGMENT Page that is part of the conditional use permit for planned development ordinance.

2. Engineering

a. The Applicant, at its cost, shall install a new eight inch (8.00") ductile iron watermain and new fire hydrants to service the Development. The Developer shall obtain an IEPA permit for the new watermain. The Village, at the Applicant's cost, shall have a water system engineering inspection performed and an assessment report prepared by a licensed professional water system engineer to verify the condition and capacity of the existing adjacent water main located in the Heritage Springs Subdivision and to provide a recommendation for the sizing of the water main that will service the Development. The Applicant, at its cost, shall be responsible for any repairs and/or replacement related to its connection to and extension of the existing water main that are determined by the water system engineer to be necessary to provide adequate water main and service line connections to the Development.

b. The Applicant shall be responsible to pay for any damage to any public improvements caused by any activities related to the Development. The Village will be the sole arbiter of determining if the damage was caused by the Applicant's actions. Within seven (7) calendar days of inspecting any damage, the Village will notify the Applicant in writing and define the scope of the damage and expected repairs. The Village and the Applicant will discuss whether the damage is to be repaired by the Applicant or if the estimated costs of repairs are paid to the Village.

c. Per Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO, prior to obtaining a certificate of occupancy for any dwelling unit within the Project, the Applicant shall file and maintain with the Village a current performance and payment bond in the amount of $100,000.00 for maintenance of the stormwater drainage system. The Village shall be a beneficiary and obligee of the bond. The bond shall be replaced by the Applicant or its successor owners with a new bond prior to its expiration.

d. The existing drainage pattern for the Property will not be altered by the construction of the Development, the stormwater drainage system, the landscaping or any of the related improvements.

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e. The Applicant, at its cost, shall use commercially reasonable efforts to cause any overhead electric service wires and other utility wires for the Development to be buried to enhance the aesthetics of the neighborhood.

f. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated geometric plan that shows not only the location of a safety rail on top of the retaining walls, as shown on the current geometric plan, but also contains a detailed and structural design and calculations for the safety rail, which are needed to ensure the rail is adequate and meets applicable codes.

g. The Applicant's engineer shall submit to the Village, as part of the Village plan review and approval process, accurate calculations showing that the stormwater management system is able to manage bypass stormwater appropriately as determined by the Village Engineer.

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, accurate calculations that show that the rate of flow of the stormwater drainage bypass system is equal to or less than the current rate of all bypass flows (low flow and overland). This submittal must demonstrate that the bypass stormwater does not reach the Lawn Avenue Detention Basin faster than it currently does under the existing conditions.

i. The Village will not accept the twin 54" aluminum pipes that are proposed by the Applicant to be installed in the rear yard of Units 1 through 7. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated design plan that utilizes reinforced concrete pipes or precast reinforced concrete box culverts to convey the stormwater. The Applicant shall submit to the Village design calculations that demonstrate the proposed pipes meet all relevant design criteria for capacity and velocity of stormwater.

j. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a detailed operations and maintenance ("O&M") plan for the enclosed stormwater drainage bypass system. The O&M plan is required to be incorporated into the final plat of subdivision, the Declaration, and the Maintenance and Development Agreement.

k. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated design plan that shows:

    i. All components of the stormwater bypass system (open channel and piping) are secured and not accessible to the public.

    ii. The Applicant shall install infrastructure to ensure that the stormwater bypass system is not a danger to the public.

l. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a wetland plantings plan for the stormwater basins to be used with the volume control retention system needed to be designed by a licensed / certified ecologist and

reviewed by the Village prior to the issuance of any site development permit. This plan must also include a maintenance plan.

m. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of structural design plans sealed by an Illinois licensed structural engineer for the retaining walls.

n. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an O&M plan for the stormwater detention basins. The Applicant shall create an O&M plan for the stormwater detention basins and create a mechanism to fund all required maintenance activities for the establishment period of three (3) to five (5) years. A licensed / certified ecologist with experience in wetland basins shall produce this type of O&M plan for Village review and approval prior to the issuance of any site development permit.

o. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an exhibit showing that the street light photometrics conform with the Village Code for Village review prior to the issuance of any site development permit.

p. The plans have been updated to show new retaining walls along the west edge of the Lawn Avenue Detention Basin which will require the removal of the existing walls. However, the structural design of this new retaining wall and the other proposed retaining walls are not complete and are not provided. The Applicant shall submit to the Village, as part of the Village plan review and approval process, complete retaining wall details, elevations, and signoff approval by an Illinois licensed structural engineer.

q. Since the structural design is not complete, it is not known if tiebacks or over excavation needed to construct the walls will be contained within the Property. Work needed to construct the new retaining walls cannot take place on private property unless temporary or permanent easements are acquired. Construction limits behind the retaining walls shall be identified and contained within the Property or copies of executed easements are to be provided prior to the issuance of any site development permit.

r. Neighboring properties cannot be flooded as a result of any interim construction conditions or activities by the Applicant that could occur if the old retaining wall is torn down and the new retaining wall is not yet complete. The development plans shall contain provisions that temporarily protect the west property line to a pre-project elevation. The development plans shall identify a stormwater management plan that the Applicant shall comply with to address stormwater management issues during the site development phase and construction phase of the Development.

s. The retaining wall design of the detention area between Units 20 and 21 shall be constructed and maintained to accommodate for overland flows that may occur if the twin 54” sewers are overwhelmed or not functioning properly

t. Replace the existing flat grate that is part of the existing Heritage Springs stormwater system, which is prone to clogging, with a vaulted frame and grate. A vaulted grate will

be much less prone to clogging and will improve performance and reliability of both developments' stormwater management systems.

u. The plans show inlets proposed to be located on the Heritage Springs property. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated plan that relocates the inlets to the south so they are located on the Heritage Crossing's property and adjusts the location of the inlets directly under the proposed swing gate to be fully located on Heritage Crossing property. The plans also need to be updated so that the Heritage Court roadway vertical curve is adjusted so the low point is moved south, which will result in the inlets being placed on the Heritage Crossing property and relocate the depressional area from Heritage Springs to Heritage Crossing.

v. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of street lighting plans for the Development, which include all lighting conduits, cables, controllers, and service location. Also, these plans shall include light pole foundation and controller foundation details, and the street lighting plans shall be signed and sealed by an Illinois licensed structural engineer.

w. The Applicant's narrative report shall be updated and resubmitted to the Village with a section discussing the development of the HEC-HMS modeling and results.

x. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a report that discusses how the hydraulic modeling impacted the subdivision grading plan.

y. The Applicant's narrative report shall be updated and resubmitted to the Village with a section discussing the worst-case flooding scenario. This updated report shall include exhibits sent to Engineering on October 31, 2024, which illustrate stormwater storage in this worst-case scenario. The updated report shall clearly state there is a net increase in stormwater storage despite the removal of the existing parking lot area and the back-filling of that parking lot area with soil as part of the site development work and lot grading work.

z. The proposed design of the dual culverts suggests a full-flowing velocity of 14 ft/s, well above the acceptable maximum velocity. The Applicant's next plan submittal shall contain documentation that confirms 11 ft/s is the maximum flow velocity through these culvert stormwater pipes.

aa. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of calculations for the riprap sizing at the outfall of the dual culverts. The current riprap gradation, shape and area do not appear to match the design provided by the Illinois Urban Manual. Furthermore, the detail provided (IL-610 on Sheet 6) is missing dimensions and shall be updated by the Applicant.

bb. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated grading plan for the Property line north of Unit 14 that

demonstrates that the final re-grading of the area will prevent overland flow from continuing onto the Heritage Springs property.

cc. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated Stormwater Management Report and HEC-HMS Model that includes:

i. An updated Stormwater Management Report's narrative revised to include a discussion of modeling results, reference and a discussion of the supporting modeling documentation, and also shall include a set of inundation maps.

ii. Clarification on how the discharge flows are defined between stormwater detention basins. The HEC-HMS files provided indicate that the discharge curves for all stormwater detention basins are turned off in both existing and proposed scenarios. Additionally, many of the nodes do not have discharge functions defined.

iii. Clarification on the distinction between the nodes "Storage East of Wolf Road" and "Box Inlet East Side Wolf Rd". Pages 71 and 72 of the report show stage-storage tables for these nodes, but the areas for elevations 664.0 and 665.0 match for these two, suggesting some volume may be double-counted. Furthermore, the "Box Inlet-East Side Wolf Rd" node table differs significantly from that shown in the HEC-HMS model.

iv. Provide a set of HEC-HMS results that match the conservative scenario displayed in the inundation maps because: (i) The inundation maps provided are for the scenario where the Ashbrook Subdivision ponds are not modeled, and the 2-hour duration storm is the critical duration., (ii) However, the HEC-HMS results provided are for the scenario where the ponds are modeled, and the 1-hour duration is critical.

v. Revise the inundation maps to reflect flood elevations upstream of Basin "C". For example, the "Storage West Side Wolf Road" node has critical duration elevations in excess of 660, which need to be shown on the inundation maps. This would include surcharging inlets along the dual culverts under proposed conditions.

dd. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a written response to each of the initial plan review comments from the Village Engineer and Village's consulting engineer contained in Attachment 4 of the Village Staff Memo dated November 18, 2024.

ee. The Applicant shall submit to the Village, as part of the Village plan review and approval process, a set of final engineering plans that include the location of all utilities and light poles that demonstrate there are no conflicts between utilities, light poles, and the proposed landscape areas.

3. Landscaping

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a. The Applicant (and any successor owners, property managers, property associations), at its cost, shall be required to maintain each building façade and long-term lawn and landscape maintenance of the green spaces for the Development, which obligations shall be set forth in a combined Property Maintenance Plan / Landscaping Plan for the Village's plan review approval and final Village Board approval. Maintenance standards, tree replacement standards and other appropriate landscaping standards shall be part of the Applicant's Property Maintenance Plan / Landscape Plan for the Project, and the Applicant shall comply with the obligations and standards contained in the Property Maintenance Plan.

4. Right-Of-Way, Road, and Traffic

a. The Applicant proposes to maintain the current Wolf Road access point as the primary point of ingress and egress for the Development, subject to Cook County Department of Transportation and Highways approval of certain Wolf Road right-of-way modifications (i.e., required Project-related reconfiguration work to Wolf Road that may include a deceleration / turning lane) and modifications to the existing drainage culvert improvements that will allow it to construct the Development consistent with the current Site Plan. The Village's consideration of approval of the Development is conditioned on the Cook County Department of Transportation and Highways' approval of the current Wolf Road access point as the primary point of ingress and egress for the Development based on the current Site Plan and the Applicant's agreement to abide by the conditions of approval required of the Applicant by the Cook County Department of Transportation and Highways relative to the Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements. The Applicant, at its cost, shall be responsible for entering into all easements, maintenance agreements and other binding documents with the Cook County Department of Transportation and Highways, and completing the Wolf Road right-of-way modifications and any modifications to the existing drainage culvert improvements. Other than the Village's plan review process, the Village shall not be obligated to participate in the Cook County Department of Transportation and Highways' required Wolf Road right-of-way modifications and modifications to the existing drainage culvert improvements that are necessary to construct the Development under the current Site Plan and that will allow the Applicant to construct the Development consistent with the current Site Plan. In the event the Cook County Department of Transportation and Highways does not approve of the current Wolf Road access point as the primary point of ingress and egress for the Development, the Applicant will have to petition for an amendment to the planned development ordinance and present a revised Site Plan with a modified point of ingress and egress for the Development for review and consideration by the Plan Commission at a public hearing and then review and consideration by the Village Board.

b. The Applicant, at its cost, shall construct a fence and swing gate across Heritage Court at the north lot line where the new Heritage Court meets the existing Heritage Court that serves the Heritage Springs Subdivision. The swing gate shall be operated by an Opticom sensor that shall be taller than the proposed fence/gate. The design of the swing gate shall ensure that gate electrical and control equipment is elevated one foot (1.0') above flood elevation. The swing gate must work at all times and shall have a battery backup system capable of operating the gate for at least 24 hours after loss of power to ensure

operation during power outages. The swing gate must have appropriate sensors on both sides to ensure the gate can operate in either direction for emergency vehicles. Design plans, operational details, and loss of power procedure for the swing gate and the Opticom system must be submitted by the Applicant for review and approval by the Village's Director of Fire and EMS before any permit is issued for site development. The Applicant shall enter into an operations and maintenance agreement with the Homeowners Association for the Heritage Springs Subdivision relative to the swing gate and the Opticom sensor(s).

c. Vehicles parked in the driveway of Units 8, 15 and 21 may not overhang the curb or the sidewalk (if present).

d. Prior to the issuance of any occupancy permits for the Development, Illinois Accessibility Code compliant sidewalks within the Development and along the entire property frontage that is adjacent to both Wolf Road and Park Place shall be installed by the Applicant, at its cost

e. New sidewalks installed by the Applicant are required along the west side of Wolf Road and the north side of Park Place frontage per the Village Code. Replacement of existing sidewalks along the west side of Wolf Road along the entire property frontage is required by the Applicant. Placement of sidewalks must be as far from the paved roadways as practical, but the Village will defer to the Cook County Department of Transportation and Highways, as they will review and approve sidewalk placement and issue the permit for the work. On Park Place, placement of the sidewalk shall be one foot (1.0') inside the public right-of-way along the southern edge of the Development and the sidewalk shall dead end at west termini point. All new sidewalks shall comply with IDOT and Illinois Accessibility Code standards for slopes. The northwest corner of the Park Place and Wolf Road sidewalk ramp shall be removed and replaced by the Applicant.

f. As part of the Maintenance and Development Agreement and the Declaration, the Applicant and the Heritage Crossing Homeowners Association shall be obligated to maintain the swing gate on a regular basis and to repair the swing gate, as needed, to ensure that the swing gate operates at all times.

g. The Applicant shall submit to the Village, as part of the Village plan review and approval process, updated plans that Convert the turnaround area north of Unit 15 to grasscrete or similar material.

h. The Applicant shall submit to the Village, as part of the Village plan review and approval process, an updated version of the color site plan prepared by BSB Design (revised November 5, 2024) with the crosswalk shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DesignTek Engineering, Inc. (revised November 4, 2024).

5. Signage

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a. Provide information on any roadway vehicle traffic signage related to Heritage Court and other proposed subdivision signage type (private) for Village review for the Development for Village Board approval as part of its consideration of the planned development ordinance. All approved and required on-site parking restriction signage that pertains to the Development shall be installed and maintained by the Applicant, at its cost, or the Homeowners Association, at its cost.

b. Provide for the Ridgewood monument sign, in its current location, or in an alternate location in close proximity to its current location, as agreed upon by the Ridgewood Subdivision Civic Association and Cook County. If the Ridgewood monument sign remains in its current location, the Developer, at its cost, shall provide to the Ridgewood Subdivision Civic Association an easement over the portion of the Property that the sign is partially located on and shall also obtain a dedication or easement over a portion of the Cook County-owned Wolf Road right-of-way that the sign is partially located on. If the sign is relocated, the Developer, at its cost, will make the required legal arrangements (i.e., easement agreement or land dedication) with either the Ridgewood Subdivision Civic Association or Cook County, or both, to provide for the long-term placement and maintenance of the monument sign.

c. The placement of the sidewalk on Park Place will require the movement of the Ridgewood subdivision sign. The relocation of the subdivision sign must be addressed by the Applicant as part of the Village plan review and approval process. The Applicant is required to provide the written approval from the Ridgewood Civic Association of the subdivision sign design and sign placement.

#. **Acknowledgement and Agreement to Comply With the Obligations, Conditions, Terms and Provisions Set Forth in This Ordinance.** The Applicant agrees to comply with all of the obligations, conditions, terms and provisions of this Ordinance. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's approval of this Ordinance or its review and approval of any plans for the Development or the issuance of any permits for the Development, and that the Village's review and approval of any such plans and issuance of any such permits do not and will not, in any way, be deemed to insure the Applicant against third party claims, causes of action and damages or injuries of any kind at any time. The Applicant consents to the approvals granted in the Approval Ordinance and all conditions of those approvals and also to the recordation of this Ordinance with the CCCORD against title to the Property for the purpose of providing notice that the Applicant, and its transferees, successors-in-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property, or any other person and each and all homeowners associations or their equivalent within the Property, are subject to the obligations, conditions, terms and provisions of this Ordinance.

 # Termination of Ordinance for Failure of Developer to Acquire Title to the Property. This validity of this Ordinance is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Ordinance shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action

and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Ordinance. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 4. Severability. The sections, terms, provisions and conditions of this Ordinance shall be severable, and if any section, term, provision or condition is found to be invalid or unenforceable for any reason by a court of competent, final jurisdiction, the remaining sections, terms, provisions and conditions shall remain in full force and effect.

SECTION 5. Repealer; Covenants that Runs With the Land. Any Ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only by mutual agreement of the Applicant and the Village, or unless amended by ordinance approved by the Village Board after the required public hearing.

SECTION 6. Filing with Cook County Recorder of Deeds Office. A certified copy of this Ordinance shall be recorded against title to the Property with the Cook County Clerk's Office, Recording Division ("CCCORD") by the Village, at the Applicant's cost. The Village shall provide the Applicant with a stamped copy of this Ordinance after it is filed with the CCCORD. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only upon the written consent of the Village Board.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication, as provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as President on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

Group Exhibit "1"

The Application consists of information supporting the requested zoning relief, a description of the proposed improvements to be constructed as part of the Development, and the proposed Preliminary Development Plans, as follows:

Code Section	Requirement	Proposed
10-4-4(F)3a: Fences, Height Restrictions	Front yard: 3.5 ft. Rear & side yards: 6 ft.	8 ft.
10-6-5(D): Minimum Development Parcel Size	5 ac.	2.76 ac.
10-6-5(E)(1): Minimum Front Yard	25 ft.	7 ft.
10-6-5(E)(2): Minimum Corner Side Yard	25 ft.	14.48 ft.
10-6-5(E)(3): Minimum Interior Side Yard	30 ft.	6.67 ft.
10-6-5(E)(4): Minimum Rear Yard	30 ft.	12.75 ft.
10-8-4(B)(1)(e): Maximum Building Height	35 ft.	36.33 ft.
10-10-7: Street Design Criteria	Pavement width of 27 ft.	23 ft.
10-10-7: Street Design Criteria	Minium horizontal curve radius of 150 ft.	40 ft.
10-10-7: Street Design Criteria	Minimum vertical curves 100 ft. in length	50 ft.
10-11-11(C)2: Detention	Streets are not to be used for the storage of excess stormwater, ponding depths shall not encroach more than 3' on the adjacent traffic lane and shall not remain flooded for more than 8 hours for any event less than or equal to the 100-year event	Allow for storage of 1.5 ft on the entire street width from the northern property line to a point roughly 36.5 ft. south along the Heritage Court.

(incorporated herein by reference and with copies on file at
the Village Clerk's Office and the Community Development Department)

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ACKNOWLEDGMENT AND AGREEMENT
TO COMPLY WITH THE OBLIGATIONS, CONDITIONS, TERMS AND PROVISIONS
SET FORTH IN WESTERN SPRINGS ORDINANCE NO. 25-_____

I, Paul McNaughton, Managing Member of McNaughton Development, LLC, the contract purchaser of the above-described Property (5600 South Wolf Road) and the prospective acquirer of the Lawn Avenue ROW Parcel, have read and understand each of the above obligations, conditions, terms and provisions of this Ordinance that are required of the McNaughton Development, LLC, including the obligations, conditions, terms and provisions set forth at Section 3 above, and have signed this ACKNOWLEDGMENT AND AGREEMENT, as an authorized corporate officer of McNaughton Development, LLC, to confirm that McNaughton Development, LLC shall be bound by such obligations, conditions, terms and provisions.

McNaughton Development, LLC

By:_____
Managing Member

Name:_____Paul McNaughton_____

Date:_____, 2024.

By:_____
Notary Public

Date:_____, 2024.

Commission Expires:_____

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my office, entitled:

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 5600 SOUTH WOLF ROAD PROPERTY, WESTERN SPRINGS, ILLINOIS, FROM THE O – LIMITED OFFICE ZONING DISTRICT TO THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT; APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT LOCATED AT THE 5600 SOUTH WOLF ROAD PROPERTY, INCLUDING THE APPROVAL OF THE COMBINED PRELIMINARY / FINAL DEVELOPMENT PLANS, SUBJECT TO VILLAGE PLAN REVIEW PROCESS, AND APPROVAL OF CERTAIN DEVELOPMENT ALLOWANCES, EXCEPTIONS AND VARIATIONS FROM THE VILLAGE ZONING REGULATIONS, INCLUDING A WAIVER OF THE FIVE (5) ACRE MINIMUM LOT AREA REQUIREMENT AND A REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION REQUIREMENTS

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Special Meeting on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

[SEAL]

ORDINANCE NO. 25-_____
VOTE:
AYES:
NAYS:
ABSTAIN:
ABSENT:
DATE: February 10, 2025.
OTHER: None.
NOTE: Voting: 5 of 6 Affirmative Vote of Trustees for Passage.

AN ORDINANCE APPROVING AND AUTHORIZING THE VACATION OF THE 66.00 FEET BY 225.00 FEET PORTION OF THE LAWN AVENUE RIGHT-OF-WAY ADJACENT TO AND WEST OF THE 5600 SOUTH WOLF ROAD PROPERTY LOCATED IN WESTERN SPRINGS, ILLINOIS AND LOT 5 AND LOT 6 OF MAXTED SUBDIVISION, AND APPROVING A PLAT OF VACATION AND RESERVATION OF A STORMWATER DRAINAGE EASEMENT (APPLICANT: MCNAUGHTON DEVELOPMENT, LLC)

WHEREAS, the Village President and Board of Trustees (the "Village Board" or the "Corporate Authorities") of the Village of Western Springs ("Village") approved a revised policy governing the disposal of public right-of-way property on April 24, 2017, under Resolution No. 17-2384; said policy is entitled "Village Excess Rights-of-Way Disposal Policy and Procedures Dated April 24, 2017" (the "ROW Policy"). The ROW Policy incorporates the requirements for vacating public rights-of-way as set forth in the State Vacation Statute (65 ILCS 5/11-91-1, *et seq*.) and Section 10-10-20 (Vacations) of the Western Springs Municipal Code; and

WHEREAS, while not expressly listed in the ROW Policy, the sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of the Lawn Avenue right-of-way located adjacent to and immediately West of Lot 5 and Lot 6 of Maxted Subdivision (the "ROW Parcel") is public property that may be vacated by the Village, in the sole discretion of the Board of Trustees, in accordance with the provisions of the ROW Policy; and

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a plat of vacation relating to the ROW Parcel, which is utilized as a stormwater detention basin (the "Lawn Avenue Detention Basin"), so the Applicant could purchase title to the ROW Parcel and incorporate it into the Development. The Application also requested approval of a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation, and maintenance of a Townhome Subdivision

Development referred to as "Heritage Crossing", and a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to certain stated conditions of approval (the "Development Zoning Relief") in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, an expanded stormwater detention basin system and stormwater management facilities and other private and public infrastructure, open space, landscaped areas and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowner's Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "Lawn Avenue ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the Development; and

WHEREAS, the Applicant's Lawn Avenue ROW Parcel purchase proposal is an integral part of the Development because it allows for the Applicant to meet certain zoning bulk regulations and to expand the size and capacity of the existing Lawn Avenue Detention Basin and to construct two (2) additional, new on-site stormwater detention facilities referred to on the updated Site Plan as "Outlot 31 Detention Basin" and "Outlot 33 Detention Basin"; and

WHEREAS, a public hearing has been conducted by the Western Springs Plan Commission relative to the Application, including the requested purchase offer for the Lawn Avenue ROW Parcel, during public meetings held on August 13, 2024, September 24, 2024 and November 18, 2024, as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO. Prior to conducting the public hearing, a notice of public hearing was published in a newspaper, a "zoning application pending" sign was posted at the Property, a public hearing notice was mailed to those persons who are required to be mailed the public hearing notice in compliance with applicable State law and the DCO, and separate agendas for each of the Plan Commission meetings where the public hearing sessions

were held were posted as required by the Open Meetings Act; and

WHEREAS, during the Plan Commission public hearing sessions, the Applicant's request to purchase the ROW Parcel and the Village's intent to consider the vacation of the Lawn Avenue ROW Parcel and conveyance to the Applicant for the purpose of incorporating the Lawn Avenue ROW Parcel into the Development and to require that the Applicant complete certain enhancements to the existing stormwater detention basin located within the Lawn Avenue ROW Parcel for the benefit of the Development were discussed with the attendees of the public hearing. The Plan Commission, in place of the Village Board, conducted the public hearing to consider the merits of the Applicant's purchase offer regarding the vacation of the Lawn Avenue ROW Parcel and provided an opportunity for the adjacent property owners and taxpayers of record to the Lawn Avenue ROW Parcel and the public to provide comments relative to the Applicant's purchase proposal and intended use for the Lawn Avenue ROW Parcel. With the passage of Plan Commission Recommendation No. 24-02, the Plan Commission favorably recommended the approval of the Development, the Development Zoning Relief, and the vacation of the Lawn Avenue ROW Parcel and its conveyance to the Applicant to allow the Lawn Avenue ROW Parcel to be incorporated into the Development and to require that the Applicant complete certain enhancements to the existing stormwater detention basin located within the Lawn Avenue ROW Parcel for the benefit of the Development; and

WHEREAS, after completion of the required public hearing before the Village Plan Commission, on February 10, 2025, with the passage of Ordinance No. 25-_____, the President and Board of Trustees of the Village of Western Springs ("Corporate Authorities") granted approval of the Development Zoning Relief (the "Approval Ordinance"); and

WHEREAS, pursuant to Sections A and B of the ROW Policy, the Corporate Authorities of the Village may deviate from the ROW Policy or grant an exception or variation from any provision of the ROW Policy under the appropriate circumstances, provided such deviation, exemption or variation is approved by a three-fourths vote of the Corporate Authorities of the Village, and, in the case of a proposed residential planned development, the Village Board "reserves the right to set a price for the sale of such right-of-way based on: (1) the fair market value of the property; or (2) on the benefits (as documented in the public record by the Village Board) which will accrue to the Village as a result of the vacation and the incorporation of the vacated right-of-way into the Development." In lieu of paying the fair market value that is assigned to the Lawn Avenue ROW Parcel under the ROW Policy (which equals $408,375.00), the Applicant has requested that the Village Board approve the vacation of the Lawn Avenue ROW Parcel in exchange for the Applicant completing equivalent "like-kind, like value" improvements consisting of the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin at an estimated construction cost of $505,729.00 based on the Lawn Avenue Detention Pond Budget, which is part of the Application; and

WHEREAS, because the Application involves a proposed residential planned development, the Corporate Authorities of the Village find that it is appropriate to grant the following deviations, exceptions or variations from the ROW Policy: (1) to offer the Lawn Avenue ROW Parcel for sale only to the Applicant for purposes of its incorporation into the Development to provide for enhanced stormwater drainage facilities, and to not offer the Lawn Avenue ROW Parcel to all adjacent property owners for purposes of submitting competing purchase proposals; and (2) to vacate and convey title to the Lawn Avenue ROW

Parcel to the Applicant, at no cost, in exchange for the construction of enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin, provided that the final actual, documented construction costs are approximately $505,729.00, as confirmed by the Village Engineer; and

WHEREAS, in accordance with the ROW Policy, the Board of Trustees of the Village has agreed to vacate and convey title to the Lawn Avenue ROW Parcel to the Applicant in exchange for the Applicant completing equivalent "like-kind, like value" improvements consisting of the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin at an estimated construction cost of $505,729.00 based on the Lawn Avenue Detention Pond Budget, subject to the Applicant agreeing to the conditions set forth in Section 3 below, including the acceptance **of a storm water drainage easement**, as shown on the attached Plat of Vacation of Public Right Of Way and Stormwater Drainage Easement dated **November ___, 2024** and prepared by DesignTek Engineering, Inc., a copy of which is attached hereto as **Exhibit "1"** (the "Plat of ROW Vacation"); and

WHEREAS, the Board of Trustees has determined that it is protective of the health, wealth and safety of and in the best interests of the Village to sell this Lawn Avenue ROW Parcel at the above-stated purchase contribution obligation (i.e., completing equivalent "like-kind, like value" improvements consisting of the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin at an estimated construction cost of $505,729.00) to the Applicant, based on the benefits that will accrue to the Village as a result of the development of the Lawn Avenue ROW Parcel in conjunction with the development of the adjacent 5600 South Wolf Road property by the Applicant, including the return of the property to the real estate tax rolls as a tax producing parcel and the removal of the property from the Village's inventory of property that has to be maintained and insured at the Village's cost; and

WHEREAS, pursuant to the State Vacation Statute (65 ILCS 5/11-91-1), Section 10-10-20 (Vacations) of the Western Springs Municipal Code, and the ROW Policy, the President and Board of Trustees have determined that the public interests of the Village will be subserved by vacating the Lawn Avenue ROW Parcel for the reasons stated in the Whereas paragraphs of this Ordinance, that the vacation will relieve the Village from the burden and responsibility of the Lawn Avenue ROW Parcel, and that, in the judgment of the President and Board of Trustees, based on a review of comparable real estate sales data, the estimated fair market value of the Lawn Avenue ROW Parcel to be acquired by the Applicant, subject to the conditions set forth in Section 3 below, is **Four Hundred Eight Thousand Three Hundred Seventy-Five and 00/100 Dollars ($408,375.00)**; and

WHEREAS, pursuant to Section A and Section B of the ROW Policy, the Corporate Authorities of the Village may deviate from the ROW Policy or grant an exception or variation from any provision of the ROW Policy under the appropriate circumstances, provided such deviation, exemption or variation is approved by a three-fourths vote of the Corporate Authorities of the Village; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the proposed Heritage Crossing Townhome Development and the vacation of the Lawn Avenue ROW Parcel, and received input from the

Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the vacation of the Lawn Avenue ROW Parcel as part of the approval of the Development; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Corporate Authorities of Village reviewed and discussed the Committee's recommendation regarding the proposed Heritage Crossing Townhome Development and the vacation of the Lawn Avenue ROW Parcel as part of the approval of the Development, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 open public meeting, the Corporate Authorities of the Village unanimously passed a motion finding and determining that there are appropriate circumstances, based on the statements set forth in the above Whereas paragraphs of this Ordinance and those other statements and documents that are part of the public record relating to this matter, to approve all necessary deviations from the ROW Policy and to grant all necessary exceptions or variations from any procedural requirements of the ROW Policy in order to approve this Ordinance; and

WHEREAS, the Board of Trustees of the Village is authorized to pass this Ordinance pursuant to the State Vacation Statute (65 ILCS 5/11-91-1, *et seq.*) and the applicable provisions of the ROW Policy.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each of the Whereas paragraphs set forth above are incorporated into Section 1 of this Ordinance as material provisions.

SECTION 2. Approval of Right-of-Way Vacation. Pursuant to Chapter 65 of the Illinois Compiled Statutes, Section 5/11-91-1, as amended, the Board of Trustees of the Village of Western Springs vacate that portion of the dedicated Lawn Avenue right-of-way (the "Lawn Avenue ROW Parcel") legally described as follows:

> THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.
> ****

The Lawn Avenue ROW Parcel described above contains approximately 14,850.00 square feet.

The property legally described above is shown on the Plat of ROW Vacation and Reservation of Stormwater Drainage Easement dated **_____, 2024** and prepared by DesignTek Engineering, Inc., a copy of which is attached hereto as **Exhibit "1"** (the "Plat of ROW Vacation"). The property legally described above is vacated, SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 3 BELOW.

SECTION 3. Conditions of Approval for Right-of-Way Vacation. The vacation of the property legally described in Section 2 above is subject to the following conditions, each of which have been agreed to by the Applicant, as evidenced by the Applicant's execution of the "Acknowledgement And Agreement To Comply With The Obligations, Conditions, Terms And Provisions" of this Ordinance, which is attached to this Ordinance as **Exhibit "1":**

A. **Payment of "Like-Kind, Like Value" Consideration / Purchase Price.** In lieu of paying the fair market value assigned to the Lawn Avenue ROW Parcel as set forth in the ROW Policy (which equals $408,375.00), the Village agrees to vacate and convey title to the Lawn Avenue ROW Parcel to the Applicant in exchange for the Applicant completing equivalent "like-kind, like value" improvements consisting of the enhanced stormwater drainage improvements to the existing Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin at an estimated construction cost of $505,729.00 based on the Lawn Avenue Detention Pond Budget and the Site Plan dated November 5, 2024 as part of the Applicant's construction of the Development. As part of the Village's construction inspection and post-construction approval process of the enhanced and newly constructed stormwater drainage facilities, including the Lawn Avenue Detention Basin, the Outlot 31 Detention Basin and the Outlot 33 Detention Basin, within five (5) business days of any written request for Development-related documents from the Village, the Applicant shall provide the Village with true and accurate copies of expenditure summaries, as prepared and certified by the Applicant, with appropriate supporting documentation (i.e., construction escrow statements, paid invoices, proof of payment to contractors, subcontractors and suppliers, executed liens waivers, contractor's sworn statement and affidavit, lender financing statements, lender progress payments and evidence of wire transfers, etc.), as deemed reasonably necessary by the Village (i.e., Village Manager, Village Engineer or Village Attorney) to allow the Village Engineer to verify the actual incurred costs of the enhancements to and construction of those stormwater drainage facilities. If the actual cost of the construction of the stormwater drainage improvements is less than the fair market value assigned to the Lawn Avenue ROW Parcel as set forth in the ROW Policy ($408,375.00), as determined by the Village Engineer, the Applicant shall pay to the Village the dollar amount representing the difference between the actual cost of the construction of the stormwater drainage improvements and the fair market value assigned to the Lawn Avenue ROW Parcel ($408,375.00) upon written demand of the Village. If necessary, the Parties agree to meet and confer upon written notice delivered by the requesting Party to the other Party in order to discuss and attempt to resolve any dispute(s) relative to the Village Engineer's verification of the actual incurred costs of the enhancements to and construction of those stormwater drainage facilities. If the Parties are not able to resolve the dispute(s) within thirty (30) calendar days of their initial meet / confer session, the Village Engineer's final determination shall be a final, non-appealable decision within the Village's organizational hierarchy for

purposes of resolving the matter and any further dispute of the matter shall be redressed in a court of equity or law. If, after acquiring title to the Lawn Avenue ROW Parcel, the Applicant, or its successors-in-interests, successor owners, assignees or transferees, do not construct the Development or do not complete the enhanced stormwater drainage improvements to the Lawn Avenue Detention Basin and the construction of the Outlot 31 Detention Basin and the Outlot 33 Detention Basin, as shown on the Village-approved Development Plans, the Applicant or its successors-in-interests, successor owners, assignees or transferees shall be obligated to pay the Village an amount equal to $408,375.00 plus all of the incurred reimbursable costs and fees that are payable to the Village under the ROW Policy (e.g., engineering, legal, survey fees and 10% administrative fees, etc.) upon written demand of the Village.

B. Reservation of New Storm Water Drainage Easement. The reservation of a new sixty-six (66.00) foot by two hundred twenty-five (225.00) foot wide storm water drainage easement area that extends over the entire Lawn Avenue ROW Parcel , as shown on the attached Plat of ROW Vacation (**Exhibit "1"**), is agreed to by the Applicant for the purposes set forth in the easement description contained in the Plat of ROW Vacation.

C. No Effect on Other Recorded Easements and Encumbrances. This Vacation Ordinance does not affect or alter any other private or public easements or encumbrances of record.

D. Conveyance of Title. Title to the Lawn Avenue ROW Parcel shall be conveyed to and accepted by the Applicant by the passage of this Vacation Ordinance in "AS-IS, WHERE-IS" condition, including all known and unknown environmental conditions (including but not limited to soil and groundwater) and soil quality conditions. The Village makes no representations, warranties or guaranties of any kind in regard to the Lawn Avenue ROW Parcel to the Applicant, except that the Lawn Avenue ROW Parcel will be zoned as an R-4 - Multiple-Family Residence District property as defined under the Village's Development Control Ordinance. This Ordinance shall be effective and enforceable only after the Applicant acquires fee simple title to the 5600 South Wolf Road property. This Ordinance shall be filed with the Cook County Clerk's Office, Recording Division ("CCCORD")after the Applicant acquires fee simple title to the 5600 South Wolf Road property.

E. Hold Harmless, Defense and Indemnity. In the event that litigation of any kind is filed by any person against the Village and/or its appointed or elected officials, president and trustees, agents, engineers, attorneys, employees and representatives ("Village Affiliates") relating to any matters covered by or contained in this Ordinance, the Applicant and/or their successors-in-interest, successor owners, assignees or transferees of the 5600 South Wolf Road property shall defend, hold harmless and indemnify the Village and the Village Affiliates from and against any and all claims, actions, lawsuits, damages, judgments, costs, expenses and liabilities of any kind, including the reasonable fees and expenses of any attorneys, expert witnesses, staff time and consultants, defenses costs, court costs and fines, asserted against the Village and/or the Village Affiliates or sought to be imposed upon the Village and/or the Village Affiliates, individually, jointly or severally, and which arise directly or indirectly out of or in connection in any way with this Ordinance or the vacation of the Lawn Avenue ROW

Parcel. The Village shall select its own attorney(s) to defend itself and the Village Affiliates in any such litigation or claims. The scope of the above Hold Harmless, Defense and Indemnity provisions specifically include any claims, causes of action or lawsuits for damages or other relief filed by any person(s), and the award and/or payment of such damages, judgments, costs, expenses and liabilities of any kind or other relief arising out of or relating to the vacation and conveyance of the Lawn Avenue ROW Parcel to the Applicant where the claims, causes of action or lawsuits and damages, judgments, costs, expenses and liabilities of any kind or other relief are filed pursuant to 65 ILCS 5/11-91-1.

F. Reimbursement of Village for Enforcement of This Ordinance and its Conditions. If the Village files a lawsuit to enforce any provision or condition of this Ordinance, the Applicant and/or their successors-in-interest, successor owners, assignees or transferees of the 5600 South Wolf Road property shall reimburse the Village for its reasonable attorney's fees and litigation defenses costs in prosecuting the litigation. This hold harmless and indemnity provision is a covenant that runs with the land and shall survive the vacation and conveyance of title of the Lawn Avenue ROW Parcel into the 5600 South Wolf Road property.

G. Compliance With ROW Policy. Compliance with the other applicable terms and conditions of the ROW Policy.

H. Acknowledgement and Agreement to Comply With the Obligations, Conditions, Terms and Provisions Set Forth in This Ordinance. The Applicant agrees to comply with all of the obligations, conditions, terms and provisions of this Ordinance. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's approval of this Ordinance or its review and approval of any plans for the Development or the issuance of any permits for the Development, and that the Village's review and approval of any such plans and issuance of any such permits do not and will not, in any way, be deemed to insure the Applicant against third party claims, causes of action and damages or injuries of any kind at any time. The Applicant consents to the approvals granted in the Approval Ordinance and all conditions of those approvals and also to the recordation of the Approval Ordinance and this Ordinance with the CCCORD against title to the Property for the purpose of providing notice that the Applicant, and its transferees, successors-in-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property, or any other person and each and all homeowners associations or their equivalent within the Property, are subject to the obligations, conditions, terms and provisions of the Approval Ordinance and this Ordinance.

Upon satisfaction of the above conditions, and the filing of this Ordinance and the Plat of ROW Vacation with the CCCORD, the Lawn Avenue ROW Parcel legally described in Section 2 above shall be vacated and title to the vacated right-of-way shall be conveyed and pass to the legal owner of the adjacent property commonly known as 5600 South Wolf Road, Western Springs, Illinois **(P.I.N.: 18-18-200-038-000).** In consideration of the vacation of the right-of-way, the Applicant agrees to each of the easement reservations specifically listed above in this Section 3 and as shown on the attached Plat of ROW Vacation.

SECTION 4. Filing Ordinance With the Cook County Clerk's Office, Recording Division. The Village shall cause a certified copy of this Ordinance and the original of the attached Plat of ROW Vacation to be recorded with the CCCORD upon satisfaction of the conditions set forth in Section 3 above. The Village shall provide the Applicant with a CCCORD-filed stamped copy of this Ordinance and the Plat of ROW Vacation.

SECTION 5. Repealer; Severability. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed, and each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 6. Termination of Ordinance for Failure of Developer to Acquire Title to the Property. This validity of this Ordinance is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Ordinance shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Ordinance. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract**.**

SECTION 7. Publication; Effective Date. This Ordinance shall be in full force and effect from and after its passage and due publication in pamphlet form according to law.

PASSED by an affirmative vote of at least five (5) of six (6) of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as President on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the 10th day of February, 2025.

_____

Ed Tymick, Village Clerk

Exhibit "1"

ORDINANCE NO. 25-_____

ACKNOWLEDGEMENT AND AGREEMENT TO COMPLY WITH THE OBLIGATIONS, CONDITIONS, TERMS AND PROVISIONS SET FORTH IN WESTERN SPRINGS ORDINANCE NO. 25-_____

I, Paul McNaughton, Member of McNaughton Development, LLC, the contract purchaser of the above-described Property and the prospective acquirer of the Lawn Avenue ROW Parcel, have read and understand each of the above obligations, conditions, terms and provisions of this Right-of-Way Vacation Ordinance that are required of the McNaughton Development, LLC, including the obligations, conditions, terms and provisions set forth at Section 3 above, and have signed this ACKNOWLEDGMENT AND AGREEMENT, as an authorized corporate officer of McNaughton Development, LLC, to confirm that McNaughton Development, LLC shall be bound by such obligations, conditions, terms and provisions.

McNaughton Development, LLC

By:_____
Paul McNaughton, Member

Date:_____, 2025.

Exhibit "2"

Plat of ROW Vacation and Reservation of Stormwater Drainage Easement dated November __, 2024 and prepared by DesignTek Engineering, Inc.

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-____

AN ORDINANCE APPROVING AND AUTHORIZING THE VACATION OF THE 66.00 FEET BY 225.00 FEET PORTION OF THE LAWN AVENUE RIGHT-OF-WAY ADJACENT TO AND WEST OF THE 5600 SOUTH WOLF ROAD PROPERTY LOCATED IN WESTERN SPRINGS, ILLINOIS AND LOT 5 AND LOT 6 OF MAXTED SUBDIVISION ANDAPPROVING A PLAT OF VACATION AND RESERVATION OF A STORMWATER DRAINAGE EASEMENT (Applicant: McNaughton Development, LLC)

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Special Meeting on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

[SEAL]

RESOLUTION NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: February 10, 2025.
OTHER: None.

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof. The Property is legally described in **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of right-of-way vacation relating to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel"), which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, stormwater detention basins, open space and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowners Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the

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systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development; and

WHEREAS, based on the Application submitted by the Applicant, the Village conducted a public hearing relative to certain zoning relief requested by the Applicant in order to construct the Development, pursuant to prior notice, postings and newspaper publication as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). The Public Hearing was conducted by the Village Plan Commission and commenced on August 13, 2024 and concluded November 18, 2024. The Village Plan Commission issued Recommendation No. PC-2024-02 on November 18, 2024 that favorably recommended approval of the zoning relief contained in the Application, including a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation, and maintenance of a Townhome Subdivision Development referred to as "Heritage Crossing", and a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to certain stated conditions of approval (the "Development Zoning Relief"). A copy of Plan Commission Recommendation No. 24-02 is incorporated herein by reference and is on file with the Community Development Department; and

WHEREAS, after completion of the required public hearing before the Village Plan Commission, on February 10, 2025 with the passage of **Ordinance No. 25-_____,** the President and Board of Trustees of the Village of Western Springs ("Corporate Authorities") granted approval the Development Zoning Relief; and

WHEREAS, as part of the conditions of approval of the Development contained in Ordinance No. 25-_____, it is necessary for the Village and the Developer to approve and enter into the attached "REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)"(the "Redevelopment Agreement") to provide for the redevelopment of the Property, including the construction of certain public improvements on behalf of the Village as described in the Redevelopment Agreement. A copy of the Redevelopment Agreement is attached hereto as **Exhibit "B"** and made a part hereof; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the proposed Heritage Crossing Townhome Development and the related Redevelopment Agreement, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Redevelopment Agreement; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Corporate Authorities of Village reviewed and discussed the Committee's recommendation regarding the proposed Heritage Crossing Townhome Development and the related Redevelopment Agreement, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 meeting, the Corporate Authorities of the Village accepted the Committee's recommendation regarding approval of the Redevelopment Agreement; and

WHEREAS, the Corporate Authorities of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, to approve and enter into the Redevelopment Agreement, and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Redevelopment Agreement.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Redevelopment Agreement and Other Related Documents. The Village President and Board of Trustees of the Village of Western Springs authorize the approval and execution of the attached Redevelopment Agreement, substantially in the form attached hereto as **Exhibit "B"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and all other instruments and documents that are necessary to fulfill the Village's obligations under the Redevelopment Agreement.

SECTION 3: Delivery of Redevelopment Agreement and Other Documents. After approval and execution of this Resolution and the Redevelopment Agreement by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of certified copies of this Resolution and executed versions of the attached Redevelopment Agreement to the Church and the Developer for record retention purposes.

SECTION 4. Termination of Resolution for Failure of Developer to Acquire Title to the Property. This validity of this Resolution is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Resolution shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Resolution based on the Developer not purchasing the Property. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval as provided by State law.

PASSED by the Village President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, on a roll call vote at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Draft

Exhibit "A"

Legal Description for 5600 South Wolf Road, Western Springs, Illinois.

PARCEL 1: THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

Legal Description for the Lawn Avenue ROW Parcel:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PINS: 18-18-200-017-0000
18-18-200-038-0000
18-18-200-001-0000 (Lawn Avenue ROW Parcel)

Draft

Exhibit "B"

REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)

(attached)

Draft

After Recording Return To:
Michael T. Jurusik
Klein, Thorpe and Jenkins, Ltd.
900 Oakmont Lane, Suite 301
Westmont, Illinois 60559

Common Address:
5600 South Wolf Road
Western Springs, Illinois 60558

This space for Recorder of Deeds Office use only

Property Identification Numbers:
18-18-200-017-0000
18-18-200-038-0000
18-18-200-001-0000 (Lawn Avenue ROW Parcel)

REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)

THIS REDEVELOPMENT AND MAINTENANCE AGREEMENT ("**Agreement**") is dated the ___ day of _____, 2025 ("**Effective Date**"), and is entered into by and between the **VILLAGE OF WESTERN SPRINGS** , an Illinois municipal corporation ("**Village**") and **MCNAUGHTON DEVELOPMENT, LLC**, an Illinois limited liability company, with its principal corporate office located at 11S220 Jackson Street, Suite #101, Burr Ridge, Illinois ("**Applicant**" or "**Developer**"), by and through their respective duly authorized agents and/or representatives. The Village and the Developer are at times referred to below individually as a "**Party**" and collectively as the "**Parties**".

IN CONSIDERATION OF the mutual covenants and promises as contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

SECTION 1. RECITALS.

I. The Village, a non-home rule municipality, is a duly constituted and existing municipality within the meaning of Section 1 (Municipalities And Units Of Local Government) and Section 7 (Counties and Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970.

J. The Village is authorized, under the provisions of Section 10 (Intergovernmental Cooperation) of Article VII (Local Government) of the State of Illinois Constitution of 1970, to contract and otherwise associate with individuals, associations and corporations in any manner not prohibited by law. The Village has the statutory authority to promote the health, safety and welfare of the Village and its residents, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers and redevelopers to achieve these objectives.

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K. As of May 23, 2024, the Developer is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property") and has filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for the rezoning and redevelopment of the 5600 South Wolf Road Property. Casey and Fran Gaik (the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village that allowed the Applicant to file the Application for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development as described in more detail below (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is attached hereto as **Exhibit "I"** and made a part hereof. The Property is approximately 2.755 acres, which consists of 2.414 acres of 5600 Wollf Road and the adjacent Lawn Avenue right-of-way. The Property Tax Index Numbers for the Property are identified as follows: (1) PIN: 18-18-200-017-0000, (2) PIN: 18-18-200-038-0000 , and (3) PIN: 18-18-200-001-0000 (collectively the "**Property PINs**").

D. The Developer proposes to redevelop the Property with twenty-nine (29) unit residential townhomes consisting of nine (9) townhome buildings with varying unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with driveways accessed by a private street through the Development. The Development will have off-street community parking spaces, on street-parking along the west and south sides of the proposed Heritage Court, sidewalks, an expanded stormwater detention basin system and stormwater management facilities and other private and public infrastructure, open space areas, landscaped areas and private streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowners Association. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate, and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "Lawn Avenue ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development. A copy of the Site Plan for the Development revised as of **November 5, 2024** is attached hereto as **Exhibit "A"** and made a part hereof.

E. The Developer agrees to apply for and use commercially reasonable efforts to secure all required zoning and development permit approvals from the Village and all other permits and approvals from other governmental oversight agencies in order to secure final approvals that allow for the construction and operation of the Development in conformance with the Village-approved Final Development Plans, as amended by any Village-approved zoning relief and development entitlements and any approval conditions and requirements imposed by other governmental oversight agencies. The Developer agrees to actively participate in good faith in all required zoning hearing proceedings and development permit processes and all other permits and approvals from other governmental oversight agencies in order to secure final approvals that allow for the construction and operation of the Development.

F. Based on the Application submitted by the Applicant, the Village conducted a public hearing relative to certain zoning relief requested by the Applicant in order to construct the Development. The public hearing was conducted by the Village Plan Commission and commenced on August 13, 2024 and concluded November 18, 2024. The Village Plan Commission issued Recommendation No. PC-2024-02 on November 18, 2024 that favorably recommended approval of the zoning relief contained in the Application, including a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation and maintenance of a Townhome Subdivision Development referred to as "Heritage Crossing", subject to certain stated conditions of approval (the "Development Zoning Relief").

G. On February 10, 2025, the Corporate Authorities of the Village approved Ordinance No. 25-_____ that granted the Development Zoning Relief and a set of Final Development Plans, subject to final Village Engineer comments and Community Development Department comments and subject to final plan review comments at the time of application for a site development permit or a building permit, for purposes of encouraging the Developer to proceed with the necessary land acquisition, project financing, and other zoning, development or governmental permitting entitlement activities relative to securing final approvals to construct the Development (the "Approval Ordinance"). On February 10, 2025, the Corporate Authorities of the Village also approved Ordinance No. 25-_____, which vacated the Lawn Avenue ROW Parcel and approved a plat of right-of-way vacation and retention of stormwater facility easement for purposes of incorporating the Lawn Avenue ROW Parcel into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the Development. The Corporate Authorities of the Village will not unreasonably deny any requested zoning relief or permits that are consistent with the terms of this Agreement after completion of the required public hearing process or the permitting process.

H. To receive a site development permit or a construction permit for the Development, the Developer is required to submit and obtain the approval of the Corporate Authorities of the Village of a set of Final Development Plans, which shall incorporate and account for the Village-approved zoning relief after the required public hearing(s) are completed, including consideration of any recommendation issued by the advisory Village Plan Commission and public input, the Village plan review comments, the Village Engineer review comments and the Community Development Department review comments, and all required amendments issued by any other governmental authority with jurisdiction over the Development and proof of approval of all necessary development or governmental permits issued by any other governmental authority with jurisdiction over the Development.

I. The Developer intends that all roads, driveways, parking spaces, landscaping, stormwater management facilities and other infrastructure and improvements located within the Property will be privately owned and privately maintained in perpetuity, except only Public Infrastructure as defined in Section 2 of this Agreement.

J. The Developer intends to construct the Development continuously to completion once work on the Development commences.

K. The foregoing Recitals of this Section 1 are material terms and provisions and are incorporated herein and made a part of this Agreement.

SECTION 2. DEFINITIONS.

Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context:

I. "Approval Ordinance": Western Springs Ordinance No. 25-_____ approving a Conditional Use Permit for Planned Development for the Construction and Operation of the Development with Conditions. See attached **Exhibit "B"**.

J. "Approved Plans": See Subsection 4.A. of this Agreement.

K. "Board of Trustees" or "Corporate Authorities": The President and Trustees of the Village of Western Springs.

L. "Certificate of Completion": means a certificate, issued by the Village, that confirms (a) the Development has been completed in substantial conformance with the Approval Ordinance and the Village-approved Final Development Plans; or (b) substantial completion of any significant milestone component of the Development (e.g., completion of the Infrastructure or the Stormwater Conveyance System or of a townhome building), as applicable.

M. Change in Law": Means the occurrence, after the Effective Date, of an event described below in this definition, provided such event materially changes the ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon. Change in Law means any of the following: (1) the enactment, adoption, promulgation or modification of any federal, State or local law, ordinance, code, rule or regulation (other than by the Village or with respect to those made by the Village, only if they violate the terms of this Agreement); (2) the order or judgment of any federal or State court, administrative agency or other governmental body (other than the Village); or (3) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency (other than the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement). Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the actions to be performed under this Agreement (except any imposition of any conditions on, or delays in, any such issuance or renewal by the Village, except as provided herein).

N. "Development Director": The Village's Community Development Director.

O. "Developer": Includes McNaughton Development, LLC and its transferees, successors-in-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property, or any other person and each and all homeowners associations or their equivalent within the Property.

P. "Effective Date": The date that the last signatory signs this Agreement, which shall be written in the first paragraph of this Agreement.

Q. "Force Majeure": See definition of Uncontrollable Circumstance and Subsection 17.N. of this Agreement.

R. "IDOT": The Illinois Department of Transportation.

S. "IEPA": The Illinois Environmental Protection Agency.

T. "Infrastructure": All utilities including without limitation drinking water, sanitary sewer, storm sewer and detention basins, electric, gas, and telecommunication; stormwater system elements including without limitation detention facilities, streets, drive aisles, driveways, drive aprons, curbs, gutters, street lights, and parking spaces; sidewalks, other pedestrian ways, pedestrian amenities, pedestrian lighting, way-finding signs, and trees and other landscaping; and all related improvements for the Development, whether private or public and whether within the Property or within adjacent rights-of-way and property.

U. "Infrastructure Cost Estimate": See Subsection 4.B. of this Agreement.

V. "LOC": An irrevocable letter of credit issued by a lending institution licensed to do business in the State of Illinois, on a form approved by the Village Attorney.

W. "MWRD": The Metropolitan Water Reclamation District of Greater Chicago.

X. "Private Infrastructure": All Infrastructure other than Public Infrastructure, including the Stormwater Conveyance System.

Y. "Property": The real property legally described and depicted in **Exhibit "C"** attached to this Agreement.

Z. "Public Infrastructure": Infrastructure that is being dedicated to the Village or to other governmental agencies, including without limitation drinking water mains (but not water service lines to buildings), water hydrants, sanitary sewers and other elements determined by the Village. In the event of any ambiguity, the Village will determine whether an Infrastructure element is public or private.

AA. "Director of Engineering Department": The Village's Village Engineer.

BB. "Reimbursable Costs": See Subsection 8. of this Agreement.

CC. "Requirements of Law": All applicable federal and State of Illinois laws and statutes, the Zoning Code, the Village Code, and the Village's building, stormwater management, and other codes and regulations. The **Title 9 Building Regulations of the Village Code** will apply to architectural and structural plans and specifications for all buildings within the Development unless preempted by State of Illinois or federal law or the Village designates, in writing, other applicable standards. Otherwise, Village-adopted model codes will apply and State of Illinois building codes will apply in the absence of an applicable Village-adopted model code. Accessibility standards of the Americans with Disabilities Act (42 U.S. Code § 12101) will apply to all common areas. The **Title 9 Building Regulations of the Village Code** reference to 2009 ICC Accessible and Usable Buildings and Facilities (ANSI) (2003 Safe Harbor of FHA) in conjunction with the standards of the Illinois Accessibility Code will be followed for all residential units.

DD. "Site Work": Grading land, excavating soil and debris, environmental remediation, installation of underground utilities, and similar activities.

EE. "Stormwater Conveyance System": All elements of Infrastructure that relate to the management, detention, storage, and conveyance of stormwater, which shall be privately owned and maintained by the Developer and then by the homeowners association.

FF. "Uncontrollable Circumstance": An event that is beyond the reasonable control of and occurs without the fault of the involved party, including without limitation to the following events: (i) an insurrection, riot, civil disturbance, sabotage act of a public enemy, explosion, nuclear incident, war, or naval blockade; (ii) an epidemic, pandemic, hurricane, tornado, landslide, earthquake, lightning, fire windstorm, or other casualty or act of God, or persistent bad weather that impedes progress; (iii) a government condemnation or taking; (iv) a strike, lockout, or other labor dispute other than those caused by the unlawful acts of the Developer; and (v) a Change in Law. Uncontrollable Circumstance does not include any of the following events or conditions: Economic hardship, impracticability of performance, commercial, economic or market conditions, or a failure of performance by a contractor (except as caused by an event that is an Uncontrollable Circumstance as to that contractor). See Subsection 17.N. regarding Force Majeure.

GG. "Village Code": The Western Springs Code of Ordinances.

HH. "Village Manager": The Western Springs Village Manager, or their designee.

II. "Zoning Code" or "DCO": The Western Springs Development Control Ordinance.

SECTION 3. PROPERTY ACQUISITION; TERMINATION.

I. **Property Acquisition.** The Developer has entered into a real estate purchase contract with the Property Owner, and, subject to the terms and conditions of this Agreement, intends to acquire fee simple title to the Property on or before February _____, 2025 (the "**Acquisition Deadline Date**"). The closing date at which the Developer obtains fee simple title to the Property is referred to as the "**Acquisition Date**". If the Developer does not acquire fee simple title to the Property by 5:00 p.m. CST on the Acquisition Deadline Date, the Developer shall send written notice to the Village within five (5) calendar days after of the expiration of the Acquisition Deadline Date advising that the acquisition of the Property did not occur and providing a status on the acquisition consisting of one of these responses: (i) the Property Owner or the Developer has terminated the real estate purchase contract; or (ii) the Property Owner and the Developer have mutually agreed to terminate the real estate purchase contract; or (iii) the Developer and the Property Owner have extended the Acquisition Date and are actively working on matters to complete the acquisition of the Property by the extended Acquisition Date. If the Property Owner or the Developer terminates the real estate purchase contract or the Property Owner and the Developer have mutually agreed to terminate the real estate purchase contract, this Agreement shall automatically terminate without any further action being taken by either Party, and without any liability to either Party. In the event the Developer does not purchase the Property from the Property Owner, this Agreement shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable, and the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Agreement based on the Developer not purchasing the Property. If the Developer and the Property Owner extend the Acquisition Date and actively work on matters to complete the acquisition of the Property by the extended Acquisition Date, this Agreement shall remain in effect until either the Property Owner or the Developer terminates the real estate purchase contract or the Property Owner and the Developer mutually agree to terminate the real estate purchase contract, subject to the next

sentence. This Agreement shall automatically terminate without any further action being taken by either Party, and without any liability to either Party, if the Developer does not acquire the Property within twelve (12) months of the approval date of the Approval Ordinance, based on the DCO's automatic expiration provision that applies to Village-approved conditional use permits (See, Section 10-3-14K (Condition Uses; Revocation)) of the DCO. Notwithstanding any other provision or term in this Agreement, each Party expressly agrees that the cure remedy under Section 16 (Default; Cure) of this Agreement shall not apply to the automatic expiration provision that applies to Village-approved conditional use permits. The Corporate Authorities of the Village, in their sole discretion, may pass an ordinance for this Development that extends the 12-month automatic expiration provision that applies to Village-approved conditional use permits so that the Developer has additional time to acquire the Property. The Developer agrees to waive any claims or causes of action for damages of any kind that it could file against the Village for not passing an ordinance that extends the 12-month automatic expiration provision that applies to Village-approved conditional use permits so that the Developer has additional time to acquire the Property. The Developer also agrees to indemnify, defend and hold harmless the Village and its appointed and elected officials, employees, engineers, attorneys, agents and representatives from any claims or causes of action or damages of any kind that could be filed against the Village by the Property Owner or any person for not passing an ordinance that extends the 12-month automatic expiration provision that applies to Village-approved conditional use permits so that the Developer has additional time to acquire the Property.

B. **Lawn Avenue Right-of-Way Vacation.** The Developer agrees to accept title to the Lawn Avenue ROW Parcel that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development.

SECTION 4. DEVELOPMENT PLANS.

A. **Development Plans.** Prior to the issuance by the Village of any permit for construction within the Property, the Developer must provide to the Village the following detailed Final Development Plans for the Development, all of which must be substantially consistent with **Exhibit "D"** to the Approval Ordinance and shall be reviewed by the Community Development Director, the Director of Fire and Emergency Medical Services and the Director of Law Enforcement Services, the Village Engineer, the Village Attorney, and other Village consultants (collectively, the "Village Staff") as part of the Village development plan review process, and shall be returned to the Developer for updating and corrections to comply with the Village Staff's development plan review comments and requirements (the "Approved Plans"). The final version of the Approved Plans shall be stamped by a licensed engineer or signed by a licensed architect. The Developer may re-submit updated Final Development Plans to address the Village Staff's plan review comments and requirements. If the Developer objects to any of the Village Staff's development plan review comments and requirements, the Developer may file a written request with the Village Board seeking approval of a modification(s) to the Village Staff's development plan review comments and requirements, which may or may not be granted by the Village Board, in its sole discretion, at an open public meeting. The Approved Plans, at a minimum, shall consist of final versions of:

(i) Detailed engineering plans, including without limitation civil, structural, architectural, lighting, construction staging, mechanicals screening, on-site and off-site storm water drainage plans, and Infrastructure plans.

(ii) Detailed, dimensioned site plans.

(iii) Detailed, dimensioned landscaping plans.

(iv) Building Elevations and Village-approved Exterior Building Materials List (color, material type, etc.).

(v) Signage plan for buildings, traffic, parking and other informational signs within the Development.

(vi) Stack wall for the townhouses. Prior to issuance by the Village of any permit for construction other than Site Work, the Developer must assemble a representative "stack" wall on the Property with the Village-approved masonry, wood, and other construction materials to be used on the townhouse buildings. The stack wall must precisely show the materials and techniques to be used for the walls of the townhouses. The stack wall will be reviewed by the Community Development Director and will be approved by the Community Development Director only if it conforms to the Approved Plans.

(vii) Such other plans and documents reasonably required by the Village Staff for the construction of the Development by the Developer.

B. **Infrastructure Cost Estimate.** The Developer must prepare an itemized estimate of the cost of construction of each component of the Infrastructure (the "Infrastructure Cost Estimate") and submit the estimate to the Village prior to the issuance by the Village of any permit for construction. The Village Engineer will review, revise as necessary, and approve the Infrastructure Cost Estimate.

SECTION 5. DEVELOPMENT AND USE OF THE PROPERTY.

I. Commencement and Completion of Construction.

(i) The Developer intends to commence site improvement or construction work on the Development not more than one hundred eighty (180) calendar days after the Village Board's approval of the Approval Ordinance (the "**Anticipated Commencement Date**"), subject only to Force Majeure.

(ii) The date the Developer receives a Village site development permit or a building permit authorizing work to proceed on the Development, or any part thereof, shall be the "**Commencement Date**".

(iii) Construction of the Development shall substantially comply with the provisions of the Approval Ordinance and each of the conditions of approval set forth in the Approval Ordinance.

(iv) Construction of the Development shall substantially comply with, and the Development shall be substantially completed in accordance with, the timeframes outlined on Developer's "Construction Schedule", attached hereto as **Exhibit "E"** and incorporated herein (the

"Construction Schedule"), but not later than twenty-four (24) months after the Commencement Date, subject to Force Majeure, with the actual date of Substantial Completion being the "**Substantial Completion Date**". "Substantial Completion" or "Substantially Completed" shall mean that the residential component of the Development is eligible to receive a certificate of occupancy, and the public improvements are completed to the Village's dedication standard, to the extent applicable to such public improvements.

B. **Substantial Compliance with Approved Plans.** Except for minor alterations due to field conditions approved by the Village Engineer or Development Director, the construction of the Development shall substantially conform with: (i) the Approval Ordinance, (ii) this Agreement, (iii) the Approved Plans, and (iv) the Requirements of Law; and shall not materially impact the exterior materials and/or exterior architectural designs included in the Approved Plans, were not rejected by the Village during the design phase of the Development, and are necessary for the Developer to complete the Development, or any portion thereof, within the applicable portion of the Development Construction Schedule. Any type of approved plan changes must comply with Section 10-8 of the Village Code.

C. **Plat of Subdivision; Easements for Cross Access.** Prior to the issuance of any permit for construction, the Developer must prepare and file the final Plat of Heritage Crossing Subdivision, in a form satisfactory to the Village, granting cross access easements by the general public and the property owners of the Heritage Springs Subdivision and the Heritage Crossing Subdivision onto and across the pedestrian ways, roads (Heritage Court), and other paths within the Property.

D. **Development – Prior to Property Acquisition or Issuance of Permits.** No construction, improvement or development of any kind by the Developer shall be permitted on any portion of the Property unless and until: (a) the Developer acquires title to the Property; and (b) the Developer has been issued either a Village site development permit or a Village building permit. Further, no occupancy of the Development may occur prior to the issuance of a Village Certificate of Completion for the Infrastructure and a Village certificate of occupancy for the portion of the Development that occupancy is sought (i.e., individual certificates of occupancy shall be issued for individual townhome units only after the Village issues a Certificate of Completion for the individual townhome building).

E. **Development – Failure to Complete.** In the event that the Developer fails to complete the Development on or prior to the Substantial Completion Date, or fails to comply with the Construction Schedule (in either case, subject to Force Majeure), and such failure continues for more than thirty (30) calendar days after notice thereof by the Village to the Developer, then:

(i) The Village, by delivery of written notice to the Developer, may require the Developer to submit, within fifteen (15) calendar days, a plan pursuant to which the Developer will: (i) avoid falling further behind the dates set forth in the Construction Schedule; and (ii) complete construction of the Development in accordance with the Construction Schedule, as modified to reflect the "catch-up" plan (a "**Catch-Up Plan**"), for approval by the Village Manager, which approval shall not be withheld unreasonably provided that the Catch-Up Plan has been approved by the Developer's construction lender (the "**Lender**"). At such time as the Village has approved a Catch-Up Plan, the Developer shall use commercially reasonable efforts to implement, and diligently pursue and complete, the activities of the Catch-Up Plan.

(ii) If the Developer fails to timely: (i) submit a Catch-Up Plan to the Village that has been approved by the Lender, or (ii) implement or complete the Catch-Up Plan; which failure continues for more than thirty (30) calendar days, then the Developer shall be deemed to be in default under the Catch-Up Plan and the Village shall have the right, but not the obligation, to hire a replacement contractor to complete the unfinished Public Infrastructure and Stormwater Conveyance System ("Default Work") and shall have the right to use the Developer Security (as defined below) to pay the contractor to complete such Default Work. Upon such a default by the Developer, subject to and in accordance with the terms and conditions of any construction financing agreement, the Lender will have the right, but not the obligation, to exercise and perform the Developer's rights and obligations under this Agreement, including the hiring of a replacement contractor to complete the Default Work and/or to complete the Development. If the Village elects to complete the Default Work, then the Developer shall be obligated to pay, or to reimburse the Village for, all costs and expenses of completing such work that are in excess of the proceeds of the construction financing agreement and the Developer's Security.

(iii) The Developer shall be responsible for all costs and expenses to prepare and implement and complete the Catch-Up Plan.

(iv) The rights and remedies set forth in this Subsection 5.E. shall be the sole remedies available to the Village for the failures specified in this Subsection; provided that the Village shall have: (i) the remedy of specific performance to enforce the obligations of Developer pursuant to the terms and conditions of this Subsection; and (ii) the right to recover from the Developer all costs and expenses, including reasonable attorney fees, incurred by the Village in connection with exercising its rights and remedies under this Subsection, together with interest at the rate of eight percent (8%) per annum on any Village funds expended prior to reimbursement from the Developer Security.

F. **Dedication and Maintenance of Land.** The Developer shall comply with the dedication of land and maintenance of landscaping obligations as set forth in the Conditions of the Approval Ordinance. The Developer shall use commercially reasonable efforts to convey, transfer or dedicate any portion of Property to Cook County or any other necessary governmental agency that is required to provide for the street access (ingress and egress) point onto Wolf Road for the Development.

G. **Development Covenants, Conditions, and Restrictions.** Prior to the issuance by the Village of any building permit other than a permit for Site Work, the Developer must present to the Village for review and comment and approval a set of Covenants, Conditions, and Restrictions ("CC&Rs") for the Development. The CC&Rs may not be amended without the prior express written consent of the Village at any time or in any manner that alters or interferes with any easement, grant, right, or remedy granted or reserved to the Village, including without limitation the right of the Village: (i) to cure any violation of the CC&Rs, this Agreement, the Approval Ordinance, or any other Requirements of Law, (ii) to perform necessary maintenance and repairs, (iii) to be reimbursed for all of the Village's costs and expenses related to maintenance and repairs, and (iv) to have a lien against the Property for unpaid costs and expenses. After Village approval, the CC&Rs shall be filed with the Cook County Clerk's Office, Recording Division ("CCCORD") by the Developer, at its cost.

H. **Maintenance of and Damage to Public Property and Off-Site Improvements.** During construction of the Development, the Developer must: (i) maintain all streets, sidewalks, and other public

property adjacent to the Property in a good and clean condition and free of hazards at all times, (ii) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, and (iii) repair or replace all damage to any private or public utilities or other private or public improvements of any kind that are located on-site or off-site relative to the Property that may be caused by the activities of, or on behalf of, the Developer or any employees, contractors, subcontractors or agents hired by, or on behalf of, the Developer. The Developer agrees to promptly repair or replace or restore such damaged improvements with like-kind and like-quality materials. If, within twenty-four (24) hours after the Village gives the Developer notice to clean mud, dirt, or debris or to repair damage in compliance with this Subsection, the Developer neglects or fails to clean or repair or to undertake with due diligence to clean or repair the affected public property, then the Village may clean or repair the affected property, either with its own forces or with contracted forces, and recover from the Developer the greater of $750.00 or the sum equal to the total cost incurred by the Village including without limitation administrative costs. The

I. **Environmental Conditions.** The Developer must remain in compliance with all applicable federal and State of Illinois environmental laws and regulations while constructing the Development.

J. **Building Certification.** RESERVED.

K. **Estimated Development Costs and Construction Budget.** Based on the Approved Plans, the "Estimated Development Costs" to develop, construct and complete the Development is $___,000,000.00. The Developer shall deliver to the Village a letter from a licensed architect, which may be the Developer's or its affiliate's in-house architect, certifying to the Village that, to such architect's knowledge following reasonable investigation and inquiry, the Estimated Development Costs will not be less than $__,000,000.00.

L. **Development Financing.** Prior to the approval of this Agreement, the Developer shall provide the Village Manager with a confidential letter issued by the Developer that lists the tiered funding sources to be used to complete the Development and includes marked-confidential copies of supporting financing documents consisting of secured, fully executed construction financing term sheets, loan obligations and written proof of Developer equity contributions and investor equity contributions acceptable to the Village and sufficient to demonstrate that adequate funds are available to Substantially Complete the Development, including a financing commitment letter or a construction loan commitment letter issued by a bank or other financial lender for the Development. A copy of the financing commitment letter or a construction loan commitment letter issued by a bank or other financial lender for the Development, in a form and content that is reasonably satisfactory to the Village, shall be attached hereto as **Group Exhibit "F"** and made a part hereof. The Developer's financing commitments shall be sufficient to cover the equity and debt financing, including the Developer Security, to Substantially Complete the Development. In the event the Developer is unable to provide the Village with written evidence of the Development financing sufficient to Substantially Complete the Development within the time frame set forth in this Agreement, the Village may, exercising its sole discretion, terminate this Agreement and all of the Parties' rights, duties and obligations under this Agreement shall terminate without any liability being imposed on the Village or the Developer.

SECTION 6. CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE.

A. Developer's Duty to Construct Infrastructure. The Developer, at its cost, must construct and install all of the Infrastructure.

J. **Standards Applicable to Infrastructure.** The following standards apply to the construction of the Infrastructure.

(i) General Standards. All Infrastructure must be constructed in compliance with the standards in this Agreement and all Requirements of Law. All work performed in the construction of the Infrastructure must be conducted in a good and workmanlike manner. All materials used for construction of the Infrastructure must be new and of first-rate quality.

(ii) Special Standards. Construction of the Infrastructure must conform to the applicable standards of the MWRD, IDOT, Cook County and the IEPA.

(iii) Prosecution of the Work. Once Site Work has begun, the Developer and all of its contractors must use commercially reasonable efforts to prosecute work on the Infrastructure in a diligent manner until the work is properly completed.

(iv) Inspection, Engineering, Testing Services. The Developer must provide, at its cost, all inspection, engineering, and testing for construction of the Infrastructure, including without limitation: (a) on-site construction supervision services, (b) periodic inspections of construction of the Public Infrastructure conducted by a professional engineer, and (c) third-party materials sampling and testing services. The Developer must promptly provide the Village with the names of the project manager and project engineer and telephone numbers at which the project manager and project engineer can be reached at all times.

(v) Village Inspections and Approvals. Village representatives have the right and authority, and the permission of the Developer, to inspect all work on the Infrastructure at all times between 8:00 a.m. and 6:00 p.m. weekdays, and at any other time work is taking place within the Property, and in the case of an emergency at any time reasonably determined by the Village, to confirm compliance with all requirements of this Agreement and all Requirements of Law.

(vi) Other Approvals. When the construction of Infrastructure requires the permission or approval of a regulatory agency, including without limitation the MWRD, IDOT, Cook County or the IEPA, then the Developer must use all commercially reasonable efforts required to obtain the required permission or approval. The Developer may not commence work requiring the permission or approval of any such agency in advance of receiving that permission or approval.

K. **Approvals of Infrastructure.** When an Infrastructure improvement has been completed, the Developer must request final inspection and approval of that Infrastructure improvement by the Village. The Village will inspect that Infrastructure improvement and may prepare a punch list of items requiring repair or correction. The Developer must promptly make all necessary repairs and corrections as specified on the punch list. The Village will not approve an Infrastructure improvement until it has been fully and properly completed in accordance with the Approved Plans, including without limitation all punch list work for that Infrastructure improvement.

L. **Accetpance, Dedication and Acceptance of Public Infrastructure.** The Developer will dedicate to the Village or to any other governmental agency with oversight jurisdiction each Public Infrastructure improvement after it is approved by the Village or the other governmental agency with oversight jurisdiction. The Village will accept a Public Infrastructure improvement when it has been fully

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and properly completed, but nothing will constitute an acceptance by the Village of a Public Infrastructure improvement except express written acceptance by the Village. Prior to the Village's acceptance, the Developer must execute, or cause to be executed, all documents reasonably requested by the Village to transfer ownership of the Public Infrastructure improvement to the Village, free and clear of all liens, claims, and encumbrances or restrictions that would prevent the Village from operating, maintaining, repairing, or replacing that Public Infrastructure improvement. The documents transferring ownership of a Public Infrastructure improvement to the Village must be reasonably acceptable in form and substance to the Village Attorney. Within thirty (30) calendar days of the acceptance, dedication or conveyance, the Developer shall provide the Village Manager with final, executed copies of the acceptance, dedication or conveyance documents that relate to each component of the Public Infrastructure improvements after it is approved by the other governmental agencies with oversight jurisdiction.

M. **Infrastructure Guarantees.** The Developer guarantees the prompt and satisfactory correction of every defect or deficiency in any Infrastructure that occurs or becomes evident within two (2) years after Village approval and acceptance of that Infrastructure, and in the case of stormwater management system elements three (3) years, pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during the 2-year or 3-year period, then the Village will give notice to the Developer stating the defect or deficiency and the Developer must correct the defect or deficiency within ten (10) calendar days after receipt of the notice or, if the defect or deficiency cannot reasonably be corrected within that 10-day period, then within a longer period of time as is reasonably necessary to correct the defect or deficiency so long as the Developer has promptly commenced and uses commercially reasonable efforts to diligently pursue the correction. If the defect or deficiency is not corrected within the required time period, then the Village may undertake the correction and then the Village will have the right to draw from the performance securities deposited pursuant to Section 9 of this Agreement to reimburse itself for all costs and expenses incurred in making the correction. If any Public Infrastructure is repaired or replaced by the Developer pursuant to the demand of the Village, then the guaranty provided by this Subsection 6.E. will be extended, as to the repair or replacement, for two (2) full years after the date of completion of the repair or replacement.

N. **Perpetual Maintenance of Private Infrastructure.** The Developer, and then the homeowners association, must maintain, at its cost and expense, all Private Infrastructure at all times in good and serviceable condition consistent with Village codes and generally accepted engineering practices, including without limitation Village codes and ordinances and MWRD standards, as applicable. If at any time the Developer, or the homeowners association, is in breach of this standard, as determined by the Village, then the Village may issue a citation to, and impose a fine on, the Developer, or the homeowners association, as provided in the Village Code. In addition, the Village may issue notice stating that the Developer, or the homeowners association, must cure the breach within thirty (30) calendar days or, if the breach cannot reasonably be cured within thirty (30) calendar days, then within a date certain set by the Village. The Developer, or the homeowners association, must promptly commence the cure and use commercially reasonable efforts to diligently and continuously pursue the cure to completion. If the cure is not completed within the required time, then the Village may, but is not in any way obligated to, undertake the cure using its own forces or outside forces. The Developer, or the homeowners association, will be liable for, and must reimburse to the Village, all costs and expenses incurred by the Village to cure the breach. If the Village's costs and expenses have not been reimbursed in full within thirty (30) calendar days after notice from the Village, then all unpaid costs and expenses will become a lien against the Property in its entirety and the Village will have the right to collect the unpaid costs and expenses and to enforce the lien in the same manner as mortgage foreclosure proceedings. Under no circumstances will the Village ever be required or obligated to maintain or repair any Private

Infrastructure. The terms of this Subsection 6.F. shall be incorporated in the CC&Rs. Maintenance obligations for the Stormwater Conveyance System shall consist of:

(i) **Operations and Maintenance Manual for Stormwater Conveyance System:** The Developer shall comply with the maintenance and operations obligations for the Stormwater Conveyance System set forth in and required by the Operations and Maintenance Manual, per the Approval Ordinance and Section 10-11-11 (Stormwater Management Requirements For All Developments) of the DCO. A copy of the Operations and Maintenance Manual is attached hereto as **Exhibit "G**" and made a part hereof.

(ii) **Maintenance Obligations Imposed on the Developer and Then The Homeowners Association:** The maintenance of the Stormwater Conveyance System for the Development shall be the responsibility of the Developer and then the homeowners association. The Developer guarantees that it and all future owners of the Property shall maintain the Stormwater Conveyance System.

(iii) **Inspection Access by Village Representatives:** The Developer specifically authorizes representatives of the Village to enter onto the Property for the purpose of conducting inspections and testing of the Stormwater Conveyance System.

(iv) **Maintenance Schedule:** The Developer shall comply with the "Schedule for Regular Maintenance" of each aspect of the Stormwater Conveyance System and shall provide for access to the Stormwater Conveyance System for inspection and testing by authorized representatives of the Village. In the even that any authorized representatives of the Village notify the Developer, or the homeowners association, in writing of any maintenance problems which require correction, the Developer, or the homeowners association, shall make such corrections within thirty (30) calendar days of such notification. The Village shall be reimbursed by the Developer and then by the homeowners association for the actual costs and fees incurred relative to any inspection and/or testing conducted by its representatives. If the corrections are not made within this time period, the Village may have the necessary work completed and assess the cost to the Developer or the or the homeowners association.

(v) **Annual Maintenance Inspections:** All components of the Stormwater Conveyance System shall be inspected by representatives of the Developer and then the homeowners association not less often than once per year. A written report shall be prepared of the results of any inspection and a copy of the report shall sent to the Village Manager detailing any problems which need correction within thirty (30) calendar days of the date of the report or by no later than September 30 each year.

O. **Abandonment of Construction.** If the Developer abandons the Development or any part of the Development, then the Developer, within ninety (90) calendar days after notice from the Village, must: (i) remove all partially constructed improvements from the Property, (ii) backfill all excavations, and (iii) spread topsoil and plant grass seed throughout the Property, all to the satisfaction of the Village (collectively the "Required Restoration"). For purposes of this Subsection 6.G, "abandons" means cessation of construction for a continuous period of ninety (90) calendar days for any reason other than Force Majeure. If the Developer fails or refuses to complete the Required Restoration within the 90-day period, or such longer period of time as is reasonably necessary to complete the Required Restoration so long as the Developer has promptly commenced and uses commercially reasonable efforts to diligently

pursue the Required Restoration, then the Village will have, and is granted in addition to all other rights afforded to the Village in this Agreement and by law, the right, at the Village's option, to hire a contractor to complete part or all of the Required Restoration. Thereafter, the Village may charge the Developer an amount equal to the Village's actual costs of the Required Restoration including without limitation contractor costs, disposal costs, administrative personnel fees and costs, and legal fees (collectively the "Charged Amount"). If the Charged Amount is not paid by the Developer within thirty (30) calendar days after notice from the Village, then the Charged Amount, and all costs incurred by the Village related to collection of the Charged Amount (the "Collection Costs"), may be deducted from the Developer Security and will become a lien against the Property, and the Village will have the right to collect the Charged Amount and the Collection Costs and to enforce the lien in the same manner as mortgage foreclosure proceedings.

P. **Progress Meetings.** At all times, the Developer and the Village shall each have an individual designated as the Developer's and the Village's primary point of contact for Development-related matters. The Developer shall meet on a monthly basis with the Development Director and Village Engineer, or their designee, and other Village staff as appropriate, to provide a comprehensive progress report on the Development. Appropriate Development team personnel shall attend the meeting on behalf of the Developer and the Village, and shall provide and exchange information regarding the status of construction and occupancy, pending permit requests and other appropriate information.

Q. **Village Construction Manager Consultant.** The Village reserves the right to hire a construction manager consultant to assist the Village and its staff with all aspects of the Development, including but not limited to compliance with the terms of this Agreement, the plan review process, inspections, reporting and oversight of the construction of the Development. The compensation and other employment benefits payable to the construction manager consultant for their work relative to the Development qualifies as a charge under the Reimbursable Costs.

R. **"As-Built" Development Plans.** The Developer, at its cost, shall prepare and provide to the Development Director one (1) electronic copy of the "As-Built" Final Development Plans, with all minor modifications and in-field adjustments shown, at the time of issuance of the last occupancy permit for the final townhome unit as part of the Village's issuance of the Certificate of Completion for the Development. The "As-Built" Plans are subject to the review and approval by the Village Engineer and the Community Development Director, or their designees.

SECTION 7. CONSTRUCTION STAGING, TRAFFIC, PARKING; STREETS.

A. **Construction Staging.** The staging of construction work and materials must be in conformance with the Village-approved construction staging plan. The Developer must submit a staging plan for Village review and approval prior to the issuance of the permit for construction of the Development. The Developer shall not allow for the staging any construction equipment, materials or vehicles within the right-of-way of Park Place. The Developer shall not allow the staging of any construction equipment, materials or vehicles on the Property in a manner that creates sight-line issues for vehicle traffic traveling on Wolf Road or Park Place or Heritage Court, as determined by the Village Manager. The Developer or its any contractor, subcontractor or material supplier who violates the Village-approved construction staging plan or this subsection shall each be subject to a $750.00 per day fine for each separate violation that occurs.

B. **Designated Traffic Routes.** The Village, in consultation with the Developer, may designate routes of access to the Property for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to particular streets.

C. **Parking.** All construction-related vehicles, including passenger vehicles and construction equipment, must be parked within the Property or in areas specifically designated in advance in writing by the Village. The Developer shall not allow construction-related vehicles, including passenger vehicles of employees of the Developer, contractors, subcontractors or material suppliers, to be parked on Park Place or Wolf Road during the construction of the Development. The Developer or its any contractors, subcontractors or material suppliers who violates this subsection shall each be subject to a $750.00 per day fine for each separate violation that occurs.

D. **Streets, Sidewalks, and Other Rights-Of-Way.** Any work on streets, sidewalks, and other rights-of-way related to the Development, public or private, must meet the following standards:

(i) Compliance with Plans. All work must comply with the Village-approved plans for that work.

(ii) Protection of Final Surface Course; Restoration. Except with the prior express written consent of the Village, no construction traffic may use any improved public right-of-way after installation of the final surface course of that right-of-way. If the Developer uses an improved public right-of-way for construction traffic, then the Developer must keep that right-of-way free and clear of mud, dirt, debris, obstructions and hazards, and must, after the use is no longer necessary, restore and repair that right-of-way to Village standards.

SECTION 8. DEVELOPER PAYABLE COSTS, FEES, AND EXPENSES AND ESCROW.

A. **Negotiation, Review, Inspection Fees.** In addition to all other costs, payments, fees, or other charges required by this Agreement or by the Requirements of Law or by the Village Code, the Developer must pay to the Village, promptly after receipt of a written demand or demands for payment:

(i) All reimbursable costs, fees, payments, charges, and expenses (collectively "Reimbursable Costs") for outside engineering, outside legal, outside building, and other outside consulting or administrative services incurred or accrued in connection with the review and processing of plans for the development of the Property and in connection with the negotiation, preparation, consideration, and review of this Agreement, at the standard rates charged to the Village, as required by the Village Code. All Reimbursable Costs for which demand has been made, but payment has not been received, by the Village prior to execution of this Agreement must be made by a certified or cashier's check contemporaneous with the execution of this Agreement by the Village.

(ii) All Reimbursable Costs for inspections of the Property and the Development conducted by outside inspectors.

(iii) All Reimbursable Costs for inspections of an individual dwelling unit until issuance of a final certificate of occupancy for that unit.

(iv) All Reimbursable Costs incurred in connection with a future application, document or proposal, whether formal or informal, of whatever kind submitted by the Developer (or its successor) to the Village in connection with the Development or the use or future development of the Property.

(v) All Reimbursable Costs incurred by the Village for publications and recordings required in connection with the Development or the Property.

B. **Other Village Fees.** In addition to all other Reimbursable Costs required by this Agreement, the Developer must pay to the Village (as applicable): (i) all standard application, plan review, inspection, and permit fees, (ii) all standard water and sewer fees, tap-on fees, and charges, (iii) compensation for trees removed from public parkways or other public right-of-way, (iv) all costs for replacement trees, and (v) all other standard fees, charges, impact fees to the Village and to any other governmental agency with an impact fee ordinance and contributions pursuant to the Requirements of Law and the Village Code.

C. **Reimbursement for Village Work on Utilities.** If during construction of the Development the Developer discovers a water main, sewer main, or other utility that must be relocated to avoid conflict with the Development, then the Developer and the Village will determine how, where, and by whom the utility will be relocated and the Developer must pay all costs and expenses of that relocation.

D. **Developer Escrow.** The Developer shall maintain a "Developer Cash Escrow" with the Village for purposes of payment of the Reimbursable Costs and other costs payable to the Village by the Developer as required by this Agreement, and shall comply with the funding terms of the Developer Escrow as set forth in the Approval Ordinance and Section 9. below.

E. **Compensation for Development Impacts.** RESERVED.

SECTION 9. PERFORMANCE SECURITY.

A. **Developer Cash Escrow; Letter of Credit ("LOC").** As security to the Village for the performance by the Developer of the Developer's obligations to construct and complete the Infrastructure pursuant to and in accordance with this Agreement, the Developer shall deposit with the Village the following:

(i) Developer Cash Escrow. The sum of $58,000.00 cash (the "Developer Cash Escrow") shall be paid by the Developer to be held by the Village and drawn on to reimburse the Village for Reimbursable Costs incurred by the Developer described in Section 8. above. Any interest earned on the Developer Cash Escrow will be added to the escrow, but the Village is not required to cause interest to be earned. If draws on the Developer Cash Escrow reduce the balance in the Escrow to $20,000.00 or below at any time, then the Developer must restore the Developer Cash Escrow to a level determined by the Village (but not exceeding $30,000.00) until the Certificate of Completion is issued by the Village for the Development. Any money remaining in the Developer Cash Escrow will be distributed to the Developer within sixty (60) calendar days after notice from the Developer to the Village requesting release of such funds, after issuance of the full, final certificate of occupancy for the final townhome building constructed within the Development.

(ii) Performance and Payment Letter of Credit. A performance and payment letter of credit in an amount equal to one hundred ten percent (110%) of the Infrastructure Cost Estimate (the "Performance LOC") in the form required in Subsection 9.E. below.

(iii) Condition Precedent. The deposit of the Performance LOC and the Developer Cash Escrow is a condition precedent to issuance of any permit by the Village for work on the Development.

B. **Maintenance of Performance LOC.** The Performance LOC shall be maintained and renewed by the Developer, and will be held in escrow by the Village, until completion of the Infrastructure and the Public Infrastructure, as determined by the Village, and the approval by the Village Manager and dedication to the Village of the Public Infrastructure, if any, and until the posting of the Guaranty Letter of Credit required by Subsection 9.C. below. After the acceptance and posting of the Guaranty Letters of Credit, the Village will release the Performance LOC and return it to the Developer.

C. **Guaranty Letters of Credit.** As a condition of the Village's approval of the Public Infrastructure and the Village's acceptance, where appropriate, of any or all of the Infrastructure pursuant to Subsections D. and E. of this Section, the Developer must post two (2) letters of credit, in the form required by Subsection 9.E. below (each a "Guaranty LOC") as follows:

(i) General Guaranty LOC: This LOC shall be security for the performance of the Developer's obligations under this Agreement related to Infrastructure. The General Guaranty LOC will be in the amount of ten percent (10%) of the Infrastructure Cost Estimate and will be held by the Village in escrow until the end of the two-year guaranty period set forth in Subsection 6.E. of this Agreement or until two (2) years after any necessary modification to or correction of any defect or deficiency in a Public Infrastructure improvement pursuant to Section 6.E. above and payment therefor, whichever occurs later. At the end of the two-year guaranty period, the Village will inspect the Infrastructure to verify whether any modification or corrective repair work needs to be performed, and, if such work is needed, the General Guaranty LOC, in full or in part (a reduction in the amount of the LOC may be approved per Section 6.E.), shall be retained for two-year period by the Village in accordance with this Subsection.

(ii) Stormwater Detention Guaranty LOC: This LOC shall be security for the proper construction and operation of the Stormwater Conveyance System. The Stormwater Detention Guaranty LOC will be in the amount of ten percent (10%) of the elements of the Stormwater Conveyance System within the Infrastructure Cost Estimate and will be held by the Village in escrow for a three (3) year period after the certificate completion is issued by the Village for the Development, or for a two (2) year period after any necessary modification to or correction of any defect or deficiency in the Stormwater Conveyance System, whichever occurs later. At the end of the three-year guaranty period, the Village will inspect the Stormwater Conveyance System to verify whether any modification or corrective repair work needs to be performed, and, if such work is needed, the Stormwater Detention Guaranty LOC, in full or in part (a reduction in the amount of the LOC may be approved per Section 6.E.), shall be retained for two-year period by the Village in accordance with this Subsection.

If the Village is required to draw on a Guaranty LOC by reason of the Developer's failure to fulfill its obligations under this Agreement, then the Developer, within twenty (20) calendar days thereafter, must cause the Guaranty LOC to be increased to its full original amount. "Developer Security" shall consist of the Developer Cash Escrow, the Performance LOC, the General Guaranty LOC and the Stormwater Detention Guaranty LOC.

D. **Costs of Developer Security.** The Developer is responsible for the full cost of securing and maintaining the Developer Cash Escrow, the Performance LOC and the Guaranty LOCs.

E. **Forms of Letters of Credit.** The Performance LOC and the Guaranty LOCs must be in substantially the forms attached to this Agreement as **Exhibit "H",** with minor revisions as may be requested by the issuer and approved by the Village Attorney. Each letter of credit also must be from a bank having capital resources of at least $25,000,000, with an office in the Chicago Metropolitan Area or other location acceptable to the Village and insured by the Federal Deposit Insurance Corporation. Each letter of credit must, at a minimum, provide that: (i) it will expire no earlier than the later of two (2) years after the date of its issuance or thirty (30) calendar days after delivery to the Village, in the manner provided in Subsection 9.G. below, of written notice that the letter of credit will expire, (ii) it may be drawn on based on the Village Manager's certification that the Developer has failed to fulfill any of the obligations secured by the letter of credit, (iii) it does not require the consent of the Developer prior to any draw on it by the Village, (iv) it cannot be canceled without the prior written consent of the Village, and (v) if at any time it will expire within thirty (30) or any lesser number of calendar days, and if it has not been renewed, and if any obligation of the Developer secured by the letter of credit remains uncompleted or unsatisfactory, then the Village may call and draw down the letter of credit and thereafter either hold all proceeds as security for the satisfactory completion of all Developer obligations or employ the proceeds to complete all obligations and to reimburse the Village for any and all costs and expenses, including legal fees and administrative costs, incurred by the Village in connection therewith, as the Village may determine.

After completion of the Developer's obligations to construct and complete the Infrastructure in accordance with this Agreement, and after reimbursement of the Village for all costs and expenses incurred by the Village, including without limitation legal fees and administrative costs, then the Village will release to the Developer any proceeds remaining on deposit with the Village drawn from the Performance LOC and return the Performance LOC to the Developer. The Performance LOC will provide that the aggregate amount of the Performance LOC may be reduced once, upon joint written direction by the Developer and the Village, to the amount of twenty-five percent (25%) of the Infrastructure Cost Estimate when Infrastructure totaling seventy-five percent (75%) of Infrastructure Cost Estimate have been completed and accepted by the Village. The reduction to reimburse the Developer for payment of Infrastructure Improvement work satisfactorily completed will be allowed only after the Developer has provided certified contractors' sworn statements, certified schedule of values, partial or final waivers of lien, proof of payment of contractors and subcontractors, bank statements, etc., as may be appropriate, and all additional documentation as the Village may reasonably request to demonstrate satisfactory completion of the Infrastructure Improvement in question and full payment of all contractors, subcontractors, and material suppliers.

The Guaranty LOCs shall not be reduced to reimburse the Developer for any cost incurred in satisfaction its obligations under Section 8. or Section 9. of this Agreement.

F. **Replenishment of Developer Security.** If at any time the Village reasonably determines that the funds remaining in the Developer Cash Escrow or the Performance LOC or a Guaranty LOC are not sufficient to pay in full the remaining unpaid cost of all Infrastructure and all unpaid or reasonably anticipated Village costs, fees, and expenses, or that the funds remaining in a Guaranty LOC are not, or may not be, sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the Public Infrastructure and all unpaid or reasonably anticipated Village fees, costs, and expenses, then, within twenty (20) calendar days after a demand by the Village, the Developer must increase the amount of the Developer Cash Escrow or the Performance LOC or a Guaranty LOC to an amount, as determined by the Village Engineer, to be sufficient to pay unpaid costs, fees, and expenses. Failure by the Developer to increase the amount of the Developer Security will be grounds for the Village to retain any remaining

balance of the Developer Cash Escrow and to receive the proceeds of, or to draw down, as the case may be, the entire remaining balance of the Performance LOC or a Guaranty LOC.

On completion of the Developer's obligations to construct and complete the Infrastructure pursuant to and in accordance with this Agreement, and after reimbursement of the Village for all fees and all costs and expenses, including legal fees and administrative costs, incurred by the Village, then the Village will release to the Developer any remaining funds in the Developer Cash Escrow and any proceeds remaining on deposit with the Village from the Performance LOC or a Guaranty LOC and will return the letters of credit to the Developer.

G. **Use of Funds in the Event of Breach of Agreement.** If the Developer, after all required notices and cure periods under this Agreement have been provided, fails or refuses to complete the Infrastructure in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Infrastructure as required by Section 6 above or this Section 9, or fails or refuses to clean or repair property in accordance with a demand made pursuant to Subsection 5.E. or Subsection 7.D.(ii) of this Agreement, or fails or refuses to pay any amount pursuant to Section 8. above within five (5) business days after demand by the Village, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement secured by a letter of credit, then the Village, in its discretion and after a delivery of a 5-day notice to the Developer and the Developer's failure to cure its failure or refusal within that 5-day period, may retain all or any part of the Developer Cash Escrow and/or draw on and retain all or any of the funds remaining in the appropriate letter of credit.

H. The Village thereafter will have the right to exercise its rights under Subsection 5.E. above and under this Subsection 9.G., to take any other action it deems reasonable and appropriate to mitigate the effects of any failure or refusal, and to reimburse itself from the proceeds of the Developer Cash Escrow and the appropriate letter of credit for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of the Developer's failure or refusal to fully meet its obligations under this Agreement.

If the funds remaining in the Developer Cash Escrow or the appropriate letter of credit are insufficient to repay fully the Village for all costs and expenses, and to maintain a cash reserve equal to a required Guaranty LOC during the entire time the Guaranty LOC should have been maintained by the Developer, then the Developer, on demand of the Village therefor, must immediately deposit with the Village any additional funds as the Village reasonably determines are necessary to fully repay such costs and expenses and to establish such cash reserve.

After: (i) completion of the Developer's obligations to construct and complete the Infrastructure in accordance with this Agreement, (ii) correction of all defects and deficiencies in the Public Infrastructure as required by Subsection 6.E. above, (iii) repair of property in accordance with a demand made pursuant to Subsection 5.E. above, (iv) payment of all amounts demanded by the Village pursuant to this Section 9, (v) compliance with all other terms of this Agreement secured by a letter of credit, and (vi) reimbursement of the Village for all fees and all costs and expenses, including legal fees and administrative costs, incurred by the Village; then the Village will release to the Developer any remaining Developer Cash Escrow and any proceeds remaining on deposit with the Village from any letter of credit and return the letter of credit to the Developer.

I. **Village Lien Rights.** If any money, property, or other consideration due from the Developer to the Village pursuant to this Agreement is not either recovered from the performance security deposits required in this Section 9. or paid or conveyed to the Village by the Developer within thirty (30) calendar days after a demand for payment or conveyance, then the money, or an amount equal to the Village's reasonable estimate of the value of the property or other consideration, together with

interest and costs of collection, including legal fees and administrative expenses, will become a lien upon the Property and the Village will have the right to collect the amount or value, with interest and costs, including legal fees and administrative expenses, and the right to enforce the lien in the same manner as in statutory mortgage foreclosure proceedings.

SECTION 10. INFRASTRUCTURE SSA.

The Village will establish a special service area (the "Private Infrastructure SSA"), the boundaries of which will include all of the Property. The purpose of the Private Infrastructure SSA is to generate funds (the "Private Infrastructure SSA Tax Fund") that the Village may use to provide the special services of maintaining the Private Infrastructure if the Developer fails at any time to properly maintain the Private Infrastructure. The Private Infrastructure SSA will authorize the levy of a special service area tax from time to time on the Property to establish, replenish, and maintain the Private Infrastructure SSA Tax Fund sufficiently to pay for the special services only if the Developer or the homeowners association fails to pay for such services. The Village may from time to time levy the special service tax to replenish the Private Infrastructure SSA Tax Fund in a dollar amount, as determined by the Corporate Authorities of the Village, in their sole discretion, as reasonably necessary to pay for any special services or to ensure that the Fund has a balance of not less than $37,700.00. The Village will not levy a special service tax for collection prior to the issuance of a Certificate of Completion for the Development. The Developer approves, and agrees not to object to, the establishment of the Private Infrastructure SSA as provided in this Section 10 and the levying and expending the Private Infrastructure SSA Funds by the Village, at the Corporate Authorities of the Village's sole discretion, consistent with this Section 10. Nothing regarding the Private Infrastructure SSA will compel or require the Village to provide special services or to levy the SSA tax. The obligation to maintain the Private Infrastructure rests entirely and in perpetuity on the Developer as provided in Subsection 6.F. of this Agreement. The Developer will initially fund the Private Infrastructure SSA Tax Fund with $37,700.00 based on a cash contribution of $1,300.00 per townhome unit payable by the Developer to the Village at each closing of the twenty-nine townhomes.

SECTION 11. LIABILITY AND INDEMNITY OF VILLAGE.

A. **No Village Liability.** The Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries of any kind that may be sustained as the result of: (i) the Village's review and approval of any plan or specification provided by the Developer or the Developer's representatives for the Development; or (ii) the issuance of any approvals, permits, certificates, or acceptances for the Development or use of the Property and that the Village's reviews, approvals, and issuances do not, and will not in any way, be deemed to insure the Developer or any of its transferees, successors-in-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property, and or any other person, and each and all homeowners associations or their equivalent within the Property, against damage or injury of any kind at any time.

B. **Village Procedures.** The Developer agrees not to challenge the Village's approval of this Agreement or of the Approval Ordinance or any other Village approved document that relates to the Development.

C. **Indemnification.** The Developer acknowledges that the accuracy and sufficiency of the Developer's Development Plans and related specifications for the Development are entirely the responsibility of the Developer and are not the responsibility of the Village, regardless of whether the Village reviews or approves the Developer's Development Plans and related specifications for apparent consistency with the Village's codes. The Developer agrees to indemnify the Village and all Village elected

or appointed officials, officers, employees, agents, representatives, engineers, and attorneys (collectively the "Indemnitees") from any and all third party claims and causes of action of any kind that may be asserted at any time against the Village and any of the Indemnitees in connection with: (i) any design defect in the Developer's Development Plans and related specifications for the Development or any Infrastructure, regardless of the Village's review and approval of any Developer Development Plans or related specification for the Development or the Infrastructure or the Village's issuance of any approval, permit, certificate, or acceptance for the Development based on the apparent consistency of any Developer Development Plans or related specification for the Development or any Infrastructure Improvement; or (ii) the design, development, construction, maintenance, or use of any portion of the Property or the Infrastructure (each a "Claim" and collectively "Claims"). This indemnity does not apply or extend to any matter concerning maintenance by the Village of any Public Infrastructure after that Public Infrastructure has been accepted by the Village in accordance with this Agreement.

D. **Defense Expenses.** The Developer agrees to pay all expenses, including without limitation attorney fees, litigation defense fees and costs, consultant fees and administrative expenses incurred by the Village in examining and tendering the defense of any Claim to the Developer in accordance with Subsection 11.C. above.

SECTION 12. BINDING NATURE OF AGREEMENT.

The obligations assumed by the Developer under this Agreement are binding on the Developer, on all of the Developer's transferees, successors-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property and each and all homeowners associations or their equivalent within the Property.

SECTION 13. TERM.

This Agreement will run with and bind the Property as long as the Development and its homeowners association continues to exist and operate, and will inure to the benefit of and be enforceable by the Developer, the homeowners association and the Village.

SECTION 14. ENFORCEMENT.

Either Party to this Agreement may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding including without limitation specific performance, except that the Developer agrees that it will not seek, and does not have the right under any circumstances to seek, to recover a judgment against any Village elected or appointed official, officer, employee, agent, representative, engineer, or attorney on account of the negotiation, execution, or breach of this Agreement.

In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of a building permit or a certificate of occupancy for work or occupancy within the Property at any time when the Developer has failed or refused to comply with a material obligation under this Agreement and has not, after the required notices stated herein, cured that failure or refusal within the cure periods, if any, allowed for that failure or refusal.

A. **Compliance with Laws.** The Developer agrees to comply with all applicable laws, rules and regulations of any federal, State or local entity or agency relating to the Development. The Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. To the fullest extent permitted by law, the Developer will take affirmative action to ensure that applicants are employed and treated during employment, without regard to their

race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship.

B. **Conflict of Interest and Prohibited Interest Disclosures.** Upon the Village's request from time to time during the Term of this Agreement, the Developer will provide a list of all entities owning a greater than one percent (1%) interest in the Developer. Based in part on the information provided by the Developer and in part on information from the Village's independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village, have or will comply with the disclosure and conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3), the TIF Act (65 ILCS 5/11-74.4-4(n)) and the Illinois Governmental Ethics Act (5 ILCS 420). Upon the Village's request, the Developer shall provide the Village with all information required for compliance with the annual TIF report that the Village is required to file with the State of Illinois Comptroller or any such similar financial information, and required for the Village to comply with any disclosure and transparency ordinance or law enacted by the State of Illinois or DuPage County. In addition, the Developer shall provide, on an annual basis, the information required by the TIF Act.

C**.** **Successors and Assigns.** The Developer shall be liable for all of the Developer's obligations under this Agreement. All obligations assumed by the Developer under this Agreement shall be binding on the Developer, and on any and all of the Developer's successors and assigns, and on any and all of the respective successor owners of all or any portion of the Property. To assure that the Developer's successors, assigns and successor owners of all or any portion of the Property have notice of this Agreement and the obligations created by it, the Developer shall:

1. Deposit with the Village Clerk, within thirty (30) calendar days after the Acquisition Date, any consents or other documents necessary to authorize the Village to record a Memorandum of this Agreement, in form and substance reasonably acceptable to the Developer and the Village, in the Office of the Recorder of Deeds of DuPage County, Illinois;
2. Notify the Village in writing at least thirty (30) calendar days prior to any date that the Developer intends to transfer fee title to any portion of the Property to any person not a party to this Agreement;
3. Include in the Restrictive Covenant a memorandum or other similar reference(s) to this Agreement sufficient to put third parties on notice of the existence of this Agreement; and
4. Require, prior to the transfer of all or any portion of the Property to any person or entity not a Party to this Agreement that occurs prior to the Substantial Completion Date, the transferee to execute an enforceable written assignment and assumption agreement, in form and substance reasonably approved by the Village Attorney (the "**Transferee Assignment and Assumption Agreement**"), agreeing to be bound by this Agreement, and to provide the Village, after request, with reasonable assurance of the financial ability of the transferee to meet any remaining obligations under this Agreement. The Village and the Developer shall record against the Property a memorandum of this Agreement that obligates the owner of the Property from time to time to perform the obligations of the Developer under this Agreement and shall require notice to the Village of any transfer of the Property, which memorandum shall be in form and substance reasonably satisfactory to the Village and the Developer.

In order for a transferee or assignee to continue to receive payments of the TIF Incentive provided for under this Agreement, such transferee or assignee shall have executed and submitted to the Village a Transferee Assignment and Assumption Agreement. Notwithstanding anything to the contrary in this Subsection, the Developer shall have the right to assign to a third-party investor or purchaser of the Developer's rights to the reimbursements described in **Section 4.** above pursuant to an assignment or other instrument executed by the Developer and acknowledged by the Village, which assignment or other instrument shall be in form and substance reasonably satisfactory to the Village Attorney.

The Village agrees that, after a successor becoming bound to the obligations of the Developer created in the manner provided in this Agreement, and providing the financial assurances required in this Section, the liability of the Developer shall be deemed automatically released. The failure of the Developer to provide the Village with a fully executed copy of a Transferee Assignment and Assumption Agreement before completing the transfer shall result in the Developer remaining fully liable for all of the Developer's obligations under this Agreement, but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

D. **Representations and Warranties of the Developer.**

1. No Gifts. The Developer covenants that no officer, member, manager, stockholder, employee or agent of the Developer, or any other person connected with the Developer, have made, offered or given, either directly or indirectly, to any member of the Corporate Authorities, or any officer, employee or agent of the Village, or any other person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.
2. Assignment. The Developer may not assign or transfer some or all of its rights or obligations under this Agreement without the prior written consent of the Village, the granting or denial of which consent shall be in the sole discretion of the Village; provided, however, that, without the Village's prior consent, the Developer may assign this Agreement to an entity controlling, controlled by, or under common control with the Developer and/or assign or collaterally assign any of the Developer's rights and/or obligations to the Lender.
3. Prevailing Wage. The Developer and its contractors and subcontractors are required to pay prevailing wages for all or portions of the Development work only if the Illinois Prevailing Wage Act (820 ILCS 130/) (the "IPWA") requires payment of prevailing wages.
4. Property Acquisition. The Developer shall provide the Village with sufficient documentation regarding Developer's ownership of the Property for the Development.
5. Corporate Authorization. This Agreement has been submitted for consideration and review by the board of directors, corporate officers, shareholders, members and/or managers of the Developer, and the Developer's board of directors, corporate officers, shareholders, members and/or managers have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Developer according to the terms hereof, and any and all actions of the Developer's board of directors, corporate officers, shareholders, members and/or managers, as the case may be, precedent to the

execution of this Agreement have been undertaken and performed in the manner required by law.

E. Agreement shall be deemed to be the agreement of any official, agent, employee, consultant or attorney of the Village, in their individual capacity, and no official, employee or attorney of the Village shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in connection therewith.

SECTION 15. INSURANCE AND INDEMNIFICATION.

A. Liability Insurance Prior to Completion. Prior to issuance of Permits, the Developer shall procure and deliver evidence of such policies to the Village, at the Developer's cost and expense, and shall maintain in full force and effect during any period of construction and through completion of construction of the Development, for both ongoing and completed operations, the following types of insurance, written on the comprehensive form and as an "occurrence" policy, in not less than the following amounts:

1. Commercial General Liability Insurance (including property damage insurance): $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate.
2. Contractor's Liability Insurance: $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate.
3. Automobile Insurance: $1,000,000.00 per occurrence and $1,000,000.00 in the aggregate.
4. Umbrella Coverage or Excess Liability Coverage: $10,000,000.00 in the aggregate.
5. Workers Compensation Insurance: Statutory Amount.

Said insurance shall state that the insurance provided by the Developer shall be primary and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Developer's insurance. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the Village. Each such policy, including any related insurance certificates, endorsements and riders, shall expressly name "the Village of Western Springs and its appointed and elected officials, mayor and trustees, employees, engineers, attorneys, agents and representatives" as additional insureds.

Prior to commencement of construction of the Development, the Developer shall furnish to the Village the above-required certificates of insurance, policies, riders and policy endorsements, with premiums paid in full that contain the insurer(s) written confirmation that the nature, scope, duration and amount of insurance coverage meets the requirements of this Agreement and shall remain in effect for all aspects of the Development for both ongoing and completed operations. The Developer shall provide the Village with satisfactory proof of the above insurance requirements in the form of a certificate executed by an insurer with no less than an A rating by the most recent "AM Best Insurance Rating Guide."

The Village shall be given written notice at least thirty (30) calendar days prior to any cancellation or material amendment of the Developer's insurance policies required hereunder. Alternatively, the Developer may satisfy its insurance obligations in this **Subsection 15.A.** by way of a blanket policy or policies, which includes other liabilities, properties and locations meeting the minimum insurance

coverage amounts. The Developer shall provide to the Village a replacement certificate prior to expiration, cancellation or material modification of any policy.

B. Developer's Risk Prior to Completion. Prior to completion of the construction of the Development, as certified by the Village, the Developer shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Development (including on-site stored materials), all as to work by the Developer. Such insurance policies shall be issued by companies satisfactory to the Village. The Developer shall provide written notice to the Village at least twenty-one (21) calendar days before any such policy is cancelled or materially modified.

C. Village Review. The Developer acknowledges and agrees that, except for breaches of this Agreement by the Village, the Village is not, and shall not be, in any way liable for any damages or injuries of any kind that may be sustained as the result of the Village's review, approval or denial of any plans or failure to review any plans for the Property or the Development, or the issuance of any approvals, permits, certificates or acceptances for the development or use of the Property or the Development, and that the Village's review and approval of those plans and the Development and issuance of those approvals, permits, certificates or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, invitees and licensees, or any other person, against damage or injury of any kind at any time.

D. Village Procedure. The Developer has been advised by the Village that notices, meetings and hearings have been properly given and held by the Village with respect to the approval of this Agreement, and the Developer agrees not to challenge the Village's approval of this Agreement on the grounds of any procedural infirmity or of any denial of any procedural right.

E. Indemnity and Defense Expense. The Developer undertakes and assumes all potential liability for any injuries, deaths, losses, damages, claims or judgments of any nature whatsoever resulting from or in connection with its/their redevelopment activities at the Property, and the Developer shall hold harmless, indemnify and defend the Village against any such losses, except to the extent that the same is caused by the negligence or willful misconduct of the Village or its elected and appointed officials, officers, employees, agents, contractors and representatives, or by the breach of this Agreement by the Village.

1. Developer Defense Expense. The Developer shall, and does, agree to pay all reasonable expenses incurred by the Village, the Village's Corporate Authorities, and all Village elected and appointed officials, officers, employees, agents, contractors and representatives in defending against any and all claims, demands, causes of action, investigations, lawsuits, proceedings, liabilities, actions or penalties of any kind that may, at any time, be asserted against any of the Parties by any person(s) in connection with the Development, the approval of this Agreement, any terms or provisions of this Agreement, or the Developer's duties, obligations and performance under this Agreement, including, without limitation, any claims, demands, causes of action, investigations, lawsuits, proceedings, liabilities, actions or penalties related to or associated with environmental conditions, matters or contaminants concerning or relating to the Property, in each case, except to the extent caused by the negligence or willful misconduct of the Village or its elected and appointed officials, officers, employees, agents, contractors and representatives. These expenses shall include, without limitation, all reasonable out-of-pocket expenses, such as attorneys' and experts' fees and other litigation costs.

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2. Mutual Indemnification. Each Party shall indemnify, hold harmless and defend the other Party and their respective officers, employees, agents, contractors and representatives against all injuries, deaths, losses, damages, claims, suits, liabilities, liens, including mechanic's liens, judgments, costs and expenses, including reasonable attorney fees, which may in any way arise from or accrue against the other Party as a consequence of this Agreement or which may in any way result therefrom, other than those indemnified matters which arise from or relate to the negligence or willful misconduct of the other Party or its officials, officers, employees, agents, contractors and representatives. The provisions of this Subsection and any other indemnification obligations on the part of either Party shall survive the termination or expiration of this Agreement for a period of two (2) years. In any such action against either Party, the other Party shall, at its own expense, appear, defend and pay all charges of reasonable attorney fees and all reasonable costs and other reasonable expenses arising therefrom or incurred in connection therewith; and, if any judgment shall be rendered against the Party in any such action, the other Party shall, at its own expense, satisfy and discharge such judgment. The prevailing Party shall indemnify the other Party for any costs, including reasonable attorney fees, in enforcing the provisions of this Agreement.

SECTION 16. DEFAULT; CURE.

In addition to any other "Event of Default" identified in this Agreement, an "**Event of Default**" shall mean a failure on the part of either Party to comply with any material term, representation, warranty, covenant, agreement or condition of this Agreement, which failure is not cured within thirty (30) calendar days after written notice thereof; provided, however, if the failure is of a nature that it cannot be cured within thirty (30) days, then the defaulting Party shall have such additional time as is reasonably necessary to cure such failure so long as the defaulting Party commences activities designed or intended to cure such Event of Default within such thirty (30) calendar day period and thereafter diligently pursues activities designed or intended to cure such Event of Default to completion. Upon an Event of Default by the Village in the performance of any of its obligations under this Agreement, the Developer's remedies shall include specific performance (including statutory interest on any sums deemed to be improperly withheld), and any and all rights and remedies available to the Developer at law or in equity, including termination of this Agreement. The Village shall not be liable for punitive damages, consequential damages or lost profits. Upon an Event of Default by the Developer in the performance of any of its obligations under this Agreement, the Village shall be entitled to take such action as authorized by this Agreement and pursue any other remedies available at law or in equity; provided, however, that the Developer shall in no event be liable for punitive or consequential damages. Notwithstanding anything to the contrary in this Agreement, the Developer's defaults, and the Village's remedies upon such defaults, described in **Subsections 3.A.** and **5.E.** and shall be only as expressly set forth in **Subsection 3.A.** and **5.E.**, respectively.

SECTION 17. GENERAL PROVISIONS.

A. **Notice.** Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally; (ii) by a reputable overnight courier; (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid; or (iv) by electronic internet mail ("Email"). Email notices shall be deemed valid only to the extent that they are: (a) opened by the recipient on a business day at the address set forth below; and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three (3) business

days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of: (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. Mail, as evidenced by a return receipt. By notice complying with the requirements of this **Subsection 17.A.**, each Party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following addresses:

Ellen Baer Village Manager Village of Western Springs 740 Hillgrove Avenue Western Springs, Illinois 60558 Direct: 708.246.1800 Email: ebaer@wsprings.com	With a copy to: Michael T. Jurusik, Esq. Klein, Thorpe and Jenkins, Ltd. 900 Oakmont Lane, Suite 301 Westmont, Illinois 60559 Cell Number: 708.638.0355 Email: mtjurusik@ktjlaw.com

Notices and communications to the Developer shall be addressed to, and delivered at, the following addresses:

Paul McNaughton McNaughton Development, LLC 11S220 Jackson Street Burr Ridge, Illinois 60527 Direct: 630.325.4048 Email: pmcnaughton83@yahoo.com	With a copy to: James E. Olguin, Esq. 16101 South 108th Avenue, 1st Floor Orland Park, Illinois 60467 Direct: 630.403.8003 Email: jim@olguinlawllc.com

B. **Time of the Essence.** Time is of the essence in the performance of this Agreement.

C. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies and benefits allowed by law.

D. **Non-Waiver.** The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.

E. **Consents**. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of consent of any Party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any Party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of consent will be in writing. The Property Owner has further executed a "Written Consent of the Property Owner" to allow the Developer to enter into this Agreement, a copy of which is attached hereto as **Exhibit "I"** and made a part hereof.

Draft

F. **Facilitation of Agreement**. The Village and the Developer will act in good faith and in a reasonable and cooperative manner with respect to consents, approvals, and other matters contemplated under this Agreement. No consent or approval may be unreasonably delayed, conditioned, or withheld. The Village and the Developer will execute, acknowledge, and deliver reasonable documents and other instruments necessary to fully carry out the terms of this Agreement.

G. **Governing Law.** This Agreement shall be governed by, and enforced in accordance with, the laws of the State of Illinois.

H. **Severability.** It is the intent of the Parties that, should any provision, covenant, agreement or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

I. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

J. **Interpretation.** This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

K. **Amendments and Modifications.** No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

L. **Authority to Execute.** The Village warrants and represents to the Developer that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities of the Village. The Developer warrants and represents to the Village that: (i) the Developer has the full and complete right, power and authority to enter into this Agreement and to agree to the terms, provisions and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement; (ii) all legal actions needed to authorize the execution, delivery and performance of this Agreement by the Developer have been taken; and (iii) neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will: (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Property is bound; or (b) violate any statute, law, restriction, court order or agreement to which the Developer or the Property are subject.

M. **No Third-Party Beneficiaries/No Joint Venture.** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other entity other than the Village and the Developer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Village or the Developer, nor shall any provision give any third parties any rights or subrogation or action over or against either the Village or the Developer. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever. Nothing in this Agreement, or any actions of the Parties to this Agreement,

shall be construed by the Parties or any third-party person to create the relationship of a partnership, agency or joint venture between or among such Parties.

N. **Force Majeure**. Either Party will be temporarily excused from the performance of its obligations under this Agreement when and to the extent the non-performing Party's performance is delayed or prevented by any circumstances beyond the non-performing Party's control, including but not limited to fire, flood, explosion, epidemic, pandemic, strikes or other labor disputes, acts of God or public emergency, war, rioting, malicious damage, acts or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment or service from a public utility needed for their performance or action or omission of the other Party (collectively, "Force Majeure"), provided that:

a. The non-performing Party gives the other Party reasonably prompt written notice describing the particulars of Force Majeure including, but not limited to, the nature of the occurrence, and continues to furnish timely reports with respect thereto during the period of Force Majeure;
b. The excuse of performance is of no greater scope and of no longer duration than is required by Force Majeure;
c. No obligations of either Party that arose before Force Majeure causing the excuse of performance are excused as a result of Force Majeure; and
d. The non-performing Party uses commercially reasonable and diligent efforts to remedy its inability to perform.

Economic hardship or other financial considerations, including but not limited to increases in the costs of construction materials, equipment or construction labor, of the Developer will not constitute an event of Force Majeure.

O. **Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

P. **Enforcement of Agreement.** The provisions of this Agreement shall be enforceable in any action in law or in chancery. The Parties hereto agree that any legal action to enforce any right or obligation contained in or arising out of this Agreement shall be brought in the Circuit Court of Cook County, Illinois.

Q. **Exhibits.** The following Exhibits are attached hereto and made a part hereof or incorporated herein by reference and made a part hereof:

Exhibit "A":	Site Plan for the Development, Revised as of November 5, 2024 (attached)
Exhibit "B":	"Approval Ordinance": Western Springs Ordinance No. 24-_____ approving a Conditional Use Permit for Planned Development for the Construction and Operation of the Development with Conditions (attached)
Exhibit "C":	Legal Description of the Property (attached)
Exhibit "D":	Final Development Plans (to be attached after Village Board approval)
Exhibit "E":	Construction Schedule (attached)
Group Exhibit "F":	Developer's Lender's Financing Commitment Letter issued by _____ Bank and dated _____, 202__ and Developer's Bank Certification Letter issued by _____ and dated _____, 202__ (attached)

Draft

Exhibit "G":	Operations and Maintenance Manual and Specifications and Maintenance Schedule for Stormwater Conveyance System
Exhibit "H":	Forms of Letters of Credit (attached)
Exhibit "I":	Written Consent of the Property Owner to Allow Developer to Enter into Redevelopment and Maintenance Agreement (attached)

In the event of a conflict between an Exhibit and the text of this Agreement, the text of this Agreement shall control.

R. **Estoppels.** Within ten (10) business days following request by either Party from time to time, the other Party shall execute and deliver to the requesting Party an estoppel certificate that certifies: (i) that this Agreement is unmodified and in full force and effect or, if there had been modifications, that this Agreement is in full force and effect as modified, (ii) that the Party is not in default of this Agreement or specifying any defaults, and (iii) such other information that may be reasonably requested by the Party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates set forth below, and the date of the last signatory below shall be inserted on page 1 of this Agreement, as the Effective Date of this Agreement.

McNaughton Development, LLC,
A limited liability company

By:_____
Paul McNaughton
Member

Date:_____

ATTEST:

By:_____

Name:_____

Title:_____

Date:_____

VILLAGE OF WESTERN SPRINGS ,
an Illinois municipal corporation

By:_____
Heidi Rudolph
Village President

Date:_____

ATTEST:

By:_____
Edward Tymick
Village Clerk

Date:_____

Draft

Draft

Exhibit "A"

Site Plan for the Development,
Revised as of November 5, 2024

(attached)

Draft

Exhibit "B"

"Approval Ordinance": Western Springs Ordinance No. 25-_____

ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 5600 SOUTH WOLF ROAD PROPERTY, WESTERN SPRINGS, ILLINOIS, FROM THE O – LIMITED OFFICE ZONING DISTRICT TO THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT; APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT LOCATED AT THE 5600 SOUTH WOLF ROAD PROPERTY, INCLUDING THE APPROVAL OF THE COMBINED PRELIMINARY / FINAL DEVELOPMENT PLANS, SUBJECT TO VILLAGE PLAN REVIEW PROCESS, AND APPROVAL OF CERTAIN DEVELOPMENT ALLOWANCES, EXCEPTIONS AND VARIATIONS FROM THE VILLAGE ZONING REGULATIONS, INCLUDING A WAIVER OF THE FIVE (5) ACRE MINIMUM LOT AREA REQUIREMENT AND A REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION REQUIREMENTS

(attached)

Draft

Exhibit "C"

Legal Description for 5600 South Wolf Road, Western Springs, Illinois.

PARCEL 1: THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

Legal Description for the Lawn Avenue ROW Parcel:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PINS: 18-18-200-017-0000
18-18-200-038-0000
18-18-200-001-0000 (Lawn Avenue ROW Parcel)

(attached)

Draft

Exhibit "D"

Final Development Plans

(To be attached and incorporated herein
after Village Board approval)

Draft

Exhibit "E"

Construction Schedule

(attached)

Draft

Group Exhibit "F"

Developer's Lender's Financing Commitment Letter issued by _____ Bank and dated _____, 2025

(attached)

and

Developer's Financial Certification Letter and dated _____, 2025 (attached)

Draft

Exhibit "G"

Operations and Maintenance Manual and Specifications and Maintenance Schedule for Stormwater Conveyance System

(attached)

Draft

Exhibit "H"

Forms of Letters of Credit

(attached)

Draft

REQUIRED FORM OF PERFORMANCE LETTER OF CREDIT IRREVOCABLE LETTER OF CREDIT NO.
AMOUNT: $
EXPIRATION DATE: Two years after issuance
DATE OF ISSUE: _____202___.

[Name of Bank]
[Address]

TO: Village of Western Springs (Beneficiary)
740 Hillgrove Avenue
Western Springs, Illinois 60558
Attention: Village Manager

_____ BANK HEREBY AUTHORIZES YOU TO DRAW AT SIGHT on the UP TO AN AGGREGATE AMOUNT OF _____ United States Dollars ($_____) for account of [Developer], a _____limited liability company ("Customer").

Drafts under this Letter of Credit shall bear upon their face the words:

Drawn under _____.
Credit No. Dated: _____202___.

Drafts may be for all or any portion of the amount of this Letter of Credit, and shall be generally in the form of the sample draft attached hereto as Exhibit "1," and shall be accompanied by one of the following documents executed by the Western Springs Village Manager:

(a) A written statement on the form attached hereto as Exhibit "2" stating that, conditioned upon proper notice to the Western Springs Village Manager, Letter of Credit No. ___will expire within thirty (30) calendar days or less and that the Customer / [Developer] has failed to deliver to the Western Springs Village Manager evidence of a renewal of Letter of Credit No. ___; or

(b) A written statement on the form attached hereto as Exhibit "3" stating that all or any part of the Infrastructure as defined in and required to be constructed by the Customer / [Developer] pursuant to "An Agreement _____ (the "Development Agreement") have not been constructed in accordance with the Development Agreement and any cure period has expired; or

(c) A written statement on the form attached hereto as Exhibit "4" stating that all or any part of the costs, payments, permit fees, or other fees required to be paid to the Village of Western Springs by the Customer / [Developer] pursuant to the Development Agreement have not been paid in accordance with the Development Agreement and any cure period has expired; or

(e) A written statement on the form attached hereto as Exhibit "5" stating that all or any portion of the maintenance, repair, or restoration required to be performed by the Customer / [Developer] pursuant to the Development Agreement has not been performed in accordance with the Development Agreement and any cure period has expired.

Draft

(f) A written statement on the form attached hereto as Exhibit "6" stating that the aggregate amount of the Letter of Credit may be reduced under Subsection __ of the Development Agreement in a certain amount.

_____[BANK] HEREBY AGREES with the beneficiary Village of Western Springs that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to [BANK] if presented on or before the above-stated Expiration Date or presented at the [BANK] office located at [ADDRESS] together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at [BANK] office on or before the Expiration Date.

2. If, within three (3) banking days after any draft drawn under this Letter of Credit is presented to [BANK] in conformance with the terms of this Letter of Credit, [BANK] fails to honor same, [BANK] agrees to pay all attorneys' fees, litigation and court costs, and other expenses incurred by the Village of Western Springs in enforcing the terms of this Letter of Credit.

3. This Letter of Credit shall expire on _____, 20___, (two (2) years from issuance) as stated hereinabove; provided, however, this Letter of Credit shall only expire after [BANK] sends a written notice to the Western Springs Village Manager by certified mail, return receipt requested, or hand-delivered courier at least thirty (30) calendar days prior to the Expiration Date or such extended Expiration Date, that informs the Village that this Letter of Credit is about to expire (the "30-Day Expiration Notice).

4. In no event will this Letter of Credit or the obligations contained herein expire except after the 30-Day Expiration Notice required herein is delivered to the Western Springs Village Manager, it being expressly agreed that the above Expiration Date shall be extended by the number of calendar days as is required to comply with the 30-Day Expiration Notice delivery requirement.

5. No consent, acknowledgment, or approval of any kind from the Customer / [Developer] shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by [BANK] of a document executed by the Western Springs Village Manager as provided in Paragraph (f) above stating that the aggregate amount of this Letter of Credit may be reduced in a specified amount as provided in Subsection ___ of the Development Agreement.

6. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "Uniform Customs"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including without limitation Article 5 of the Uniform Commercial Code as in effect in the State of Illinois and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the Laws of the State of Illinois, without regard to principles of conflicts of law.

As used herein, the term “banking day” means any day other than a Saturday, Sunday, or a day on which banks in the State of Illinois are authorized or required to be closed, and a day on which payments can be effected on the Fedwire Network.

[Signature of Bank Officer] [Signature of Bank Officer]
[Officer’s Title] [Officer’s Title]

Draft

EXHIBIT “1” TO FORM OF IRREVOCABLE LETTER OF CREDIT

DRAFT (sample) , 20___ $

(place) (date) (amount in figures USD)

PAY TO THE ORDER OF: US DOLLARS (amount in words) for value received and charge to the account of:

(Letter of Credit applicant name and address)

TO:

(name of Drawee Bank)

(address)

By: _____

Draft

EXHIBIT "2" TO FORM OF IRREVOCABLE LETTER OF CREDIT

To: [BANK]

Attn: Bank Officer

Re: Draw Under Letter of Credit No. ------
Project: [Insert Project Description]
Customer / [Developer]

To Whom It May Concern:

This is to advise you that Letter of Credit No. _____ dated _____, 20___ in the amount of $_____will expire within thirty (30) days or less and that the Customer / [Developer] has failed to deliver to the Western Springs Village Manager evidence of a renewal of Letter of Credit No.____.

The Funds of this LOC that are be are being drawn upon by the Village of Western Springs as a consequence of the failure of the Customer / [Developer] to timely renew the LOC, arrange for the extension of the LOC or provide for an acceptable replacement LOC relative to above-referenced Project that are defined in more detail in the LOC.

As the Village Manager of the Village of Western Springs (the "Beneficiary" under the LOC), I certify and state under oath that:

1. The Customer / [Developer] has failed to timely renew the LOC, arrange for the extension of the LOC or provide for an acceptable replacement LOC, in an amount agreed upon by the Beneficiary and the Customer [Developer], at least thirty (30) days prior to the Expiration Date of the LOC.

2. [Bank] has not delivered to the Village by registered letter, return receipt requested, or other courier service addressed to the attention of the Village President, any notice of expiration of the LOC as required under the SPECIAL CONDITIONS at Page 2 of the LOC.

Amount of Draft: _____Dollars ($_____).

Immediately Payable to: Village of Western Springs.

If you have any questions regarding this letter, please contact me.

Sincerely,

Western Springs Village Manager

cc. President and Board of Trustees
Deputy Village Manager
Finance Director
Community Development Director
Village Engineer
Village Attorney

Draft

EXHIBIT "3" TO FORM OF IRREVOCABLE LETTER OF CREDIT

To: [BANK]

Attn: Bank Officer

Re: Draw Under Letter of Credit No. ____
Project: [Insert Project Description]
Customer / [Developer]

To Whom It May Concern:

This is to advise you that the Funds of the LOC that are due and payable to the Village of Western Springs are being drawn upon as a consequence of the failure of the Customer / [Developer] to complete all or any part of the Infrastructure required to be constructed by the Customer / [Developer] pursuant to the Development Agreement dated _____, 20___ by and between the Village of Western Springs and [Developer] has not been constructed in accordance with the Development Agreement and any cure period has expired.

As the Village Manager of the Village of Western Springs (the "Beneficiary" under the LOC), I certify and state under oath that:

1. The Customer / [Developer] has failed to complete all or any part of the Infrastructure required to be constructed by the Customer / [Developer] pursuant to the Development Agreement dated , 20___ by and between the Village of Western Springs and [Developer] has not been constructed in accordance with the Development Agreement and any cure period has expired.

Amount of Draft: _____Dollars ($_____).

Immediately Payable to: Village of Western Springs.

If you have any questions regarding this letter, please contact me.

Sincerely,

Western Springs Village Manager

cc. President and Board of Trustees
Deputy Village Manager
Finance Director
Community Development Director
Village Engineer
Village Attorney

Draft

EXHIBIT "4" TO FORM OF IRREVOCABLE LETTER OF CREDIT

To: [BANK]

Attn: Bank Officer

Re: Draw Under Letter of Credit No. _____
Project: [Insert Project Description]
Customer / [Developer]

To Whom It May Concern:

This is to advise you that the Funds of the LOC that are due and payable to the Village of Western Springs are being drawn upon as a consequence of the failure of the Customer / [Developer] to pay all or any part of the costs, payments, permit fees, or other fees required to be paid by the Customer / [Developer] pursuant to the Development Agreement dated _____, 20___ by and between the Village of Western Springs and [Developer] in accordance with the Development Agreement and any cure period has expired.

As the Village Manager of the Village of Western Springs (the "Beneficiary" under the LOC), I certify and state under oath that:

1. The Customer / [Developer] has failed to pay all or any part of the costs, payments, permit fees, or other fees required to be paid by the Customer / [Developer] pursuant to the Development Agreement dated _____ , 20___ by and between the Village of Western Springs and [Developer] in accordance with the Development Agreement and any cure period has expired.

Amount of Draft: _____Dollars ($_____).

Immediately Payable to: Village of Western Springs.

If you have any questions regarding this letter, please contact me.

Sincerely,

Western Springs Village Manager

cc. President and Board of Trustees
Deputy Village Manager
Finance Director
Community Development Director
Village Engineer
Village Attorney

Draft

EXHIBIT "5" TO FORM OF IRREVOCABLE LETTER OF CREDIT

To: [BANK]

Attn: Bank Officer

Re: Draw Under Letter of Credit No. ____
Project: [Insert Project Description]
Customer / [Developer]

To Whom It May Concern:

This is to advise you that the Funds of the LOC that are due and payable to the Village of Western Springs are being drawn upon as a consequence of the failure of the Customer / [Developer] to complete all or any part of the maintenance, repair, or restoration required to be performed by the Customer / [Developer] pursuant to the Development Agreement dated _____ , 20___ by and between the Village of Western Springs and such work has not been performed by the [Developer] in accordance with the Development Agreement and any cure period has expired.

As the Village Manager of the Village of Western Springs (the "Beneficiary" under the LOC), I certify and state under oath that:

1. The Customer / [Developer] has failed to complete all or any part of the maintenance, repair, or restoration required to be performed by the Customer / [Developer] pursuant to the Development Agreement dated , 20___ by and between the Village of Western Springs and such work has not been performed by the [Developer] in accordance with the Development Agreement and any cure period has expired.

If you have any questions regarding this letter, please contact me.

Sincerely,

Western Springs Village Manager

cc. President and Board of Trustees
Deputy Village Manager
Finance Director
Community Development Director
Village Engineer
Village Attorney

Draft

EXHIBIT “6” TO FORM OF IRREVOCABLE LETTER OF CREDIT

To: [BANK]

Attn: Bank Officer

Re: Reduction of Dollar Amount of Letter of Credit No.
Project: [Insert Project Description]
Customer / [Developer]

To Whom It May Concern:

This is to advise you that the Customer / [Developer] has satisfactorily completed and the Village of Western Springs has accepted certain Infrastructure work and, under Subsection __ of the Development Agreement, the aggregate amount of the Letter of Credit may be reduced in the following amount to reimburse the Developer for payment of that work: $_____.

If you have any questions regarding this letter, please contact me.

Sincerely,

Western Springs Village Manager

cc. President and Board of Trustees
Deputy Village Manager
Finance Director
Community Development Director
Village Engineer
Village Attorney

Draft

REQUIRED FORM OF GUARANTY LETTER OF CREDIT IRREVOCABLE LETTER OF CREDIT NO.

AMOUNT:
EXPIRATION DATE: Two years from issuance
DATE OF ISSUE:
[Name of Bank]
[Address]

TO: Village of Western Springs (Beneficiary)
740 Hillgrove Avenue
Western Springs, Illinois 60558
Attention: Village Manager

[BANK] HEREBY AUTHORIZES YOU TO DRAW AT SIGHT on the _____ UP TO AN AGGREGATE AMOUNT OF _____United States Dollars ($ _____) for account of [Developer], a _____limited liability company ("Customer").

Drafts under this Letter of Credit shall bear upon their face the words: Drawn under Credit No. ____ Dated: _____, 202___.

Drafts may be for all or any portion of the amount of this Letter of Credit and shall be accompanied by one of the following documents executed by the Western Springs Village Manager on the form attached hereto as Exhibit "A" stating that all or any portion of the maintenance, repair, or restoration required to be performed related to Public Infrastructure pursuant to the Development Agreement in accordance with the Development Agreement has not been properly performed.

[BANK] HEREBY AGREES with the beneficiary Village of Western Springs that:

1. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored immediately upon presentation to [BANK] if presented on or before the above-stated expiration date or presented at the [BANK] office located at [ADDRESS] together with the original of this Letter of Credit on or before that date. Further, one or more drafts may be presented at the [BANK] office on or before the Expiration Date.

2. If, within three (3) banking days after any draft drawn under this Letter of Credit is presented to [BANK] in conformance with the terms of this Letter of Credit, [BANK] fails to honor same, [BANK] agrees to pay all attorneys' fees, courts costs, and other expenses incurred by the Village of Western Springs in enforcing the terms hereof.

3. This Letter of Credit shall expire on _____, 20___, (two (2) years from issuance) as stated hereinabove; provided, however, this Letter of Credit shall only expire after [BANK] sends a written notice to the Western Springs Village Manager by certified mail, return receipt requested, or hand-delivered courier at least thirty (30) calendar days prior to the Expiration Date or such extended Expiration Date, that informs the Village that this Letter of Credit is about to expire (the "30-Day Expiration Notice).

Draft

4. In no event will this Letter of Credit or the obligations contained herein expire except after the 30-Day Expiration Notice required herein is delivered to the Western Springs Village Manager, it being expressly agreed that the above Expiration Date shall be extended by the number of calendar days as is required to comply with the 30-Day Expiration Notice delivery requirement.

5. No consent, acknowledgment, or approval of any kind from the Customer / [Developer] shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.

6. The aggregate amount of this Letter of Credit may be reduced only upon receipt by [BANK] of a document executed by the Western Springs Village Manager stating that the aggregate amount may be reduced in a certain amount because the guarantee period for certain maintenance, repair, or restoration amount has expired.

7. This Letter of Credit is irrevocable.

This Letter of Credit shall be governed by and construed in accordance with the Uniform Customs and Practices for ISP 98 of the International Chamber of Commerce (the "Uniform Customs"). In the event of a conflict between this Letter of Credit and the Uniform Customs, this Letter of Credit shall control. This Letter of Credit shall be deemed to be a contract made under the laws of the State of Illinois, including without limitation Article 5 of the Uniform Commercial Code as in effect in the State of Illinois and shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the Laws of the State of Illinois, without regard to principles of conflicts of law.

As used herein, the term "banking day" means (a) any day other than a Saturday, Sunday, or a day on which banks in the State of Illinois are authorized or required to be closed and (b) any day on which payments can be effected on the Fedwire Network.

[Signature of Bank Officer] [Signature of Bank Officer]
[Officer's Title] [Officer's Title]

Draft

Exhibit "I"

Written Consent and Waiver Of Casey Gaik And Fran Gaik To Allow McNaughton Development, LLC To Enter Into A Redevelopment And Maintenance Agreement And Other Related Documents Regarding The Proposed Heritage Crossing Subdivision Located At 5600 South Wolf Road In The Village Of Western Springs, Cook County, Illinois

(attached)

Draft

Written Consent and Waiver Of Casey Gaik And Fran Gaik To Allow McNaughton Development, LLC To Enter Into A Redevelopment And Maintenance Agreement And Other Related Documents Regarding The Proposed Heritage Crossing Subdivision Located At 5600 South Wolf Road In The Village Of Western Springs, Cook County, Illinois

Consent: Casey Gaik and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property, and submit this written authorization to the Village of Western Springs to allow McNaughton Development, LLC of 11S220 Jackson Street, Suite #101, Burr Ridge, Illinois (the "Applicant" or "Developer"), the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"), to file an application for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development" or "Heritage Crossing Subdivision") and to enter into or consent to the following agreements, ordinances, plats, resolutions and other documents (the "Development Documents") with the Village of Western Springs (the "Village") in anticipation of the approval of the Development:

1. RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)

2. RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF AGREEMENT REGULATING THE USE OF THE PRIVATELY OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE PROPOSED HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS.

3. RESOLUTION APPROVING A WAIVER OF THE FIVE (5) ACRE MINIMUM LAND AREA REQUIREMENT UNDER SECTION 10-8-3 (GUIDELINES) OF THE WESTERN SPRINGS VILLAGE CODE AND THE REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION MATERIALS UNDER SECTION 10-8-8 (SUBMITTAL REQUIREMENTS) OF THE WESTERN SPRINGS VILLAGE CODE AS REQUESTED BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC FOR APPROVAL OF A CONDITIONAL USE FOR A PLANNED DEVELOPMENT TO CONSTRUCT THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT AT THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS.

4. ORDINANCE APPROVING AND ADOPTING AN UPDATED LONG RANGE LAND USE MAP TO THE WESTERN SPRINGS OFFICIAL COMPREHENSIVE LAND USE PLAN FOR PURPOSES OF RECLASSIFYING THE ZONING DESIGNATION OF THE 5600 SOUTH WOLF ROAD PROPERTY, WESTERN SPRINGS, ILLINOIS FROM THE O – LIMITED OFFICE ZONING DISTRICT TO THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT TO ALLOW FOR THE CONSTRUCTION THE PROPOSED HERITAGE CROSSING TOWNHOME DEVELOPMENT BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC.

5. ORDINANCE APPROVING AND AUTHORIZING THE VACATION OF THE 66.00 FEET BY 225.00 FEET PORTION OF THE LAWN AVENUE RIGHT-OF-WAY ADJACENT TO AND WEST OF THE 5600 SOUTH WOLF ROAD PROPERTY LOCATED IN WESTERN SPRINGS, ILLINOIS AND LOT 5 AND LOT 6 OF MAXTED SUBDIVISION, AND APPROVING A PLAT OF VACATION AND RESERVATION OF A STORMWATER DRAINAGE EASEMENT (APPLICANT: MCNAUGHTON DEVELOPMENT, LLC).

6. ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE 5600 SOUTH WOLF ROAD PROPERTY, WESTERN SPRINGS, ILLINOIS, FROM THE O – LIMITED OFFICE ZONING DISTRICT TO THE R4 - MULTIPLE-FAMILY RESIDENCE DISTRICT; APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT LOCATED AT THE 5600 SOUTH WOLF ROAD PROPERTY, INCLUDING THE APPROVAL OF THE COMBINED PRELIMINARY / FINAL DEVELOPMENT PLANS, SUBJECT TO VILLAGE PLAN REVIEW PROCESS, AND APPROVAL OF CERTAIN DEVELOPMENT ALLOWANCES, EXCEPTIONS AND VARIATIONS FROM THE VILLAGE ZONING REGULATIONS, INCLUDING A WAIVER OF THE FIVE (5) ACRE MINIMUM LOT AREA REQUIREMENT AND A REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION REQUIREMENTS.

7. ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A PLAT OF ABROGATION FOR STORM SEWER EASEMENT AND PUBLIC UTILITY EASEMENT LOCATED WITHIN THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS FOR THE CONSTRUCTION OF THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC.

8. ORDINANCE AUTHORIZING THE APPROVAL AND EXECUTION OF A FINAL PLAT OF HERITAGE CROSSING RESUBDIVISION FOR THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT TO BE CONSTRUCTED AT 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC.

9. ORDINANCE APPROVING A MINOR AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT ISSUED FOR THE WESTERN SPRINGS TOWNHOMES SUBDIVISION (THE “HERITAGE SPRINGS SUBDIVISION”) LOCATED AT SOUTH OF 55TH STREET AND WEST OF WOLF ROAD IN WESTERN SPRINGS, ILLINOIS RELATIVE TO CONSTRUCTION OF ON-STREET PARKING SPACES WITHIN HERITAGE COURT.

10. RESOLUTION APPROVING A WAIVER OF THE FIVE (5) ACRE MINIMUM LAND AREA REQUIREMENT UNDER SECTION 10-8-3 (GUIDELINES) OF THE WESTERN SPRINGS VILLAGE CODE AND THE REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION MATERIALS UNDER SECTION 10-8-8 (SUBMITTAL REQUIREMENTS) OF THE WESTERN SPRINGS VILLAGE CODE AS REQUESTED BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC FOR APPROVAL OF A CONDITIONAL USE FOR A PLANNED DEVELOPMENT TO CONSTRUCT THE PROPOSED 29 UNIT

Draft

HERITAGE CROSSING TOWNHOME DEVELOPMENT AT THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS.

11. Any other document that is approved by the Corporate Authorities of the Village related to the Development.

Waiver: The Property Owner agrees that the validity of the Development Documents to be approved by the Corporate Authorities of the Village of Western Springs are subject to the Developer purchasing the Property from the Property Owner. If the Developer does not purchase the Property from the Property Owner, then the Village's approval of the Development Documents shall automatically terminate without any further action being taken by either Party and such Development Documents shall be void and unenforceable. If the Developer does not purchase the Property from the Property Owner, the Property Owner agrees to waive all claims, causes of action and damages of any kind that the Property Owner could file against the Village arising out of or related to the termination of the Development Documents. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract that it has entered into with the Property Owner related to the Property.

CASEY GAIK

By: _____
Casey Gaik

Date: _____, 202__.

FRAN GAIK

By: _____
Fran Gaik

Date: _____, 202__.

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A REDEVELOPMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND MCNAUGHTON DEVELOPMENT, LLC FOR THE HERITAGE CROSSING RESIDENTIAL TOWNHOME DEVELOPMENT (5600 South Wolf Road, Western Springs, Illinois)

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the Resolution by the Village President and Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Village President and Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

RESOLUTION NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: February 10, 2025.
OTHER: None.

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MCNAUGHTON DEVELOPMENT, LLC REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS.

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof. The Property is legally described in **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of right-of-way vacation relating to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel"), which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, stormwater detention basins, open space and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the

Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowners Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development; and

WHEREAS, based on the Application submitted by the Applicant, the Village conducted a public hearing relative to certain zoning relief requested by the Applicant in order to construct the Development, pursuant to prior notice, postings and newspaper publication as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). The Public Hearing was conducted by the Village Plan Commission and commenced on August 13, 2024 and concluded November 18, 2024. The Village Plan Commission issued Recommendation No. PC-2024-02 on November 18, 2024 that favorably recommended approval of the zoning relief contained in the Application, including a Comprehensive Plan Amendment to the Long-Range Land Use Map, a Map Amendment (Rezoning of the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District), a Conditional Use for a Planned Development, and Exceptions / Variations to the Village Development Control Ordinance ("DCO"), and a Subdivision approval for the construction, operation, and maintenance of a Townhome Subdivision Development referred to as "Heritage Crossing", and a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to certain stated conditions of approval (the "Development Zoning Relief"). A copy of Plan Commission Recommendation No. 24-02 is incorporated herein by reference and is on file with the Community Development Department; and

WHEREAS, after completion of the required public hearing before the Village Plan Commission, on February 10, 2025, with the passage of **Ordinance No. 25-_____,** the President and Board of Trustees of the Village of Western Springs ("Corporate Authorities") granted approval the Development Zoning Relief; and

WHEREAS, as part of the conditions of approval of the Development contained in Ordinance No. 25-_____, it is necessary for the Village and the Developer to approve and enter into the attached "AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MCNAUGHTON DEVELOPMENT, LLC REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS" (the "Traffic and Parking Agreement") relative to the enforcement of traffic regulations and parking

regulations within the proposed Heritage Crossing Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). The Traffic and Parking Agreement does not cover parking on private driveways that serve the individual townhome units. A copy of the Traffic and Parking Agreement is attached hereto as **Exhibit "B"** and made a part hereof; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the proposed Heritage Crossing Townhome Development and the related Traffic and Parking Agreement, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Traffic and Parking Agreement; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Corporate Authorities of Village reviewed and discussed the Committee's recommendation regarding the proposed Heritage Crossing Townhome Development and the related Traffic and Parking Agreement, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 meeting, the Corporate Authorities of the Village accepted the Committee's recommendation regarding approval of the Traffic and Parking Agreement; and

WHEREAS, the Corporate Authorities of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, to approve and enter into the Traffic and Parking Agreement , and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Traffic and Parking Agreement.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Traffic and Parking Agreement and Other Related Documents. The Village President and Board of Trustees of the Village of Western Springs authorize the approval and execution of the attached Traffic and Parking Agreement, substantially in the form attached hereto as **Exhibit "B"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and all other instruments and documents that are necessary to fulfill the Village's obligations under the Traffic and Parking Agreement .

SECTION 3: Delivery of Traffic and Parking Agreement and Other Documents. After approval and execution of this Resolution and the Traffic and Parking Agreement by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of certified copies of this Resolution and executed versions of the attached Traffic and Parking Agreement to the Church

and the Developer for record retention purposes.

SECTION 4. Termination of Resolution for Failure of Developer to Acquire Title to the Property. This validity of this Resolution is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Resolution shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Resolution. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval as provided by State law.

PASSED by the Village President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, on a roll call vote at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Draft

Exhibit "A"

Legal Description for 5600 South Wolf Road, Western Springs, Illinois.

PARCEL 1: THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

Legal Description for the Lawn Avenue ROW Parcel:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PINs: 18-18-200-017-0000
18-18-200-038-0000
18-18-200-001-0000 (Lawn Avenue ROW Parcel)

Draft

Exhibit "B"

AGREEMENT MADE BETWEEN
THE VILLAGE OF WESTERN SPRINGS AND MCNAUGHTON DEVELOPMENT, LLC
REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

(attached)

Draft

Recording Requested by and When Recorded Return to: Michael T. Jurusik Klein, Thorpe and Jenkins, Ltd. 900 Oakmont Lane, Suite 301 Westmont, Illinois 60559 **Record against:** **PINs:** **18-18-200-017-0000** **18-18-200-038-0000** **18-18-200-001-0000**	

Draft

AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MCNAUGHTON DEVELOPMENT, LLC REGULATING THE USE OF THE PRIVATELY OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into by and between the Village of Western Springs (the "VILLAGE"), a non-home rule Illinois municipal corporation, and McNaughton Development, LLC, an Illinois limited liability company, with its principal corporate office located at 11S220 Jackson Street, Suite #101, Burr Ridge, Illinois (the "DEVELOPER"), by and through their respective duly authorized agents and/or representatives, relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Crossing Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). The Traffic and Parking Agreement does not cover parking on private driveways that serve the individual townhome units. The VILLAGE and the DEVELOPER are at times referred to below individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the VILLAGE is a duly constituted and existing non-home rule municipality within the meaning of Section 1 (Municipalities And Units Of Local Government) and Section 7 (Counties and Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970. The VILLAGE is authorized, under the provisions of Section 10 (Intergovernmental Cooperation) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970, to contract and otherwise associate with individuals, associations and corporations in any manner not prohibited by law. The VILLAGE has statutory authority to promote the health, safety and welfare of the VILLAGE and its residents, to encourage private development in order to enhance the

local tax base, and to enter into contractual agreements with developers and redevelopers to achieve these objectives; and

WHEREAS, the DEVELOPER is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property") and has filed a General Information Application for Land Use and Development in the VILLAGE with supporting documents (the "Application") for the rezoning and redevelopment of the 5600 Wolf Road Property (the "Property"). Casey and Fran Gaik (the "Property Owner") are the fee simple title owners of the Property, and have submitted a written authorization to the VILLAGE that allowed the Applicant to file the Application for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development as described in more detail below (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof. The Property is approximately 2.755 acres and is legally described in **EXHIBIT "A"** attached hereto and made a part hereof. The Property Tax Index Numbers for the Property are identified as follows: (1) PIN: 18-18-200-017-0000, (2) PIN: 18-18-200-038-0000, and (3) PIN: 18-18-200-001-0000 (collectively the "Property PINs"); and

WHEREAS, the DEVELOPER proposes to redevelop the Property with twenty-nine (29) unit residential townhomes consisting of nine (9) townhome buildings with varying unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with driveways accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, an expanded stormwater detention basin system and stormwater management facilities and other private and public infrastructure, open space areas, landscaped areas and private streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowners Association. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate, and gate access will only be granted to residents of both subdivisions with clicker-access and VILLAGE emergency service vehicles. The swing gate will be improved with an Opticom system that will give VILLAGE emergency service vehicles access similar to the systems on streetlights. The Developer agrees to accept title to a sixty-six (66.00) foot by two hundred twenty-five (225.00) foot portion of Lawn Avenue (the "ROW Parcel") that will be vacated by the passage of a vacation ordinance and a plat of right-of-way vacation and retention of stormwater facility easement by the Village for purposes of incorporation into the Property and the Development so that the Developer can construct an expanded stormwater detention basin system as part of the construction of the Development. A copy of the SITE PLAN FOR THE HERITAGE CROSSING SUBDIVISION AND HERITAGE COURT (PRIVATE STREET) ("Site Plan") for the Development, revised as of November 5, 2024, is attached hereto as **EXHIBIT "B"** and made a part hereof; and

WHEREAS, the DEVELOPER and the VILLAGE have agreed to enter into this Agreement relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Crossing Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). This Agreement does not cover parking on private driveways that serve the individual townhome units; and

WHEREAS, Section 11-209 of the Illinois Vehicle Code, 625 ILCS 5/11-209, authorizes and empowers the VILLAGE to enter into an agreement with the DEVELOPER, with the OWNER'S consent, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of motor vehicle parking areas, within the proposed Heritage Crossing Subdivision, which is located within the corporate limits of the VILLAGE; and

WHEREAS, the President and the Board of Trustees of the VILLAGE deem it necessary for the health, safety and welfare of the citizens and residents of the VILLAGE, and for the health, safety and welfare of those persons using the Heritage Court right-of-way and the on-street and off-street parking spaces and the emergency turn-around areas within the proposed Heritage Crossing Subdivision, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of the motor vehicle parking areas in the proposed Heritage Crossing Subdivision; and

WHEREAS, the DEVELOPER, with the OWNER'S consent, has filed a written request that the VILLAGE and its Department of Law Enforcement Services ("POLICE DEPARTMENT") enforce the PARKING AND TRAFFIC REGULATIONS within the proposed Heritage Crossing Subdivision.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and in consideration of the Parties' mutual understandings, promises, covenants and agreements as set forth below, the Parties agree as follows:

Section 1: Incorporation. The foregoing Recitals are incorporated by reference into Section 1 of this Agreement as material provisions of this Agreement.

Section 2: Parking And Traffic Regulations. The VILLAGE agrees to establish under this Agreement and enforce the following PARKING AND TRAFFIC REGULATIONS regarding motor vehicle movement, parking and control on and within the Heritage Court right-of-way, the on-street and off-street parking spaces, and the emergency turn-around areas within the proposed Heritage Crossing Subdivision, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of the motor vehicle parking areas within the proposed Heritage Crossing Subdivision, as set forth below, and alternatively as contained in the attached document entitled "MAP OF TRAFFIC SIGNAGE AND ON-STREET AND OFF-STREET PARKING REGULATION SIGNAGE, OTHER MOTOR VEHICLE REGULATORY SIGNAGE AND SCHEDULE OF REGULATIONS FOR HERITAGE COURT AND THE HERITAGE CROSSING SUBDIVISION DATED _____, 202___" (attached hereto as **EXHIBIT "C"** and made a part hereof):

(A) *The posting of stop signs and/or yield signs at specified locations within the Heritage Crossing Subdivision, as the VILLAGE and the DEVELOPER deem necessary for the safety and convenience of the public and the users of the Heritage Court and the on-street and off-street parking spaces and the emergency turn-around areas within the Heritage Crossing Subdivision, and at all exits into a public highway within the Heritage Crossing Subdivision;*

(B) All motor vehicle movement shall be within the designated traffic lanes, subject to "turning of vehicle" regulations and where marked by arrow or posted "One Way" no motor vehicle movement shall be in the opposite direction;

(C) The stopping, standing or parking of a motor vehicle on Heritage Court or within the Heritage Crossing Subdivision by anyone not employed by, or otherwise required or authorized by, the DEVELOPER shall be prohibited;

(D) The stopping, standing or parking of commercial vehicles (vehicles of the second division as defined by 625 ILCS 5/1-146, other than recreational vehicles), which

are required to have other than Class B State of Illinois license plates as defined by 625 ILCS 5/3-815, on Heritage Court or within the Heritage Crossing Subdivision, other than temporarily for such time as is necessary for the reasonably expeditious loading and unloading of said vehicles when making pick-ups or deliveries to persons who own or lease or occupy a townhome or the DEVELOPER, or its designee, shall be prohibited;

(E) No motor vehicle shall be operated so as to cause or produce unnecessary loud, raucous, excessive or unusual noises, by the playing of the vehicle radio, by the racing of the motor, by lack of muffler cutout, by tire friction upon rapid turning or weaving, by spinning of wheel from standing or slow moving position produced by sudden unnecessary acceleration, by continuous unnecessary sounding of a horn or other noise or signal device, or by running of refrigeration units or compressors on the motor vehicle;

(F) The stopping, standing or parking of a motor vehicle within any designated handicapped parking area, without the proper display of the handicapped status of the occupant of said motor vehicle by way of either special state license plates or a locally issued handicapped status placard, shall be prohibited;

(G) The maximum speed for any motor vehicle shall not exceed fifteen (15) miles per hour OR twenty five (25) miles per hour;

(H) Any motor vehicle parked or abandoned during a snow storm, flood, fire or other public emergency, or found unattended on Heritage Court or within the Heritage Crossing Subdivision, where it constitutes an obstruction to traffic or where stopping, standing or parking is prohibited shall be towed at the owner's expense in accordance with the applicable provisions of Title 7 (Motor Vehicles) of the Western Springs Municipal Code;

(I) The stopping, standing or parking of a motor vehicle in, or otherwise obstructing, any fire lane, safety zone, loading zone or properly designated no parking zone shall be prohibited;

(K) The regulation of pedestrians and of pedestrian crossings that cross Heritage Court or within the Heritage Crossing Subdivision; and

(L) The establishment and enforcement of such additional reasonable rules and regulations in regard to traffic and parking on Heritage Court or within the Heritage Crossing Subdivision as local conditions may require for the safety and convenience of the public or of the users of Heritage Court or the Heritage Crossing Subdivision.

Section 3: **Signage.** The DEVELOPER, at its own cost and expense, agrees to erect and post all necessary signs and provide for all necessary pavement markings for the regulation of traffic and the use of the motor vehicle parking areas on Heritage Court or within the Heritage Crossing Subdivision as is necessary to carry out the PARKING AND TRAFFIC REGULATIONS, and agrees to bear the costs and expense of the maintenance thereof.

Section 4: **Violations.** When violations of the PARKING AND TRAFFIC REGULATIONS arise, upon request of the DEVELOPER, the VILLAGE agrees to inspect and regulate motor vehicle traffic and motor vehicle parking on Heritage Court and within the Heritage Crossing Subdivision in accordance with the PARKING AND TRAFFIC REGULATIONS, and, in relation thereto, agrees to furnish customary police services necessary for the enforcement of the aforementioned regulations. The VILLAGE is not obligated to permanently dedicate a police officer to monitor or inspect Heritage Court and the Heritage Crossing Subdivision on a daily basis. The level of police service to be provided by the VILLAGE in

relation to Heritage Court and the Heritage Crossing Subdivision shall be the same as is provided to any other person who contacts the VILLAGE to report a potential violation of law and requests assistance or to file a complaint.

Section 5: Effective Date of Parking and Traffic Regulations. After the Parties approve this Agreement, at such time as the PARKING AND TRAFFIC REGULATIONS established on Heritage Court and within the Heritage Crossing Subdivision under this Agreement become effective pursuant to 625 ILCS 5/11-209 (three (3) calendar days after the recording of the Agreement with the Cook County Clerk's Office, Recording Division ("CCCORD")), it shall be an offense for any person to violate or fail to comply with or fail to conform to any of the PARKING AND TRAFFIC REGULATIONS set forth above in Section 2. Such offense shall be punishable by a fine in accordance with the applicable Ordinances of the VILLAGE.

Section 6: Annual Inspection of Signage by Developer. The DEVELOPER shall, at least once annually, inspect Heritage Court and the Heritage Crossing Subdivision to verify and determine that all required signs and/or pavement striping are in place and in good condition. A letter confirming the findings of the annual inspection shall be sent by the DEVELOPER to the Village Manager. If the VILLAGE, on its own information or based on notice provided to it by any person, determines at any time that additional signs and/or pavement striping are needed, or that existing signs and/or pavement striping are in need of repair or replacement, the VILLAGE shall notify the DEVELOPER in writing of such necessary additional pavement striping or sign installations or repair and/or replacement work. The DEVELOPER, at its own cost and expense, shall install such additional signs and/or pavement striping, or undertake the repair and/or replacement of such signs and/or pavement striping on Heritage Court and within the Heritage Crossing Subdivision as requested by the VILLAGE within thirty (30) calendar days of the VILLAGE'S notice or such other time agreed upon by the Parties. The VILLAGE has no duty or obligation to inspect the condition of parking and traffic signs posted on Heritage Court and within the Heritage Crossing Subdivision pursuant to this Agreement.

Section 7: Authorization to Enforce State and Local Laws. The DEVELOPER authorizes the VILLAGE to enforce such other State or local laws, not specifically referenced in Section 2 above, on Heritage Court and within the Heritage Crossing Subdivision, and the VILLAGE agrees to enforce such State or local laws, if warranted.

Section 8: Indemnification, Defense and Hold Harmless. The DEVELOPER shall indemnify, defend and hold harmless the VILLAGE, and its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers and agents, with respect to any claim or loss, including but not limited to attorney fees, costs and expenses of litigation, claims and judgments in connection with any and all claims for injuries, death, illness or damages of any kind which may arise, either directly or indirectly, out of the VILLAGE'S performance of the terms of this Agreement, except for any intentional wrongful acts on the part of the VILLAGE or its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers or agents.

Section 9: Insurance. The DEVELOPER shall maintain a Comprehensive General Liability Insurance Policy which specifically names the VILLAGE, and its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers and agents as additional insureds. The coverage shall be in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the aggregate or in such other amounts agreed to by the Parties on an annual basis. The DEVELOPER shall keep the coverage in full force and effect during the term of this Agreement, provide a certificate of insurance to the Village Manager on an annual or

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renewal basis, and the coverage shall not be terminated or canceled without thirty (30) calendar days prior written notice to the VILLAGE.

Section 10: Term; Termination; Notice. This Agreement shall be in full force and effect from and after its date of approval by the VILLAGE for a period of twenty (20) years thereafter, unless terminated as provided for in this Section or unless extended in writing by mutual agreement of the Parties for one or more twenty (20) year terms. This Agreement may be terminated for any reason by either Party upon thirty (30) calendar days prior written notice to the other Party. Whenever notice is required to be sent to either Party, it shall be addressed as follows:

A. If to the VILLAGE: Village Manager Village of Western Springs 740 Hillgrove Avenue Western Springs, Illinois 60558	B. If to the OWNER: Paul McNaughton, Manager McNaughton Development, LLC 11S220 Jackson Street, Suite #101 Burr Ridge, Illinois 60527

All notices shall be sent by personal delivery or certified mail, return receipt requested, and shall be deemed given as of the date of the personal delivery or, if given by certified mail, three (3) calendar days from the date of mailing.

Section 11: Authority to Enter into this Agreement. The DEVELOPER and the VILLAGE warrant that they have the full power and authority to enter into this Agreement and have been properly authorized to do so by the Corporate Authorities of the VILLAGE and the required corporate action of the DEVELOPER. The DEVELOPER warrants and represents to the VILLAGE that: (i) the DEVELOPER has the full and complete right, power and authority to enter into this Agreement and to agree to the terms, provisions and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement; (ii) all legal actions needed to authorize the execution, delivery and performance of this Agreement by the DEVELOPER have been taken; and (iii) neither the execution of this Agreement nor the performance of the obligations assumed by the DEVELOPER will: (a) result in a breach or default under any agreement to which the DEVELOPER is a party or to which it or the Property is bound; or (b) violate any statute, law, restriction, court order or agreement to which the DEVELOPER or the Property are subject.

Section 12: Entire Agreement. This Agreement constitutes the entire understanding between the VILLAGE and the DEVELOPER with respect to the subject matter contained herein, and supersedes any and all prior understandings and/or agreements between the Parties, whether written, oral or otherwise. Any and all representations, agreements, promises and/or understandings not expressly set forth herein are null, void and of no legal effect.

Section 13: Amendments. This Agreement may be modified or amended only by the mutual consent of the Parties. Any modification or amendment of this Agreement must be in writing, signed by the Parties, duly executed, and then filed with the CCCORD. Any attempt to modify or amend this Agreement that fails to conform to the aforementioned requirements shall be null, void and of no legal effect.

Section 14: Counterparts. This Agreement may be executed in any number of counterparts, with each counterpart deemed to be an original. This Agreement shall be effective on the date that the last signatory executes this Agreement.

Section 15: Severability. The terms, conditions and provisions of this Agreement shall be severable, and if any term, condition or provision is found to be unenforceable for any reason whatsoever, the remaining terms, conditions and provisions shall remain in full force and effect.

Section 16: Governing Law; Venue. This Agreement is entered into under, and shall be governed, enforced and interpreted for all purposes under the laws of the State of Illinois. For purposes of any litigation brought in regard to this Agreement, the Parties agree that such litigation shall only be brought in the Circuit Court of Cook County, Illinois or the United States District Court located in Chicago, Illinois, and consent to the jurisdiction of said courts.

Section 17: Enforcement. Either Party to this Agreement may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding including without limitation specific performance, except that the DEVELOPER agrees that it will not seek, and does not have the right under any circumstances to seek, to recover a judgment against any VILLAGE elected or appointed official, officer, employee, agent, representative, engineer, or attorney on account of the negotiation, execution, or breach of this Agreement.

Section 18: Successors and Assigns; Assignment and Assumption of the Agreement. The term "DEVELOPER" includes McNaughton Development, LLC and its transferees, successors-interest, all legal or beneficial owners of record, assigns, tenants, licensees, and all subsequent owners of the Property or any part of the Property, or any other person and each and all homeowners associations or their equivalent within the Property. The DEVELOPER shall be liable for all of the DEVELOPER'S obligations under this Agreement. All obligations assumed by the DEVELOPER under this Agreement shall be binding on the DEVELOPER, and on any and all of the DEVELOPER'S successors and assigns, and on any and all of the respective successor owners of all or any portion of the Property. To assure that the DEVELOPER'S successors, assigns and successor owners of all or any portion of the Property have notice of this Agreement and the obligations created by it, the DEVELOPER shall:

1. Deposit with the Village Clerk, within thirty (30) calendar days after the closing date at which the DEVELOPER obtains fee simple title to the Property, which is referred to as the "Acquisition Date", any consents or other documents necessary to authorize the VILLAGE to record a Memorandum of this Agreement against title to the Property in form and substance reasonably acceptable to the DEVELOPER and the VILLAGE with the CCCORD;
2. Notify the VILLAGE in writing at least thirty (30) calendar days prior to any date that the DEVELOPER intends to transfer fee title to any portion of the Property to any person not a Party to this Agreement;
3. File against title to the Property with the CCCORD a Memorandum of this Agreement or other similar reference(s) to this Agreement sufficient to put third parties on notice of the existence of this Agreement; and
4. Require, prior to the transfer of all or any portion of the Property to any person or entity not a Party to this Agreement that occurs prior to the substantial completion of the Development, the transferee to execute an enforceable written assignment and assumption agreement, in form and substance reasonably approved by the Village Attorney (the "Transferee Assignment and Assumption Agreement"), agreeing to be bound by this Agreement, and to provide the VILLAGE, after request, with reasonable assurance of the financial ability of the transferee to meet any remaining obligations under this Agreement. The Transferee Assignment and Assumption Agreement shall be filed against title to the Property with the CCCORD and shall obligate the new owner of the Property from time to time to perform the obligations of the DEVELOPER under this

Agreement and shall require notice to the VILLAGE of any transfer of the Property, which memorandum shall be in a form and substance reasonably satisfactory to the VILLAGE and the DEVELOPER.

Section 19: Binding Agreement. This Agreement will run with and bind the Property as long as the Development and its homeowners association continues to exist and operate, and will inure to the benefit of and be enforceable by the DEVELOPER, the homeowners association and the VILLAGE, provided it is renewed by the Parties if the Agreement terminates due to the expiration of its initial twenty (20) year term. The obligations of the DEVELOPER under this Agreement are binding on the DEVELOPER, on all of the DEVELOPER'S transferees, successors-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property and each and all homeowners associations or their equivalent within the Property.

Section 20: Termination of the Agreement For Failure of the Developer to Acquire Title to the Property. This validity of this Agreement is subject to the DEVELOPER purchasing the Property from the Property Owner. If the DEVELOPER does not purchase the Property from the Property Owner, this Agreement shall automatically terminate without any further action being taken by either Party and shall be void and unenforceable. If the DEVELOPER does not purchase the Property, the DEVELOPER agrees to waive all claims, causes of action and damages of any kind that the DEVELOPER could file against the VILLAGE arising out of or related to the termination of this Agreement. The DEVELOPER is required to provide written notice to the VILLAGE within five (5) calendar days of the termination of the real estate purchase contract that it has entered into with the Property Owner related to the Property.

Section 21: Recording with CCCORD. Upon its execution, a certified copy of this Agreement shall be recorded by the VILLAGE, at the OWNER'S expense, with the CCCORD. The VILLAGE shall deliver one (1) stamped copy of the Agreement to the OWNER after filing with the CCCORD.

IN WITNESS WHEREOF, the Village of Western Springs, pursuant to authority granted by the adoption of a Resolution by its Board of Trustees, has caused this Agreement to be executed by its President and attested by its Clerk, and MCNAUGHTON DEVELOPMENT, LLC, pursuant to the authority granted by the adoption of a corporate resolution, has caused this Agreement to be signed by its Manager and attested by its Secretary.

VILLAGE OF WESTERN SPRINGS

By:_____
Name:_____
Village President

Date: _____, 2025.

ATTEST:

By:_____
Name:_____
Village Clerk

Date: _____, 2025.

MCNAUGHTON DEVELOPMENT, LLC

By:_____
Name:_____
Manager

Date: _____, 2025.

ATTEST:

By:_____
Name:_____
Secretary

Date: _____, 2025.

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EXHIBIT "A"

Legal Description for 5600 South Wolf Road, Western Springs, Illinois.

PARCEL 1: THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION BEING A SUBDIVISION OF THE EAST 473 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN VIAL'S FAIRWAY, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 17, 1957 AS DOCUMENT 16879637 IN COOK COUNTY, ILLINOIS.

Legal Description for the Lawn Avenue ROW Parcel:

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNHOMES, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 99297584, LYING NORTH OF THE SOUTH LINE OF RIDGEWOOD UNIT 12, RECORDED OCTOBER 6, 1965, AS DOCUMENT NO. 19610359, LYING WEST OF THE EAST LINE OF THE WEST ½ OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN MAXTED SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 14442019, AND LYING EAST OF THE WEST LINE OF RIDGEWOOD UNIT NO. 11, RECORDED APRIL 3, 1964, AS DOCUMENT NO. 19089916, IN THE EAST HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PINS: 18-18-200-017-0000
18-18-200-038-0000
18-18-200-001-0000 (Lawn Avenue ROW Parcel)

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EXHIBIT "B"

SITE PLAN FOR THE HERITAGE CROSSING SUBDIVISION AND HERITAGE COURT (PRIVATE STREET) DATED NOVEMBER 5, 2024 AND PREPARED BY _____

(attached)

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EXHIBIT "C"

MAP OF TRAFFIC SIGNAGE AND ON-STREET AND OFF-STREET PARKING REGULATION SIGNAGE, OTHER MOTOR VEHICLE REGULATORY SIGNAGE AND SCHEDULE OF REGULATIONS FOR HERITAGE COURT AND THE HERITAGE CROSSING SUBDIVISION DATED _____, 202___

(attached)

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-????

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND MCNAUGHTON DEVELOPMENT, LLC REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE CROSSING SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the Resolution by the Village President and Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Village President and Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

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RESOLUTION NO. 25-_____
Roll Call Vote.
VOTE:_____
AYES:_____
NAYS:_____
ABSTAIN: _____
ABSENT: _____
DATE: February 10, 2025.
OTHER: None.

A RESOLUTION APPROVING A WAIVER OF THE FIVE (5) ACRE MINIMUM LAND AREA REQUIREMENT UNDER SECTION 10-8-3 (GUIDELINES) OF THE WESTERN SPRINGS VILLAGE CODE AND THE REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION MATERIALS UNDER SECTION 10-8-8 (SUBMITTAL REQUIREMENTS) OF THE WESTERN SPRINGS VILLAGE CODE AS REQUESTED BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC FOR APPROVAL OF A CONDITIONAL USE FOR A PLANNED DEVELOPMENT TO CONSTRUCT THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT AT THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS.

WHEREAS, McNaughton Development, LLC, with its principal business office located at 11S220 Jackson Street, Burr Ridge, Illinois 60527 ("Applicant"), is the contract purchaser and prospective developer of the real property commonly known as 5600 South Wolf Road, Western Springs, Illinois ("Property"). Casey and Fran Gaik (collectively the "Property Owner") are the fee simple title owners of the Property and have submitted a written authorization to the Village of Western Springs ("Village") that allowed the Applicant to file with the Village a completed "General Information Application for Land Use and Development in the Village" form with supporting documents (the "Application") for the redevelopment of the Property as a twenty-nine (29) unit residential townhome development (the "Development"). The Property Owner has further executed a "Written Consent and Waiver" to allow McNaughton Development, LLC to enter into this Agreement, a copy of which is on file with the Community Development Department and is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, the Applicant submitted the Application to the Village requesting approval of a conditional use permit for a planned development, a map amendment, an amendment to the Village's Comprehensive Land Use Plan, a plat of consolidation, a plat of abrogation for storm sewer easement and public utility easement, a plat of vacation relating to a portion of Lawn Avenue, which is utilized as a stormwater detention basin, certain development allowances, exceptions and variations, and other zoning relief as noted below in accordance with the applicable provisions of the Village's Development Control Ordinance ("DCO"), in order to construct the Development, which is commonly referred to as the Heritage Crossing Subdivision or the Heritage Crossing Townhome Development. A copy of the Application is on file with the Village's Community Development Department and is incorporated herein by reference; and

WHEREAS, the proposed Development consists of nine (9) townhome buildings with unit counts of either three-units or four-units. Each dwelling unit will have a balcony, a rear patio, and an attached, front-loaded garage with a driveway accessed by a private street through the Development. The Development will have off-street community parking spaces, possible on street-parking, sidewalks, stormwater detention basins, open space and streetlights. The Applicant proposes to extend private Heritage Court to the southeast through the Property to the Development's access driveway proposed along Wolf Road. The existing portion of Heritage Court, a private road, currently services only the

Heritage Springs Townhome Development, connects to 55th Street to the north of the Property and is maintained by the Heritage Springs Homeowners Association. The Applicant's plans indicate that the new portion of Heritage Court will match the existing road's width. An automatic gate will separate the Development from the existing Heritage Springs Subdivision to the north. Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights; and

WHEREAS, the requested zoning relief consists of: (1) approval of a conditional use permit for a planned development in accordance with Chapter 3 (Conditional Uses) and Chapter 8 (Planned Developments) of the DCO to construct the Development, subject to the requested exceptions, variations and zoning relief from the DCO regulations; (2) a waiver of the five (5) acre minimum land area requirement under Section 10-8-3 (Guidelines) of the DCO; (3) the reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO as set forth below; (4) approval of a single stage Final Plan review and approval process (i.e., a combined Preliminary Plan / Final Plan approval) for the Development per Subsection 10-8-8(C) of the DCO, provided that the Applicant complies with the submittal and plan review requirements of Section 10-8-5(C) (Final Plan) of the DCO, subject to the reduction in the submittal requirements and other exceptions authorized by this Resolution; (5) a Comprehensive Plan Amendment to the Long-Range Land Use Map that reclassifies the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District; (6) a map amendment to re-zone the Property from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District; (7) an Exception (Variations) from Subsection 10-8-4(B)(1)(d) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO applicable only to the Development to provide: "Along the periphery of such planned developments, set back yards shall be provided as required by the regulations of the underlying zoning district, except that in the R4 - Multiple-Family Residence District variations of not more than 61% to the front yard regulation and the corner side yard regulation may be allowed as part of the approval of the planned development."; (8) Exception (Variations) from Subsection 10-8-4(B)(1)(e) (Exceptions From District Regulations; Site Design Regulations; Exceptions From District Regulations) of the DCO to provide: "Building height shall comply with the Zoning District regulations approved by the Village for the planned development, except that a variation of not more than 9% above the maximum height of buildings and structures may be allowed as part of the approval of a planned development."; (9) Exceptions (Text Amendments / Variations) from requirements of Section 10-6-5 (R4 - Multiple-Family Residence District) regulations, including:

i. Subsection 10-6-5(D): Minimum Development Parcel Size: Required: five (5) acres (217,800 square feet); and Requested: 2.76 acres;
ii. Subsection 10-6-5(E)(1): Minimum Yards Requirements: Front Yard: Required: Twenty-five feet (25'); and Requested: Seven Feet (7');
iii. Subsection 10-6-5(E)(2): Minimum Yards Requirements: Corner Side Yard: Required: Twenty-five feet (25'); and Requested: fourteen feet and five inches (14.48');
iv. Subsection 10-6-5(E)(3): Minimum Yards Requirements: Interior Side Yard: Required: Thirty feet (30'); and Requested: six feet and eight inches (6.67');
v. Subsection 10-6-5(E)(4): Minimum Yards Requirements: Rear Yard: Required: Thirty feet (30'); and Requested: Twelve feet and nine inches (12.75'); and
vi. Any additional exception(s) or variation(s) identified at the Public Hearing from the other use, bulk and site design requirements contained in the DCO that are necessary to

permit the construction of the Development and allow the above real Property to be used for its intended purposes in accordance with the filed Application shall also be considered for Village approval; and

(10) a Variation from Subsection 10-4-4(f)3a (Fences; Height Restrictions) of the DCO to allow a fence height of 8 ft.; and

(11) a Variation from Subsection 10-8-4(B)(1)(e) (Maximum Building Height) of the DCO to allow a maximum building height of 36.33 ft.; and

(12) a Variation from Subsection 10-10-7 (Street Design Criteria) to allow a pavement width of 23 ft.; and

(13) a Variation from Subsection 10-10-7 (Street Design Criteria) to allow a minimum horizontal curve radius of less than 150 ft.

(14) a Variation from Subsection 10-10-7 (Street Design Criteria) to allow a minimum vertical curve of 40 ft.; and

(15) a Variation from Subsection 10-11-11(C)(2) (Stormwater Management Requirements For All Developments; Detention; Streets) of the DCO to allow the portion of the north end of Heritage Court (a private street) between the north lot line of the Property to a point approximately forty feet (40') south of the north lot line of the Property, which is not intended to be used for primary ingress and egress vehicle access to the Property, to be designed and constructed to temporarily hold stormwater during certain infrequent rain events to facilitate the movement of excess stormwater from the Property to the on-site stormwater detention basins and to draw stormwater off of the remainder of Heritage Court and away from the private driveways of northerly dwelling units so that there is no ponding of stormwater in front of the dwelling units. The standards for consideration and approval of the proposed map amendment and text amendments are set forth in Section 10-3-12 (Amendments) of the DCO; and

WHEREAS, a public hearing has been conducted by the Western Springs Plan Commission relative to the Application during public meetings held on August 13, 2024, September 24, 2024 and November 18, 2024, as required by the applicable provisions of State law, including the Illinois Open Meetings Act, 5 ILCS 120/ and Division 11-13 of the Illinois Municipal Code (65 ILCS 5/ 11-13), and the applicable provisions of the DCO (the "Public Hearing"). Prior to conducting the Public Hearing, a notice of Public Hearing was published in a newspaper, a "zoning application pending" sign was posted at the Property, a notice of Public Hearing was mailed to those persons who are required to be mailed the notice in compliance with applicable State law and the DCO, and separate agendas for each of the Plan Commission meetings where the Public Hearing sessions were held were posted as required by the Open Meetings Act; and

WHEREAS, pursuant to Section 10-8-3 (Guidelines) of the DCO, the Village Board, upon finding just cause, may waive the five (5) acre minimum land area requirement for planned developments; and

WHEREAS, pursuant to Section 10-8-8(B) (Submittal Requirements; Preliminary Plan Stage) of the DCO, the Village Board may "modify and/or reduce the required submission materials for any proposed planned development by resolution upon request of the Applicant and after receiving the recommendation of the Village Manager". The Applicant has requested that the following required submission materials for the planned development be waived (the "Waiver Requests"):

(1) Subsection 10-8-8(B)(4)(d): Market Study prepared by a qualified, independent market research firm. [This waiver is supported by the fact that the Applicant has submitted a report with supporting market and financial data relative to other recent, active townhouse developments in the Village to demonstrate the market demand for the housing type and base cost.]

(2) Subsection 10-8-8(B)(3)(g): "Site lighting plan". [Due to the relatively small size of the Development, the site lighting details and specifications are identified on the submitted development plans and will be reviewed and approved by Village Staff as part of the plan review process.]; and

WHEREAS, pursuant to the applicable provisions of the DCO, the Village Board may grant the following requests of the Applicant ("Zoning Process Allowances"):

(1) Approval of a combined Preliminary Plan / Final Plan as part of the Final Plan stage per Subsection 10-8-5(C) of the DCO to allow a single simultaneous submission per the Final Plan stage requirements and exemptions to specific requirements of Subsection 10-8-8 of the DCO deemed unnecessary due to the small size of the Development;
(2) Pursuant to Subsection 10-3-6(B) of the DCO, ratifying direction to the Plan Commission to conduct a review of this Application and associated documents, to conduct the required public hearing and to make a recommendation to the Village Board, which has the final authority to grant approval of a map amendment and requested zoning relief; and

WHEREAS, Village Manager Ellen Baer has issued a recommendation dated December 26, 2024 in support of the waiver of the five (5) acre minimum land area requirement and the Waiver Requirements ("Village Manager Recommendation"), a copy of which is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, in accordance with the authority granted by the applicable provisions of the DCO, the President and Board of Trustees of the Village of Western Springs make the following just cause findings and determinations in regard to the Waiver Requests and the Zoning Process Allowances:

(a) It is reasonable and justified to approve the waiver of the five (5) acre minimum land area requirement because the Village Board has consistently waived this requirement for other in-fill planned developments involving the construction of residential townhomes;
(b) It is reasonable and justified to approve the Waiver Requests and the Zoning Process Allowances, given the limited scope of the proposed Development to be constructed at the Property;
(c) The absence of certain limited submission materials will not hinder or prejudice the Plan Commission's or the Village Board's ability to evaluate and take action on the requested zoning relief in the Application;
(d) For this specific Development, the costs associated with preparing the submission materials that are the subject of the Waiver Requests are unduly burdensome when compared to the public benefit that such materials will provide;
(e) Certain portions of the submission materials already exist in various formats and are public information that is available via the Freedom of Information Act; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the Waiver Requests and the Zoning Process Allowances and the Village Manager Recommendation, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Waiver Requests and the Zoning Process Allowances; and

WHEREAS, at open public meetings held on **January 13, 2025, January 27, 2025 and February 10, 2025,** the Corporate Authorities of Village reviewed and discussed the Committee's Recommendation and the Village Manager Recommendation regarding the Waiver Requests and the Zoning Process Allowances, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 meeting, the Corporate Authorities of the Village accepted the Committee's Recommendation and the Village Manager Recommendation regarding approval of the Waiver Requests and the Zoning Process Allowances; and

WHEREAS, for the above-stated reasons, the President and Board of Trustees of the Village of Western Springs find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local business owners and the public to approve the waiver of the five (5) acre minimum land area requirement and the Waiver Requests and the Zoning Process Allowances as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each of the Whereas paragraphs set forth above are incorporated by reference into Section 1 of this Resolution.

SECTION 2. Approval of Waiver Requests and Zoning Process Allowances; Acceptance of Village Manager Recommendation. The President and Board of Trustees of the Village of Western Springs approve and grant the above-requested Waiver Requests and Zoning Process Allowances, and further accept the Village Manager Recommendation and approve the waiver of the five (5) acre minimum land area guideline requirement for the Development.

SECTION 3. Termination of Resolution for Failure of Developer to Acquire Title to the Property. This validity of this Resolution is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Resolution shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Resolution. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 4. Recording; Covenants That Run With The Land. Upon approval by the President and Board of Trustees of the Village of Western Springs, a certified copy of this Resolution shall be filed with the Cook County Clerk's Office, Recording Division ("CCCORD") by the Village, at the Applicant's cost. The Village shall provide the Applicant with a file stamped copy of this Resolution after it is filed with the County Clerk. The terms, provisions and conditions set forth in this Resolution, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only upon the written consent of the President and Board of Trustees of the Village of Western Springs.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its

adoption and approval as provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a **Special Meeting** thereof, held on the 10th day of February, 2025 and approved by me as President on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Draft

Exhibit "A"

Village Manager Ellen Baer Recommendation
dated December 26, 2024 in Support of
the Waiver of the Five (5) Acre Minimum Land Area Requirement
and the Waiver of Certain Planned Development Submittal Requirements

(attached)

Draft

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.246.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

To: **President Heidi Rudolph and the Board of Trustees**
From: **Ellen Baer, Village Manager**
Subject: **Heritage Crossing Townhome Development, 5600 South Wolf Road: Recommendation Regarding Request for Waiver of Planned Development Submittal Requirements**
Date: **December 26, 2024**
CC: **Heather Valone, Director of Community Development**

McNaughton Development, LLC, the contract purchaser / proposed developer of the 5600 South Wolf Road property (the "Property"), has submitted an application and site plan for the rezoning, subdivision approval, conditional use permit / planned development approval and certain variation approvals to redevelop the Property with twenty-nine (29) unit residential townhomes known as the Heritage Crossing Townhome Development (the "Development"). The application and proposed site plan have been processed as a planned development. The Village's Plan Commission has held and completed the required public hearing (conducted on August 13, 2024, September 24, 2024 and November 18, 2024) and has issued Recommendation No. 24-02, which favorably recommends Village Board approval of the application and the request for zoning and development relief to allow the Developer to construct the Development, subject to a number of development conditions including the vacation of a portion of the Lawn Avenue right-of-way ("Lawn Avenue ROW Area") to transfer legal title to that real property to the Developer as part of the Developer's completion of certain stormwater drainage enhancements at the Property. In a separate memo provided in the Village Board packet, Director Heather Valone has outlined the Developer's request for a waiver of certain submittal requirements required by the Village Code. The requested waivers are also listed below.

Waivers of submittal requirements are not uncommon, since planned developments can vary in acreage, complexity, land use, and other features. The Development Control Ordinance of the Village Code ("DCO") states the following:

"10-8-8: SUBMITTAL REQUIREMENTS:
B. Preliminary Plan Stage: Required submission materials for the preliminary plan stage are outlined below. The village board may modify and/or reduce the required submission materials for any proposed planned development by resolution upon request of the petitioner and after receiving the recommendation of the village manager. The village manager shall inform the petitioner in writing of any such modification or reduction."

Proposed Planned Development Submittal Waivers

- Simultaneous Preliminary and Final Submission:

Exemption from separate submissions for Preliminary Plan stage per DCO 10-8-8(B) and Final Plan stage per DCO 10-8-8 (C) to allow a single simultaneous submission per the Final Plan stage requirements.

- **Waiver of the 5 acre minimum land area guideline under Section 10-8-3**

(Guidelines) of the DCO. [The Property, with the inclusion of the Lawn Avenue ROW Area, meets the minimum lot area requirement of the R4 – Multiple-Family Residence District regulations. The most recent planned developments (Field Park 17 Ogden Avenue Townhomes and Foxford Station) have been granted waivers from this guideline.]

- **Reduction of certain planned development submission materials under Section 10-8-8 (Submittal Requirements) of the DCO:**

DCO Subsection 10-8-8(B)(4)(d): Market study (financial information) prepared by a qualified, independent market research firm. [The Applicant submitted fiscal impact projections showing that the Development will positively impact all taxing districts and generate impact fees. While the Applicant has requested a waiver from the market study submittal, the Applicant has submitted data on other townhouse developments in Western Springs to demonstrate the market demand for the housing type and base cost.] Although the applicant is requesting waivers, they are requests that have historically been granted to other infill developments. Additionally, although the applicant has requested waivers to the submittal requirements, the applicant has used other types of submittals to provide the same information that is required by the Village Code. I am in agreement with Director Valone that the waivers are reasonable and should be granted by the Village Board.

If you have any questions regarding this matter, please feel free to contact Director Valone or me.

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A WAIVER OF THE FIVE (5) ACRE MINIMUM LAND AREA REQUIREMENT UNDER SECTION 10-8-3 (GUIDELINES) OF THE WESTERN SPRINGS VILLAGE CODE AND THE REDUCTION OF CERTAIN PLANNED DEVELOPMENT SUBMISSION MATERIALS UNDER SECTION 10-8-8 (SUBMITTAL REQUIREMENTS) OF THE WESTERN SPRINGS VILLAGE CODE AS REQUESTED BY APPLICANT / CONTRACT PURCHASER MCNAUGHTON DEVELOPMENT, LLC FOR APPROVAL OF A CONDITIONAL USE FOR A PLANNED DEVELOPMENT TO CONSTRUCT THE PROPOSED 29 UNIT HERITAGE CROSSING TOWNHOME DEVELOPMENT AT THE PROPERTY COMMONLY KNOWN AS 5600 SOUTH WOLF ROAD, WESTERN SPRINGS, ILLINOIS

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a **Special Meeting** held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

ORDINANCE NO. 25-_____
VOTE:
AYES:
NAYS:
ABSENT:
ABSTAIN:
DATE: February 10, 2025.
OTHER: Published in Pamphlet Form.

AN ORDINANCE APPROVING A MINOR AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT ISSUED FOR THE WESTERN SPRINGS TOWNHOMES SUBDIVISION (THE "HERITAGE SPRINGS SUBDIVISION") LOCATED SOUTH OF 55TH STREET AND WEST OF WOLF ROAD IN WESTERN SPRINGS, ILLINOIS RELATIVE TO CONSTRUCTION OF ON-STREET PARKING SPACES WITHIN HERITAGE COURT.

WHEREAS, the Heritage Springs Owners Association (the "HS Association") is the current owner of the Common Area (defined below) within the Western Springs Townhomes Subdivision (the "Heritage Springs Subdivision"), which is located south of 55th Street immediately adjacent to the vacated Lawn Avenue right-of-way and west of Wolf Road in Western Springs, Illinois. The Subdivision consists of fourteen (14) single-family townhome units and the Common Area developed by former owner / developer Gammonley Group, which are shown on the "Final Plat of Subdivision Western Springs Townhomes" (the "Subdivision Plat"), a copy of which is incorporated herein by reference. The Subdivision Plat was filed on March 29, 1999, with the Cook County Recorder of Deeds Office and marked with Recording Number 99297584. The legal description of the Common Area is described as follows:

> Common Area shown in the Western Springs Townhomes Subdivision, being a subdivision of the East ½ of the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 29, 1999, as Document No. 99297584 in Cook County, Illinois.
>
> PIN: 18-18-200-059-0000.
>
> Common address: 5500 Heritage Court, Western Springs, Illinois; and

WHEREAS, pursuant to the Village-approved Final Plans and Subdivision Plat, the HS Association, or the Gammonley Group, completed certain improvements to the Common Area that support the townhomes, including the installation of a sanitary sewer main and sanitary sewer services to each of the townhomes, a storm sewer system and detention system, a private street (named "Heritage Court"), a parking area, including curb and gutter and pavement markings and a vehicle turnaround, street lights, a sidewalk system, driveway aprons, a water main and water service lines to each of the townhomes, a fire hydrant system, and all fencing and retaining wall systems (the "Improvements"); and

WHEREAS, on March 24, 2014, with the passage of Ordinance No. 14-2747, the President and Board of Trustees of the Village (the "Corporate Authorities") accepted title to and ownership and maintenance responsibility only for certain Improvements located in the Common Area, consisting of the water main, streetlights and fire hydrant system (the "Accepted Public Improvements") in accordance with the applicable provisions of Section 10-10-19 (Land Dedications and Completion, Maintenance and Acceptance of Improvements) of the Development Control Ordinance of the Western Springs Municipal Code ("DCO"). The Accepted Public Improvements are further described and depicted in the "Bill of Sale for the Accepted Public Improvements in the Western Springs Townhomes Subdivision," and are further shown on the Utility and Grading As-Built Plan (Heritage Springs Townhomes, Western Springs, Illinois

dated September 29, 2007, as amended by James J. Benes & Associates, Inc. dated January 28, 2014) (the "As-Built Plan"), copies of which are attached as Exhibits to Ordinance No. 14-2747; and

WHEREAS, with the passage of Resolution No. 14-2747, the Corporate Authorities of the Village also approved and entered into a document with the HS Association titled "Cost Sharing Maintenance Agreement for the Private Street (Heritage Court) Located in the Western Springs Townhomes Subdivision". Under this Agreement, Heritage Court remained a private street, with continued ownership and maintenance responsibility remaining with the HS Association, but, at the request of the HS Association, the Village agreed to include any street resurfacing work or replacement work in regard to Heritage Court in a Village street repair bidding process and agreed to have the selected contractor perform such work to Heritage Court, provided that the HS Association pays to the Village ninety percent (90%) of the costs to complete such work. The Village agreed to pay ten percent (10%) of the costs to complete the work to Heritage Court in recognition that there is public use of Heritage Court. Based on traffic data provided by the Village staff and the Village Engineer, the President and Board of Trustees of the Village determined that Heritage Court is used for public traffic ten percent (10%) of the time. Heritage Court is shown on the As-Built Plan; and

WHEREAS, McNaughton Development, LLC (the "Developer"), the contract purchaser / proposed developer of the 5600 South Wolf Road property (the "Property"), has submitted an application and site plan for the rezoning, subdivision approval, conditional use permit / planned development approval and certain variation approvals to redevelop the Property with twenty-nine (29) unit residential townhomes known as the Heritage Crossing Townhome Development (the "Development"). The Property is immediately adjacent to and south of the Heritage Springs Subdivision. The application and proposed site plan have been processed as a planned development. After the required public hearing was conducted by the Western Springs Plan Commission, the Plan Commission issued Recommendation No. 24-02, which favorably recommended Village Board approval of the application and the request for zoning and development relief to allow the Developer to construct the Development; and

WHEREAS, on **February 10, 2025, with the passage of Ordinance No. 25-_____,** the Corporate Authorities of the Village approved the application and zoning relief and granted a conditional use permit for a planned development to allow the Developer to construct the Development, subject to a number of development conditions, including the construction of an extension of existing Heritage Court right-of-way by the Developer from its south terminus in the Heritage Springs Subdivision through the Heritage Crossing Subdivision to its connection point at Wolf Road. The new portion of Heritage Court will remain a privately owned street and will be maintained by the homeowners association of the Heritage Crossing Subdivision ("HC Association"). Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access, which will be installed by the Developer and maintained by the HC Association, and access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights; and

WHEREAS, as part of the proposed Development application, the Developer has entered into an "Development Agreement" with the HS Association for purposes of agreeing to make certain improvements within the Heritage Springs Subdivision, including the construction of three (3) on-street parking spaces within privately owned Heritage Court that serves the Heritage Springs Subdivision, as shown on the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision. The Developer, with the consent of the HS Association, has requested a minor amendment to the Conditional Use Permit for Planned Development issued for the Heritage Springs Subdivision to

construct the above-mentioned parking spaces (the "Minor Amendment") as part of its amended Application for the Development filed with the Village on May 23, 2024. Copies of the "Development Agreement" and the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision dated December 26, 2024 and prepared by DesignTek Engineering, Inc. are attached as **Group Exhibit "A"** and made a part hereof; and

WHEREAS, Village Manager Ellen Baer has issued a recommendation dated December 26, 2024 in support of an approval by the Corporate Authorities of the Village of the Minor Amendment ("Village Manager Recommendation"), a copy of which is attached hereto as **Exhibit "B"** and made a part hereof; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the Minor Amendment and the Village Manager Recommendation, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Minor Amendment; and

WHEREAS, at open public meetings held on January 13, 2025, January 27
, 2025 and February 10, 2025, the Corporate Authorities of Village reviewed and discussed the Committee's recommendation and the Village Manager Recommendation regarding the Minor Amendment, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 meeting, the Corporate Authorities of the Village accepted the Committee's Recommendation and the Village Manager Recommendation regarding approval of the Minor Amendment, finding that:

A. A minor modification of the Conditional Use Permit / Planned Development is not a major modification that will alter or change the essential character or operation of the Conditional Use Permit / Planned Development, as approved and/or amended, and, therefore, a new Conditional Use Permit / Planned Development is not required. See, Subsection 10-3-14(M) (Conditional Uses; Modification Or Intensification) of the DCO. While this zoning relief does not require approval of the Village Board, **it does require approval of the Village Manager, and the Village Manager has expressed her support for the zoning relief, provided the Village Board approves the zoning relief as well**; and

B. A minor change to the Final Plan of the Conditional Use Permit / Planned Development is not a major change because the changes to the final plan will not alter the concept or intent, increase the density, increase building coverage, decrease the separation between buildings beyond the required setbacks, change the uses of the site, increase building height, reduce open space, change by more than fifteen percent (15%) the proportion of housing types, change road standards or locations, change sewer, water or electrical utilities, change proposed drainage, change the final governing agreements of the planned development, or change the development schedule by more than six (6) months, and, therefore, a new Conditional Use Permit / Planned Development is not required. See, Subsection 10-8-5(D)(2) (Changes In The Planned Development: Conditional Uses; Minor Changes In A Final Plan) of the DCO. **This zoning relief requires approval of the Village Board**; and

Draft

WHEREAS, in accordance with the authority granted by Sections 11-13-1 and 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1 and 11-13-1.1) and the applicable provisions of the DCO, the Village President and Board of Trustees of the Village of Western Springs approve the Minor Amendment, as requested by the Developer, subject to the conditions contained in Section 3 below of this Ordinance, and find that the approvals set forth in this Ordinance are protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2. Approval of Zoning Relief. The President and Board of Trustees of the Village of Western Springs find just cause to approve the Zoning Relief relative to the Property, subject to the conditions set forth in Section 3 below:

1. Approval and issuance of a minor amendment to the Conditional Use Permit / Planned Development to allow the construction of three (3) on-street parking spaces within privately owned Heritage Court that serves the Heritage Springs Subdivision as set forth in the Application in accordance with Subsection 10-3-14(M) (Conditional Uses; Modification Or Intensification) of the DCO and Subsection 10-8-5(D)(2) (Changes In The Planned Development: Conditional Uses; Minor Changes In A Final Plan) of the DCO.

SECTION 3. Conditions of Zoning Relief. The above zoning relief and development approvals are SUBJECT TO THE FOLLOWING CONDITIONS:

A. The Improvements are conditioned upon and subject to compliance with the Village Chief Code Officer's zoning and plan review recommendations and requirements.

B. Each of the conditions set forth in all prior Village Ordinances approved relative to the Western Springs Townhomes Subdivision and the Conditional Use Permit for Planned Development and any other Village-approved zoning relief for the Western Springs Townhomes Subdivision remain in effect, unless expressly superseded by the approvals, provisions and conditions of this Ordinance or a prior Village-approved Ordinance.

SECTION 4. Severability. The sections, terms, provisions and conditions of this Ordinance shall be severable, and if any section, term, provision or condition is found to be invalid or unenforceable for any reason by a court of competent, final jurisdiction, the remaining sections, terms, provisions and conditions shall remain in full force and effect.

SECTION 5. Repealer. Any ordinance, or portion thereof, in conflict with this Ordinance is repealed to the extent of such conflict. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only by mutual agreement of the Applicant and the Village or unless amended by an ordinance approved by the Village Board after the required public hearing.

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SECTION 6. Termination of Ordinance for Failure of Developer to Acquire Title to the Property. This validity of this Ordinance is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Ordinance shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Ordinance. If the Developer does not purchase the Property, the Heritage Springs Owners Association agrees to waive all claims, causes of action and damages of any kind that the Heritage Springs Owners Association could file against the Village arising out of or related to the termination of this Ordinance. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 7. Recording; Covenants That Run With The Land. Upon approval by the President and Board of Trustees of the Village of Western Springs, a certified copy of this Ordinance shall be filed with the Cook County Clerk's Office, Recording Division ("CCCORD") by the Village, at the Applicant's cost. The Village shall provide the Applicant with a file stamped copy of this Ordinance after it is filed with the County Clerk. The terms, provisions and conditions set forth in this Ordinance, including those incorporated herein by reference, are covenants that run with the land and shall be released or amended only upon the written consent of the President and Board of Trustees of the Village of Western Springs.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication as provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as President on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

Group Exhibit "A"

"Development Agreement" dated April 30, 2024 by and between Heritage Springs Owners Association and McNaughton Development, LLC

and

Amended Site Plan for Heritage Court Parking Spaces Within the Heritage Springs Subdivision dated December __, 2024 and prepared by DesignTek Engineering, Inc

(attached)

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Exhibit "B"

Village Manager Ellen Baer Recommendation dated December 26, 2024 in Support of Request for Minor Amendment to the Conditional Use Permit for a Planned Development Issued for the Heritage Springs Subdivision Located South of 55th Street and West of Wolf Road in Western Springs, Illinois Relative to the Construction of On-Street Parking Spaces Within Heritage Court (Requestors: Heritage Springs Owners Association and McNaughton Development, LLC)

(attached)

Draft

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.246.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

To: **President Heidi Rudolph and the Board of Trustees**
From: **Ellen Baer, Village Manager**
Subject: **Heritage Crossing Townhome Development, 5600 South Wolf Road: Recommendation Regarding Request for Waiver of Planned Development Submittal Requirements**
Date: **December 26, 2024**
CC: **Heather Valone, Director of Community Development**

McNaughton Development, LLC (the "Developer"), the contract purchaser / proposed developer of the 5600 South Wolf Road property (the "Property"), has submitted an application and site plan for the rezoning, subdivision approval, conditional use permit / planned development approval and certain variation approvals to redevelop the Property with twenty-nine (29) unit residential townhomes known as the Heritage Crossing Townhome Development (the "Development"). The Property is immediately adjacent to and south of the Western Springs Townhomes ("Heritage Springs") Subdivision. The application and proposed site plan have been processed as a planned development. The Village's Plan Commission has held and completed the required public hearing (conducted on August 13, 2024, September 24, 2024 and November 18, 2024) and has issued Recommendation No. 24-02, which favorably recommends Village Board approval of the application and the request for zoning and development relief to allow the Developer to construct the Development, subject to a number of development conditions, including the construction of an extension of the existing Heritage Court right-of-way by the Developer from its south terminus in the Heritage Springs Subdivision through the Heritage Crossing Subdivision to its connection point at Wolf Road. The new portion of Heritage Court will remain a privately owned street and will be maintained by the homeowners association of the Heritage Crossing Subdivision ("HC Association"). Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access, which will be installed by the Developer and maintained by the HC Association, and access will only be granted to residents of both subdivisions with clicker-access and Village emergency service vehicles. The swing gate will be improved with an Opticom system that will give Village emergency service vehicles access similar to the systems on streetlights.

As part of the proposed Development application, the Developer has entered into an "Development Agreement" with the HS Association for purposes of agreeing to make certain improvements within the Heritage Springs Subdivision, including the construction of on-street parking spaces within privately owned Heritage Court that serves the Heritage Springs Subdivision, as shown on the Amended Site Plan for Heritage Court Parking Spaces Within the Heritage Springs Subdivision ("HS Association") dated December __, 2024 and prepared by DesignTek Engineering, Inc. The Developer, with the consent of the HS Association, has requested a minor amendment to the Conditional Use Permit for Planned Development issued for the Heritage Springs Subdivision to construct the above-mentioned parking spaces (the "Minor Amendment") as part of its amended Application for the Development filed with the Village on May 23, 2024. Copies of the "Development Agreement" and the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision dated December 26, 2024 and prepared by DesignTek

Engineering, Inc. are attached to this Memo. The Application and its supporting documents are on file with the Community Development Department.

Subject to approval by the Corporate Authorities of the Village, I approve the Minor Amendment, finding that:

A. A minor modification of the Conditional Use Permit / Planned Development is not a major modification that will alter or change the essential character or operation of the Conditional Use Permit / Planned Development, as approved and/or amended, and, therefore, a new Conditional Use Permit / Planned Development is not required. See, Subsection 10-3-14(M) (Conditional Uses; Modification Or Intensification) of the DCO. **While this zoning relief does not require approval of the Village Board, it does require approval of the Village Manager and, as the Village Manager, I support the zoning relief, provided the Village Board approves the zoning relief as well**; and

B. A minor change to the Final Plan of the Conditional Use Permit / Planned Development is not a major change because the changes to the final plan will not alter the concept or intent, increase the density, increase building coverage, decrease the separation between buildings beyond the required setbacks, change the uses of the site, increase building height, reduce open space, change by more than fifteen percent (15%) the proportion of housing types, change road standards or locations, change sewer, water or electrical utilities, change proposed drainage, change the final governing agreements of the planned development, or change the development schedule by more than six (6) months, and, therefore, a new Conditional Use Permit / Planned Development is not required. See, Subsection 10-8-5(D)(2) (Changes In The Planned Development: Conditional Uses; Minor Changes In A Final Plan) of the DCO. **This zoning relief requires approval of the Village Board.**

In a separate memo provided in the Village Board packet, Director Heather Valone has provided site plan details that illustrate the Developer's request.

If you have any questions regarding this matter, please feel free to contact Director Valone or me.

ACKNOWLEDGMENT AND CONSENT TO COMPLY WITH THE TERMS, CONDITIONS, OBLIGATIONS AND PROVISIONS SET FORTH IN WESTERN SPRINGS ORDINANCE NO. 25-_____

I, _____, the Board President and Authorized Officer of the Heritage Springs Owners Association, have read and understand each of the above terms, conditions, obligations and provisions contained in this Ordinance, and Heritage Springs Owners Association agrees to be bound by the same.

By:_____

Name:_____
Title: Board President and Authorized Officer of the Heritage Springs Owners Association

Date:_____, 2025.

ATTEST:

By:_____
Notary Public

Date:_____, 2025.

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Edward Tymick, Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the attached is a true and correct copy of that certain Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

AN ORDINANCE APPROVING A MINOR AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT ISSUED FOR THE WESTERN SPRINGS TOWNHOMES SUBDIVISION (THE "HERITAGE SPRINGS SUBDIVISION") LOCATED SOUTH OF 55TH STREET AND WEST OF WOLF ROAD IN WESTERN SPRINGS, ILLINOIS RELATIVE TO CONSTRUCTION OF ON-STREET PARKING SPACES WITHIN HERITAGE COURT

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 10th day of February, 2025

_____
Edward Tymick, Village Clerk

[SEAL]

Draft

RESOLUTION NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: February 10, 2025.
OTHER: None.

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND HERITAGE SPRINGS OWNERS ASSOCIATION REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE SPRINGS SUBDIVISION LOCATED AT 5500 HERITAGE COURT IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

WHEREAS, the Heritage Springs Owners Association, an Illinois not-for-profit association, with its principal corporate office located at _____, Illinois (the "HS ASSOCIATION"), is the current owner of the Common Area (defined below) within the Western Springs Townhomes Subdivision (the "Heritage Springs Subdivision"), which is located south of 55th Street immediately adjacent to the vacated Lawn Avenue right-of-way and west of Wolf Road in Western Springs, Illinois. The Heritage Springs Subdivision consists of fourteen (14) single-family townhome units and the Common Area developed by former owner / developer Gammonley Group, which are shown on the "Final Plat of Subdivision Western Springs Townhomes" (the "Subdivision Plat"), a copy of which is incorporated herein by reference. The Subdivision Plat was filed on March 29, 1999, with the Cook County Recorder of Deeds Office and marked with Recording Number 99297584. The legal description of the Common Area is described as follows:

> Common Area shown in the Western Springs Townhomes Subdivision, being a subdivision of the East ½ of the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 29, 1999, as Document No. 99297584 in Cook County, Illinois.
>
> PIN: 18-18-200-059-0000.
>
> Common address: 5500 Heritage Court, Western Springs, Illinois; and

WHEREAS, pursuant to the VILLAGE-approved Final Plans and Subdivision Plat, the HS ASSOCIATION, or the Gammonley Group, completed certain improvements to the Common Area that support the townhomes, including the installation of a sanitary sewer main and sanitary sewer services to each of the townhomes, a storm sewer system and detention system, a private street (named "Heritage Court"), a parking area, including curb and gutter and pavement markings and a vehicle turnaround, street lights, a sidewalk system, driveway aprons, a water main and water service lines to each of the townhomes, a fire hydrant system, and all fencing and retaining wall systems (the "Improvements"); and

WHEREAS, on March 24, 2014, with the passage of Ordinance No. 14-2747, the President and Board of Trustees of the Village (the "Corporate Authorities") accepted title to and ownership and

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maintenance responsibility only for certain Improvements located in the Common Area, consisting of the water main, streetlights and fire hydrant system (the "Accepted Public Improvements") in accordance with the applicable provisions of Section 10-10-19 (Land Dedications and Completion, Maintenance and Acceptance of Improvements) of the Development Control Ordinance of the Western Springs Municipal Code ("DCO"). The Accepted Public Improvements are further described and depicted in the "Bill of Sale for the Accepted Public Improvements in the Western Springs Townhomes Subdivision," and are further shown on the Utility and Grading As-Built Plan (Heritage Springs Townhomes, Western Springs, Illinois dated September 29, 2007, as amended by James J. Benes & Associates, Inc. dated January 28, 2014) (the "As-Built Plan"), copies of which are attached as Exhibits to Ordinance No. 14-2747; and

WHEREAS, with the passage of Resolution No. 14-2747, the Corporate Authorities also approved and entered into a document with the HS ASSOCIATION titled "Cost Sharing Maintenance Agreement for the Private Street (Heritage Court) Located in the Western Springs Townhomes Subdivision". Under that agreement, Heritage Court remained a private street, with continued ownership and maintenance responsibility remaining with the HS ASSOCIATION, but, at the request of the HS ASSOCIATION, the VILLAGE agreed to include any street resurfacing work or replacement work in regard to Heritage Court in a VILLAGE street repair bidding process and agreed to have the selected contractor perform such work to Heritage Court, provided that the HS ASSOCIATION pays to the VILLAGE ninety percent (90%) of the costs to complete such work. The VILLAGE agreed to pay ten percent (10%) of the costs to complete the work to Heritage Court in recognition that there is public use of Heritage Court. Based on traffic data provided by the VILLAGE staff and the Village Engineer, the President and Board of Trustees of the VILLAGE determined that Heritage Court is used for public traffic ten percent (10%) of the time. Heritage Court is shown on the As-Built Plan; and

WHEREAS, McNaughton Development, LLC (the "DEVELOPER"), the contract purchaser / proposed developer of the 5600 South Wolf Road property (the "Property"), has submitted an application and site plan for the rezoning, subdivision approval, conditional use permit / planned development approval and certain variation approvals to redevelop the Property with twenty-nine (29) unit residential townhomes known as the Heritage Crossing Townhome Development (the "Development"). The Property is immediately adjacent to and south of the Heritage Springs Subdivision. The application and proposed site plan have been processed as a planned development. After the required public hearing was conducted by the Western Springs Plan Commission, the Plan Commission issued Recommendation No. 24-02, which favorably recommended Village Board approval of the application and the request for zoning and development relief to allow the Developer to construct the Development; and

WHEREAS, on February 10, 2025, with the passage of Ordinance No. 25-_____, the Corporate Authorities of the VILLAGE approved the application and zoning relief and granted a conditional use permit for a planned development to allow the DEVELOPER to construct the Development, subject to a number of development conditions, including the construction of an extension of existing Heritage Court right-of-way by the DEVELOPER from its south terminus in the Heritage Springs Subdivision through the Heritage Crossing Subdivision to its connection point at Wolf Road. The new portion of Heritage Court will remain a privately-owned street and will be maintained by the to-be-formed homeowners association of the Heritage Crossing Subdivision ("HC ASSOCIATION"). Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access, which will be installed by the DEVELOPER and maintained by the HC ASSOCIATION, and access will only be granted to residents of both subdivisions with clicker-access and VILLAGE emergency service vehicles. The swing gate will be

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improved with an Opticom system that will give VILLAGE emergency service vehicles access similar to the systems on streetlights; and

WHEREAS, as part of the proposed Development application, the DEVELOPER has entered into an "Development Agreement" with the HS ASSOCIATION for purposes of agreeing to make certain improvements within the Heritage Springs Subdivision, including the construction of three (3) on-street parking spaces within privately-owned Heritage Court that serves the Heritage Springs Subdivision, as shown on the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision. The Developer, with the consent of the HS ASSOCIATION, has requested a minor amendment to the Conditional Use Permit for Planned Development issued for the Heritage Springs Subdivision to construct the above-mentioned parking spaces (the "Minor Amendment") as part of its amended Application for the Development filed with the VILLAGE on May 23, 2024. Copies of the "Development Agreement" and the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision dated December __, 2024 and prepared by DesignTek Engineering, Inc. are attached as **Group Exhibit "A"** and made a part hereof; and

WHEREAS, subject to the construction of three (3) on-street parking spaces within privately-owned Heritage Court with the Heritage Springs Subdivision, the HS ASSOCIATION and the VILLAGE have agreed to enter into this Agreement relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Springs Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). This Agreement does not cover parking on private driveways that serve the individual townhome units; and

WHEREAS, as part of the conditions of approval of the Development contained in Ordinance No. 25-_____, it is necessary for the Village and the Developer to approve and enter into the attached "AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND HERITAGE SPRINGS OWNERS ASSOCIATION REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE SPRINGS SUBDIVISION LOCATED AT 5500 HERITAGE COURT IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS" (the "Traffic and Parking Agreement") relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Crossing Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). The Traffic and Parking Agreement does not cover parking on private driveways that serve the individual townhome units. A copy of the Traffic and Parking Agreement is attached hereto as **Exhibit "B"** and made a part hereof; and

WHEREAS, at open public meetings held on January 9, 2025 and January 16, 2025, the Village's Planning and Zoning Committee ("Committee") reviewed and discussed the proposed Heritage Crossing Townhome Development and the related Traffic and Parking Agreement, and received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its January 16, 2025 meeting, the Committee recommended that the Corporate Authorities of Village **approve / not approve / consider** the Traffic and Parking Agreement; and

WHEREAS, at open public meetings held on January 13, 2025, January 27, 2025 and February 10, 2025, the Corporate Authorities of Village reviewed and discussed the Committee's recommendation regarding the proposed Heritage Crossing Townhome Development and the related Traffic and Parking Agreement, and received input from the Village staff on the matter and provided an opportunity for input from the public on the matter. At its February 10, 2025 meeting, the Corporate Authorities of the Village accepted the Committee's recommendation regarding approval of the Traffic and Parking Agreement; and

WHEREAS, the Corporate Authorities of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, to approve and enter into the Traffic and Parking Agreement , and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Traffic and Parking Agreement.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Traffic and Parking Agreement and Other Related Documents. The Village President and Board of Trustees of the Village of Western Springs authorize the approval and execution of the attached Traffic and Parking Agreement, substantially in the form attached hereto as **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and all other instruments and documents that are necessary to fulfill the Village's obligations under the Traffic and Parking Agreement.

SECTION 3: Delivery of Traffic and Parking Agreement and Other Documents. After approval and execution of this Resolution and the Traffic and Parking Agreement by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of certified copies of this Resolution and executed versions of the attached Traffic and Parking Agreement to the Church and the Developer for record retention purposes.

SECTION 4. Termination of Resolution for Failure of Developer to Acquire Title to the Property. This validity of this Resolution is subject to the Developer purchasing the Property from the Property Owner. In the event the Developer does not purchase the Property from the Property Owner, upon written notice delivered to the Village Manager of the termination of the real estate purchase contract entered into between the Property Owner and the Developer, this Resolution shall automatically terminate without further action by the Corporate Authorities of the Village and shall be void and unenforceable. If the Developer does not purchase the Property, the Developer agrees to waive all claims, causes of action and damages of any kind that the Developer could file against the Village arising out of or related to the termination of this Resolution. The Developer is required to provide written notice to the Village within five (5) calendar days of the termination of the real estate purchase contract.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval as provided by State law.

PASSED by the Village President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, on a roll call vote at a Special Meeting thereof, held on the 10th day of February, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Draft

Group Exhibit "A"

"Development Agreement"

and

Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision dated December __, 2024 and prepared by DesignTek Engineering, Inc.

Draft

Exhibit "B"

AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND HERITAGE SPRINGS OWNERS ASSOCIATION REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE SPRINGS SUBDIVISION LOCATED AT 5500 HERITAGE COURT IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

(attached)

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Recording Requested by and When Recorded Return to: Michael T. Jurusik Klein, Thorpe and Jenkins, Ltd. 900 Oakmont Lane, Suite 301 Westmont, Illinois 60559 **Record against:** **PIN: 18-18-200-059**	

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AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND HERITAGE SPRINGS OWNERS ASSOCIATION REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE SPRINGS SUBDIVISION LOCATED AT 5600 SOUTH WOLF ROAD IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into by and between the Village of Western Springs (the "VILLAGE"), a non-home rule Illinois municipal corporation, and Heritage Springs Owners Association, an Illinois not-for-profit association, with its principal corporate office located at _____, Illinois (the "HS ASSOCIATION"), by and through their respective duly authorized agents and/or representatives, relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Springs Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). This Traffic and Parking Agreement does not cover parking on private driveways that serve the individual townhome units. The VILLAGE and the HS ASSOCIATION are at times referred to below individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the VILLAGE is a duly constituted and existing non-home rule municipality within the meaning of Section 1 (Municipalities And Units Of Local Government) and Section 7 (Counties and Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970. The VILLAGE is authorized, under the provisions of Section 10 (Intergovernmental Cooperation) of Article VII (Local Government) of the Constitution of the State of Illinois of 1970, to contract and otherwise associate with individuals, associations and corporations in any manner not prohibited by law. The VILLAGE has statutory authority to promote the health, safety and welfare of the VILLAGE and its residents, to encourage private development in order to enhance the

local tax base, and to enter into contractual agreements with developers and redevelopers to achieve these objectives; and

WHEREAS, the HS ASSOCIATION is the current owner of the Common Area (defined below) within the Western Springs Townhomes Subdivision (the "Heritage Springs Subdivision"), which is located south of 55th Street immediately adjacent to the vacated Lawn Avenue right-of-way and west of Wolf Road in Western Springs, Illinois. The Heritage Springs Subdivision consists of fourteen (14) single-family townhome units and the Common Area developed by former owner / developer Gammonley Group, which are shown on the "Final Plat of Subdivision Western Springs Townhomes" (the "Subdivision Plat"), a copy of which is incorporated herein by reference. The Subdivision Plat was filed on March 29, 1999, with the Cook County Recorder of Deeds Office and marked with Recording Number 99297584. The legal description of the Common Area is described as follows:

> Common Area shown in the Western Springs Townhomes Subdivision, being a subdivision of the East ½ of the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 29, 1999, as Document No. 99297584 in Cook County, Illinois.
>
> PIN: 18-18-200-059-0000.
>
> Common address: 5500 Heritage Court, Western Springs, Illinois; and

WHEREAS, pursuant to the VILLAGE-approved Final Plans and Subdivision Plat, the HS ASSOCIATION, or the Gammonley Group, completed certain improvements to the Common Area that support the townhomes, including the installation of a sanitary sewer main and sanitary sewer services to each of the townhomes, a storm sewer system and detention system, a private street (named "Heritage Court"), a parking area, including curb and gutter and pavement markings and a vehicle turnaround, street lights, a sidewalk system, driveway aprons, a water main and water service lines to each of the townhomes, a fire hydrant system, and all fencing and retaining wall systems (the "Improvements"); and

WHEREAS, on March 24, 2014, with the passage of Ordinance No. 14-2747, the President and Board of Trustees of the Village (the "Corporate Authorities") accepted title to and ownership and maintenance responsibility only for certain Improvements located in the Common Area, consisting of the water main, streetlights and fire hydrant system (the "Accepted Public Improvements") in accordance with the applicable provisions of Section 10-10-19 (Land Dedications and Completion, Maintenance and Acceptance of Improvements) of the Development Control Ordinance of the Western Springs Municipal Code ("DCO"). The Accepted Public Improvements are further described and depicted in the "Bill of Sale for the Accepted Public Improvements in the Western Springs Townhomes Subdivision," and are further shown on the Utility and Grading As-Built Plan (Heritage Springs Townhomes, Western Springs, Illinois dated September 29, 2007, as amended by James J. Benes & Associates, Inc. dated January 28, 2014) (the "As-Built Plan"), copies of which are attached as Exhibits to Ordinance No. 14-2747; and

WHEREAS, with the passage of Resolution No. 14-2747, the Corporate Authorities also approved and entered into a document with the HS ASSOCIATION titled "Cost Sharing Maintenance Agreement for the Private Street (Heritage Court) Located in the Western Springs Townhomes Subdivision". Under that agreement, Heritage Court remained a private street, with continued ownership and maintenance responsibility remaining with the HS ASSOCIATION, but, at the request of the HS ASSOCIATION, the

VILLAGE agreed to include any street resurfacing work or replacement work in regard to Heritage Court in a VILLAGE street repair bidding process and agreed to have the selected contractor perform such work to Heritage Court, provided that the HS ASSOCIATION pays to the VILLAGE ninety percent (90%) of the costs to complete such work. The VILLAGE agreed to pay ten percent (10%) of the costs to complete the work to Heritage Court in recognition that there is public use of Heritage Court. Based on traffic data provided by the VILLAGE staff and the Village Engineer, the President and Board of Trustees of the VILLAGE determined that Heritage Court is used for public traffic ten percent (10%) of the time. Heritage Court is shown on the As-Built Plan; and

WHEREAS, McNaughton Development, LLC (the "DEVELOPER"), the contract purchaser / proposed developer of the 5600 South Wolf Road property (the "Property"), has submitted an application and site plan for the rezoning, subdivision approval, conditional use permit / planned development approval and certain variation approvals to redevelop the Property with twenty-nine (29) unit residential townhomes known as the Heritage Crossing Townhome Development (the "Development"). The Property is immediately adjacent to and south of the Heritage Springs Subdivision. The application and proposed site plan have been processed as a planned development. After the required public hearing before the Western Springs Plan Commission issued Recommendation No. 24-02, which favorably recommends Village Board approval of the application and the request for zoning and development relief to allow the DEVELOPER to construct the Development; and

WHEREAS, on February 10, 2025, with the passage of Ordinance No. 25-_____, the Corporate Authorities of the VILLAGE approved the application and zoning relief and granted a conditional use permit for a planned development to allow the DEVELOPER to construct the Development, subject to a number of development conditions, including the construction of an extension of existing Heritage Court right-of-way by the DEVELOPER from its south terminus in the Heritage Springs Subdivision through the Heritage Crossing Subdivision to its connection point at Wolf Road. The new portion of Heritage Court will remain a privately-owned street and will be maintained by the to-be-formed homeowners association of the Heritage Crossing Subdivision ("HC ASSOCIATION"). Vehicle access between the adjacent subdivisions will be controlled by a swing gate and gate access, which will be installed by the DEVELOPER and maintained by the HC ASSOCIATION, and access will only be granted to residents of both subdivisions with clicker-access and VILLAGE emergency service vehicles. The swing gate will be improved with an Opticom system that will give VILLAGE emergency service vehicles access similar to the systems on streetlights; and

WHEREAS, as part of the proposed Development application, the DEVELOPER has entered into an "Development Agreement" with the HS ASSOCIATION for purposes of agreeing to make certain improvements within the Heritage Springs Subdivision, including the construction of three (3) on-street parking spaces within privately-owned Heritage Court that serves the Heritage Springs Subdivision, as shown on the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision. The Developer, with the consent of the HS ASSOCIATION, has requested a minor amendment to the Conditional Use Permit for Planned Development issued for the Heritage Springs Subdivision to construct the above-mentioned parking spaces (the "Minor Amendment") as part of its amended Application for the Development filed with the VILLAGE on May 23, 2024. Copies of the "Development Agreement" and the Amended Site Plan for Heritage Court Parking Spaces within the Heritage Springs Subdivision dated December __, 2024 and prepared by DesignTeck Engineering, Inc. are attached as **Group Exhibit "A"** and made a part hereof; and

Draft

WHEREAS, subject to the construction of three (3) on-street parking spaces within privately-owned Heritage Court with the Heritage Springs Subdivision, the HS ASSOCIATION and the VILLAGE have agreed to enter into this Agreement relative to the enforcement of traffic regulations and parking regulations within the proposed Heritage Springs Subdivision and its private street, Heritage Court, any emergency turn-around areas, or other paved or unpaved vehicle access driveways or pathways, and each of its private on-street parking spaces and off-street resident parking areas (the "PARKING AND TRAFFIC REGULATIONS"). This Agreement does not cover parking on private driveways that serve the individual townhome units; and

WHEREAS, Section 11-209 of the Illinois Vehicle Code, 625 ILCS 5/11-209, authorizes and empowers the VILLAGE to enter into an agreement, with the HS ASSOCIATION'S consent, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of motor vehicle parking areas, within the proposed Heritage Springs Subdivision, which is located within the corporate limits of the VILLAGE; and

WHEREAS, the President and the Board of Trustees of the VILLAGE deem it necessary for the health, safety and welfare of the citizens and residents of the VILLAGE, and for the health, safety and welfare of those persons using the Heritage Court right-of-way and the on-street and off-street parking spaces and the emergency turn-around areas within the proposed Heritage Springs Subdivision, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of the motor vehicle parking areas in the proposed Heritage Springs Subdivision; and

WHEREAS, the HS ASSOCIATION has filed a written request that the VILLAGE and its Department of Law Enforcement Services ("POLICE DEPARTMENT") enforce the PARKING AND TRAFFIC REGULATIONS within the proposed Heritage Springs Subdivision.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and in consideration of the Parties' mutual understandings, promises, covenants and agreements as set forth below, the Parties agree as follows:

Section 1: Incorporation. The foregoing Recitals are incorporated by reference into Section 1 of this Agreement as material provisions of this Agreement.

Section 2: Parking And Traffic Regulations. The VILLAGE agrees to establish under this Agreement and enforce the following PARKING AND TRAFFIC REGULATIONS regarding motor vehicle movement, parking and control on and within the Heritage Court right-of-way, the on-street and off-street parking spaces, and the emergency turn-around areas within the proposed Heritage Springs Subdivision, to regulate and control motor vehicle traffic and motor vehicle parking, and the use of the motor vehicle parking areas within the proposed Heritage Springs Subdivision, as set forth below, and alternatively as contained in the attached document entitled "MAP OF TRAFFIC SIGNAGE AND ON-STREET AND OFF-STREET PARKING REGULATION SIGNAGE, OTHER MOTOR VEHICLE REGULATORY SIGNAGE AND SCHEDULE OF REGULATIONS FOR HERITAGE COURT AND THE HERITAGE SPRINGS SUBDIVISION DATED _____, 202___" (attached hereto as **EXHIBIT "B"** and made a part hereof):

(A) *The posting of stop signs and/or yield signs at specified locations within the Heritage Springs Subdivision, as the VILLAGE and the HS ASSOCIATION deem necessary for the safety and convenience of the public and the users of Heritage Court and the on-street and off-street parking spaces and the emergency turn-*

around areas within the Heritage Springs Subdivision, and at all exits into a public highway within the Heritage Springs Subdivision;

(B) All motor vehicle movement shall be within the designated traffic lanes, subject to "turning of vehicle" regulations and where marked by arrow or posted "One Way" no motor vehicle movement shall be in the opposite direction;

(C) The stopping, standing or parking of a motor vehicle on Heritage Court or within the Heritage Springs Subdivision by anyone not employed by, or otherwise required or authorized by, the HS ASSOCIATION shall be prohibited;

(D) The stopping, standing or parking of commercial vehicles (vehicles of the second division as defined by 625 ILCS 5/1-146, other than recreational vehicles), which are required to have other than Class B State of Illinois license plates as defined by 625 ILCS 5/3-815, on Heritage Court or within the Heritage Springs Subdivision, other than temporarily for such time as is necessary for the reasonably expeditious loading and unloading of said vehicles when making pick-ups or deliveries to persons who own or lease or occupy a townhome or the HS ASSOCIATION, or its designee, shall be prohibited;

(E) No motor vehicle shall be operated so as to cause or produce unnecessary loud, raucous, excessive or unusual noises, by the playing of the vehicle radio, by the racing of the motor, by lack of muffler cutout, by tire friction upon rapid turning or weaving, by spinning of wheel from standing or slow moving position produced by sudden unnecessary acceleration, by continuous unnecessary sounding of a horn or other noise or signal device, or by running of refrigeration units or compressors on the motor vehicle;

(F) The stopping, standing or parking of a motor vehicle within any designated handicapped parking area, without the proper display of the handicapped status of the occupant of said motor vehicle by way of either special state license plates or a locally issued handicapped status placard, shall be prohibited;

(G) The maximum speed for any motor vehicle shall not exceed fifteen (15) miles per hour OR twenty-five (25) miles per hour;

(H) Any motor vehicle parked or abandoned during a snow storm, flood, fire or other public emergency, or found unattended on Heritage Court or within the Heritage Springs Subdivision, where it constitutes an obstruction to traffic or where stopping, standing or parking is prohibited shall be towed at the owner's expense in accordance with the applicable provisions of Title 7 (Motor Vehicles) of the Western Springs Municipal Code;

(I) The stopping, standing or parking of a motor vehicle in, or otherwise obstructing, any fire lane, safety zone, loading zone or properly designated no parking zone shall be prohibited;

(J) The regulation of pedestrians and of pedestrian crossings that cross Heritage Court or within the Heritage Springs Subdivision; and

(K) The establishment and enforcement of such additional reasonable rules and regulations in regard to traffic and parking on Heritage Court or within the Heritage Springs Subdivision as local conditions may require for the safety and convenience of the public or of the users of Heritage Court or the Heritage Springs Subdivision.

Section 3: **Signage.** The HS ASSOCIATION, at its own cost and expense, agrees to erect and post all necessary signs and provide for all necessary pavement markings for the regulation of traffic and the use of the motor vehicle parking areas on Heritage Court or within the Heritage Springs Subdivision

as is necessary to carry out the PARKING AND TRAFFIC REGULATIONS, and agrees to bear the costs and expense of the maintenance thereof.

Section 4: **Violations.** When violations of the PARKING AND TRAFFIC REGULATIONS arise, upon request of the HS ASSOCIATION, the VILLAGE agrees to inspect and regulate motor vehicle traffic and motor vehicle parking on Heritage Court and within the Heritage Springs Subdivision in accordance with the PARKING AND TRAFFIC REGULATIONS, and, in relation thereto, agrees to furnish customary police services necessary for the enforcement of the aforementioned regulations. The VILLAGE is not obligated to permanently dedicate a police officer to monitor or inspect Heritage Court and the Heritage Springs Subdivision on a daily basis. The level of police service to be provided by the VILLAGE in relation to Heritage Court and the Heritage Springs Subdivision shall be the same as is provided to any other person who contacts the VILLAGE to report a potential violation of law and requests assistance or to file a complaint.

Section 5: **Effective Date of Parking and Traffic Regulations**. After the Parties approve this Agreement, at such time as the PARKING AND TRAFFIC REGULATIONS established on Heritage Court and within the Heritage Springs Subdivision under this Agreement become effective pursuant to 625 ILCS 5/11-209 (three (3) calendar days after the recording of this Agreement with the Cook County Clerk's Office, Recording Division ("CCCORD")), it shall be an offense for any person to violate or fail to comply with or fail to conform to any of the PARKING AND TRAFFIC REGULATIONS set forth above in Section 2. Such offense shall be punishable by a fine in accordance with the applicable Ordinances of the VILLAGE.

Section 6: **Annual Inspection of Signage by HS ASSOCIATION.** The HS ASSOCIATION shall, at least once annually, inspect Heritage Court and the Heritage Springs Subdivision to verify and determine that all required signs and/or pavement striping are in place and in good condition. A letter confirming the findings of the annual inspection shall be sent by the HS ASSOCIATION to the Village Manager. If the VILLAGE, on its own information or based on notice provided to it by any person, determines at any time that additional signs and/or pavement striping are needed, or that existing signs and/or pavement striping are in need of repair or replacement, the VILLAGE shall notify the HS ASSOCIATION in writing of such necessary additional pavement striping or sign installations or repair and/or replacement work. The HS ASSOCIATION, at its own cost and expense, shall install such additional signs and/or pavement striping, or undertake the repair and/or replacement of such signs and/or pavement striping on Heritage Court and within the Heritage Springs Subdivision as requested by the VILLAGE within thirty (30) calendar days of the VILLAGE'S notice or such other time agreed upon by the Parties. The VILLAGE has no duty or obligation to inspect the condition of parking and traffic signs posted on Heritage Court and within the Heritage Springs Subdivision pursuant to this Agreement.

Section 7: **Authorization to Enforce State and Local Laws.** The HS ASSOCIATION authorizes the VILLAGE to enforce such other State or local laws, not specifically referenced in Section 2 above, on Heritage Court and within the Heritage Springs Subdivision, and the VILLAGE agrees to enforce such State or local laws, if warranted.

Section 8: **Indemnification, Defense and Hold Harmless.** The HS ASSOCIATION shall indemnify, defend and hold harmless the VILLAGE, and its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers and agents, with respect to any claim or loss, including but not limited to attorney fees, costs and expenses of litigation, claims and judgments in connection with any and all claims for injuries, death, illness or damages of any kind which may arise, either directly or indirectly, out of the VILLAGE'S performance of the terms of this Agreement,

except for any intentional wrongful acts on the part of the VILLAGE or its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers or agents.

Section 9: Insurance. The HS ASSOCIATION shall maintain a Comprehensive General Liability Insurance Policy which specifically names the VILLAGE, and its officers, appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers and agents as additional insureds. The coverage shall be in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the aggregate or in such other amounts agreed to by the Parties on an annual basis. The HS ASSOCIATION shall keep the coverage in full force and effect during the term of this Agreement, provide a certificate of insurance to the Village Manager on an annual or renewal basis, and the coverage shall not be terminated or canceled without thirty (30) calendar days prior written notice to the VILLAGE.

Section 10: Term; Termination; Notice. This Agreement shall be in full force and effect from and after its date of approval by the VILLAGE for a period of twenty (20) years thereafter, unless terminated as provided for in this Section or unless extended in writing by mutual agreement of the Parties for one or more twenty (20) year terms. This Agreement may be terminated for any reason by either Party upon thirty (30) calendar days prior written notice to the other Party. Whenever notice is required to be sent to either Party, it shall be addressed as follows:

A. If to the VILLAGE: Village Manager Village of Western Springs 740 Hillgrove Avenue Western Springs, Illinois 60558	B. If to the OWNER: Heritage Springs Owners Association INSERT

All notices shall be sent by personal delivery or certified mail, return receipt requested, and shall be deemed given as of the date of the personal delivery or, if given by certified mail, three (3) calendar days from the date of mailing.

Section 11: Authority to Enter into this Agreement. The HS ASSOCIATION and the VILLAGE warrant that they have the full power and authority to enter into this Agreement and have been properly authorized to do so by the Corporate Authorities of the VILLAGE and the required corporate action of the HS ASSOCIATION. The HS ASSOCIATION warrants and represents to the VILLAGE that: (i) the HS ASSOCIATION has the full and complete right, power and authority to enter into this Agreement and to agree to the terms, provisions and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement; (ii) all legal actions needed to authorize the execution, delivery and performance of this Agreement by the HS ASSOCIATION have been taken; and (iii) neither the execution of this Agreement nor the performance of the obligations assumed by the HS ASSOCIATION will: (a) result in a breach or default under any agreement to which the HS ASSOCIATION is a party or to which it or the Property is bound; or (b) violate any statute, law, restriction, court order or agreement to which the HS ASSOCIATION or the Property are subject.

Section 12: Entire Agreement. This Agreement constitutes the entire understanding between the VILLAGE and the HS ASSOCIATION with respect to the subject matter contained herein, and supersedes any and all prior understandings and/or agreements between the Parties, whether written, oral or otherwise. Any and all representations, agreements, promises and/or understandings not expressly set forth herein are null, void and of no legal effect.

Section 13: Amendments. This Agreement may be modified or amended only by the mutual consent of the Parties. Any modification or amendment of this Agreement must be in writing, signed by the Parties, duly executed, and then filed with the CCCORD. Any attempt to modify or amend this Agreement that fails to conform to the aforementioned requirements shall be null, void and of no legal effect.

Section 14: Counterparts. This Agreement may be executed in any number of counterparts, with each counterpart deemed to be an original. This Agreement shall be effective on the date that the last signatory executes this Agreement.

Section 15: Severability. The terms, conditions and provisions of this Agreement shall be severable, and if any term, condition or provision is found to be unenforceable for any reason whatsoever, the remaining terms, conditions and provisions shall remain in full force and effect.

Section 16: Governing Law; Venue. This Agreement is entered into under, and shall be governed, enforced and interpreted for all purposes under, the laws of the State of Illinois. For purposes of any litigation brought in regard to this Agreement, the Parties agree that such litigation shall only be brought in the Circuit Court of Cook County, Illinois or the United States District Court located in Chicago, Illinois, and consent to the jurisdiction of said courts.

Section 17: Enforcement. Either Party to this Agreement may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding including without limitation specific performance, except that the HS ASSOCIATION agrees that it will not seek, and does not have the right under any circumstances to seek, to recover a judgment against any VILLAGE elected or appointed official, officer, employee, agent, representative, engineer, or attorney on account of the negotiation, execution, or breach of this Agreement.

Section 18: Successors and Assigns; Assignment and Assumption of this Agreement. The term "HS ASSOCIATION" includes the Heritage Springs Owners Association and its transferees, successors-in-interest, all legal or beneficial owners of record, assigns, tenants, licensees, and all subsequent owners of the Property or any part of the Property, or any other person and each and all homeowners associations or their equivalent within the Property. The HS ASSOCIATION shall be liable for all of the HS ASSOCIATION'S obligations under this Agreement. All obligations assumed by the HS ASSOCIATION under this Agreement shall be binding on the HS ASSOCIATION, and on any and all of the HS ASSOCIATION'S successors and assigns, and on any and all of the respective successor owners of all or any portion of the Property. To assure that the HS ASSOCIATION'S successors, assigns and successor owners of all or any portion of the Property have notice of this Agreement and the obligations created by it, the HS ASSOCIATION shall:

1. Deposit with the Village Clerk, within thirty (30) calendar days after the closing date at which the HS ASSOCIATION obtains fee simple title to the Property, which is referred to as the "Acquisition Date", any consents or other documents necessary to authorize the VILLAGE to record a Memorandum of this Agreement against title to the Property in form and substance reasonably acceptable to the HS ASSOCIATION and the VILLAGE with the CCCORD;
2. Notify the VILLAGE in writing at least thirty (30) calendar days prior to any date that the HS ASSOCIATION intends to transfer fee title to any portion of the Property to any person not a Party to this Agreement;

3. File against title to the Property with the CCCORD a Memorandum of this Agreement or other similar reference(s) to this Agreement sufficient to put third parties on notice of the existence of this Agreement; and
4. Require, prior to the transfer of all or any portion of the Property to any person or entity not a Party to this Agreement that occurs prior to the substantial completion of the Development, the transferee to execute an enforceable written assignment and assumption agreement, in form and substance reasonably approved by the Village Attorney (the "Transferee Assignment and Assumption Agreement"), agreeing to be bound by this Agreement, and to provide the VILLAGE, after request, with reasonable assurance of the financial ability of the transferee to meet any remaining obligations under this Agreement. The Transferee Assignment and Assumption Agreement shall be filed against title to the Property with the CCCORD and shall obligate the new owner of the Property from time to time to perform the obligations of the HS ASSOCIATION under this Agreement and shall require notice to the VILLAGE of any transfer of the Property, which memorandum shall be in a form and substance reasonably satisfactory to the VILLAGE and the HS ASSOCIATION.

Section 19: Binding Agreement. This Agreement will run with and bind the Property as long as the Heritage Springs Subdivision and the HS ASSOCIATION continues to exist and operate, and will inure to the benefit of and be enforceable by the HS ASSOCIATION and the VILLAGE, provided it is renewed by the Parties if this Agreement terminates due to the expiration of its initial twenty (20) year term. The obligations of the HS ASSOCIATION under this Agreement are binding on the HS ASSOCIATION, on all of the HS ASSOCIATION'S transferees, successors-interest, all legal or beneficial owners of record, assigns, tenants, licensees and all subsequent owners of the Property or any part of the Property, and each and all homeowners associations or their equivalent within the Property.

Section 20: Termination of this Agreement For Failure of the Developer to Acquire Title to the Property. This validity of this Agreement is subject to the DEVELOPER purchasing the Property from the Property Owner. If the DEVELOPER does not purchase the Property from the Property Owner, this Agreement shall automatically terminate without any further action being taken by either Party and shall be void and unenforceable. If the DEVELOPER does not purchase the Property, the HS ASSOCIATION agrees to waive all claims, causes of action and damages of any kind that the HS ASSOCIATION could file against the VILLAGE arising out of or related to the termination of this Agreement. The DEVELOPER is required to provide written notice to the VILLAGE and the HS ASSOCIATION within five (5) calendar days of the termination of the real estate purchase contract that it has entered into with the Property Owner related to the Property.

Section 21: Recording with CCCORD. Upon its execution, a certified copy of this Agreement shall be recorded by the VILLAGE, at the HERITAGE SPRINGS OWNERS ASSOCIATION'S expense, with the CCCORD. The VILLAGE shall deliver one (1) stamped copy of the Agreement to the HERITAGE SPRINGS OWNERS ASSOCIATION after filing with the CCCORD.

Draft

IN WITNESS WHEREOF, the Village of Western Springs, pursuant to authority granted by the adoption of a Resolution by its Board of Trustees, has caused this Agreement to be executed by its President and attested by its Clerk, and HERITAGE SPRINGS OWNERS ASSOCIATION, pursuant to the authority granted by the adoption of a corporate resolution, has caused this Agreement to be signed by its Manager and attested by its Secretary.

VILLAGE OF WESTERN SPRINGS

By:_____
Name:_____
Village President

Date: _____, 2025.

ATTEST:

By:_____
Name:_____
Village Clerk

Date: _____, 2025.

HERITAGE SPRINGS OWNERS ASSOCIATION

By:_____
Name:_____
President

Date: _____, 2025.

ATTEST:

By:_____
Name:_____
Secretary

Date: _____, 2025.

Draft

GROUP EXHIBIT "A"

"Development Agreement"

and

Amended Site Plan for Heritage Court Parking Spaces within the

Heritage Springs Subdivision dated December __, 2024 and prepared by DesignTek Engineering, Inc.

(attached)

Draft

EXHIBIT "B"

MAP OF TRAFFIC SIGNAGE AND ON-STREET AND OFF-STREET PARKING REGULATION SIGNAGE, OTHER MOTOR VEHICLE REGULATORY SIGNAGE AND SCHEDULE OF REGULATIONS FOR HERITAGE COURT AND THE HERITAGE SPRINGS SUBDIVISION DATED _____, 202___

(attached)

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF AN AGREEMENT MADE BETWEEN THE VILLAGE OF WESTERN SPRINGS AND HERITAGE SPRINGS OWNERS ASSOCIATION REGULATING THE USE OF THE PRIVATELY-OWNED HERITAGE COURT STREET RIGHT-OF-WAY, ON-STREET AND OFF-STREET PARKING SPACES AND EMERGENCY TURN-AROUND AREAS, OTHER PAVED OR UNPAVED VEHICLE ACCESS DRIVEWAYS OR PATHWAYS, PARKING OF MOTOR VEHICLES, AND CONTROL OF MOTOR VEHICLE TRAFFIC WITHIN THE HERITAGE SPRINGS SUBDIVISION LOCATED AT 5500 HERITAGE COURT IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Special Meeting thereof, held on the 10th day of February, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 10th day of February, 2025.

I further certify that the vote on the question of the passage of the Resolution by the Village President and Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Village President and Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 10th day of February, 2025.

_____
Edward Tymick, Village Clerk

Draft

Kelsey Fawell

From: John Gonia <[redacted]>
Sent: Monday, January 13, 2025 6:43 PM
To: Kelsey Fawell
Cc: Heather Valone
Subject: Re: 1/16 Planning & Zoning Committee - 5600 Wolf Road

Western Springs Planning and Zoning Committees,

My name is John Gonia and I am on the Board of Directors for the Springwood Manor Condo Association at 5580 Wolf Rd.
I spoke at the August 13th Planning meeting raising concerns about the storm water from Springwood Manor that has been diverted to the wetlands and subsequent retention pond since our building was built in 1974.
I am asking the Planning and Zoning commission to consider and include plans for this storm water to continue to be diverted to the retention pond and catch basin.
When the Heritage Estates subdivision was established, a catch basin was installed near the west end of our north garage to accept the water from that driveway.
Please take into consideration the plans that have been in place for water runoff and include a plan for this water to continue to be diverted to the retention pond and catch basin.
It is my hope that the plan would include accommodations both during construction and when the new construction is completed.

Thank you for your consideration and the time and effort you all have invested in this project for our Village.

John Gonia
708 267 4939
5580 Wolf Rd #103
Western Springs IL, 60558
Sent from my iPad

On Jan 10, 2025, at 5:41 PM, Kelsey Fawell <kfawell@wsprings.com> wrote:

Good evening,

You are receiving this email because you have previously submitted communications related to the Plan Commission for the property addressed 5600 Wolf Road. This application was heard by the Plan Commission at their August 13, 2024, September 24, 2024, and November 18, 2024 meetings. As you may recall, the Plan Commission voted to recommend approval of the application with conditions to the Village Board for their review and consideration.

The application is scheduled to appear before the Planning and Zoning Committee for their formal review and recommendation on January 16, 2024. The agenda packet for this meeting has been published and can be accessed by clicking here (LINK). The packet is very large, as such I recommend downloading it to your device to review the information.

At next week's meeting, the Planning and Zoning Committee will allow all interested persons a chance to provide their input. If there are residents that cannot attend that meeting, they can email

or mail comments to either my attention or Community Development Director Heather Valone (included on this email), and they will be shared with the Committee.

The Planning & Zoning Committee will hear all comments, review the application, and make a recommendation to the Village Board either for or against, with or without conditions. The application would then be reviewed by the full Village Board at one of their workshop meetings. No action would take place, only discussion. This is another an opportunity for residents to provide input in the same way as the previous meetings. The final meeting would be a subsequent Village Board meeting for action. Again, residents can provide feedback for this meeting as well.

The meeting again is next week Thursday starting at 7:00 pm in the Village Hall Board Room (740 Hillgrove Ave.).

Have a great weekend,

<image001.png>

Kelsey Fawell
Senior Planner
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 170

Kelsey Fawell

From: Marie Raffl
Sent: Saturday, January 11, 2025 1:21 PM
To: Kelsey Fawell
Subject: Re: 1/16 Planning & Zoning Committee - 5600 Wolf Road

Thank you for keeping us informed. I do have a suggestion for the proposed townhouse development on Wolf Rd. Instead of hard surface pavement on the streets and driveways in this development, a brick or paver surface would allow more rainwater to be absorbed instead of running off into Ridgewood. Please look at environmental solutions such as in the new Aldi parking lot in LaGrange, parking lot on Cossitt in LaGrange and the parking lot at Morton Arboretum, Western Springs planning commission needs to be an example in environmental solutions.
thank you

Marie Raffl

On Fri, Jan 10, 2025 at 5:42 PM Kelsey Fawell <kfawell@wsprings.com> wrote:

> Good evening,
>
> You are receiving this email because you have previously submitted communications related to the Plan Commission for the property addressed 5600 Wolf Road. This application was heard by the Plan Commission at their August 13, 2024, September 24, 2024, and November 18, 2024 meetings. As you may recall, the Plan Commission voted to recommend approval of the application with conditions to the Village Board for their review and consideration.
>
> **The application is scheduled to appear before the Planning and Zoning Committee for their formal review and recommendation on January 16, 2024**. The agenda packet for this meeting has been published and can be accessed by clicking here (LINK). The packet is very large, as such I recommend downloading it to your device to review the information.
>
> At next week's meeting, the Planning and Zoning Committee will allow all interested persons a chance to provide their input. If there are residents that cannot attend that meeting, they can email or mail comments to either my attention or Community Development Director Heather Valone (included on this email), and they will be shared with the Committee.
>
> The Planning & Zoning Committee will hear all comments, review the application, and make a recommendation to the Village Board either for or against, with or without conditions. The application would then be reviewed by the full Village Board at one of their workshop meetings. No action would take place, only discussion. This is another an opportunity for residents to provide input in the same way

as the previous meetings. The final meeting would be a subsequent Village Board meeting for action. Again, residents can provide feedback for this meeting as well.

The meeting again is next week Thursday starting at 7:00 pm in the Village Hall Board Room (740 Hillgrove Ave.).

Have a great weekend,

Kelsey Fawell

Senior Planner
Village of Western Springs
740 Hillgrove Ave.,

Western Springs, IL 60558
708.246.1800 Ext. 170

In April of this year you are going to ask me to vote to increase my taxes to pay for critical infrastructure needs in the village. At the same time, you are moving ahead to approve a development with critical infrastructure deficits. What is wrong with this picture.

After Mr. Gaik bought his property and the village deemed part of that parcel non-build-able I did not have any flooding problem. There was ample retention area for the storm water runoff from the La Grange Highlands. After the development of Heritage Estates I experienced flooding as did other parts of the Ridgewood subdivision. This despite being told by the then village engineer and others that measures for storm water management would be sufficient to prevent flooding. I don't like being lied to, whether intentional or not.

We are currently being told that the proposed development will be implementing storm water management that will not increase the Ridgewood flooding problem. I am sure you can understand why I am dubious about this claim based on my past experience. In addition, both the current village engineer, Jeff Koza, and the engineering firm hired by McNaughton say that none of the proposed changes will address the current flooding situation in Ridgewood. We know, based on their modeling, that a storm this past August would have resulted in flooding in the proposed development. It did result in flooding in Ridgewood.

We see it in our news, almost on a daily basis, how weather events are worsening with the continuing changes in our climate. I only see flooding problems increasing in frequency and severity, not decreasing.

Jeff Koza has said that the flooding situation in Ridgewood will be addressed in the future. Why do we need to wait to address the flooding situation in Ridgewood? We know that one component to the solution is to have more water retention capacity in the area between the La Grange Highlands and Ridgewood. We had this before Heritage Estates was created and flooding was not an issue in Ridgewood. With approval of the proposed McNaughton development you have just eliminated one component to a potential solution to the flooding of Ridgewood. We look back on the Heritage Estates development and see that mistakes were made. Let's not look back on your decision to move forward with the McNaugton development and again see that mistakes were made. And certainly do not ask me to pay more taxes in the future to address infrastructure needs when bad decisions are being implemented with respect to the village's infrastructure issues.

Kelsey Fawell

From: Heather Valone
Sent: Thursday, January 23, 2025 10:10 AM
To: Kelsey Fawell
Subject: FW: Additional comments regarding 5600 Wolf Rd.

Heather Valone, AICP
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.,
Western Springs, IL 60558
708.246.1800 Ext. 169

Please consider the environment before printing this e-mail

From: Deb David < >
Sent: Thursday, January 23, 2025 7:42 AM
To: Heather Valone <hvalone@wsprings.com>
Subject: Additional comments regarding 5600 Wolf Rd.

Heather - this will all be a repeat of comments I and others have made before regarding the proposed development at 5600 Wolf Road.

1) I am 100% opposed. It is way out of character in our beautiful subdivision of nice single family homes.
2) the development is way too dense. 30 units crammed into 2.76 acres when the village code for multi family is 5 acres minimum is ridiculous.
3) the storm water issue is still of major concern. What recourse will people on Grand and Longmeadow have if it gets worse as a result of the development? In my experience from 2005 the Village will turn a deaf ear to the residents and they will be left to go it alone.
4) if this project goes forward we do not want any construction related traffic on Park Place or anywhere in Ridgewood. I will call the police if we see construction vehicles.
5) guest parking must be addressed. There obviously is not enough within the proposed development and it doesn't seem to be getting much attention.
6) most Ridgewood residents have issues with water pressure in their homes. This will make it worse.

Thank you. I'm sure others will add additional comments

Deborah David
903 Park Place

Cell:
Ema
https://www.glassusa.com/agents/agent-submissions/

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 8.E.

To: Board of Trustees
From: Jeff Koza, Director of Engineering Services
CC: Ellen Baer, Village Manager, Heather Valone, Director of Community Development , John Mastandona, Director of Finance
RE: [Previously discussed] 5600 Wolf Road - Heritage Crossing Stormwater Review Assistance Agreement with Baxter & Woodman Consulting Engineers - Amendment #2 (Omnibus Item)

Recommendation

The Planning and Zoning Committee reviewed this item at their meeting on January 9, 2025 and recommended the approval of the 5600 Wolf Road - Heritage Crossing - Stormwater Review Assistance Agreement with Baxter & Woodman Consulting Engineers - Amendment #2.

Summary

At the June 17, 2024, Village Board meeting, the Board approved an agreement with Baxter & Woodman Consulting Engineers, Inc. ("B&W") for plan review services to review the stormwater management plan received from McNaughton Development, Inc for the 5600 Wolf Road property development known as Heritage Crossing. Two reviews were completed under the original agreement however it was determined additional reviews were required thus at the September 9, 2024, Village Board meeting an agreement amendment, amendment #1, was approved. The original agreement and amendment #1 authorized $19,800 in fees for the work.

The Village is now in receipt of a fourth detailed engineering submittal for this development. This submittal includes revisions to the stormwater modeling and stormwater management report that were requested during prior reviews. B&W has advised the Village that at this time the fee for the agreement and amendment #1 has been fully expended. These updated stormwater items require B&W review thus Staff is seeking approval of amendment #2 to the original agreement. Amendment #2 does not identify an upper fee limit. The amendment is setup to utilize B&W's services as needed with time spent being billed at the hourly rates provided in the amendment #2. Staff believes this approach is appropriate given the fact this review process has required more reviews than originally contemplated when the agreement was originally approved. Ultimately the number of additional reviews that the Village will need assistance with from B&W will depend on the quality of the developer's submittal. If the developer resubmittal does not fully address review comments, then the developer will need to update and resubmit again which will again require re-review by B&W.

Financial Impact

The Village will initially pay the consultant for services completed, but all costs incurred by the Village are then billed by the Village to the developer. Funds have been included in the FY2025 budget.

Recommended Motion

I move to approve the 5600 Wolf Road - Heritage Crossing Stormwater Review Assistance Agreement with Baxter & Woodman Consulting Engineers, Inc - Amendment #2.

Strategic Plan Alignment

N/A

File Attachments

1. 2400948.00_Proposal_Amendment2_5600Wolf_PlanReview
2. Resolution No. 25-___ re Amendment No. 2 to PSA with Baxter & Woodman for Plan Review Services for 5600 South Wolf Road Heritage

December 30, 2024

Mr. Jefferey Koza, PE
Director of Engineering Services
Village of Western Springs
740 Hillgrove
Western Springs, IL 60558

Subject: 5600 Wolf Road Development – Plan Review Assistance – Amendment 2 – Additional Engineering Services

Dear Mr. Koza, PE:

Baxter & Woodman, Inc. is pleased to submit to submit this Amendment No. 2 to the initial proposal dated May 24, 2024, and executed on May 28, 2024, and the Amendment dated August 28, 2024, and executed on October 14, 2024, to complete engineering plan review services for the development project at 5600 Wolf Road.

Additional Scope of Services

1. Reviews of Civil Plan Set

    A. Review provided plan set for compliance with Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO), Village of Western Springs Stormwater Code, and general site design guidelines. Review changes to impervious areas, overall drainage patterns, flow paths, and storm sewer systems to ensure appropriate storm water management onsite.

    B. Determine MWRD WMO requirements not met under the current design (if any).

2. Review of Stormwater Calculations, Modeling and Report

    A. Review stormwater calculations, hydrologic and hydraulic modeling, and/or report as provided by the developer to confirm compliance with runoff requirements, volume control requirements, and detention requirements.

    B. Review changes between existing and proposed conditions as related to release rates, tributary areas, and flood durations related to the onsite detention basin.

    C. Review impacts to neighboring and downstream properties.

3. Review Comments

   A. Provide review comments to the Village for distribution to the developer. These comments shall address compliance with MWRD WMO, Village of Western Springs code, and general site design guidelines.

Schedule

All review services will be completed within 10 business days of receipt of submittals.

Exclusions

Coordination with MWRD for WMO permit(s).

Fee

The Engineer's fee for the stated scope of services will be based upon the 2025 Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel and subconsultant fees. The Engineer may adjust the hourly billing rates and out-of-pocket expenses on or about January 1 of each subsequent year.

Standard Terms and Conditions

All terms and conditions of the original Proposal dated May 24, 2024, with the Village of Western Springs shall apply.

Acceptance

If you find this Amendment acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Corey Van Dyk at 815-444-3258 or cvandyk@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Paul Siegfried, PE, CFM
Associate Vice President

Village of Western Springs

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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BAXTER & WOODMAN, INC.
2025 HOURLY BILLING RATES FOR PROFESSIONAL SERVICES

EMPLOYEE CLASSIFICATION	HOURLY BILLING RATES
Executive Vice President	$275
Vice President	$260
Engineer VII	$252
Engineer VI	$242
Engineer V	$220
Engineer IV	$205
Engineer III	$180
Engineer II	$160
Engineer I	$138
Engineering Intern	$80
Construction Manager II	$210
Construction Manager I	$180
Engineering Tech V	$185
Engineering Tech IV	$160
Engineering Tech III	$145
Engineering Tech II	$125
Engineering Tech I	$100
Environmental Scientist V	$175
Environmental Scientist IV	$170
Environmental Scientist III	$155
Environmental Scientist II	$135
Environmental Scientist I	$115
Professional Surveyor	$210
Survey Manager	$180
Survey Crew Chief	$150
Surveyor, Project	$125
Survey Technician II	$110
Survey Technician I	$95
Spatial Technology Professional V	$200
Spatial Technology Professional IV	$195
Spatial Technology Professional III	$175
Spatial Technology Professional II	$145
Spatial Technology Professional I	$130
Production Manager	$185
CADD Tech III	$155
CADD Tech II	$135
CADD Tech I	$100
Urban Planner V	$185
Urban Planner IV	$165
Urban Planner III	$145
Urban Planner II	$125
Urban Planner I	$100
Administrative Support I to V	$100
Marketing Professional I to IV	$150
Communication Specialist I to IV	$150
Accounting Professional I to IV	$120
IT Professional I to III	$185
Data Analyst I to III	$150

- Hourly rates for inspection services do not include any overtime.
- Hourly Rates include direct labor and indirect overhead expenses, readiness to serve, and profit, and are for 8 hours/day and 40 hours/week during regularly scheduled work hours.
- The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.
- Consulting fees for legal services will vary and subject to change based on services required.

DRAFT 1.21.2025
RESOLUTION NO. 24-????
VOTE: Passed by an omnibus vote.
AYES:
NAYS:
ABSENT:
ABSTAIN:
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH BAXTER AND WOODMAN, INC. FOR PLAN REVIEW AND STORMWATER MANAGEMENT PLAN REVIEW SERVICES FOR THE PROPOSED HERITAGE CROSSING DEVELOPMENT AT THE 5600 SOUTH WOLF ROAD PROPERTY BY DEVELOPER MCNAUGHTON DEVELOPMENT, LLC.

WHEREAS, with the passage of Resolution No. 24-2813 on June 17, 2024, the President and Board of Trustees of the Village of Western Springs (the "Village Board") and Baxter and Woodman, Inc. (the "Consultant") entered into an agreement entitled "Professional Services Agreement Between the Village of Western Springs and Baxter and Woodman, Inc." for the performance of plan review and stormwater management plan review services for the proposed Heritage Crossing Development at the 5600 South Wolf Road Property (the "Services") and its Exhibit "1" entitled "Rider to Professional Services Agreement Between The Village Of Western Springs and Baxter and Woodman, Inc.", copies of which are incorporated herein by reference and are on file with the Village Clerk's Office (collectively, the "Agreement"). The Consultant agreed to perform the Services relative to the Project (as defined below) for a not-to-exceed fee of $9,900.00 (the "Service Fee"); and

WHEREAS, the Services to be performed under the Agreement relate to the proposed development of the 5600 South Wolf Road Property by McNaughton Development, LLC (the "Developer"), who has filed an application with the Village of Western Springs (the "Village") on June 7, 2024 seeking approvals of a conditional use permit for a planned development, a rezoning, plats of consolidation and resubdivision, and a partial vacation of the Village-owned Lawn Avenue right-of-way in order to construct 29 three-story townhome units known as the "Heritage Crossing Development" (the "Project"). The 5600 South Wolf Road Property is currently improved with an approximately 24,000.00 square foot multi-tenant office building and respective parking facilities and is zoned under the O – Limited Office District classification. The Developer is requesting that the 5600 South Wolf Road Property be rezoned to the R4 – Multi-Family Residence District classification as part of its development application. The Developer is the contract purchaser of the 5600 South Wolf Road Property; and

WHEREAS, with the passage of Resolution No. 24-2827 on August 30, 2024, the Village Board and the Consultant entered into the "First Addendum" to the Agreement to increase the Service Fee for the performance of the Services because additional time and resources had to be expended by the Consultant to complete the scope of the Services (the "First Addendum"). A copy of the First Addendum is on file with the Village Clerk's Office and is incorporated by reference into this Resolution. Under the First Addendum, the Consultant agreed to perform the additional Services relative to the Project for a not-to-exceed fee of $9,900.00 for a total dollar amount to complete the Services of $19,800.00 (the "Adjusted Service Fee"); and

WHEREAS, the Village Board and the Consultant now desire to enter into "Amendment No. 2" to the Agreement to provide for the payment of additional Service Fees for the performance of the additional Services because additional time and resources have to be expended by the Consultant to complete the scope of the Services ("Amendment No. 2"). A copy of Amendment No. 2 is attached hereto as **Exhibit**

"A" and made a part hereof. Under the attached Amendment No. 2, the Consultant agrees to perform the additional Services relative to the Project and charge the Village for the completion of such additional Services in accordance with the "2025 Hourly Billing Rates for Professional Services" sheet attached to Amendment No. 2; and

WHEREAS, at an open public meeting held on January 9, 2025, the Planning and Zoning Committee (the "Committee") reviewed the terms of the attached Amendment No. 2 and received input from the Village staff and provided an opportunity for public input on the matter, and then the Committee recommended that the Village Board review and approve Amendment No. 2; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the President and Board of Trustees of the Village reviewed and discussed the Project, Amendment No. 2 and the Committee's recommendation and received input from the Village staff and provided an opportunity for public input on the matter. At its January 27, 2025 meeting, the President and Board of Trustees of the Village of Western Springs accepted the Committee's recommendation to approve and enter into Amendment No. 2; and

WHEREAS, the President and Board of Trustees of the Village of Western Springs are authorized, under the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/), and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/8-1-7) and the Local Government Professional Services Selection Act (50 ILCS 510), to approve and enter into the attached Amendment No. 2, and find that it is protective of the health, safety and welfare of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the attached Amendment No. 2.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2. Approval and Execution of Amendment No. 2 and Other Related Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of Amendment No. 2, substantially in the form attached hereto as **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and further authorize and direct the President and Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under Amendment No. 2.

SECTION 3. Approval of Related Expenses and Village Actions Necessary Per Amendment No. 2. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under Amendment No. 2, and also authorize and direct the Village Manager, the Village Engineer and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of Western Springs' obligations under the attached Amendment No. 2.

SECTION 4. Delivery of Signed Documents. After approval and execution of this Resolution and Amendment No. 2 by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of certified copies of this Resolution and executed versions of the attached Amendment No. 2 to the Consultant for record retention purposes.

SECTION 5. Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

SEAL

Exhibit "A"

Amendment No. 2 to Professional Services Agreement
Between The Village Of Western Springs And Baxter and Woodman, Inc.
For Plan Review And Stormwater Management Plan Review Services For
The Proposed Heritage Crossing Development At The 5600 South Wolf Road Property
By Developer McNaughton Development, LLC

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH BAXTER AND WOODMAN, INC. FOR PLAN REVIEW AND STORMWATER MANAGEMENT PLAN REVIEW SERVICES FOR THE PROPOSED HERITAGE CROSSING DEVELOPMENT AT THE 5600 SOUTH WOLF ROAD PROPERTY BY DEVELOPER MCNAUGHTON DEVELOPMENT, LLC

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ___ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 8.F.

To: Board of Trustees
From: Jeff Koza, Director of Engineering Services
CC: Ellen Baer, Village Manager, Heather Valone, Director of Community Development , John Mastandona, Director of Finance
RE: [Previously Discussed] Timber Trails - 2025 Construction Observation Agreement with V3 Companies (Omnibus Item)

Recommendation

The Planning and Zoning Committee reviewed this item at their January 9, 2025 meeting and recommended approval of the 2025 V3 Engineering Services Agreement for the Construction Observation and Development Closeout/Acceptance Services for the Timber Trails Subdivision.

Summary

Staff and the Committee are recommending retaining V3 Companies ("V3") to continue to perform construction observation of the Timber Trails Subdivision development. V3 took on this role in February of 2023 and has done well in this role providing a full progress punchlist as described below and regular oversight of progress in the area.

Under the new 2025 agreement, V3 will continue perform work as needed and as requested. The Timber Trails developer is ultimately responsible for these construction observation costs incurred per the annexation agreement. In 2024, a comprehensive development punchlist for Unit 1 and a punchlist and estimate of cost to complete for Unit 2 was developed by V3 and given to the developer. The punchist itemized all public infrastructure deficiencies and items not yet completed. In late 2024 the developer began work on Unit 1 punchlist and has said they intend to work on both the Unit 1 punchlist and on the installation of Unit 2 public infrastructure in 2025. V3 and Village Staff are working with the developer on a schedule for completion of this work. V3 will perform construction observation of the work on behalf of the Village. The 2025 agreement provided by V3 provides an estimate of manhours and cost. These are an estimate and the final cost will depend on how often services are actually needed. It appears it could be several more years before the subdivision is complete and accepted by the Village. The V3 proposal is included in the Committee agenda packet.

Financial Impact

The Village will initially pay V3 for services completed, but all costs incurred by the Village are then billed by the Village to the Timber Trails developer per the original Annexation Agreement. Funds have been included in the FY2025 budget.

Recommended Motion

I move to approve the 2025 V3 Engineering Services Agreement for the Construction Observation and Development Closeout/Acceptance Services for the Timber Trails Subdivision.

Strategic Plan Alignment

N/A

File Attachments

1. Timber Trails 2025 Task Order Update_12232024 -REV 1
2. Resolution No. 2025- ____ re Second Updated PSA with V3 for Construction Observation and Development Closeout Acceptance Service

December 23, 2024

Mr. Jeff Koza, P.E., CFM
Director of Engineering/Village Engineer
Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: Timber Trails Subdivision Permit/Plan Review and Punchlist Inspection and Closeout Services

Dear Mr. Koza:

In association with the on-going Timber Trails subdivision, we are submitting this task order for calendar year 2025 to address the ongoing individual lot permit/plan review and inspections, as well as the expected subdivision infrastructure punchlist inspection and closeout activities that are anticipated in 2025.

If you find this proposal to be acceptable, the executed copies of this letter will constitute the entire agreement between the Village of Western Springs (CLIENT) and V3 Companies, Ltd. (V3) for services on this PROJECT.

PROJECT UNDERSTANDING

Throughout 2024 V3, in coordination with the Village, developed a punchlist of deficiencies for both Unit 1 and Unit 2 of the Timber Trails subdivision. Items related to direct Village ownership, as well as those that will be transferred to the Homeowner's Association have been included in the punchlist evaluation. On October 29, 2024 the Village, representatives of Timber Trails Development and V3 meet on site to review the deficiencies for Unit 1 that need to be repaired prior to Village acceptance. This coordination is on-going and repairs are tentatively scheduled to start in Spring of 2025.

Currently, inspections are being made on a lot-by-lot basis, as requested by the Village, utilizing the Munis reporting system, and shared with the respective builders. The Village is seeking assistance in performing the engineering reviews of Single Family/Townhome single lot within the Timber Trails development as well as maintain the lot inspections. Approximately 70 lots remain in the subdivision that review services will be needed for. It is anticipated that 10-15 lot reviews will be needed per year.

This task order combines the lot plan/permit review and inspection with the Unit 1 punchlist inspection and coordination. A separate task order will be prepared as necessary for Unit 2 punchlist coordination and inspection. The work included in this task order is for the calendar year 2025.

SCOPE OF SERVICES

This task order update seeks to continue the current agreement relating to the Timber Trails Subdivision Development Closeout/Acceptance Services, with specific clarifications due to the various work elements involved. The general extent of those services is expected to include, but may not be limited to the following:

Weekly General Development Inspection
These inspections, involving individual lot erosion control, tree protection and safety measures, will continue as previously provided and recorded with village staff and the builders.

- A minimum of one, preferably two weekly site visits, to provide overall lot development monitoring, that will include photographs and a weekly report of ongoing lot development. This monitoring is being provided due to minimal communication being provided from the builders as to what activities are planned or going on at the current time.

Subdivision Plan Review & Coordination
This task will be related to all administrative efforts involved in coordinating punchlist deficiency resolution with the developer and HOA. This is a continuation of the previous work efforts to coordinate the status of development. Tasks include:

- Reviewing available reports, engineering plans (to include but not limited to site plans, spot / foundation surveys, and as-built plans), landscape plans, tree preservation plans, and plats.
- Providing ready to publish plan review comments for distribution to the builder / developer.
- Completing necessary correspondence with the builder / developer to answer questions related to published plan review comments.
- Representing the CLIENT in discussions and meetings with the developer and residents of the community.
- Providing follow-up documentation and reports for ongoing improvements within portions of the subdivision.
- Site visits and documentation as necessary
- Continue to clarify those items to be maintained by the Village and those to be transferred and maintained by the HOA.

Punchlist Oversight
Work will be related to all services involved in oversight and approval of the developer's efforts involved in punchlist deficiency corrections and construction.

- This work will include the oversight and inspection of Unit 1 deficiencies as developed by V3 and coordinated with the Village and developer.
- Provide inspection reports via the Munis Field Inspector app or other medium based on the determination of the client.
- Based upon notification of work by the developer, and request from the Village, provide a full-time site presence at times when we know the developer is actively working, to oversee all punchlist deficiency corrections previously agreed upon.
- Facilitate weekly meetings between V3, Village and developer/contractor.
- Provide plan interpretation as required, coordination with Village and public works staff on current acceptable standards.
- Assist the developer and their contractor(s) with solutions to Requests for Information and

material submittal approvals.

- Provide material testing and recording of materials utilized in various components, including subgrade stability (pavement and pathway areas), aggregate compaction, HMA and PCC concrete. V3 will subcontract this work with Interra, LLC as the testing agency.
- Provide suitable documentation of performed work, including electronic photographs, GPS locations, photographic files.
- If during calendar year 2025 new Unit 2 infrastructure is being installed by the developer, V3 will provide site inspection of this work. The intent will be to utilize the same resources providing daily/weekly checks and Unit 1 punchlist inspections. A separate task order will be prepared as necessary for Unit 2 punchlist coordination and inspection.
- Attend meetings and provide recommendations to staff regarding development status and Letter of Credit reduction requests.

Lot Permit/Plan Review and Inspection
V3 will provide three reviews per site. V3 will perform the reviews with data as provided by the developer. Comments will be provided on the plans and returned to the submitter. V3 will respond to resubmittals. V3 is not responsible for the as built information. The information should be provided and verified by the developer/builder as necessary. The review stages and review periods are proposed as follows:

- Site Plan – Plan will be reviewed and compared to available engineering plans and adjacent lot data provided by developer, 10 business days (max).
- Spot Review/Foundation – Plans checked against approved plans and site plan, setbacks will be checked, 2-5 business days.
- As-built – Data provided by developer will be reviewed against lot plans, 10 business days (max).

V3 will invoice twice for each lot review:

- Site plan and spot/foundation review.
- As-built review and approval.

V3 will input the data into the Village's tracking system as directed by the Village.

COMPENSATION

We understand that this work may take multiple years. This agreement will be valid for 2025. A twelve-month renewal is proposed for subsequent years at the respective billing rates for that year. A Task order amendment will be submitted to the Village in November for Board approval in December of the upcoming year. Compensation will be based upon 2025 Standard Billing rates.

Upon notice to proceed from CLIENT, V3 will provide our services on an hourly basis, for those employees engaged directly on the project; a fee based on the actual hours expended multiplied by V3's billing rates attached for each employee classification. With that in mind, we anticipate the following:

Task	Detail	Estimated Budget – 2025 Billing Rates
Weekly General Development Inspection (hourly estimate)	2 hours/week; 4 weeks/month @ 12 months: 96 hours	$16,300
	Vehicles (2 visits/week @ 0.5 EA); 24 EA @ $65	$ 1,560
	Estimated budget	**$17,860**
Subdivision Plan Review & Coordination	Estimated hourly involvement 4 hours/month; 12 months	$12,000
	Estimated budget	**$12,000**
Punchlist Oversight (2025 estimate to be coordinated w/staff prior to starting any work): Unit 1 punchlist coordination. This includes new Unit 2 infrastructure inspection during 2025, if necessary.	Required hourly oversight is unknown without developer's schedule; +/-14 weeks duration (rates and hours per week vary)	$100,000
	Material Testing Services	$ 7,500
	Direct Costs (Vehicles) 56 days @$65/day	$ 3,640
2024 Punchlist Refinement and Coordination	Estimated hourly involvement 16 hours	$ 4,000
	Estimated budget	**$115,140**
Lot Permit/Plan Review and Inspection	Site Plan and Spot/Foundation Review	$ 1,500/lot
Note: Permit/Plan Review and Inspection Services to be paid on a Lump Sum Basis per lot.	As-Built Review	$ 500/lot
	Anticipate 15 lots per year for an estimated 2025 cost of:	**$ 30,000**
	Total Timber Trails Engineering Services Budget for Calendar Year 2025	**$175,000**

V3 reserves the right to renegotiate the fee every calendar year. This fee does not include reimbursable expenses such as mileage, printing, postage, messenger service, and other similar project-related items. V3 shall be compensated 110% of reimbursable expenses. If Additional Services are required, they will be subject to a separate agreement. No additional services will be performed without prior written approval from the Village.

If the terms of this agreement are found to be satisfactory, please sign in the space provided below and return one copy to our office. V3 will initiate its services promptly upon the receipt of CLIENT's written acceptance of this proposal.

We appreciate the opportunity to present this proposal and look forward to working with Western Springs on this project.

Sincerely,
V3 COMPANIES, LTD.



Richard P. Kipp, P.E.
Senior Project Manager



Heidi E. Voirol, P.E., LEED AP DB+C
Senior Project Manager



Kurt Corrigan, P.E.
Vice President of Municipal Services

Accepted For:
Village of Western Springs

By:_____

Title:_____

Date: _____

V3 COMPANIES
BILLING RATE SCHEDULE

(Rates effective January 1, 2025 through December 31, 2025)

Description	Hourly Rate	Description	Hourly Rate
Principal	$ 265.00	Engineer II	$ 140.00
Director	$ 250.00	Intermediate Planner II	$ 135.00
Operations Director	$ 240.00	Landscape Designer II	$ 135.00
Senior Project Manager	$ 240.00	Operator III	$ 135.00
Senior Estimator	$ 235.00	Project Surveyor I	$ 135.00
Survey Crew*	$ 235.00	Senior Design Technician	$ 135.00
Resident Construction Manager II	$ 220.00	Technician III	$ 135.00
Senior Administration	$ 220.00	Construction Technician II	$ 130.00
Superintendent	$ 220.00	Design Technician III	$ 130.00
Resident Engineer II	$ 220.00	Intermediate Planner I	$ 130.00
1 Man Union Crew	$ 210.00	Landscape Architect I	$ 130.00
Project Manager II	$ 205.00	Planning Technician III	$ 130.00
Resident Construction Manager I	$ 200.00	Scientist III	$ 130.00
Senior Ecologist	$ 200.00	Administration III	$ 125.00
Project Manager I	$ 195.00	Civil Designer I	$ 125.00
Senior Planner IV	$ 190.00	Construction Administrator II	$ 125.00
Administration V	$ 190.00	Junior Planner III	$ 125.00
Senior Project Engineer	$ 190.00	Landscape Designer I	$ 125.00
Resident Engineer I	$ 190.00	Technician II	$ 125.00
Senior Planner III	$ 185.00	Engineer I	$ 125.00
Senior Planner II	$ 180.00	Design Technician II	$ 120.00
Construction Administrator III	$ 180.00	Junior Planner II	$ 120.00
Project Engineer II	$ 180.00	Operator II	$ 120.00
Senior Planner I	$ 175.00	Planning Technician II	$ 120.00
Senior Landscape Architect	$ 170.00	Scientist II	$ 120.00
Project Engineer I	$ 170.00	Junior Planner I	$ 115.00
Administration IV	$ 160.00	Instrument Operator	$ 115.00
Senior Construction Technician	$ 160.00	Design Technician I	$ 110.00
Civil Designer III	$ 150.00	Field Ecologist III	$ 110.00
Landscape Architect III	$ 150.00	Planning Technician I	$ 110.00
Project Scientist II	$ 150.00	Scientist I	$ 110.00
Engineer III	$ 150.00	Administration II	$ 105.00
Intermediate Planner III	$ 145.00	Estimating Technician	$ 105.00
Landscape Designer III	$ 145.00	Field Ecologist II	$ 105.00
Project Surveyor III	$ 145.00	Operator I	$ 105.00
Civil Designer II	$ 140.00	Technician I/Intern	$ 105.00
Construction Technician III	$ 140.00	Field Ecologist I	$ 100.00
Landscape Architect II	$ 140.00	Administration I	$ 85.00
Project Scientist I	$ 140.00	Project Coordinator	$ 85.00
Project Surveyor II	$ 140.00		

*Time is charged portal to portal

Draft 1.23.2025
RESOLUTION NO. 25-_____
VOTE:
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND UPDATED PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND V3 COMPANIES FOR THE PERFORMANCE OF CONSTRUCTION OBSERVATION AND CLOSEOUT / ACCEPTANCE SERVICES RELATED TO THE TIMBER TRAILS SUBDIVISION.

WHEREAS, the President and Board of Trustees of the Village of Western Springs ("Village Board") and V3 Companies ("Engineer") desire to enter into an updated version of a Professional Services Agreement for Construction Observation and Development Closeout / Acceptance Services and an updated version of its Exhibit "1" entitled "Updated Rider to Professional Services Agreement Between The Village Of Western Springs and V3 Companies", copies of which are attached hereto as **Group Exhibit "A"** and made a part hereof (collectively the "Second Updated PSA"). With the passage of Resolution No. 23-2717 on February 27, 2023, the Village Board approved and entered into the original Professional Services Agreement for Construction Observation and Development Closeout / Acceptance Services and the original Rider to Professional Services Agreement Between The Village Of Western Springs and V3 Companies, and with the passage of Resolution No. 24-2812 on June 17, 2024 the Village Board approved and entered into the first updated Professional Services Agreement for Construction Observation and Development Closeout/ Acceptance Services and its updated Rider to Professional Services Agreement between the Village of Western Springs and V3 Companies; and

WHEREAS, the Services will be performed relative to construction observation and supervision and closeout / acceptance services related to the Timber Trails Subdivision, which requires the hiring of the Engineer to assist the Village Engineer with monitoring construction and the public infrastructure closeout / acceptance process within the Subdivision. The Engineer's scope of work will continue to include monitoring construction completion and the public infrastructure closeout / acceptance process to ensure that all infrastructure improvements, whether they will be privately owned and maintained or which will ultimately be owned by the Village and become the Village's responsibility to maintain, are constructed to Village approved plans and specifications (the "Services"). The Services are set forth in more detail in the attached Second Updated PSA; and

WHEREAS, the Engineer's fees to perform the Services are based on as-needed hourly billing and are set forth in the Second Updated PSA. The hourly rates and fees set forth in the Second Updated PSA pertain to Services to be performed in 2025 and it is anticipated that the annual fee under this Agreement will exceed $10,000.00. However, the actual expenditure will be on an hourly basis and will depend on the construction activities occurring in the Timber Trails Subdivision. All invoices will be reviewed by staff and by the Board of Local Improvements ("BOLI"). The Engineer's fees will be paid from the Village's General Fund and/or monies from other lawful sources, subject to reimbursement from the Developer's Security and Plan Review Fees; and

WHEREAS, at an open public meeting held on January 9, 2025, the Planning and Zoning Committee (the "Committee") reviewed the terms of the attached Second Updated PSA, and received input from the Village staff and provided an opportunity for input from the public on the matter, and then the Committee favorably recommended that the Village Board approve the Second Updated PSA; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the Village Board reviewed and discussed the proposed Services, and the Second Updated PSA, and the

Committee's recommendation, and received input from the Village staff and provided an opportunity for input from the public on the matter. At its January 27, 2025 meeting, the Village Board accepted the Committee's recommendation to approve and enter into the Second Updated PSA; and

WHEREAS, pursuant to the constitutional and statutory authority and intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/), and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/8-1-7), the President and Board of Trustees of the Village of Western Springs are authorized to approve and enter into the attached Second Updated PSA, and find that it is protective of the health, safety and welfare of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the attached Second Updated PSA.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Agreement and Other Related Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the Second Updated PSA and its Updated Rider (Exhibit "1"), substantially in the form attached hereto as **Group Exhibit "A"** and made a part hereof, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The President and Board of Trustees also authorize, approve and direct the Village President, the Village Clerk, the Village Manager and the Village Attorney, or their designees, to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under the Second Updated PSA.

SECTION 3: Approval of Expenses. The President and Board of Trustees of the Village further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the Second Updated PSA.

SECTION 4: Delivery of Signed Documents. After approval and execution of this Resolution and the Second Updated PSA by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of one (1) certified copy of this Resolution and an executed version of the attached Second Updated PSA to the Engineer.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its approval and adoption in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Group Exhibit "A"

Updated Professional Services Agreement
Between The Village Of Western Springs And V3 Companies
In Regard To Construction Observation and Closeout/Acceptance Services
Relating to the Timber Trails Subdivision

and

Exhibit "1"

Rider to Updated Professional Services Agreement
Between The Village of Western Springs and
V3 Companies In Regard To Construction Observation and Closeout / Acceptance Services
Relating to the Timber Trails Subdivision

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, the Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A SECOND UPDATED PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND V3 COMPANIES FOR THE PERFORMANCE OF CONSTRUCTION OBSERVATION AND CLOSEOUT / ACCEPTANCE SERVICES RELATED TO THE TIMBER TRAILS SUBDIVISION

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 27th day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.A.

To: Board of Trustees
From: Ronald Derengowski, Water Plant Superintendent
CC: Ellen Baer, Village Manager, Matthew Supert, Director of Municipal Services
RE: [Previously discussed] Surplus Declaration of Well #3 Motor (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Surplus Declaration of Well #3 Motor.

Summary

The Well #3 pump and motor was pulled out of service in 2017 due to reduction in its pumping capability. Since then, it has been stored in Aurora at the Layne facility (Granite construction). The motor shaft did not turn freely indicating a possible thrust bearing issue. The Village owned a spare Byron Jackson motor that was installed at that time to replace the one that was not functioning properly. Several options were considered by the Village Board in 2017 to either refurbish the old motor or to dispose of it. Due to the mercury seal on the motor it was determined that it was more economical for the Village to purchase a new pump and motor instead of refurbishing it.

Byron Jackson no longer accepts 16" motors in their factory-exchange program for refurbishing due to the mercury seal. The cost to the Village for the decommissioning would be $25,662.00. Once the work is completed, the Village would receive a Certificate of Recycling, which would clearly state that the mercury-sealed motor was properly decommissioned from the EPA and State approved facility for mercury decontamination.

Financial Impact

Decommissioning of the Village's 450 HP, 16", 2300 Volt Type H Byron Jackson submersible motor at a cost of $25,662.00.

Recommended Motion

I move to approve the declaration of the Byron Jackson Type H 450 HP, 16" submersible motor from well #3 as surplus and to authorize Layne, a Granite Company (formerly Layne-Christensen) to dispose of the motor and complete any required EPA and state decommissioning.

Strategic Plan Alignment

Infrastructure Improvements

File Attachments

1. Western Springs Well 3 Decommission Proposal 11.21.2024
2. Ordinance No. 25-32__ re Declaration of Surplus Property for Well No 3 Motor and Well Decommission Payment - BOT appr 1.27.2025(2032770.1) (003)

721 W. Illinois Avenue
Aurora, IL 60506
630.897.6941
graniteconstruction.com

November 21, 2024

Ron Derengowski
Water Plant Superintendent
Village of Western Springs
740 Hillgrove Ave
Western Springs, IL 60558

RE: Well No. 3 Motor

Ron,

We are pleased to submit this proposal for the decommissioning of the Village's 450 HP, 16", 2300 Volt Type H Byron Jackson Submersible Motor. This motor has been in Layne's facility since it was pulled from Well 3 in 2017.

As the authorized service center for Flowserve/Byron Jackson in Northern Illinois, we would ship the 450HP motor to Flowserve's vendor, an EPA and State approved facility for mercury decontamination, tear-down & decommissioning. Once this work is complete, the Village would receive a Certificate of Recycling, which will clearly state that your 450HP, 16" Byron Jackson mercury-sealed motor was received and properly decommissioned.

The cost to the Village for the decommissioning would be $25,662.00, which includes the crating & shipment of the motor to the factory.

We appreciate the opportunity to submit this proposal. If you have any questions, please do not hesitate to contact us.

Yours very truly,

Jason Gray, P.M.
Jason Gray, P.M.
Area Manager
Layne, a Granite Company

JG/aje

ORDINANCE NO. 25-32__

VOTE:
AYES:_____
NAYS:_____
ABSENT: _____
ABSTAIN:_____
DATE: January 27, 2025.
OTHER: None.

AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF WESTERN SPRINGS (WELL #3 MOTOR) AND AUTHORIZING LAYNE, A COMPANY OF GRANITE CONSTRUCTION, INC., TO COMPLETE THE NECESSARY DECOMMISSIONING AND REGULATORY PROCEDURES REQUIRED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND STATE OF ILLINOIS FOR A COST NOT TO EXCEED $25,662.00.

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4) the Corporate Authorities of the Village of Western Springs may dispose of personal property owned by the Village when, in the opinion of the majority of the Corporate Authorities, such property is no longer necessary, useful to or in the best interests of the Village; and

WHEREAS, the Corporate Authorities of the Village of Western Springs, Cook County, Illinois deem it no longer necessary, useful to or in the best interests of the Village to retain the surplus personal property described in **Exhibit "A"** attached hereto and made part hereof, which consists of the Well #3 Motor, and desire that the Village Manager dispose of such property in any lawful manner.

WHEREAS, as part of the disposal of the Well #3 Motor, certain decommissioning activities must be performed and certain regulatory procedures of the United States Environmental Protection Agency (the "EPA") and the State of Illinois Environmental Protection Agency (the "IEPA") must be complied with (collectively, the "Decommissioning and Regulatory Compliance Activities") and the Village desires to hire Layne, a Company of Granite Construction, Inc., ("Layne") to complete the Decommissioning and Regulatory Compliance Activities for Well #3 Motor. Layne has submitted a proposal dated November 21, 2024 to the Village to complete the Decommissioning and Regulatory Compliance Activities at a cost not to exceed $25,662.00, a copy of which is attached hereto as **Exhibit "B"** and made a part hereof (the "Proposal"); and

WHEREAS, the Corporate Authorities of the Village find that it is desirable and in the best interests of the Village and its residents, local business owners, property owners and the public to approve the Proposal in order to have Layne perform the Decommissioning and Regulatory Compliance Activities in order to dispose of the Well #3 Motor; and

WHEREAS, the Corporate Authorities of the Village of Western Springs are authorized, under the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and Sections 8-1-7 and 11-76-4 of the Illinois Municipal Code (65 ILCS 5/8-1-7 and 65 ILCS 5/11-76-4), to approve and enter into the Proposal and to dispose of the Well #3 Motor in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Finding and Declaration of Surplus Status. The Corporate Authorities of the Village of Western Springs find and declare that all itemized property of the Village set forth in **Exhibit "A"** which is attached hereto and made part hereof, is surplus personal property because it is no longer necessary, useful to or in the best interests of the Village to retain such property.

SECTION 3: Authorization of Disposal. The Village Manager or their designee, is authorized to dispose of the personal surplus property of the Village set forth in **Exhibit "A"** in any lawful manner.

SECTION 4: Approval of the Proposal. The Corporate Authorities of the Village approve and authorize the execution of the Proposal dated November 21, 2024 issued by Layne for the completion of the Decommissioning and Regulatory Compliance Activities at a cost not to exceed $25,662.00 in order to facilitate the disposal of Well#3 Motor. The Corporate Authorities also authorize and direct the President, the Village Clerk and the Village Manager, or their designees, to execute and submit the Proposal and such other documents as are necessary to fulfill the Village's obligations under the Proposal.

SECTION 5: Appropriation and Approval of the Expenditure of Village Funds . The Corporate Authorities of the Village appropriate and approve the expenditure of Village funds to pay Layne for the completion of the Decommissioning and Regulatory Compliance Activities at a cost not to exceed $25,662.00 in accordance with the Proposal.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January 2025, and approved by me as Village President, and attested by the Village Clerk, on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Exhibit "A"

Description of Well #3 Motor:
Type: 450 HP 16", 2300 Volt Type H
Brand: Byron Jackson
Model: N/A
Year: N/A
Serial Number: N/A

Exhibit "B"

Proposal dated November 21, 2024 from Layne, a Company of Granite Construction, Inc., to complete the Decommissioning and Regulatory Compliance Activities for Well #3 Motor

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

ORDINANCE NO. 25-3237

AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF WESTERN SPRINGS (WELL #3 MOTOR) AND AUTHORIZING LAYNE, A COMPANY OF GRANITE CONSTRUCTION, INC., TO COMPLETE THE NECESSARY DECOMMISSIONING AND REGULATORY PROCEDURES REQUIRED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND STATE OF ILLINOIS FOR A COST NOT TO EXCEED $25,662.00.

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this __ day of January 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.B.

To: Board of Trustees
From: Ronald Derengowski, Water Plant Superintendent
CC: Ellen Baer, Village Manager, Matthew Supert, Director of Municipal Services
RE: [Previously discussed] Surplus Declaration of Water Meters from Well #3 and Well #4 (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025, and recommended the approval of the Surplus Declaration of Water Meters from Well 3 and Well 4.

Summary

On October 14-16, 2024, Dahme Mechanical Industries, Inc. and Concentric Integration completed the installation and programming of the new 12" water meter at Well 3 and the 8" water meter at Well 4. The replaced Foxboro meters are more than twenty years old have no economical or functional value to the Village. It is recommended that the replaced meters be approved as surplus property and be disposed of as material scrap. All electrical components have been removed and properly recycled.

Financial Impact

N/A

Recommended Motion

I move to recommend the declaration of the replaced Foxboro 8" and Foxboro 12" water meter as surplus property and to be disposed and recycled as material scrap.

Strategic Plan Alignment

N/A

File Attachments

1. Ordinance No. 25-32__ re Declaration of Surplus Property - Well No 3 and 4 Meters - BOT Appr 1.27.2025(2032771.1)2

ORDINANCE NO. 25-32__

AN ORDINANCE AUTHORIZING THE DISPOSAL OF SUPLRUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF WESTERN SPRINGS (WELL #3 METER AND WELL #4 METER)

VOTE:
AYES:_____
_____
NAYS:_____
ABSENT: _____
ABSTAIN:_____
DATE: January 27, 2025.
OTHER: None.

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4) the Corporate Authorities of the Village of Western Springs may dispose of personal property owned by the Village when, in the opinion of the majority of the Corporate Authorities, such property is no longer necessary, useful to or in the best interests of the Village; and

WHEREAS, the Corporate Authorities of the Village of Western Springs, Cook County, Illinois deem it no longer necessary, useful to or in the best interests of the Village to retain the surplus personal property described in **Exhibit "A"** attached hereto and made part hereof, and desire that the Village Manager dispose of such property in any lawful manner.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Finding and Declaration of Surplus Status. The Corporate Authorities of the Village of Western Springs find and declare that all itemized property of the Village set forth in **Exhibit "A"** which is attached hereto and made part hereof, is surplus personal property because it is no longer necessary, useful to or in the best interests of the Village to retain such property.

SECTION 3: Authorization of Disposal. The Village Manager or their designee, is authorized to dispose of the personal surplus property of the Village set forth in **Exhibit "A"** in any lawful manner.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January 2025, and approved by me as Village President, and attested by the Village Clerk, on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

2032771_1

Exhibit "A"

Description of Well #3 Meter
Brand: Foxboro
Make: N/A
Year: N/A
Serial Number: N/A

Description of Well #4 Meter
Brand: Foxboro
Make: N/A
Year: N/A
Serial Number: N/A

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

ORDINANCE NO. 25-32___

AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF WESTERN SPRINGS (WELL #3 METER AND #4 METER)

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this __ day of January 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.C.

To: Board of Trustees
From: Ronald Derengowski, Water Plant Superintendent
CC: Ellen Baer, Village Manager, Matthew Supert, Director of Municipal Services, John Mastandona, Director of Finance
RE: [Previously discussed] Purchase of Water Meters and Accessories from Water Resources, Inc.(Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025. and recommended the approval of Purchase of Water Meters and Accessories from Water Resources, Inc.

Summary

The Village will need to purchase water meters and their accessories from Water Resources, Inc. to account for the new residential construction and remodeling that will require an upgrade and larger sized meter to meet building code requirements. Current estimates identify the need to purchase fifteen 1.5" water meters and flange kits, ten 1" water meters and connecting spools, and twenty-five MIU's required for meter reading collection.

Water Resources has provided unit pricing for the individual components, which is attached for the Committee's review. The purchase cost of $18,501.25 will be recovered to the Village throughout the year as the Village receives the fees generated by the Community Development department at the time the meters and accessories are issued.

Water Resources, Inc., is the distributor for Neptune water meters in the Chicagoland area.

Financial Impact

The purchase of the water meters and their accessories from Water Resources, Inc. at a total of $18,501.25.

Recommended Motion

I move to approve the purchase of water meters and associated accessories from Water Resources, Inc.

Strategic Plan Alignment

Infrastructure Improvement

File Attachments

1. Water Meter Purchase January 25'
2. Water Resources, Inc. - Resolution No. 25-2868 re Approving Agreement for Meter and Equipment Purchase - BOT Appr. 1.27.2025(
3. Water Resources, Inc. - Vendor Contract for Water Meters and Equipment Purchase - 2025 Q1 Neptune Pricing - BOT Appr. 1.27.2025(



Village of Western Springs
Water Meter Purchase
Jan. 2025

Quantity	Item	Unit Price	Total Cost
15	1 and 1/2" water meter	$663.50	$9,952.50
15	1 and 1/2" flange kit	$200.00	$3,000.00
10	1" water meter	$276.50	$2,765.00
10	1" connecting spools	$56.50	$565.00
25	R900 RF MIU's	$88.75	$2,218.75
			$18,501.25

RESOLUTION NO. 25-2868
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN:_____
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES WITH WATER RESOURCES, INC. OF ELGIN, ILLINOIS FOR THE PURCHASE OF WATER METERS, FLANGE KITS, CONNECTING SPOOLS, MIU'S AND ASSOCIATED EQUIPMENT AT UNIT PRICING OUTLINED IN THE 2025 Q1 NEPTUNE PRICING LIST.

WHEREAS, the President and Board of Trustees of the Village of Western Springs ("Village" or "Village Board") desire to enter into a Vendor Contract For Goods, Supplies And Services with Water Resources, Inc. ("Vendor") of Elgin, Illinois ("Contract") for the purpose of providing water meters, flange kits, connecting spools, MIU's and associated equipment ("Services"), subject to the terms and conditions set forth in the Contract and 2025 Q1 Neptune Pricing List attached hereto as **Group Exhibit "1"** and made a part hereof; and

WHEREAS, the Vendor desires to enter into the Contract and agrees to perform the Services set forth in the attached Contract in exchange for payment of $18,501.25 for the supply and delivery of fifteen (15) 1.5" water meters and flange kits, ten (10) 1" water meters and connecting spools, twenty-five (25) R900 RF MIU's, and associated equipment. If the Village requests additional services beyond the agreed upon scope of work described as the "Services" in the Contract, then those extra services shall be charged at the unit prices set forth in the attached 2025 Q1 Neptune Pricing List; and

WHEREAS, at a January 13, 2025 public meeting, the Village's Public Works and Water Committee ("Committee") reviewed and discussed the Contract and received input from the Village staff and provided an opportunity for public input on the matter. At its January 13, 2025 meeting, the Committee favorably recommended that the Village Board approve and enter into the Contract; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the President and Board of Trustees of the Village reviewed and discussed the Contract and the Committee's recommendation, and received input from the Village staff and provided an opportunity for public input on the matter. At its January 27, 2025 Regular Village Board Meeting, the President and Board of Trustees of the Village accepted the Committee's recommendation to approve and enter into the Contract; and

WHEREAS, pursuant to their constitutional and statutory authority set forth in the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), including Section 8-1-7(a) of the Illinois Municipal Code (65 ILCS 5/8-1-7(a)), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution, the President and Board of Trustees of the Village of Western Springs are authorized to approve and enter into the Contract, and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Contract and Other Related Documents. The President and Board of Trustees of the Village approve and authorize the execution of the Contract with Water Resources, Inc., substantially in the form attached hereto as **Group Exhibit "1"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and further authorize and direct the President and Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Contract.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees of the Village of Western Springs appropriate and authorize the expenditure of Village funds to pay Water Resources, Inc. for its performance under the Contract in accordance with the payment terms of the Contract.

SECTION 4: Delivery of Signed Documents. After approval and execution of this Resolution and the Contract by the Village President and Village Clerk, or their designees, the President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Contract to the Vendor for record retention purposes.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois on a roll call vote at a Regular Meeting thereof held on the 27th day of January, 2025, and approved by me as Village President, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

GROUP EXHIBIT "1"

VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES
WITH WATER RESOURCES, INC. OF ELGIN, ILLINOIS
FOR THE PURCHASE OF WATER METERS, FLANGE KITS, CONNECTING SPOOLS, MIU'S
AND ASSOCIATED EQUIPMENT AT UNIT PRICING
OUTLINED IN THE 2025 Q1 NEPTUNE PRICING LIST

and its

Exhibit "A"

2025 Q1 NEPTUNE PRICING LIST FOR THE VILLAGE OF WESTERN SPRINGS

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-2868

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASING AGREEMENT WITH WATER RESOURCES, INC. OF ELGIN, ILLINOIS FOR THE PURCHASE OF WATER METERS, FLANGE KITS, CONNECTING SPOOLS, MIU'S AND ASSOCIATED EQUIPMENT AT UNIT PRICING OUTLINED IN THE 2025 Q1 NEPTUNE PRICING LIST

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 27th day of January, 2025. I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES: Trustees _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this __ day of January, 2025.

_____
Edward Tymick, Village Clerk

VENDOR CONTRACT FOR
GOODS, SUPPLIES AND SERVICES

This Vendor Contract for Goods, Supplies and Services is entered into between the Village of Western Springs, an Illinois municipal corporation (the "Village"), and Water Resources, Inc. of Elgin Illinois (the "Vendor"), and is dated as of _____, 2025 (the "Contract"). The Village and the Vendor are at times referred to below individually as a "Party" and collectively as the "Parties".

IN CONSIDERATION of the mutual promises, performance of certain obligations, and payment of financial consideration by the Parties, as set forth below and in the attachments to this Contract, the Vendor agrees to perform the services, as defined below, and the Village agrees to pay for the services as set forth in this Contract.

1. **Contract.** This Contract shall incorporate and include the following exhibits:

    a. **2025 Q1 Neptune Purchase Pricing List**, or similarly titled document, (the "Invoice/Purchase Order"), which describes the certain goods, supplies and services to be performed, provided, delivered, supplied and/or installed by the Vendor (the "Work") for the benefit of the Village, which is dated January, 2025 , and a true and correct copy of said Invoice/Purchase Order is attached hereto as **Exhibit "A**"; and

    b. Rider to Contract (General Provisions)**,** which is attached hereto as **Exhibit "B"** and which contains certain "General Provisions" that constitute additional terms and conditions applicable to this Contract and to the Parties.

2. **Incorporation of Exhibits; Priority of Documents.** The Exhibits attached to this Contract are incorporated herein and made a part of this Contract. Where there is a conflict or inconsistency between the language in this Contract and any Exhibit, the language of this Contract shall supersede and control, but only to the extent that the language in this Contract is more restrictive in that it provides the Village with greater protections and/or benefits. Where there is a conflict or inconsistency between the language in **Exhibit "A"** (Invoice/Purchase Order) and **Exhibit "B"** (Rider to Contract - General Conditions), the language of **Exhibit "B"** (Rider to Contract - General Conditions) shall supersede and control, but only to the extent that the language therein is more restrictive in that it provides the Village with greater protections and/or benefits.

3. **Provision of the Goods, Supplies, Equipment and/or Services.** The Vendor agrees to perform, provide, deliver, supply and/or install all of the goods, supplies and/or services as set forth in the Vendor's Invoice/Purchase Order attached hereto as **Exhibit "A"**.

4. **Payment to Vendor.** Provided that the Vendor performs in accordance with the terms and provisions of this Contract, the Village agrees to pay the Vendor for the goods, supplies and/or services at the stated prices and pursuant to the payment schedule (if any) set forth in the Vendor's Invoice/Purchase Order attached hereto as **Exhibit "A"** or as set forth below in this Section 4; however, the financial payments and any penalties associated with late payments due under the Contract shall be paid by the Village only in accordance with the Local Government Prompt Payment Act (50 ILCS 505/).

    a. The following **Alternate Payment Schedule** has been agreed to by the Parties: **N/A**
        i. 0% payment of the Total Contract Price payable to the Vendor at the time of execution of this Contract or the date of the Notice to Proceed;

ii. 50% payment of the Total Contract Price payable to the Vendor upon written proof from the Vendor and Village verification of completion of 50% of the Work;
iii. 75% payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 75% of the Work; and
iv. 90% payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 90% of the Work; and
v. 10% of the Total Contract Price held by the Village as retention and payable to the Vendor upon written proof from the Vendor and Village verification of completion of 100% of the Work. Depending on the type of Work, partial and final lien waivers may be required by the Village in order to release payments.

5. **Notice to Proceed With the Work.** The Vendor shall commence the Work under this Contract upon issuance of written Notice to Proceed from the Village delivered to the Vendor and shall be in effect for the first quarter of 2025, wherein prices shall remain consistent as identified on the 2025 Q1 pricing schedule.

6. **Independent Contractor Status; Reporting.** The Vendor is an IRS Form 1099 independent contractor and not an employee of the Village. **To comply with the employer reporting requirements of Public Act 103-0343 (amendments to the Illinois Unemployment Insurance Act regarding the Directory of New Hires, 820 ILCS 405/1801.1), upon execution of this Contract, the Village shall submit the Vendor's name and required information to the Illinois Department of Employment Security.**

7. **Effective Date.** After this Contract has been signed by the Vendor, this Contract shall be deemed dated and become effective on the date that the Village President or the Village Manager signs this Contract, which date shall be inserted on page 1 of this Contract.

IN WITNESS WHEREOF, the signatories below, pursuant to properly issued authority, have signed this Contract, which shall become effective on the date that the Village President or Village Manager signs this Contract.

VILLAGE OF WESTERN SPRINGS

By: _____
Name:_____
Village President or Manager

Date:_____, 202___.

ATTEST:

By: _____
Name:_____
Village Clerk

Date: _____, 202__.

VENDOR: Water Resources, Inc.

By: _____
Name:_____
Authorized Corporate Officer

Date:_____, 202__.

NOTARY PUBLIC

By: _____

Date: _____, 202__.

Exhibit "A"

Vendor's 2025 Q1 Neptune Purchase Pricing List
dated January, 2025

(attached)

Exhibit "B"

Rider to
Vendor Contract for Goods, Supplies and Services
(General Provisions)

1. **Authority.** The Village, as a non-home rule Illinois Municipal Corporation, has the authority to enter into this Contract pursuant to the statutory authority and contracting powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the Illinois Municipal Code (65 ILCS 5/).

2. **Taxes, Benefits and Royalties.** Each payment by the Village to the Vendor includes all applicable Federal, State and local taxes, fees, surcharges, license fees and tariffs of every kind and nature applicable to the Work, as well as all taxes, contributions, premiums, costs, royalties and fees arising from the use of, or the incorporation into, the Work of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes or inventions. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty or fee are hereby waived and released by the Vendor.

3. **Compliance With Laws.** The Vendor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities.

4. **Bonds.** If required, Bonds required to guarantee performance and payment for labor and material for the Work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the Work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Vendor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village.

5. **Payment and Liens.** If the rate of progress is satisfactory to the Village, payment requests will be submitted by the Vendor to the Village once a month during the progress of the Work for ninety percent (90%) of the value of the Work done and in place at the date of the preparation of the payment estimate. Payment will be made to the Vendor once all required waivers of lien for material suppliers and subcontractors have been submitted to the Village. The waivers of lien will be for the amount of the current payment estimate, except for the final estimate where the waivers of lien shall be for the total contract amount. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this Contract the Village demands that the Vendor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by an affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.

6. **Successors/Assigns.** This Contract shall enure to the benefit of and shall be binding upon the transferees, assigns, representatives, owners, insurers, agents, servants, employees, administrators and/or successors in interest of any kind whatsoever of the parties hereto. This Contract and the obligations it imposes upon the Vendor are not transferable by Vendor without the written consent of the Village, which may or may not be granted in its exclusive discretion.

7. **Severability.** In the event any term or provision of this Contract shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Contract shall not be affected thereby, and each such term and provision shall be valid and shall remain in full force and effect.

8. **Entire Agreement.** This Contract and its Exhibits contain the entire agreement between the Parties hereto and supersedes any and all prior agreements and understandings, whether written or oral, and whether

formal or informal. In addition, this Contract embodies and merges the entire understanding between and among the Parties hereto, and any and all prior correspondence, conversations or memoranda relating to the subject matter stated herein are being merged herein and replaced hereby. This Contract may be modified or amended only by the mutual consent of the Parties and any such modification or amendment must be in writing, signed by the Parties and duly executed, otherwise it is void.

9. **Litigation and Venue.** The Parties agree that, for the purpose of any litigation relative to this Contract and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois or the United States District Court located in Chicago, Illinois, and the Parties consent to the jurisdiction of said Courts for any such action or proceeding. This Contract, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois.

10. **Applicable Laws and Regulations.** The Vendor agrees to comply with the following laws and to assist the Village in complying with the following laws: the Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and all rules and regulations issued pursuant to the Act. All applicable provisions of Federal, State and local laws, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the Vendor agrees to comply with all applicable Federal laws and State laws and regulations including, but not limited to, the Illinois Prevailing Wage Act and such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Vendor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and Federal and State statutes, and the Vendor further agrees to make all required withholdings and deposits therefor. Such requirements shall be included by the Vendor in all its contracts and agreements with any of its subcontractors. The Parties agree that the most recent of such State and Federal requirements will govern the administration of this Contract at any particular time. Likewise, new State and Federal laws, regulations, policies and administrative practices may be established after the date that this Contract has been executed and may apply to this Contract. The Vendor agrees to maintain full compliance with changing government requirements that govern or apply to its operation. Any complaint of such discrimination received by the Vendor shall be immediately forwarded to the Village. Further, the Vendor certifies that:
    a. The Vendor is the only person/entity interested in the above Contract as the sole principal named herein and that no other person/entity than herein mentioned has any interest in the Contract to be entered into; that this Contract is made without connection with any other person, company or parties submitting qualification information; and that it is in all respects fair and in good faith without collusion or fraud.
    b. The Vendor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.
    c. The Vendor is not barred from contracting with any unit of the State of Illinois or local government, such as the Village, as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code.
    d. The Vendor complies with the Illinois Drug Free Work Place Act.
    e. The Vendor complies with the Equal Employment Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.
    f. The Vendor complies with the Americans with Disabilities Act.
    g. The Vendor states that any work to be performed by it or its contractors on Village-owned property shall be in a good and workmanlike manner and in accordance with all applicable Federal, State and county laws and regulations and the Village codes, ordinances and regulations, including but not limited to all local zoning ordinances and regulations, and other applicable codes.
    h. The Vendor also agrees to require any subcontractor doing the Work under this Contract to agree to adhere to the requirements of this Section 10.

11. **Waiver.** The waiver of one Party of any breach of this Contract or the failure of one Party to enforce any provision hereof shall be limited to the particular instance and shall not operate to bar or be deemed a waiver of enforcing against other or future breaches.

12. **Time.** Time is of the essence with the performance of the Work covered by this Contract; however, the Vendor shall perform the Work in accordance with the terms and provisions set forth in the attached **Exhibit "A"**.

13. **Guaranties, Warranties and Representations.** The Vendor warrants and represents as follows:
    a. The prices for the goods, supplies, equipment and/or services are based on the Vendor's standard pricing schedule, are commercially reasonable and competitive prices for the industry, are not artificially inflated, and do not contain any premium or hidden charges, commitments or other undisclosed obligations.
    b. All Work shall be performed in a good workmanship manner consistent with industry standards and in accordance with the manufacturers' specifications and instructions.
    c. It will exercise the due care and diligence generally associated with the delivery and installation of the goods, supplies, equipment and/or services being provided under this Contract. Due care and diligence shall be applied to all phases of the Vendor's Work.
    d. It is authorized to sell and install the goods, supplies, equipment and/or services.
    e. The goods, supplies, equipment and/or services are of a good quality, fit for their intended use and purpose, and all express or implied warranties of any kind, including the warranty of merchantability, are in full force and effect and have not been waived.
    f. It shall transfer all third party product warranties and guaranties relative to the goods, supplies, equipment and/or services.
    g. In addition to any other third party warranty or guaranty, the Vendor shall provide a minimum one (1) year guaranty relative to any equipment and its components. In the event the Vendor's Invoice/Purchase Order provides for a longer guaranty, the longer guaranty shall control.
    h. The Vendor shall maintain a current, valid Village business license, and the Vendor shall post with the Village and keep on file and in force for the duration of this Contract a contractor's license bond in the amount required by the Village Code.

14. **Insurance.**
    a. **Insurance – Village**. The Village will not provide any form of insurance coverage, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability insurance, errors and omissions insurance, or professional liability insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract.
    b. **Insurance – Vendor**. The Vendor, at its own cost, shall provide all of its own insurance coverages as applicable to the Work being performed, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability and property insurance, errors and omissions insurance or professional liability insurance, employment practices liability insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract. The insurance coverages shall be written on the comprehensive form and as an "occurrence" policy. The minimum dollar amount of annual coverage for the general liability and property insurance, errors and omissions insurance or professional liability insurance and employment practices liability insurance shall be mutually agreed to by the Village Manager and the Vendor in writing, but in no case shall such dollar amount of coverages be less than:
        i. Comprehensive General Liability – $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate
        ii. Umbrella Coverage – $1,000,000.00
        iii. Property Damage – $500,000.00 per occurrence
        iv. Automobile Coverage - $1,000,000.00 per occurrence
        v. Errors and omissions insurance or professional liability: TBD by Village Manager
        vi. Workers' Compensation – Statutory

        [adjustments to be made to the insurance coverage amounts based on type of use, in the Village Manager's discretion]

The Vendor shall furnish certificates of insurance, with premiums paid in full, prior to the Effective Date of this Contract, copies of which are incorporated herein and attached hereto as **Exhibit "C"** and made a part hereof. A copy of certificate(s) of insurance, insurance policies and endorsements shall contain the insurer(s) written confirmation that the nature, scope, duration and amount of insurance coverage meets

the requirements of this Contract and shall remain in effect for all aspects of the Work for both ongoing and completed operations. The Vendor agrees to have the Village of Western Springs and its officers, appointed and elected officials, President and Board of Trustees, employees, volunteers, attorneys, engineers and agents (the "Village Affiliates") expressly named as additional insureds on its insurance policies, in its endorsements and on its certificates related to the operation of the Special Event for the purposes stated herein. The Village shall have the right to approve the coverage and the carrier, which approval shall not be unreasonably withheld. All Certificate(s) of Insurance shall contain the following endorsement: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve thirty (30) calendar days prior written notice to the Village."

The Vendor's policy or policies of insurance shall specifically recognize and cover the indemnification obligations under this Contract. Said insurance shall provide that the insurance provided by the Vendor shall be primary and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Vendor's insurance. In the event of the cancellation of any insurance policy required herein, or upon the Vendor's failure to procure said insurance, the Village shall have the right to immediately terminate this Contract. The insurance coverage of the Vendor shall be primary to the Village's own insurance. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 14 shall survive the termination of this Contract.

15. **Indemnification.** To the fullest extent permitted by Illinois law, the Vendor shall indemnify, defend and hold harmless the Village and each of its officers and officials, agents, attorneys, employees, engineers, volunteers and representatives (collectively, the "Village Affiliates") from all claims, demands, lawsuits, actions, costs (including litigation expenses and Village attorney fees) of any kind, caused by, resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract, but only to the extent caused by the negligent act, misconduct or omission of the Vendor or anyone or entity directly or indirectly employed by the Vendor for whose acts Vendor may be liable.

    Waiver and Assumption of Liability. The Vendor assumes all liability for personal injuries or illness of any kind or death that might occur to himself/herself/itself while acting under this Contract. The Vendor assumes all liability and responsibility for his/her/its personal property while performing any Work under this Contract. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 15 shall survive the termination of this Contract.

    No Personal Liability. No appointed official, agents, attorneys, employees, volunteers and representatives of the Village or any of its local government members shall be personally liable, in law or in contract, to the Vendor as the result of the execution of this Contract. Notwithstanding any provision in this Contract to the contrary, the operation of this Section 15 shall survive the termination of this Contract.

16. **Default and Termination.** This Contract is subject to termination by the Village or the Vendor upon forty-eight (48) hours prior written notice should the other fail to perform its obligations hereunder. The written notice of default shall specify the nature and type of default and shall be delivered to the alleged defaulting Party at the address listed below. The Party in default shall have twenty-four (24) hours within which to cure the default. In the event of any termination by the Village, the Vendor will be paid for all actual services rendered, which are accepted by the Village as being in conformance with this Contract, through the date of termination. In the event of termination of this Contract by the Village for nonperformance by the Vendor, the Village shall not be obligated to pay for any of the equipment or professional services or other related costs and expenses of the Vendor that relate to that portion of this Contract that the Vendor fails, refuses or is unable to perform or complete. In the event of default or termination for nonperformance, the Village reserves all of its legal rights and remedies to seek damages of any kind from the Vendor, and no provision limiting liability or damages found elsewhere in this Contract or in **Exhibit "A"** shall be valid or enforceable.

17. **Notice.** All notices required to be delivered hereunder shall be in writing and shall be deemed sufficient if: (a) personally delivered, (b) sent by facsimile, (c) sent by a nationally recognized overnight courier, or (d) sent by certified mail, return receipt requested, postage prepaid and addressed to the Parties to this

Contract at the addresses set forth below or at such other addresses as may be designated by the Parties in writing. Notices personally delivered and sent by overnight courier shall be deemed delivered on the date of receipt. Notices mailed by certified mail shall be deemed received on the date of receipt or refusal to accept delivery as evidenced by the return receipt. Notices served by facsimile machine shall also require that copies of the notice and proof of transmission be sent by regular mail on the date of transmission, and notice shall be deemed received on the actual date of receipt of the facsimile.

If to Village:

Village Manager
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

If to Vendor: Water Resources, Inc. of Elgin Illinois

President/Authorized Corporate Officer
Current Business Address

18. **Independent Contractor.** The Vendor is retained by the Village only for the purposes and to the extent set forth in this Contract, and the Vendor's relationship to the Village shall, during the term of this Contract and period of its Work hereunder, be that of an independent contractor based on the following: (a) this Contract is a non-exclusive, independent contractor arrangement; (b) the Vendor, in its discretion, is free to set its schedule regarding the performance of the Work, provided such scheduling and performance of the Work results in the timely and efficient delivery of the Work without interruption of the Village's and its employees' ability to perform their functions and duties; (c) the Vendor will utilize a high level of skill necessary to perform the Work; (d) the Vendor shall not be considered as having Village employee status, nor shall the Village make any deductions or withhold any sums for the payment of any and all applicable Federal, State, local and other taxes, income taxes or FICA taxes; (e) the Vendor shall not be entitled to receive or participate in any employee plans, benefit programs, retirement plans or related employee benefit arrangements or distributions by the Village pertaining to or in connection with any pension or retirement plans, or any other benefits for the regular employees of the Village; (f) the Vendor shall file all necessary tax returns (Federal, State, county and local) and to make such required deductions and pay all income tax, social security, and any and all other taxes due as an independent contractor in its profession; (g) the Vendor is ineligible to file a claim for unemployment compensation benefits or for workers compensation benefits against the Village and agrees not to file any such claims in the event this Contract is terminated or if it or any of its employees are injured performing any Work; (h) the Vendor agrees to assume all risk of death, illness and injury relative to performing any Work under this Contract; (i) the Vendor shall provide all of its own equipment required for the performance of the Work under this Contract; (j) the Vendor shall retain the right to perform services for others during the term of this Contract so long as the Work: (i) is not inconsistent or incompatible with the Vendor's obligations under this Contract; or (ii) does not violate any provisions of this Contract; (k) the Vendor and its employees shall maintain all applicable certifications, licensure and training as required for its area of expertise and promptly provide copies of such documents upon request by the Village; (l) this Contract shall not render the Vendor, or any its employees, an employee, partner, agent of, or joint venturer with the Village for any purpose; and (m) The Vendor shall comply with the Village's Non-Harassment / Discrimination Policy, a copy of which is incorporated herein by reference.

Exhibit "C"

Certificates of Insurance

(attached)

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, President or Authorized Corporate Officer of Water Resources, Inc. of Elgin Illinois**,** is personally known to me to be the same person whose name is subscribed to the foregoing Contract, and that they appeared before me this day in person and severally acknowledged that they signed and delivered the said Contract pursuant to authority given for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ___ day of _____, 202__.

Commission expires _____, ___.

_____
Notary Public

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.D.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] Sewer Televising and Cleaning Services - National Power Rodding Contract Renewal (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of the National Power Rodding Contract Renewal for sewer televising and cleaning services.

Summary

Attached for the Board's review and approval is a renewal letter from National Power Rodding for the Village's sewer televising and cleaning services. This will be the second renewal for the contract, which was awarded by the Village on July 11, 2022.

Financial Impact

The contract with National Power Rodding is not to exceed of $105,000.00.

Recommended Motion

I move to approve the National Power Rodding Contract Renewal for sewer televising and cleaning services.

Strategic Plan Alignment

Infrastructure Improvements

File Attachments

1. National Power Rodding Contract Renewal 2025
2. National Power Rodding - Agreement

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

January 8, 2025

Mr. Reid Ruprecht, Vice President
NATIONAL POWER RODDING CORP.
2500 West Arthington Street
Chicago, IL 60612-4108

Ref: Contract Renewal-Televising

Dear Mr. Ruprecht,

This letter is to confirm that the Village of Western Springs will renew the the Televising Contract for 2025.

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew A Supert

Director of Municipal Services

Name (printed) Reid W. Ruptecht

Signature _____

Title Vice President

Date January 8, 2025

THE VILLAGE OF WESTERN SPRINGS

CONTRACT REQUIREMENTS FOR 2022 SEWER TELEVISING PROGRAM

WEDNESDAY, JULY 6, 2022
10:00 A.M. (PREVAILING TIME)

TABLE OF CONTENTS

LEGAL NOTICE 4

INSTRUCTIONS TO BIDDERS 5

PROPOSAL 7

SCHEDULE OF BID PRICES 9

GENERAL CONDITIONS 12

Acceptability of Work 12
Assignment 12
Bidder Investigations 12
Building Regulations 12
Costs 12
Change in Scope of Work 12
Additional Work 13
Collusion among Bidders 13
Compliance With Freedom of Information Act Requests 13
Compliance with Laws; Employment Discrimination 14
Contractor Personnel 14
Debarment 15
Default Clause 15
Delay 16
Exceptions 16
Expenses Incurred in Preparing Bid 16
Failure to Deliver 16
Guaranty 16
Hours and Days of Work 16
Indemnity/Hold Harmless Provision 17
Insurance Requirements 17
Law and Venue 20
Nonappropriation 20
Oral Statements 20
Permits, Licenses 20
Prevailing Wage 20
Protection and Restoration of Property 20
References 21
Responsibility for Construction-Safety-Shoring-Scaffolding-Construction Methods 21
Right to Audit 22
Smoking Policies 22
Storage 22
Taxes 22
Termination 22
Unnecessarily Elaborate and Unresponsive Submittals 22
Waivers of Lien 23
Contractor's Drug-Free Workplace Certification 23

AGREEMENT 26

CERTIFICATION BY THE CONTRACTOR 28

GENERAL SPECIAL PROVISIONS 29

1. STANDARD SPECIFICATION COMPLIANCE 29
2. INTENT AND SCOPE OF WORK 29
3. LOCATION OF PROJECT 30
4. DEFINITIONS 30
5. EXAMINATION OF SITE 30
6. INSPECTION 30
7. TERMS OF CONTRACT 30
8. BASIS OF PAYMENT 31
9. ACCEPTANCE AND PAYMENT 31
10. WORKING HOURS 31
11. TRESPASS ON LAND 31
12. PENALTY FOR NON-COMPLETION 31
13. ACCESSIBILITY OF CONTRACTOR 32
14. NOTICE TO RESIDENTS 32
15. DAMAGE TO PUBLIC OR PRIVATE PROPERTY 32
16. RESTORATION 33
17. MOBILIZATION 33
18. PERMIT REQUIREMENTS 33
19. TRAFFIC CONTROL AND PROTECTION 33
20. PUBLIC CONVENIENCE AND SAFETY (D-1) 34
21. CONSTRUCTION SAFETY AND HEALTH STANDARDS 34
22. WATER USAGE 35
23. REMOVAL & DISPOSAL OF DEBRIS 35
24. CLEANUP 36
25. SEWER ATLASES 36
26. CLEANING OF SEWERS (GENERAL) 36
27. SEWER FLOW CONTROL 36
28. EQUIPMENT 38

TECHNICAL SPECIAL PROVISIONS 41

ITEMS #1 TO #11: CCTV INSPECTION WITH LIGHT CLEANING 41
ITEMS #12 TO #17: HEAVY CLEANING 46
ITEMS #18 TO #23: ROOT CUTTING 47
ITEM #24: CUT PROTRUDING TAPS 47
ITEM #25: EMERGENCY CREW LABOR (TV TRUCK AND VAC TRUCK) 48
ITEM #26: ON-CALL CREW LABOR HOURS (TV TRUCK AND VAC TRUCK) 48
ITEM #27: LOCATE AND MARK PIPE DEFECT 49
ITEM #28: LOCATE BURIED MANHOLE 49
ITEM #29: EASEMENT AND ACCESS TO BACKYARDS 50

APPENDIX 51

A. SPRINGDALE SUBDIVISION SEWER MAP 51
B. RIDGEWOOD SUBDIVISION SEWER MAP 52

VILLAGE OF WESTERN SPRINGS

LEGAL NOTICE

The Village of Western Springs, Cook County, Illinois, does hereby invite sealed bids for the following project(s): **2022 SEWER TELEVISING PROGRAM.**

Bids will be received until **10:00 A.M.** Prevailing Local Time on the **6th DAY OF JULY 2022** by mail or delivered by hand to the Office of the Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois, 60558-0528 immediately after which time and at such place all bids will be publicly opened and read aloud. Bids shall be submitted in an opaque, sealed envelope plainly marked with the title of the project.

Those desiring to bid may obtain copies of the contract, specifications and other bidding documents at the Western Springs Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois or at www.wsprings.com/bids.

As evidence of good faith, each bid shall be accompanied by a bid bond, bank draft or certified check and made payable to the Village of Western Springs, Illinois, in the amount of five hundred dollars ($500), which shall be submitted to secure the Village against loss occasioned by failure of the bidder to abide by and comply with the terms of their bid.

The successful bidder shall be required to furnish payment and performance bonds in the full amount of the bid or proposal, at the time a contract is awarded, to the Village of Western Springs by a surety company authorized to do business in the State of Illinois and approved by the Village. Failure to produce acceptable bonds will constitute default and the bid bond will be forfeited. No bid shall be withdrawn after the opening of bids without the consent of the Village for a period of sixty (60) days after the scheduled time of closing bids.

Bidders will be required to comply with all laws including those related to employment of labor and the payment of local prevailing wage rates.

Each bidder shall satisfy the Village as to their ability, financial and otherwise, to perform the work specified.

The Village Board reserves the right to reject any and all applicable bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

VILLAGE OF WESTERN SPRINGS
By Edward Tymick, Village Clerk

Published in the Sun Times Newspaper on _____6/23/2022_____.

cc: Ellen Baer, Village Manager
Elaine Haeske, Deputy Village Clerk

INSTRUCTIONS TO BIDDERS

VILLAGE OF WESTERN SPRINGS
DATE: _____

Proposals to be entitled to consideration must be made in accordance with the following instructions:

Proposals shall be submitted in an opaque, sealed envelope plainly marked with the words:

2022 Sewer Televising Program
VILLAGE OF WESTERN SPRINGS

and shall be delivered by hand or mailed in time for delivery to the Office of Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois by **10:00 A.M.** Prevailing Local Time on the **6th** day of **July 2022** after which time and at such place all bids will be publicly opened and read aloud.

Proposals received after the time for opening will not be considered.

Proposals must be signed by an authorized official of the contractor's organization, and the name of the official and their title typed below the signature. If the bidder is a corporation, the corporate seal must be affixed.

Bid security in the form of a bid bond, bank draft or certified check made payable to the Village of Western Springs, in the amount of FIVE HUNDRED DOLLARS ($500), shall be submitted with each bid. The proceeds of any bid security shall become the property of the Village if, for any reason, a bidder, within THIRTY (30) days after the opening of bids withdraws their bid without the consent of the Village, or if on notice of award refuses or is unable to execute the approved contract and obtain the required performance and payment bonds. Bid deposits may be held for a period not exceeding THIRTY (30) days. (NOTE: For those projects which will not require the performance bonds, consideration should be given to holding the bid security until delivery is made.)

Each bidder shall be asked to provide the following data with the bid, a total of five (5) references who can attest to the bidder's ability to fulfill this contract with at least three (3) of the references being municipal, governmental, or institutional references. Include names, addresses and phone numbers.

Any bidder may be required by the Village to submit additional data in support of the bidder's claim to be competent to carry out the terms and provisions of the contract.

The Village reserves the right to reject any and all bids, to waive any informalities in bidding, to hold all proposals for a period of THIRTY (30) days, and to make award on that bid which, in its opinion, is most advantageous to the Village.

The successful bidder will be required to furnish and pay for satisfactory Performance and Labor and Material Payment Bonds in the amount of one hundred percent (100%) of the contact sum. Execution of the Contract by the Village is contingent upon receipt of acceptable Performance and Payment Bonds and Insurance Certificates.

The Village reserves the right to require of any bidder, such information necessary to satisfy the Village of the bidder's qualifications and to withhold formal signing of the contract until such information is received.

The successful bidder will be required to execute a contract in the form prescribed by the Village and must certify that the bidder is eligible to enter into public contracts under the Illinois Criminal Code, has a written sexual harassment policy and complies with Illinois Department of Revenue policies regarding taxes by executing the Certification attached hereto as "Exhibit A" and made a part hereof.

Bidders will be required to comply with all applicable laws including those relating to the employment of labor and the payment of local prevailing wage rates.

This contract will be awarded without discrimination in compliance with all applicable local state and federal laws.

Responsibility of the bidders will be determined by factors in addition to financial responsibility, such as past records of its or other entities' transactions with the Village of Western Springs, experience, ability to work cooperatively with the Village and its Administration, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations, such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources.

PROPOSAL

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: **2022 Sewer Televising Program**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions, and which cover the work described in said document and the "Agreement."

2. In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein; and that the proposal is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this proposal is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of construction, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents, in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that they and their surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to begin work by **August 1, 2022**, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit is an essential part of the Agreement.

7. This proposal is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this proposal is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment

bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this proposal, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service and understands that in making this proposal waives all right to plead any misunderstanding regarding the same.

_____ _____

Date Proposed Contractor (Bidder)

_____

Witness

SCHEDULE OF BID PRICES

Bidder, in submitting this proposal, hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto. This proposal shall remain in force and effect for a one (1) year period from the date that this proposal has been submitted.

Item #	Item Description	Unit	Estimated Quantities	Unit Price	Total Price
1	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (6"-12")	LF	10000	$	$
2	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (15"-18")	LF	6500	$	$
3	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (21"-27")	LF	3500	$	$
4	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (30"-42")	LF	1800	$	$
5	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (44"-60")	LF	3000	$	$
6	CCTV Inspection with Light Cleaning of Sanitary Sewers (8"-12")	LF	32000	$	$
7	CCTV Inspection with Light Cleaning of Sanitary Sewers (15"-18")	LF	3500	$	$
8	CCTV Inspection with Light Cleaning of Sanitary Sewers (21"-27")	LF		$	$
9	CCTV Inspection with Light Cleaning of Sanitary Sewers (30"-42")	LF		$	$
10	CCTV Inspection with Light Cleaning of Sanitary Sewers (48"-60")	LF		$	$
11	CCTV Inspection with Light Cleaning of Sanitary Sewers (96")	LF		$	$
12	Heavy Cleaning (8" - 12")	LF	2000	$	$
13	Heavy Cleaning (15" - 18")	LF	1500	$	$
14	Heavy Cleaning (21" - 27")	LF	500	$	$
15	Heavy Cleaning (30" - 42")	LF	300	$	$

Item #	Item Description	Unit	Estimated Quantities	Unit Price	Total Price
16	Heavy Cleaning (48"-60")	LF	500	$	$
17	Heavy Cleaning (72"-96")	LF		$	$
18	Root Cutting (8" - 12")	LF	1000	$	$
19	Root Cutting (15" - 18")	LF	1000	$	$
20	Root Cutting (21" - 27")	LF	1000	$	$
21	Root Cutting (30" - 42")	LF	1000	$	$
22	Root Cutting (44"-60")	LF	1000	$	$
23	Root Cutting (72"-96")	LF		$	$
24	Cut Protruding Taps	EA	10	$	$
25	Emergency Crew Labor (TV Truck and VAC Truck)	HR*		$	$
26	On-Call Crew Labor Hours (TV Truck and VAC Truck)	HR		$	$
27	Locate and Mark Pipe Defect	EA	2500	$	$
28	Locate Buried Manhole	EA	4	$	$
29	Easement and Access to Backyards	LF		$	$
			TOTAL:		

BASE BID TOTAL.....

(in writing)

***(Minimum 4 on site hours)**

Name of Bidder: _____

Address: _____

_____

Telephone No. _____ Fax No. _____

Signature: _____

Name and Title: *(Please Print)* _____

Date: _____

Subscribed and sworn before me this _____ day of _____, 20____

My Commission Expires: _____

GENERAL CONDITIONS

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bidder Investigations

Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Building Regulations

All work shall conform to the building codes in force in the Village.

Costs

The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to the Village for all work involved in the respective items. This cost also includes all proposal preparation costs, insurance, royalties, transportation charges, use of all tools and equipment, superintendent, overhead expense, inspection costs, all profits and all other work services and conditions necessarily involved in the work to be done in accordance with the requirements of the contract documents considered severally and collectively.

Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the

Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty (30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Additional Work

The Village reserves the right to order additional work at the same unit price as provided for in the contractor's bid. Prior to commencing any additional work, the bidder shall submit their charges for performing the work and shall not proceed until the Director of Municipal Services or their designee, has approved the charges in writing.

The Village shall retain services with the Contractor for one calendar year, as to account for any additional work that the Village shall request from the Contractor.

Collusion among Bidders

Each bidder, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the bidders. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a bidder has interest in more than one bid for the work being bid may result in rejection of all bids in which the bidder is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance With Freedom of Information Act Requests.

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify

and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the CONTRACTOR shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the CONTRACTOR agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The CONTRACTOR also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The CONTRACTOR agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the CONTRACTOR further agrees to make all required withholdings and deposits, therefore. Such requirements shall be included by the CONTRACTOR in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The CONTRACTOR agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the CONTRACTOR agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the CONTRACTOR hereunder. Any complaint of such discrimination received by the CONTRACTOR shall be immediately forwarded to the PUBLIC AGENCY.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the bidder certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default

Original Contract Amount		
from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within 7 days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove their equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bidders taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bid

The Village of Western Springs accepts no responsibility for any expense incurred by the bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the bidder.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and
B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and
C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."
D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.
B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.
D. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.
E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverage

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insured as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self-insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply

separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverage

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and

assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Nonappropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of nonappropriation of funds by the Village of Western Springs for the services provided under the contract, the Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Prevailing Wage

Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workmen and mechanics performing work under this contract.

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in their manner or method of execution or non-execution of the work or caused by defective work or the use of unsatisfactory materials, and such

responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A total of five (5) references who can attest to the bidder's ability to fulfill this contract with at least three (3) of the references being municipal, governmental, or institutional references. Include names, addresses and phone numbers.

Responsibility for Construction-Safety-Shoring-Scaffolding-Construction Methods

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby.

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

Storage

Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination

If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in rebidding the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the bidder's lack of responsiveness. Further, if the format of the bidder's submittal is

prescribed in the bid documents and the bidder fails to follow that format, this may be construed as an indication of the bidder's lack of responsiveness.

Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantees of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) abide by the terms of the statement; and

(b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or Contractor's policy of maintaining a drug-free workplace

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

_____
Contractor
Date: _____ Attest_____

CONTRACTORS CERTIFICATION REGARDING
NON-PAYMENT OF COMPENSATION

_____ hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

_____
Contractor

DATED: _____

ATTEST:

_____

AGREEMENT

Agreement made this the _____ in the year _**2022**_ by and between the Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois, hereinafter called "Village" and _____ hereinafter called "Contractor".

The Village and Contractor agree as set forth below:

1. The Contractor, for the consideration hereinafter set forth, hereby agrees to and with the Village, that it will furnish and provide all labor, materials, equipment and services and do all else required to provide for **2022 Sewer Televising Program**

2. The Contractor agrees that he will be available to commence work on or before **AUGUST 1ST, 2022**. The Village shall retain services with the Contractor for one calendar year, as to account for completion of the planned work any additional work that the Village shall request from the Contractor.

3. The Village shall pay the Contractor for the performance of the Project work based on the Schedule of Bid Prices dated **JULY 6TH**, a copy of which is attached hereto and incorporated into this Agreement, subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.

4. The Contractor represents and warrants that he will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.

5. This Agreement shall embrace and include all the contract documents which are as follows:

   A. Legal Notice (Advertisement for Bid) published on _____

   B. Instructions to Bidders dated _____

   C. Proposal dated _____

   D. Schedule of Bid Prices submitted by _____dated _____

   E. General Conditions dated _____

   F. General Special Provisions dated _____

   G. Technical Special Provisions dated _____

   H. Contractor's Drug Free Workplace Certification dated _____

   I. Contractor's Certification Regarding Non-Payment of Compensation dated _____

J. Map

K. Contractor certifications including Certification of Eligibility to Enter into Public Contracts.

L. Required Performance and Payment Bonds.

M. Required Insurance Certificates.

All of the above contract documents are made a part of this Agreement and are incorporated herein by reference or attached hereto.

This agreement executed on the day and year first written above.

Contractor:	Village of Western Springs
By: _____	By: _____
(Name and Title)	Alice Gallagher, Village President
*Corporate Seal of corporation	*Village Seal
Attest:	
By: _____	By: _____
(Name and Title)	Elaine Haeske, Deputy Village Clerk

GENERAL SPECIAL PROVISIONS

The undersigned ("Contractor") agrees to furnish to the Village of Western Springs, an Illinois municipal corporation, hereinafter referred to as the "Village", ***Sewer Televising Program*** conforming to the terms and conditions set forth herein.

This shall be a unit price contract and shall include all work mentioned in the Project's Plans and Specifications and any other work, not specifically mentioned, that is necessary for completing the work in a skilled and professional manner. Any conflicts or omissions in the Plans or Specifications shall be brought to the attention of the Engineer. The Engineer's decision in resolving such matters shall be final. The Contractor shall in no manner take advantage of conflicts or omissions should they occur, and it shall be the Contractor's responsibility to bring such components of the Contract to the attention of the Engineer so that they can be properly resolved.

1. STANDARD SPECIFICATION COMPLIANCE

Construction provisions shall follow the "Standard Specifications for Road and Bridge Construction", adopted April 1, 2016 (referred to hereinafter as the Standard Specifications); the "Supplemental Specifications and Recurring Special Provisions", adopted January 1, 2021; the latest edition of the "Illinois Manual on Uniform Traffic Control Devices For Streets and Highways" (IMUTCD); the "Standard Specifications for Water and Sewer Construction in Illinois", 8th Edition, 2020 (referred to hereinafter as the Water and Sewer Specifications), except as modified herein; and the Village of Western Springs Codes and Ordinances, and addenda thereto. Where a contradiction occurs with any part or parts of the specifications, the most stringent requirement shall take precedence, as determined by the Engineer. In case of conflict with any part, or parts, of said Specifications, the said Special Provisions shall take precedence and shall govern. Where no conflict exists, the said Specifications shall apply to this Contract as if repeated in their entirety herein.

2. INTENT AND SCOPE OF WORK

It is the intent of these specifications and contract that the Village obtain the services of a Contractor to provide CCTV inspections of storm, sanitary sewer, and combined sewer.

The work shall begin by **August 1st, 2022**

The Village shall retain services with the Contractor for one calendar year, as to account for completion of the planned work any additional work that the Village shall request from the Contractor.

The work consists of internal closed circuit television (CCTV) inspection of sanitary, storm, and combined sewers, including preparatory cleaning, disposal of debris, bypass pumping, traffic control, and completion and submittal of inspection database, videos, and reports.

The video inspection shall determine and document severity and location for the following elements:

- Condition / location / defects for all visible pipe / joints / manhole surfaces.

- Location of structural defects at joints and other pipe surfaces.
- Inflow & infiltration (I/I).
- Confirm size and material of construction.
- Sewer main and service connections.
- Obstructions, such as roots, grease, debris and cross-bores.
- All other requirements of NASSCO PACP V 7.0.4.

3. LOCATION OF PROJECT

The project is located in the Village of Western Springs. Over the next four years of this contract, the project will be primarily located in the Springdale, Ridgewood and Forest Hills Subdivisions. Year one will have some various locations throughout the Village but primary CCTV will concentrate in Springdale and Ridgewood Subdivisions. Year one will include work on Wolf Road and some side yard easements.

4. DEFINITIONS

Contractor. The individual, firm, partnership, joint venture, or corporation contracting with the Village of Western Springs for performance of the prescribed work.

Department, Owner, or Village. The Village of Western Springs, Cook County, Illinois.

Engineer. The authorized representative of the Village of Western Springs in immediate charge of the engineering details of a construction project.

5. EXAMINATION OF SITE

Bidders may shall inform themselves of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed and the type of trimming required under this contract.

The Contractor to whom a contract is awarded will not be allowed any extra compensation by reason of any such matters of things concerning which the Contractor did not inform himself prior to bidding. The successful Contractor must employ, so far as reasonably possible as determined by the Village, such methods and means in the carrying out of their work as will not cause any interruption or interference with any other contractor.

6. INSPECTION

All phases of the improvements will be subject to inspection by representatives of the Owner's Public Works Department, or Owner's authorized Consulting Engineer. Projects will not be accepted by the Owner without the final approval of the Owner's Public Works Department.

The Contractor shall be bound by these specifications and by all Village ordinances and codes.

7. TERMS OF CONTRACT

Upon award, the terms of this Contract shall be in full force to the right of the Village of Western Springs (hereafter Owner) to cancel and terminate the same at any time by giving a 30-day notice in writing to the Contractor. In the event of such cancellation, the Contractor shall be entitled to receive payment for services and work performed, and materials, supplies, and equipment furnished under the terms of the Contract prior to the effective date of such cancellation but will not be entitled to receive any damages on account of such or any further payment whatsoever.

8. BASIS OF PAYMENT

Payment will be upon submittal of an invoice to the Municipal Services Department of the Village by the successful bidder on a net thirty (30) basis unless discount terms are offered. Invoices must include purchase order number, date of each delivery, and quantity of each delivery.

9. ACCEPTANCE AND PAYMENT

The work shall not be accepted by the Village until the Village has determined that all work is complete and in accordance with the specifications. Payment will be made when the work is reviewed and accepted by the Village.

10. WORKING HOURS

The Contractor shall begin work no earlier than 7:30AM and be completed by 7:00PM, Monday through Friday.

The Contractor shall keep the Village informed as accurately as possible as to when they plan to commence work and in what way they intend to proceed. In order to accomplish this, at a minimum, the Contractor shall provide advance daily notification (via fax, email, or hand delivered) of the locations the Contractor intends to work that day to the Village's contact person for this project.

11. TRESPASS ON LAND

The Contractor shall confine their operations and storage of materials and equipment to the job site public right-of-way or easements. The Contractor shall exercise extreme caution so as not to trespass upon property of third parties not involved in the contract. In the event that the Contractor is to enter upon the property of third parties in the execution of the work he shall obtain written permission prior to doing so and submit evidence of said written permission to the Village.

12. PENALTY FOR NON-COMPLETION

Time is of the essence to the contract. Should the Contractor fail to complete the work within the working days stipulated in the contract or on or before the completion date stipulated in the contract or within such extended time as may have been allowed, the Contractor shall be liable and shall pay the Village two hundred fifty dollars ($250.00) per calendar day not as a penalty but as liquidated damages, for each day of overrun in the contract time or such extended time as may have been allowed. The liquidated damages for failure to complete the contract on time are approximate, due to the impracticality of

calculating and proving actual delay costs. This penalty established is to cover the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work of the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village.

The other provisions of the Contract have been established to allow for the efficient completion of this project, without creating additional burden or hardship on Village residents or additional administration and/or operating expenses for the Village. The failure to adhere to the specifications of the contract, including but not limited to the following examples, shall result in the assessment of liquidated damages of one hundred dollars ($100.00) per incident per day. Some examples include:

(1) failure to start work on the specified date and time without notification and approval for a change from the Village;
(2) failing to show up for scheduled work without notification to the Village;
(3) starting operations before the allowed time without permission from the Village;
(4) failure to provide appropriate traffic control and protection; and
(5) failure to notify the Village in advance of where work will be taking place.

13. ACCESSIBILITY OF CONTRACTOR

The Contractor shall supply cell phone numbers, daytime office numbers, fax numbers, and pager numbers of supervisors handling this contract and the supervisors shall be available twenty four (24) hours a day. The Contractor shall return all calls or pages within one (1) hour of the time of the Village's initial placement of the call or page. On-site response time for complaints must be made within 24 hours of the initial call. Failure to comply with the accessibility requirements shall be deemed as substandard work and will be subject to the penalties stated herein.

14. NOTICE TO RESIDENTS

The Contractor shall provide and hang notices on doors of all residences and businesses with service lines connected to sewer mains to be cleaned. Notices shall be distributed 48 hours in advance of the work. The Contractor shall include the contact information for the onsite field supervisor as the primary contact for affected residents. The Village shall review and approve the notice format and text at the beginning of the project prior to distribution. All work required for notification to residents shall be incidental to the contract.

15. DAMAGE TO PUBLIC OR PRIVATE PROPERTY

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within ten (10) days after damage occurs to the satisfaction of the Village. The Contractor shall inform the Village of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not

be rectified within the time frame agreed upon or to the satisfaction of the Village, the Village reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

16. RESTORATION

All damage to lawns shall be restored with topsoil and sod. All lawn restoration shall be considered incidental. To minimize damage to lawns, Contractor shall utilize Duramats or other means (protective pads) to buffer equipment traveling across private property. Any equipment required for construction work located on lawns must be rubber-tired or rubber-tracked vehicles only.

All work required to move or protect overhead wires and utility poles shall be considered incidental to the contract.

Any claims for additional work must be presented to the Engineer immediately. Failure of the contractor to notify the Engineer will be reason to deny any claims for extra work.

All work covered under this contract is subject to inspection by the Village of Western Springs and the Engineer.

17. MOBILIZATION

No separate payment will be made for mobilization and demobilization. The work specified under this section shall consist of the preparatory work and operations necessary to mobilize and begin work on the project. This shall include but is not limited to those operations necessary for the movement of personnel, equipment, supplies and incidentals to the project site(s). All mobilization costs are incidental to the contract.

18. PERMIT REQUIREMENTS

At this time, the Village does not anticipate any required permits from other agencies. If, during the project, the Contract and Village agree that such a permit is required, The Contractor shall execute all necessary permit forms, provide and pay for any fee and bond requirements, and execute and comply with all insurance and performance guarantee requirements. Work required to comply with permit requirements shall not be paid for separately but shall be considered incidental to the contract.

19. TRAFFIC CONTROL AND PROTECTION

Traffic control shall be in accordance with the applicable portions of Section 701 and 703 of the Standard Specifications, the Supplemental Specifications, the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways, any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Articles 107.09 and 107.14 of the Standard Specifications and the following Highway Standards, Details, Recurring Special Provisions, and Special Provisions contained herein, relating to traffic control.

The Contractor shall maintain traffic in accordance with the applicable portions of Article 107.14 of the Standard Specifications. The Contractor shall furnish, install, maintain, relocate, and subsequently remove all signs, signals, markings, traffic cones, barricades, warning lights, flagmen, and other devices which are to be used for the purpose of controlling traffic.

Special attention is called to Article 107.09 and 107.14 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions, and Special Provisions contained herein relating to traffic control.

STANDARDS: 701801 and 701901.

Details: Traffic Control and Protection for Side Roads, Main Roads, Intersections, and Driveways (TC 10)

Special provisions (Included in these Special Provisions):

- Maintenance of Roadways
- Work Zone Traffic Control Surveillance (LRS 3)
- Flaggers in Work Zones (LRS 4)
- Sidewalk, Corner, or Crosswalk Closure (BDE)
- Standard 701606-10
- Standard 701602-10

Barricades shall be placed and maintained along the limits of the work until the work is completed or as otherwise directed by the Engineer.

The cost of traffic control and protection shall be considered incidental to this project.

20. PUBLIC CONVENIENCE AND SAFETY (D-1)

Effective: May 1, 2016
Revised: July 15, 2016

Add the following to the end of the fourth paragraph of Article 107.09:

> "If the holiday is on a Saturday or Sunday, and is legally observed on a Friday or Monday, the length of Holiday Period for Monday or Friday shall apply."

Add the following sentence after the Holiday Period table in the fourth paragraph of Article 107.09:

> "The Length of Holiday Period for Thanksgiving shall be from 5:00 AM the Wednesday prior to 11:59 PM the Sunday After"

21. CONSTRUCTION SAFETY AND HEALTH STANDARDS

It is a condition of this contract and shall be made a condition of each subcontract entered into pursuant to this contract that the Contractor and any Subcontractor shall not require any laborer or mechanic employed in performance of that contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to their health or safety, as determined under Federal Occupational Safety and Health Standards for construction.

22. WATER USAGE

The Owner will provide all water necessary for the contracted work at no cost to the Contractor. Water shall only be obtained from the fire hydrant located at the Public Works Garage at 1440 Hillgrove Avenue.

The contractor shall keep track of the water usage on a daily basis and shall provide water use records to the Director of Municipal Services or their designee at the end of each week in which work occurs. The water meter shall only be used for Owner's projects and shall not be used by the Contractor for outside work.

The Contractor will be held responsible for damages done to hydrants, water mains and other water appurtenances while securing water. If a water main break occurs and the Village determines that the water main break is a result of Contractor's use of a hydrant, the Village may require the Contractor to repair the water main break in accordance with all applicable construction standards and requirements and at no cost to the contract or may repair the water main break by other means and invoice the Contractor for reimbursement of the Village's costs.

23. REMOVAL & DISPOSAL OF DEBRIS

The Contractor shall remove all sludge, dirt, sand, rocks, grease and other solid or semisolid material resulting from the cleaning operation from the downstream manhole of the sewer segment being cleaned prior to beginning television inspection. Passing material from sewer segment to sewer segment shall not be permitted. In the event that sludge, dirt, sand, rocks, grease and other solid or semisolid material resulting from the cleaning operation are observed and/or detected, as passing to downstream sewer segment(s), the Contractor shall clean such sewer segment(s) at no additional cost.

Debris catchers or baskets will be required to be set in the channel of the downstream manhole during all cleaning operations. Additionally, a "Vactor" or similar vacuum truck must be onsite during all cleaning operations and will be required to be setup on the downstream manhole to pull debris out of the sewer during all cleaning operations. As the sewer jet or other cleaning equipment is in use, the vacuum equipment shall be running in order to prevent debris from moving further downstream. The use of the vacuum truck does not constitute heavy cleaning.

When bucket machines are being used, a suitable container shall be provided to receive the materials dumped from the buckets. The Contractor at their discretion may use an approved container (roll off) for the storage of debris removed from the line segments. All material resulting from the cleaning operations shall be removed from the site when the container has reached 3/4 of its volume, or at least once each working day and disposed of at the permitted disposal site.

Disposal of all sewer debris shall be the responsibility of the Contractor and shall be done in accordance with the Illinois Environmental Protection Agency (IEPA) and all other regulating agencies. Under no circumstances shall the removed sewage or solids be dumped onto streets or into ditches, catch basins, storm drains, sanitary, combined sewer manholes or otherwise improperly disposed. Improper disposal of sewage or solids removed from the sewers may subject the Contractor to fines imposed by the Village. In addition, the Contractor may be subject to civil and/or criminal penalties for improper disposal under the law.

All material removed during cleaning shall be removed from the site at the end of each workday. Removal and disposal of all sewer debris shall be incidental to the contract and will not be paid for separately.

24. CLEANUP

The cost of cleanup operations shall be spread evenly through the bid items on the proposal. Clean up shall consist of removing all debris from the job site, and removal of all excess left by the Contractor's forces. Clean up shall be performed as the work progresses, and a final clean up shall be done after all operations are completed.

25. SEWER ATLASES

The Village shall furnish the Contractor with one (1) copy of the storm and/or sanitary and/or combined sewer atlas sheets including the areas to be televised. The atlas sheets shall represent the best available information regarding the storm and sanitary sewers within the inspection area. Note that such maps may not be to scale and do not represent the accurate location of all sewers. Unmapped sewer mains within the designated inspection area shall be inspected and paid for at the contract unit price. The Contractor shall track completion progress on the map and note the location of any manholes or pipes not shown on the original map. All field maps shall be turned in to the Village with notes regarding any differences between what is found in the field and on the maps.

26. CLEANING OF SEWERS (GENERAL)

The bidder shall provide all equipment necessary for the proper high pressure water jetting of the sewers prior to the inspection by closed circuit color television services. The purpose of the sewer cleaning operation is to remove such accumulation of sediment, debris, blockages, mineral deposits, bricks, grease, etc. to permit a thorough and complete examination of the condition of the sewer through internal closed circuit color television inspection.

27. SEWER FLOW CONTROL

This work shall include control of sanitary sewer flow during closed circuit television (CCTV) inspection, sewer cleaning operations, and all other sewer maintenance or inspection activities. The Contractor shall be fully responsible for maintaining sewer service during these operations and shall not be allowed to backup or flood any sewer system user, building or property. The Contractor shall be solely liable for property damages that result from the work being performed.

During sewer cleaning operations, only 25% of the internal pipe diameter flow or "limited sewage flow" is acceptable. Flows shall be reduced by plugging, blocking, manually operating pump stations or bypass pumping. **During sewer televising operations, only 5% of the internal pipe diameter flow is acceptable.**

Since complete stoppage or bypassing of flow may be required, the Contractor may be required to submit drawings and complete design data showing methods and equipment to be utilized in bypass and dewatering operations. The bypass plan shall include the following information:

1. Location of temporary sewer plugs and bypass discharge lines indicated on plans
2. Capacities of pumps, prime movers, and standby equipment
3. Type of standby power source
4. Traffic control plan

When pumping and bypassing is required, the Contractor shall furnish all temporary pumps, conduits, and other equipment to divert the flow of sewage around the sewer section in which work is to be performed. The bypass system shall have sufficient capacity to handle existing flow plus additional flow that may occur during peak flow periods or from precipitation. The Contractor shall construct bypass system of material to prevent leakage during pumping operation.

The Contractor shall equip all engines with mufflers and/or enclose to keep noise level less than 50 decibels, or 10 decibels above ambient noise levels when measured at building closest to noise source.

The Contractor shall maintain sufficient labor, equipment and materials on site to ensure continuous and successful operation of bypass and dewatering systems including the following:

5. Keep standby pumps fueled and operational at all times
6. Maintain on site sufficient number of valves, tees, elbows, connections, tools, sewer plugs, piping, and other parts or system hardware to ensure immediate repair or modification of any part of system as necessary.
7. Provide piping, joints and accessories designed to withstand at least twice the maximum system pressure or 50 psi (345 kPa), whichever is greater.

In areas where flows are bypassed, all discharge flow shall be returned to the sanitary sewer. No bypassing to ground surface, receiving waters, storm drains, or bypassing which results in groundwater contamination or potential health hazards shall be permitted.

In the event sewage is released into a storm drainage system or street, the Contractor shall immediately stop the release, notify the Village, and take all necessary actions to clean up and disinfect spillage to satisfaction of the Village.

During plugging or bypass pumping operations the Contractor shall utilize sewer plugs specifically designed so that all or any portion of sewage can be released. During sewer flow control operations, reduce flow to comply with requirements as describe above. After cleaning, inspection, or rehabilitation work has been completed, restore the flow to normal.

All plugging, bypass pumping and sewer flow control operations shall be considered incidental to the Contract and shall not be compensated for separately.

28. EQUIPMENT

The Contractor is responsible to provide and maintain all industry-standard equipment required to complete the project. Each crew shall have a vacuum / jetter combination truck equipped with a high velocity gun for washing and scouring manholes and a TV truck. If easement work is required the Contractor shall be required to have off-road equipment as necessary to access off-street sewer areas.

If any equipment gets stuck in the sewer and needs to be dug up, the Contractor is solely responsible for the cost of the dig, complete restoration and repair of sewer and any other costs associated with the retrieval of the equipment.

1. Hydraulic Sewer Cleaning Equipment Requirements:
    a. Hydraulic sewer cleaning equipment shall be the movable dam type constructed such that a portion of the dam may be collapsed during cleaning to prevent flooding of the sewer.
    b. The movable dam shall be the same diameter as the pipe being cleaned and shall provide a flexible scraper around the outer periphery to ensure total removal of grease.
    c. The Contractor shall take special precautions against flooding prior to using sewer cleaning balls or other equipment that cannot be collapsed instantly.
2. High Velocity Hydro-Cleaning Equipment Requirements:
    a. A minimum of 700 feet of high-pressure hose.
    b. Two or more high velocity nozzles capable of producing a scouring action from 10 degrees to 45 degrees in all size lines to be cleaned.
    c. A high velocity gun for washing and scouring manhole walls and floor with the capability of producing flows from a fine spray to a long-distance solid stream.
    d. A 1,500-gallon minimum water tank, auxiliary engines and pumps, and a hydraulically driven hose reel.
    e. Equipment operating controls located above ground.
    f. Minimum working pressure of 1,000 pounds per square inch at a 60-80 gpm.
3. Mechanical Cleaning Equipment Requirements:
    a. Bucket Machines:
        1) Furnish with buckets in pairs and with sufficient dragging power to perform the work efficiently.
        2) Use V-belts for power transmission or have an overload device. No direct drive machines will be permitted.
        3) Be equipped with a take up drum and a minimum of 500 feet of cable.

b. Rodding Machines:

1) Either sectional or continuous.
2) Hold a minimum of 750 feet of rod.
3) The rod shall be specifically heat-treated steel.
4) The machine shall be fully enclosed and have an automatic safety throw out clutch or relief valve.

c. Lumberjack & Impact Cutters

1) Lumberjack high speed low torque multi-purpose cutters
2) Speeds up to 50,000 rpm
3) Paikert low-speed, high-torque auger cutter

4. Closed Circuit Television Equipment

a. Television equipment shall include television camera, television monitor, cables, power source, lights and other equipment necessary to the televising operation. The television camera shall be specifically designed and constructed for operation in connection with sewer inspection and pipe joint sealing and testing.

b. Camera and lighting quality shall be suitable to provide a clear, continuously in-focus picture of the entire inside periphery of the sewer pipe for all conditions encountered during the work. The camera shall be able to operate efficiently in 100% humidity conditions.

c. The TV camera shall have a rotating head with a high-resolution lens, capable of spanning 360-degrees circumference and 270-degrees on horizontal axis to televise sewer lines 6-inch diameter and larger. Focal distance shall be adjustable through a range of 1 inch to infinity. The purpose of the rotating head camera is to view all service connections, and to locate all defects, as well as any questionable problem areas. The camera shall be ZOOM capable.

d. The TV camera shall be equipped with remote control devices to adjust the light intensity and at a minimum one thousand (1,000) feet of continuous cable shall be provided. The camera shall be able to transmit a continuous image to the television monitor as it is being pulled through the sewer segments. Lighting system shall be adequate for quality pictures. A reflection in front of the camera may be required to enhance lighting. Auxiliary lighting shall be used for sewers larger than 12-inch diameter.

e. For manholes that may be difficult to access or where lamp holes are present in the place of manholes, the Contractor shall have available a self-propelled crawler transporter on which to mount the color television camera so as to be able to inspect the sewer as required.

f. The TV camera shall be able to provide a continuous image of not less than ninety percent (95%) of the internal pipe surface at all times for sewers 8" through 18" in diameter and not less than eighty percent (90%) of the internal pipe surface for sewers over 18" through 48" in diameter. Maximum acceptable speed of camera through sewer shall be thirty (30) feet per minute.

g. The camera, television monitor and other components of the video system shall be capable of producing a minimum 650 line resolution color video picture.

h. Electronic footage counters accurate to less than 1 percent error over the length of each pipe segment.

i. The camera shall be able to be equipped with skids or floatation device where necessary to position the camera in the center of the pipe for all diameter sewers being televised.

j. Electronic media shall visually display and include a narrative noting:

    1) Date, time of day, and depth of flow;
    2) Sewer segment number "from manhole to manhole";
    3) Distance from upstream manhole'
    4) Locations of service connections into sewer;
    5) Location of obstructions, structural defects, joint deterioration, leakage or evidence thereof, and other abnormalities with respect to the sewer condition and distance in feet from the upstream manhole centerline.

f. The remote reading footage counter shall be accurate to less than 1 percent error over the length of each pipe segment.

h. Digital images should be provided in the common format accessible by Windows Media Player or approved equal.

TECHNICAL SPECIAL PROVISIONS

ITEMS #1 TO #11: CCTV INSPECTION WITH LIGHT CLEANING

This item shall consist all equipment, materials, labor, and deliverables to complete Light Cleaning and CCTV Video Inspection of sewers.

Light Cleaning

Light cleaning shall consist sewer and adjacent manhole cleaning and shall include up to three (3) full passes with the jet hose to provide the industry standard 95% cleaning as required for the proper PACP V 7.0.4 recording of sewer observations. A single pass is moving both the camera and the jetter over the full length of the pipe, starting from the center of one manhole to another manhole. The Contractor may exercise their professional judgment to extend efforts beyond what is defined here as "light" without prior approval as long as it will not become an additional cost to the Village. The purpose of this cleaning is to remove dirt, debris, rocks, broken pipe and any other accumulation within the pipe where it has been determined through a visual inspection that only small amounts of debris exist within the sewer and cleaning would require not more than three (3) passes through the line with high pressure water jetting equipment. The use of a vactor truck or debris catcher is required in each downstream manhole in order to remove the debris and prevent it from passing further downstream. Should dirt or debris be observed and/or detected, in a manhole or sewer after cleaning, the Contractor shall re-clean said manhole and the adjacent downstream sewer segment(s) at no additional cost.

Video Inspection

Video Inspection shall include all field work necessary to obtain the required PACP V7.0.4 inspection data, PACP grading, MS Access Database and video inspection, including the recording of the unique Pipe Segment ID Number for all pipe sections. If upon starting a Video Inspection the line segment is determined to need heavy cleaning, the contractor shall notify the Project Engineer or Village Project Manager and obtain approval before performing heavy cleaning.

Where obstructions within the sewer line prevent the passage of televising equipment, they shall reset their equipment to pass through the sewer line section from the other end and thereby complete the inspection. No additional payment shall be made for reverse setups.

The jetter nozzle shall always accompany the camera. This will help ensure that the maximum area of pipe is visible.

Before the camera crawls into the pipe, the operator shall use a tape measure to confirm the diameter of the pipe. The measure down shall be recorded and included in the video.

Sewer Televising

The Contractor shall furnish all labor, electronic equipment and technicians schooled and licensed in PACP 7.0.4 format, to perform the closed-circuit television inspection of the sewers. Operation of the equipment is to be controlled from above ground with a skilled technician at the control panel in the television studio, controlling the movement of the television camera through the sewer in either direction one segment at a time.

The video operator(s) shall be Pipeline Assessment Certification Program (PACP) certified by the National Association of Sewer Service Companies (NASSCO) and will be required to show proof of PACP ID or certification before performing work on this project. Certification dates must be current including renewal every three years. Operators with EXPIRED PACP ID numbers will not be allowed to work on the project until they have undergone the renewal process. The Contractor shall provide copies of each equipment operator's Certification Number at the preconstruction conference.

The Contractor shall begin each inspection with an onscreen written and verbal explanation of the project name, a detailed description of the location, the manhole-to-manhole segment, the direction of flow, the direction of camera setup, and date. The depth (rim - invert) of each manhole shall be included on the report as well. A continuous footage counter shall be provided during the entire inspection and shall be used to accurately record the locations of defects, connections, or objects in the pipe. The counter shall be accurate to two tenths of a foot. Maintain verbal commentary to identify any item that is called out on the report.

All inspections shall begin and end in the center of the manhole. The start of the video shall NOT begin already in the pipe segment. At the end of each inspection, the Contractor shall pan the camera around the ending manhole to get a view of what it looks like for identification purposes as well as documenting all incoming pipes.

The camera shall be moved through the line in either direction at a uniform rate of 30 feet per minute, stopping when necessary to ensure proper documentation of the sewer's condition. The Contractor shall take all necessary measures to televise 95% of the internal surface of each sewer segment in its entirety. If dewatering with the jet truck, plugging, or bypass pumping is required to see 95% of the pipe, this shall be done at no additional charge to the Village.

Stop televising if the camera becomes submerged. Use high-pressure jetting or other means to lower water level to a point below the camera. Provide temporary plugs and/or bypass pumping if necessary and as approved by the Project Engineer, Project Manager, or their designee.

Stop at all service connections, pan and look up service, and note items such as type of connection, presence of plugs, leaks, type of material, and any structural damage. Adjust focus and lighting as needed to obtain a bright, clear view of the connection and service pipe. Position the camera to view as far up the service connection as possible.

If any obstruction in the sewer segment such as a protruding building lateral prohibits the passage of the television camera, the Contractor shall attempt to inspect the remainder of the sewer segments by making a reverse set up at the next downstream manhole. A tap which protrudes beyond ½" must be removed during television inspection or prior to lining operations. No additional payment shall be made for reverse setups.

All obstructions in the sewer segment that prohibit passage of the television camera shall be immediately reported to the Village by the Contractor referencing the location and nature of the obstruction.

The Contractor may complete multiple sewer runs from a single setup, however each sewer segment (manhole to manhole) must have a discrete CCTV inspection video and inspection log.

The Contractor shall be responsible for any damage to public or private property resulting from his/her televising activities and shall repair or otherwise make whole such damage at no cost to the Village.

Videos, Reports, and Database Deliverables

Electronic media of all sections shall be provided to Village, and includes the following

- Videos
- Still-Shot Images
- Report PDFs
- Excel file of completed inspections
- One Microsoft Access PACP Database

The Contractor shall provide a color digital video of all pipeline segments in ".mpg" format on two external hard drives with USB connections. **Each video shall be named according to the "upstream manhole number – downstream number.mpg" format. For example, a pipe segment video with an upstream manhole of 12345 and downstream manhole 67890 would be named "12345 - 67890.mpg".** Separate MPEG-3 files and PDF reports with still images shall be created for each manhole-to-manhole pipe segment inspected.

Video recordings shall be one file per sewer line section and shall be included on the external hard drives submitted. Total drives submitted for final acceptance at the end of the project shall be two.

The pipeline inspection shall consist of identifying a location both within the pipe segment (physical location) and within the digital recording (video frame location) for each defect or observation. The use of time codes for defect location shall NOT be deemed equivalent or acceptable. The digital recording and inspection data is to be cross-referenced for instant access to any point of interest within the digital recording. The inspection information shall include the digital recording of video and audio, segment identification information (starting manhole, date, time, etc.) including a pointer from each observation to the digital recording (video frame number), and any accompanying digital still images (JPEG or BMP).

Any out-of-focus video recordings, or portions thereof, shall be cause for rejection of the video recording and will necessitate re-televising at the Contractor's expense. Televising shall be done one section at a time. Inspections shall be performed using NAASCO's PACP version 7.0.4. The sewer pipe video inspection reports must be saved with the PACP overview report.

Audio and video observation documentation is to be provided in the most up-to-date form of a NASSCO PACP (V7.0.4) coding methodology database. The PACP Version 7.0.4 data base shall include all header information as well as any observations recorded. Links to the videos and the .pdf format of the reports shall be included within the data base. This data base shall be updated monthly and shall contain every observation from the beginning of the project through current delivery date.

The deliverable video files shall be full-color, high-resolution, and shall include all pipe surfaces above the water line. At each lateral and connected service line, the camera shall stop, rotate, and record a clear image of the lateral or service line to determine condition and if it is active or inactive.

The Contractor is required to submit **one** Microsoft Access Database, consistent with PACP version 7.04, that includes all inspection data, condition data, and PACP ratings. If more than one MS Database is provided or if inspection data is missing from the database, the Village will reject the database(s) and require the Contractor to revise and resubmit until sufficient with requirements.

The television inspection reports shall be provided both electronically in Adobe Acrobat Reader ".pdf" format as well as two bound hardcopies of the printed paper report. The file naming format shall follow a similar format to the video naming format. **Each inspection report shall be named according to the "upstream manhole number – downstream manhole number.pdf" format. For example, a pipe segment with an upstream manhole of 12345 and downstream manhole 67890 would be named "12345 - 67890.pdf".**

The final report files, electronic pdf formats, shall include a still shot image of **every observation**. These detailed reports shall include the following information at a minimum:

- Project Name
- System Owner Name
- Survey Customer Name
- Contractor Name, Phone Number & Address
- Surveyor's Name & PACP Certification Number
- Date and Time of Televising
- Location (Street Name and Number)
- Address (nearest to each manhole)
- Rim to Invert (for both Upstream & Downstream Manholes)
- Pipe Segment ID Number
- Upstream Manhole Number & Downstream Manhole Number
- Weather
- Segment Length
- Joint Length
- Pipe Material
- Pipe Height (and Width if not Circular)
- Total Pipe Length
- Total Length Surveyed
- Flow Control
- Tape/Media Number
- Pre-Cleaning / Cleaning method
- Pipe condition observations (i.e. grease, roots, deposits, cracks, fractures, sags voids etc.)
- Location of all service connections (description of active vs. inactive)
- Location of all manholes
- Still shot photos of each observation
- NASSCO – Structural, O&M and Overall Ratings

The Contractor shall be responsible for accurately recording the Pipe Segment ID Number from the Village GIS map for each pipe segment for inclusion into the pipe inspection record header information. Please note that each Pipe Segment ID Number is unique to each MH to MH section. Final acceptance of data will not be considered if the Pipe Segment ID Number is recorded incorrectly. The Village GIS map will be provided in both .pdf and hard-copy formats.

Daily Data Delivery

The Contractor shall provide daily reports for the previous day's work to the Engineer. The Contractor shall call the Village or Engineer with critical and/or emergency issues as they are encountered such as:

- Collapsed pipes
- >50% flow restriction
- Surcharged Pipes
- Utility pipes/cables through the sewer
- Buried manholes
- Any other potential emergency issues

The Contractor shall provide daily work summaries for the previous day's progress.

Monthly Data Delivery

The Contractor shall provide the Engineer with (2) hard drives prior to the submittal or processing of each invoice. The hard drives shall include the following information:

- The associated video files and .PDF forms for each line segment televised to date. One digital copy of all files shall be provided on portable USB hard drives.
- A detailed breakdown of segments cleaned and televised for each invoice shall be required including MH to MH segment, pipe size, length and date work was performed.
- A master spreadsheet that has a record for each line segment televised to date. The spreadsheet shall be in Excel format and shall have hyperlinks to both the video files and the associated .PDF of the scanned paper report for each section of sewer televised. The spreadsheet shall include the following information for each record - Upstream and Downstream Structure Numbers, Date Televised, Televised Length, Pipe Size, NASSCO Pipe Severity Rating, and links to both the Video and the .PDF files.

Final Data Delivery

At the end of the project, the Contractor shall provide two (2) complete sets of all digital video files on individual portable USB powered hard drives. The hard drives shall include the following information:

- **ONE** Microsoft Access Database in **PACP 7.0.4** format that includes all inspections and detail location, type, and severity of all defects. The database should include all inspection data, condition data, and all **PACP Ratings.**

- A Master Spreadsheet that has a record for each line segment televised to date. The spreadsheet shall be in Excel format and shall have hyperlinks to both the video files and the associated .PDF of the PACP & Pipe Segment View report for each section of sewer televised. The spreadsheet shall include the following information for each record - Upstream and Downstream Structure Numbers, Date Televised, Televised Length, Pipe Size, NASSCO Pipe Severity Rating, and links to both the Video and the .PDF files.

- All digital videos .mpg files, individual reports (in pdf format) of the PACP & Pipe Segment View Reports for each pipe section, to include a graphical representation of the pipe, service locations / directions, defect locations, **AND STILL-SHOT PHOTOS OF EACH OBSERVATION.**

- The Contractor shall hand-write notes on the maps provided by the Village. This shall include confirmation of sections that were completed, any variations discovered such as differing pipe diameter, missing pipe sections, missing manholes, etc. and labeled by the Contractor as necessary to correlate to video / photo / database labels. Also, any buried or unmapped manholes located shall be marked with dimensions to upstream and downstream manholes.

- All USB flash drives and portable USB hard drives shall become the property of the Village upon delivery.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Linear Foot** for CCTV INSPECTION WITH LIGHT CLEANING per sewer type and pipe size range and shall include all labor and material required for television inspection, light cleaning, electronic media, digital database and all appurtenances required to complete the work. The total quantity for each section shall be the measured straight line distance in Linear Feet from the center of manhole to center of manhole, regardless of the number of set-ups required. The Contractor will not be paid for redundant or overlapping CCTV inspections.

ITEMS #12 TO #17: HEAVY CLEANING

Heavy cleaning shall be required where it has been determined that large deposits of debris remain in the sewer lines and complete cleaning of the segment would require more than the industry standard three (3) passes through the line with high pressure water jetting equipment. Wherever four (4) or more passes are required to completely clean the pipe segment, it shall be brought to the attention of the Engineer so that this item can be approved by the Engineer before proceeding to "Heavy Cleaning" of the sewer. Without prior knowledge or approval by the Engineer or Village, the Village reserves the right to deny payment for "Heavy Cleaning".

Equipment

The heavy cleaning equipment to be used shall facilitate the removal of such accumulation of sediment, debris, blockages, mineral deposits, bricks, grease, etc. to permit a thorough and complete examination of the condition of the sewer through internal closed circuit color television inspection. The pipe must be free flowing with no obstructions to allow for a complete and thorough inspection.

Bucket machines, rodding machines, lumberjacks, augers and 120 gpm or higher hydro jetting equipment can be utilized in this heavy-duty cleaning. Where bucket machines and buckets are to be used, caution should be taken that a proper sized flexible cable be used so that breakage will not occur hanging the cleaning equipment up within the sewer lines.

Execution

No debris shall pass into downstream segments during the cleaning operation. The video inspection must begin before the heavy cleaning takes place, in order to get visual confirmation of the initial pipe condition.

The Contractor shall take all precautions necessary during all cleaning operations to protect the sewer lines and to prevent water from being forced back up service laterals. The Contractor is responsible for completing all necessary cleanup and restoration required as a result of backups or flooding onto/into public or private property at no additional cost to the Village.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Linear Foot** for HEAVY CLEANING per pipe size range and shall include all material, and labor required. The total quantity for each section shall be the measured straight-line distance in Linear Feet from the center of manhole to center of manhole, regardless of the number of set-ups required. This pay item must be approved by the Engineer prior to proceeding. HEAVY CLEANING shall be paid for as an additional cost to item CCTV INSPECTION WITH LIGHT CLEANING per sewer type and pipe size range.

ITEMS #18 TO #23: ROOT CUTTING

Root cutting shall be required where it has been determined that root growth is substantial and cutting would be required to facilitate a thorough and complete examination of the condition of the sewer through internal closed circuit color television inspection.

Wherever root cutting is required it shall be brought to the attention of the Engineer so that this item can be approved by the Engineer before proceeding to "Root Cutting" of the sewer. Without prior knowledge or approval by the Engineer or Village, the Village reserves the right to deny payment for "Root Cutting."

The root cutting tools shall be the industry standard concave saws, flat saws, water blasters or chain knockers and shall be carefully selected to ensure no damage is caused to the sewer main or any portion of the lateral including protruding laterals. Extreme caution should be taken when operating root cutters in the sewer and a video inspection shall be on the root cutter at all times to ensure damage is not caused from root cutting.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Linear Foot** for ROOT CUTTING per pipe size range and shall include all material, and labor required. The total quantity for each section shall be the measured straight-line distance in Linear Feet from the center of manhole to center of manhole, regardless of the number of set-ups required This pay item must be approved by the Engineer prior to proceeding. Any damages caused to the sewer main or sewer service lateral during tap cutting shall be the responsibility of the Contractor and shall be repaired at no additional expense. ROOT CUTTING shall be paid for as an additional cost to item CCTV INSPECTION WITH LIGHT CLEANING per sewer type and pipe size range.

ITEM #24: CUT PROTRUDING TAPS

For break-in service connections that protrude more than one inch into the sewer, the Contractor shall remove the protruding portion of the tap in preparation for cured-in-place pipelining. Cutters used shall be power-driven cutting devices (lateral cutters) designed to remove protruding taps.

Cutters shall be capable of slicing laterally through cast iron, 3/4" rebar and anchors, clay tile, and concrete protruding into sewer lines.

The Contractor shall cut protruding taps so that protrusions are no greater than 1/2 inch. While using a protruding tap cutter, slow RPM will cut more effectively than rapid RPM. The Contractor shall maintain a steady flow and RPM while cutting and shall flush cut and broken pieces out before proceeding. If a protruding tap cannot be removed by the cutting device, then the Engineer shall be notified to determine if a point repair will be necessary. Obtain authorization from the Engineer before proceeding.

The Contractor shall record the tap cutter while removing protruding taps through CCTV inspection. Prior to payment for each cut protruding tap, the Contractor shall submit the protruding tap removal video recording and pre and post video recordings of the main pipe.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Each** for CUT PROTRUDING TAPS and shall include all material, and labor required. Protruding taps shall be cut with approved lateral cutters and shall not be cut with root saws. Any damages caused to the sewer main or sewer service lateral during tap cutting shall be the responsibility of the Contractor and shall be repaired at no additional expense.

ITEM #25: EMERGENCY CREW LABOR (TV TRUCK AND VAC TRUCK)

This item will cover the scope of work for emergency On-Call services related to cleaning and televising work that does not fall under a specific bid item on this project. In the event of an emergency, the Village may request CCTV inspection services within the calendar year of the Contract start with a required response time of less than 24 hours. The Contractor shall provide a complete cleaning and televising crew outfit with all of the equipment necessary for cleaning and televising to be performed on an hourly basis required of the emergency, no less than 4 hours on site. Response to requests for Emergency On-Call CCTV Inspection not within the required 24-hour emergency response time frame will be paid at the applicable non-emergency per-foot rate. Emergency inspection may require cleaning and televising of service laterals where Contractor must furnish necessary equipment. Contractor is to remain as the Emergency Crew Labor on-call for 1 calendar year after start of Contract.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per hour (minimum 4 on site hours)** for EMERGENCY CREW LABOR (TV TRUCK AND VAC TRUCK) and shall include all labor, equipment and materials required to complete the work.

ITEM #26: ON-CALL CREW LABOR HOURS (TV TRUCK AND VAC TRUCK)

Description. This item will cover the scope of work for additional On-Call services related to cleaning and televising work that does not fall under a specific bid item on this project. Requirements for On-Call Labor Hours are that they must be approved by the Village in advance of the Contractor performing the work. The Contractor shall provide a complete cleaning and

televising crew outfit with all of the equipment necessary for cleaning and televising to be performed at an hourly rate. On-Call inspection may require cleaning and televising of service laterals where Contractor must furnish necessary equipment, services related to dyed water flooding, or anything additional and beyond the Contract with prior approval by the Village. The Contractor is to remain as the On-Call crew for 1 calendar year after start of contract.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Hour** for ON-CALL LABOR HOURS and shall include all labor, equipment and materials required to complete the work.

ITEM #27: LOCATE AND MARK PIPE DEFECT

This item shall include field locating, field marking, and a GPS point survey of pipe failures and major system defects. The Engineer will provide direction during the course of the project as to what specific pipe conditions (PACP 7.0.4 codes) shall be located in this manner. The defects that are required to be located are as follows:

- Collapsed Pipe
- Deformed Pipe
- Hole in Pipe
- Lining Failure
- Infiltration: Gusher
- Impassable Blockages
- Utility pipes/cables through sewer
- Other Potential Emergency Issues

The location shall be determined above ground via two methods. First, a camera-mounted sonde and compatible detection wand shall be utilized to locate and paint / flag the location while the camera is halted at the failure / defect point. Second, the Contractor shall utilize a measuring wheel or tape to measure from the manhole to the failure point (based on camera reel counter footage) for confirmation that the correct location is marked. Upon confirmation of location, the failure point shall be thoroughly painted (oil-based white) in paved areas and staked in vegetated areas. The defect shall be labeled with the applicable PACP code abbreviation. A GPS coordinate shall then be obtained to sub-meter accuracy.

Basis of Payment

This item shall be paid at the Contract Unit Price **per each** for LOCATE AND MARK PIPE DEFECT located and shall include all labor, equipment and materials required to complete the work. The Engineer must visually inspect the defect before approving the locating of the defect.

ITEM #28: LOCATE BURIED MANHOLE

This item shall include field locating, field marking, and a GPS point survey of buried manholes. The location shall be determined above ground via three methods. First, a camera-mounted sonde and compatible detection wand shall be utilized to locate and paint / flag the location while the camera is halted within the buried manhole. Second, the Contractor shall utilize a measuring wheel or tape to measure from the entry manhole to the buried manhole (based on camera reel counter footage) for confirmation that the correct location is marked. Third, a metal detector shall be utilized to confirm location if possible. Upon confirmation of location, the buried manhole shall

be thoroughly painted (oil-based white) in paved areas and staked in vegetated areas. A GPS coordinate shall then be obtained to sub-meter accuracy. The Contractor shall also send an area photograph of the location to the Engineer showing the marked location and its surroundings.

Basis of Payment

This item shall be paid at the Contract Unit Price **per each** for LOCATE BURIED MANHOLE and shall include all labor, equipment and materials required to complete the work. The Engineer must be notified as soon as the manhole has been found via CCTV. The manhole must be drawn onto the field map, as well as clearly marked on the ground.

ITEM #29: EASEMENT AND ACCESS TO BACKYARDS

This is defined as cleaning and televising in the backyard where the work requires the set-up of equipment in a backyard easement. The use of easement machines, duramats (or equivalent), surface televising of the area beyond the ROW required to access the structures, and additional measures as necessary to prevent damage and accomplish the task shall be included in this item.

Cleaning and televising of easement mains, where setup and removal of material can be undertaken from adjacent manholes in the public right-of-way do not qualify to be paid for as Easement Access to Backyards.

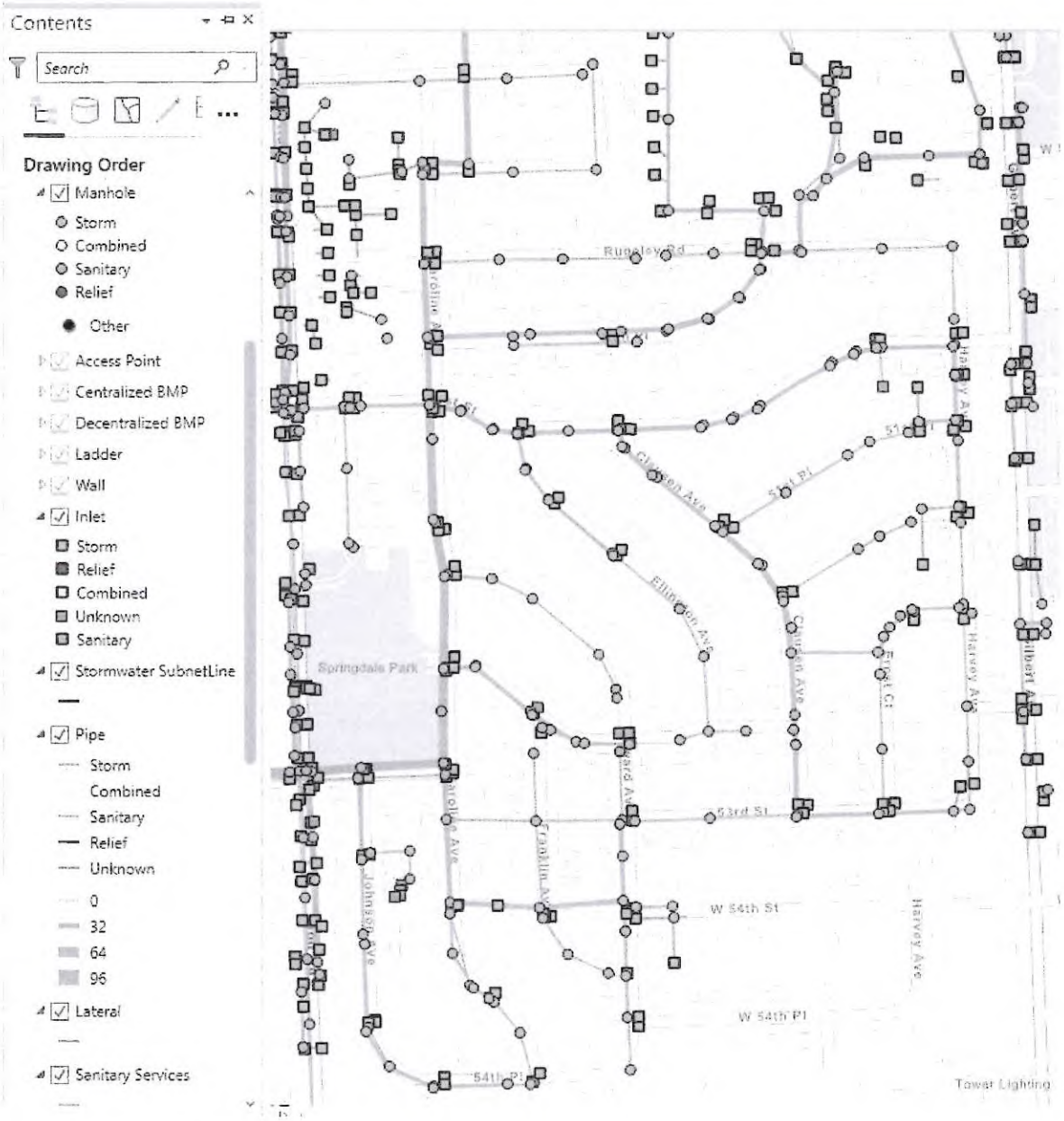
Extreme caution shall be exercised to protect the existing trees, signs, light posts, etc. within or near the limits of all work.

Basis of Payment

This work item shall be paid at the Contract Unit Price **per Linear Foot** as EASEMENT AND ACCESS TO BACKYARDS and paid for as an additional cost to item CCTV INSPECTION WITH LIGHT CLEANING per sewer type and pipe size range.

APPENDIX

A. Springdale Subdivision Sewer Map



B. Ridgewood Subdivision Sewer Map



AGREEMENT

Agreement made this the July 11th in the year _2022_ by and between the Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois, hereinafter called "Village" and National Power Rodding Corp. hereinafter called "Contractor".

The Village and Contractor agree as set forth below:

1. The Contractor, for the consideration hereinafter set forth, hereby agrees to and with the Village, that it will furnish and provide all labor, materials, equipment and services and do all else required to provide for **2022 Sewer Televising Program**

2. The Contractor agrees that he will be available to commence work on or before **AUGUST 1ST, 2022**. The Village shall retain services with the Contractor for one calendar year, as to account for completion of the planned work any additional work that the Village shall request from the Contractor.

3. The Village shall pay the Contractor for the performance of the Project work based on the Schedule of Bid Prices dated **JULY 6TH**, a copy of which is attached hereto and incorporated into this Agreement, subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.

4. The Contractor represents and warrants that he will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.

5. This Agreement shall embrace and include all the contract documents which are as follows:

   A. Legal Notice (Advertisement for Bid) published on June 23

   B. Instructions to Bidders dated June 23

   C. Proposal dated July 6

   D. Schedule of Bid Prices submitted by NPR dated July 6

   E. General Conditions dated July 6

   F. General Special Provisions dated July 6

   G. Technical Special Provisions dated July 6

   H. Contractor's Drug Free Workplace Certification dated July 6

   I. Contractor's Certification Regarding Non-Payment of Compensation dated July 18

J. Map

K. Contractor certifications including Certification of Eligibility to Enter into Public Contracts.

L. Required Performance and Payment Bonds.

M. Required Insurance Certificates.

All of the above contract documents are made a part of this Agreement and are incorporated herein by reference or attached hereto.

This agreement executed on the day and year first written above.

Contractor:

Village of Western Springs

By: _____
(Name and Title)

By: Alice J. Gallagher
Alice Gallagher, Village President

*Corporate Seal of corporation

*Village Seal

Attest:

By: _____
(Name and Title)

By: Elaine Haeske
Elaine Haeske, Deputy Village Clerk

PROPOSAL

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: **2022 Sewer Televising Program**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions, and which cover the work described in said document and the "Agreement."

2. In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein; and that the proposal is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this proposal is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of construction, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents, in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that they and their surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to begin work by **August 1, 2022**, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit is an essential part of the Agreement.

7. This proposal is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this proposal is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment

BID BOND

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERIC
Hartford, Connecticut 061

CONTRACTOR:
(Name, legal status and address)

National Power Rodding Corp.
2500 West Arthington Street
Chicago, IL 60612

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER:
(Name, legal status and address):

Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

BOND AMOUNT: Five Hundred and 00/100 ($500.00)

PROJECT:
(Name, location or address, and Principal number, if any)

2022 Sewer Televising Program

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6th day of July 2022

(Witness) Reid W. Ruprecht, Vice President

(Witness) Oscar F. Rincon

National Power Rodding Corp.
(Principal) *(Seal)*

(Title) William T. Kreidler, President

Travelers Casualty and Surety Company of America
(Surety) (Seal)

(Title) Peter S. Forker, Attorney-in-Fact

The Company executing this bond vouches that this document conforms to American Institute of Architects

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Peter S Forker** of **ROLLING MEADOWS**, **Illinois**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 6th day of July, 2022.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }
County of Cook } ss.

On this 6th day of July, 2022, before me personally appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of Travelers Casualty and Surety Company of America, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

OFFICIAL SEAL
OSCAR F. RINCON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT 17, 2024

Notary Public in the State of Illinois
County of Cook

0230/GE 10/99

bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this proposal, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service and understands that in making this proposal waives all right to plead any misunderstanding regarding the same.

National Power Rodding Corp.

July 6, 2022
Date

Proposed Contractor (Bidder) William T. Kreidler, President

Witness Reid W. Ruprecht, Vice President

SCHEDULE OF BID PRICES

Bidder, in submitting this proposal, hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto. This proposal shall remain in force and effect for a one (1) year period from the date that this proposal has been submitted.

Item #	Item Description	Unit	Estimated Quantities	Unit Price	Total Price
1	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (6"-12")	LF	10000	$ 2.00	$ 20,000.00
2	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (15"-18")	LF	6500	$ 3.00	$ 19,500.00
3	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (21"-27")	LF	3500	$ 3.50	$ 12,250.00
4	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (30"-42")	LF	1800	$ 5.00	$ 9,000.00
5	CCTV Inspection with Light Cleaning of Storm/Combined Sewers (44"-60")	LF	3000	$ 5.00	$ 15,000.00
6	CCTV Inspection with Light Cleaning of Sanitary Sewers (8"-12")	LF	32000	$ 2.00	$ 64,000.00
7	CCTV Inspection with Light Cleaning of Sanitary Sewers (15"-18")	LF	3500	$ 3.00	$ 10,500.00
8	CCTV Inspection with Light Cleaning of Sanitary Sewers (21"-27")	LF		$ 50.00	$
9	CCTV Inspection with Light Cleaning of Sanitary Sewers (30"-42")	LF		$ 50.00	$
10	CCTV Inspection with Light Cleaning of Sanitary Sewers (48"-60")	LF		$ 50.00	$
11	CCTV Inspection with Light Cleaning of Sanitary Sewers (96")	LF		$ 200.00	$
12	Heavy Cleaning (8" - 12")	LF	2000	$ 1.00	$ 2,000.00
13	Heavy Cleaning (15" - 18")	LF	1500	$ 1.00	$ 1,500.00
14	Heavy Cleaning (21" - 27")	LF	500	$ 3.00	$ 1,500.00
15	Heavy Cleaning (30" - 42")	LF	300	$ 5.00	$ 1,500.00

Item #	Item Description	Unit	Estimated Quantities	Unit Price	Total Price
16	Heavy Cleaning (48"-60")	LF	500	$ 5.00	$ 2,500.00
17	Heavy Cleaning (72"-96")	LF		$ 150.00	$
18	Root Cutting (8" - 12")	LF	1000	$ 1.00	$ 1,000.00
19	Root Cutting (15" - 18")	LF	1000	$ 1.00	$ 1,000.00
20	Root Cutting (21" - 27")	LF	1000	$ 2.00	$ 2,000.00
21	Root Cutting (30" - 42")	LF	1000	$ 2.00	$ 2,000.00
22	Root Cutting (44"-60")	LF	1000	$ 2.00	$ 2,000.00
23	Root Cutting (72"-96")	LF		$ 150.00	$
24	Cut Protruding Taps	EA	10	$ 100.00	$ 1,000.00
25	Emergency Crew Labor (TV Truck and VAC Truck)	HR*		$ 850.00	$
26	On-Call Crew Labor Hours (TV Truck and VAC Truck)	HR		$ 700.00	$
27	Locate and Mark Pipe Defect	EA	2500	$ 3.00	$ 7,500.00
28	Locate Buried Manhole	EA	4	$ 250.00	$ 1,000.00
29	Easement and Access to Backyards	LF		$ 25.00	$
			TOTAL:	$ 176,750.00	

BASE BID TOTAL. One Hundred Seventy Six Thousand Seven Hundred Fifty and 00/100 **(in writing)**

***(Minimum 4 on site hours)**

Name of Bidder: National Power Rodding Corp.

Address: 2500 W Arthington St.

Chicago, IL 60612

Telephone No. 312-666-7700 Fax No. 312-666-0748

Signature:

Name and Title: *(Please Print)* William T. Kreidler, President

Date: July 6, 2022

Subscribed and sworn before me this 6th day of July, 20 22

My Commission Expires: 12/28/2025

Amanda M Camarena

"OFFICIAL SEAL"
AMANDA M CAMARENA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/28/2025

GENERAL CONDITIONS

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bidder Investigations

Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Building Regulations

All work shall conform to the building codes in force in the Village.

Costs

The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to the Village for all work involved in the respective items. This cost also includes all proposal preparation costs, insurance, royalties, transportation charges, use of all tools and equipment, superintendent, overhead expense, inspection costs, all profits and all other work services and conditions necessarily involved in the work to be done in accordance with the requirements of the contract documents considered severally and collectively.

Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the

Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty (30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Additional Work

The Village reserves the right to order additional work at the same unit price as provided for in the contractor's bid. Prior to commencing any additional work, the bidder shall submit their charges for performing the work and shall not proceed until the Director of Municipal Services or their designee, has approved the charges in writing.

The Village shall retain services with the Contractor for one calendar year, as to account for any additional work that the Village shall request from the Contractor.

Collusion among Bidders

Each bidder, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the bidders. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a bidder has interest in more than one bid for the work being bid may result in rejection of all bids in which the bidder is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance With Freedom of Information Act Requests.

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify

and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the CONTRACTOR shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the CONTRACTOR agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The CONTRACTOR also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The CONTRACTOR agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the CONTRACTOR further agrees to make all required withholdings and deposits, therefore. Such requirements shall be included by the CONTRACTOR in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The CONTRACTOR agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the CONTRACTOR agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the CONTRACTOR hereunder. Any complaint of such discrimination received by the CONTRACTOR shall be immediately forwarded to the PUBLIC AGENCY.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the bidder certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default

Original Contract Amount		
from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within 7 days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove their equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bidders taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bid

The Village of Western Springs accepts no responsibility for any expense incurred by the bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the bidder.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and
B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and
C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."
D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.
B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.
D. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.
E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverage

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insured as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self-insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply

separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverage

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and

assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Nonappropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of nonappropriation of funds by the Village of Western Springs for the services provided under the contract, the Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Prevailing Wage

Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workmen and mechanics performing work under this contract.

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in their manner or method of execution or non-execution of the work or caused by defective work or the use of unsatisfactory materials, and such

responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A total of five (5) references who can attest to the bidder's ability to fulfill this contract with at least three (3) of the references being municipal, governmental, or institutional references. Include names, addresses and phone numbers.

Responsibility for Construction-Safety-Shoring-Scaffolding-Construction Methods

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby.

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

Storage

Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination

If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in rebidding the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the bidder's lack of responsiveness. Further, if the format of the bidder's submittal is

prescribed in the bid documents and the bidder fails to follow that format, this may be construed as an indication of the bidder's lack of responsiveness.

Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantees of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) abide by the terms of the statement; and

(b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or Contractor's policy of maintaining a drug-free workplace

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

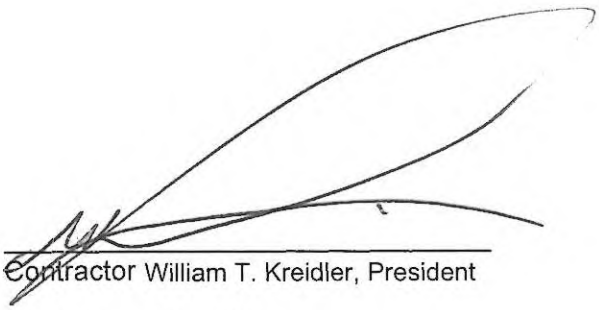
National Power Rodding Corp.

Contractor William T. Kreidler, President

Date: July 6, 2022 Attest

CONTRACTORS CERTIFICATION REGARDING Reid W. Ruprecht, Vice President
NON-PAYMENT OF COMPENSATION

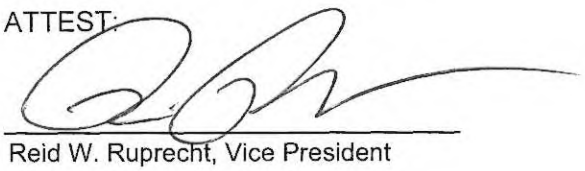
William T. Kreidler hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.



Contractor William T. Kreidler, President

DATED: July 6, 2022

ATTEST:



Reid W. Ruprecht, Vice President

NATIONAL POWER RODDING
A Carylon Company

2500 West Arthington Street
Chicago, IL 60612
p: (312) 666-7700
f: (312) 666-0748
www.nationalpowerrodding.com

REFERENCES

1. ***Buena Vista Charter Township*** — ***$380,000.00***
   1160 S. Outer Dr. — *Completed*
   Saginaw, MI 48601 — *05/2022*
   Cleaning and Televising of Sanitary Sewer Utilities

2. ***City of Wausau*** — ***$350,000.00***
   Diane L. Thoune, P.E., 715-845-1333 (Diane.Thoune@clarkdietz.com) — *Completed*
   407 Grant St. — *04/2022*
   Wausau, WI 54403
   Industrial Park Force Main Rehab - Clean & TV 14" Force Main

3. ***Village of McCook*** — ***$70,000.00***
   Thomas R. Brandstedt, 630-887-8640 (tbrandstedt@novotnyengineering.com) — *Completed*
   5000 Glencoe Ave. — *01/2022*
   McCook, IL 60525
   Sanitary Sewer Cleaning, Televising and Smoke Testing

4. ***City of East Chicago*** — ***$2,678,152.75***
   Shawn H. Strange, P.E. 317-216-7705 (sstrange@firstgroupengineering.com) — *Completed*
   5925 Lakside Blvd. — *01/2022*
   Indianapolis, IN 46278
   2021 Roxanna Neighborhood Storm Study Pipelining

5. ***North Shore Water Reclamation District*** — ***$75,000.00***
   Greg Grenyo (GrGrenyo@northshorewrd.org) — *Completed*
   14770 William Koepsel Dr. — *12/2021*
   Gurnee, IL 60031
   Lake Forest Forcemain and Sewer (F7) Inspection

6. ***City of East Chicago*** — ***$280,000.00***
   Anthony Kennig, 219-836-5884, Ext. 205 (akennig@dlz.com) — *Completed*
   c/o DLZ Engineering — *12/2021*
   900 Ridge Rd., Suite L
   Munster, IN 46321
   Indianapolis Blvd. Sewer Investigation

7. ***Village of Hinsdale*** — ***$45,000.00***
   Mark Pelkowski, 630-789-7058 (mpelkowski@villageofhinsdale.org) — *Completed*
   19 E. Chicago Ave. — *12/2021*
   Hinsdale, IL 60521
   Sewer Cleaning, Televising & Root Cutting, Bid #1680

8. ***Village of LaGrange*** — ***$20,000.00***
   Timothy Carter, 630-352-8751 (tcarter@baxterwoodman.com) — *Completed*
   c/o Baxter & Woodman — *12/2021*
   8678 Ridgefield Rd.
   Crystal Lake, IL 60012
   2021 Sewer Cleaning & Televising Project, 2021-009

REFERENCES

9.	***Village of Machesney Park*** Christopher Dopkins, 815-636-9590 (cdopkins@mcmgrp.net) c/o McMahon Group 1700 Hutchins Dr. Machesney Park, IL 61115 **Harlem Road Improvements – Storm Sewer Clean & Televise**	***$130,000.00*** *Completed* *11/2021*
10.	***Kimberly Heights Sanitary District*** Greg Kamplain, 815-412-2016 (GKamplain@reltd.com) C/O Robinson Engineering 10045 W. Lincoln Hwy Frankfort, IL 60423 **North Basin Lateral Grouting (21-R0400)**	***$260,000.00*** *Completed* *10/2021*
11.	***Village of Lombard*** Ray Schwab, 630-620-5979 (schwabR@villageoflombard.org) 225 E. Wilson Ave. Lombard, IL 60148 **Sanitary Sewer CCTV Inspection and Cleaning, Project PROG 50 (FY21)**	***$65,000.00*** *Completed* *08/2021*
12.	***City of Cedar Rapids*** David C. Stender Cell: 331-201-1492 (D.Stender@cedar-rapids.org) *Water Administration Building* *1111 Shaver Rd NE,* *Cedar Rapids, IA 52402* **Anaerobic Sewer Inspection** Cleaning, Televising and Sonar of 22,000 LF of 18"-36" Anaerobic Sewer Main	***$787,967.34*** *Completed* *08/2020*
13.	***City of Pueblo, CO*** Chris Bratnick, (719) 553-2891; (cbratnick@pueblo.us) *1300 S Queens Ave* *Pueblo, CO 81001* ***Large Main Cleaning – 20-018 (WWAN02)*** Cleaning, Televising and Sonar of 7,924 LF of 48"–60" Sewer Lines	***$2,448,260.00*** *Completed* *09/2020*
14.	***North Shore Water Reclamation District*** Greg Grenyo, 847-623-6060 (GrGrenyo@northshorewrd.org) 14770 William Koepsel Dr. Gurnee, IL 60031 **Sewer Chemical Sealing**	***$1,750,000*** *9/2019*
15.	***North Shore Water Reclamation District*** Greg Grenyo, 847-623-2460 (GrGrenyo@northshorewrd.org) 14770 William Koepsel Dr. Gurnee, IL 60031 **Sewer Spot Lining**	***$558,800*** *9/2019*
16.	***City of Joliet*** Owen T. Dean, P.E., 815-724-4254 (odean@joliet.gov) *150 W. Jefferson St.* *Joliet, IL 60432* **West River Wall Sewer Cleaning Project**	***$2,146,900*** *10/2019*

REFERENCES

17. City of Pueblo Sonia Mondragon, P.E., 719-553-2890 (smondragon@pueblo.us) 1300 S. Queens Ave. Pueblo, CO 81001 **FY2019 Service Lateral Connection Grouting, Project #19-009 (WW1503)**	***$870,690*** *10/2019*
18. Metropolitan Water Reclamation District Frederick Wu, 312-751-4025, (WuF@mwrd.org) 100 E. Erie Chicago, IL 60611 **Television Inspection and Recording of Sewer and Manholes** **Contract #13-806-2S**	***$1,945,000*** *11/2017 - Present*
19. Illinois State Toll Highway Authority c/o SE3, LLC Daniel Johnson, 630-641-9900 (djohnson @se3.us) 3041 Woodcreek Dr., Suite 211 Downers Grove, IL 60515 **Clean and Televise Drainage System, Contract #RR-18-4384**	***$1,050,000*** *Completed 8/2018*
20. Illinois State Toll Highway Authority c/o Globetrotters Engineering Corporation Ahmad Safi, PE, 312-907-2591 (ahmad.safi@gec-group.com) 300 S. Wacker Chicago, IL 60606 **Clean and Televise Drainage System, Contract #RR-18-4376**	***$1,093,000*** *Completed 7/2018*
21. Illinois State Toll Highway Authority c/o Interra, Inc. Rupen Shah, 708-674-1923 (rshah@interraservices.com) 600 Territorial Dr. Bolingbrook, IL 60462 **Clean and Televise Drainage System, Contract #RR-18-4406**	***$1,265,000*** *Completed 10/2018*

EXHIBIT A

CERTIFICATION BY THE CONTRACTOR

I, William T. Kreidler, having being first duly sworn, depose and state that I am the President (insert "sole owner", "partner," president," or other proper title) and the authorized agent of National Power Rodding Corp., which has submitted a proposal to, and is entering into a contract with, the Village of Western Springs for the performance of work in relation to the 2022 Sewer Televising Program Project in the Village of Western Springs, and hereby certify on behalf of said company as follows:

1. That said company is not barred from contracting with the Village as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

2. That said company shall comply with all applicable provisions of the Illinois Human Rights Act and has a written sexual harassment policy in full compliance with that Act.

3. That said company is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or,

(a) is contesting such liability or the amount of tax in accordance with procedures established by the appropriate revenue act, or

(b) has entered into an agreement with the Department of Revenue for payment of all taxes due and is in compliance with that agreement.

Signature of Authorized Agent of Contractor
William T. Kreidler, President

Subscribed and Sworn To
Before Me This 18th Day
Of July, 20 22.
Amanda M Camarena
Notary Public

"OFFICIAL SEAL"
AMANDA M CAMARENA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/28/2025

Revised: 6/23/2022 9:08 AM

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

National Power Rodding Corporation

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2500 W. Arthington St.

Requester's name and address (optional)

6 City, state, and ZIP code

Chicago, IL 60612

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	6	–	2	9	3	3	1	4	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ William T. Kreidler, President Date ▶ 07/18/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Christina Cunningham, Client Service Mgr Sr.
Arthur J. Gallagher Risk Management Services, Inc. 2850 Golf Road Rolling Meadows IL 60008	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: christina_cunningham@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : American Zurich Insurance Company	40142
INSURER C : American Guarantee and Liability Ins Co	26247
INSURER D :	
INSURER E :	
INSURER F :	

INSURED CAROCOR-04
NATIONAL POWER RODDING CORP.
2500 WEST ARTHINGTON STREET
CHICAGO, IL 60612-4108

COVERAGES **CERTIFICATE NUMBER:** 369326117 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X XCU INCLUDED GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC OTHER:	Y		GLO 9377201-18	10/31/2021	10/31/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 0 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y		BAP 9377199-18	10/31/2021	10/31/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000 $ $ $
C	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			AUC 5916947-16	10/31/2021	10/31/2022	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	WC 9377202-18	10/31/2021	10/31/2022	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Village of Western Springs, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are shown as additional insureds solely with respect to General Liability on a primary and non-contributory basis and on Auto Liability coverage as evidenced herein as required by written contract with respect to work performed by the named insureds. A waiver of subrogation in favor of additional insureds are included under the Workers Compensation coverage as evidenced herein as required by written contract. Umbrella follows form. 60 Days prior written notice of Cancellation applies in favor of Certificate holder as required by written contract.

CERTIFICATE HOLDER

Village of Western Springs
740 Hillgrove Avenue
Western Springs IL 60558

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 9377201-18	Effective Date: 10/31/2021

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization:
ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRES THE ISO CG2010 10/2001 EDITION FORM OR THE EQUIVALENT OF SAME

A. **Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Additional Insured – Owners, Lessees Or Contractors – Completed Operations

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.			
Policy No.	GLO 9377201-18	Effective Date:	10/31/2021

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization: ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRED THE ISO CG2037 10/2001 EDITION FORM OR THE EQUIVALENT OF SAME
Location And Description of Completed Operations: ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM
Additional Premium: Included

Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Policy Number
GLO9377201-18

ENDORSEMENT

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION

Effective Date: 10-31-21
12:01 AM., Standard Time

Agent Name GALLAGHER

Agent 24059-000

BLANKET NOTICE TO OTHERS OF CANCELLATION

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL GENERAL LIABILITY COVERAGE PART
A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN IN THE DECLARATIONS; ORB. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
4. MUST BE ACCURATE.
SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.
B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.
C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.
D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
1. EXTEND THE COVERAGE PART CANCELLATION DATE;
2. NEGATE THE CANCELLATION; OR
3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.
E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Policy Number
GLO 9377201-18

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION **Effective Date:** 10/31/2021
12:01 AM., Standard Time

Agent Name GALLAGHER **Agent** 24059 000

NAMED INSURED

CARYLON CORPORATION
VIDEO INDUSTRIAL SERVICES, INC.
ACE PIPE CLEANING, INC.
NATIONAL PLANT SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
NATIONAL POWER RODDING CORP.
ODESCO INDUSTRIAL SERVICES, INC.
SEWER SYSTEM EVALUATIONS, INC.
NATIONAL INDUSTRIAL MAINTENANCE, INC.
MOBILE DREDGING & VIDEO PIPE, INC.
NATIONAL WATER MAIN CLEANING COMPANY
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
BIO-NOMIC SERVICES, INC.
ROBINSON PIPE CLEANING CO.
ROBINSON PIPE SERVICES, INC.
BEARY PROPERTIES, INC.
DEEP SOUTH SOLUTIONS, INC.
SPECIALIZED MAINTENANCE SERVICES, INC.
NATIONAL INDUSTRIAL MAINTENANCE SOLUTIONS, INC.
SELECT TRANSPORTATION, INC.
VIDEO PIPE SERVICES, INC.
NATIOINAL INDUSTRIAL MAINTENANCE - MICHIGAN, INC.
BEARY MANAGEMENT SERVICES, INC.

POLICYNUMBER: GLO 9377201-18

COMMERCIAL GENERAL LIABILITY
CG25030509

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):
A GENERAL AGGREGATE LIMIT APPLIES TO EACH CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS, HOWEVER, A GENERAL AGGREGATE LIMIT DOES NOT APPLY TO ANY CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS THAT ARE INSURED UNDER A WRAP-UP OR ANY OTHER CONSOLIDATED OR SIMILAR INSURANCE PROGRAM.

ntormat1on re.9.u1red to complete this Schedule, if not shown above, will be shown in the Dec1arat1ons.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I - Coverage **A**, and for all medical expenses caused by accidents under Section I - Coverage **C**, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I - Coverage **A**, and for all medical expenses caused by accidents under Section I - Coverage **C**, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section III - Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLIER NOTICE OF CANCELLATION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERALLIABILITY COVERAGEPART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/ COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Number of Days' Notice 60_

(If no entry appears above, information required to complete this Schedule will be shown in the Declarations as applicable to this endorsement.)

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of cancellation, as provided in paragraph **2.** of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule above.

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Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO9377201-18	10/31/2021	10/31/2022		24059000	$ INCL	$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition:**

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

U-GL-925-B CW (12/01)

Other Insurance Amendment - Primary And Non-Contributory

ZURICH')

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO9377201-18	10/31/2021	10/31/2022	10/31/2021	24059000	**INCL**	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: Carylon Corporation

Address (including ZIP Code): 2500 Arthington; Chicago, **IL** 60612

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

   b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV - Commercial General Liability Conditions:**

   This insurance is excess over:

   Any of the other insuranc e, whether prim ary, excess, contingent or on any ot her basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional ins ured on another policy providi ng coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by writt en contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION.

o 1983 National Council on Compensation Insurance.

Policy Number
BAP9377199-18

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION **Effective Date:** 10/31/2021
12:01 A.M., Standard Time

Agent Name GALLAGHER **Agent No.** 24059-000

NAMED INSURED

CARYLON CORPORATION
ACE PIPE CLEANING, INC.
BEARY PROPERTIES, INC.
BIO-NOMIC SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
DEEP SOUTH SOLUTIONS, INC.
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
MOBILE DREDGING & VIDEO PIPE, INC.
NATIONAL INDUSTRIAL MAINTENANCE, INC.
NATIONAL INDUSTRIAL MAINTENANCE SOLUTIONS, INC.
NATIONAL PLANT SERVICES, INC.
NATIONAL POWER RODDING CORP.
NATIONAL WATER MAIN CLEANING COMPANY
ODESCO INDUSTRIAL SERVICES, INC.
ROBINSON PIPE CLEANING CO.
ROBINSON PIPE SERVICES, INC.
SEWER SYSTEM EVALUATIONS, INC.
SPECIALIZED MAINTENANCE SERVICES, INC.
VIDEO INDUSTRIAL SERVICES, INC.
SELECT TRANSPORTATION, INC.
BEARY MANAGEMENT SERVICES, INC.
NATIONAL INDUSTRIAL MAINTENANCE -
MICHIGAN, INC.
VIDEO PIPE SERVICES, INC.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: CARYLON CORPORATION

Endorsement Effective Date: 10/31/2021

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THE POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

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ENDORSEMENT

Insurance forthis coverage partprovided by:
ZURICH AMERICAN INSURANCE COMPANY

Policy Number
BAP 9377199-18
Renewal of Number
BAP 9377199-17

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL AUTO COVERAGE PART

A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
   1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
      A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN INTHE DECLARATIONS; OR
      B. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
   2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
   3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
   4. MUST BE ACCURATE.

SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.

B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.

C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
   1. EXTEND THE COVERAGE PART CANCELLATION DATE;
   2. NEGATE THE CANCELLATION; OR
   3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.

E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Coverage Extension Endorsement – Liability Only

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP 9377199-18	10/31/2021	10/31/2022	10/31/2021			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

   The following are also "insureds":

   a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts Performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

   b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.

   c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

   d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the " accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

   Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

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C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability Coverage

The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

F. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer of Rights of Recovery against Others to Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

G. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation or Fraud** Condition:However,

we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

H. Hired Auto – World Wide Coverage

Paragraph **7a.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

I. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

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J. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.E.

To: Board of Trustees
From: Jeff Koza, Director of Engineering Services
CC: Ellen Baer, Village Manager, John Mastandona, Director of Finance
RE: [Previously discussed] Gilbert Avenue Resurfacing - Design Engineering - Intergovernmental Agreement with Village of La Grange (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Gilbert Avenue Resurfacing - Design Engineering - Intergovernmental Agreement with Village of La Grange.

Summary

In 2022, the Village sought and received grant funds from the West Central Municipal Conference ("WCMC") Surface Transportation Program ("STP") to fund the resurfacing of Gilbert Avenue from Ogden Avenue to 47th Street (“Project”). The WCMC STP program currently has the Project programmed to receive $1,130,759 in STP funds in STP Program year 2027. These funds are expected to fund up to 80% of Construction and Construction Engineering Costs for Fiscal Year 2027 STP program year.

The Village shares jurisdiction of Gilbert Avenue with the Village of La Grange. As such, the costs associated with the local match for this Project will be split 50-50 between the two communities. The design engineering costs for the Project are 100% the responsibility of the local agencies. In 2023, the Village sought and received $55,000 of grant funding from Cook County Department of Transportation and Highways' (CCDOTH) Invest in Cook program (IIC) to fund 50% of Design Engineering funding for the Project.

An intergovernmental agreement ("IGA") between the Villages of Western Springs and La Grange is needed to define each Village's responsibilities financially and administratively for the design engineering phase of the Project. Staff worked with the Village Attorney and worked with the Village of LaGrange Staff to develop an IGA for the Design Engineering work. Enclosed in the agenda packet is a copy of the proposed IGA between the Villages.

It is anticipated the Village of La Grange Board of Trustees will approve the IGA this month. A separate IGA will be needed to address the construction phase of the Project. Staff expects to bring this second Construction IGA forward to the Board sometime in 2026 prior to receiving bids and the start of construction on the Project.

Financial Impact

The funding for this work is included in the Village's Fiscal Year 2025 budget. The cost breakdown for the design engineering for the Project is as follows:

Funding Source	Cost participation	Amount
Invest in Cook Grant	50%	$55,000
Village of La Grange	25%	$27,500
Village of Western Springs	25%	$27,500
	Total	$110,000

The Village as the lead agency will enter into a professional services agreement with a consultant engineer for the design engineering services. The Village will initially pay the consultant and then seek reimbursement from The Village of Western Springs is the lead agency for the Project. As such, the IGA states that the Village will enter into agreement with a consultant engineer for the Phase 2 design engineering and then receive reimbursement from the IIC grant and the Village of LaGrange for work completed.

Recommended Motion

I move to approve the Gilbert Avenue Resurfacing - Design Engineering - Intergovernmental Agreement with Village of La Grange.

Strategic Plan Alignment

This item aligns with the Strategic Plan in multiple categories including Financial Stability - Evaluate and Explore Opportunities for Shared Services as well as Infrastructure Improvements

File Attachments

1. R-25-07 IGA with Western Springs for the Gilbert Ave STP Resurfacing Project
2. Resolution No. 25-____ re Cost Sharing IGA with La Grange for Design Engineering Invest In Cook - Gilbert Ave STP Resurfacing Project 1.27.2025(576495

LA GRANGE

RESOLUTION NO. R-25-07

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WESTERN SPRINGS FOR THE GILBERT AVENUE STP RESURFACING PROJECT

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, both the Village of La Grange ("Village") and the Village of Western Springs ("Western Springs") desire to engage in design engineering for the resurfacing of Gilbert Avenue from Ogden Avenue to 47th Street (*"Project"*); and

WHEREAS, the Village and Western Springs desire to partner with each other on the Project to save funds and increase their chances of obtaining an Invest in Cook grant, a grant program administered by Cook County; and

WHEREAS, to set forth the terms of the partnership for the Project, the Village and Western Springs desire to enter into an intergovernmental agreement (*"Agreement"*); and

WHEREAS, the Village Board finds it in the best interest of the Village to enter into the Agreement with Western Springs;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of La Grange, County of Cook, and State of Illinois, as follows:

SECTION 1: RECITALS. The Village Board hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AGREEMENT. The Village Board hereby approves the Agreement with Western Springs in substantially the form attached to this Resolution as *Exhibit A* and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. The Village Board hereby authorizes and directs the Village Manager to execute the Agreement on behalf of the Village.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this 13th day of January 2025.

AYES: Trustees Augustine, Gale, McGee, O'Brien, Peterson, and Thompson

NAYS: - 0 -

ABSENT: None

APPROVED this 13th day of January 2025.

Mark Kuchler, Village President

ATTEST:

Paul Saladino, Village Clerk

EXHIBIT A

COST SHARING INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS
AND THE VILLAGE OF LA GRANGE, COOK COUNTY, ILLINOIS
FOR DESIGN ENGINEERING FOR THE INVEST IN COOK - GILBERT AVENUE STP RESURFACING PROJECT
FROM OGDEN AVENUE TO 47TH STREET

This COST SHARING INTERGOVERNMENTAL AGREEMENT (the "Agreement") is made and entered into by the Village of Western Springs, an Illinois non-home rule municipal corporation ("Western Springs"), and the Village of La Grange, an Illinois non-home rule municipal corporation ("La Grange"), for the purposes set forth below, dated as of January 13, 2025 (the "Effective Date"). La Grange and Western Springs are referred to at times in this Agreement on an individual basis as the "Party" and on a collective basis as the "Parties". La Grange and Western Springs agree as follows:

RECITALS

WHEREAS, Invest in Cook ("IIC") is an annual $8.5 million grant program run by the County of Cook, Illinois ("Cook County"), acting by and through its Department of Transportation and Highways ("CCDTH"), that funds planning and feasibility studies, engineering, right-of-way acquisition, and construction and transportation improvements sponsored by local and regional governments and private partners; and

WHEREAS, in March 2023, Western Springs submitted a grant application to the IIC Grant Program for funding to pay for the performance of Phase 2 Design Engineering services (collectively the "Phase 2 Design Engineering Work") for certain roadway and ADA-compliant pedestrian improvements to Gilbert Avenue from Ogden Avenue to 47th Street, which is referred to as the Gilbert Avenue STP Resurfacing Project (the "Project"). The Project will consist of resurfacing the Gilbert Avenue roadway and the construction of up to 72 sidewalk ramps along Gilbert Avenue from Ogden Avenue to 47th Street that are located within the respective corporate jurisdictions of La Grange and Western Springs. This section of Gilbert Avenue is a key north-south commercial arterial roadway that serves the residents and businesses of Western Springs and La Grange and comprises a portion of their shared boundary line; and

WHEREAS, on July 20, 2023, Cook County selected Western Springs for participation in the FY2023 IIC Grant Program relative to the Project. As part of the selection, Cook County agreed to award and reimburse Western Springs fifty percent (50%) of the actual Phase 2 Design Engineering Work costs for the Project, but such reimbursement amount shall not exceed $55,000.00 ("IIC Grant Amount"). The estimated total cost to complete the Phase 2 Design Engineering Work for the Project is $110,000.00; and

WHEREAS, under the FY2023 IIC Grant Program, Western Springs is obligated to pay the actual incurred costs to complete the Phase 2 Design Engineering Work for the Project and then seek reimbursement from Cook County of the IIC Grant Amount. In the event the actual incurred costs to complete the Phase 2 Design Engineering Work for the Project exceeds $110,000.00, Western Springs is obligated to pay all costs that are not covered by the IIC Grant Amount; and

WHEREAS, in November 2023, Western Springs entered into an Intergovernmental Agreement with Cook County and its CCDTH relative to the Western Springs' acceptance of the IIC Grant Amount and its participation in the FY2023 Invest in Cook Grant Program ("FY 2023 Invest In Cook IGA"); and

WHEREAS, in applying for the IIC Grant funding to pay for the completion of the Phase 2 Design Engineering Work for the Project, Western Springs agreed to serve as lead agency, with Western Springs

and La Grange agreeing to share equally in the actual incurred costs to complete the Phase 2 Design Engineering Work for the Project that are not paid for by the IIC Grant Amount; and

WHEREAS, this Agreement sets forth the Parties' respective responsibilities and obligations relative to the IIC Grant Amount, the selection of a professional engineering firm or an Illinois licensed engineer to complete the Phase 2 Design Engineering Work for the Project, the cost sharing arrangement for the payment of the costs associated with the Phase 2 Design Engineering Work for the Project, and the potential bidding and construction of the Project; and

WHEREAS, pursuant to certain statutory and constitutional powers, including but not limited to the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Illinois Constitution of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/), the respective corporate authorities of Western Springs and La Grange are authorized to approve and enter into this Agreement, and have found that it is protective of the health, welfare and safety of and in the best interests of Western Springs and La Grange, and its residents, property owners, local businesses and the public to approve and enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements, obligations and covenants set forth in this Agreement, and upon the further consideration stated in the foregoing Recitals, it is agreed by La Grange and Western Springs as follows:

Section 1. Incorporation. The above Recitals are incorporated by reference into this Section 1 as though fully set forth herein.

Section 2. Commencement and Term of This Agreement. This Agreement shall commence on the Effective Date. Subject to Section 6 (Termination) below, the term of this Agreement shall terminate after: (a) the Phase 2 Design Engineering Work has been completed to the reasonable satisfaction of La Grange and Western Springs; and (b) Western Springs has been fully reimbursed for all actual incurred costs related to the completion of the Phase 2 Design Engineering Work for the Project or any other costs, as provided for in this Agreement.

Section 3. Scope of Work to be Performed Under This Agreement. La Grange and Western Springs agree that the scope of work to be performed under this Agreement relative to the Project is limited to the selection of a professional engineering firm or an Illinois licensed engineer to complete the Phase 2 Design Engineering Work for the Project and the completion of the Phase 2 Design Engineering Work by the selected professional engineering firm or an Illinois licensed engineer for the Project. Once the Phase 2 Design Engineering Work is completed, the Parties agree to meet and confer relative to the content of the Phase 2 Design Engineering Work and the potential bidding and construction of the Project. Subject to the timing of funding availability and budgetary considerations, it is anticipated that the Parties will enter into another cost sharing intergovernmental agreement to arrange for the bidding and award of a construction contract to complete the Project based on the Phase 2 Design Engineering Work completed for the Project. However, nothing in this Agreement shall obligate the Parties or either Party to enter into another cost sharing intergovernmental agreement to arrange for the bidding and award of a construction contract to complete the Project.

Section 4. Responsibilities of La Grange and Western Springs.

A. Responsibilities of Western Springs as Lead Agency. Western Springs, as the Lead Agency, has the following responsibilities under this Agreement:

a. Arrange for the selection process and the selection of a professional engineering firm or an Illinois licensed engineer (the "Engineer") to complete the Phase 2 Design Engineering Work for the Project.

b. Enter into a professional services agreement with the Engineer to perform the Phase 2 Design Engineering Work for the Project, including, but not limited to, preparing preliminary, pre-final and final construction plans, specifications, special provisions and cost estimates ("Phase 2 Work Documents").

c. Coordinate the Phase 2 Design Engineering Work to secure delivery of Phase 2 Work Documents.

d. Administer the professional services agreement, including coordination and completion of the Phase 2 Work Documents, contract payments to the Engineer and any change orders.

e. Paying all costs to the Engineer for the completion of the Phase 2 Design Engineering Work, including any work covered by change orders.

f. Securing digital copies of the Phase 2 Work Documents from the Engineer.

g. Sharing digital copies of the Phase 2 Work Documents with La Grange within five (5) calendar days of receipt of same from the Engineer.

h. Review of the Phase 2 Work Documents and submit within fifteen (15) calendar days after receipt of the Phase 2 Work Documents any revisions to the Engineer and La Grange for incorporation into the Phase 2 Work Documents by the Engineer.

i. Requesting reimbursement from Cook County of the IIC Grant Amount.

j. Delivery of proof of reimbursement from Cook County of the IIC Grant Amount to La Grange.

k. Delivery of an invoice(s) to La Grange for the full fifty percent (50%) of the actual incurred costs of the completion of the Phase 2 Design Engineering Work for the Project that are not paid for by the IIC Grant Amount.

l. The selection process and selection of the Engineer and awarding and administering of the professional services agreement with the Engineer shall comply with all applicable State and federal laws and regulations.

B. Responsibilities of La Grange. La Grange has the following responsibilities under this Agreement:

a. Acknowledge receipt of digital copies of the Phase 2 Work Documents within five (5) calendar days of receipt of same from Western Springs.

b. Review of the Phase 2 Work Documents and submit within fifteen (15) calendar days after receipt of the Phase 2 Work Documents any revisions to the Engineer and Western Springs for incorporation into the Phase 2 Work Documents by the Engineer.

c. Payment of any invoice(s) issued by Western Springs for the full fifty percent (50%) share of the actual incurred costs of the completion of the Phase 2 Design Engineering Work for the Project that are not paid for by the IIC Grant Amount. Payment shall be made within thirty (30) calendar days of the invoice date, including, without limitation, any change orders and cost-overruns. The obligation of La Grange to reimburse Western Springs is not subject to set-off, withholding, or any other claim or action, under any circumstances, provided that Western Springs has satisfied all of its obligations under this Agreement.

Payments are due, as provided in this Subsection, regardless of any issue, dispute, disagreement, or any other matter under this Agreement or in any way related to the Project or the Phase 2 Design Engineering Work, provided that Western Springs has satisfied all of its obligations under this Agreement.

C. Joint Responsibilities. Each Party has the following responsibilities related to the Project:

a. The Parties agree to cooperate in good faith to finalize the Phase 2 Work Documents to each other's reasonable satisfaction.

b. If either Party does not submit revisions to the Phase 2 Work Documents within the fifteen (15) calendar day time period, it will be assumed that the Party has approved the Phase 2 Work Documents without revision.

c. Prompt execution by the Parties of all Project-related documents as requested by Western Springs or as required by Cook County or any federal or State agency with jurisdiction over the Project.

d. The cost sharing arrangement under this Agreement is as follows: In the event the actual incurred cost to complete the Phase 2 Design Engineering Work equals $110,000.00, and Cook County reimburses Western Springs the full IIC Grant Amount ($55,000.00) after Western Springs pays $110,000.00 to a professional engineering firm or an Illinois licensed engineer for the completion of the Phase 2 Design Engineering Work, La Grange agrees to reimburse Western Springs an amount equal to $27,500.00, as its one-half share of the actual incurred costs to complete the Phase 2 Design Engineering Work that are not paid for by the IIC Grant Amount.

e. If, after the commencement of the Phase 2 Design Engineering Work, Cook County notifies Western Springs that Cook County will not pay all or any portion of the IIC Grant funding for the completion of the Phase 2 Design Engineering Work (i.e., the award of the IIC Grant Amount is withdrawn, terminated, reduced or Western Springs is determined by Cook County to not be eligible for reimbursement), La Grange and Western Springs agree to pay an equal share (50%) of the actual incurred cost to complete the Phase 2 Design Engineering Work that are not paid for by the IIC Grant Amount.

f. If, prior to the commencement of the Phase 2 Design Engineering Work, Cook County notifies Western Springs that Cook County will not pay all or any portion of IIC Grant funding for the completion complete the Phase 2 Design Engineering Work (i.e., the award of the IIC Grant Amount is withdrawn, terminated, reduced or Western Springs is determined by Cook County to not be eligible for reimbursement), the Parties agree to meet and confer relative to proceeding with the Phase 2 Design Engineering Work. If the Parties agree to proceed with the Phase 2 Design Engineering Work, La Grange and Western Springs agree to pay an equal share (50%) of the actual incurred cost to complete the Phase 2 Design Engineering Work that are not paid for by the IIC Grant Amount.

g. La Grange and Western Springs agree to pay for their own respective costs (e.g., their own administrative resources, staff time, services provided by and fees and costs charged by their own engineer(s), attorney(s) or any of their own retained professional consultants, and out-of-pocket business expenses) that they incur in preparing this Agreement or incur under this Agreement (i.e., review costs of the Phase 2 Design Engineering Work Documents) and/or contribute to the Project.

h. As Lead Agency, Western Springs shall be responsible for taking the lead on all responses and information submittals to Cook County or any other governmental agency with oversight jurisdiction of the IIC Grant funding relative to any audit or compliance reporting

regarding the IIC Grant funding or the Project. Upon request, La Grange agrees to cooperate with Western Springs in a timely manner with all responses and information submittals to Cook County or any other governmental agency with oversight jurisdiction of the IIC Grant funding relative to any audit or compliance reporting regarding the IIC Grant funding or the Project. La Grange agrees to provide to Western Springs or Cook County or any other governmental agency with oversight jurisdiction copies of any documents and information in its possession that are responsive to any audit or compliance reporting regarding the IIC Grant funding or the Project.

i. Upon request, the Parties agree to cooperate in a timely manner with each other regarding their respective responses to requests filed under the Freedom of Information Act ("FOIA") (5 ILCS 120/) that relate to any matters covered by this Agreement. Notwithstanding any provision in this Agreement to the contrary, the obligations in this Subsection shall survive the termination of this Agreement.

D. **Changes to Phase 2 Design Engineering Work.** If either Party: (a) requests a change to the Phase 2 Design Engineering Work that affects or benefits only that Party's jurisdiction or facilities; or (b) increases the scope or extent of the Phase 2 Design Engineering Work to be performed beyond the scope provided in this Agreement, (either (a) or (b) being a "Party Change Order"); then that Party must pay all costs and expenses related to that Party Change Order (the "Total Change Order Cost") in advance of commencement of the work provided for in that Party Change Order. The Total Change Order Cost includes not only the costs and expenses related to the changed Phase 2 Design Engineering Work or additional Phase 2 Design Engineering Work, (i.e., additional or revised engineering work and all related costs, but also all costs and expenses incurred as a result of the impact of the Party Change Order on the original scope of the Phase 2 Design Engineering Work). The Party's payment of Total Change Order Cost must be made to Western Springs prior to the issuance of a contract change order to the Engineer. Western Springs will apply the money paid to Western Springs to the costs of the work covered by the Party Change Order. If the Total Change Order Cost for the Party Change Order exceeds the amount of money paid to Western Springs, then the Party must reimburse Western Springs the full amount of that excess cost within ten (10) calendar days after notice from Western Springs of the amount of that excess cost.

E. **Lead Participant Authority; Limitation on Claims.** Western Springs, as the Lead Participant, has the following authority:
   a. To make final decisions on Phase 2 Design Engineering Work matters in the absence of a consensus of the Parties that are consistent with the intended purposes of this Agreement and the Project.
   b. To coordinate and oversee the Phase 2 Design Engineering Work in a commercially reasonable manner as determined in Western Springs's exercise of its judgment and discretion.
   c. To stop the Phase 2 Design Engineering Work or any portion of it, in the event of any dispute under this Agreement or under the professional services agreement with the Engineer, when Western Springs determines in the exercise of its judgment and discretion that a stoppage is reasonable.

F. **Waiver of Right to Make Claims Against Western Springs.** In consideration of the terms of this Agreement, La Grange waives any right it may have at any time to assert any claim or action of any type whatsoever against Western Springs for any act, omission, action, or inaction of

Western Springs related in any way to any matters covered by this Agreement, except only an action for a specific breach of a specific term of this Agreement by Western Springs.

Section 5. Indemnification; Waiver of Subrogation.

A. **Indemnification - La Grange.** To the fullest extent permitted by Illinois law, La Grange shall indemnify and defend Western Springs and its appointed and elected officials, officers, president and board of trustees, employees, agents, representatives and attorneys (collectively "Western Springs Affiliates") from and against any and all bodily injuries, illnesses, death, property damage, losses, claims, obligations, liens, encumbrances, demands, liabilities, penalties, causes of action, and costs and expenses of any kind, including without limitation orders, damages, judgments, fines, forfeitures, amounts paid in settlement, and reasonable defense and litigation costs and reasonable attorneys' fees (collectively "Claims and Liabilities") that arise out of or relate to any acts or omissions of La Grange or its appointed and elected officials, officers, president and board of trustees, employees, agents, representatives and attorneys (collectively "La Grange Affiliates") relative to the Project or any matters covered by this Agreement, except to the extent that such Claims and Liabilities result, in whole or in part, due to the acts or omissions of Western Springs or its Western Springs Affiliates.

B. **Indemnification – Western Springs.** To the fullest extent permitted by Illinois law, Western Springs shall indemnify and defend La Grange and its appointed and elected officials, officers, president and board of trustees, employees, agents, representatives and attorneys (collectively "La Grange Affiliates") from and against any and all bodily injuries, illnesses, death, property damage, losses, claims, obligations, liens, encumbrances, demands, liabilities, penalties, causes of action, and costs and expenses of any kind, including without limitation orders, damages, judgments, fines, forfeitures, amounts paid in settlement, and reasonable defense and litigation costs and reasonable attorneys' fees (collectively "Claims and Liabilities") that arise out of or relate to any acts or omissions of Western Springs or its appointed and elected officials, officers, president and board of trustees, employees, agents, representatives and attorneys (collectively "Western Springs Affiliates") relative to the Project or any matters covered by this Agreement, except to the extent that such Claims and Liabilities result, in whole or in part, due to the acts or omissions of La Grange or its La Grange Affiliates.

C. **Waiver of Subrogation.** Each Party agrees to waive any right of recovery they may have against the other because of payments relative to any Claims and Liabilities (as defined above) arising out of the Project or any other matters covered by this Agreement.

Section 6. Termination. This Agreement will terminate as follows:

A. This Agreement shall terminate after: (a) the Phase 2 Design Engineering Work has been completed to the reasonable satisfaction of La Grange and Western Springs; and (b) Western Springs has been fully reimbursed for all actual incurred costs related to the Phase 2 Design Engineering Work, as provided for in this Agreement.
B. This Agreement may be mutually terminated by La Grange and Western Springs, but only after the Parties satisfy their respective payment obligations under this Agreement relative to the completion of the Phase 2 Design Engineering Work.
C. This Agreement may be terminated upon failure to cure a material breach of this Agreement. In the case of material breach, the non-defaulting Party may terminate this Agreement upon

written notice, if the breaching Party fails to cure the breach within thirty (30) calendar days after receipt of written notice. The defaulting Party shall be responsible for those additional costs related to the breach and all non-cancellable obligations made in pursuit of this Agreement, provided that the non-defaulting Party satisfies its respective payment obligations under this Agreement relative to the completion of the Phase 2 Design Engineering Work.

D. Termination of this Agreement is subject to the legal and equitable rights and remedies of the Parties to enforce the terms of this Agreement, including continuing the right of specific performance relative to: (a) each Party's respective payment obligations under this Agreement relative to the completion of the Phase 2 Design Engineering Work; or (b) the performance of any continuing obligations of either Party under this Agreement.

Section 7. Dispute Resolution; Negotiation. The Parties may attempt to resolve any future disputes, including any Events of Default, that may arise between them relative to this Agreement by avoiding termination of this Agreement or litigation. Accordingly, the Parties agree to engage in good faith negotiations to resolve any such dispute. If either Party has a dispute about a violation, interpretation or application of a provision of this Agreement, or if a dispute arises regarding either Party's failure to comply with the terms of this Agreement, then a written notice prepared by the affected Party, or their representative, shall be served on the other Party as provided in Section 8(F) of this Agreement (the "Dispute Resolution Notice"). The written Dispute Resolution Notice shall set forth in detail the dispute, the provisions of this Agreement to which the dispute is related, and all facts and circumstances pertinent to the dispute. The Party receiving the Dispute Resolution Notice then, within five (5) calendar days of receipt of the notice or issuance of the notice, shall schedule a date to conduct a conference to resolve the dispute. Such conference shall be conducted by the representatives of the Parties within fifteen (15) calendar days after the Dispute Resolution Notice has been delivered as provided herein. If a resolution is not reached within such 15-day period (or such longer period to which the Parties may mutually agree), then either Party may pursue the other remedies available under this Agreement or available under applicable law.

Section 8. General Provisions.

A. **Amendments.** This Agreement may be amended or modified only by a written amendment approved and executed by each Party.

B. **Compliance With Laws.** Each Party agrees to observe and comply with all federal, State, and local laws, codes, and ordinances applicable to the Project.

C. **Entire Agreement.** This Agreement constitutes the entire agreement of the Parties with respect to the matters contained herein, and all prior agreements, written or oral, between the Parties relating to the subject matter of this Agreement are cancelled and terminated and are of no force or effect. No modification of or amendment to this Agreement shall be effective unless such modification or amendment is in writing and signed by both Parties hereto.

D. **Corporate Approval.** La Grange and Western Springs represent and warrant that their respective corporate authorities have taken proper actions to authorize the approval and execution of this Agreement, and that their respective representatives have signed this Agreement pursuant to such actions in order to bind La Grange and Western Springs to the terms of this Agreement.

E. **Insurance Coverage.** For the duration of this Agreement, the Parties, at their own costs, agree to maintain, at a minimum, the following insurance coverages: (a) commercial general liability insurance policy (which also may be referred to as a public liability insurance policy), including but not limited to coverage for bodily injury, illness, death and property damage, in the amount of at least One Million Dollars ($1,000,000.00) per occurrence and at least Two Million Dollars ($2,000,000.00) aggregate, for purposes of covering the Parties' and their employees' participation in the Project and their acts and omissions under this Agreement; and (b) worker's compensation insurance policy with coverage in the statutory amount conforming to the current laws of the State of Illinois and Employer's Liability coverage in an amount of $1,000,000.00 per employee, per accident. Insurance policy or policies of insurance shall specifically recognize and cover its indemnification obligations under this Agreement, and shall contain cross-liability endorsements. All certificates of insurance shall contain the following endorsement: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve thirty (30) calendar days prior written notice to [Village of La Grange or Village of Western Springs]". In the event of the cancellation of any insurance policy required herein, or upon the Party's failure to procure said insurance, the other Party shall have the right to immediately terminate this Agreement. Membership in an intergovernmental risk pool shall be sufficient to satisfy the insurance coverages to be furnished. Upon request, each Party agrees to furnish to the other Party a certificate of insurance evidencing such insurance coverages.

F. **Notice.** Any notice, request, demand, or other communication provided for by this Agreement must be in writing and will be deemed to have been duly received upon: (a) actual receipt if personally delivered and the sender received written confirmation of delivery, (b) receipt as indicated by the written or electronic verification of delivery when delivered by overnight courier, (c) receipt as indicated by the electronic transmission confirmation when sent via facsimile transmission or email, or (d) three (3) calendar days after the sender deposits the notice with the U.S. Post Office when sent by certified mail, return receipt requested. By notice complying with the requirements of this Section, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received. Notice must be sent to the address set forth below, or to such other address as any Party may specify in writing.

Notice to Western Springs:
Village Manager
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558
(708) 246-1800
(708) 246-0284 (facsimile)
ebaer@wsprings.com

Notice to La Grange:
Village Manager
Village of La Grange
53 South La Grange Road
La Grange, Illinois 60525

(708) 579-2313
(708) 579-0980 (facsimile)
jknight@villageoflagrange.com

G. **Force Majeure.** Neither Party shall be liable in damages for any delay or default in performing its respective obligations under this Agreement if the delay or default is caused by conditions beyond its control. Such conditions include, but are not limited to, acts of God, government restrictions, pandemic, strikes, fires, floods or work stoppages, or acts or failures to act of third parties, excluding acts or failures to act by the Parties or their respective Affiliates. So long as any such delay or default continues, the Party affected by the conditions shall keep the other Party at all times fully informed concerning the matters causing the delay or default and the prospects of their ending.

H. **No Relationship Created; No Third Party Beneficiaries.** Nothing in this Agreement shall be construed to create any relationship of partner, joint venture, employee or agent as between the Parties hereto, nor shall this Agreement be construed to create any rights in third parties.

I. **Governing Law/Venue.** This Agreement will be governed and interpreted under the laws of the State of Illinois. The Parties agree that the venue for all disputes, claims and lawsuits arising between the Parties under this Agreement shall be either the Circuit Court of Cook County, Illinois (Chicago/Daley Center) or the United States District Court, Northern District of Illinois (Chicago) and that either court system shall have jurisdiction of such matters and each Party consents to either Court's exercise of jurisdiction.

J. **Waiver.** The failure of either Party at any time to enforce any provision of this Agreement shall not constitute a waiver of that Party's right to later enforce the provision or all terms of this Agreement.

K. **Construction of Agreement.** Each Party had a full and equal opportunity to review this Agreement, and have it reviewed by legal counsel, if the Party desired that review, before the Party approved and entered into this Agreement. Therefore, the rule of construction that an ambiguity may be resolved against the drafter does not apply to this Agreement.

L. **Section Caption Headings.** The headings of each section herein are provided for convenience, only, and are not considered part of this Agreement by the Parties.

M. **Severability.** If any provision of this Agreement is held unenforceable, the provision shall be severed and the remainder of this Agreement will continue in full force and effect. If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all cases because it conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule of law or public policy, or, for any reason, such circumstances shall not have the effect of rendering any other provision(s) contained herein invalid, inoperative or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof.

N. **No Personal Liability.** No appointed and elected officials, officers, president and board of trustees, employees, agents, representatives and attorneys of either Party shall be individually

or personally liable in any manner under any legal claim or action brought pursuant to law or equity or contract in connection with this Agreement.

O. **Counterparts.** Counterparts/Facsimile/Email Signatures. This Agreement may be signed in counterparts, all of which together constitute this Agreement. Facsimile or emailed signatures shall constitute original signatures for all purposes.

P. **Assignment.** No Party may assign this Agreement or any right or obligation, in whole or in part, under this Agreement to any other person or entity.

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed on its behalf by properly authorized officials as of the dates listed below. The date of the last signatory shall be the "Effective Date" of this Agreement, which shall be inserted on Page 1 above.

VILLAGE OF WESTERN SPRINGS

By: _____
Name: _____
Title: _____
Date: _____

ATTEST

By: _____
Name: _____
Title: _____
Date: _____

VILLAGE OF LA GRANGE

By: _____
Name: Jack Knight
Title: Village Manager
Date: January 13, 2025

ATTEST

By: _____
Name: Paul Saladino
Title: Village Clerk
Date: January 13, 2025

DRAFT 1.21.2025
RESOLUTION NO. 25-????
VOTE:
VOTING AYE:
VOTING NAY:
ABSENT:
ABSTAIN:
DATE: January 27, 2025.
OTHER: None.

RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF A COST SHARING INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS AND THE VILLAGE OF LA GRANGE, COOK COUNTY, ILLINOIS FOR DESIGN ENGINEERING FOR THE INVEST IN COOK - GILBERT AVENUE STP RESURFACING PROJECT FROM OGDEN AVENUE TO 47TH STREET

WHEREAS, the Village of Western Springs, an Illinois non-home rule municipal corporation, (the "Village" or "Western Springs") and the Village of La Grange, an Illinois non-home rule municipal corporation ("La Grange"), desire to enter into a Cost Sharing Intergovernmental Agreement for participation in the FY2023 Invest in Cook County Grant Program ("Agreement"). A copy of the Agreement is attached to this Resolution as **Exhibit "A"** and made a part hereof; and

WHEREAS, Invest in Cook ("IIC") is an annual $8.5 million grant program run by the County of Cook, Illinois ("Cook County"), acting by and through its Department of Transportation and Highways ("CCDTH"), that funds planning and feasibility studies, engineering, right-of-way acquisition, and construction and transportation improvements sponsored by local and regional governments and private partners; and

WHEREAS, in March 2023, Western Springs submitted a grant application to the IIC Grant Program for funding to pay for the performance of Phase 2 Design Engineering services for certain roadway and ADA-compliant pedestrian improvements to Gilbert Avenue from Ogden Avenue to 47th Street, which is referred to as the Gilbert Avenue STP Resurfacing Project (the "Project"). The Project will consist of resurfacing the Gilbert Avenue roadway and the construction of up to 72 sidewalk ramps along Gilbert Avenue from Ogden Avenue to 47th Street that are located within the respective corporate jurisdictions of La Grange and Western Springs. This section of Gilbert Avenue is a key north-south commercial arterial roadway that serves the residents and businesses of Western Springs and La Grange and comprises a portion of their shared boundary line; and

WHEREAS, on July 20, 2023, Cook County selected Western Springs for participation in the FY2023 IIC Grant Program relative to the Project. As part of the selection, Cook County agreed to award and reimburse Western Springs fifty percent (50%) of the actual Phase 2 Design Engineering costs for the Project, but such reimbursement amount shall not to exceed $55,000.00 ("IIC Grant Amount"). The estimated total cost to complete the Phase 2 Design Engineering services for the Project is $110,000.00; and

WHEREAS, under the FY2023 IIC Grant Program, Western Springs is obligated to pay the actual incurred costs to complete the Phase 2 Design Engineering for the Project and then seek reimbursement from Cook County of the IIC Grant Amount. In the event the actual incurred costs to complete the Phase 2 Design Engineering services for the Project exceeds $110,000.00, Western Springs is obligated to pay all costs that are not covered by the IIC Grant Amount; and

WHEREAS, in November 2023, Western Springs entered into an Intergovernmental Agreement with Cook County and its CCDTH relative to the Western Springs' acceptance of the IIC Grant Amount and its participation in the FY2023 Invest in Cook Grant Program ("FY 2023 Invest In Cook IGA"); and

WHEREAS, in applying for the IIC Grant funding to pay for the completion of the Phase 2 Design Engineering services for the Project, Western Springs agreed to serve as lead agency with Western Springs and La Grange agreeing to share equally in the actual incurred costs to complete the Phase 2 Design Engineering services for the Project that are not paid for by the IIC Grant Amount. In the event the actual incurred costs to complete the Phase 2 Design Engineering services equals $110,000.00 and Cook County reimburses Western Springs the full IIC Grant Amount ($55,000.00) after Western Springs pays a professional engineering firm or an Illinois licensed engineer to complete the Phase 2 Design Engineering services, La Grange agrees to reimburse Western Springs an amount equal to $27,500.00, as its one-half share of the actual incurred costs to complete the Phase 2 Design Engineering services that are not paid for by the IIC Grant Amount; and

WHEREAS, the Agreement sets forth the Parties' respective responsibilities and obligations relative to the IIC Grant Amount, the selection of a professional engineering firm or an Illinois licensed engineer to complete the Phase 2 Design Engineering services for the Project, the cost sharing arrangement for the payment of the costs associated with the Phase 2 Design Engineering services for the Project, and the future bidding and construction of the Project; and

WHEREAS, at an open, public meeting held on January 13, 2025, the Public Works and Water Committee ("Committee") reviewed and discussed the award of the IIC Grant Amount and need for the attached Agreement and received input from the Village staff and provided an opportunity for input from the public on the matter. At its January 13, 2025 meeting, the Committee recommended to the Village Board that the Village move forward with the preparation and approval of a cost sharing intergovernmental agreement with La Grange for this matter; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the President and Board of Trustees of the Village of Western Springs ("Village Board") reviewed and discussed the Committee's recommendation, and received input from the Village staff and provided an opportunity for input from the public on the matter. At its January 27, 2025 meeting, the Village Board accepted the Committee's recommendation and the Village staff's recommendation regarding approval of the attached Agreement; and

WHEREAS, pursuant to certain statutory and constitutional powers, including but not limited to the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Illinois Constitution of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/), the President and Board of Trustees of the Village of Western Springs are authorized to approve and enter into the Agreement and have found that it is protective of the health, welfare and safety of and in the best interests of the Village, and its residents, property owners, local businesses and the public to approve and enter into the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2. Approval and Execution of the Agreement. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the attached "Cost Sharing Intergovernmental Agreement", substantially in the form attached hereto as **Exhibit "A"**, and which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney.

SECTION 3. Approval of Village Expenditures and Other Related Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the expenditure of Village funds to pay for the Village's financial obligations under the Agreement. The President and Clerk, or their designees, are further authorized and directed to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under the Agreement. Specifically, the President and Board of Trustees of the Village of Western Springs further authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the attached Agreement.

SECTION 4. Delivery of Signed Documents. The President and Board of Trustees of the Village direct the Village Clerk's Office, or their designee, to forward a certified copy of this Resolution and a fully executed Agreement to the County of Cook and to the Village of La Grange for record retention purposes.

SECTION 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on January 27, 2025, and approved by me as Village President on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Exhibit "A"

Cost Sharing Intergovernmental Agreement
Between the Village of Western Springs, Cook County, Illinois
and the Village of La Grange, Cook County, Illinois
for Design Engineering for the Invest In Cook - Gilbert Avenue STP Resurfacing Project
from Ogden Avenue to 47th Street

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF A COST SHARING INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS AND THE VILLAGE OF LA GRANGE, COOK COUNTY, ILLINOIS FOR DESIGN ENGINEERING FOR THE INVEST IN COOK - GILBERT AVENUE STP RESURFACING PROJECT FROM OGDEN AVENUE TO 47TH STREET

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which Meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this ____ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.F.

To: Board of Trustees
From: Jeff Koza, Director of Engineering Services
CC: Ellen Baer, Village Manager
RE: [Previously discussed] Gilbert Avenue Resurfacing - Design Engineering Agreement with Baxter & Woodman Consulting Engineers (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of the Gilbert Avenue Resurfacing - Design Engineering Agreement with Baxter & Woodman Consulting Engineers.

Summary

In 2022, the Village sought and received grant funds from the West Central Municipal Conference ("WCMC") Surface Transportation Program ("STP") to fund the resurfacing of Gilbert Avenue from Ogden Avenue to 47th Street (“Project”). The WCMC STP program currently has the Project programmed to receive $1,130,759 in STP funds in STP Program year 2027. These funds are expected to fund up to 80% of Construction and Construction Engineering Costs for Fiscal Year 2027 STP program year.

The Village shares jurisdiction of Gilbert Avenue with the Village of La Grange. As such, the costs associated with the local match for this Project will be split 50-50 between the two communities. The design engineering costs for the Project are 100% the responsibility of the local agencies. In 2023, the Village sought and received $55,000 of grant funding from Cook County Department of Transportation and Highways' (CCDOTH) Invest in Cook program (IIC) to fund 50% of Design Engineering funding for the Project.

Village Staff sought and received a proposal from Baxter & Woodman Consulting Engineers ("B&W") to complete the design engineering services for the Project. B&W has assisted the Village on recent STP resurfacing project design for the Burlington and Hampton Avenue STP resurfacing projects. Staff feels B&W has done a good job on those two projects. B&W also does work for the Village of LaGrange so their familiarity with both Villages will benefit the project as well.

Financial Impact

The funding for this work is included in the Village's Fiscal Year 2025 budget. The cost breakdown for the design engineering for the Project is as follows:

Funding Source	Cost participation	Amount
Invest in Cook Grant	50%	$55,000
Village of La Grange	25%	$27,500
Village of Western Springs	25%	$27,500
	Total	$110,000

The Village of Western Springs is the lead agency for this Project and thus Western Springs will enter into a professional services agreement with B&W for this work. An intergovernmental agreement ("IGA") for the Project will be executed and the IGA addresses the financial responsibilities of each Village.

Recommended Motion

I move to recommend to the Village Board the approval of a professional services agreement with Baxter & Woodman Consulting Engineers for the Gilbert Avenue Resurfacing - Design Engineering.

Strategic Plan Alignment

This item aligns with the Strategic Plan in multiple categories including Financial Stability - Evaluate and Explore Opportunities for Shared Services as well as Infrastructure Improvements

File Attachments

1. Resolution No. 2025- ____ re PSA with Baxter and Woodman for Phase I Design Services for the Gilbert Avenue Resurfacing Project
2. Engineering Services Agreement with Baxter and Woodman for STP Design Services (Gilbert Avenue Resurfacing Project) 1.27.25(2032

Draft 1.23.2025
RESOLUTION NO. 25-????
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE:
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND BAXTER AND WOODMAN, INC. FOR THE PERFORMANCE OF PHASE I DESIGN ENGINEERING SERVICES RELATED TO THE GILBERT AVENUE RESURFACING PROJECT (NOT TO EXCEED FEE: $110,000.00).

WHEREAS, the President and Board of Trustees of the Village of Western Springs ("Village Board", "Village" or "Western Springs") and Baxter & Woodman, Inc. ("Engineer") desire to enter into a Professional Services Agreement for Phase I Design Engineering Services ("Services") for the Gilbert Avenue Resurfacing Project and its Exhibit "1" entitled "Rider to Engineering Services Agreement Between The Village Of Western Springs and Baxter and Woodman, Inc. in Regard to Phase I Design Services for the Gilbert Avenue Resurfacing Project", copies of which are attached hereto as **Group Exhibit "A"** and made a part hereof (collectively the "PSA"); and

WHEREAS, the Services will be performed relative to the design of the Gilbert Avenue Resurfacing Project, which will be resurfaced from 47th Street to Ogden Avenue, a total distance of 1.02 miles (the "Project"). In 2023, the Village was awarded a grant through the Cook County Invest In Cook ("IIC") Grant Program to pay for the Services for the Project, which will prepare the Project to be eligible to use Surface Transportation Program ("STP") funding to pay for a portion of the Project in fiscal year 2027. The Services are set forth in more detail in the attached PSA; and

WHERAS, as part of the IIC application process, Western Springs agreed to serve as lead agency in obtaining grant funding for the Project, with the Village of La Grange ("La Grange") agreeing to share equally in the actual incurred costs over and above the grant award amount. Western Springs and La Grange have entered into an Intergovernmental Agreement entitled "Cost Sharing Intergovernmental Agreement Between the Village of Western Springs, Cook County, Illinois and the Village of La Grange, Cook County, Illinois for Design Engineering for the Invest In Cook – Gilbert Avenue STP Resurfacing Project from Ogden Avenue to 47th Street", which provides for the equal division of actual incurred costs related to the Project after the full IIC Grant Amount is applied; and

WHEREAS, the Engineer's fee to perform the Services is a "not-to-exceed" fee of $110,000.00. The Engineer's fee will be paid from the Village's IIC Grant funds, by the Village of La Grange pursuant to the Cost Sharing Intergovernmental Agreement, and/or from Village monies from other lawful sources; and

WHEREAS, at an open public meeting held on January 13, 2025, the Public Works and Water Committee (the "Committee") reviewed and discussed the Project and the terms of the attached PSA, received input from Village staff, and provided an opportunity for input from the public on the matter, and then the Committee favorably recommended that the Village Board approve the PSA; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the Village Board reviewed and discussed the Project and the PSA, and the Committee's recommendation, and received input from the Village staff and provided an opportunity for input from the public on the matter. At its January 27, 2025 meeting, the Village Board accepted the Committee's recommendation to approve and enter into the PSA; and

WHEREAS, pursuant to their constitutional and statutory authority and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), the President and Board of Trustees of the Village of Western Springs are authorized to approve and enter into the attached PSA, and find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, businesses and the public to approve and enter into the attached PSA.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval of Agreement and Other Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the Professional Services Agreement ("PSA"), substantially in the form attached hereto as **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and further authorize and direct the President and Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the PSA.

SECTION 3: Execution of Agreement and Other Documents and Approval of Financial Obligations. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the PSA, if any, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the PSA.

SECTION 4: Delivery of Signed Documents. After approval and execution of this Resolution and the PSA by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of one (1) certified copy of this Resolution and an executed version of the attached PSA to the Village of La Grange, one (1) certified copy of this Resolution and an executed version of the attached PSA to Cook County, and one (1) certified copy of this Resolution and an executed version of the attached PSA to the Engineer.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its approval and adoption in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Group Exhibit "A"

Professional Services Agreement
Between The Village Of Western Springs And Baxter & Woodman, Inc.
In Regard To Phase I Design Engineering Services For
The Gilbert Avenue Resurfacing Project

and

Exhibit "1"

Rider to Professional Services Agreement
Between The Village of Western Springs and
Baxter & Woodman, Inc. In Regard To
Phase I Design Services for the Gilbert Avenue Resurfacing Project

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, the Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND BAXTER AND WOODMAN, INC. FOR THE PERFORMANCE OF PHASE I DESIGN ENGINEERING SERVICES RELATED TO THE GILBERT AVENUE RESURFACING PROJECT (NOT TO EXCEED FEE: $110,000.00)

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ____ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

VILLAGE OF WESTERN SPRINGS, ILLINOIS
GILBERT AVENUE STP DESIGN SERVICES
ENGINEERING SERVICES AGREEMENT

THIS ENGINEERING SERVICES AGREEMENT ("Agreement") effective as of _____, 2025 ("Effective Date") between Village of Western Springs ("Owner") and Baxter and Woodman, Inc., an Illinois Corporation ("Engineer").

Engineer has the capability and capacity to provide the necessary services to complete certain engineering services, as further set forth herein, necessary to complete the Project;

Owner desires to retain Engineer to provide the said services under the terms and conditions hereinafter set forth, and Engineer is willing to perform such services;

In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Engineer (hereinafter, collectively, the "Parties", or each, individually, a "Party") agree that the recitals set forth above are a material part of this Agreement and further agree as follows:

1. **SERVICES OF ENGINEER**.

1.1 Engineer shall provide, or cause to be provided, if part of its scope, the services set forth herein and in Exhibit A (collectively, the "Services"), attached hereto and incorporated as though fully set forth herein.

2. **OWNER'S RESPONSIBILITIES.**

2.1 Owner shall provide the Engineer with all criteria and full information as to the Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications, and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.

2.2 Owner shall furnish the Engineer all available information pertinent to the Project including reports and data relative to previous designs, existing conditions, or investigations at or adjacent to the Project Site.

2.3 Owner shall furnish or otherwise make available additional project related information and data as is reasonably required to enable Engineer to complete its Services.

2.4 Owner warrants that all known hazardous materials on or beneath the site have been identified to the Engineer. The Engineer shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials. The Engineer shall not be required by the Owner to provide certifications that soils,

including soil mixed with other clean construction or demolition debris, are or are not contaminated unless this service is set forth in Exhibit B.

2.5 Owner agrees and acknowledges that the Engineer will rely, without liability, upon the accuracy and completeness of all information furnished by the Owner, including its consultants, contractors, specialty contractors, manufacturers, suppliers, and publishers of technical standards pursuant to this Agreement without independently verifying the information.

2.6 Owner agrees and acknowledges that the Engineer may reasonably rely on the express and implied representations made by contractors, manufacturers, suppliers, and installers of equipment, materials, and products required by the construction documents as being suitable fit for their intended purposes and compliant with the construction documents and applicable project requirements.

2.7 Owner shall arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform Services under this Agreement.

3. **SCHEDULE FOR RENDERING SERVICES.**

3.1 Engineer is authorized to begin Services as of the Effective Date.

3.2 Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering Services, if any, or specific dates by which Services are to be completed, if any, are set forth in Exhibit A, and the Parties hereby agree such periods of time or specific dates are reasonable.

3.3 If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation shall be adjusted equitably.

3.4 If the Engineer is hindered, delayed or prevented from performing under the Agreement as a result of any act or neglect of the Owner (or those for whom the Owner is responsible) or force majeure, the time for completion of the Engineer's work shall be extended by the period of the resulting delay and the rates and amounts of Engineer's compensation shall be adjusted equitably. Force majeure includes, but is not limited to acts of God, wars, terrorism, strikes, labor walkouts, fires, natural disasters, or requirements of governmental agencies.

4. **COMPENSATION, INVOICES AND PAYMENTS.**

4.1 Method of Compensation: The Owner shall pay the Engineer for the Services performed or furnished under Exhibit A, based on Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed $110,000, Engineer's Project No. 2400499.00.

4.2 The Engineer may submit requests for periodic progress payments for Services rendered. Payments shall be due and owing by the Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*) (the "Act").

If Owner fails to comply with the requirements as set forth in the Act, the Engineer may, after giving seven (7) days written notice to the Owner, suspend Services under this Agreement until the Engineer has been paid in full all amounts due for Services, expenses, and late payment charges as provided in the Act. For the avoidance of any doubt, the provisions set forth in the Act shall apply to Owner, regardless of whether Owner is an entity specifically identified in Section 2 of the Act.

4.3 The Owner may, at any time, by written order, make changes to the scope of Services, which changes shall not become effective unless and until Engineer issues its written acceptance of same. If such changes cause an increase or decrease in the Engineer's fee or time required for performance of any Services under this Agreement, an equitable adjustment shall be made and this Agreement shall be modified. No Service for which added compensation is to be charged will be provided without first obtaining written authorization from the Owner. The Parties further agree that if elements of the scope of Services are reduced or eliminated by the Owner, then the Owner agrees to waive, forgive, release, and hold harmless the Engineer from all claims, causes of action, and damages arising from those reduced and/or eliminated Services. The Engineer shall not be responsible for any changes made to the Project documents by the Owner, contractor, or others, without the Engineer's prior review and written approval.

5. **OPINION OF PROBABLE CONSTRUCTION COSTS**.

5.1 The Engineer's opinion of probable construction costs, if the provision of which is included in its scope of Services, represents its judgment as a professional engineer. The Owner acknowledges that the Engineer has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. The Engineer cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the Engineer's opinion of probable cost. Engineer shall not be responsible for any cost variance.

6. **ENGINEER'S PERFORMANCE**.

6.1 The standard of care for all professional engineering and related services performed or furnished by the Engineer under this Agreement will be the same care and skill ordinarily used by members of Engineer's profession practicing under similar circumstances at the same time and in the same locality on similar projects. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's Services.

6.2 Engineer shall be responsible for the technical accuracy of its Services and its instruments of service resulting therefrom, and Owner shall not be responsible for discovering deficiencies, if any, in them. Engineer shall correct known deficiencies in its instruments of service without additional compensation except to the extent such action is directly attributable to deficiencies, errors or omissions in Owner-furnished information.

6.3 The Engineer will use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards as of this Agreement's Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's

responsibilities or to Engineer's scope of Services, times of performance, or compensation, all of which shall be adjusted equitably as necessary.

6.4 Engineer may employ such sub-consultants as Engineer deems necessary to assist in the performance or furnishing of the Services, subject to reasonable, timely, and substantive written objections by the Owner.

6.5 Engineer shall not supervise, direct, control, or have charge or authority over any contractors' work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

6.6 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractors' failure to furnish and perform the work in accordance with the contract documents, which contractors are solely responsible for their errors, omissions, and failure to carry out the work.

6.7 Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction or surety bonding requirements.

6.8 Engineer is not acting as a municipal advisor as defined by the Dodd-Frank Act. Engineer shall not provide advice or have any responsibility for municipal financial products or securities.

6.9 Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their employees or any other person (except Engineer's own employees, and consultants), at the Project site or otherwise in the furnishing or performing of any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

6.10 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute Engineer's acceptance of the assembled item.

6.11 Engineer's site observation shall be at the times agreed upon in Exhibit B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address.

7. **INSURANCE**.

7.1 For the duration of the Project, the Engineer shall procure and maintain the following insurance coverage and Certificates of Insurance will be provided the Owner upon written request. The insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(1)	Worker's Compensation	Statutory Limits
(2)	General Liability Per Claim/Aggregate	$1,000,000/$2,000,000
(3)	Automobile Liability Combined Single Limit	$1,000,000
(4)	Excess Umbrella Liability Per Claim/Aggregate	$10,000,000/$10,000,000
(5)	Professional Liability Per Claim/Aggregate	$5,000,000/$10,000,000

7.2 Notwithstanding any other provisions of this Agreement, and to the fullest extent permitted by law, the collective aggregate liability of the Engineer and its officers, directors, employees, or consultants, to anyone claiming by, through or under Owner for any claims, losses, costs, or damages arising out of, resulting from, of in any way related to the Project or the Agreement for any claim or cause of action, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity, subrogation, or warranty (express or implied), hereafter referred to as the "Claims", shall not exceed the total remaining insurance proceeds available under the terms and conditions of Engineer's responding insurance policy.

8. **INDEMNIFICATION AND MUTUAL WAIVER**.

8.1 To the fullest extent permitted by law, Engineer shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the Engineer's grossly negligent acts or omissions.

8.2 To the fullest extent permitted by law, Owner shall indemnify and hold harmless the Engineer and its officers, directors, employees, and consultants from and against all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, or others retained by or under contract to the Owner, negligent acts or omissions, willful misconduct, or breach of this Agreement.

8.3 To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, exemplary, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose.

8.4 In the event Losses or expenses are caused by the joint or concurrent fault of the Engineer and Owner, they shall be borne by each party in proportion to their respective fault, as determined by a mediator or court of competent jurisdiction.

8.5 The Owner acknowledges that the Engineer is a business corporation and not a professional service corporation, and further acknowledges, accepts, and agrees that the Engineer's officers, directors, and employees shall not be subject to any personal liability for services provided under this Agreement.

9. **TERM & TERMINATION**.

9.1 The term of this Agreement commences as of the Effective Date and, unless terminated earlier pursuant to any of the Agreement's express provisions, will continue in effect until the parties have performed their obligations under the Agreement's terms and conditions ("Term").

9.2 In addition to any other express termination right set forth elsewhere in this Agreement:

(1) Engineer may terminate this Agreement, effective on written notice to Owner, if: (i) Owner fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after Engineer's delivery of written notice thereof; or (ii) there have been three (3) or more such payment failures in the preceding twelve (12) month period, regardless of whether any such failures were timely cured.

(2) Either party may terminate this Agreement effective on written notice to the other party if the other party materially breaches this Agreement through no fault of the terminating party, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) calendar days after the non-breaching party provides the breaching party with written notice of such breach.

(3) Either party may terminate this Agreement, effective immediately, if the other party: (i) is dissolved or liquidated or takes any corporate action for such purpose; (ii) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (iii) files or has filed against it a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iv) makes or seeks to make a general assignment for the benefit of ©ts creditors; or (v) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business .

9.3 If this Agreement is terminated by either party, the Engineer shall be paid for all Services performed through the effective date of termination, including reimbursable expenses. In the event of termination, the Owner will receive reproducible copies of Drawings, Specifications and other documents completed by the Engineer up to the effective date of termination.

10. **USE OF DOCUMENTS**.

10.1 All documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Engineer to Owner pursuant to this Agreement) are instruments of service in respect to this Project, and the Engineer shall retain an ownership and property interest therein (including the copyright and right of reuse at the discretion of the Engineer) regardless of the Project's completion. Owner shall not rely in any way on any document unless it is in printed form, signed or sealed by the Engineer or one of its consultants.

10.2 Either party to this Agreement may rely on data or information set forth on paper (also known as hard copy) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Information in electronic format or text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience and not for reliance by the receiving party. The use of such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies will govern.

10.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests and/or procedures within sixty (60) calendar days of receipt, after which the receiving party shall be deemed to have accepted the transferred data thus. Any transmittal errors detected within the sixty (60) day acceptance period will be corrected by the party delivering the electronic files.

10.4 When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such information resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the creator.

10.5 The Engineer's document retention policy will be followed upon Project closeout. Executed copies of agreements, work orders, letters of understanding or proposals; design or other documents created by the Engineer or received from the Owner or a third party; plan review submittals from a third party and the Engineer's review of those submittals; and studies or reports prepared by the Engineer, will be kept for time periods set forth in the Engineer's document retention policy.

11. **SUCCESSORS, ASSIGNS AND BENEFICIARIES**.

11.1 Owner and Engineer are hereby bound, as are their respective successors, assigns, employees, and representatives to the other party to this Agreement with respect to all covenants, terms, promises, and obligations contained herein.

11.2 Neither the Owner nor Engineer may assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that are due or may become due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is required by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

11.3 Unless expressly provided otherwise in this Agreement, nothing contained shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Subcontractor, Supplier, or other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

12. **DISPUTE RESOLUTION**. Any dispute arising out of or relating to this Agreement, including the alleged breach, termination, validity, interpretation, and performance thereof ("Disputes") shall be resolved with the following procedures:

12.1 Upon written notice of any Dispute, the parties shall attempt to resolve it promptly by negotiation between executives who have authority to settle the Dispute and this process should be completed within thirty (30) calendar days (the "Negotiation") from the date of notice prior to invoking the procedures of paragraph 12.2 or other provisions of the Agreement or exercising their rights under law.

12.2 If the dispute has not been resolved by Negotiation in accordance with Section 12.1, then the parties agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation. Owner and Engineer agree to participate in the mediation process in good faith. The process shall be conducted on a confidential basis and shall be completed within 120 calendar days of notice if the Dispute unless the parties mutually agree to a longer period. If such mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

13. **MISCELLANEOUS PROVISIONS**.

13.1 This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.

13.2 Any notice required under this Agreement will be in writing and addressed to the designated party at its address on the signature page. Notices sent in accordance with this Section will be deemed effectively given: (a) when received, if delivered by hand, with signed confirmation of

receipt; (b) when received, if sent by a nationally recognized overnight courier, signature required; (c) when sent, if by facsimile or e-mail, (in each case, with confirmation of transmission), if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (d) on the third (3rd) day after the date mailed by certified or registered mail, return receipt requested, postage prepaid.

13.3 All express representations, waivers, indemnifications, and limitations of liability in this Agreement will survive its completion and/or termination.

13.4 Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

13.5 No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

13.6 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended.

13.7 This Agreement, together with any other documents incorporated herein by reference, constitutes the entire agreement between Owner and Engineer and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter. No amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

13.8 With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents.

13.9 This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same Agreement. A signed copy of the Agreement delivered by facsimile, e-mail, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

Engineer:	Owner:
Baxter & Woodman, Inc.	Village of Western Springs, Illinois
By: _____	By: _____
Daniel J. Schug, PE	
Title: Associate Vice President	Title: _____
Date Signed: December 31, 2024	Date Signed: _____
Address for giving notices: 8678 Ridgefield Road Crystal Lake, IL 60012	Address for giving notices: 740 Hillgrove Avenue Western Springs, IL 60558
Designated Representative: Jon Trent, PE	Designated Representative: Jeff Koza, PE, Village Engineer
Phone Number: 815-444-3302 Email Address: jtrent@baxterwoodman.com	Phone Number: 708-246-1800 Email Address: jkoza@wsprings.com

EXHIBIT A

PROJECT UNDERSTANDING

Project is located on Gilbert Avenue from 47th Street to Ogden Avenue. Project consists of 1.02 miles of STP funded HMA resurfacing, HMA patching, curb & gutter spot repairs, intersection ADA improvements, pavement markings, and other miscellaneous items of work. Scope of Services reflects design engineering to prepare the project to use STP funds for construction in the 2027 STP program year. Anticipated funding consists of local funds for design engineering and a combination of STP funds and local funds for construction and construction engineering. Anticipated project processing is a Local Agency Function Overlay (LAFO). Schedule of work is as follows:

- Pre-Final PS&E Village Submittal – December 2025
- Pre-Final PS&E IDOT Submittal – July 2026
- Final PS&E IDOT Submittal – September 2026
- IDOT Letting – January 2027

SCOPE OF SERVICES:

1. EARLY COORDINATION AND DATA COLLECTION
   - 1.1 *Data Collection:* Obtain, review, and evaluate the following information provided by the Village for use in design:
     - A. Utility Atlases
     - B. Existing Roadway Plans
     - C. GIS Shape files surrounding the project limits
     - D. Aerial Photography
     - E. Maintenance and flooding records
     - F. ROW, GIS, and property data
   - 1.2 *Structure Evaluation:* Visually inspect accessible manholes/catch basins/inlets (structure) from the surface and complete an inspection record for each structure. Document the material type and condition of each component of the structure, potential I/I sources, and details of all pipes connected to the manhole.
   - 1.3 *Field evaluation:* Perform a field evaluation of the condition of existing pavements, drainage structures, sidewalk ramps, and curb and gutter. Estimate quantities of pavement repair. Observe and photograph the project area and immediate surroundings.
   - 1.4 *Agency Coordination:* Prepare and maintain the Project Program Information (PPI) and Project Update forms, and coordinate the status of the Project with the Central Council of Mayors.
   - 1.5 *Utility Locates & Coordination:* Contact JULIE to identify utilities that have facilities along the project limits. Request utility atlas maps and plot locations and sizes of existing utilities in electronic drawings. Submit preliminary and final plans to utility companies so conflicts

and relocation efforts can be identified. Provide ongoing reviews of permitting and utility relocation efforts as requested by the Village. Prepare "Status of Utilities to be Adjusted" special provision in accordance with IDOT District 1 requirements, which provides the contractor with the duration of utility relocation work, status of utilities to be watched and protected within the project limits, and pertinent information for the contractor to develop a work schedule to meet the requirements for the project.

2. GEOTECHNICAL INVESTIGATION

2.1 Pavement Cores and Soil Borings:

A. Utilize Soil Materials Consultants, Inc. to take pavement cores of the surface and base material for determining the composition of the existing pavement material within the project limits. Provide analysis and recommendations, including subgrade, in a soils report in accordance with IDOT guidelines. Baxter & Woodman will provide a boring and core location map prior to this work. (12 cores estimated).

2.2 *Clean Construction or Demolition Debris (CCDD):*

A. Clean Construction or Demolition Debris (CCDD): Based on the findings of the Special Waste Screening, collect soil samples from the pavement cores to test for pH levels in accordance with IEPA Form 662 requirements. Facilitate completion of IEPA Form 662 to assist with estimating disposal costs. IEPA Form 663 is not included in the scope of this Project.

3. ENVIRONMENTAL COORDINATION AND PERMITTING

3.1 *Environmental Survey:* Prepare Cultural Screening form and submit to IDOT. Environmental Survey Request is not anticipated and not included in the scope of this Project.

3.2 *Special Waste Screening:* Conduct Special Waste Screening as outlined in Section 20-12.03(b) of the IDOT Bureau of Local Roads and Streets Manual. Screening will include Environmental Regulatory Records Review and a site visit. Based on Environmental Screening results and site visit determine if further action is required and prepare a summary of the findings. It is anticipated that Special Waste will be risk managed due to small amounts of excavation. Prepare and submit a letter to IDOT regarding plan to risk manage Special Waste. Preliminary Environmental Site Assessment (PESA) and Preliminary Site Investigation (PSI) are not anticipated and not included in the scope of this project.

3.3 *MWRD:* Obtain NRI permit if needed depending on utility repair work.

3.4 *Fees:* Agency review fees are not included in this agreement and shall be paid for separately by the Village.

4. PROJECT DEVELOPMENT REPORT - Prepare a Local Project Development Report BLR 46300 (LAFO) for State Approved Categorical Exclusion and submit the report to IDOT-BLRS for review and approval. Preliminary, Pre-final, and Final submittals are anticipated. Maintain an updated PPI form with CMAP and the Central Council of Mayors.

5. PLAN PREPARATION
   - 5.1 *Estimate of Cost and Time:* Prepare summary of quantities, estimate of time, schedules of materials and an engineer's estimate of cost.
   - 5.2 *Specifications:* Prepare special provisions in accordance with Village guidelines to specify items not covered by the Standard Specifications for Road and Bridge Construction.
   - 5.3 *Detailed Drawings:* Complete required plan sheets required for pre-final and final IDOT submittals including: Cover, General Notes, Summary of Quantities, Typical Sections, Schematic Plan (no topographic survey), Pavement Markings and Signing, Detector Loops, and Design Details.

6. QA/QC - Perform in-house peer and milestone reviews by senior staff during project initiation, conceptual review, preliminary, pre-final, and final submittals. Provide ongoing reviews of permitting and utility coordination efforts. Conduct milestone reviews of subconsultants and provide feedback throughout the progress of work.

7. ASSIST BIDDING - This project utilizes federal STP funds and will be included on a State Letting. Provide design assistance and clarification for bid documents. Assist the Village with coordination and scheduling during the bid process.

8. PROJECT MEETINGS
   - 8.1 *Project Meetings:* The following meetings are anticipated for this project:
     - A. Village (2 total) (Kickoff, Pre-final) (joint meetings with both the Village Western Springs and the Village of La Grange)
       - (i) Monthly check-in meetings as needed
     - B. IDOT (1) (Phase I/II Kickoff)
   - 8.2 *Public Outreach:*
     - A. *Public Meetings:* No public involvement is anticipated for this project.

9. PROJECT MANAGEMENT - Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope. Coordinate with Village and project team to ensure the goals of the project are achieved. Prepare and submit monthly invoices, coordinate invoices from sub-consultants, and provide a monthly status report via email describing tasks completed the previous month and outlining goals for the subsequent month.

Deliverables: The following is a list of anticipated final deliverables to the Village for this project:

1. Electronic DGN, Digital Photos, and GIS files used in project development including Plans, and Exhibits.
2. Electronic Record of Design files including agency correspondence, Project Development Report content, Estimates, Exhibits, and related electronic submittals (pdf or as appropriate). Baxter & Woodman utilizes an electronic filing system in lieu of hard copies.

Not Included: The following items are not included within the scope of this project, but can be provided as additional services to the contract:

1. Permit Review fees
2. ROW Acquisition services including title commitments, Plats, Legals, Appraisals, Negotiations
3. Environmental Studies (PESA, PSI, etc.)
4. Floodway or wetland permitting
5. Topographic survey
6. Public Involvement

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BAXTER & WOODMAN Consulting Engineers

Hours, Budget & Compensation - Exhibit B

Plan Name: WSPRV Gilbert Ave STP Resurfacing

Deliverable	Planned Hrs	Planned Labor Billing	Billing Expenses	Billing Consultants	Total Compensation
Totals	**638.00**	*$103,500.00*	*$500.00*	*$6,000.00*	**$110,000.00**
001 - Early Coordination and Data Collection	110.00	$19,110.00	$500.00		
002 - Geotechnical Investigation	16.00	$2,520.00		$6,000.00	
003 - Environmental Coord. and Permitting	21.00	$3,195.00			
004 - Project Development Report	139.00	$20,985.00			
005 - Plan Preparation	240.00	$36,180.00			
006 - QA/QC	18.00	$3,780.00			
007 - Assist Bidding	18.00	$2,790.00			
008 - Project Meetings	36.00	$6,690.00			
009 - Project Management	40.00	$8,250.00			

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 9.G.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] Sidewalk Shaving Program - Murphy Construction Services, LLC Contract Renewal (Omnibus Item)

Recommendation

The Public Works and Water Committee reviewed this item at their meeting on January 13, 2025 and recommended approval of the Murphy Construction Services, LLC contract renewal for sidewalk shaving services.

Summary

Attached for the Board's review and approval is a renewal letter from Murphy Construction Services, LLC for the Village's Sidewalk Shaving Program. This will be the first renewal for the contract which was awarded by the Village on April 22, 2024.

Financial Impact

The contract provides for a unit price of $19.55 per inch/ft. The 2025 Budget includes $20,000 for the sidewalk shaving program.

Recommended Motion

I move to approve the Murphy Construction Services, LLC contract renewal for sidewalk shaving services.

Strategic Plan Alignment

Infrastructure Improvements

File Attachments

1. 2025 Contract Renewal - Murphy Construction
2. Murphy Construction Bid

VILLAGE OF WESTERN SPRINGS

740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800

wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

January 8, 2025

Murphy Construction Services, LLC
Mr. Jason Guerin
16W273 83rd Street, Suite D
Burr Ridge, IL 60527

Dear Jason,

This letter is to confirm that the Village of Western Springs will renew the **Sidewalk Shaving Program-Agreement Contract for 2025.**

By signing and returning this document, you are also accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com

Respectfully submitted,

Matthew Supert

Matthew A Supert

Director of Municipal Services

Name (printed) Jason Guerin

Title Project Manager

Signature

Date 1/8/25

THE VILLAGE OF WESTERN SPRINGS



CONTRACT REQUIREMENTS FOR

2024 PUBLIC SIDEWALK SAW CUTTING

THURSDAY, APRIL 2ND, 2024
10:00 A.M. (PREVAILING TIME)

SCHEDULE OF BID PRICES

2024 SIDEWALK SAW CUTTING
THE UNDERSIGNED SUBMITS HEREWITH THIS SCHEDULE OF PRICES COVERING THE WORK TO BE PERFORMED UNDER THIS CONTRACT

Items	Unit	Unit Price
Sidewalk Saw Cutting	Inch Ft	$19.55

CONTRACTOR Murphy Construction Services

ADDRESS 16W273 83rd St., Suite D
Burr Ridge, IL 60527

PHONE NUMBER 630-654-8242

FAX NUMBER 630-654-0730

DATE 3/28/24

PROPOSAL

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: **2024 SIDEWALK SAW CUTTING**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions and which cover the work described in said document and the "Agreement."

2. In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein; and that the proposal is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this proposal is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of construction, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents, in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that he and his surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to begin work by **JUNE 1, 2024**, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit is an essential part of the Agreement.

7. This proposal is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this proposal is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment

bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this proposal, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work, and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service, and understands that in making this proposal waives all right to plead any misunderstanding regarding the same.

3/25/24
Date

Proposed Contractor (Bidder)

Witness

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310
Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Murphy Construction Services, LLC
16W273 83rd St., Suite D, Burr Ridge, IL 60527
as Principal, hereinafter called the Principal, and U.S. Specialty Insurance Company
13403 Northwest Freeway, Houston, TX 77040-6094
a corporation duly organized under the laws of the State of TX
as Surety, hereinafter called the Surety, are held and firmly bound unto Village of Western Springs, Illinois
740 Hillgrove Avenue, Western Springs, IL 60558
as Obligee, hereinafter called the Obligee, in the sum of Five Hundred Dollars and 00/100
Dollars ($ $500.00),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for 2024 Sidewalk Saw Cutting

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 28th day of March , 2024

(Witness)

Murphy Construction Services, LLC
(Principal) (Seal)
By:
(Title)

John P. Harney (Witness)

U.S. Specialty Insurance Company
(Surety) (Seal)
By: Haley A. Anderson
Attorney-in-Fact Haley A. Anderson (Title)

AIA DOCUMENT A310 ● BID BOND ● AIA ● FEBRUARY 1970 ED. ● THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 N.Y. AVE., N.W., WASHINGTON, D.C. 20006

TOKIO MARINE HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Haley A. Anderson

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver on its behalf:

Surety Bond Number: **Bid Bond** Amount of Bond: See Bond Form
Principal: **Murphy Construction Services, LLC**
Obligee: **Village of Western Springs, Illinois**

This Power of Attorney shall expire without further action on April 23rd, 2026. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached."

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 18th day of April, 2022.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING OMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California
County of Los Angeles SS:

By: _____
Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 18th day of April, 2022 before me, Sonia O. Carrejo, a notary public, personally appeared Dan P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)

SONIA O. CARREJO
Notary Public - California
Los Angeles County
Commission # 2398710
My Comm. Expires Apr 23, 2026

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 28th day of March, 2024.

Corporate Seals

_____
Kio Lo, Assistant Secretary

CONTRACTOR'S CERTIFICATION REGARDING
NON-PAYMENT OF COMPENSATION

Murphy Construction Services hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

Contractor

DATED: 3/28/24

ATTEST:

SPECIFICATIONS FOR CONSTRUCTION

The following Specifications and other provisions together with the Special Provisions shall govern the construction of the proposed improvement and will be made a part of the Contract.

A. Standard Specifications for Road and Bridge Construction", adopted April 1, 2016, published by the Illinois Department of Transportation (IDOT).

B. Supplemental Specifications and Recurring Special Provisions, adopted January 1, 2018, published by IDOT.

C. "Bureau of Local Roads and Streets, Special Provisions and Specifications", published by IDOT.

D. "Inserted Special Provisions", adopted subsequent to issuance of Supplemental Specifications and Recurring Special Provisions.

E. "Manual on Uniform Traffic Control Devices for Streets and Highways", adopted by IDOT.

Before submitting the proposal, bidders should read all the above mentioned documents along with the Special Provisions and familiarize themselves with all requirements of same.

Before submitting proposals, bidders should visit the site of the proposed work, verify all site conditions and also conditions under which said work must be conducted. Submission of a Proposal implies that the bidder is full conversant with all requirements of Standard Specifications, Special Provisions, Standard Drawings, and site conditions.

No claim for additional compensation will be considered or paid because of the Contractor's negligence or failure to be so informed.

SPECIAL PROVISIONS FOR CONSTRUCTION

The following Special Provisions supplement the "Standard Specifications for Road and Bridge Construction.' adopted April 1, 2016, (hereinafter referred to as the Standard Specifications); the latest edition of the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways" in effect on the date of invitation for bids; and the "Supplemental Specifications and Recurring Special Provisions" indicated on the Check Sheet included herein which apply to and govern the construction of the improvement. In case of conflict with a part or parts of said Specifications, the said Special Provisions shall take precedence and shall govern.

SPECIAL PROVISIONS
2024 SIDEWALK SAW CUTTING

PROJECT DESCRIPTION

The work shall consist of saw cutting sidewalk trip hazards at locations designated and within the criteria established by the Village Engineer and/or the Department of Municipal Services. **No grinding of sidewalks will be allowed.** The contractor will be directed to work in a preselected area of the City/Village until the contract quantity has been achieved. In addition, the City/Village will also give the Contractor a list of various saw cutting locations that may be distributed throughout the City/Village limits.

PRESELECTED AREAS

The work should be completed in **Field Park subdivision,** moving west to east. The project area is bounded by the southside of Ogden Avenue to the northside Burlington Avenue (north-south) and the westside of Gilbert Avenue to eastside of Wolf Road (east-west).

Project staging and coordination will be completed during a pre-construction meeting with the Public Works Division.

A map is included as **Attachment A**

QUALIFICATION OF CONTRACTORS

Any contractor submitting a bid on this project must demonstrate competence, reliability, and be actively engaged in this specific type of work. The contractor must demonstrate competence prior to submitting a bid by including a history and references, listing completion dates, and submitting bonding information from prior projects, and/or performing an on-site demonstration of their capacity to perform the work as required. The contractor shall demonstrate their ability to repair hazards around obstacles such as utility boxes, manhole covers, curb and flow lines, etc. The City/Village reserves the right to disqualify a bid and/or contractor if they are deemed not to be competent or reliable. The City/Village reserves the right to select the bid deemed to be most advantageous to the City/Village.

LIMITATIONS ON OPERATIONS

1. **GRINDING OF SIDEWALKS SHALL NOT BE ALLOWED.**
2. All sidewalk saw cuts started in residential areas shall be completed by the end of the same work day in which they are started. Sidewalk saw cutting through driveways of adjoining business properties shall be completed within two (2) hours.
3. The Village Engineer or Public Works may direct saw cuts at locations other than construction joints. Saw cuts directed by the Engineer or Public Works will be paid for at the unit price bid.
4. No water-cooling is allowed which creates slurry and contaminates storm drains.

5. Any debris from sawing shall be removed from the sidewalk and/or pavement upon completion of each saw cut, to reduce tracking.
6. Air borne concrete dust resulting from the cutting process, shall be controlled with a dust abatement system including saw-mounted vacuum hoods. Remaining debris, cuttings, and concrete dust shall be cleaned from the sidewalk surface as well as surrounding rails, sidewalks, driveways, landscaping or other objects in the vicinity of work. Concrete vacuums must be equipped with HEPA type A filters. Surface dust and debris must be swept and removed immediately.

SAW CUTTING OF SIDEWALKS, DRIVEWAYS, AND CURBS - DESCRIPTION

1. Contractor must remove hazards completely from one end of the raised sidewalk joint to the other, leaving a zero point of differential between slabs.
2. Contractor must repair sidewalk hazards without damage or visible markings to adjacent slab or curb.
3. The Contractor shall take precautions during construction operations not to disfigure, scar, or impair the health of any tree on public or private property. The Contractor must not cause damage to landscaping, retaining walls, curbs, sprinkler heads, etc.
4. The footprint of the equipment must be able to accommodate a 3-4 foot wide sidewalk without imprinting tire tracks on sod or damage to landscaping.
5. All trip hazards marked for saw cutting must be removed in accordance with the American with Disabilities Act (ADA) requirements and the resulting finish shall be ADA compliant. Each offset must be tapered at a 1:8 slope and must have smooth uniform appearance and texture.
6. All saw cutting shall be done with diamond-tipped blades and saws capable of cutting at any angle and able to remove the concrete completely to all edges of the walk.
7. The contractor will provide the differential measurements and length of each trip hazard repaired with a detailed description of the location and when available GIS coordinates of each trip hazard.

SAW CUTTING CRITERIA

1. Sidewalk squares with an offset between 0.5" inch and 1.5" shall be cut.
2. Cross-cuts shall be performed on any adjacent sidewalk that contains deficiencies outside the listed criteria.
3. Sidewalk squares that contain cracks less than ½ inch wide and have an offset within the above criteria.
4. If saw cutting is needed at curb ramps either the curb or sidewalk may be cut provided that after the cutting, the flow line of the curb is not changed in anyway. The lowest part of the cut shall be above the flow line of the curb and there must be positive drainage across the curb to the flow line.
5. Sidewalk survey and report: The contractor shall provide a detailed sidewalk survey of the project area indicating addresses or locations for future removal and replacement of slabs that either exceed the sawing criteria or exhibit other defects as follows:
    a. Cracking: A random crack greater than 3/8 inch wide exists
    b. Spalling: Spalling exceeding 25% of the sidewalk slab surface
    c. Holes: Holes in the sidewalk surface with size in excess of 3" x 3" x 1" deep.

d. Utility structures: Any utility structures, such as manhole frames or b-boxes that are protruding beyond the surface of the sidewalk by more than ½ inch.

METHOD OF MEASUREMENT

Measurement shall be made in inch-feet: the average depth of the cut on each trip hazard multiplied by the length along the joint that is trimmed. The Contractor shall record the exact dimensions of each trip hazard removed per location, which shall be submitted with the invoice. Depth shall be measured to the nearest 1/8 inch.

BASIS OF PAY

Saw cutting sidewalk trip hazards shall be paid for under unit bid price per inch-feet. This payment shall be in full for all labor, equipment, tools, materials, mobilization, and all other costs associated with such work.

SAFETY

The Contractor Shall furnish adequate reflectorized and/or lighted barricades at all excavations.

REGULATIONS

All work must comply with the building code and municipal code of the Village of Western Springs, and inspected by the Department of Public Works before any concrete is poured.

SCHEDULE

The undersigned agrees that all work for the contract shall be performed between June 1, 2024 and July 15, 2024, as provided for in the Agreement.

Equipment

All sidewalk cutting shall be done with diamond-tipped blades and saws capable of cutting at any angle and able to remove the concrete completely to all edges of the walk. The flush-cutting concrete saw shall have a dust abatement vacuum hood with a HEPA A type filter. Surface dust and debris shall be swept and removed immediately.

The Contractor shall not store equipment on the sidewalk or on private property without approval from the Engineer.

Public Convenience and Safety

1. The Contractor shall schedule the operations so as to cause a minimum of interruption, interference or disturbance to the operation of stores, businesses, office buildings, hotels, churches, etc., and to allow access by pedestrians and emergency, delivery and service vehicles at all times.
2. The Contractor shall properly barricade the work area with traffic cones and light all work areas. Sidewalk repair equipment and all other items incidental to the work shall not be left or stored on the sidewalk or on private property.
3. Any temporary shutdown of existing services or access, as may be required, shall be performed only at such times and for such duration as agreed to by the Engineer/Public Works. The interruption of services and access shall be conducted in accordance with a program mutually agreed to by the Engineer and Contractor.
4. Access to all driveways within the project limits shall be maintained whenever possible.
5. Gasoline or diesel operated equipment shall be equipped with mufflers and insulators to minimize noise.

GENERAL SPECIFICATIONS

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bidder Investigations

Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Building Regulations

All work shall conform to the building codes in force in the Village.

Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty (30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Collusion among Bidders

Each bidder, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the bidders. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a bidder has interest in more than one bid for the work being bid may result in rejection of all bids in which the bidder is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance With Freedom Of Information Act Requests.

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the CONTRACTOR shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seg.). In addition, the CONTRACTOR agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The CONTRACTOR also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The CONTRACTOR agrees to pay its employees, if any, all

rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the CONTRACTOR further agrees to make all required withholdings and deposits therefore. Such requirements shall be included by the CONTRACTOR in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The CONTRACTOR agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the CONTRACTOR agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the CONTRACTOR hereunder. Any complaint of such discrimination received by the CONTRACTOR shall be immediately forwarded to the PUBLIC AGENCY.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the bidder certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following

schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default

Original Contract Amount		
from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within 7 days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove his equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bidders taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bid

The Village of Western Springs accepts no responsibility for any expense incurred by the bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the bidder.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and
B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and
C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."
D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.
B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.
D. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.
E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverage

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insured as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.

2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self- insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.

4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverage

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Nonappropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of nonappropriation of funds by the Village of Western Springs for the services provided under the contract, the Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is

spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Prevailing Wage

Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workmen and mechanics performing work under this contract.

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in his manner or method of execution or non-execution of the work, or caused by defective work or the use of unsatisfactory materials, and such responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A minimum of three (3) shall be required.

Renewal of Contract

Upon written agreement of both parties at least **THIRTY (30)** days prior to anniversary date of the contract, this contract may be renewed by the Village of Western Springs for a period of **FOUR (4)** successive one-year period(s) under the same prices, terms, and conditions as in the original contract.

Responsibility for Construction-Safety, Shoring, Scaffolding, Construction Methods

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby;

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

Storage

Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination

If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in rebidding the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the bidder's lack of responsiveness. Further, if the format of the bidder's submittal is prescribed in the bid documents and the bidder fails to follow that format, this may be construed as an indication of the bidder's lack of responsiveness.

Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due, of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed

reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) abide by the terms of the statement; and

(b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or Contractor's policy of maintaining a drug-free workplace

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

Contractor
Date: 3/28/24 Attest

Please list below five (5) references for which your firm has performed similar work for municipalities as identified in Bidder Qualifications.

Municipality/Agency: Village of Vernon Hills
Address: 490 Greenleaf Dr.
City, State, Zip Code: Vernon Hills, IL 60061
Contact Person & Telephone Number: Sergio Soto 847-680-2212
Dates of Service & Awarded Amount: Sept. 2023 $24,560.96

Municipality/Agency: Village of Roselle
Address: 31 S. Prospect
City, State, Zip Code: Roselle, IL 60172
Contact Person & Telephone Number: Matt Rasmussen 630-671-2366
Dates of Service & Awarded Amount: November 2022 $33,215.00

Municipality/Agency: Village of Downers Grove
Address: 801 Burlington Ave
City, State, Zip Code: Downers Grove, IL 60515
Contact Person & Telephone Number: Matt Stern 630-434-5463
Dates of Service & Awarded Amount: May 2023 $18,400.00

Municipality/Agency: Village of Wilmette
Address: 1200 Wilmette Ave
City, State, Zip Code: Wilmette, IL 60091
Contact Person & Telephone Number: Ryan Keeney 847-853-7629
Dates of Service & Awarded Amount: August 2021 $50,858.79

Municipality/Agency: Village of Manteno
Address: 121 E. McEwilly Rd
City, State, Zip Code: Manteno, IL 60950
Contact Person & Telephone Number: Sabrina Soley 815-467-8518
Dates of Service & Awarded Amount: October 2023 $59,914.00

MURPCON-03 NGOWDA2

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/28/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Alliant Insurance Services, Inc.
353 N Clark St 11th Fl
Chicago, IL 60654

CONTACT NAME: Chicago P&C Cert Team
PHONE (A/C, No, Ext): (312) 595-6200 FAX (A/C, No):
E-MAIL ADDRESS: CHC-INSCERTS@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : Westchester Surplus Lines Insurance Company	10172
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Murphy Construction Services LLC
16w273 83rd St.
Suite D
Burr Ridge, IL 60527

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X		GLO5099031-03	5/1/2023	5/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		BAP5099032-03	5/1/2023	5/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X		CUP2T66363923-NF	5/1/2023	5/1/2024	EACH OCCURRENCE AGGREGATE $	$ 6,000,000 $ 6,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WC5099030-03	5/1/2023	5/1/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Pollution Liability			G7097454A 002	5/1/2022	5/1/2024	Ea.Claim/Occ $2M/Agg	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Paving Sealcoating, Asphalt & Concrete Contractor

Named Insured includes:
TCB Leasing LLC; Rooster Freight LLC; Murphy Paving and Sealcoating Inc.; Murphy Construction Services LLC; Murphy Construction Group Holdings, Inc.; Jeans Road, LLC; Jeans Road Supple LLC; Jeans Road LLC Land Trust #1725; Hillgrove Maintenance LLC

Re: Project #2024 Public Sidewalk Saw Cutting
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Village of Western Springs
740 Hillgrove Ave.
Western Springs, IL 60558-0528

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: MURPCON-03 NGOWDA2

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Alliant Insurance Services, Inc.	Murphy Construction Services LLC 16w273 83rd St. Suite D Burr Ridge, IL 60527
POLICY NUMBER SEE PAGE 1	
CARRIER / NAIC CODE SEE PAGE 1 / SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
The following are included as Additional Insured(s) on a Primary and Non-Contributory basis, as their interest may appear, with respect to the General Liability, Automobile Liability and Excess Liability policies, where required by written contract:
Village of Western Springs, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers
Ongoing and Completed operations is included on the General Liability
Excess/Umbrella Liability follows policies form, General Liability, Automobile Liability and Worker's Compensation/Employer's Liability.
Waiver of Subrogation applies in favor of the Additional Insured on the Workers Compensation policies, where required by written contract. Thirty (30) day notice of cancellation applies, Ten (10) day notice of cancellation for non payment of premium.

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Additional Insured – Automatic – Owners, Lessees Or Contractors

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Pdicy No. GLO 5099031-03	Effective Date: 05/01/2023

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. Section **II – Who Is An Insured** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured under a written contract or written agreement executed by you, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" and subject to the following:

1. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

   a. The Insurance Services Office (ISO) ISO CG 20 10 (10/01 edition); or

   b. The ISO CG 20 37 (10/01 edition),

   such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" arises out of:

   (1) Your ongoing operations, with respect to Paragraph **1.a.** above; or

   (2) "Your work", with respect to Paragraph **1.b.** above,

   which is the subject of the written contract or written agreement.

   However, solely with respect to this Paragraph **1.**, insurance afforded to such additional insured:

   (a) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

   (b) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

2. If such written contract or written agreement specifically requires that you provide that the person or organization be named as an additional insured under one or both of the following endorsements:

   a. The Insurance Services Office (ISO) ISO CG 20 10 (07/04 edition); or

   b. The ISO CG 20 37 (07/04 edition),

   such person or organization is then an additional insured with respect to such endorsement(s), but only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part, by:

   (1) Your acts or omissions; or

   (2) The acts or omissions of those acting on your behalf,

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in the performance of:

(a) Your ongoing operations, with respect to Paragraph **2.a.** above; or

(b) "Your work" and included in the "products-completed operations hazard", with respect to Paragraph **2.b.** above,

which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **2.**, insurance afforded to such additional insured:

(i) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

(ii) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

3. If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:

a. Under the ISO CG 20 10 (04/13 edition, any subsequent edition or if no edition date is specified); or

b. With respect to ongoing operations (if no form is specified),

such person or organization is then an additional insured only to the extent that "bodily injury", "property damage" or "personal and advertising injury" is caused, in whole or in part by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf,

in the performance of your ongoing operations, which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **3.**, insurance afforded to such additional insured:

(a) Only applies to the extent permitted by law;

(b) Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured; and

(c) Only applies if the "bodily injury", "property damage" or "personal and advertising injury" offense occurs during the policy period and subsequent to your execution of the written contract or written agreement.

4. If neither Paragraph **1.** nor Paragraph **2.** above apply and such written contract or written agreement requires that you provide that the person or organization be named as an additional insured:

a. Under the ISO CG 20 37 (04/13 edition, any subsequent edition or if no edition date is specified); or

b. With respect to the "products-completed operations hazard" (if no form is specified),

such person or organization is then an additional insured only to the extent that "bodily injury" or "property damage" is caused, in whole or in part by "your work" and included in the "products-completed operations hazard", which is the subject of the written contract or written agreement.

However, solely with respect to this Paragraph **4.**, insurance afforded to such additional insured:

(1) Only applies to the extent permitted by law;

(2) Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured;

(3) Only applies if the "bodily injury" or "property damage" occurs during the policy period and subsequent to your execution of the written contract or written agreement; and

(4) Does not apply to "bodily injury" or "property damage" caused by "your work" and included within the "products-completed operations hazard" unless the written contract or written agreement specifically requires that you provide such coverage to such additional insured.

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B. Solely with respect to the insurance afforded to any additional insured referenced in Section **A.** of this endorsement, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services including:

1. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

C. Solely with respect to the coverage provided by this endorsement, the following is added to Paragraph **2. Duties In The Event Of Occurrence, Offense, Claim Or Suit** of Section **IV – Commercial General Liability Conditions**:

The additional insured must see to it that:

(1) We are notified as soon as practicable of an "occurrence" or offense that may result in a claim;

(2) We receive written notice of a claim or "suit" as soon as practicable; and

(3) A request for defense and indemnity of the claim or "suit" will promptly be brought against any policy issued by another insurer under which the additional insured may be an insured in any capacity. This provision does not apply to insurance on which the additional insured is a Named Insured if the written contract or written agreement requires that this coverage be primary and non-contributory.

D. Solely with respect to the coverage provided by this endorsement:

1. The following is added to the **Other Insurance** Condition of Section **IV – Commercial General Liability Conditions**:

Primary and Noncontributory insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured provided that:

a. The additional insured is a Named Insured under such other insurance; and

b. You are required by written contract or written agreement that this insurance be primary and not seek contribution from any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the **Other Insurance** Condition under Section **IV – Commercial General Liability Conditions**:

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by a written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

E. This endorsement does not apply to an additional insured which has been added to this Coverage Part by an endorsement showing the additional insured in a Schedule of additional insureds, and which endorsement applies specifically to that identified additional insured.

F. Solely with respect to the insurance afforded to an additional insured under Paragraph **A.3.** or Paragraph **A.4.** of this endorsement, the following is added to Section **III – Limits Of Insurance**:

Additional Insured – Automatic – Owners, Lessees Or Contractors Limit

The most we will pay on behalf of the additional insured is the amount of insurance:

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1. Required by the written contract or written agreement referenced in Section **A.** of this endorsement; or
2. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Other Insurance Amendment – Primary And Non-Contributory

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO 5099031-03	05/01/2023	05/01/2024				

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured:

Address (including ZIP Code):

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

   This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

   a. The additional insured is a Named Insured under such other insurance; and

   b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

   This insurance is excess over:

   Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

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Blanket Notification to Others of Cancellation or Non-Renewal

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 5099031-03	Effective Date: 05/01/2023

This endorsement applies to insurance provided under the:

Commercial General Liability Coverage Part

A. If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contact or written agreement to provide such notification. Such list:

1. Must be provided to us prior to cancellation or non-renewal;
2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
3. Must be in an electronic format that is acceptable to us.

B. Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:

1. Within 10 days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
2. At least 30 days prior to the effective date of:
   a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
   b. Non-renewal, but not including conditional notice of renewal,

unless a greater number of days is shown in the Schedule of this endorsement for the mailing or delivering of such notification with respect to Paragraph **B.1.** or Paragraph **B.2.** above.

C. Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:

1. Extend the Coverage Part cancellation or non-renewal date;
2. Negate the cancellation or non-renewal; or
3. Provide any additional insurance that would not have been provided in the absence of this endorsement.

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D. We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

SCHEDULE	
The total number of days for mailing or delivering with respect to Paragraph **B.1.** of this endorsement is amended to indicate the following number of days:	*
The total number of days for mailing or delivering with respect to Paragraph **B.2.** of this endorsement is amended to indicate the following number of days:	**
* If a number is not shown here, 10 days continues to apply. ** If a number is not shown here, 30 days continues to apply.	

All other terms and conditions of this policy remain unchanged.

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Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO5099031-03	05/01/2023	05/01/2024				$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition:**

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – ENGINEERS, ARCHITECTS OR SURVEYORS NOT ENGAGED BY THE NAMED INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Engineers, Architects Or Surveyors Not Engaged By The Named Insured:
ANY ENGINEERS, ARCHITECTS OR SURVEYORS WHILE NOT ENGAGED BY YOU, TO WHOM OR TO WHICH YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO THE LOSS.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the architects, engineers or surveyors shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations performed by you or on your behalf.

Such architects, engineers or surveyors, while not engaged by you, are contractually required to be added as an additional insured to your policy.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services, including:

1. The preparing, approving, or failing to prepare or approve, maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
2. Supervisory, inspection or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services.

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C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.
This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: **Murphy Construction Services LLC**

Endorsement Effective Date: 05/01/2023

SCHEDULE

Name Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION TO WHOM OR WHICH YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS OR ADDITIONAL INSURED STATUS ON A PRIMARY, NON-CONTRIBUTORY BASIS, IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS, EXCEPT WHERE SUCH CONTRACT OR AGREEMENT IS PROHIBITED BY LAW.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

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Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

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Coverage Extension Endorsement

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP 5099032-03	05/01/2023	05/01/2024				

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

   The following are also "insureds":

   a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

   b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.

   c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.

   d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

   Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

(2) Up to $5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

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C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

   This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph **2.** in the **Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph **2.b.** in the **Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

   This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and

b. Any:

(1) Overdue lease or loan payments at the time of the "loss";

(2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(3) Security deposits not returned by the lessor;

(4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and

(5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to $75 for towing and labor costs incurred each time a covered "auto" of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

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(1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

(2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

(3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is $100 per day, to a maximum of $3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

a. We will pay up to $750 for "loss" to personal effects which are:

(1) Personal property owned by an "insured"; and

(2) In or on a covered "auto".

b. Subject to Paragraph **a.** above, the amount to be paid for "loss" to personal effects will be based on the lesser of:

(1) The reasonable cost to replace; or

(2) The actual cash value.

c. The coverage provided in Paragraphs **a.** and **b.** above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:

(1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.

(2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.

(3) Paintings, statuary and other works of art.

(4) Contraband or property in the course of illegal transportation or trade.

(5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

1. The Exclusion in Paragraph **B.4.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.2.c.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.

2. The following is added to Paragraph **1.a. Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

(a) Are the property of an "insured"; and

(b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is $500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

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K. Airbag Coverage

The Exclusion in Paragraph **B.3.a.** of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.4.a.** of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Physical Damage – Comprehensive Coverage – Deductible

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

Regardless of the number of covered "autos" damaged or stolen, the maximum deductible that will be applied to Comprehensive Coverage for all "loss" from any one cause is $5,000 or the deductible shown in the Declarations, whichever is greater.

N. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

   Temporary Substitute Autos – Physical Damage

   If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

   Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

   1. Breakdown;
   2. Repair;
   3. Servicing;
   4. "Loss"; or
   5. Destruction.

2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

   Temporary Substitute Autos – Physical Damage

   We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

   The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

O. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any

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agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

(1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";

(2) The "insured's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

P. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

Q. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

R. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

(1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or

(2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

S. Hired Auto – World Wide Coverage

Paragraph **7a.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

(5) Anywhere in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

T. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

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U. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

V. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to $50 per day to a maximum of $1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

W. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of $2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

X. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered "auto" is stolen and recovered, we will pay the cost of transport to return the "auto" to you. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.

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Blanket Notification to Others of Cancellation or Non-Renewal

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP 5099032-03	05/01/2023	05/01/2024		88641000	**INCL**	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial Automobile Coverage Part

A. If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contact or written agreement to provide such notification. However, such notification will not be mailed or delivered if a conditional notice of renewal has been sent to the first Named Insured. Such list:

1. Must be provided to us prior to cancellation or non-renewal;
2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
3. Must be in an electronic format that is acceptable to us.

B. Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:

1. Within seven days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
2. At least 30 days prior to the effective date of:
   a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
   b. Non-renewal, but not including conditional notice of renewal.

C. Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:

1. Extend the Coverage Part cancellation or non-renewal date;
2. Negate the cancellation or non-renewal; or
3. Provide any additional insurance that would not have been provided in the absence of this endorsement.

D. We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms and conditions of this policy remain unchanged.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION

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d. That Extended Reporting Period endorsement is issued by us and made a part of this policy.

3. Any Extended Reporting Period endorsement for this insurance will not reinstate or increase the Limits of Insurance or extend the policy period.

4. Except with respect to any provisions to the contrary contained in Paragraphs **1.**, **2.** or **3.** above, all provisions of any option to purchase an "extended reporting period" granted to you in the "underlying insurance" apply to this insurance.

J. INSPECTIONS AND SURVEYS

1. We have the right but are not obligated to:

a. Make inspections and surveys at any time;

b. Give you reports on the conditions we find; and

c. Recommend changes.

2. Any inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. We do not warrant that conditions:

a. Are safe or healthful; or

b. Comply with laws, regulations, codes or standards.

K. LEGAL ACTION AGAINST US

1. No person or organization has a right under this insurance:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this insurance unless all of its terms have been fully complied with.

2. A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured. We will not be liable for damages that:

a. Are not payable under the terms of this insurance; or

b. Are in excess of the applicable limit of insurance.

An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

L. MAINTENANCE OF UNDERLYING INSURANCE

1. The insurance afforded by each policy of "underlying insurance" will be maintained for the full policy period of this Excess Follow-Form And Umbrella Liability Insurance. This provision does not apply to the reduction or exhaustion of the aggregate limit or limits of such "underlying insurance" solely by payments as permitted in Paragraphs **4.a.(1)**, **(2)** and **(3)** of **COVERAGE A – EXCESS FOLLOW-FORM LIABILITY** of **SECTION I – COVERAGES**. As such policies expire, you will renew them at limits and with coverage at least equal to the expiring limits of insurance. If you fail to comply with the above requirements, Coverage **A** is not invalidated. However, in the event of a loss, we will pay only to the extent that we would have paid had you complied with the above requirements.

2. The first Named Insured shown in the Declarations must give us written notice of any change in the "underlying insurance" as respects:

a. Coverage;

b. Limits of insurance;

c. Termination of any coverage; or

d. Exhaustion of aggregate limits.

3. If you are unable to recover from any "underlying insurer" because you fail to comply with any term or condition of the "underlying insurance", Coverage **A** is not invalidated. However, we will pay for any loss only to the extent that we would have paid had you complied with that term or condition in that "underlying insurance".

M. OTHER INSURANCE

This insurance is excess over any valid and collectible "other insurance" whether such "other insurance" is stated to be primary, contributing, excess, contingent or otherwise. This provision does not apply to a policy bought specifically to apply as excess of this insurance.

However, if you specifically agree in a written contract or agreement that the insurance provided to any person or organization that qualifies as an insured under this insurance must apply on a primary basis, or a primary and non-contributory basis, then insurance provided under Coverage **A** is subject to the following provisions:

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1. This insurance will apply before any "other insurance" that is available to such additional insured which covers that person or organization as a named insured, and we will not share with that "other insurance", provided that the injury or damage for which coverage is sought is caused by an "event" that takes place or is committed subsequent to the signing of that contract or agreement by you.
2. This insurance is still excess over any valid and collectible "other insurance", whether primary, excess, contingent or otherwise, which covers that person or organization as an additional insured or as any other insured that does not qualify as a named insured.

N. PREMIUM

1. The first Named Insured shown in the Declarations is responsible for the payment of all premiums and will be the payee for any return premiums.
2. If the premium is a flat charge, it is not subject to adjustment except as provided in Paragraph **4.** below.
3. If the premium is other than a flat charge, it is an advance premium only. The earned premium will be computed at the end of the policy period, or at the end of each year of the policy period if the policy period is two years or longer, at the rate shown in the Declarations, subject to the Minimum Premium.
4. Additional premium may become payable when coverage is provided for additional insureds under the provisions of **SECTION II – WHO IS AN INSURED**.

O. PREMIUM AUDIT

The premium for this policy is the amount stated in Item **5.** of the Declarations. The premium is a flat charge unless it is specified in the Declarations as adjustable.

P. PROHIBITED COVERAGE – UNLICENSED INSURANCE

1. With respect to loss sustained by any insured in a country or jurisdiction in which we are not licensed to provide this insurance, this insurance does not apply to the extent that insuring such loss would violate the laws or regulations of such country or jurisdiction.
2. We do not assume responsibility for:
   a. The payment of any fine, fee, penalty or other charge that may be imposed on any person or organization in any country or jurisdiction because we are not licensed to provide insurance in such country or jurisdiction; or
   b. The furnishing of certificates or other evidence of insurance in any country or jurisdiction in which we are not licensed to provide insurance.

Q. PROHIBITED COVERAGE – TRADE OR ECONOMIC SANCTIONS

We will provide coverage for any loss, or otherwise will provide any benefit, only to the extent that providing such coverage or benefit does not expose us or any of our affiliated or parent companies to:

1. Any trade or economic sanction under any law or regulation of the United States of America; or
2. Any other applicable trade or economic sanction, prohibition or restriction.

R. REPRESENTATIONS

By accepting this insurance, you agree:

1. The statements in the Declarations and any subsequent notice relating to "underlying insurance" are accurate and complete;
2. Those statements are based upon representations you made to us; and
3. We have issued this insurance in reliance upon your representations.

S. SEPARATION OF INSUREDS

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured shown in the Declarations, this insurance applies:

1. As if each Named Insured were the only Named Insured; and
2. Separately to each insured against whom claim is made or "suit" is brought.

T. WAIVER OR TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

1. If the insured has rights to recover all or part of any payment we have made under this insurance, those rights are transferred to us and the insured must do nothing after loss to impair them. At our request, the insured will bring suit or transfer those rights to us and help us, and with respect to Coverage **A**, the "underlying insurer", enforce them.

   If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against that person or organization, but only for payments we make because of an "event" that takes place or is committed subsequent to the

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execution of that contract or agreement by such insured.

2. Reimbursement of any amount recovered will be made in the following order:
   a. First, to any person or organization (including us or the insured) who has paid any amount in excess of the applicable limit of insurance;
   b. Next, to us; and
   c. Then, to any person or organization (including the insured and with respect to Coverage **A**, the "underlying insurer") that is entitled to claim the remainder, if any.
3. Expenses incurred in the process of recovery will be divided among all persons or organizations receiving amounts recovered according to the ratio of their respective recoveries.

U. TRANSFER OF YOUR RIGHTS AND DUTIES UNDER THIS INSURANCE

1. Your rights and duties under this insurance may not be transferred without our written consent except in the case of death of an individual Named Insured.
2. If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

V. UNINTENTIONAL OMISSION OR ERROR

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

W. WHEN LOSS IS PAYABLE

If we are liable under this insurance, we will pay for injury, damage or loss after:

1. The insured's liability is established by:
   a. A court decision; or
   b. A written agreement between the claimant, the insured, any "underlying insurer" and us; and
2. The amount of the "applicable underlying limit" or "self-insured retention" is paid by or on behalf of the insured.

SECTION VI – DEFINITIONS

A. With respect to all coverages of this insurance:

1. "Applicable underlying limit" means the sum of:
   a. The applicable limit of insurance stated for the policies of "underlying insurance" in the Schedule Of Underlying Insurance subject to the provisions in Paragraphs **4.a.(1)**, **(2)** and **(3)** of **COVERAGE A – EXCESS FOLLOW-FORM LIABILITY** of **SECTION I – COVERAGES**; and
   b. The applicable limit of insurance of any "other insurance" that applies.

   The limits of insurance in any policy of "underlying insurance" will apply even if:
   a. The "underlying insurer" claims the insured failed to comply with any term or condition of the policy; or
   b. The "underlying insurer" becomes bankrupt or insolvent.
2. "Auto hazard" means all "bodily injury" and "property damage" to which liability insurance afforded under an auto policy of "underlying insurance" would apply but for the exhaustion of its applicable limits of insurance.
3. "Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software (including systems and applications software), hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.
4. "Event" means an "occurrence", offense, accident, act, error, omission, wrongful act or loss.
5. "Extended reporting period" means any period of time, starting with the end of the policy period of your claims-made insurance, during which claims or "suits" may be first made, brought or reported for that insurance.
6. "Medical expenses" means expenses to which any Medical Payments section of any policy of Commercial General Liability "underlying insurance" applies.
7. "Other insurance" means insurance, or the funding of losses, that is provided by, through or on behalf of:
   a. Another insurance company;
   b. Us or any of our affiliated insurance companies;
   c. Any risk retention group;

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ADDITIONAL INSURED ENDORSEMENT – ONGOING WORK OR OPERATIONS

Named Insured			Endorsement Number
Murphy Construction Services, LLC			
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
CPW	**G7097454A 002**	**5/1/2023** To **5/1/2024**	**5/1/2023**
Issued By (Name of Insurance Company)			
Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE:

Name of Person(s) or Organization(s):
As required by written contract, prior to a loss to which this insurance applies

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. SECTION II - WHO IS AN INSURED is amended to include as an additional insured the persons or organizations shown in the Schedule, but only with respect to liability for injury or damage, to which this insurance applies, caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insureds.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

Exclusions

This insurance does not apply to injury or damage occurring after:

a. All work or operations, including materials, parts or equipment furnished in connection with such work or operations, on the project (other than service, maintenance or repairs) to be performed by you or on your behalf at the site of the covered operations has been completed; or

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b. That portion of **your work** out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for the additional insured as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions of this policy remain unchanged.

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ADDITIONAL INSURED ENDORSEMENT – PRODUCTS-COMPLETED OPERATIONS HAZARD

Named Insured **Murphy Construction Services, LLC**			Endorsement Number
Policy Symbol **CPW**	Policy Number **G7097454A 002**	Policy Period **5/1/2023** To **5/1/2024**	Effective Date of Endorsement **5/1/2023**
Issued By (Name of Insurance Company) **Westchester Surplus Lines Insurance Company**			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:
As required by written contract, prior to a loss to which this insurance applies

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for injury or damage, to which this insurance applies, caused by or resulting from **your work** performed for that additional insured and included in the **products-completed operations hazard,** and only to the extent that such injury or damage is caused, in whole or in part, by your negligence or the negligence of those acting on your behalf.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III - LIMITS OF INSURANCE:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions of this policy remain unchanged.

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PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

Named Insured			Endorsement Number
Murphy Construction Services, LLC			
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
CPW	**G7097454A 002**	**5/1/2023** To **5/1/2024**	**5/1/2023**
Issued By (Name of Insurance Company)			
Westchester Surplus Lines Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

CONTRACTOR'S POLLUTION LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary and Noncontributory Insurance

This policy is primary to, and will not seek contribution from, any other insurance available to an additional insured under this policy, provided that:

a. The additional insured is a named insured under such other insurance; and

b. The **named insured** has agreed in a written contract or agreement that this insurance would:

(1) act as primary insurance; and

(2) would not seek contribution from any other insurance available to the additional insured.

All other terms and conditions of this policy remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc. with its permission

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

Named Insured **Murphy Construction Services, LLC**			Endorsement Number
Policy Symbol **CPW**	Policy Number **G7097454A 002**	Policy Period **5/1/2023** To **5/1/2024**	Effective Date of Endorsement **5/1/2023**
Issued By (Name of Insurance Company) **Westchester Surplus Lines Insurance Company**			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
CONTRACTORS POLLUTION LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:
As required by written contract, prior to a loss to which this insurance applies

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The **TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition** is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or **your work** done under a contract with that person or organization and included in the **products-completed operations hazard.** This waiver applies only to the person or organization shown in the Schedule above.

All other terms and conditions remain the same.

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 10.A.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Ellen Baer, Village Manager, Matthew Supert, Director of Municipal Services
RE: [Previously discussed] Custodial Contract Renewal - Vega Building Maintenance, Inc. (Omnibus Item)

Recommendation

The Properties and Recreation Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Custodial Contract Renewal - Vega Building Maintenance, Inc.

Summary

Attached for the Board's review and consideration is a renewal letter from Vega Building Maintenance, Inc. for the Village's custodial services in an amount not to exceed $41,907.00. This will be the second renewal for the contract which was awarded by the Village Board in February 2023.

Financial Impact

The contract was awarded for an amount not to exceed of $41,907.00.

Recommended Motion

I move to approve of the second renewal for the Village's Custodial Services contract for a one-year period with Vega Building Maintenance, Inc.

Strategic Plan Alignment

N/A

File Attachments

1. Vega Maintenance Janitorial Services Executed Renewal Letter
2. Vega Building Maintenance Bid

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

November 13, 2024

Vega Building Maintenance Inc.
G. Lupe Vega
1413 Sherman Rd Suite 90
Romeoville, IL 60446

Ref: Contract Renewal- Janitorial Services-Village of Western Springs

Dear Mr. Vega,

This letter is to confirm that the Village of Western Springs will renew the **Janitorial Services** for **2025.**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew Supert
Director of Municipal Services

Name (printed) Guadalupe Vega Jr

Signature _____

Title VP of Operations

Date November 13th 2024

THE VILLAGE OF WESTERN SPRINGS

CONTRACT REQUIREMENTS FOR

2023 JANITORIAL SERVICES

FEBRUARY 2, 2023
10:00 A.M. (PREVAILING TIME)



2023 Janitorial Services Contract
Addendum 1 – January 24, 2023

Due February 2nd, 2023, 10:00 AM

1. We request to know if these red line changes to the Indemnity/Hold Harmless provision are acceptable to the Village of Western Springs.
   The bid specification provisions are not going to be changed and the bidder needs to agree to the Indemnity/Hold Harmless Provision, as drafted.

2. What are the Village of Western Springs payment terms for the monthly janitorial services contract?
   The Village's payment terms are net 30 and a monthly invoice would be preferred. The bills are paid as they come in.

3. We would like to know if we could utilize this sales tax number for supplies, chemicals, and hand soap purchases that are specifically for contracted janitorial service to the Village of Western Springs facilities? Any purchases of supplies, chemicals, hand soap, etc. would be purchased with a specific purchase order and invoice only for use at the Village of Western Springs facilities.
   The awarded company will not use the Village's tax-exempt status. There would be extra work on the Village's end to verify that the exemption status is being used appropriately.

Table of Contents

Table of Contents 1
I. Legal Notice 3
II. Instructions to Bidders 4
III. Proposal 6
IV. Bid Schedule 8
Schedule of Bid Prices 9
BASE BID 9
V. Pre-Qualification Process 12
VI. Contract Provisions 14
Locations to be cleaned 14
Term 14
Days of Services 14
Supervision and Training 15
Nametags 15
Safety 15
Security 15
Walkthrough Inspections 16
Additional Services / Emergency Conditions 16
Carpet Cleaning and Floor Waxing 16
Miscellaneous Services 17
Prohibited Actions 17
Regulations 17
Sub-Standard Work 17
Supplies 17
VII. General Specifications 18
Acceptability of Work 18
Assignment 18
Bidder Investigations 18
Change in Scope of Work 18
Collusion among Bidders 19
Compliance with Freedom Of Information Act Requests 19
Compliance with Laws; Employment Discrimination 20
Contractor Personnel 20
Debarment 20
Default Clause 21
Delay 22
Exceptions 22
Expenses Incurred in Preparing Bid 22
Failure to Deliver 22
Guaranty 22
Indemnity/Hold Harmless Provision 22
Insurance Requirements 23
Law and Venue 26
Non-appropriation 26
Oral Statements 26
Permits, Licenses 26

Protection and Restoration of Property 27
References 27
Renewal of Contract 27
Right to Audit 28
Smoking Policies 28
Taxes 28
Termination 28
Unnecessarily Elaborate and Unresponsive Submittals 28
Waivers of Lien 29
Contractor's Drug-Free Workplace Certification 30
Contractor's Certification Regarding Non-Payment of Compensation 32
EXCEPTIONS TO THIS BID (THIS PAGE MUST ACCOMPANY BID) 33
Agreement 34

I. Legal Notice

The Village of Western Springs, Cook County, Illinois, does hereby invite sealed bids for the following: **2023 Janitorial Services Contract**.

Bids will be received until **10:00 A.M.** Prevailing Local Time on the **2nd day of February, 2023** by mail or delivered by hand to the drop box located outside the front entrance of Village Hall, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois, 60558-0528 immediately after which time and at such place all bids will be publicly opened.

Those desiring to bid may obtain copies of the contract, specifications, and other bidding documents online at wsprings.com/bids. A mandatory pre-bid walkthrough will be held on **January 18, 2023 at 10:00 AM** to answer any questions. Questions may also be submitted directly to asegreti@wsprings.com by end of business day of January 20, 2023. Answers to submitted questions will be sent to all plan holders by the end of business day of January 24th.

As evidence of good faith, each bid shall be accompanied by a bid bond, bank draft or certified check and made payable to the Village of Western Springs, Illinois, in the amount of five hundred dollars ($500), which shall be submitted to secure the Village against loss occasioned by failure of the bidder to abide by and comply with the terms of his bid.

The successful bidder shall be required to furnish payment and performance bonds in the full amount of the bid or proposal, at the time a contract is awarded, to the Village of Western Springs by a surety company authorized to do business in the State of Illinois and approved by the Village. Failure to produce acceptable bonds will constitute default and the bid bond will be forfeited. No bid shall be withdrawn after the opening of bids without the consent of the Village for a period of sixty (60) days after the scheduled time of closing bids.

Bidders will be required to comply with all laws including those related to employment of labor and the payment of local prevailing wage rates. Each bidder shall satisfy the Village as to his ability, financial and otherwise, to perform the work specified.

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

VILLAGE OF WESTERN SPRINGS
By Ed Tymick, Village Clerk

Published in the Sun Times Newspaper on January 5, 2023
cc: Ellen Baer, Village Manager
Elaine Haeske, Deputy Village Clerk

Cover Letter

Vega Building Maintenance

1413 Sherman Rd. Suite 90

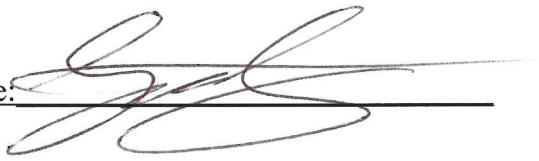
Romeoville, IL

708-469-8586 – G. Vega Jr.

Fax: N/A

Glupevegajr@vegabm.com

Authorized Binding Official: Guadalupe Vega Jr.

Signature: 

Please Refer to Qualifications and Experience Regarding Our Firms Introduction

Company Profile

Company Name/ Address: Vega Building Maintenance

1413 Sherman Rd. suite 90 Romeoville IL, 60446

Website Address: www.Vegabm.com

Fax/Phone: PH: 708-469-8586 Fax: N/A

Primary Contact: Guadalupe Vega Jr./ Glupevegajr@Vegabm.com/ PH: 708-469-8586

Total Numbers of Employees: 45 Full time employees

Length of Business: Registered under new name in 2017 (5 years); we have been in the industry for over 15 years prior to new name.

Reference checks: We actively and tentatively check any and all references to ensure our candidates are in the best interest of the company.

Background Checks: We do not hire any individual with any history of violent or sexual crimes. We take safety very seriously and will not hire anyone we deem as dangerous or a liability to us and or our customers.

Performance Policy: We will first talk and work with our employees to make sure all proper training was given. If we feel necessary, we will retrain the individual and try again. If he/she is still not performing to expectations, we will have no choice but to terminate said employee.

Relevant Contracts and Square Footage

Taste of Chicago- 700,000 Sq Ft

Village of Niles- 600,000 Sq Ft

City of Elmhurst- 400,000 Sq Ft

Crane Composites- 300,000 Sq Ft

Graham Enterprise- 250,000 Sq Ft

City of Lockport- 35,000 Sq Ft

Total: 2,285,000 Sq Ft

*This is only some of the customers we provide services to. More can be given upon request. References sheet may display some contracts that are not listed as we only listed relevant contracts and Sq Ft.

Qualifications and Experience

Vega Building Maintenance is a S corp. business that has been providing top quality cleaning solutions since 2017. Although we have operated under different entities in the past; our traditions, values, and expectations has not changed, only advanced. We have molded our customer service to one of the best in the industry and our current customers can attest to those claims. We are currently headquartered in Romeoville, IL and provide services to the Chicagoland area and its surrounding suburbs. VBM has no lasting or ongoing litigations/bankruptcies with any entity or anyone. We do so by ensuring all expectations and rules are followed extensively and any individual found in contempt will be dealt with accordingly and proportionately. With our full 4-person leadership base we are able to manage and upkeep some of the most challenging of tasks and maintain the filthiest of facilities. Of course, we must thank our 50 current employees for allowing us to sculpt them into some of the most efficient and proficient cleaners in the area and we are always bringing more talent in to further advance our excellent company.

Commitment to Quality

Vega Building Maintenance has always put quality first, which is why we are rated an 'A+' with the Better Business Bureau and have had opportunities such as the Taste of Chicago and the Air and Water Show of Chicago. We do so by ensuring we always have the necessary staff to fulfill the job at hand and run a punctual schedule. All tasks are always thoroughly explained to our staff so that there is no confusion with what is expected, and the Village of Western Springs will be no different. Our lead supervisor has a tremendous amount of experience with an excellent resume. We believe that he will be able to manage the staff efficiently and proactively with little to no issue. Our lead is also very open-minded to applicable inputs from leaders and staff alike. He believes that cooperation is the only way to properly manage and progress. Moreover, he does not like to deal with unnecessary conflicts and is able to diffuse tense situations with extreme diligence. We here at VBM do our part to avoid these kinds of issues before they arise, and we do so as early as the onboarding process. Our recruiting procedures are very intricate; we screen every employee that we hire to make sure they are not involved or have been involved in any criminal activity that could negatively impact us or our customers. Once our new employees get integrated, intensive training begins. During this time all employees will be trained in all applicable skills to fulfill the tasks at hand. We continue to offer training as needed and offer incentives (i.e., extra vacation days, bonuses, promotions) to retain staff and keep them healthy and exultant.

Quality Control

We have methods and protocols in place to ensure that all necessary information is being communicated. This is the foundation of our quality control plan. With the necessary information being communicated via the staff, the tasks at hand will have many different eyes on sight which allows the cleaners to clean up any necessary debris/filth quickly and efficiently. The lead who oversees all the employees at the Village of Western Springs will be in charge of checking each section/quadrant to ensure that all tasks have been completed for the day. Anyone found to be lagging in performance will be spoken to and methods will be adjusted accordingly. Once a week the lead will sit down with leadership and discuss any short fallings or concerns with staff or performance. Any necessary actions will then be taken to ensure consistency and quality. We will also touch base with the Village of Western Springs at least once a month (or as many times as requested by the village) to make sure all cleaning tasks are being completed to the standards the Village requires.

Industry Practices

Below please find a list of Vega Building Maintenance's industry practices/certifications.

- Certified in Training Excellence from IPC Eagle
- Member of the International Facility Management Association
- Former Member of Will County Health Board
- Member of The Better Business Bureau (Rated A+)

VBM prides itself in keeping up with modern methods and techniques in the Jan-San industry. We have been to trade shows and seminars every year to ensure we are up to date with what's going on in our industry. We prefer to use green products when we can as we feel that this adheres to modern practices. However, we can switch to different chemicals upon request from our customers as long as it is within reason and law.

Safety:

Safety is one of our top priorities. Each employee is extensively trained in their prospective chemicals and methods. Before they even begin a job, a conference is held with leadership to go over any safety concerns or rules to follow. Everyone is given strict orders to follow safety training and anyone who is found to be negligent will be terminated.

Statement of Competency

To Whom it May Concern,

We here at Vega Building Maintenance have an intensive background working for municipalities, private sectors, schools, and events. The Village of Western Springs can rest assured knowing that Vega Building Maintenance has a great performance record as well as experience to solidify a strong and efficient service. We have handled projects as major as the Taste of Chicago and as important as assisting in government-based contracts. We do this by maintaining strong business relationships and utilizing the most modern of techniques. Communication is the core of these techniques as we feel that true growth can only happen with cooperation and understanding. We welcome the Village of Western Springs to join the many others who have noticed what a true cleaning service can provide and hope that we are given the opportunity to prove our claims.

Sincerely,

Guadalupe Vega Jr.

VP of Operations

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Assurity Insurance Agency, Inc.
1112 E. 9th Street
Lockport IL 60441

CONTACT NAME: Brian Jenner
PHONE (A/C, No, Ext): (815) 838-7900 **FAX (A/C, No):** (815) 838-7902
E-MAIL ADDRESS: tim@assurityagency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: ERIE INS CO	26263
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Vega Building Maintenance & Supplies Inc
1413 SHERMAN RD STE 90
ROMEOVILLE IL 60446-4094

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			Q61-0174279	04/01/2022	04/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			Q61-0174279	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			Q28-0174129	04/01/2022	04/01/2023	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		Q88-0106185	04/01/2022	04/01/2023	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Guadalupe Vega Sr and Guadalupe Jr are excluded officers on the workers compensation policy.

CERTIFICATE HOLDER

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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II. Instructions to Bidders

VILLAGE OF WESTERN SPRINGS
DATE: January 5, 2023

Proposals to be entitled to consideration must be made in accordance with the following instructions:

Proposals shall be submitted in an opaque, sealed envelope plainly marked with the words:

Janitorial Services Contract
VILLAGE OF WESTERN SPRINGS

and shall be delivered by hand to a drop box or mailed in time for delivery to the Office of Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois by **10:00 A.M.** Prevailing Local Time on the **SECOND** day of **FEBRUARY 2023**, after which time and at such place all bids will be publicly opened and read aloud.

Proposals received after the time for opening will not be considered.

Proposals must be signed by an authorized official of the contractor's organization, and the name of the official and his title typed below the signature. If the bidder is a corporation, the corporate seal must be affixed.

Bid security in the form of a bid bond, bank draft or certified check made payable to the Village of Western Springs, in the amount of FIVE HUNDRED DOLLARS ($500), shall be submitted with each bid. The proceeds of any bid security shall become the property of the Village if, for any reason, a bidder, within FORTY-FIVE (45) days after the opening of bids withdraws his bid without the consent of the Village, or if on notice of award refuses or is unable to execute the approved contract and obtain the required performance and payment bonds. Bid deposits may be held for a period not exceeding FOURTY FIVE (45) days. (NOTE: For those projects which will not require the performance bonds, consideration should be given to holding the bid security until delivery is made.)

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

The successful bidder will be required to furnish and pay for satisfactory Performance and Labor and Material Payment Bonds in the amount of one hundred percent (100%) of the contact sum. Execution of the Contract by the Village is contingent upon receipt of acceptable Performance and Payment Bonds and Insurance Certificates.

The Village reserves the right to require of any bidder, such information necessary to satisfy the Village of the bidder's qualifications and to withhold formal signing of the contract until such information is received.

The successful bidder will be required to execute a contract in the form prescribed by the Village and must certify that the bidder is eligible to enter into public contracts under the Illinois Criminal Code, has a written sexual harassment policy and complies with Illinois Department of Revenue policies regarding taxes by executing the Certification attached hereto as **"Exhibit A"** and made a part hereof.

Bidders will be required to comply with all applicable laws including those relating to the employment of labor and the Illinois Prevailing Wage Act and payment of the applicable prevailing wage.

This contract will be awarded without discrimination in compliance with all applicable local state and federal laws.

Responsibility of the bidders will be determined by factors in addition to financial responsibility, such as past records of its or other entities' transactions with the Village of Western Springs, experience, ability to work cooperatively with the Village and its Administration, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations, such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources.

III. Proposal

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: **Janitorial Services Contract**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions and which cover the work described in said document and the "Agreement."

2. In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein; and that the proposal is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this proposal is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of maintenance, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that he and his surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to be available to begin work by **March 8th, 2023**, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit and according to the maintenance schedule is an essential part of the Agreement.

7. This proposal is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this proposal is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be

considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this proposal, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work, and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service, and understands that in making this proposal waives all right to plead any misunderstanding regarding the same.

1/23/2023
Date

Vega Building Maintenance
Proposed Contractor (Bidder)

Witness
Guadalupe Vega Jr.

Liberty Mutual SURETY

The Ohio Casualty Insurance Company

BID OR PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, That we, VEGA BUILDING MAINTENANCE & SUPPLIES, INC.

of 1413 SHERMAN ROAD, SUITE 90, ROMEOVILLE, IL 60446

(hereinafter called the Principal) as Principal, and The Ohio Casualty Insurance Company, with its principal office in the City of Keene, New Hampshire (hereinafter called the Surety), as Surety, are held and firmly bound unto VILLAGE OF WESTERN SPRINGS

of 740 HILLGROVE AVENUE, WESTERN SPRINGS, IL 60558

(hereinafter called the Obligee) in the penal sum of FOUR THOUSAND AND TWO HUNDRED

Dollars $4,200.00 lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has submitted the accompanying bid dated JANUARY 31, 2023 for JANITORIAL SERVICES

NOW, THEREFORE, if the Obligee shall make any award according to the terms of said bid and the Principal shall enter into a contract with said Obligee in accordance with the terms of said bid and give bond for the faithful performance thereof within the time specified; or if no time is specified within thirty days after the date of said award; or if the Principal shall, in the case of failure so to do, indemnify the Obligee against any loss the Obligee may suffer directly arising by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void: otherwise to remain in full force and virtue.

Signed, sealed and dated: JANUARY 31, 2023

VEGA BUILDING MAINTENANCE & SUPPLIES, INC.
(Principal)

By: _____
Gustavo Vega Jr. VP of Operations

The Ohio Casualty Insurance Company

By: _____
TIM HARTFORD (Attorney-in-Fact)

S-137-Rev.

POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Bond Number: 32S617047

Principal: VEGA BUILDING MAINTENANCE & SUPPLIES, INC.

Agency Name: ASSURITY INSURANCE AGENCY INC.

Obligee: VILLAGE OF WESTERN SPRINGS **Agent Code:** 987366

Know All Men by These Presents: That The Ohio Casualty Insurance Company, pursuant to the authority granted by Article IV, Section 12 of the Code of Regulations and By-Laws of The Ohio Casualty Insurance Company, do hereby nominate, constitute and appoint: of , its true and lawful agent(s) and attorney(ies)-in-fact, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all BONDS, UNDERTAKINGS, and RECOGNIZANCES, excluding, however, any bond(s) or undertaking(s) guaranteeing the payment of notes and interest thereon.

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of said Company at their administrative offices in Keene, New Hampshire, in their own proper persons. The authority granted hereunder supersedes any previous authority heretofore granted the above named attorney(ies)-in-fact.

In WITNESS WHEREOF, the undersigned officer of the said The Ohio Casualty Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of said Company this 18th day of November, 2013.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 18th day of November, 2013 before the subscriber, a Notary Public of the State of Pennsylvania, in and for the County of Montgomery, duly commissioned and qualified, came David M. Carey, Assistant Secretary of The Ohio Casualty Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposes and says that he is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at the City of Plymouth Meeting, State of Pennsylvania, the day and year first above written.

This power of attorney is granted under and by authority of Article IV, Section 12 of the By-Laws of The Ohio Casualty Insurance Company, extracts from which read:

ARTICLE IV - Officers: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bond, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary.

Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of The Ohio Casualty Insurance Company effective on the 15th day of February, 2011:

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

CERTIFICATE
I , the undersigned Assistant Secretary of , do hereby certify that the foregoing power of attorney, the referenced By-Laws of the Company and the above resolution of their Board of Directors are true and correct copies and are in full force and effect on this date.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Company this 31ST day of JANUARY , 2023 .

IV. Bid Schedule

January 18, 2023	Mandatory Pre-bid Walkthrough, **at 10:00 A.M.**
February 2, 2023	All proposals are due to the Village of Western Springs by **10:00 A.M.** and proposals will be opened and announced.
February 27, 2023	Village Board Meeting Approval and Award of Contract
March 8, 2023	Begin Contract

Contact Information

All questions concerning this RFP shall be directed to Amanda Segreti at asegreti@wsprings.com. Proposals must be submitted in a sealed envelope clearly marked with the title, and opening date on the outside of the envelope, (Contracted Janitorial Services) and Bidder's name as follows: Village of Western Springs, Village Hall, Western Springs, IL 60558.

Schedule of Bid Prices

THE UNDERSIGNED SUBMITS HEREWITH THIS SCHEDULE OF PRICES COVERING THE WORK TO BE PERFORMED UNDER THIS CONTRACT

Bidder, in submitting this proposal, hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto. This proposal shall remain in force and effect for a twelve (12) month period from start date.

BASE BID

Facility	Address	Cost Including Supplies
Village Hall/Police	740 Hillgrove Avenue	$ 1,710 monthly
Fire Station #1/Community Dev.	4353 Wolf Road	$ 540 monthly
Fire Station #2	5501 Grand Avenue	$ 270 monthly
Train Depot	914 Burlington Avenue	$ 450 monthly
Water Plant	614 Hillgrove Avenue	$ 180 monthly
Public Works Garage	1440 Hillgrove Avenue	$ 270 monthly

Options

Carpet Cleaning /Floor Waxing request	Per 1,000 sq/ft	Carpet $350 $ Floor $470 per
Additional Cleaning	As needed (per person)	$ 22.00 per hour
Window Cleaning window	Per window	$ _____ per
COVID-19 Disinfecting	As needed (per person)	$ 25.00 per hour

Rates for services listed for 2023 contract period will remain in effect for contract renewals if both parties agree upon a contract renewal.

Name of Bidder: Vega Building Maintenance

Address: 1413 Sherman Rd. Suite 90 Bonesville, IL 60416

Telephone No. 708-469-8566 Fax No. N/A

Signature: _____

Name and Title: (Please Print) Guadalupe Vega Jr. VP of Operations

Date: 1/23/2023

*Please refer to references Sheet *

References

Name of Organization: _____

Year of Contract: _____

Contact Name: _____

Telephone No: _____

Email Address: _____

Name of Organization: _____

Year of Contract: _____

Contact Name: _____

Telephone No: _____

Email Address: _____

Name of Organization: _____

Year of Contract: _____

Contact Name: _____

Telephone No: _____

Email Address: _____

Name of Organization: _____

VBM References

1) ***Graham Enterprises***
750 Bunker Ct. Suite 100
Vernon Hills, IL 60061
Started: 2014
Lisa
(224-730-4375)

2) ***We're Cleaning Inc.***
2416 S. Michigan Ave. Suite 201
Chicago, IL 60616
Started: 2007
Lance
(312-326-4200)
Wcicleaning@sbcglobal.net

3) ***Buijck Property Management***
2506 Inverness St.
Valparaiso, IN 46383
Started: 2020
Gerard
(219-386-6986)

4) ***Crane Composites***
23525 W. Eames St. Channahon, IL 60410
Started: 2018
Julia Herrera
(815-467-8600)

5) ***Glenbard Wastewater Authority***
945 Bemis Rd. Glen Ellyn, IL 60137
Started: 2020
Gayle
(630-790-1901)

6) ***City of Lockport***
222 E. 9th St. Lockport, IL
Started: 2020
Annie
(815-838-0549)

7) ***City of Elmhurst***
209 N. York St. Elmhurst, IL 60126
Started: 2020
Andy
(630-330-5311)

8) ***Village of Niles***
1000 Civic Center Dr. Niles, IL 60714
Started 2022
John S.
847-588-7900

Vega Building Maintenance
1413 Sherman Rd. Suite 90
Romeoville IL, 60446
Glupevegajr@vegabm.com

Year of Contract: _____

Contact Name: _____

Telephone No: _____

Email Address: _____

Name of Organization: _____

Year of Contract: _____

Contact Name: _____

Telephone No: _____

Email Address: _____

V. Pre-Qualification Process

REQUIRED DOCUMENTATION

• OVERVIEW OF THE COMPANY

• THREE YEARS CLEANING GOVERNMENT OR COMMERCIAL ACCOUNTS

• FIVE (5) GOVERNMENT OR COMMERCIAL REFERENCES

• QUALITY CONTROL/QUALITY ASSURANCE PLAN

• INSURANCE DOCUMENTATION

PRE-QUALIFICATION INFORMATION

The Village of Western Springs is presently soliciting annual rate proposals (payments will be made on a monthly basis) from established and reputable contract custodial or janitorial companies to provide high-quality cleaning custodial services for:

- Village Hall Offices, 740 Hillgrove Ave.
- Police Department Offices, 740 Hillgrove Ave.
- Municipal Services Offices, 740 Hillgrove Ave.
- Water Plant, 614 Hillgrove Ave.
- Community Development Offices, 4353 Wolf Rd.
- Fire Station #2, 5501 Grand Ave.
- Public Works Garage, 1440 Hillgrove Ave.

This will be a Performance Based Contract. This is a one-year contract with four, one-year extension options. The extension option is for a one-year period and is effective if approved by the Village Board.

BASIS OF AWARD

The evaluation process for the award of this contract is a **two-step** process consisting of a Request for Qualifications, narrowing the field down to appropriate candidates, and then a Request for Proposals outlining the costs and terms of service.

Step 1. Request for Qualifications: Contractors will be required to meet the following requirements:

a. Five years cleaning experience with three years of cleaning government or commercial accounts.
b. At least 100,000 square feet under contract and two locations with a minimum of 50,000 square feet.
c. Five current government or commercial customer references.
d. All permits, licenses, and insurance as required by the State of Illinois

The following submittal format should be followed

Overview of the Company -- This section should contain information on the company and its business, i.e., years in business, owner, and number of employees. Please provide any information that will justify why your company should be awarded the Village of Western's business.

Years Cleaning Government/Commercial Accounts -- This section should include information about the government and/or commercial cleaning experience your staff has and the training that is provided. In this section please include information about your staff training, and experience in cleaning accounts similar to the Village of Western Springs if applicable.

Average Commercial Square Feet -- This section should contain a listing of current government/commercial accounts including the square feet.

Quality Control/Quality Assurance Plan -- This section should contain your approach to Quality Control and your company's Quality Assurance Plan.

References – Please provide at least five references, with at least two of those references being government or municipal organizations.

Insurance Information – Please provide information regarding your company's insurance, including workman's compensation, liability insurance and automobile insurance.

All submittals must be thorough, complete and accurate. Only those proposers found qualified in Step 1 will be considered for pricing.

VI. Contract Provisions

Locations to be cleaned

These specifications cover the cleaning of the Village Hall, Police Department, Public Works Department building, Community Development and Fire Rescue building, and downtown train depot. Checklists are located in the back of this document. The approximate square footage (it shall be the Contractor's responsibility to verify) of the areas to be cleaned as follows

Facility	Approximate Square Footage
Fire & Community Dev.	16,883
Village Hall & Police Offices	31,025
Train Depot	670
Water Division	2,847
Fire Station #2	3,458
Public Works Garage	3,576

These specifications are not to be construed as exclusive. It is intended that the services provided by the Contractor include all functions normally considered a part of workmanlike, satisfactory custodial work, whether or not specifically listed herein. The Village of Western Spring's satisfaction with the cleaning services performed shall be of the utmost importance. The Contractor's employees shall always be presentable, courteous and receptive to the direction of the Village's representatives.

Term

The term of this contract shall be a one calendar year period commencing on the date of first service and ending 365 days after that first service date, unless the contract is terminated pursuant to the terms herein.

Days of Services

Services shall be performed on the days and times as described below for each facility

Facility	Days	Times
Police Department	Sun – Sat	Between 6:00 pm – 6:00 am
Fire Station #1 & Community Development	Tues–Sun	Between 8:00 pm – 6:00 am
Village Hall	Mon – Fri	Between 6:00 pm – 6:00 am*
Train Depot	Mon – Fri	Between 8:00 pm – 12:00 am
Water Division (2 times Weekly)	Tues, Thurs	Between 6:00 pm – 10:00 pm
Fire Station #2	Mon, Wed, Fri	Between 6:00 pm – 6:00 am
Public Works Garage	Mon, Wed, Fri	Between 6:00 pm – 6:00 am

*Village board meetings occur twice monthly at 7:00 pm on Mondays in the Village Board Room, located on the first floor of the Village Hall. Service should be adjusted during this time

as to not disturb board meetings on these evenings. Other meetings may occur on various dates. The Village will provide the contractor in advance a schedule of upcoming meetings.

A schedule must be presented to the Director of Municipal Services, or their des and approved before the contract begins. The schedule should outline the time that each facility will be cleaned. The schedule should remain constant throughout the life of the contract unless both the contractor and Village agree to a new official schedule.

Service will not be required on the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday after Thanksgiving, Christmas Eve and Christmas Day.

Weekly Checklist Inspection

Completion checklists will be posted in each building and are required to be filled out daily after cleaning is completed. The Village designee will evaluate the checklist and determine if the work was properly completed. Checklist locations will be discussed at the mandatory walkthrough.

Supervision and Training

The Contractor shall properly schedule and train all of its personnel. It is required that the supervisor visit the facilities on an "as needed" basis to be sure that work has been completed in a satisfactory manner. The Village reserves the right to have the contractor assign a new contact, supervisor, and/or staff, for the Village's account if the current representative(s) are deemed unacceptable by the Village Manager or their designee.

Nametags

Name tags are required for all employees. A picture ID with company logo must be on personnel at all times while cleaning at Village facilities. If requested, the Village will supply nametags for Contractor's employees at Contractor's cost.

Safety

The Contractor shall insure that all its employees or agents shall abide by all safety rules or regulations set by the Village of Western Springs, as they pertain to the cleaning service operations, as well as, by general regulations and standards of the industry and in accordance with all applicable federal, state, county and Village laws and rules.

Security

The backgrounds of all cleaning service employees shall be carefully interviewed, screened, and reference checked by the Contractor before those employees are sent to any Village facility to commence providing services. Records of the same shall be provided to the Village for any employee working within a Village facility. Any unusual occurrences will be reported immediately to the proper authority.

Office Workspace Cleaning

The Contractor shall be responsible for cleaning and disinfecting all surfaces including, but not limited to keyboards, desktops, chairs, arm chairs, etc. on Fridays, once per week, if surfaces and locations are clear of any personal items or work materials that may obstruct the work surface. Employees of the Village shall clean off any work materials on the above references locations if they would like the work surface cleaned.

At no time should the Contractor touch or move any personal items located on the above referenced surfaces.

Kitchen Cleaning

All kitchens and kitchen surfaces, including sinks, faucets, microwave oven interiors/exteriors, coffee machines, appliance exteriors, tables and chairs shall be cleaned and disinfected on a daily basis.

Walkthrough Inspections

Quarterly walk through inspections with the cleaning supervisor will be scheduled with a Village's designee to observe and evaluate current service levels. Additional meetings will be at the Village's discretion. Punch list items must be completed no later than one week after notification from the Village.

Additional Services / Emergency Conditions

The Contractor shall be capable of temporarily providing additional services and/or increased frequency of service if necessary due to emergency conditions or special use of the building (i.e. special public meetings on a weekend) at the Village's request. Except for emergency conditions, the Village shall provide twenty-four (24) hour notice that increased services shall be required. Additional services outside of normal working hours and days of service, or requiring additional help during normal working hours, shall be paid at the hourly rate indicated in the contract.

Carpet Cleaning and Floor Waxing

Cleaning of carpet and title shall be done on an as requested basis based on a 1,000 square foot minimum cleaning. Carpet cleaning and floor waxing will be completed during the times listed under "Days of Service" and shall be done with minimum disruption. All furniture less than 100lbs that is easily moveable shall be moved and cleaned under. Large furniture such as file cabinets or desks requiring the dismantling of the item does not have to be moved for a carpet cleaning.

Miscellaneous Services

The Contractor shall be responsible for immediately reporting any severe irregularities that are discovered during the course of working in the Village facilities. These may include unlocked doors, broken windows, defective plumbing, as well as loose railings, etc.

Prohibited Actions

The Contractor shall maintain proper security at all facilities in which work is being conducted. This includes, but is not limited to, keeping doors locked (i.e. not propping them open) and no unauthorized individuals shall be admitted into any building at any time by the Contractor.

Recycling

The contractor shall be required to collect all materials in designated recycling containers (glass, paper, plastic, etc.) separately from standard refuse. Recycling materials shall all be placed in the designated recycling dumpsters at each facility. Recycling containers are designated a various locations at each facility.

Regulations

All work must comply with applicable provisions of state, federal and county regulations, as well as the Building Code and Municipal Code of the Village of Western Springs.

Sub-Standard Work

The Contractor recognizes that the Village, in its sole discretion, will determine whether the Contractor is performing in a timely and proper manner. By submitting a bill, the Contractor is certifying that all work was completed as directed and specified in the contract and/or by Village representatives. If it is determined by the Village that all work was not completed as stated by the Contractor, the Village shall meet with the Contractor to discuss recourse pertaining to the work. The recourse options shall include but are not limited to: 1) termination of the contract, 2) waiver of the Village's obligation to pay all of or a portion of the payment owed to the contractor.

Supplies

The Contractor shall supply all cleaning solutions, soaps, detergents, waxes, polishes, brooms, mops, rags, sponges, squeegees, buckets, mechanical polishers, buffers, vacuum cleaners, soap for washrooms and other items, tools or equipment needed to clean and sanitize the buildings. The following supplies will be provided by the Village: paper towels to refill dispensers, toilet paper, urinal screens, seat covers, and waste can liners. The Village is asking for an Alternate A bid for the option of having the contractor to provide all paper products (see Bid Schedule of Prices). The Village of Western Springs shall provide the Contractor with an appropriate secure area for the storage of cleaning supplies, implements and machinery; these implements, cleaning supplies and machinery will be kept in a sanitary and odor-free condition. All materials shall be stored in a manner/location as directed by the Village and such materials shall be moved by the Contractor if requested to do so by the Village. The contractor shall supply the Village with Material Safety Data Sheets (MSDS) for

all cleaning solutions, soaps, detergents waxes and polished being used as part of the cleaning contract.

VII. General Specifications

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bidder Investigations

Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract approved by the Village Board and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village Manager in writing of this belief. If the Village Manager believes that the particular work is within the scope of the contract as written, the Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty (30) days or more, a written determination must be approved by the Village

Board and signed by the Village President or his designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Collusion among Bidders

Each bidder, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the bidders. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a bidder has interest in more than one bid for the work being bid may result in rejection of all bids in which the bidder is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance with Freedom Of Information Act Requests

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the Contractor shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the Contractor agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Contractor also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The Contractor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, including the Illinois Prevailing Wage Act, and the Contractor further agrees to make all required withholdings and deposits therefore. Such requirements shall be included by the Contractor in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The Contractor agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the Contractor agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the Contractor hereunder. Any complaint of such discrimination received by the Contractor shall be immediately forwarded to the Village Manager.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village Manager shall, throughout the life of the contract, have the right of reasonable rejection and approval of employees or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects employees or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village in a timely manner and at no additional cost to the Village. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the bidder certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workers; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village.

Schedule of Deductions for Each Day of Default Original Contract Amount from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within seven (7) days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor

agrees to promptly and completely remove all equipment and materials from the job site with no damage to the improvements in place and to return all keys to Village buildings, and all employee security passes. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bidders taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bid

The Village accepts no responsibility for any expense incurred by the bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the bidder.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other legal remedies that the Village may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any kind, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising

in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and

B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and

C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."

D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.

B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.
E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverages

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as specifically listed additional insureds as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self- insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom the claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village Manager at the Village's principle office address.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Non-appropriation

All funds for payment by the Village under this contract are subject to the availability of an annual appropriation for this purpose by the Village. In the event of non-appropriation of funds by the Village for the services provided under the contract, the Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in his manner or method of execution or non-execution of the work or caused by defective work or the use of unsatisfactory materials, and such responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A minimum of five (5) shall be required. Please fill out reference sheet in the Schedule of Bid Prices section of this document.

Renewal of Contract

Upon written agreement of both parties at least **THIRTY (30)** days prior to anniversary date of the contract, this contract may be renewed by the Village of Western Springs for a period of **FOUR (4)** successive one-year period(s) under the same prices, terms, and conditions as in the original contract.

Responsibility for Work

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby;

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village, its designees, or other authorized bodies.

Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village. Failure to abide by these regulations is a violation of this contract; and in addition may subject the violator to civil penalties as prescribed in State law.

Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination

If the contract is terminated by a default of the Contractor the Village shall pay the Contractor any amount due for actual, completed and accepted work, and the Village shall not be obligated to pay the Contractor any more money.

Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the bidder's lack of responsiveness. Further, if the format of the bidder's

submittal is prescribed in the bid documents and the bidder fails to follow that format, this may be construed as an indication of the bidder's lack of responsiveness.

Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due, of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) Abide by the terms of the statement; and

(b) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) The dangers of drug abuse in the workplace;

(2) The grantee's or Contractor's policy of maintaining a drug-free workplace

(3) Any available drug counseling, rehabilitation, and employee assistance program; and

(4) The penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

Vega Building Maintenance
Contractor
Date: 1/23/2023 Attest

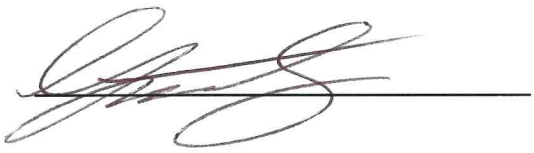
Contractor's Certification Regarding
Non-Payment of Compensation

Vega Building Maintenance hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

Vega Building Maintenance
Contractor

DATED: 1/23/2023

ATTEST:



EXCEPTIONS TO THIS BID (THIS PAGE MUST ACCOMPANY BID)

Agreement

This Agreement (the "Agreement") made this the ___day of **FEBRUARY** in the year **2023** by and between the Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois, 60558 (the "Village") and Vega Building Maintenance (the "Contractor"). The Village and the Contractor are at times referred herein, individually, as the "Party" and, collectively, as the "Parties".

The Village and Contractor agree as set forth below:

1. For the financial consideration hereinafter set forth, the Contractor agrees to furnish and provide all commercially necessary labor, materials, equipment and services and to do all other activities commercially required (the "Work") to complete the Janitorial Services as set forth in the contract requirements for janitorial services, a copy of which is attached here to as exhibit 1 dated January 4, 2023, and as agreed to in the Contractor's Proposal dated February 2, 2023.

2. The Contractor agrees to commence the Work on or before **March 8, 2023,** and will officially, diligently and expeditiously conduct the Work in a commercially reasonable manner so as to assure completion by **December 31, 2023**.

3. The Village shall pay the Contractor for the performance of the Work to complete the Janitorial Services Contract a total dollar amount not to exceed _____ in accordance with the Contractor's Proposal dated **February 2, 2023,** subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.

4. The Contractor represents and warrants that it will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.

5. This Agreement shall consist of, incorporate and include each of the following contract documents, whether attached hereto or incorporated by reference herein:

   A. Legal Notice (Advertisement for Bid) published on **January 5, 2023.**

   B. Instructions to Bidders dated **January 5, 2023.**

   C. Contractor's Proposal dated **February 2, 2023.**

   D. Contractor's bid bond submitted by Vega Bilding Maintenance in the amount of $_____ dated **February 2, 2023.** General Specifications and all additional provisions **February 2, 2023.**

E. General Specifications and all additional provisions **February 2, 2023.**

F. Contractor's Drug Free Workplace Certification dated **February 2, 2023.**

G. Contractor's Certification Regarding Non-Payment of Compensation dated **February 2, 2023.**

H. Contractor certifications including Certification of Eligibility to Enter into Public Contracts.

I. Required Performance and Payment Bonds provided by the Contractor.

J. Required Insurance Certificates provided by the Contractor.

All of the contract documents are a part of this Agreement as if attached hereto or repeated herein.

This agreement executed on the day and year first written above.

Contractor: Vega Building Maintenance

By: Guadalupe Vega Jr.
(Name and Title) VP of Operations

*Corporate Seal of corporation

Attest:

By: Fernando Antonino
(Name and Title) Secretary

Village of Western Springs

By: _____
Alice Gallagher, Village President

*Village Seal

By: _____
Elaine Haeske, Deputy Village Clerk

EXHIBIT B

CERTIFICATION OF ELIGIBILITY TO ENTER INTO PUBLIC CONTRACTS BY THE CONTRACTOR

I, Guadalupe Vega Jr., having being first

duly sworn, depose and state that I am the
VP of Operations

(insert "sole owner "partner", "president"," other" proper title)
and the authorized agent of Vega Building Maintenance, which has submitted a proposal to, and is entering into a contract with, the Village of Western Springs for the performance of work in relation to the Janitorial Project in the Village of Western Springs, and certifies on behalf of said company as follows:

1. The company is not barred from contracting with the Village as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

2. The company shall comply with all applicable provisions of the Illinois Human Rights Act and has a written sexual harassment policy in full compliance with that Act.

3. The company is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or,

1. is contesting such liability or the amount of tax in accordance with procedures established by the appropriate revenue act, or

2. has entered into an agreement with the Department of Revenue for payment of all taxes due and is in compliance with that agreement.

4. Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1.

1. In compliance with the Veterans Preference Act (330 ILCS 55/).
2. In compliance with equal employment opportunities and, during the performance of the Agreement, the Contractor shall:

(a) Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) If it hires additional employees in order to perform the Agreement or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will

hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

(d) Send to each labor organization or representative of workers, with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Act and Rules and Regulations, the Contractor will promptly so notify the Illinois Department of Human Rights and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

(e) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(f) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(g) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color or national origin because of habit, local custom or otherwise.

3. In compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.
4. In agreement that, in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the Contractor may be declared ineligible for future contracts with the VILLAGE, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
5. In compliance with the requirements of 30 ILCS 580/ (Drug Free Workplace Act).
6. The Contractor and its officers, employees and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations. The Contractor certifies that it is an "Equal Opportunity Employer" as defined by federal and State laws and regulations, and agrees to comply with the Illinois Department of Human Rights ("IDHR") Equal Opportunity Employment clause as required by the IDHR's Regulations (44 III. Adm. Code, Part 750, Appendix A). As required by Illinois law and IDHR Regulation, the Equal Opportunity Employment clause is incorporated by reference in its entirety as though fully set forth herein. The Contractor certifies that it agrees to comply with the Prohibition of Segregated Facilities clause, which is incorporated by reference in its entirety as though fully set forth herein. See, Illinois Human

Rights Act (775 ILCS 5/2-105). See also, Illinois Department of Human Rights Rules and Regulations, Title 44, Part 750. Administrative Code, Title 44: Government Contracts, Procurement and Property Management, Subtitle B: Supplemental Procurement Rules, Chapter X: Department of Human Rights, Part 750: Procedures Applicable to All Agencies, Section 750.160: Segregated Facilities (44 Ill. Adm. Code 750.160)

By: _____
Name: Guadalupe Vega Jr.
Title: Authorized Agent of Contractor

Subscribed and Sworn To
Before Me This 23 Day
Of January, 2023

Louise M Zielinski
Notary Public

Notary Public

LOUISE M ZIELINSKI
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 16, 2025

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 10.B.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] HVAC Maintenance Services - The YMI Group, Inc. (Omnibus Item)

Recommendation

The Properties and Recreation Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of HVAC Maintenance Services contract renewal with the YMI Group, Inc.

Summary

Attached for the Board's review and approval is a renewal letter from The YMI Group, Inc. for HVAC maintenance services in an amount not to exceed $17,995.00. This will be the first renewal for this contract, which was awarded by the Village Board on April 22, 2024.

Financial Impact

The contract with The YMI Group, Inc. $17,995.00.

Recommended Motion

I move to approve the first renewal of the HVAC maintenance services contract for a one-year period with The YMI Group, Inc.

Strategic Plan Alignment

N/A

File Attachments

1. 2025 YMI HVAC MAINTENANCE SERVICES RENEWAL EXECUTED 1-8-2025_
2. YMI HVAC Maintenance Bid

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

November 12, 2024

THE YMI GROUP, INC.
Mr. Albert Youna
2483 Greenleaf Avenue
Elk Grove Village, IL 60007

Ref: Contract Renewal-HVAC Maintenance Services

Dear Mr. Youna,

This letter is to confirm that the Village of Western Springs will renew the **HVAC Contract** for **2025.**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Director of Municipal Services

Name (printed) Steve Bradley

Signature _____

Title Service Manager

Date 11/13/2024

THE VILLAGE OF WESTERN SPRINGS

CONTRACT REQUIREMENTS FOR

2024 HVAC Preventative Maintenance Services

TUESDAY, APRIL 2, 2024

10:00 A.M. (Prevailing Time)

VILLAGE OF WESTERN SPRINGS

LEGAL NOTICE

The Village of Western Springs, Cook County, Illinois, does hereby invite sealed bids for the following project(s): **2024 HVAC Preventative Maintenance Services**.

Bids will be received until **10:00 A.M**. Prevailing Local Time on the **2ND DAY OF APRIL 2024** by mail or delivered by hand to the Office of the Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois, 60558-0528 immediately after which time and at such place all bids will be publicly opened and read aloud. Bids shall be submitted in an opaque, sealed envelope plainly marked with the title of the project.

Those desiring to bid may obtain copies of the contract, specifications and other bidding documents at the Western Springs Village Hall, 740 Hillgrove Avenue, Western Springs, Illinois. A pre-bid conference walk through will be held at the Village Hall on Thursday, March 21st at 3:30 PM. All interested parties are required to attend. The purpose of the pre-bid walk through is to allow potential firms an opportunity to present questions to staff and obtain clarification of the requirements of the bid documents. Minutes of the conference will not be published.

As evidence of good faith, each bid shall be accompanied by a bid bond, bank draft or certified check and made payable to the Village of Western Springs, Illinois, in the amount of five hundred dollars ($500), which shall be submitted to secure the Village against loss occasioned by failure of the bidder to abide by and comply with the terms of his bid.

The successful bidder shall be required to furnish payment and performance bonds in the full amount of the bid or bid, at the time a contract is awarded, to the Village of Western Springs by a surety company authorized to do business in the State of Illinois and approved by the Village. Failure to produce acceptable bonds will constitute default and the bid bond will be forfeited. No bid shall be withdrawn after the opening of bids without the consent of the Village for a period of sixty (60) days after the scheduled time of closing bids.

Bidders will be required to comply with all laws including those related to employment of labor and the payment of local prevailing wage rates.

Each bidder shall satisfy the Village as to his ability, financial and otherwise, to perform the work specified.

The Village Board reserves the right to reject any and all applicable bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

VILLAGE OF WESTERN SPRINGS
By Edward Tymick, Village Clerk

Published in the Times Newspaper on March 15, 2024
cc: Ellen Baer, Village Manager
Elaine Haeske, Deputy Village Clerk

INSTRUCTIONS TO BIDDERS
VILLAGE OF WESTERN SPRINGS
DATE: March 15, 2024

Bids to be entitled to consideration must be made in accordance with the following instructions:

Bids shall be submitted in an opaque, sealed envelope plainly marked with the words:

2024 HVAC Preventative Maintenance Services
VILLAGE OF WESTERN SPRINGS

and shall be delivered by hand or mailed in time for delivery to the Office of Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois by **10:00A.M.** Prevailing Local Time on the **SECOND day of APRIL 2024**, after which time and at such place all bids will be publicly opened and read aloud.

Bids received after the time for opening will not be considered.

Bids must be signed by an authorized official of the contractor's organization, and the name of the official and his title typed below the signature. If the bidder is a corporation, the corporate seal must be affixed.

Bid security in the form of a bid bond, bank draft or certified check made payable to the Village of Western Springs, in the amount of FIVE HUNDRED DOLLARS ($500), shall be submitted with each bid. The proceeds of any bid security shall become the property of the Village if, for any reason, a bidder, within THIRTY (30) days after the opening of bids withdraws his bid without the consent of the Village, or if on notice of award refuses or is unable to execute the approved contract and obtain the required performance and payment bonds. Bid deposits may be held for a period not exceeding THIRTY (30) days. (NOTE: For those projects which will not require the performance bonds, consideration should be given to holding the bid security until delivery is made.)

The Village reserves the right to reject any and all bids, to waive any informalities in bidding, to hold all bids for a period of THIRTY (30) days, and to make award on that bid which, in its opinion, is most advantageous to the Village.

The successful bidder will be required to furnish and pay for satisfactory Performance and Labor and Material Payment Bonds in the amount of one hundred percent (100%) of the contact sum. Execution of the Contract by the Village is contingent upon receipt of acceptable Performance and Payment Bonds and Insurance Certificates.

The Village reserves the right to require of any bidder, such information necessary to satisfy the Village of the bidder's qualifications and to withhold formal signing of the contract until such information is received.

The successful bidder will be required to execute a contract in the form prescribed by the Village and must certify that the bidder is eligible to enter into public contracts under the Illinois Criminal Code, has a written sexual harassment policy and complies with Illinois Department of Revenue policies regarding taxes by executing the Certification attached hereto as “Exhibit A” and made a part hereof.

Bidders will be required to comply with all applicable laws including those relating to the employment of labor and the payment of local prevailing wage rates.

This contract will be awarded without discrimination in compliance with all applicable local state and federal laws.

Responsibility of the bidders will be determined by factors in addition to financial responsibility, such as past records of its or other entities' transactions with the Village of Western Springs, experience, ability to work cooperatively with the Village and its Administration, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations, such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources.

Anticipated Bid Schedule:
The Village expects to adhere to the following time schedule, but may extend the time schedule for any reason, with or without advance public notice: Any changes to the schedule shall be posted on the Village's website and notice of such changes shall be sent by email to each consultant who submits a bid to the RFB:

Issue RFB:	**March 15, 2024**
Pre-Submittal Meeting:	**3:30 PM on March 21, 2024**
Bids Due Date:	**10:00 AM on April 2, 2024**
Village Board Selection of Qualified, Responsive Consultant	**April 8, 2024**
Begin Contract	**May 1, 2024**

The Village may issue one or more addenda to the RFB and may extend the above time schedule to allow the consultants to prepare and submit supplemental materials in response to the addenda.

PROPOSAL

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: **2024 HVAC Preventative Maintenance Services**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions, and which cover the work described in said document and the "Agreement."

2. In submitting this bid, the undersigned declares that the only persons or parties interested in the bid as principals are those named herein; and that the bid is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this bid is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of maintenance, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that he and his surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to be available to begin work by May 1, 2024 as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit and according to the maintenance schedule is an essential part of the Agreement.

7. This bid is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this bid is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this bid, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work, and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service, and understands that in making this bid waives all right to plead any misunderstanding regarding the same.

04/01/2024
Date

The YMI Group, Inc.
Proposed Contractor (Bidder) Albert D. Youna

Witness

SCHEDULE OF BID PRICES

LOCATION	QUANTITY	UNIT COST
VILLAGE HALL	1	$2,320.00
FIRE STATION	1	$1,160.00
GRAND COMMUNITY CENTER	1	$4,785.00
RECREATION CENTER	1	$1,320.00
WATER PLANT	1	$3,480.00
PUBLIC WORKS GARAGE	1	$1,740.00
HISTORIC WATER TOWER	1	$3,190.00
TOTAL FOR ALL LOCATIONS		**$17,995.00**

Exact inspection dates will be determined by the Village.

REPAIR LABOR RATES	
ITEM	**RATE**
HOURLY LABOR	$175.00
EMERGENCY LABOR RATE: After Hours	$219.00
OVERTIME LABOR RATE	$219.00
HOLIDAY LABOR RATE	$262.00
MINIMUM CHARGE (HOURS)	2 HRS
RESPONSE TIME	WITH IN ONE HOUR

These rates will not be included in the Schedule of Bid Prices

I. Contact Information

All questions concerning this RFB shall be directed to **Diana Puga** at (708) 246-1800 ext. 204 or dpuga@wsprings.com. Bids must be submitted in a sealed envelope clearly marked with the title, and opening date on the outside of the envelope, and the firm's name as follows:

Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

II. Scope of Services

The Village seeks a firm to:

- Provide labor necessary to keep equipment in proper operating condition
- Provide two inspection calls yearly on Air Conditioning Equipment
- Provide two inspection calls yearly on Heating Equipment

III. Inspections

Inspections include seasonal inspections (4) of entire systems, lubrication of all moving parts, operation temperature and pressure checks, checks and adjustment of motors and starters, valves, gas fired units, safety controls, compressors, start up and pump down of air conditioning once per season, start up and check of heating systems, replacement of provided air filters four (4) times per year, and annual (1) replacement of belts.

The contractor will also furnish any quotations for any necessary work not covered by this Agreement as requested by the Village.

IV. Locations and Equipment

Location of Village Facilities Covered within this service contract:

- Village Hall, 740 Hillgrove Avenue
- Fire Station, 4353 Wolf Road
- South Fire Station, 5501 Grand Avenue
- Grand Avenue Community Center, 4211 Grand Avenue
- Recreation Center, 1500 Walker Avenue
- Water Treatment Plant, 614 Hillgrove Avenue
- Public Works Garage, 1440 Hillgrove Avenue
- Historic Water Tower, 914 Hillgrove Avenue
- Train Station, 914 Burlington Avenue

V. Locations and Equipment - Covered Under Maintenance Contract

The following equipment and locations are to be included in the bid cost.

Village Hall, 740 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
3	Burnham Boiler	K809HNEP-LZ	Basement
2	B+G Pump	DVM56T17D	Basement
1	Trane Supply Fan	MCC0038GAHOA	Attic Space
1	Trane Return Fan	MCCA035GAHOA	Attic Space

1	Air Stack Chiller	ASP03X2HZA1	North Side of Building
1	W/LO Pump	TOP-S3X70	Attic Space

Fire Station 4353 Wolf Road

Quantity	Equipment Type	Model	Location of Equipment
2	Johnson Control RTU	J04ZES12B2C6	Roof
1	Johnson Control RTU	J072JS18D2B6	Roof
1	Carrier RTU	48TCED08AZA	Roof

Grand Avenue Community Center, 421 1 Grand Avenue

Quantity	Equipment Type	Model	Location of Equipment
2	Burnham Boiler	8BK81DNEPLZ	Basement
2	B+G Pump	1510	Basement
13	Trane AHU	TWE036C140150	Throughout Building
13	Tran ACCU	2TTA0048A3000	Exterior of Building
2	Trane RTU	YCD150D3HABB	Rooftop Gym

Recreation Center 1500 Walker Avenue

Quantity	Equipment Type	Model	Location of Equipment
2	Carrier RTU	48AV030HPM526VF	Rooftop West
2	Carrier RTU	48A3V030HPM52GVF	Rooftop East

Water Treatment Plant, 614 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
1	Lochinvar Boiler	RBN399	Basement
2	B+G Pump	HVSET4S	Basement
1	York AHU	NIAHC1601A	2nd Floor Ceiling
1	York ACCU	GCGD42S2152B	1st Floor Roof
1	Trane RTU	GRAAA10P	1st Floor Roof
1	Trane RTU	GRAAA10P	2nd Floor Roof
1	Trane RTU	GRAA80P	2nd Floor Roof
1	Munters DAHU	1 CA-0750-021	1st Floor Roof
1	Trane ACCU	TTAI 80F400AA	1st Floor Roof

Public Works Garage, 1440 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
4	Trane Furnace	TUX060C93603	Mechanical Room
4	Trane ACCU	TTP048DIOOKO	Southside of Building

Historic Water Tower, 914 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
1	Raypack Boiler	H302C3	Basement
2	B+G Pump	HVSERIES	Basement
1	York ACCU	H4D801250	Northside of Tower
1	Lennox ACCU	LCS13DC	Northside of Tower
2	York AHU	NIAH130806A	(1) Basement, (1) Third Floor

VI. Locations and Equipment — Time & Materials

The following equipment is not to be included in the annual maintenance contract and is to be maintained under Time & Materials at the request of the Village.

Village Hall, 740 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
1	FUJISTU AHU	ASU3GRLXB	Server Room
1	FUJISTU ACCU	AOU36RLKB	Roof

Fire Station 4353 Wolf Road

Quantity	Equipment Type	Model	Location of Equipment
1	Reznor Make-up Unit	N/A	Garage
1	Reznor Gas Unit Heater	N/A	Garage

South Fire Station 5501 Grand Avenue

Quantity	Equipment Type	Model	Location of Equipment
2	York Furnace	TG9S060B12MP11A	Mechanical Room
2	York ACCU	YCJ04254151A	Eastside of Building

Recreation Center 1500 Walker Avenue

Quantity	Equipment Type	Model	Location of Equipment
1	Liebert ACCU	N/A	Rooftop West

Water Treatment Plant, 614 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
2	Trane AHIJ	GAM5AD660M515AA	2nd Floor Mechanical Room
2	Trane ACCU	4TTB3060DIOOOBA	1st Floor Roof
1	Trane AHU	GAMSAOC48M415AA	1st Floor Ceiling
1	Trane ACCU	4TTB3048DIOOOBA	1st Floor Roof

Public Works Garage, 1440 Hillgrove Avenue

Quantity	Equipment Type	Model	Location of Equipment
5	Trane Gas Unit Heater	N/A	Garage Area East
4	Solaronics Infra-Red Heat	STG	Garage Area Center
4	Superior Infra-Red Heat	N/A	Garage Area West

Train Station, 914 Burlington Avenue

Quantity	Equipment Type	Model	Location of Equipment
3	Trane AHIJ	TWEOZ4C14BO	Attic Space
3	First ACCU	30WCU-1 OAB	Attic Space

VII. Contractor Responsibilities

1. For security purposes, the Contractor shall be required to submit a list including the names and addresses of the personnel who will be regularly assigned to the Village's properties. In addition, all staff assigned to the Village of Western Springs premises must be bonded and insured. All staff shall wear a work uniform type shirt or smock that clearly displays the company and worker's name as well as display a Village issued identification tag. Shorts will not be accepted as work clothing.
2. The Contractor warrants, covenants and otherwise agrees that the personnel it sends to the Village shall be responsible individuals free of felony convictions. The Contractor shall obtain waivers or consent forms from its employees and shall otherwise comply with all Federal, State and local laws with regards to the background checks. In this regard, the Contractor agrees to obtain waivers from its employees and will perform a background check for criminal history with the State of Illinois. This background check shall include fingerprints in addition to all other relevant information (i.e., date of birth, address, social security number, etc.). The result of these background checks shall be sent to the Village Manager prior to any personnel being assigned to the Village. All costs associated with the background check shall be incidental to the contract.
3. The Contractor may not substitute any employee on Village property without prior notification to the Village. In the event that a substitute employee is to be utilized, they must first report to the Building Services Coordinator for issuance of the identification tag.
4. The Contractor's personnel shall not disturb papers on desks, or open drawers, cabinets, files, or bookcases. The Village's telephones shall not be used by the Contractor's personnel for personal use. Under no circumstances shall the Contractor's personnel be allowed to bring visitors, children or other relatives into the Village's buildings.

Vendors submitting bids shall be required to submit with the bid a notarized copy of a Certificate of Insurance for the full types and limits required by the attached contract. The Village of Western Springs reserves the right, at its sole discretion, to determine the responsible bid and to waive any informalities or irregularities. Further, the Village of Western Springs reserves the right to reject any or all bids.

General Specifications

VIII. Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

IX. Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

X. Firm Investigations

Before submitting a bid, each firm shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the firm will rely. If the firm receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the firm from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

XI. Building Regulations

All work shall conform to the building codes in force in the Village.

XII. Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.
If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of c}completion of the work by thirty (30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

XIII. Collusion Among Firms

Each firm, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the firm. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a firm has interest in more than one bid for the work being bid may result in rejection of all bids in which the firm is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

XIV. Compliance With Freedom of Information Act Requests

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 Il-CS 120/7 (2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the nonexempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.
The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

XV. Compliance with Laws: Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the Contractor shall comply with all applicable provisions of federal, state and local law including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 (LCS 5/2-101 et seq.). In addition, the Contractor agrees to comply with all applicable federal Jaws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Contractor also agrees to require any Contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The Contractor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the Contractor further agrees to make all required withholdings and deposits, therefore. Such requirements shall be included by the Contractor in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The Contractor agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the Contractor agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the Contractor hereunder. Any complaint of such discrimination received by the Contractor shall be immediately forwarded to the Public Agency.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

XVI. Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

XVII. Debarment

By submitting a bid, the firm certifies that it js not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

XVIII. Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature Df the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default

Original Contract Amount

from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300

$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within 7 days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove his equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

XIX. Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

XX. Exceptions

Firms taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the firm's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

XXI. Expenses Incurred in Preparing Bid

The Village of Western Springs accepts no responsibility for any expense incurred by the firm in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the firm.

XXII. Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

XXIII. Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

XXIV. Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

XXV. Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys

and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

XXVI. Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

i. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and
ii. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and
iii. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."
iv. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

i. Commercial General Liability: $1 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.
ii. Business Automobile Liability: $1 combined single limit per accident for bodily injury and property damage.
iii. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $11000,000 per accident.
iv. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.
v. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

a. The policies are to contain, or be endorsed to contain, the following provisions:
b. General Liability and Automobile Liability Coverage
    i. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insured as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
    ii. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self- insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
    iii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
    iv. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
    v. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

c. Workers' Compensation and Employers Liability Coverage
The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

d. All Coverage
Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VI! and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

XXVII. Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in jurisdiction of said Court for any such action or proceeding.

XXVIII. Non-appropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of non-appropriation of funds by the Village of Western Springs for the services provided under the contract, the Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

XXIX. Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

XXX. Permits Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

XXXI. Prevailing Wage

Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workmen and mechanics performing work under this contract.

If the Department of Labor revises the prevailing rate of hourly wages to be paid by the Village, the revised rate shall apply to this contract and any related sub-contractor contracts. The prevailing rate of wages is subject to revision from time to time by the Department of Labor and are available on the Department's official website.

XXXII. Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in his manner or method of execution or non-execution of the work or caused by defective work or the use of unsatisfactory materials, and such responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

XXXIII. References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A minimum of three (3) shall be required.

XXXIV. Renewal of Contract

Upon written agreement of both parties at least THIRTY (30) days prior to anniversary date of the contract, this contract may be renewed by the Village of Western Springs for a period of FOUR (4) successive one-year period(s) under the same prices, terms, and conditions as in the original contract.

XXXV. Responsibility for Construction-Safety, Shoring, Scaffolding, Construction Methods

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

a. All employees on the work and other persons who may be affected thereby.
b. All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and
c. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work,

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

XXXVI. Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

XXXVII. Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

XXXVIII. Storage

Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

XXXIX. Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

XL. Termination

If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in completing the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

XLI. Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the firm's lack of

responsiveness. Further, if the format of the firm's submittal is prescribed in the bid documents and the firm fails to follow that format, this may be construed as an indication of the firm's lack of responsiveness.

XLII. Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived, If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

d. Publishing a statement:
    i. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantees of Contractor's workplace.
e. Specifying the actions that will be taken against employees for violations of such prohibition.
f. Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
    i. Abide by the terms of the statement; and
    ii. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
g. Establishing a drug free awareness program to inform employees about:
    i. The dangers of drug abuse in the workplace;
    ii. The grantee's or Contractor's policy of maintaining a drug-free workplace
    iii. Any available drug counseling, rehabilitation, and employee assistance program; and
    iv. The penalties that may be imposed upon employees for drug violations
h. Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
i. Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.
j. Imposing a sanction on or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.
k. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.
l. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

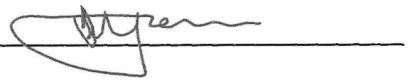
Contractor: Youna Mechanical, Inc., dba The YMI Group, Inc.

Date: 04/01/2024 Attest: 

CONTRACTOR'S CERTIFICATION REGARDING NON-PAYMENT OF COMPENSATION

The YMI Group,Inc. hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

Contractor: Youna Mechanical, Inc., dba The YMI Group, Inc.

Dated:04/01/2024 Attest: 

Schedule of Bid Prices

THE UNDERSIGNED SUBMITS HEREWITH THIS SCHEDULE OF PRICES COVERING THE WORK TO BE PERFORMED UNDER THIS CONTRACT

Firm, in submitting this bid, hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto. This bid shall remain in force and effect for a twelve (12) month period from start date.

Insert Bid Table or Schedule

Rates for services listed for 2024 contract period will remain in effect for contract renewals if both parties agree upon a contract renewal.

EXCEPTIONS TO THIS BID (THIS PAGE MUST ACCOMPANY BID)

Agreement

Agreement made this the _____ 2nd day of April in the year 2024 by and between the Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois, herein after called "Village" and herein after called "Contractor".

The Village and Contractor agree as set forth below:

1. The Contractor, for the consideration hereinafter set forth, hereby agrees to and with the Village, that it will furnish and provide all labor, materials, equipment and services and do all else required to provide HVAC PREVENTATIVE MAINTENANCE SERVICES.
2. The Contractor agrees that he will be available to commence work on or before May 1, 2024.
3. The Village shall pay the Contractor for the performance of the Project work based on the Schedule of Bid Prices, a copy of which is attached hereto and incorporated into this Agreement as Exhibit A, subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.
4. The Contractor represents and warrants that he will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.
5. This Agreement shall embrace and include all the contract documents which are as follows:
    a. Legal Notice (Advertisement for Bid) published on March 15, 2024
    b. Instructions to Firms dated March 15, 2024
    c. Bid dated March 15, 2024
    d. Schedule of Bid Prices submitted by April 2, 2024
    e. Specifications and all additional provisions April 2, 2024
    f. Contractor's Drug Free Workplace Certification dated April 2, 2024
    g. Contractor's Certification Regarding Non-Payment of Compensation dated April 2, 2024
    h. Contractor certifications including Certification of Eligibility to Enter into Public Contracts
    i. Required Performance and Payment Bonds
    j. Required Insurance Certificates

All of the above contract documents are made a part of this Agreement and are incorporated herein by reference or attached hereto.

This agreement executed on the day and year first written above.

Contractor: The YMI Group,Inc. Village of Western Springs

By: _____ By: _____
(Albert Youna-President) Heidi Rudolph, Village President

*Corporate Seal of corporation *Village Seal

Attest:

By: _____ By: _____
(Jewana Mando-Service Coordinator) Elaine Haeske, Deputy Village Clerk

CERTIFICATION OF ELIGIBILITY TO ENTER INTO PUBLIC CONTRACTS BY THE CONTRACTOR

I, Albert D. Youna, having been first duly sworn, depose and state that I am the President (insert "sole owner "partner", "president"," other" proper title) and the authorized agent of The YMI Group, Inc., which has submitted a bid to, and is entering into a contract with, the Village of Western Springs for the performance of work in relation to the 2024 HVAC Maintenance Project in the Village of Western Springs, and certifies on behalf of said company as follows:

1. The company is not barred from contracting with the Village as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.
2. The company shall comply with all applicable provisions of the Illinois Human Rights Act and has a written sexual harassment policy in full compliance with that Act.
3. The company is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or,
   a. is contesting such liability or the amount of tax in accordance with procedures established by the appropriate revenue act, or
   b. has entered into an agreement with the Department of Revenue for payment of all taxes due and is in compliance with that agreement.
   c. Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1.

4. In compliance with the Veterans Preference Act (330 ILCS 55/).

5. In compliance with equal employment opportunities and, during the performance of the Agreement, the Contractor shall:
   a. Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
   b. If it hires additional employees in order to perform the Agreement or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
   c. In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
   d. Send to each labor organization or representative of workers, with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under the Illinois Human Rights Act

and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Act and Rules and Regulations, the Contractor will promptly so notify the Illinois Department of Human Rights and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

e. Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

f. Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

g. Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color or national origin because of habit, local custom or otherwise.

6. In compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.

7. In agreement that, in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the Contractor may be declared ineligible for future contracts with the VILLAGE, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

8. In compliance with the requirements of 30 ILCS 580/ (Drug Free Workplace Act).

9. The Contractor and its officers, employees and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations. The Contractor certifies that it is an "Equal Opportunity Employer" as defined by federal and State laws and regulations and agrees to comply with the Illinois Department of Human Rights ("IDHR") Equal Opportunity Employment clause as required by the IDHR's Regulations (44 Ill. Adm. Code, Part 750, Appendix A). As required by Illinois law and IDHR Regulation, the Equal Opportunity Employment clause is incorporated by reference in its entirety as though fully set forth herein. The Contractor certifies that it agrees to comply with the Prohibition of Segregated Facilities clause, which is incorporated by reference in its entirety as though fully set forth herein. See, Illinois Human Rights Act (775 ILCS 5/2-105). See also, Illinois Department of Human Rights Rules and Regulations, Title 44, Part 750. Administrative Code, Title 44: Government Contracts, Procurement and Property Management, Subtitle

B: Supplemental Procurement Rules, Chapter X: Department of Human Rights, Part 750: Procedures Applicable to All Agencies, Section 750.160: Segregated Facilities (44 Ill. Adm. Code 750.160)

By: _____

Name: Albert D. Youna

Title: Authorized Agent of Contractor

Subscribed and Sworn to Before Me This 01 Day Of April, 2024.

Jewana Mando

Notary Public

OFFICIAL SEAL
JEWANA MANDO
Notary Public, State of Illinois
Commission No. 905569
My Commission Expires December 09, 2027

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A CHANGE ORDER INVOLVING A/AN [(INCREASE/DECREASE) IN THE CONTRACT PRICE OF $10,000 OR MORE]/[(EXTENSION/SHORTENING) IN WHICH THE CONTRACT IS TO BE COMPLETED BY THIRTY DAYS OR MORE] (_____ CONTRACT)

WHEREAS, pursuant to Illinois Compiled Statutes, Chapter 720, Act 5, Section 33E-9, units of local government are required to make specific findings prior to authorizing any change order relative to a contract which would increase or decrease the dollar amount of the contract by $10,000 or more, would extend or shorten the time in which the contract is to be completed by thirty (30) days or more; and

WHEREAS, staff has presented and recommended the proposed change order to the contract between the Village of Western Springs and

attached hereto as Exhibit "A" and made a part hereof, to the Corporate Authorities of the Village of Western Springs; and

WHEREAS, said change order attached hereto as Exhibit "A" would [(increase/decrease) the contract price by $ _____ [(extend/shorten) the time period in which the contract is to be completed by _____ days];

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, as follows:

Section 1: That after reviewing the explanation of staff as to the necessity of and reasons for the change order attached hereto as Exhibit "A", the President and Board of Trustees find as follows:

A. That the circumstances which necessitated said change order were not reasonably foreseeable at the time the contract was entered into.

B. That the basis of the change order is germane to the contract.

C. That it is in the best interests of the Village of Western Springs to approve the change order in its proposed form.

Section 2: That having made the findings set forth in Section 1 above, the President and Board of Trustees hereby approve the change order attached hereto as Exhibit "A", and direct and authorize the Village President and Village Clerk to execute said change order on behalf of the Village.

ADOPTED this _____ day of _____, 20____, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 20_____.

_____

Village President

ATTEST:

Village Clerk

REFERENCES

All bidders are required to furnish three (3) current municipal government references for clients who presently are using your services.

Municipality: village of Elk Grove Village

Date of Services & Award Amount: 05/01/2023 - 04/30/2026 $15,000.00

Contact Name: Brian Misiak

Address: 901 Wellington Avenue

City, State, Zip Code: Elk Grove Village, IL 60007

Phone: 847-357-4098 Email: bmisiak@elkgrove.org

Municipality: Northwestern Medicine - Palos Hospital

Date of Services & Award Amount: 01/01/2024 - 12/31/2027 $90,000.00

Contact Name: Dave Ziman

Address: 12251 S. 80th Avenue

City, State, Zip Code: Palos Heights, IL 60463

Phone: Email: David.Ziman@nm.org

Municipality: One Medical

Date of Services & Award Amount: 01/01/2023 - 12/31/2024 $36,000.00

Contact Name: Lesli Jones

Address: Various Locations

City, State, Zip Code: Chicago, IL

Phone: 817-458-6718 Email: Lesli.Jones@abm.com

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Youna Mechanical, Inc. d/b/a The YMI Group, Inc.
2483 Greenleaf Avenue
Elk Grove Village, IL 60007

SURETY:
(Name, legal status and principal place of business)
Nationwide Mutual Insurance Company
One West Nationwide Boulevard
Columbus, OH 43215

OWNER:
(Name, legal status and address)
Village of Western Springs
740 Hillgrove Ave
Western Springs, IL 60558

BOND AMOUNT: Five Hundred and 00/100 ---- Dollars ($500.00)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:
(Name, location or address, and Project number, if any)
2024 HVAC Preventative Maintenance Services

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **2nd** day of **April** **2024**

	Youna Mechanical, Inc. d/b/a The YMI Group, Inc.
(Witness)	*(Principal)* *(Seal)*
	(Title) President
	Nationwide Mutual Insurance Company
(Witness)	*(Surety)* *(Seal)*
	(Title) **Todd Schaap, Attorney-in-Fact**

Init.
/

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061110

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
DANIEL H GIBSON; DAVID J RUDNIK; THOMAS O CHAMBERS; TODD SCHAAP;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss
On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 2nd day of April, 2024.

Laura B. Guy
Assistant Secretary

BDJ 1(08-21)00

STATE OF WISCONSIN)

COUNTY OF **Kenosha**)

ON THIS **2nd** day of **April**, **2024**, before me, a notary public, within and for said County and State, personally appeared **Todd Schaap** to me personally known, who being duly sworn, upon oath did say that he is the Attorney-in-Fact of and for the **Nationwide Mutual Insurance Company**, a corporation of **Ohio**, created, organized and existing under and by virtue of the laws of the State of **Ohio**; that the corporate seal affixed to the foregoing within instrument is the seal of the said Company; that the seal was affixed and the said instrument was executed by authority of its Board of Directors; and the said **Todd Schaap** did acknowledge that he/she executed the said instrument as the free act and deed of said Company.

Kimberly S. Rasch
Notary Public, **Kenosha** County, Wisconsin
My Commission Expires **1/22/2026**

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 10.C.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] Tree Trimming Services - Winkler Tree & Lawn Care (Omnibus Item)

Recommendation

The Properties and Recreation Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Tree Trimming Services contract renewal with Winkler Tree & Lawn Care.

Summary

Attached is a renewal letter from Winkler Tree & Lawn Care for the Village's tree trimming services in amount not to exceed $105,000.00. This will be the second renewal for the contract, which was awarded by the Village Board on February 23, 2023.

Financial Impact

The contract to Winkler Tree and Lawn Care in an amount not to exceed of $105,000.00.

Recommended Motion

I move to approve the second renewal for the Tree Trimming Services Contract for a one-year period with Winkler Tree & Lawn Care.

Strategic Plan Alignment

N/A

File Attachments

1. Executed Document Western Springs Winkler 2025 Renewal
2. 2023 Tree Trimming Contract - Winkler

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

November 12, 2024

Winkler Tree & Lawn Care
Mr. Kevin Halbert
P.O. Box 1154
LaGrange Park, IL 60526

Ref: 2025 Contract Renewal-Tree Trimming

Dear Mr. Halbert,

This letter is to confirm that the Village of Western Springs will renew the **2025 Tree Trimming Contract.**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew A Supert

Director of Municipal Services

Name (printed) KEVIN HALBERT

Signature _____

Title OWNER & PRESIDENT

Date 11/13/24

THE VILLAGE OF WESTERN SPRINGS

CONTRACT REQUIREMENTS FOR

2023 PARKWAY TREE TRIMMING

THURSDAY, JANUARY 12, 2023
10:00 A.M. (PREVAILING TIME)

Table of Contents

Table of Contents 1
I. Legal Notice 2
II. Instructions to Bidders 3
III. Proposal 5
IV. Bid Schedule 7
V. Specific Provisions 8
VI. Detail Pruning Specifications 15
VII. General Specifications 17
Acceptability of Work 17
Assignment 17
Bidder Investigations 17
Building Regulations 17
Change in Scope of Work 17
Collusion among Bidders 18
Compliance With Freedom Of Information Act Requests 18
Compliance with Laws; Employment Discrimination 18
Contractor Personnel 19
Debarment 19
Default Clause 19
Delay 21
Exceptions 21
Expenses Incurred in Preparing Bid 21
Failure to Deliver 21
Guaranty 21
Hours and Days of Work 21
Indemnity/Hold Harmless Provision 21
Insurance Requirements 22
Law and Venue 24
Non-appropriation 25
Oral Statements 25
Permits, Licenses 25
Prevailing Wage 25
Protection and Restoration of Property 25
References 26
Renewal of Contract 26
Responsibility for Construction-Safety, Shoring, Scaffolding, Construction Methods . 26
Right to Audit 27
Smoking Policies 27
Storage 27
Taxes 27
Termination 27
Unnecessarily Elaborate and Unresponsive Submittals 27
Waivers of Lien 28
Contractor's Drug-Free Workplace Certification 29
Contractor's Certification Regarding Non-Payment of Compensation 31

Schedule of Bid Prices 32
EXCEPTIONS TO THIS BID (THIS PAGE MUST ACCOMPANY BID) 33
Agreement 34

I. Legal Notice

The Village of Western Springs, Cook County, Illinois, does hereby invite sealed bids for the following: **2023 Parkway Tree Trimming.**

Bids will be received until **10:00 A.M.** Prevailing Local Time on the **Thursday, January 12, 2023** by mail or delivered by hand to the Office of the Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois, 60558-0528 immediately after which time and at such place all bids will be publicly opened and read aloud. Bids shall be submitted in an opaque, sealed envelope plainly marked with the title of the contract.

Those desiring to bid may obtain copies of the contract, specifications, and other bidding documents at www.wsprings.com/bids.

As evidence of good faith, each bid shall be accompanied by a bid bond, bank draft or certified check and made payable to the Village of Western Springs, Illinois, in the amount of five hundred dollars ($500), which shall be submitted to secure the Village against loss occasioned by failure of the bidder to abide by and comply with the terms of their bid.

The successful bidder shall be required to furnish payment and performance bonds in the full amount of the bid or proposal, at the time a contract is awarded, to the Village of Western Springs by a surety company authorized to do business in the State of Illinois and approved by the Village. Failure to produce acceptable bonds will constitute default and the bid bond will be forfeited. No bid shall be withdrawn after the opening of bids without the consent of the Village for a period of sixty (60) days after the scheduled time of closing bids.

Bidders will be required to comply with all laws including those related to employment of labor and the payment of local prevailing wage rates. Each bidder shall satisfy the Village as to their ability, financial and otherwise, to perform the work specified.

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

VILLAGE OF WESTERN SPRINGS
By Ed Tymick, Village Clerk
Published in the Chicago Sun-Times Newspaper on December 22nd, 2022

cc: Ellen Baer, Village Manager
Elaine Haeske, Deputy Village Clerk

II. Instructions to Bidders

VILLAGE OF WESTERN SPRINGS
DATE: 12/22/2022

Proposals to be entitled to consideration must be made in accordance with the following instructions:

Proposals shall be submitted in an opaque, sealed envelope plainly marked with the words:

2023 PARKWAY TREE TRIMMING
VILLAGE OF WESTERN SPRINGS

And shall be delivered by hand or mailed in time for delivery to the Office of Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois by **10:00 A.M.** Prevailing Local Time on the **TWELFTH** day of **January, 2023**, after which time and at such place all bids will be publicly opened and read aloud.

Proposals received after the time for opening will not be considered.

Proposals must be signed by an authorized official of the contractor's organization, and the name of the official and their title typed below the signature. If the bidder is a corporation, the corporate seal must be affixed.

Bid security in the form of a bid bond, bank draft or certified check made payable to the Village of Western Springs, in the amount of FIVE HUNDRED DOLLARS ($500), shall be submitted with each bid. The proceeds of any bid security shall become the property of the Village if, for any reason, a bidder, within FORTY-FIVE (45) days after the opening of bids withdraws their bid without the consent of the Village, or if on notice of award refuses or is unable to execute the approved contract and obtain the required performance and payment bonds. Bid deposits may be held for a period not exceeding FOURTY FIVE (45) days. (NOTE: For those projects which will not require the performance bonds, consideration should be given to holding the bid security until delivery is made.)

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities in bidding, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsible bidder.

The successful bidder will be required to furnish and pay for satisfactory Performance and Labor and Material Payment Bonds in the amount of one hundred percent (100%) of the contact sum. Execution of the Contract by the Village is contingent upon receipt of acceptable Performance and Payment Bonds and Insurance Certificates.

The Village reserves the right to require of any bidder, such information necessary to satisfy the Village of the bidder's qualifications and to withhold formal signing of the contract until such information is received.

The successful bidder will be required to execute a contract in the form prescribed by the Village and must certify that the bidder is eligible to enter into public contracts under the Illinois Criminal Code, has a written sexual harassment policy and complies with Illinois Department of Revenue policies regarding taxes by executing the Certification attached hereto as **"Exhibit A"** and made a part hereof.

Bidders will be required to comply with all applicable laws including those relating to the employment of labor and the Illinois Prevailing Wage Act and payment of the applicable prevailing wage.

This contract will be awarded without discrimination in compliance with all applicable local state and federal laws.

Responsibility of the bidders will be determined by factors in addition to financial responsibility, such as past records of its or other entities' transactions with the Village of Western Springs, experience, ability to work cooperatively with the Village and its Administration, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations, such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources.

III. Proposal

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

RE: 2023 Parkway Tree Trimming

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as **Specific Provisions,** and which cover the work described in said document and the "Agreement."

2. In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein; and that the proposal is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this proposal is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of maintenance, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that he and his surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to be available to begin work by **April 15, 2023**, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit and according to the maintenance schedule is an essential part of the Agreement.

7. This proposal is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this proposal is accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Winkler Services, LLC
1038 Greenwood Ave,
Wilmette, IL 60091

SURETY:
(Name, legal status and principal place of business)

The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653
Mailing Address for Notices
Same As Above

OWNER:
(Name, legal status and address)

Village of Western Springs
740 Hillgrove Ave
Western Springs, IL 60558

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: $ $500 Five Hundred Dollars and 00/100

PROJECT:
(Name, location or address, and Project number, if any)

2023 Parkway Tree Trimming

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of January, 2023

Winkler Services, LLC
(Principal) *(Seal)*

(Witness)

By:
(Title)

Tariese M. Pisciotto
(Witness) Tariese M. Pisciotto

The Hanover Insurance Company
(Surety) *(Seal)*

By:
(Title) James I. Moore Attorney-in-Fact

THE HANOVER INSURANCE COMPANY INCORPORATED 1972

S-0054/AS 8/10

State of IL

County of DuPage

SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)

I, Tariese M. Pisciotto Notary Public of DuPage County, in the State of IL ,

do hereby certify that James I. Moore Attorney-in-Fact, of the The Hanover Insurance Company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered said instrument, for and on behalf of the The Hanover Insurance Company for the uses and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of in said County, this 12th day of January , 2023 .

Tariese M. Pisciotto

Notary Public Tariese M. Pisciotto

My Commission expires: June 26, 2026

OFFICIAL SEAL
TARIESE M. PISCIOTTO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES June 26, 2026

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint, **James I. Moore**

Of **Downers Grove, IL** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 (20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

Surety Bond Number: Bid Bond
Principal: Winkler Services, LLC
Obligee: Village of Western Springs

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **29th** day of **September, 2022**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Bryan J. Salvatore, Executive Vice President

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

James H. Kawiecki, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **29th** day of **September, 2022** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

ARLEEN V. SIMONS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 15, 2023

Arleen V. Simons, Notary Public
My Commission Expires June 15, 2023

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 12th day of January 2023.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

John A. Rowedder, Vice President

CERTIFIED COPY

the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

ATTACH BID SECURITY HERE

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this proposal, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work, and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service, and understands that in making this proposal waives all right to plead any misunderstanding regarding the same.

1/11/23
Date

Proposed Contractor (Bidder)

Witness

IV. Bid Schedule

To provide for the trimming of specified trees in Western Springs, Illinois
DBH = Diameter Breast Height (four feet six inches (4' 6") above highest ground level)

Tree DBH	Approximate % of Trees of that size	Costs per tree
8"-15"	44	$75.00
16"-25"	37	$94.00
26"-35"	15	$94.00
36"- plus	4	$188.00
Asset(s)	**On Call Emergency Work**	**Flat Rate/hour**
2 Persons, Chipper truck/Chipper	Price/hour inclusive	$300.00
1 Person Aerial Lift Truck	Price/hour inclusive	$150.00
Laborer	Price/hour	$150.00
1 Person Aux Truck	Price/hour inclusive	$150.00

ADDITIONAL INFORMATION

The following information must be provided with the bid:

I) Starting Date: 11/3/2023
II) Equipment list to be used on the project. Revised each year upon agreement for extension of contract.
III) References from other Municipal Trimming Contracts:

	Municipality	Contact Name/Phone Number
1)	City of Crystal Lake	Larry Zurek / 815-356-3744
2)	Village of Addison	Tim Tokarz / 630-620-2020
3)	Village of Brookfield	Carl Muell / 630-965-1612
4)	Village of North Riverside	Vince Ranieri / 708-762-5885

Winkler Services LLC
All equipment listed is owned by Winkler Services LLC

Equipment type	Year	Make	Model
Boom truck	2007	Ford	LT7500
Bucket truck	2008	Ford	F-750 XLT Super Duty
Bucket truck	2005	GMC	C7500
Bucket truck	2005	GMC	C7500
Bucket truck	2005	GMC	C7500
Bucket truck	2006	International	4300
Bucket truck	2007	International	4300
Bucket truck	2007	International	4300
Bucket truck	2008	International	4300
Chipper truck	2007	Chevrolet	6500
Chipper truck	2006	Ford	F-650 XL Super Duty
Chipper truck	2006	Ford	F-650
Chipper truck	2006	Freightliner	M2
Chipper truck	2007	Freightliner	M2
Chipper truck	2007	International	4300
Chipper truck	2007	International	4700
Chipper truck	2008	International	4300
Diesel brush chipper	2012	Vermeer	BC1800XL
Diesel brush chipper	2012	Vermeer	BC1800XL
Diesel brush chipper	2013	Vermeer	BC1200XL
Diesel brush chipper	2014	Vermeer	BC1500
Diesel brush chipper	2015	Vermeer	BC1800XL
Diesel brush chipper	2015	Vermeer	BC1200XL
Diesel brush chipper	2015	Vermeer	BC1200XL
Diesel brush chipper	2015	Vermeer	BC1800XL
Diesel brush chipper	2015	Vermeer	BC1800XL
Diesel brush chipper	2015	Vermeer	BC1200XL
Diesel brush chipper	2016	Vermeer	BC1500
Dump truck	2010	Chevrolet	Silverado
Dump truck	2015	Chevrolet	Silverado
Dump truck	2001	Isuzu	NQR
Log loader truck	2005	Ford	L7500
Log loader truck	2004	International	7400
Log loader truck	2006	International	7400
Skid steer	2008	Boxer	532 DX
Skid steer	2016	Boxer	525DX
Skid steer	2016	Boxer	525DX
Skid steer	2004	John Deere	250
Skid steer	2016	Vermeer	S725TX
Sprayer truck	2001	GMC	W5500
Sprayer truck	2000	Isuzu	NQR
Sprayer truck	2001	Isuzu	NQR
Stump grinder	2015	Carlton	SP7015TRX
Stump grinder	2001	Vermeer	SC372
Stump grinder	2006	Vermeer	SC1102A
Stump grinder	2006	Vermeer	SC1102A
Stump grinder	2007	Vermeer	SC252
Stump grinder	2008	Vermeer	SC60TX
Stump grinder	2009	Vermeer	SC60TX
Stump grinder	2017	Vermeer	SC40TX
Stump grinder	2017	Vermeer	SC40TX
Stump grinder	2018	Vermeer	SC40TX
Truck tractor	2006	Mack	CXN613

Contact Information

All questions concerning this Bid shall be directed to **Nick Partipilo** at (708) 246-1800 ext. 204 or npartipilo@wsprings.com; **Chris Breakey** at (708) 246-1800 ext. 207 or cbreakeypw@wsprings.com. Proposals must be submitted in a sealed envelope clearly marked with the title, and opening date on the outside of the envelope, (2023 Parkway Tree Trimming) and Bidder's name as follows: Village of Western Springs, Village Hall, Western Springs, IL 60558.

V. Specific Provisions

Scope: The Village is seeking Bids from qualified arboriculture contractors for area-wide block trimming and individual add on (on demand) parkway tree trimming throughout the Village of Western Springs beginning in the fall of 2023 and for successive years thereafter for a period of four (4) years. Each year either party may choose to renew the contract by informing the other party by written notice Thirty (30) days prior to the end of the contract year (December 31st). The specifications contained herein shall detail how the pruning work shall be accomplished for both types of trimming. Work will be assigned by the Village Public Works Superintendent or their Designee as necessary. Particular emphasis will be placed on high standards of quality and professionalism, including safety, timeliness, cleanliness and thoroughness. All arboriculture contract work shall be done in accordance with the latest edition of the ANSI Z133 and A300 standards for Arboriculture Operations.

Responsibility of the Contractor

The selected Contractor shall furnish all labor, supervision, tools, equipment, materials and supplies and any other means necessary for performing and completing the work described in the contract including debris hauling and disposal. The Contractor shall obtain any and all required permits which include but not limited to permits from IDOT or the County of Cook if and when it is necessary. The Contractor shall be responsible for becoming a licensed Contractor in the Village of Western Springs.

Extent of Services, Alterations, Omissions and Extra Work

The Village reserves the right to increase or decrease the quantity of any item or portion of the work or to omit portions of the work as may be deemed necessary. The Village reserves the right to request any or all chippings to be delivered to the Public Works yard located at 1440 Hillgrove Avenue in the Village. In addition to the work assigned by the Public Works Superintendent or their designee, the Village requires the contractor to be available to perform emergency services as deemed necessary by the **Public Works Superintendent or their Designee**. The expected response time shall be two (2) hours.

Subletting of Agreement

This agreement entered by the Village of Western Springs for purposes mentioned herein shall not be assigned or sublet in whole or in part without written consent of the Village of Western Springs. In no case shall such consent, if given, relieve the Contractor from any obligations contained in the agreement or change the terms herein.

Working Dates, Hours, and Suspension

A) **Work Commencement:** shall begin within Ten (10) business days of the Notice to Proceed given from the Director of Municipal Services or their designee.

B) **Working Dates:** All Cyclical Tree Trimming Work should commence after the first hard frost or November 15th whichever is earlier. All current contract work must be completed and invoiced by April 1st of the current contract year. Any cyclical work will not be performed between April 1st and November 15th. This does not include emergency work or specific work designated by the **Public Works Superintendent or their Designee**.

C) All work shall be done only on weekdays, (Monday through Friday) from 7:30 a.m. to 5 p.m. and excludes holidays. **In an emergency situation**, the Superintendent or designee may suspend these rules in order to correct the emergency situation and the suspension is deemed only valid for the emergency situation after which all rules will be again enforced.

D) **Work Suspension:** The Village reserves the right to suspend the work, wholly or in part, for such a period of time as may be necessary due to unsuitable weather or such other conditions as are considered unfavorable for the satisfactory prosecution of the work.

1) The Village may suspend work for such time as is necessary by reason of failure on the part of the contractor to carry out orders given, or poor workmanship as determined by the Village as final judge of quality;
2) The Village may suspend work for failure of contractor to perform any or all conditions and or specifications set forth in the contract or for performing tree trimming in an unsafe manner which causes the general public, private property and/or public property to be at risk.
3) No additional compensation will be awarded the contractor as a result of the suspension of work.

General Working Conditions and Standards

A) **Equipment and Use:** The Contractor shall provide all equipment, machinery, and tools necessary to performing and completing the work as specified in this contract. Contractor will rent or lease equipment if they do not own equipment to meet said standards above. If owned equipment fails or is not performing to the standards set by the Village, Village may require a replacement of said equipment.

1) **Motorized Equipment:** Contractor shall not operate motorized equipment on private property or driveways without prior written authorization by the resident and prior written notice to the Superintendent of Public Works.
   a.) **Authorized Use:** If Contractor has authorization for anywhere, they may need access onto property such as but not limited to the parkway driveway of private property, Contractor shall use support protection/ ground protection mats or an approved substitute.
   b.) **Parking:** No off-street parking for equipment shall be provided by the Village on any of the Village public properties except as expressly authorized by the Superintendent of Public Works. There will be no

on street parking except during work hours as work is progressing. All equipment must be removed each day upon completion of the day's work.

c.) **Idling Equipment:** Equipment not in use should be shut down. No excess idling of vehicles or equipment is allowed.

B) **Property Protection:** The Contractor shall take necessary precautions to eliminate damage to adjacent tree, shrubs, streets, curbs, walks, turf and personal or public property. Limbs and branches larger than six (6) inches in diameter shall be lowered to the ground through the use of ropes or other mechanical devices to minimize damage to the turf and other infrastructure. Holes made in lawns, regardless of size, shall be filled with black dirt and seeded with IDOT 2A Roadside Mix seed mix by the Contractor. Any and all damage to any property located in the Village as a result of work performed by Contractor in the Village will be the sole responsibility of the Contractor. Contractor will repair to the satisfaction of the Village any damage to property.

C) **Inspections:** The Village will have the final determination if all work has been completed to specifications and in a high-quality manner. The Village Public Works Superintendent or their designee shall assess the work. The Contractor will provide daily a spreadsheet of all work completed for the prior workday. Contractor's PM shall meet with the Village Public Works Superintendent or their designee at the end of each week or more frequently if needed to review the prior week's work, any issues and the next weeks work. No invoice will be approved for any work which has not been inspected and signed off by the Village Public Works Superintendent or their designee. The Village has the right to stop work if the Contractor fails to carry out work in a manner acceptable to the Village. If the Village determines the work is unacceptable, the Village may require the Contractor to do one of the following:

1) Repair or correct the defective work without any additional expense to the Village, including any costs associated with repairing any damage to property public or private as a result of the defective work or making corrections or
2) If the Village deems it unacceptable to have the Contractor correct the defective work, take a deduction from the agreed upon price based upon the costs to the Village to have the defective work corrected. Such a deduction shall in no way affect other remedies nor relieve the Contractor from responsibility for defects and related damage if any for the defective work.

D) **Location of Tree Trimming:** All trees will be located in the Public Right-Of Way within the Village of Western Springs or on property furnished by the Village. Note that not all trees in the designated area will be trimmed. The Village reserves the right to adjust the actual quantities of work with payment based on the unit bid prices and actual work accomplished. Maps will indicate the general locations of the work.
All work is to be completed in accordance with the tree trim specifications contained herein and as designated by ANSI Z133 and A300 standards.

E) **Resident Vehicle Parking:** It shall be Contractor's responsibility to ensure the proposed work area is clear of vehicles each day. Special attention and advanced planning should be given to areas around schools and businesses to minimize the impact to those institutions. The Village will not assist the Contractor with contacting residents but will be available to assist coordination in the Business District and School areas. Notice shall be done prior to working in these areas at least 24 hours in advance.

F) **Chippings and debris removal:**

1) The Contractor shall remove all surplus materials and debris from the streets as the work progresses so that the public may have the use of the street and sidewalks as much as possible.
2) All Debris associated with the trimming operation must be removed from the Village at the end of each day and no branches or chippings etc. may be left over night.
3) Payment for the removal and disposal of the waste/debris is incidental to the project and will not be paid for separately.
4) The Village reserves the right to request any or all chippings to be brought to the Public Works yard.
5) The Contractor agrees to abide by any and all applicable state and Federal laws pertaining to hauling, handling and disposition of the waste/debris.
6) At the end of each trimming operation, the entire area shall be thoroughly cleared of saw dust, small twigs, chips, grindings, leaves, trunks, limbs etc. from the street, parkway, sidewalk, private lawns and driveways. Each crew must have the appropriate hand tools to complete the cleaning task. The Trimming Site should be returned to the same state existing prior to the commencement of the trimming operation.

G) **Street and Sidewalk Closures:** As part of the weekly meeting and work schedule, Contractor will determine with the Public Works Superintendent or their designee the streets which may need to have limited access in advance so to allow the Village to alert the Police and Fire Departments. At all times access for emergency vehicles and refuse trucks must be maintained. The contractor shall, at all times conduct the work in such a manner as to cause the least inconvenience and greatest protection to the general public and public property. All streets must be opened at the end of each workday. The Contractor shall, whenever possible, block only portions of the sidewalk and streets deemed necessary to protect property and persons. Contractor shall use: proper road and lane closures and or detours; sidewalk closures and or detours; and all traffic control and devices shall be in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, the applicable guidelines contained in the Illinois Manual on Uniform Traffic Control Devises for Streets and Highways and any specific provisions or details contained herein or State (IDOT) and County provisions when working on those designated routes. This includes any and all permits required to work on said streets and highways. All permit costs (if any) shall be incidental and the responsibility of the contractor. Contractor's work shall include furnishing, installing, maintaining, replacing, relocating, and removing all traffic control

devices used for the purpose of regulating, warning or directing traffic during the tree trimming operations. All associated costs shall be incidental to and included in the cost of the trimming operations.

H) Notification to Utility Companies

1) All tree trimming will occur on Village Parkways or Village owned property throughout the Village. It is the Contractor's responsibility to ensure that the overhead and or underground gas, electric, streetlight, water, telephone, cable, fiber optics and any other underground or above ground utilities are cleared by the respective agency and any fees required are paid for by the Contractor so that rimming of these trees will not be delayed.
2) Tree Trimming operations may be conducted in areas where overhead electric, telephone and cable facilities exist. The Contractor shall make arrangements with the utility for removal of all necessary limbs and branches which may conflict with or create a hazard in conducting the operations of this contract.
3) If the Contractor presents proof of proper contact of the Utility in a sufficient time for arrangement of the requested work and delays are encountered by the Contractor waiting for the utility work to be completed, it shall not be the responsibility of the Contractor for the delay in the work completion.

I) Change Orders:

1) Changes may be agreed to after execution and commencement of the Agreement without invalidating the Agreement but only if the Change Order is in writing and is signed by both the Contractor's authorized representative and the Village Manager or their designee and any changes greater than $10,000.00 will require Board approval.
2) The Contractor shall only proceed on the work subject to the Change Order when they have received a fully executed written Change Order.
3) **Emergency Changes:** Contractor may perform work not included in the original agreement but necessary to remedy a condition or conditions which pose an immediate threat to persons or property. Only the work necessary to eliminate the imminent threat will be allowed to be performed. The Village shall be notified immediately of the condition. After the threat has been eliminated, the Village will negotiate a change order for any remaining work if necessary.
4) **Changes due to Unknown Conditions:** The Contractor is not responsible for Changes in Work resulting from conditions that were not reasonably observable or if conditions have significantly changed. In any such case, either party shall immediately notify the other so a Change Order can be negotiated if necessary.
5) **Minor Changes (Field Orders):** The Village may verbally authorize minor changes in the Scope of Work in order to prevent a delay in the work progression. These changes may not involve a change in the agreed pricing or be inconsistent with the conditions and standards set forth in the contract.

J) **Payment:** The Contractor shall invoice the Village monthly for work completed. The Village will pay for all undisputed invoices within thirty (30) days of receipt and acceptance by the Village Staff.

K) **Correction of Work Prior to Final Payment:** The Village is the final judge of acceptable work. As such, the Village reserves the right to halt work which is deemed unacceptable or is being carried out in an unacceptable manner. In so doing, final payment will be withheld if and until corrections are:

1) made as per General Working Conditions and Standards sub section C of this contract and or;
2) all punch list items are corrected, re-inspected and accepted.

Contractor Management, Personnel and Conduct

A) Contractor Management:

1) The Contractor shall have at all times, on site, a competent Superintendent/Foreman who shall have the full authority to act on behalf of the Contractor, and to receive and execute orders from the Director of Municipal Services, Superintendent of the Public Works or their designee. Any instructions given to this Superintendent/Foreman executing work for the Contractor shall be binding on the Contractor as though given to the Contractor personally. The Superintendent/Foreman must also be a Certified Arborist as recognized by the International Society of Arboriculture. This person may not be a tree worker.
2) The Superintendent/Foreman shall personally oversee operations governed by this agreement.
3) The Contractor, prior to commencement of work and as part of the submittals shall provide in writing the name of the Superintendent stating they have the authority to act on behalf of the Contractor.
4) The Superintendent/Foreman must be versed in and have thoroughly read and understood the contract and is willing to execute the specifications contained herein.

B) Personnel

1) **Arborist:** there shall be at least one "Certified Arborist" as recognized by the International Society of Arboriculture on the job site at all times. If the Superintendent/Foreman is not on site, then the staff member in charge must be a "Certified Arborist" and must have the authority to act on behalf of the contractor and direct work onsite. They must be able to speak articulately to residents and Village Staff about the work occurring on site.
2) **Certified Tree Worker**: The contractor must have at least one "Certified Tree Worker" as recognized by the International Society of Arboriculture, onsite. This person may also be the Superintendent/Foreman. The Contractor must have staff skilled to climb trees, possess the physical

endurance and demonstrate strong knowledge of safe work practices to be able to complete the job off the ground where mechanical equipment cannot be used or will cause damage to property and or the tree.

3) **Labor Force**: The Contractor shall employ competent laborers.
   a) They must possess knowledge of tree care and understanding of trimming especially in the care of small trees, and proper trimming techniques as an example.
   b) Only those laborers expert in their respective branches of work shall be employed where special skill is required such as tree climbing or small tree care as examples.

C) Conduct and Supervision

1) Contractor's staff must be supervised at all times by the Competent Person.
2) Contractor's staff should exhibit appropriate behavior at all times as they are working in public areas. They must conduct themselves at all times politely and respectfully to the residents and Village Staff.
3) Any incompetent work will not be tolerated, and Contractor will be asked to replace any staff deemed such by the Director of Municipal Services, the Superintendent of Public Works, or their designee.
4) Any inappropriate behavior, disorderly or abusive conduct observed by residents or Village staff requires the immediate removal of the individual(s) from the jobsite and the work crew for the duration of the contract.
5) The Contractor's Superintendent/Foreman shall meet with Village Staff at least once a week during which time they shall discuss the current work, the following weeks work, issues and punch list items and any other subjects Village Staff deems necessary for continuation of the work.
6) At the beginning of each day, Contractor's Superintendent/Foreman will inform the Village Public Works Superintendent or their designee of the location of the crew(s) and the proposed work for each day. At the end of each day the Contractor's Superintendent/Foreman will inform the Village Public Works Superintendent or their designee of the location of the completion of work.
7) The Contractor's Superintendent/Foreman shall inform the Village Public Works Superintendent or their designee, immediately of any scheduled day(s) crew(s) will not be in the Village working.
8) The Village Public Works Superintendent or their designee, will inspect work daily and be available should any problems arrive. The Contractor's Superintendent/Foreman should be prepared to discuss any issue(s) or past work completed or work considered incomplete by the Village Public Works Superintendent or their designee.

VI. Detail Pruning Specifications

A) Method of Measuring: Trees to be trimmed/pruned shall be measured per inch of diameter. The diameter shall be measured at a point four feet (4') six inches (6") at the highest ground level at the tree and will be determined by dividing the measured circumference at that point by 3.1416.

B) All Trees:

1) All cuts shall be made sufficiently close to the parent stem so that closure can readily occur under normal conditions. Cuts shall be made with a saw or pruner and only at the nodes or crotches. No stubs shall be left. All cuts shall be done in accordance with the latest edition, ANSI A300 standards.

2) Trees to be pruned in accordance with the revised Pruning Standard for Shade Tree, latest edition, ANSI A300 pruning standards.

3) Prune all trees so the natural form and shape of the tree is achieved so far as is possible. Appropriate crown reduction methods are preferred where parkway width is sufficient to gain specified clearances particularly when pruning species in the 6" to 16" class. However, do not remove more than twenty-five percent 25% of the live canopy.

4) Lower branches must be raised to a height of eight (8') feet of pedestrian access on the sidewalk.

5) Raise branches below fifteen (15') feet over drives and roadways. (This does not require 15 feet of clear trunk)

6) Upon completion of pruning, there shall be a minimum of fifteen feet (15') of clearance from a house or building including roofs. Situations where the minimum cannot be met without undue harm to a tree need to be approved by the Director of Municipal Services, the Superintendent of Public Works or their designee.

7) Definitions for 8 and 9 below.

a) Sucker Growth: Bushy and undesirable growth of small shoots on the trunk of a tree or in close proximity to the trunk.

b) Interfering Branches: Branches which are growing in contact with or within fifteen feet (15') of signage, manmade structures or overhanging structures.

c) Objectionable Branches: Those which are growing in such a manner that they cause unnecessary crowding or undesirable if the natural form and shape of the tree is to be achieved or are growing in a direction heading into the crown of the tree.

8) Remove all dead, dying, diseased, interfering, objectionable and weak branches and stubs greater than one inch (1") in diameter from all trees.

9) Remove all sucker growth on the main trunk(s) to first main crotch.

10) Remove one of two or more crossed and/or rubbing branches greater than one inch (1") in diameter where practical.

11) Rope down all branches four inches (4") or more or branches where damage could occur by gauging of a sodded area and or damage to public walks or roadways,

private property including but not limited to bushes, flowers or structures could occur.

12) Pre-cut all limbs being removed whenever there is a possibility of stripping the bark.
13) No person working in trees shall use shoes with spikes or any other footwear which in the opinion of the Village Staff cause injury to the trees while work is being performed.
14) Clear all streetlight and traffic control devices including non-illuminated signage to allow adequate lighting and sign visibility for the length of the pruning cycle.
15) Clear small parkway trees to allow natural growth habit without severely altering the form of the larger tree.
16) No topping, dehorning or Lyon tailing shall be permitted.

C) **Trees eight inches (8") to sixteen inches (16") in diameter:** Trees within this size class must be pruned in a top-down method. **Achieving a strong central leader along with a strong scaffold structure is the primary focus.**
1) Prune for central leader by removing or subordinating co-dominate stems with reduction cuts.
2) Prune for scaffold limb selection. Thinning or subordinating cuts may need to be made to these branches to slow their growth rate.
3) Potential scaffold branches should be vertically spaced eighteen inches (18") apart. Scaffold branches to remain on mature tree should be spaced at three feet (3') if growing above one another.
4) Scaffold branches should be no more than one half (½) the diameter of the trunk immediately above the branch.
5) Retain lateral branches along limbs, but each should be less than one half (½) the diameter of the limb at attachment.
6) At least one half (½) of the foliage should be on branches (temporary and permanent) arising in the lower two thirds (2/3) of the tree. Similarly, branches should have like distribution of foliage along their length.

Emergency "On Call" Work

The Contractor is required to provide On Call Emergency Work and equipment as necessary. Failure to respond or provide the requested equipment and services may be considered a breach of contract. Contractor should provide the following:

A) **Contact:** The Contractor is required to provide a twenty-four (24) hour contact number for the Village to request emergency work.
B) **Response Time:** In case of emergency, the Contractor is required to provide the requested equipment and staff to the Village within two (2) hours of a call out.
C) **Contractor Release:** The Contractor shall not pull work crews from the Village without the approval of the Director of Municipal Services, Public Works superintendent, or their designee.

VII. General Specifications

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bidder Investigations

Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Building Regulations

All work shall conform to the building codes in force in the Village.

Change in Scope of Work

The Village of Western Springs may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty

(30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Collusion among Bidders

Each bidder, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the bidders. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a bidder has interest in more than one bid for the work being bid may result in rejection of all bids in which the bidder is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance With Freedom Of Information Act Requests.

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the CONTRACTOR shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the CONTRACTOR agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such

laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The CONTRACTOR also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The CONTRACTOR agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the CONTRACTOR further agrees to make all required withholdings and deposits therefore. Such requirements shall be included by the CONTRACTOR in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The CONTRACTOR agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the CONTRACTOR agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the CONTRACTOR hereunder. Any complaint of such discrimination received by the CONTRACTOR shall be immediately forwarded to the PUBLIC AGENCY.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the bidder certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make

proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default		
Original Contract Amount		
From More Than	To and Including	Per Calendar Day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And Over	$1,650

If such default is not corrected within seven (7) days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove their equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents, employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bidders taking exception to any part or section shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bid

The Village of Western Springs accepts no responsibility for any expense incurred by the bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the bidder.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against the Village, its officers, appointed and elected officials, president and trustees,

agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, their agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and
B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and
C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."
D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.
B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.

D. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.
E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverage

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insured as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self- insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverage

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Non-appropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of non-appropriation of funds by the Village of Western Springs for the services provided under the contract, the Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up bid specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Prevailing Wage

Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workers and mechanics performing work under this contract.

If the Department of Labor revises the prevailing rate of hourly wages to be paid by the Village, the revised rate shall apply to this contract and any related sub-contractor contracts. The prevailing rate of wages is subject to revision from time to time by the Department of Labor and are available on the Department's official website

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in their manner or method of execution or non-execution of the work, or caused by defective work or the use of unsatisfactory materials, and such responsibility shall not

be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References

A list of current references for jobs of similar size and scope must be submitted and included with the bid. A minimum of three (3) shall be required.

Renewal of Contract

Upon written agreement of both parties at least **THIRTY (30)** days prior to anniversary date of the contract, this contract may be renewed by the Village of Western Springs for a period of **FOUR (4)** successive one-year period(s) under the same prices, terms, and conditions as in the original contract.

Responsibility for Construction-Safety, Shoring, Scaffolding, Construction Methods

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby;

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit

The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

Smoking Policies

All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

Storage

Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

Taxes

The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination

If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in rebidding the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

Unnecessarily Elaborate and Unresponsive Submittals

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the bidder's lack of responsiveness. Further, if the format of the bidder's submittal is prescribed in the bid documents and the bidder fails to follow that format, this may be construed as an indication of the bidder's lack of responsiveness.

Waivers of Lien

The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due, of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) Abide by the terms of the statement; and

(b) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) The dangers of drug abuse in the workplace;

(2) The grantee's or Contractor's policy of maintaining a drug-free workplace

(3) Any available drug counseling, rehabilitation, and employee assistance program; and

(4) The penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

WINKLER SERVICES LLC
Contractor
Date: 1/11/23 Attest

Contractor's Certification Regarding
Non-Payment of Compensation

Winkler Services LLC hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

Winkler Services LLC
Contractor

DATED: 1/11/23

ATTEST:

Schedule of Bid Prices

THE UNDERSIGNED SUBMITS HEREWITH THIS SCHEDULE OF PRICES COVERING THE WORK TO BE PERFORMED UNDER THIS CONTRACT

Bidder, in submitting this proposal, hereby agrees to comply with all provisions and requirements of the specifications and contract documents attached hereto. This proposal shall remain in force and effect for a twelve (12) month period from start date.

Insert Bid Table or Schedule

Rates for services listed for 2023 contract period will remain in effect for contract renewals if both parties agree upon a contract renewal.

EXCEPTIONS TO THIS BID (THIS PAGE MUST ACCOMPANY BID)

Agreement

Agreement made this the **27th** day of February in the year **2023** by and between the **Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois**, hereinafter called "Village" and hereinafter called "Contractor".

The Village and Contractor agree as set forth below:

1. The Contractor, for the consideration hereinafter set forth, hereby agrees to and with the Village, that it will furnish and provide all labor, materials, equipment and services and do all else required to provide **Parkway Tree Trimming as set forth in the contract requirements for parkway tree trimming, a copy of which is attached here to as exhibit 1.**

2. The Contractor agrees that they will be available to commence work on or before **April 15, 2023** and will officially, diligently and expeditiously conduct the work in a manner so as to assure completion by **December 31, 2023.**

3. The Village shall pay the Contractor for the performance of the Project work based on the Schedule of Bid Prices dated January 12th, 2023, a copy of which is attached hereto and incorporated into this Agreement as Exhibit A, subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.

4. The Contractor represents and warrants that they will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.

5. This Agreement shall embrace and include all the contract documents which are as follows:

   A. Legal Notice (Advertisement for Bid) published on **December 22, 2022.**

   B. Instructions to Bidders dated **December 22, 2022.**

   C. Proposal dated **December 22, 2022.**

   D. Schedule of Bid Prices submitted by WINKLER SERVICES LLC dated **January 12, 2023.**

   F. Specifications and all additional provisions **January 12, 2023**

   G. Contractor's Drug Free Workplace Certification dated **January 12, 2023.**

H. Contractor's Certification Regarding Non-Payment of Compensation dated **January 12, 2023.**

I. Contractor certifications including Certification of Eligibility to Enter into Public Contracts.

J. Required Performance and Payment Bonds.

K. Required Insurance Certificates.

All of the above contract documents are made a part of this Agreement and are incorporated herein by reference or attached hereto.

This agreement executed on the day and year first written above.

Contractor:	Village of Western Springs
By: _____	By: _____
(Name and Title) KEVIN HAUBERT, OWNER	Alice Gallagher, Village President
*Corporate Seal of corporation	*Village Seal
Attest:	
By: _____	By: _____
(Name and Title)	Ed Tymick, Village Clerk

EXHIBIT B

CERTIFICATION BY THE CONTRACTOR

I, KEVIN HALBERT, having being first duly sworn, depose and state that I am the SOLE OWNER (insert "sole owner", "partner," president," or other proper title) and the authorized agent of Winkler Services LLC, which has submitted a proposal to, and is entering into a contract with, the Village of Western Springs for the performance of work in relation to the PARKWAY TREE TRIMMING in the Village of Western Springs, and hereby certify on behalf of said company as follows:

1. That said company is not barred from contracting with the Village as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

2. That said company shall comply with all applicable provisions of the Illinois Human Rights Act and has a written sexual harassment policy in full compliance with that Act.

3. That said company is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or,

(a) is contesting such liability or the amount of tax in accordance with procedures established by the appropriate revenue act, or

(b) has entered into an agreement with the Department of Revenue for payment of all taxes due and is in compliance with that agreement.

Signature of Authorized Agent of Contractor

Subscribed and Sworn To
Before Me This 11th Day
Of January, 2023

Notary Public

"OFFICIAL SEAL"
LINDA J. DIEBOLDT
Notary Public, State of Illinois
My Commission Expires 9/21/24

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A CHANGE ORDER INVOLVING A/AN [(INCREASE/DECREASE) IN THE CONTRACT PRICE OF $10,000 OR MORE]/[(EXTENSION/SHORTENING) OF THE TIME IN WHICH THE CONTRACT IS TO BE COMPLETED BY THIRTY DAYS OR MORE] (_____ CONTRACT)

WHEREAS, pursuant to Illinois Compiled Statutes, Chapter 720, Act 5, Section 33E-9, units of local government are required to make specific findings prior to authorizing any change order relative to a contract which would increase or decrease the dollar amount of the contract by $10,000 or more, would extend or shorten the time in which the contract is to be completed by thirty (30) days or more; and

WHEREAS, staff has presented and recommended the proposed change order to the contract between the Village of Western Springs and

_____

_____, attached hereto as Exhibit "A" and made a part hereof, to the Corporate Authorities of the Village of Western Springs; and

WHEREAS, said change order attached hereto as Exhibit "A" would [(increase/decrease) the contract price by $_____] [(extend/shorten) the time period in which the contract is to be completed by _____ days];

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, as follows:

Section 1: That after reviewing the explanation of staff as to the necessity of and reasons for the change order attached hereto as Exhibit "A", the President and Board of Trustees find as follows:

A. That the circumstances which necessitated said change order were not reasonably foreseeable at the time the contract was entered into.

B. That the basis of the change order is germane to the contract.

C. That it is in the best interests of the Village of Western Springs to approve the change order in its proposed form.

Section 2: That having made the findings set forth in Section 1 above, the President and Board of Trustees hereby approve the change order attached hereto as Exhibit "A", and direct and authorize the Village President and Village Clerk to execute said change order on behalf of the Village.

ADOPTED this _____ day of _____, 19__, pursuant to a roll call vote as follows:

AYES:_____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 20__.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.246.1800
wsprings.com

VILLAGE PRESIDENT
Alice Gallagher

VILLAGE TRUSTEES
Heidi Rudolph
James Tyrrell
Nicole Chen
Alan Fink
James John
Scott Lewis

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Brian Budds
Aleks Briedis
Michael Kelly
Jeff Koza
John Mastandona
Tony Budzikowski

Addendum 1 – Parkway Tree Trimming

- **How many plan holders are there?**
  - As of 1/5/2023, there are 15 plan holders for this contract.
- **Which Subdivisions are planned to be pruned this year?**
  - The Western Springs subdivisions of Ridgeacres, Ridgewood, and Old Town South are on schedule to be pruned in 2023. The Village website under "Forestry" contains a GIS map describing tree locations and subdivisions.
- **How many additional individual requests do you expect on an annual basis?**
  - No way to quantify this.
- **How many trees are pruned each year?**
  - No way to quantify this as they are pruned on a subdivision-basis and each subdivision varies greatly in quantity of trees.
- **How many trees are in the Village ROW?**
  - Approximately 7,900
- **How many trees are to be pruned in 2023?**
  - Approximately 1,500

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Horton Group 10320 Orland Parkway Orland Park IL 60467	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 708-845-3000 **FAX (A/C, No):** **E-MAIL ADDRESS:** certificates@thehortongroup.com
INSURED WINKSER-01 Winkler Services, LLC dba Winkler Tree & Lawn Care P.O. Box 1154 La Grange Park IL 60526	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Western National Mutual Ins Co / 15377 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1314476992 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			CPP1257639	2/20/2022	2/20/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			CPP1103948	2/20/2022	2/20/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			UMB1043605	2/20/2022	2/20/2023	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			WCV1033759	2/20/2022	2/20/2023	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional insured with respects to General Liability and Auto Liability on a primary & non-contributory basis only when required by written contract. Waiver of subrogation in favor of the additional insured(s) will apply to General Liability and Worker's Compensation only when required by written contract.

CERTIFICATE HOLDER

Village of Western Springs
740 Hillgrove Ave
Western Springs IL 60558

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 10.D.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] Landscape Services - Beary Landscape Management, LLC. (Omnibus Item)

Recommendation

The Properties and Recreation Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Landscape Services contract renewal with Beary Landscape Management, LLC.

Summary

Attached for the Board's review and approval is a renewal letter from Beary Landscape Management, LLC for the Village's Landscape Services, in an amount of $44,020.00 for monthly maintenance work and a total budgeted amount of $91,779 for seasonal planting, holiday decorative work, and additional requested services. This will be the first renewal for the contract which was awarded by the Village Board on April 22, 2024.

Financial Impact

FY2025 budgeted amount of $91,779, including $44,020 for monthly maintenance and remaining balance includes payment for annual plantings, seasonal decorations and additional requested services.

Recommended Motion

I move to approve the first renewal for the Landscape Services contract for a one-year term with Beary Landscape Management, LLC.

Strategic Plan Alignment

N/A

File Attachments

1. Beary Landscape Mgt Renewal Letter 1-8-2025
2. Beary Landscaping

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

January 8, 2025

Beary Landscape Management, LLC
Attention: Mr. Dwight Anderson-Business Development
4627 Elm Avenue
Brookfield, IL 60513

Ref: Contract Renewal-Landscape Services

Dear Mr. Anderson,

This letter is to confirm that the Village of Western Springs will renew the the **Landscape Services Contract for 2025.**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew A Supert

Director of Municipal Services

Name (printed) - Dwight Anderson

Signature -

Title – Business Development Manager

Date – January 8, 2025

Beary Landscaping

THE VILLAGE OF
WESTERN SPRINGS

CONTRACT REQUIREMENTS FOR
2024 Landscaping Services

TUESDAY, APRIL 2, 2024
10:00 A.M. (Prevailing Time)

TABLE OF CONTENTS

LEGAL NOTICE 4
PROPOSAL 5
Introduction 7
Project Background 7
Mandatory Pre-Submittal Meeting Information 7
Landscaping Photos 7
Contact Information 7
SCHEDULE OF BID PRICES 8
SPECIAL PROVISIONS 11
PUBLIC CONVENIENCE AND SAFETY 38
GENERAL SPECIFICATIONS 39
Acceptability of Work 39
Assignment 39
Bid Investigations 39
Building Regulations 39
Change in Scope of Work 39
Collusion Among Contractors 40
Compliance with Freedom of Information Act Requests (FOIA) 40
Compliance with Laws; Employment Discrimination 41
Contractor Personnel 41
Debarment 41
Default Clause 41
Delay 42
Exceptions 43
Failure to Deliver 43
Guaranty 43
Hours and Days of Work 43
Indemnity/Hold Harmless Provision 43
Insurance Requirements 44
Law and Venue 46
Non-appropriation 46
Oral Statements 47
Permits, Licenses 47
Prevailing Wage 47
Protection and Restoration of Property 47
References 48
Renewal of Contract 48
Responsibility for Work 48
Right to Audit 48
Smoking Policies 48
Storage 49
Taxes 49
Termination 49
Unnecessarily Elaborate and Unresponsive Submittals 49
Waivers of Lien 49
Instructions for Submittal 51
Selection Process 53

REFERENCES 54
Contractor's Drug-Free Workplace Certification 57
CONTRACTOR'S CERTIFICATION REGARDING NON-PAYMENT OF COMPENSATION 59
AGREEMENT 60
EXHIBIT A 62

LEGAL NOTICE

The Village of Western Springs, Cook County, Illinois, does hereby invite sealed Bids for the following: **2024 Landscaping Services Contract**.

Bids will be received until **10:00 A.M.** Prevailing Local Time on the **2nd day of April 2024** by mail or delivered by hand to the drop box located outside the front entrance of Village Hall, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois, 60558-0528 immediately after which time and at such place all bids will be publicly opened.

Those desiring to submit a bid may obtain copies of the contract, specifications, and other bid documents online at wsprings.com/bids. A mandatory pre-submittal virtual Microsoft Teams meeting will be held on **Thursday, March 21, 2024, at 11:30 AM** to answer any questions. Questions may also be submitted directly to dpuga@wsprings.com by 10:00 AM on Thursday, March 21, 2024.

As evidence of good faith, each bid shall be accompanied by a bid bond, bank draft or certified check and made payable to the Village of Western Springs, Illinois, in the amount of five hundred dollars ($500), which shall be submitted to secure the Village against loss occasioned by failure of the contractor to abide by and comply with the terms of their bid.

The successful contractor shall be required to furnish payment and performance bonds in the full amount of the bid or proposal, at the time a contract is awarded, to the Village of Western Springs by a surety company authorized to do business in the State of Illinois and approved by the Village. Failure to produce acceptable bonds will constitute default and the bid bond will be forfeited. No bid shall be withdrawn after the opening of bids without the consent of the Village for a period of sixty (60) days after the scheduled time of closing bids.

Contractors will be required to comply with all laws including those related to employment of labor and the payment of local prevailing wage rates. Each contractor shall satisfy the Village as to his ability, financial and otherwise, to perform the work specified.

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities, and to make award on that bid, which, in its opinion, is most advantageous to the Village. The contract will be awarded to the lowest responsive bidder.

VILLAGE OF WESTERN SPRINGS
By Ed Tymick, Village Clerk

Published in the Sun Times Newspaper on March 15, 2024
cc: Ellen Baer, Village Manager
Elaine Haeske, Deputy Village Clerk

PROPOSAL

TO: Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558

DATE: March 15, 2024

RE: **2024 LANDSCAPING SERVICES**

1. The specifications and directions for the proposed service are those prepared by the Village of Western Springs and designated as Special Provisions, and which cover the work described in said document and the "Agreement."

2. In submitting this bid, the undersigned declares that the only persons or parties interested in the bid as principals are those named herein; and that the bid is made without collusion with any other person, firm, or corporation.

3. The undersigned further understands and agrees that if this bid is accepted, the undersigned is to furnish and provide all necessary equipment, machinery, tools, apparatus and other means of maintenance, and to do all of the work and perform all the services, and to furnish all of the materials specified in the bid documents, in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.

4. The undersigned further agrees to execute an Agreement for this work and present the same to the Village within seven (7) days after the date of notice of the award of the Agreement to the Contractor.

5. The undersigned further agrees that he and his surety will execute and present within seven (7) days after the date of notice of the award of Agreement the performance and labor and materials payment bonds in a form satisfactory to the Village of Western Springs, in the amount of one hundred percent (100%) of the contract sum guaranteeing the faithful performance of the work in accordance with the terms of the bid documents.

6. The undersigned further agrees to be available to begin work by May 1, 2024, and on April 1st in the consecutive contract years, as provided for in the Agreement, unless otherwise agreed to by the Village, and to prosecute the work in such manner and with sufficient materials, equipment, and labor as will insure the providing of specified service within the time limit specified herein, it being understood and agreed that the providing of the specified service within the time limit and according to the maintenance schedule is an essential part of the Agreement. As the weather is the significant factor in determining when the service is necessary, the Village will notify the Contractor as to when maintenance is to begin, based upon weather conditions.

7. This bid is accompanied by a bid bond, bank draft or certified check complying with the requirements of the specifications and directions, made payable to the "Village of Western Springs, Illinois". The amount of the bid security is Five Hundred ($500.00) Dollars. If this bid is

accepted and the undersigned shall fail to execute an Agreement and said security as required herein, it is hereby agreed that the amount of the bid bonds shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of failure to execute said Agreement or provide the required performance and payment bonds; otherwise said bid security shall be returned to the undersigned pursuant to the bid documents.

[ATTACH BID SECURITY HERE]

8. The undersigned submits herewith a schedule of prices covering the work to be performed under this Agreement; the undersigned must show in the schedule the prices for which the undersigned proposed to perform.

9. The undersigned further declares to have carefully examined this bid, the specifications and directions, the Agreement, the legal notice, and special provisions (if any), and to have inspected in detail the site of the proposed work, and is familiar with all of the local conditions affecting the Agreement and the detailed requirements of service, and understands that in making this bid waives all right to plead any misunderstanding regarding the same.

03/18/2024 — Beary Landscaping, LLC - Dwight Anderson

Date — Proposed Contractor (Bidder)

[redacted]

Witness

Introduction

Project Background

The Village is soliciting bids from qualified for the delivery of professional services for the Village of Western Springs' Annual Landscaping and Maintenance Contract.

The successful contractor will have to provide ongoing maintenance for various Village properties and right of way (ROW) locations in addition to supplemental bids throughout the year for various seasonal plantings.

All responders are required to review this document in detail and acknowledge their understanding of the maintenance and service aspects of this project to be considered a responsible contractor.

Village Information

The Village of Western Springs, located in Cook County, is 2.3 square miles with a population of approximately 13,500. Western Springs operates under a Council-Manager form of government; the President and six (6) Trustees service for four-year overlapping terms and the Village Manager is appointed by the Village Board. The Village operates on a calendar year budget.

Mandatory Pre-Submittal Meeting Information

Join Meeting using the following link and meeting ID/passcode:

Meeting ID: 249 764 441 984
Passcode: QBpWHf

Landscaping Photos

View Landscaping Photos at the following link:
https://wsprings.sharepoint.com/:f:/s/PublicWorks/EkW2S1C7hM1EhjKSeQxrCB4Bnp4HqNbQAR9tmqcWrmYzJw

If you are having issues viewing, please contact dpuga@wsprings.com.

Contact Information

During the selection process, any communication regarding this RFP must be by email and directed to: **Diana Puga, Municipal Services Coordinator, dpuga@wsprings.com.** Responses to any emailed questions will be shared with all parties who request an RFP and who provide the Village with their email contact information. In addition, all emailed questions and answers shall be posted on the Village website.

ITEM					
No.	Items	Unit	Qty	Unit Price	Total
1	Ogden Avenue Hampton to Tollway	Month	8	$150	$1,200
2	Ogden Wolf to Lawn	Month	8	$60	$480
3	Walnut triangle @ Hampton	Month	8	$47	$376
4	Hampton triangle @ Reid	Month	8	$42	$336
5	Prospect triangle @ Reid	Month	8	$110	$880
6	Tower Green	Month	8	$425	$3,400
7	800 Hillgrove Avenue	Month	8	$42	$336
8	Recreation Center	Month	8	$150	$1,200
9	Grand Avenue	Month	8	$130	$1,040
10	Wolf Rd. Bike Path West Adjacent to	Month	8	$80	$640
11	Village Hall	Month	8	$250	$2,000
12	Water Plant	Month	8	$250	$2,000
13	Well No. 5	Month	8	$130	$1,040
14	East Railroad Underpass	Month	8	$46	$368
15	Burlington Northern				$0
15A	- Burlington Northern - Wolf	Month	8	$131	$1,048
15B	- Burlington Northern - Wolf	Month	8	$131	$1,048
15C	- Burlington Northern –	Month	8	$131	$1,048
16	Spring Rock Tower	Month	8	$220	$1,760
17	Lawn Avenue (Post Office to	Month	8	$79	$632
18	Planting Bowls (11 per month)	Month	8	$65	$520
19	Planters (9 per month) (Central	Month	8	$65	$520
20	Commonwealth Detention Basin	Month	8	$175	$1,400
21	48th Street Cul-de-sac Island	Month	8	$48	$384
22	Wolf 52nd to 51st	Month	8	$58	$464
23	Wolf 53rd to 55th	Month	8	$74	$592
24	Lift Station	Month	8	$127	$1,016
25	Fair Elms Cul-de-sac	Month	8	$59	$472
26	Central Cul-de-sac	Month	8	$21	$168
27	55th Street North side (Central to	Month	8	$115	$920
28	Woodland Cul-de-sac	Month	8	$51	$408
29	Gilbert LTHS to South Village Limits	Month	8	$115	$920
30	55th Street North side East of Wolf	Month	8	$138	$1,104
31	55th Street South side west of	Month	8	$127	$1,016
32	Ridgewood Entrance @ Woodland	Month	8	$41	$328
33	Ridgewood Entrance @ Grand	Month	8	$41	$328
34	South Fire Station	Month	8	$220	$1,760
35	Maple Lane and Ridgewood Dr.	Month	8	$47	$376
36	Maple Lane and Crestview triangle	Month	8	$47	$376
37	Maple Lane and Woodland Dr.	Month	8	$47	$376
38	Ridgewood Entrance @ Park Place	Month	8	$20	$160

39	5625 Ridgewood ROW	Month	8	$75	$600
40	Ridgewood: Flagg Creek	Month	8	$150	$1,200
41	47th Street Pedestrian Bridge	Quarter	4	$150	$600
42	48th Street ROW Near Standpipe	Month	8	$60	$480
42	Sodding*	Sq.Yd.	160	$6	$1,000
43	Slit Seeding*	Acre	2	$175	$350
44	Mowing*	Acre	2	$40	$80
45	Mulching*	Cu. Yd	1	$70	$70
46	Basic T&M Rates (Foreman Labor)	Hour	55	$30	$1,650
47	Basic T&M Rates (Laborer w/hand	Hour	110	$30	$3,300
48	Railroad Protective Liability Insurance	Year	1	$250	$250
	TOTAL BASE BID (ITEMS 1-48)				$44,020

1. Should interested bidders bid for a 7-month or 8-month period?
   8 months. Although the contract for 2024 begins in May and is for a 7-month period, all other potential contract years are on an 8-month basis.

2. Can you please provide a copy of the previous bid tab.
   The 2023 Landscaping Bid Tab is provided and attached to this Addendum as Appendix A

Beary Landscaping 4/1/24

2023 Landscaping Bid Tab

No.	Items	Unit	Qty	Brightview Landscape Services		Beary Landscaping Inc.		Langton Group	
				Unit	Total	Unit	Total	Unit	Total
1	Ogden Avenue Hampton to Tollway	Month	8	$ 163.00	$ 1,304.00	$ 170.00	$ 1,360.00	$ 170.22	$ 1,361.76
2	Ogden Wolf to Lawn	Month	8	$ 55.00	$ 440.00	$ 60.00	$ 480.00	$ 111.51	$ 892.08
3	Walnut triangle @ Hampton	Month	8	$ 17.00	$ 136.00	$ 47.00	$ 376.00	$ 247.98	$ 1,983.84
4	Hampton triangle @ Reid	Month	8	$ 11.00	$ 88.00	$ 42.00	$ 336.00	$ 222.04	$ 1,776.32
5	Prospect triangle @ Reid	Month	8	$ 86.00	$ 688.00	$ 120.00	$ 960.00	$ 762.47	$ 6,099.76
6	Tower Green	Month	8	$ 554.00	$ 4,432.00	$ 580.00	$ 4,640.00	$ 1,852.69	$ 14,821.52
7	800 Hillgrove Avenue	Month	8	$ 11.00	$ 88.00	$ 42.00	$ 336.00	$ 1,013.40	$ 8,107.20
8	Recreation Center	Month	8	$ 35.00	$ 280.00	$ 155.00	$ 1,240.00	$ 3,812.57	$ 30,500.56
9	Grand Avenue	Month	8	$ 120.00	$ 960.00	$ 130.00	$ 1,040.00	$ 1,670.47	$ 13,363.76
10	Wolf Rd. Bike Path West Adj. to Forest Preserve	Month	8	$ 60.00	$ 480.00	$ 80.00	$ 640.00	$ 368.24	$ 2,945.92
11	Village Hall	Month	8	$ 347.00	$ 2,776.00	$ 355.00	$ 2,840.00	$ 4,323.54	$ 34,588.32
12	Water Plant	Month	8	$ 244.00	$ 1,952.00	$ 310.00	$ 2,480.00	$ 987.65	$ 7,901.20
13	Well No. 5	Month	8	$ 11.00	$ 88.00	$ 130.00	$ 1,040.00	$ 689.46	$ 5,515.68
14	East Railroad Underpass	Month	8	$ 16.00	$ 128.00	$ 47.00	$ 376.00	$ 664.88	$ 5,319.04
15	Burlington Nothern	Month	8	$ 324.00	$ 2,592.00	$ 355.00	$ 2,840.00	$ 1,223.38	$ 9,787.04
15A	Burlington Nothern- Wolf to Gilbert	Month	8	$ 45.00	$ 360.00	$ 31.00	$ 248.00	$ 1,223.38	$ 9,787.04
15B	Burlington Nothern- Wolf to Grand	Month	8	$ 45.00	$ 360.00	$ 31.00	$ 248.00	$ 1,223.38	$ 9,787.04
15C	Burlington Nothern- Grand to N. PW & S. Wall	Month	8	$ 17.00	$ 136.00	$ 31.00	$ 248.00	$ 1,223.38	$ 9,787.04
16	Spring Rock Tower	Month	8	$ 216.00	$ 1,728.00	$ 230.00	$ 1,840.00	$ 174.94	$ 1,399.52
17	Lawn Avenue (Post Office to Burlington)	Month	8	$ 47.00	$ 376.00	$ 79.00	$ 632.00	$ 960.03	$ 7,680.24
18	Planting Bowls (11) Central Business District	Month	88	$ 23.00	$ 2,024.00	$ 22.00	$ 1,936.00	$ 61.05	$ 5,372.40
19	Planters (9) Central Business District	Month	72	$ 23.00	$ 1,656.00	$ 14.00	$ 1,008.00	$ 95.75	$ 6,894.00
20	Commonwelath Dentention Basin	Month	8	$ 163.00	$ 1,304.00	$ 185.00	$ 1,480.00	$ 360.25	$ 2,882.00
21	48th Street Cul-de-sac	Month	8	$ 16.00	$ 128.00	$ 48.00	$ 384.00	$ 288.35	$ 2,306.80
22	Wolf 52nd to 51st	Month	8	$ 55.00	$ 440.00	$ 58.00	$ 464.00	$ 136.74	$ 1,093.92
23	Wolf 53rd to 55th	Month	8	$ 71.00	$ 568.00	$ 74.00	$ 592.00	$ 126.96	$ 1,015.68
24	Lift Station	Month	8	$ 92.00	$ 736.00	$ 127.00	$ 1,016.00	$ 675.49	$ 5,403.92
25	Fair Elms Cul-de-sac	Month	8	$ 27.00	$ 216.00	$ 59.00	$ 472.00	$ 349.30	$ 2,794.40
26	55th Street North side (Central to Woodland)	Month	8	$ 20.00	$ 160.00	$ 21.00	$ 168.00	$ 439.69	$ 3,517.52
27	55th Street North side East of Wolf	Month	8	$ 108.00	$ 864.00	$ 115.00	$ 920.00	$ 165.71	$ 1,325.68
28	Woodland Cul-de-sac	Month	8	$ 20.00	$ 160.00	$ 51.00	$ 408.00	$ 368.87	$ 2,950.96
29	Gilbert LTHS to South Village Limits	Month	8	$ 108.00	$ 864.00	$ 115.00	$ 920.00	$ 287.25	$ 2,298.00
30	55th Street North side East of Wolf	Month	8	$ 131.00	$ 1,048.00	$ 138.00	$ 1,104.00	$ 195.10	$ 1,560.80
31	55th Street South side west of Woodland	Month	8	$ 121.00	$ 968.00	$ 127.00	$ 1,016.00	$ 152.19	$ 1,217.52
32	Ridgewood Entrance @ Woodland	Month	8	$ 11.00	$ 88.00	$ 41.00	$ 328.00	$ 419.80	$ 3,358.40
33	Ridgewood Entrance @ Grand	Month	8	$ 11.00	$ 88.00	$ 41.00	$ 328.00	$ 341.52	$ 2,732.16
34	South Fire Station	Month	8	$ 226.00	$ 1,808.00	$ 230.00	$ 1,840.00	$ 678.46	$ 5,427.68
35	Maple Lane and Ridgewood Dr. Triangle	Month	8	$ 16.00	$ 128.00	$ 47.00	$ 376.00	$ 425.52	$ 3,404.16
36	Maple Lane and Crestview Triangle	Month	8	$ 16.00	$ 128.00	$ 47.00	$ 376.00	$ 361.66	$ 2,893.28
37	Maple Lane and Woodland Dr. Triangle	Month	8	$ 16.00	$ 128.00	$ 47.00	$ 376.00	$ 383.15	$ 3,065.20
38	Ridgewood Entrance @ Park Place	Month	8	$ 19.00	$ 152.00	$ 20.00	$ 160.00	$ 667.00	$ 5,336.00
39	5625 Ridgewood ROW	Month	8	$ 17.00	$ 136.00	$ 75.00	$ 600.00	$ 241.34	$ 1,930.72
40	Sodding*	SQ YD	160	$ 16.00	$ 2,560.00	$ 7.00	$ 1,120.00	$ 15.45	$ 2,472.00
41	Slit Seeding	Acre	2	$ 250.00	$ 500.00	$ 225.00	$ 450.00	$ 2,267.44	$ 4,534.88
42	Mowing*	Acre	2	$ 35.00	$ 70.00	$ 40.00	$ 80.00	$ 57.68	$ 115.36
43	Mulching*	CU YD	1	$ 65.00	$ 65.00	$ 60.00	$ 60.00	$ 82.40	$ 82.40
44	Basic T&M Rates (Foreman Labor)	man hour	55	$ 45.00	$ 2,475.00	$ 40.00	$ 2,200.00	$ 90.64	$ 4,985.20
45	Basic T&M Rates (Laborer w/hand tools)	man hour	110	$ 40.00	$ 4,400.00	$ 40.00	$ 4,400.00	$ 90.64	$ 9,970.40
46	Railroad Protective Liability Insurance	Year	1	$ 750.00	$ 750.00	$ 500.00	$ 500.00	$ -	$ -
	Submitted Total			$	**43,500.00**	$	**47,090.00**	$	**274,346.32**
	Actual Total			$	**44,004.00**	$	**49,282.00**	$	**274,346.32**

*These items are for additional work at the Village's request. The cost of sodding, mowing, silt seeding, and mulching required for items 1-39 should be included within each line-item cost.

Beary Landscaping 4/1/24

SCHEDULE OF BID PRICES

THE UNDERSIGNED SUBMITS HEREWITH THIS SCHEDULE OF PRICES COVERING THE WORK TO BE PERFORMED UNDER THIS CONTRACT

*These items are for additional work at the Village's request. The cost of sodding, mowing, silt seeding, and mulching required for items 1-40 should be included within each line-item cost.

ITEM					
No.	**Items**	**Unit**	**Qty**	**Unit Price**	**Total**
1	Ogden Avenue Hampton to Tollway	Month	8		
2	Ogden Wolf to Lawn	Month	8		
3	Walnut triangle @ Hampton	Month	8		
4	Hampton triangle @ Reid	Month	8		
5	Prospect triangle @ Reid	Month	8		
6	Tower Green	Month	8		
7	800 Hillgrove Avenue	Month	8		
8	Recreation Center	Month	8		
9	Grand Avenue	Month	8		
10	Wolf Rd. Bike Path West Adjacent to Forest Preserve	Month	8		
11	Village Hall	Month	8		
12	Water Plant	Month	8		
13	Well No. 5	Month	8		
14	East Railroad Underpass	Month	8		
15	Burlington Northern				
15A	- Burlington Northern - Wolf Road to Gilbert	Month	8		
15B	- Burlington Northern - Wolf to Grand	Month	8		
15C	- Burlington Northern – Grand to N.PW & S. Wall	Month	8		
16	Spring Rock Tower	Month	8		

17	Lawn Avenue (Post Office to Burlington)	Month	8		
18	Planting Bowls (11 per month) (Central business District)	Month	8		
19	Planters (9 per month) (Central Business District)	Month	8		
20	Commonwealth Detention Basin	Month	8		
21	48th Street Cul-de-sac Island	Month	8		
22	Wolf 52nd to 51st	Month	8		
23	Wolf 53rd to 55th	Month	8		
24	Lift Station	Month	8		
25	Fair Elms Cul-de-sac	Month	8		
26	Central Cul-de-sac	Month	8		
27	55th Street North side (Central to Woodland)	Month	8		
28	Woodland Cul-de-sac	Month	8		
29	Gilbert LTHS to South Village Limits	Month	8		
30	55th Street North side East of Wolf	Month	8		
31	55th Street South side west of Woodland	Month	8		
32	Ridgewood Entrance @ Woodland	Month	8		
33	Ridgewood Entrance @ Grand	Month	8		
34	South Fire Station	Month	8		
35	Maple Lane and Ridgewood Dr. Triangle	Month	8		
36	Maple Lane and Crestview triangle	Month	8		
37	Maple Lane and Woodland Dr. Triangle	Month	8		
38	Ridgewood Entrance @ Park Place	Month	8		
39	5625 Ridgewood ROW	Month	8		
40	Ridgewood: Flagg Creek	Month	8		
41	47th Street Pedestrian Bridge	Quarter	4		
42	48th Street ROW Near Standpipe	Month	8		
42	Sodding*	Sq.Yd.	160		

43	Slit Seeding*	Acre	2		
44	Mowing*	Acre	2		
45	Mulching*	Cu. Yd	1		
46	Basic T&M Rates (Foreman Labor)	Hour	55		
47	Basic T&M Rates (Laborer w/hand tools)	Hour	110		
48	Railroad Protective Liability Insurance	Year	1		
TOTAL BASE BID (ITEMS 1-48)					

SPECIAL PROVISIONS

GENERAL

a) Spring Inspection and Clean-up: Between May 1 and May 30 for the 2024 calendar year, and on April 1 and April 30 in consecutive contract years, the contractor shall police every area as included in this specification to remove winter accumulation and clean up all branches, papers, litter, leaves and other debris from the turf, shrub beds, natural areas, ground cover beds, flower beds, specialty areas, structures, parkways, parking lots, driveways, sidewalk, boulevards, etc. When this work is started, the Time Schedule for each location will commence and items 1 through 45 will begin to be measured for payment per calendar month or fraction thereof.

b) Plantings

The Village reserves the right to issue a seasonal change order to this contract for the plantings of flower beds. The plantings in flower beds shall be determined by the Village with consultation from the contractor on available design, species, and colors for each location, and will vary from location to location and from year to year.

- The cost of all live plants shall be reimbursed to the Contractor and the Contractor will be allowed a 15% markup. Invoices and receipts from the nursery shall be submitted to the Village and the Contractor shall clearly indicate materials distribution by location.
- The cost of other materials such as mulch, topsoil, and fertilizer shall not be reimbursed.
- The labor, equipment, and non-reimbursable material costs for a Spring, Summer and Winter planting in all flower beds shall be incorporated into the corresponding. This work will not be paid for separately.
- New plantings in ground cover beds shall be paid for on a time and materials basis utilizing the "Basic T&M" rates as identified in the schedule of prices.

c) Mowing

Mowing and line trimming shall be done in a neat and orderly manner. Proper mowing patterns and equipment shall be employed to recycle grass clippings where possible. Excess clippings shall be removed as needed. All mower blades shall be kept sharp to prevent tearing of grass blades. No more than ⅓ of the grass blade shall be removed during a mowing operation. Mowing operation includes line trimming and cleaning of grass clipping from all walks and drives.

d) Leaf Removal

Leaf removal needs in shrub, evergreen, and groundcover beds, and in lawn areas vary throughout the properties. It is the intent of this specification to provide for leaf removal throughout the areas maintained under this contract. Costs for leaf removal shall be incorporated into specific pay items by location and will not be paid for separately. Leaves shall be disposed of by depositing them at the Public Works yard in the designated location.

All Areas	No. Of Occurrences
Fall	3
Springs	1

Additional "spot" leaf removal will be as authorized by the Village and in accordance with contract time and material rates.

e) Debris And Garbage Disposal

1)Landscape Debris: The removal and disposal of organic landscape debris, generated by landscape maintenance operations shall be the responsibility of the Contractor.

2)All non-organic litter and debris shall be removed by the Contractor to any Village site designated by the Village of Western Springs for disposal services and disposed of by the Village.

f) General

1)All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals, if any will be applied in accordance with applicable laws and regulations and by licensed personnel.

2)Materials shall be applied in accordance with manufacturers' directions.

3)Adequate personnel and equipment shall be provided to permit the timely completion of all operations.

4)In addition to weekly work reporting by the Maintenance Superintendent, the Contractor shall prepare a detailed monthly inspection report for presentation to the Village of Western Springs. A monthly meeting following the receipt of the report may be scheduled by the Superintendent of Public Works or their designee. This should include any replanting bids inclusive of plant materials, location by description and number below and pricing.

Basis of Payment. All payments shall be made per calendar month for the items listed below and shall be considered full compensation for all labor, materials, tools, and equipment to complete this work.

Location Details

OGDEN AVENUE HAMPTON TO TOLLWAY

Description. The area bounded by the curb line on the south side of Ogden Avenue. The east boundary is the west curb line on Hampton, and the west boundary is the Tollway Authority ROW. The Tollway Authority ROW begins where the grass ends, just west past the guardrail.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week
Edging walks and curbs	Twice a year
Weeding (Shrubs and shrubs borders)	3 times in growing season
Pruning	For safety only, cut overgrowth and overhanging to 5ft from guardrail
Weeding (Ground Cover Beds)	Weed 3 times per year

OGDEN AVENUE WOLF TO LAWN

Description. The area bounded by the curb line on the south side of Ogden Avenue, the ROW on the south side of Ogden Avenue, the west curb line on Wolf Road to the East, and the East curb line of Lawn Avenue.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week
Edging walks and curbs	Twice a year

WALNUT TRIANGLE @ HAMPTON

Description. The triangular island area bounded by curb in the center of the intersection of Walnut and Hampton.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Twice annually
Mulching	Once a year
Weed (around trees)	Every mowing
Spring clean-up	Once in the Spring, remove garden- leaf debris,
Fall clean-up	Once in the Fall, remove leaf debris
Removal of litter, debris, and garbage	Every mowing

HAMPTON TRIANGLE @ REID

Description. The triangular area bounded by curb in the middle of the intersection of Hampton and Reid. Additionally, the parcel south of Reid and east of Hampton that stretches approximately 180' X 60' from curb line to curb line Reid to Walker and curb line of Hampton to the home at 133 Reid.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	1 to 2 weeks depending on rain and mulch
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replace in early Spring or Fall
Weed (Ground Cover Beds)	Weed monthly
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week
Mowing	Every week

PROSPECT TRIANGLE @ REID

Description. The triangular area bounded by curb in the middle of the intersection of Prospect and Reid.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Once a month during growing season
Mulching	Once a year
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replace in early Spring or Fall
Weed (Ground Cover Beds)	Weed monthly
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every week

TOWER GREEN

Description. The Village property surrounding the historic water tower. This triangular area is bounded by the curbs on Hillgrove, Walnut, and Grand Avenue.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Weekly
Cultivating	Every 2 weeks during growing season. Soil must be always absorbent
Mulching	All planting beds and trees must have proper mulch throughout the year
Weed (Trees, Shrubs, and ground cover)	Weekly
Pruning	As necessary. Monthly minimum
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Ground Cover Beds)	No weeds permitted. Weed daily or as often as necessary to prevent all weeds.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

800 WEST HILLGROVE AVENUE PARKING LOT

Description. The property of 800 WEST WOLF ROAD including the parkway ROW and the entire parking lot.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	Every other mowing
Spring clean-up	Once in the Spring, remove garden or leaf debris.
Fall clean-up	Once in the Fall, remove leaf debris
Removal of litter, debris, and garbage	Every other week

RECREATION CENTER

Description. The property is located at 1500 Walker Street encompassing both parking lots, inside the fencing on the west and north perimeters and Safety Town Village on the northeast side of the main parking lot.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Weekly
Hard Surfaces (walks, paths, curb lines, and non-curbed drive edges)	Blown clean after each weekly visit
Cultivating	Every 2 weeks during growing season. Soil must be always absorbent
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	Every other mowing
Pruning	As necessary to retain shape of plant. Monthly minimum
Grass adjacent to tree rings	Edged to create separation and maintained on regular basis
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

GRAND AVENUE

Description. This property is located at 4211 Grand Avenue with Lawn Avenue bordering the east, Grand Avenue to the west, Chestnut Street to the south with the far end of the parking lot/fence to the north. The adjacent park is not village property.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Weekly
Hard Surfaces (walks, paths, curb lines, and non-curbed drive edges)	Blown clean after each weekly visit
Cultivating	Every 2 weeks during growing season. Soil must be always absorbent
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	Every other mowing
Pruning	As necessary to retain shape of plant wanted. Monthly minimum

Grass adjacent to tree rings	Edged to create separation and maintained on regular basis
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

WOLF ROAD BIKE PATH WEST ADJACENT TO FOREST PRESERVE

Description. The bike path is located at Wolf Road and Ogden Avenue adjacent to the Cook County Forest Preserve and runs on the West side from Ogden on the south to the Salt Creek Bridge. It includes the western edge of the path to the west edge of Wolf Rd.

Activity	**Schedule**
Inspection by maintenance superintendent	Monthly
Mowing	Once a month with brush hog
Cultivating	4 times a year
Mulching	Once a year
Weed (Tree Beds)	4 times a year
Spring clean-up	Remove trash and leaves as necessary
Fall clean-up	Remove trash and leaves as necessary
Removal of litter, debris, and garbage	Monthly

VILLAGE HALL

Description. The Village property surrounding and including the Village Hall, Fire Station, along the north and south sides of the municipal parking lot located northeast of the Village offices including fences and rights-of-way, parkways, and Police Station. This area is bounded by Wolf Road on the West, Hillgrove Avenue to the South, and 43rd Street to the North. The East border is the property line to the North including fence, the Johnson Avenue curb adjacent to the parking lot, and the property line adjacent to 706 Hillgrove to the South. This area includes the planter beds along the North side of Hillgrove Avenue from Wolf Road to Johnson Avenue. Refer to the outline of this area on the map.

Activity	**Schedule**
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Weekly
Cultivating	Every 2 weeks during growing season. Soil must be absorbent at all times
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	Weekly
Pruning	As necessary to retain shape of plant wanted. Monthly minimum
Removal of dead plants	Remove immediately

Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

WATER PLANT

Description. The Village property surrounding and including the Village Water Plant. This area is bounded by Johnson Avenue on the West, Hillgrove Avenue to the South, and the property lines to the North and East. Refer to the outline of this area on the map.

Activity	**Schedule**
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Weekly
Cultivating	4 times a year
Mulching	Once a year
Weed (Shrubs and shrub borders)	Every 2 weeks
Pruning	As necessary to retain shape of plant wanted. Monthly minimum
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Trees, Shrubs, and ground cover)	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

WELL NO. 5

Description. This property is located a 405 Hillgrove. The Well No. 5 site is bordered by the sidewalk on the west and baseball fields on the east, running in line with Ellington Avenue to the north. Landscaping of property was completed fall 2022. Contractors should exercise caution not to damage any external structures.

Inspection by maintenance superintendent	Weekly
Edging landscaped perimeter	3 times a year
Cultivating	4 times a year
Mulching	Once a year
Weed (Shrubs and shrub borders)	Every 2 weeks

Pruning	As necessary to retain shape of plant wanted. Monthly minimum
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Trees, Shrubs, and ground cover)	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

EAST RAILROAD UNDERPASS

Description. The East railroad underpass which lies between CLAUSEN AVENUE AND HOWARD AVENUE under the railroad tracks. The areas that require maintenance are the gardens at each entrance of the underpass which also includes maintenance behind the fencing/retaining wall towards the railroad tracks.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	4 times a year
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	Replacement: provide list at monthly meeting or sooner for approval.
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

BURLINGTON NORTHERN

Description. The property surrounding and including the Burlington Northern Sante Fe ROW. The west boundary on the north side of the tracks is the retaining wall at the entrance of the Public Works yard west of Hampton. The west boundary on the south side of the tracks is the retaining wall just west of the underpass walkway. The eastern boundary is the curb on the west side of Gilbert Avenue both north and south of the tracks. The north boundary is the curb on the south side of Hillgrove Avenue. The south boundary is the curb on the north side of Burlington Avenue. The ground cover beds shall be maintained

by pruning so that all the parking signs are visible at all times. Work on the train platform should occur without disruption to the commuter traffic and should ideally be done between 9 AM and 3 PM.

WOLF ROAD TO GILBERT

Description. The property on the North (Hillgrove Ave.) and South (Burlington Ave.) of the Burlington tracks bounded on the west by wolf road and the east by Gilbert Avenue from the back of the curb to the railroad right of way.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks, curbs, and railroad row	Every other mowing
Cultivating	Once a year
Mulching	Once a year
Weed (Trees, Shrubs, and ground cover)	4 times a year especially at the ballast line
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

WOLF ROAD TO GRAND AVENUE

Description. The property on the North (Hillgrove Ave.) and South (Burlington Ave.) of the Burlington tracks bounded on the west by Grand Avenue and the east by Wolf Road from the back of the curb to the railroad right of way. Inclusive of 4 raised planter boxes west of Lawn on Hillgrove.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Cultivating	4 times a year in planters at the corners of Lawn/Grand on both Hillgrove/Burlington
Mulching	Once a year (at the corners of Lawn Hillgrove/Burlington)
Weed (Trees, Shrubs, and ground cover)	4 times a year
Pruning	4 times per season including thinning and trimming prairie grasses
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks

Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

GRAND AVENUE TO NORTH PW RETAINING WALL AND SOUTH PARK RETAINING WALL

Description. The property on the North (Hillgrove Ave.) and South (Burlington Ave.) of the Burlington tracks bounded on the east by Grand Avenue and the west by the underpass from the back of the curb to the railroad right of way.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	**Hillgrove**: **Every week** sidewalk to curb (parkway) from Grand to the west side of the underpass; and sidewalk to ballast Grand Ave. to Central. **4 times a year**, back of sidewalk to the BNSF ballast line, 1208 Hillgrove to the east wing wall of the underpass with brush hog. **4 times a year**, from the west underpass to the WSPW yard with 2 passes of the brush hog from the sidewalk. **Burlington**: **Every week** sidewalk to ballast, Grand Avenue to Central. Every week Islands from Central to the underpass. **4 times a year** from Central to the retaining wall beyond the west side of the underpass.
Mulching	Once a year (at the corners of Grand Hillgrove/Burlington)
Weed (Trees, Shrubs, and ground cover)	4 times a year especially at the ballast line
Pruning	4 times per season including thinning and trimming prairie grasses
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

SPRING ROCK WATER TOWER

Description. The Village property surrounding and including the elevated water tank in Spring Rock Park. This square area is bounded by a chain link fence.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week and as needed
Pruning	For safety only
Weeding	Weed 4 times per year, including at the fence line, tower base, tower legs and outbuildings

LAWN AVENUE (POST OFFICE TO BURLINGTON)

Description. The area is in the central business district, from Burlington Avenue to Post Office Drive. The area includes the east and west corners of Burlington Avenue and Lawn Avenue. The single planter bowl on the west corner of Burlington and Lawn is covered in line item 34. Be mindful of the irrigation system in the area.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Mulching	Once a year
Weed (Ground Cover Beds)	Every other week or as needed.
Pruning grasses	As necessary to retain shape and height of plants in relation to tree height
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

PLANTING BOWLS AND PLANTERS

The plantings in the planting bowls and planters shall be determined by the Village and will vary from location to location and from year to year. The materials cost of all live plants shall be reimbursed to the Contractor and the Contractor will be allowed a 15% markup. Invoices and receipts from the nursery shall be submitted to the Village, and the Contractor shall clearly indicate materials distribution by location. The cost of other materials such as mulch, topsoil, and fertilizer shall not be reimbursed. The labor, equipment, and non-reimbursable materials costs for a Spring and Fall/Winter planting in all planters shall be considered incidental to the pay item PLANTING BOWLS and PLANTERS and will not be paid for separately. Be mindful of the Irrigation system in the bowls and planters.

PLANTING BOWLS (11) (CENTRAL BUSINESS DISTRICT)

Description. There are several landscaping Planting Bowls located on Burlington Avenue in the East Train Platform and Lawn Avenue areas. No weeds will be permitted in the landscape Planting Bowls. Planting Bowls shall be weeded weekly or as often as necessary to prevent all weeds.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Cultivating	Once a growing season during before planting
Mulching	Once a season and after planting
Pruning	As necessary to retain shape of plant wanted.
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed	No weeds permitted. Weed as often as necessary to prevent weeds.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings

PLANTERS (9) (CENTRAL BUSINESS DISTRICT)

Description. The Village maintains several planters outside of the areas described in the pay items for this contract. These planters are ground level and are located along Hillgrove Avenue from Johnson to Lawn. Many have perennials but will need a splash of color of annuals and a winter scape The areas typically are cut into the sidewalk of the central business district. There are 3 small square movable planters which will require attention as well located at 810 Hillgrove. The following planter areas will require a third planting for spring (Tulips) to be planted in the fall. Village Hall Circle, Village Hall Corner planting, Hillgrove/Wolf, Lawn Circle (Lawn and Hillgrove)

Because these planters are outside of the defined areas listed as pay items above, they are a separate pay item. The above ground stone planters on Burlington from Wolf to Grand are not yet included in this contract as they are maintained by others and are under renovation and may be included in future years.

No weeds will be permitted in the planters. Planters shall be weeded twice a month or as often as necessary to prevent all weeds.

Maintenance performed shall meet the requirements of the table shown below, depending upon whether ground cover or flowers are planted there respectively.

Activity	Schedule
Inspection by maintenance superintendent	Weekly
Cultivating	Once a growing season during before planting
Mulching	Once a season and after planting
Pruning	As necessary to retain shape of plant wanted. Maintain reasonable height of natural grasses
Removal of dead plants	Remove immediately

Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Ground Cover Beds)	No weeds permitted. Weed as often as necessary to prevent all weeds.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

COMMONWEALTH DETENTION BASIN

Description. The detention basin in the Commonwealth Subdivision located North of 48th Street and East of Commonwealth Avenue. The northern boundary is the brick retaining wall. The southern boundary is the fence line. The west boundary is the curb line of Commonwealth Avenue. The east boundary is the utility easement directly below the overhead utility lines.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Weed (borders)	Every other week
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week, while mowing

48TH STREET CUL-DE-SAC ISLAND

Description. The curbed island in the 48th Street cul-de-sac.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Every other Week
Edging walks and curbs	Every other mowing
Cultivating	Once during growing season
Mulching	Once a year
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Ground Cover Beds)	Weed monthly
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

WOLF 52ND TO 51ST

Description. The ROW on the East side of Wolf Road from 51st Street to 52nd Street. The west boundary shall be the east curb on Wolf Road. The east boundary shall be the fence line. The northern boundary is the south curb line at 51st street; include the small "corner strip" of grass between 51st and Wolf. The southern boundary is the top of the circular access drive.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week and as needed
Edging walks and curbs	Twice a year or as needed
Cultivating	From once a year to none depending on condition of soil
Weeding (Trees, shrubs, and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replace when convenient or not at all
Removal of litter, debris, and garbage	Every other week, while mowing

WOLF 53RD TO 55TH

Description. The east side of Wolf Road from the east curb-line to the ROW line. This area will be bounded by the curb on the south side of 53rd Street to the north and the north property line of the business on the northeast corner of Wolf and 55th Street. This southern boundary line is where the fence tree line becomes adjacent to the sidewalk.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week and as needed
Edging walks and curbs	Twice a year or as needed
Cultivating	From once a year to none depending on condition of soil
Weeding (Trees, shrubs, and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replace when convenient or not at all
Removal of litter, debris, and garbage	Every other week, while mowing

LIFT STATION

Description. The Village property located at 5424 Fair Elms Avenue housing the lift station. Area to be maintained shall include the property and the parkway out to the west curb on Fair Elms Avenue. The property on the south extends to the southern fence line and the property on the north extends to the northern fence line. Include the fenced area West of the building as well as the ROW behind the fence line adjacent to Flagg Creek.

Activity	Schedule

Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks, curbs, and fence line	Every other mowing
Cultivating	4 times a year during growing season
Mulching	Once a year
Weed (Shrubs and shrub borders)	Every other week or as needed
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than one month
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

FAIR ELMS CUL-DE-SAC

Description. The area at the south end of the Fair Elms cul-de-sac. This area is bordered to the north at the curb-line, to the south at the 55th street ROW tree line, and to the Village ROW line to the east and west.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	4 times a year during growing season
Mulching	Once a year
Weed (Ground beds, shrubs, and shrub borders)	Every other mowing depending on rain and mulch
Pruning	For safety only
Removal of dead plants	Remove at early convenience but no longer than monthly
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

CENTRAL CUL-DE-SAC

Description. The area at the south end of the Central Avenue cul-de-sac. This area is bordered to the north at the curb-line, to the south at the 55th street ROW line, and to the Village ROW line to the east

and west. Maintenance area shall include the drainage ditch and the embankment just North of 55th street.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	4 times a year during growing season
Mulching	Once a year
Weed (Ground beds, shrubs, and shrub borders)	Every other mowing depending on rain and mulch
Pruning	For safety only
Removal of dead plants	Remove at early convenience but no longer than monthly
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Weed (Ground Cover Beds)	Weed monthly
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

55TH STREET NORTH SIDE (CENTRAL TO WOODLAND)

Description. The north side of the 55th Street ROW from the Central Avenue cul-de-sac to the Woodland Avenue cul-de-sac.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week or as needed
Edging walks and curbs	Twice a year or as needed
Cultivating	From once a year to none depending on condition of soil
Weeding (Ground beds, shrubs and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.

WOODLAND CUL-DE-SAC

Description. The area at the south end of the Woodland cul-de-sac. This area is bordered to the north at the curb-line, to the south at the 55th street ROW line, and to the Village ROW line to the east and west.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly

Edging walks and curbs	Every other mowing
Cultivating	4 times a year during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Every other mowing depending on rain and mulch
Pruning	For safety only
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

GILBERT LTHS TO SOUTH VILLAGE LIMITS

Description. The ROW on the west side of Gilbert Avenue from the south limits of the LTHS property to the Southern Village limits just south of 53rd Street where the sidewalk ends. This area shall be bounded by the west curb-line of Gilbert to the east, and the fence to the west.

Activity	**Schedule**
Inspection by maintenance superintendent	Monthly
Mowing	Every other week
Edging walks and curbs	Twice a year
Cultivating	From once a year to none depending on condition of soil
Weeding (Ground Beds, shrubs, and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings and fall leaves
Removal of litter, debris, and garbage	Every other week

55TH STREET NORTH SIDE EAST OF WOLF

Description. This work shall consist of the work performed at maintenance class C in the north side of the 55th Street ROW from the property line at 5455 Wolf Road East to the corporate limits of the Village. The north limit is the fence line. The south limit is the 55th street northern curb. The west limit is the start at the tree line. The east limit is the end of the fence line as it approaches the house located at 1808 55th Street.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week and as needed
Edging walks and curbs	Twice a year or as needed
Weeding (Shrubs and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replace when convenient or not at all
Weeding (Ground Cover Beds)	Weed 3 times per year

55TH STREET SOUTH SIDE WEST OF WOODLAND

Description. The south side of the 55th Street ROW from Woodland Avenue west to the overpass guardrail on 294.

Activity	Schedule
Inspection by maintenance superintendent	Monthly
Mowing	Every other week and as needed
Edging walks and curbs	Twice a year or as needed
Cultivating	From once a year to none depending on condition of soil
Weeding (Ground beds, shrubs, and shrubs borders)	3 times in growing season
Pruning	For safety only
Removal of dead plants	Remove when convenient but no longer than one month
Plant replacement	Replace when convenient or not at all
Removal of litter, debris, and garbage	Every other week

RIDGEWOOD ENTRANCE AT WOODLAND

Description. The area at the entrance to the Ridgewood Subdivision located at the intersection of 55th Street and Woodland Avenue on the Southwest corner. This area includes the area around the Ridgewood entrance sign to the back of the curb radius.

Work shall include the entire ROW stretch on the east side of Woodland Drive from 55th Street to Longmeadow Lane; The western boundary of this ROW stretch includes the curb line on the east side of Woodland and the tree line to the east of the ROW stretch.

Activity	Schedule
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	1 to 2 weeks depending on rain and mulch
Pruning	Twice per season

Removal of dead plants	Remove when convenient but no longer than two weeks
Plant replacement	Replace in early Spring or Fall
Weed (Ground Cover Beds)	Weed monthly
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

RIDGEWOOD ENTRANCE AT GRAND

Description. The area at the entrance to the Ridgewood Subdivision located at the intersection of 55th Street and Grand Avenue on the Southwest corner. This area includes the area around the Ridgewood entrance sign to the back of the curb radius.

Work shall include the ROW south of 55th Street between the west curb line at Grand Avenue and the east curb line at Woodland Drive; Include ROW between sidewalk and the southern curb line of 55th Street.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	1 to 2 weeks depending on rain and mulch
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replace in early Spring or Fall
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

SOUTH FIRE STATION

Description. This work shall consist of the work performed at maintenance class A at the Village-owned property at 5501 Grand Avenue including the parkway ROW. The east boundary is the retaining wall, and the west boundary is the east curb line of Grand Avenue. The south boundary is the fence line between the Fire Station and the home directly south at 5503 Grand Avenue.

Activity	**Schedule**
Inspection by maintenance superintendent	Weekly
Mowing	Weekly
Edging walks and curbs	Every time grass is mowed

Cultivating	Every 2 weeks during growing season. Soil must be always absorbent
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Weekly
Pruning	As necessary to retain shape of plant wanted. Monthly minimum
Removal of dead plants	Remove immediately
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Weekly

MAPLE LANE AND RIDGEWOOD DRIVE TRIANGLE

Description. The triangular area bounded by curb in the middle of the intersection of Maple Lane and Ridgewood Drive.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Every other week depending on rain and mulch
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

MAPLE LANE AND CRESTVIEW TRIANGLE

Description. The triangular area bounded by curb in the middle of the intersection of Maple Lane and Crestview Drive.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Every other week depending on rain and mulch

Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

MAPLE LANE AND WOODLAND DRIVE TRIANGLE

Description. The triangular area bounded by curb in the middle of the intersection of Maple Lane and Woodland Drive.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Every other week depending on rain and mulch
Pruning	Twice per season
Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

RIDGEWOOD ENTRANCE AT PARK PLACE

Description. The area at the entrance to the Ridgewood Subdivision located at the intersection of Wolf Road and Park Place on the northwest corner. This area includes the area around the Ridgewood entrance sign to the back of the curb radius. The northern boundary ends at the tree line directly behind the Ridgewood sign.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Cultivating	Once a month during growing season
Mulching	Once a year
Weed (Ground beds shrubs and shrub borders)	Every other week depending on rain and mulch

Removal of dead plants	Remove at early convenience but no longer than two weeks
Plant replacement	Replacement: provide list at monthly meeting or sooner for approval.
Spring clean-up	Once in the Spring, remove garden debris, remove overwintered perennial stalks
Fall clean-up	Once in the Fall, cut back perennials to the appropriate height & remove cuttings
Removal of litter, debris, and garbage	Every other week

5625 RIDGEWOOD ROW

Description: The Right of Way area between 5625 Ridgewood Drive and 5700 Ridgewood Drive from curb to fence at the rear of the property. This property is bounded by three fences and the driveway.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Weekly
Edging walks and curbs	Every other mowing
Removal of litter, debris, and garbage	Every other week

RIDGEWOOD: FLAGG CREEK

Description: Maintenance access area on east side of Flagg Creek behind residential homes from Birch Lane south to end of subdivision.

Activity	**Schedule**
Inspection by maintenance superintendent	Every other week
Mowing	Monthly
Edging walks and curbs	N/A
Removal of litter, debris, and garbage	Monthly

47TH STREET: PEDESTRIAN BRIDGE

Description: Area easy of the pedestrian bridge bounded on the south by 47th and on the north by southern edge of gravel path.

Activity	**Schedule**
Inspection by maintenance superintendent	Quarterly
Mowing	Quarterly
Edging walks and curbs	N/A
Removal of litter, debris, and garbage	Quarterly

SODDING*

Description. This work shall consist of preparing the ground surface and furnishing and placing sod and other materials required in the sodding operations.

CONSTRUCTION REQUIREMENTS

Ground Preparation. The area to be sodded shall be finished, cleaned, all irregularities shall be smoothed out, depressions shall be filled, and the area shall be shaped trimmed and finished uniformly. All unsuitable material, debris, rubbish, and all stones less than 3in. in largest dimension, shall be removed from the area and disposed of by the Contractor before sodding operations are begun. Immediately prior but not in excess of 24 hours before the sod is placed, the soil surface shall be worked until it is free from debris, washes, gullies, clods and stones. The surface shall be worked to a depth of not less than 3 in. with a disk, tiller or at equipment approved by the Village. Prepared surface shall be finished to a smooth finish free of irregularities. Finished ground elevations shall allow for thickness of sod to match grade of existing turf or structures.

All soil surfaces shall be moist when the sod is placed. When directed by the Village, the Contractor shall be required to apply water to dry soil surfaces at minimum rate of 1 gal/sq yd immediately prior to placing the sod.

180 lb of fertilizer nutrients per acre shall be applied over the areas to be sodded at a 2:1:1 ratio as follows:

Nitrogen Fertilizer Nutrients	90lb/acre
Phosphorus Fertilizer Nutrients	45lb/acre
Potassium Fertilizer Nutrients	45lb/acre

Sodding Time. Sod shall be placed when the ground is in a workable condition and temperatures are less than 80 °F. Sod shall not be placed when the sod or ground surface is frozen.

Transportation. All sod shall be properly protected during transportation to maintain it in a live, healthy condition. Sod cut for more than 48 hours shall only be used with the approval of the Village. Any sod that has dried out, heated to over 100 °F, or is frozen prior to placing will be rejected and shall be immediately removed from the jobsite by the Contractor.

Placing Sod. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered.

In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. The exposed edges of sod shall be buried flush with the adjacent soil.

On slopes where the sod may be displaced during sodding operations, the workmen shall work from ladders or treaded planks.

Staking Sod. The sod shall be staked on all slopes of 1:2(V:H) or steeper. Sod shall be staked with not less than four stakes per sq yd with at least one stake for each piece of sod. Stakes shall be a minimum of 6 in. long. Stakes shall be installed so that they hold the sod firmly in place yet present no danger to pedestrians or mowing crews. The type of stake and the method of installation shall meet the approval of the Village.

Sod Watering. Within two hours after the sod has been placed, water shall be applied at a rate of 5-gal yd.

The Contractor shall have on hand enough equipment to completely water all sodded areas at the watering rate specified above. Water shall be obtained at the Public Works Yard and transported to the site by the contractor. Use of hydrants is not permitted.

All watering described shall be done with a spray application. The method of watering shall meet the approval of the Village.

Disposal of Surplus Material. Surplus and waste materials resulting from sodding operations shall be disposed of by the Contractor.

Method of Measurement. Sodding will be measured for payment in place and the area computed in square yards. To be acceptable, the sod shall be growing in place for a minimum of 45 days in a live, healthy condition and be knitted to the soil. When directed by the Village, any defective or unacceptable sod shall be removed, replaced and watered by the Contractor at his/her own expense. Only acceptable sod will be measured for payment.

Sod watering will not be measured for payment.
Fertilizer will not be measured for payment.

Basis of Payment. Sodding will be paid for at the contract unit price per square yard for SODDING.

SLIT SEEDING*

Description. This work consists of slit seeding areas as determined by the Village. Slit seeding shall be performed by mechanical means with equipment approved by the Village. A nominal quantity has been added to the Schedule of Prices to slit seed as conditions dictate. The Contractor will use a high-quality seed.

Basis of Payment. Slit seeding will be paid for at the contract unit price per acre as measured in the field for SLIT SEEDING for each occurrence, and shall be considered full compensation for all labor, materials, tools, and equipment to complete this work.

MOWING*

Description. This work consists of mowing areas outside of the limits of the pay items. A nominal quantity has been added to the Schedule of Bid Prices to cover unexpected mowing needs as the Village deems fit. It will also be used to deduct from a pay item if a significant area is deleted from a pay item and or no longer requires mowing. In addition, if the Village elects to change the maintenance class level of a particular pay item, payment can be either increased or decreased based upon the change.

Mowing and shall be done in a neat and orderly manner. Proper mowing patterns and equipment shall be employed to recycle grass clippings where possible. Excess clippings shall be removed as needed. All mower blades shall be kept sharp to prevent tearing of grass blades. No more than ⅓ of the grass blade

shall be removed at any one mowing operation. Mowing operation includes cleaning of grass clipping from all walks and drives.

Basis of Payment. Mowing will be paid for at the contract unit price per acre for MOWING for each occurrence, and shall be considered full compensation for all labor, materials, tools, and equipment to complete this work.

MULCHING*

Mulch Material shall be hardwood, uniform in size, color, quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, garbage, or other debris mixed in the mulch is not acceptable. Mulch should be applied in an even layer to a depth of 3 inches.

***These items are for additional work at the Village's request. The cost of sodding, mowing, silt seeding, and mulching required for items 1-39 should be included within each line-item cost.**

1. BASIC T&M RATES (FOREMAN LABOR)
2. BASIC T&M RATES (LABORER W/ HAND TOOLS)

NUMBERS 44 AND 45 COMBINED BELOW:

Extra work which is not included in the contract as pay items at unit prices and is not included in other items of the contract will be paid for on a time and materials basis. T&M work will not be started until authorization from the Village is received, which authorization shall state the items of work to be performed and the method of payment for each item. Work performed without such order will not be paid for.

1) Labor. For all labor and foremen in direct charge of the specific operations, the Contractor shall receive the actual rate for BASIC T&M RATES.
2) Materials. For materials accepted by the Village and used, the Contractor shall receive the actual cost of such materials delivered on the work, including transportation charges paid by the Contractor (exclusive of machinery rentals as hereinafter set forth), to which cost 15 percent will be added.
3) Equipment. For any machinery or special equipment (other than small tools) the use of which has been authorized by the Village, the Contractor shall use the rates submitted with the RFP package. Contractor must attach a listing of their available equipment complete with hourly rates. Specify if rate is for equipment only or if it includes operator. If the Contractor does not submit a listing of hourly rates, equipment will not be paid for in the execution of T&M work. The equipment should be of a type and size reasonably required to complete the extra work.
4) Miscellaneous. No additional allowance will be made for general superintendence, the use of small tools, or other costs for which no specific allowance is herein provided.
5) Statements. No payment will be made for work performed on a T&M basis until the Contractor has furnished the Village with itemized statements of the cost of such T&M work. Statements shall be accompanied and supported by invoices for all materials used and transportation charges.

However, if materials used on the T&M work are not specifically purchased for such work but are taken from the Contractor's stock, then in lieu of the invoices, the Contractor shall furnish an affidavit certifying that such materials were taken from his/her stock, that the quantity claimed was actually used, and that the price and transportation claimed represented the actual cost to the Contractor.

Itemized statements at the cost of T&M work shall be detailed as follows:

a. Name, classification, date, daily hours, total hours, rate and extension for each laborer and foreman. Rates used shall be the agreed unit prices for BASIC T&M RATES (FOREMAN LABOR) and BASIC T&M RATES (LABORER W/HAND TOOLS) respectively.
b. Designation, dates, daily hours, total hours, rental rate and extension for each unit of machinery and equipment.
c. Quantities of materials, prices and extensions.
d. Transportation of materials.

A nominal quantity of man hours for BASIC T&M RATES has been included in the Schedule of Prices for the purposes of determining the lowest cost bid. Actual quantities paid shall be in accordance with the preceding guidelines.

RAILROAD PROTECTIVE LIABILITY INSURANCE

For railroad-highway grade separation work and selected at-grade crossings as indicated in the contract bid, the Contractor shall obtain Railroad's Protective Liability and Property Damage Liability Insurance according to the requirements specified hereinafter.

Upon receipt of Certificates of Insurance from the Contractor evidencing required insurance coverages, the Village will request approval of the insurance and permission to enter upon the Railroad's right of way from the Railroad and advise the Contractor of the approvals. The Contractor shall not enter upon the right of way of a Railroad for the performance of any maintenance work or work preparatory thereto until approval of the insurance has been received from the Village. Failure on the part of the Contractor to secure approval of the insurance shall be just cause for the cancellation of the award and forfeiture of the bid guaranty to the Village, not as a penalty but in payment of liquidated damages sustained as a result of such failure.

The Contractor, with respect to the operations he/she or any Subcontractors perform, will be required to carry in the name of and on behalf of each Railroad involved, Railroad Protective Public Liability and Property Damage Liability Insurance (ISO Form) in limits not less than $2,000,000 combined single limit per occurrence for bodily injury liability and property damage liability with an aggregate limit of $6,000,000 over the life of the policy. This insurance shall be according to the form provided for and to be furnished by the Village. Copies of this form will be furnished on request and no substitutes will be accepted. The Contractor shall furnish the Village the original and one certified copy of the policy.

Additionally, the contract is responsible for obtaining a BNSF Contractor Safety Orientation Card and must be able to present it at all times. The card can be obtained at *bnsfcontractor.com*.

Basis of Payment: The costs for providing insurance, as noted above, will be paid for at the contract unit price per Lump Sum for RAILROAD PROTECTIVE LIABILITY INSURANCE.

APPROVAL OF INSURANCE: The ORIGINAL and one CERTIFIED copy of each required policy shall be submitted to:

Cori Norris
Burlington Northern Santa Fe Railroad Company
(817) 352-3414
Cori.Norris@BNSF.com

The contractor will be advised when approval of the insurance has been received from the railroad(s). Before any work begins on railroad right-of-way, the Contractor shall submit to the Village evidence that the required railroad protective liability insurance has been approved by the railroad(s). The Contractor shall also provide the Village with expiration date of each required policy.

REGULATIONS

All work must comply with the building code and municipal code of the Village of Western Springs.

PUBLIC CONVENIENCE AND SAFETY

Interference with traffic movements and inconvenience to owners of abutting property and public shall be kept to a minimum. Any delays or inconveniences caused the Contractor by complying with these requirements shall be considered as incidental to the contract, and no additional compensation will be allowed.

During all work operations, the Contractor will be required to provide, erect and maintain proper signage and barricades plus provide flagmen as necessary for safe traffic control.

All provisions relating to traffic control, signage, barricades and the use of flagmen shall be subject to the approval and the direction of the Village.

To ensure that safe and efficient traffic control and protection is provided at all times, the Contractor shall provide to the Owner the telephone number of his employee or agent who is responsible for traffic control and protection and shall confirm that this representative will be available at any time, day or night to correct add to or modify any traffic control devices or provisions to assure safe and efficient traffic operations.

The Contractor will not be allowed to close any street to through travel without prior approval of the Village. The Contractor is required to provide all warning signs, necessary to guarantee the safety of motorists and pedestrians during work.

This work will not be paid for separately but shall be considered as incidental to the Contract and no extra compensation will be allowed.

QUANTITIES

The Village of Western Springs reserves the right to make, at any time during work, changes in quantities, alterations in work and the performance of extra work to satisfactorily maintain Village properties. Such changes in quantities, alterations and extra work shall not invalidate the contract nor release the surety, and the Contractor agrees to perform the work as altered. Re-negotiation of unit prices will not be considered.

The quantities presented in the Schedule of Prices are approximate and are used for the purpose of determining a bid. Payment shall be made based on actual work done.

GENERAL SPECIFICATIONS

Acceptability of Work

The Village of Western Springs will be sole and final judge of the acceptability of the work to be performed and the services to be rendered under the terms of the Agreement.

Assignment

The Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the Village of Western Springs.

Bid Investigations

Before submitting a bid, each contractor shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the Village of Western Springs upon which the contractor will rely. If the contractor receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the contractor from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Contractor for additional compensation.

Building Regulations

All work shall conform to the building codes in force in the Village.

Change in Scope of Work

The Village of Western Springs may request a seasonal change order based on seasonal needs and may order additional changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Contractor that the scope of the work or of the Contractor's services has been changed, requiring changes to the amount of compensation to the Contractor or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract signed by the Village of Western Springs and the Contractor.

If the Contractor believes that any particular work is not within the scope of contract, is a material change, or will otherwise require more compensation to the Contractor, the Contractor must immediately notify the Village of Western Springs in writing of this belief. If the Village of Western Springs believes that the particular work is within the scope of the contract as written, the Contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

Where change orders, or a series of change orders, authorize or necessitate an increase or decrease in either the cost of the work totaling $10,000 or more, or the time of completion of the work by thirty (30) days or more, a written determination must be prepared and signed by the Village or its designee stating that the circumstances necessitating the changes in performance were not reasonably foreseeable at the time the Contract was signed or, the change is germane to the Contract or the change order is in the best interests of the Village.

Collusion Among Contractors

Each contractor, by submitting a bid, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the contractors. The Village of Western Springs may or may not, at its discretion, accept future bids for the same work from participants in such collusion.

More than one bid from an individual, firm, partnership, corporation, or association under the same or different names may be rejected. Reasonable grounds for believing that a contractor has interest in more than one bid for the work being solicited may result in rejection of all bids in which the contractor is believed to have interest.

Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two or more primary Contractors submitting a bid for the work.

Compliance with Freedom of Information Act Requests (FOIA)

Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor/Consultant acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor/Consultant's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor/Consultant agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Agreement.

The Contractor/Consultant acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10)."

Compliance with Laws; Employment Discrimination

In the performance of its obligations pursuant to this Agreement, the CONTRACTOR shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation, Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the CONTRACTOR agrees to comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The CONTRACTOR also agrees to require any contractor doing work or performing professional or consulting services in connection with its program or this Agreement to agree to adhere to the requirements of this Section. The CONTRACTOR agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and the CONTRACTOR further agrees to make all required withholdings and deposits, therefore. Such requirements shall be included by the CONTRACTOR in all its contracts and agreements with contractors and subcontractors for this program. The parties agree that the most recent of such state and federal requirements will govern the administration of this Agreement at any particular time. Likewise, new state and federal laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement. The CONTRACTOR agrees to maintain full compliance with changing government requirements that govern or apply to its operation." In addition, the CONTRACTOR agrees to comply with the Americans with Disability Act (42 U.S.C. 12101 et seq.), and all rules and regulations issued pursuant to the Act, there shall be no discrimination on the basis of disabilities (as defined in the Act) in the operation of the services and programs provided by the CONTRACTOR hereunder. Any complaint of such discrimination received by the CONTRACTOR shall be immediately forwarded to the PUBLIC AGENCY.

The Contractor shall comply with all applicable provisions of the Illinois Human Rights Act including the requirement that the Contractor have on file a written sexual harassment policy.

Contractor Personnel

The Village of Western Springs shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the Contractor. If the Village of Western Springs reasonably rejects staff or subcontractors, the Contractor must provide replacement staff or subcontractors satisfactory to the Village of Western Springs in a timely manner and at no additional cost to the Village of Western Springs. The day-to-day supervision and control of the Contractor's employees and subcontractors is the responsibility solely of the Contractor.

Debarment

By submitting a bid, the contractor certifies that it is not currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois and that it is not an agent of a person or entity that is currently debarred from submitting bids for contract issued by any political subdivision or agency of the State of Illinois.

Default Clause

A default shall occur under this contract if the Contractor or Village shall not comply with the terms of this contract. The following list is presented as an example only and does not include a listing of all events of

default. Omission of an event does not indicate an intent to excuse such an event as an event of default. Examples are, if the Contractor fails to begin work on the date set forth in the contract (unless the Contractor and Village shall agree in writing to a delay in the start of performance), if the Contractor fails to diligently and consistently perform the work once the contract has started (including but limited to, failing to provide enough properly skilled workmen; to supply proper material; to make proper payments to subcontractors, or for materials or labor), or otherwise is guilty of a substantial violation of the contract or specifications, then the Village of Western Springs may declare that a default exists under the contract. The Village shall specify the nature of the default in a written notice mailed to the Contractor or delivered to its employee or agent. Upon receipt of said notice, the Contractor shall be liable and shall pay the Village of Western Springs the amount shown in the following schedule of deductions, not as a penalty but as liquidated damages, for each day until the default is corrected. The liquidated damages for default are approximate, due to the impracticality of calculating and proving actual delay costs. This schedule of deductions establishes the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate of the costs that will be borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work off the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village of Western Springs.

Schedule of Deductions for Each Day of Default

Original Contract Amount		
from more than	to and including	calendar day
$0	$25,000	$300
$25,000	$100,000	$375
$100,000	$500,000	$550
$500,000	$1,000,000	$725
$1,000,000	$2,000,000	$900
$2,000,000	$3,000,000	$1,100
$3,000,000	$5,000,000	$1,300
$5,000,000	$7,500,000	$1,450
$7,500,000	And over	$1,650

If such default is not corrected within 7 days after receipt of the notice, the Village may terminate the Contractor's rights under the contract and complete the work by whatever method the Village deems is appropriate. Upon the termination of the contract, the Contractor agrees to promptly and completely remove his equipment and materials from the job site with no damage to the improvements in place. In the case of a default, the Contractor shall not be entitled to receive any further payments until the work under the contract has been completed.

Delay

Contractor shall perform the work of this contract expeditiously in cooperation with the Village, its agents, employees and other Contractors and subcontractors. Contractor shall make no claim against Village, and no claim shall be allowed for any damages which may arise out of any delay caused by Village, its agents,

employees or other Contractors or subcontractors. Contractor's sole remedy for delay from the Village shall be an extension in the Contract Time.

Exceptions

Bids taking exception to any part or section shall indicate such exceptions to their submittals. Failure to indicate any exception will be interpreted as the contractor's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

Expenses Incurred in Preparing Bids

The Village of Western Springs accepts no responsibility for any expense incurred by the contractor in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the contractor.

Failure to Deliver

In the event of failure of the Contractor to deliver services in accordance with the contract terms and conditions, the Village of Western Springs, after due oral or written notice, may procure the services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies that the Village of Western Springs may have.

Guaranty

A written statement containing guaranty for a minimum of one (1) year after final payment or longer for all material and workmanship must be furnished with the bid.

Hours and Days of Work

No work will be performed at night or on Saturdays, Sundays or legal holidays without written approval of the Village. No work shall start before 7:30 A.M. nor continue beyond 7:00 P.M. daily. Notwithstanding the foregoing provisions, the Work shall be performed expeditiously by all appropriate means including working overtime without additional compensation under the terms of the contract.

Indemnity/Hold Harmless Provision

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless BNSF, the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, actions, liabilities of any character, including, as allowed by law, liabilities incurred due to joint negligence of the Village and the Contractor, judgments, cost and expenses, which may in anyway accrue against BNSF, the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, arising in whole or in part or as a consequence of the performance the contract or any part of the work by the Contractor, its employees, agents, or subcontractors, or which may in anyway result therefore, except that arising out of the sole legal cause of BNSF, the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against BNSF, the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend BNSF, the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as herein provided.

Insurance Requirements

Contractor shall procure and maintain, for the duration of the contract, insurance written on an "occurrence" basis, against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers named as additional insureds, including ISO Additional Insured Endorsement CO 2026, CG 2010; and

B. Owners and Contractors Protective Liability (OCP) policy with the Village as insured; and

C. Insurance Service Office Business Auto Liability coverage form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto."

D. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

II. MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

A. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a contract specific aggregate of $1,000,000.

B. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

C. Workers' Compensation and Employers' Liability: Workers Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.

D. Builders Risk: Shall insure against "All Risk" of physical damage, including water damage (flood and hydrostatic pressure not excluded), on a completed value, replacement cost basis.

E. Excess Liability/Umbrella Coverage: $2,000,000 per occurrence and in the aggregate.

III. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions relative to the Village, its officers, appointed and elected officials, president

and trustees, agents, employees, attorneys and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

IV. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

A. General Liability and Automobile Liability Coverages

1. The Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers are to be covered as additional insureds as respects: liability arising out of the Contractor's work, including activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
2. The Contractor's insurance coverage shall be primary as respects the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers. Any insurance or self- insurance maintained by the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers.
4. The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Contractor shall be required to name the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds. A copy of the actual additional insured endorsement shall be provided to the Village.
6. Burlington Northern Sante Fe Railroad shall be named as additional insured.

B. Workers' Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village, its officers, officials, trustees, agents, employees and volunteers for losses arising from work performed by Contractor for the municipality.

C. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

V. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

VI. VERIFICATION OF COVERAGE

Contractor shall furnish the Village with certificates of insurance naming the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Contractor's Public Liability Insurance shall be written on the Comprehensive form and shall include Contractual Liability, Products and Completed Operations, and Automobile Liability, all to the limits state above. Comprehensive Liability Insurance shall specifically include coverage for Independent Contractors and for both Hired and Non-Owned Automobiles. The insurance shall apply to all activities including spray-painting operations. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

VII. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

VIII. ASSUMPTION OF LIABILITY

The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this contract.

Law and Venue

This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, maintenance and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

Non-appropriation

All funds for payment by the Village of Western Springs under this contract are subject to the availability of an annual appropriation for this purpose by the Village of Western Springs. In the event of non-appropriation of funds by the Village of Western Springs for the services provided under the contract, the

Village of Western Springs will terminate the contract, without termination charge or responsibility for or obligation to the Contractor or for damages or other liability, on the last day of the then-current fiscal year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Contractor on thirty days' prior written notice, but failure to give such notice shall be of no effect and the Village of Western Springs shall not be obligated under this contract beyond the date of termination.

Oral Statements

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract must be made in writing by the Village of Western Springs in the form of addenda which shall be mailed to all those that have picked up contract specifications and be made available to the public.

Permits, Licenses

The Contractor shall procure and pay for all permits and licenses necessary for the performance of the work, and/or required federal, state, county, and Village regulations and laws.

Prevailing Wage

The Illinois Department of Labor confirmed that landscaping maintenance items are not required to be covered by the Prevailing Wage Act. Currently, all maintenance items in the contract do not fall under the Prevailing Wage Act.

Keep in mind that the Prevailing Wage Act will still apply if there is work that requires earth moving, grading, development of a new landscaping area, creation of a nature park, or removal of landscaping from an area in order to make it ready for construction.
Not less than the prevailing rate of wages as found by the Village of Western Springs or the Department of Labor or determined by the court on review shall be paid to all laborers, workmen and mechanics performing work under any of these items.

Protection and Restoration of Property

The Contractor shall take all necessary precautions for the protection of corporate or private property. The Contractor is responsible for the damage or destruction of real or personal property resulting from neglect, misconduct or omission in his manner or method of execution or non-execution of the work, or caused by defective work or the use of unsatisfactory materials, and such responsibility shall not be released until the work shall have been completed, accepted, and the requirements of the specifications complied with as determined by the Village.

Whenever public or private property is so damaged or destroyed, the Contractor shall, at its own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If the Contractor fails to do so, the Village of Western Springs may, after the expiration of a period of 48 hours after giving notice in writing, proceed to repair, rebuild or otherwise restore such property as may be deemed necessary and, in addition to any other remedy, the cost thereof shall be deducted from any compensation due, or which may become due, under the contract.

References
A list of current references for jobs of similar size and scope must be submitted and included with the bid. A minimum of five (5) shall be required.

Renewal of Contract
Upon written agreement of both parties at least **THIRTY (30)** days prior to anniversary date of the contract, this contract may be renewed by the Village of Western Springs for a period of **FOUR (4)** successive one-year period(s) under the same prices, terms, and conditions as in the original contract.

Responsibility for Work
The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

(a) All employees on the work and other persons who may be affected thereby;

(b) All the work and all materials or equipment to be incorporated therein, whether in storage on or off the side; and

(c) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, maintenance or replacement in the course of work.

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. The Contractor shall be responsible for erecting and maintaining as required by the conditions and progress of the work, all necessary safeguards for its safety and protection. The Contractor shall notify owners of adjacent utilities when performance of the work may affect them. All damage, injury or loss to any property referred to in paragraph (a) or (b) caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by the Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as all the work is completed and accepted by the Village.

Right to Audit
The Contractor shall maintain such financial records and other records as may be prescribed by the Village of Western Springs or by applicable federal and state laws, rules, and regulations. The Contractor shall retain these records for a period of five years after final payment, or until they are audited by the Village of Western Springs, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three-year period for examination, transcription, and audit by the Village of Western Springs, its designees, or other authorized bodies.

Smoking Policies
All Contractors, their subcontractors, employees and agents are required to abide by the smoking policies in effect in all municipal buildings owned, leased, or operated by the Village of Western Springs. Failure to abide by these regulations is a violation of this contract; and in addition, may subject the violator to civil penalties as prescribed in State law.

Storage
Equipment and material shall not be stored on any vacant private property or public property within the Village without written consent of the owner or agent of the land. A copy of the written consent shall be filed with the Village for permanent record.

Taxes
The Village of Western Springs is a public body and is exempt from all sales, excise and use taxes and the Village shall supply its sales tax number to the Contractor for its use where appropriate.

Termination
If the contract is terminated by a default of the Contractor and if the unpaid balance of the Contract Sum exceeds all the costs incurred by the Village in completing the work, which cost shall include but not be limited to expenses incurred by the Village in reposting the job, Village engineering fees and expenses, consultant fees and expenses, attorney's fees and costs; such excess shall be paid to the Contractor when the work is completed. If the costs of completing the job exceed the unpaid balance due the Contractor, the Contractor shall pay the difference to the Village of Western Springs, or the difference may be deducted from the amount owed the Contractor by the Village of Western Springs. The amount due either the Contractor or the Village, as the case may be, shall be certified by the Village Engineer or the Director of Municipal Services, and this certification shall be binding on all parties and the obligation for payment shall survive the Notice of Termination of this contract.

Unnecessarily Elaborate and Unresponsive Submittals
Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to the solicitation are not desired and may be construed as an indication of the contractor's lack of responsiveness. Further, if the format of the contractor's submittal is prescribed in the bid documents and the contractor fails to follow that format, this may be construed as an indication of the contractor's lack of responsiveness.

Waivers of Lien
The Village requires for each application for payment a properly completed Contractor's Affidavit setting out, under oath, the name, address and amount due or to become due, of each subcontractor, vendor or party included in that payment. For every party listed, the Contractor shall also provide a full or partial waiver of lien, as appropriate, before a payment will be made to the Contractor. The Contractor's partial or final waiver of lien must be included. Payment Certificates shall not be issued without such mechanics' lien waivers and Contractor's sworn statements unless they are conditioned upon receipt of such waivers and statements.

The Contractor will indemnify and save the Village, its officers, appointed and elected officials, president and trustees, agents, employees, attorneys and volunteers harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, materialmen, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall, at the Village's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Village may, after having notified the Contractor, withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until

satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed in accordance with the terms of the contract documents.

The Village shall have the right to enter the premises for the purposes of doing work not covered by the contract. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damage work except such as may be caused by agents or employees of the Village.

Instructions for Submittal

Bids shall be submitted in an opaque, sealed envelope plainly marked with the words:

2024 Landscaping Services Contract

and shall be delivered by hand to a drop box or mailed in time for delivery to the Office of Village Clerk, Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois by **10:00 A.M.** Prevailing Local Time on the **SECOND** day of **APRIL 2024**.

Bids received after the time for opening will not be considered.

Bids must be signed by an authorized official of the contractor's organization, and the name of the official and his title typed below the signature. If the submitter is a corporation, the corporate seal must be affixed.

Bid security in the form of a bid bond, bank draft or certified check made payable to the Village of Western Springs, in the amount of FIVE HUNDRED DOLLARS ($500), shall be submitted with each bid. The proceeds of any bid security shall become the property of the Village if, for any reason, a bidder, within FORTY-FIVE (45) days after the submittal of bids withdraws their bid without the consent of the Village, or if on notice of award refuses or is unable to execute the approved contract and obtain the required performance and payment bonds. Deposits may be held for a period not exceeding FOURTY FIVE (45) days. (NOTE: For those projects which will not require the performance bonds, consideration should be given to holding the bid security until delivery is made.)

The Village Board reserves the right to reject any applicable bids for any reason, if it decides that such rejection is in the Village's interest, to reject any nonconforming bids, to waive any informalities in bids, and to make award on that bid, which, in its opinion, is most advantageous to the Village.

The successful contractor will be required to furnish and pay for satisfactory Performance and Labor and Material Payment Bonds in the amount of one hundred percent (100%) of the contact sum. Execution of the Contract by the Village is contingent upon receipt of acceptable Performance and Payment Bonds and Insurance Certificates.

The Village reserves the right to require of any contractor, such information necessary to satisfy the Village of the bid's qualifications and to withhold formal signing of the contract until such information is received.

The successful contractor will be required to execute a contract in the form prescribed by the Village and must certify that the contractor is eligible to enter into public contracts under the Illinois Criminal Code, has a written sexual harassment policy and complies with Illinois Department of Revenue policies regarding taxes by executing the Certification attached hereto as **"Exhibit A"** and made a part hereof.

Contractors will be required to comply with all applicable laws including those relating to the employment of labor and the Illinois Prevailing Wage Act and payment of the applicable prevailing wage.

This contract will be awarded without discrimination in compliance with all applicable local state and federal laws.

Responsibility of the contractor will be determined by factors in addition to financial responsibility, such as past records of its or other entities' transactions with the Village of Western Springs, experience, ability to work cooperatively with the Village and its Administration, adequacy of equipment, ability to complete performance within necessary time limits, and other pertinent considerations, such as, but not limited to, reliability, reputation, competency, skill, efficiency, facilities and resources.

Reserved Rights: The Village of Western Springs reserves the right to seek clarification of information submitted by any consultant(s) in response to this RFP and/or to request additional information from the consultants during the evaluation process.

The Village of Western Springs reserves the right, at any time and for any reason, to cancel this consultant procurement process, to reject any or all bids, to accept an alternative bid or to waive any technical compliance issues with the bids.

Incurred Costs and Submitted Bids: The Village of Western Springs will not be liable in any way for any costs incurred by consultants in replying to this RFP or any part of the procurement process. The submitted Bids shall become public records of the Village upon receipt by the Village and shall not be returned to the consultant.

Communications: During the selection process, any communication regarding this RFP must be by email and directed to: **Diana Puga, Municipal Services Coordinator, at: dpuga@wsprings.com.** Responses to any emailed questions will be shared with all parties who request an RFP and who provide the Village with their email contact information. In addition, all emailed questions and answers shall be posted on the Village website.

Anticipated Bid Schedule:
The Village expects to adhere to the following time schedule, but may extend the time schedule for any reason, with or without advance public notice: Any changes to the schedule shall be posted on the Village's website and notice of such changes shall be sent by email to each consultant who submits a Bid to the RFP:

Issue RFP:	**March 15, 2024**
Pre-Submittal Meeting:	**11:30 AM on March 21, 2024**
Bids Due Date:	**10:00 AM on April 2, 2024**
Village Board Selection of Qualified, Responsive Consultant	**April 8, 2024**
Begin Contract	**May 1, 2024**

The Village may issue one or more addenda to the RFP and may extend the above time schedule to allow the consultants to prepare and submit supplemental materials in response to the addenda.

Location of RFP and Addenda: A copy of this RFP can be examined or obtained on the Village's website (**www.wsprings.com/bids**) under the following tab: Professional Services. You are encouraged to check the Village's web site prior to submitting a Bid to ensure that you are responding to the current version of the RFP and to any issued addenda.

View Landscaping Photos at the following link. If you are having issues viewing or would like the link emailed to you, reach out to dpuga@wsprings.com.

https://wsprings.sharepoint.com/:f:/s/PublicWorks/EkW2S1C7hM1EhjKSeQxrCB4Bnp4HqNbQAR9tmqcWrmYzJw

Selection Process

While this is a competitively solicited RFB, the lowest price bid may or may not be selected as the Village Board, in its sole discretion, shall determine and select the most qualified, responsive bid. If the lowest priced bid is not deemed to be the most qualified, the Village Board reserves the right to reject all bids and re-post the Project or to reject all bids, waive the competitive bid process and negotiate an agreement with the consultant who was determined to be the most qualified, responsive consultant to submit a bid. The Village Board, in its sole discretion, also reserves the right to consider and select any bid it determines to be the most qualified, responsive contractor to if doing so best serves the needs and interests of the Village and its residents and property owners. Each consultant who submits a bid agrees to hold its pricing for the Project for a ninety (90) calendar day period after the submitted bids are opened by the Village for purposes awarding the contract or negotiating a PSA with the consultant who was determined to be the most qualified, responsive consultant to complete the Project. This RFB shall be processed in accordance with Section 1-13-6 (Purchases and Purchasing Agent) of the Village Code and 65 ILCS 5/8-1-7.

All Bids will first be evaluated to determine if they are complete and meet the requirements specified in this RFB, and those that do will be further evaluated to establish a ranking of all firms that meet the criteria. Any submittals that do not meet the minimum requirements of the RFB shall not be eligible to continue to participate in the RFB process and shall receive a disqualification letter from the Systems Administrator or their designee.

Bidders are encouraged to submit information that demonstrates previous experience with municipalities or similar such work that shall meet the scope of this contract. Additional information pertaining to the contractor's capabilities including equipment, crew size, and any other such information that demonstrates the firm as a qualifier bidder are highly encouraged.

Bidder Information

Name of Bidder: Beary Landscape Management, LLC

Address: 4627 Elm Ave. Brookfield, IL 60513

Telephone No. 708-290-7100 Fax No. 708-290-7070

Email: DAnderson@bearylandscaping.com

Signature: [redacted]

Name and Title: (Please Print) Dwight Anderson- Business Development

Date: 03/18/2024

REFERENCES
(FIVE REFERENCES ARE THE MANDATORY MINIMUM)

Name of Organization: Village of Bellwood

Year of Contract: 2018 - Present

Contact Name: Jim Stock

Telephone No: 630-707-2374

Email Address: cinspector@vil.bellwood.il.us

Name of Organization: DuPage Water Commission

Year of Contract: 2016 - Present

Contact Name: Michael Weed

Telephone No: 630-834-0100

Email Address: weed@dpwc.org

Name of Organization: Flagg Creek Water Reclaimation

Year of Contract: 2016 - Present

Contact Name: Robert McCarthy

Telephone No: 630-323-3299

Email Address: bmccarthy@fcwrd.org

Name of Organization: Village of Glen Ellyn

Year of Contract: 2021 - present

Contact Name: Max Brown

Telephone No: 630-742-3268

Email Address: mbrown2@glenellyn.org

Name of Organization: City of Lockport

Year of Contract: 2008 - present

Contact Name: Jenise Lopez

Telephone No: 815-838-0549

Email Address: jlopez@lockport.org

Supporting Documentation

Include any supporting documentation that demonstrates the firms ability to complete the contract specifications.

[ATTACH SUPPORTING DOCUMENTATION HERE]

Contractor's Drug-Free Workplace Certification

Pursuant to Illinois Compiled Statutes, Chapter 30, Act 580 et. seq. ("Drug-Free Workplace"), the undersigned Contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(A) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of Contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(a) abide by the terms of the statement; and

(b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(B) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or Contractor's policy of maintaining a drug-free workplace

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(C) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(D) Notifying the contracting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(E) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Illinois Compiled Statutes, Chapter 127, Act 580, Paragraph 5.

(F) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

(G) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the Contractor to the penalties provided in Illinois Compiled Statutes, Chapter 30, Act 580, Paragraph 6.

[redacted]

Dwight Anderson - Beary Landscaping, LLC

Contractor

Date: 03/08/2024

Attest [redacted]

CONTRACTOR'S CERTIFICATION REGARDING
NON-PAYMENT OF COMPENSATION

Beary Landscape Management, LLC hereby certifies that neither it nor any of its affiliated companies, nor any of its agents, employees or representatives offered or paid any type of compensation or commission to any third party, including any official of the Village of Western Springs, Illinois, to influence the Village of Western Springs.

[redacted]

Dwight Anderson - Beary Landscaping, LLC

Contractor

DATED: 03/18/24

ATTEST: [redacted]

AGREEMENT

This Agreement (the "Agreement") made this the 18th day of March in the year **2024** by and between the Village of Western Springs, Illinois, 740 Hillgrove Avenue, Western Springs, Illinois, 60558 (the "Village") and Beary Landscape Management, LLC (the "Contractor"). The Village and the Contractor are at times referred herein, individually, as the "Party" and, collectively, as the "Parties".

The Village and Contractor agree as set forth below:

1. For the financial consideration hereinafter set forth, the Contractor agrees to furnish and provide all commercially necessary labor, materials, equipment and services and to do all other activities commercially required (the "Work") to complete the Landscaping Services as set forth in the contract requirements for landscaping services, a copy of which is attached here to as exhibit A dated March 14, 2024, and as agreed to in the Contractor's Bid dated 3/18/24.

2. The Contractor agrees to commence the Work on or before **MAY 1, 2024,** and on April 1 in consecutive contract years, and will officially, diligently and expeditiously conduct the Work in a commercially reasonable manner so as to assure completion by **DECEMBER 31, 2024**.

3. The Village shall pay the Contractor for the performance of the Work to complete the 2024 Landscape Services Contract total dollar amount not to exceed $45,148.00 in accordance with the Contractor's Bid dated 3/18/24, subject to further additions and deductions as may be agreed upon in accordance with the terms of the contract documents. Payment shall be made monthly in accordance with the provisions of the Local Government Prompt Payment Act.

4. The Contractor represents and warrants that it will comply with the applicable state and federal laws concerning prevailing wage rates and all applicable state and federal laws and requirements concerning equal opportunities.

5. This Agreement shall consist of, incorporate and include each of the following contract documents, whether attached hereto or incorporated by reference herein:

   A. Legal Notice (Advertisement for Bids) published on **March 15, 2024.**

   B. Instructions for Submittal dated **March 15, 2024.**

   C. Contractor's Bid dated **March 15, 2024.**

   D. Contractor's bid bond submitted by Dwight Anderson in the amount of $ 500.00 dated **April 2, 2024.**

F. General Specifications and all additional provision **April 2, 2024.**

G. Contractor's Drug Free Workplace Certification dated **April 2, 2024.**

H. Contractor's Certification Regarding Non-Payment of Compensation dated **April 2, 2024.**

I. Contractor certifications including Certification of Eligibility to Enter into Public Contracts.

J. Required Performance and Payment Bonds provided by the Contractor.

K. Required Insurance Certificates provided by the Contractor.

All of the contract documents are a part of this Agreement as if attached hereto or repeated herein.

This agreement executed on the day and year first written above.

Contractor: [redacted]

By: Dwight Anderson - Business Dev.
(Name and Title)

Village of Western Springs

By: _____
Heidi Rudolph, Village President

*Corporate Seal of corporation

*Village Seal

Attest:

By: Kim Partekel - Compliance Manager
(Name and Title)

By: _____
Elaine Haeske, Deputy Village Clerk

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Beary Landscaping Inc.
15001 W 159th Street
Lockport, IL 60491

SURETY:
(Name, legal status and principal place of business)
Berkley Insurance Company
475 Steamboat Road
Greenwich, CT 06830
Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Village of Western Springs
740 Hillgrove Avenue
Western Springs, IL 60558-1409

BOND AMOUNT: $500.00 Five Hundred Dollars and 00/100

PROJECT:
(Name, location or address, and Project number, if any)

2024 Landscape Services. 740 Hillgrove Avenue, Western Springs, IL 60558.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of March, 2024.

Beary Landscaping Inc.
(Principal) *(Seal)*

(Witness)

By:
(Title)

[redacted]
(Witness) Hina Azam

Berkley Insurance Company
(Surety) *(Seal)*

By: [redacted]
(Title) William Reidinger, Attorney-in-Fact

BERKLEY INSURANCE COMPANY CORPORATE SEAL DELAWARE

S-0054/AS 8/10

POWER OF ATTORNEY

No. BI-SurePath-a

BERKLEY INSURANCE COMPANY

WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **William Reidinger**

Marsh & McLennan Agency, LLC

Schaumburg, IL

Surety Bond No.: **Bid Bond**
Principal: **Beary Landscaping Inc.**
Obligee: **Village of Western Springs**
Amount of Bond: See Bond Form

its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.$50,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 25th day of July, 2019.

(Seal)

Attest: [redacted]

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By [redacted]
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 25th day of July, 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

[redacted]
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 21st day of March 2024.

(Seal)

[redacted]
Vincent P. Forte

EXHIBIT A

CERTIFICATION OF ELIGIBILITY TO ENTER INTO PUBLIC CONTRACTS BY THE CONTRACTOR

I, Dwight Anderson, having been first

duly sworn, depose and state that I am the
Business Delelopment Manager

(insert "sole owner "partner", "president"," other" proper title)

and the authorized agent of Beary Landscape Management, LLC, which has submitted a bid to, and is entering into a contract with, the Village of Western Springs for the performance of work in relation to the Landscape Maintenance Project in the Village of Western Springs, and certifies on behalf of said company as follows:

1. The company is not barred from contracting with the Village as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

2. The company shall comply with all applicable provisions of the Illinois Human Rights Act and has a written sexual harassment policy in full compliance with that Act.

3. The company is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or,

1. is contesting such liability or the amount of tax in accordance with procedures established by the appropriate revenue act, or

2. has entered into an agreement with the Department of Revenue for payment of all taxes due and is in compliance with that agreement.

4. Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1.

1. In compliance with the Veterans Preference Act (330 ILCS 55/).
2. In compliance with equal employment opportunities and, during the performance of the Agreement, the Contractor shall:

(a) Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) If it hires additional employees in order to perform the Agreement or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire

for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

(d) Send to each labor organization or representative of workers, with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Act and Rules and Regulations, the Contractor will promptly so notify the Illinois Department of Human Rights and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

(e) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(f) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(g) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color or national origin because of habit, local custom or otherwise.

3. In compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.
4. In agreement that, in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the Contractor may be declared ineligible for future contracts with the VILLAGE, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
5. In compliance with the requirements of 30 ILCS 580/ (Drug Free Workplace Act).
6. The Contractor and its officers, employees and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations. The Contractor certifies that it is an "Equal Opportunity Employer" as defined by federal and State laws and regulations, and agrees to comply with the Illinois Department of Human Rights ("IDHR") Equal Opportunity Employment clause as required by the IDHR's Regulations (44 III. Adm. Code, Part 750, Appendix A). As required by Illinois law and IDHR Regulation, the Equal Opportunity Employment clause is incorporated by reference in

its entirety as though fully set forth herein. The Contractor certifies that it agrees to comply with the Prohibition of Segregated Facilities clause, which is incorporated by reference in its entirety as though fully set forth herein. See, Illinois Human Rights Act (775 ILCS 5/2-105). See also, Illinois Department of Human Rights Rules and Regulations, Title 44, Part 750. Administrative Code, Title 44: Government Contracts, Procurement and Property Management, Subtitle B: Supplemental Procurement Rules, Chapter X: Department of Human Rights, Part 750: Procedures Applicable to All Agencies, Section 750.160: Segregated Facilities (44 Ill. Adm. Code 750.160)

By: [redacted]
Name: Dwight Anderson
Title: Authorized Agent of Contractor

Subscribed and Sworn to Before Me This 21st Day Of March, 2024.

[redacted]
Notary Public

OFFICIAL SEAL
YECENIA CRUZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 10.E.

To: Board of Trustees
From: Diana Puga, Municipal Services Coordinator
CC: Matthew Supert, Director of Municipal Services, Ellen Baer, Village Manager
RE: [Previously discussed] Tree Removal Services - Desiderio Landscaping & Tree Removal LLC Contract Renewal (Omnibus Item)

Recommendation

The Properties and Recreation Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Tree Removal Services contract renewal with Desiderio Landscaping & Tree Removal LLC.

Summary

Attached for the Board's review and approval is a renewal letter from Desiderio Landscaping & Tree Removal, LLC for the Village's Tree Removal Services. This will be the second renewal for the contract, which was awarded by the Village Board on March 20, 2023, in an amount not to exceed $75,000.00.

Financial Impact

The contract with Desiderio Landscaping & Tree Reomoval LLC in an amount not to exceed of $75,000.00.

Recommended Motion

I move to approve the second renewal of the Tree Removal Services Contract for a one-year period with Desiderio Landscaping & Tree Removal LLC.

Strategic Plan Alignment

N/A

File Attachments

1. 2025 Contract Renewal - Desiderio Landscaping
2. 2025 Contract Renewal - Desiderio Landscaping

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

January 8, 2025

Mr. Juan Desiderio
Desiderio Landscaping & Tree Removal LLC.
17258 E. 12000 N. Rd
Grant Park, IL 60940

Ref: Contract Renewal-Tree Removal

Dear Mr. Desiderio,

This letter is to confirm that the Village of Western Springs will renew the **2025 Tree Removal Contract**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew A Supert

Director of Municipal Services

Name (printed) Juan Desiderio

Signature Juan Desiderio

Title OWNER

Date 1-8-2025

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.248.1800
wsprings.com

VILLAGE PRESIDENT
Heidi Rudolph

VILLAGE TRUSTEES
James Tyrrell
Nicole Chen
Alan Fink
Scott Lewis
Amy Avakian
Philip Nawrocki

VILLAGE CLERK
Edward Tymick

VILLAGE MANAGER
Ellen Baer

DEPUTY MANAGER
Casey Biernacki

DIRECTORS
Patrick Schramm
Matthew Supert
Aleks Briedis
Jeff Koza
John Mastandona
Sean Gilhooley
Heather Valone
Brian Scott

January 8, 2025

Mr. Juan Desiderio
Desiderio Landscaping & Tree Removal LLC.
17258 E. 12000 N. Rd
Grant Park, IL 60940

Ref: Contract Renewal-Tree Removal

Dear Mr. Desiderio,

This letter is to confirm that the Village of Western Springs will renew the **2025 Tree Removal Contract**

By signing and returning this document, you are accepting the 2025 Contract with the same specifications and rates.

If you have any questions, please feel free to contact Jenny Pesek at (708) 246-1800 extension 200 or email jpesek@wsprings.com.

Respectfully submitted,

Matthew A Supert

Director of Municipal Services

Name (printed) JUAN DESIDERIO

Signature Juan Desiderio

Title OWNER

Date 1-8-2025

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 11.A.

To: Board of Trustees
From: Sean Gilhooley, Director of Law Enforcement Services, Ashlee Jasutis, Deputy Director of Law Enforcement Services
CC: Ellen Baer, Village Manager
RE: [Previously discussed] License Plate Reader License Agreement with Timber Trails of Western Springs Community Association for the installation and maintenance of License Plate Reader (LPR) equipment for Wolf Road traffic (Omnibus Item)

Recommendation

The Public Health and Safety Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of license agreement with Timber Trails of Western Springs Community Association for the installation and maintenance of License Plate Reader (LPR) equipment for Wolf Road traffic.

Summary

On January 13, 2025 the Public Health and Safety Committee reviewed a license agreement between the Village of Western Springs and Timber Trails HOA for Wolf Road traffic. The agreement allows the Village of Western Springs to install a three-inch by eight to ten-foot metal pole on the property for the purpose of License Plate Reader equipment installation. The Village of Western Springs will hold ownership of the pole and equipment, including maintenance and liability.

Financial Impact

None.

Recommended Motion

I move to approve the license agreement with Timber Trails of Western Springs Community Association for the installation and maintenance of License Plate Reader (LPR) equipment for Wolf Road traffic.

Strategic Plan Alignment

Public Safety

File Attachments

1. Resolution No. 25-___ re Approving License Agreement with Timber Trails for License

Plate Reader Camera and Pole at Wolf north o

2. License Agreement re Placement and Operation of License Plate Reader Video Camera Equipment and Pole (Timber Trails HOA Wolf Roa

DRAFT 1.9.2025
RESOLUTION NO. 25-????
VOTE:
AYE:
NAY:
ABSENT:
ABSTAIN:
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION REGARDING INSTALLATION AND MAINTENANCE OF LICENSE PLATE READING VIDEOCAMERAS AND RELATED EQUIPMENT AND A SUPPORT POLE ADJACENT TO WOLF ROAD NORTH OF PLAINFIELD ROAD.

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the "Village Board" or "Village"), and the Timber Trails of Western Springs Community Association ("Timber Trails COA") desire to enter into a License Agreement entitled "LICENSE AGREEMENT GRANTED TO THE VILLAGE OF WESTERN SPRINGS TO MAINTAIN LICENSE PLATE READER VIDEOCAMERAS AND RELATED EQUIPMENT AND A SUPPORT POLE ON THE PROPERTY OF THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION ADJACENT TO WOLF ROAD, NORTH OF PLAINFIELD ROAD, IN WESTERN SPRINGS, ILLINOIS (the "Agreement") in order to place license plate reader videocameras, a support pole and related equipment (collectively the "LPR Equipment") on private property owned by Timber Trails COA and located within the Village adjacent to the northwest corner of Wolf Road and Plainfield Road to allow the Village's Department of Law Enforcement Services to record video of motor vehicle traffic and other transportation devices and vehicles traveling on Wolf Road for law enforcement purposes. The Agreement is attached hereto as **Exhibit "1"** and made a part hereof; and

WHEREAS, the LPR Equipment will be located on that part of the Timber Trails property that is adjacent to Wolf Road in the Village, north of Plainfield Road, within the area as indicated on the Site Map attached to the Agreement as its Exhibit "A"(the "Licensed Premises"); and

WHEREAS, at an open public meeting held on January 13, 2025, the Village's Public Health and Safety Committee ("Committee") reviewed and discussed the Agreement and received input from the Village staff and provided an opportunity for public input on the Agreement, and then the Committee recommended that the Village Board approve and enter into the Agreement; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the President and Board of Trustees of the Village reviewed and discussed the Agreement and the Committee's recommendation, and received input from the Village staff and provided an opportunity for public input on the Agreement. At its January 27, 2025 Regular meeting, the President and Board of Trustees accepted the Committee's recommendation to approve and enter into the Agreement; and

WHEREAS, the President and Board of Trustees of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/8-1-7(e) and 65 ILCS 5/11-5.3-1), Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220/), to approve and enter into the Agreement, and find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2. Approval and Execution of Agreement and Other Related Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the attached Agreement, substantially in the form attached hereto as **Exhibit "1"**. In addition, the President and Board of Trustees authorize and direct the President and Clerk, or their designees, to execute the final version of the Agreement, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and further authorize and direct the President and Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Agreement.

SECTION 3. Approval of Financial Obligations and Other Documents. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the Agreement, and also authorize and direct the Village Manager, the Director of Law Enforcement Services (Police Chief) and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the Agreement.

SECTION 4. Delivery of Certified Copy of Resolution, Executed Agreement and Other Signed Documents. The President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Agreement to Timber Trails COA for record retention purposes.

SECTION 5. Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

2031192_1

Exhibit "1"

**LICENSE AGREEMENT GRANTED TO THE VILLAGE OF WESTERN SPRINGS
TO MAINTAIN LICENSE PLATE READER VIDEOCAMERAS AND RELATED EQUIPMENT
AND A SUPPORT POLE ON THE PROPERTY OF
THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION
ADJACENT TO WOLF ROAD, NORTH OF PLAINFIELD ROAD,
IN WESTERN SPRINGS, ILLINOIS**

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION REGARDING INSTALLATION AND MAINTENANCE OF LICENSE PLATE READER VIDEOCAMERAS AND RELATED EQUIPMENT AND A SUPPORT POLE ADJACENT TO WOLF ROAD NORTH OF PLAINFIELD ROAD

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ___ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

LICENSE AGREEMENT GRANTED TO THE VILLAGE OF WESTERN SPRINGS TO MAINTAIN LICENSE PLATE READER VIDEOCAMERAS AND RELATED EQUIPMENT AND A SUPPORT POLE ON THE PROPERTY OF THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION ADJACENT TO WOLF ROAD, NORTH OF PLAINFIELD ROAD, IN WESTERN SPRINGS, ILLINOIS

This **LICENSE AGREEMENT GRANTED TO THE VILLAGE OF WESTERN SPRINGS TO MAINTAIN LICENSE PLATE READER VIDEOCAMERAS AND EQUIPMENT AND A SUPPORT POLE ON THE PROPERTY OF THE TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION ADJACENT TO WOLF ROAD, NORTH OF PLAINFIELD ROAD, IN WESTERN SPRINGS, ILLINOIS** (the "Agreement") is made this ___ day of _____, 2025 by and between the Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois 60558 (the "Licensee" or "Village"), and The Timber Trails of Western Springs Community Association, c/o Shifrin Legal, 2335 South Michigan Avenue, Floor Two, Chicago, Illinois 60616-2104 (the "Licensor" or "Timber Trails COA"). The Village and Timber Trails COA are at times referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, Timber Trails COA and the Village desire to enter into this Agreement in order to place license plate reader videocameras, a support pole and related equipment (collectively the "LPR Equipment") onto property owned by Timber Trails COA and located within the Village adjacent to Wolf Road, north of Plainfield Road, in order to allow the Village's Department of Law Enforcement Services to record video of motor vehicle traffic and other transportation devices and vehicles traveling on Wolf Road for law enforcement purposes; and

WHEREAS, the LPR Equipment will be located on that part of the Timber Trails COA property that is adjacent to Wolf Road and north of Plainfield Road in the Village, within the area as indicated on the Site Map attached to this Agreement as **Exhibit "A"** (the "Licensed Premises"); and

WHEREAS, the Corporate Authorities of the Village of Western Springs are authorized, under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution, to approve and enter into this Agreement, and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained and the exchange of adequate consideration and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. **Incorporation.** Each of the Recitals set forth above are incorporated by reference into Section 1 of this Agreement as material provisions.

2. **License; Licensed Premises.** The Licensor grants to the Licensee a license (the "License") to construct, maintain, service and operate the LPR Equipment within the Licensed Premises. The Licensee shall have the right of ingress and egress on and over the Licensed Premises as necessary for the specific use of this License, provided that the Licensee shall not have any right to enter any building within the area of the Licensed Premises without prior notice to the Licensor. The Licensee may contract with others to construct, maintain, service and operate the Equipment under the License granted under this Agreement. The Licensee shall own all of the video generated by the LPR Equipment and its use shall be for law enforcement purposes only.

3. **License Term.** The term of the License shall be for a period of ten (10) years. However, such License may be terminated by the Licensee at any time by giving twelve (12) months prior written notice to terminate.

4. **Electrical Utilities.** The Licensee shall have the right to connect the LPR Equipment to the electrical system on the Timber Trails COA Property and shall not be responsible for payment of any electricity bills.

5. **No Transfer of Ownership.** Nothing contained herein shall be construed in any way as indicating that Licensor has conveyed to Licensee any ownership or property right in the Timber Trails COA Property.

6. **Acceptable Use.** The Licensee will use the LPR Equipment solely for the purpose of recording video of motor vehicle traffic and other transportation devices and vehicles traveling on Wolf Road for law enforcement purposes and not as a security system for the Licensor or the general public, and nothing herein shall be construed as creating any right or liability of the Licensee to the Licensor to provide security or other police services.

7. **Siting Approval.** The actual location of the LPR Equipment on the Licensed Premises shall be subject to the approval of the Licensor. The LPR Equipment shall not interfere with or obstruct any other use on the Timber Trails COA Property.

8. **Maintenance Obligations.** The Licensee shall, at its own cost and expense, install and maintain the LPR Equipment in a safe condition and in good repair. The Licensee shall be responsible for insuring the Equipment.

9. **Damage to Property.** The Licensee shall exercise special precautions to avoid damage to the Property of Licensor and any occupant thereof. The Licensee assumes responsibility for any and all loss resulting from such damage caused by the acts, omissions or facilities of Licensee, its employees, contractors or agents.

10. **Indemnification.** The Licensee shall indemnify, hold harmless and defend Licensor, and its officers, employees, directors, trustees, representatives and agents from and against any and all claims, actions, liabilities, demands, damages, liens, losses, costs, expenses (including legal fees), judgments and settlements of any nature whatsoever arising out of or incidental to this Agreement or work performed thereunder unless due to the gross negligence or intentional acts of Licensor, its officers, employees, representatives or agents. In the event any suit, claim or proceeding, whether groundless or not, within the intendment of this provision is brought against Licensor, the Licensee,

upon notice from Licensor, shall defend the same at Licensee's own expense. This provision shall survive the termination of this Agreement.

11. **Service Interruption.** The Licensor shall not be liable to Licensee for any interruption of service of the LPR Equipment caused by failure of electrical service or by any other cause of the Licensor.

12. **Default.** If Licensee fails to perform any of the covenants, conditions, terms or provisions of this Agreement and, except where a specified time is provided for the performance of the covenant or condition, when such default is not made good within thirty (30) days after written notice, Licensor may, at its option, upon five (5) days' notice in writing, terminate this Agreement and the terms hereof.

13. **Removal of LPR Equipment.** If this Agreement is terminated, Licensee shall remove the LPR Equipment and restore any area of the Licensed Premises or the Timber Trails COA Property, which is disturbed by the removal of the LPR Equipment, within thirty (30) days of the effective date of such termination. If Licensee fails to remove the LPR Equipment within thirty (30) days of termination, the Licensor may remove the LPR Equipment and charge the Licensee with the cost of such removal.

14. **Assignment.** The Licensee shall not assign, transfer, sublet or otherwise encumber this Agreement without Licensor's express prior written consent, and any such assignment without such consent shall be void.

15. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any prior or contemporaneous offers, proposals, agreements or discussions between the Parties relating to the subject matter hereof. This Agreement may not be modified or amended, nor may any obligation of either Party be changed or modified, except in writing signed by the duly authorized officers or agents of the Parties.

16. **Notice.** Except as otherwise agreed in writing by the Parties, any written notification to be given under this Agreement shall be effective only if it is in writing and: (i) delivered by hand (with a signed receipt); (ii) sent postage prepaid, certified mail, return receipt requested; (iii) sent by a nationally recognized courier service providing for overnight delivery, provided the sender shall obtain a written receipt; or (iv) sent by facsimile with a confirming hard copy by regular mail.

Notice to the Licensee shall be made to:

Director of Law Enforcement Services
Western Springs Police Department
740 Hillgrove Avenue
Western Springs, Illinois 60558

Notice to the Licensor shall be given to:

Timber Trails of Western Springs Community Association
c/o Shifrin Legal
2335 South Michigan Avenue, Floor Two
Chicago, Illinois 60616-2104

17. **Governing Law.** This Agreement shall be governed by and interpreted according to the laws of the State of Illinois.

18. **Authorization.** The undersigned signatories for the Licensor and the Licensee represent and warrant that they each have full and complete authority to execute this Agreement on behalf of the respective Party on whose behalf each has signed this Agreement. This representation and warranty is made for the purpose of inducing the Parties to execute this Agreement.

19. **Entire Agreement.** This Agreement contains the entire understanding of the Parties with respect to the matters covered by this Agreement, and no other agreement, statement or promise made by any Party, or to any employee, officer or agent of any Party which is not contained in this Agreement, shall be binding or valid. Any and all previous agreements and understandings between and among the Parties, whether written or oral, are superseded by this Agreement.

20. **Waiver; Breach.** No failure by the Licensee or the Licensor to insist upon the strict performance under this Agreement of any covenants, terms or conditions of this Agreement or to exercise any right or remedy consequent upon a breach or of such covenants, terms or conditions shall constitute a waiver of such performance. No waiver of any breach shall affect or alter this Agreement, but each and every covenant, condition and term of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach.

21. **No Third Party Beneficiaries.** The representations, warranties, covenants and agreements contained in this Agreement are for the sole benefit of the Parties hereto, and their legal representatives, successors and assigns, and they shall not be construed as conferring any rights on any other persons.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below, and the date of the last signatory below shall be inserted on Page 1 of this Agreement, as the Effective Date of this Agreement.

VILLAGE OF WESTERN SPRINGS, as Licensee	**TIMBER TRAILS OF WESTERN SPRINGS COMMUNITY ASSOCIATION, as Licensor**
By:_____	By:_____
Name:_____	Name: _____
Title:_____	Title: _____
Date:_____	Date: _____

Exhibit "A"

Site Map
for the License Plate Reader Video Camera Equipment and Support Pole Location Within the Licensed Property

(attached)

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 11.B.

To: Board of Trustees
From: Casey Biernacki, Deputy Village Manager
CC: Ellen Baer, Village Manager, Jeff Koza, Director of Engineering Services
RE: [Previously discussed] Safe Routes to School Village-Wide Travel Plan RFQ and Agreement with Epstein (Omnibus Item)

Recommendation

The Public Health and Safety Committee reviewed this item at their meeting on January 13, 2025 and recommended the approval of Safe Routes to School Village-Wide Travel Plan Request for Proposal and Agreement with Epstein.

Summary

Background

In 2024, the Village was awarded a Safe Routes to School grant, totaling $75,000, to develop a Village-wide school travel plan. The grant was awarded by the Illinois Department of Transportation (IDOT) and no Village match is required. The Travel Plan will outline solutions to improve walking and biking opportunities and awareness for students, while also reviewing current vehicular drop-off procedures. The final product will include short-term and long-term improvements and educational programs for both the Village and schools to consider. The study will include D101 (Forest Hills, Field Park, McClure, and Laidlaw), D106 (LaGrange Highlands), LTHS (North and South), and St. John of the Cross. Improvements are expected to include sidewalk installation/reconfigurations, intersection safety improvements, bike safety considerations, right-of-way and drop-off improvements, and more. The completion of a Village-wide Travel Plan will increase the probability of future Safe Routes to School grant funding for related construction projects.

Qualifications Based Selection (QBS) Process

IDOT requires that the Village follow the QBS process to select a qualified firm for the development of the plan. The QBS process requires that firm be selected based on their qualifications, and not on price. The Village posted a request for qualifications on the Village website and received statements of qualifications from four interested firms. Staff from the Village Manager's Office, and Departments of Engineering, Municipal Services, and Community Development reviewed the submitted qualifications of the following four firms:

- Epstein
- Kimley-Horn
- TYLin

- Thomas Engineering

Staff proceeded with follow-up interviews with Epstein, Kimley-Horn and TYLin. Staff unanimously agreed that Epstein met all criteria and presented as the most qualified firm to complete the project. Staff and Epstein are currently negotiating an Agreement for the project. A draft agreement for the work is included in the agenda packet. The project cost is currently expected to be just under the $75,000 grant award amount.

Development of the Travel Plan and Timeline
Pending approval, the Travel Plan is expected to begin in February with a completion date of Fall 2025. A Steering Committee will be developed to provide assistance and feedback during the process. The Committee will consist of Village staff, staff and/or representatives from each district/school, community members, IDOT staff, Cook County staff, and any other individuals identified during development. Epstein will document existing conditions by observing school drop-off pick-ups, hosting community events in conjunction with schools, workshops and small group discussions, and by utilizing online interactive mapping surveys. All data will be evaluated and recommendations will be developed for the Village to consider in the public right-of-way. Recommendations for each school/district will also be included for future consideration.

Financial Impact

The project was budgeted for FY2025 and awarded 100% grant funding by IDOT's Safe Route to School program, totaling $75,000. The Village will pay the consultant for work completed and then seek reimbursement from IDOT.

Recommended Motion

I move to approve the agreement between the Village of Western Springs and Epstein for the development of the Safe Routes to School Village-Wide Travel Plan.

Strategic Plan Alignment

- Financial Sustainability
    - Evaluate and Explore Opportunities for Shared Services
- Develop Long-Term plan for Addressing Infrastructure Improvements

File Attachments

1. Resolution No. 2025- ____ re PSA with Epstein for Safe Routes to School Village-Wide Travel Plan 1.21.2025(2032495.1)
2. SRTS memo and PSA - draft
3. Exhibit 1 - Rider to Engineering Services Agreement with Epstein for the Development of a Safe Routes to School Village-Wide Tra

Draft 1.23.2025
RESOLUTION NO. 25-_____
VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND EPSTEIN OF CHICAGO, ILLINOIS FOR THE DEVELOPMENT OF A SAFE ROUTES TO SCHOOL VILLAGE-WIDE TRAVEL PLAN AND RELATED SERVICES (NOT TO EXCEED FEE: $74,957.00).

WHEREAS, the President and Board of Trustees of the Village of Western Springs ("Village Board" or "Village") and Epstein ("Engineer") desire to enter into a Professional Services Agreement to develop a Safe Routes To School Village-Wide Travel Plan (the "Services") and its Exhibit "1" entitled "Rider to Professional Services Agreement Between The Village Of Western Springs and Epstein in Regard to A Safe Routes To School Village-Wide Travel Plan", copies of which are attached hereto as **Group Exhibit "A"** and made a part hereof (collectively the "PSA"); and

WHEREAS, in 2024, the Village was awarded a $75,000.00 grant by the Illinois Department of Transportation ("IDOT") under the "Safe Routes To School" Program, which seeks to encourage the development of walking and biking opportunities and awareness for students. Improvements which will be identified in the development of the Safe Routes To School Village-Wide Travel Plan are expected to include sidewalk installation/reconfigurations, intersection safety improvements, bike safety considerations, and right-of-way and drop-off improvements, among other improvements to be identified (the "Project"). The Services to be performed relative to the Project are set forth in more detail in the attached PSA (**Group Exhibit "A"**); and

WHEREAS, the Engineer's fee to perform the Services is a "not-to-exceed" fee of $74,957.00. The Engineer's fee will be paid from the Village's Safe Routes To School Grant Funds and/or monies from other lawful sources; and

WHEREAS, at an open public meeting held on January 13, 2025, the Public Health and Safety Committee (the "Committee") reviewed and discussed the Project and the terms of the attached PSA, and received input from the Village staff and provided an opportunity for public input on the matter. At its January 13, 2025 meeting, the Committee favorably recommended that the Village Board approve the PSA; and

WHEREAS, at open public meetings held on January 13, 2025 and January 27, 2025, the Village Board reviewed and discussed the Project, the PSA, and the Committee's recommendation, and received input from the Village staff and provided an opportunity for public input on the matter. At its January 27, 2025 meeting, the Village Board accepted the Committee's recommendation to approve and enter into the PSA; and

WHEREAS, pursuant to the constitutional and statutory authority and intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, as well as the Illinois Intergovernmental Cooperation Act (5 ILCS 220/), and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/8-1-7), the President and Board of

Trustees of the Village of Western Springs are authorized to approve and enter into the attached PSA, and find that it is protective of the health, welfare and safety of and is in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the attached PSA.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of the Professional Services Agreement and Other Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the attached PSA, substantially in the form attached hereto as **Group Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the PSA.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the PSA, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of Western Springs' obligations under the attached PSA.

SECTION 4: Delivery of Signed Documents. After approval and execution of this Resolution and the PSA by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of a certified copy of this Resolution and an executed version of the attached PSA to the Engineer.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its approval and adoption in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Group Exhibit "A"

Professional Services Agreement
Between The Village Of Western Springs And Epstein For
The Development of a Safe Routes To School Village-Wide Travel Plan and Related Services

and the following is an Exhibit to the Agreement

Exhibit "1"

Rider To Professional Services Agreement
Between The Village Of Western Springs And Epstein For
The Development of a Safe Routes To School Village-Wide Travel Plan and Related Services

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND EPSTEIN OF CHICAGO, ILLINOIS FOR THE DEVELOPMENT OF A SAFE ROUTES TO SCHOOL VILLAGE-WIDE TRAVEL PLAN AND RELATED SERVICES (NOT TO EXCEED FEE: $74,957.00)

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of January, 2027.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ____ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

PUBLIC HEALTH AND SAFETY COMMITTEE

Public Health and Safety Committee: January 13, 2025

AGENDA ITEM D.1.

To: Public Health and Safety Committee
From: Casey Biernacki, Deputy Village Manager
CC: Ellen Baer, Village Manager, Jeff Koza, Director of Engineering Services
RE: Safe Routes to School Village-Wide Travel Plan RFQ and Agreement with Epstein

Recommendation

Staff recommends that the proposed agreement between the Village and Western Springs and Epstein for the development of the Safe Routes to School Village-Wide Travel Plan be approved in an amount of $74,957.

Summary

Background

In 2024, the Village was awarded a Safe Routes to School grant, totaling $75,000, to develop a Village-wide school travel plan. The grant was awarded by the Illinois Department of Transportation (IDOT) and no Village match is required. The Travel Plan will outline solutions to improve walking and biking opportunities and awareness for students, while also reviewing current vehicular drop-off procedures. The final product will include short-term and long-term improvements and educational programs for both the Village and schools to consider. The study will include D101 (Forest Hills, Field Park, McClure, and Laidlaw), D106 (LaGrange Highlands), LTHS (North and South), and St. John of the Cross. Improvements are expected to include sidewalk installation/reconfigurations, intersection safety improvements, bike safety considerations, right-of-way and drop-off improvements, and more. The completion of a Village-wide Travel Plan will increase the probability of future Safe Routes to School grant funding for related construction projects.

Qualifications Based Selection (QBS) Process

IDOT requires that the Village follow the QBS process to select a qualified firm for the development of the plan. The QBS process requires that firm be selected based on their qualifications, and not on price. The Village posted a request for qualifications on the Village website and received statements of qualifications from four interested firms. Staff from the Village Manager's Office, and Departments of Engineering, Municipal Services, and Community Development reviewed the submitted qualifications of the following four firms:

- Epstein
- Kimley-Horn
- TYLin

DRAFT

- Thomas Engineering

Staff proceeded with follow-up interviews with Epstein, Kimley-Horn and TYLin. Staff unanimously agreed that Epstein met all criteria and presented as the most qualified firm to complete the project. Staff and Epstein are currently negotiating an Agreement for the project. A draft agreement for the work is included in the agenda packet. The project cost is currently expected to be just under the $75,000 grant award amount.

Development of the Travel Plan and Timeline
Pending approval, the Travel Plan is expected to begin in February with a completion date of Fall 2025. A Steering Committee will be developed to provide assistance and feedback during the process. The Committee will consist of Village staff, staff and/or representatives from each district/school, community members, IDOT staff, Cook County staff, and any other individuals identified during development. Epstein will document existing conditions by observing school drop-off pick-ups, hosting community events in conjunction with schools, workshops and small group discussions, and by utilizing online interactive mapping surveys. All data will be evaluated and recommendations will be developed for the Village to consider in the public right-of-way. Recommendations for each school/district will also be included for future consideration.

DRAFT

Financial Impact
The project was budgeted for FY2025 and awarded 100% grant funding by IDOT's Safe Route to School program, totaling $75,000. The Village will pay the consultant for work completed and then seek reimbursement from IDOT.

Recommended Motion
Motion to move the consideration of an agreement between the Village of Western Springs and Epstein for the development of the Safe Routes to School Village-wide Travel Plan to the Village Board.

Strategic Plan Alignment
- Financial Sustainability
    - Evaluate and Explore Opportunities for Shared Services
- Develop Long-Term plan for Addressing Infrastructure Improvements

File Attachments
1. SRTS Travel Plan -Proposal Package-Epstein

EPSTEIN

January 07, 2025

Casey Biernacki
Deputy Village Manager
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558

Dear Mr. Biernacki,

Architecture
Interiors
Engineering
Construction

Enclosed please find the proposal package for the Village-Wide School Travel Plan. The following items are included in this package:

- Detailed Scope of Services
- Project Schedule
- BLR 05514 with rate sheet and hours by task

On behalf of Epstein, thank you for the opportunity to submit this proposal and we look forward to working on this very exciting project with the Village. Lastly, if you have any questions, please call me at 312-429-8272 or email at gosborne@epsteinglobal.com.

Sincerely,



Greg Osborne
Vice President, Senior Project Manager
Epstein

600 W. Fulton Street
Chicago, Illinois
60661-1199

+1 312 454 9100

epsteinglobal.com

Background
The Village of Western Springs, a suburban community in Cook County, has a population of approximately 13,600 residents, with 31.9% under the age of 18, indicating a significant school-aged demographic. Its compact layout, family-oriented atmosphere, and safe neighborhoods make Western Springs an ideal candidate for promoting active transportation to schools.

The Village has received Illinois Safe Routes to School (SRTS) funding to develop a comprehensive Village-wide School Travel Plan. This plan will identify policy and infrastructure improvements to encourage more students to walk and bike to school. The primary goal of the project is to create a strategic approach to increasing the number of students walking and bicycling to schools within Western Springs. To achieve this, we will conduct stakeholder interviews, gather input from students and parents, research existing policies and practices, analyze relevant data, and propose actionable recommendations along with potential funding opportunities.

Epstein will be the prime consultant on this project and can complete all the services with current in-house staff, and no subconsultant.

Below are the districts and schools included in the study:

- **Western Springs School District 101:** Western Springs District 101 serves approximately 1,400 students across several schools, including Field Park, Forest Hills, and Laidlaw Elementary Schools, as well as McClure Junior High. The district provides education for students in grades K-8 and is situated within residential neighborhoods throughout Western Springs.
- **LaGrange Highlands District 106:** LaGrange Highlands District 106 provides education to around 900 students from pre-K through 8th grade on a single campus located in the LaGrange Highlands area. This district serves a diverse mix of suburban and semi-rural neighborhoods and is recognized for its emphasis on academic achievement and community engagement.
- **Lyons Township High School District 204:** Lyons Township High School District 204 educates over 4,000 students across two campuses: the North Campus in LaGrange and the South Campus in Western Springs. These campuses serve students from a broad geographic area, offering a range of academic programs and extracurricular activities.
- **St. John of the Cross Roman Catholic School:** St. John of the Cross Roman Catholic School is a private school located centrally in Western Springs, serving approximately 600 students from pre-K through 8th grade. As a faith-based institution, the school is deeply embedded in the community, providing both academic and spiritual education.

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We propose the following tasks to accomplish the Village's objectives.

Task 1: Steering Committee & Kick-Off Meeting
Epstein will form, organize, and convene one in-person meeting and four virtual meetings with a Steering Committee. The committee will be composed of representatives of each school, school district officials, IDOT, CCDOTH, and Village staff, including Public Works, Police, and Community Development.

The first Steering Committee meeting will be an in-person kick-off, with Epstein preparing materials and leading a visioning exercise to establish a shared foundation for the plan.

The second will introduce the project goals and foster collaborative involvement. The third will focus on existing conditions and data analysis while promoting the community survey and engagement opportunities. The fourth meeting will present draft recommendations ahead of the Community Workshop, enabling feedback and preparation for public outreach. The fifth and final meeting will review the draft plan, finalize recommendations, and prepare for the public presentation. Epstein staff will remain accessible throughout to address questions and support smaller group discussions, ensuring the plan's outreach and impact are maximized.

Task 2: Document Existing Conditions

Our team will lead a comprehensive evaluation of the Village walking and bicycling network to identify existing conditions, gaps, and opportunities. This analysis will incorporate robust data-driven methodologies alongside community engagement to ensure our recommendations reflect the needs

and experiences of all students. By examining past plans, existing infrastructure, and potential barriers, we aim to develop targeted strategies that improve safety, comfort, accessibility, and connectivity across the Village. We organize our understanding of existing conditions through a review of conditions in the "six E's" of:

Equity	Document how residents and stakeholders are considered in the process, and identify if groups are disproportionately impacted by policies or programs (e.g., students, people walking, bicycling, or those who cannot drive)
Engineering	Condition of walking, bicycling, and traffic control infrastructure
Education	Presence of education or training courses on walking, bicycling, and transportation safety
Enforcement	The extent to which public safety officers engage in promoting safe walking, bicycling, and driving habits
Encouragement	Programs to incentivize and encourage walking and bicycling as viable, desirable modes of transportation
Evaluation	Procedures to regularly monitor and review the performance of Safe Routes to School initiatives and tracking transportation demand and safety metrics (e.g., number of students walking or bicycling to school)

Below is an overview of the tasks we will undertake and our approach to completing them:

1. **Review of Existing Planning Documents**: We will evaluate the accomplishments and unresolved action items from previous plans, determining which components remain relevant and which are no longer feasible, to guide updates to the current plan effectively.
2. **Review of School Policies**: We will review each school's written or unwritten policies regarding walking and bicycling to school to understand if any barriers or opportunities exist.
3. **Mapping and Overview of Existing Bicycle and Pedestrian Facilities**: Our team will create comprehensive maps and detailed overviews of current infrastructure, incorporating ongoing projects by the Village, CCDOTH, and IDOT. This approach will provide a holistic understanding of existing network assets and planned improvements.
4. **Data Analysis Tasks**:
    i. **Connectivity and Network Completeness**: We will evaluate sidewalk and bicycle connectivity and condition data to identify network gaps and prioritize areas needing improvements.
    ii. **Crash Analysis**: We will analyze crash data to identify locations where vulnerable road users, such as pedestrians and cyclists, are experiencing disproportionate traffic violence. This analysis will delve into the root causes of these crashes, including roadway design, traffic patterns, and driver behaviors, enabling us to develop targeted, evidence-based recommendations for safety enhancements that directly address these underlying issues.
    iii. **School Locations**: We will map the locations of all schools within the study area and analyze how their proximity to residential neighborhoods and major transportation routes impacts mobility. This analysis will focus on identifying gaps in pedestrian and bicycle infrastructure, barriers such as major roadways or limited crossings, and areas where connectivity can be enhanced. By examining the relationship between school locations and the surrounding transportation network, we will develop targeted recommendations to improve safe and efficient access for students, prioritizing projects that address the most significant needs.
    iv. **Summary of Existing Data**: We will compile the collected data into a memo on existing conditions for the Village's review. This memo will provide an overview of the current state of walkability and identify opportunities for improvement.

Task 3: Community Engagement

At the beginning of the project, we will deliver a comprehensive Community Engagement Plan that outlines our strategic, inclusive approach to engaging Western Springs' community, emphasizing inclusivity and respect at every step. Our approach is rooted in meeting people where they are, both physically and culturally, by collaborating with interested parties such as Parent Teacher Organizations (PTO), school officials, crossing guards, and law enforcement. These partnerships will help us identify the underlying reasons why families choose to drive to school rather than walking or bicycling. We recommend conducting the following engagement activities as essential components of our outreach strategy to ensure broad community input and engagement:

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1. **Interactive Map and Survey**: We will leverage Proxi for an interactive map and Survey Legend for a survey to gather community input on school travel patterns and preferences. The map will allow residents to pinpoint areas of concern, suggest improvements, and provide location-specific feedback, while the survey will ask about primary travel methods to school and the reasons behind those choices. Both tools can be embedded in websites and shared via links with stakeholders, ensuring broad accessibility. The Village and Steering Committee will also be able to monitor responses in real-time as they accumulate, providing valuable, up-to-date insights. To maximize participation, we will create promotional content for social media and newsletters, engage the local newspaper, and attend Village events for direct interaction.
2. **Community Workshops:** We propose hosting two workshops that use a station-based format, ensuring all participants—parents, adult residents, and students—can actively engage in meaningful ways. The first workshop will focus on providing foundational information about the project, including existing conditions and data analysis, while still incorporating interactive stations to encourage feedback. The second workshop will expand on this with more in-depth activities at each station, tailored to engage all age groups. Stations will feature programming specifically designed for parents and adult residents, such as policy discussions and infrastructure feedback, alongside creative, hands-on activities for students that capture their unique perspectives. This format ensures that diverse voices are heard and actively shapes a plan that addresses the needs of the entire community, fostering a safer and more connected environment for all. *Tactical urbanism demonstrations may be included in these workshops if the Village considers them necessary.*
3. **Stakeholder Meetings**: We propose hosting six in-person stakeholder meetings as part of the Safe Routes to School Plan. These meetings will be scheduled during school arrival or dismissal times to allow for direct observation of travel behaviors and patterns while engaging with students, parents, and school staff. Each meeting will include a walk audit along popular school routes and within the neighborhoods surrounding each school. The purpose of these meetings is to identify gaps, barriers, or hazards in the infrastructure that may discourage or prevent students from walking or bicycling safely and comfortably to school. Additionally, these sessions will provide an opportunity to gather valuable firsthand insights from stakeholders about challenges and opportunities for infrastructure improvements, ensuring the plan reflects on-the-ground realities and community needs.

   We will document this information using photographs and ArcGIS Field Maps application. We will prepare a GIS database and maps documenting the following:
   a. Presence of walking and bicycling infrastructure (sidewalks, crosswalks, bike racks)
   b. Crossing guard locations
   c. Signalized intersections
   d. Stop and yield signs
   e. Posted speed limits
   f. Other relevant features (speed zone, no parking zones, etc.)

4. **Walk to School Day Event:** Epstein will collaborate with a local school to host a Walk to School Day event. Our team will coordinate with the school ahead of time to establish a designated meeting point for a larger walking school bus, which will take place on the day of the event, allowing those who live outside of walking distance or prefer to join a larger group to participate. A tactical urbanism demonstration will be prepared in advance and displayed during the event. Students and staff will have the opportunity to contribute to its construction, pending approval from parents and school staff. Possible tactical urbanism options include:
   - ***Temporary curb extensions*** *to reduce crossing distances and improve visibility at intersections.*
   - ***Painted crosswalks*** *to emphasize pedestrian pathways and enhance safety.*
   - ***Cone-protected bike lanes*** *to provide a more comfortable bicycling experience.*
   - ***Signage and wayfinding*** *to highlight safe walking routes and raise awareness of active transportation.*
   - ***Chalk art or colorful road markings*** *to engage participants while drawing attention to pedestrian zones.*
   - ***Street closures*** *with barriers and signage to create a safe, car-free environment.*

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- **Planters or bollards** to visually narrow roadways and protect pedestrian spaces.

Task 4: Evaluate & Develop Recommendations We will evaluate existing policies, identify gaps, and address infrastructure and policy barriers that limit bicycling and walking. Using student address data, we will analyze how many students would benefit from specific routes, weighing the cost versus benefit of each recommendation. Solutions will be categorized into short-, medium-, and long-term priorities, with cost estimates provided for each treatment to guide implementation effectively.

1. **Future Plans and Projects**: Working closely with Village staff, we will incorporate information on future projects into the plan to ensure our recommendations align with and complement upcoming developments. As part of this integration, we will evaluate whether projects like roadway resurfacing can be slightly expanded or enhanced to include pedestrian or bicycle improvements.
2. **Funding Overview**: Our analysis will identify potential funding sources and opportunities to support the recommended improvements, including evaluating how adopting policies like Complete Streets or Vision Zero could increase eligibility for additional funding. Each project will be matched with applicable funding sources, with detailed information presented in a format ready to be incorporated into funding applications. Potential funding options will include grants, public-private partnerships, and local initiatives to support a phased implementation of projects.

Recommendations will be across multiple disciplines, including engineering, education, enforcement, encouragement, and evaluation. Recommendations will include actionable guidance for sidewalks, crossing enhancements, and active transportation facilities tailored to Western Springs. This approach will help build a connected, low-stress network that encourages walking and bicycling for students.

We will prepare a Key Recommendations Memo to collaborate with the Steering Committee to gather input and feedback on the recommendations. We will refine the list into a public-facing document with easy-to-understand narratives accompanied by charts, tables, graphs, and maps to support the recommendations.

Task 5: Document, Revisions & Adoption
Epstein will develop a draft plan that includes goals, objectives, design guidelines, recommendations, a draft capital improvement program, and maps illustrating existing and proposed bicycle and pedestrian improvements. The draft will be provided to the Steering Committee and Village staff for review and feedback. Epstein will incorporate written revisions as directed and submit a revised draft to the Village. This revised version will serve as the final draft plan to be presented at a public meeting. Public comments from this meeting will be reviewed and integrated into the final plan, which will then be submitted for Village approval. Once approved, Epstein will deliver a comprehensive package to the Village, including editable files and working documents, along with PDF maps created for both the draft and final plan documents.

Task 6: Project Management
Following notice to proceed, Epstein will schedule and conduct a project kick-off meeting to review the project schedule, tasks, and establish lines of communication between Epstein, the Village, and IDOT.

Epstein will conduct bi-weekly project coordination calls with the Village to report on project progress and discuss relevant project tasks that require coordination. Epstein will prepare invoices monthly using the IDOT Cost Estimate for Consultant Services (CECS) format for easy reimbursement through the SRTS program and will maintain the project schedule, budget, and project milestones.

Submittals: Epstein will submit the following materials at draft and final stages for review and comment by the city. Final versions shall incorporate city, IDOT, and coordinating agency comments where applicable:

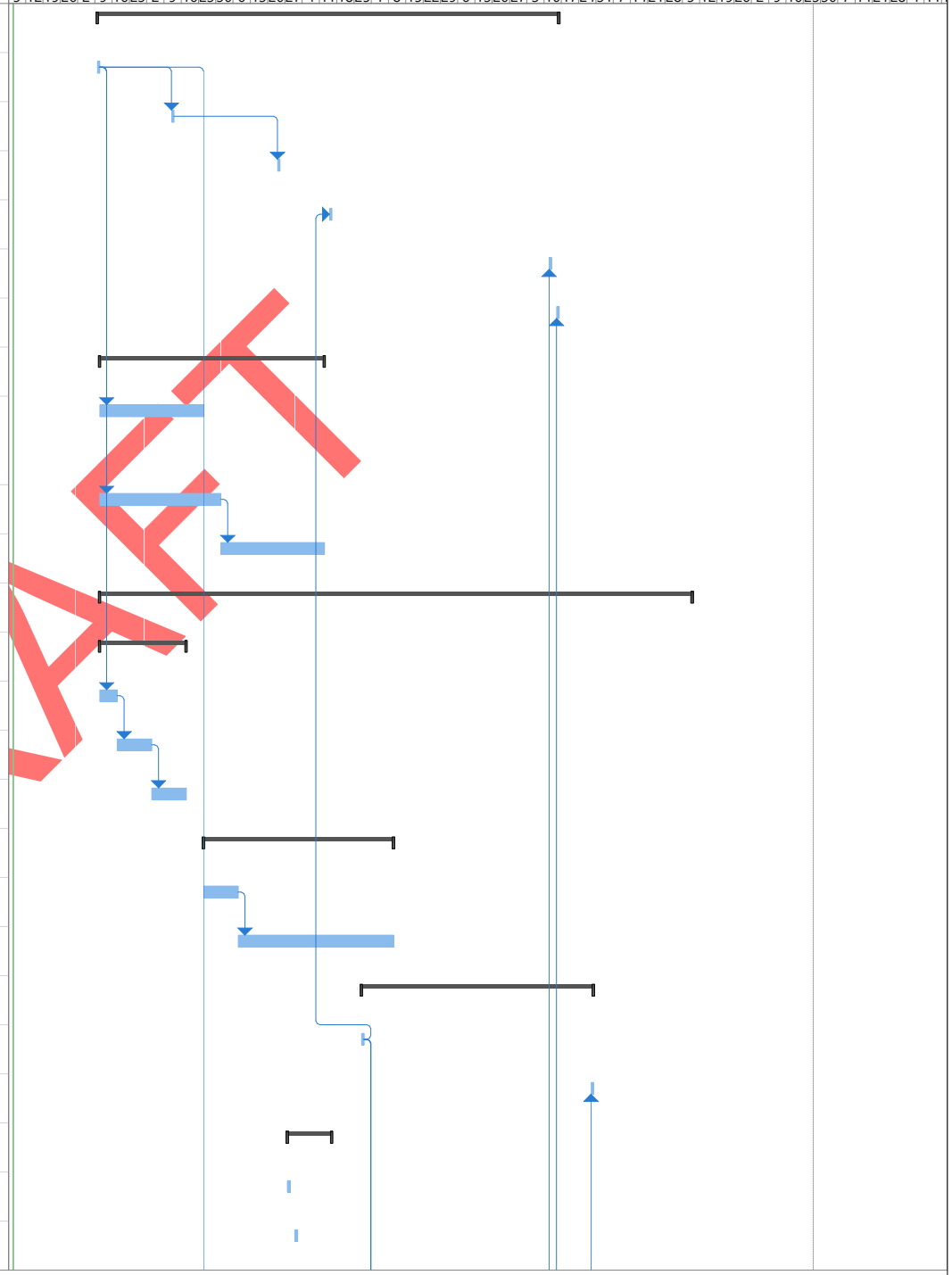
1. Meeting notes as documentation of all meetings with Village, coordinating agencies, and stakeholders
2. Steering Committee Kick-off meeting materials
3. Summary of Existing Conditions Memo

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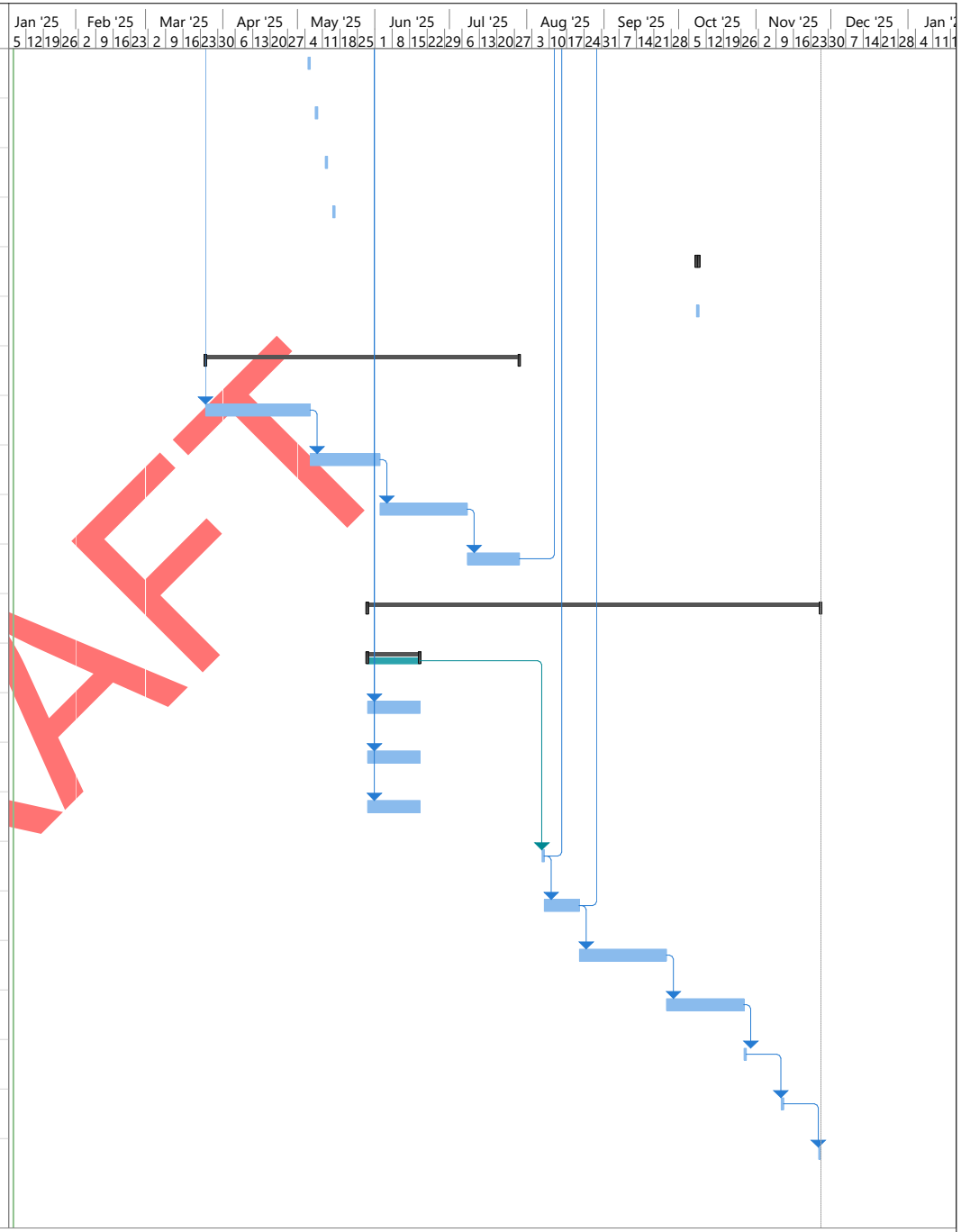
4. Community Engagement Plan with target public information meeting dates and advertising dates
5. Draft Survey, interactive map, and website content
6. Community workshop presentation
7. Key Recommendation Memo
8. Initial Draft Report
9. Final Draft Report
10. Final Plan

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ID	Task Name	Duration	Start	Finish
1	**STEERING COMMITTEE & PROJECT KICKOFF**	**135 days**	**Mon 2/10/25**	**Fri 8/15/25**
2	Village Kickoff Meeting	1 day	Mon 2/10/25	Mon 2/10/25
3	Steering Committee Kickoff & Visioning	1 day	Wed 3/12/25	Wed 3/12/25
4	Steering Committee Meeting #1	1 day	Thu 4/24/25	Thu 4/24/25
5	Steering Committee Meeting #2	1 day	Thu 5/15/25	Thu 5/15/25
6	Steering Committee Meeting #3	1 day	Tue 8/12/25	Tue 8/12/25
7	Steering Committee Meeting #4	1 day	Fri 8/15/25	Fri 8/15/25
8	**DOCUMENT EXISTING CONDITIONS**	**65 days**	**Tue 2/11/25**	**Mon 5/12/25**
9	Review policies, plans, and recommendations	30 days	Tue 2/11/25	Mon 3/24/25
10	Obtain/review GIS basemaps	35 days	Tue 2/11/25	Mon 3/31/25
11	Summary of Existing Conditions Memo	30 days	Tue 4/1/25	Mon 5/12/25
12	**COMMUNITY ENGAGEMENT**	**172 days**	**Tue 2/11/25**	**Wed 10/8/25**
13	**Community Engagement Plan**	**25 days**	**Tue 2/11/25**	**Mon 3/17/25**
14	Preparation	5 days	Tue 2/11/25	Mon 2/17/25
15	Village Review	10 days	Tue 2/18/25	Mon 3/3/25
16	Finalization	10 days	Tue 3/4/25	Mon 3/17/25
17	**Interactive Map & Survey**	**55 days**	**Tue 3/25/25**	**Mon 6/9/25**
18	Interactive Map & Survey Comms Push	10 days	Tue 3/25/25	Mon 4/7/25
19	Interactive Map & Survey Launch	45 days	Tue 4/8/25	Mon 6/9/25
20	**Workshops**	**68 days**	**Wed 5/28/25**	**Fri 8/29/25**
21	Workshop #1	1 day	Wed 5/28/25	Wed 5/28/25
22	Workshop #2	1 day	Fri 8/29/25	Fri 8/29/25
23	**Small Group Meetings and Walk Audit(s)**	**14 days**	**Mon 4/28/25**	**Thu 5/15/25**
24	Stakeholder Meeting #1	1 day	Mon 4/28/25	Mon 4/28/25
25	Stakeholder Meeting #2	1 day	Thu 5/1/25	Thu 5/1/25



ID	Task Name	Duration	Start	Finish
26	Stakeholder Meeting #3	1 day	Mon 5/5/25	Mon 5/5/25
27	Stakeholder Meeting #4	1 day	Thu 5/8/25	Thu 5/8/25
28	Stakeholder Meeting #5	1 day	Mon 5/12/25	Mon 5/12/25
29	Stakeholder Meeting #6	1 day	Thu 5/15/25	Thu 5/15/25
30	**Walk to School Day**	**1 day**	**Wed 10/8/25**	**Wed 10/8/25**
31	Walk & Roll to School Day	1 day	Wed 10/8/25	Wed 10/8/25
32	**EVALUATE & DEVELOP RECOMMENDATIONS**	**90 days**	**Tue 3/25/25**	**Mon 7/28/25**
33	Data Analysis for Primary Barriers	30 days	Tue 3/25/25	Mon 5/5/25
34	Identify Solutions to Barriers	20 days	Tue 5/6/25	Mon 6/2/25
35	Refine Solutions	25 days	Tue 6/3/25	Mon 7/7/25
36	Key Recommendations Memo	15 days	Tue 7/8/25	Mon 7/28/25
37	**DOCUMENT, REVISIONS & ADOPTION**	**130 days**	**Thu 5/29/25**	**Wed 11/26/25**
38	**Plan Content**	**15 days**	Thu 5/29/25	**Wed 6/18/25**
39	Funding Strategies	15 days	Thu 5/29/25	Wed 6/18/25
40	Cost Estimates	15 days	Thu 5/29/25	Wed 6/18/25
41	Implementation Matrix	15 days	Thu 5/29/25	Wed 6/18/25
42	Initial Draft Report	1 day	Thu 8/7/25	Thu 8/7/25
43	Respond to Steering Committee Review	10 days	Fri 8/8/25	Thu 8/21/25
44	Final Draft	25 days	Fri 8/22/25	Thu 9/25/25
45	30-Day Public Review	21 days	Fri 9/26/25	Sun 10/26/25
46	Final Summary Presentation	1 day	Mon 10/27/25	Mon 10/27/25
47	Final Plan Public Meeting	1 day	Tue 11/11/25	Tue 11/11/25
48	Final Plan Adoption - Village Board Meeting	1 day	Wed 11/26/25	Wed 11/26/25



Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Western Springs	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
A. Epstein and Sons International, Inc.	G. Osborne	12/30/2024

Consultant / Subconsultant Name	Job Number
N/A	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	11	MONTHS	OVERHEAD RATE	153.79%
START DATE	2/10/2025		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2026		% OF RAISE	2.00%
END DATE	1/9/2026			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	2/10/2025	1/1/2026	11	100.00%

The total escalation = 0.00%

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Local Public Agency	County	Section Number
Village of Western Springs	Cook	

Consultant / Subconsultant Name	Job Number
N/A	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**86.00**
ESCALATION FACTOR	**0.00%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Project Principal	$86.00	$86.00
Senior Project Manager	$80.36	$80.36
Project Manager	$72.27	$72.27
Senior Project Engineer	$56.37	$56.37
Project Engineer	$48.61	$48.61
Senior Design Engineer	$45.18	$45.18
Design Engineer	$35.09	$35.09
CAD Coordinator	$53.28	$53.28
Administrative Assistant	$32.19	$32.19
Senior Planner	$44.47	$44.47
Planner	$28.61	$28.61
Intern	$19.00	$19.00

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Local Public Agency	County	Section Number
Village of Western Springs	Cook	

Consultant / Subconsultant Name	Job Number
N/A	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant
N/A		

Total **0.00** **0.00**

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency	County	Section Number
Village of Western Springs	Cook	

Consultant / Subconsultant Name	Job Number
N/A	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	360	$0.70	$252.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)	10	$55.00	$550.00
Tolls	Actual Cost	20	$2.50	$50.00
Parking	Actual Cost	10	$20.00	$200.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	300	$1.00	$300.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	4	$350.00	$1,400.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$2,752.00**

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Local Public Agency
Village of Western Springs

County
Cook

Section Number

Consultant / Subconsultant Name
N/A

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 153.79%

COMPLEXITY FACTOR 0

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TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Steering Committee & Kick-Off Meeting		37	1,427	2,195	471		4,093	5.46%
Document Existing Conditions		78	2,549	3,920	841		7,310	9.75%
Community Engagement	2,450	148	5,166	7,944	1,705		14,815	19.76%
Evaluate & Develop Recommendations		139	5,647	8,685	1,864		16,196	21.61%
Document, Revisions & Adoption	302	175	6,548	10,070	2,161		18,779	25.05%
Project Management and Coordination		93	3,840	5,905	1,267		11,012	14.69%
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Subconsultant DL							$0.00	
Direct Costs Total ===>	$2,752.00						**$2,752.00**	3.67%
TOTALS		670	25,177	38,719	8,309	-	74,957	100.00%

63,896

Local Public Agency
Village of Western Springs

County
Cook

Section Number

Consultant / Subconsultant Name
N/A

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Steering Committee & Kick-Off Meeting			Document Existing Conditions			Community Engagement			Evaluate & Develop Recommendations			Document, Revisions & Adoption		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	86.00	18.0	2.69%	2.31	2	5.41%	4.65							7	5.04%	4.33	2	1.14%	0.98
Senior Project Manager	80.36	0.0																	
Project Manager	72.27	0.0																	
Senior Project Engineer	56.37	36.0	5.37%	3.03										20	14.39%	8.11	16	9.14%	5.15
Project Engineer	48.61	0.0																	
Senior Design Engineer	45.18	0.0																	
Design Engineer	35.09	0.0																	
CAD Coordinator	53.28	0.0																	
Administrative Assistant	32.19	0.0																	
Senior Planner	44.47	264.0	39.40%	17.52	16	43.24%	19.23	20	25.64%	11.40	66	44.59%	19.83	45	32.37%	14.40	68	38.86%	17.28
Planner	28.61	330.0	49.25%	14.09	19	51.35%	14.69	58	74.36%	21.27	70	47.30%	13.53	67	48.20%	13.79	79	45.14%	12.92
Intern	19.00	22.0	3.28%	0.62							12	8.11%	1.54				10	5.71%	1.09
		0.0																	
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TOTALS		670.0	100%	$37.58	37.0	100.00%	$38.57	78.0	100%	$32.68	148.0	100%	$34.90	139.0	100%	$40.63	175.0	100%	$37.42

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Local Public Agency
Village of Western Springs

County
Cook

Section Number

Consultant / Subconsultant Name
N/A

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 **OF** 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Project Management and Coordination																	
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	86.00	7	7.53%	6.47															
Senior Project Manager	80.36																		
Project Manager	72.27																		
Senior Project Engineer	56.37																		
Project Engineer	48.61																		
Senior Design Engineer	45.18																		
Design Engineer	35.09																		
CAD Coordinator	53.28																		
Administrative Assistant	32.19																		
Senior Planner	44.47	49	52.69%	23.43															
Planner	28.61	37	39.78%	11.38															
Intern	19.00																		
TOTALS		93.0	100%	$41.29	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

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Exhibit "1"

Rider to Professional Services Agreement
Between The Village Of Western Springs And Epstein
In Regard To The Development Of A Village-Wide Safe Routes To School Travel Plan
And Related Services

(attached)

Rider to
Professional Services Agreement
Between The Village Of Western Springs And Epstein
In Regard To The Development Of A Safe Routes To School Village-Wide Travel Plan And Related Services

The Terms and Conditions of the Professional Services Agreement ("PSA" or "Agreement") are supplemented by this Rider to PSA. This Rider is attached to and incorporated by reference into and made a part of the PSA as Exhibit "1". In the event of a conflict or inconsistency between any term or provision of this Rider and any term or provision of the PSA, the terms and provisions of this Rider shall control.

A. THE ENGINEER AGREES:

1. The ENGINEER shall procure and maintain, for the duration of its Agreement and for three (3) years thereafter, insurance against errors and omissions and claims for injuries to its employees which may arise from or are in conjunction with the performance of the work hereunder by the ENGINEER, its agents, representatives, employees or subcontractors.

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

(1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 04/13);
(2) Insurance Services Office form number CA 0001 (Ed. 10/13) covering Automobile Liability, symbol 01 "any auto";
(3) Professional Liability/Malpractice Liability policy; and
(4) Worker's Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

b. Minimum Limits of Insurance

The ENGINEER shall maintain limits no less than:

(1) Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000.
(2) Automobile Liability: $1,000,000 combined single limit per accident or bodily injury and property damage.
(3) Professional Liability: $1,000,000 single limit for errors and omissions, professional/malpractice liability.
(4) Worker's Compensation and Employers' Liability: Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employers' Liability limits of $100,000 per accident.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the VILLAGE. At the option of the VILLAGE, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the VILLAGE, its officials, employees and volunteers; or the ENGINEER shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

d. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

(1) General Liability and Automobile Liability Coverages

(a) The VILLAGE, its appointed and elected officials, agents, attorneys, employees and volunteers (the "Village Affiliates") are to be covered as additional insureds under policies issued on the ISO CG 20 10 form regarding: liability caused in whole or in part by the acts or omissions by or on behalf of the ENGINEER for all aspects of the Services and the Project for both ongoing and completed operations; or automobiles owned, lease, hired or borrowed by the ENGINEER. The coverage shall contain no special limitations on the scope of protection afforded to the VILLAGE and the Village Affiliates.

(b) The ENGINEER's insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the VILLAGE and the Village Affiliates shall be in excess of ENGINEER's insurance and shall not contribute with it relative to the payment or settlement of any claims or lawsuits filed regarding the Services or the Project.

(c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the VILLAGE and the Village Affiliates.

(d) The ENGINEER'S insurance shall contain a severability of interests clause or language stating that ENGINEER'S insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) All Coverages

Each insurance policy required by this clause shall be endorsed to state that the coverage shall not be voided or canceled or reduced in coverage or in limits by the insurer, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the VILLAGE.

(3) Reporting. In the event of a claim, demand, lawsuit or other action filed against the ENGINEER and/or its owners, officers, employees, agents and subcontractors arising out of the Services or the Project or relating to any matter covered by the Agreement, the ENGINEER shall immediately notify, in writing, the VILLAGE'S and the ENGINEER'S insurer(s) so that they can notify their insurers of such claim, demand, lawsuit or other action. Any failure to comply with reporting provisions of any policy by a party shall not affect coverage and the indemnification and defense obligations under the Agreement.

e. Acceptability of Insurers

The insurance carrier used by the ENGINEER shall have a minimum insurance rating of A according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The ENGINEER shall furnish the VILLAGE with certificates of insurance and polices and with copies of endorsements affecting coverage with premiums paid in full. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to issue certificates of insurance. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the VILLAGE before any work commences. The VILLAGE reserves the right to request full certified copies of the insurance policies.

2. To the fullest extent permitted by law, the ENGINEER shall indemnify and hold harmless the VILLAGE and the Village Affiliates against all injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may accrue against the VILLAGE and the Village Affiliates, caused by the negligent or willful performance of the Services by the ENGINEER, its owners, officers, employees, agents and/or subcontractors, except that arising out of the negligence or willful act of the VILLAGE and the Village Affiliates. Notwithstanding any of the foregoing, nothing contained in this

paragraph shall require the ENGINEER to indemnify the VILLAGE and the Village Affiliates for their own negligent acts or omissions.

3. Any insurance policies required by the Agreement, or otherwise provided by the ENGINEER, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the VILLAGE and the Village Affiliates as herein provided.

4. The ENGINEER will comply with all applicable federal and Illinois statutes, and local ordinances of the VILLAGE, and shall operate within and uphold the ordinances, rules and regulations of the VILLAGE while performing the Services herein described.

5. The VILLAGE reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments regarding the performance of the Services; and the ENGINEER and the VILLAGE shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

6. The VILLAGE may, at any time, by written order to the ENGINEER (Suspension of Services Order), require the ENGINEER to stop all, or any part, of the Services required by the Agreement. Upon receipt of such an order, the ENGINEER shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the Services affected by such order. The VILLAGE, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumptions of the Services upon expiration of the Suspension of Services Order.

7. The Agreement may be terminated by the VILLAGE by removal of the ENGINEER from the office of VILLAGE Engineer as provided by statute, upon written notice to the ENGINEER, at its last known post office address. Provided that, should the Agreement be terminated by the VILLAGE, the ENGINEER shall be paid for any services completed and any services partially completed through the termination date. All field notes, test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the VILLAGE. Within five (5) days after notification and request, the ENGINEER shall deliver to the successor VILLAGE Engineer all property, books and effects of every description in its possession belonging to the VILLAGE and pertaining to the office of VILLAGE Engineer.

8. The Agreement may additionally be terminated by the VILLAGE upon written notice to the ENGINEER, at its last known post office address, upon the occurrence of any one or more of the following events, without cause and without prejudice to any other right or remedy:

    a. If ENGINEER commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if ENGINEER takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to the bankruptcy or insolvency.
    b. If a petition is filed against ENGINEER under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against ENGINEER under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
    c. If ENGINEER makes a general assignment for the benefit of creditors.
    d. If a trustee, receiver, custodian or agent of ENGINEER is appointed under applicable law or under contract, whose appointment or authority to take charge of property of ENGINEER is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of ENGINEER's creditors.
    e. If ENGINEER admits in writing an inability to pay its debts generally as they become due.

9. Upon termination, the ENGINEER shall deliver to the VILLAGE copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that

all such material becomes the property of the VILLAGE with the condition that the VILLAGE shall not have the right to use such plans or specifications on any other project or for extensions of this Project without the express written consent of the ENGINEER, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the ENGINEER shall maintain all rights to reuse standard details and other design features on other projects. The VILLAGE agrees the ownership rights it acquires in such plans and specifications will not be transferred to any other person or party. The ENGINEER shall be paid for all actual, documented, completed Services and any expense sustained, less all costs incurred by the VILLAGE to have the Services performed which were to have been performed by the ENGINEER. The VILLAGE agrees to waive any claim against the ENGINEER and to indemnify and hold the ENGINEER harmless from any claim or loss arising or allegedly arising out of the unauthorized re-use of the documents.

10. The ENGINEER is qualified technically and is conversant with the laws and regulations applicable to the Project and sufficient, properly trained and experienced personnel will be retained to perform the services enumerated herein.

11. The ENGINEER warrants that he has not employed or retained any company or person, other than an employee working solely for the ENGINEER, to secure the Agreement; and he has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of the Agreement. For breach or violation of this warranty, the VILLAGE shall have the right to annul the Agreement without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

12. The ENGINEER, during the period commencing upon the execution of the Agreement and concluding one year following the completion of the Project, shall not accept employment from any developer developing land within the VILLAGE or any contractor, subcontractor or material supplier performing work or supplying material to the VILLAGE without the express written consent of the VILLAGE.

13. The Agreement shall be deemed to be exclusive between the VILLAGE and the ENGINEER. The Agreement shall not be assigned by the ENGINEER without first obtaining permission in writing from the VILLAGE.

14. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by the ENGINEER relating in any manner to the work performed by the ENGINEER or by anyone else and used by the ENGINEER in the performance of these services under the Agreement (the “Services”) shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

15. The ENGINEER assigns to the VILLAGE and its successors and assigns all of its right, title, interest and ownership in the Services, including but not limited to copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The ENGINEER grants permission to the VILLAGE to register the copyright and other rights in the Services in the VILLAGE's name. The ENGINEER shall give the VILLAGE or any person designated by the VILLAGE all assistance reasonably necessary to perfect its rights under the Agreement and to sign such applications, documents, assignment forms and other papers as the VILLAGE requests from time to time to further confirm this assignment. The ENGINEER further grants to the VILLAGE full, complete and exclusive ownership of the completed Services, with the condition that the VILLAGE shall not have the right to use such plans or specifications on any other project or for extensions of this Project without the express written consent of the ENGINEER, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Engineer shall maintain all rights to reuse standard details and other design features on other projects. The VILLAGE agrees the ownership rights it acquires in such plans and specifications will not be transferred to any other person or party. The ENGINEER shall not use the Services for the benefit of anyone other than the VILLAGE, without the VILLAGE's prior written permission. Upon completion of the Services or other termination of the Agreement, the ENGINEER shall deliver to the VILLAGE all copies of any and all materials relating or pertaining to the Agreement.

16. Subject to the terms of Number 15 above, the drawings, specifications, reports, and any other Project documents prepared by the ENGINEER in connection with any or all of the Services furnished hereunder shall be delivered to the VILLAGE for the use of the VILLAGE. The ENGINEER shall have the right to retain originals of all Project documents and drawings for its files. Furthermore, it is understood and agreed that the Project documents such as, but not limited to, reports, calculations, drawings and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. The VILLAGE may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project. Any reuse of Project documents, without the express written consent of the ENGINEER, shall be at VILLAGE's sole risk, and the VILLAGE shall indemnify and hold harmless the ENGINEER from all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting therefrom. When and if record drawings are to be provided by the ENGINEER, the information used in the preparation of record drawings is provided by others and the ENGINEER is not responsible for accuracy, completeness nor sufficiency of such information. The level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for Project construction. If additional detail is requested by the VILLAGE to be included on the record drawings, then the ENGINEER will be due additional compensation for additional services. The ENGINEER shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the ENGINEER's promotional and professional materials. The ENGINEER's materials shall not include the VILLAGE's confidential and proprietary information.

17. The ENGINEER will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm or corporation any confidential information or any other information concerning the business, services, finances or operations of the VILLAGE, except as expressly authorized by the VILLAGE. The ENGINEER shall treat such information at all times as confidential. The ENGINEER acknowledges that each of the following can contain confidential information of the VILLAGE and that the disclosure of any of the following by the ENGINEER without the VILLAGE's express authorization would be harmful and damaging to the VILLAGE's interests:

    a. Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups, computer disks and diskettes, and computer databases which are not otherwise known to the public.
    b. All information relating to the Engineering Services being performed by the ENGINEER under the Agreement, regardless of its type or form and which are not otherwise known to the public.
    c. Ideas, concepts, designs and plans which are specifically involved with the Engineering Services being performed by the ENGINEER under the Agreement which are created, designed, enhanced by the ENGINEER and which are not otherwise known to the public.
    d. Financial information and police records.

    This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through ENGINEER's wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

18. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the VILLAGE's business, services, programs, software or residents, whether prepared by the ENGINEER or anyone else, are the exclusive property of the VILLAGE. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the VILLAGE (as defined above) are the exclusive property of the VILLAGE. The ENGINEER shall immediately return

said items to the VILLAGE upon termination of the ENGINEER's engagement or earlier at the VILLAGE's request at any time.

19. The ENGINEER's opinions of probable Project construction cost (if provided herein) are to be made on the basis of the ENGINEER's experience and qualifications and represent the ENGINEER's judgment as a design professional familiar with the construction industry, but the ENGINEER does not guarantee that proposal, bids or the construction cost will not vary from opinions of probable construction cost prepared by the ENGINEER.

20. The VILLAGE, for and in consideration of the rendering of the Services enumerated herein, shall pay to the ENGINEER for rendering such services the fee hereinbefore established in the following manner:

    a. Upon receipt of monthly statements from the ENGINEER and the approval thereof by the VILLAGE, payments for the work performed shall be due and payable to the ENGINEER within thirty (30) days after approval by the VILLAGE.
    b. Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq*.).

21. The Agreement may be terminated by the ENGINEER by resignation from the office of VILLAGE Engineer, upon thirty (30) days' written notice to the VILLAGE, should the VILLAGE fail substantially to perform in accordance with the terms of the Agreement through no fault of the ENGINEER. Upon such termination, the ENGINEER shall make available to the VILLAGE copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. The ENGINEER shall be paid promptly for all services provided to the date of termination.

22. The ENGINEER is an independent contractor in the performance all Services provided for under the Agreement, and it is understood that the parties have not entered into any joint venture or partnership with the other. The ENGINEER shall not be considered to be the employee or the agent of the VILLAGE. Nothing contained in the Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the VILLAGE or the ENGINEER.

23. Written notices between the VILLAGE and the ENGINEER shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

    a. If to the VILLAGE:
    Village of Western Springs
    740 West Hillgrove Avenue
    Western Springs, Illinois 60558
    Attn: Ellen Baer, Village Manager

    b. If to the ENGINEER:
    Current Business Address and Contact Information
    Directed to the President or Project Engineer of the Engineering Firm

    c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever the Agreement requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

24. The Agreement represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. The Agreement may only be amended by written instrument executed by authorized signatories of the VILLAGE and the ENGINEER.

25. The terms of the Agreement shall be binding upon and inure to the benefit of the parties and their respective successors.

26. The waiver of one party of any breach of the Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of the Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

27. If any term, covenant or condition of the Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of the Agreement shall not be affected thereby, and each term, covenant or condition of the Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

28. The Agreement shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce the dispute resolution provisions of the Agreement shall be so brought in the Circuit Court of Cook County, State of Illinois.

B. CERTIFICATION OF ENGINEER

1. The ENGINEER certifies that the ENGINEER, its shareholders holding more than five percent (5%) of the outstanding shares of the ENGINEER, its officers and directors are:
    a. Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1.
    b. Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4).
    c. Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1.
    d. In compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq*.).
    e. In compliance with equal employment opportunities and, during the performance of the Agreement, the ENGINEER shall:
        (1) Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
        (2) If it hires additional employees in order to perform the Agreement or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
        (3) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
        (4) Send to each labor organization or representative of workers, with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the ENGINEER's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the ENGINEER in its efforts to comply with such Act and Rules and Regulations, the ENGINEER will promptly so notify the Illinois Department of Human Rights and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

(5) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(6) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(7) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color or national origin because of habit, local custom or otherwise.

f. In compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.

g. In agreement that, in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the ENGINEER may be declared ineligible for future contracts with the VILLAGE, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

h. In compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:

(1) Publishing a statement:

(a) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the ENGINEER'S workplace.

(b) Specifying the actions that will be taken against employees for violations of such prohibition.

(c) Notifying the employee that, as a condition of employment on such Agreement, the employee will:

(i) abide by the terms of the statement; and

(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(2) Establishing a drug-free awareness program to inform employees about:

(a) the dangers of drug abuse in the workplace;

(b) the ENGINEER's policy of maintaining a drug-free workplace;

(c) any available drug counseling, rehabilitation, and employee assistance program; and

(d) the penalties that may be imposed upon employees for drug violations.

(3) Making it a requirement to give a copy of the statement required by subparagraph B.1.h.(1) above to each employee engaged in the performance of the Agreement, and to post the statement in a prominent place in the workplace.

(4) Notifying the VILLAGE within ten (10) days after receiving notice under subparagraph B.1.h.(1)(c)(ii) above from any employee or otherwise receiving actual notice of such conviction.

(5) Imposing a sanction on, or requiring the satisfactory participation in, a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5.

(6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required, and indicating that a trained referral team is in place.

(7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

i. The ENGINEER is in compliance with the Substance Abuse Prevention on Public Works Projects Act (Public Act 95-0635), and the ENGINEER is a party to a collective bargaining agreement dealing with the subject matter of the Substance Abuse Prevention on Public Works Projects Act or has in place and is enforcing a written

program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.

j. The ENGINEER shall not refuse or deny any person employment in any capacity on the ground of unlawful discrimination, as that term is defined in the Illinois Human Rights Act, nor subject any person to unlawful discrimination in any manner, in connection with the contracting for or the performance of any work or service of any kind, by, for, on behalf of, or for the benefit of the VILLAGE. The ENGINEER, subcontractor, nor any person on his or her behalf shall not, in any manner, discriminate against or intimidate any employee hired for the performance of work for the benefit of the VILLAGE on account of race, color, creed, sex, religion, physical or mental handicap unrelated to ability, or national origin.

k. Patriot Act Compliance. Neither the ENGINEER nor any of its principals, shareholders, members, partners or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person and that the ENGINEER and its principals, shareholders, members, partners or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by the Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The ENGINEER agrees to defend, indemnify and hold harmless the VILLAGE and the VILLAGE Affiliates from and against any and all claims, damages, losses, risks, liabilities and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

l. Compliance with Laws. The ENGINEER, and its owners, officers, agents, employees, subconsultants and subcontractors, shall comply with any and all applicable laws, regulations and rules promulgated by any Federal, State, County, local, or other governmental authority or regulatory body pertaining to all aspects of the Services now in effect, or which may become in effect during the performance of the Services. The scope of the laws, regulations and rules referred to in this paragraph includes, but is in no way limited to, the Occupational Safety and Health Act standards, the Illinois Human Rights Act, the Illinois Equal Pay Act of 2003, along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, the Substance Abuse Prevention on Public Works Projects Act, Prevailing Wage Laws, the Smoke Free Illinois Act, the USA Security Act, the Federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Illinois Department of Transportation, Illinois Environmental Protection Act, Illinois Department of Human Rights, Human Rights Commission, EEOC, Metropolitan Water Reclamation District of Greater Chicago and the Village of Western Springs. In the event that the ENGINEER, or its owners, officers, agents, employees, subconsultants and subcontractors, in performing the Services are found to have not complied with any of the applicable laws and regulations as required by the Agreement, then the ENGINEER shall indemnify and hold the VILLAGE harmless, and pay all amounts determined to be due from the VILLAGE for such non-compliance by the ENGINEER, including, but not limited to, fines, costs, attorneys' fees and penalties.

m. Employment of Illinois Workers on Public Works Act Compliance. To the extent required by law, the ENGINEER agrees to comply with the provisions of the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 *et seq.*).

n. No Collusion. The ENGINEER represents that the only persons, firms or corporations interested in the Agreement as principals are those disclosed to the VILLAGE prior to the execution of the Agreement, and that the Agreement is made without collusion with any other person, firm or corporation. If at any time it shall be found that the ENGINEER has, in procuring the Agreement, colluded with any other person, firm or corporation, then the ENGINEER shall be liable to the VILLAGE for any loss or damage that the VILLAGE may suffer, and the Agreement shall, at VILLAGE'S option, be null and void.

o. Conflict of Interest. The ENGINEER represents and certifies that, to the best of its knowledge: (1) no VILLAGE employee or agent is interested in the business of the ENGINEER or the Agreement; (2) as of the date of the Agreement, neither the ENGINEER nor any person employed or associated with the ENGINEER has any

interest that would conflict in any manner or degree with the performance of the obligations under the Agreement; and (3) neither the ENGINEER nor any person employed by or associated with the ENGINEER shall at any time during the term of the Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under the Agreement.

p. Compliance with Laws, Grant Regulations. All Services must be provided, performed and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations, and with applicable statutes, ordinances, rules and regulations. The ENGINEER also must comply with applicable conditions of any federal, state or local grant received by the VILLAGE with respect to the Agreement. The ENGINEER will be solely responsible for any fines or penalties that may be imposed or incurred by a governmental agency with jurisdiction over the Services as a result of the ENGINEER's improper performance of, or failure to properly perform, any Services.

2. The Parties to the Agreement shall further comply with all applicable federal, state and local laws, rules and regulations in carrying out the terms and conditions of the Agreement, including the following:
   (1) Certification. Each Party and its officers, corporate authorities, employees and agents certify that they are not barred from entering into the Agreement as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or 5/33E-6 (interference with contract submission and award by public official) or as a result of a violation of 820 ILCS 130/1 *et seq.* (the Illinois Prevailing Wage Act) or as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue or any fee required by any unit of local government or the State, unless the Party is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax or the fee, as set forth in Section 11-42.1-1 *et seq*. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq*. Each Party and its officers, corporate authorities, employees and agents further certify by signing the Agreement that the Party and its officers, corporate authorities, employees and agents have not been convicted of or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 *et seq.*; and have not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has any of the Parties and their officers, corporate authorities, employees and agents made admission of guilt of such conduct which is a matter of record, nor has any official, officer, agent or employee of the Parties been so convicted nor made such an admission.
   (2) Non-Discrimination. Each Party and its officers, corporate authorities, employees and agents agree not to commit unlawful discrimination and agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations. Each Party maintains a written Sexual Harassment Policy in compliance with Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)). Each Party certifies that it is an "Equal Opportunity Employer" as defined by federal and State laws and regulations, and agrees to comply with the Illinois Department of Human Rights ("IDHR") Equal Opportunity Employment clause as required by the IDHR's Regulations (44 III. Adm. Code, Part 750, Appendix A). As required by Illinois law and IDHR Regulation, the Equal Opportunity Employment clause is incorporated by reference in its entirety as though fully set forth herein. Each Party certifies that it agrees to comply with the Prohibition of Segregated Facilities clause, which is incorporated by reference in its entirety as though fully set forth herein. See, Illinois Human Rights Act (775 ILCS 5/2-105). See also, Illinois Department of Human Rights Rules and Regulations, Title 44, Part 750. Administrative Code, Title 44: Government Contracts, Procurement and Property Management, Subtitle B: Supplemental Procurement Rules, Chapter X: Department of Human Rights, Part 750: Procedures Applicable to All Agencies, Section 750.160: Segregated Facilities (44 Ill. Adm. Code 750.160)
   (3) Illinois Freedom of Information Act. The ENGINEER shall maintain its records relating to the performance of the Agreement in compliance with the requirements of the Local Records Act (50 ILCS 205/1 et seq.) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by the

ENGINEER shall be available for review and audit by the VILLAGE. The ENGINEER shall cooperate with the VILLAGE: (a) with any request for public records made pursuant to the Freedom of Information Act (5 ILCS 140/1 *et seq.*); (b) with any request for public records made pursuant to any audit; and (c) by providing full access to and copying of all relevant books and records within a time period which allows the VILLAGE to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 *et seq.*). To facilitate a response by the VILLAGE to any FOIA request, the ENGINEER agrees to provide all requested public records within five (5) business days of a request being made by the VILLAGE. The ENGINEER agrees to defend, indemnify and hold harmless the VILLAGE and the VILLAGE Affiliates, and agrees to pay all reasonable costs connected therewith (including, but not limited to, reasonable attorney and witness fees, filing fees and any other expenses) for the VILLAGE to defend any and all causes, actions, causes of action, disputes, prosecutions or conflicts arising from the ENGINEER's actual or alleged violation of the FOIA or the ENGINEER's failure to furnish all public records as requested by the VILLAGE. Furthermore, should the ENGINEER request that the VILLAGE utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, the ENGINEER agrees to pay all costs connected therewith (such as reasonable attorney and witness fees, filing fees and any other expenses) to defend the denial of the request. The defense shall include, but not be limited to, challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction. The ENGINEER agrees to defend, indemnify and hold harmless the VILLAGE and Village Affiliates and agrees to pay all costs incurred by the VILLAGE connected therewith (such as reasonable attorney and witness fees, filing fees, penalties, fines, and any other expenses) to defend any denial of a FOIA request pursuant to the ENGINEER's request to utilize a lawful exemption.

3. Means, Methods and Safety. The ENGINEER will neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the construction of the Project, unless one or more of those tasks or activities are specifically agreed to by the VILLAGE and the ENGINEER in the Agreement or an addendum to the Agreement.

Dated: January, 2025

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 11.C.

To: Board of Trustees
From: Sean Gilhooley, Director of Law Enforcement Services, Ashlee Jasutis, Deputy Director of Law Enforcement Services
CC: Ellen Baer, Village Manager
RE: Training Participation Agreement between the Village of Western Springs and Adventist Midwest Health (Item for Action - New Business)

Recommendation

A recommendation to approve the Training Participation Agreement between the Village of Western Springs and Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange Hospital.

Summary

The Western Springs Police Department is going to conduct active shooter training at the La Grange Hospital with several other surrounding municipalities.

Financial Impact

None.

Recommended Motion

I move to approve the Training Participation Agreement between the Village of Western Springs and Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange Hospital.

Strategic Plan Alignment

Public safety.

File Attachments

1. AMH - La Grange Active Shooter Training Participation Agreement (Western Springs PD) (1-14-25) (1)
2. Resolution No. 25-___ re Approving Training Participation Agreement with Adventist Midwest Health LaGrange Hospital - BOT Appr 1.27.2025 (WS)(2032491

ACTIVE SHOOTER TRAINING DRILL
TRAINING PARTICIPATION AGREEMENT

This **Training Participation Agreement** ("**Agreement**"), entered into and effective as of January 9, 2025 ("**Effective Date**"), is between Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange ("**Hospita**l") and the Village of Western Springs, an Illinois municipality ("**Village**"). Hospital and Village may herein after be referred to as a "Party" or "Parties."

WHEREAS, Village desires to train its police officers and/or firefighters ("**Trainees**") in the tactical movements necessary to respond to an active shooter in a healthcare environment ("**Training Drill**");

WHEREAS, Hospital is willing to offer the necessary space to facilitate the Training Drill in recognition of the need to train Trainees ("**Training Area**") scheduled to occur on February 4, 2025; and

WHEREAS, it is to the benefit of both the Village and Hospital to cooperate in the Training Drill to increase the Trainees familiarity with a healthcare environment in the event of an emergency.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, Village and Hospital agree as follows:

1. **Purpose**. The purpose of this Agreement is to establish procedures and guidelines pursuant to which Hospital shall provide the Training Area for Trainees of the Village who are participating in the Training Drill.

2. **Term and Termination**. This Agreement shall end at the conclusion of the Training Drill scheduled for February 4, 2025.

3. **Responsibilities of Hospital**. In accordance with the terms and conditions of this Agreement, Hospital agrees to provide the Training Area for the Village to conduct the Training Drill, and Hospital shall:

    a. Notify its employees, staff and visitors of the Training Drill.
    b. Cooperate with the Village in a mutually agreeable manner to facilitate the Training Drill in the Training Area.
    c. Designate a person to serve as the Hospital's contact for the Village during the Training Drill.

4. **Responsibilities of Village**. Village shall:
    a. Be responsible for any acts or omissions of its employees, agents or contractors, including the Trainees, participating in the Training Drill, including any damage to the Hospital caused by or resulting from the Training Drill.
    b. Ensure that each Trainee, employee, agent or contractor participating in the Training Drill to executes the Active Shooter Training Drill Release and Waiver prior to participation in the Training Drill attached hereto as **Exhibit A**.
    c. Ensure that any Trainee, employee, agent or contractor participating in the Training Drill complies with all applicable hospital policies provided or communicated to the Village.

d. Ensure that all Trainees, employees, agents or contractors participating in the Training Drill understand and follow the Training Drill procedures and protocols mutually agreed upon by the Hospital and Village, including, but not limited to, the following:
    i. No Hospital employees, staff, patients, visitors, or volunteers shall be involved or asked to participate in the Training Drill.
    ii. The Training Drill shall only be conducted in the designated Training Area. Access to any other areas of the Hospital is strictly off limits.
    iii. No simulated round will be used during the Training Drill.
    iv. No simulated alarms, emergency notifications, or sirens will be used during the Training Drill.
    v. No breaches will be performed during the Training Drill and there will be no damage to the Training Area.
    vi. Sound levels shall be kept at a reasonable volume in order to not disturb or alarm any Hospital employees, staff, patients or visitors.
    vii. All Village and participant vehicles shall be parked in the designated areas, and no SWAT response or similar vehicles shall be used by the Village or participants.
    viii. All Training Drill participants shall enter through the designated entrances for the Training Area, and shall not use or congregate in the main entrance of the Hospital.
    ix. Participants shall not enter the Hospital wearing tactical response gear.

5. **Removal of Participants**. In addition to Hospital's right to terminate this Agreement immediately in the event of a breach of this Agreement, Hospital shall have the authority to remove any Village participants from the Hospital's premises immediately if the participant's conduct violates the policies or procedures set forth in this Agreement, is disruptive or endangers the health, safety, or welfare of Hospital's patients, staff, employees, or visitors, as determined in the Hospital's sole discretion.

6. **Use of Premises**. Village shall not use nor permit its Training Drill participants, including Trainees, to use any part of the Hospital or Training Area for any purpose other than the performance of the Training Drill described in this Agreement.

7. **Compliance with Law**. Each Party shall perform its duties under this Agreement, and shall cause its personnel (including the Trainees) to perform their duties under this Agreement, in compliance with all federal, state and local laws and any agency guidance thereto.

8. **Liability.** Each Party agrees to be solely responsible for its own acts or omissions in the performance of its activities hereunder and further shall be financially and legally responsible for all liabilities, costs, damages, expenses and attorney fees resulting from or attributable to its negligent acts or omissions or willful misconduct; provided, however, that a Party shall not be responsible to the extent of the other Party's negligent acts or omissions or willful misconduct. Each Party will bear its respective risks and liabilities incurred by it as a result of its obligations and efforts under this Agreement and shall not be liable for the acts of third parties or the consequences of the acts of third parties.

9. **Insurance**. Village warrants that it maintains a policy or program of insurance or self-insurance at levels sufficient to support its obligations assumed herein, and that it shall maintain general liability insurance and worker's compensation as applicable and as required by state law. All

insurance required of Village hereunder must provide for defense cost coverage that is in addition to, and does not reduce, the policy limits of liability. Village agrees to provide, upon request, to Hospital a certificate of insurance evidencing such insurance coverage.

10. **Relationship of Parties**. The relationship of the Parties hereunder shall be an independent contractor relationship, and not an agency, employment, joint venture or partnership relationship. Neither Party shall have the power to bind the other Party or contract in the name of the other Party. All persons employed by a Party in connection with this Agreement shall be considered employees of that Party and shall in no way, either directly or indirectly, be considered employees or agents of the other Party.

11. **Notices**. Any notice required or permitted to be given hereunder shall be in writing and shall be (i) personally delivered, (ii) transmitted by postage pre-paid first class certified United States mail, or (iii) transmitted by pre-paid, overnight delivery with delivery tracking service. All notices and other communications shall be deemed to have been duly given, received and effective on (i) the date of receipt if delivered personally, (ii) three (3) business days after the date of posting if transmitted by mail, or (iii) the business day after the date of transmission if by overnight delivery with proof of delivery, addressed to the Parties at the addresses below:

Hospital:	**Village:**
UChicago Medicine AdventHealth La Grange 5101 S. Willow Springs Road La Grange, Illinois 60525 Attn: Chief Executive Officer With a copy to: UChicago Medicine AdventHealth 5101 S. Willow Springs Road La Grange, Illinois 60525 Attn: Legal Services	Western Springs Police Department 740 Hillgrove Avenue Western Springs, IL 60558 Attn: Chief of Police Department

12. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter contained herein and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties which relate to the subject matter of this Agreement. The Parties acknowledge that in entering into and executing this Agreement, they have relied solely upon the representations and agreements contained in this Agreement.

13. **Changes, Modifications or Alterations**. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by the Parties.

14. **Binding Agreement; No Assignment**. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and their respective legal representatives and permitted successors and assigns. This Agreement and all rights and benefits hereunder are personal to the Parties, and neither this Agreement nor any right or interest of either Party herein, or arising hereunder, shall be voluntarily or involuntarily sold, transferred or assigned without the prior written consent of the other Party. Any attempt at assignment without such written consent is void. Notwithstanding the above, Hospital has the right to assign any and all of its duties, rights and

benefits under this Agreement solely to an affiliate or successor entity affiliated with UChicago Medicine AdventHealth without prior written consent.

15. **Preambles and Exhibits**. The Preambles to this Agreement and Exhibits attached hereto constitute a material part of this Agreement and are to be construed as incorporated in this Agreement and are made a part hereof.

16. **No Waiver**. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

17. **Severability**. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

18. **Governing Law**. This Agreement has been executed and delivered in, and shall be interpreted, construed and enforced pursuant to and in accordance with the laws of the State of Illinois, without regard to the conflicts of law provisions therein.

19. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Training Participation Agreement to be executed by their duly authorized representatives.

HOSPITAL:
UCHICAGO MEDICINE ADVENTHEALTH LAGRANGE

BY: _____
Dave Tkachuck, Chief Executive Officer
Date: _____

VILLAGE:
Village of Western Springs
By: _____
[Insert name and title]
Date: _____

EXHIBIT A

UChicago Medicine AdventHealth La Grange
Active Shooter Training Drill
Release and Waiver

UChicago Medicine AdventHealth La Grange, in conjunction with local police and fire departments, is conducting an Active Shooter Training Drill ("Training Drill") at the UChicago Medicine AdventHealth La Grange campus ("Hospital"). I have agreed to participate in said Training, and I acknowledge and agree as follows:

- My agreement to participate in all of the Training Drill is voluntary, and I have not in any way or manner been requested, required or induced to participate in the Training Drill by the Released Parties (as defined below).
- I declare that I am physically fit and in good medical condition to engage in all activities involved in the Training Drill. These activities include, but are not limited to, walking and participating in simulated active shooter scenario. I also certify that I have no physical or mental health conditions that could be worsened or aggravated by participation in the Training Drill.
- I understand there may be inherent mental or physical risks of my participation in the Training Drill. I understand that there is risk of serious injury, including permanent disability and death, as a result of my participation in the Training Drill. I assume all risks from participation, including, but limited to, risks due to my own actions, inactions, or negligence, and the actions, inactions, or negligence of others, and the conditions of the premises, even those risks and dangers that may not be obvious or reasonably foreseeable at this time.
- In consideration of my participation in the Training Drill, I agree to waive and relinquish any and all claims against Hospital, including its affiliate organizations, and all of their officers, directors, employees, agents, as well as other participants and volunteers (the "Released Parties") except for claims related to the Released Parties' gross negligence or willful misconduct; and do hereby fully release and discharge the Released Parties from any and all claims, liabilities, damages, losses, costs, attorneys fees, injuries, sickness, disease or death caused or alleged to have been caused in whole or in part by, or arising out of or in any way connected with my participation in the Training Drill and/or the actions or inactions of any Released Party, except for liabilities and claims related to the Released Parties gross negligence or willful misconduct.

I HAVE READ THE ABOVE RELEASE AND CONSENT, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, HAVE NOT CHANGED IT ORALLY AND HAVE SIGNED IT VOLUNTARILY, WITH FULL AUTHORITY TO DO SO. I certify that I do consent and agree to this release and waiver as provided above, and for myself, my heirs, assigns, and next of kin.

_____
Name (printed)

_____ _____
Signature Date

_____ _____ _____
Street Address Phone Email

DRAFT 1.22.2025
RESOLUTION NO. 25-????
VOTE:
VOTING AYE:
VOTING NAY:
ABSENT:
ABSTAIN:
DATE: January 27, 2025.
OTHER: None.

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A TRAINING PARTICIPATION AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND ADVENTIST MIDWEST HEALTH D/B/A UCHICAGO MEDICINE ADVENTHEALTH – LA GRANGE HOSPITAL REGARDING CONDUCT OF TRAINING EXERCISES.

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the "Village Board" or "Village") desire to enter into an agreement entitled "TRAINING PARTICIPATION AGREEMENT" (the "Agreement") with Adventist Midwest Health d/b/a UChicago Medicine AdventHealth – La Grange Hospital ("Hospital"), in La Grange, Illinois, for the conduct of training exercises at the Hospital campus. The Agreement is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, the Village and the Hospital desire to enter into the Agreement in order to provide for the conduct of emergency response training exercises to take place at the Hospital for the benefit of the Village's Police Department and its emergency preparedness; and

WHEREAS, at an open public meeting held on January 27, 2025, the President and Board of Trustees of the Village reviewed and discussed the Agreement, and received input from the Village staff and its recommendation to approve and enter into the Agreement, and provided an opportunity for public input on the matter. At its January 27, 2025 meeting, the President and Board of Trustees accepted Village staff's recommendation to approve and enter into the Agreement; and

WHEREAS, pursuant to their constitutional and statutory authority and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), the President and Board of Trustees of the Village of Western Springs are authorized to approve and enter into the Agreement, and find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve and enter into the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2. Approval and Execution of Agreement and Other Related Documents. The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the Agreement substantially in the form attached hereto as **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, and further

authorize and direct the President and Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Agreement.

SECTION 3. Approval of Financial Obligations and Other Documents. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay for the Village's financial obligations under the Agreement, if any, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village's obligations under the Agreement.

SECTION 4. Delivery of Certified Copy of Resolution, Executed Agreement and Other Signed Documents. After approval and execution of this Resolution and the Agreement by the Village President and Village Clerk, or their designees, the Village Clerk's Office shall arrange for the delivery of certified copies of this Resolution and an executed version of the attached Agreement to the Adventist Midwest Health – La Grange Hospital for record retention purposes.

SECTION 5. Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 27th day of January, 2025, and approved by me as Village President on the same day, and attested by the Village Clerk on the same day.

_____
Heidi Rudolph, Village President

ATTEST:

_____
Edward Tymick, Village Clerk

Exhibit "A"

TRAINING PARTICIPATION AGREEMENT
BETWEEN THE VILLAGE OF WESTERN SPRINGS
AND ADVENTIST MIDWEST HEALTH – LA GRANGE HOSPITAL

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A TRAINING PARTICIPATION AGREEMENT BETWEEN THE VILLAGE OF WESTERN SPRINGS AND ADVENTIST MIDWEST HEALTH D/B/A UCHICAGO MEDICINE ADVENTHEALTH – LA GRANGE HOSPITAL REGARDING CONDUCT OF TRAINING EXERCISES

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of January, 2025, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 27th day of January, 2025.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES:_____

NAYS:_____

ABSENT:_____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this ___ day of January, 2025.

_____
Edward Tymick, Village Clerk

SEAL

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 16.A.

To: Board of Trustees
From:
CC:
RE: Motion to approve the reappointment of Martin Healy as a member of the Recreation Commission for a three-year term to expire February 28, 2028.

Second to the Motion.
Roll call vote.

Recommendation

Summary

Financial Impact

Recommended Motion

Strategic Plan Alignment

File Attachments

None

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 16.B.

To: Board of Trustees
From:
CC:
RE: Motion to approve Winifred Lyday as member of the Recreation Commission for a three-year term to expire on Februrary 28, 2028.

Second the Motion.
Roll call vote.

Recommendation

Summary

Financial Impact

Recommended Motion

Strategic Plan Alignment

File Attachments

None

AGENDA ITEM SUMMARY

BOARD OF TRUSTEES

Regular Meeting: January 27, 2025

AGENDA ITEM 16.C.

To: Board of Trustees
From: Ashlee Jasutis, Deputy Director of Law Enforcement Services, Sean Gilhooley, Director of Law Enforcement Services
CC: Ellen Baer, Village Manager
RE: Resolution No. 25-2870
A resolution approving and authorizing the execution of a training participation agreement between the Village of Western Springs and Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange Hospital regarding conduct of training exercises.

Motion to approve the Resolution.
Second to the Motion.
Roll call vote

Recommendation

Staff recommends to sign the agreement.

Summary

This Training Participation Agreement is between the Village of Western Springs and Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange. This agreement allows for two Western Springs Police Officers to participate in an active shooter training drill at Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange hospital on Tuesday, February 04, 2025.

Financial Impact

None.

Recommended Motion

I move to approve the Training Participation Agreement with Adventist Midwest Health d/b/a UChicago Medicine AdventHealth La Grange.

Strategic Plan Alignment

Public Safety

File Attachments

None

VILLAGE OF WESTERN SPRINGS
740 Hillgrove Avenue • Western Springs, IL 60558 • 708.246.1800
wsprings.com

January 22, 2025

TO: Village President and Board of Trustees
Ellen Baer, Village Manager

FROM: John Mastandona, Director of Finance

RE: Monthly Financial Report

Attached please find the monthly report and check register for December 2024. The attached includes a recap of all funds, a list of cash and investments, and cash flow schedules.

Investment Activity

The investment activity is presented for December 2024. The Illinois Metropolitan Investment Fund's (IMET convenience fund) average daily yield was 4.37%. The October or November activity for the Police Pension Fund was unavailable at the time of past financial reports. In October, the Police Pension Fund posted realized and unrealized losses of (-2.05%). The Police Pension Fund posted realized and unrealized gains of 2.29% and maintained a trailing 12 month return of 17.08% at the end of November. The December activity for the Police Pension Fund is unavailable at this time, due to delays in reporting from the Downstate Consolidated Fund, Illinois Police Officers' Pension Investment Fund (IPOPIF), and will be reported in future reports. The market value of the Police Pension portfolio is approximately $20.419 million with an additional $575 thousand in cash was on-hand at the end of November. The Federal Reserve rates remain high (Target range of 4.25% to 4.50% as of December 19, 2024).

December Cash and Investment Summary:

Village Operating Funds:	$24,865,310
Village Trust & Agency Funds:	$22,374,718
Village Total	$47,240,028

Investment Allocation for December 2024

Category	Operating Funds	Trust & Agency
Cash (Mesirow/Chicago Trust)	$0	$575,066
Money Market (CBWS & Republic Bank)	3,278,995	360,400
Illinois Funds/CBWS	11,845,004	339,180
CD's	4,227,279	593,835
Cash (CBWS/Heartland Bank)	1,982,631	118,978
Equity Fund (Market Value)	0	20,387,257
IMET Convenience Fund	3,531,401	0
Total	$24,865,310	$22,374,717

Fund Activity

General Fund

Year to Date Activity

Revenue:	$15,164,067
Expenditures:	(13,189,457)
	$1,974,610

The General Fund ended the year with a surplus on a cash basis. There will be adjustments made in the 13th period as the statements are converted to a modified accrual basis. Sales tax collections and LGDF distributions are in-line with anticipated amounts included in the Budget. Revenue items that exceeded

expectations in 2024 were Building Permits, Plan Review Fees, and Investment Income.

Annual expenditures in the General Fund have been lower than expected mostly due to position vacancies throughout the year. Expenditures were on target for the month but will be adjusted for expenditures incurred in 2024 but invoiced in 2025.

Capital Improvement Fund

Year to Date Activity

Revenue:	$702,324
Expenditures:	(1,096,038)
	($393,714)

Expenditures incurred in December include the purchase of computer equipment, car lease payments, and public works equipment.

Water/Sewer Funds

Year to Date Activity

Revenue:	$6,621,699
Expenditures:	(6,140,604)
	$481,095

Consumption billed in December (period covering September 15, 2024, to November 15, 2024) was 21% higher than the consumption billed in 2023 for the same period. Annual consumption is approximately 4.63% lower than 2023.

Stormwater Utility Fee Fund

Year to Date Activity

Revenue:	$1,218,164
Expenditures:	(130,236)
	$1,087,928

The funds collected from the stormwater utility fee will be utilized for improvements to the Village's stormwater system.

Police Pension

Year to Date Activity

Revenue:	$4,386,405
Expenditures:	(2,461,144)
	$1,925,261

The Illinois Police Officers' Pension Investment Fund (IPOPIF) consolidates police pension fund investments but reports each pension fund individually. The activity for December is not available at this time and will be included in a future report. The Fund posted realized and unrealized losses of (-2.05%) in October. The Fund posted realized and unrealized gains of 2.29% and maintained a trailing 12 month return of 17.08% at the end of November. The Police Pension Fund held cash in the amount of $575,066 at the end of December, while having a market value of assets of $20.419, as of November.

Please refer to the attached schedules for more detail.

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
GENERAL FUND - 100						
Revenues						
Property Taxes	$6,211,347	$6,254,109	$25,239	$6,211,347	$42,762	100.69%
Taxes	5,379,850	5,327,551	370,684	5,379,850	(52,299)	99.03%
Licenses and Permits	1,705,000	1,854,751	123,617	1,705,000	149,751	108.78%
Intergovernmental	272,600	253,628	1,715	272,600	(18,972)	93.04%
Charges for Services	723,000	618,712	55,804	723,000	(104,288)	85.58%
Fines	70,000	142,110	10,739	70,000	72,110	203.01%
Interest	300,000	508,027	46,038	300,000	208,027	169.34%
Rental	228,000	189,560	9,808	228,000	(38,440)	83.14%
Miscellaneous	5,950	15,619	1	5,950	9,669	262.50%
	$14,895,747	$15,164,067	$643,643	$14,895,747	$268,320	101.80%
Expenditures						
General Government	(2,412,484)	(2,227,981)	(156,574)	(2,412,484)	184,503	92.35%
Finance	(556,225)	(529,789)	(33,226)	(556,225)	26,436	95.25%
Law Enforcement	(5,573,661)	(5,204,933)	(266,194)	(5,573,661)	368,728	93.38%
Municipal Services	(2,803,825)	(2,116,510)	(255,282)	(2,803,825)	687,315	75.49%
Engineering Services	(118,465)	(85,566)	(6,161)	(118,465)	32,899	72.23%
Fire and EMS	(2,276,083)	(2,121,257)	(158,924)	(2,276,083)	154,826	93.20%
Community Development	(991,450)	(903,421)	(97,109)	(991,450)	88,029	91.12%
	($14,732,193)	($13,189,457)	($973,470)	($14,732,193)	$1,542,736	89.53%
Subtotal - Surplus (Deficit)	**$163,554**	**$1,974,610**	**($329,827)**	**$163,554**	**$1,811,056**	
RECREATION FUND - 210						
Revenues						
Property Taxes	$385,434	$391,402	$1,652	$385,434	5,968	101.55%
Charges for Services	1,093,372	1,190,078	45,028	1,093,372	96,706	108.84%
Interest	42,600	75,057	6,005	42,600	32,457	176.19%
Rental Income	257,924	285,895	21,694	257,924	27,971	110.84%
	$1,779,330	$1,942,433	$74,380	$1,779,330	$163,103	109.17%
Expenditures						
Culture and Recreation	(2,194,625)	(1,940,154)	(164,824)	(2,194,625)	254,471	88.40%
Surplus (Deficit)	**($415,295)**	**$2,279**	**($90,444)**	**($415,295)**	**$417,574**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
CAPITAL IMPROVEMENT FUND - 310						
Revenues						
Property Taxes	$226,000	$228,344	$975	$226,000	$2,344	101.04%
Capital Grant	251,375	272,266	-	251,375	20,891	108.31%
Interest	85,000	119,440	7,629	85,000	34,440	140.52%
Sale of Real Property	-	82,273	33,472	-	82,273	100.00%
	$562,375	$702,324	$42,076	$562,375	$139,949	124.89%
Expenditures						
General Government	(120,000)	(119,053)	(6,303)	(120,000)	947	99.21%
Law Enforcement	(215,259)	(195,049)	(4,464)	(215,259)	20,210	90.61%
Municipal Services	(1,291,743)	(475,389)	(9,588)	(1,291,743)	816,354	36.80%
Fire Services	(300,864)	(292,644)	(5,375)	(300,864)	8,220	97.27%
Community Development	(12,000)	(13,903)	-	(12,000)	(1,903)	0.00%
	($1,939,866)	($1,096,038)	($25,730)	($1,939,866)	$845,731	56.50%
Surplus (Deficit)	**($1,377,491)**	**($393,714)**	**$16,346**	**($1,377,491)**	**$985,680**	
PUBLIC BENEFIT FUND - 320						
Revenue						
Interest	$36,000	$45,114	$3,045	$36,000	$9,114	125.32%
	$36,000	$45,114	$3,045	$36,000	$9,114	125.32%
Expenditures						
Capital Projects	-	-	-	-	-	0.00%
	$0	$0	$0	$0	$0	0.00%
Surplus (Deficit)	**$36,000**	**$45,114**	**$3,045**	**$36,000**	**$9,114**	
Ridgewood Oaks - 350						
Expenditures						
Municipal Services	-	(2,520)	-	-	(2,520)	N/A
	$0	($2,520)	$0	$0	($2,520)	0.00%
Surplus (Deficit)	**$0**	**($2,520)**	**$0**	**$0**	**($2,520)**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
CBD PARKING FUND - 360						
Revenue						
Permits	$15,000	$13,085	$5,740	$15,000	($1,915)	87.23%
Interest	3,000	2,823	141	3,000	(177)	94.10%
	$18,000	$15,908	$5,881	$18,000	($2,092)	88.38%
Expenditures						
Municipal Services	(28,500)	(30,527)	(1,313)	(28,500)	(2,027)	107.11%
	($28,500)	($30,527)	($1,313)	($28,500)	($2,027)	100.00%
Surplus (Deficit)	**($10,500)**	**($14,619)**	**$4,568**	**($10,500)**	**($4,119)**	
MOTOR FUEL TAX FUND - 370						
Revenues						
Motor Fuel Tax	$598,500	$652,422	$55,048	$598,500	$53,922	109.01%
Intergovernmental	82,500	-	-	82,500	-	0.00%
Interest	60,480	72,014	6,596	60,480	11,534	119.07%
	$741,480	$724,436	$61,644	$741,480	$65,456	97.70%
Expenditures						
R-O-W Maintenance	(756,818)	(343,137)	(78,369)	(756,818)	413,681	45.34%
	($756,818)	($343,137)	($78,369)	($756,818)	$413,681	45.34%
Surplus (Deficit)	**($15,338)**	**$381,299**	**($16,725)**	**($15,338)**	**$479,137**	
ROADWAY CONSTRUCTION - 375						
Revenues						
Property Taxes -IMRF	$5,553	$5,505	$23	$5,553	($48)	99.13%
Capital Grant	287,136	273,758	-	287,136	(13,378)	95.34%
Interest	20,000	36,047	2,337	20,000	16,047	180.23%
	$312,689	$315,310	$2,360	$312,689	$2,621	100.84%
Expenditures						
Capital Projects	(516,564)	(235,880)	(7,392)	(516,564)	280,684	45.66%
	($516,564)	($235,880)	($7,392)	($516,564)	$280,684	45.66%
Surplus (Deficit)	**($203,875)**	**$79,430**	**($5,032)**	**($203,875)**	**$283,305**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
R-O-W /GRANT - 380						
Revenues						
Transfer From Special Purpose Fund	4,000	4,000	4,000	4,000	-	100.00%
	$4,000	$4,000	$4,000	$4,000	$0	100.00%
Expenditures						
Capital Projects	-	-	-	-	-	N/A
	$0	$0	$0	$0	$0	0.00%
Surplus (Deficit)	**$4,000**	**$4,000**	**$4,000**	**$4,000**	**$0**	
TIF DISTRICT SOUTH - 390						
Revenues						
Property Taxes	$500,000	831,108	-	$500,000	$331,108	166.22%
Interest	-	941	-	-	941	N/A
	$500,000	$832,049	$0	$500,000	$332,049	166.22%
Expenditures						
Capital Projects	(2,498,542)	(1,597,212)	(886,182)	(2,498,542)	901,330	63.93%
	($2,498,542)	($1,597,212)	($886,182)	($2,498,542)	$901,330	63.93%
Surplus (Deficit)	**($1,998,542)**	**($765,163)**	**($886,182)**	**($1,998,542)**	**$1,233,379**	
TIF DISTRICT NORTH - 395						
Revenues						
Property Taxes	$120,000	244,031	6,948	$120,000	$124,031	203.36%
Interest	-	264	264	-	264	N/A
	$120,000	$244,294	$7,211	$120,000	$124,294	N/A
Expenditures						
Capital Projects	(24,705)	(19,067)	(5,060)	(24,705)	5,638	77.18%
	($24,705)	($19,067)	($5,060)	($24,705)	$5,638	
Surplus (Deficit)	**$95,295**	**$225,227**	**$2,151**	**$95,295**	**$5,902**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
DEBT SERVICE FUND - 410						
Revenues						
Property Taxes	$1,786,850	$1,816,145	$7,741	$1,786,850	$29,295	101.64%
Interest	40,800	81,396	5,702	40,800	40,596	199.50%
Interfund Transfer	440,920	440,920	36,743	440,920	0	100.00%
	$2,268,570	$2,338,461	$50,187	$2,268,570	$69,891	103.08%
Expenditures						
Principal and Interest Payments	(2,146,682)	(2,146,682)	-	(2,146,682)	-	100.00%
	($2,146,682)	($2,146,682)	$0	($2,146,682)	$0	100.00%
Surplus (Deficit)	**$121,888**	**$191,779**	**$50,187**	**$121,888**	**$69,891**	
WATER/SEWER FUND - 510/515						
Revenues						
Charges for Services	$4,652,500	$4,368,997	$316,887	$4,652,500	($283,503)	93.91%
Property Taxes IMRF	101,761	103,274	432	101,761	1,513	101.49%
Transfer From Special Purpose Fund	1,000,000	1,000,000	1,000,000	1,000,000	-	0.00%
Capital Grant	752,937	1,003,312	-	752,937	250,375	133.25%
Interest	95,075	146,116	10,161	95,075	51,041	153.69%
	$6,602,273	$6,621,699	$1,327,479	$6,602,273	$19,426	100.29%
Expenditures						
Bond & Interest	(876,240)	(875,238)	(351,928)	(876,240)	1,002	99.89%
Water Administration	(442,764)	(393,870)	(22,763)	(442,764)	48,894	88.96%
Water Production	(1,935,227)	(1,826,487)	(213,580)	(1,935,227)	108,740	94.38%
Water Distribution	(1,925,603)	(755,196)	(39,331)	(1,925,603)	1,170,407	39.22%
Water Meter Reading	(1,024,169)	(1,185,889)	(36,301)	(1,024,169)	(161,720)	115.79%
Sewer Bond and Interest	(27,950)	(27,950)	-	(27,950)	-	100.00%
Sewer Administration	(440,201)	(341,686)	(19,568)	(440,201)	98,515	77.62%
Sewer Maintenance/Rehab	(1,258,255)	(734,288)	(219,622)	(1,258,255)	523,967	58.36%
	($7,930,409)	($6,140,604)	($903,093)	($7,930,409)	$1,789,805	77.43%
Suplus (Deficit)	**($1,328,136)**	**$481,095**	**$424,386**	**($1,328,136)**	**$1,809,231**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
CAPITAL MAINTENANCE FEE FUND - 520						
Revenues						
Fees	270,000	272,180	19,336	270,000	2,180	100.81%
	270,000	272,180	19,336	270,000	2,180	
Expenditures						
Transfer to Other Funds	-	-	-	-	-	N/A
	$0	-	-	-	-	
Suplus (Deficit)	**270,000**	**272,180**	**19,336**	**270,000**	**2,180**	
STORMWATER UTILITY FEE FUND - 525						
Revenues						
Charges for Services	1,130,000	1,169,963	93,045	1,130,000	39,963	103.54%
Interest	1,360	48,200	4,731	1,360	46,840	3544.15%
Capital Grant	2,000,000	-	-	2,000,000	(2,000,000)	0.00%
Proceeds from Long Term Debt	7,700,000	-	-	7,700,000	(7,700,000)	0.00%
	10,831,360	1,218,164	97,776	10,831,360	(9,613,196)	
Expenditures						
Stormwater Maintenance	(8,684,456)	(130,236)	(40,990)	(8,684,456)	8,554,220	1.50%
	($8,684,456)	**(130,236)**	**(40,990)**	**(8,684,456)**	**8,554,220**	
Suplus (Deficit)	**2,146,904**	**1,087,928**	**56,786**	**2,146,904**	**(1,058,976)**	
AMERICAN RESCUE PLAN ACT - 535						
Revenues						
Capital Grant	-	-	-	-	-	N/A
	-	-	-	-	-	
Expenditures						
Transfer to Other Funds	-	-	-	-	-	N/A
	-	-	-	-	-	
Suplus (Deficit)	**-**	**-**	**-**	**-**	**-**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
BURLINGTON NORTHERN FUND - 590						
Revenues						
Property Taxes	$7,927	$8,226	$33	$7,927	$299	103.77%
Interest	-	11	9	-	11	N/A
Grant	830,000	1,061,423	-	830,000	231,423	127.88%
Charges for Services	143,500	148,839	46,694	143,500	5,339	103.72%
	$981,427	$1,218,500	$46,736	$981,427	$237,073	124.16%
Expenditures						
Accounting and Collection	(25,322)	(26,213)	(1,872)	(25,322)	(891)	103.52%
B/N Municipal Services	(217,038)	(165,719)	(19,088)	(217,038)	51,319	76.35%
West Underpass	(5,000)	(15,615)	(2,857)	(5,000)	(10,615)	312.30%
	($247,360)	($207,547)	($23,817)	($247,360)	$39,813	83.90%
Surplus (Deficit)	**$734,067**	**$1,010,953**	**$22,919**	**$734,067**	**$276,886**	
SPECIAL PURPOSE RESERVE FUND - 640						
Revenue						
Interest	41,800	17,131	1,708	41,800	(24,669)	40.98%
	$41,800	$17,131	$1,708	$41,800	($24,669)	40.98%
Expenditures						
Transfers to Other Funds	(1,004,500)	(1,004,000)	(1,004,000)	(1,004,500)	500	99.95%
	($1,004,500)	($1,004,000)	($1,004,000)	($1,004,500)	$500	99.95%
Surplus (Deficit)	**($962,700)**	**($986,869)**	**($1,002,292)**	**($962,700)**	**($24,169)**	

Village of Western Springs
MONTHLY REPORT - Cash Basis
December 31, 2024

	FY 2024 Revised Budget	Y-T-D FY 2024 Actual	Monthly Activity	Y-T-D Projected Budget	Variance Fav (Unfav)	Y-T-D % of Budget
POLICE PENSION FUND - 660						
Revenues						
Employer Contributions (P-Taxes)	$1,909,914	$1,929,078	8,113	$1,909,914	$19,164	101.00%
Replacement Tax	20,000	17,990	831	20,000	(2,010)	89.95%
Appreciation/Gains/Interest	1,159,800	2,240,758	5,270	1,159,800	1,080,958	193.20%
Employee Contributions	200,000	198,579	16,089	200,000	(1,421)	99.29%
Miscellaneous	-	-	-	-	-	N/A
	$3,289,714	$4,386,405	$30,304	$3,289,714	$1,096,691	133.34%
Expenditures						
Pension Benefits	(2,434,368)	(2,461,144)	(206,228)	(2,434,368)	(26,776)	101.10%
	($2,434,368)	($2,461,144)	($206,228)	($2,434,368)	($26,776)	101.10%
Surplus (Deficit)	**$855,346**	**$1,925,261**	**($175,924)**	**$855,346**	**$1,069,915**	
FIRE PENSION FUND - 670						
Revenues						
Interest	$4,680	$10,060	$363	$4,680	$5,380	214.95%
Employer Contributions	9,440	10,137	43	9,440	697	107.39%
	$14,120	$20,197	$406	$14,120	$6,077	143.04%
Expenditures						
Pension Benefits	(22,683)	(22,618)	(1,762)	(22,683)	65	99.71%
	($22,683)	($22,618)	($1,762)	($22,683)	$65	99.71%
Surplus (Deficit)	**($8,563)**	**($2,421)**	**($1,356)**	**($8,563)**	**$6,142**	
TOTAL FUNDS						
Revenues	$43,268,885	$36,082,671	$2,418,171	$43,268,885	($7,103,714)	83.39%
Expenditures	($45,162,271)	($30,566,823)	($4,322,230)	($45,162,271)	$14,599,871	67.68%
Excess (Deficit)	**($1,893,386)**	**$5,515,848**	**($1,904,059)**	**($1,893,386)**	**$7,496,157**	

Village of Western Springs - Cash and Investment Summary

Period Ended

December 31, 2024

Fund No.	Fund Name	Total Available	Cash: Illinois Funds/ Community Bank Republic Bank	Cash: Heartland/CBWS Bank	Investments: Police Pension	Investments: CD's	Investments: Fixed Income	Investments: IMET/Equity	Interest/Dividends/Gains: M-T-D	Interest/Dividends/Gains: Y-T-D
	General Fund									
100	General	$10,504,601	$6,967,505			$909,345		$2,627,752	$46,038	$511,753
	Special Revenue Funds									
210	Recreation	$1,656,397	$1,346,974					$309,424	$6,005	$75,057
370	Motor Fuel Tax	$1,822,127	$669,280			$1,152,846		$0	$6,596	$72,014
	Capital Project Funds									
375	Roadway Construction	$481,574	($512,151)			$591,526		$402,199	$2,337	$36,047
310	Capital Improvement	$2,137,302	$1,134,619			$1,002,683			$7,629	$119,440
320	Public Benefit	$1,070,762	$499,883			$570,880		$0	$3,045	$45,114
360	CDB Parking	$45,513	$45,513						$141	$2,823
380	ROW/Grant	$61,779	$61,779							
390	TIF District - South	$296,117	($1,111,789)	$1,407,906					$0	$941
395	TIF District - North	$569,725	($5,000)	$574,725					$264	$264
410	**Debt Service Fund**	$487,473	$487,473						$5,702	$81,396
	Enterprise Funds									
510/515/525	Water/Sewer/Storwater Operating	$3,673,554	$3,481,524					$192,030	$14,592	$182,979
520	Capital Maintenance	$700,228	$700,228							
535	American Rescue Plan	$332,177	$332,177							
590	Parking	$1,025,981	$1,025,985					($4)	$9	$1,258
	Total Operating	$24,865,310	$15,123,999	$1,982,631	$0	$4,227,279	$0	$3,531,401	$92,357	$1,129,086
	Trust & Agency Funds									
600	Drug Forfeiture	$68,155		$68,155					$0	$10
640	Special Purpose Reserve	$744,666	$267,266			$477,400			$1,708	$17,131
650	Impact Fees	$5,951	$5,951							
660	Police Pension (Market Value)	$21,109,408	$147,084		$575,066		$0	$20,387,257	$5,320	$2,240,808
670	Firefighters Pension	$231,661	$64,403	$50,823		$116,435			$363	$10,060
690	Payroll	$214,877	$214,877						$396	$3,840
	Total Trust & Agency	$22,374,718	$699,581	$118,978	$575,066	$593,835	$0	$20,387,257	$7,787	$2,271,849
	Grand Total	**$47,240,028**	**$15,823,579**	**$2,101,609**	**$575,066**	**$4,821,115**	**$0**	**$23,918,658**	**$100,144**	**$3,400,935**

Illinois Funds Average Daily Yield

Month	This Year	Last Year	Month	This Year	Last Year
Jan	5.392%	4.217%	July	5.382%	5.311%
Feb	5.399%	4.481%	Aug	5.373%	5.454%
Mar	5.403%	4.696%	Sept	5.229%	5.512%
Apr	5.422%	4.871%	Oct	4.957%	5.532%
May	5.422%	5.087%	Nov	4.797%	5.519%
June	5.433%	5.184%	Dec	4.688%	5.462%

3 Mo Treas Auction as of 12/31/24
4.370%

Village of Western Springs - Summary of Monthly Expenditure Activity
Period Ended
December 31, 2024

Fund No.	Fund	Disbursements	Payroll	Total Disbursements
	General Fund			
100	General	$323,610.06	$484,615.31	$808,225.37
	Special Revenue Funds			
210	Recreation	$46,860.14	$44,646.12	$91,506.26
370	Motor Fuel Tax	2,290.00	0.00	2,290.00
		$49,150.14	$44,646.12	93,796.26
	Capital Project Funds			
310	Capital Improvement	$24,440.92	$0.00	$24,440.92
320	Public Benefit	0.00	0.00	0.00
350	Ridgewood	0.00	0.00	$0.00
360	CDB Parking	1,313.30	0.00	1,313.30
375	Roadway Construction	555.00	4,966.00	5,521.00
380	ROW/Grant Fund	0.00	0.00	$0.00
390	TIF District - South	767,124.32	0.00	767,124.32
395	TIF District - North	5,000.00	0.00	5,000.00
		$798,433.54	$4,966.00	$803,399.54
	Debt Service Fund			
410	Bond & Interest	$0.00	$0.00	$0.00
	Enterprise Funds			
	Waterworks & Sewerage			
510	Water Operating	$482,662.15	$63,058.40	$545,720.55
515	Sewer Operating	196,477.11	26,952.59	223,429.70
525	Stormwater Operating	36,802.77	0.00	36,802.77
		$715,942.03	$90,010.99	$805,953.02
	Other Enterprise Funds			
590	Parking	$3,546.26	$6,300.90	$9,847.16
		$3,546.26	$6,300.90	$9,847.16
	Trust & Agency Funds			
640	Special Purpose	$0.00	$0.00	$0.00
650	Impact Fee	33,558.80	0.00	33,558.80
660	Police Pension	0.00	202,183.52	202,183.52
670	Firefighters Pension	0.00	1,762.32	1,762.32
690	Payroll	11,922.44	0.00	11,922.44
		$45,481.24	$203,945.84	$249,427.08
	Total Disbursements	$1,936,163.27	$834,485.16	$2,770,648.43

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
100			GENERAL FUND							
100 20215				SITE MANAGEMENT BONDS						
000787	RIORDAN SIGNATURE	4335GRAND	0	2024 12	INV	P	14,382.08	120624V	164389	4335 GRAND #1407 SB
004812	BLACKSTONE CONSTRUC	4939WOODLAND	0	2024 12	INV	P	14,337.79	120624V	164332	4939 WOODLAND #1524
014160	VILLAGE OF WESTERN S	4040FANKLIN-ADM	0	2024 12	INV	P	74.50	120624V	164400	4040 FRANKLIN #1289
014160	VILLAGE OF WESTERN S	4335GRAND-ADM	0	2024 12	INV	P	283.90	120624V	164400	4335 GRAND #1407 AD
014160	VILLAGE OF WESTERN S	4335GRAND-ENG	0	2024 12	INV	P	85.00	120624V	164400	4335 GRAND #1407 EN
014160	VILLAGE OF WESTERN S	4824JOHNSON-ADM	0	2024 12	INV	P	108.00	120624V	164400	4824 JOHNSON #1546
014160	VILLAGE OF WESTERN S	4824JOHNSON-POOL-ADM	0	2024 12	INV	P	21.50	120624V	164400	4824 JOHNSON #1601
014160	VILLAGE OF WESTERN S	4939WOODLAND-ADM	0	2024 12	INV	P	266.11	120624V	164400	4939 WOODLAND #1524
014160	VILLAGE OF WESTERN S	5301JOHNSON-ADM	0	2024 12	INV	P	71.00	120624V	164400	5301 JOHNSON #10096
							910.01			
019862	MINIAT, MATTHEW	4040FRANKLIN	0	2024 12	INV	P	4,050.50	120624V	164372	4040 FRANKLIN #1289
019863	DOUGHERTY S/GROS W	4824JOHNSON	0	2024 12	INV	P	1,978.50	120624V	164353	4824 JOHNSON #1601
019864	COPPER TREE CONST CO	4824JOHNSON	0	2024 12	INV	P	7,539.90	120624V	164347	4824 JOHNSON #1546
019865	TAWSE, PAMELA KULAT-	5301JOHNSON	0	2024 12	INV	P	5,869.00	120624V	164394	5301 JOHNSON #10096
				ACCOUNT TOTAL			49,067.78			
100 20440				5600 WOLF ROAD						
006704	KIMLEY-HORN & ASSOC	268729000-0824	0	2024 12	INV	P	2,800.00	120624V	164366	PLAN COMM-5600 WOLF
				ACCOUNT TOTAL			2,800.00			
100 32202				MOTOR VEHICLE LICENSES						
032202	VEHICLE REFUNDS	7132	0	2024 12	INV	P	3.00	120624V	164398	REFUND-DUP VEH STIC
				ACCOUNT TOTAL			3.00			
100 32207				ANIMAL LICENSES						
032202	VEHICLE REFUNDS	7132	0	2024 12	INV	P	6.00	120624V	164398	REFUND-DUP VEH STIC
				ACCOUNT TOTAL			6.00			
				ORG 100 TOTAL			51,876.78			
1201100			ADMINISTRATION-MANAGER'S OFC							
1201100 45500				EMPLOYEE RECOGNITION						
011265	Q'S RESTAURANT & PIZ	385-2024	0	2024 12	INV	P	1,809.98	120624V	164387	HOLIDAY LUNCHEON-CA
				ACCOUNT TOTAL			1,809.98			
1201100 50100				PROFESSIONAL SERVICES						
008055	MGT IMPACT SOLUTIONS	MGT36194	0	2024 12	INV	P	705.25	120624V	164371	S PRZYBYLSKI W/E 10

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
					ACCOUNT TOTAL		705.25			
1201100	50199				OTHER PROF TECH SERVICES					
006266	ACCURATE BACKGROUND	AUR2288516	0	2024 12	INV	P	60.53	120624V	164319	EMPLOYMENT SCREENIN
					ACCOUNT TOTAL		60.53			
1201100	55010				BOOKS/SUBSCRIP/PUBLICATIONS					
002095	CHICAGO TRIBUNE CO	20107822-021025	0	2024 12	INV	P	152.99	120624V	164342	SUBSCRIPTION RENEWA
					ACCOUNT TOTAL		152.99			
					ORG 1201100 TOTAL		2,728.75			
1202100			LEGAL							
1202100	50260				LABOR RELATIONS					
004498	CLARK BAIRD SMITH LL	1174	0	2024 12	INV	P	3,375.00	120624V	164344	LABOR RELATIONS 11.
					ACCOUNT TOTAL		3,375.00			
					ORG 1202100 TOTAL		3,375.00			
1203100			MANAGEMENT SERVICES							
1203100	51900				EQUIP MNT AGREEMENTS					
013560	TOTAL TECHNOLOGY SOL	INV99462	0	2024 12	INV	P	1,628.95	120624V	164395	MONTHLY CONTRACT
					ACCOUNT TOTAL		1,628.95			
1203100	51921				TELEPHONE SERVICE					
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	167.86	120624V	164399	WIRELESS
					ACCOUNT TOTAL		167.86			
1203100	55123				SOFTWARE					
001045	BDO USA LLP	002336673	0	2024 12	INV	P	5,369.73	120624V	164330	MICROSOFT M365 LICE
					ACCOUNT TOTAL		5,369.73			
					ORG 1203100 TOTAL		7,166.54			
1204100			COMMUNICATIONS							
1204100	51230				TOWER TOPICS					
009274	ONE STEP, INC	N220594	0	2024 12	INV	P	3,831.20	120624V	164380	TOWER TOPICS NOV/DE
					ACCOUNT TOTAL		3,831.20			
1204100	55124				COFFEE SUPPLIES					
003700	FELCO VENDING INC	0550	0	2024 12	INV	P	460.00	120624V	164356	COFFEE & CREAMERS
					ACCOUNT TOTAL		460.00			
					ORG 1204100 TOTAL		4,291.20			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
2101100		ADMINISTRATION-FINANCE							
2101100 50199			OTHER PROF TECH SERVICES						
006507 AMERIFLEX CLAIMS	INV781030	240051	2024 12	INV	P	286.70	120624V	164326	AMERIFLEX
006507 AMERIFLEX CLAIMS	INV788849	240051	2024 12	INV	P	69.00	120624V	164326	AMERIFLEX
006507 AMERIFLEX CLAIMS	INV788849A	0	2024 12	INV	P	217.70	120624V	164326	AMERIFLEX
						573.40			
007112 LAUTERBACH & AMEN, L	98766	240052	2024 12	INV	P	3,408.00	120624V	164368	PAYROLL ASST
			ACCOUNT TOTAL			3,981.40			
2101100 55100			SUPPLIES						
001427 ACCURATE DOCUMENT	13614198T095	0	2024 12	INV	P	87.00	120624V	164320	DOCUMENT PICKUP/DES
			ACCOUNT TOTAL			87.00			
			ORG 2101100 TOTAL			4,068.40			
3101100		ADMINISTRATION-LAW ENFORCEMENT							
3101100 45450			UNIFORM ALLOWANCE						
003842 CHURCH, KINGSLEY	11-10-24	0	2024 12	INV	P	245.75	120624V	164343	UNIFORM ALLOWANCE-K
			ACCOUNT TOTAL			245.75			
3101100 50100			PROFESSIONAL SERVICES						
009405 PAVLU, DANA	1050	0	2024 12	INV	P	900.00	120624V	164386	11/05/24 OUTREACH
009405 PAVLU, DANA	1051	0	2024 12	INV	P	600.00	120624V	164386	11/20/24 OUTREACH
						1,500.00			
			ACCOUNT TOTAL			1,500.00			
3101100 50400			TRAINING/CONFERENCES						
009125 NEMRT	365282	240276	2024 12	INV	P	300.00	120624V	164377	FICKE SUPERVISOR RE
			ACCOUNT TOTAL			300.00			
3101100 55100			SUPPLIES						
001427 ACCURATE DOCUMENT	13614198T095	0	2024 12	INV	P	87.00	120624V	164320	DOCUMENT PICKUP/DES
			ACCOUNT TOTAL			87.00			
3101100 55106			SPECIAL FORMS						
009575 P F PETTIBONE & CO	186629	240277	2024 12	INV	P	288.90	120624V	164382	CITATION AND NOTICE
			ACCOUNT TOTAL			288.90			
3101100 55150			NON-CAPITAL EQUIPMENT						
014130 VILLAGE TRUE VALUE H	262591	0	2024 12	INV	P	11.66	120624V	164401	PADLOCKS

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							ACCOUNT TOTAL 11.66			
							ORG 3101100 TOTAL 2,433.31			
3105100			COMMUNICATION/INFO MGMT							
3105100	51900			EQUIP MNT AGREEMENTS						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	1,005.68	120624V	164399	WIRELESS
							ACCOUNT TOTAL 1,005.68			
							ORG 3105100 TOTAL 1,005.68			
4101100			MUNICIPAL SERVICES ADMIN							
4101100	50700			EXP REIMBURSE/MTGS EXPENSE						
009650	PAISANS PIZZA	135-112624	0	2024 12	INV	P	115.68	120624V	164383	HOLIDAY DECORATING
							ACCOUNT TOTAL 115.68			
4101100	55010			BOOKS/SUBSCRIP/PUBLICATIONS						
001427	ACCURATE DOCUMENT	13614198T095	0	2024 12	INV	P	86.99	120624V	164320	DOCUMENT PICKUP/DES
							ACCOUNT TOTAL 86.99			
							ORG 4101100 TOTAL 202.67			
4102100			R-O-W MAINTENANCE							
4102100	52300			LANDSCAPING/LAWN MAINTENANCE						
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	1,918.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	2,068.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295525	240179	2024 12	INV	P	1,500.00	120624V	164331	WEEDING ALONG 47TH
001056	BEARY LANDSCAPE MANA	295532	240181	2024 12	INV	P	2,430.00	120624V	164331	COMMONWEALTH RESTOR
001056	BEARY LANDSCAPE MANA	295533	240182	2024 12	INV	P	1,150.00	120624V	164331	WALNUT REID ALLEY R
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	1,918.00	120624V	164331	MONTHLY LANDSCAPE M
							10,984.00			
							ACCOUNT TOTAL 10,984.00			
4102100	53210			ELECTRICITY						
000273	AEP ENERGY INC	3009956605-2411	0	2024 12	INV	P	11.09	120624V	164321	COMED#8141118823 10
000273	AEP ENERGY INC	3009956616-2411	0	2024 12	INV	P	27.37	120624V	164321	COMED#5413995818 10
000273	AEP ENERGY INC	3009956627-2411	0	2024 12	INV	P	66.04	120624V	164321	COMED#3024456806 10
000273	AEP ENERGY INC	3009956683-2411	0	2024 12	INV	P	3,450.98	120624V	164321	COMED#4404683985 10
000273	AEP ENERGY INC	3009956717-2411	0	2024 12	INV	P	861.64	120624V	164321	COMED#1642765129 10
000273	AEP ENERGY INC	3009956740-2411	0	2024 12	INV	P	75.97	120624V	164321	COMED#2756053477 10
000273	AEP ENERGY INC	3009956773-2411	0	2024 12	INV	P	23.64	120624V	164321	COMED#6950280031 10
000273	AEP ENERGY INC	3009956807-2411	0	2024 12	INV	P	65.90	120624V	164321	COMED#6616668311 10
							4,582.63			
							ACCOUNT TOTAL 4,582.63			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4102100	53640			EQUIPMENT RENTAL						
001716	BUTTREY RENTAL SERVI	342456	0	2024 12	INV	P	1,776.50	120624V	164338	BOOMLIFT & LOWBOY T
				ACCOUNT TOTAL			1,776.50			
4102100	55100			SUPPLIES						
007945	MENARDS	51069	0	2024 12	INV	P	37.91	120624V	164370	PW-STRAP/SUGAR/PLIE
014130	VILLAGE TRUE VALUE H	262745	0	2024 12	INV	P	13.48	120624V	164401	ENAMEL
				ACCOUNT TOTAL			51.39			
4102100	55114			PAINT						
026011	KARA CO.INC	387180	0	2024 12	INV	P	1,072.32	120624V	164365	SURVEY MARKINGS
				ACCOUNT TOTAL			1,072.32			
4102100	55151			TOOLS						
007945	MENARDS	51100	0	2024 12	INV	P	37.92	120624V	164370	KITCHEN SPLS/PLEXI
007945	MENARDS	52238	0	2024 12	INV	P	22.42	120624V	164370	TOOLS V/H/FD WATER
							60.34			
014130	VILLAGE TRUE VALUE H	262572	0	2024 12	INV	P	35.07	120624V	164401	PW ALL WEATHER TAPE
014130	VILLAGE TRUE VALUE H	262574	0	2024 12	INV	P	17.99	120624V	164401	PW SHOVEL
014130	VILLAGE TRUE VALUE H	262715	0	2024 12	INV	P	18.42	120624V	164401	REPAIR CLAMP & GASK
014130	VILLAGE TRUE VALUE H	262716	0	2024 12	INV	P	4.49	120624V	164401	PW GALV BUSHING
014130	VILLAGE TRUE VALUE H	262717	0	2024 12	INV	P	3.59	120624V	164401	GALV NIPPLE
014130	VILLAGE TRUE VALUE H	262720	0	2024 12	INV	P	5.39	120624V	164401	PW PLUG
							84.95			
				ACCOUNT TOTAL			145.29			
4102100	55153			SAFETY EQUIPMENT						
016393	SANCES, MICHAEL	2024-BOOTS	0	2024 12	INV	P	125.28	120624V	164391	RMB 2024 BOOTS-SANC
				ACCOUNT TOTAL			125.28			
4102100	55155			LIGHT BULBS/PARTS						
007945	MENARDS	52148	0	2024 12	INV	P	60.42	120624V	164370	PW-LED LIGHTS ADAPT
007945	MENARDS	52163	0	2024 12	INV	P	7.98	120624V	164370	PW-ADAPTERS LED DOM
							68.40			
014130	VILLAGE TRUE VALUE H	262728	0	2024 12	INV	P	17.98	120624V	164401	LED LIGHT SET
				ACCOUNT TOTAL			86.38			
				ORG 4102100 TOTAL			18,823.79			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4103100			VEHICLE/EQUIPMENT MAINTENANCE							
4103100	51940			RADIO SERVICES						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	231.52	120624V	164399	WIRELESS
				ACCOUNT TOTAL			231.52			
4103100	53410			GASOLINE						
008190	MOHR OIL COMPANY	444567	0	2024 12	INV	P	4,083.84	120624V	164373	DIESEL FUEL
008190	MOHR OIL COMPANY	444570	0	2024 12	INV	P	2,916.84	120624V	164373	ETHANOL
							7,000.68			
				ACCOUNT TOTAL			7,000.68			
4103100	55204			PUBLIC WORKS						
002439	BRISTOL HOSE	3556643	0	2024 12	INV	P	202.71	120624V	164336	PW CUSTOM HOSE ASSE
004185	FORT DEARBORN ENT	193424	0	2024 12	INV	P	167.35	120624V	164358	CABLE TIES-HOLIDAY
004185	FORT DEARBORN ENT	193459	0	2024 12	INV	P	150.00	120624V	164358	SQUARE WIRE LOCK PI
							317.35			
005393	O'REILLY AUTO PARTS	4342-228769	0	2024 12	INV	P	287.26	120624V	164379	PW BATTERY #16
005393	O'REILLY AUTO PARTS	4342-229833	0	2024 12	INV	P	1,137.65	120624V	164379	BATTERIES SURPLUS V
005393	O'REILLY AUTO PARTS	4342-231631	0	2024 12	INV	P	48.00	120624V	164379	OIL FILTERS TRUCK #
							1,472.91			
008071	FLEETPRIDE INC	121704898	0	2024 12	INV	P	39.19	120624V	164357	PW VALVE-TRUCK #12
014990	ZARNOTH BRUSH WORKS	0200221-IN	0	2024 12	INV	P	1,340.00	120624V	164405	GUTTER BROOM-JOHN D
				ACCOUNT TOTAL			3,372.16			
				ORG 4103100 TOTAL			10,604.36			
4104100			PROPERTIES							
4104100	51900			EQUIP MNT AGREEMENTS						
012133	JOHNSON CONTROLS	40747348	0	2024 12	INV	P	104.17	120624V	164364	SECURITY ALARM MONI
012133	JOHNSON CONTROLS	40747352	0	2024 12	INV	P	160.26	120624V	164364	SECURITY ALARM MONI
012133	JOHNSON CONTROLS	40747355	0	2024 12	INV	P	129.00	120624V	164364	SECURITY ALARM MONI
							393.43			
				ACCOUNT TOTAL			393.43			
4104100	52010			INTERIOR MAINTENANCE						
001909	CASE LOTS INC	28192	0	2024 12	INV	P	926.35	120624V	164340	TOWELS/LINERS/TISSU
014075	VEGA BUILDING MAINTE	101487	240018	2024 12	INV	P	2,790.00	120624V	164397	BUILDING JANITORIAL

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			3,716.35			
4104100 52250				VILLAGE TOWER ARCH MNT						
000848	AUTOMATIC RAIN INC	1021334	0	2024 12	INV	P	225.00	120624V	164329	WINTERIZE-V/H/TRAIN
	ACCOUNT TOTAL						225.00			
4104100 52300				LANDSCAPING/LAWN MAINTENANCE						
000848	AUTOMATIC RAIN INC	1021334	0	2024 12	INV	P	225.00	120624V	164329	WINTERIZE-V/H/TRAIN
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	1,144.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	1,144.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	1,144.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	300049	240278	2024 12	INV	P	1,575.00	120624V	164331	INSTALL BULBS VILLA
							5,007.00			
	ACCOUNT TOTAL						5,232.00			
4104100 55301				VILLAGE HALL						
002524	INTERIOR TROPICAL	96205	0	2024 12	INV	P	160.00	120624V	164363	PLANT MAINT/RENTAL
007945	MENARDS	51100	0	2024 12	INV	P	175.89	120624V	164370	KITCHEN SPLS/PLEXI
	ACCOUNT TOTAL						335.89			
4104100 55302				FIRE BUILDING						
007945	MENARDS	52238	0	2024 12	INV	P	27.45	120624V	164370	TOOLS V/H/FD WATER
	ACCOUNT TOTAL						27.45			
4104100 55304				VILLAGE TOWER						
014130	VILLAGE TRUE VALUE H	262562	0	2024 12	INV	P	449.99	120624V	164401	HWT SEWAGE PUMP
	ACCOUNT TOTAL						449.99			
	ORG 4104100 TOTAL						10,380.11			
4105100	FORESTRY									
4105100 52550				SEASONAL DECORATIONS						
002234	CLOVER'S GARDEN CENT	2	0	2024 12	INV	P	300.00	120624V	164345	TWO 42" GNOMES
002234	CLOVER'S GARDEN CENT	3	0	2024 12	INV	P	240.00	120624V	164345	FOUR MIXED ROPING C
002234	CLOVER'S GARDEN CENT	PO 240261-1	240261	2024 12	INV	P	5,590.00	120624V	164345	HOLIDAY DECORATIONS
							6,130.00			
005381	WINDY CITY LIGHTS IN	7773	0	2024 12	INV	P	5,937.50	120624V	164403	LED CHRISTMAS LIGHT
005381	WINDY CITY LIGHTS IN	7972	240274	2024 12	INV	P	3,309.00	120624V	164403	CHRISTMAS LIGHTS AN
005381	WINDY CITY LIGHTS IN	7972A	0	2024 12	INV	P	111.00	120624V	164403	LED CHRISTMAS LIGHT
							9,357.50			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL		15,487.50			
4105100 53510				TREE REPLACEMENT					
013076 SUBURBAN TREE CONSOR	0007665-IN	0	2024 12	INV	P	15,246.20	120624V	164393	FALL24 TREE PLANTIN
				ACCOUNT TOTAL		15,246.20			
4105100 55150				NON-CAPITAL EQUIPMENT					
014130 VILLAGE TRUE VALUE H	262620	0	2024 12	INV	P	17.99	120624V	164401	PW MALLET HAMMER
014130 VILLAGE TRUE VALUE H	262650	0	2024 12	INV	P	14.39	120624V	164401	PW CHISEL
						32.38			
				ACCOUNT TOTAL		32.38			
				ORG 4105100 TOTAL		30,766.08			
4801100		ENGINEERING							
4801100 50100				PROFESSIONAL SERVICES					
003544 EZA ENGINEERING PLLC	23029-15	0	2024 12	INV	P	385.00	120624V	164355	INSPECTION FEES 11/
				ACCOUNT TOTAL		385.00			
				ORG 4801100 TOTAL		385.00			
5101100		AMIN-FIRE & EMERGENCY MEDICAL							
5101100 45450				UNIFORM ALLOWANCE					
009250 O'HERRON, RAY CO INC	3218386	0	2024 12	INV	P	114.05	120624V	164378	FLEECE PULLOVER-B.
				ACCOUNT TOTAL		114.05			
5101100 51921				TELEPHONE SERVICE					
000668 VERIZON WIRELESS	9978632757	0	2024 12	INV	P	730.32	120624V	164399	WIRELESS
				ACCOUNT TOTAL		730.32			
5101100 51940				RADIO SERVICES					
002055 CHICAGO COMMUNICATIO	356706	0	2024 12	INV	P	192.50	120624V	164341	HEADSET REPAIR-1711
				ACCOUNT TOTAL		192.50			
5101100 59904				PHOTOCOPY/PRINTING					
000441 ALPHAGRAPHICS	119942	0	2024 12	INV	P	69.80	120624V	164325	FD OUT OF SVC/FIRE
				ACCOUNT TOTAL		69.80			
				ORG 5101100 TOTAL		1,106.67			
5102100		FIRE SUPPRESSION							
5102100 55150				NON-CAPITAL EQUIPMENT					
000291 AIR ONE EQUIPMENT IN	213871P	0	2024 12	INV	P	142.00	120624V	164323	TOOL MOUNTING EQUIP

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			142.00			
				ORG 5102100 TOTAL			142.00			
5103100			EMERGENCY MEDICAL SERVICES							
5103100	55112			MEDICAL						
000010	EMS MGMT & CONSUL	EMS-009676	0	2024 12	INV	P	1,598.15	120624V	164354	AMBULANCE BILLING 1
				ACCOUNT TOTAL			1,598.15			
				ORG 5103100 TOTAL			1,598.15			
5105100			FIRE PREVENTION							
5105100	55100			SUPPLIES						
000441	ALPHAGRAPHICS	119949	0	2024 12	INV	P	130.00	120624V	164325	FIRE INSPECTION FOR
				ACCOUNT TOTAL			130.00			
				ORG 5105100 TOTAL			130.00			
5201100			COMMUNITY DEVELOPMENT							
5201100	50100			PROFESSIONAL SERVICES						
003053	MORRIS,DONALD E ARCH	2024-11INS	0	2024 12	INV	P	8,200.00	120624V	164375	INSPECTIONS 11.24
003544	EZA ENGINEERING PLLC	23029-15	0	2024 12	INV	P	385.00	120624V	164355	INSPECTION FEES 11/
				ACCOUNT TOTAL			8,585.00			
5201100	50105			PLAN REVIEW FEES						
003053	MORRIS,DONALD E ARCH	2024-11PR	0	2024 12	INV	P	2,065.00	120624V	164375	PLAN REVIEW 11.24
				ACCOUNT TOTAL			2,065.00			
5201100	51921			TELEPHONE SERVICE						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	189.56	120624V	164399	WIRELESS
				ACCOUNT TOTAL			189.56			
5201100	52830			PEST CONTROL						
000475	ANDERSON PEST SOLUTI	71393990	0	2024 12	INV	P	108.54	120624V	164327	COMMERCIAL PEST MGM
				ACCOUNT TOTAL			108.54			
				ORG 5201100 TOTAL			10,948.10			
FUND 100 GENERAL FUND					TOTAL:		162,032.59			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6601210			ADMINISTRATION-RECREATION							
6601210 50700				EXP REIMBURSE/MTGS EXPENSE						
016005	ALBORES, ARIOSTO	2024-11	0	2024 12	INV	P	57.11	120624V	164324	RMB MILEAGE 11.24
016029	BRIEDIS, ALEKS	2024-11	0	2024 12	INV	P	86.44	120624V	164335	RMB MILEAGE 11.24
				ACCOUNT TOTAL			143.55			
6601210 51920				TELEPHONE EQUIP MAINTENANCE						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	90.07	120624V	164399	WIRELESS
				ACCOUNT TOTAL			90.07			
				ORG 6601210 TOTAL			233.62			
6602210			RECREATION SERVICES							
6602210 53732				CO-OP PROGRAMS						
009396	PARK DISTRICT OF LAG	2024-SMR	0	2024 12	INV	P	3,903.47	120624V	164384	COOP PROGRAMS SMR 2
009396	PARK DISTRICT OF LAG	2024-W/S	0	2024 12	INV	P	4,673.42	120624V	164384	COOP PROGRAMS W/S 2
							8,576.89			
				ACCOUNT TOTAL			8,576.89			
6602210 53734				SENIOR CENTER						
001766	CAGNEY, MICHELLE	11-25-24	0	2024 12	INV	P	78.83	120624V	164339	RMB EXP-SRCTR SPLS
				ACCOUNT TOTAL			78.83			
6602210 53735				FITNESS						
004132	ROSS, MARY KAY	2024-11	0	2024 12	INV	P	811.20	120624V	164390	BODYWORKS PLUS 11.2
				ACCOUNT TOTAL			811.20			
6602210 53737				SPARTZ BASKETBALL						
015667	FREIMUTH, KARL	2024-3BLZ	0	2024 12	INV	P	712.30	120624V	164359	RMB EXP-3BLZ TOURNA
				ACCOUNT TOTAL			712.30			
6602210 53740				CONTRACTED PROGRAMS						
001193	DIMAGGIO, LISA	11-19-24	0	2024 12	INV	P	475.00	120624V	164351	PRGM FEE-BARBIE LOV
006210	BRICKS 4 KIDZ OAK BR	WSRD12122024	0	2024 12	INV	P	1,080.00	120624V	164334	STEM WRKSHP LEGO
014982	YOUNG REMBRANDT'S	2309	0	2024 12	INV	P	500.00	120624V	164404	YR CLASS 9/07-9/28/
014982	YOUNG REMBRANDT'S	2310	0	2024 12	INV	P	1,000.00	120624V	164404	YR CLASS 10/05-10/2
014982	YOUNG REMBRANDT'S	2311	0	2024 12	INV	P	900.00	120624V	164404	YR CLASS 11/02-11/2
							2,400.00			
				ACCOUNT TOTAL			3,955.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6602210	55505				ADULT SPORTS					
002929	DINK AROUND LLC	2024-0319	0	2024 12	INV	P	30.00	120624V	164352	PICKLEBALL INTRUCTO
				ACCOUNT TOTAL			30.00			
6602210	55507				SPECIAL EVENTS SUPPLIES					
000599	LAGRANGE HIGHLAND SC	12-14-24	0	2024 12	INV	P	100.00	120624V	164367	CC CORDIAL-ENTERTAI
005157	FUN EXPRESS	73461324801	0	2024 12	INV	P	147.57	120624V	164360	CANDY CANE CORDIAL
005157	FUN EXPRESS	73461324803	0	2024 12	INV	P	47.99	120624V	164360	CANDY CANE CORDIAL
							195.56			
				ACCOUNT TOTAL			295.56			
				ORG 6602210 TOTAL			14,459.78			
6603210			BUILDING SERVICES							
6603210	52300				LANDSCAPING/LAWN MAINTENANCE					
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	150.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	150.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	150.00	120624V	164331	MONTHLY LANDSCAPE M
							450.00			
				ACCOUNT TOTAL			450.00			
6603210	55300				BUILDING SUPPLIES					
001512	WAREHOUSE DIRECT	5830766-0	0	2024 12	INV	P	1,175.35	120624V	164402	BLDG SPLS
				ACCOUNT TOTAL			1,175.35			
				ORG 6603210 TOTAL			1,625.35			
6605210			GRAND AVE COMMUNITY CENTER							
6605210	52010				INTERIOR MAINTENANCE					
000475	ANDERSON PEST SOLUTI	70271032	0	2024 12	INV	P	68.94	120624V	164327	PEST CONTROL-GRAND
				ACCOUNT TOTAL			68.94			
6605210	52300				LANDSCAPING/LAWN MAINTENANCE					
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	130.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	130.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	130.00	120624V	164331	MONTHLY LANDSCAPE M
							390.00			
				ACCOUNT TOTAL			390.00			
				ORG 6605210 TOTAL			458.94			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
FUND 210 RECREATION FUND					TOTAL:	16,777.69		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
3102310			PATROL SERVICES							
3102310 60020				MACHINERY & EQUIPMENT						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	1,439.49	120624V	164399	WIRELESS
				ACCOUNT TOTAL			1,439.49			
				ORG 3102310 TOTAL			1,439.49			
3103310			CRIMINAL INVESTIGATION							
3103310 60020				MACHINERY & EQUIPMENT						
011358	RAY'S CAMERA EMP	35289	0	2024 12	INV	P	329.00	120624V	164388	NIKON FLASH
011358	RAY'S CAMERA EMP	35290	0	2024 12	INV	P	45.95	120624V	164388	REPAIR NIKON FILTER
011358	RAY'S CAMERA EMP	35293	0	2024 12	INV	P	129.90	120624V	164388	NIKON BATTERY/CHARG
							504.85			
				ACCOUNT TOTAL			504.85			
				ORG 3103310 TOTAL			504.85			
4104310			PROPERTIES							
4104310 60015				BLDG & BLDG IMPROVEMENTS						
009358	OZINGA MATERIALS INC	ARI02539239	240172	2024 12	INV	P	1,100.00	120624V	164381	CONCRETE BLOCKS FOR
009358	OZINGA MATERIALS INC	ARI02539239A	0	2024 12	INV	P	140.00	120624V	164381	CONCRETE BLOCKS FOR
							1,240.00			
				ACCOUNT TOTAL			1,240.00			
4104310 62010				LAND IMPROVEMENTS						
007877	MCCANN INDUSTRIES I	P76776	0	2024 12	INV	P	912.38	120624V	164369	SONI TUBES FOR STOR
				ACCOUNT TOTAL			912.38			
				ORG 4104310 TOTAL			2,152.38			
FUND 310 CAPITAL IMPROVEMENT					TOTAL:		4,096.72			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4501360				CENTRAL BUSINESS DISTRICT						
4501360 52300				LANDSCAPING/LAWN MAINTENANCE						
000848	AUTOMATIC RAIN INC	1021334	0	2024 12	INV	P	225.00	120624V	164329	WINTERIZE-V/H/TRAIN
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	209.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	209.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	209.00	120624V	164331	MONTHLY LANDSCAPE M
							627.00			
				ACCOUNT TOTAL			852.00			
				ORG 4501360 TOTAL			852.00			
FUND 360 CENTRAL BUSINESS DISTRICT				TOTAL:			852.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
5201395		TIF DISTRICT NORTH							
5201395 55508			FACADE/SIGNAGE						
019762 G. GRANT DIXON &SONS	2024-0060	0	2024 12	INV	P	5,000.00	120624V	164361	4365 LAWN PROP IMPR
			ACCOUNT TOTAL			5,000.00			
			ORG 5201395 TOTAL			5,000.00			
FUND 395 TIF DISTRICT - NORTH				TOTAL:		5,000.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4301510			ADMINISTRATION-WATER							
4301510 50700				EXP REIMBURSE/MTGS EXPENSE						
009379	PAUL'S PIZZA	119-112024	0	2024 12	INV	P	45.80	120624V	164385	MAIN BREAK MEALS
009379	PAUL'S PIZZA	75-112924	0	2024 12	INV	P	63.95	120624V	164385	HOLIDAY DECORATING
009379	PAUL'S PIZZA	77-113024	0	2024 12	INV	P	50.00	120624V	164385	MAIN BREAK MEALS
							159.75			
				ACCOUNT TOTAL			159.75			
4301510 51940				RADIO SERVICES						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	267.62	120624V	164399	WIRELESS
				ACCOUNT TOTAL			267.62			
4301510 55905				POSTAGE						
016066	DERENGOWSKI, RONALD	12-1-24	0	2024 12	INV	P	19.83	120624V	164349	RMB EXP-MWRD NOTORI
				ACCOUNT TOTAL			19.83			
				ORG 4301510 TOTAL			447.20			
4302510			WATER PRODUCTION							
4302510 50700				EXP REIMBURSE/MTGS EXPENSE						
004074	BOLE, ANDREJS	2024-11	0	2024 12	INV	P	16.70	120624V	164333	RMB MILEAGE 11.24
005135	MORENO, VICTOR	2024-11	0	2024 12	INV	P	49.13	120624V	164374	RMB MILEAGE 11.24
				ACCOUNT TOTAL			65.83			
4302510 51900				EQUIP MNT AGREEMENTS						
012133	JOHNSON CONTROLS	40747354	0	2024 12	INV	P	83.85	120624V	164364	SECURITY ALARM MONI
				ACCOUNT TOTAL			83.85			
4302510 51960				OTHER EQUIPMENT						
026011	KARA CO.INC	387239	0	2024 12	INV	P	3,459.00	120624V	164365	REX PIPE & CABLE LO
				ACCOUNT TOTAL			3,459.00			
4302510 52010				INTERIOR MAINTENANCE						
014075	VEGA BUILDING MAINTE	101487	240018	2024 12	INV	P	180.00	120624V	164397	BUILDING JANITORIAL
				ACCOUNT TOTAL			180.00			
4302510 52300				LANDSCAPING/LAWN MAINTENANCE						
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	600.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	600.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	600.00	120624V	164331	MONTHLY LANDSCAPE M
							1,800.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			1,800.00			
4302510 52600				WATER QUALITY TESTING						
013085	SUBURBAN LABORATORIE	229905	240044	2024 12	INV	P	22.70	120624V	164392	WATER QUALITY TESTI
013085	SUBURBAN LABORATORIE	229905A	0	2024 12	INV	P	307.80	120624V	164392	WATER QUALITY TESTI
							330.50			
				ACCOUNT TOTAL			330.50			
4302510 53200				UTILITIES						
000273	AEP ENERGY INC	3009956638-2411	0	2024 12	INV	P	80.50	120624V	164321	COMED#8975651539 10
000273	AEP ENERGY INC	3009956650-2411	0	2024 12	INV	P	19,397.24	120624V	164321	COMED#8061984149 10
000273	AEP ENERGY INC	3009956672-2411	0	2024 12	INV	P	656.44	120624V	164321	COMED#1145063520 10
000273	AEP ENERGY INC	3009956694-2411	0	2024 12	INV	P	8,327.33	120624V	164321	COMED#6696698203 10
000273	AEP ENERGY INC	3009956762-2411	0	2024 12	INV	P	12,694.78	120624V	164321	COMED#3953226178 10
000273	AEP ENERGY INC	3009956818-2411	0	2024 12	INV	P	27.50	120624V	164321	COMED#0360887347 10
000273	AEP ENERGY INC	3009956829-2411	0	2024 12	INV	P	26.44	120624V	164321	COMED#2645412506 10
000273	AEP ENERGY INC	3020066947-2411	0	2024 12	INV	P	4,019.84	120624V	164321	COMED#0885757529 10
							45,230.07			
				ACCOUNT TOTAL			45,230.07			
4302510 55600				CHEMICALS						
004934	HAWKINS INC	6924694	0	2024 12	INV	P	7,158.52	120624V	164362	CHEMICAL SUPPLIES
004934	HAWKINS INC	6924695	0	2024 12	INV	P	9,244.94	120624V	164362	CHEMICAL SUPPLIES
004934	HAWKINS INC	6924700	0	2024 12	INV	P	7,945.13	120624V	164362	CHEMICAL SUPPLIES
004934	HAWKINS INC	6924701	0	2024 12	INV	P	7,228.57	120624V	164362	CHEMICAL SUPPLIES
							31,577.16			
				ACCOUNT TOTAL			31,577.16			
				ORG 4302510 TOTAL			82,726.41			
4303510			WATER DISTRIBUTION							
4303510 52690				LEAK DETECTION						
000126	ASSOCIATED TECHNICAL	39389	0	2024 12	INV	P	724.00	120624V	164328	LEAK LOCATION SVC-3
				ACCOUNT TOTAL			724.00			
4303510 55250				WATER/SEWER REP PARTS/SUPPLIES						
009997	ZIEBELL WATER SERVIC	267717-000	0	2024 12	INV	P	1,057.24	120624V	164406	REPAIR SLEEVE/CLAMP
009997	ZIEBELL WATER SERVIC	267803-000	0	2024 12	INV	P	705.14	120624V	164406	REPAIR SLEEVE
009997	ZIEBELL WATER SERVIC	267882-000	0	2024 12	CRM	P	-709.84	120624V	164406	CREDIT REPAIR SLEEV
							1,052.54			
				ACCOUNT TOTAL			1,052.54			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4303510	62020			WATER SYSTEM						
002921	DIAMOND CORING CO	50926	0	2024 12	INV	P	600.00	120624V	164350	SLAB SAW MOBE-4456
014130	VILLAGE TRUE VALUE H	262409	0	2024 12	INV	P	22.49	120624V	164401	W/P WATER PITCHER
014130	VILLAGE TRUE VALUE H	262444	0	2024 12	INV	P	314.87	120624V	164401	W/P WATER PITCHER-1
							337.36			
				ACCOUNT TOTAL			937.36			
				ORG 4303510 TOTAL			2,713.90			
FUND 510 WATER FUND					TOTAL:		85,887.51			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4401515			ADMINISTRATION-SEWER							
4401515	51940			RADIO SERVICES						
000668	VERIZON WIRELESS	9978632757	0	2024 12	INV	P	665.34	120624V	164399	WIRELESS
				ACCOUNT TOTAL			665.34			
				ORG 4401515 TOTAL			665.34			
4402515			SEWER MAINTENANCE/REHAB							
4402515	53075			SEWER TELEVISING						
008878	NATIONAL POWER RODDI	55144	0	2024 12	INV	P	39,502.00	120624V	164376	TELEVISING SANITARY
				ACCOUNT TOTAL			39,502.00			
4402515	53210			ELECTRICITY						
000273	AEP ENERGY INC	3009956728-2411	0	2024 12	INV	P	137.01	120624V	164321	COMED#4200258110 10
				ACCOUNT TOTAL			137.01			
4402515	62025			SEWER SYSTEM						
013973	V3 COMPANIES LTD	CG21021.24-1	0	2024 12	INV	P	150,000.00	120624V	164396	FLAGG CREEK OUTFALL
				ACCOUNT TOTAL			150,000.00			
				ORG 4402515 TOTAL			189,639.01			
FUND 515 SEWER FUND						TOTAL:	190,304.35			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4402525			SEWER MAINTENANCE/REHAB						
4402525 50331			DESIGN ENGINEERING						
001652 BURKE, CHRISTOPHER B	195095	0	2024 12	INV	P	6,536.25	120624V	164337	SPDL DRNG IMPROVEME
001652 BURKE, CHRISTOPHER B	195679	0	2024 12	INV	P	15,154.84	120624V	164337	SPDL DRNG IMPROVEME
						21,691.09			
				ACCOUNT TOTAL		21,691.09			
			ORG 4402525	TOTAL		21,691.09			
FUND 525 STORMWATER FUND				TOTAL:		21,691.09			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4202590			B/N MUNICIPAL SERVICES							
4202590	51900			EQUIP MNT AGREEMENTS						
012133	JOHNSON CONTROLS	40747351	0	2024 12	INV	P	83.85	120624V	164364	SECURITY ALARM MONI
				ACCOUNT TOTAL			83.85			
4202590	52000			HOUSEKEEPING MAINTENANCE						
014075	VEGA BUILDING MAINTE	101487	240018	2024 12	INV	P	450.00	120624V	164397	BUILDING JANITORIAL
				ACCOUNT TOTAL			450.00			
4202590	52300			LANDSCAPING/LAWN MAINTENANCE						
000848	AUTOMATIC RAIN INC	1021334	0	2024 12	INV	P	450.00	120624V	164329	WINTERIZE-V/H/TRAIN
001056	BEARY LANDSCAPE MANA	292893	0	2024 12	INV	P	439.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	295126	0	2024 12	INV	P	439.00	120624V	164331	MONTHLY LANDSCAPE M
001056	BEARY LANDSCAPE MANA	297758	0	2024 12	INV	P	439.00	120624V	164331	MONTHLY LANDSCAPE M
							1,317.00			
				ACCOUNT TOTAL			1,767.00			
4202590	53200			UTILITIES						
000273	AEP ENERGY INC	3009956706-2411	0	2024 12	INV	P	620.03	120624V	164321	COMED#1406750846 10
000273	AEP ENERGY INC	3010814284-2411	0	2024 12	INV	P	43.52	120624V	164321	COMED#8222640939 10
000273	AEP ENERGY INC	3010814295-2411	0	2024 12	INV	P	67.95	120624V	164321	COMED#5315494308 10
							731.50			
002371	COMMONWEALTH EDISON	1522841222-2411	0	2024 12	INV	P	122.91	120624V	164346	PROSPECT PEDX 10/16
				ACCOUNT TOTAL			854.41			
				ORG 4202590 TOTAL			3,155.26			
	FUND 590	BURLINGTON NORTHERN			TOTAL:		3,155.26			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
690			PAYROLL							
690 20611				DENTAL INSURANCE						
002864	DELTA DENTAL PLAN OF	1860406	0	2024 12	INV	P	5,076.44	120624V	164348	DENTAL INS 12/24
002864	DELTA DENTAL PLAN OF	1860408	0	2024 12	INV	P	305.76	120624V	164348	DENTAL INS 12/24
002864	DELTA DENTAL PLAN OF	1860409	0	2024 12	INV	P	39.06	120624V	164348	DENTAL INS 12/24
							5,421.26			
				ACCOUNT TOTAL			5,421.26			
690 20627				AFLAC SUPPLEMENTAL INS						
000275	AFLAC	287766	0	2024 12	INV	P	177.94	120624V	164322	Y0623 SUPPLEMENTAL
				ACCOUNT TOTAL			177.94			
				ORG 690 TOTAL			5,599.20			
FUND 690 PAYROLL				TOTAL:			5,599.20			

** END OF REPORT - Generated by Kriss Suarez **

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
1201100				ADMINISTRATION-MANAGER'S OFC						
1201100	45500			EMPLOYEE RECOGNITION						
006700	KIRSCHBAUMS BAKERY	12-06-24	0	2024 12	INV	P	33.36	121324V	164429	HOLIDAY PARTY-BAKER
016046	CHAVEZ, DAISY	11-27/12-4-24	0	2024 12	INV	P	38.00	121324V	164414	HOLIDAY PARTY DECOR
016046	CHAVEZ, DAISY	12-06-24	0	2024 12	INV	P	25.97	121324V	164414	HOLIDAY PARTY-ICE &
							63.97			
016293	NIETUPSKI, STEPHANIE	12-05-24	0	2024 12	INV	P	41.98	121324V	164437	HOLIDAY PARTY SPLS-
				ACCOUNT TOTAL			139.31			
1201100	50400			TRAINING/CONFERENCES						
006036	PNC BANK	X0666-102224	0	2024 12	INV	P	15.00	121324V	164439	REG-IAMMA SP EVENT
006036	PNC BANK	X0666-110524	0	2024 12	INV	P	65.00	121324V	164439	REG ICCMA PROF DEV
006036	PNC BANK	X9531-102124	0	2024 12	INV	P	600.00	121324V	164439	REG FOR MMC GALA-EB
							680.00			
				ACCOUNT TOTAL			680.00			
1201100	50700			EXP REIMBURSE/MTGS EXPENSE						
003848	DUPAGE MAYORS & MGRS	12279A	0	2024 12	INV	P	50.00	121324V	164419	2024 DMMC NOV CONF
006036	PNC BANK	X0666-102224A	0	2024 12	INV	P	70.00	121324V	164439	WSCCI-LEGLISLATIVE
006036	PNC BANK	X9531-102224	0	2024 12	CRM	P	-6.51	121324V	164439	TAX REFUND-PUMPKIN
							63.49			
				ACCOUNT TOTAL			113.49			
1201100	51800			PHYSICAL EXAMS						
011132	PREMIER OCCU HLTH MW	154572	0	2024 12	INV	P	160.00	121324V	164440	PREEMPLOYMENT-S. GA
				ACCOUNT TOTAL			160.00			
1201100	51850			WELLNESS PROGRAM						
016046	CHAVEZ, DAISY	12-09-24	0	2024 12	INV	P	67.64	121324V	164414	BIOMETRIC SCREENING
				ACCOUNT TOTAL			67.64			
1201100	55010			BOOKS/SUBSCRIP/PUBLICATIONS						
005819	SHAW MEDIA	2196367-112124	0	2024 12	INV	P	653.00	121324V	164442	PUBLIC NOTICE-TITA
005819	SHAW MEDIA	2207725-112124	0	2024 12	INV	P	154.22	121324V	164442	LEGAL NTC-BUDGET HE
							807.22			
				ACCOUNT TOTAL			807.22			
				ORG 1201100 TOTAL			1,967.66			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
1202100			LEGAL							
1202100 50220				VILLAGE PROSECUTOR						
001520	BRESCIA, THOMAS J	2024-12	240002	2024 12	INV	P	700.00	121324V	164411	ADJUDICATION SERVIC
002143	CHOMIAK, MICHAEL P	2024-11	240057	2024 12	INV	P	1,200.00	121324V	164415	PROFESSIONAL SERVIC
				ACCOUNT TOTAL			1,900.00			
				ORG 1202100 TOTAL			1,900.00			
1203100			MANAGEMENT SERVICES							
1203100 50400				TRAINING/CONFERENCES						
006036	PNC BANK	X0666-102324	0	2024 12	INV	P	202.04	121324V	164439	IPELRA CONF-EAGLE R
				ACCOUNT TOTAL			202.04			
1203100 51921				TELEPHONE SERVICE						
006322	INTERMEDIA.NET, INC	2412178923	0	2024 12	INV	P	2,632.85	121324V	164427	PHONE SVC
				ACCOUNT TOTAL			2,632.85			
1203100 55101				OFFICE SUPPLIES						
006036	PNC BANK	X9531-101824A	0	2024 12	INV	P	34.96	121324V	164439	ETHERNET CABLES-AMA
006036	PNC BANK	X9531-102424	0	2024 12	INV	P	125.99	121324V	164439	IPAD CASE-AMAZON
006036	PNC BANK	X9531-110124A	0	2024 12	INV	P	58.46	121324V	164439	PHONE CASE-AMAZON
006036	PNC BANK	X9531-110424	0	2024 12	INV	P	33.26	121324V	164439	PHONE CASE-AMAZON
006036	PNC BANK	X9531-110724	0	2024 12	INV	P	99.00	121324V	164439	HEADSET-AMAZON
							351.67			
				ACCOUNT TOTAL			351.67			
1203100 55123				SOFTWARE						
006036	PNC BANK	X9531-101924	0	2024 12	INV	P	1,338.75	121324V	164439	INVENTORY SOFTWARE-
006036	PNC BANK	X9531-111224	240264	2024 12	INV	P	2,456.37	121324V	164439	SYSTEM MONITORING S
							3,795.12			
012606	SOLARWINDS, INC	IN659685	0	2024 12	INV	P	302.00	121324V	164445	NETWORK BACKUP SOFT
				ACCOUNT TOTAL			4,097.12			
				ORG 1203100 TOTAL			7,283.68			
1204100			COMMUNICATIONS							
1204100 51922				INTERNET SERVICES/HOSTING						
000152	COMCAST	226386551	240019	2024 12	INV	P	1,255.00	121324V	164416	INTERNET
007450	LYONS TOWNSHIP HIGH	2024-12	240016	2024 12	INV	P	2,000.00	121324V	164432	INTERNET SERVICES
				ACCOUNT TOTAL			3,255.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ORG 1204100 TOTAL			3,255.00			
2101100			ADMINISTRATION-FINANCE							
2101100	52750			RECORDS MANAGEMENT						
009665	IRON MOUNTAIN INCORP	JYCT563	0	2024 12	INV	P	239.99	121324V	164428	OFFSITE STORAGE
				ACCOUNT TOTAL			239.99			
2101100	55103			ACCOUNTING SUPPLIES						
006036	PNC BANK	X9531-102124D	0	2024 12	INV	P	19.80	121324V	164439	CC RECEIPT ROLLS-AM
				ACCOUNT TOTAL			19.80			
				ORG 2101100 TOTAL			259.79			
3101100			ADMINISTRATION-LAW ENFORCEMENT							
3101100	50199			OTHER PROF TECH SERVICES						
008441	MUNICIPAL SYSTEMS LL	DT 2024-10-101	240041	2024 12	INV	P	1,500.00	121324V	164436	MOS MOVE JAN
				ACCOUNT TOTAL			1,500.00			
3101100	50400			TRAINING/CONFERENCES						
006036	PNC BANK	X9531-102124A	0	2024 12	INV	P	1,100.00	121324V	164439	CALEA CONF REG-GILH
006036	PNC BANK	X9531-102124E	0	2024 12	INV	P	120.00	121324V	164439	CALEA CONF FLIGHT-G
006036	PNC BANK	X9531-112124F	0	2024 12	INV	P	829.92	121324V	164439	CALEA CONF FLIGHT-G
							2,049.92			
				ACCOUNT TOTAL			2,049.92			
3101100	52750			RECORDS MANAGEMENT						
009665	IRON MOUNTAIN INCORP	JYCT563	0	2024 12	INV	P	71.68	121324V	164428	OFFSITE STORAGE
				ACCOUNT TOTAL			71.68			
3101100	55150			NON-CAPITAL EQUIPMENT						
006036	PNC BANK	X9531-101824	0	2024 12	INV	P	24.73	121324V	164439	ACCORDION FILE WALL
006036	PNC BANK	X9531-101924A	0	2024 12	INV	P	61.81	121324V	164439	SPLS-WIPES/CERTIFIC
006036	PNC BANK	X9531-102124B	0	2024 12	INV	P	32.79	121324V	164439	FILE FOLDERS-AMAZON
006036	PNC BANK	X9531-102624	0	2024 12	INV	P	248.09	121324V	164439	OFC/MED SPLS-AMAZON
006036	PNC BANK	X9531-111324	0	2024 12	INV	P	20.68	121324V	164439	HOOKS FOR SQUADS-AM
006036	PNC BANK	X9531-111724	0	2024 12	INV	P	89.10	121324V	164439	CPR MASKS-AMAZON
							477.20			
				ACCOUNT TOTAL			477.20			
3101100	59909			AMMUNITION						
006036	PNC BANK	X9531-103024	0	2024 12	INV	P	2,200.00	121324V	164439	FOUR RIFLES-PALMETT
				ACCOUNT TOTAL			2,200.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ORG 3101100 TOTAL			6,298.80			
4101100			MUNICIPAL SERVICES ADMIN							
4101100 50700				EXP REIMBURSE/MTGS EXPENSE						
006036	PNC BANK	X0666-102224B	0	2024 12	INV	P	35.00	121324V	164439	WSCCI-LEGISLATIVE M
				ACCOUNT TOTAL			35.00			
				ORG 4101100 TOTAL			35.00			
4102100			R-O-W MAINTENANCE							
4102100 55100				SUPPLIES						
007945	MENARDS	52689	0	2024 12	INV	P	157.45	121324V	164434	PW SPLS-TOOLS/BROOM
007945	MENARDS	53102	0	2024 12	INV	P	22.92	121324V	164434	MISC SPLS PW
							180.37			
				ACCOUNT TOTAL			180.37			
4102100 55155				LIGHT BULBS/PARTS						
004185	FORT DEARBORN ENT	194389	240290	2024 12	INV	P	707.00	121324V	164421	STREET LIGHT BULBS
007945	MENARDS	52704	0	2024 12	INV	P	4.99	121324V	164434	CLOCKS/EXTENSION RI
				ACCOUNT TOTAL			711.99			
				ORG 4102100 TOTAL			892.36			
4103100			VEHICLE/EQUIPMENT MAINTENANCE							
4103100 53410				GASOLINE						
008190	MOHR OIL COMPANY	444568	0	2024 12	INV	P	4,145.52	121324V	164435	DIESEL FUEL
008190	MOHR OIL COMPANY	444569	0	2024 12	INV	P	2,636.06	121324V	164435	ETHANOL
							6,781.58			
				ACCOUNT TOTAL			6,781.58			
4103100 55202				LAW ENFORCEMENT						
004110	FULLER'S SERVICE CEN	1071-1124	0	2024 12	INV	P	184.00	121324V	164422	11/24 CAR WASH
014794	WILLOWBROOK FORD INC	5171051	0	2024 12	INV	P	387.17	121324V	164451	WATER PUMP & GASKET
				ACCOUNT TOTAL			571.17			
4103100 55204				PUBLIC WORKS						
007335	TOOL STORE	5502	0	2024 12	INV	P	79.95	121324V	164447	PW FUEL LINE DISCON
011925	SANDI AUTO & TRUCK	40919	240281	2024 12	INV	P	30.00	121324V	164441	TRUCK #18 VACTOR RE
011925	SANDI AUTO & TRUCK	40919A	0	2024 12	INV	P	855.00	121324V	164441	TRUCK #18 VACTOR RE
011925	SANDI AUTO & TRUCK	40984	240281	2024 12	INV	P	5,030.00	121324V	164441	TRUCK #18 VACTOR RE

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							5,915.00			
012361	SHOREWOOD HOME & AUT	03-446327	0	2024 12	INV	P	963.00	121324V	164444	PW TIRE & WHEEL ASS
				ACCOUNT TOTAL			6,957.95			
4103100	55205			GENERAL						
011230	AIRGAS	5512425349	0	2024 12	INV	P	60.40	121324V	164408	CYLINDERS RENTAL LA
				ACCOUNT TOTAL			60.40			
				ORG 4103100 TOTAL			14,371.10			
4104100			PROPERTIES							
4104100	52010			INTERIOR MAINTENANCE						
000071	AFFORDABLE WINDOW &	12-7-24	0	2024 12	INV	P	285.00	121324V	164407	WINDOW/GUTTER CLNG-
				ACCOUNT TOTAL			285.00			
4104100	52230			FIRE HOUSE ARCH MTN						
000071	AFFORDABLE WINDOW &	12-7-24	0	2024 12	INV	P	275.00	121324V	164407	WINDOW/GUTTER CLNG-
				ACCOUNT TOTAL			275.00			
4104100	55301			VILLAGE HALL						
004540	GRAINGER	9320320030	0	2024 12	INV	P	157.24	121324V	164423	V/H FILTERS
007945	MENARDS	52704	0	2024 12	INV	P	-25.76	121324V	164434	CLOCKS/EXTENSION RI
				ACCOUNT TOTAL			131.48			
4104100	55302			FIRE BUILDING						
004540	GRAINGER	9325038546	0	2024 12	INV	P	696.28	121324V	164423	FD CALIBRATION GAS
007945	MENARDS	52704	0	2024 12	INV	P	20.37	121324V	164434	CLOCKS/EXTENSION RI
				ACCOUNT TOTAL			716.65			
4104100	55304			VILLAGE TOWER						
006036	PNC BANK	X9531-110124	0	2024 12	INV	P	19.99	121324V	164439	LIGHT FOR HWT-AMAZO
				ACCOUNT TOTAL			19.99			
				ORG 4104100 TOTAL			1,428.12			
4105100			FORESTRY							
4105100	50100			PROFESSIONAL SERVICES						
004566	GREAT LAKES URBAN FO	1178	0	2024 12	INV	P	1,520.00	121324V	164424	URBAN FORESTRY CONS
004566	GREAT LAKES URBAN FO	1287-4228ROSE	0	2024 12	INV	P	285.00	121324V	164424	4228 ROSE-AMERICAN
							1,805.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL			1,805.00			
4105100	55401			BLACK DIRT/SEED						
002474	CONSERV FS	6436888	0	2024 12	INV	P	249.00	121324V	164418	GREENSKEEPER MIX
				ACCOUNT TOTAL			249.00			
				ORG 4105100 TOTAL			2,054.00			
5103100			EMERGENCY MEDICAL SERVICES							
5103100	51650			PARAMEDIC COVERAGE						
009395	PARAMEDIC SERVICES O	8744	0	2024 12	INV	P	62,572.00	121324V	164438	PARAMEDIC CONTRACT
				ACCOUNT TOTAL			62,572.00			
				ORG 5103100 TOTAL			62,572.00			
FUND 100 GENERAL FUND					TOTAL:		102,317.51			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6601210				ADMINISTRATION-RECREATION						
6601210 50400				TRAINING/CONFERENCES						
016029	BRIEDIS, ALEKS	12-10-24	0	2024 12	INV	P	72.29	121324V	164412	RMB EXP-REC STAFF L
				ACCOUNT TOTAL			72.29			
6601210 50700				EXP REIMBURSE/MTGS EXPENSE						
001036	LIGEIKIS, RITA	2024-12	0	2024 12	INV	P	38.65	121324V	164431	RMB EXP-MILEAGE/SPL
				ACCOUNT TOTAL			38.65			
				ORG 6601210 TOTAL			110.94			
6602210				RECREATION SERVICES						
6602210 53734				SENIOR CENTER						
000152	COMCAST	0024258-2412	0	2024 12	INV	P	10.50	121324V	164417	8771-20-187-0024258
006036	PNC BANK	X9531-102824	0	2024 12	INV	P	21.00	121324V	164439	BOOK-SR CENTER-AMAZ
				ACCOUNT TOTAL			31.50			
6602210 53737				SPARTZ BASKETBALL						
014448	WEST SUB ATHLETIC	58	0	2024 12	INV	P	360.00	121324V	164449	BLZ/WLDCT FACILITY
				ACCOUNT TOTAL			360.00			
6602210 53740				CONTRACTED PROGRAMS						
004630	HERNANDEZ, EILEEN	12625	0	2024 12	INV	P	594.00	121324V	164426	ADORABLE CHRISTMAS
				ACCOUNT TOTAL			594.00			
6602210 55503				EARLY CHILDHOOD						
014400	WESTERN SPRINGS BUSI	12-6-24	0	2024 12	INV	P	200.00	121324V	164450	10 $20 WHIZBA BUCKS
				ACCOUNT TOTAL			200.00			
6602210 55505				ADULT SPORTS						
006036	PNC BANK	X9531-111824	0	2024 12	INV	P	939.97	121324V	164439	PB NETS/BALLS-AMAZO
				ACCOUNT TOTAL			939.97			
6602210 55507				SPECIAL EVENTS SUPPLIES						
001036	LIGEIKIS, RITA	2024-12	0	2024 12	INV	P	175.91	121324V	164431	RMB EXP-MILEAGE/SPL
006036	PNC BANK	X9531-111724A	0	2024 12	INV	P	34.01	121324V	164439	SPLS CANDY CANE COR
				ACCOUNT TOTAL			209.92			
				ORG 6602210 TOTAL			2,335.39			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6603210			BUILDING SERVICES							
6603210	52010			INTERIOR MAINTENANCE						
000071	AFFORDABLE WINDOW &	12-7-24	0	2024 12	INV	P	1,450.00	121324V	164407	WINDOW/GUTTER CLNG-
000475	ANDERSON PEST SOLUTI	70271034	0	2024 12	INV	P	66.00	121324V	164409	PEST CONTROL-REC
003204	MAR BUILDING SERVICE	1066	0	2024 12	INV	P	1,000.00	121324V	164433	CLEANING SERV-REC C
				ACCOUNT TOTAL			2,516.00			
6603210	55300			BUILDING SUPPLIES						
007945	MENARDS	52704	0	2024 12	INV	P	106.31	121324V	164434	CLOCKS/EXTENSION RI
				ACCOUNT TOTAL			106.31			
6603210	60015			BLDG & BLDG IMPROVEMENTS						
006036	PNC BANK	X9531-111224A	0	2024 12	INV	P	146.97	121324V	164439	PARTS FOR INTERCOM-
006036	PNC BANK	X9531-111424	0	2024 12	INV	P	536.00	121324V	164439	PARTS FOR INTERCOM-
							682.97			
				ACCOUNT TOTAL			682.97			
				ORG 6603210 TOTAL			3,305.28			
6605210			GRAND AVE COMMUNITY CENTER							
6605210	52010			INTERIOR MAINTENANCE						
003204	MAR BUILDING SERVICE	1066	0	2024 12	INV	P	1,152.00	121324V	164433	CLEANING SERV-REC C
				ACCOUNT TOTAL			1,152.00			
				ORG 6605210 TOTAL			1,152.00			
FUND 210 RECREATION FUND					TOTAL:		6,903.61			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
3101310			ADMINISTRATION-LAW ENFORCEMENT							
3101310 60030			VEHICLES							
003475	ENTERPRISE FM TRUST	FBN5197652-331	240004	2024 12	INV	P	1,211.20	121324V	164420	PD UNIT 331 DEPUTY
003475	ENTERPRISE FM TRUST	FBN5197652-331DMV	0	2024 12	INV	P	8.00	121324V	164420	DMV FEE #331
							1,219.20			
				ACCOUNT TOTAL			1,219.20			
				ORG 3101310 TOTAL			1,219.20			
3102310			PATROL SERVICES							
3102310 60020			MACHINERY & EQUIPMENT							
006036	PNC BANK	X9531-102124C	0	2024 12	INV	P	300.56	121324V	164439	TRAFFIC SAFETY CONE
				ACCOUNT TOTAL			300.56			
3102310 60030			VEHICLES							
003475	ENTERPRISE FM TRUST	FBN5197652-332	240005	2024 12	INV	P	1,858.62	121324V	164420	LEASE PD UNIT 332
003475	ENTERPRISE FM TRUST	FBN5197652-338	240238	2024 12	INV	P	958.84	121324V	164420	SQUAD 338 LEASE SEP
003475	ENTERPRISE FM TRUST	FBN5197652-339	240006	2024 12	INV	P	1,935.30	121324V	164420	LEASE PD UNIT 339
							4,752.76			
				ACCOUNT TOTAL			4,752.76			
				ORG 3102310 TOTAL			5,053.32			
4103310			VEHICLE/EQUIPMENT MAINTENANCE							
4103310 60030			VEHICLES							
003475	ENTERPRISE FM TRUST	FBN5197652-001	240126	2024 12	INV	P	266.61	121324V	164420	ENTERPRISE LEASE 20
003475	ENTERPRISE FM TRUST	FBN5197652-004	240008	2024 12	INV	P	355.94	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-008	240009	2024 12	INV	P	490.70	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-013	240125	2024 12	INV	P	2,274.64	121324V	164420	2024 PETERBILT TRUC
003475	ENTERPRISE FM TRUST	FBN5197652-016	240127	2024 12	INV	P	267.29	121324V	164420	ENTERPRISE LEASE PW
003475	ENTERPRISE FM TRUST	FBN5197652-030	240007	2024 12	INV	P	358.83	121324V	164420	ENTERPRISE LEASE PW
003475	ENTERPRISE FM TRUST	FBN5197652-1205FIN	0	2024 12	INV	P	365.60	121324V	164420	595486-FINANCE CHGS
							4,379.61			
				ACCOUNT TOTAL			4,379.61			
				ORG 4103310 TOTAL			4,379.61			
5102310			FIRE SUPPRESSION							
5102310 60030			VEHICLES							
003475	ENTERPRISE FM TRUST	FBN5197652-1702	240010	2024 12	INV	P	1,243.18	121324V	164420	LEASE VEHICLE FD 1
				ACCOUNT TOTAL			1,243.18			
				ORG 5102310 TOTAL			1,243.18			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
FUND 310 CAPITAL IMPROVEMENT					TOTAL:	11,895.31		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4102370			R-O-W MAINTENANCE						
4102370 50331			DESIGN ENGINEERING						
001652 BURKE, CHRISTOPHER B	197125	0	2024 12	INV	P	2,290.00	121324V	164413	2025 ROADWAY RESURF
			ACCOUNT TOTAL			2,290.00			
			ORG 4102370 TOTAL			2,290.00			
FUND 370 MOTOR FUEL TAX FUND			TOTAL:			2,290.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
5201390			TIF DISTRICT						
5201390 50331			DESIGN ENGINEERING						
001030 BAXTER & WOODMAN INC	0265861	0	2024 12	INV	P	3,486.25	121324V	164410	BURLTN STREETSCAPE
			ACCOUNT TOTAL			3,486.25			
			ORG 5201390 TOTAL			3,486.25			
FUND 390 TIF DISTRICT - SOUTH				TOTAL:		3,486.25			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4301510			ADMINISTRATION-WATER							
4301510 50600				ADVERTISING/PUBLICATIONS						
005819	SHAW MEDIA	2207728-112124	0	2024 12	INV	P	815.18	121324V	164442	LEGAL NTC-INTENT TO
005819	SHAW MEDIA	2207951-112124	0	2024 12	INV	P	97.10	121324V	164442	PUBLIC NTC-ORD 24-3
							912.28			
				ACCOUNT TOTAL			912.28			
				ORG 4301510 TOTAL			912.28			
4302510			WATER PRODUCTION							
4302510 55157				LABORATORY						
004680	HACH COMPANY	14276347	240038	2024 12	INV	P	1,588.85	121324V	164425	LABORATORY SUPPLIES
				ACCOUNT TOTAL			1,588.85			
				ORG 4302510 TOTAL			1,588.85			
4303510			WATER DISTRIBUTION							
4303510 55250				WATER/SEWER REP PARTS/SUPPLIES						
009997	ZIEBELL WATER SERVIC	267930-000	0	2024 12	INV	P	318.00	121324V	164452	VALVE BOX TOOL
				ACCOUNT TOTAL			318.00			
4303510 62030				VEHICLES, EQUIP & FURNITURE						
003475	ENTERPRISE FM TRUST	FBN5197652-001	240126	2024 12	INV	P	266.61	121324V	164420	ENTERPRISE LEASE 20
003475	ENTERPRISE FM TRUST	FBN5197652-004	240008	2024 12	INV	P	355.94	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-008	240009	2024 12	INV	P	490.70	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-013	240125	2024 12	INV	P	2,274.64	121324V	164420	2024 PETERBILT TRUC
003475	ENTERPRISE FM TRUST	FBN5197652-016	240127	2024 12	INV	P	267.29	121324V	164420	ENTERPRISE LEASE PW
003475	ENTERPRISE FM TRUST	FBN5197652-030	240007	2024 12	INV	P	358.83	121324V	164420	ENTERPRISE LEASE PW
							4,014.01			
				ACCOUNT TOTAL			4,014.01			
				ORG 4303510 TOTAL			4,332.01			
4304510			WATER METER READING							
4304510 50100				PROFESSIONAL SERVICES						
013381	THIRD MILLENNIUM	32205	0	2024 12	INV	P	1,103.93	121324V	164446	UTILITY BILLING 11.
013381	THIRD MILLENNIUM	32214	0	2024 12	INV	P	574.67	121324V	164446	GREENPAY FEES 11/24
							1,678.60			
				ACCOUNT TOTAL			1,678.60			
				ORG 4304510 TOTAL			1,678.60			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
FUND 510 WATER FUND					TOTAL:	8,511.74		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4401515			ADMINISTRATION-SEWER							
4401515	62030		VEHICLES, EQUIP & FURNITURE							
003475	ENTERPRISE FM TRUST	FBN5197652-001	240126	2024 12	INV	P	266.61	121324V	164420	ENTERPRISE LEASE 20
003475	ENTERPRISE FM TRUST	FBN5197652-004	240008	2024 12	INV	P	355.94	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-008	240009	2024 12	INV	P	490.70	121324V	164420	PW ENTERPRISE LEASE
003475	ENTERPRISE FM TRUST	FBN5197652-013	240125	2024 12	INV	P	.01	121324V	164420	2024 PETERBILT TRUC
003475	ENTERPRISE FM TRUST	FBN5197652-016	240127	2024 12	INV	P	267.24	121324V	164420	ENTERPRISE LEASE PW
003475	ENTERPRISE FM TRUST	FBN5197652-030	240007	2024 12	INV	P	358.78	121324V	164420	ENTERPRISE LEASE PW
							1,739.28			
				ACCOUNT TOTAL			1,739.28			
				ORG 4401515 TOTAL			1,739.28			
4402515			SEWER MAINTENANCE/REHAB							
4402515	50336		ENGINEERING STUDIES							
001030	BAXTER & WOODMAN INC	0265847	0	2024 12	INV	P	462.50	121324V	164410	NPDES CSO REPORTING
				ACCOUNT TOTAL			462.50			
4402515	62025		SEWER SYSTEM							
015307	SHAW, ANNE	3955WESTERN-OSS	0	2024 12	INV	P	2,700.00	121324V	164443	3955 WESTERN-OSS CO
				ACCOUNT TOTAL			2,700.00			
				ORG 4402515 TOTAL			3,162.50			
FUND 515 SEWER FUND					TOTAL:		4,901.78			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4402525			SEWER MAINTENANCE/REHAB						
4402525 50331			DESIGN ENGINEERING						
001652 BURKE, CHRISTOPHER B	197124	0	2024 12	INV	P	1,825.00	121324V	164413	SPDL DRNG IMPROVEME
			ACCOUNT TOTAL			1,825.00			
			ORG 4402525 TOTAL			1,825.00			
FUND 525 STORMWATER FUND			TOTAL:			1,825.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4202590			B/N MUNICIPAL SERVICES						
4202590 52000			HOUSEKEEPING MAINTENANCE						
000071 AFFORDABLE WINDOW &	12-7-24	0	2024 12	INV	P	325.00	121324V	164407	WINDOW/GUTTER CLNG-
			ACCOUNT TOTAL			325.00			
4202590 53200			UTILITIES						
014160 VILLAGE OF WESTERN S	1517091400-2410	0	2024 12	INV	P	66.00	121324V	164448	BN WATER 8/15-10/15
			ACCOUNT TOTAL			66.00			
			ORG 4202590 TOTAL			391.00			
FUND 590 BURLINGTON NORTHERN			TOTAL:			391.00			

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INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
1101100				BOARD OF TRUSTEES						
1101100 55100				SUPPLIES						
003730	FIFTH THIRD BANK	X1288-110424	0	2024 12	DIR	P	138.11	121924W	262	INFRASTRUCTURE EDUC
				ACCOUNT TOTAL			138.11			
				ORG 1101100 TOTAL			138.11			
1201100				ADMINISTRATION-MANAGER'S OFC						
1201100 50400				TRAINING/CONFERENCES						
003730	FIFTH THIRD BANK	X1288-111524	0	2024 12	DIR	P	5.00	121924W	263	WR PAPER/LIGHTS-HOL
003730	FIFTH THIRD BANK	X1288-112224	0	2024 12	DIR	P	35.00	121924W	264	IAMMA/METRO LUNCH-C
003730	FIFTH THIRD BANK	X1288-112924	0	2024 12	DIR	P	255.00	121924W	265	2025 IL FINC FORECA
							295.00			
				ACCOUNT TOTAL			295.00			
				ORG 1201100 TOTAL			295.00			
2101100				ADMINISTRATION-FINANCE						
2101100 50400				TRAINING/CONFERENCES						
003730	FIFTH THIRD BANK	X1288-112924A	0	2024 12	DIR	P	85.00	121924W	266	2025 IL FINC FORECA
				ACCOUNT TOTAL			85.00			
2101100 52715				CREDIT CARD FEES						
003730	FIFTH THIRD BANK	11/01-11/29/24	0	2024 12	DIR	P	1.60	121924W	278	COMBINED PURCHASE F
				ACCOUNT TOTAL			1.60			
				ORG 2101100 TOTAL			86.60			
3101100				ADMINISTRATION-LAW ENFORCEMENT						
3101100 50400				TRAINING/CONFERENCES						
003730	FIFTH THIRD BANK	X4875-111424	0	2024 12	DIR	P	82.80	121924W	271	GIHOOLEY/FREEMAN ME
003730	FIFTH THIRD BANK	X4875-111524	0	2024 12	DIR	P	40.33	121924W	272	GILHOOLEY/FREEMAN M
003730	FIFTH THIRD BANK	X4875-111824	0	2024 12	DIR	P	33.65	121924W	273	GILHOOLEY/FREEMAN M
003730	FIFTH THIRD BANK	X4875-111824A	0	2024 12	DIR	P	41.18	121924W	274	GIHOOLEY/FREEMAN ME
003730	FIFTH THIRD BANK	X4875-111824B	0	2024 12	DIR	P	56.00	121924W	275	GIHOOLEY/FREEMAN TR
003730	FIFTH THIRD BANK	X4875-111924	0	2024 12	DIR	P	1,140.60	121924W	276	GIHOOLEY LODGE-HYAT
003730	FIFTH THIRD BANK	X4875-111924A	0	2024 12	DIR	P	1,140.60	121924W	277	FREEMAN LODGE-HYATT
							2,535.16			
				ACCOUNT TOTAL			2,535.16			
				ORG 3101100 TOTAL			2,535.16			
5101100				AMIN-FIRE & EMERGENCY MEDICAL						
5101100 50500				MEMBERSHIPS/ASSOCIATIONS						
003730	FIFTH THIRD BANK	X2429-111824	0	2024 12	DIR	P	255.83	121924W	261	INTL ASSOC OF FIRE

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
					ACCOUNT TOTAL		255.83			
					ORG 5101100 TOTAL		255.83			
5201100				COMMUNITY DEVELOPMENT						
5201100	50400				TRAINING/CONFERENCES					
003730	FIFTH THIRD BANK	X1288-112924A	0	2024 12	DIR	P	85.00	121924W	266	2025 IL FINC FORECA
003730	FIFTH THIRD BANK	X3486-110724	0	2024 12	DIR	P	165.00	121924W	267	WEBINAR-DE-ESCALATI
							250.00			
					ACCOUNT TOTAL		250.00			
5201100	50500				MEMBERSHIPS/ASSOCIATIONS					
003730	FIFTH THIRD BANK	X3486-110824	0	2024 12	DIR	P	433.00	121924W	268	2025 APA MEMBERSHIP
003730	FIFTH THIRD BANK	X3486-112624	0	2024 12	DIR	P	796.00	121924W	269	2025 APA MEMBERHIP-
							1,229.00			
					ACCOUNT TOTAL		1,229.00			
					ORG 5201100 TOTAL		1,479.00			
	FUND 100 GENERAL FUND				TOTAL:		4,789.70			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6601210				ADMINISTRATION-RECREATION						
6601210	50400			TRAINING/CONFERENCES						
003730	FIFTH THIRD BANK	X9095-111324	0	2024 12	DIR	P	95.73	121924W	270	REC STAFF MONTHLY M
				ACCOUNT TOTAL			95.73			
				ORG 6601210 TOTAL			95.73			
FUND 210	RECREATION FUND			TOTAL:			95.73			

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INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
100				GENERAL FUND						
100	20215			SITE MANAGEMENT BONDS						
005819	SHAW MEDIA	2206391-111424	0	2024 12	INV	P	341.90	122024V	164540	HEARING NOTICE-917
				ACCOUNT TOTAL			341.90			
100	20440			5600 WOLF ROAD						
002135	CHIMNIAK COURT REPOR	14627RC	0	2024 12	INV	P	990.50	122024V	164500	COURT REPORTER-5600
006366	HITCHCOCK DESIGN, IN	33584	0	2024 12	INV	P	230.00	122024V	164518	LANDSCAPE DSG-5600
006366	HITCHCOCK DESIGN, IN	34007	0	2024 12	INV	P	575.00	122024V	164518	LANDSCAPE DSG-5600
							805.00			
				ACCOUNT TOTAL			1,795.50			
100	20621			WASTE STICKERS						
007021	LAKESHORE RECYCLING	064830-2411-REISSUE	0	2024 12	INV	P	262.86	122024V	164526	78 WASTE STICKERS @
				ACCOUNT TOTAL			262.86			
100	35101			COURT FINES-PARKING-OTHER ORD						
035101	TICKET REFUND	P011602	0	2024 12	INV	P	35.00	122024V	164551	REFUND OVERPAYMT TI
035101	TICKET REFUND	P012806	0	2024 12	INV	P	35.00	122024V	164550	REFUND OVERPAYMT TI
							70.00			
				ACCOUNT TOTAL			70.00			
				ORG 100 TOTAL			2,470.26			
1201100				ADMINISTRATION-MANAGER'S OFC						
1201100	50199			OTHER PROF TECH SERVICES						
007923	MEDEMA, JENNIFER L	00008	0	2024 12	INV	P	200.00	122024V	164528	T-SHIRT DESIGN WORK
				ACCOUNT TOTAL			200.00			
				ORG 1201100 TOTAL			200.00			
1202100				LEGAL						
1202100	50230			LITIGATION						
013411	THOMPSON COURT REP	33438	0	2024 12	INV	P	1,430.50	122024V	164549	TRANSCRIPT P. HEJHA
				ACCOUNT TOTAL			1,430.50			
				ORG 1202100 TOTAL			1,430.50			
1203100				MANAGEMENT SERVICES						
1203100	50199			OTHER PROF TECH SERVICES						
001773	WHITFORD, DANIEL A	2412	0	2024 12	INV	P	200.00	122024V	164559	BOT MTG TAPING 12/0
				ACCOUNT TOTAL			200.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
1203100	51900						EQUIP MNT AGREEMENTS			
014385	WELLS FARGO VENDOR F	5032416076	240027	2024 12	INV	P	2,847.71	122024V	164557	KYOCERA COPIER PRIN
							ACCOUNT TOTAL 2,847.71			
1203100	55102						DATA PROCESSING SUPPLIES			
012667	SOUTHRN COMPUTER WRH	INV00827506	0	2024 12	INV	P	302.55	122024V	164542	SMALL NETWORK SWITC
							ACCOUNT TOTAL 302.55			
							ORG 1203100 TOTAL 3,350.26			
1204100			COMMUNICATIONS							
1204100	51922						INTERNET SERVICES/HOSTING			
000152	COMCAST	0005794-2412	240019	2024 12	INV	P	14.70	122024V	164501	8771-20-187-0005794
							ACCOUNT TOTAL 14.70			
1204100	55101						OFFICE SUPPLIES			
005136	GARVEY'S OFFICE PROD	OE-76590-1	240013	2024 12	INV	P	258.37	122024V	164512	OFFICE SUPPLIES
005136	GARVEY'S OFFICE PROD	OE-76590-2	240013	2024 12	INV	P	104.99	122024V	164512	OFFICE SUPPLIES
005136	GARVEY'S OFFICE PROD	OE-76593-1	240013	2024 12	INV	P	112.89	122024V	164512	OFFICE SUPPLIES
005136	GARVEY'S OFFICE PROD	WO-586510-2	240013	2024 12	INV	P	4.19	122024V	164512	OFFICE SUPPLIES
005136	GARVEY'S OFFICE PROD	WO-591906-1	240013	2024 12	INV	P	87.98	122024V	164512	OFFICE SUPPLIES
							568.42			
							ACCOUNT TOTAL 568.42			
							ORG 1204100 TOTAL 583.12			
3101100			ADMINISTRATION-LAW ENFORCEMENT							
3101100	45450						UNIFORM ALLOWANCE			
000658	ARTISTIC ENGRAVING	24022	240283	2024 12	INV	P	42.75	122024V	164490	CHURCH SGT NAMEPLAT
002923	DICIANNI III, PETE	20300	240288	2024 12	INV	P	125.79	122024V	164506	BUSINESS CARDS MERE
003244	EAGLE UNIFORM COMPAN	18695-3	240289	2024 12	INV	P	268.80	122024V	164508	KALICKI UNIFORM ALL
009250	O'HERRON, RAY CO INC	2376826	240294	2024 12	INV	P	200.84	122024V	164531	WILSON UNIFORM ALLO
009250	O'HERRON, RAY CO INC	2376941	240295	2024 12	INV	P	164.49	122024V	164531	KALICKI UNIFORM ALL
009250	O'HERRON, RAY CO INC	2377438	240297	2024 12	INV	P	391.34	122024V	164531	JANKIST UNIFORM ALL
009250	O'HERRON, RAY CO INC	2377442	240296	2024 12	INV	P	26.99	122024V	164531	FICKE UNIFORM ALLOW
009250	O'HERRON, RAY CO INC	2377622	240298	2024 12	INV	P	134.08	122024V	164531	NOONAN UNIFORM ALLO
009250	O'HERRON, RAY CO INC	2378254	240299	2024 12	INV	P	61.29	122024V	164531	NOONAN UNIFORM ALLO
009250	O'HERRON, RAY CO INC	2378712	240300	2024 12	INV	P	40.50	122024V	164531	HOSTETLER NAMEBARS
009250	O'HERRON, RAY CO INC	2380924	240303	2024 12	INV	P	127.92	122024V	164531	MCCLINTOCK UNIFORM
009250	O'HERRON, RAY CO INC	2381055	240304	2024 12	INV	P	119.88	122024V	164531	NABER UNIFORM ALLOW
							1,267.33			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
016234	LAFIN, KENNETH	12-09-24	0	2024 12	INV	P	167.06	122024V	164525	UNIFORM ALLOWANCE
				ACCOUNT TOTAL			1,871.73			
3101100 50100				PROFESSIONAL SERVICES						
009405	PAVLU, DANA	1052	0	2024 12	INV	P	150.00	122024V	164534	12/05/24 OUTREACH
				ACCOUNT TOTAL			150.00			
3101100 50199				OTHER PROF TECH SERVICES						
008441	MUNICIPAL SYSTEMS LL	DT 2024-11-103	240041	2024 12	INV	P	1,500.00	122024V	164530	MOS MOVE
				ACCOUNT TOTAL			1,500.00			
3101100 50400				TRAINING/CONFERENCES						
001662	BRUCAL, OMAR	11/5-11/7/24	0	2024 12	INV	P	1,000.00	122024V	164498	2024 USE OF FORCE T
				ACCOUNT TOTAL			1,000.00			
3101100 55040				PUBLIC EDUCATION						
009405	PAVLU, DANA	1052	0	2024 12	INV	P	525.00	122024V	164534	12/05/24 OUTREACH
				ACCOUNT TOTAL			525.00			
3101100 55106				SPECIAL FORMS						
004214	GEM BUSINESS FORMS I	60242	240291	2024 12	INV	P	2,258.00	122024V	164513	VIOLATION NOTICES.E
				ACCOUNT TOTAL			2,258.00			
3101100 55150				NON-CAPITAL EQUIPMENT						
005795	CAR REFLECTIONS	24-237	240293	2024 12	INV	P	375.00	122024V	164499	REMOVE POLICE LETTE
				ACCOUNT TOTAL			375.00			
3101100 59909				AMMUNITION						
009250	O'HERRON, RAY CO INC	2377024	240301	2024 12	INV	P	1,309.47	122024V	164531	RIFLE OPTICS
009250	O'HERRON, RAY CO INC	2379278	240302	2024 12	INV	P	1,164.00	122024V	164531	AMMUNITION
							2,473.47			
				ACCOUNT TOTAL			2,473.47			
3101100 59910				PRISONER MEALS/OTHER EXP						
005375	HULL, ARTHUR J	12-12-24	0	2024 12	INV	P	11.42	122024V	164520	RMB EXP-PRISONER ME
				ACCOUNT TOTAL			11.42			
3101100 59916				C.A.L.E.A.						
002365	COMMISSION ON ACCRED	INV44945	240285	2024 12	INV	P	3,545.05	122024V	164502	CALEA ANNUAL FEE
				ACCOUNT TOTAL			3,545.05			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
				ORG 3101100 TOTAL			13,709.67			
3105100			COMMUNICATION/INFO MGMT							
3105100 51900				EQUIP MNT AGREEMENTS						
000057	911 TECH INC	1665	240282	2024 12	INV	P	1,417.50	122024V	164488	COPFTO ANNUAL SUBSC
002619	COUNTY OF COOK, ILLI	01/01/23-12/31/24	240286	2024 12	INV	P	1,093.40	122024V	164504	BIENNIAL DATA LINE
				ACCOUNT TOTAL			2,510.90			
				ORG 3105100 TOTAL			2,510.90			
4101100			MUNICIPAL SERVICES ADMIN							
4101100 50700				EXP REIMBURSE/MTGS EXPENSE						
009379	PAUL'S PIZZA	246-120524	0	2024 12	INV	P	117.25	122024V	164533	HOLIDAY DECORATING
016024	BREAKEY, CHRIS	12-10-24	0	2024 12	INV	P	36.00	122024V	164496	RMB EXP-MEAL ENG-HO
				ACCOUNT TOTAL			153.25			
				ORG 4101100 TOTAL			153.25			
4102100			R-O-W MAINTENANCE							
4102100 53070				TRAFFIC SIGNAL MAINTENANCE						
013618	STATE TREASURER	66141	0	2024 12	INV	P	385.92	122024V	164545	TRAFFIC SGNL MAINT
				ACCOUNT TOTAL			385.92			
4102100 53640				EQUIPMENT RENTAL						
011781	RP RENTS LLC	476575-2	0	2024 12	INV	P	3,800.00	122024V	164537	RENTAL-BOOM LIFT HO
				ACCOUNT TOTAL			3,800.00			
4102100 55100				SUPPLIES						
007945	MENARDS	53218	0	2024 12	INV	P	184.87	122024V	164529	PW SPLS
007945	MENARDS	53532	0	2024 12	INV	P	95.85	122024V	164529	PW SPLS-TOTES/SUGAR
							280.72			
				ACCOUNT TOTAL			280.72			
4102100 55114				PAINT						
007945	MENARDS	53765	0	2024 12	INV	P	19.67	122024V	164529	V/H PAINT
				ACCOUNT TOTAL			19.67			
4102100 55153				SAFETY EQUIPMENT						
005940	GLEITSMAN, NICHOLAS	2024-BOOTS	0	2024 12	INV	P	150.00	122024V	164514	RMB EXP-SAFETY BOOT
				ACCOUNT TOTAL			150.00			
4102100 55155				LIGHT BULBS/PARTS						

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
005013	TWIN SUPPLIES LTD	15298Q	240253	2024 12	INV	P	9,865.00	122024V	164553	COM ED ENERGY EFFIC
005196	HOME DEPOT	3040065	0	2024 12	INV	P	229.96	122024V	164519	PW CONDUIT/TAPE/SCR
				ACCOUNT TOTAL			10,094.96			
				ORG 4102100 TOTAL			14,731.27			
4103100			VEHICLE/EQUIPMENT MAINTENANCE							
4103100	55202			LAW ENFORCEMENT						
005393	O'REILLY AUTO PARTS	4342-232710	0	2024 12	INV	P	240.30	122024V	164532	SPARK PLUG IGN COIL
005393	O'REILLY AUTO PARTS	4342-233265	0	2024 12	INV	P	338.82	122024V	164532	PD ALTERNATOR #335
005393	O'REILLY AUTO PARTS	4342-233793	0	2024 12	INV	P	40.56	122024V	164532	PD OIL FILTERS
							619.68			
				ACCOUNT TOTAL			619.68			
4103100	55203			FIRE/EMGY MEDICAL SERVICES						
005393	O'REILLY AUTO PARTS	4342-234034	0	2024 12	INV	P	31.00	122024V	164532	FD OIL FILTER
				ACCOUNT TOTAL			31.00			
4103100	55204			PUBLIC WORKS						
004185	FORT DEARBORN ENT	194697	0	2024 12	INV	P	1,165.76	122024V	164511	PW ALL PLOWS & TRUC
006138	RUSH TRUCK CENTERS O	3039522737	0	2024 12	INV	P	28.90	122024V	164538	VACTOR #20-GASKET C
				ACCOUNT TOTAL			1,194.66			
				ORG 4103100 TOTAL			1,845.34			
4104100			PROPERTIES							
4104100	55301			VILLAGE HALL						
002524	INTERIOR TROPICAL	95759	0	2024 12	INV	P	160.00	122024V	164521	PLANT MAINT/RENTAL
				ACCOUNT TOTAL			160.00			
				ORG 4104100 TOTAL			160.00			
4105100			FORESTRY							
4105100	55151			TOOLS						
011882	RUSSO POWER EQUIPMEN	SPI20884033	0	2024 12	INV	P	135.96	122024V	164539	FORESTRY CHAIN LOOP
				ACCOUNT TOTAL			135.96			
				ORG 4105100 TOTAL			135.96			
5101100			AMIN-FIRE & EMERGENCY MEDICAL							
5101100	45400			UNIFORMS PURCHASED						
000291	AIR ONE EQUIPMENT IN	214638	0	2024 12	INV	P	86.00	122024V	164489	LT HELMET SHIELD &
000291	AIR ONE EQUIPMENT IN	214969	0	2024 12	INV	P	551.00	122024V	164489	STRUCTURAL FF BOOTS

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
							637.00			
000336	SPECIAL T UNLIMITED	49502	0	2024 12	INV	P	312.00	122024V	164544	UNIFORM WINTER CLOT
				ACCOUNT TOTAL			949.00			
				ORG 5101100 TOTAL			949.00			
5103100			EMERGENCY MEDICAL SERVICES							
5103100 52820				RECHARGING 02						
003017	US GAS	461040	0	2024 12	INV	P	82.00	122024V	164554	CYLINDER RENTAL 11.
				ACCOUNT TOTAL			82.00			
5103100 55112				MEDICAL						
000010	EMS MGMT & CONSUL	EMS-010925	0	2024 12	INV	P	896.63	122024V	164509	AMBULANCE BILLING 1
				ACCOUNT TOTAL			896.63			
				ORG 5103100 TOTAL			978.63			
5201100			COMMUNITY DEVELOPMENT							
5201100 50100				PROFESSIONAL SERVICES						
004272	TESKA ASSOCIATES INC	14788REV	0	2024 12	INV	P	7,357.10	122024V	164548	DOWNTOWN MARKET STU
				ACCOUNT TOTAL			7,357.10			
5201100 50105				PLAN REVIEW FEES						
002770	FIRE SAFETY CONSULTA	2021-2016AB	0	2024 12	INV	P	200.00	122024V	164510	PLAN REVIEW-5901 JU
002770	FIRE SAFETY CONSULTA	24-8542	0	2024 12	INV	P	550.00	122024V	164510	PLAN REVIEW-6214 FL
002770	FIRE SAFETY CONSULTA	24-8543	0	2024 12	INV	P	540.00	122024V	164510	PLAN REVIEW-6212 FL
002770	FIRE SAFETY CONSULTA	24-8544	0	2024 12	INV	P	540.00	122024V	164510	PLAN REVIEW-6210 FL
002770	FIRE SAFETY CONSULTA	24-8545	0	2024 12	INV	P	550.00	122024V	164510	PLAN REVIEW-6208 FL
002770	FIRE SAFETY CONSULTA	24-8556	0	2024 12	INV	P	495.00	122024V	164510	PLAN REVIEW-1028 HI
002770	FIRE SAFETY CONSULTA	24-8615	0	2024 12	INV	P	1,030.00	122024V	164510	PLAN REVIEW-4700 GI
							3,905.00			
				ACCOUNT TOTAL			3,905.00			
				ORG 5201100 TOTAL			11,262.10			
FUND 100 GENERAL FUND				TOTAL:			54,470.26			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
6601210				ADMINISTRATION-RECREATION						
6601210 50400				TRAINING/CONFERENCES						
016029	BRIEDIS, ALEKS	12-17-24	0	2024 12	INV	P	147.55	122024V	164497	RMB EXP-HOLIDAY STA
				ACCOUNT TOTAL			147.55			
				ORG 6601210 TOTAL			147.55			
6602210				RECREATION SERVICES						
6602210 53737				SPARTZ BASKETBALL						
005701	SHERLOCK, SUSAN	2024-5BLZ	0	2024 12	INV	P	1,243.00	122024V	164541	RMB EXP-5BLZ TOURNA
009389	BEST OFFICIALS	2024-11TRVL	0	2024 12	INV	P	4,360.00	122024V	164492	BBALL REFS-TRAVEL L
012757	SPARTZ, CHRISTOPHER	20402	0	2024 12	INV	P	15,442.50	122024V	164543	CLINICS/PRAC/WRKOUT
015668	KNUCKEY, JASON	2024-4BLZ	0	2024 12	INV	P	621.54	122024V	164524	RMB EXP-TRNMNTS/DIN
				ACCOUNT TOTAL			21,667.04			
6602210 53740				CONTRACTED PROGRAMS						
001193	DIMAGGIO, LISA	12-09-24	0	2024 12	INV	P	325.00	122024V	164507	PRGM FEE-PARENT/CHI
005012	KAFKES, STACY	68	0	2024 12	INV	P	480.00	122024V	164522	PILATES CLASS 9/9-1
				ACCOUNT TOTAL			805.00			
6602210 55503				EARLY CHILDHOOD						
016250	McENTEE, MEGHANN	2024-11/12	0	2024 12	INV	P	432.08	122024V	164527	RMB EXP-EC SPLS
016347	PORZEL, JENNIFER	10/21-11/05/24	0	2024 12	INV	P	31.44	122024V	164535	RMB EXP-EC PROGRAM
				ACCOUNT TOTAL			463.52			
				ORG 6602210 TOTAL			22,935.56			
FUND 210 RECREATION FUND						TOTAL:	23,083.11			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
1203310			MANAGEMENT SERVICES							
1203310	60035			OFC FURNITURE & EQUIPMENT						
004656	DELL MARKETING LP	10788069994	240292	2024 12	INV	P	7,339.02	122024V	164505	DELL MASTER AGREEME
012667	SOUTHRN COMPUTER WRH	INV00827089	0	2024 12	INV	P	757.89	122024V	164542	IPAD-TYRRELL/BR
				ACCOUNT TOTAL			8,096.91			
				ORG 1203310 TOTAL			8,096.91			
3101310			ADMINISTRATION-LAW ENFORCEMENT							
3101310	60035			OFC FURNITURE & EQUIPMENT						
013041	STREICHER'S	I1732065	240305	2024 12	INV	P	320.00	122024V	164546	NIPAS JACKETS
				ACCOUNT TOTAL			320.00			
				ORG 3101310 TOTAL			320.00			
3103310			CRIMINAL INVESTIGATION							
3103310	60020			MACHINERY & EQUIPMENT						
014130	VILLAGE TRUE VALUE H	263125	0	2024 12	INV	P	31.98	122024V	164555	EVIDENCE TAPE MEASU
				ACCOUNT TOTAL			31.98			
				ORG 3103310 TOTAL			31.98			
FUND 310 CAPITAL IMPROVEMENT					TOTAL:		8,448.89			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4501360			CENTRAL BUSINESS DISTRICT						
4501360 50199			OTHER PROF TECH SERVICES						
005656 PRIORITY PRINT	20241997	0	2024 12	INV	P	419.65	122024V	164536	COMMUTER PKG PERMIT
005656 PRIORITY PRINT	20241998	0	2024 12	INV	P	41.65	122024V	164536	COMMUTER PKG PERMIT
						461.30			
				ACCOUNT TOTAL		461.30			
				ORG 4501360 TOTAL		461.30			
FUND 360 CENTRAL BUSINESS DISTRICT				TOTAL:		461.30			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4102375		ROADWAY CONSTRUCTION							
4102375 50331			DESIGN ENGINEERING						
001030 BAXTER & WOODMAN INC	0265857	0	2024 12	INV	P	555.00	122024V	164491	HAMPTON AVE STP DES
			ACCOUNT TOTAL			555.00			
			ORG 4102375 TOTAL			555.00			
FUND 375 ROADWAY CONSTRUCTION				TOTAL:		555.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
5201390			TIF DISTRICT							
5201390	59990			DEVELOPERS REIMBURSEMENT						
006248	HAWTHORNE 45, LLC	RES24-2858	0	2024 12	INV	P	145,295.23	122024V	164516	TIF FUNDS-2023 TAX
				ACCOUNT TOTAL			145,295.23			
5201390	60011			MFT CONSTRUCTION/CURR YR						
006368	H. LINDEN & SONS SWR	WSBURL2	0	2024 12	INV	P	618,342.84	122024V	164515	BURLINGTON AVE WM &
				ACCOUNT TOTAL			618,342.84			
				ORG 5201390 TOTAL			763,638.07			
FUND 390 TIF DISTRICT - SOUTH					TOTAL:		763,638.07			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4301510			ADMINISTRATION-WATER							
4301510 50700				EXP REIMBURSE/MTGS EXPENSE						
013555	TONY'S BREAKFAST CAF	23023	0	2024 12	INV	P	105.25	122024V	164552	MAIN BREAK MEALS
				ACCOUNT TOTAL			105.25			
				ORG 4301510 TOTAL			105.25			
4302510			WATER PRODUCTION							
4302510 51900				EQUIP MNT AGREEMENTS						
002440	CONCENTRIC INTEGRATI	0264831	0	2024 12	INV	P	52.50	122024V	164503	WTP INTEGRATION SUP
				ACCOUNT TOTAL			52.50			
4302510 51960				OTHER EQUIPMENT						
026011	KARA CO.INC	387420	0	2024 12	INV	P	549.00	122024V	164523	W/P IND CLAMP PLUG
				ACCOUNT TOTAL			549.00			
4302510 52600				WATER QUALITY TESTING						
013085	SUBURBAN LABORATORIE	229978	0	2024 12	INV	P	1,755.54	122024V	164547	WATER TESTING
				ACCOUNT TOTAL			1,755.54			
4302510 55250				WATER/SEWER REP PARTS/SUPPLIES						
002440	CONCENTRIC INTEGRATI	0264842	240249	2024 12	INV	P	14,144.00	122024V	164503	RES 24-2820 INTERGR
002440	CONCENTRIC INTEGRATI	0265589	240249	2024 12	INV	P	7,956.00	122024V	164503	RES 24-2820 INTERGR
							22,100.00			
				ACCOUNT TOTAL			22,100.00			
				ORG 4302510 TOTAL			24,457.04			
4303510			WATER DISTRIBUTION							
4303510 55250				WATER/SEWER REP PARTS/SUPPLIES						
009997	ZIEBELL WATER SERVIC	268007-000	0	2024 12	INV	P	623.31	122024V	164560	REPAIR SLEEVE
				ACCOUNT TOTAL			623.31			
				ORG 4303510 TOTAL			623.31			
4304510			WATER METER READING							
4304510 62031				METER REPLACEMENT						
014360	WATER RESOURCES INC	37735	0	2024 12	INV	P	11,250.00	122024V	164556	METER INSTALLATION
				ACCOUNT TOTAL			11,250.00			
				ORG 4304510 TOTAL			11,250.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
FUND 510 WATER FUND					TOTAL:	36,435.60		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4401515			ADMINISTRATION-SEWER							
4401515	50700			EXP REIMBURSE/MTGS EXPENSE						
009379	PAUL'S PIZZA	64-121024	0	2024 12	INV	P	60.45	122024V	164533	MAIN BREAK MEALS
				ACCOUNT TOTAL			60.45			
				ORG 4401515 TOTAL			60.45			
4402515			SEWER MAINTENANCE/REHAB							
4402515	55354			SAND AND GRAVEL						
006219	HEIDELBERG MATERIALS	43601582	0	2024 12	INV	P	1,210.53	122024V	164517	STONE & GRAVEL BACK
				ACCOUNT TOTAL			1,210.53			
				ORG 4402515 TOTAL			1,210.53			
FUND 515 SEWER FUND				TOTAL:			1,270.98			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
4402525			SEWER MAINTENANCE/REHAB						
4402525	50331		DESIGN ENGINEERING						
001030 BAXTER & WOODMAN INC	0265850	0	2024 12	INV	P	13,286.68	122024V	164491	RGWD SBDVN DRNG IMP
			ACCOUNT TOTAL			13,286.68			
			ORG 4402525 TOTAL			13,286.68			
FUND 525 STORMWATER FUND			TOTAL:			13,286.68			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
650			IMPACT FEE						
650 20438			17 OGDEN IMPACT FEES						
001350 BOARD OF EDUCATION D 17	OGDEN IMPACT FEES	0	2024 12	INV	P	3,000.07	122024V	164494	17 E OGDEN IMPACT F
001366 BOARD OF EDUCATION D 17	OGDEN IMPACT FEES	0	2024 12	INV	P	1,077.44	122024V	164495	17 E OGDEN IMPACT F
014420 WESTERN SPRINGS PARK 17	OGDEN IMPACT FEES	0	2024 12	INV	P	9,886.00	122024V	164558	17 E OGDEN IMPACT F
			ACCOUNT TOTAL			13,963.51			
650 20439			514 HILLGROVE IMPACT FEES						
001350 BOARD OF EDUCATION D 514	HLLGRV IMPACT FEE	0	2024 12	INV	P	3,346.97	122024V	164493	514 HILLGROVE AVE I
001366 BOARD OF EDUCATION D 514	HLLGRV IMPACT FEE	0	2024 12	INV	P	1,256.32	122024V	164495	514 HILLGROVE AVE I
014420 WESTERN SPRINGS PARK 514	HLLGRV IMPACT FEE	0	2024 12	INV	P	14,992.00	122024V	164558	514 HILLGROVE AVE I
			ACCOUNT TOTAL			19,595.29			
			ORG 650 TOTAL			33,558.80			
FUND 650 IMPACT FEE			TOTAL:			33,558.80			

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INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
690				PAYROLL						
690	20616			CAFETERIA PLAN-MEDICAL						
006507	AMERIFLEX CLAIMS	December 2024	0	2024 12	INV	P	4,954.24	122024PR	164483	December 2024
				ACCOUNT TOTAL			4,954.24			
690	20618			UNION DUES - POLICE DEPT						
000715	METROPOLITAN ALLIANC	Dec 2024	0	2024 12	INV	P	225.00	122024PR	164485	Dec 2024 Union Dues
000715	METROPOLITAN ALLIANC	December 2024	0	2024 12	INV	P	585.00	122024PR	164484	December 2024 Union
							810.00			
				ACCOUNT TOTAL			810.00			
690	20620			UNION DUES - LOCAL700 TEAMSTER						
013290	TEAMSTERS LOCAL 700	December 2024	0	2024 12	INV	P	479.00	122024PR	164487	December 2024
				ACCOUNT TOTAL			479.00			
690	20622			ADDITIONAL LIFE INSURANCE						
001719	NCPERS GROUP LIFE IN	03125-Dec 25	0	2024 12	INV	P	80.00	122024PR	164486	ADDL LIFE INS DEC 2
				ACCOUNT TOTAL			80.00			
				ORG 690 TOTAL			6,323.24			
FUND 690 PAYROLL				TOTAL:			6,323.24			

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INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/12 TO 2024/12

ACCOUNT/VENDOR	INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION
2501510			WATER BOND & INTEREST						
2501510 81513			IEPA REVERSE OSMOSIS L17-1704						
005688 IL ENVIRONMENTAL PRO	L17-1704 #20	0	2024 12	DIR	P	222,696.23	123124W	281	WIRE L17-1704 #20 P
			ACCOUNT TOTAL			222,696.23			
2501510 81519			IEPA WELL 5 #1 PRINC L-17-5495						
005688 IL ENVIRONMENTAL PRO	L17-5495 #10	0	2024 12	DIR	P	65,517.50	123124W	279	ACH L17-5495 #10 PP
			ACCOUNT TOTAL			65,517.50			
2501510 81521			IEPA CLAUSEN AVE L17-5565						
005688 IL ENVIRONMENTAL PRO	L17-5565 #08	0	2024 12	DIR	P	10,166.25	123124W	280	WIRE L17-5565 #08 P
			ACCOUNT TOTAL			10,166.25			
2501510 81613			IEPA RO INTEREST L17-1704						
005688 IL ENVIRONMENTAL PRO	L17-1704 #20	0	2024 12	DIR	P	27,986.74	123124W	281	WIRE L17-1704 #20 P
			ACCOUNT TOTAL			27,986.74			
2501510 81619			IEPA WELL 5 #1 INT L17-5495						
005688 IL ENVIRONMENTAL PRO	L17-5495 #10	0	2024 12	DIR	P	21,509.06	123124W	279	ACH L17-5495 #10 PP
			ACCOUNT TOTAL			21,509.06			
2501510 81621			IEPA CLAUSEN AVE INT L17-5565						
005688 IL ENVIRONMENTAL PRO	L17-5565 #08	0	2024 12	DIR	P	3,951.52	123124W	280	WIRE L17-5565 #08 P
			ACCOUNT TOTAL			3,951.52			
			ORG 2501510 TOTAL			351,827.30			
FUND 510 WATER FUND			TOTAL:			351,827.30			

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