



AGENDA

PLAN COMMISSION

Plan Commission: November 18, 2024 at 7:00 PM

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

- A. Call to Order**
- B. Reading of Agenda - Additions -Deletions**
- C. Approval of Minutes**
 - 1. September 24, 2024**
- D. Public Comment**
- E. Considerations**
 - 1. Continued PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision - 5600 Wolf Road, McNaughton Development, LLC: Commission review, discussion, and recommendation**
 - 2. General Updates and Future Meetings**
- F. New Business**
- G. Other Business**
- H. 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.

VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION

September 24, 2024 - 7:04 P.M.

REPORT OF PROCEEDINGS taken at the
Western Springs Village Hall, 740 Hillgrove Avenue,
Western Springs, Illinois, reported by Stephanie A.
Battaglia, Illinois CSR License No. 084-003337.

BOARD MEMBERS PRESENT:

CHAIRPERSON PETER GLIMCO
COMMISSIONER RYAN DePROSPERIS
COMMISSIONER MICHELE JOHANN
COMMISSIONER STEVE WINEGAR
COMMISSIONER PATRICK TURNER
COMMISSIONER PETER HANSON

ALSO PRESENT:

MICHAEL JURUSIK, Village Attorney
HEIDI RUDOLPH, Village President
HEATHER VALONE,
Director of Community Development
JEFFREY KOZA, Village Engineer
KELSEY FAWELL, Senior Planner
RORY FANCLER-SPLITT,
Kimley-Horn Engineering Planning and
Design Consultants
CASEY BIERNACKI, Deputy Village Manager

ON BEHALF OF THE APPLICANT:

JOHN BARRY, McNaughton Development
JAVIER MILLAN, KLOA Traffic Engineers
JOE MASCHEK, BSB Designs
SEAN DUDAK, DesignTek Engineering
JIM OLGUIN, Olguin Law

(Cont'd.):

COMMUNITY MEMBERS:

LARRY BLISS
DEBORAH DAVID
CLIFF FLORCZAK
JEFF FUS
CASEY GAIK
ELIZABETH GAIK SCHRADER
JOHN GONIA
RUSS HARTIGAN
KAREN KING
PAUL McNAUGHTON
PHIL NAWROCKI
MARIE RAFFL
TARA REYNOLDS
RENEE ROWLEY
GEORGE RODGERS
MARY BETH WHITE

CHAIRPERSON GLIMCO: If we can settle in,
it is 7:00 o'clock, so we are going to get started.

This is the Plan Commission meeting.

We are going to start with rollcall,
calling the meeting to order. I am going to read the
agenda. We are going to consider the minutes from the
last meeting. We are going to open the floor to
public comment. This is a public comment section for
anything related to anything other than the matter we
are considering tonight. And then we will reopen the
public hearing for the matter under consideration. It
is the continued public hearing on the Comprehensive
Plan Amendment to the long-range land use map,
conditional use for a plan development, variations,
and subdivision, commission review, discussion, and
recommendation for 5600 Wolf Road submitted by the
McNaughton Development, LLC. After that we will have
some general updates and future meetings discussed.
We will discuss other business and then we will
adjourn.

I will start with rollcall.

SR. PLANNER FAWELL: Chairperson Glimco?

CHAIRPERSON GLIMCO: Present.

SR. PLANNER FAWELL: Commissioner

1 Brumbaugh is absent.

2 Commissioner DeProsperis?

3 COMMISSIONER DePROSPERIS: Here.

4 SR. PLANNER FAWELL: Commissioner Hansen?

5 COMMISSIONER HANSON: Here.

6 SR. PLANNER FAWELL: Commissioner Turner?

7 COMMISSIONER TURNER: Here.

8 SR. PLANNER FAWELL: And

9 Commissioner Winegar.

10 COMMISSIONER WINEGAR: Here.

11 SR. PLANNER FAWELL: That is six, a

12 quorum is present.

13 CHAIRPERSON GLIMCO: Thank you.

14 Next We are going to consider the minutes
15 from the August 13, 2024 meeting.

16 Is there a motion to approve?

17 COMMISSIONER TURNER: Motion to approve.

18 CHAIRPERSON GLIMCO: Second?

19 COMMISSIONER JOHANN: Second.

20 CHAIRPERSON GLIMCO: All in favor?

21 (Chorus of ayes.)

22 CHAIRPERSON GLIMCO: I am moving on to
23 the public comment section.

24 If anyone would like to address the

1 Commission on anything unrelated to what we are
2 considering tonight now is the time.

3 Hearing no one, we will move on to the
4 matter under consideration, the continued hearing on
5 the Comprehensive Plan Amendment.

6 Is there a motion to open the public
7 hearing?

8 COMMISSIONER DePROSPERIS: I will make a
9 motion to open.

10 COMMISSIONER TURNER: Second.

11 CHAIRPERSON GLIMCO: All in favor?

12 (Chorus of ayes.)

13 CHAIRPERSON GLIMCO: Before we get
14 started, at this time I am going to just swear in
15 everyone who thinks they may potentially speak
16 tonight. Instead of doing it individually, we are
17 going to do it as a group to save time.

18 So if you plan to address us or think you
19 might plan to make a public comment, would you please
20 stand up at this time?

21 (Potential speakers sworn.)

22 CHAIRPERSON GLIMCO: Before I turn it
23 over to the Village, I just want to reiterate that we
24 do a court reporter and so it is very important that

1 one person speak at a time.

2 When it does come time to open up the
3 floor to questions or comments we are going to ask
4 that you come up to the podium, that you don't just
5 stand up, raise your hand, or try and speak from your
6 chair because it is really hard for our court reporter
7 to get down.

8 Thank you very much.

9 And with that I will turn it over to
10 Heather.

11 DIRECTOR VALONE: Well, thank you,
12 everybody, for being here again tonight.

13 I am going to go ahead and let Kelly run
14 through a presentation kind of summarizing the last
15 meeting and some additional information we received,
16 and then at that point we will go ahead and answer any
17 questions you have at the time or we can go ahead and
18 bring up the developer.

19 SR. PLANNER FAWELL: This meeting was
20 first heard by the Plan Commission on August 13, 2024
21 and was continued to this date. The Plan Commission
22 directed the applicants to complete the following
23 items up on the screen, which is: One, provide
24 additional stormwater drainage hydraulic modeling as

requested by the village engineer; two, approach Cook County Department of Highways to obtain a response related to relocating the vehicular entrance to Wolf Road and revise their plans to comply with as many stop conditions as possible, and those conditions were listed in the staff report dated August 9, 2024.

So the applicant provided revised materials for a site plan, dimension plan, landscape plan, traffic study, architectural elevations and renderings and the materials for it.

On the screen you can see this is the revised materials board. It includes some verification of materials as well as clarification that was requested in the comments.

We will say the landscape plan that was submitted did largely address some comments. We still have a number of outstanding comments from our landscape engineer that need to be addressed.

And the traffic impact study did address all outstanding comments from the Village's traffic reviewer.

So for Cook County access the applicant did send the sight line analysis for review to the County.

1 We received a -- well, the applicant
2 received a partial response from the County on Friday,
3 September 20, that I will let the applicant speak in
4 their presentation tonight.

5 I will also pass it over to the village
6 engineer, Jeff Koza, to discuss some of the hydraulic
7 modeling that was received from the applicant since
8 the last meeting.

9 MR. KOZA: I am Jeff Koza, village
10 engineer.

11 The applicant had submitted hydraulic
12 modeling for existing and proposed conditions. There
13 is an exhibit there showing some of the existing
14 conditions.

15 We have done a very preliminary review of
16 the analysis. We have not completed that yet because
17 it was just received just over two weeks ago. But the
18 model does show the amount of stormwater that passes
19 through the site, so the certificate with the offset
20 flows, both the existing and proposed conditions show
21 water ponding on the existing Heritage Court roadway,
22 so there are -- so I think the main issue that is
23 presented through this modeling so far is that our
24 village code requires stormwater not to be stored on

1 the street, with an exception for the first --
2 essentially the outside three feet of the travel lane
3 on the edges, they are allowed to store water for a
4 certain amount of time, but the modeling shows that
5 there is some stormwater storage across the entire
6 pavement during certain storm events, most notable the
7 100-year events.

8 Obviously the water is there onsite is
9 mostly coming from offsite. It is not necessarily an
10 issue with the design of the subdivision, but there
11 are existing constraints where they are having to
12 match property grades with the village property line
13 there that make the issue that already exists in
14 Heritage Court finds its way south to the proposed
15 development. There would appear to be some relief
16 required from the code in order to approve the design
17 as currently shown.

18 But there is just a massive amount of
19 water coming towards the site, so it is not
20 necessarily the development is doing something or has
21 a bad design, it is just that there is so much
22 stormwater, there is only so many places it can go and
23 they are constrained by the existing conditions.

24 We have not done a detailed review of the

1 analysis, we plan to in coming weeks, but we just
2 wanted to advise that we did receive that and that was
3 included in the agenda packet for the Commission.

4 DIRECTOR VALONE: Additionally tonight
5 provided on the dais for the commissioners and then
6 also up by the sign-in sheet there is an 11-by-17
7 diagram of two alternative designs that the applicant
8 introduced to us today.

9 Staff has -- they were provided to Staff
10 today, this afternoon. We have not had time to fully
11 review these and determine if additional relief is
12 needed based on the revisions, and it would depend on
13 which revisions they are going with or the
14 calculations.

15 SR. PLANNER FAWELL: I do want to
16 acknowledge the public comment we received.

17 So the public comment that we received
18 prior to our posting the agenda packet on Friday
19 evening were included in the online agenda packet. We
20 received about five comments in between the packet's
21 posting and I want to say 5:00 o'clock today that we
22 did print. We left copies up at the dais for the
23 commissioner and then we also have copies on the table
24 at the front of those additional comments.

1 And then just to remind commissioners and
2 our audience that when a project -- when an
3 application comes through for requests like a
4 comprehensive plan amendment or conditional use
5 permit, plan development, things like these, our
6 development control ordinance lists very specific
7 standards that asks these projects to meet, and so
8 this is what these projects are reviewed to, this is
9 what the Plan Commission -- they did not have much
10 time to go through the standards at the last meeting,
11 just due to the sheer amount of comments and where
12 they were continuing for more information. So we do
13 expect to go through those tonight if the Plan
14 Commission makes it to them.

15 Now, I do want to mention where we are at
16 with the applicant's revised submittals and kind of
17 our outstanding staff comments, and those are on -- I
18 don't know how many of you have the printed staff
19 report in front of you, but they are on Pages 4
20 through 6 of the staff report. So I wanted to walk
21 through those and kind of hit some of the larger ones,
22 so I will try to be brief.

23 Underneath the general conditions staff
24 is requesting a construction staging, routing, and

1 phasing plan. Staff is requesting the developer enter
2 into a development agreement with the Village. We are
3 requesting separate plats of easement supplementation
4 for Lawn Avenue.

5 We are also requesting that the applicant
6 revise its covenants for its subdivision in accordance
7 with the comments provided by the village attorney,
8 most notably that they remove the Architectural Review
9 Board from their subdivision, which kind of is
10 something that grants variations where the Village is
11 asking that that be removed.

12 Now, going on to engineering, as I did
13 mention previously, the applicant did submit some
14 information that kind of corrected some outstanding
15 comments, but we still do have a number of outstanding
16 engineering comments.

17 Most importantly, we need a valuation for
18 the Lawn Avenue right-of-way so we can assess the sale
19 of the Lawn Avenue right-of-way that is being
20 requested as part of this application.

21 We are also -- we just want to remind the
22 applicant that, as our engineer said, the proposed
23 project does not meet some of these stormwater
24 requirements with the flooding in the street. So if

1 that is something the applicant would like to pursue
2 variation for, we would need that information and
3 documentation.

4 There are also some minor landscaping
5 elements that need to be addressed that weren't
6 addressed with the revised submittal.

7 The outstanding comments from the
8 Village's traffic engineer have been completely
9 revised, so we can drop off those outstanding
10 comments.

11 Largely, a large portion of the
12 architectural comments were revised with the
13 applicant's resubmittal. I think largely at this
14 point we still need the five-unit townhome building
15 rendering, that wasn't included in the resubmittal, so
16 we would need to look at that.

17 And then we also need to know if the
18 applicant is having kind of any proposed accessory
19 structures within each individual home lot.

20 And then when it comes -- and then the
21 final set of staff suggestions are related to signage,
22 so detailed plans related to the development signage
23 for Heritage Crossing, that also provides lighting,
24 dimension materials, written acceptance from Ridgewood

1 Civic Association of an agreement in easement for the
2 relocation of the existing sign, and then information
3 on roadway signage throughout the subdivision.

4 So that's kind of where the application
5 stands with outstanding conditions.

6 I am happy to answer any questions from
7 the commissioners.

8 CHAIRPERSON GLIMCO: Commissioners?

9 I think there is a lot outstanding,
10 Kelsey.

11 Have you been given any update on when
12 you might expect some of these things?

13 SR. PLANNER FAWELL: I have not received
14 an update on that yet, no.

15 CHAIRPERSON GLIMCO: With that should we
16 move on to the developer presentation?

17 DIRECTOR VALONE: We absolutely can.

18 One moment to pull up their presentation.

19 And, John, you might need to click on.

20 MR. BARRY: Good evening. Thank you
21 again for having us tonight.

22 I appreciate the opportunity to present
23 this again to you and our findings since the last
24 meeting.

1 It is our hope after this presentation
2 tonight and comments that we be able to put to you as
3 a plan commission in the position to make a positive
4 recommendation for this proposal to the Planning and
5 Zoning Committee and ultimately for the Board.

6 As it was summarized in the staff report
7 and also by the staff now, we have concentrated our
8 efforts in the last month or so on gaining
9 clarification from the Cook County Highway Department
10 on the viability of direct access from Wolf Road and
11 also analyzing the existing proposed stormwater in the
12 subdivision.

13 We did receive feedback from Cook County
14 very late on Thursday, and to summarize that feedback
15 they denied our request for direct access to Wolf Road
16 as it is proposed today.

17 Well, as it is, it was reflected in our
18 study to leave the site directly to Wolf Road.

19 However, it did leave the door open for
20 certain items to be done to provide that access.

21 So in light of that feedback, we were
22 going to present two options to you tonight, and it is
23 our suggestion or recommendation that the Commission
24 recommend either one of the options to the village

1 board or even both of the options to the village board
2 if it is up to them to decide.

3 The first thing I want to show you is --
4 the first option I would like to show you tonight is a
5 possible direct access to Wolf Road. This option
6 would be viable with the extension of the existing box
7 culvert that is on the west side of Wolf Road north
8 through the existing ditch and then west through the
9 site to the proposed Lawn Avenue detention facility.
10 The extension of that culvert would allow for that
11 existing condition to be filled in and the elimination
12 of a fence that is along that existing culvert which
13 is creating the obstruction that the County found
14 objectionable.

15 Quite frankly, it is a more expensive
16 option than going out to Park Place. It probably
17 provides a little less of a public benefit than our
18 next proposal for the improvement of Park Place, but
19 it is something that we believe can be approved by the
20 County.

21 The second option -- let's go back.

22 The second option would be to keep our
23 entrance along Park Place as proposed in the original
24 plan, but to expand Park Place to a three-lane

1 section. We would add an additional lane on the north
2 end of the existing pavement so the result of this
3 would be a dedicated left and a dedicated right
4 leaving the subdivision and with the single lane of
5 traffic coming in to the subdivision off of Wolf Road.

6 The drawing illustrates a carriage walk
7 along the north end -- on the north side of the
8 property along our frontage.

9 Considering the school is to the south of
10 the site and the majority of the pedestrian traffic is
11 south and back to and from the school, we would
12 suggest that the sidewalk probably be best served on
13 the south side of the street from the standpoint of it
14 is one less intersection that pedestrians have to
15 cross on their way to school.

16 However, if the Commission finds it more
17 desirable to keep the sidewalk on the north we would
18 be committed to in addition of widening the street
19 install a new crosswalk, install a flashing pedestrian
20 sign, and we would recommend that a crossing guard
21 might be appropriate as the other intersections along
22 Wolf Road.

23 We believe the improvement to Park Place
24 would be a great benefit to the neighborhood, but,

1 again, we are open to the Commission's direction in
2 this.

3 We did study the existing traffic, we
4 went back, we recounted it, we feel that our numbers
5 were very close to what we previously presented during
6 the peak hours.

7 And we also reviewed the intersection
8 operation as it is today as it would be expanded using
9 2030 calculations, and we believe that the
10 intersection -- the improved intersection will work as
11 good or even better than what the intersection would
12 work today.

13 As far as stormwater, I am going to turn
14 it over to Sean to address what we are working with
15 the village engineer on for stormwater.

16 CHAIRPERSON GLIMCO: Thank you.

17 MR. DUDAK: Good evening.

18 The first step in our stormwater
19 analysis --

20 CHAIRPERSON GLIMCO: Could you state your
21 name for the record and spell it?

22 MR. DUDAK: Sean Dudak with Design Tech
23 Engineering.

24 CHAIRPERSON GLIMCO: Thanks.

1 MR. DUDAK: The first step in our
2 stormwater analysis was to examine the existing
3 conditions as they are out there today.

4 We followed the criteria listed in the
5 MWRD Watershed Management Ordinance, which states that
6 if the offsite area has a ratio of five times or
7 larger than the existing development area we model a
8 critical duration storm event. That includes 21
9 storms of different rainfall intensities at different
10 durations.

11 The result in the existing condition of
12 that show that only three of those storms showed
13 inundation within the existing Heritage Court roadway
14 as you see shaded there in the dark to the north and
15 encompassing water onto the existing parking lot that
16 is on our site just to the south of Heritage Court.

17 The other 18 storms were confined to the
18 basins that are in place now in the existing condition
19 that are out there.

20 The water depth in Heritage Court on the
21 existing condition there was averaging about 14 inches
22 in the condition it is today, and the worst-case
23 scenario would be that that flooding would occur for
24 about a duration of, say, 35 minutes in that area

1 before it recedes back down and draws back down to the
2 level of the storm sewer rims in the street there.

3 The second step was the next slide, which
4 is the proposed condition, and we ran the same
5 analysis with the same storms, following the WMO for
6 MWRD.

7 IN our proposed modeling there we show
8 the expansion of the existing basin that's there today
9 on our site, which is named the Lawn Avenue Basin, and
10 took into consideration the regrading of our site and
11 inclusion of a new roadway south, which is the
12 extension of Heritage Court.

13 In that proposed modeling there it was
14 the same three storms that -- existing conditions
15 showed inundation of water in Heritage Court at the
16 same levels that were there in the existing condition
17 with the same time limit of 35 minutes for the
18 drawdown time in the roadway there.

19 Our proposed modeling we included the
20 expansion of the basin, as I just stated. And since
21 the last planning commission meeting we have also
22 included more stormwater detention to the southeast of
23 that basin maybe to the proposed Units 25 and 26 at
24 the request of the village engineer to provide more

1 stormwater volume to alleviate some of the storm
2 events and reduce the water there.

3 DIRECTOR VALONE: John, I apologize for
4 interrupting you. You do have a laser pointer if you
5 want to pick one screen and point out where you
6 are --

7 MR. DUDAK: Is it the dot here? Pointing
8 there, there you go.

9 It disappears when you hit the screen for
10 some reason.

11 If you see the elongated shaded area
12 along the Lawn Avenue area, you look directly to the
13 southeast there in the corner, we have included some
14 more retaining walls there and expanded that detention
15 volume.

16 The last iteration we were double, now we
17 are about maybe, say, 2-1/2 times the volume storage
18 that is in that existing pond as it exists today.

19 As I was stating before, with the
20 proposed condition we see no significant impacts to
21 the Heritage Court roadway in flooding or water
22 levels. We see a little bit, if you see to the south
23 of Heritage Court a proposed roadway will be inundated
24 by stormwater there as well.

1 As Jeff indicated, there is a lot of
2 stormwater from offsite there connecting to a roadway
3 existing conditions that are already lower than the
4 flood levels there. By connecting the roadway that is
5 going to kind of inundate on our site to the south as
6 well. And, like I said, that is about 14 inches
7 average throughout the site.

8 On your handout there if you have it
9 there is different points along the diagram there
10 where it shows zero inches of flooding to the south
11 and as you come to the north property line where it
12 connects the roadway it is about 14 inches of depth
13 there, 35 minutes.

14 I do mention, these storms are the 1%
15 chance rainfall event which is considered the 100-year
16 storm for those three. According to the WMO those are
17 usually emergency flooding conditions where we see
18 five to six inches of rainfall in two to three hours.

19 So with that, the proposed conditions
20 show really no significant impact to the areas from
21 the existing model that we used as a baseline as a
22 comparison to the proposed conditions.

23 MR. BARRY: Thanks, Sean.

24 Just kind of to reiterate a little bit,

1 the area that we are talking about as far as the
2 standing water on our site is approximately 80-foot in
3 length, it is anywhere from 0 to 16 inches in depth,
4 and the maximum time that that water be on the
5 pavement is approximately 35 minutes.

6 We have done some investigation as far as
7 emergency vehicles, fire trucks and ambulances, and
8 based on that investigation we believe that those
9 vehicles are high enough to pass through 16 inches of
10 water in the event that they happen to be on the
11 street during that 35-minute period.

12 While the standing water is not ideal, we
13 believe because with its short duration we could
14 handle this issue through seller's disclosures with
15 the clients that are in the five directly impacted
16 units. That seller's disclosure would be part of
17 their real estate contract and that same disclosure
18 would be recorded as part of the subdivision
19 covenants.

20 I guess with that --

21 MR. McNAUGHTON: John, is that with a
22 deed or deed restriction?

23 MR. BARRY: A deed restriction.

24 MS. REPORTER: Can I get your name,

1 please?

2 CHAIRPERSON GLIMCO: If you are going to
3 speak we have to get your name for the record. We
4 want you to come up to the podium, we are keeping --

5 MR. McNAUGHTON: My apologies.

6 DIRECTOR VALONE: Stephanie, that is
7 Paul McNaughton of McNaughton Development. I
8 apologize, Paul, Sr.

9 MR. McNAUGHTON: I am sorry.

10 MR. BARRY: I guess with that I just want
11 to thank you again for your time and your attention
12 tonight. And, again, we hope that the Commission sees
13 fit to make a positive recommendation to the village
14 board on its face. Thank you.

15 CHAIRPERSON GLIMCO: Thank you.

16 I am going to open up to questions from
17 the Commission first. If there is some questions you
18 guys have, fire away.

19 COMMISSIONER WINEGAR: I have a question
20 on the stormwater detention we were just discussing.

21 I understand it is a financial
22 consideration, but if you eliminated one unit and
23 increased the size of the detention, the Lawn Avenue
24 detention pond, would you eliminate that flooding or

1 even come close to eliminating the flooding?

2 UNIDENTIFIED COMMUNITY MEMBER: Would you
3 speak up, please?

4 COMMISSIONER WINEGAR: With respect to
5 the stormwater discussion we were just having, what
6 would happen if you eliminated one unit and increased
7 the size of the detention pond relative to the
8 flooding of the roadway?

9 MR. DUDAK: I think the problem lies
10 there, it is a preexisting condition with the existing
11 Heritage Court. The water in those three storms
12 already backs up into the roadway there which we are
13 making the connection to. Adding additional volume
14 will not eliminate that flooding in the roadway.

15 If you look to the east of there there is
16 an apartment complex there, we take their water, it
17 runs on to us, and currently that water runs east to
18 west that Lawn Avenue basin, and we have to have a
19 means to convey that water if the storm sewer system
20 is plugged. Right now that is at our north property
21 line where that is taking place, and then the proposed
22 condition we are doing the same thing right there.

23 So it is just not a matter of providing
24 more detention, it is also the conveyance of the

1 offsite water from the east getting into the basin to
2 the west and not blocking that to incur flooding on
3 the apartments to the east there.

4 CHAIRPERSON GLIMCO: Is there anything
5 that could be done to meet the code requirement not to
6 store water beyond three feet?

7 MR. DUDAK: Not for those three storms.

8 The other 18 we ran there is no flooding
9 condition. Like we said, the longest is 35 minutes.

10 It's a preexisting condition that was --
11 it is there before the code changed in 2017 where Jeff
12 stated they only allow it says three-foot of
13 encroachment of water onto the adjacent lane for no
14 longer than eight hours.

15 Most codes have a depth, a maximum depth
16 that has to be reached for that time, which your code
17 does not have a depth, it says encroaching three feet
18 into the adjoining lanes.

19 With the preexisting condition of taking
20 the water from the offsite, like he said, you guys
21 were 60 times more offsite water than the site we are
22 contributing from our site, 2-1/2 acres, that's 180,
23 that's a lot of water coming at us from different
24 directions.

1 We have to have drainage on Lawn, we
2 cannot block that water coming from the apartments to
3 the east and allowing it to get to the basin the
4 natural path it has now for overland flood route.

5 COMMISSIONER WINEGAR: Why does it have
6 to have overland?

7 MR. DUDAK: If the storm sewers become
8 plugged, they call it the plugged mattress effect,
9 even in WMO ordinance you have to take into
10 consideration the storm sewer in the streets the size
11 of the ten-year storm, the analysis we ran was for the
12 100, the worst-case scenario that you see there, if
13 the storm sewer inlets are plugged you have to take
14 into consideration what is happening with the water
15 levels so people's houses don't flood out above
16 foundations, garages, and sort. It is almost like you
17 void the fact that you have a storm sewer in place.

18 COMMISSIONER WINEGAR: The bottom line is
19 you are saying -- bottom line is this is an inherent,
20 for lack of a better term, defect in the property that
21 you are purchasing to build on.

22 MR. DUDAK: Correct.

23 COMMISSIONER WINEGAR: And it cannot be
24 resolved any other way.

1 MR. DUDAK: I call it a pre-existing
2 condition.

3 COMMISSIONER WINEGAR: Same thing.

4 MR. DUDAK: Same thing, correct.

5 COMMISSIONER WINEGAR: If I were a
6 homeowner I would not buy a house where that lake
7 could happen, even if it is a hundred-year storm, it
8 is in my deed, why would I do that? I am questioning
9 the viability of building and selling houses at the
10 north end of that property.

11 MR. DUDAK: And I have the developer to
12 answer that question, but residents to the north are
13 experiencing the same thing as it is out there today.

14 COMMISSIONER WINEGAR: It doesn't mean we
15 need to exacerbate the problem and repeat it.

16 MR. DUDAK: Yet, I believe, I don't know
17 how we make up the sins of the past, but I don't think
18 the development to the north was developed correctly
19 back then.

20 COMMISSIONER WINEGAR: This was an
21 existing problem when the thought of purchasing this
22 property first began.

23 MR. OLGUIN: Commissioner, my name is Jim
24 Olguin from Olguin Law, I represent

McNaughton Development.

To answer your question, there is a couple things.

As our engineer indicated, this is an existing condition. So in terms of that flooding that's on the roadway, that occurs for the existing residential right now. The ability for people to live in there hasn't been impacted, the marketability hasn't been impacted.

The notice that McNaughton Development is going to be providing their purchasers is going to be ample and they are going to have that ability to understand what conditions will be there on those rare 100-year storm events.

Now, will that necessarily have an impact on the valuation of that unit compared to another one? Maybe. It probably would have. But would it eliminate somebody from purchasing it, we don't believe that.

And the fact that McNaughton is willing to spend a considerable amount of money to build those homes shows the confidence that they have, because if they didn't believe that there would be buyers for those units they wouldn't spend the money, a

1 significant amount of money, in order to develop those
2 particular units.

3 And, once again, the reason for this is
4 both the downstream effect and also an upstream.
5 There is a ton of water that is coming in here that is
6 not being caused by this particular site.

7 Also, the ability for this site to get
8 the water out is predicated on the ability of that
9 downstream facilities to be able to accept that water.
10 That's what's preventing the water from going offsite.

11 We are providing sufficient detention for
12 our project, and actually more than is really required
13 for our project, but we cannot be looked at to remedy
14 a problem that is being caused by a lot of upstream
15 properties and a lot of upstream flow that's coming
16 onto our site.

17 COMMISSIONER DePROSPERIS: I have got a
18 question on the alternate site plan.

19 Am I reading it correctly that on the one
20 that opens to Wolf Road, are we adding a unit going
21 from 29 to 30, is that correct?

22 MR. BARRY: Yes, that is correct.

23 This is our request if we were able to
24 secure the approvals through Cook County Highway

1 Department that the unit count would increase by one.

2 COMMISSIONER WINEGAR: And your parking
3 would go down by two?

4 MR. BARRY: Parking remains the same.

5 MR. MASCHEK: I think six.

6 COMMISSIONER DePROSPERIS: I think 6 and
7 6.

8 COMMISSIONER TURNER: Anyone that drives
9 down 55th Street sees all these massive concrete pipes
10 and facilities that look like they are going to go
11 into that subdivision to the east, is that going to
12 increase the amount of water coming in through that
13 culvert?

14 CHAIRPERSON GLIMCO: The road improvement
15 on 55th Street?

16 COMMISSIONER TURNER: I mean, the whole
17 street is lined up with all these new structures and
18 it looks like that is --

19 CHAIRPERSON GLIMCO: Go ahead, Jeff.

20 MR. KOZA: I am familiar with that
21 project, so it is improvement to 55th Street from 294
22 to I believe --

23 CHAIRPERSON GLIMCO: Plainfield.

24 MR. KOZA: Brainard.

1 The work in Western Springs itself, which
2 would be from Wolf to 294, is pretty much a
3 resurfacing in nature. All those pipes that you are
4 seeing stored on the roadway that leads to Wolf, I
5 believe those are mostly serving areas to the east of
6 like Willow Springs Road. Willow Springs Road is kind
7 of a high point, the water runs to the east from
8 there, we get the water from the west.

9 A long way of saying that there aren't
10 any stormwater sewer improvements in the Western
11 Springs area planned, my understanding of that
12 project, but they are going to be widening the roadway
13 to five lanes to provide a middle turn lane to make it
14 safer, but hit with some delays working, there hasn't
15 been a lot of work the last few months, they are
16 working through that. But we are mostly seeing a
17 resurfacing project by us. As you go further east
18 that is where the pipes are going in and you will see
19 storm sewer improvements heading east.

20 DIRECTOR VALONE: Just a reminder for the
21 commissioners, your mics are live, move them closer to
22 you if you need to or lean in, but we are having a
23 little bit of trouble hearing, a few people out here
24 in the audience.

1 CHAIRPERSON GLIMCO: John, there is so
2 many things that I guess between the last meeting, I
3 know we rescheduled it. The thought was we should do
4 it sooner than we ended up doing it, but just looking
5 at a list of requests and the items that were crossed
6 off maybe are 10%? I am not counting them up. Is
7 there any reason that some of these issues haven't
8 been addressed? And if not when do you think we can
9 expect to cover these?

10 MR. BARRY: Our hope was a lot of these
11 issues, some of them were related to the planning and
12 with the changes, you know, possible changes with the
13 County would not possibly -- like signage and stuff
14 that might all change, things like that.

15 The covenants, we are talking about
16 restrictions and things regarding stormwater, again,
17 we concentrated a lot of our efforts on the
18 engineering and the County and some of the items that
19 we were able to --

20 UNIDENTIFIED COMMUNITY MEMBER: Speak
21 louder.

22 MR. BARRY: We were hoping that a lot of
23 these related issues could be, again, approved with
24 some conditions and then settled prior to the final

1 approval at the village board.

2 CHAIRPERSON GLIMCO: Commissioners, any
3 further questions before I open it up to the floor?

4 At this time if you would like to make a
5 comment or ask a question, I would ask you to please
6 step up to the podium. If you haven't been sworn in
7 let me know. State your name, spell it for the court
8 reporter if need be.

9 MR. HARTIGAN: I haven't been sworn in
10 yet.

11 CHAIRPERSON GLIMCO: Step on up and we
12 will swear you in, Mr. Hartigan.

13 (Community member sworn.)

14 MS. REPORTER: Could I get your name,
15 please?

16 MR. HARTIGAN: I am just looking at --

17 CHAIRPERSON GLIMCO: Mr. Hartigan, state
18 your name for the record.

19 MR. HARTIGAN: I did.

20 CHAIRPERSON GLIMCO: It is
21 Russ Hartigan.

22 MR. HARTIGAN: Once more, Russ Hartigan.

23 As a former trustee, I certainly
24 experienced some of the issues with impervious surface

1 and we have gone through that for many, many years, I
2 was on the zoning board, too.

3 My question is more on the traffic side,
4 you anticipate coming out on to Wolf Road being able
5 to make a left-hand turn to go north. Obviously
6 coming on to wolf making a right it would be easy.

7 In the footprint here, I think needs to
8 be looked at by people so it is a twofold question,
9 one is the footprint here and, more importantly,
10 traffic. Wolf Road is pretty busy and you anticipate
11 putting some lights up, some sort of warning lights,
12 being able to make a left-hand turn. I know the
13 traffic -- there is a -- you are the traffic guy,
14 right?

15 MR. MILLAN: Yes.

16 MR. HARTIGAN: You want to answer?

17 CHAIRPERSON GLIMCO: Please.

18 MR. MILLAN: Good evening. My name is
19 Javier Milan. I am a principal with
20 KLOA Incorporated, 9595 West Higgins Road in Rosemont.

21 Regarding the left-turn movement as
22 mentioned, trying to make a left on to Wolf Road is
23 difficult no matter where you are turning from;
24 however, not impossible. The concept showing that

1 people can do it.

2 I think you were talking about a light,
3 is that --

4 MR. HARTIGAN: Sort of like a flashing
5 yellow light to warn people, people are going to go
6 ahead north on Wolf Road, that is going to be a real
7 nightmare.

8 MR. MILLAN: Ultimately that would be up
9 to the County. The County is the one that has
10 jurisdiction over Wolf Road.

11 One of the things that John Barry from
12 McNaughton mentioned, this is referring to the
13 pedestrian movement, is just the consideration of
14 providing flashing lights when there is a pedestrian
15 to alert people to pedestrians crossing. Normally a
16 light, a beacon, or flashing light to alert traffic
17 that somebody might be trying to make a left, you
18 normally won't see that because it creates confusion,
19 so you don't want to start introducing things that are
20 not -- that drivers are not accustomed to, then you
21 create more problems it in that area.

22 But having said that, any type of
23 treatments, you know, that the County might -- if it
24 goes to the access drive directly to Wolf Road the

1 County will have a say in to what kind of treatments
2 and things will need to be provided at that
3 intersection.

4 MR. HARTIGAN: Thank you, that was my
5 question.

6 CHAIRPERSON GLIMCO: Thank you.

7 MR. HARTIGAN: I am sure somebody else
8 has -- anybody?

9 CHAIRPERSON GLIMCO: Feel free to form a
10 queue.

11 MR. HARTIGAN: For the record,
12 Larry Bliss.

13 DIRECTOR VALONE: Chairman Glimco, I will
14 take questions at the end that we can propose back to
15 the developer so we don't miss anyone speaking.

16 MR. BLISS: I am Larry Bliss. I have
17 lived in Ridgewood for over 52 years.

18 I hear the 100-year storms; well, I have
19 seen a lot of those in 52 years.

20 Four years ago I had three foot of water
21 in my house, okay, my basement. That was hell.

22 What I am hearing from you all is that
23 the problem that you are talking about, maybe
24 incrementally how you are going to add to the water

1 problem, but we already have a major water problem.

2 I have been working with you for four
3 years, correct? We have an ad hoc committee. And we
4 still haven't gotten anything done. I mean, we are
5 working on it for four years.

6 I am listening to this about
7 Heritage Court, et cetera, the problems there. What
8 about Larry Bliss? His address is 1124 Longmeadow
9 Lane, okay? I am at the bottom, okay? Where does the
10 water go, right to my house, okay, down Ridgewood
11 lane. So we got a problem.

12 I think you have to consider the people
13 that live in Ridgewood down below, too, and there is
14 other people here that are in the center of Ridgewood
15 and they have major problems and we are talking about,
16 I think, adding to the problem when we haven't fixed
17 the problem for four years.

18 And you are talking about the viability
19 of our property. I mean, my next-door neighbor, Fred
20 Labid (phonetic), he couldn't be here today, he has
21 sandbags around his house. And the house further
22 west, Ken Borough (phonetic) who just moved, he had
23 sandbags, and that was one of the reasons, he was
24 tired of putting up sandbags.

1 We have a major problem. And now I think
2 we are going to add to the problem. And that's my
3 concern. Thank you.

4 CHAIRPERSON GLIMCO: Thank you.

5 MR. GONIA: John Gonja, I live at 5580
6 Wolf, which is the 24-unit condo building, which will
7 be to the --

8 CHAIRPERSON GLIMCO: Could you spell your
9 last name?

10 MR. GONIA: Gonja, G-O-N-I-A.

11 Our building is to the north and to the
12 east of the proposed -- of the property.

13 I would like to respond to the comment
14 about the water coming from upstream.

15 Yes, some of that water does come that
16 way, but if you look at the history of the property
17 before Timothy Christian went in, which is the
18 building that's there now, that was all wetlands back
19 there, and before Heritage Court went in that was all
20 wetlands.

21 Since then we have had the doctor's
22 office building go in and then Heritage Court go in,
23 so we have eliminated a lot of the wetlands that
24 absorbed all that upstream water. That is part of the

1 problem, but maybe we can work together to alleviate
2 some of that upstream water that you are dealing with.
3 Thanks.

4 CHAIRPERSON GLIMCO: Thank you.

5 MR. RODGERS: George Rogers,
6 R-O-D-G-E-R-S. I live at 5527 Grand Avenue.

7 So before that water gets to Longmeadow
8 it comes through my house.

9 Back in 1981, your dad purchased the
10 property, correct?

11 MR. GAIK: Well --

12 MR. RODGERS: Okay, sorry, I didn't
13 realize.

14 And you were required to donate land for
15 water retention.

16 DIRECTOR VALONE: Again, we will take all
17 questions and then --

18 CHAIRPERSON GLIMCO: The court reporter
19 can't pick up the dialogue when I address the
20 commission.

21 MR. RODGERS: My understanding was that
22 in 1981 when Mr. Gaik purchased the property the
23 Village required land to be donated and that land
24 created retention area for the water that was being

1 drained.

2 From 1981 to 2005 we did not have
3 flooding issues.

4 When Heritage Estates came in all of a
5 sudden we had flooding issues because they eliminated
6 all that retention area. Even when it was wetlands
7 there was still flooding on Grand Avenue.

8 One way to alleviate this is to
9 re-establish that retention area.

10 Now, I know people don't want to do it
11 because it is not money to build on, but that is what
12 is going to help eliminate that flooding issue.

13 My second comment was, John Barry
14 mentioned that Park Place was a great benefit to the
15 neighborhood if we went to three lanes. I see that a
16 really detriment to the neighborhood versus to Wolf
17 because all of a sudden that traffic comes through my
18 street. Right now it directly exits to Wolf Road,
19 that's not coming through my neighborhood. If we
20 maintain a Park Avenue access all that will come by
21 the neighborhood and all comes right by Ridgewood Park
22 where all the kids are playing, particularly on the
23 weekends.

24 Thank you.

1 CHAIRPERSON GLIMCO: Thank you.

2 MR. FUS: Jeff Fus, 5719 Woodland Drive.

3 My concern is also with the traffic with
4 going out on to Park Place.

5 One of our neighbors made a good
6 recommendation I thought last time asking about we
7 understand Heritage Court is a private road, but
8 moving the gate down to Park Place and making that
9 emergency access only if that was the only option, has
10 that been considered, talk to those guys.

11 One of our neighbors was also telling me
12 his daughter was coming home from school after
13 basketball practice earlier this month and actually
14 got struck by a car, luckily she was okay and a police
15 report was filed, everybody is free to look that up.
16 So I just wanted to bring that to everybody's
17 attention, too.

18 I am very against the access point being
19 on Park Place.

20 CHAIRPERSON GLIMCO: Thank you.

21 MS. WHITE: I did not get sworn in.

22 (The community member was sworn.)

23 MS. WHITE: Mary Beth White, 5526 Grand.

24 My only comment about putting the

1 entrance on to Park Place is that I live right next to
2 the park, I don't expect that it is going to be a
3 private thoroughfare for me, but I watch my neighbors
4 and other people who come in to the neighborhood who
5 do not stop at the stop sign at the bottom of the hill
6 or at the top of the hill, and now you are going to
7 add more traffic that doesn't stop or they roll
8 through or cruise there. There are a lot of little
9 kids, there are no sidewalks in Ridgewood, people walk
10 on the street, and when you have these people coming
11 down, making curves, not seeing people, that's a
12 dangerous situation already. So adding additional
13 traffic, I think, we are just waiting for a tragedy to
14 happen. That's all.

15 CHAIRPERSON GLIMCO: Thank you.

16 MS. GAIK SCHRADER: Good evening,
17 everyone, Liz Gaik Schrader.

18 My dad is Casey Gaik here, previous or
19 current owner of 5600 South Wolf. I am his daughter.

20 And also, full disclosure, I am a
21 practicing attorney in the State of Illinois for the
22 past 30 years.

23 I just want to correct the statement. I
24 did speak in the last meeting and I did assist my

1 parents in preparing a letter for the Commission to
2 make sure we had a correction as to the original
3 property and the underlying property history to
4 reflect that the I guess -- that that parcel was
5 originally previously owned by my parents, by Casey
6 and Frank Gaik.

7 The gentleman who came up and said that
8 it was a required donation, I want to clarify for the
9 residents but also to make sure the Commission is
10 clear, it was not a required donation.

11 The Gaiks were informed that the property
12 could not be built on and that it was not buildable,
13 and the Village told them that they would maintain it
14 for the Gaiks and then alleviate some of the tax
15 burden and take care of the maintenance. At no time
16 was it a requirement.

17 We do still contend that property was
18 basically obtained by the Village through false
19 pretenses. The donation would not have occurred if
20 the Gaiks had been informed that it was actually
21 buildable property. They were always told that was
22 not the case. Clearly, you know, years later the
23 Village did go ahead and make that decision.

24 When my parents did own it some of my dad

1 -- my dad was there for 45 years and the water issues
2 were not to the level that once the Village obviously
3 made its decision to sell that property, it did create
4 additional water issues.

5 Again, the property wasn't a required
6 donation, it wasn't for the purposes of water
7 retention. It just I am sure helped alleviate some of
8 the water issues in the area. But, again, just to
9 clarify for the record.

10 Do you want to say anything else?

11 MS. REPORTER: Can I get the spelling of
12 your name?

13 MS. GAIK SCHRADER: It is Elizabeth Gaik,
14 G-A-I-K, and the last name is Schrader,
15 S-C-H-R-A-D-E-R.

16 COMMISSIONER DePROSPERIS: Before you do
17 that, why were you told that it was not buildable?

18 MS. GAIK SCHRADER: That the property was
19 not -- they were told that it wasn't.

20 COMMISSIONER DePROSPERIS: What was the
21 rationale, do you recall?

22 MR. GAIK: What they wanted--

23 CHAIRPERSON GLIMCO: Why don't you step
24 up.

1 MR. GAIK: My name is Casey Gaik,
2 G-A-I-K, first name Casey, C-A-S-E-Y.

3 As you are aware, I am the owner of the
4 5600 South Wolf Road parcel.

5 I find it interesting listening to the
6 comments, and especially ones that are being made
7 about the history of the property since I have been at
8 the property for almost 50 years.

9 We took it over when Timothy Christian
10 came and what they wanted to do back at that time
11 there were 60 or 70 children attending
12 Timothy Christian school, they were building a new
13 facility in Elmhurst and they closed this particular
14 school down, boarded it up. We were introduced to it
15 at the time, it was grass in the front of it that was
16 two to three feet tall.

17 At that time the Village and the board,
18 the trustees, told the Timothy Christian board that
19 they were in favor of the property being converted to
20 some other use.

21 Well, that proved to be not necessarily
22 the case and we ended up in court for two years
23 getting the zoning changed the hard way,
24 unfortunately.

1 But going back to correct and address the
2 issue about the extra parcel, one of the main points
3 being made by the Village and the board back then was
4 we needed more vacant open land and we wanted that
5 land to be used by the park district. And so as part
6 of our expanded development of the building we
7 basically took about an acre of the property that we
8 had and our property at that point went all the way up
9 to what was Mr. B's, a little store there called
10 Mr. B's, and so we took that entire parcel and
11 basically donated it to the Village who then turned it
12 over to the park district so they would have open
13 space.

14 What we quickly learned within a few
15 years is, A, the Village/the park district did not
16 have the funds to maintain the property and they
17 wanted to basically figure out a way to get out of it,
18 out of the maintenance, liability, and the obligation.
19 But it was never used, it was never part of water
20 retention.

21 And to address some of the problems of
22 where the water retention issues are coming from, the
23 water is coming, as you hear, it is coming from across
24 Wolf Road. It is actually 178 acres of developed land

1 that crosses Wolf Road that flows underneath
2 Wolf Road, crosses our parcel, our property, and used
3 to flow to now the vacated Lawn Avenue parcel.

4 What the Village did not tell us when
5 they decided to get rid of the parcel that we had is
6 part of that deal was to take about half of
7 Lawn Avenue and give to Gammonley to use as a private
8 detention area, whatever he really needed in order to
9 get the unit count up. We weren't aware of this until
10 after the fact.

11 But what had happened when we developed
12 the land, Bill Lindley was the Village engineer back
13 then, we retained Bill as our as our engineer.

14 We actually had a water detention basin
15 that started at our property and went all the way to
16 55th Street. And what you see in there now is a
17 little narrow strip that is maybe 200 feet shorter
18 than it used to be.

19 Now, what happened was they took that
20 parcel, we built a berm that ran from the end of our
21 property all the way to 55th Street.

22 Now, if you ever pay attention in front
23 of the new fire department building there, that
24 asphalt goes up about a foot from 55th. It wasn't

1 that was designed poorly, because we are the ones who
2 put the one-foot ridge in there. The original design
3 of water retention here was for that water to flow
4 down Lawn Avenue, it would cross on to 55th Street.
5 At that point it would flow west. And then we built
6 the one-foot berm of asphalt in front of the fire
7 department so it wouldn't turn into that property,
8 wouldn't turn into development, and it would simply
9 continue to flow.

10 Eventually that was all ripped up and
11 given up because when they did this, when Gammonley
12 did his development, Lawn Avenue basically was turned
13 into a private enterprise. There was no consideration
14 by the board here -- not you, you weren't here, but
15 this is 25 years ago -- of what the real water damages
16 are going to be if they don't correct their issue.

17 So it wasn't that Gammonley created a
18 problem, it was I guess the collective effort of
19 Gammonley and the municipality to not really pay
20 attention to the problem.

21 We have seen it happen, I have watched it
22 and stood out there and watched the water flow.
23 Actually, I looked today, I was back behind the fire
24 department to see what is left of the original berm

1 and there is a little asphalt lump that they poured in
2 there which the water flows from the building to the
3 east flows across and goes into the housing
4 development.

5 So that issue is something that
6 eventually might get solved, it won't get affected by
7 anything going on in our property today. Whether the
8 townhouses go up or something else go up that is not
9 going to change the issue with the water.

10 What ultimately has to be gone, the water
11 that is coming across the 178 acres needs to be
12 directed north to Wolf Avenue -- to 55th Street and
13 get it to the creek into a storm sewer system
14 somewhere.

15 We don't have any answers for that and
16 don't really expect anybody to have any.

17 With regard to the traffic question,
18 nobody is considering here that in the last two years
19 or three years since the building has been vacated to
20 great degree, the medical centers have left, the
21 volume of automobile traffic has been drastically
22 reduced by that usage change. When we were running
23 our business we had at one time up to 160 cars coming
24 in daily onto that site, employees and visitors, and

1 they all entered off and out of Wolf Road, and it
2 worked reasonably well, we never had any major
3 problems.

4 So I think the changes that have taken
5 place in the last four or five years in the
6 industry/the medical industry has resulted in space
7 that basically was medical space and dedicated to
8 medical space ended up being abandoned and not being
9 used, which that really brought the level of traffic
10 down.

11 Plus, the number of vehicles that were
12 coming in the last 20 years was substantially lower
13 than were coming in to 20, 30 years before that. Once
14 it was converted to medical space the traffic levels
15 changed. So it's been interesting.

16 The property I think I have looked at,
17 you know, looked at all of the problems, all of the
18 issues that they are trying to resolve, I hate to say
19 it, I don't have the answers to all of those issues, I
20 don't expect anybody to come up with a magic rabbit
21 hat and say this is how we are going to solve this.
22 There are some issues out there that are being
23 addressed.

24 Like I said, the ultimate long-range hope

1 is to get Cook County to cooperate and assist in
2 diverting that water not through Ridgewood, through
3 our property, but down Wolf Road down to the creek
4 where it really deserves to go. That is an expense
5 issue.

6 I drove down there the other day and I
7 saw these four-foot diameter storm sewers they are
8 putting in, I kind of felt that, gee, if we could tie
9 into that that would be wonderful and help the
10 residents everywhere. That is a ten-year project with
11 the County obviously.

12 In any event, like I said, I have a lot
13 of sadness when I see the building eventually be torn
14 down, but there is -- right now it is a question of
15 what is the best use for the property, and it is not
16 commercial anymore, it is basically residential, one
17 form or another. And it doesn't really -- it doesn't
18 really deserve to be left as vacant the way it is
19 sitting, that is how we bought it, vacant boarded up
20 and we gave it a 50-year life since we bought it --
21 this past January was 41 years since we occupied the
22 building, so we have had it for a long time, know a
23 lot of the history about it, and saw all the water
24 issues, all the construction problems, traffic,

1 anyway.

2 Thank you.

3 CHAIRPERSON GLIMCO: Thank you.

4 MS. GAIK SCHRADER: I think also that a
5 gentleman said that it had been converted to medical
6 space. It was converted, but it was using the
7 original Timothy Christian, so before being the office
8 it was Timothy Christian, it wasn't wetlands. There
9 wasn't very much change from the Timothy Christian
10 footprint.

11 In fact, I was walking through the other
12 day with my dad, we were actually commenting on how
13 one of the sinks in one of the like maintenance rooms
14 is one of the old Timothy Christian school sinks.
15 Timothy Christian still underlies that building, it
16 wasn't like torn down and then a new building built on
17 top of it, it was converted to medical space.

18 Just another thing that needs to be
19 clarified, when the Gaiks were told that the park
20 district could no longer maintain it or couldn't
21 afford to maintain it, they were and have always
22 operated the building and development company, they
23 were maintaining 20 acres in St. Charles, maintaining
24 five acres in Oak Brook, and certainly were ready,

1 willing, and able to maintain that green space for all
2 of the community had the Village just informed them
3 that they weren't able to afford to maintain the park
4 anymore. Certainly would have been, like I said,
5 ready, willing, and able to take that over for the
6 park district. They just weren't given that option.

7 I think that's it for now.

8 CHAIRPERSON GLIMCO: Thank you.

9 MS. RAFFL: Marie Raffl, R-A-F-F-L. I
10 live at 1110 Ridge Lane.

11 Fortunately, my house does not flood in
12 Ridgewood. But I know other people do have problems.

13 The last meeting we heard that
14 Sean Casten was instrumental in funding a study about
15 the water problems in Western Springs, a million
16 dollar survey, am I correct, that was announced last
17 meeting?

18 CHAIRPERSON GLIMCO: Jeff?

19 MR. KOZA: Representative Casten helped
20 to secure a million dollars to improve Ridgewood Drive
21 drainage, so that will help solve issues on that
22 street. But it is not going to help address the root
23 cause, which is the unincorporated water heading
24 towards Ridgewood. It will make a significant impact

1 on Ridgewood Drive flooding.

2 MS. RAFFL: My concern is until we can
3 resolve this flooding problem, why are we moving ahead
4 on a development and then a couple years from now say,
5 oops, well, we should have done something differently
6 and it is too late now because there is a development
7 there and it's made it worse.

8 CHAIRPERSON GLIMCO: Thank you.

9 MR. HARTIGAN: I have been sworn in.

10 Just the inquiry, friends of mine live on
11 the west side of Wolf Road and they do not get
12 supplied with Western Springs water. In fact, they
13 are a little bit north of 55th, almost at 5600.

14 What water is going to be supplied to
15 this project? Is it going to be through the City and
16 through the special district we have, or is it going
17 to be Western Springs water? Have we determined that?

18 CHAIRPERSON GLIMCO: Do you want to --
19 Heather, you want to answer that now or hold the
20 question until the end?

21 DIRECTOR VALONE: Again, I think if we
22 can take all questions at the end so Stephanie can
23 hear to make sure she is getting all the comments.

24 I am taking down comments like we did

1 last time and we will pose them back to the developer
2 and potentially any for staff at the end to make sure
3 everyone has a chance to speak.

4 MR. HARTIGAN: Okay, that was an inquiry
5 and the property owned by a lady, the Daley (phonetic)
6 family, they get their water through the City and they
7 are in that -- they are a little bit I would say south
8 of this project, so that's why I was inquiring.
9 That's all.

10 CHAIRPERSON GLIMCO: Thank you.

11 MR. HARTIGAN: A lot of people don't know
12 that, you know, it is not always Western Springs
13 water. Thank you.

14 MS. ROWLEY: My name is Renee Rowley,
15 R-O-W-L-E-Y, 1019 Longmeadow Lane.

16 Just two comments.

17 The plan for alleviating the park traffic
18 issue is something that I wrote to the Village about
19 pretty much verbatim, I was kind of shocked to hear
20 the whole thing after I wrote that, including another
21 lane, a sidewalk, a this and that.

22 After I wrote that I began to think how
23 do you get safety really, you know, how do you get
24 people on to a sidewalk, where do they cross, and you

1 have to think of it as being like a downstream issue.
2 We may solve the problem like on that one or two
3 blocks just before Wolf Road, but what about what's
4 happening down below? And somebody else had already
5 spoken of all of the issues with people ignoring stop
6 signs, John White has really made a big deal about
7 that, he lives right there, and we are really waiting
8 for an accident to happen.

9 So I just am really, really encouraging
10 everybody to do their best to get it on to Wolf Road,
11 please. There is a lot of teachers in our audience
12 that are also very concerned with what would happen to
13 the kids.

14 And then the second fast comment, I am
15 all nervous, my voice is shaking.

16 Last year I was the president of the
17 Ridgewood Civic Association and I had the good fortune
18 of meeting a tremendous number of families that I
19 never would have met. And these are young families,
20 this is the lifeblood of Ridgewood, the new families,
21 the support for the school, the enthusiasm.

22 And when the first meeting came up, the
23 very first one that we all went to, I was kind of
24 harsh with Mr. Dudak, and I said, you know, the big

1 thing is we cannot -- and I probably mispronounced his
2 name, I am sorry -- we cannot have one more house
3 flood in Ridgewood, not one.

4 And there was a young woman there and she
5 was kind of hesitant to speak up, she was a young mom,
6 and she is shaking her head like this, and many of us
7 in Ridgewood have pet names for the streets that flood
8 the worst, you know, and so it is like I was one of
9 these, you know, young moms, young family, you save
10 all your money that you can to move into a beautiful
11 place and we were having thigh-deep floods,
12 mid-thighs, kids we were in a raised ranch, all the
13 toys and that rising up from the basement repeatedly.
14 We did correct it about \$40,000 later, retention
15 walls, extra plumbing, blah, blah, blah, multilayered
16 approaches to this.

17 And, you know, I think now we are okay,
18 but who has that money and eventually what is going to
19 happen is the word will keep getting out that
20 Ridgewood is not a place to try and move to, that the
21 homes are overpriced for, you know, for what they are
22 if you are going to move into a floodder, what is
23 called a floodder.

24 Please, let's not forget the young

1 families.

2 CHAIRPERSON GLIMCO: Thank you.

3 MS. KING: Karen king, 5804 Lawn Drive.

4 I wasn't going to speak, but I do want to
5 find out is --

6 CHAIRPERSON GLIMCO: Microphone?

7 MS. KING: Hello.

8 I do want to find out, first of all, the
9 first thing tonight with that alternative plan is
10 there seems to be a lesser setback even though the
11 entrance is on Wolf Road, the setback of those homes
12 to Park Place seems to be less. And also if you
13 compare it to the row of townhomes that are to the
14 north of that site plan it seems that that has a much
15 greater green space compared to the green space that
16 might be on the Park Place end. So if that could be
17 addressed there may be a simple, maybe it is just the
18 drawing, I am not sure.

19 But then, secondly, the thing that really
20 strikes me living in Western Springs we have rules and
21 I am a rule follower. And here we lie and I would
22 like to know how many rules is McNaughton asking to be
23 bent or modified, density, setback, signage, I don't
24 even know how many, and that's what I would like the

1 village board to consider as well as the planning
2 commission because we moved here because of our rules,
3 all of you moved here because our rules make it a safe
4 and pleasant place to live as well as keeping the
5 value of the homes up.

6 So, if that question could be answered by
7 the Village and/or others, how many deviations are
8 being asked and that they should be summarized to us,
9 the residents of Western Springs, and particularly
10 Ridgewood.

11 MS. DAVID: Deborah David, and I happen
12 to be in the 900 block across the street from where
13 they supposedly want to put the development. It is
14 too dense. It is too tall.

15 I would like to reiterate on what Karen
16 had said, we purchased there 20 years ago and the
17 people, us, right along 901, 903, and 905 we are
18 really going to be affected.

19 And this traffic thing, there are so many
20 things that need to be addressed before this ever
21 would move forward. It is just not the location for
22 30 units, it just isn't.

23 We purchased there in a beautiful
24 residential area and we pay high taxes, I know that

1 there are other people who feel the same way.

2 The water issue, I addressed it the last
3 time I was up here, 903, there was a huge home put in
4 behind us, I also wrote a letter. The one on the
5 corner, the Larkins were there, they spent \$10,000
6 because we got bombarded by water and we had to spend
7 \$16,000 to have our home and our yard swaled with a
8 wall next to the Grunkies (phonetic).

9 We all -- we have all gone through this.
10 \$16,000 in 2005 was a lot of money, and we weren't
11 planning on that. And I came to the Village and I
12 didn't get any help at the time. I came to a few
13 meetings and just no one helped me.

14 And I just think that all of these things
15 need to be addressed, there are so many things.

16 And three lanes on Park Place? You can
17 tell how upset I am, are you kidding me? It is a
18 beautiful neighborhood and the traffic is a huge
19 issue.

20 I will also tell you there were five or
21 so representatives from the Village there in my front
22 yard, in one and a half hours there were 312 cars
23 going east and west, and I know Heather kept track, I
24 don't know where they are saying that this traffic

1 thing is okay, it just isn't.

2 And somebody else said that somebody was
3 hit, and we sit out there on the porch and just watch
4 what is going on. It is an issue.

5 CHAIRPERSON GLIMCO: Thank you.

6 MS. DAVID: How would you guys feel if
7 this was happening right in front of your beautiful
8 homes? Come on.

9 MR. FLORCZAK: May I?

10 CHAIRPERSON GLIMCO: Please.

11 MR. FLORCZAK: Thank you.

12 My name is Cliff Florczak. I don't HAVE
13 is any flooding problems.

14 CHAIRPERSON GLIMCO: Can you spell your
15 name?

16 MR. FLORCZAK: F-L-O-R-C-Z-A-K, it is a
17 Polish name. I live at 5241 Fair Elms, not far from
18 the area.

19 And I have come into this -- I just
20 learned about this project so I just came in to here
21 maybe not knowing much, and I would like to see a
22 comparison of what this project looks like compared to
23 the other condo project just north of here, in other
24 words, how big is the green space, how big is the

1 parking space, how tall is the building. If you could
2 compare them side-by-side to give us an idea of the
3 traffic -- we know what kind of traffic is around the
4 building to the north and how that affects things.
5 How is this building, how is this new development
6 going to compare with what's already there to fit into
7 the neighborhood as far as every other environment --
8 green space, blacktop space, parking space,
9 side-by-side.

10 We have this here, here is what we
11 propose for the new one so we can actually compare
12 this new project with what we already have and what we
13 already know, that might be a helpful thing, maybe.

14 All right, that's all I have to say.

15 Thank you.

16 CHAIRPERSON GLIMCO: Anyone else?

17 MR. NAWROCKI: Hi, good evening.

18 Thank you for hearing from all of us in the Western
19 Springs neighborhood.

20 I am Phil Nawrocki, I live at
21 901 Park Place right at the entrance of Park Place and
22 Wolf Road.

23 Ridgewood is a quite close-knit
24 subdivision as you can see, how many residents are out

1 here in our 320 home area.

2 This will be a -- our subdivision will be
3 dramatically impacted by the development. Residents
4 of Ridgewood did not move here to be across from a
5 townhouse complex, they moved for the unique
6 single-family homes that make the 320-home
7 subdivision --

8 MS. REPORTER: Can you slow down and
9 continue?

10 MR. NAWROCKI: They moved here for the
11 unique single-family homes that make the 320-home
12 subdivision as coveted as it is.

13 Talk to any former Ridgewood resident and
14 they will speak glowingly and talk about how much they
15 miss the community and residence.

16 Ridgewood is a special place. The
17 subdivision is the most organized and hosts many
18 wonderful events, including Ravinia in Ridgewood that
19 drew impressive crowds the last few years.

20 These types of events would be adversely
21 affected by such a large development. Not only is
22 there the car traffic generated and sight line
23 blocking height, there is the attempt of fitting a
24 square peg in a round hole.

1 This development doesn't fit the
2 character of Ridgewood or Western Springs.

3 If it was developed downtown or in a more
4 nonresidential area, yes, this would totally make
5 sense, but to squeeze it into a community such as
6 Ridgewood in Western Springs isn't worth all the
7 hassles that it could bring, as we have heard from the
8 residents tonight.

9 There is many hassles here. The entrance
10 on Park Place alone is dangerous, many residents have
11 talked to that already. I see people, I work at my
12 dining room table, look out, there are families with
13 strollers, dogs, kids riding their bikes, they cut
14 through my yard coming home from LaGrange Highlands
15 and the other school, St. John of the Cross. So when
16 you are coming out on Park Place people are going both
17 directions.

18 Wolf Road is a county road, extremely
19 busy, and all people that come out of Ridgewood are
20 effected by that. There is only three entrances of
21 Ridgewood, to Ridgewood, two on 55th Street, one on
22 Park Place.

23 Somebody brought up the flood -- we
24 talked a lot about the flooding, today was a prime

1 example. It was a mess today. The County had to come
2 out and backhoe out on LaGrange Highlands the water
3 coming through the culvert coming through.

4 They are talking about I understand that
5 there is some extra retention, things like that, but
6 it doesn't seem to really help with that scenario. We
7 are looking at the drawings and there is not a lot of
8 green space. As one resident just brought up, how are
9 you going to hold on to the rainwater coming down in
10 these not so 100-year events that are coming on.

11 Additionally on Park Place, even with the
12 lower -- higher vacancy rates, still cars that park
13 from there for the medical facilities on Park Place,
14 and that was experienced by people that came out from
15 the Village two weekends ago. You would see it
16 basically makes Park Place a one-way road at that
17 point when someone parks on that street, and that is
18 my house, Deb's house, the Grunkies house.

19 If we ever have a party and things where
20 are people going to park. In this plan there are six
21 parking spots for potentially 30 units, where does all
22 that overflow traffic park at that point, right, there
23 is no real spots besides those six.

24 People aren't parking in the driveways,

1 you look at the map, they are small driveways, not
2 fitting extra cars there. They are going to come in
3 front of my house and my neighbors' houses all the
4 time at this point.

5 I just wanted to say thanks for everyone
6 coming out from Ridgewood, and thank you to all of you
7 for hearing us tonight and taking the matter he
8 serious.

9 MS. REPORTER: Can you spell your last
10 name?

11 MR. NAWROCKI: N-A-W-R-O-C-K-I.

12 CHAIRPERSON GLIMCO: Going once, going
13 twice?

14 Okay, I am going to propose, Heather, we
15 take a five-minute break, if that's okay. I don't
16 need to close the meeting, do I? And we will resume
17 at 8:30. Thank you.

18 (Recess taken.)

19 DIRECTOR VALONE: If everyone can take
20 their seats.

21 CHAIRPERSON GLIMCO: Where we left off
22 was a long list of questions. I know Heather took
23 studious notes.

24 Heather, at this time, if you can maybe

1 try and address some of those questions, along with
2 the developer when appropriate, and we can try and
3 move forward.

4 DIRECTOR VALONE: Absolutely.

5 Also, we have been getting feedback in
6 the handheld mic, so if we are using the handheld mic
7 hold closer to the top of the mic it should help
8 address some of that.

9 A couple of questions were answered mid,
10 so I will go through the ones that haven't been
11 answered.

12 So the first one was the feasibility of
13 moving the gate that is currently proposed between the
14 proposed subdivision and Heritage Springs to the Park
15 entrance. Was there any review of that?

16 MR. BARRY: I guess with the direction
17 that we received from the planning commission in our
18 last meeting to investigate the Wolf Road and based on
19 the feedback that we received from the County on
20 Wolf Road we primarily concentrated on that entrance,
21 adding that entrance there.

22 And just to reiterate, again, if the
23 Commission finds it suitable/more desirable to have
24 that direct access from the site to Wolf Road, we are

1 willing to proceed with that entrance and go through
2 the review process with the Cook County Highway
3 Department.

4 CHAIRPERSON GLIMCO: I appreciate it.

5 DIRECTOR VALONE: John, would you also
6 cover a little bit, a couple of questions that have
7 related a little bit to the fact that there is an
8 agreement between both McNaughton Development and
9 Heritage Springs related to the access of that road.
10 Can you speak a little bit to that agreement?

11 MR. BARRY: Well, the fact that Heritage
12 Court north of the site is private, you know, we don't
13 have any authority to simply using that street.

14 So prior to even getting to the point
15 where we filled out an application we went through I
16 consider a pretty extensive negotiation with the
17 townhome association and came to an agreement with
18 them with respect to the gate and some additional
19 other improvements they want, so, you know, once
20 again, we don't have a right to use that street, but
21 through that negotiation we were able to provide a
22 secondary access for the site.

23 DIRECTOR VALONE: Another question
24 potentially for Sean.

1 Given the amount of runoff that's coming
2 in to the property, several residents have expressed
3 concern that moving forward with the site before
4 waiting for a larger study of those acreage, is there
5 a concern, is there a concern there that something
6 being put in now could potentially impact that study
7 later in a negative manner?

8 MR. DUDAK: No.

9 I would have to say, everything we have
10 done to benefit the property we have in the
11 redevelopment of the proposed condition, we have
12 decreased the impervious area by a quarter of an acre,
13 a quarter acre or less, rooftops, pavement, sidewalks.
14 We have increased the storm water --

15 CHAIRPERSON GLIMCO: Than its current
16 condition today?

17 MR. DUDAK: Yes, yes.

18 We decreased the impervious runoff area a
19 quarter of an acre from what is there today.

20 As we mentioned before, we have increased
21 the stormwater management area with two-and-a-half
22 times what is there today in the lawn basin.

23 We have decreased the runoff rate for the
24 site, the two and a half acres, for all 12 storms in

1 the critical duration analysis, and all those are a
2 net benefit.

3 We have proven with the flooding analysis
4 that there is no negative impact in the proposed
5 condition utilizing the existing condition as a
6 baseline for the area.

7 CHAIRPERSON GLIMCO: To put it another
8 way, it would be worse to leave it in the condition it
9 is in now?

10 MR. DUDAK: Yes.

11 I mean, even in the last planning
12 commission, if you want to take my word for it the
13 village engineer stated that this site alone doesn't
14 have the capability to solve all the preexisting
15 issues out there.

16 With that being said, we have done as
17 much as we can to decrease the runoff, decrease the
18 impervious area, increase the stormwater storage.

19 DIRECTOR VALONE: Sean, this one for you
20 as well.

21 Can you discuss the proposed water
22 utilities, who is supplying them? Water and sewer.

23 MR. DUDAK: The water main is going to
24 connect to Heritage Springs to the north, that's

1 Western Springs water supply. That's an eight-inch
2 water main there that we are going to connect to.

3 As far as sanitary sewer, it is
4 LaGrange Highlands Sanitary District for sanitary
5 sewer.

6 DIRECTOR VALONE: Next question is how do
7 we get people onto the proposed sidewalk on Park given
8 that it is only along the 5600 frontage. So given
9 that the sidewalk is only proposed, how do we get
10 people on and off the sidewalk back from the
11 intersection of Wolf Road?

12 MR. MASCHEK: Thanks, Sean. Thanks,
13 Heather.

14 I noticed in the comments --

15 DIRECTOR VALONE: Joe, hold that higher.

16 MR. MASCHEK: Joe Maschek. I don't do
17 karaoke.

18 I noticed, Heather, on your comments that
19 was a marked up site plan, and we had talked about it
20 also at the neighborhood meeting.

21 Since we are providing a sidewalk at the
22 Village's request along Park Avenue all the way to the
23 property line, which goes beyond our entrance drive as
24 proposed on to Park, I notice that there was a note we

1 talked about at the neighborhood meeting as well to
2 provide essentially an L-shape where you depress the
3 curb and provide an access point so as if you are on a
4 bicycle or walking as you are approaching Wolf Road
5 you can tuck up on to the sidewalk, there is a way to
6 get up on to it. It is a really good solution and
7 actually we heard about it also, talked about it at
8 the neighborhood meeting.

9 CHAIRPERSON GLIMCO: Thank you.

10 DIRECTOR VALONE: Joe, you can stay up
11 there for this one?

12 Can you please discuss the setbacks
13 requested on the alternative plan with the Wolf Road
14 access?

15 MR. MASCHKE: Yes.

16 We are asking for on the alternative plan
17 it is a 30-unit plan versus a 29-unit plan, and we are
18 asking for an additional five feet.

19 Right now we meet the setback standards
20 in R4 at 25 feet from Park Avenue with the existing
21 plan. With the alternative plan we would be asking
22 for an additional five feet so that we can provide
23 enough room for the geometry of the road to meet
24 Wolf Road. There is a big culvert there, it is a

1 really expensive endeavor to try and adjust the
2 culvert.

3 Sean is kind of scratching his head on
4 that one, but we think we can do it, it is just it is
5 an -- a very expensive endeavor.

6 CHAIRPERSON GLIMCO: Joe, to follow-up on
7 this, I know this at least I understand this revised
8 plan to exit on to Wolf Road is maybe four hours old
9 now or thereabouts, are there other variances or other
10 -- -- the Village is probably going to need time to
11 study perhaps a more flushed out design with that
12 layout.

13 MR. MASCHEK: Everything remains the same
14 except we remove the duplex unit along Park Avenue and
15 we take the six-unit building, turn it 90 degrees and
16 back into Park Place.

17 So there is --

18 CHAIRPERSON GLIMCO: What about your
19 study, your water study won't that change when you
20 revise the culvert as well, Sean?

21 I am sorry, Heather, I am going off
22 script.

23 MR. DUDAK: That's okay, your questions
24 are valid.

1 If the Wolf Road access is pursued we
2 would have to reexamine that culvert there because we
3 are talking about, you know, encapsulating that ditch
4 and having a culvert system from the east side of
5 Wolf Road all the way to the detention basin.

6 CHAIRPERSON GLIMCO: Okay.

7 MR. DUDAK: There would be a different
8 analysis for that for sure.

9 CHAIRPERSON GLIMCO: Thank you.

10 DIRECTOR VALONE: Joe, as a Part 2 of
11 that question for the change in the setbacks for the
12 Wolf Road, the question was also posed is there more
13 green space at the north side of the site than the
14 south side now?

15 MR. MASCHEK: There is. That's because
16 that is where the encapsulated ditch is. We have a
17 30-foot setback on the north side of that dog lake,
18 and that's because of that storm sewer that we have --
19 it is an existing open ditch now, we have proposed a
20 closed storm sewer.

21 DIRECTOR VALONE: John, are you changing
22 that? Okay. Sorry. I apologize.

23 So then the last question for the
24 developer, I think it is mostly Javier.

1 There has been questions related to the
2 3:00 o'clock to 4:00 o'clock traffic impacts. Can you
3 speak a little bit to that as opposed to the traffic
4 study that did a traditional review of the peak times
5 for work commuting rather than for school pickup and
6 drop off?

7 MR. MILLAN: So as it relate to the
8 traffic counts, typical traffic counts 7:00 to 4:00,
9 9:00 to 6:00, excessive commuter times. We expanded
10 the counts to start at 3:00 in the afternoon because
11 of the schools, leaving like the school and coming
12 back home.

13 We counted twice. We counted early in
14 March, if I remember correctly, when schools were in
15 session in April, and I counted again this past
16 Monday, right. When I say I, I was the one who went
17 out there and I counted. I counted from 3:00 to 4:30.

18 The volumes came out very similar to what
19 we counted before. Having said that, slightly higher,
20 by slightly higher, I am talking probably about
21 another -- in totality in and out probably another 40
22 to 50 additional cars.

23 When I finished the count I decided to
24 drive the area. Why, why is it higher?

1 I will say this, you can count every day,
2 you are going to get a different number, but it should
3 be within the same magnitude, you cannot say you
4 counted one day and got 100 and day got 500. If that
5 is the case something went wrong, there is something
6 causing that.

7 So I drove the area. And I realized that
8 55th Street is under construction. As it goes -- as
9 you approach 55th Street on Wolf it narrows down to
10 one lane in each direction and then you have the turn
11 lanes. So as I am driving I saw that the eastbound
12 queues were actually backing up to and sometimes
13 beyond Grand. So I turned around, I decided to do a
14 little bit of investigation.

15 When I realized when the queue actually
16 went past Grand some vehicles started peeling. I
17 followed them, I sound like a stalker, but I followed
18 them. Some of them went to their homes. Others
19 actually went into Park Place and turned left, turned
20 -- turned right and went south. It is just because of
21 the construction.

22 Now, having said that, I am not saying
23 that that doesn't happen even when there is no
24 construction, some people are going to find

1 quote/unquote easier.

2 However, that is the reason why you
3 probably get to see a little bit higher than normal
4 traffic volumes on Park Place during those times.

5 Again, we counted, we got very much the
6 same. That hour that Heather was talking about, the
7 3:00 to 4:00, we compared it because we did the one
8 and a half hours, we compared the 3:00 to 4:00, and it
9 is within 5% of what we counted last time. So, very
10 reasonable results.

11 DIRECTOR VALONE: And then the last two
12 questions, one was related to the request of
13 allowances from the development code in comparison of
14 data. The first staff report dated August 9 on
15 Page 15 does have two tables that indicate at least
16 what they were proposing with the original site plan
17 as development allowances, and then also some
18 comparison of other recent developments that can be
19 referenced.

20 CHAIRPERSON GLIMCO: That was it, the
21 last two?

22 MR. MASCHEK: I am sorry, I didn't catch,
23 was that a question? It was --

24 CHAIRPERSON GLIMCO: I think that was

1 more of a statement.

2 Heather answered that question?

3 DIRECTOR VALONE: Right.

4 So, again, the first staff report
5 included a table that is all of the allowances that
6 they were seeking with the original site plan, and
7 then there is a secondary table on -- both are located
8 on Page 15 of the original staff report that lists
9 comparison of some similar developments as well. So
10 that information, again, is provided which is
11 Attachment 1 of the current packet.

12 CHAIRPERSON GLIMCO: Thank you.

13 MR. MASCHEK: Just as a reminder, this
14 has a PUD, so we are requesting.

15 Thank you.

16 CHAIRPERSON GLIMCO: You know, while you
17 are up, is there any reason you can't add more parking
18 spaces when you move the entrance to Wolf Road? It
19 looks like there is room for three or four more.

20 MR. MASCHEK: Thank you, Chairman.

21 You mentioned this is about four hours
22 old.

23 UNIDENTIFIED COMMUNITY MEMBER: Can you
24 speak up?

1 MR. MASCHEK: There is. We will take a
2 very close look at that.

3 Right now in both plans --

4 CHAIRPERSON GLIMCO: What he said to
5 start, the plan is only three or four hours old, so it
6 is not fully baked, I guess.

7 MR. MASCHEK: There is some areas you can
8 obviously see that there is some additional spaces
9 next to the six spaces, we do want to provide some
10 tree islands, obviously.

11 But I do want to reiterate, each of these
12 both have a 20-foot -- minimum 20-foot driveway and so
13 there is two driveway spots and two garage spaces, so,
14 four spaces per unit, plus the additional guests.

15 CHAIRPERSON GLIMCO: I guess I am basing
16 off what kind of questions and comments we are
17 getting, that was certainly a recurring theme.

18 MR. MASCHEK: There is space with this
19 new plan to provide a couple of extras. It is a good
20 observation, thanks.

21 COMMISSIONER WINEGAR: I have one more
22 question.

23 So between the original plan where you
24 exited on to Park and the one that exits to Wolf, you

1 picked up one unit.

2 So my question is you have a six-unit
3 block facing the residents on the south side of Park,
4 would it be possible to go back to 29 units and maybe
5 break that into two and a five? Sorry, two and a
6 three for a total of five units.

7 MR. MASCHEK: We will take that under
8 advisement. I can't make that decision.

9 I do want to say from the last meeting we
10 had that the units are lowered a little bit, so the
11 back, the back of the -- the back facade is a little
12 bit lower than the front facade since everything
13 pitches to the north. We are going to use that
14 elevation change to lower --

15 COMMISSIONER WINEGAR: It is a very long
16 building.

17 MR. MASCHEK: Yes.

18 COMMISSIONER WINEGAR: Break it down to
19 be closer to a residential size.

20 COMMISSIONER HANSON: I am going to
21 follow as well.

22 What is the plan as far as is there any
23 screening that is going to go in there? Obviously it
24 is a new plan, probably needs to be looked at as well.

1 MR. MASCHEK: We have been committed to
2 do extensive landscaping on this, so, yes, there would
3 be quite a bit of screening on the Park Place side,
4 similar to what we have already proposed, but it would
5 be enhanced because of the road connection that is
6 going to be green space.

7 CHAIRPERSON GLIMCO: And a fence
8 surrounding that?

9 MR. MASCHEK: Yes.

10 CHAIRPERSON GLIMCO: Commissioners, do
11 you have questions?

12 I have to say after our first meeting I
13 was thinking that some of the neighbors might be more
14 interested in a left turn lane than they were a
15 Wolf Road entrance, but it seems very apparent tonight
16 that a Wolf Road entrance to this facility is
17 something that is more in favor.

18 MS. REYNOLDS: May I come up?

19 CHAIRPERSON GLIMCO: Sure.

20 MS. REYNOLDS: Tara Reynolds, 5720 Lawn.

21 Just at the break we were talking about
22 that and having a left-turn lane is wonderful except
23 that would eliminate all the parking it looks like on
24 Park Place for the residents that live there, so it

1 might be easier to get in and out of the neighborhood,
2 but the three or four homes right there would not have
3 any parking, so that trade-off doesn't seem quite --

4 CHAIRPERSON GLIMCO: Thank you for
5 confirming.

6 MS. REPORTER: Can you give me your
7 address again?

8 MS. REYNOLDS: 5720 Lawn.

9 CHAIRPERSON GLIMCO: Heather, any other
10 comments from the Village?

11 No.

12 Commissioners, do you have any more
13 questions?

14 At this point I would really like to see
15 the Wolf Road entrance plan and a water study related
16 to it before I voted to approve or deny this
17 application.

18 And I guess I am hopeful now that there
19 is clear direction on some of the unknowns that we had
20 after our last meeting on this site and how it lays
21 out.

22 I think there is confirmation at least
23 tentatively from the board that if you can make the
24 Wolf Road access work with the County and flush out

1 those plan -- I don't see any reason why you wouldn't
2 be able to address a lot of the outstanding issues
3 that are pending, and perhaps we can take another look
4 at a plan that's more than three hours old. That's
5 just a sketch.

6 MR. BARRY: We can work on accommodating
7 that.

8 I guess the only thing is based on the
9 timetable of the County, we wouldn't foresee getting a
10 final signoff at any time soon.

11 We submitted the traffic study just from
12 the sight distance analysis and it took over three
13 weeks to get a response from them.

14 CHAIRPERSON GLIMCO: That's fair. And I
15 saw the comments were evasive as well, it wasn't very
16 clear direction on what they are expecting of you.

17 I am not suggesting, John, to -- we would
18 like to do this as soon as we can as well.

19 I think we, Heather, I think we can poll
20 for some dates to try and reconvene, hopefully -- I
21 know in 30 days a lot of things didn't get done. The
22 last time I would like to see a lot of those Village
23 requests get ticked off the list before we do get
24 back, so I don't know what kind of time that might

1 require.

2 MR. BARRY: Well, I guess what I would
3 recommend is that we do set a date and if --

4 CHAIRPERSON GLIMCO: Deadlines are always
5 good.

6 MR. BARRY: Deadlines are always good.

7 And in the event that staff does not
8 supply the information that we think we need the
9 meeting can be continued.

10 CHAIRPERSON GLIMCO: Okay.

11 MR. BARRY: I would request that public
12 hearing could be closed at this point.

13 CHAIRPERSON GLIMCO: I am going to want
14 to allow the commissioners time to ask questions on
15 the new plan that they haven't seen, so I am going to
16 recommend that we continue the public hearing.

17 I would like to do it to a date certain.
18 Heather, do we have a date that we can get a quorum
19 together?

20 DIRECTOR VALONE: Ms. Fawell put a duo
21 poll as part of an e-mail earlier to the Commission
22 given that we have another application that might be
23 submitted, so we do have some potential dates for a
24 quorum that we could put before you to continue to.

1 I apologize, I don't have
2 Attorney Jurusik's comments on these dates, so if I --

3 CHAIRPERSON GLIMCO: He is a lawyer, he
4 has his calendar open right now.

5 MR. JURUSIK: The calendar is open, throw
6 the dates out and we will go through them.

7 DIRECTOR VALONE: So it looks like the
8 dates that we have six commissioners that we could
9 make work are November 5, November 18, and
10 November 19.

11 MR. McNAUGHTON: We don't have that time,
12 Jeff. We don't have that time.

13 CHAIRPERSON GLIMCO: You can't do
14 Election Day.

15 DIRECTOR VALONE: So it would be either
16 the 18th or 19th of November. That is a Monday and
17 the 19th is a Tuesday.

18 MR. McNAUGHTON: Ask for a special
19 meeting.

20 MR. JURUSIK: I will make myself
21 available for either of those dates.

22 CHAIRPERSON GLIMCO: The 18th or the
23 19th.

24 November 18th?

1 DIRECTOR VALONE: November 18th.

2 A motion would just need to be made to
3 continue the hearing to November 18th, 2024 here in
4 this room at 7:00 o'clock.

5 MR. NAWROCKI: Heather, we have a Village
6 board meeting on that day 7:00 o'clock.

7 MS. REPORTER: Who was talking?

8 MR. NAWROCKI: Phil Nawrocki.

9 DIRECTOR VALONE: So the second Monday of
10 November is the 11th.

11 MR. JURUSIK: Our board meetings are the
12 11th and 25th on my calendar.

13 DIRECTOR VALONE: So the 18th we do not
14 have another meeting. I took a peek at that before I
15 let those two fly.

16 Again, we need a motion seconded by
17 someone to continue the public hearing to
18 November 18th here in this room at 7:00 p.m.

19 MR. McNAUGHTON: Mr. Chairman, can I
20 speak?

21 CHAIRPERSON GLIMCO: Please do.

22 MR. McNAUGHTON: I am Paul McNaughton and
23 I am the owner of McNaughton Development for 42 years,
24 a family-run company. Thank you for all your

1 consideration.

2 What happened to October dates?

3 DIRECTOR VALONE: We did put a series of
4 October and November dates out to the Commission, we
5 could not get a sufficient quorum.

6 MR. McNAUGHTON: We can get a quorum, we
7 can get five people?

8 DIRECTOR VALONE: A quorum is four, so we
9 would need four to meet on October.

10 MR. McNAUGHTON: Thank you.

11 How about a special meeting?

12 DIRECTOR VALONE: We don't have
13 regularly-scheduled meetings. They are scheduled --

14 CHAIRPERSON GLIMCO: Every meeting is
15 special.

16 DIRECTOR VALONE: So the first time we
17 can get a quorum that is not Election Day is the
18 18th --

19 MR. McNAUGHTON: Okay.

20 DIRECTOR VALONE: -- of November.

21 MR. McNAUGHTON: I think it is
22 unacceptable to go to November 18th, but if that's
23 what you are going to grant us, I will decide what we
24 are going to do with this project.

1 CHAIRPERSON GLIMCO: I would prefer to go
2 sooner as well, but I would have also hoped that you
3 had a lot more of the things that we asked you to have
4 done by now.

5 So if you can get some of those --

6 MR. McNAUGHTON: Mr. Chairman, I really
7 think a lot of those things are done. I think -- I
8 have my own opinion, I am not going to say it
9 publicly.

10 There are three issues here, one or two
11 entries, and the water that sits on the street.
12 Everything else is handled with staff, it's done. It
13 will be done.

14 So --

15 CHAIRPERSON GLIMCO: I do agree with you,
16 Mr. McNaughton.

17 We have a plan right now that I think we
18 can agree on will go to Wolf Road, there is some work
19 to do with the County, but we don't have the water
20 study to consider that's based on that plan. And that
21 plan was given to us just today.

22 MR. McNAUGHTON: I already know that I
23 have to spend \$20,000 in engineering to go back to
24 Wolf Road. I have offered you either/or.

1 CHAIRPERSON GLIMCO: Right.

2 MR. McNAUGHTON: But my engineer also
3 told me he could get that done in three days. So I
4 would think Jeff could review that in one or two hours
5 because my guy is drawing it --

6 CHAIRPERSON GLIMCO: We didn't have a
7 water study for the culvert change.

8 MR. McNAUGHTON: Well, tell your engineer
9 to quit adding things on.

10 CHAIRPERSON GLIMCO: Some of your money
11 will be recouped with an additional unit maybe.

12 MR. McNAUGHTON: We are not building the
13 White House here, we are building a product that is
14 well needed in all villages, especially in a village
15 like Western Springs that has people that want to live
16 here. I think it is beautiful.

17 I don't know if I want to live here
18 anymore.

19 UNIDENTIFIED COMMUNITY MEMBER: We don't
20 want you to.

21 CHAIRPERSON GLIMCO: No, timeout.

22 MR. McNAUGHTON: Guys, you got 305 lots,
23 why don't you go add some sidewalks?

24 CHAIRPERSON GLIMCO: We are moving on.

1 Can I get a motion to continue?

2 MR. McNAUGHTON: One thing --

3 CHAIRPERSON GLIMCO: Please don't
4 address. Let's maintain civility, please.

5 MR. McNAUGHTON: I agree with you.

6 Please, let the public meeting, three
7 minutes of talking, not ten.

8 Thank you, Mr. Chairman.

9 CHAIRPERSON GLIMCO: We appreciate it.
10 We are done with public comment.

11 UNIDENTIFIED COMMUNITY MEMBER: Can I ask
12 a question?

13 CHAIRPERSON GLIMCO: We are going to
14 continue this. You can ask questions after a while.

15 MR. BLISS: He asked for a while to
16 speak. They have been ignoring for 15, 20 minutes.

17 CHAIRPERSON GLIMCO: You can come back on
18 November 18th if we continue the public hearing.

19 COMMISSIONER HANSON: I move to continue
20 the hearing to November 18th.

21 CHAIRPERSON GLIMCO: Is there a second?

22 UNIDENTIFIED COMMISSIONER: I second.

23 UNIDENTIFIED COMMUNITY MEMBER: At what
24 time?

1 UNIDENTIFIED COMMISSIONER: At

2 7:00 p.m.

3 DIRECTOR VALONE: Here in the village
4 boardroom.

5 MS. REPORTER: Wait a second, did
6 somebody make a second?

7 DIRECTOR VALONE: To clarify, the motion
8 that Commissioner Hanson has put on the table is a
9 continuation of the public hearing to November 18th at
10 7:00 p.m. here in the village boardroom.

11 And was there a second?

12 COMMISSIONER TURNER: There was one.

13 CHAIRPERSON GLIMCO: Do you want a roll
14 call or do we just vote?

15 DIRECTOR VALONE: We will do a rollcall.

16 SR. PLANNER FAWELL: Chairman Glimco?

17 CHAIRPERSON GLIMCO: Yes.

18 SR. PLANNER FAWELL: Commissioner
19 Brumbaugh is absent.

20 Commissioner DeProsperis?

21 COMMISSIONER DePROSPERIS: Yes.

22 SR. PLANNER FAWELL: Commissioner Hanson?

23 COMMISSIONER HANSON: Yes.

24 SR. PLANNER FAWELL: Commissioner Johann?

1 COMMISSIONER JOHANN: Yes.

2 SR. PLANNER FAWELL: Commissioner Turner?

3 COMMISSIONER TURNER: Yes.

4 SR. PLANNER FAWELL: And Commissioner

5 Winegar?

6 COMMISSIONER WINEGAR: Yes.

7 SR. PLANNER FAWELL: Six, the motion
8 passes.

9 CHAIRPERSON GLIMCO: Heather, are there
10 updates/future meetings you want to talk about?

11 DIRECTOR VALONE: There is potentially an
12 application that may also apply to the November
13 meeting, which is why we put out a poll to determine
14 the next meet being to be scheduled. More information
15 will be provided once that application is considered
16 complete and it is placed on the agenda.

17 CHAIRPERSON GLIMCO: I think the
18 commissioners would appreciate if we can do on the
19 18th as well.

20 DIRECTOR VALONE: Understood.

21 CHAIRPERSON GLIMCO: Moving on, there no
22 other business that I am aware of.

23 With that I would entertain a motion to
24 adjourn.

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COMMISSIONER DePROSPERIS: Motion to
adjourn.

COMMISSIONER HANSON: Second.

CHAIRPERSON GLIMCO: All in favor?

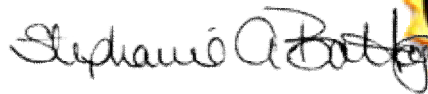
(Chorus of ayes.)

CHAIRPERSON GLIMCO: Thank you, everyone,
for coming tonight.

(WHICH WERE ALL OF THE PROCEEDINGS HAD OR
TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF DUPAGE)

4 I, STEPHANIE A. BATTAGLIA, do hereby certify
5 that I reported in shorthand the proceedings had at
6 the Plan Commission meeting aforesaid, and that the
7 foregoing is a true, complete, and accurate transcript
8 of the proceedings at said Plan Commission meeting as
9 appears from my stenographic notes so taken and
10 transcribed under my personal direction, this 3rd day
11 of October, 2024.

12
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14 
15



16 Certified Shorthand Reporter
17
18

19 CSR No. 084-003337 - Expires May 31, 2025
20
21
22
23
24

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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).

Engineering

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 Fancier, 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



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. CCDOTH 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 ~~strike through~~ 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 and 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 Fancier, 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)



McNaughton Development, Inc.
Burr Ridge, IL

BAB Building Front Perspective

Park Place Townhomes
Western Springs, IL



November 6, 2024

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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





McNaughton Development, Inc.
Burr Ridge, IL

4-Unit Building Front Perspective

Park Place Townhomes
Western Springs, IL

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November 6, 2024



Rear Elevation
Scale: 1/8" = 1'-0"



Left Side Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"

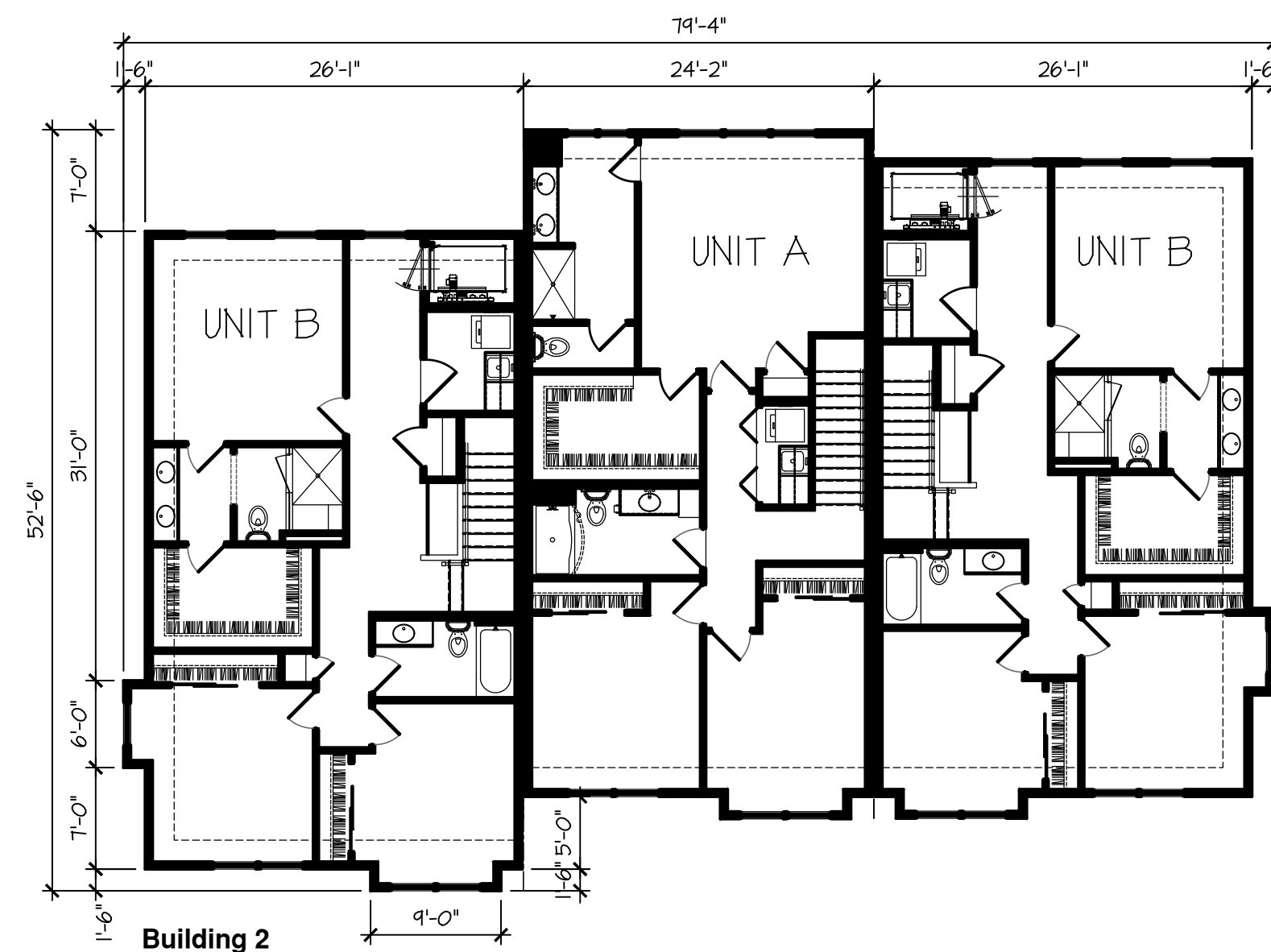


Front Elevation
Scale: 1/8" = 1'-0"

McNaughton Development, Inc.
Burr Ridge, IL

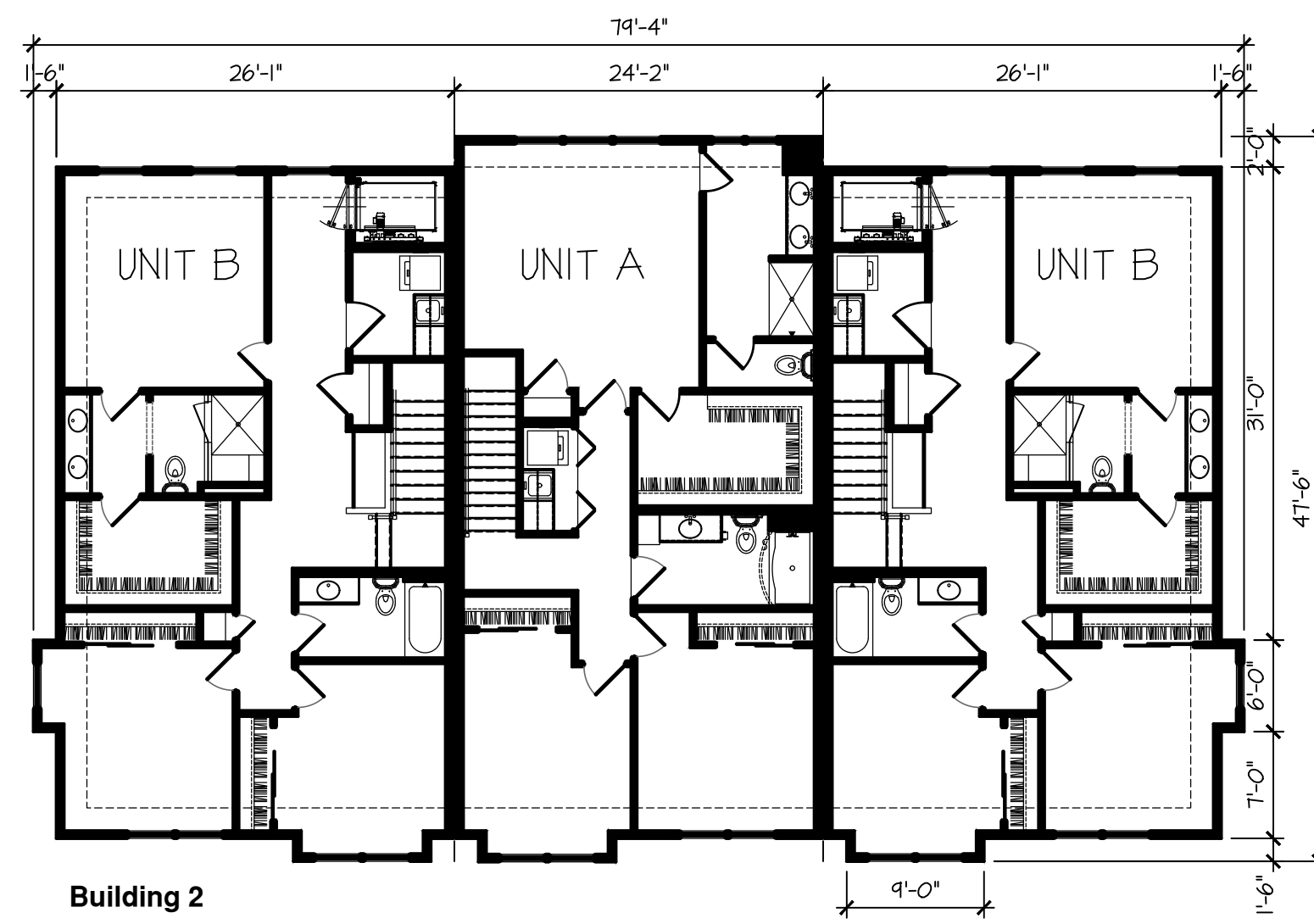
Building Type 2 Elevations
Park Place Townhomes
Western Springs, IL





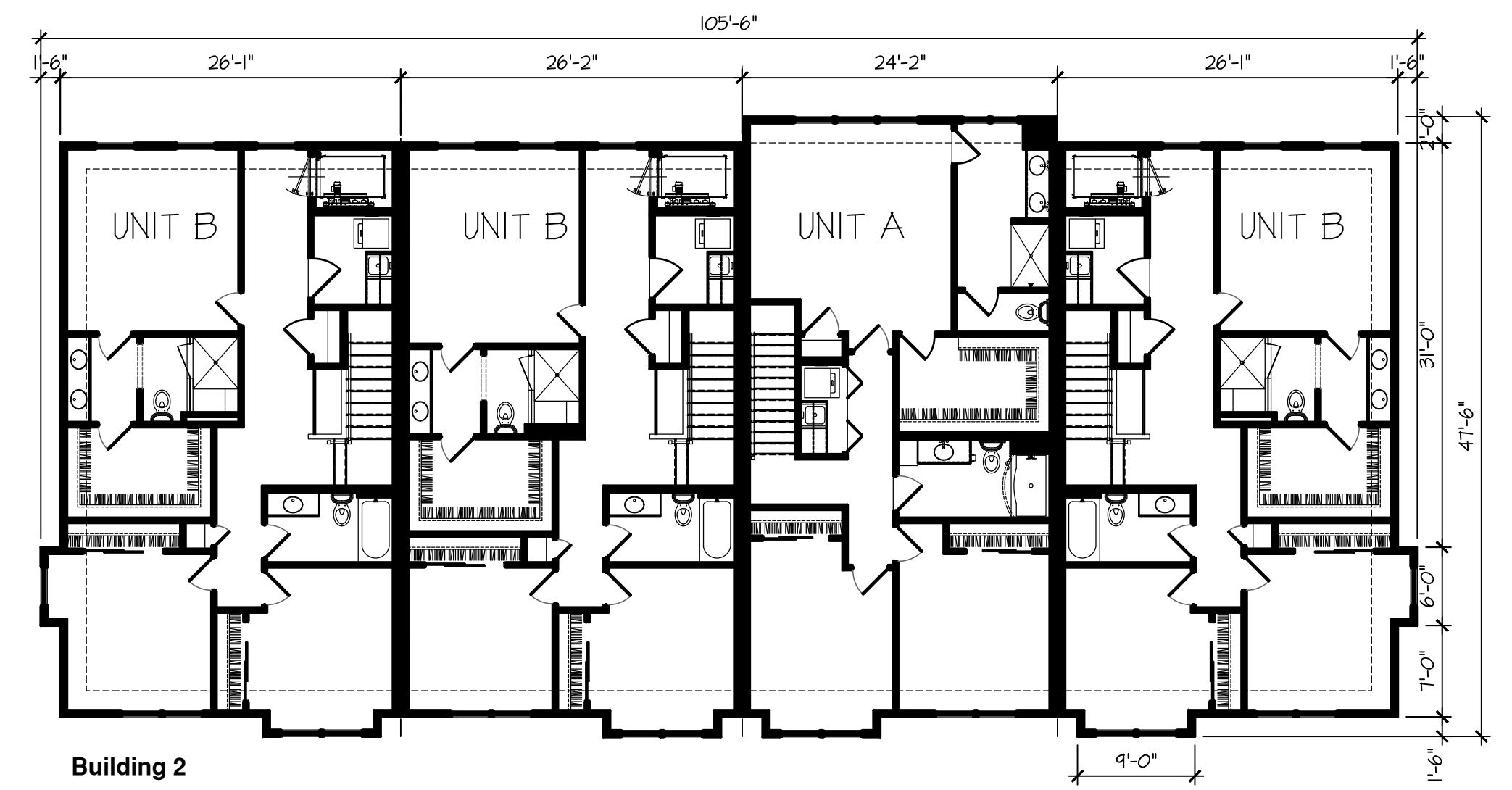
Building 2
Upper Floor Plan

SCALE: 1/8" = 1'-0"



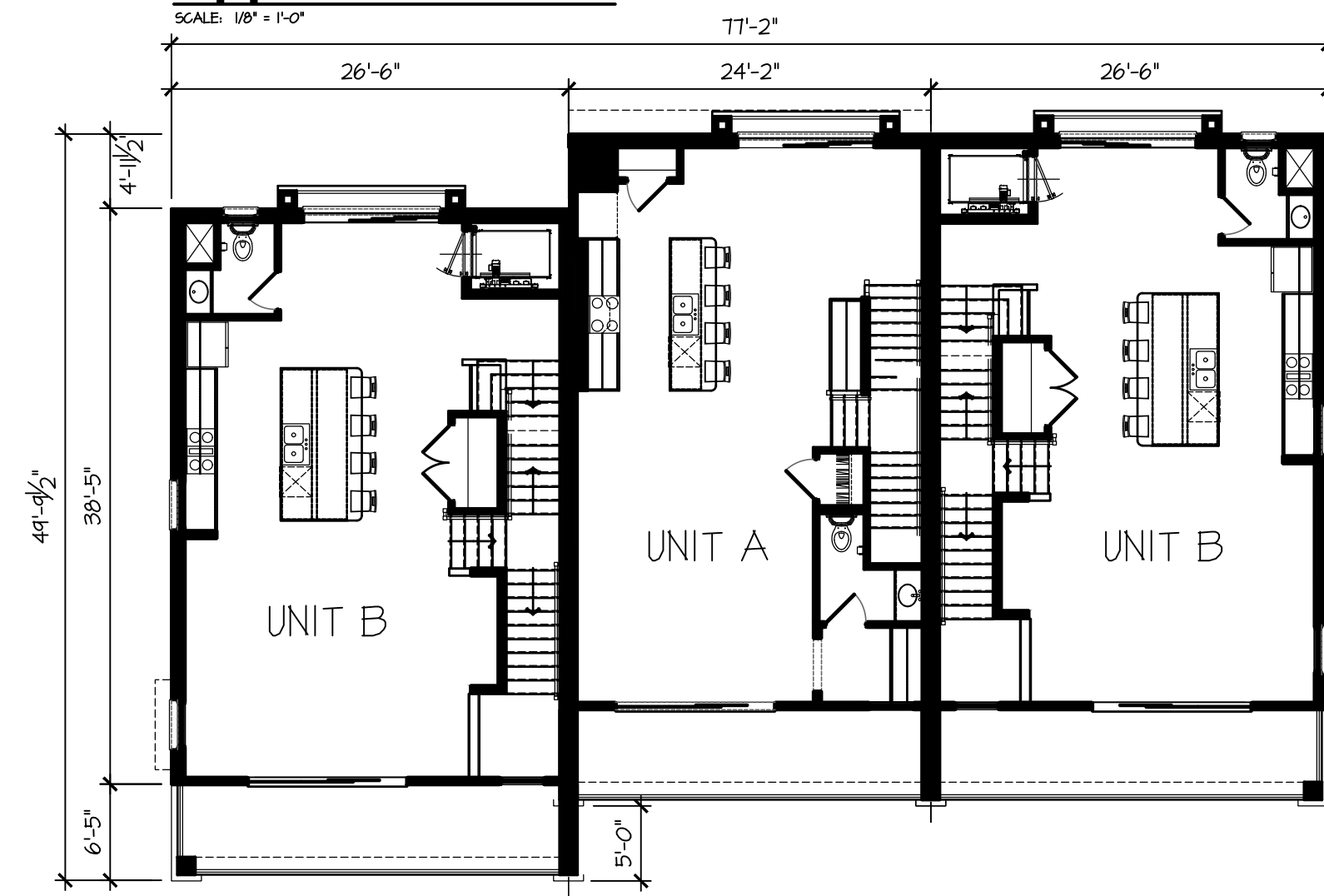
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Upper Floor Plan

SCALE: 1/8" = 1'-0"



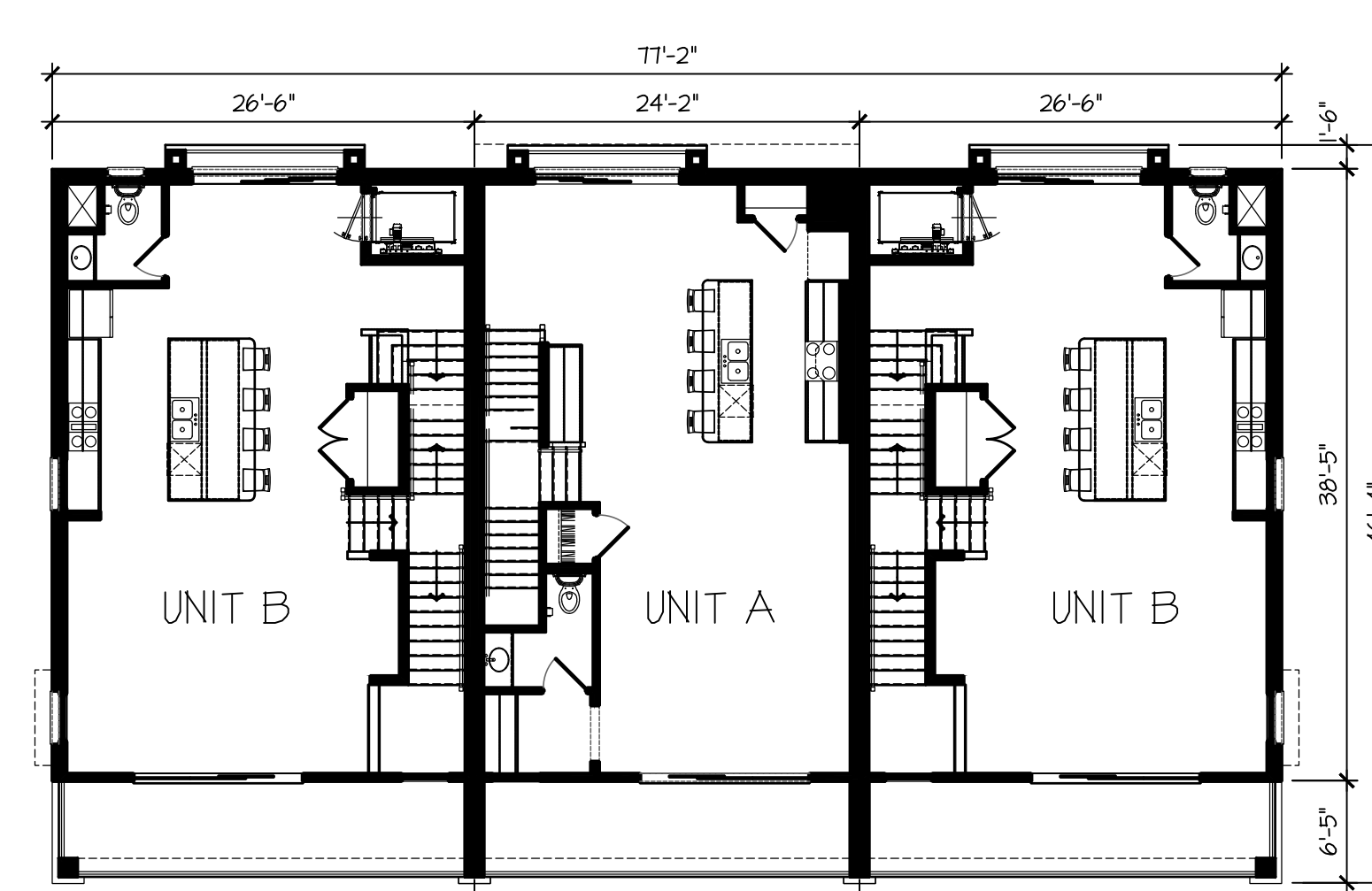
Building 2
Upper Floor Plan

SCALE: 1/8" = 1'-0"



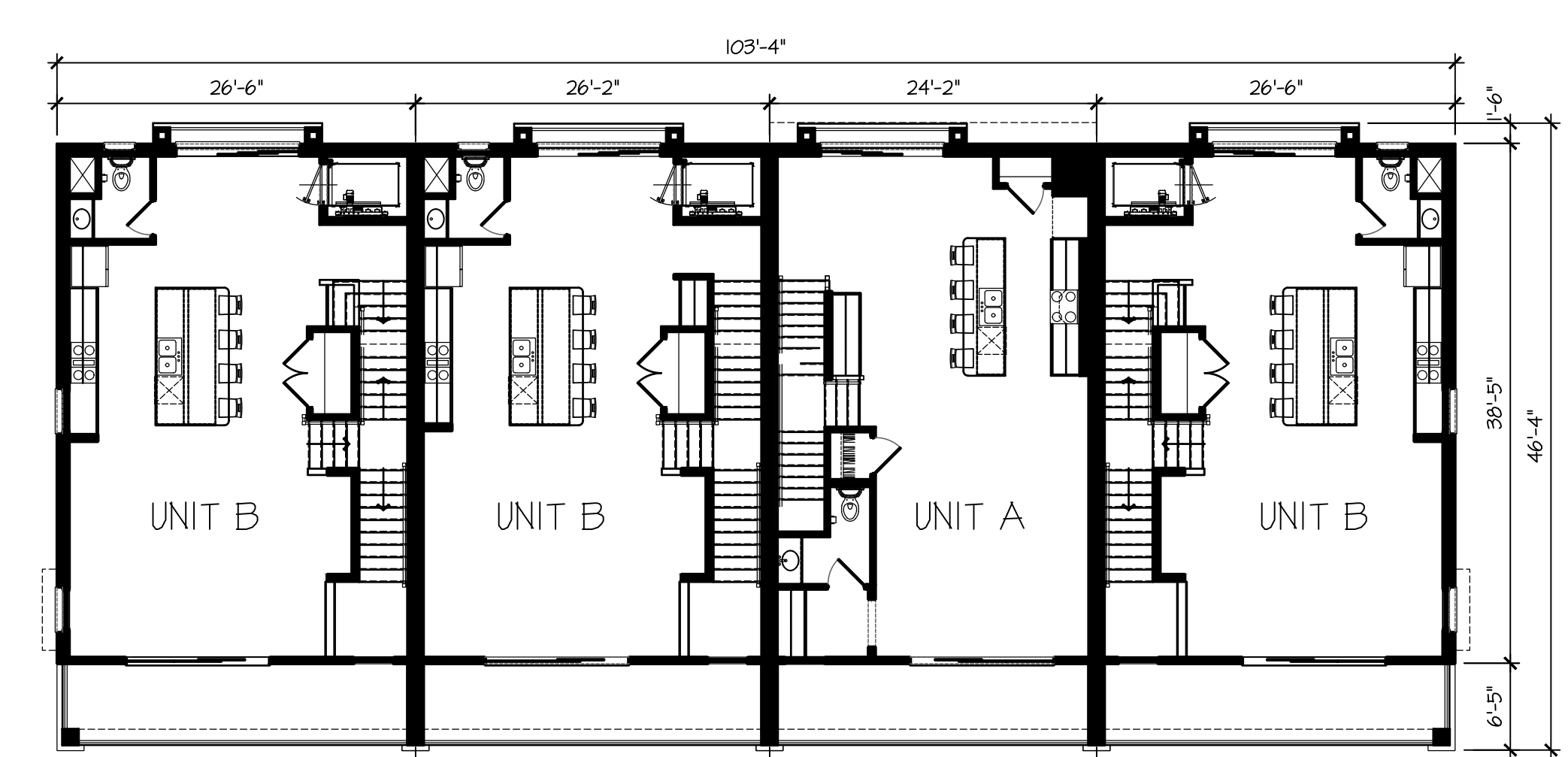
Building 2
Main Floor Plan

SCALE: 1/8" = 1'-0"



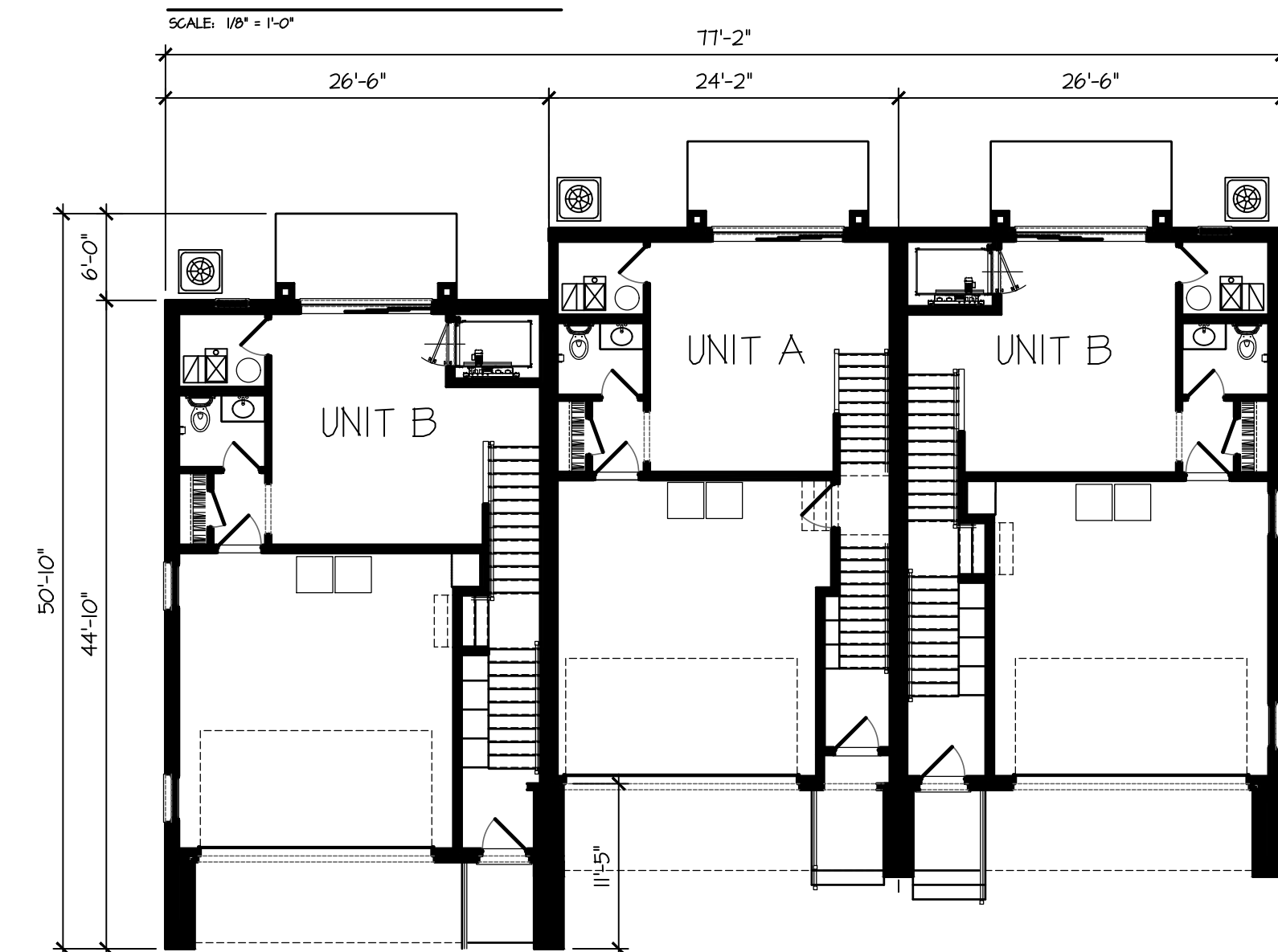
Building 2
Main Floor Plan

SCALE: 1/8" = 1'-0"



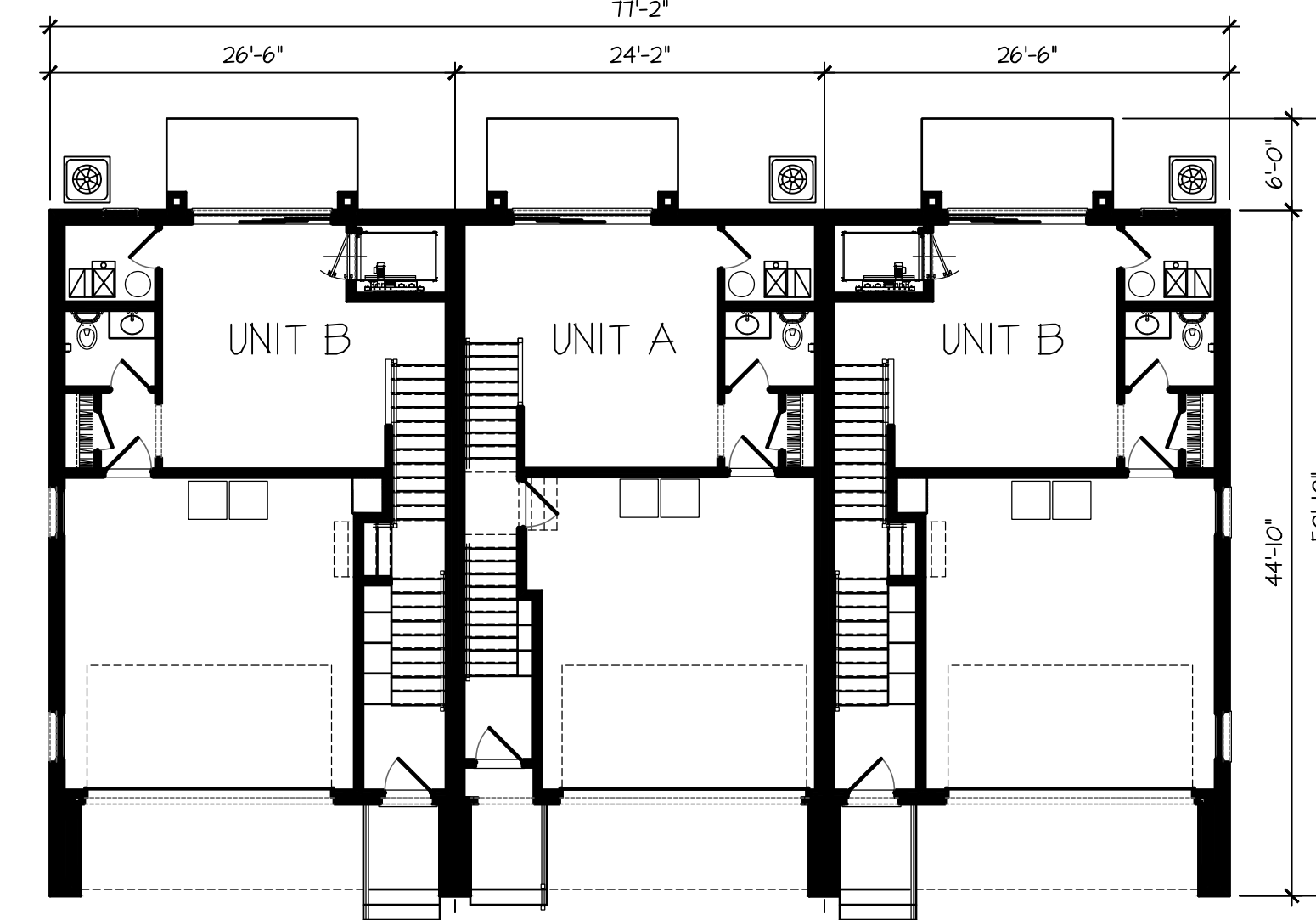
Building 2
Main Floor Plan

SCALE: 1/8" = 1'-0"



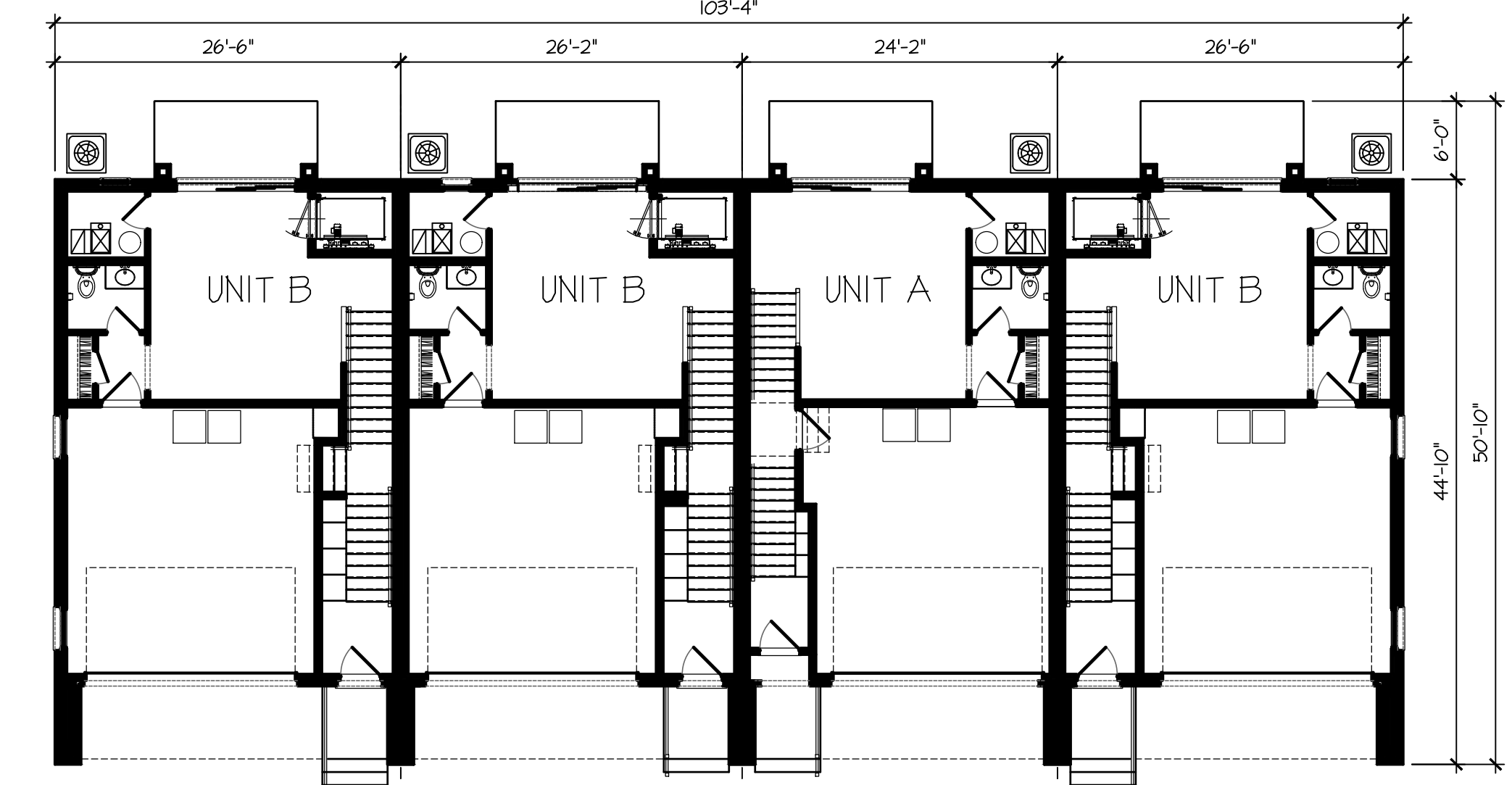
Building 2
Lower Floor Plan

SCALE: 1/8" = 1'-0"



Building 2
Lower Floor Plan

SCALE: 1/8" = 1'-0"



Building 2
Lower Floor Plan

SCALE: 1/8" = 1'-0"

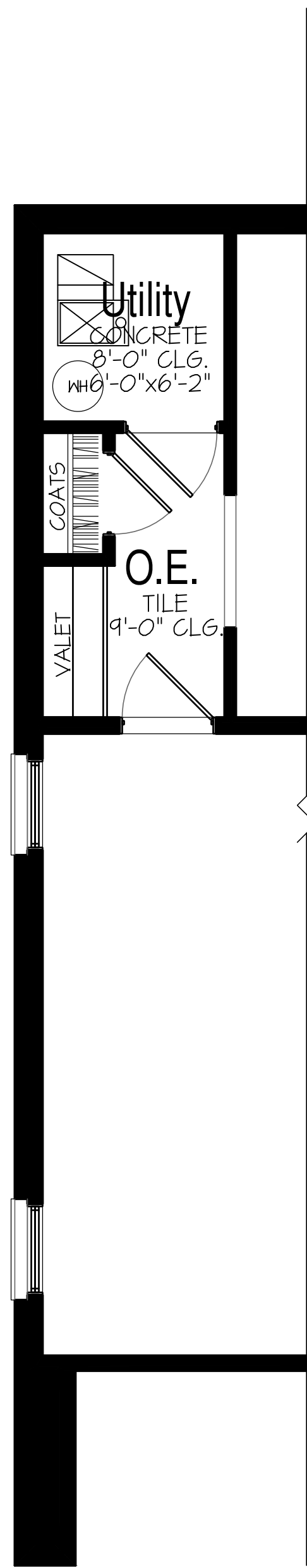
McNaughton Development, Inc.
Burr Ridge, IL

3 Unit & 4 Unit Building Assemblies

Park Place Townhomes
Western Springs, IL

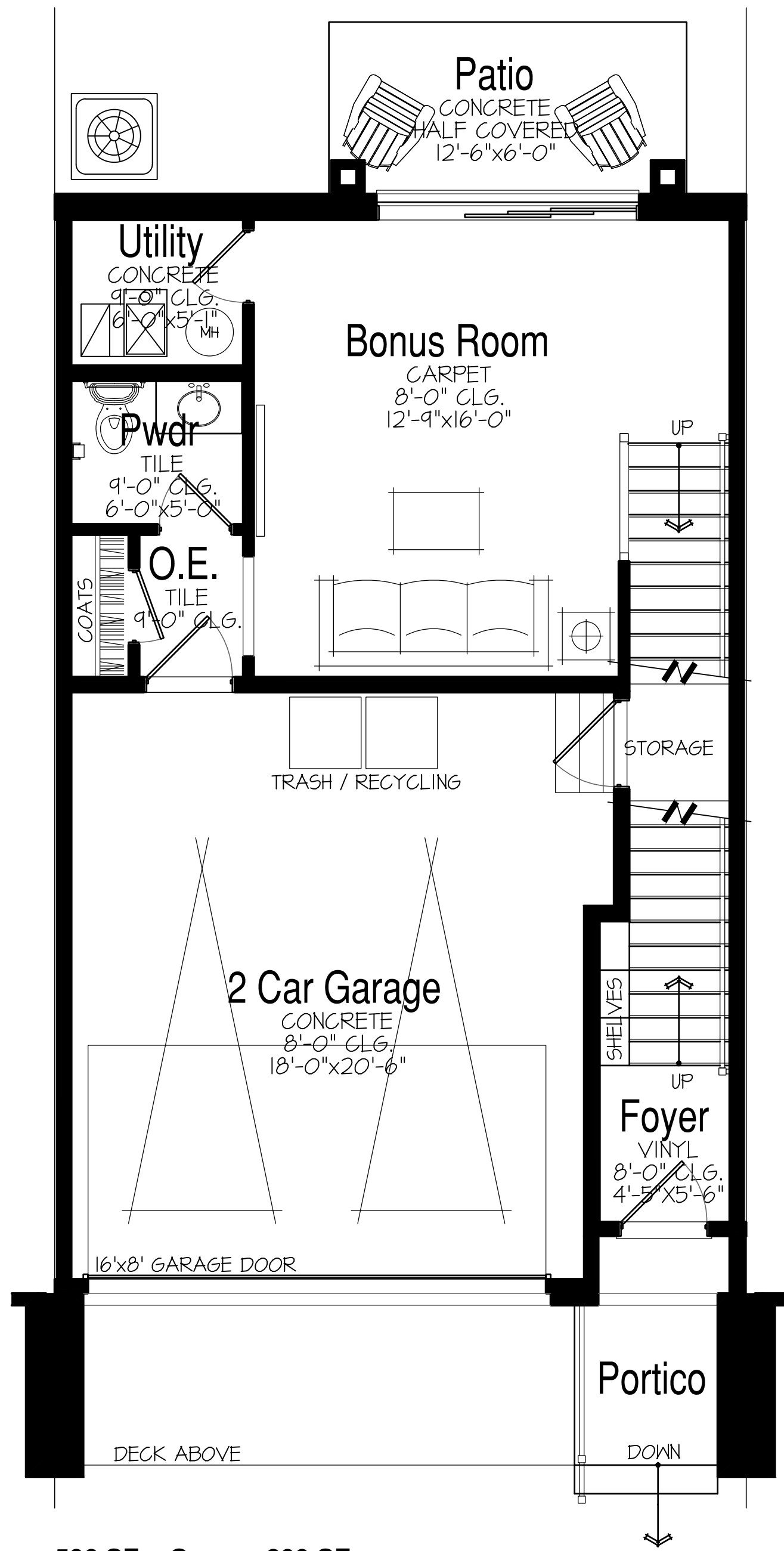
November 6, 2024





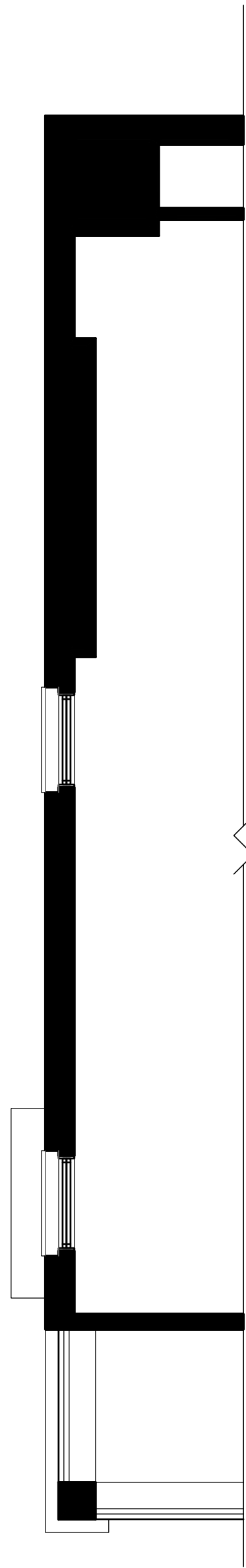
506 SF + Garage 399 SF
End Cond.

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



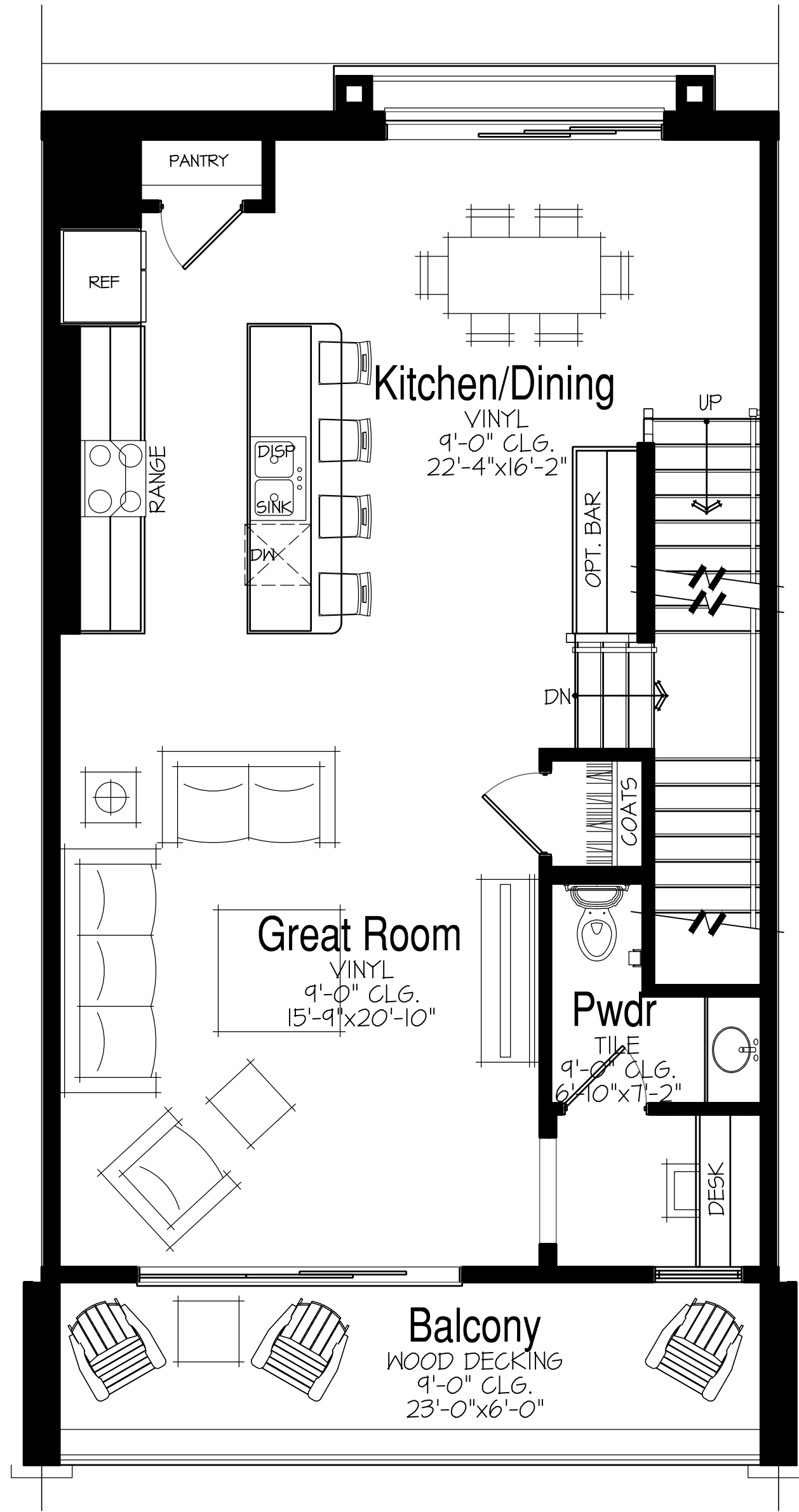
506 SF + Garage 399 SF
Lower Floor Plan

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



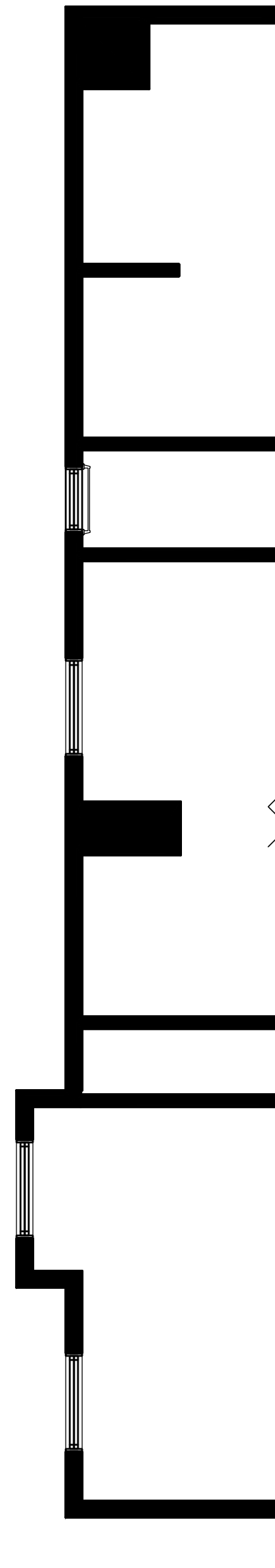
889 SF
End Cond.

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



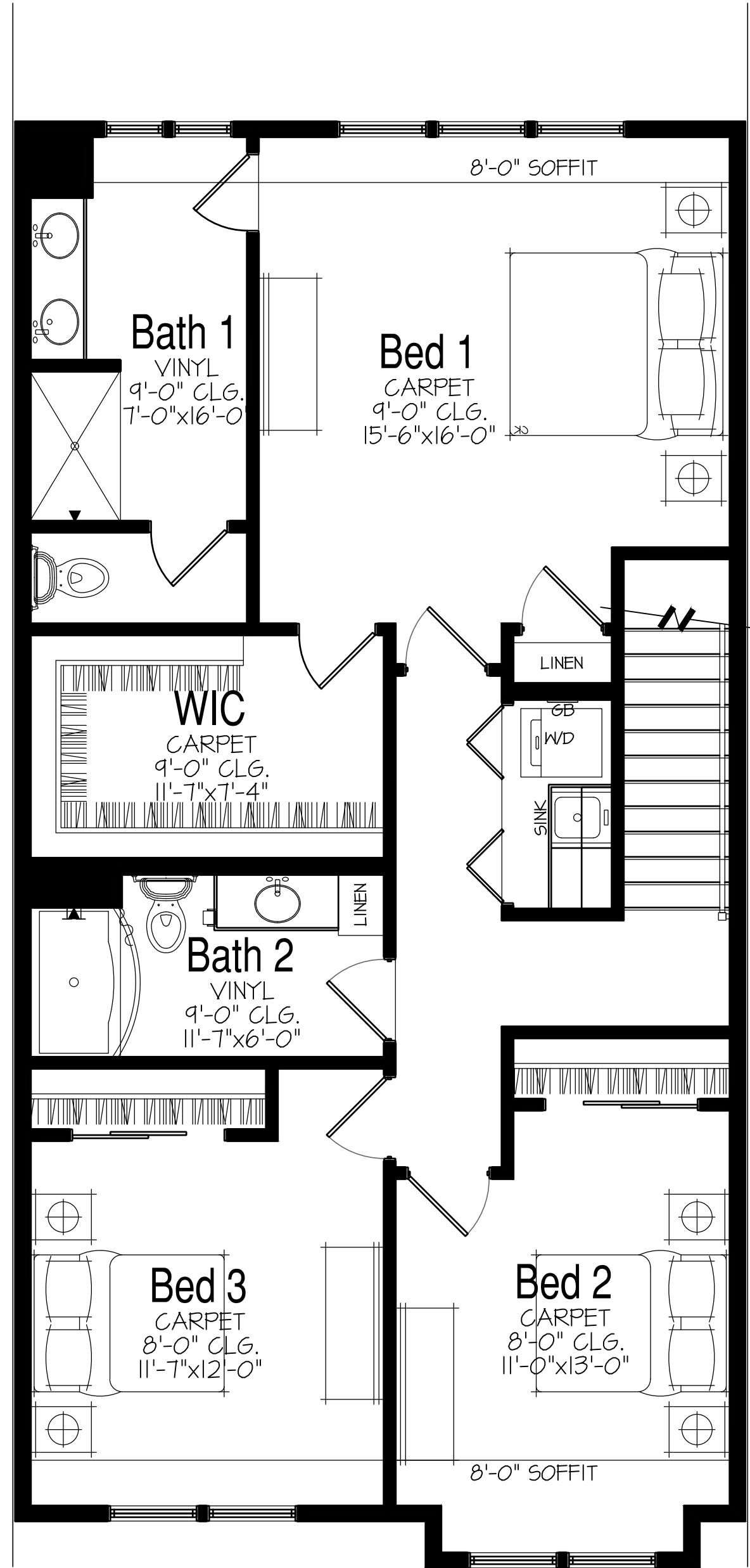
866 SF
Main Floor Plan

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



1080 SF
End Cond.

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



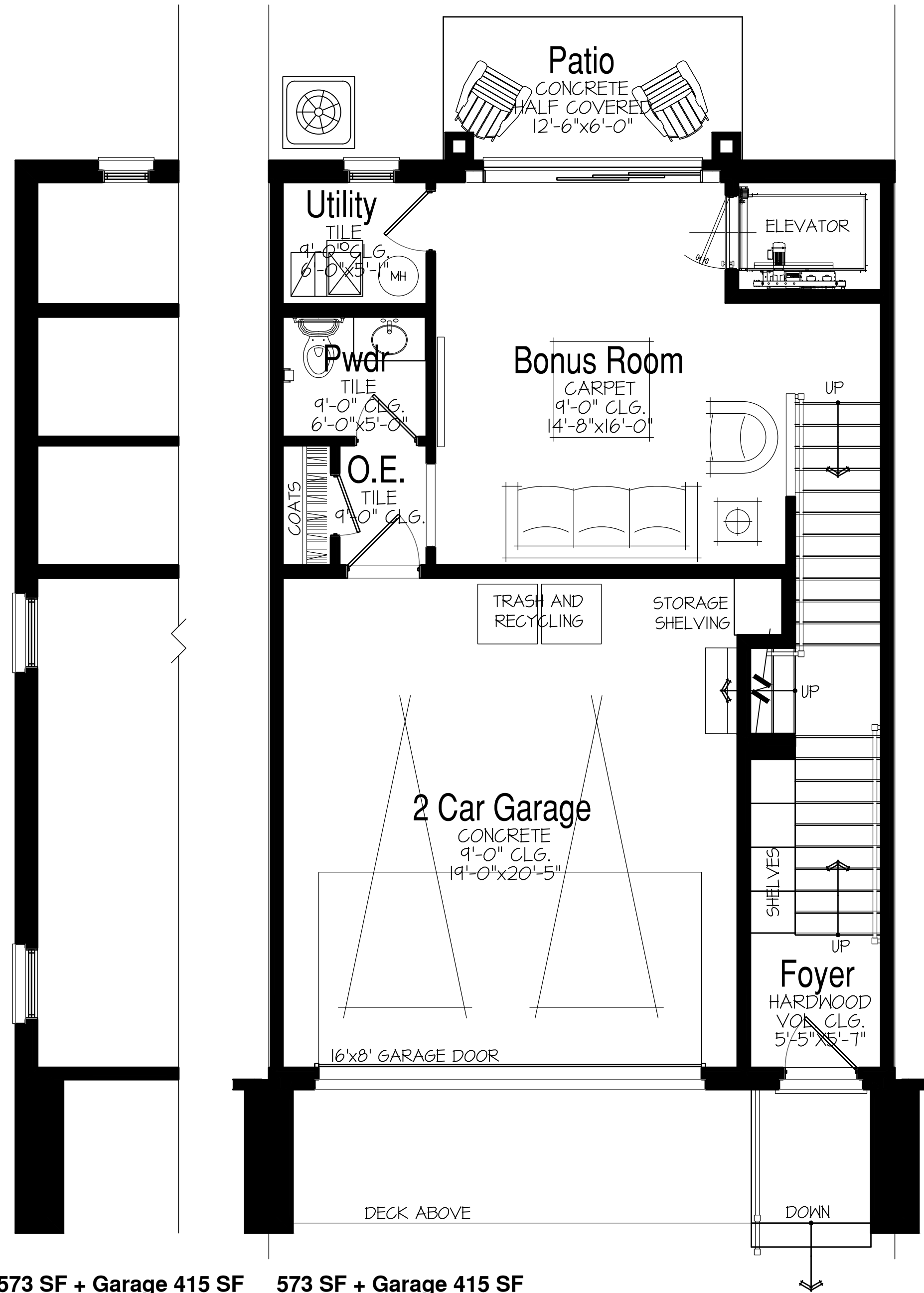
1071 SF
Upper Floor Plan

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

McNaughton Development, Inc.
Burr Ridge, IL

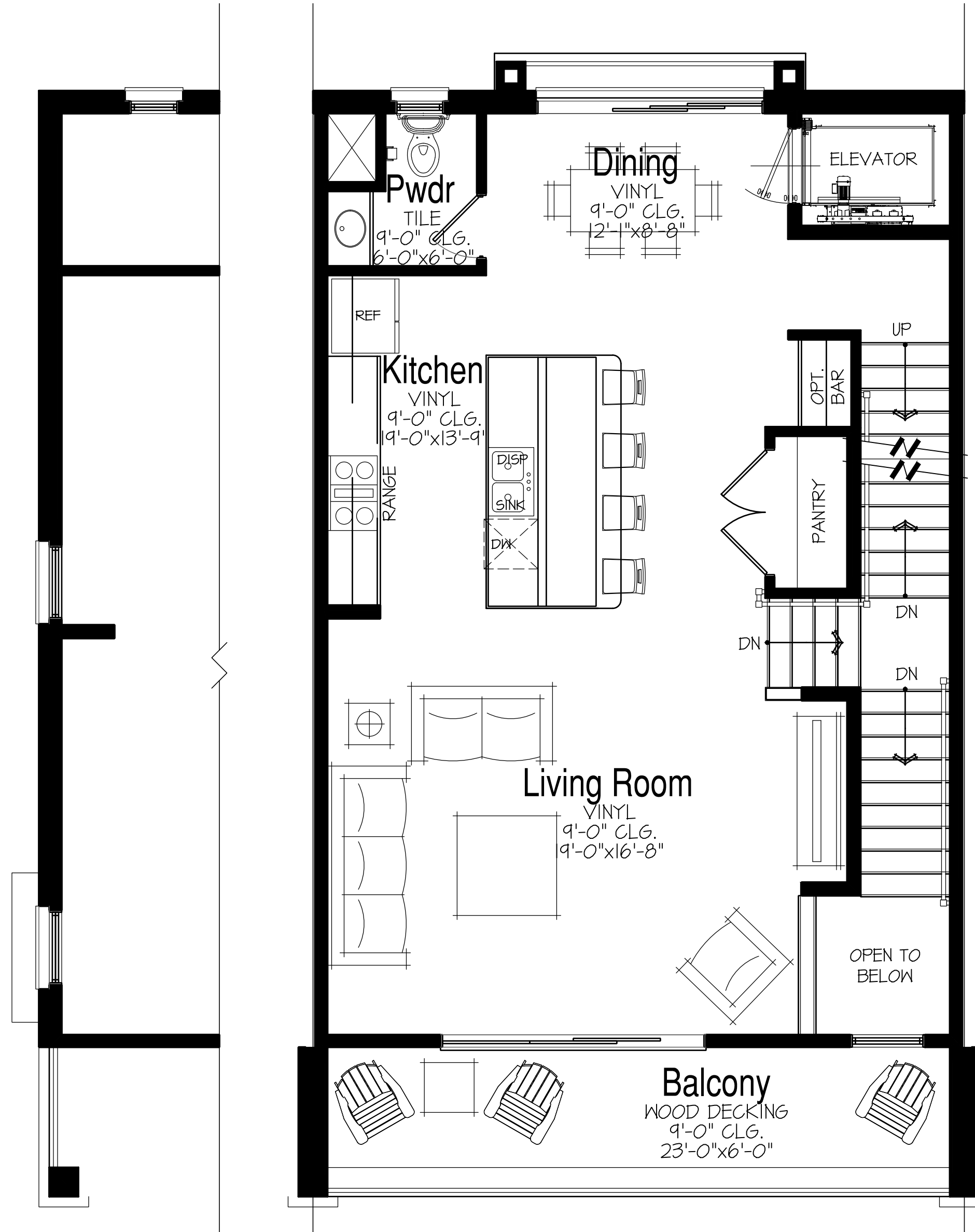
Townhome Unit A: 2,443 Total SF

Park Place Townhomes
Western Springs, IL



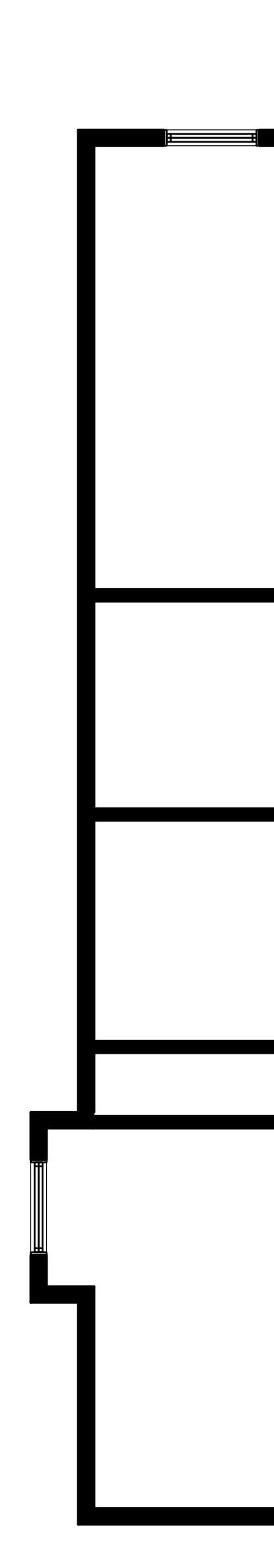
573 SF + Garage 415 SF
End Cond.
SCALE: 1/4" = 1'-0"

573 SF + Garage 415 SF
Lower Floor Plan
SCALE: 1/4" = 1'-0"

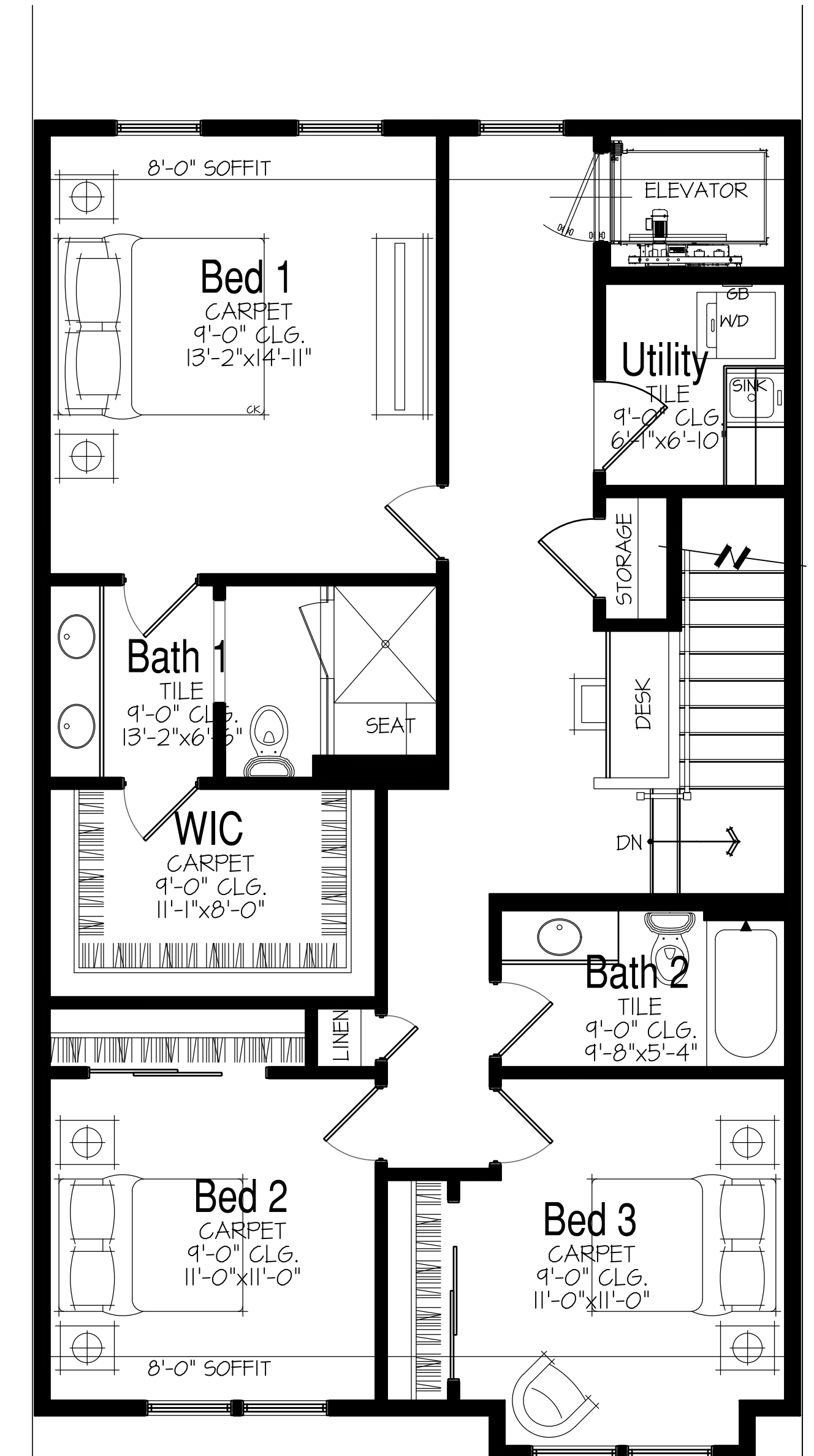


889 SF
End Cond.
SCALE: 1/4" = 1'-0"

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"

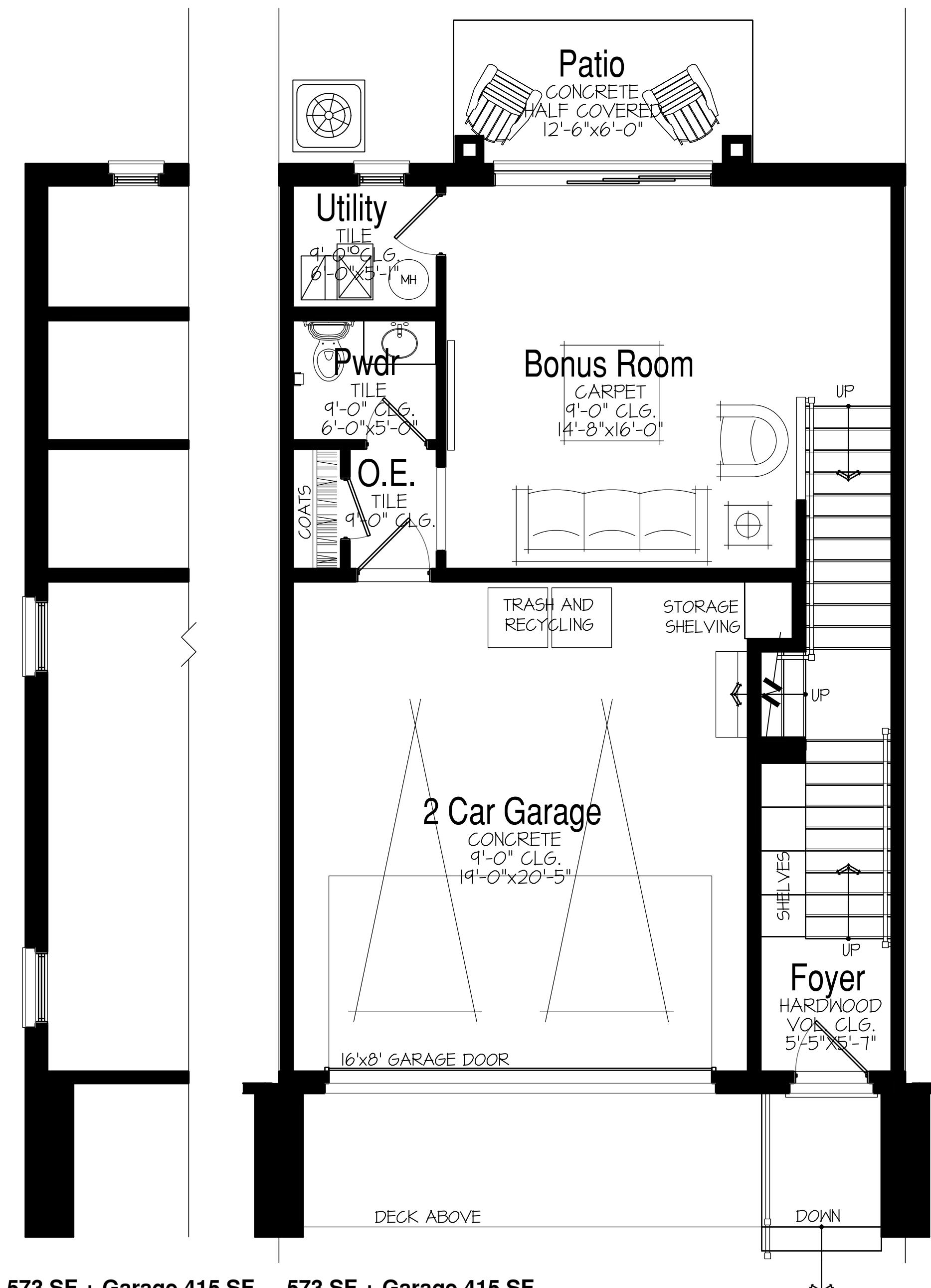
McNaughton Development, Inc.
Burr Ridge, IL

Townhome Unit B: 2,561 Total SF

Park Place Townhomes
Western Springs, IL

November 6, 2024



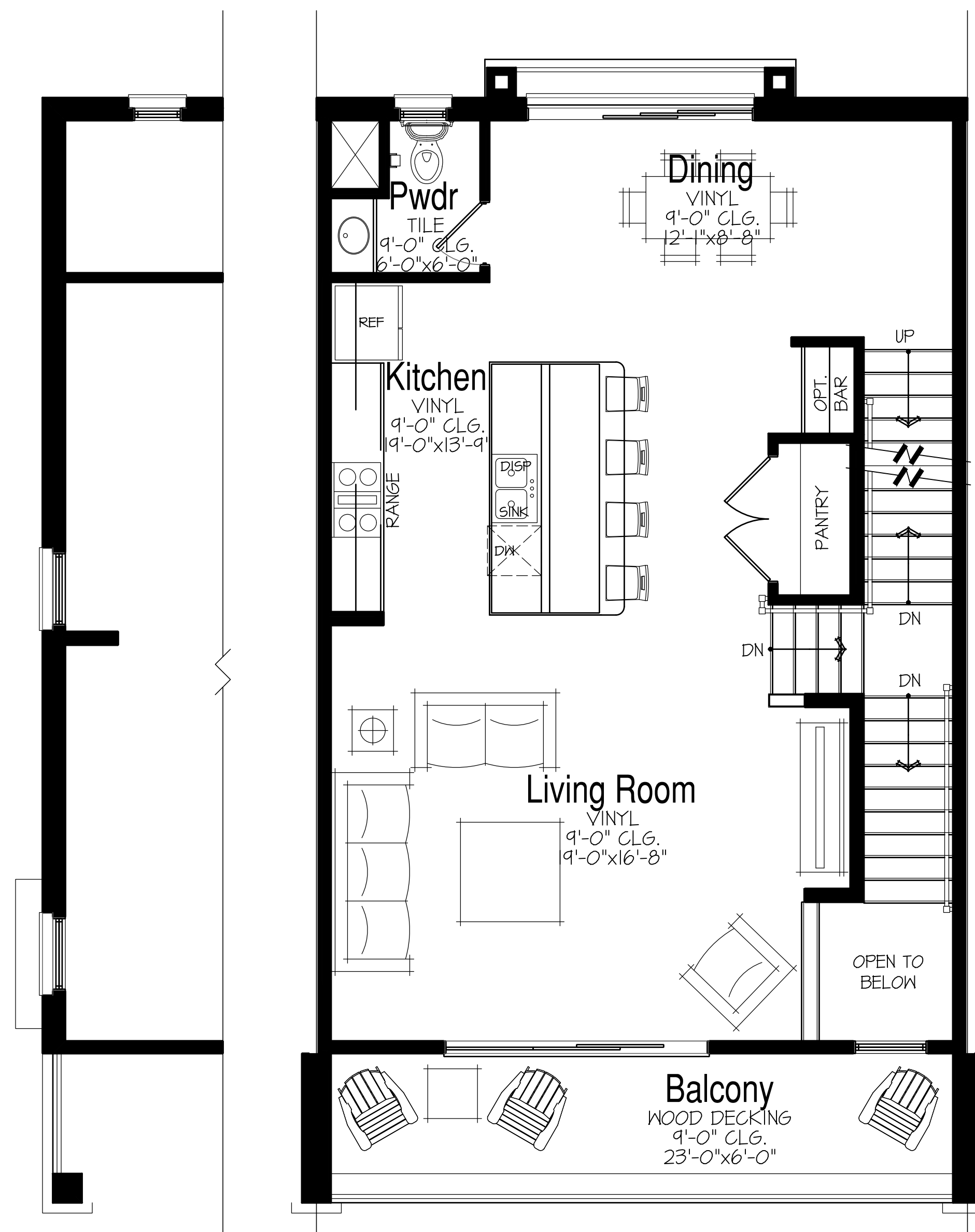


573 SF + Garage 415 SF
End Cond.

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

573 SF + Garage 415 SF
Lower Floor Plan

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

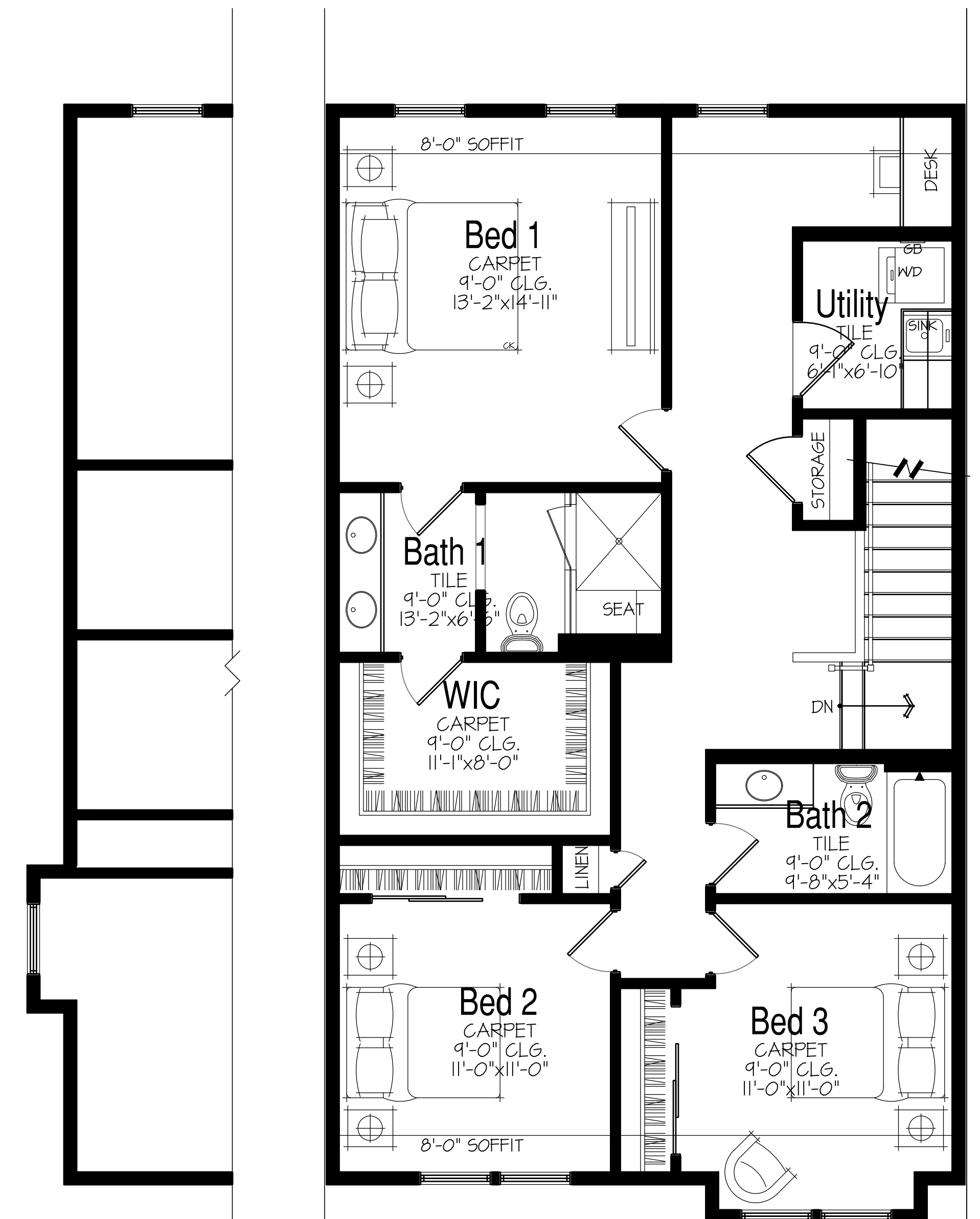


889 SF
End Cond.

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 - No Elevator: 2,561 Total SF

Park Place Townhomes
Western Springs, IL

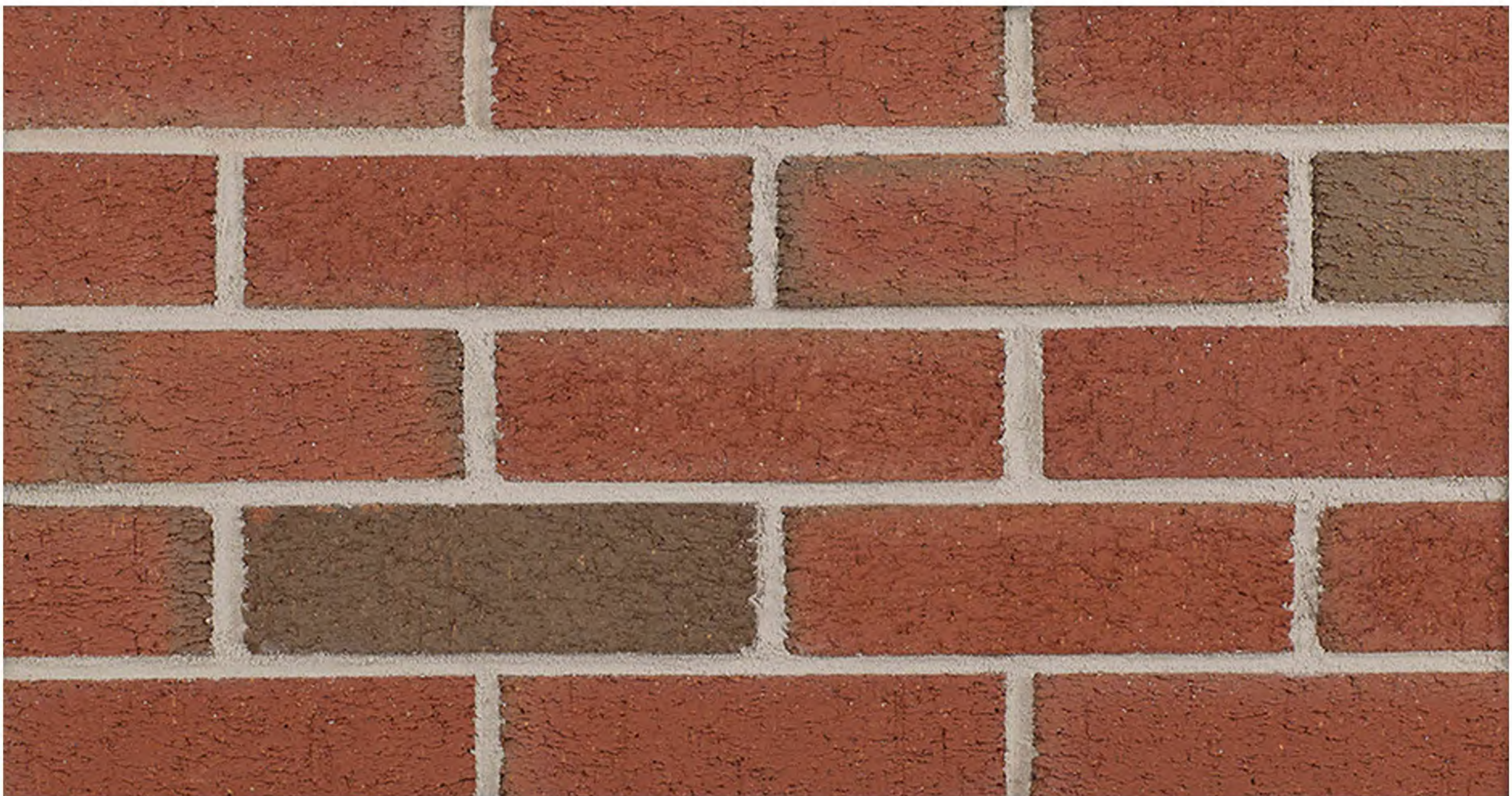


November 6, 2024

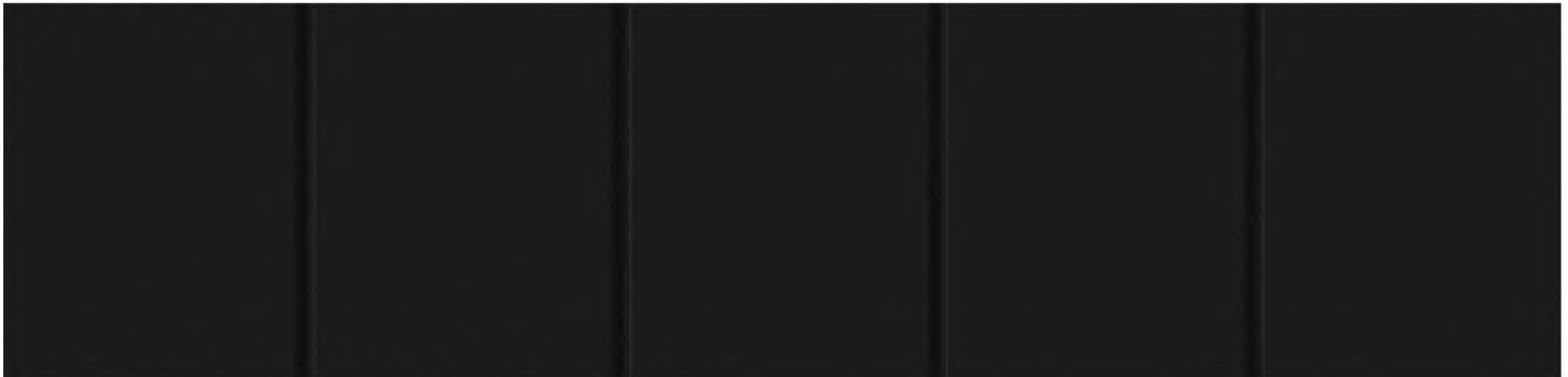
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Architectural Asphalt Shingles
Owens Corning Duration
"Onyx Black"



Glen-Gery Brick
Brick Veneer - 3-5/8 " Standard Brick
"200 Flashed Matt"



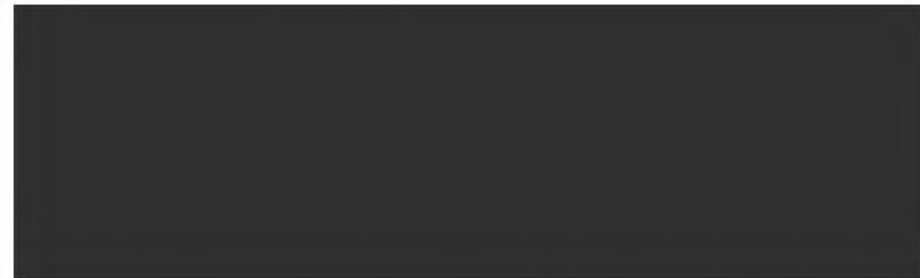
Standing Seam Metal Roof
PAC-CLAD "Traditional Black"



Standing Seam Metal Roof
PAC-CLAD "Black Aluminum"



LP SmartSide Shake Siding
"SW1015 Skyline Steel"



Pre-Finished Trex Railings
"Black"

Vinyl Garage Doors
"SW6258 Tricorn Black"



LP Smartside Vertical Siding
"SW7067 Cityscape"



LP Smartside Vertical Siding
"SW7666 Fleur De Sel"

Aluminum Gutters,
Downspouts & Soffits "White"

"White" Vinyl Single-Hung Windows

"White" Vinyl Patio Doors



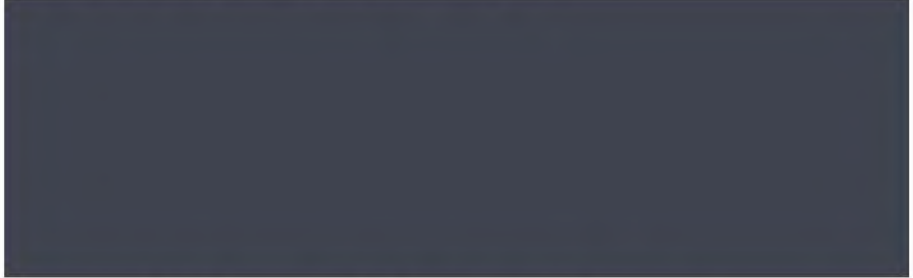
Engineered Trim & Wood Columns
"SW7666 Fleur De Sel"



Vinyl Front Entry Doors
"SW2839 Roycroft Copper Red"



Vinyl Front Entry Doors
"SW7018 Dovetail"

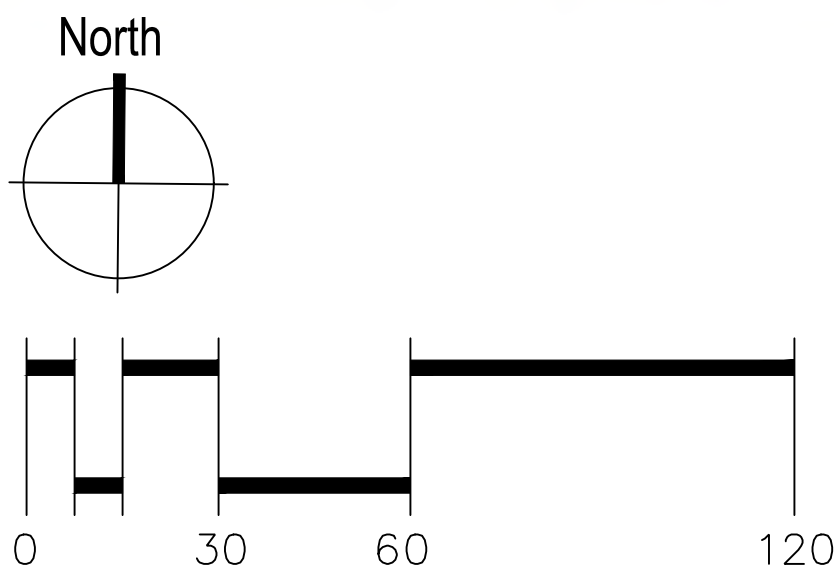


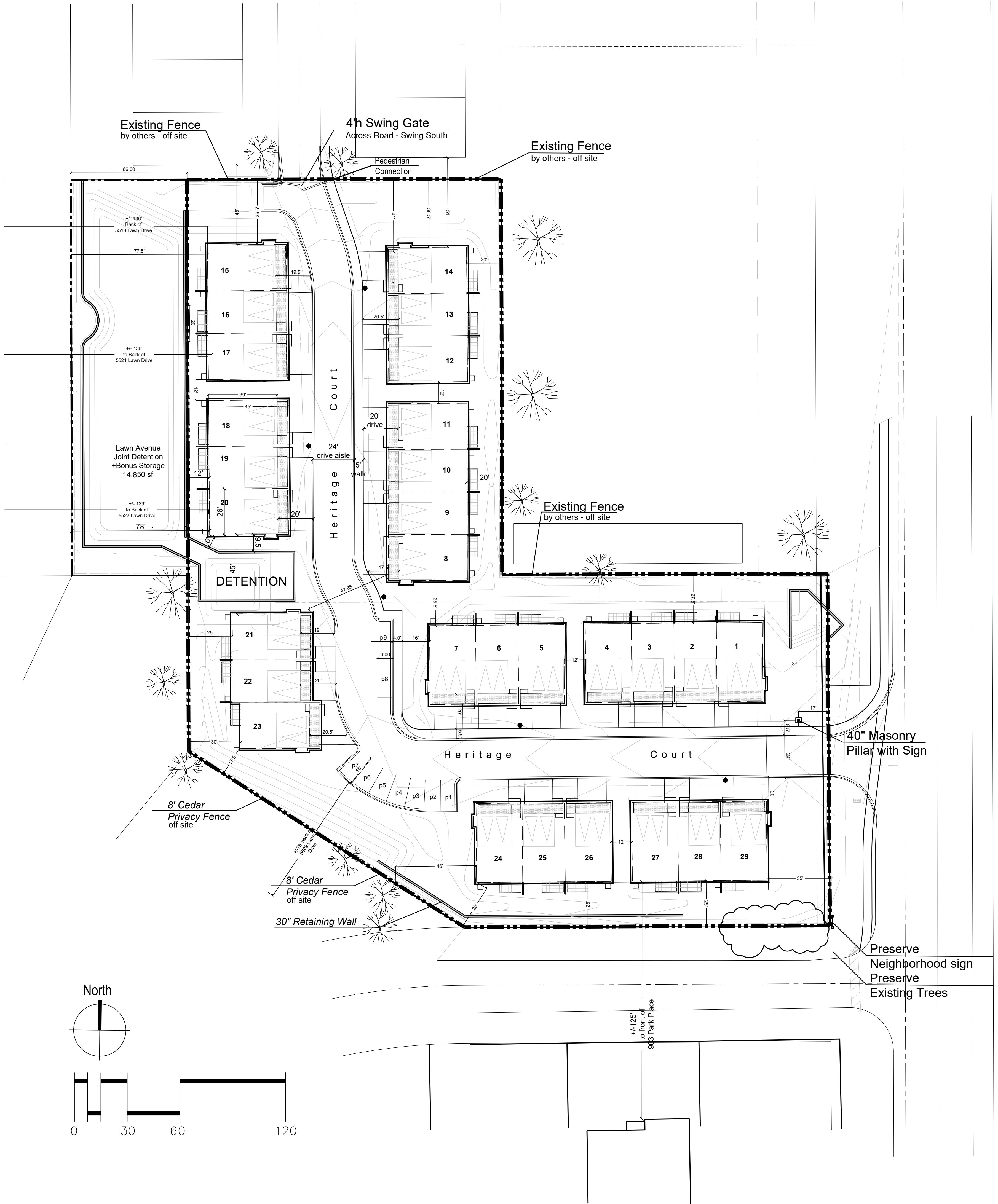
Vinyl Front Entry Doors
"SW2739 Charcoal Blue"

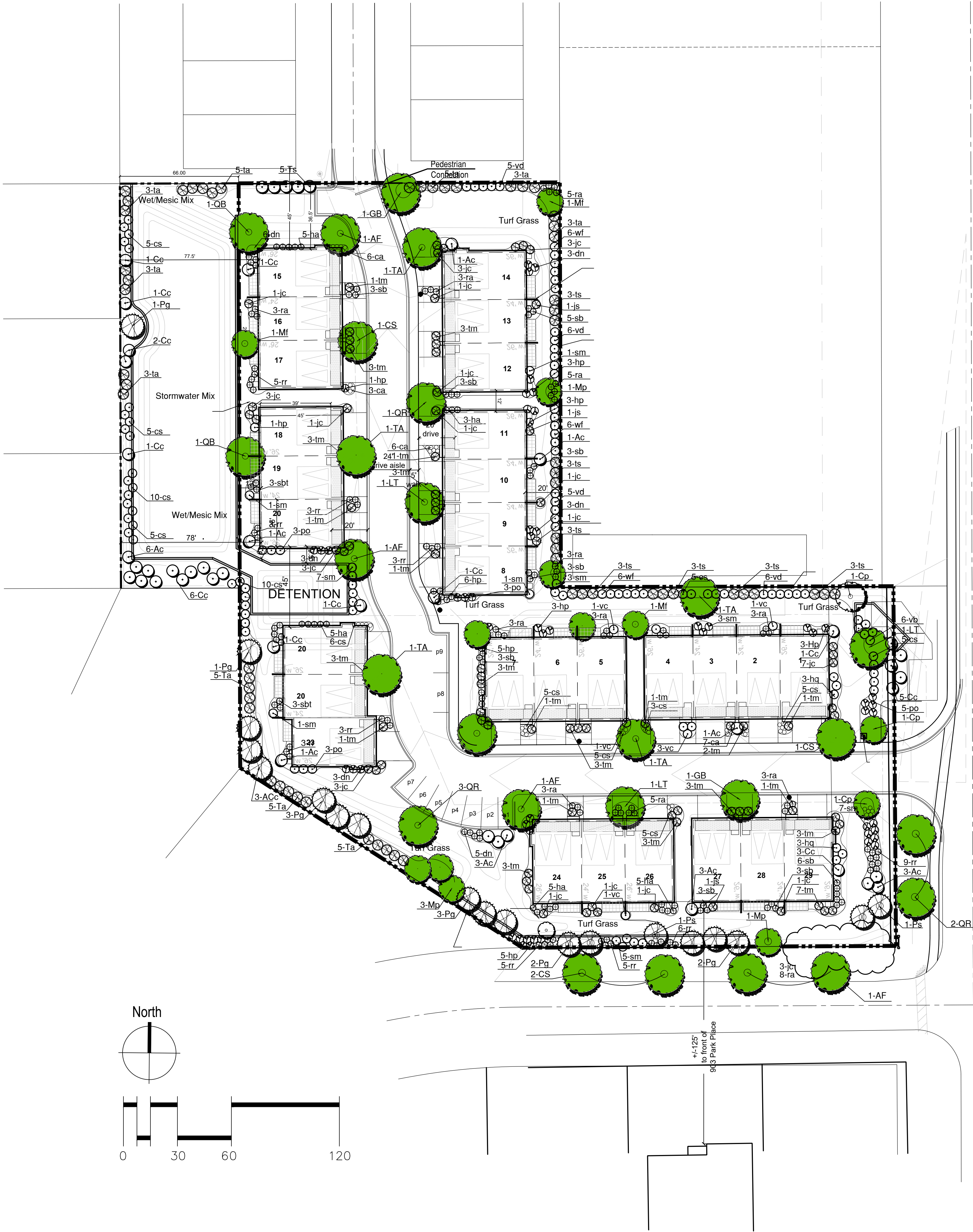


LP Smartside Panel Siding
"SW7666 Fleur De Sel"

Exterior Materials, Colors & Products
Park Place Townhomes
Western Springs, IL







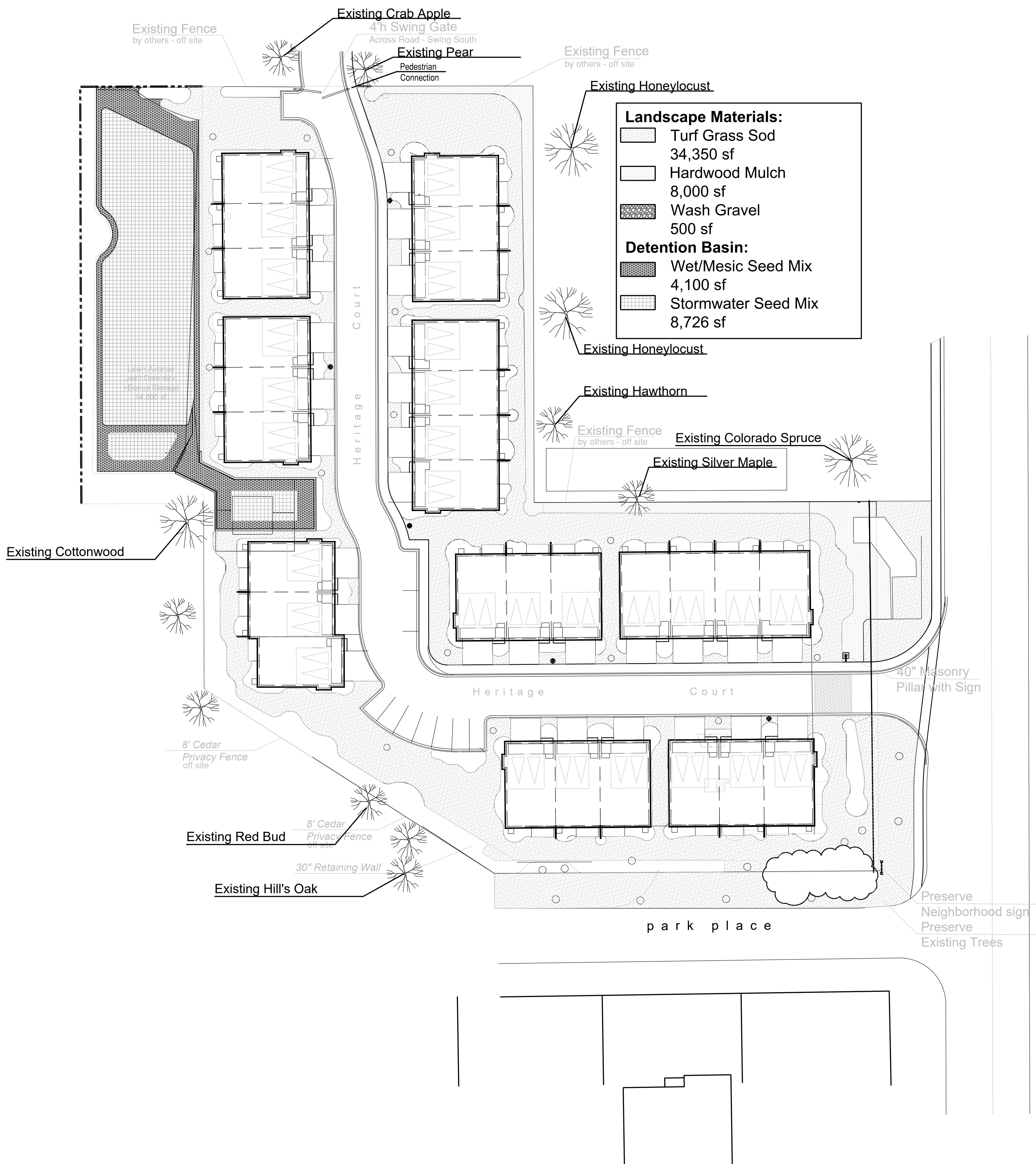
PLANTING PLAN
Heritage Crossing
Western Springs, Illinois



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(i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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Revised: November 5, 2024

L0.03
Planting Plan



SITE MATERIAL PLAN **Heritage Crossing** Western Springs, Illinois



Revised: November 5, 2024

L0.04
Material Plan



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CONCEPT PLANT SCHEDULE

SHADE TREE		Size	Quant.
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

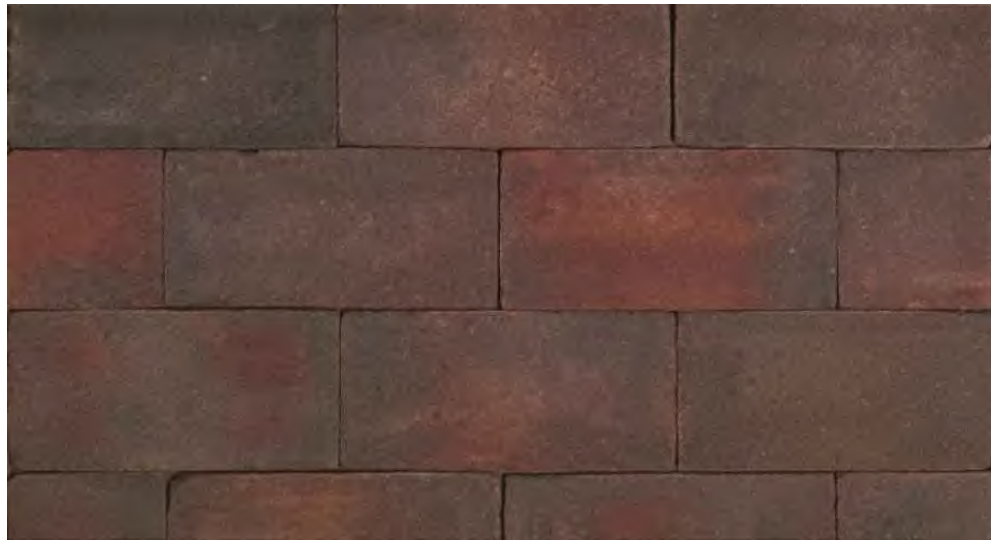
GROUNDCOVER/PERENNIALS			
Echinacea purpurea / Coneflower		1 qt.	25
Hemerocallis x 'Mary Todd' / Mary Todd Daylily		1 qt.	25
Hosta x 'Guacamole' / Guacamole Hosta		1 qt.	25
Hosta x 'Hadspen Blue' / Hadspen Blue Hosta		1 qt.	25
Monarda fistulosa / Bergamot		1 qt.	20
Nepeta x faassenii 'Walker's Low' / 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 (Siliphium 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 (Helioopsis 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



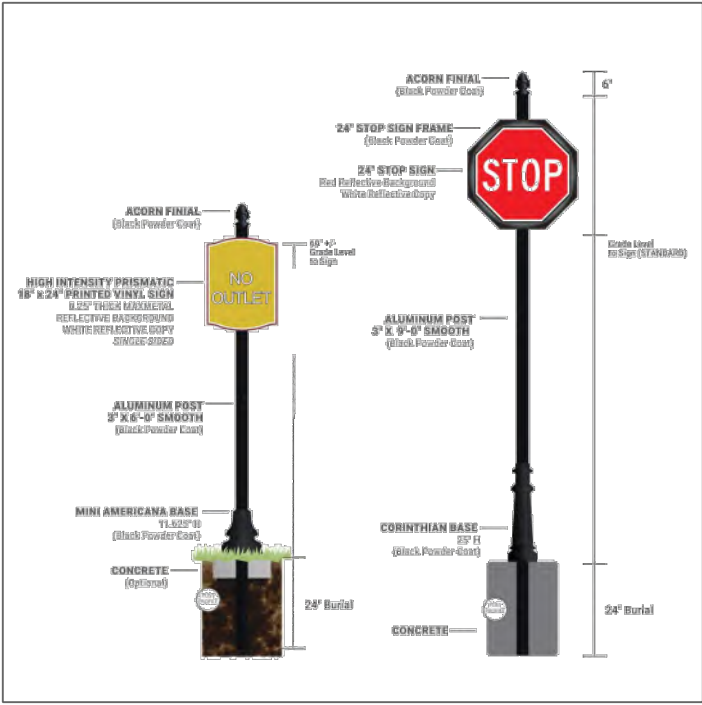
3 - Cedar Fence



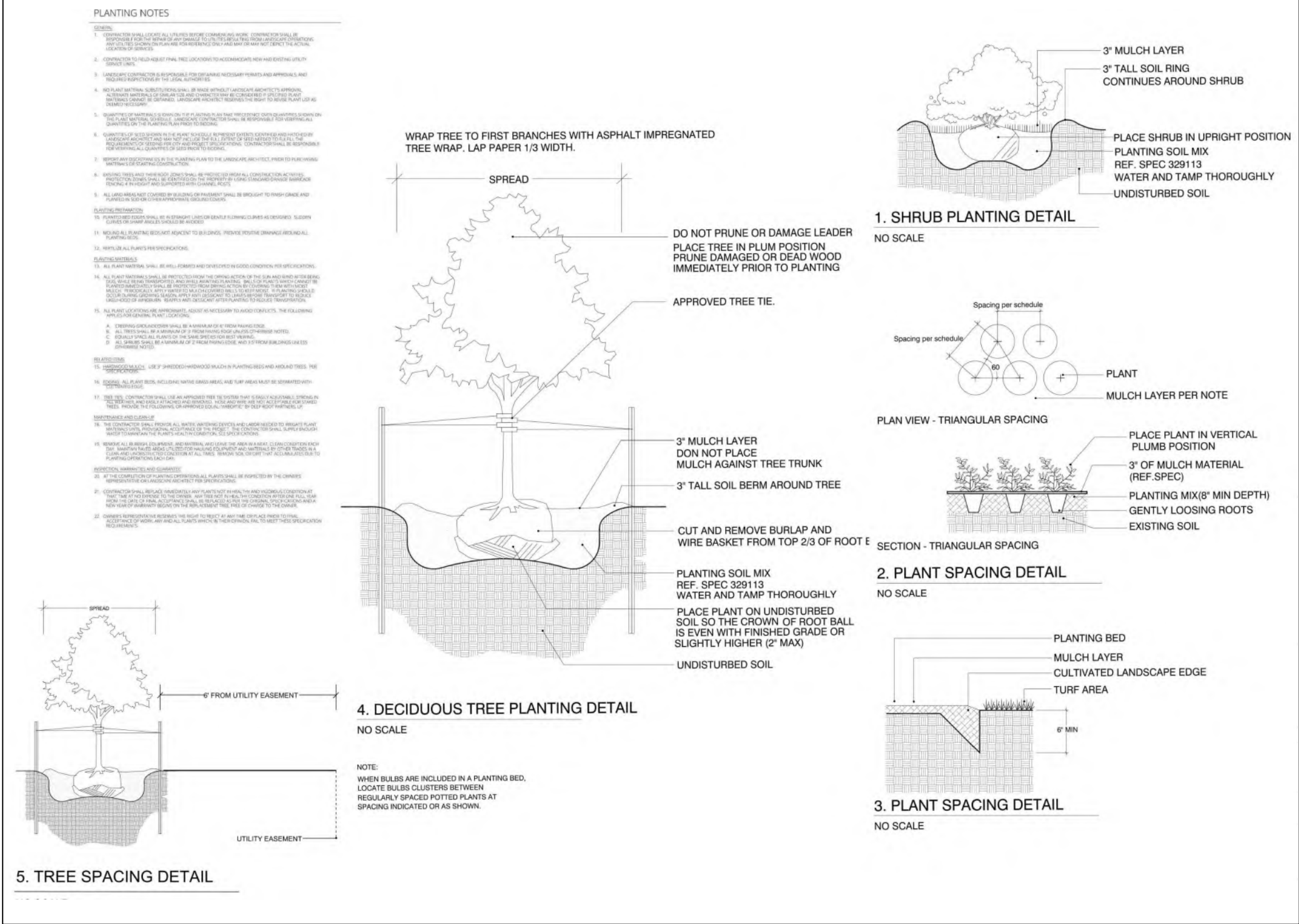
4 - Concord Retaining Wall



5 - Gate at North Access Drive



6 - Sign Examples



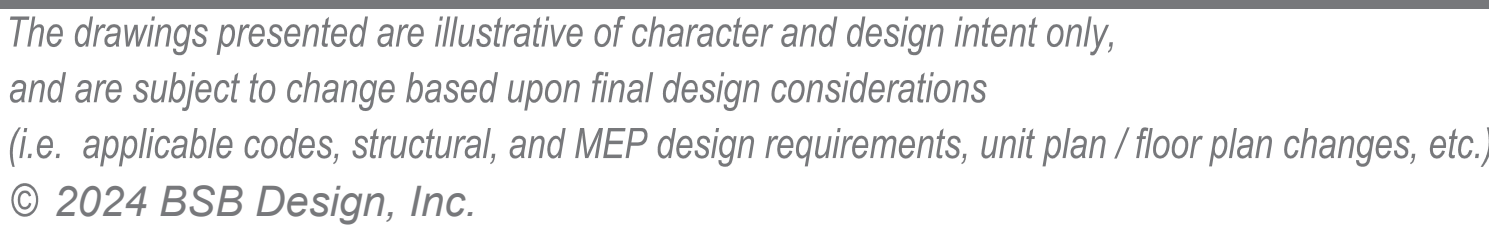
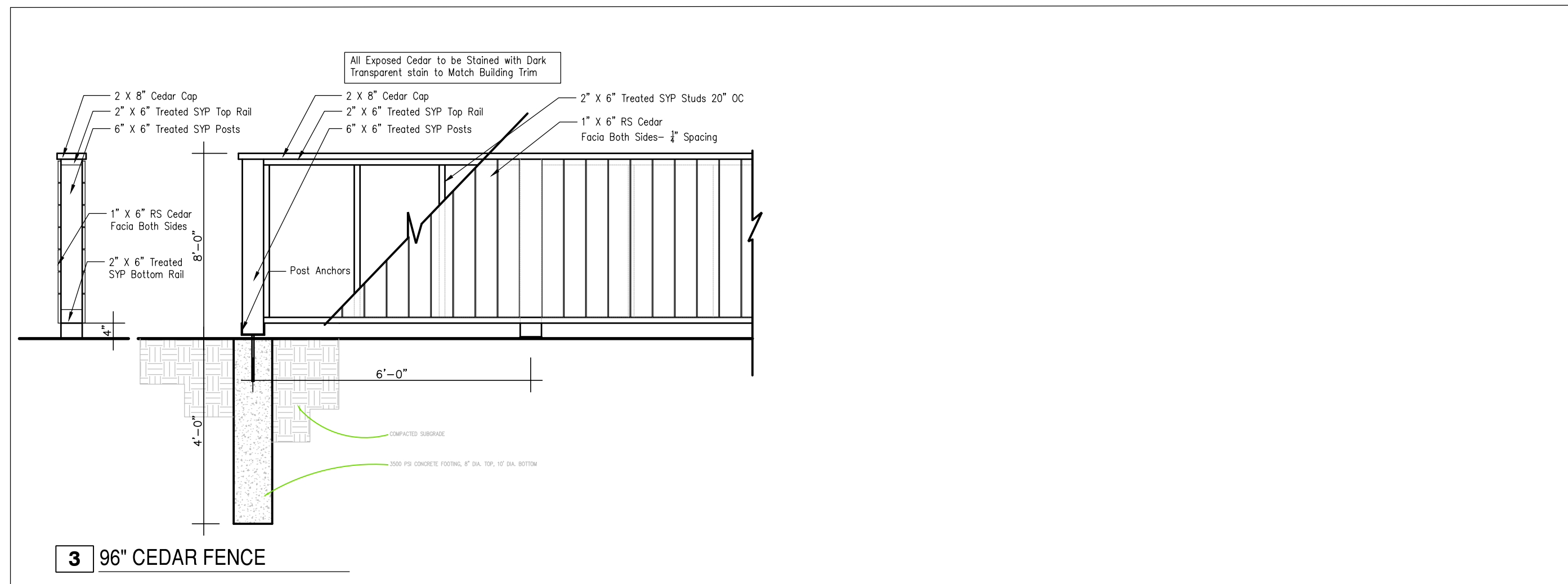
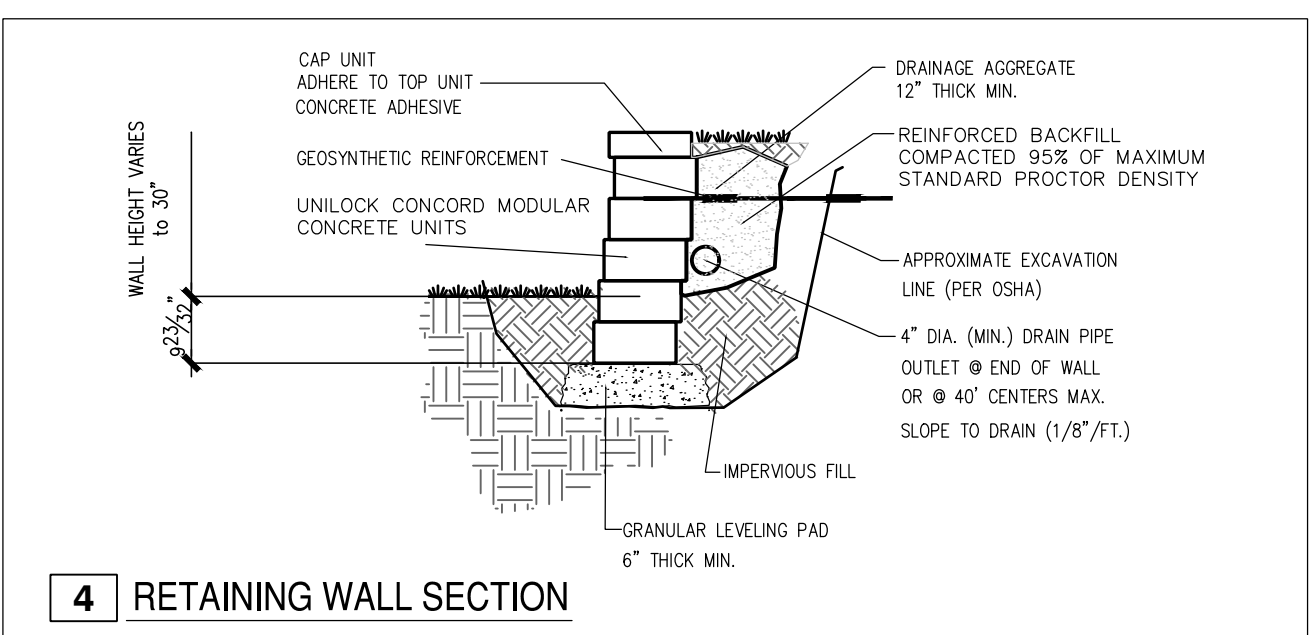
PLANT LIST
Heritage Crossing
Western Springs, Illinois



Revised: November 5, 2024

Plant List/
Details

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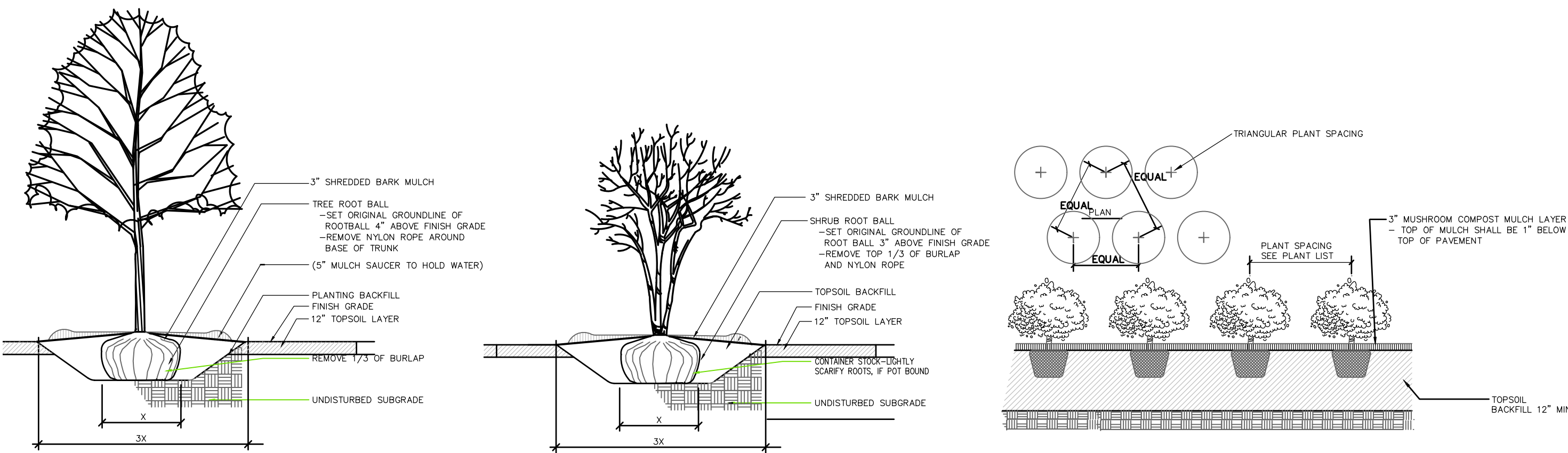
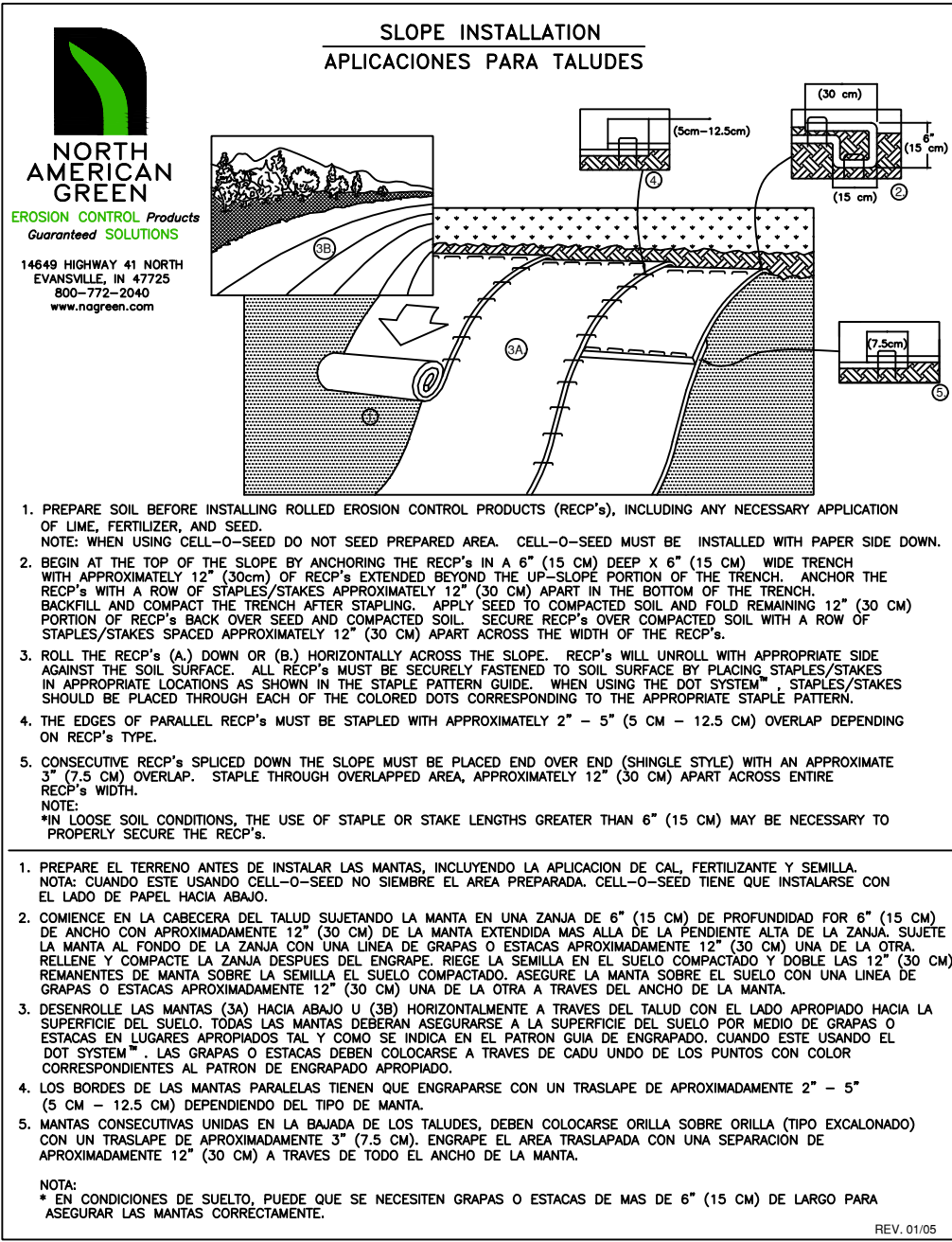


Revised: November 5, 2024



L0.06

Details



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 (DOT) 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 soil 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, hand 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 final 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 Re-seeder Seed Mix- Blend
- 25% Accent Perennial Ryegrass
25% Caddishead Perennial Ryegrass
25% Blue Chip Kentucky Bluegrass
25% Freedom II 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 a 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 soil.
- M. Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of weeding, 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 to 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" x 4") 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 bracing 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 form 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 CONTROL

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 Tillage 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.



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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DETAILS
Heritage Crossing
Western Springs, Illinois



November 5, 2024

L0.07

Details

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 (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 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:

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 voltage, 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

1. (d) Request 2024-249990 Enclosed in (NW3) Filed 1/16/2024. 3:54:56 PM By: [redacted]

STING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
	TOP OF FOUNDATION	
	FINISH GRADE	
	FINISH FLOOR	
	GARAGE FLOOR	

PARCEL 1: THE WEST 1/2 OF LOT 4 (EXCEPT THE NORTH 75 FEET THEREOF), LOTS 5 AND 6 IN LAXTED 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.

McNAUGHTON DEVELOPMENT
11S220 JACKSON STREET
SUITE #101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

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

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

THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON WAS
PREPARED BY WOLFPAC CONSULTING, LLC AND SUPPLIED
BY THE CLIENT STATED HEREON.

SUPPLEMENTAL TOPOGRAPHY SHOWN HEREON WAS
PREPARED BY DESIGNTEK ENGINEERING, INC.

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 UTILITY DATA."

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.

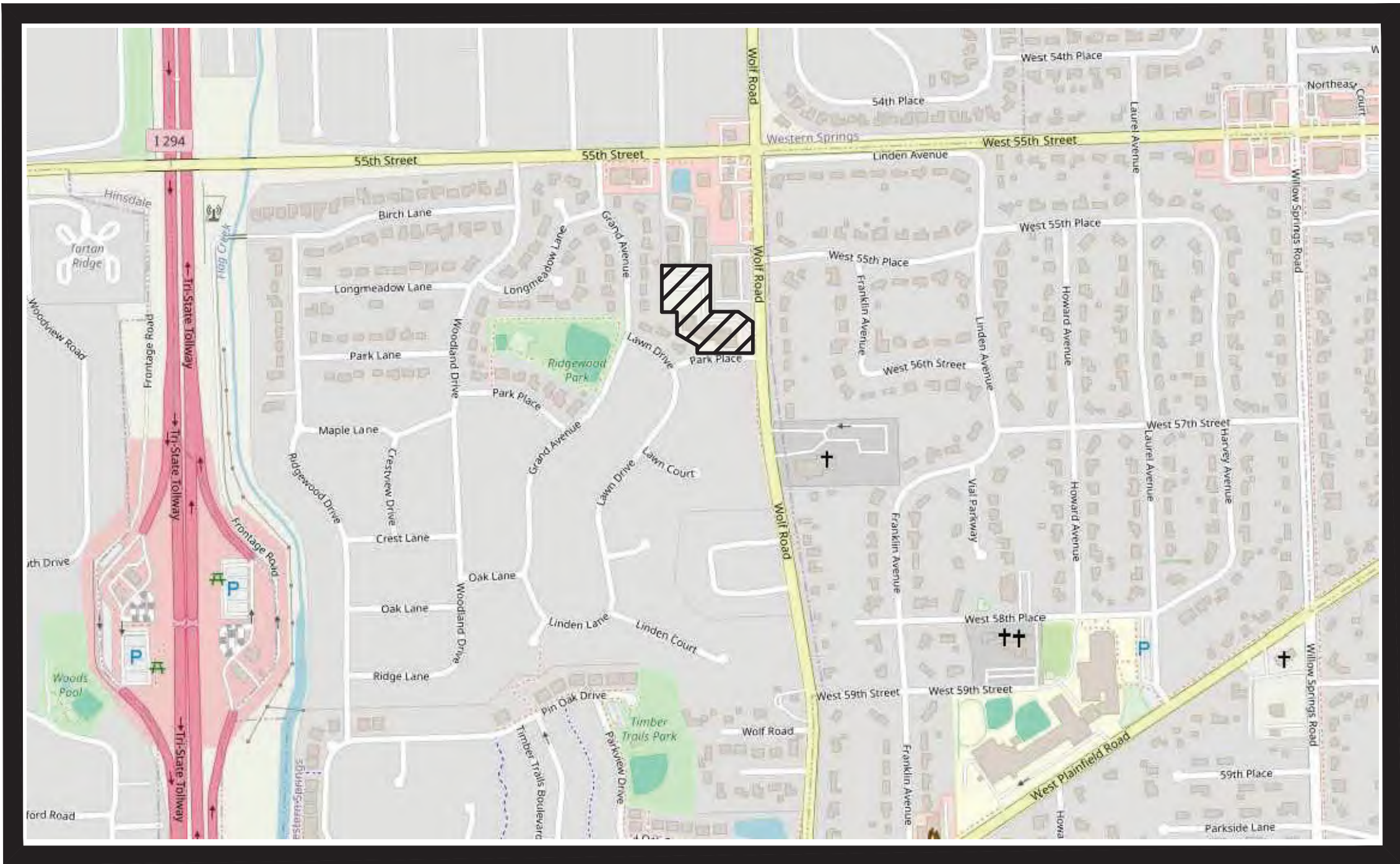
DATED 4TH DAY OF NOVEMBER, 2024

A circular professional engineer seal for Sean D. Dudak, State of Illinois. The seal features the name "SEAN D. DUDAK" at the top, the license number "062-058694" in the center, and the text "LICENSED PROFESSIONAL ENGINEER" and "STATE OF ILLINOIS" around the bottom. The seal is blue and white.

FOR

HERITAGE CROSSING

WESTERN SPRINGS, ILLINOIS



NOT TO SCALE

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 SET 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)

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

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

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

AGENCY	PERMIT #	APPROVAL DATE
MWRD	XXXXXXXX	XX-XX-24
IEPA - WATER	XXXXXXXX	XX-XX-24
IEPA - SANITARY	XXXXXXXX	XX-XX-24
LogRANGE HIGHLANDS - SANITARY SEWER MAIN	XXXXXXXX	XX-XX-24
NPDES AND APPROPRIATE SCD	XXXXXXXX	XX-XX-24
CCDOTH	XXXXXXXX	XX-XX-24

P (708) 588-4055
E WMOJobStart@mwr.org

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| 5. | SOIL EROSION & SEDIMENT CONTROL PLAN , NOTES & SPECIFICATIONS. |
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[illegible]

McNAUGHTON DEVELOPMENT
115220 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

10 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962

UIL PROF. LIC. No.: 184-003740



PROJECT INFORMATION

Project No.: 24-000
Scale: AS NOTED
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

1

OF

19

COVER SHEET



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING
DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

REVIEW SET
NOT FOR CONSTRUCTION

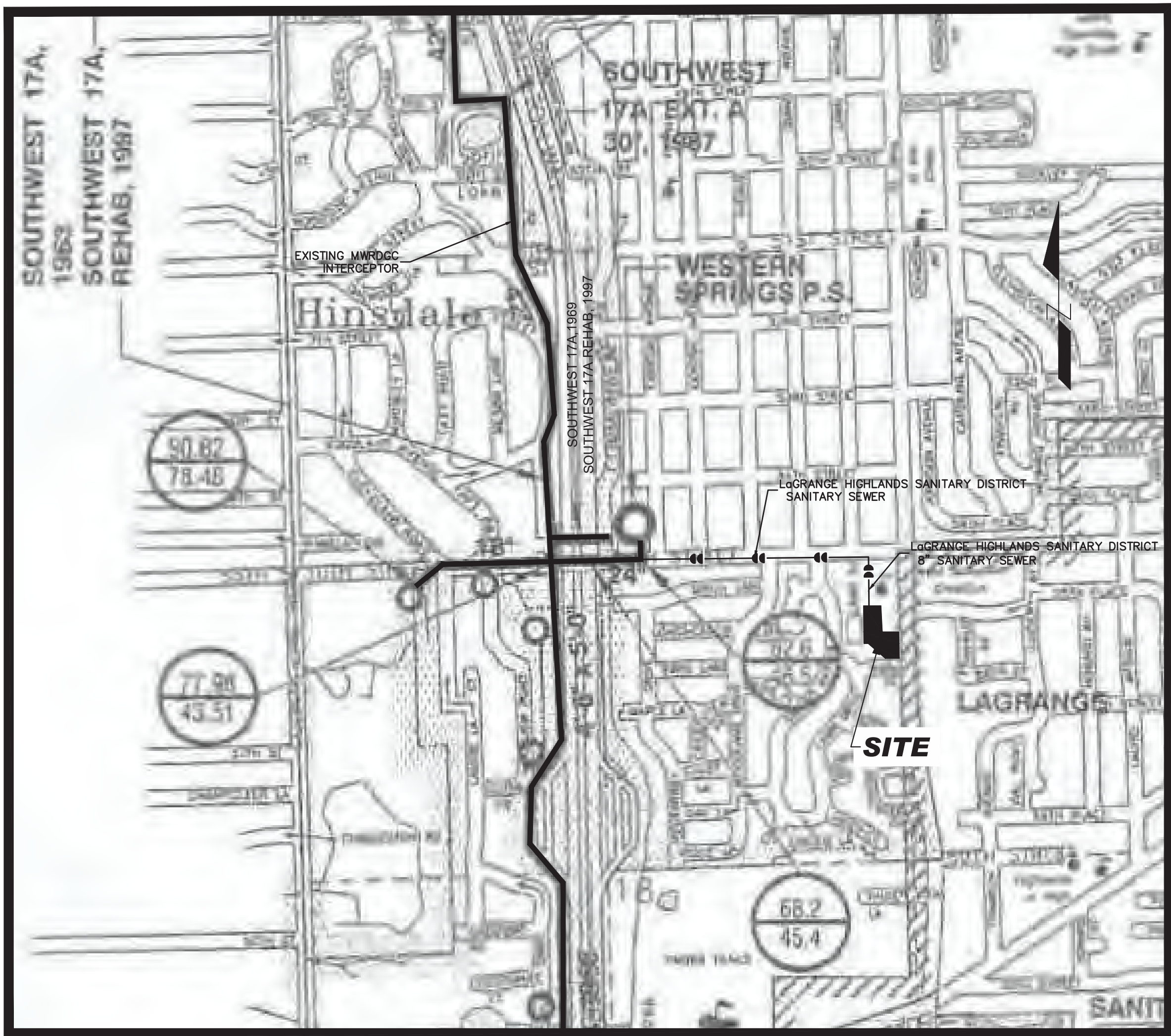
L:\Projects\2024\24-0001\Engineering\Drawings\24-0001 Final Plot Date:11/14/2024 3:52:31 PM By:aducos

EARTHWORK	UNDERGROUND UTILITIES - GENERAL	SANITARY SEWER	WATER MAIN	STORM SEWER
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, on 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. Payment 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.	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 filets 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 EACH, said price to 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.	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-800 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 feetet 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 prior to acceptance of the sewer improvements by the Village. d. LaGrange Highlands will be the agency responsible for sewer main acceptance.	11. Fire Hydrants a. Fire Hydrants shall be Mueller super centurion 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 leads 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 obtained 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.	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.				
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 DESIGN/TEK 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 PROJECT INFORMATION Project No.: 24-0001 Scale: NONE Date: MAY 22, 2024 Design By: SDD Drawn By: DEI Checked By: SDD 2 OF 19 REVIEW SET NOT FOR CONSTRUCTION PROJECT SPECIFICATIONS				

MWRD SPECIFICATIONS CONT'D

- ### 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. Standard Specifications for Road and Bridge Construction (latest edition), by the Illinois Department of Transportation (IDOT 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 (MWRD) Watershed Management Ordinance and Technical Guidance Manual (latest edition);
 2. 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 construction. Call 708-588-4056.
 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 phase of work.
 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. Any changes in length, location or alignment shall be shown in red. 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 the record drawings are submitted. 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 and manholes 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 removed and accepted 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 Specification | Joint Specification |
|-------------------------------------|--------------------|--------------------------------------|
| 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-584 |
| Ductile Iron Pipe | ANSI A21.51 | ANSI A21.11 |
| Polyvinyl Chloride (PVC) Pipe | ASTM D-3034 | ASTM D-3212 |
| 6-inch to 15-inch Diameter SDR 26 | ASTM F-679 | ASTM D-3212 |
| 18-inch to 27-inch Diameter F/YD=46 | | |
| High Density Polyethylene (HDPE) | ASTM D-3350 | ASTM D-3261,
F-2620 (heat fusion) |
| | ASTM D-3035 | ASTM D-2212,
F-477 (gasketed) |
| Water Main Quality PVC | | |
| 4-inch to 36-inch | ASTM D-2241 | ASTM D-3139 |
| 4-inch to 12-inch | AWWA C905 | AWWA C905 |
| 14-inch to 48-inch | AWWA C905 | 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 | ASTM F-2764 | ASTM D-3212,F-477 |
| All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone ¾" to 1" in size, with minimum bedding thickness equal to the pipe diameter. | | |

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 strippling, 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 control 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 an approved 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 disposal areas.
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 approved 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 shall be installed in accordance with the approved drainage plan.
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 contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, watermain as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a silt trap or silt filter during construction and into a sediment control device. Alternatively, may include dewatering into a sump pit, filter bag or existing vetigated upslope area. sediment loaded material 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 MWD.



REVIEW SET
NOT FOR CONSTRUCTION

McNAUGHTON DEVELOPMENT
115220 JACKSON ST. Ste. 10
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

3600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

FINAL ENGINEERING PLANS FOR

HERITAGE CROSSING

WESTERN SPRINGS, ILLINOIS

IL PROF. LIC. No.: 184 - 003740

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

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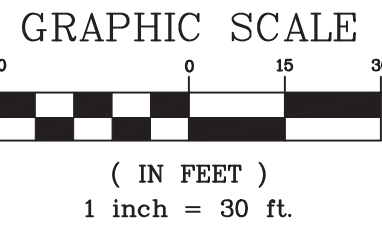
Project No.: 24-0001
Scale: NONE
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

3

OF

19

PROJECT SPECIFICATIONS & GENERAL NOTES



NO.	DATE	DESCRIPTION	BY
1	06-17-24	PER LAGRANGE HIGHLANDS SD	DNV
2	06-26-24	PER WESTERN SPRINGS REVIEW	SDD
3	07-02-24	PER WESTERN SPRINGS REVIEW	DNV
4	11-04-24	PER CDOOTH REVIEW	DNV

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

(630) 325-3400

FINAL ENGINEERING PLANS FOR

HERITAGE CROSSING

3600 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

Fax: (708) 326-4962

IL PROF. LIC. No.: 184 - 003740



PROJECT INFORMATION

Project No.: 24-0001

Scale: 1" = .30'

Date: MAY 22, 2024

Design By SDD

Drawn By: DEJ

Checked By: SDS

4

OF

19

REVIEW SET
NOT FOR CONSTRUCTION

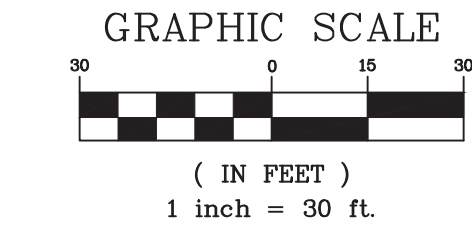
EXISTING CONDITIONS AND REMOVAL PLAN

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF 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 CONSTRUCTION. THE CONTRACTOR 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 CONTRACTOR SHALL NOTIFY THE VILLAGE OF ANY 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. IT 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 FOR 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 DUSTS 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 BASINS, 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 LENGTH WITH A SPACING OF 400' TO 800'.
10. SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:
 - A. CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING.
 - B. BEGIN THE 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
12. THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
13. DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOIL SEED. RESTORATION AND CONCORD TO THE COMPLETION OF CONSTRUCTION. IF WEATHER PERMITTING, ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL & SEED.
14. STRAW BALES ARE NOT PERMITTED IN AREAS OF CONCENTRATED FLOW. ROCK CHECK DAMS SHALL BE USED IN THESE AREAS. TECHNIQUES THAT DIVERT UPWARD RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.
15. THE PROTECTION OF THE OPEN ULD DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAIL. ALL OPEN ULD DRAINAGE STRUCTURES LOCATED IN VARIOUS AREAS AND SEDIMENTATION/STABILIZATION BASIN MUST BE PROTECTED FROM INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN ULD DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BARRIERS INSTALLED UNDER THE UIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
16. EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 1:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. 5175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DEE IS NOT ACCEPTABLE.
17. SOIL PROFILES 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.
18. DURING DEWATER OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. THE WATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
19. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE VILLAGE AND CONCORD TO THE VILLAGE IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
20. 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 AND THE VILLAGE AND CONCORD TO THE VILLAGE. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.
21. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND GASEOUS WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

3	CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
4	SILT FENCE PER NRCS SPECIFICATIONS
5	CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-610
6	CONCRETE WASHOUT AREA
7	INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATION
8	CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF
9	DOUBLE ROW OF SILT FENCE PER NRCS SPECIFICATIONS
10	SEDIMENT FOREBAY (SEE MWRD DETAIL SHEET XX)

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.



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IL PROF. LIC. No.: 184 - 003740

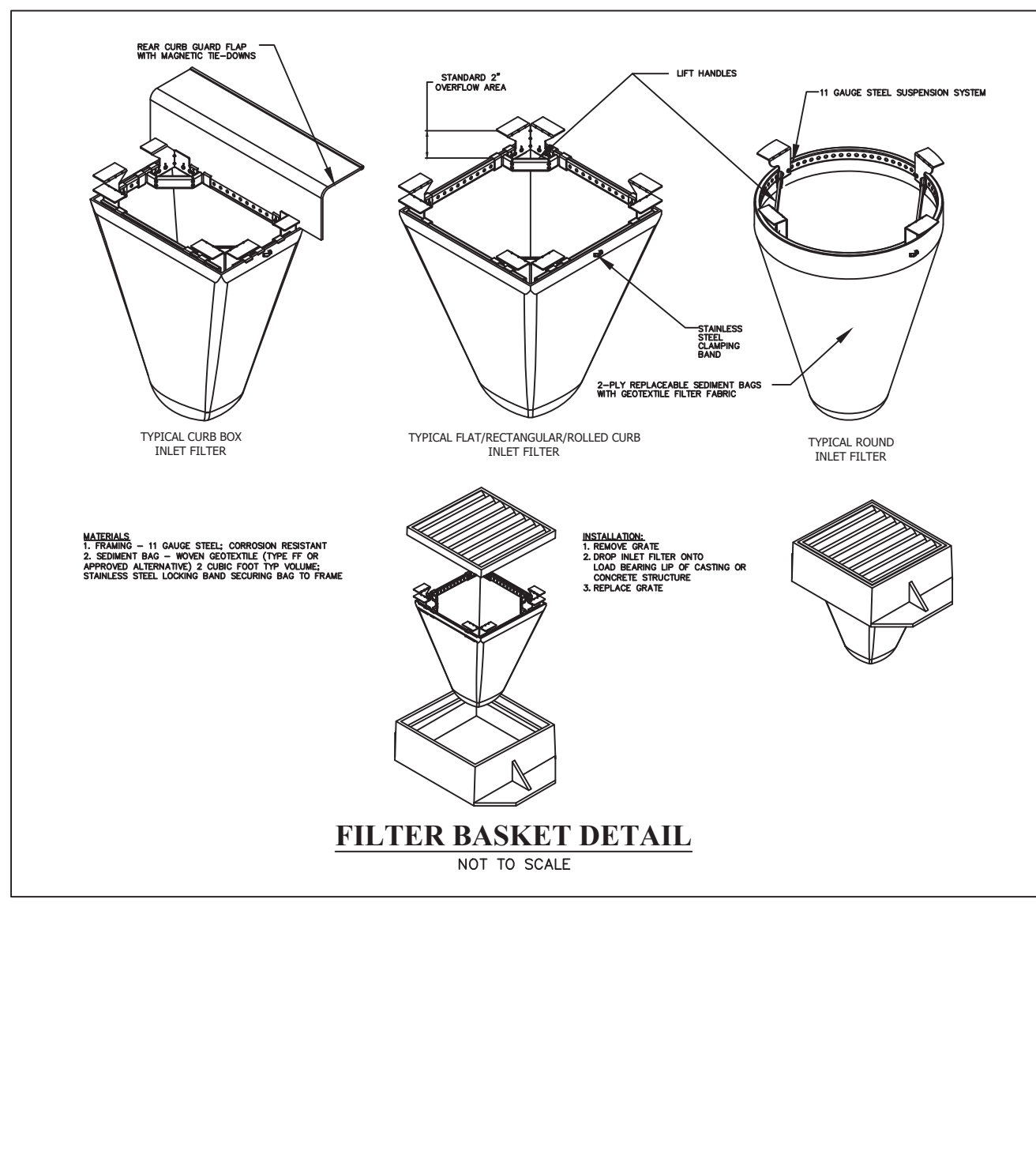
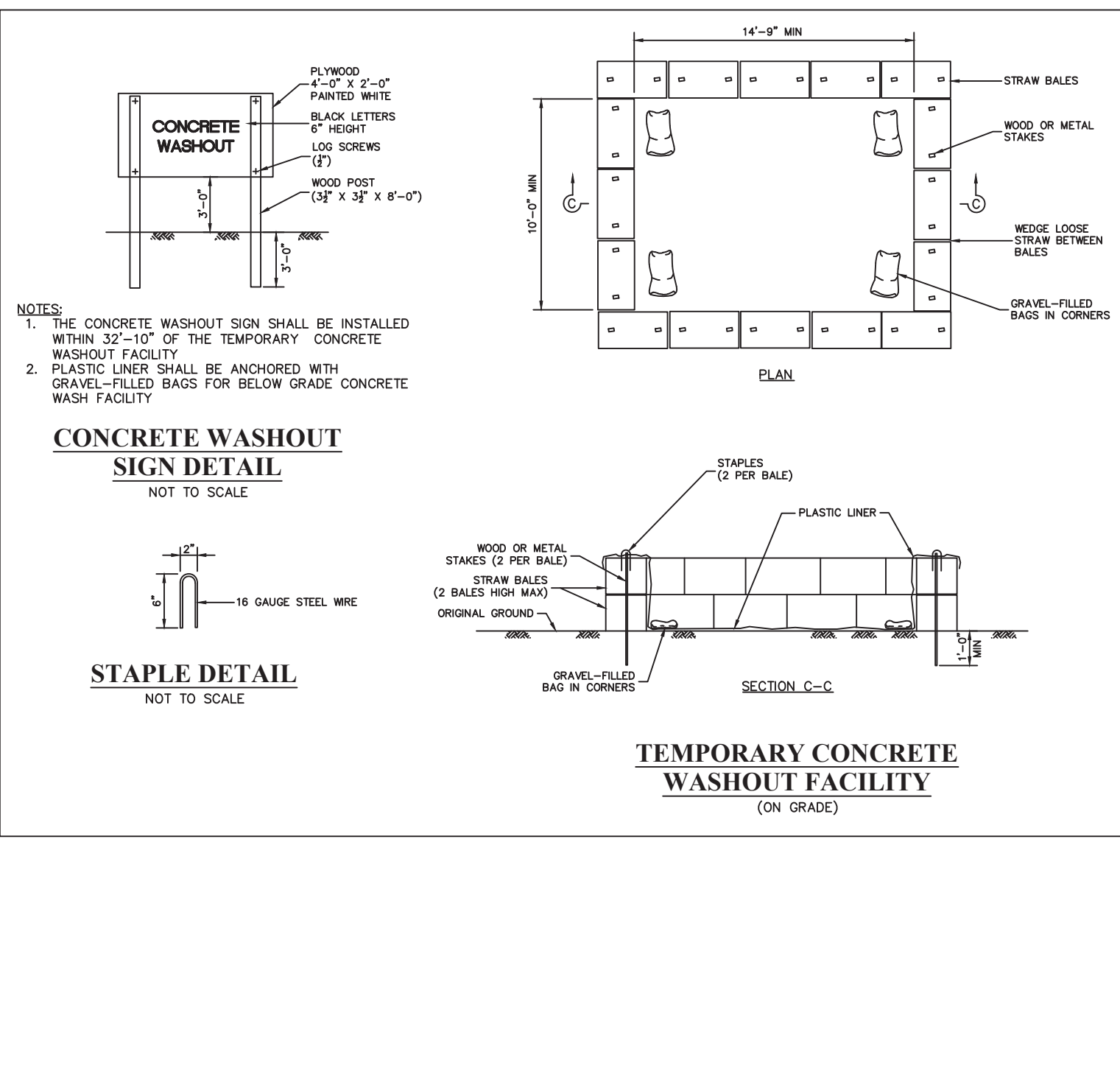
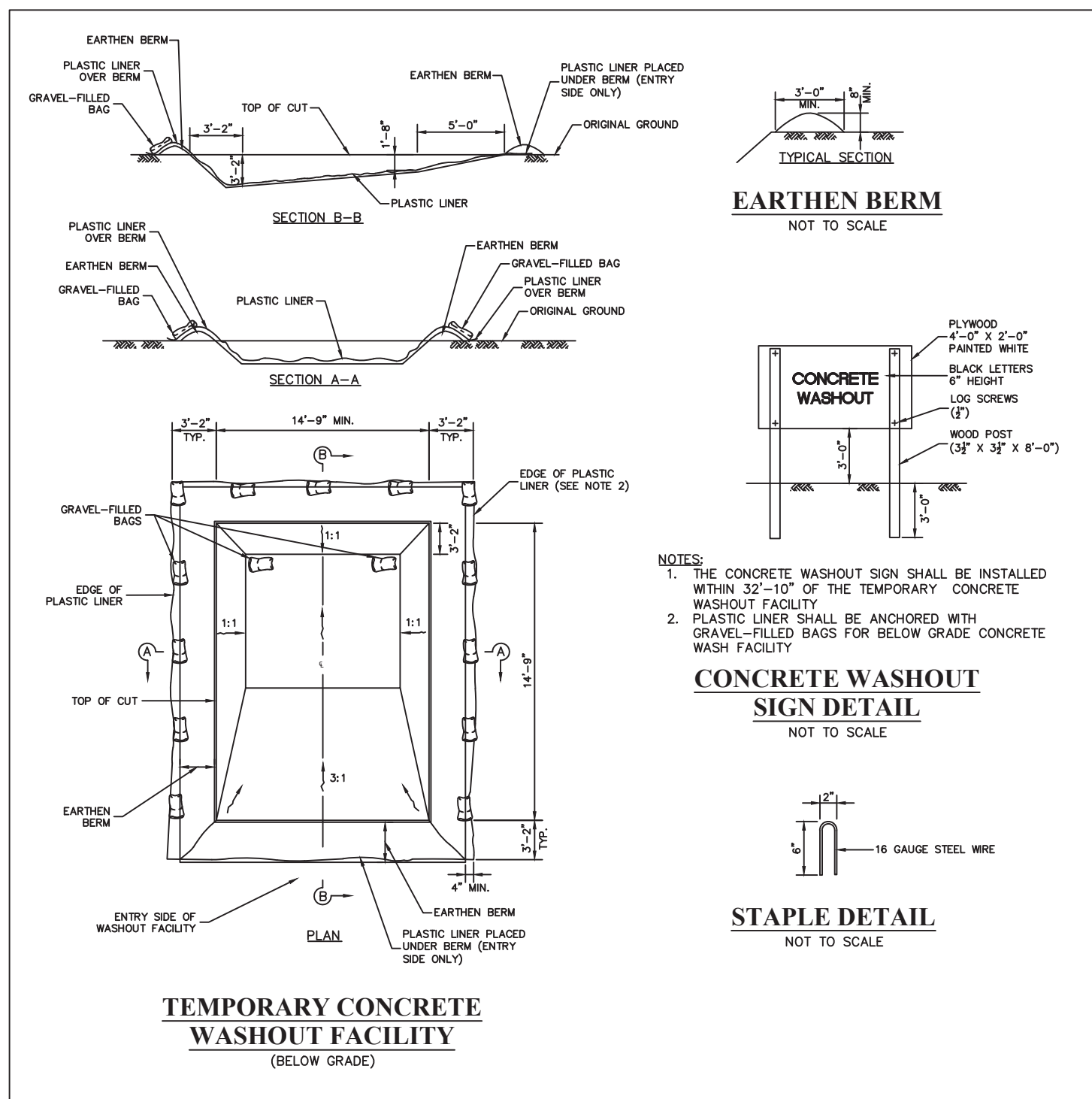
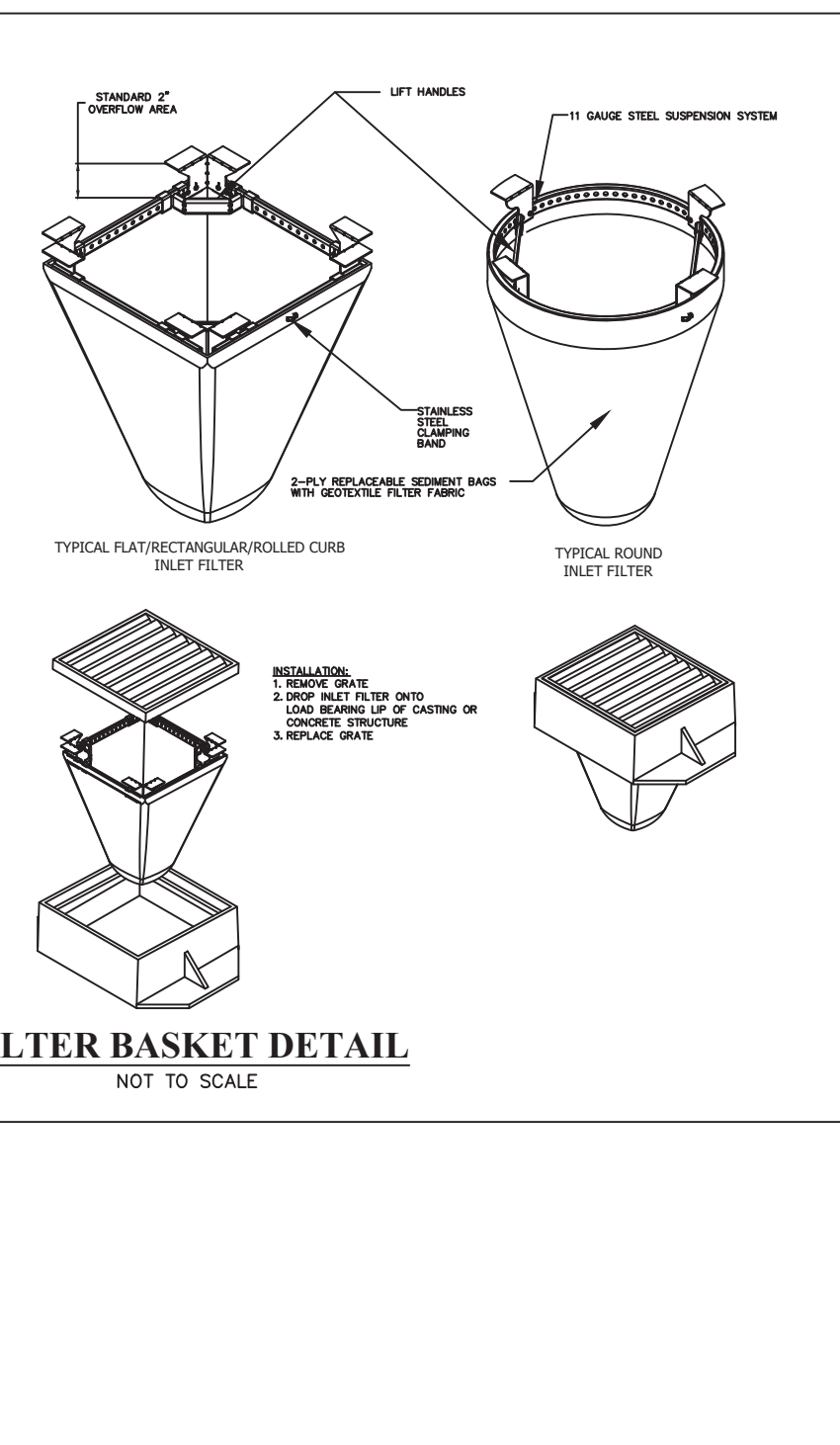
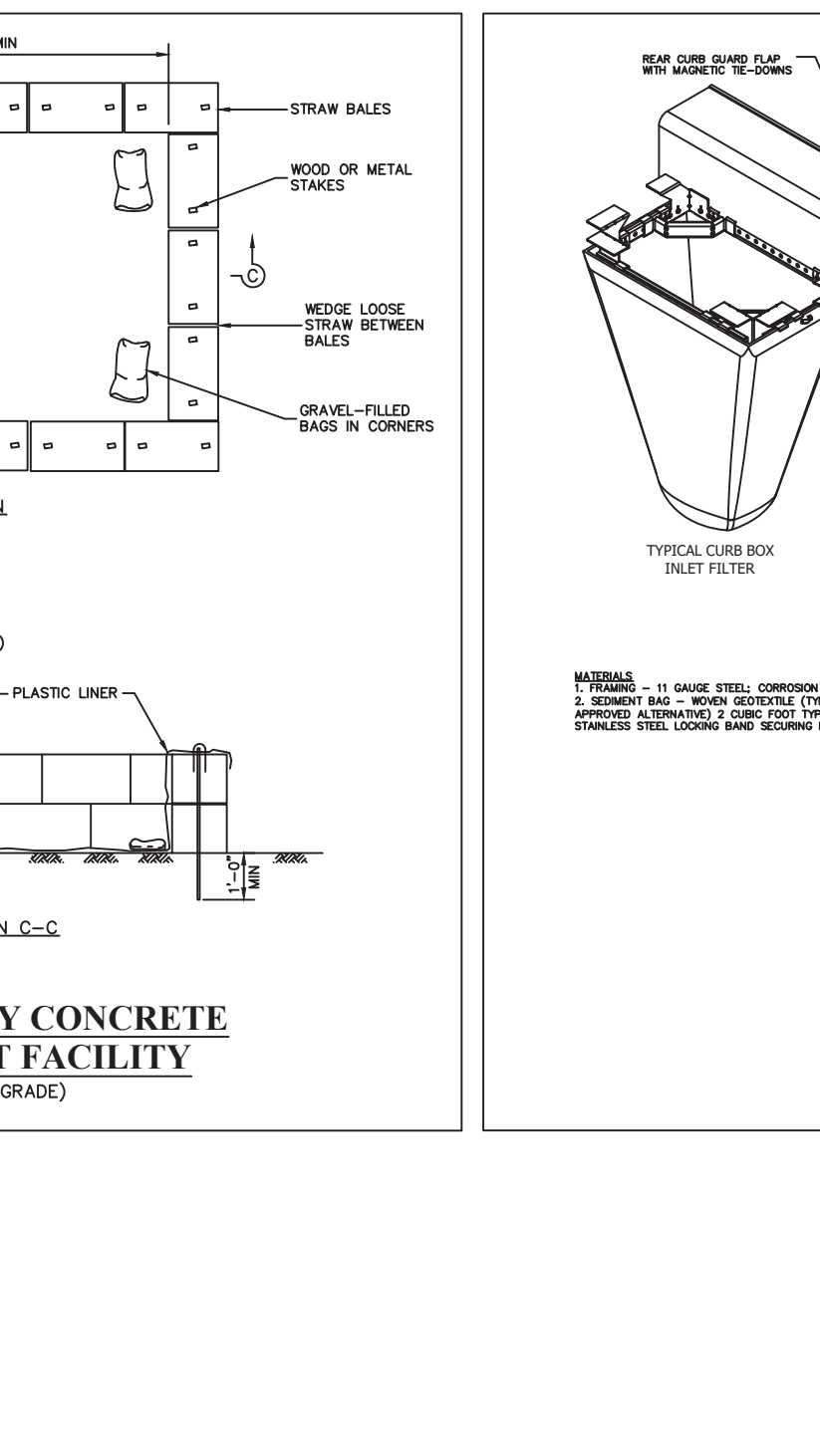
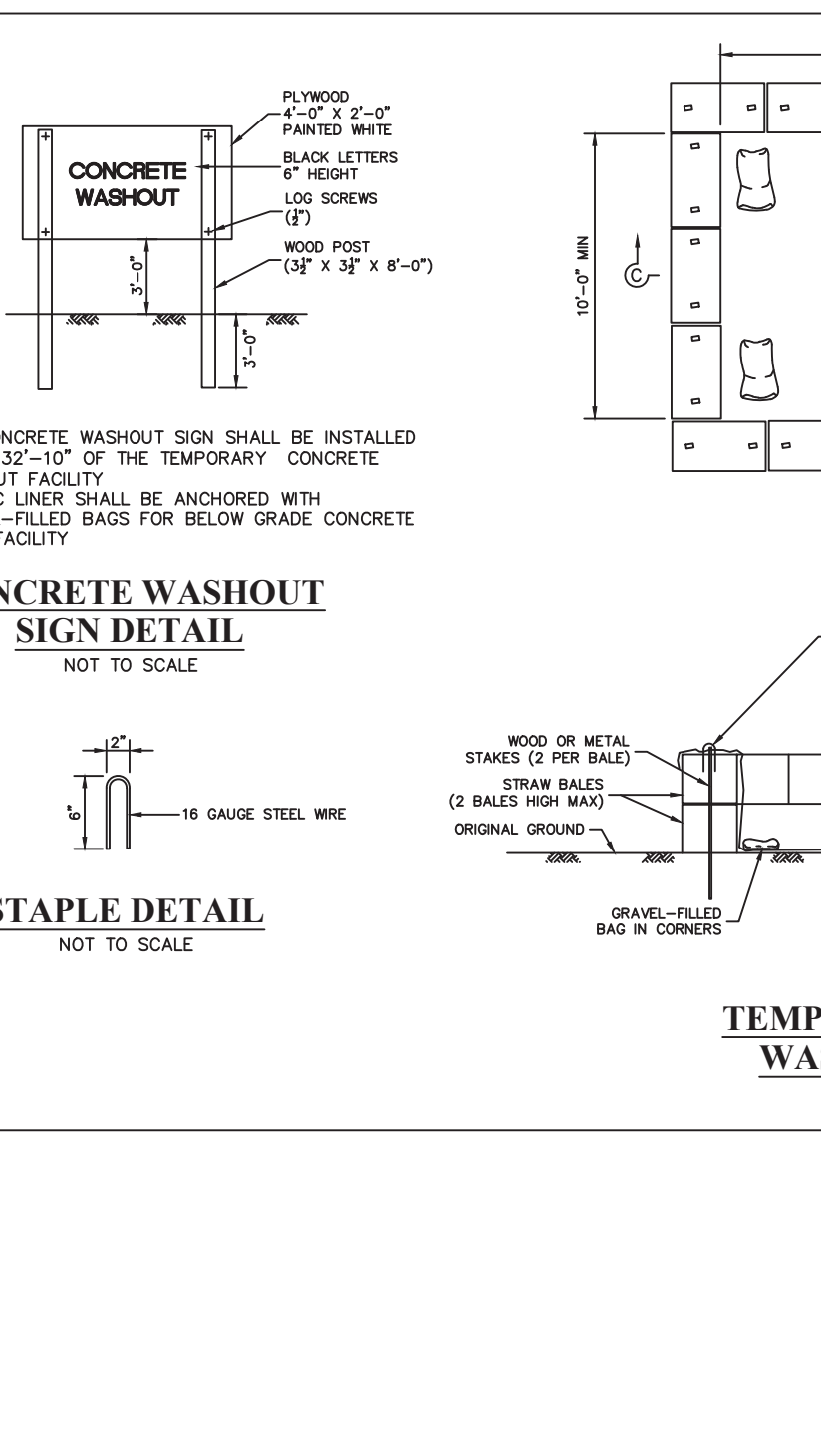
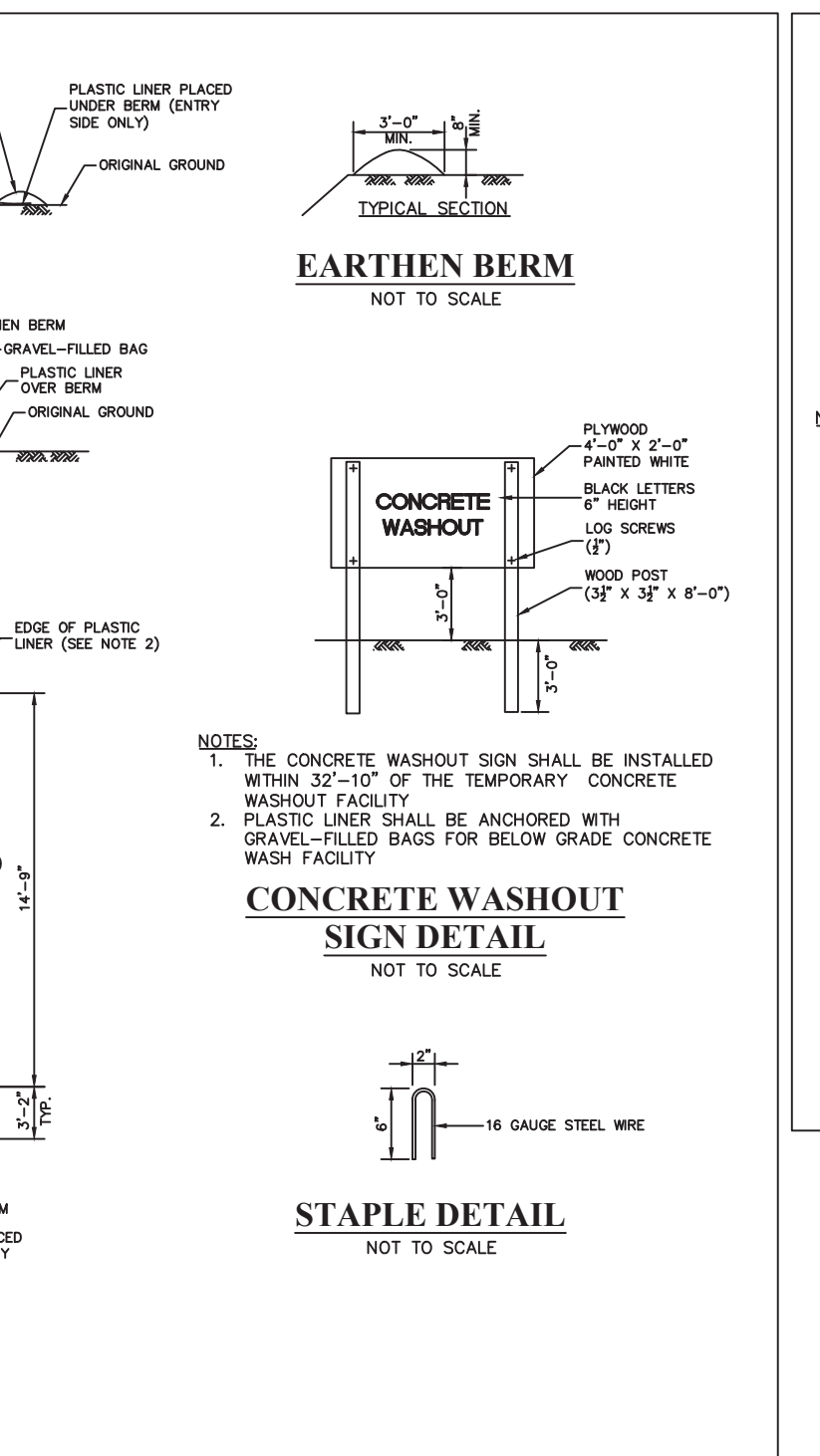
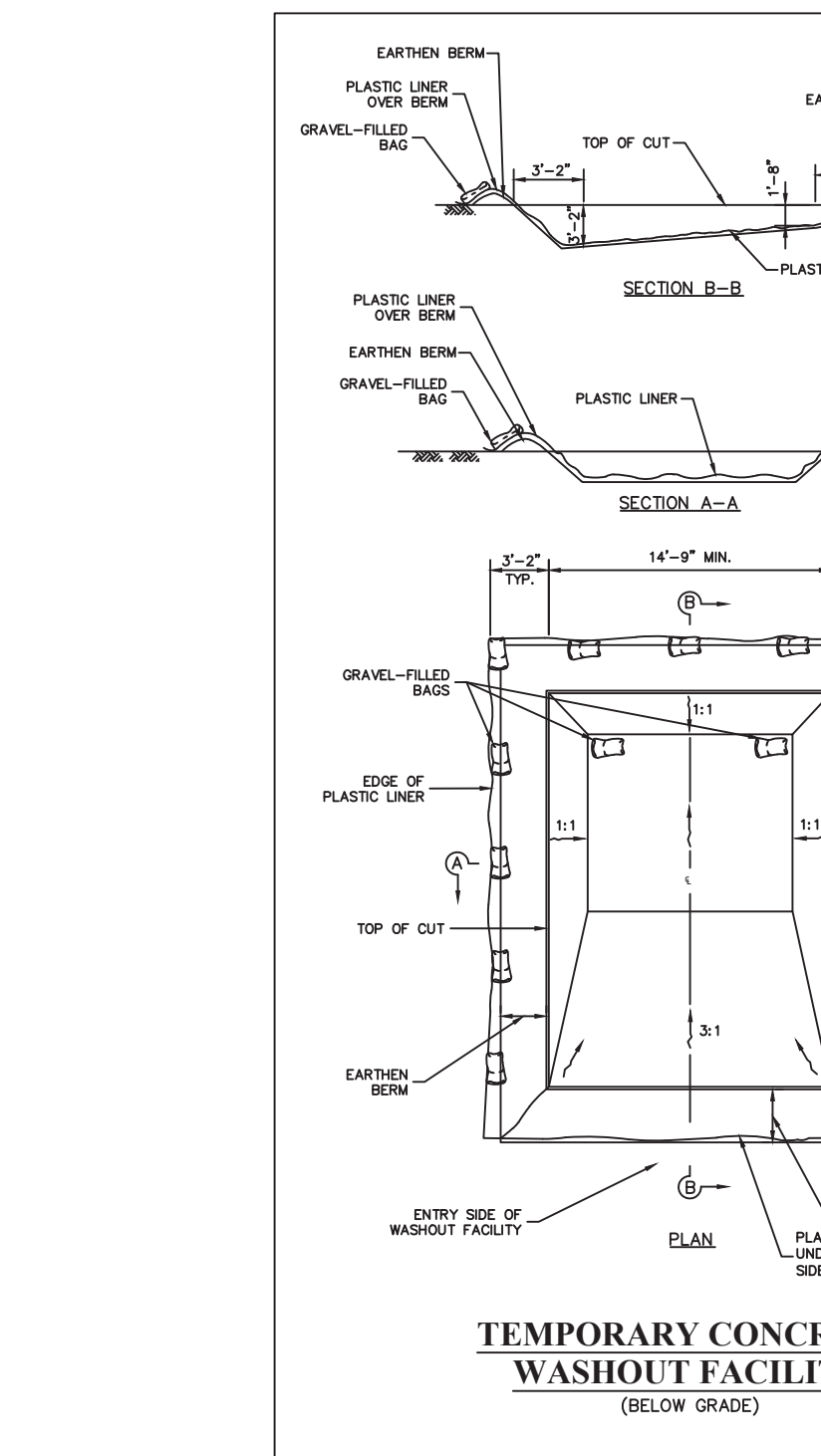
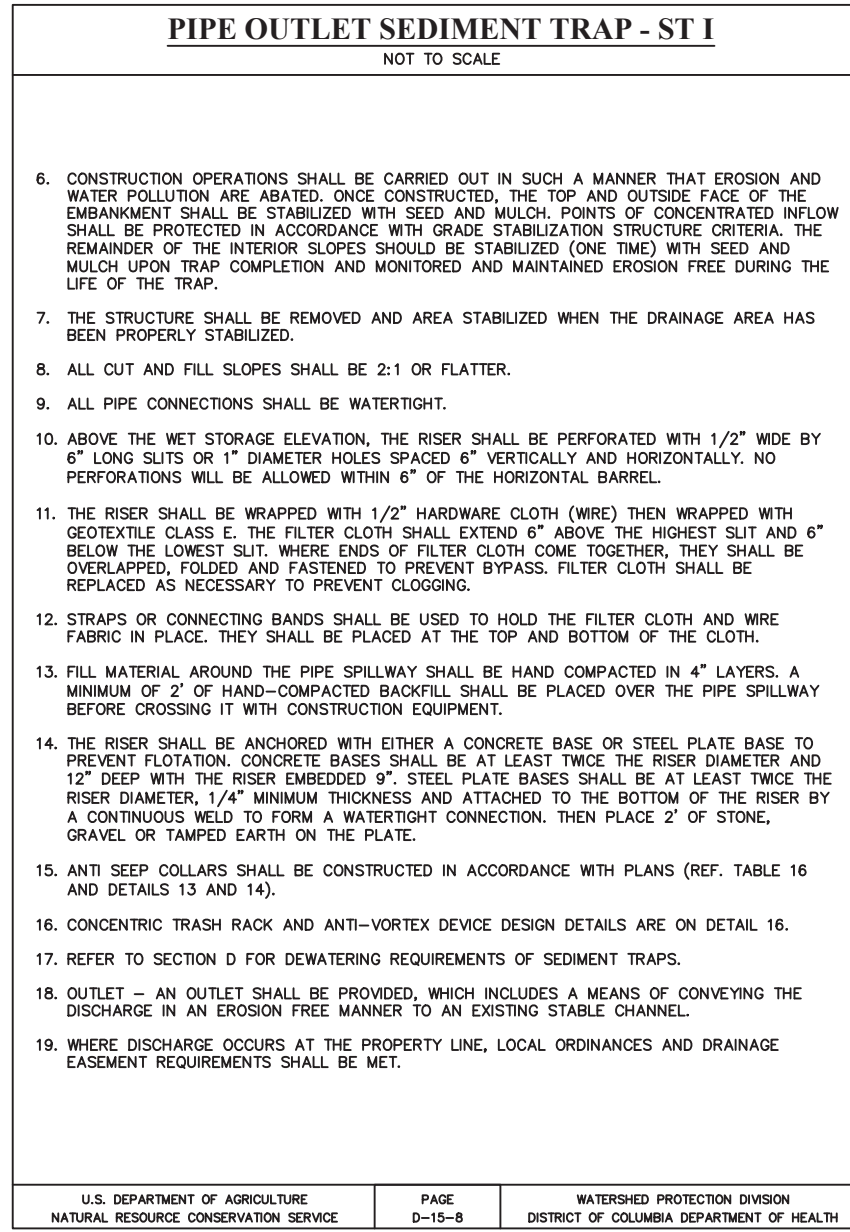
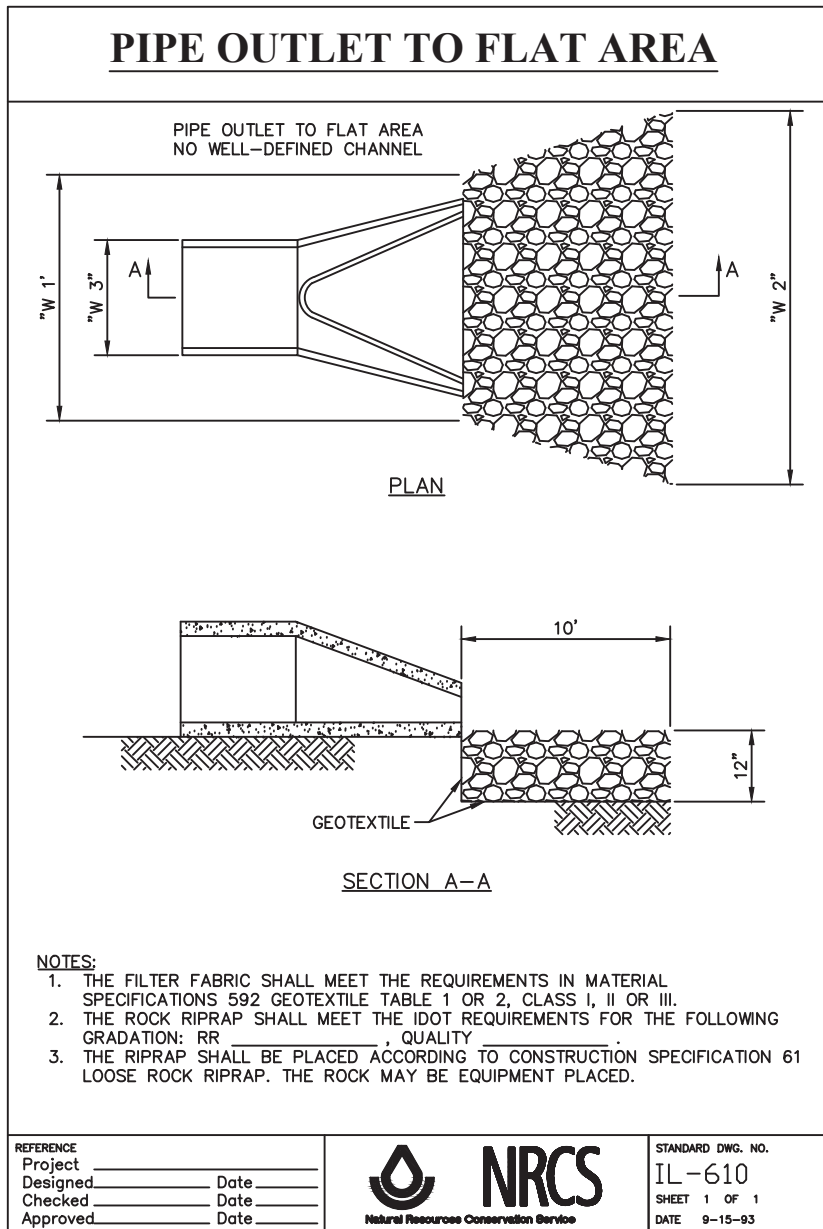
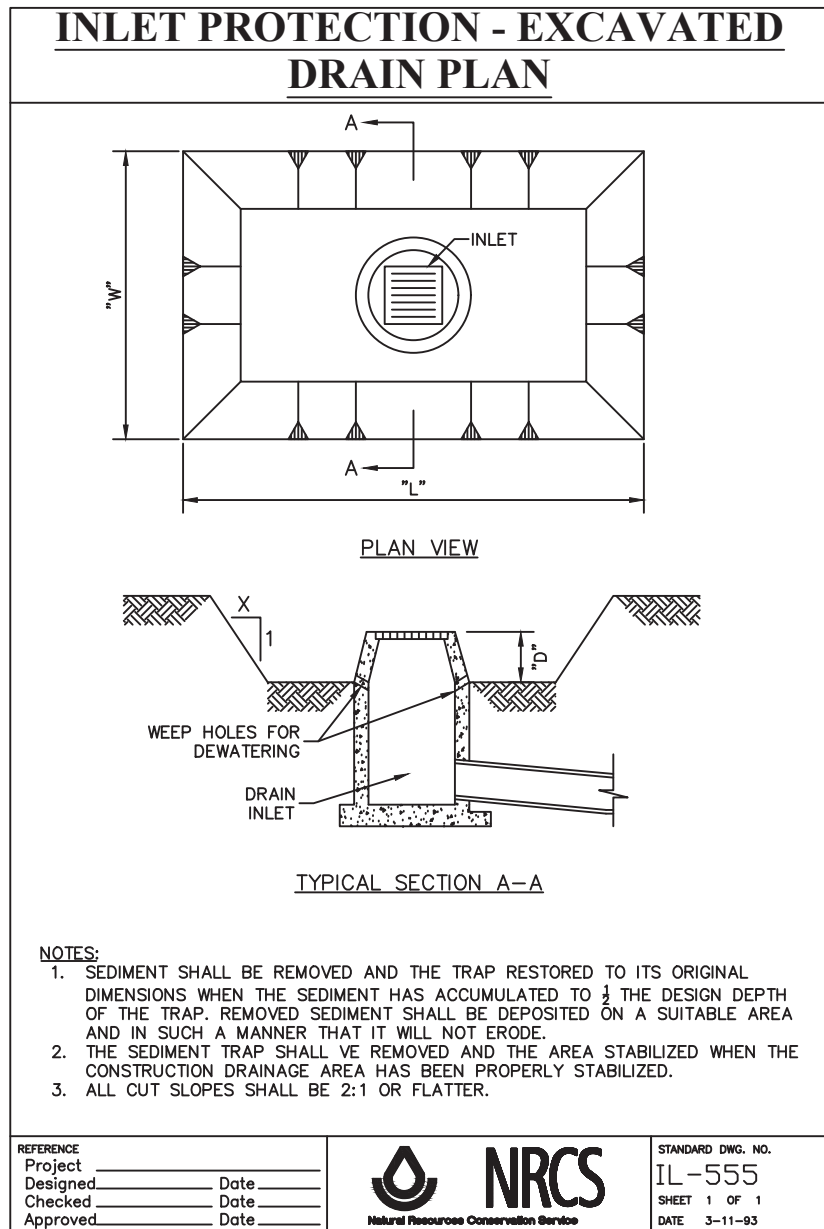
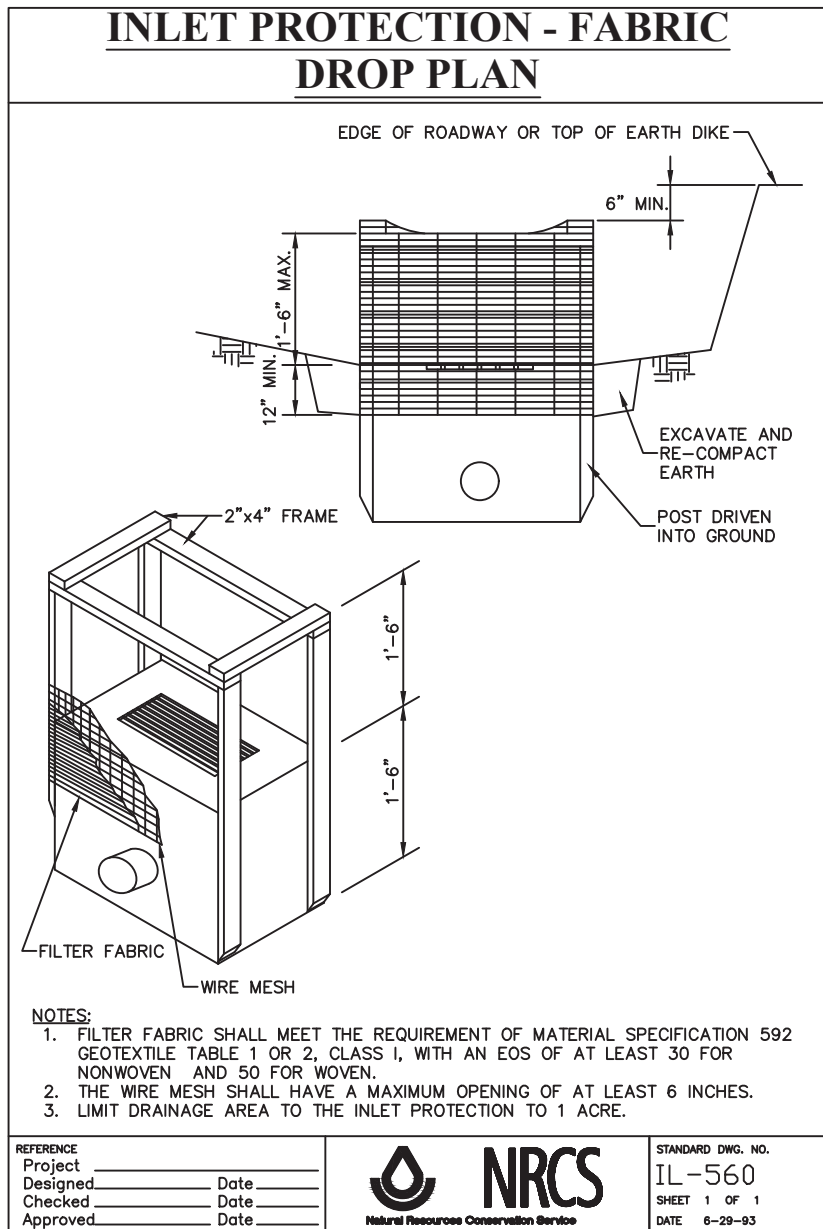
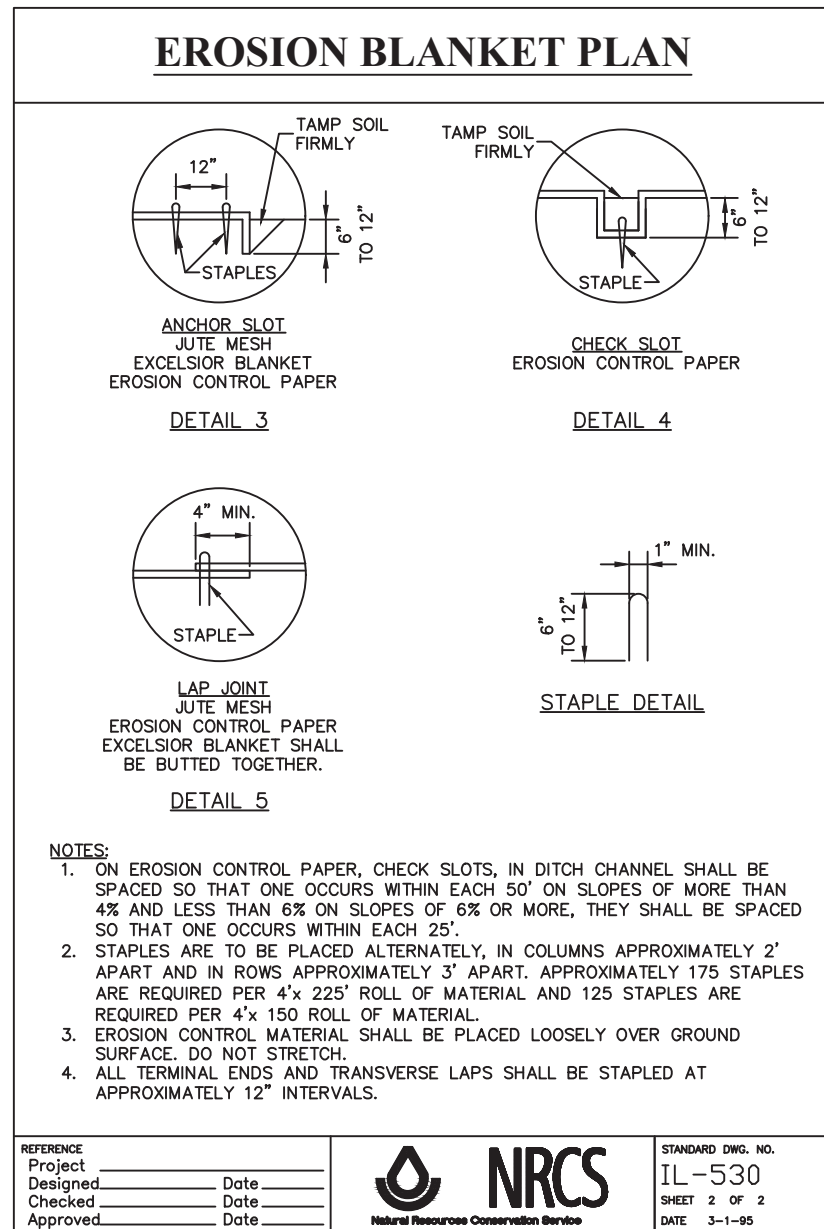
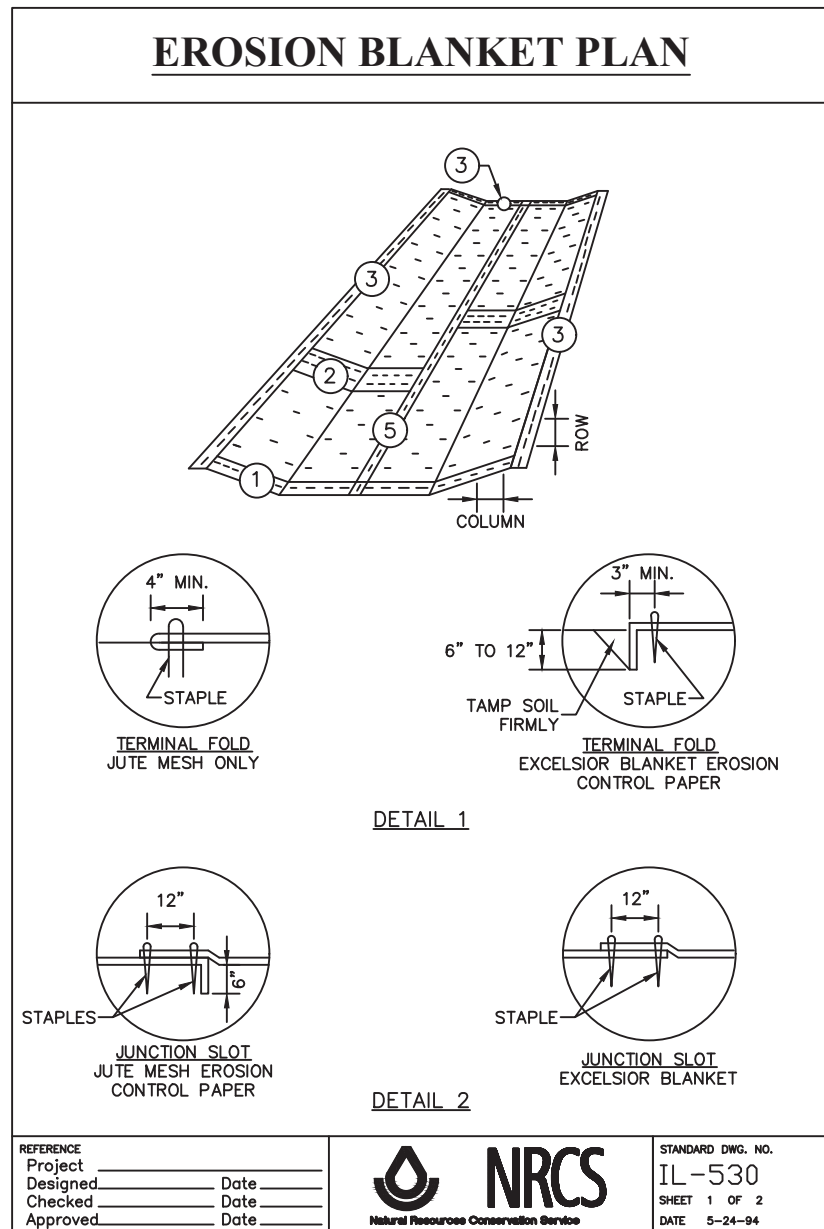
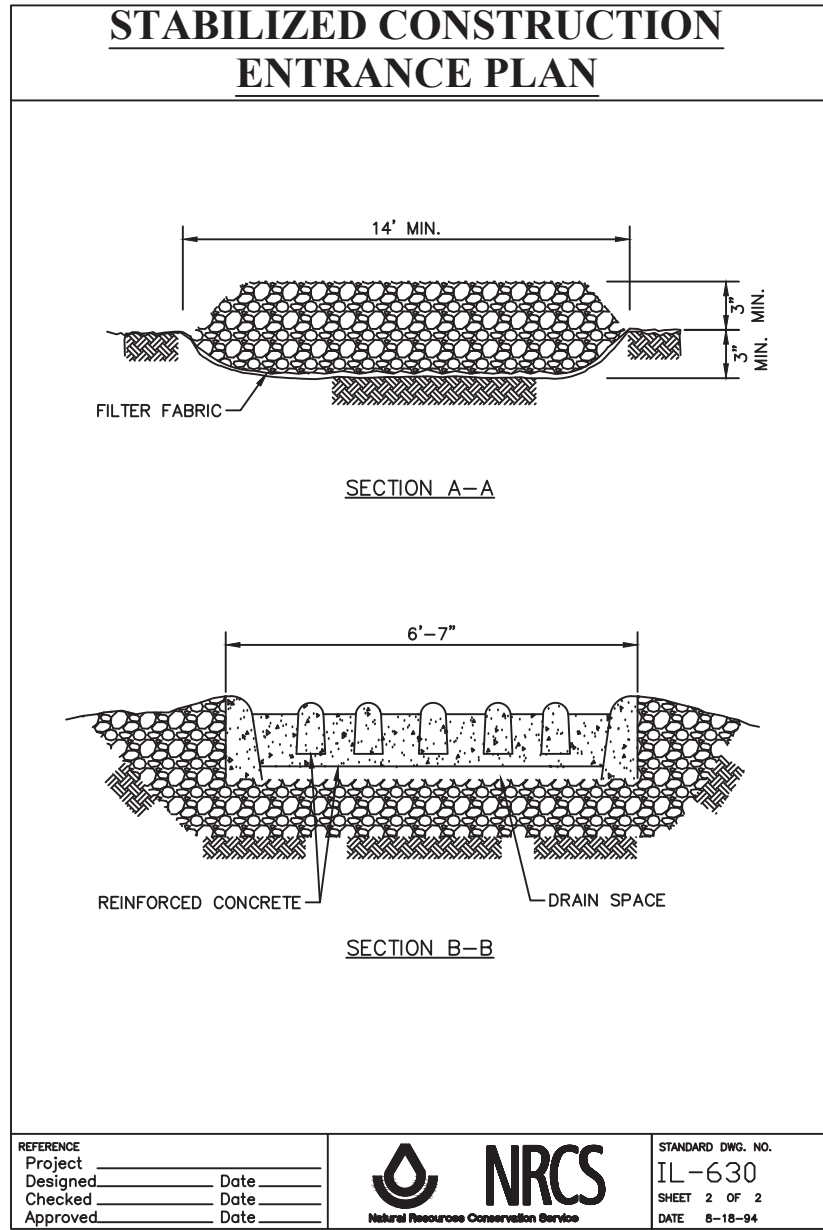
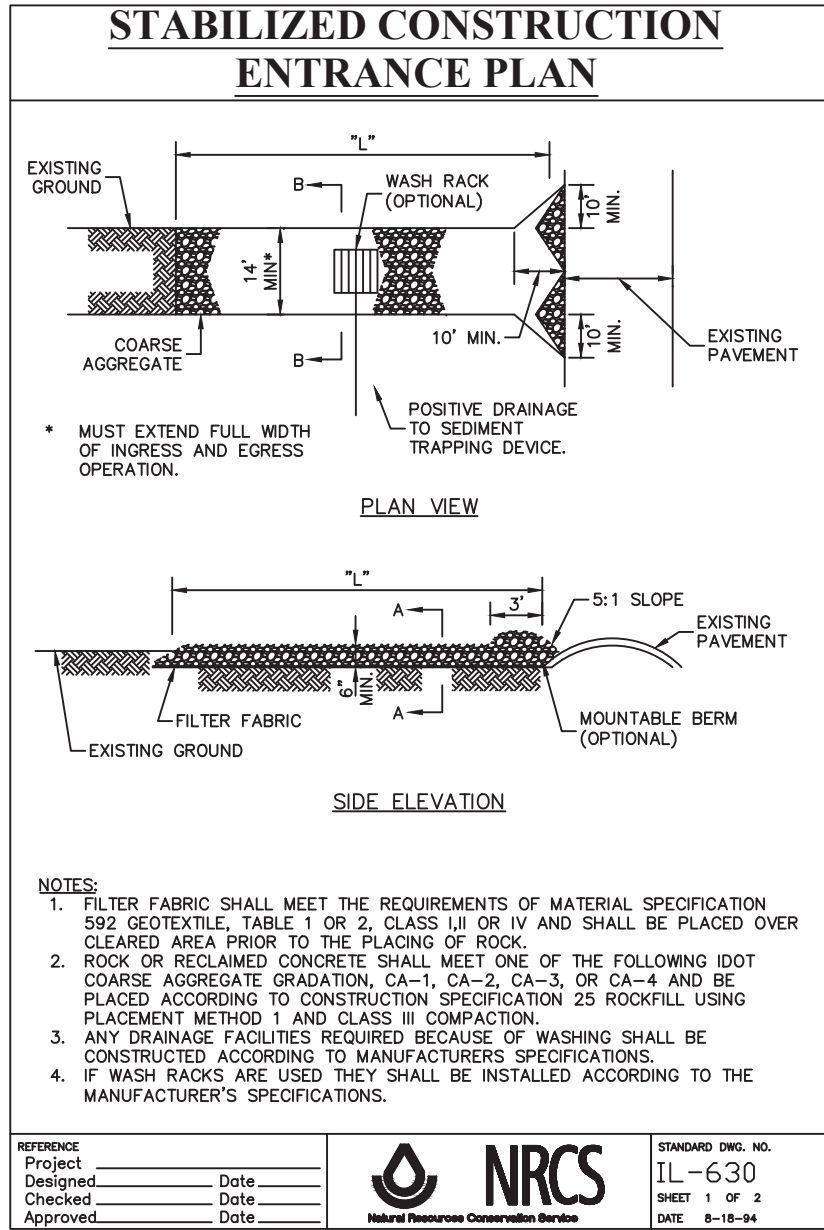
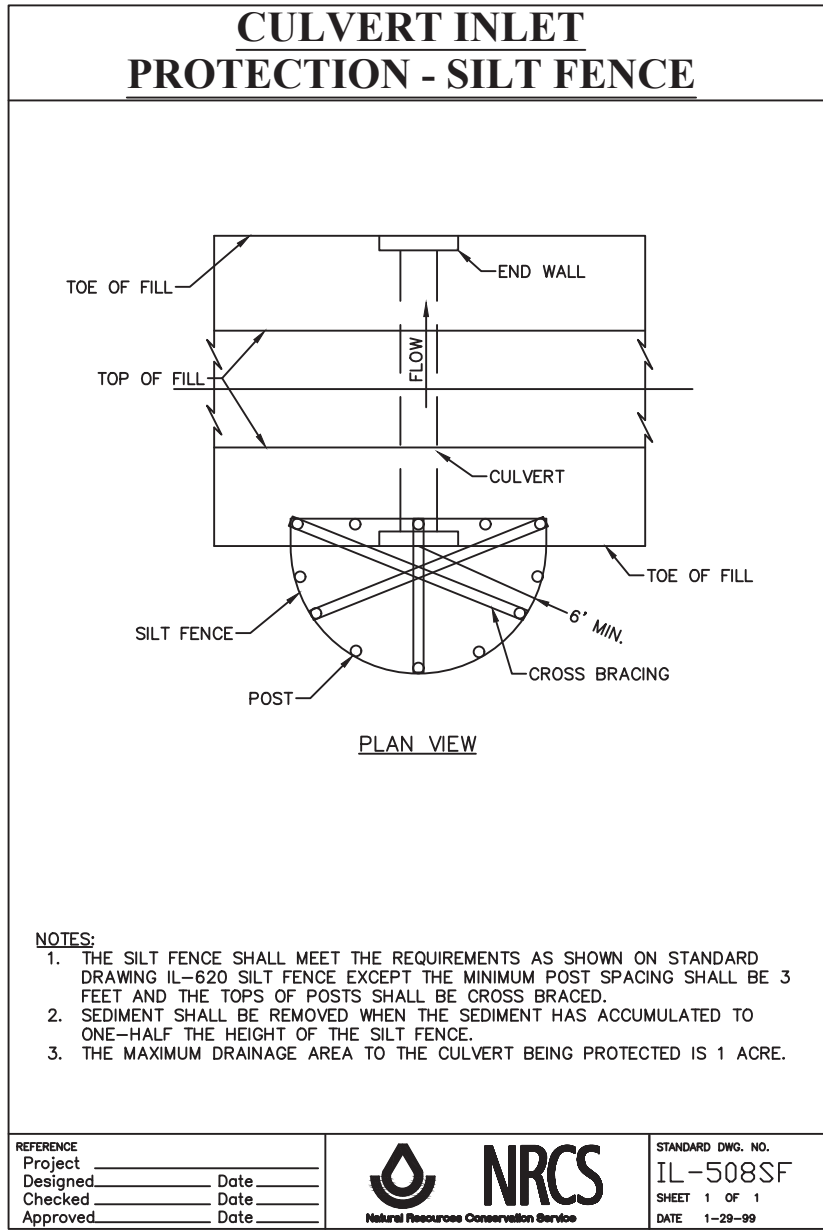
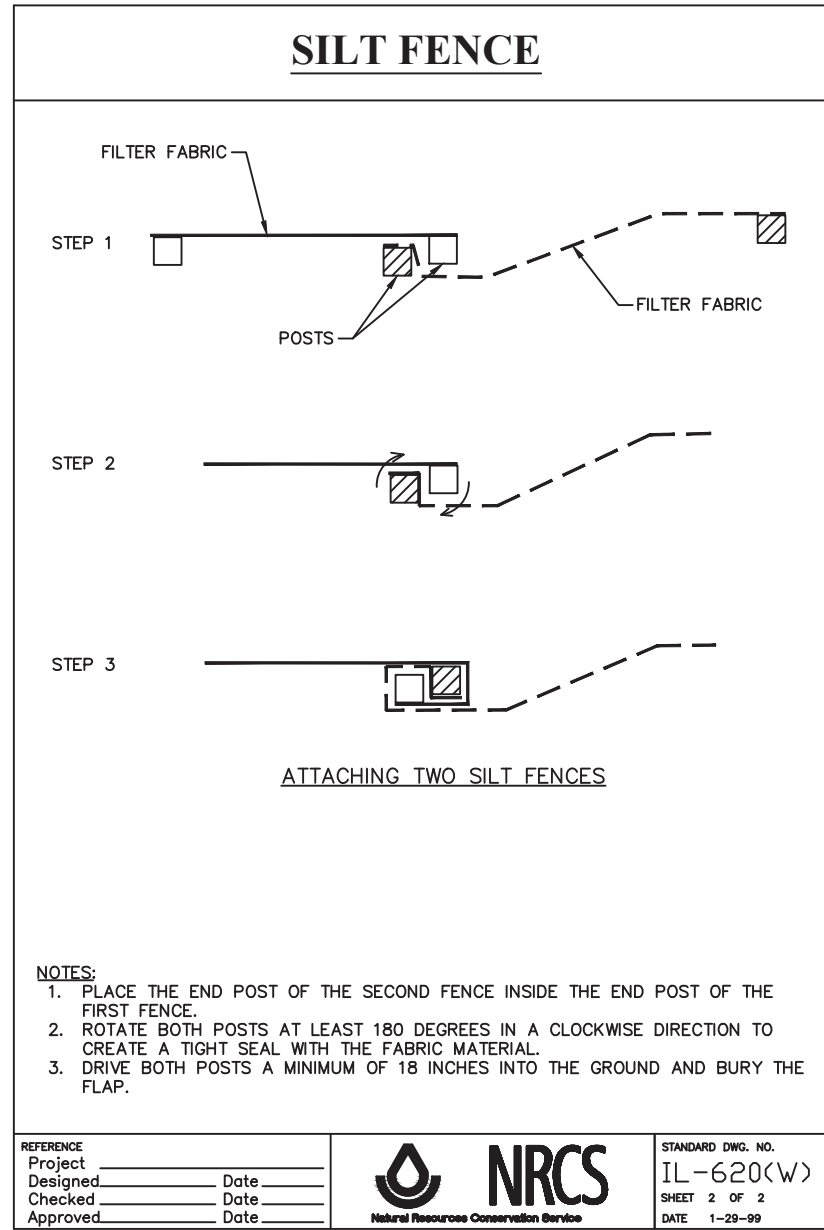
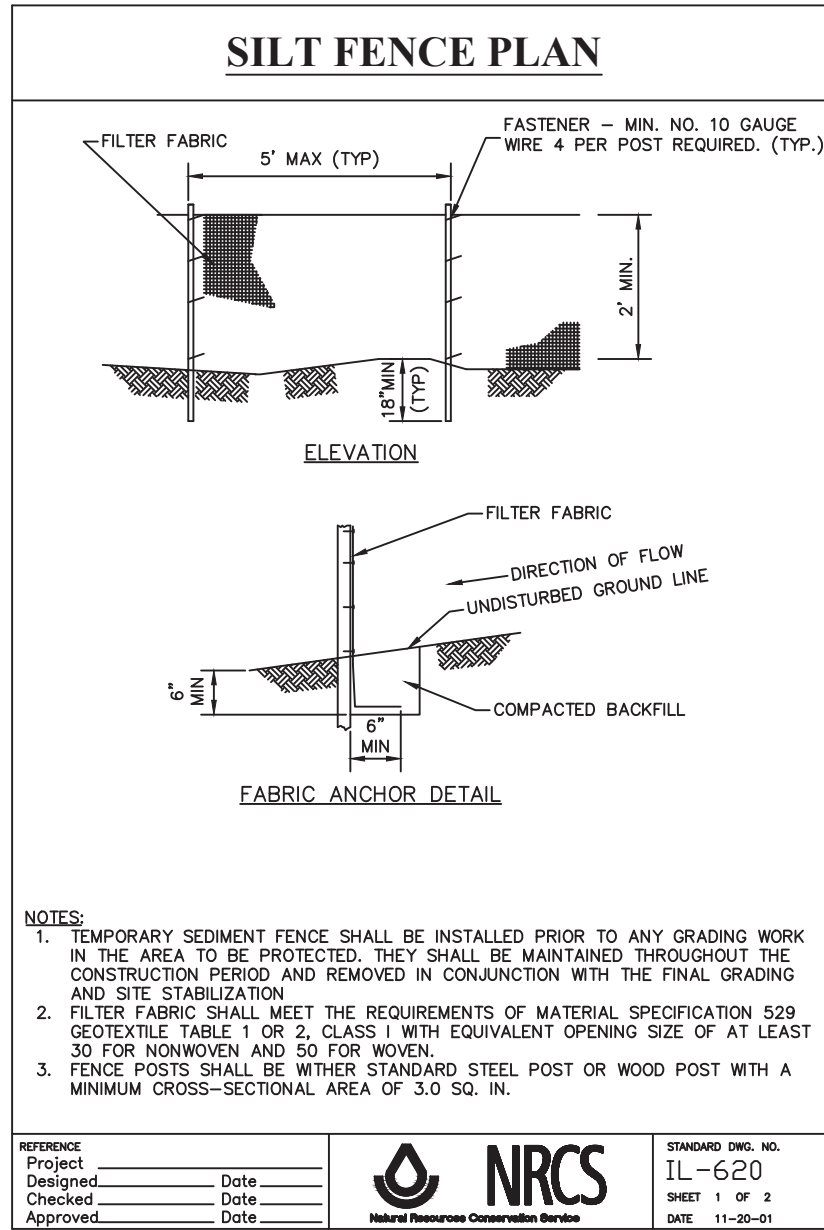


Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

OF

19

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

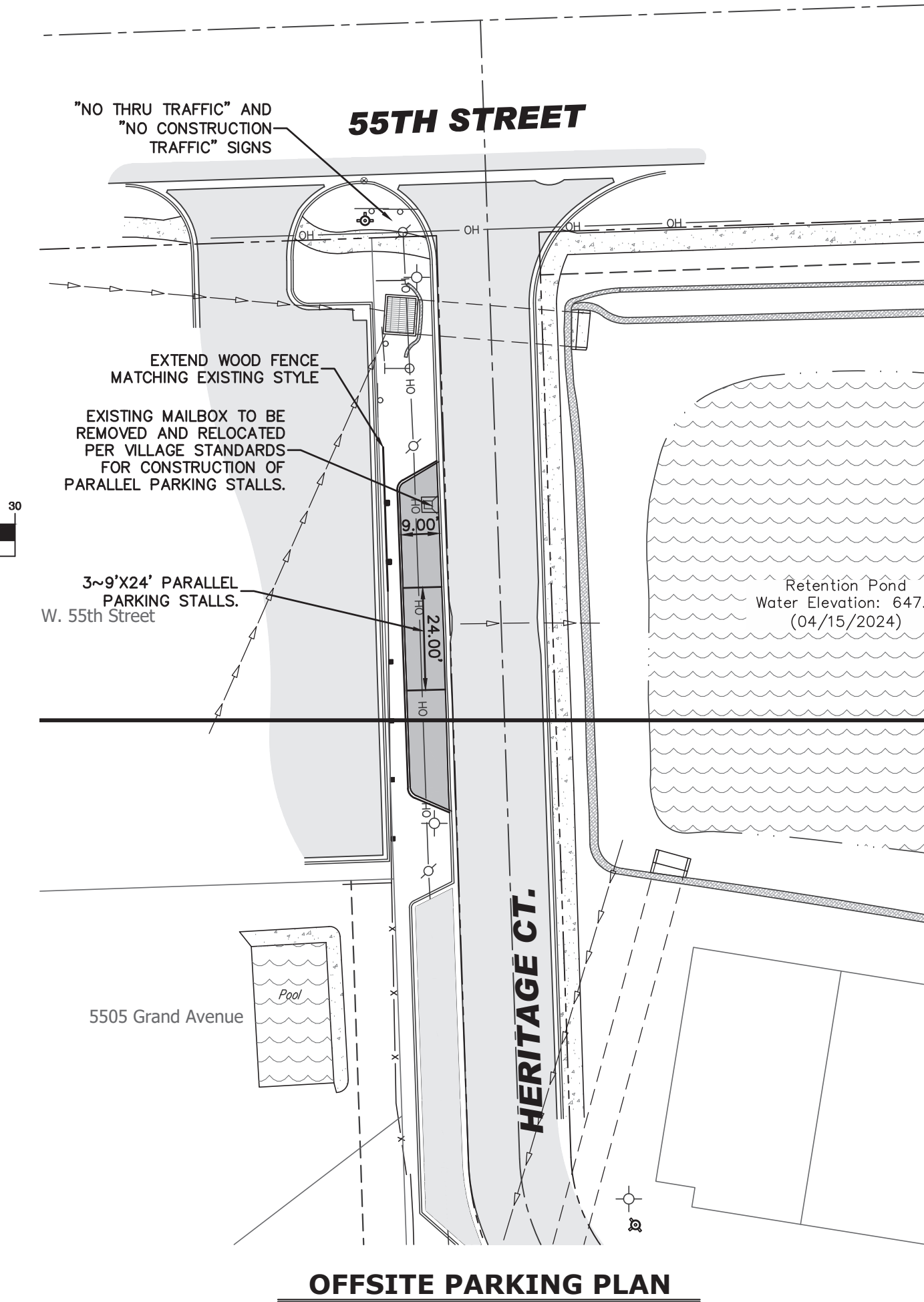
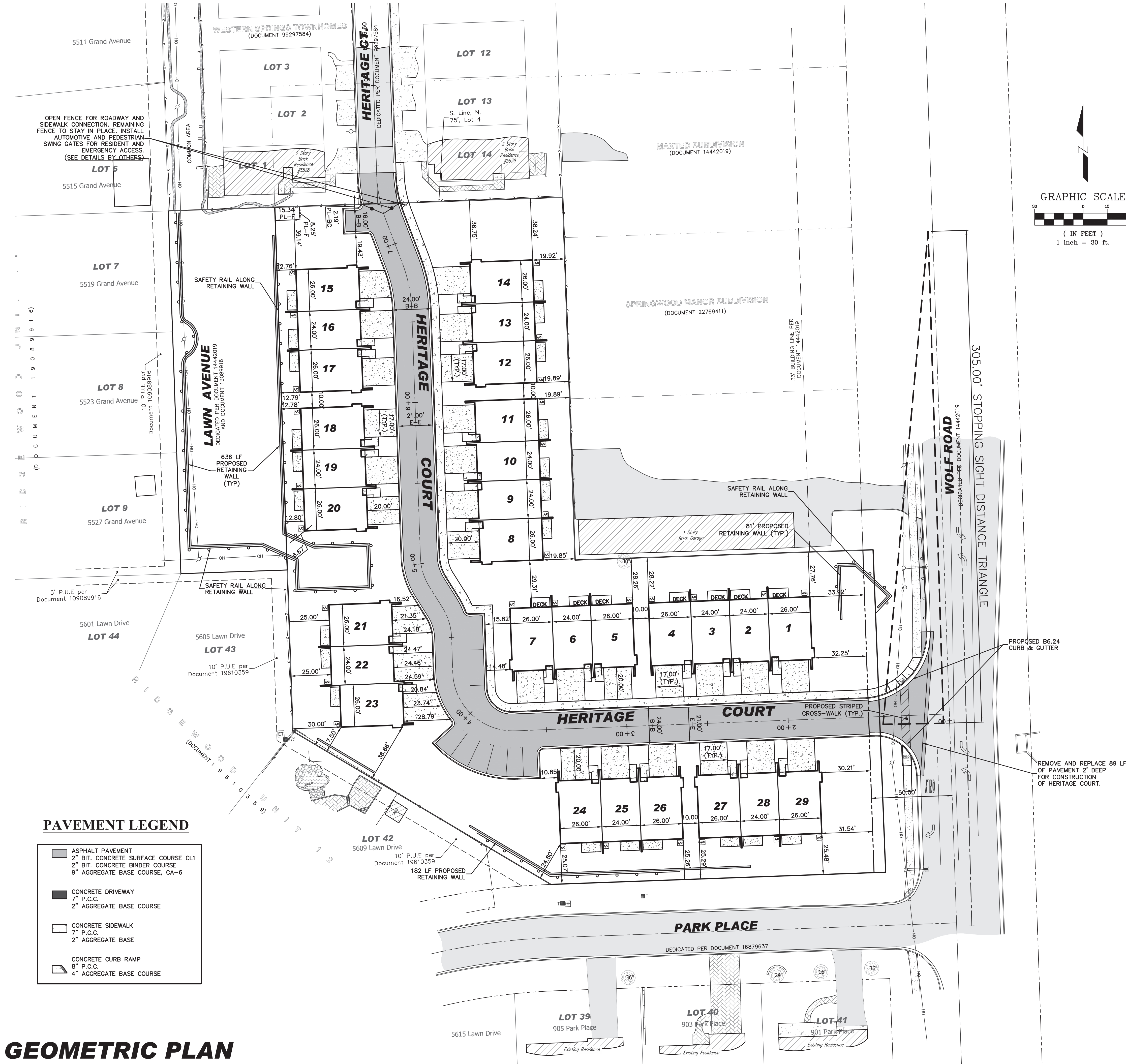
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PROJECT INFORMATION

Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

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REVISIONS	
NO.	DATE
1	08-17-24
2	08-26-24
3	10-17-24
4	11-04-24

DESCRIPTION	BY
PER LAGRANGE - HIGHLANDS SD	DMV
PER WESTERN SPRINGS REVIEW	SDD
PER VILLAGE REVIEW	SDD
PER CDOOTH REVIEW	DMV

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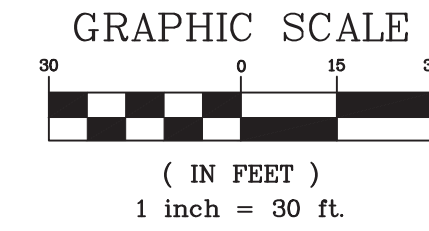
PROJECT INFORMATION
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Drawn By: DEI
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GEOMETRIC PLAN

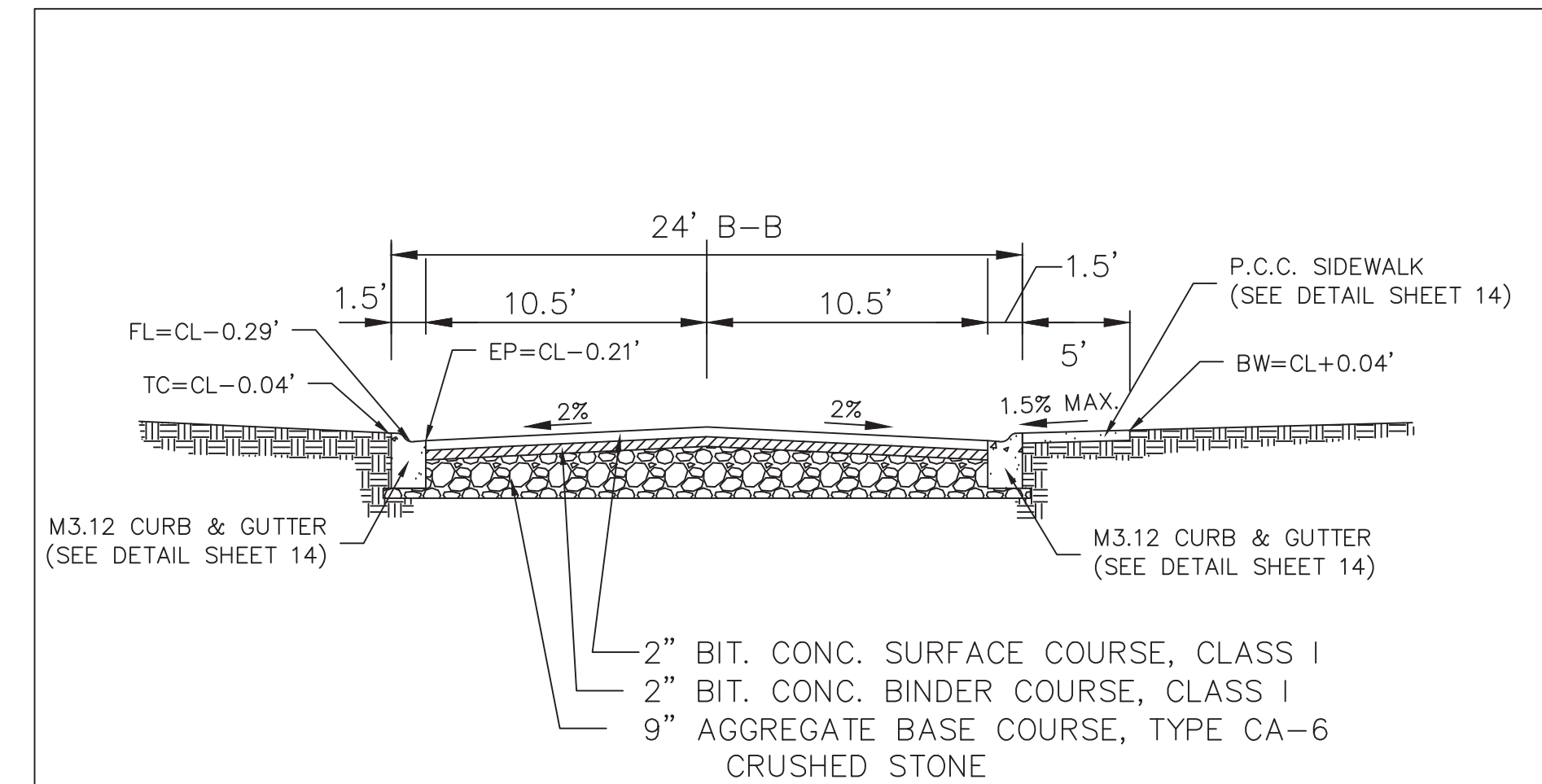
REVIEW SET
NOT FOR CONSTRUCTION

GRADING PLAN



RETAINING WALL

1	TW~652.00 BW~652.00	13	TW~656.00 BW~650.50	23	TW~665.00 BW~660.00
2	TW~656.50 BW~650.00	14	TW~656.00 BW~650.50	24	TW~655.50 BW~660.00
3	TW~656.50 BW~650.00	15	TW~657.00 BW~650.50	25	TW~666.00 BW~660.00
4	TW~656.50 BW~650.00	16	TW~657.00 BW~650.00	26	TW~664.00 BW~661.00
5	TW~656.50 BW~650.00	17	TW~658.00 BW~650.00	27	TW~662.50 BW~662.50
6	TW~656.50 BW~650.00	18	TW~658.00 BW~650.00	28	TW~662.50 BW~662.50
7	TW~655.00 BW~650.00	19	TW~656.50 BW~650.00	29	TW~662.50 BW~662.50
8	TW~654.00 BW~650.00	20	TW~658.50 BW~650.00	30	TW~661.00 BW~656.70
9	TW~656.00 BW~650.00	21	TW~654.00 BW~654.00	31	TW~659.70 BW~655.40
10	TW~657.50 BW~65000	22	TW~665.00 BW~665.00	32	TW~659.70 BW~654.10
11	TW~656.50 BW~650.50			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



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.

[illegible]

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PROJECT INFORMATION	PROJECT NO.	DATE	BY	FOR	BY	FOR	BY	FOR
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Project No.: 24-0001

Scale: 1" = 30'

Date: MAY 22, 2024

Design By: SDD

Drawn By: DEI

Checked By: SDI

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OF

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1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

1. *Journal of the American Medical Association*, 2000; 284: 1012-1016.

GRADING PLAN

REVIEW SET
NOT FOR CONSTRUCTION

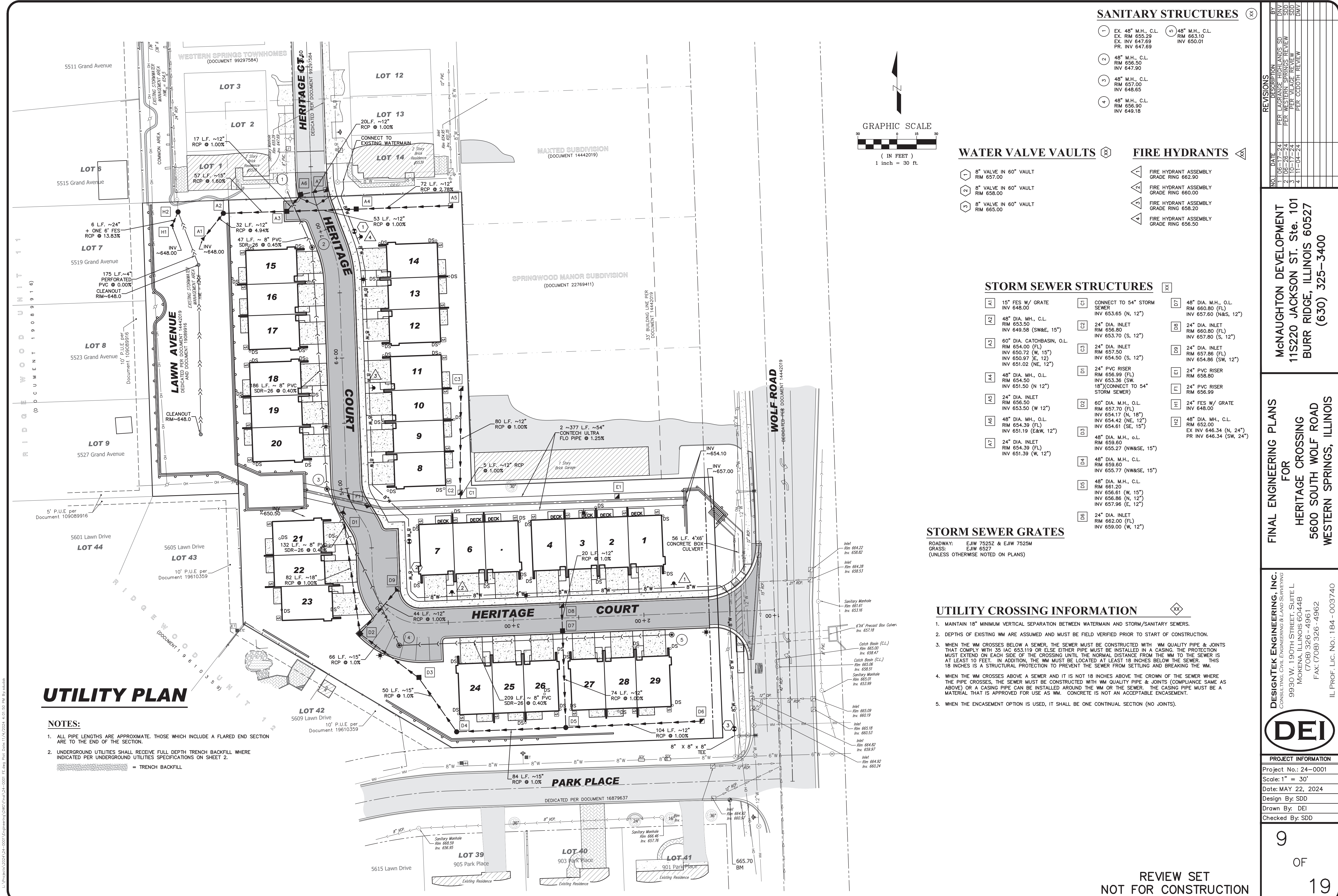
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UTILITY PLAN

NOTES:

- ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
- UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.

■ TRENCH BACKFILL



SANITARY STRUCTURES

- EX. 48" M.H., C.L.
RIM 655.29
EX. INV 647.69
PR. INV 647.69
- 48" M.H., C.L.
RIM 663.10
INV 650.01
- 48" M.H., C.L.
RIM 656.50
INV 647.90
- 48" M.H., C.L.
RIM 657.00
INV 648.65
- 48" M.H., C.L.
RIM 656.90
INV 649.18

WATER VALVE VAULTS

- 8" VALVE IN 60" VAULT
RIM 657.00
- 8" VALVE IN 60" VAULT
RIM 658.00
- 8" VALVE IN 60" VAULT
RIM 665.00

FIRE HYDRANTS

- FIRE HYDRANT ASSEMBLY
GRADE RING 662.90
- FIRE HYDRANT ASSEMBLY
GRADE RING 660.00
- FIRE HYDRANT ASSEMBLY
GRADE RING 658.20
- FIRE HYDRANT ASSEMBLY
GRADE RING 656.50

STORM SEWER STRUCTURES

- 15" FES W/ GRATE
INV 648.00
- 48" DIA. MH., C.L.
RIM 653.50
INV 649.58 (SW&E, 15")
- 60" DIA. CATCHBASIN, O.L.
RIM 654.00 (FL)
INV 650.72 (W, 15")
INV 650.97 (E, 12")
INV 651.02 (NE, 12")
- 48" DIA. MH., O.L.
RIM 654.50
INV 651.50 (N 12")
- 24" DIA. INLET
RIM 656.50
INV 653.50 (W 12")
- 48" DIA. MH., O.L.
RIM 654.39 (FL)
INV 651.19 (E&W, 12")
- 24" DIA. INLET
RIM 654.39 (FL)
INV 651.39 (W, 12")
- CONNECT TO 54" STORM
SEWER
INV 653.65 (N, 12")
- 24" DIA. INLET
RIM 656.80 (FL)
INV 653.70 (S, 12")
- 24" DIA. INLET
RIM 657.50 (FL)
INV 654.50 (S, 12")
- 24" PVC RISER
RIM 656.99 (FL)
INV 653.36 (SW,
18") (CONNECT TO 54"
STORM SEWER)
- 60" DIA. MH., O.L.
RIM 657.70 (FL)
INV 654.17 (N, 18")
INV 654.42 (NE, 12")
INV 654.61 (SE, 15")
- 48" DIA. MH., O.L.
RIM 659.80
INV 655.27 (NW&SE, 15")
- 48" DIA. MH., C.L.
RIM 659.80
INV 655.77 (NW&SE, 15")
- 48" DIA. MH., C.L.
RIM 661.20
INV 656.61 (W, 15")
INV 656.86 (N, 12")
INV 657.96 (E, 12")
- 24" DIA. INLET
RIM 662.00 (FL)
INV 659.00 (W, 12")
- 48" DIA. MH., O.L.
RIM 660.80 (FL)
INV 657.60 (N&S, 12")
- 24" DIA. INLET
RIM 660.80 (FL)
INV 657.80 (S, 12")
- 24" DIA. INLET
RIM 657.86 (FL)
INV 654.86 (SW, 12")
- 24" PVC RISER
RIM 658.80
- 24" PVC RISER
RIM 656.99
- 24" FES W/ GRATE
INV 648.00
- 48" DIA. MH., C.L.
RIM 652.00
EX INV 646.34 (N, 24")
PR INV 646.34 (SW, 24")

STORM SEWER GRATES

ROADWAY: E&W 7525Z & E&W 7525M
GRASS: E&W 6527
(UNLESS OTHERWISE NOTED ON PLANS)

UTILITY CROSSING INFORMATION

- MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
- DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
- 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.
- 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 ENCASMENT.
- WHEN THE ENCASMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

REVISIONS		NO.	DATE	DESCRIPTION	BY
		1	08-17-24	PER LARRANGE - HIGHLANDS SD	DMV
		2	08-26-24	PER WESTERN SPRINGS REVIEW	SD
		3	10-17-24	PER VILLAGE REVIEW	SD
		4	11-04-24	PER CDOOTH REVIEW	DMV

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(630) 325-3400	

FINAL ENGINEERING PLANS	
FOR	
HERITAGE CROSSING	
5600 SOUTH WOLF ROAD	
WESTERN SPRINGS, ILLINOIS	

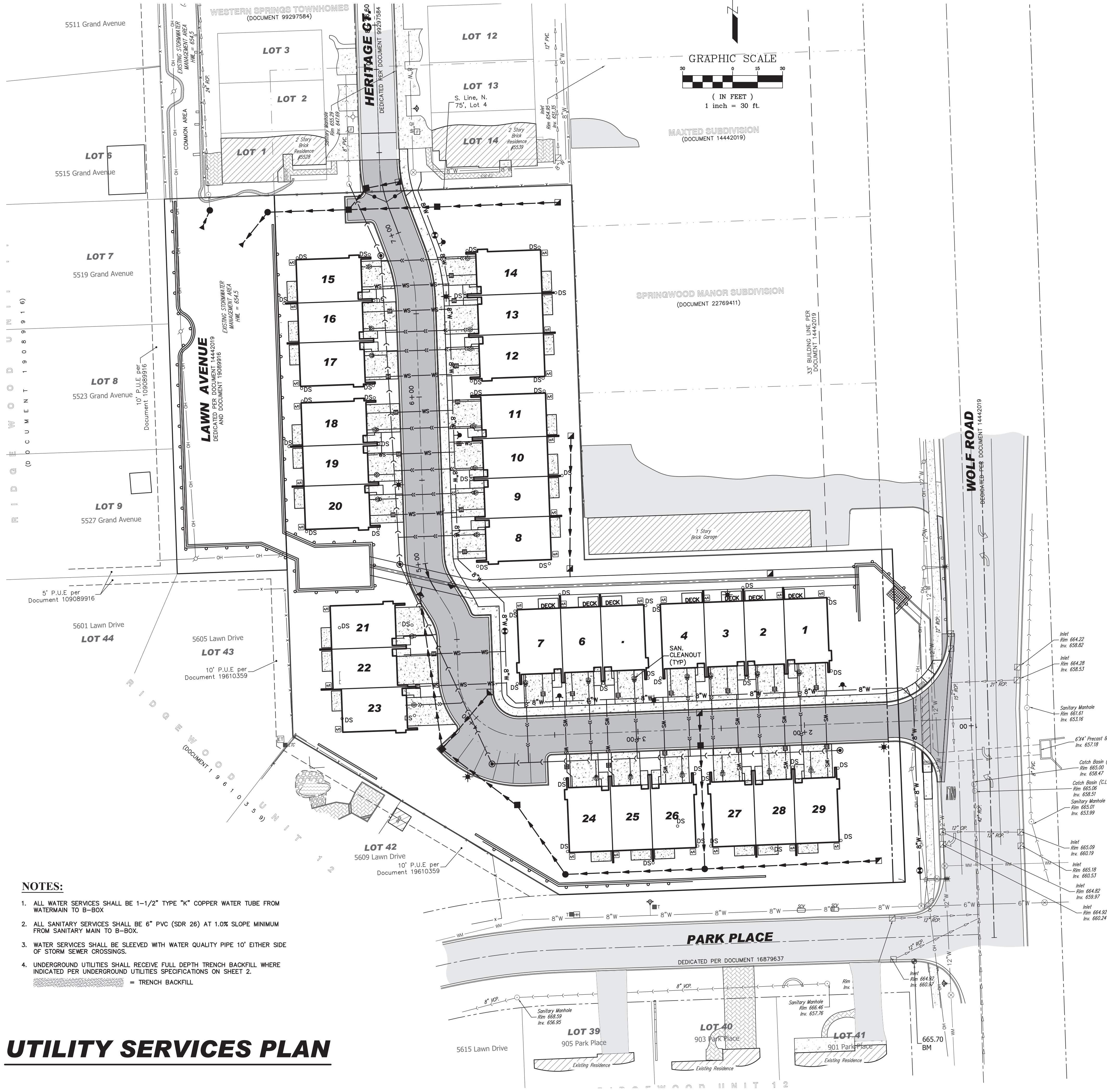
DESIGNTEK ENGINEERING, INC.	
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING	
9930 W. 190TH STREET, SUITE L	
MOKENA, ILLINOIS 60448	
(708) 326-4961	
FAX: (708) 326-4962	
IL PROF. LIC. NO.: 184-003740	

PROJECT INFORMATION	
Project No.: 24-0001	
Scale: 1" = 30'	
Date: MAY 22, 2024	
Design By: SDD	
Drawn By: DEI	
Checked By: SDD	

9	OF	19
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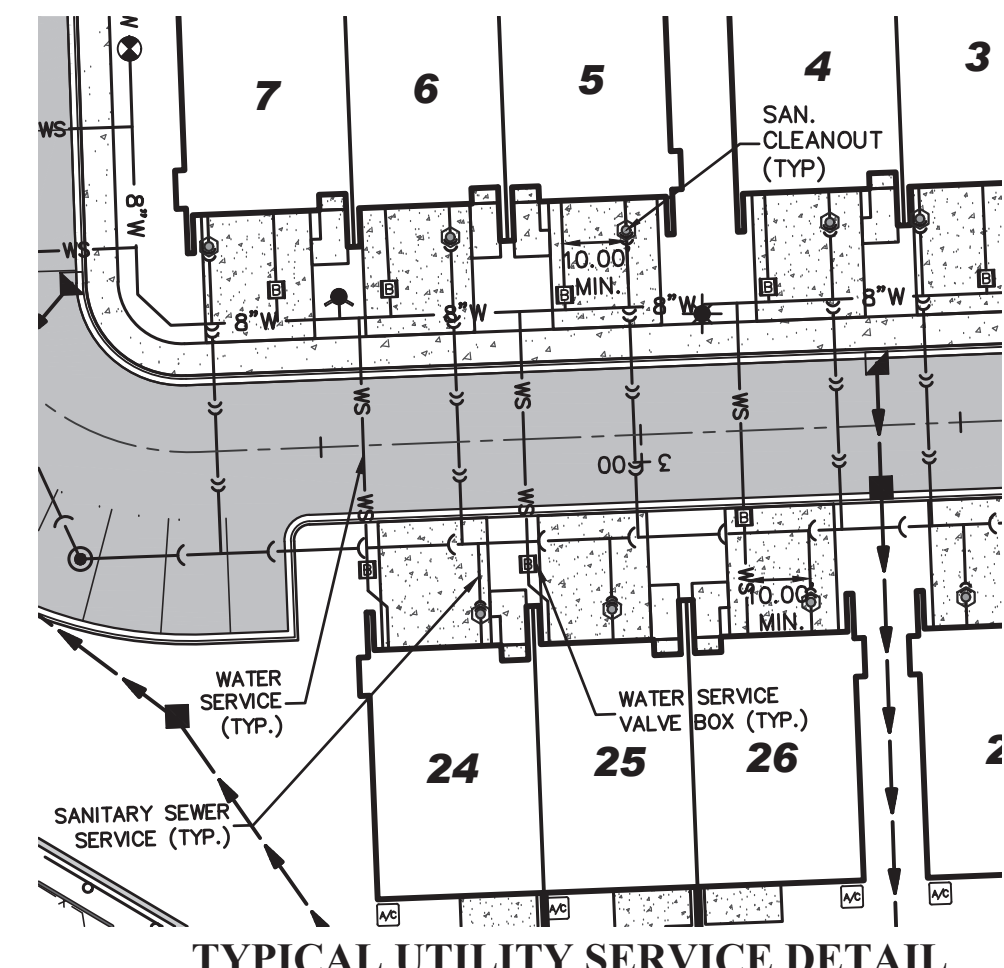
UTILITY PLAN

REVIEW SET
NOT FOR CONSTRUCTION



- NOTES:**
- ALL WATER SERVICES SHALL BE 1-1/2" TYPE "K" COPPER WATER TUBE FROM WATERMAIN TO B-BOX
 - ALL SANITARY SERVICES SHALL BE 6" PVC (SDR 26) AT 1.0% SLOPE MINIMUM FROM SANITARY MAIN TO B-BOX.
 - WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS.
 - UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
- TRENCH BACKFILL

UTILITY SERVICES PLAN



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NO.	DATE		
1	08-17-24	PER LAGRANGE-HIGHLANDS SDD	DMV
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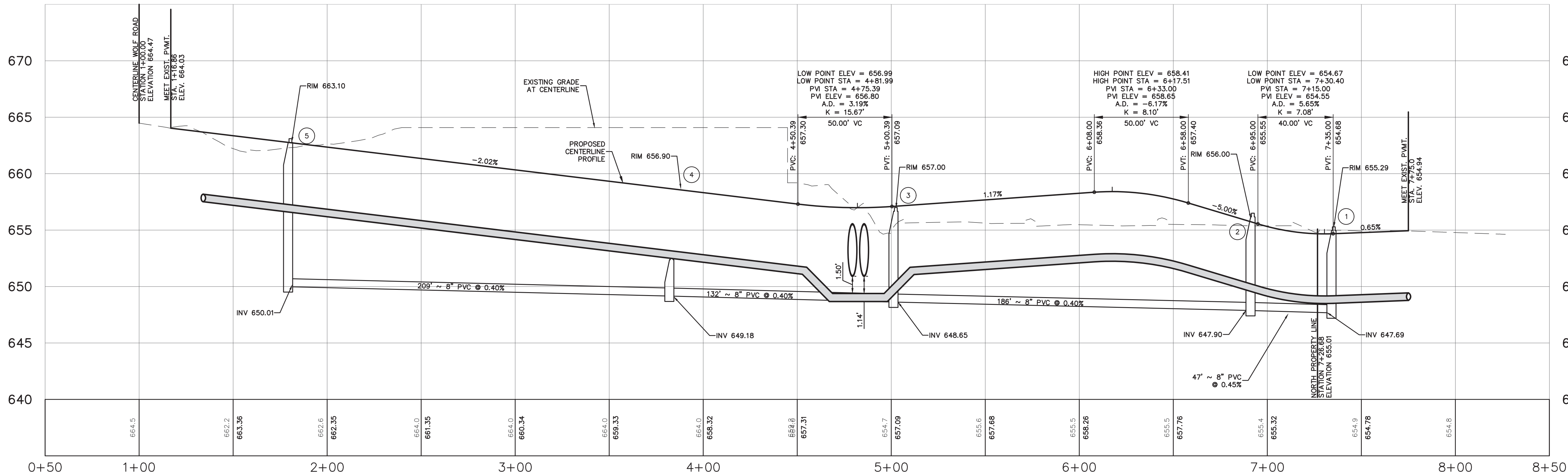


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Checked By:	SDD

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OF
19

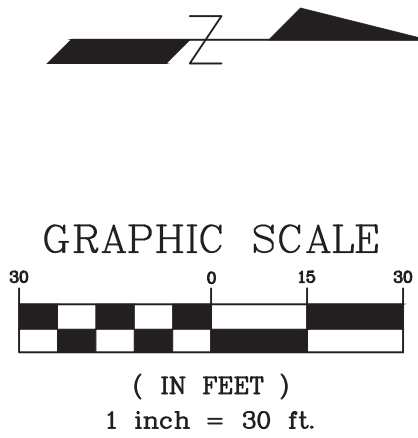
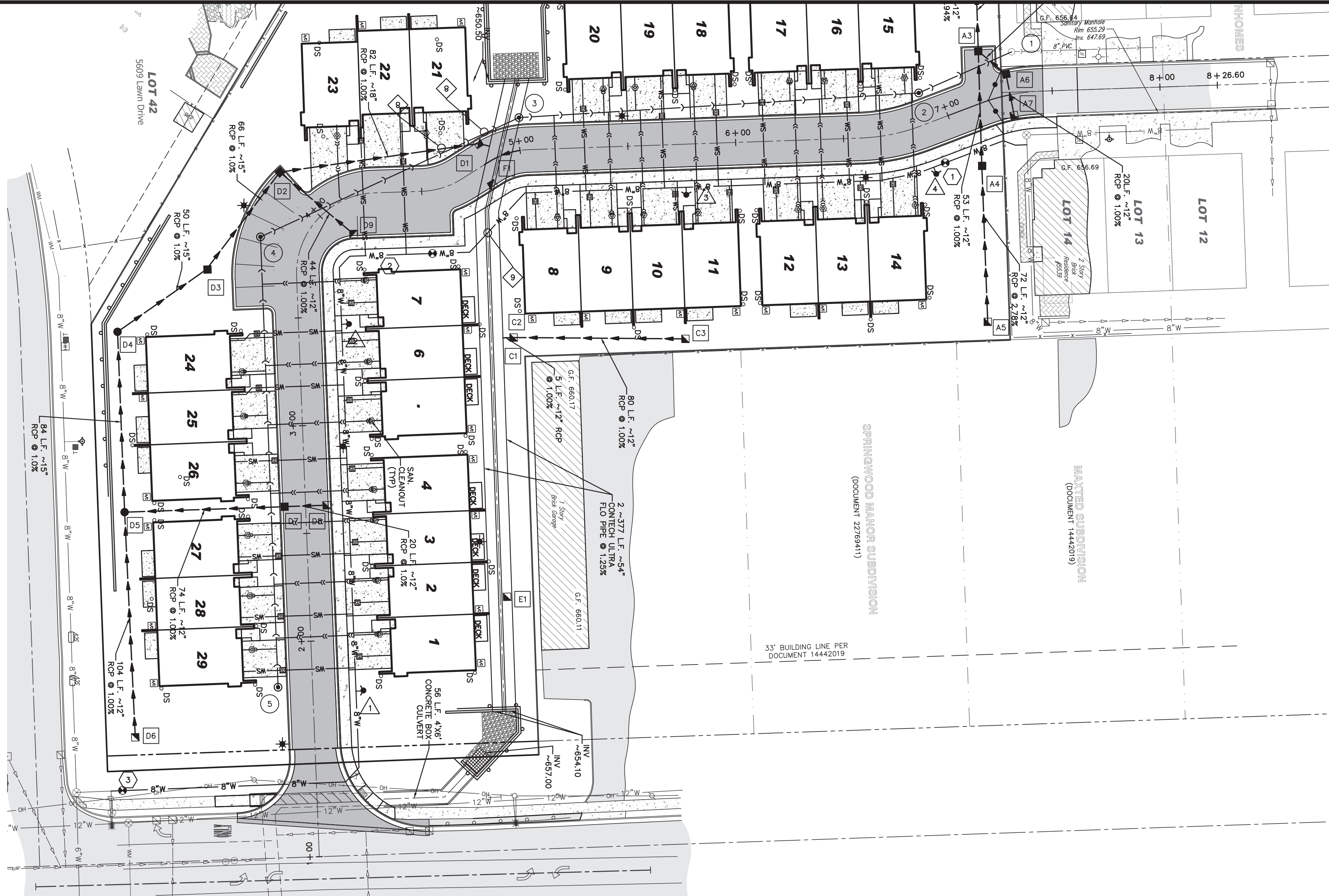
UTILITY SERVICES PLAN

HERITAGE COURT
STATION: 0+50.00 TO 8+50.00



PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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FINAL ENGINEERING PLANS
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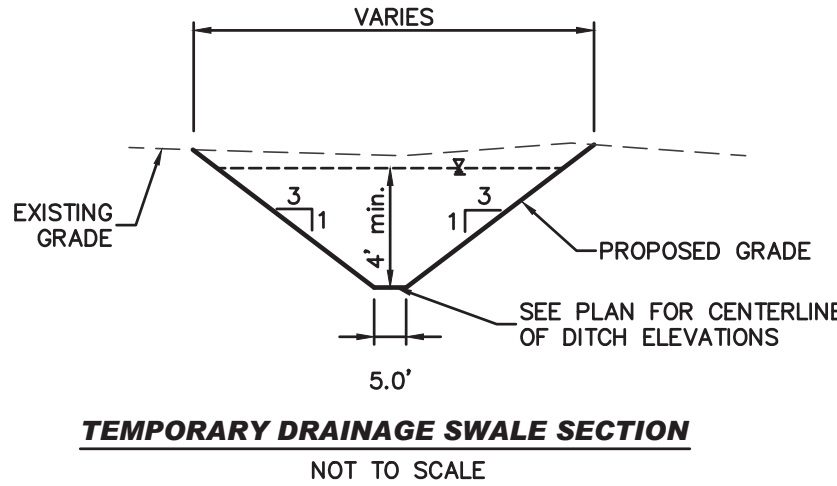
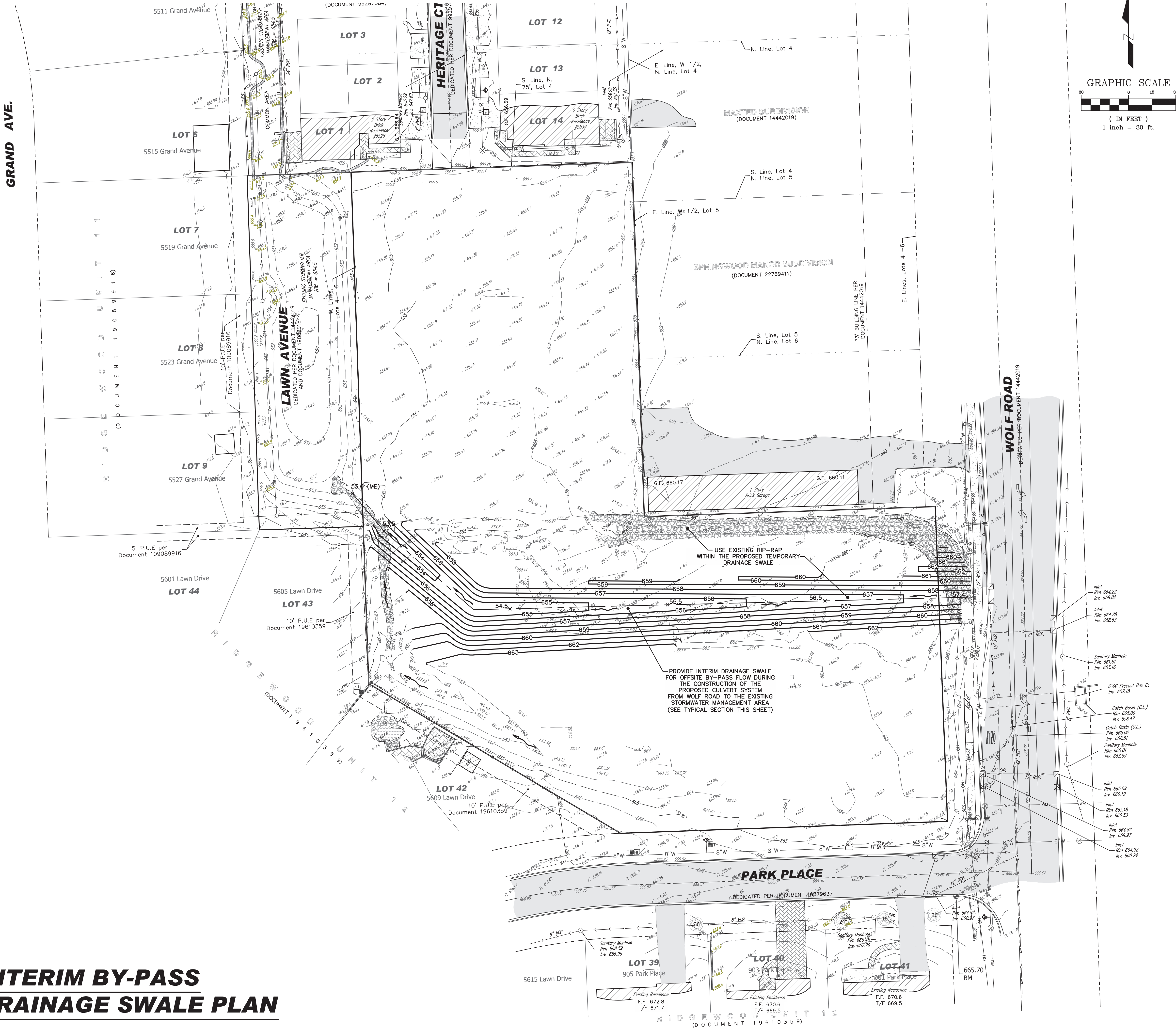
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INTERIM BY-PASS
DRAINAGE SWALE PLAN



REVISIONS		NO.	DATE	DESCRIPTION	BY
		1	08-17-24	PER LARRANGE - HIGHLANDS SD	DMV
		2	08-26-24	PER WESTERN SPRINGS REVIEW	SDD
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FINAL ENGINEERING PLANS
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5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

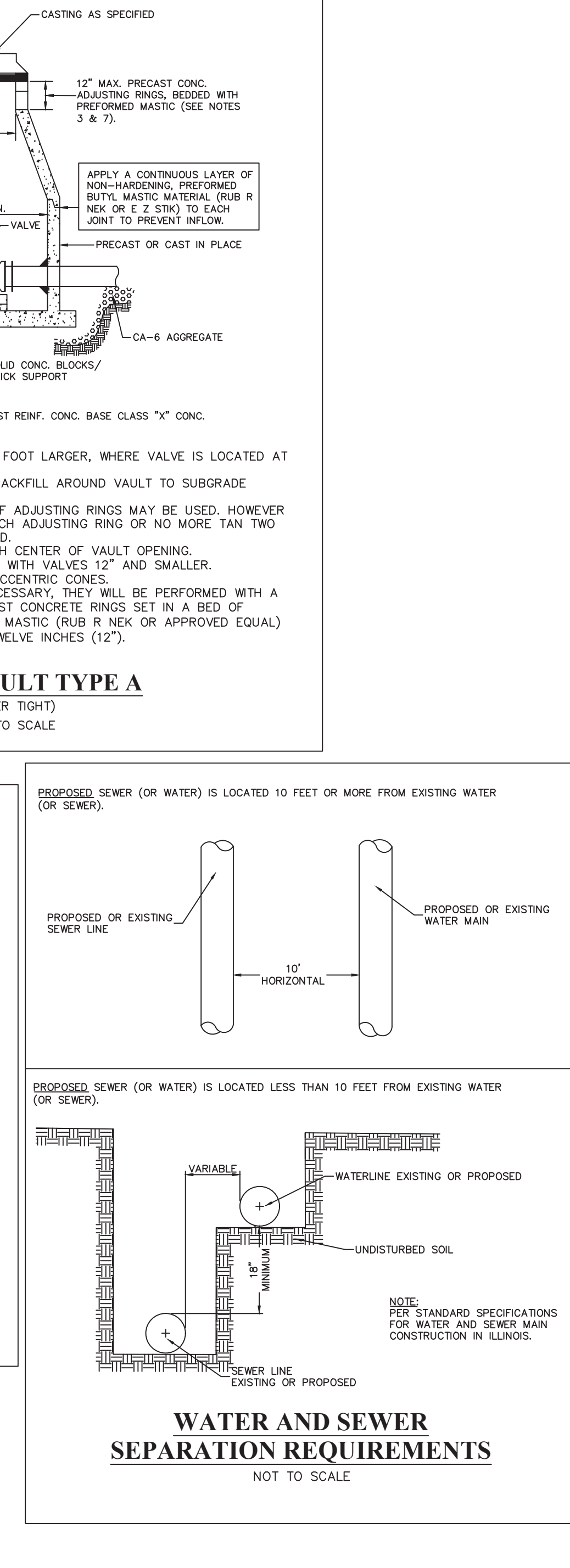
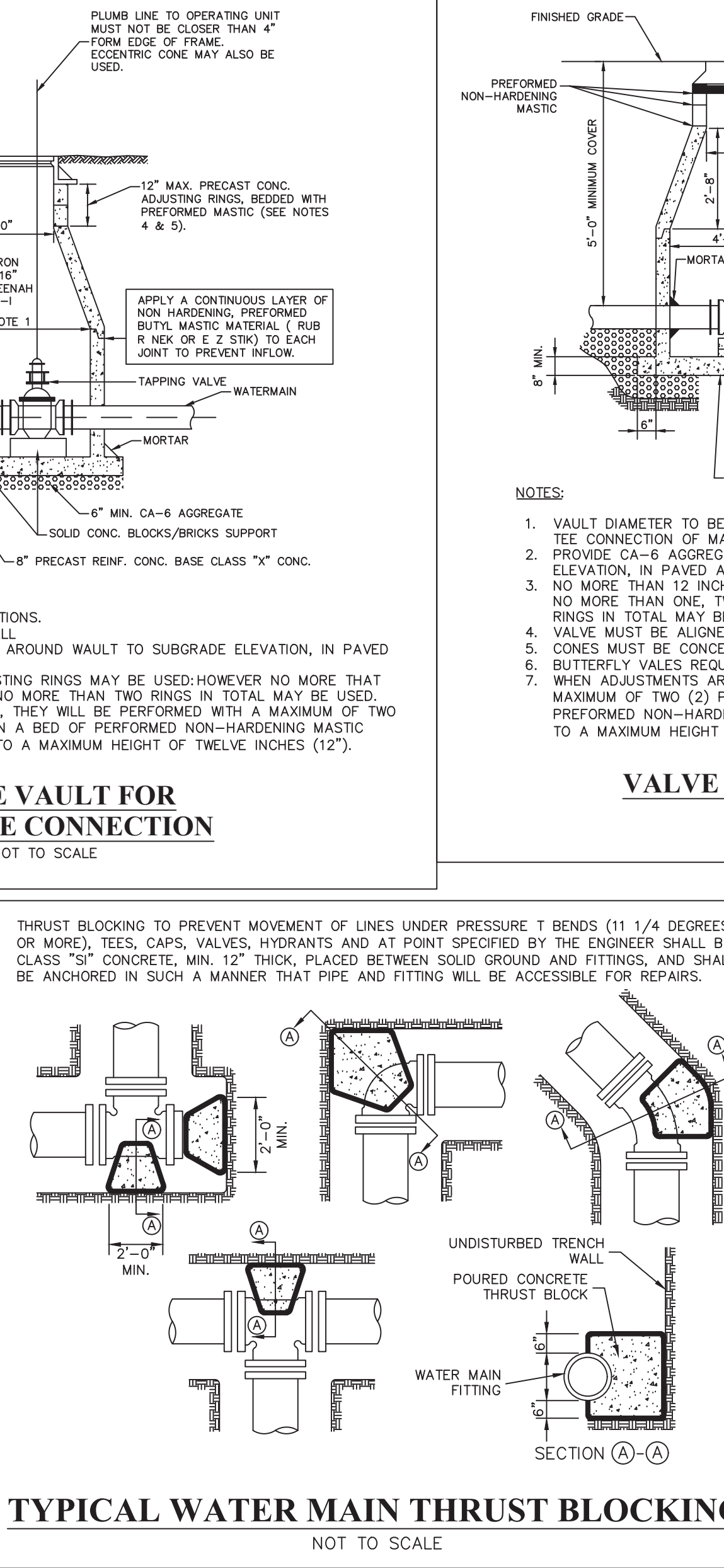
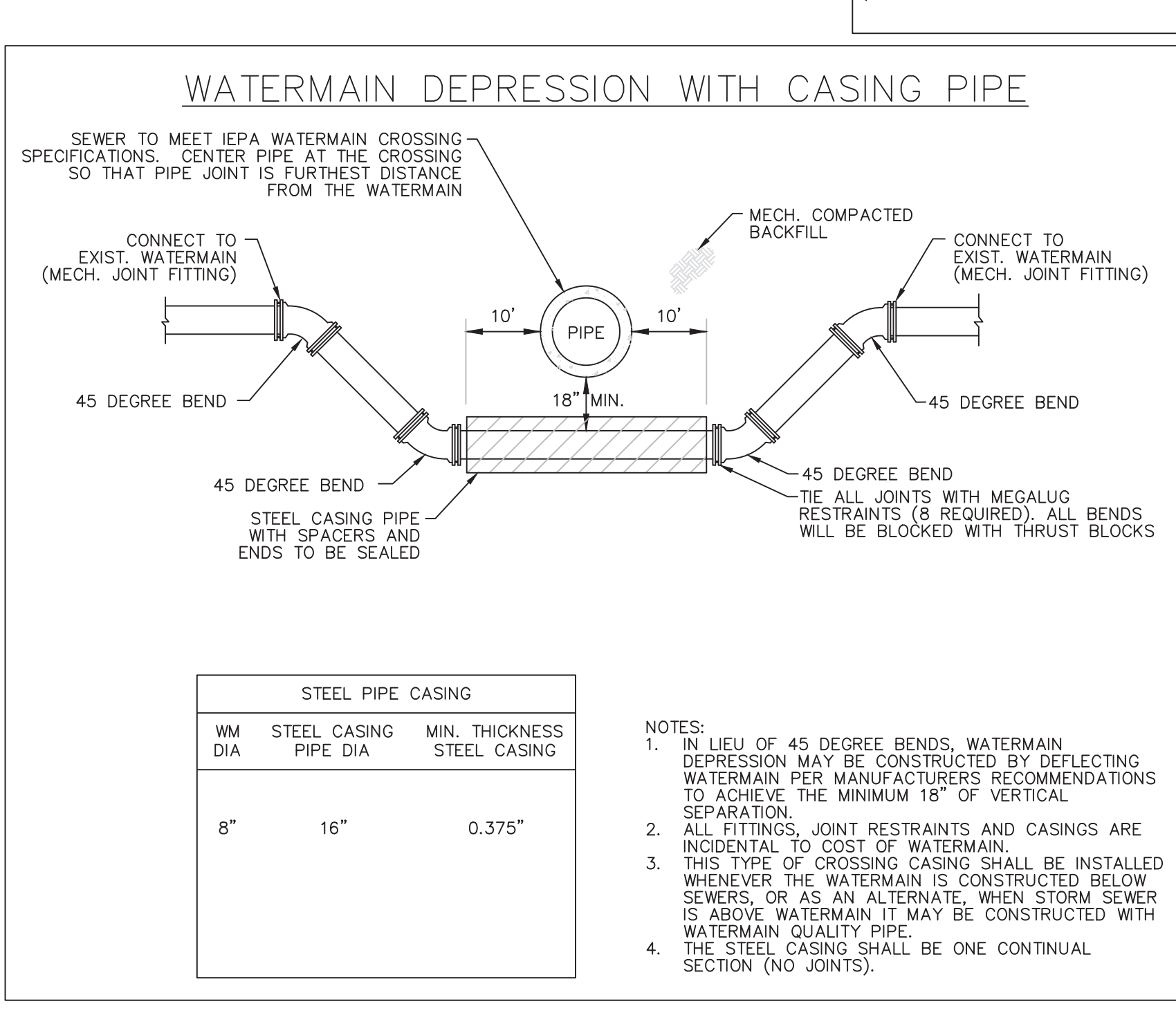
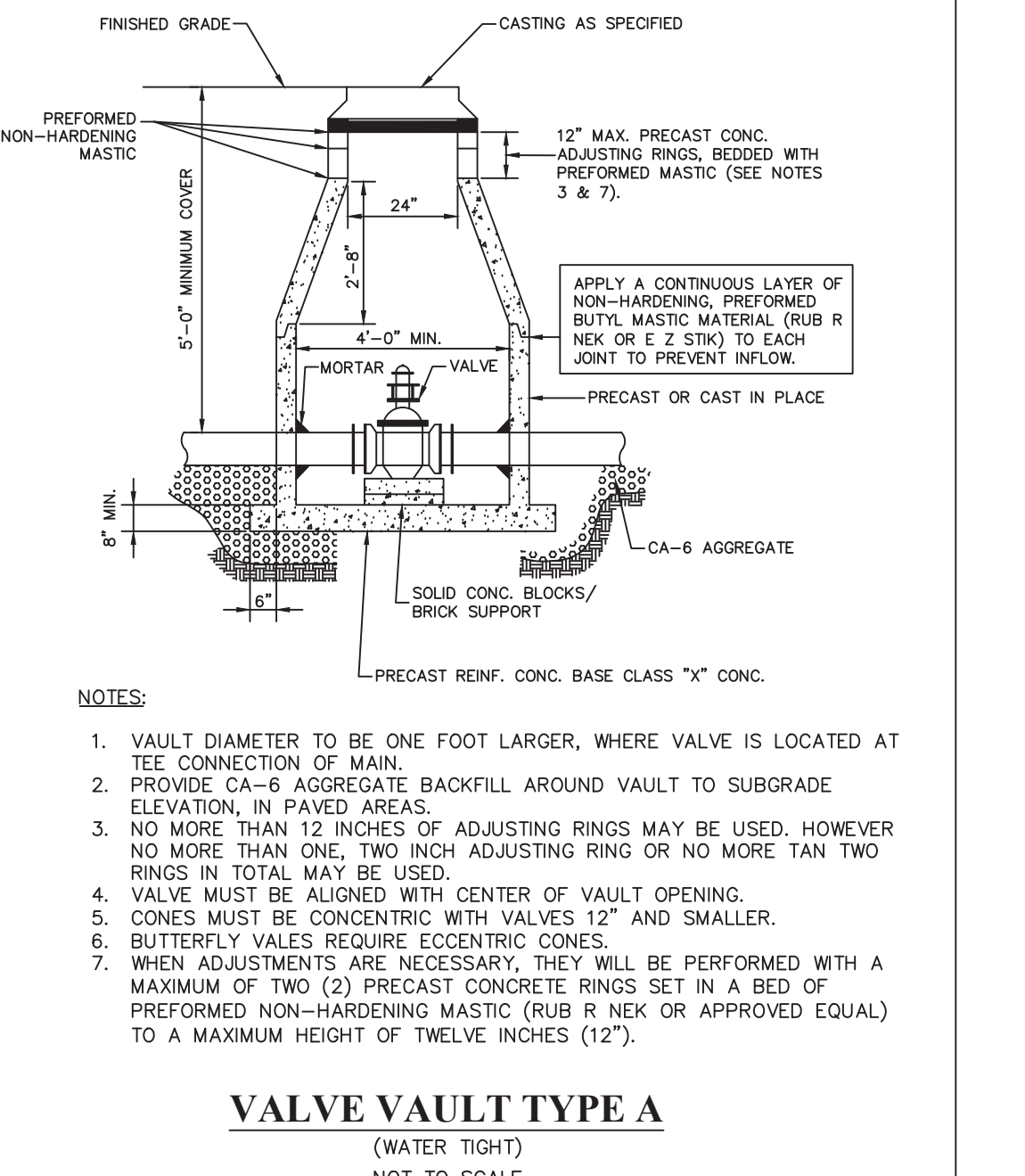
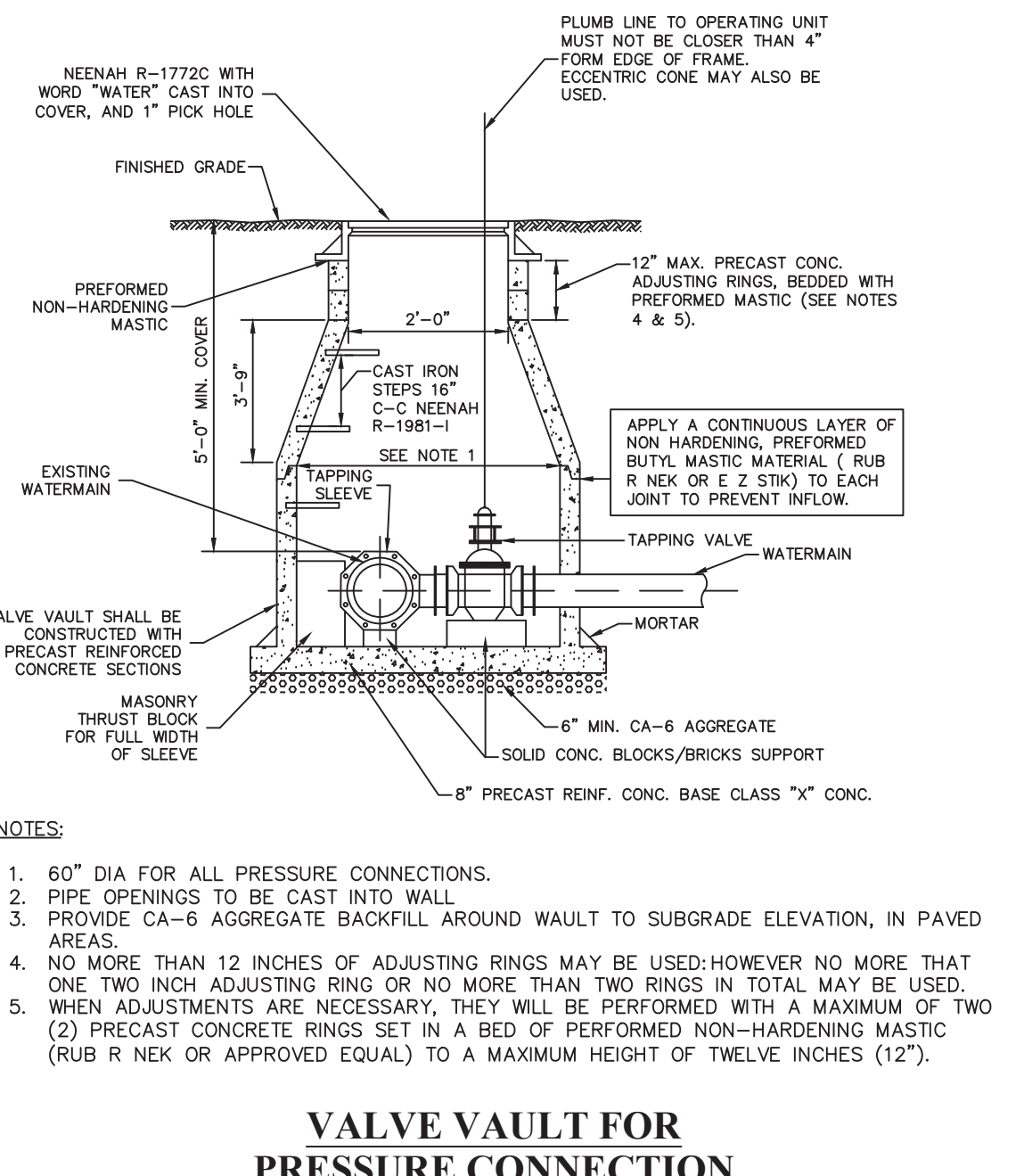
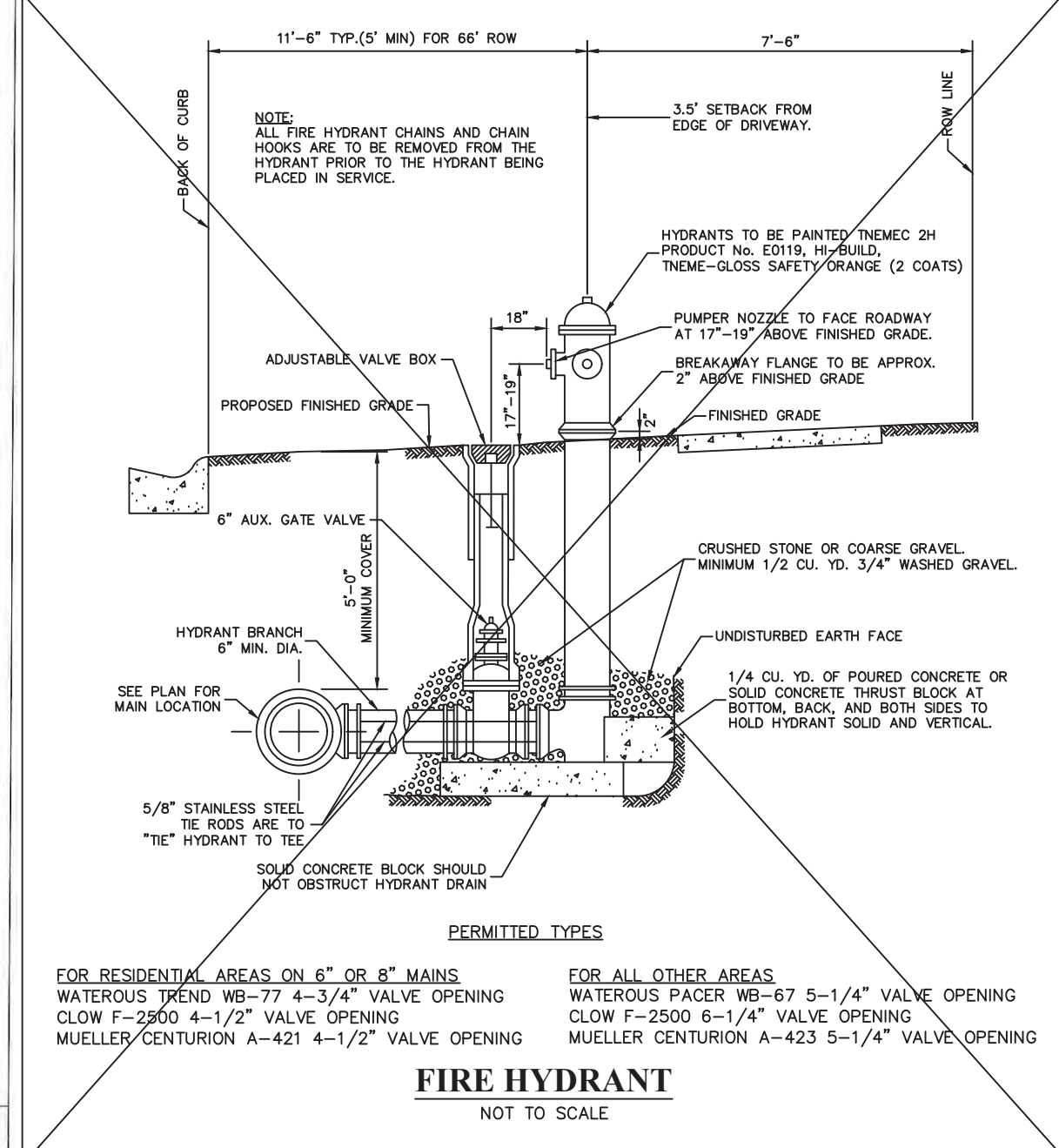
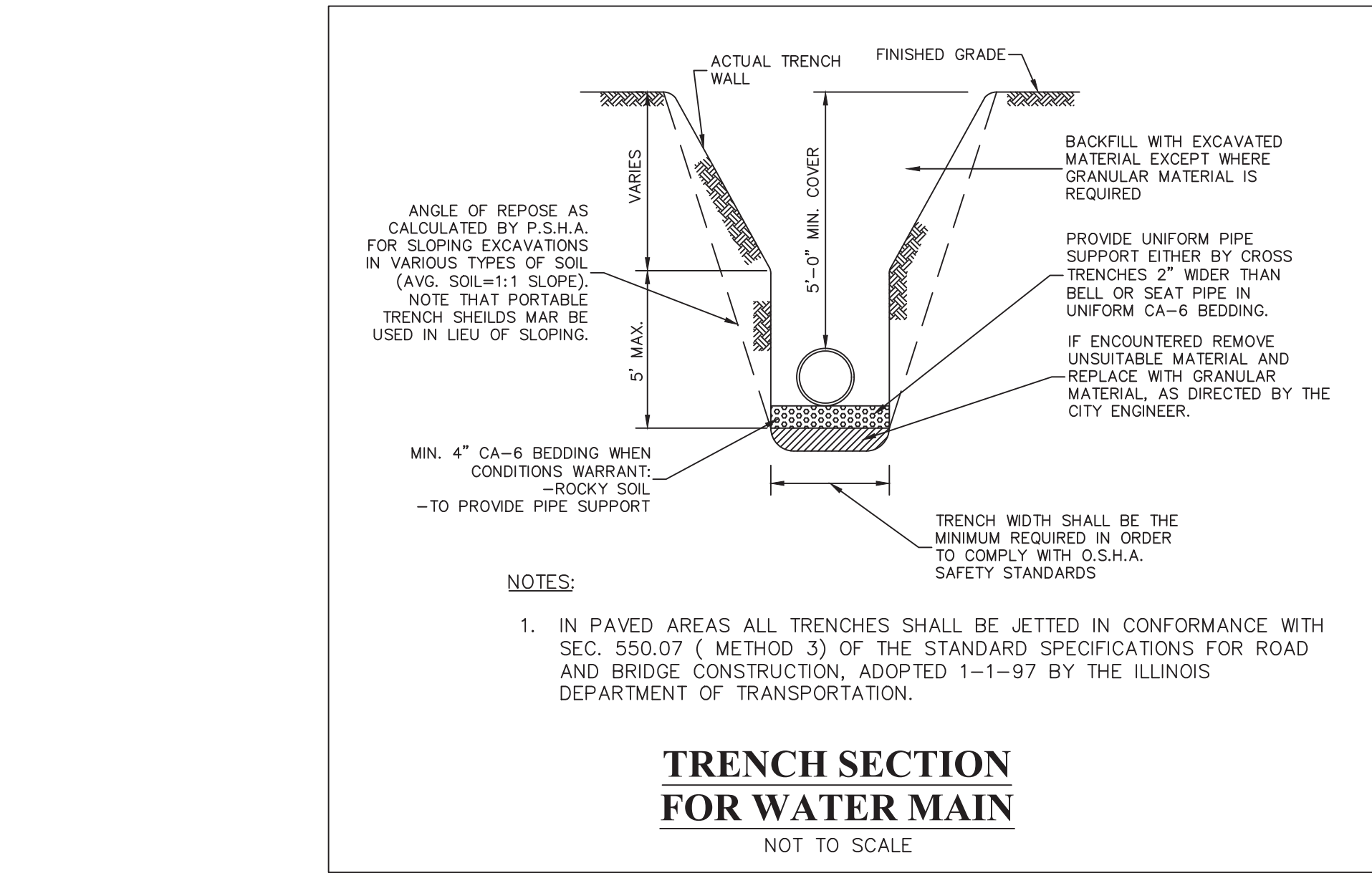
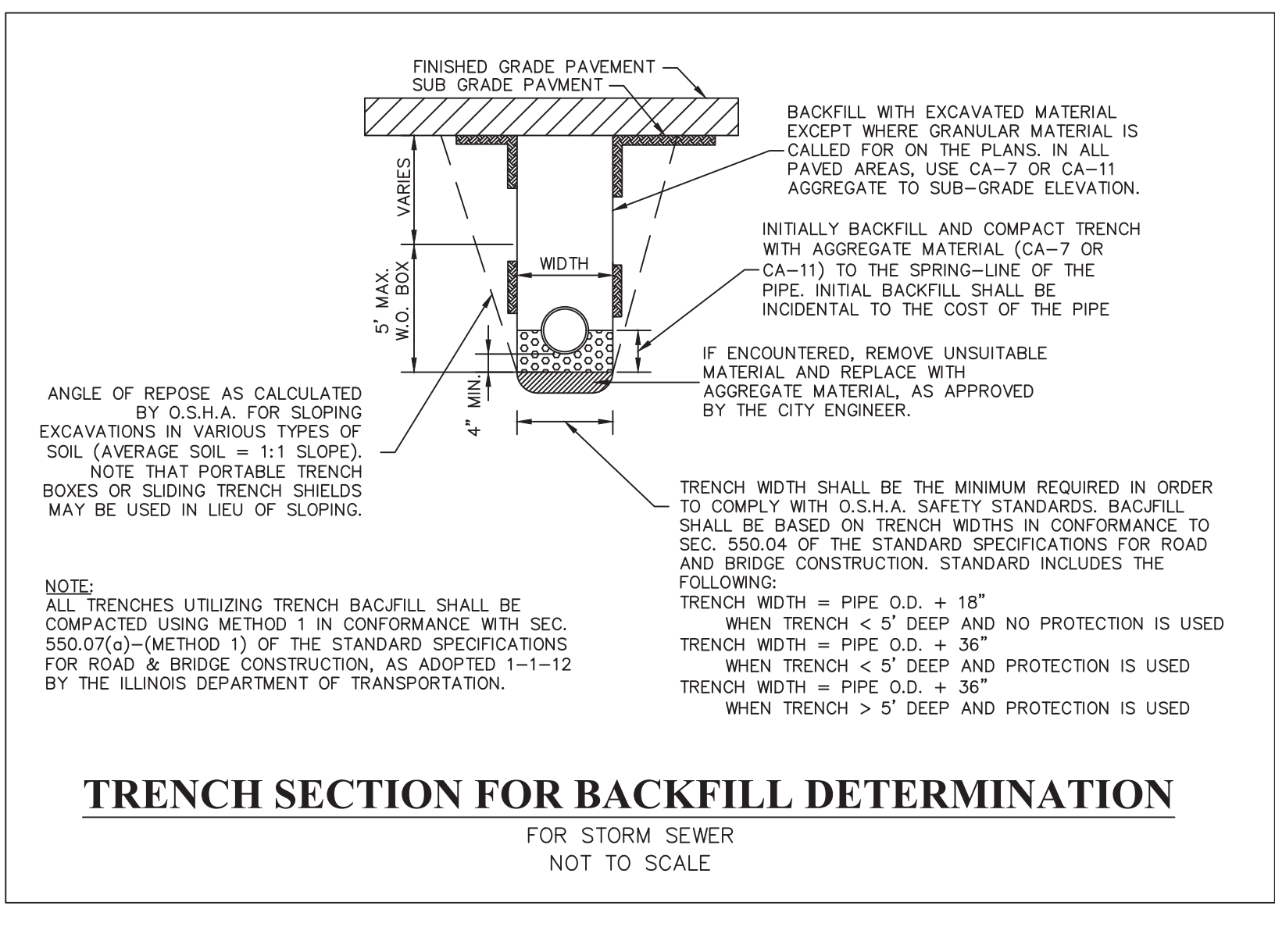
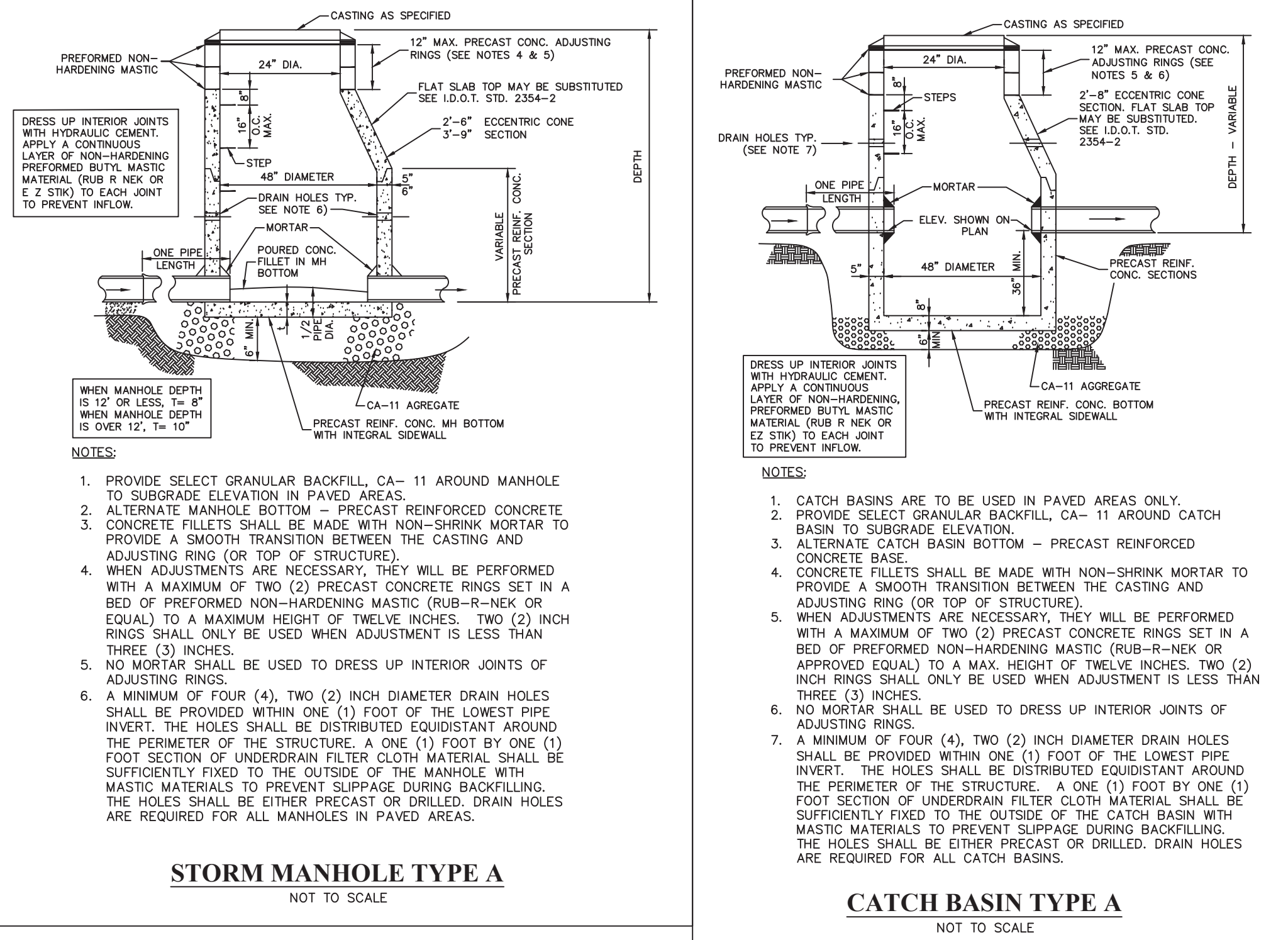
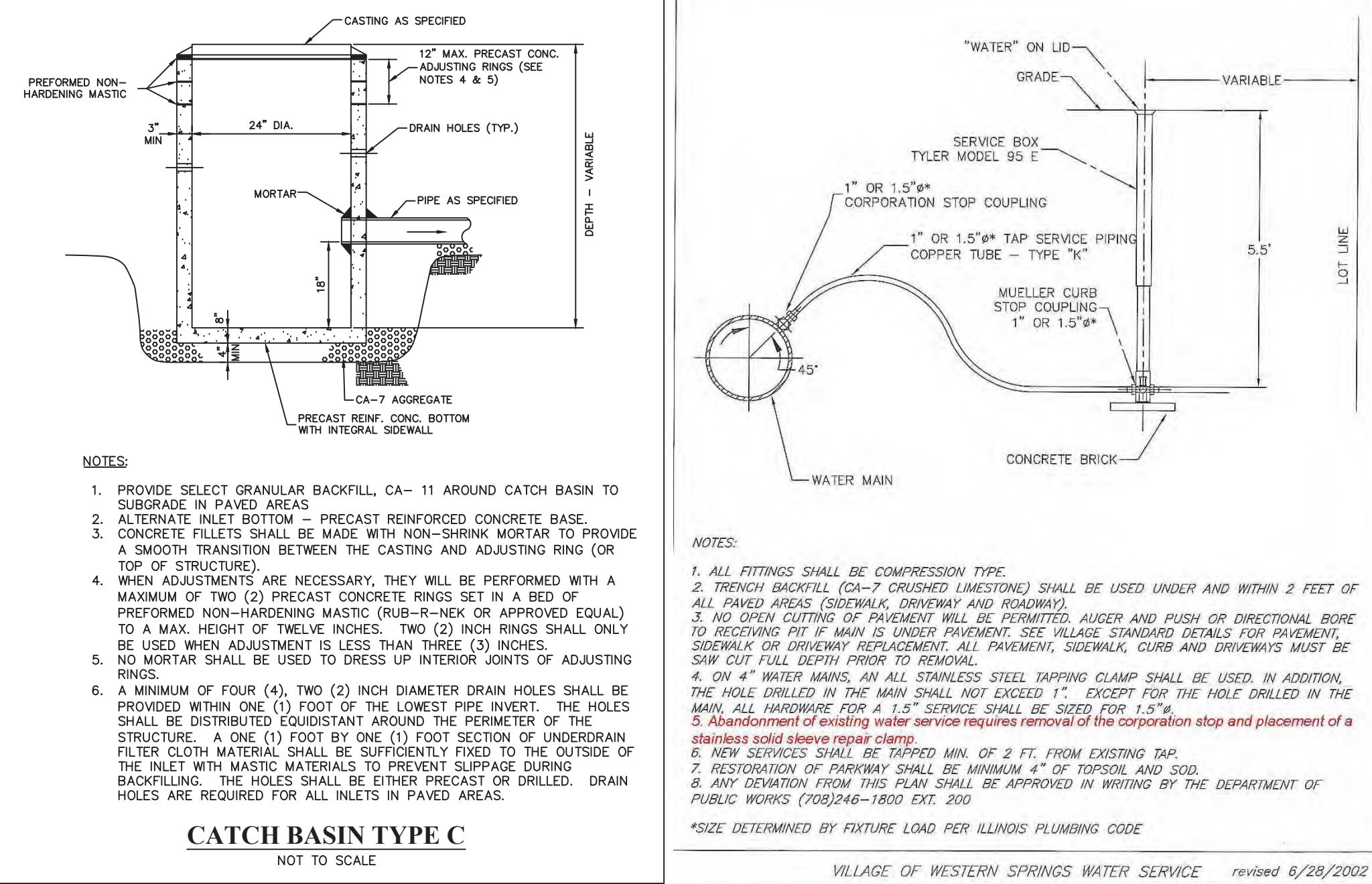
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MOKENA, ILLINOIS 60448
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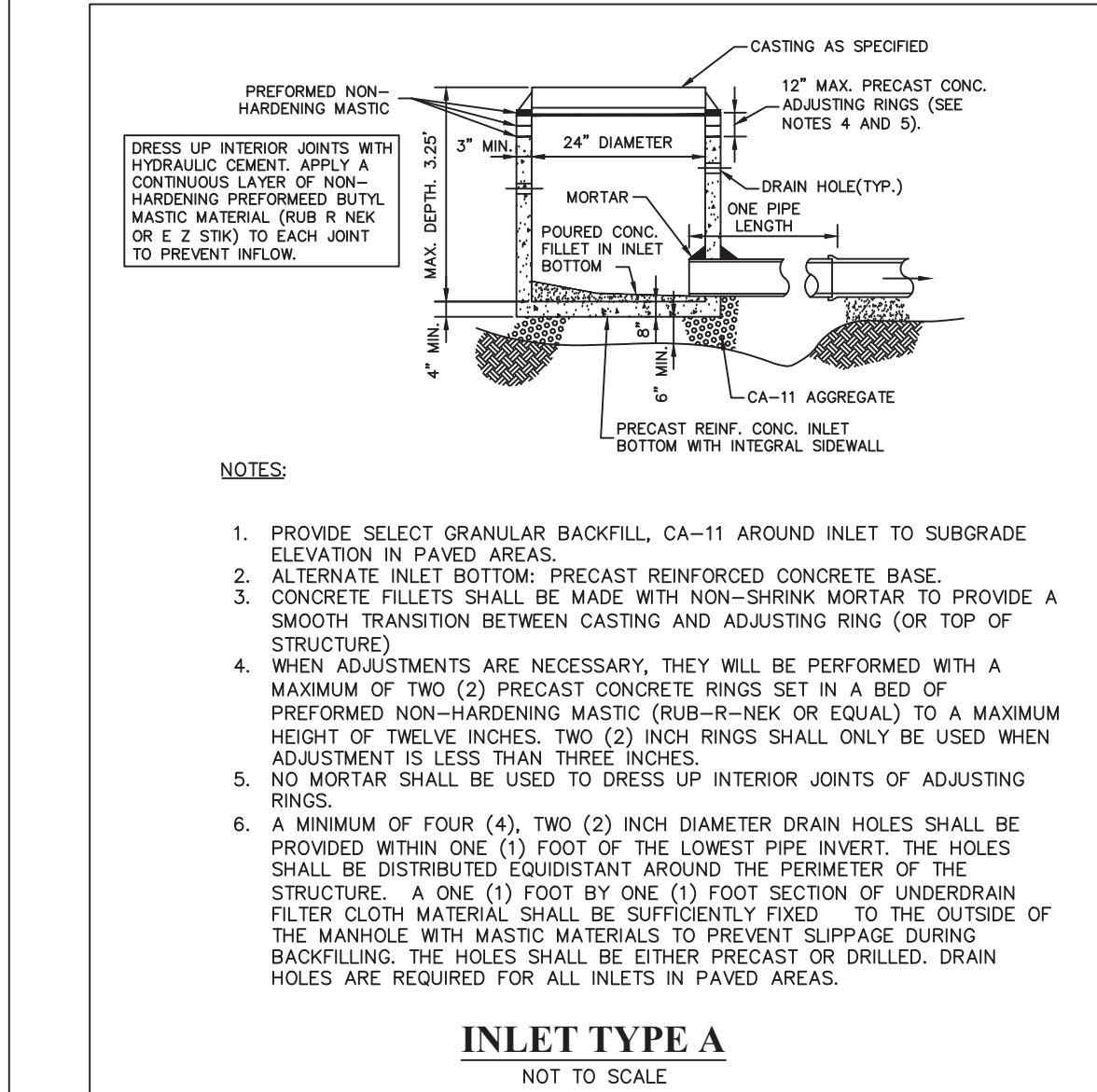
PROJECT INFORMATION	
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Checked By:	SDD

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PIPE DIA.	APPROX. WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	24"	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"	1:2.4
18"	990	3"	8"	31"	3'-10"	6'-1"	36"	2 1/2"	1:2.4
21"	1280	2 3/4"	9"	35"	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'	1:2.5
30"	2190	3 1/2"	12"	4'-8"	19 3/4"	6'-1 3/4"	3'-1 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"	28"	8'-2"	7'-0"	5'	22' 1:2.5
60"	8730	6"	36"	8'-0"	39"	8'-3"	8'-0"	5'	1:11.9



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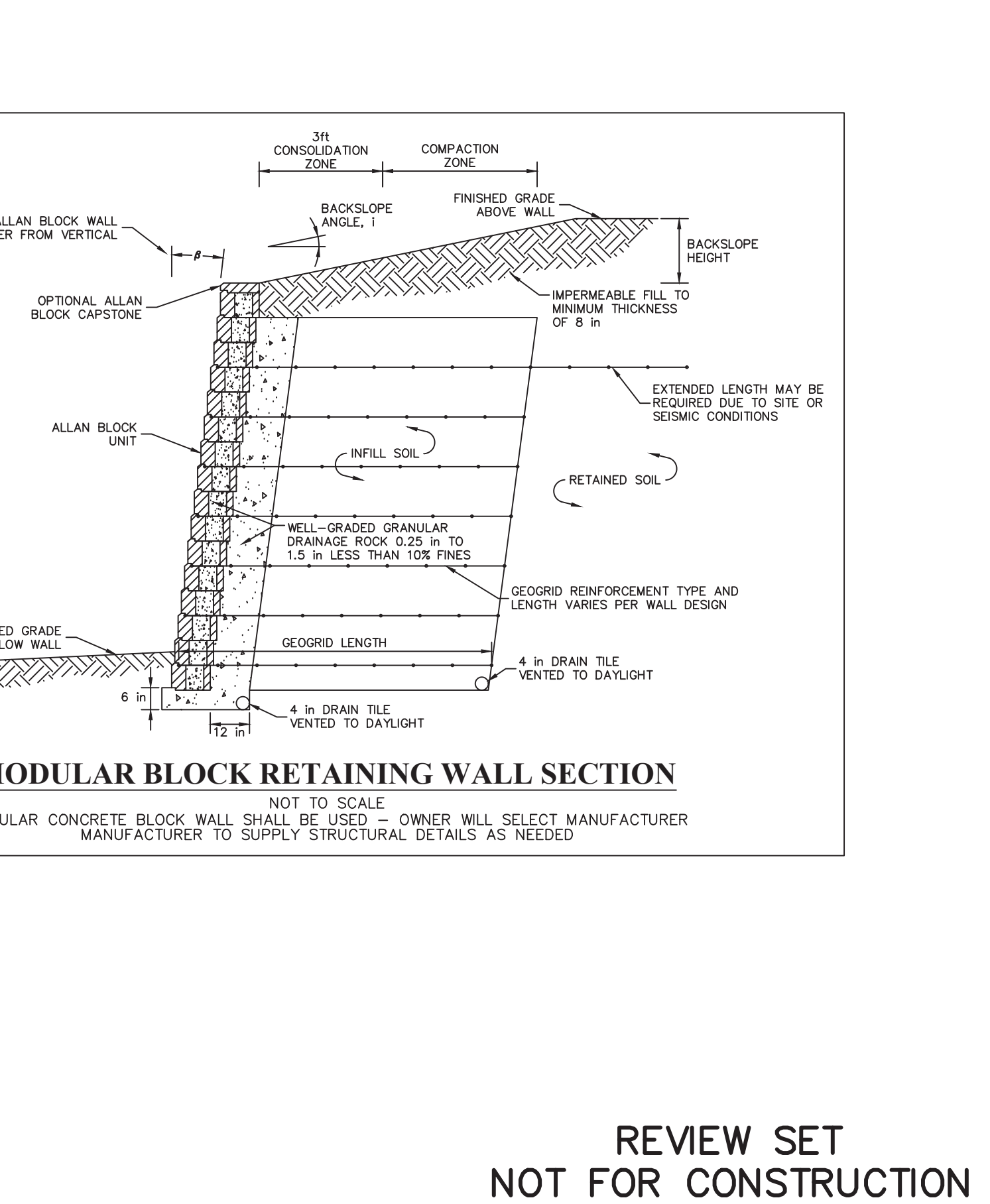
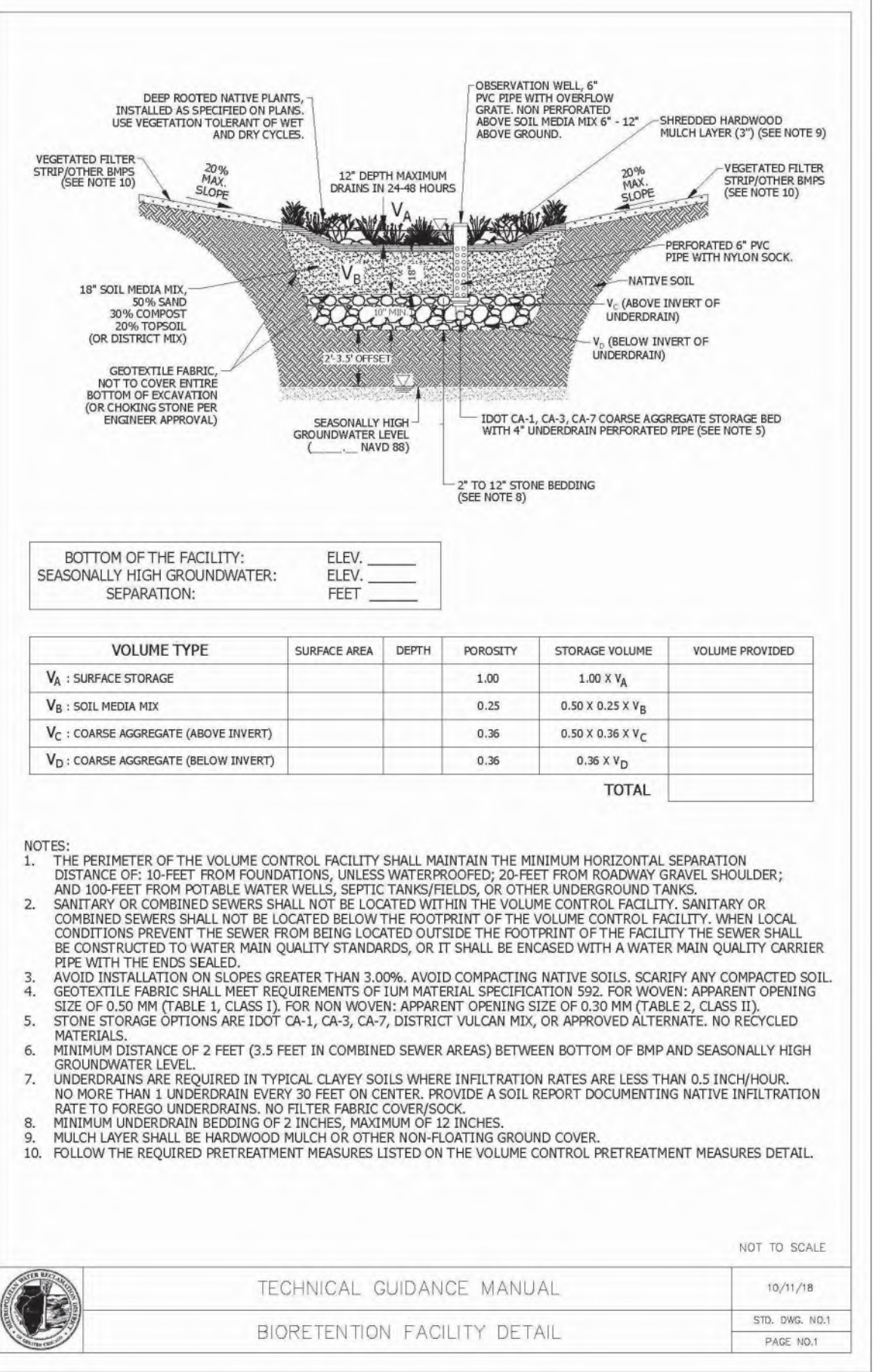
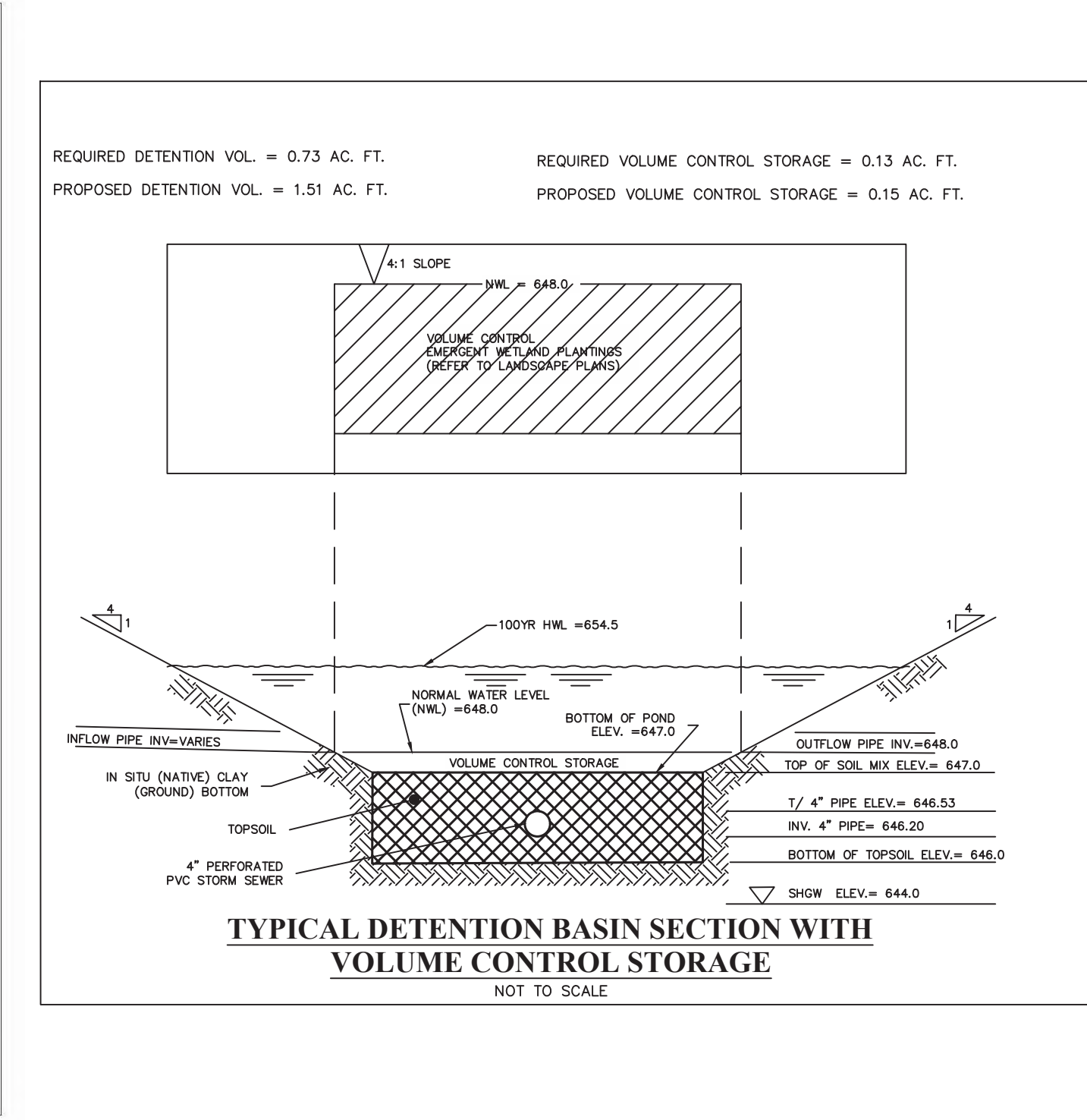
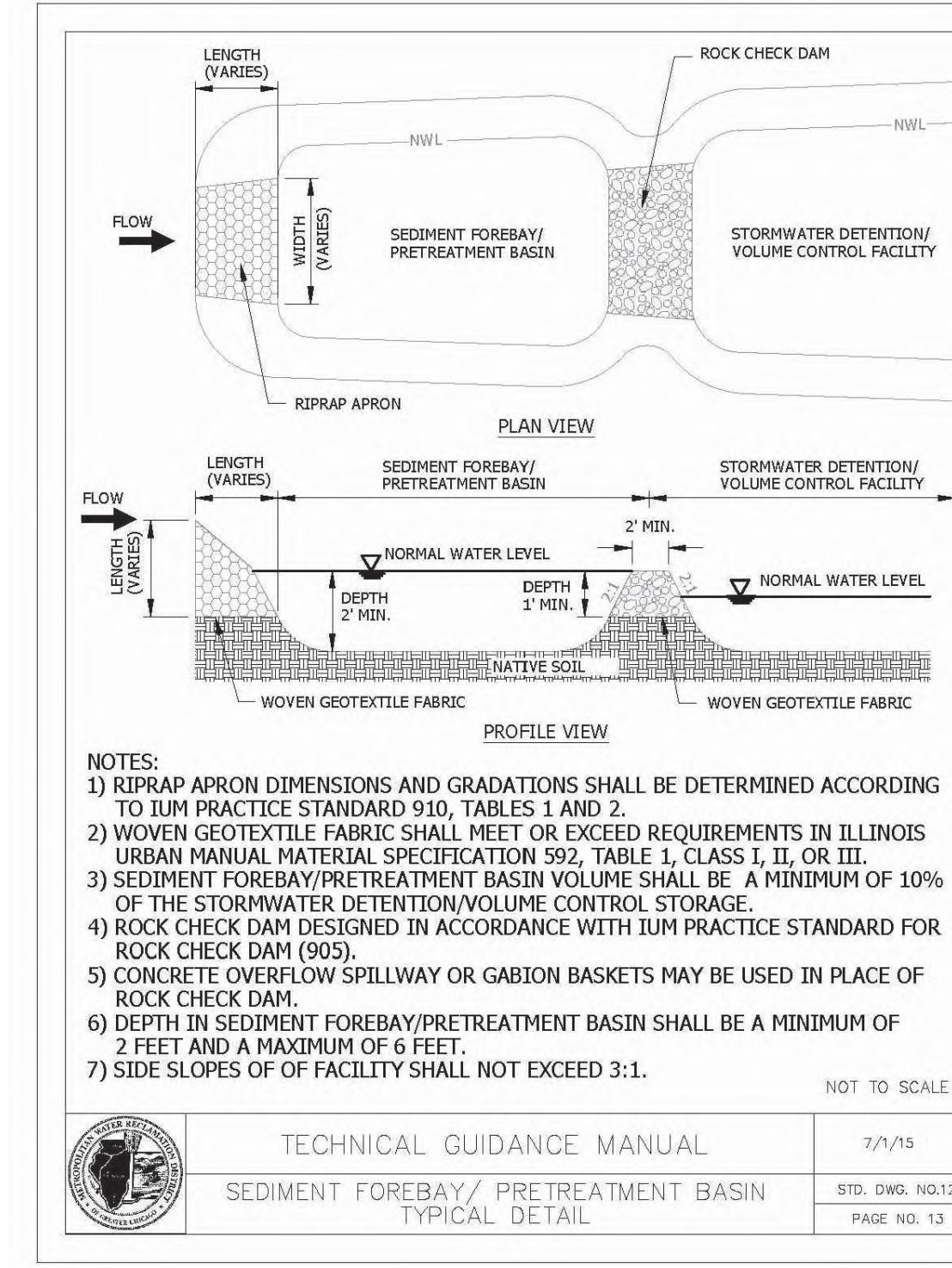
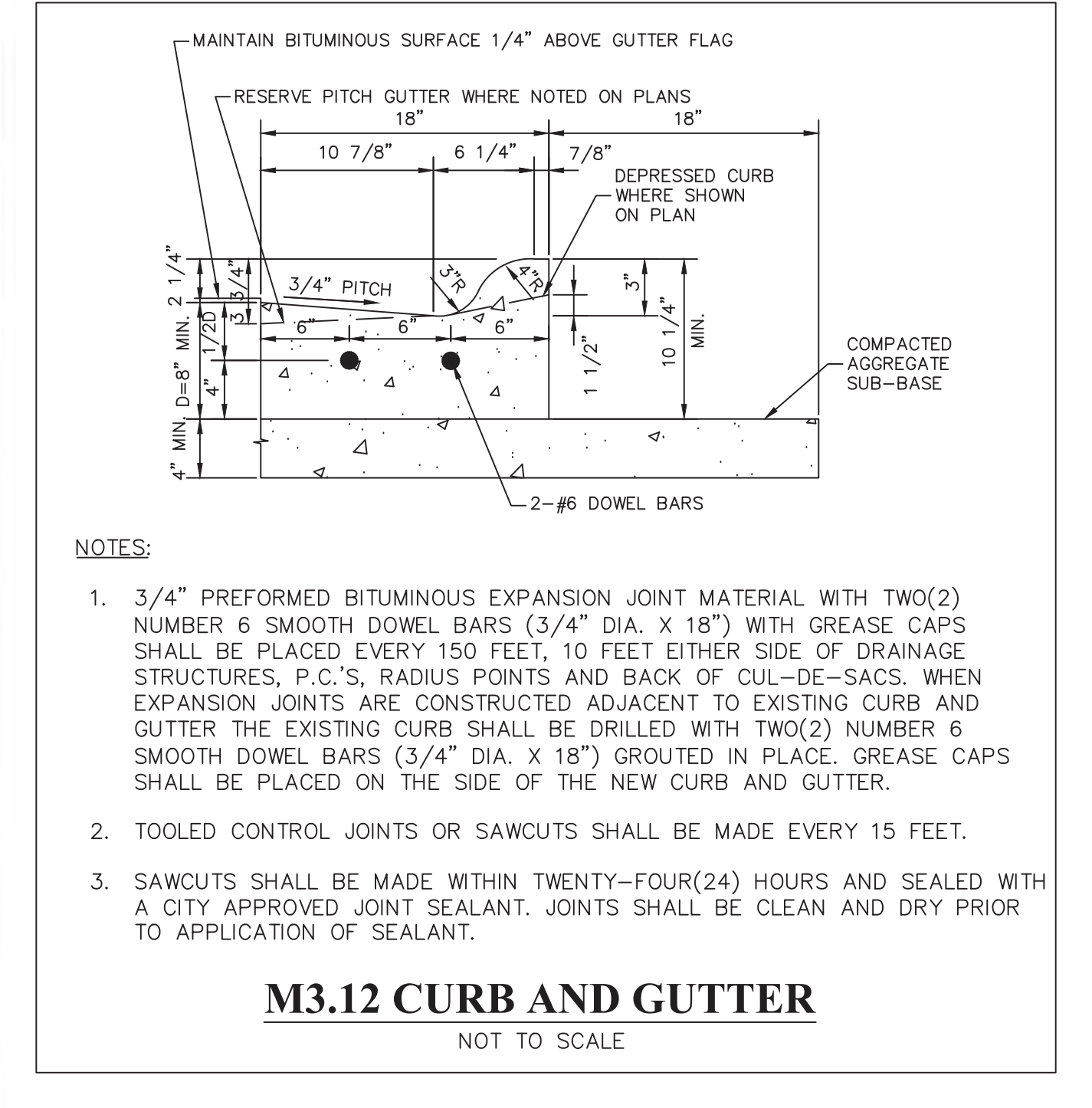
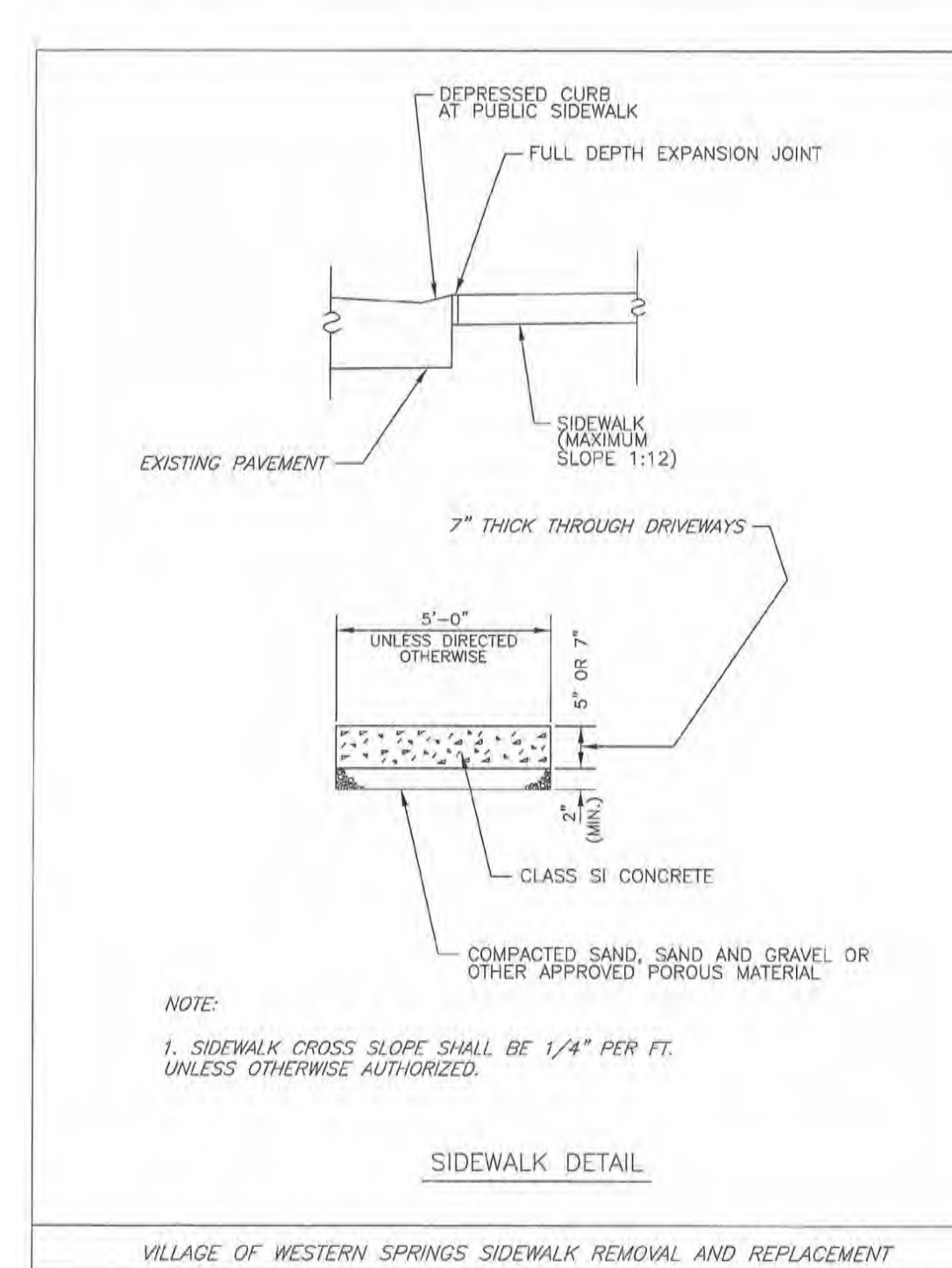
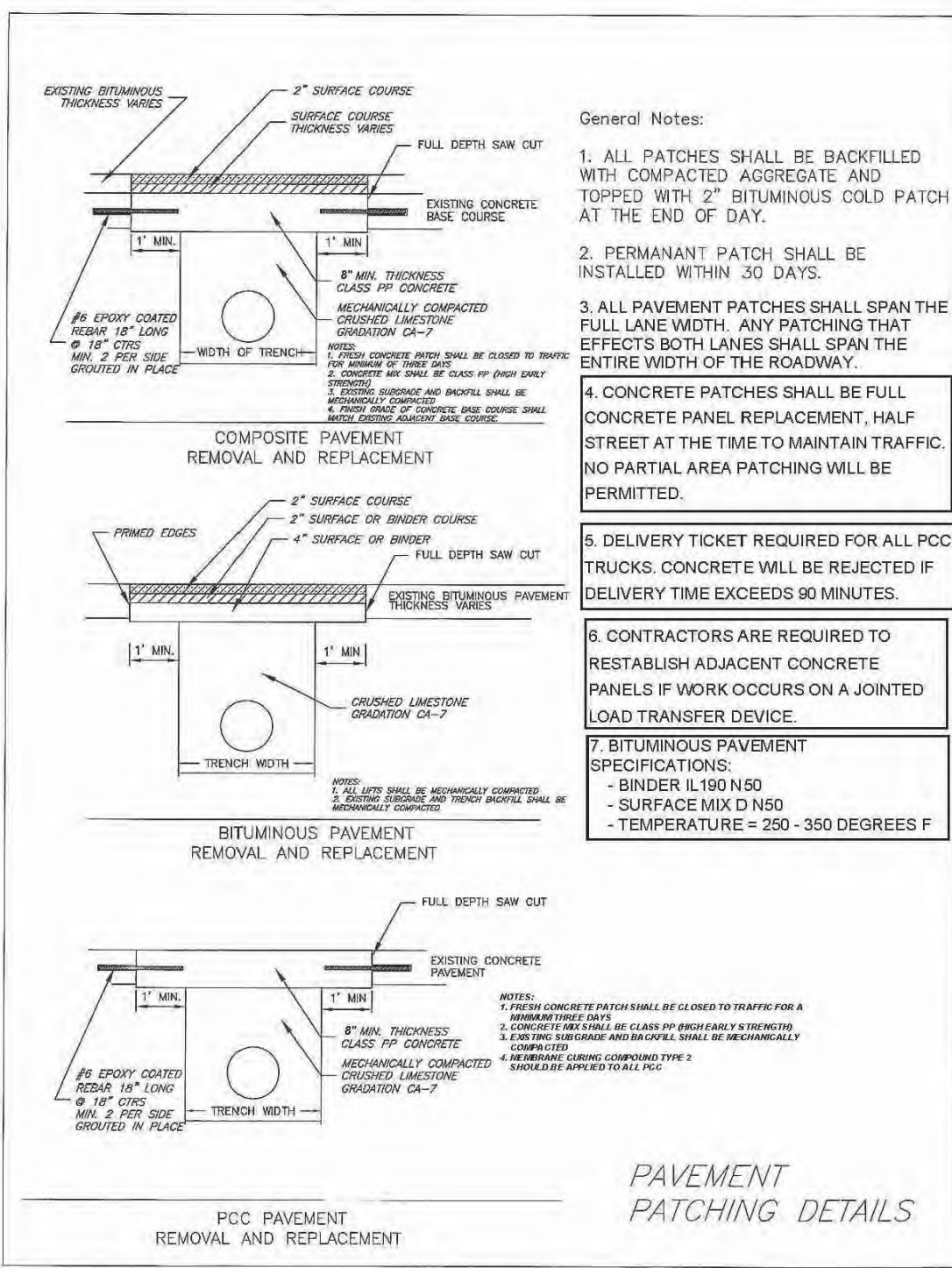
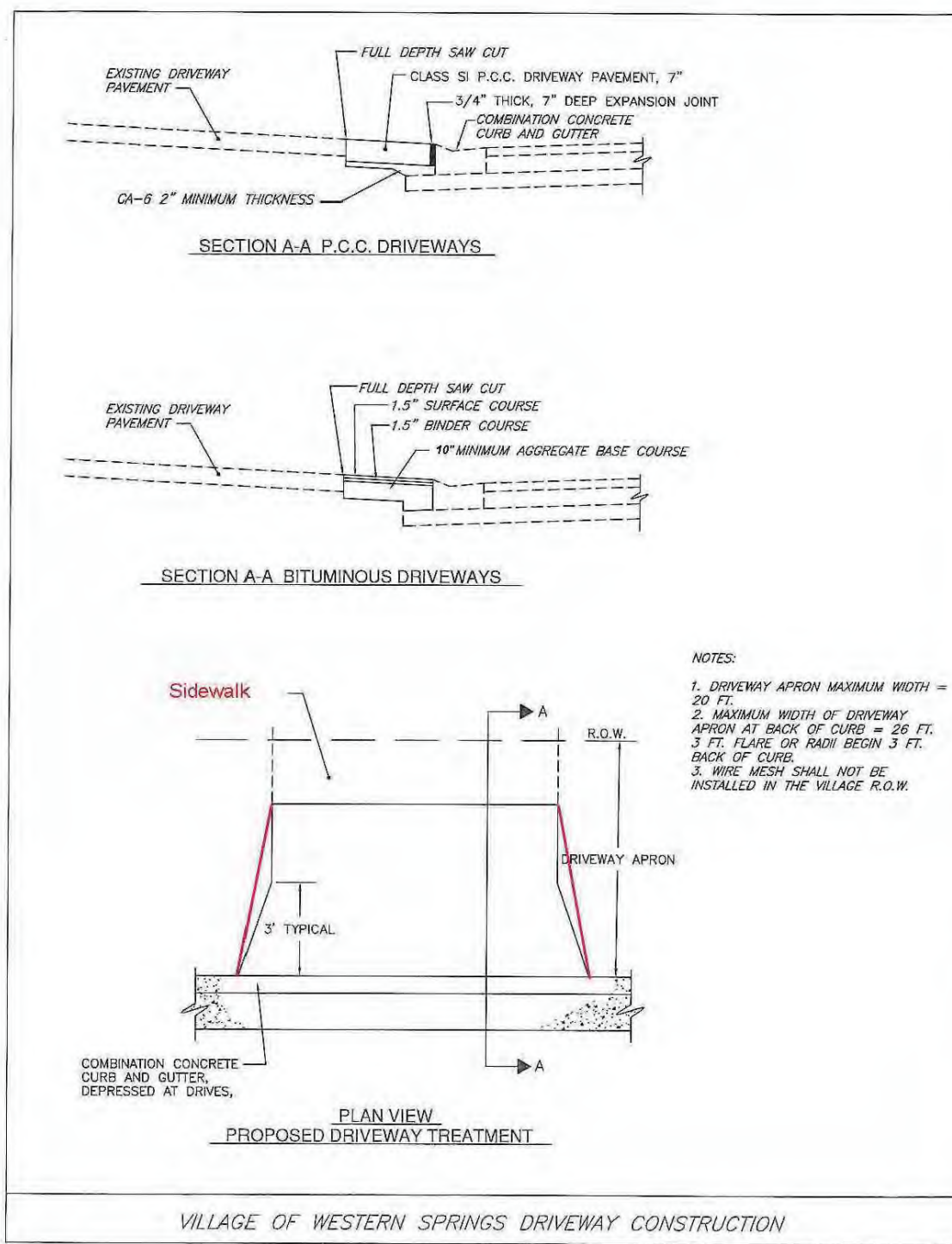
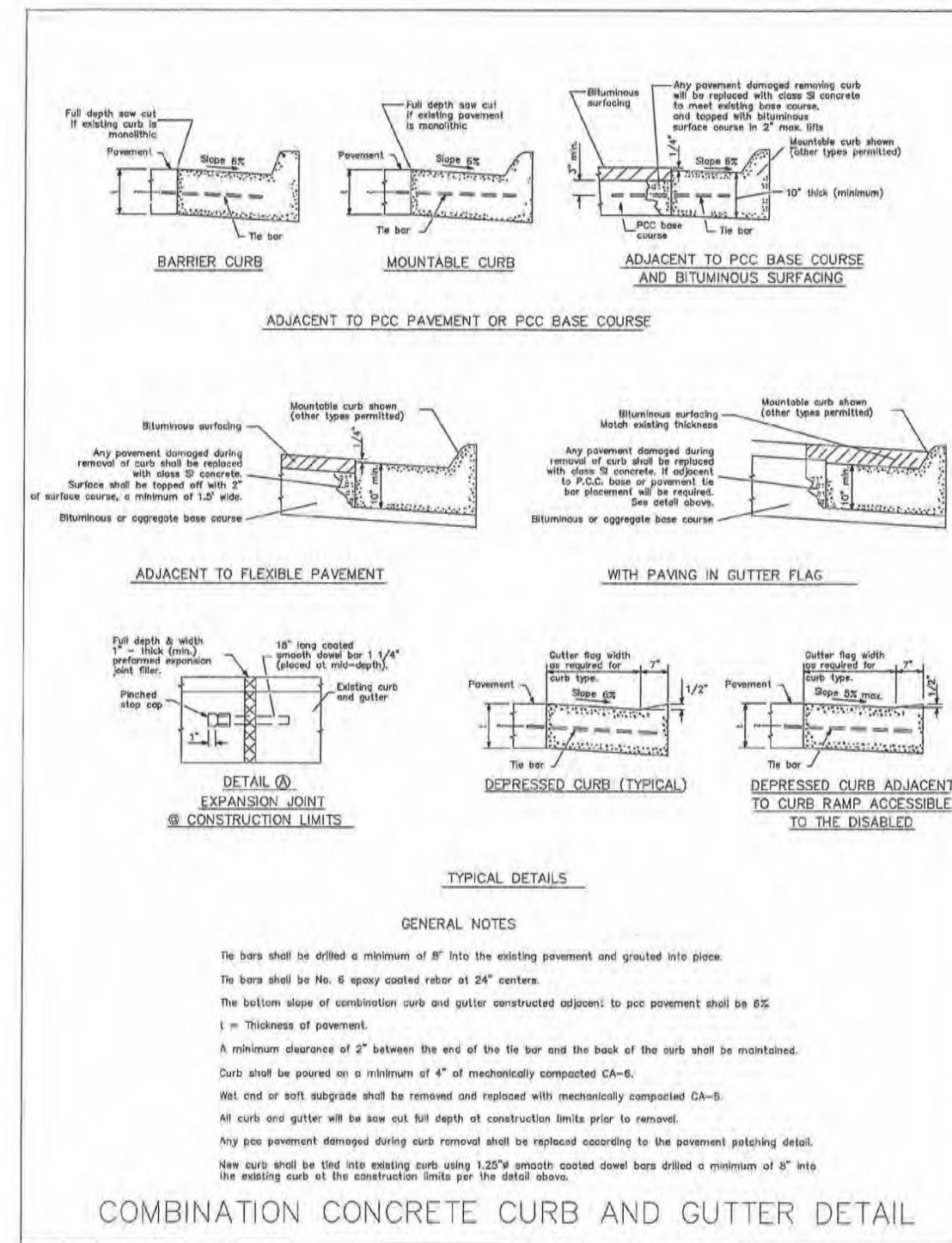
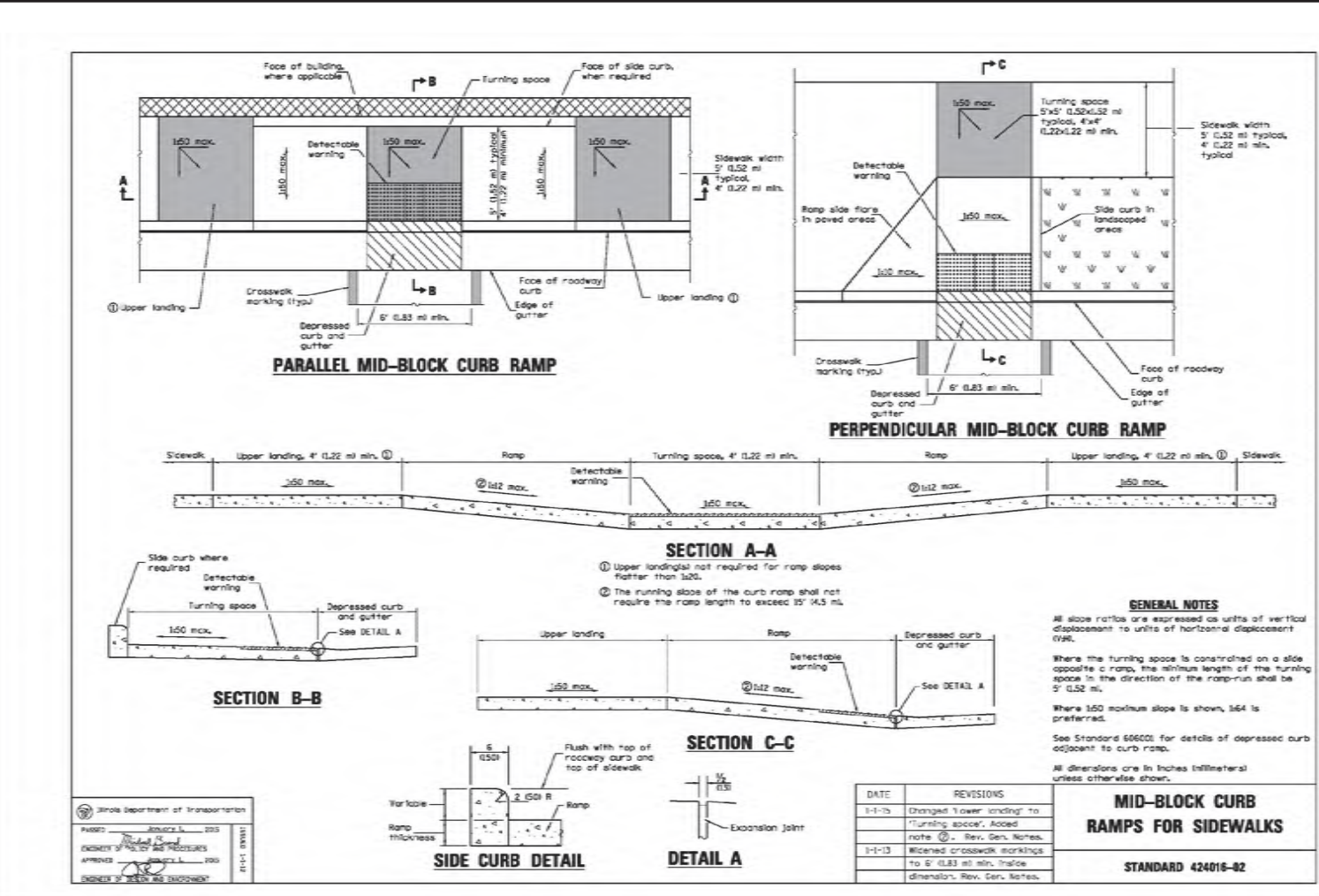
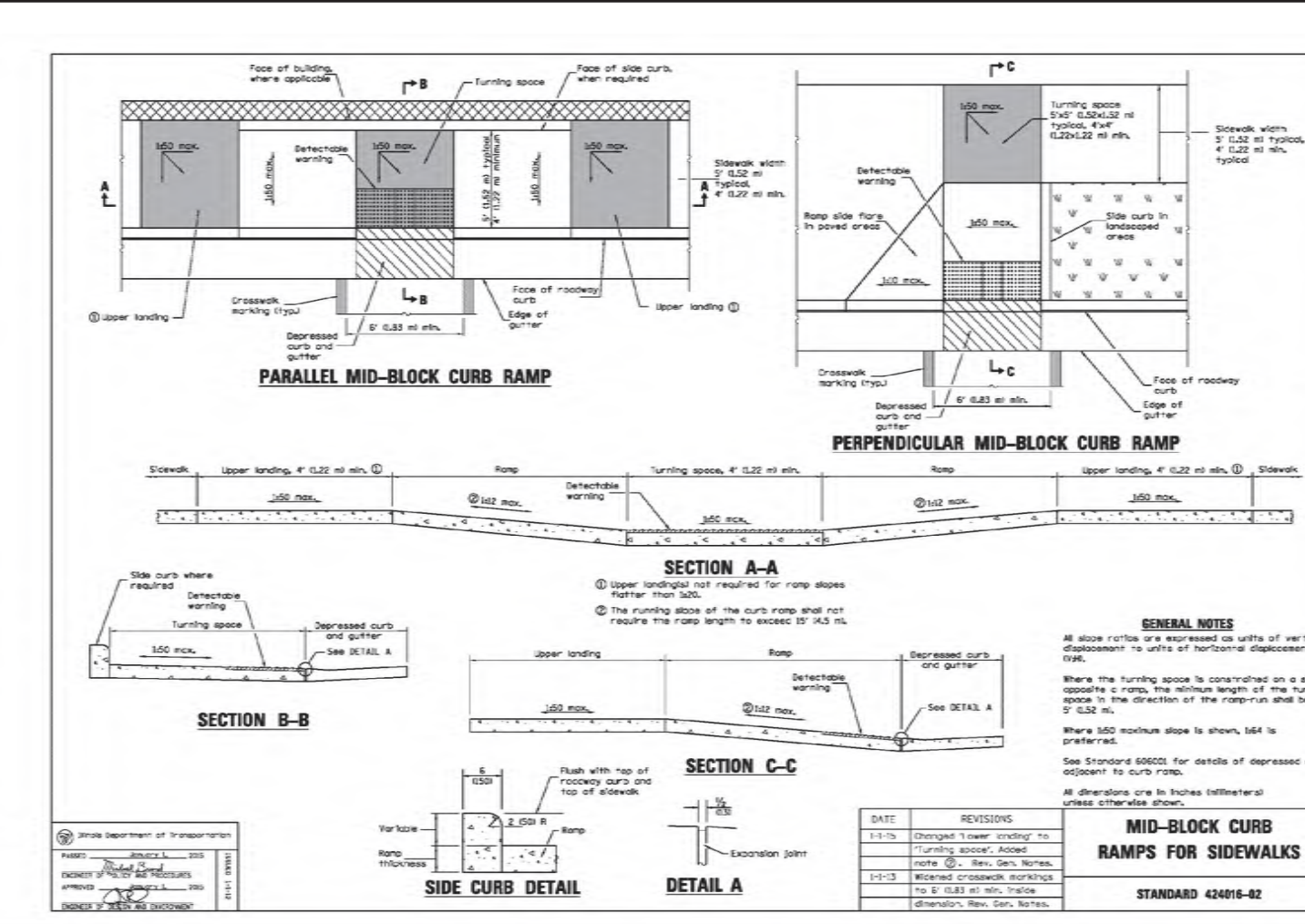
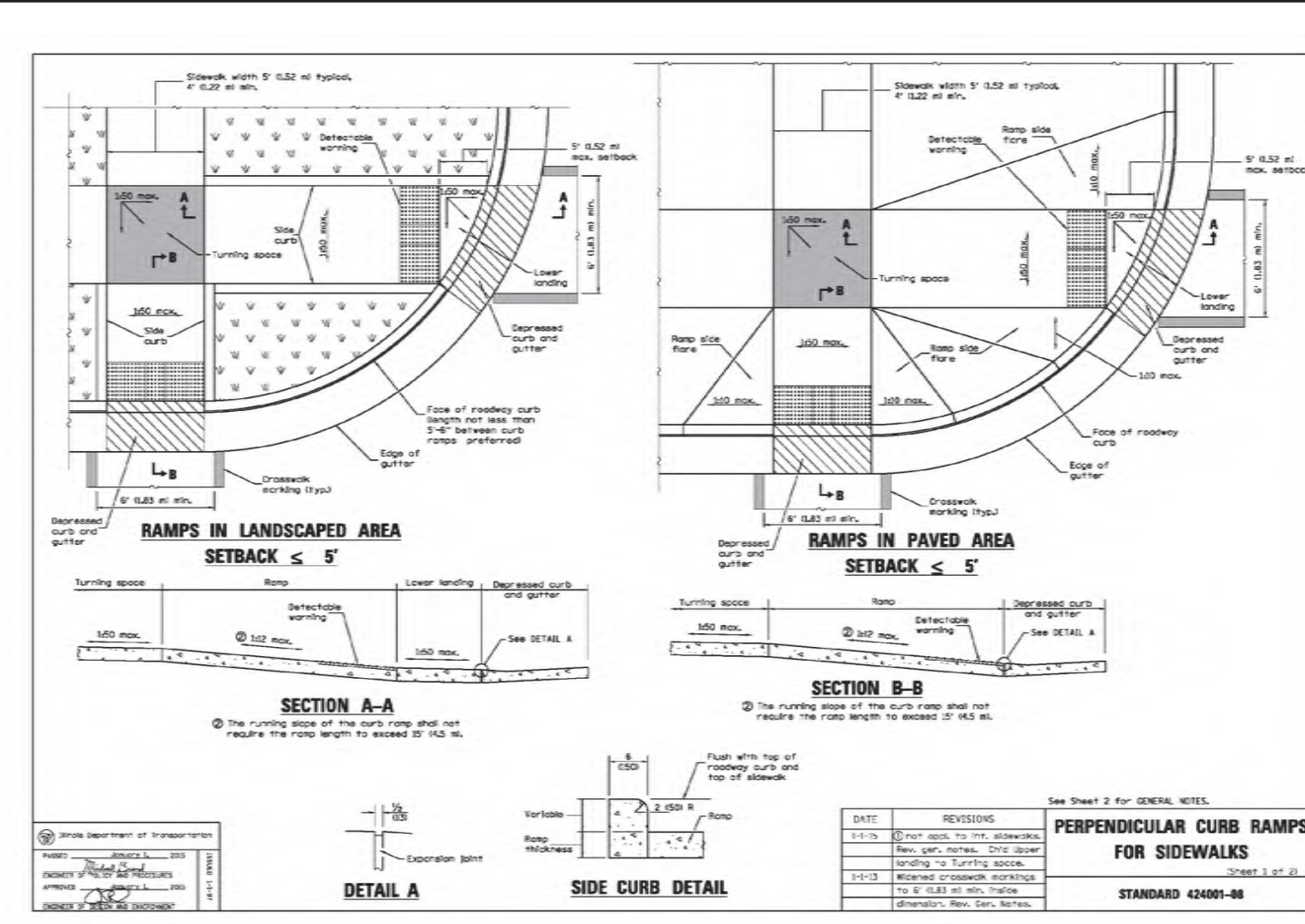
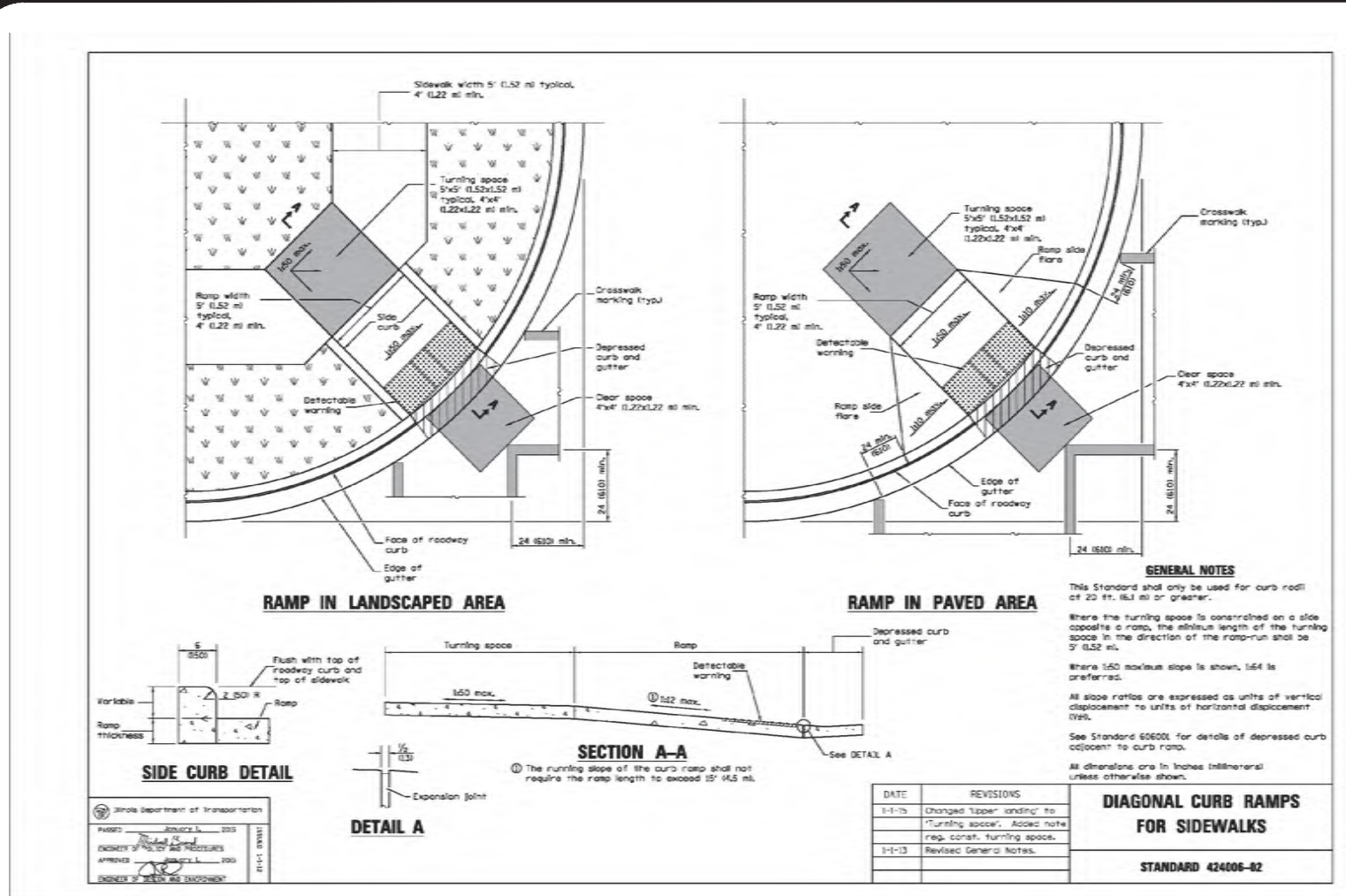
FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

DESIGN/TEK 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: NONE
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Design By: SDD
Drawn By: DEI
Checked By: SDD

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PROJECT DETAILS



McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste. 101
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FINAL ENGINEERING PLANS
FOR
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5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

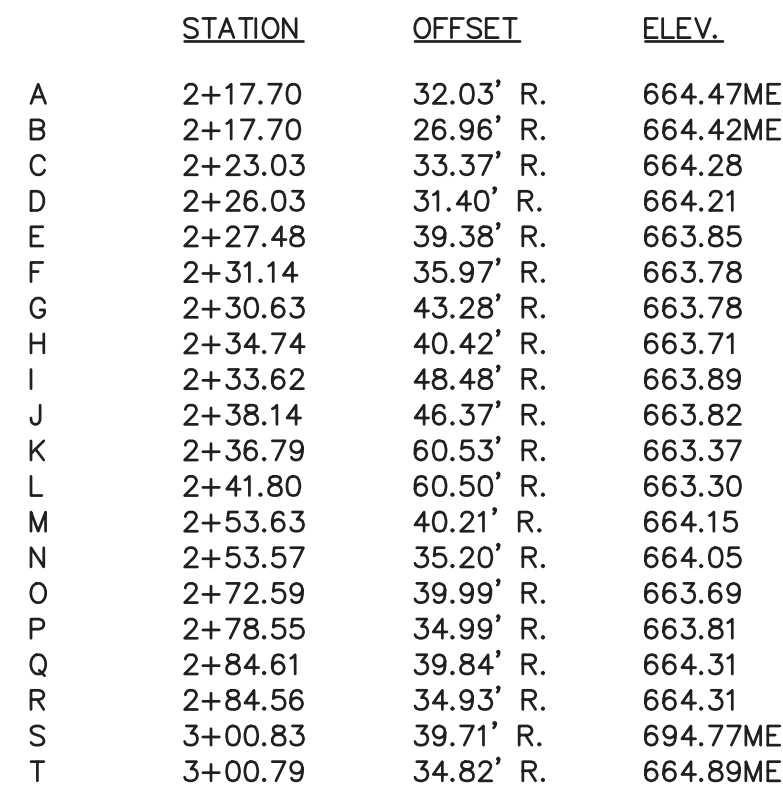
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CONSULTING CIVIL ENGINEERING & LAND SURVEYING
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OF
19

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PROJECT DETAILS

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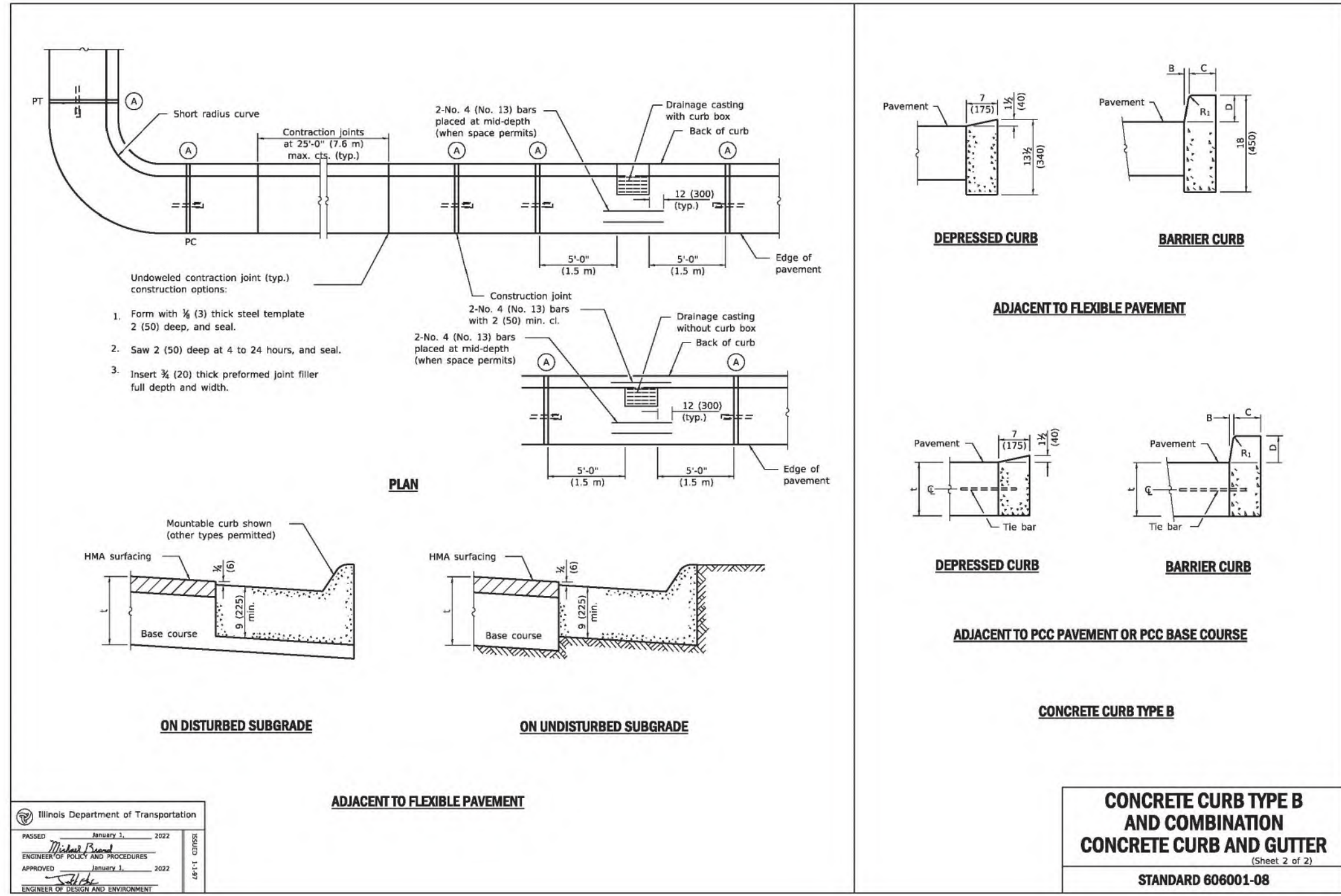
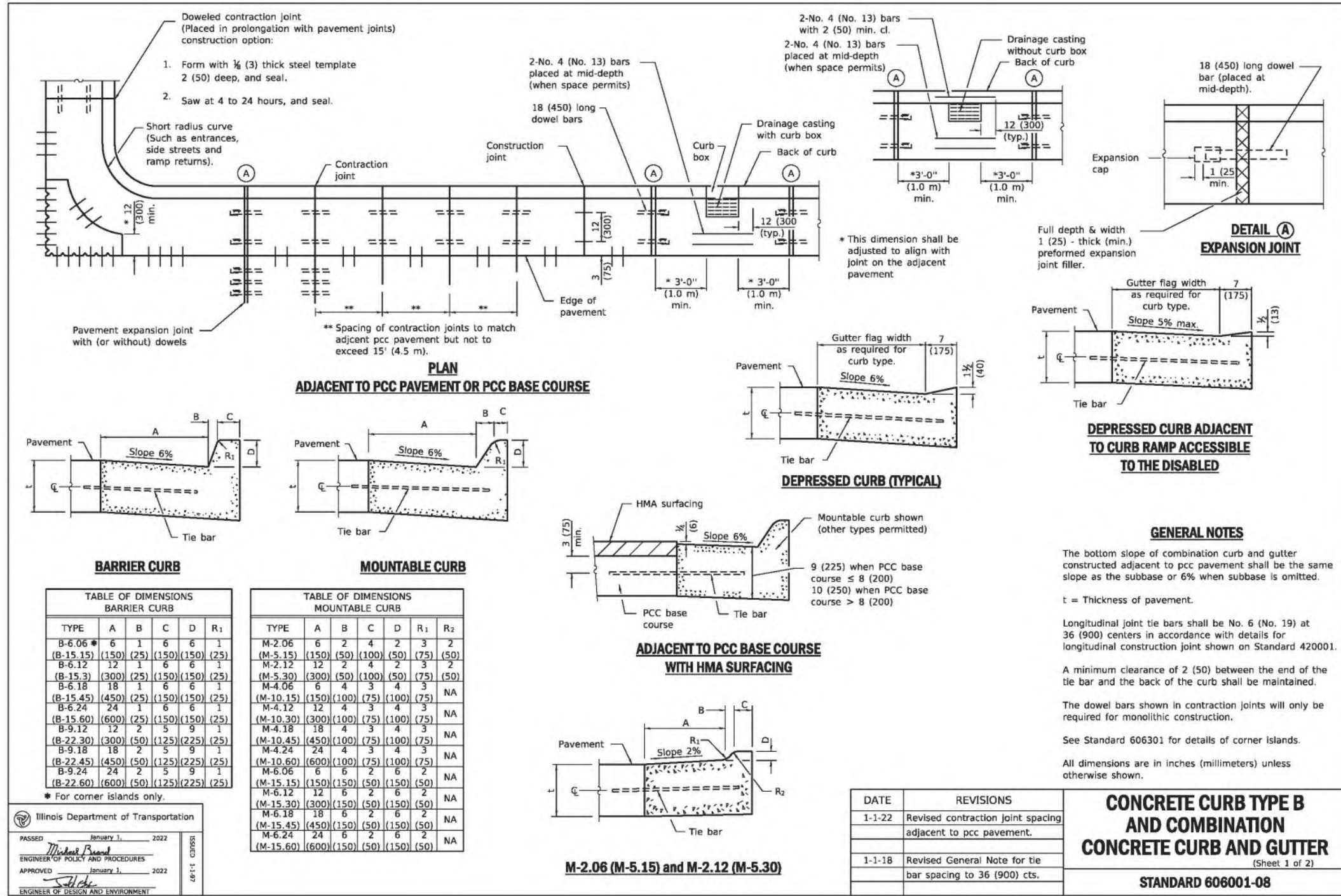
18 OF 19

ADA DETAIL

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

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The dome size and spacing of the detectable warnings shall meet all requirements of sections R305.1.3 and R305.2.1 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 radial domes that are aligned parallel with the path of travel. Where detectable warnings are rows, dome orientation is not significant.

The contractor shall ensure a maximum vertical transition of 1/4" 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).

325 (3/2)

Page 1

April 13, 2020
1 Page(s) Total

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FINAL ENGINEERING PLANS
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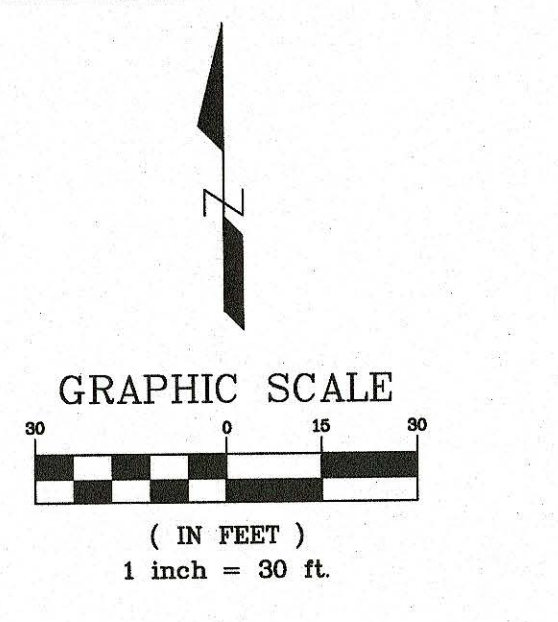
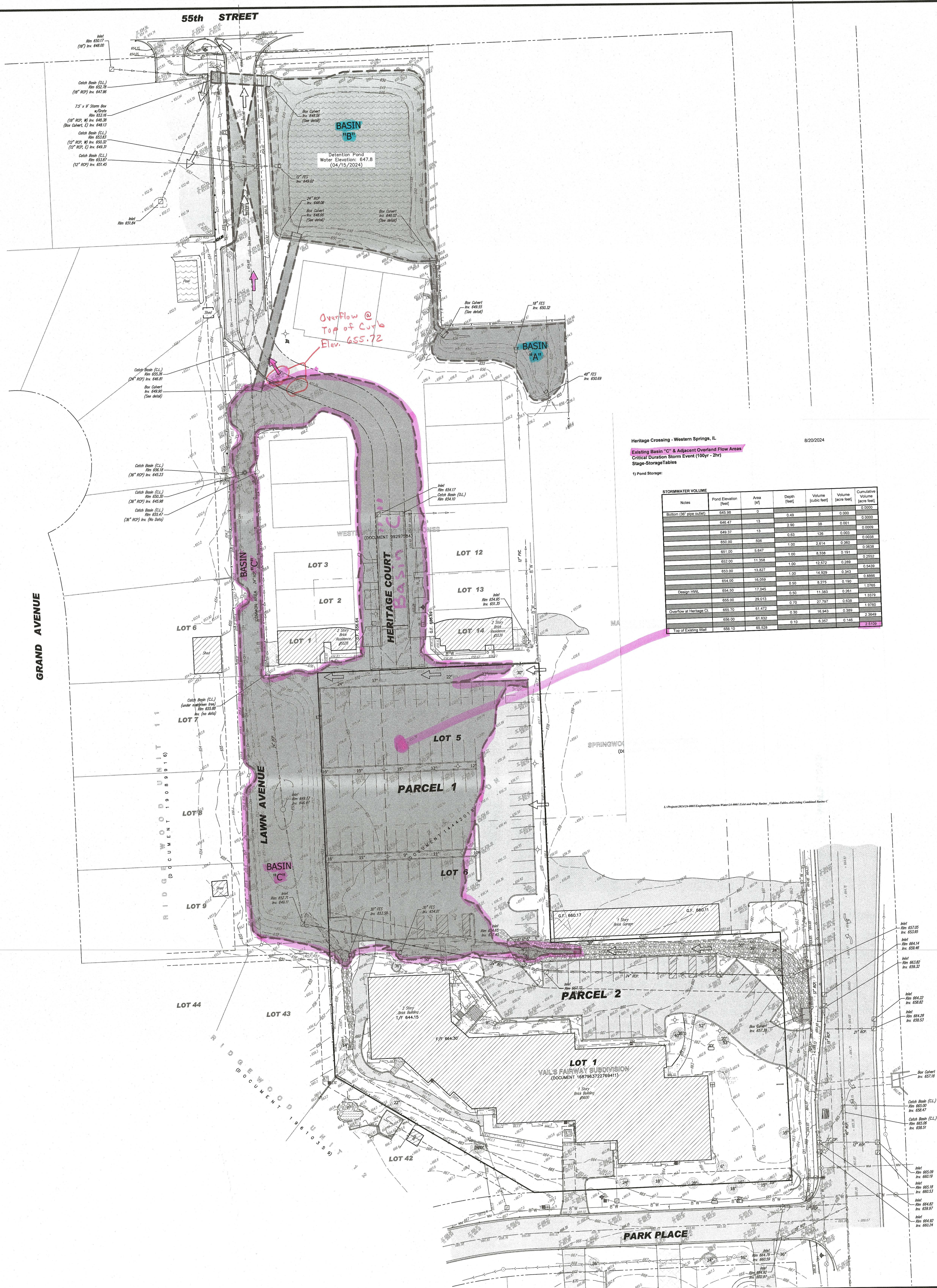
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IL PROF. LIC. NO.: 184 - 003740



PROJECT INFORMATION
Project No.: 24-0001
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Drawn By: DJB
Checked By: SDD

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LEGEND

EXISTING EMERGENCY OVERFLOW ROUTE

LIMITS OF EXISTING FLOODING PER DETAILED FLOOD ANALYSIS PREPARED BY DESIGNTK ENGINEERING, INC. (CRITICAL DURATION STORM EVENT WHICH IS THE 100-YEAR, 2-HOUR RAINFALL EVENT)

Heritage Crossing - Western Springs, IL
8/20/2024

Existing Basin "C" & Adjacent Overflow Flow Areas
Critical Duration Storm Event (100yr - 2hr)
Stage-Storage Tables

1) Pond Storage:

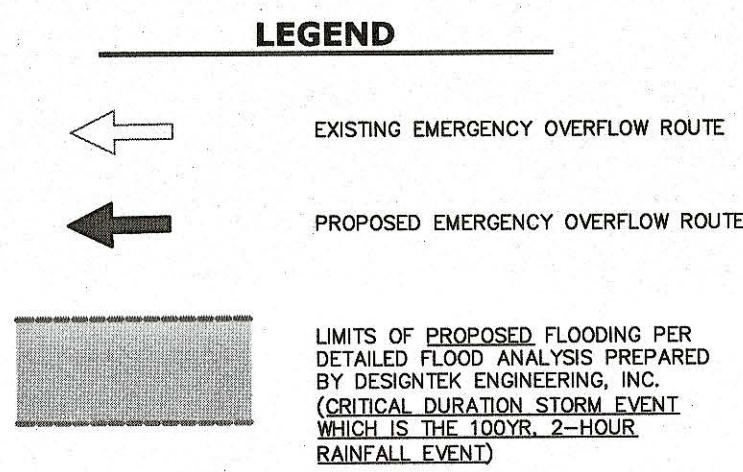
STORMWATER VOLUME						
Name	Pond Elevation (feet)	Area (sq ft)	Depth (feet)	Volume (cubic feet)	Volume (acre-feet)	Cumulative Volume (acre-feet)
Bottom (10' deep outlet)	645.36	0	0.49	0	0.000	0.0000
	646.47	15	2.90	39	0.001	0.0009
	649.37	15	0.63	106	0.002	0.0018
	650.08	852	1.00	2,614	0.059	0.0608
	651.50	8,617	1.00	8,338	0.191	0.2522
	653.00	11,356	1.00	12,672	0.289	0.5419
	655.00	13,927	1.00	14,999	0.343	0.8859
	655.00	16,259	1.00	16,259	0.371	1.2570
Design 100yr	654.50	17,045	0.50	8,275	0.190	1.4470
	655.00	22,213	0.50	11,357	0.261	1.7081
Overflow @ Heritage Cr.	655.00	51,472	0.10	37,723	0.863	2.5714
	656.00	61,635	0.30	10,943	0.249	2.8209
Top of Existing Wall	656.10	52,528	0.10	6,251	0.145	2.9659

REVISIONS	NO.	DATE	DESCRIPTION	BY

McNAUGHTON DEVELOPMENT 11S220 JACKSON ST. Ste. 101 BURR RIDGE, ILLINOIS 60527 (630) 325-3400
EXISTING FLOODING EXHIBIT FOR HERITAGE CROSSING 5600 SOUTH WOLF ROAD WESTERN SPRINGS, ILLINOIS
DESIGNTEK ENGINEERING, INC. CONSULTING CIVIL ENGINEERING & LAND SURVEYING 9930 W. 130TH STREET, SUITE L MOKENS, ILLINOIS 60462 TEL: (708) 328-4961 FAX: (708) 328-4692 IL Prof. Lic. No.: 184-003740

PROJECT INFORMATION
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Checked By: DMV

1 OF 1



Heritage Crossing - Western Springs, IL

STORMWATER VOLUMES						
Note	Ford Elevation (ft)	Area (sq ft)	Depth (in)	Volume (cubic feet)	Volume (acre feet)	Cumulative Volume (acre feet)
	545.35	5	0.49	2	0.000	0.000
Bottom (250 gpm outfall)	545.47	11	0.53	1,250	0.029	0.029
	547.50	5,445	1.00	7,633	0.175	0.204
	548.02	8,418	1.00	9,320	0.214	0.418
	543.20	15,511	1.00	11,249	0.258	0.676
	550.32	12,310	1.00	12,472	0.289	0.965
	651.00	17,825	1.00	14,188	0.331	1.302
	652.00	17,057	1.00	17,236	0.366	1.668
	653.00	17,438	1.00	17,945	0.401	2.069
	654.00	18,140	0.50	9,549	0.219	2.283
Design HWL	654.92	19,722	0.50	11,415	0.263	2.546
	655.00	25,068	0.75	25,043	0.614	3.160
Overflow at Heritage Ck	656.12	31,028	0.30	10,424	0.239	3.395
	656.00	38,449	0.75	3,819	0.088	3.483
Top of Existing Wall	658.10	31,507				

[illegible]

McNAUGHTON DEVELOPMENT
1115220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

PROPOSED FLOODING EXHIBIT
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) 326-4361
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DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1"=20'
Date: 09-05-2024
Design By: SDD
Drawn By: SDD
Checked By: DMV

1 OF 1

PROPOSED CONDITIONS FLOODING EXHIBIT



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CONSULTING AND SITE DESIGN ENGINEERS

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FINAL STORMWATER MANAGEMENT REPORT



FOR:

**HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS**

Prepared For:

**McNaughton Development
11S220 Jackson Street – Suite 101
Burr Ridge, Illinois 60527
(630) 325-3400**

November 6, 2024



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- 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.

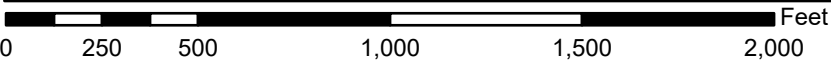
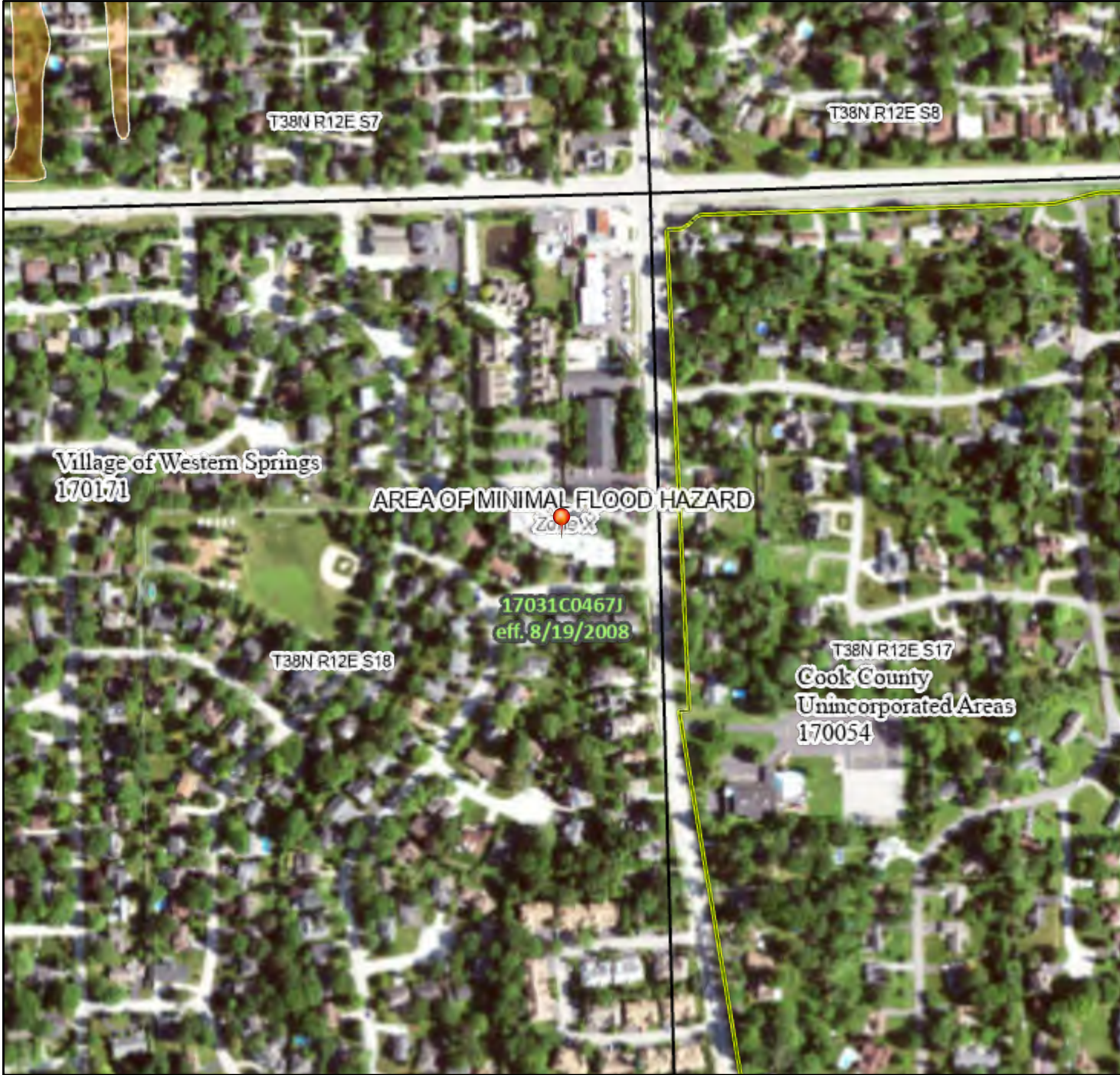
The existing condition (professional office buildings) has a total impervious area of 1.67 acres with the proposed re-development (residential) consisting of 1.50 acres equating to a total reduction in impervious area of 0.17 acres or 10%. Utilizing the proposed impervious area within the re-development 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



1:6,000

87°53'36"W 41°47'1"N

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 Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

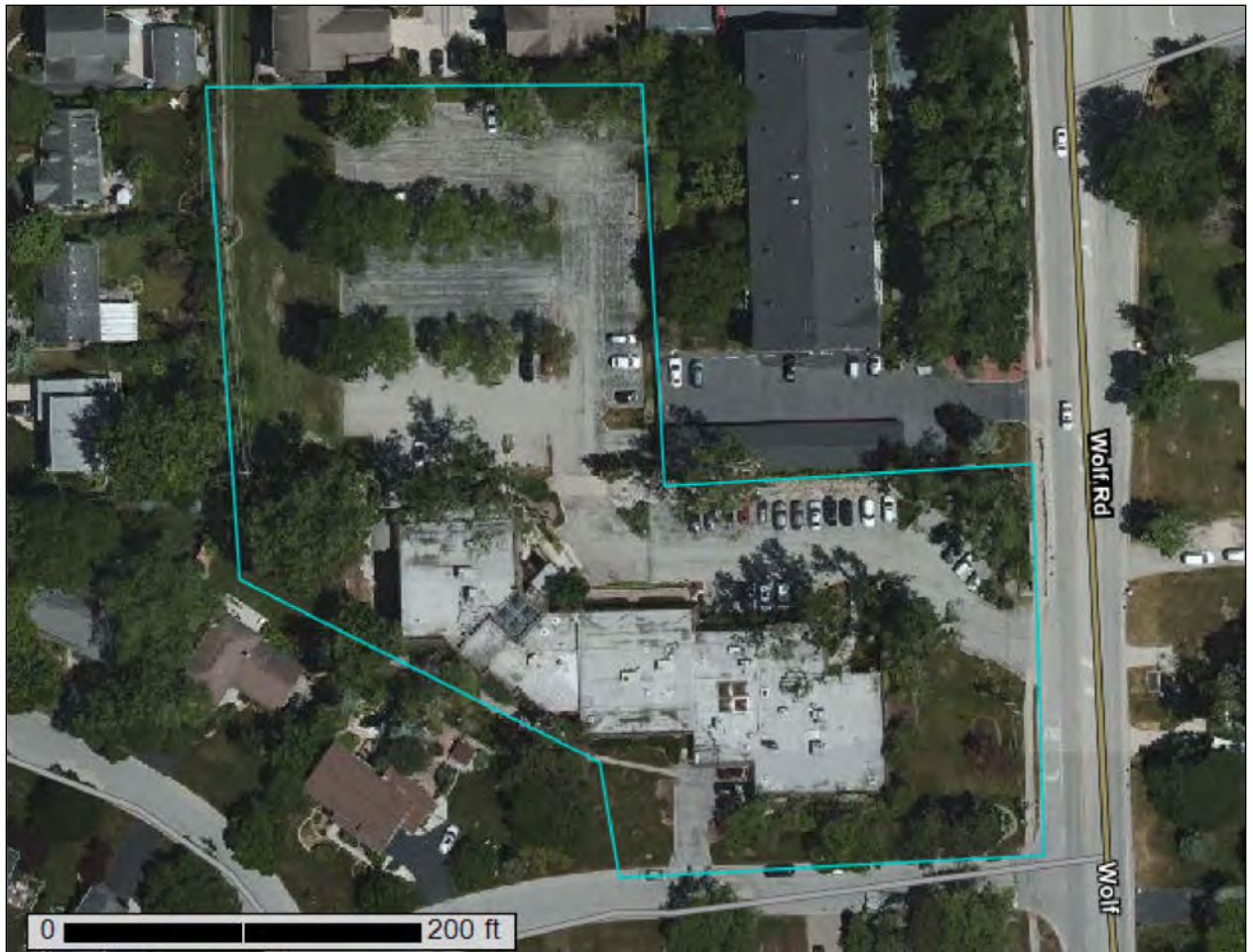
NRCS

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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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

Custom Soil Resource Report

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 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

Custom Soil Resource Report

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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Associated Engineering & Technology, Inc.

1615 Pathway Drive, Naperville, IL 60565

Phone: (630) 420-8300

www.soiltesting.biz

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:

McNaughton Development



Mr. John Barry
McNaughton Development
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527

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 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

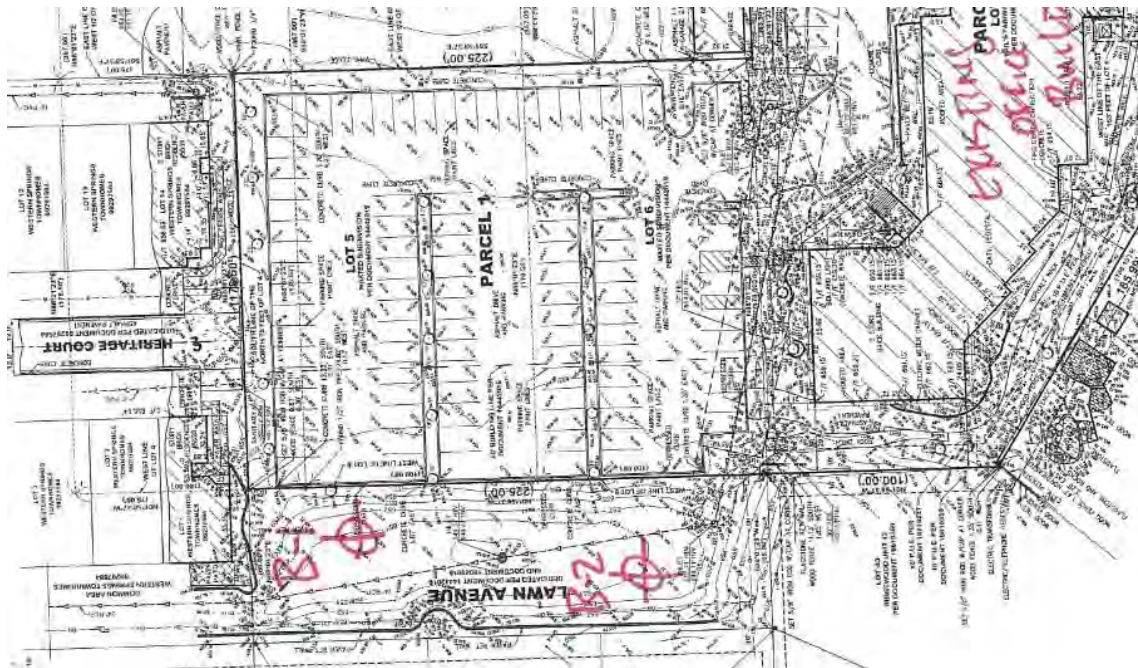
GENERAL NOTES &

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
None	Topsoil & grass	0.9								
	Very stiff to hard Brown Silty Clay Sand and gravel (CL) -		2.5	1	AU		16.5	3.0	8	
		6	5	2	AU		16	4.0	8	
	Medium dense moist Brownish gray fine to Medium SAND Trace gravel		7.5	3	AU				8	
	Medium dense moist Gray fine Sand (SP) Trace gravel 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
None	Topsoil & grass	0.9								
	Hard moist Brown Silty Clay Trace fine sand And gravel (CL)		2.5	1	AU		15	4.0	8	
		6	5	2	AU		15.5	4.0	8	
	Medium dense moist Brownish gray fine to Medium SAND Trace gravel		7.5	3	AU				8	
	Medium dense moist Gray fine Sand (SP) Trace gravel End of Boring	10	10	4	AU				8	

W/D: While Drilling A/D: After Drilling,

MUNSELL SOIL COLOR CHART



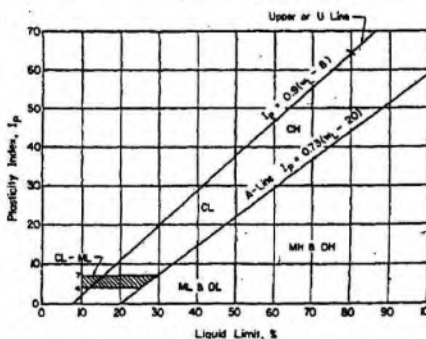
Soil colors are expressed in terms of hue, value, and chroma, in accordance with the standardized Munsell color system (Soil Survey Staff, 1951). Hue refers to the wavelength, value expresses the degree of lightness or darkness, whereas chroma notes the purity or strength of a particular color (Munsell, 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 DENSITY 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 a 140lb. Weight falling free for 30 inches, except where otherwise noted.	
<u>COLOR AS DETERMINED ON THE FRESH, MOST SAMPLES</u>			
PREDOMINATE COLORS		SHADES	MODIFYING ADJECTIVE
Black	Yellow	Light	Vari-colored
Brown	Red	Dark	Streaked
Gray	Blue		Mottled
<u>GRADATION DESCRIPTION AND TERMINOLOGY</u>			
<u>COMPONENTS</u>		<u>SIZE RANGE</u>	
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.	
<u>DESCRIPTION OF COMPONENT ALSO PRESENT IN SAMPLE</u>		<u>PERCENT OF DRY WEIGHT</u>	
TRACE		1 – 9	
LITTLE		10 – 19	
SOME		20 - 34	
AND		35 - 50	
<u>GROUND WATER LEVEL</u>			
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.	$CU = \frac{D_{60}}{D_{10}}$ GREATER THAN 4 Cc = $\frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			GP	POORLY GRADED GRAVELS AND GRAVEL - SAND MIXTURE LITTLE OR NO FINES		NOT MEETING BOTH CRITERIA FOR GW
			GM	SILTY GRAVELS AND GRAVELS-SAND-SILT MIXTURE		ATTERBERG LIMITS PLOT BELOW "A" LINE OR PLASTICITY INDEX LESS THAN 4
			GC	CLAYEY GRAVELS GRAVEL - SAND - CLAY MIXTURE		ATTERBERG LIMITS PLOT ABOVE "A" LINE AND PLASTICITY INDEX LESS THAN 7
	SAND > 50 % of coarse fraction < # 4 sieve	GRAVELS WITH FINE LEAN GRAVEL	SW	WELL GRADED SAND AND GRAVELY SAND, LITTLE OR NO FINES	Less than 5% passing sieve No.200 sieve More than 12% passing No.200 sieve 5% To 12% passing No.200 sieve	$CU = \frac{D_{60}}{D_{10}}$ GREATER THAN 4 Cc = $\frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3
			SP	POORLY GRADED GRAVEL AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES		NOT MEETING BOTH CRITERIA FOR GW
			SM	SILTY - SANDS SAND SILT MIXTURE		ATTERBERG LIMITS PLOT BELOW "A" LINE OR PLASTICITY INDEX LESS THAN 4
			SC	CLAYEY SANDS SAND-CLAY MIXTURE		ATTERBERG LIMITS PLOT ABOVE "A" LINE AND PLASTICITY INDEX LESS THAN 7
	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 Greater than 50%	MH	INORGANIC SILTS,MICACEOUS DIATOMACEOUS FINE SAND OR SILTS, ELASTIC SILTS		PLASTICITY CHART(USCG)
CH			INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
OH			ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY			
HIGHLY ORGANIC SOIL		PT	PEAT, HIGHLY ORGANIC SOIL			

Associated Engineering & Technology, INC.

Existing Detention Basins Stormwater Storage Volume Verification

Existing Pond "A" (Siebert Engineers) & East Detention Pond (Kudrna & Associates As-builts from 2007)
Stage-Storage Tables

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

Existing Pond "B" (Siebert Engineers) & North Retention Pond (Kudrna & Associates As-builts from 2007)
Stage-Storage Tables

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

Existing Pond "C" (Siebert Engineers) & South Detention Pond (Kudrna & Associates As-builts from 2007)
Stage-Storage Tables

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

**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

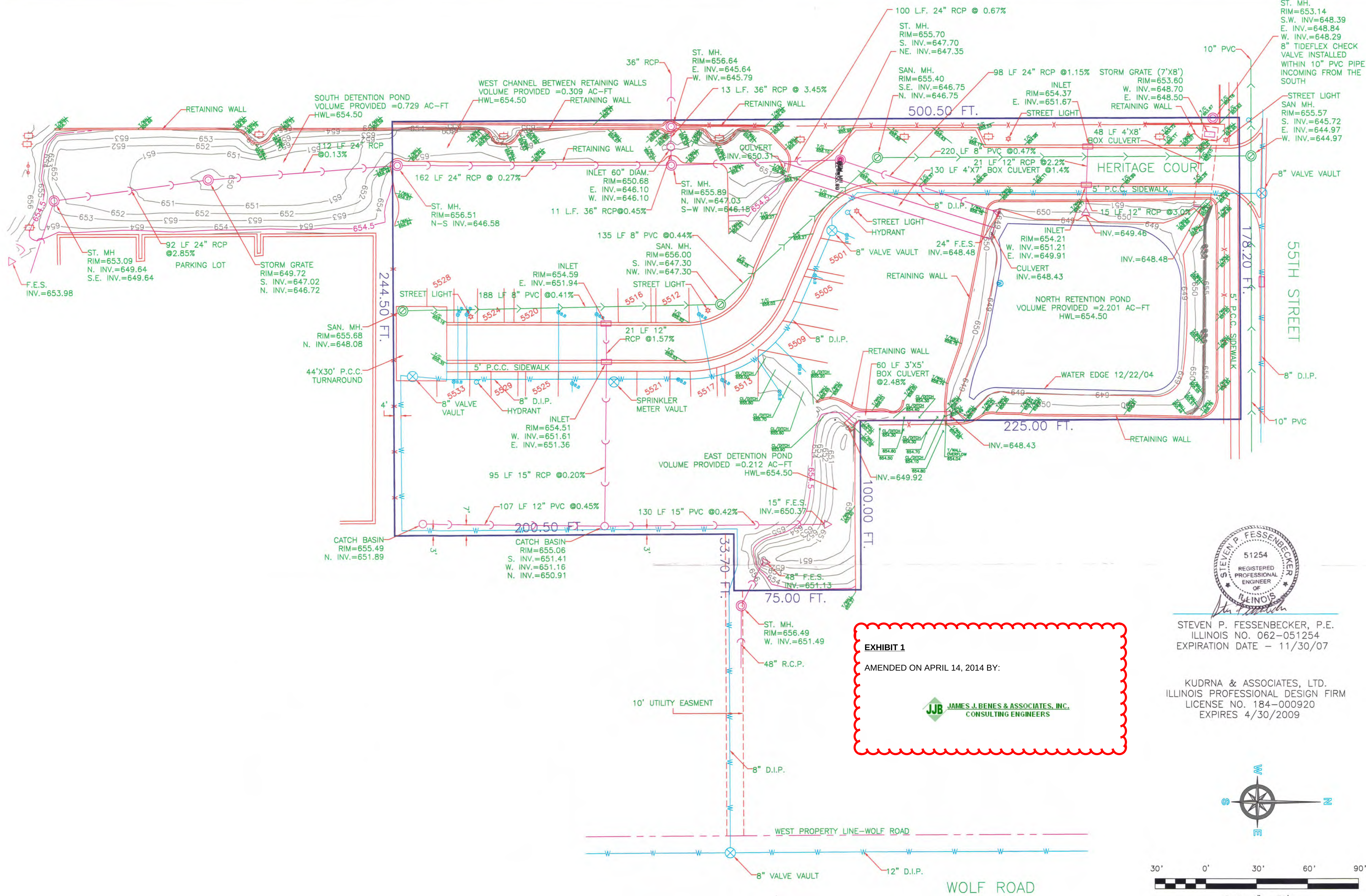


EXHIBIT 1
AMENDED ON APRIL 14, 2014 BY:




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

LEGEND	ITEM	OWNERSHIP (MAINTENANCE RESPONSIBILITY)
	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

UTILITY AND GRADING
AS-BUILT PLAN
HERITAGE SPRINGS TOWNHOMES
WESTERN SPRINGS, ILLINOIS

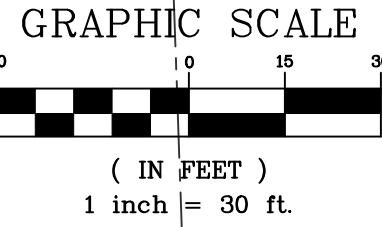
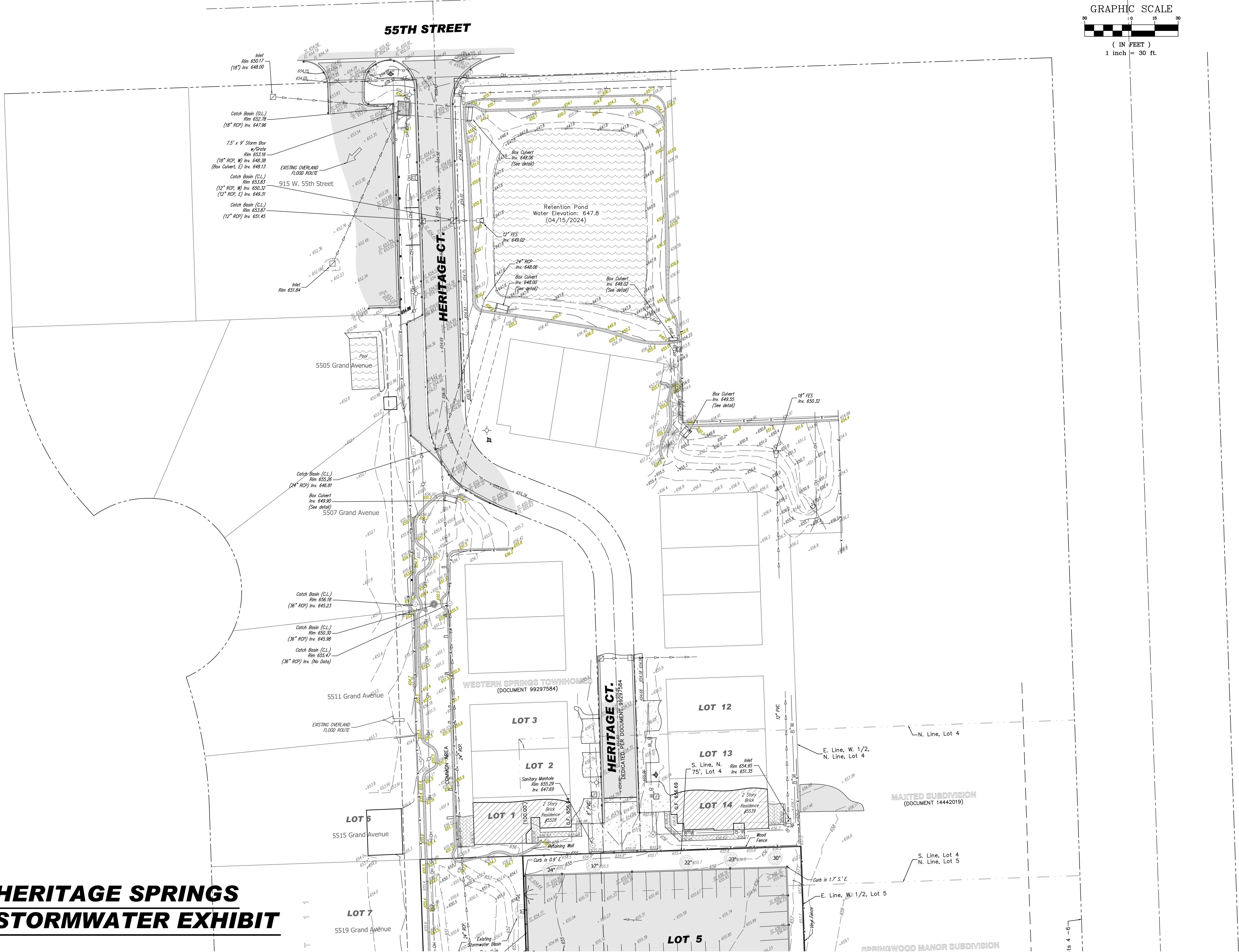
REVISIONS

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

L:\Projects\2024\14-0001\Engineering\Drawings\14-0001 Final Plot Date: 7/12/2024 2:16:09 PM By: dcmh

HERITAGE SPRINGS STORMWATER EXHIBIT



REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	08-17-24	PER LAGRANGE - HIGHLANDS SD ONLY
2	08-26-24	PER WESTERN SPRINGS REVIEW

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



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 EXHIBIT

**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

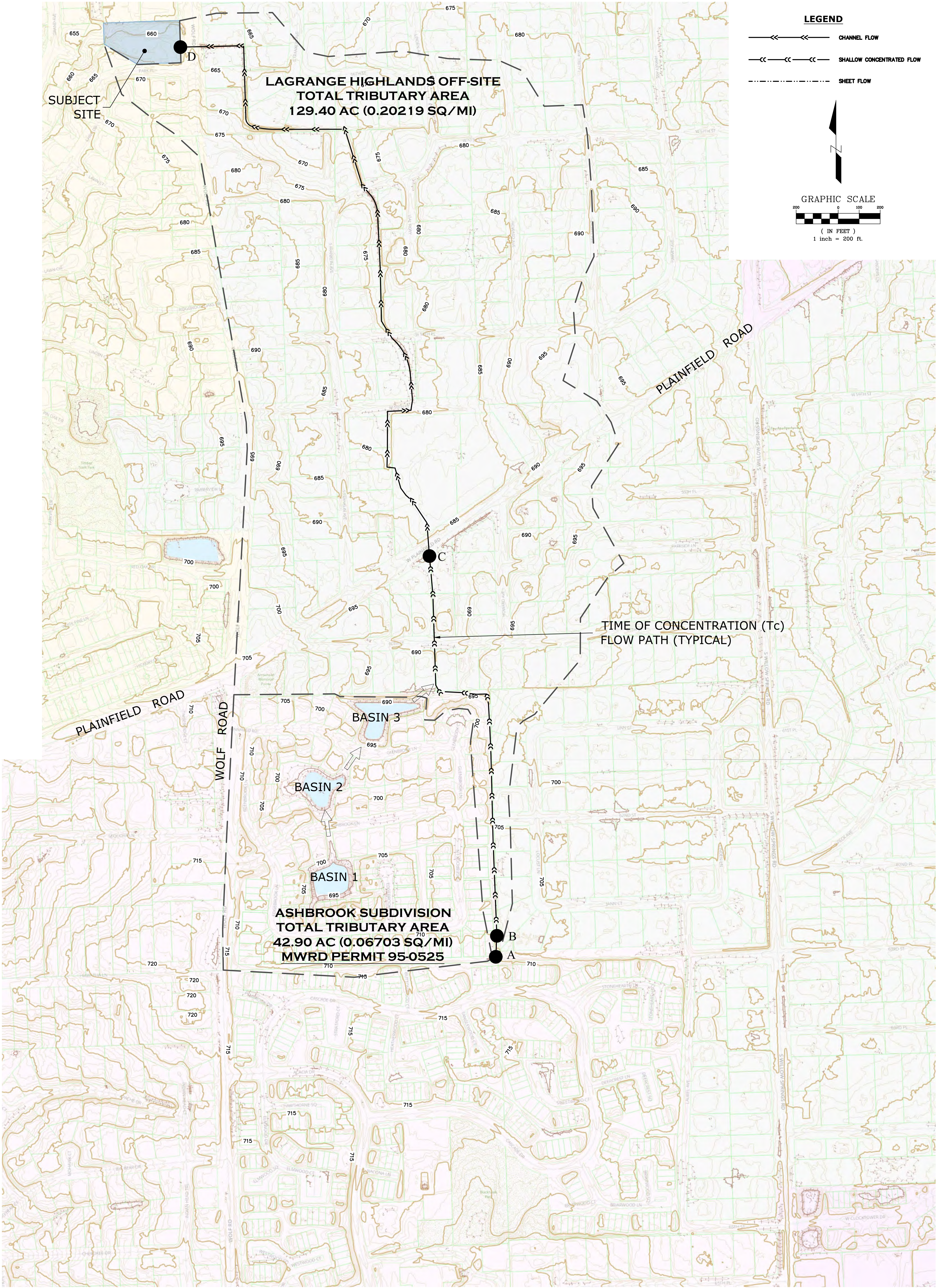
Storage East Side of Wolf Road

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



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
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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
1	07-12-24	PER VILLAGE REVIEW

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 $T_t = L / 3600V$ 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 $V = [1.49R^{2/3} S^{1/2}] / n$	ft / s 3	3	
18 Flow Length, L	ft 3436	0	
19 $T_t = L / 3600V$ 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).....			= 0.81

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 ☐ mi ² ☐ %	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.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{11071.53}{129.4000} = \underline{85.56} ; \quad \text{use CN} = \boxed{85.56}$$



ASHBROOK SUBDIVISION

1" = 50'
10/31/95

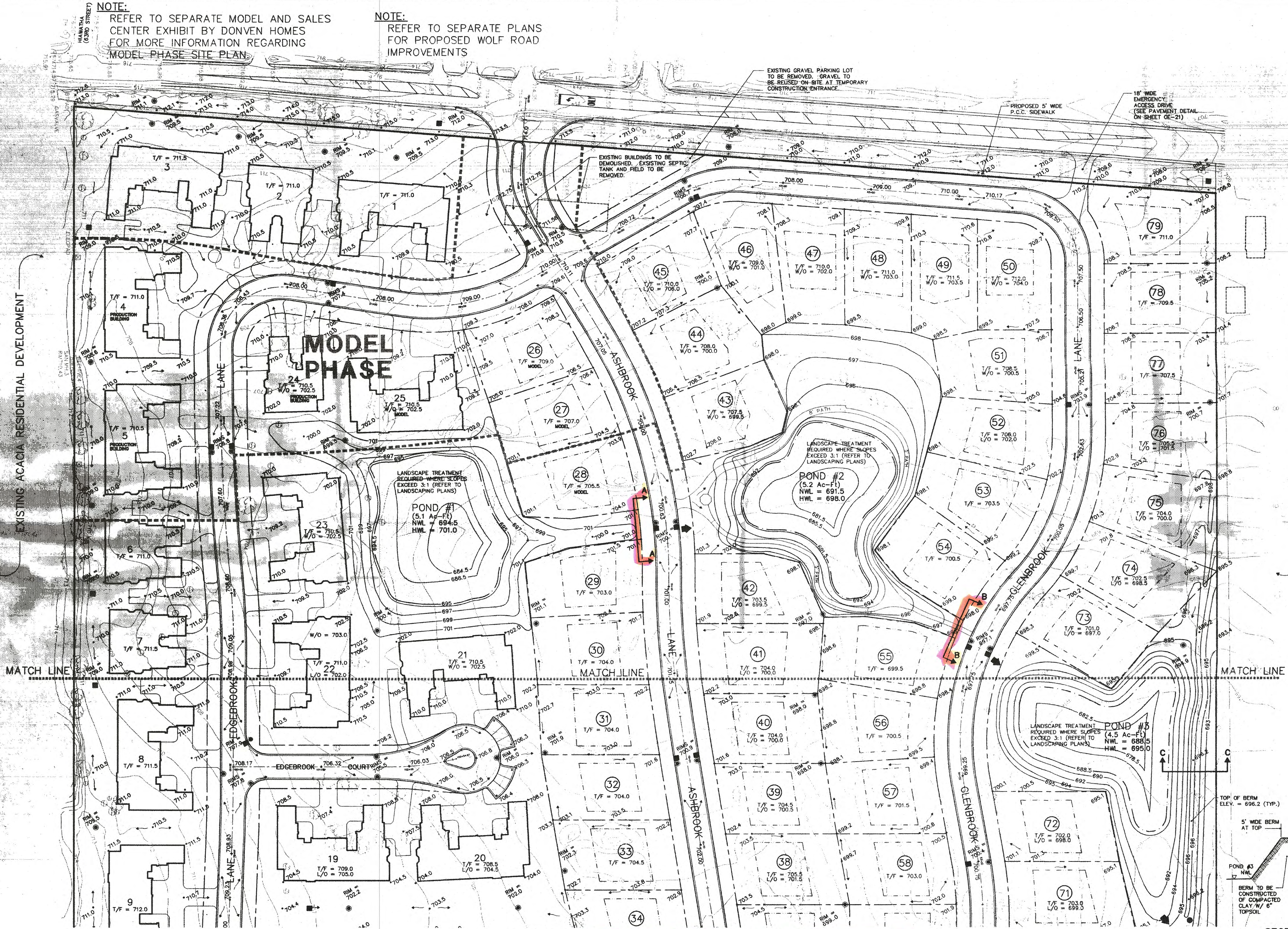


STORM WATER MANAGEMENT PLAN

LEGEND

- BASIN BOUNDARY
- STORM STRUCTURE
- DRAINAGE AREA LIMIT

INFRACON, INC.
CIVIL ENGINEERS • SITE PLANNERS • MUNICIPAL CONSULTANTS
495 CENTRAL AVE. NORTHFIELD, IL 60063 PH. (708) 446-1000 FAX (708) 446-1002



REVISIONS	
DATE	DESCRIPTION
12/21/95	PER VILLAGE SAN. DIST. FIRE DEPT. & DEVELOPER

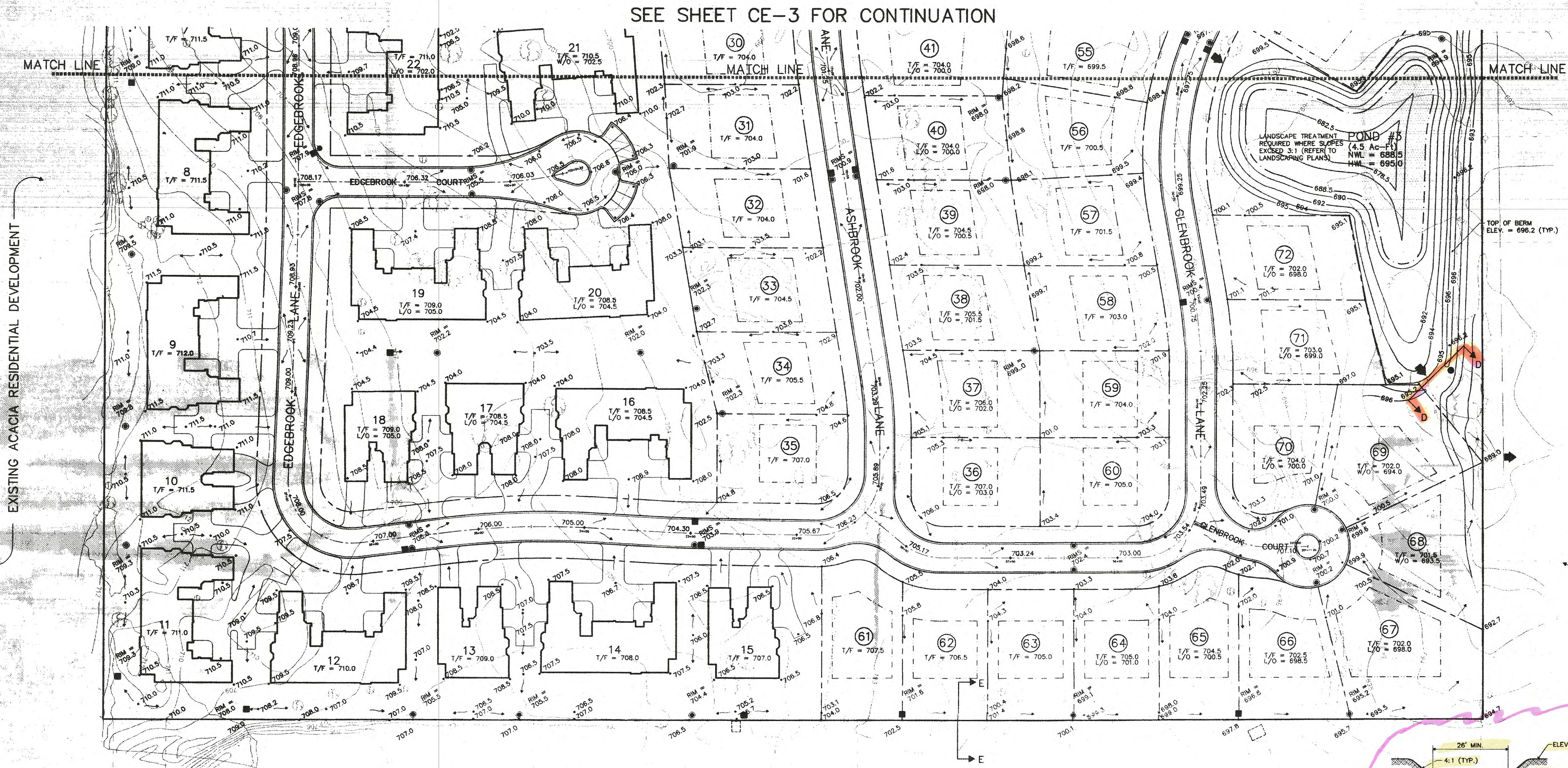
INFRACON, INC.
CIVIL ENGINEERS - SITE PLANNERS - MUNICIPAL CONSULTANTS
495 CENTRAL AVENUE NORTHFIELD, ILLINOIS 60063 PH. (708) 448-1000 FAX (708) 448-1002

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

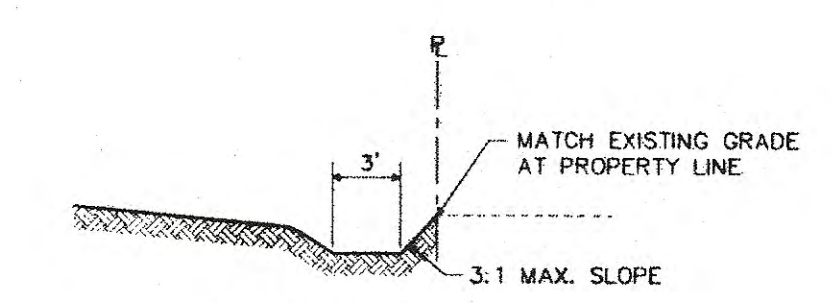


SEE SHEET CE-3 FOR CONTINUATION

EXISTING ACACIA RESIDENTIAL DEVELOPMENT

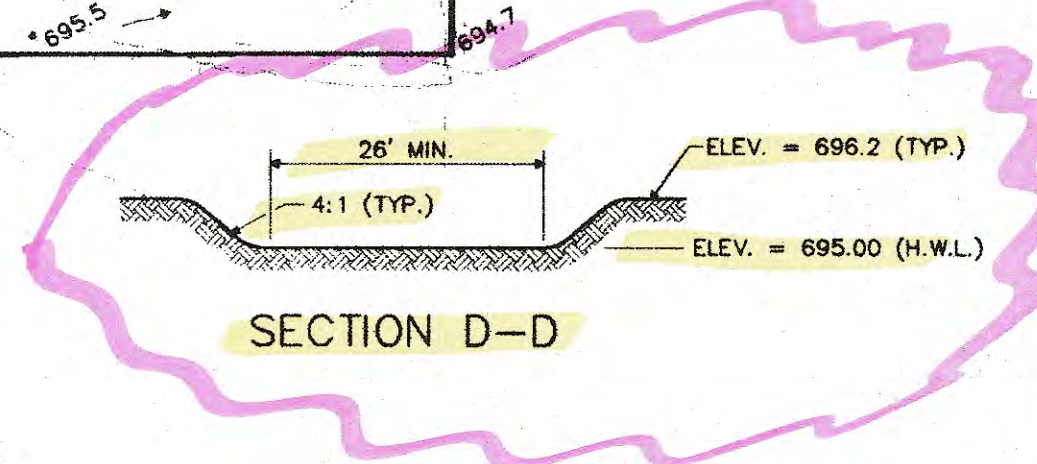
EXISTING PLEASANT VIEW ESTATES SUBDIVISION

EXISTING ACACIA ACRES SUBDIVISION

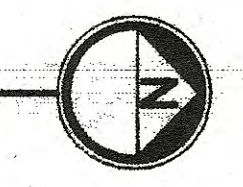


SECTION E-E
TYPICAL SWALE SECTION
ALONG EAST PROPERTY LINE

NOTE:
DOWNSPOUTS FOR HOMES
ON LOTS 66 & 67 ARE TO
BE CONNECTED TO STORM
SEWER.



GRADING PLAN (EAST)



REVISIONS	
DATE	DESCRIPTION
12/21/95	PER VILLAGE SAN. DIST.
	FIRE DEPT. & DEVELOPER

INFRACON, INC.
CIVIL ENGINEERS-SITE PLANNERS-MUNICIPAL CONSULTANTS
485 CENTRAL AVENUE NORTHFIELD, ILLINOIS 60063 PH. (708) 446-1000 FAX (708) 446-1002

DESIGN: T.M.L.
DRAFTING: M.J.
DATE: 10/31/95

GRADING PLAN (EAST)
SCALE: 1" = 50'

ASHBROOK SUBDIVISION
INDIAN HEAD PARK, ILLINOIS

PROJECT No.
95233

CE-4

ASHBROOK SUBDIVISION

Indian Head Park, Illinois

FINAL STORM WATER MANAGEMENT CALCULATIONS

October 31, 1995

REVISED 1/22/96 (per MWRD) OFFICE COPY

95-525

Prepared By:

INFRACON, Inc.

495 Central Avenue

Northfield, IL 60093

(708) 446 - 1000

LOCAL SEWER SYSTEMS
SECTION

CONTENTS

96 FEB -1 AM 10: 32

M.W.R.D.
OF GRT. CHGO.

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

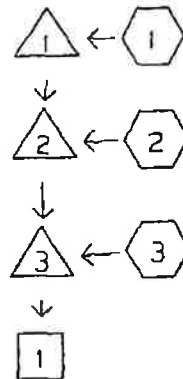
Total Proposed Detention Volume = 14.8 Ac-Ft

Proposed Site Release = 2.2 cfs (0.06 cfs/Ac)

SECTION 2

HydroCAD 100-Year Storm Routing Calculations

WATERSHED ROUTING =====



SUBCATCHMENT 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

TYPE II 24-HOUR RAINFALL= 7.4 IN

Prepared by INFRACON, INC.

22 Jan 96

HydroCAD 4.00 000783 (c) 1986-1995 Applied Microcomputer Systems

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 9%98	3%99 52%74	34%98	2%98	86	-	76.4	12.25	7.41
2	11.02	34.4	1%98 64%74	4%99	20%98	11%98	83	-	46.4	12.24	4.42
3	8.07	35.0	0%98 63%74	5%99	21%98	11%98	83	-	33.6	12.25	3.23

TYPE II 24-HOUR RAINFALL= 7.4 IN

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22 Jan 96

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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

SITE BYPASS FLOW

1. OFF-SITE AREA A ≈ 3.4 AC ON WEST SIDE OF WOLF RD.
(SEE ATTACHED USGS MAPS)

ASSUME $T_c = 20$ MIN & $C = 0.60$

$$Q_{100} = C \cdot I \cdot A = 0.60 \times 6.9"/HR \times 3.4 \approx \underline{14.1 \text{ cfs}}$$

2. OFF-SITE AREA B ≈ 1.3 AC ON WEST SIDE OF WOLF ROAD
(SEE ATTACHED USGS MAPS)

ASSUME $T_c = 20$ MIN & $C = 0.60$

$$Q_{100} = 0.60 \times 6.9"/HR \times 1.3 \approx \underline{5.4 \text{ cfs}}$$

3. OFF-SITE AREA C ≈ 1.5 AC ALONG ACACIA DEVELOPMENT
TO SOUTH (BASED ON 1275' X 50' AVG BACK YARD
AREA. REMAINING PORTION OF ACACIA DRAINS TO SOUTH POND
SITE RECORD DRAWINGS.)

ASSUME $T_c = 10$ MIN & $C = 0.50$

$$Q_{100} = 0.50 \times 10.02"/HR \times 1.5 \approx \underline{7.5 \text{ cfs}}$$

$$\text{BYPASS FLOW THROUGH POND \#1} = 5.4 + 7.5$$

$$= \underline{12.9 \text{ cfs}}$$

$$\text{BYPASS FLOW THROUGH POND \#S 2 \& 3} = \text{TOTAL BYPASS FLOW}$$

$$= \underline{27.0 \text{ cfs}}$$

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)

$$Q = 3 L H^{3/2}$$

$$12.9 = 3 L (0.5)^{3/2} \Rightarrow \underline{L = 12.2' \text{ MIN.}}$$

POND #'S 2 & 3:

100-YR BYPASS FLOW = 27.0 CFS

$$Q = 3 L H^{3/2}$$

$$27 = 3 L (0.5)^{3/2} \Rightarrow \underline{L = 25.5' \text{ MIN.}}$$

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.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{219.53}{2.4100} = \underline{91.09} ; \quad \text{use CN} = \boxed{91.09}$$

Existing Basin "C" & Adjacent Overland Flow Areas
Critical Duration Storm Event (100yr - 2hr)
Stage-Storage Tables

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

Existing Basin "A" & "B" to Overland Flow Elevation
Stage-Storage Tables

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

**Existing Stormwater Storage East Side of Wolf Road
Stage-Storage Tables****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

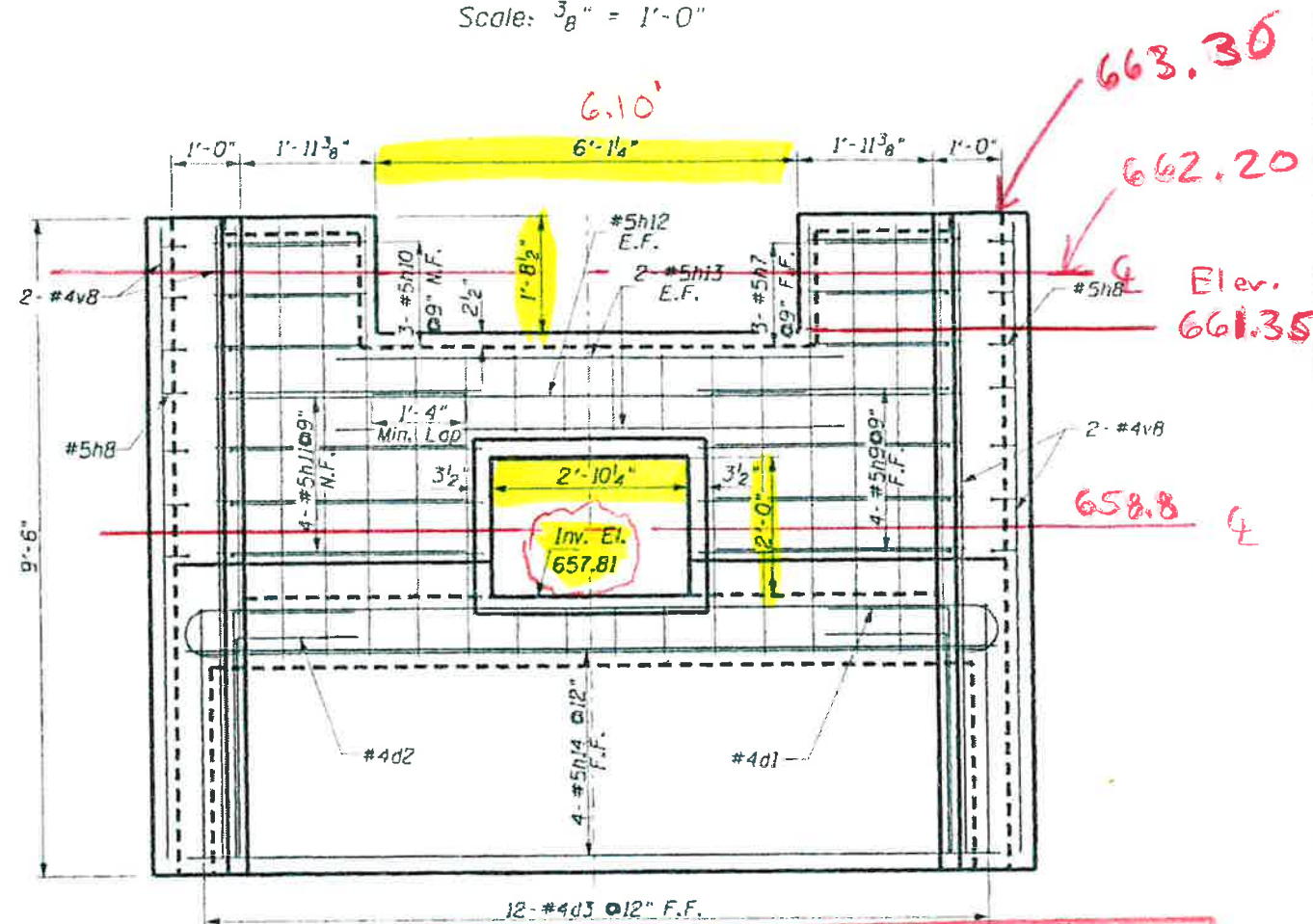
**Existing Stormwater Box Inlet Upstream of Culvert - East Side of Wolf Road
Stage-Storage Tables****1) Pond Storage:****STORMWATER VOLUME**

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

**Existing Stormwater Storage West Side of Wolf Road
Stage-Storage Tables****1) Pond Storage:****STORMWATER VOLUME**

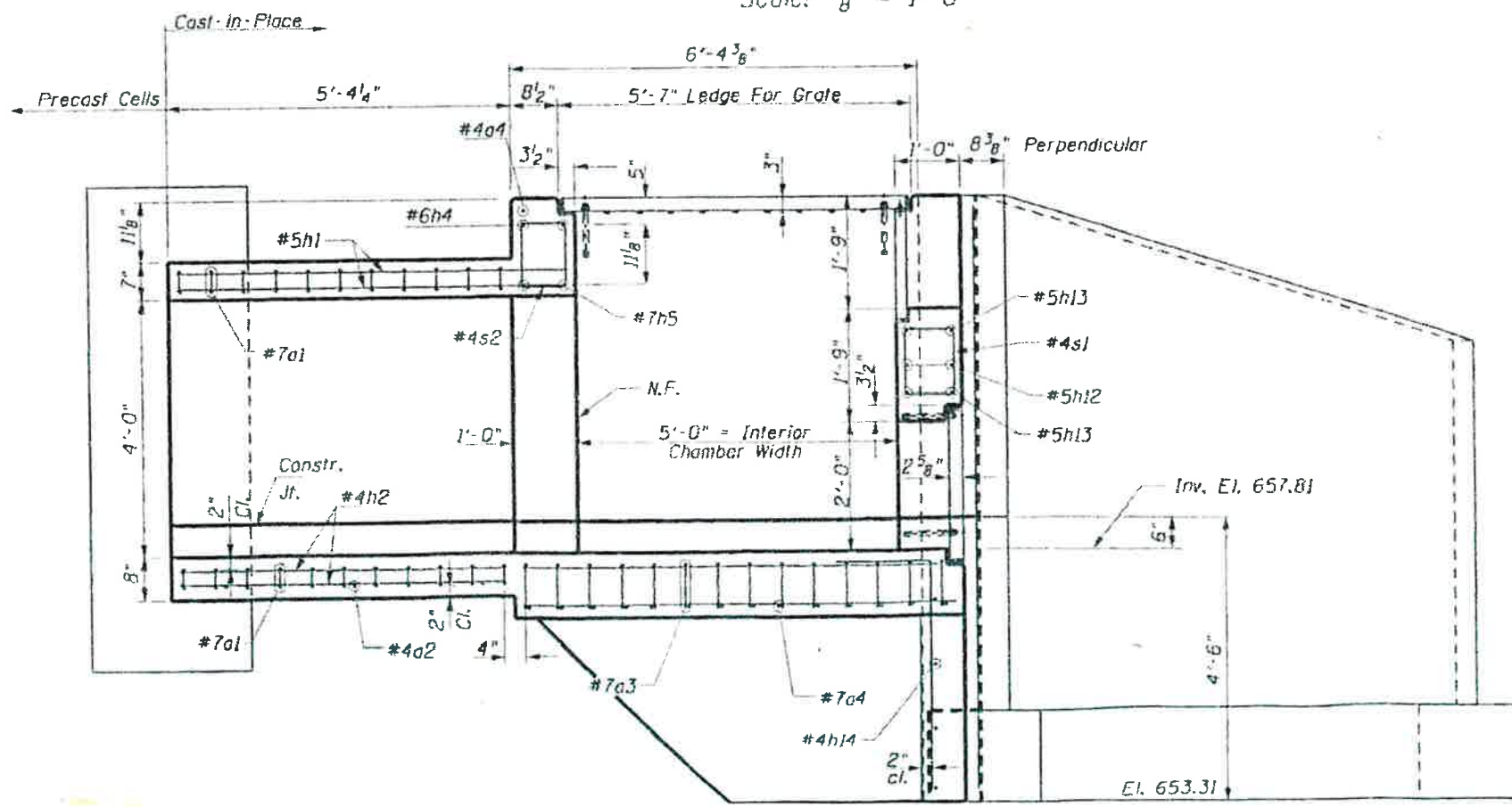
Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
Oulet	653.95	13				0.0000
			0.05	1	0.000	
	654.00	13				0.0000
			1.00	13	0.000	
	655.00	13				0.0003
			1.00	13	0.000	
	656.00	13				0.0006
			1.05	14	0.000	
	657.05	13				0.0009
			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: $\frac{3}{8}" = 1'-0"$



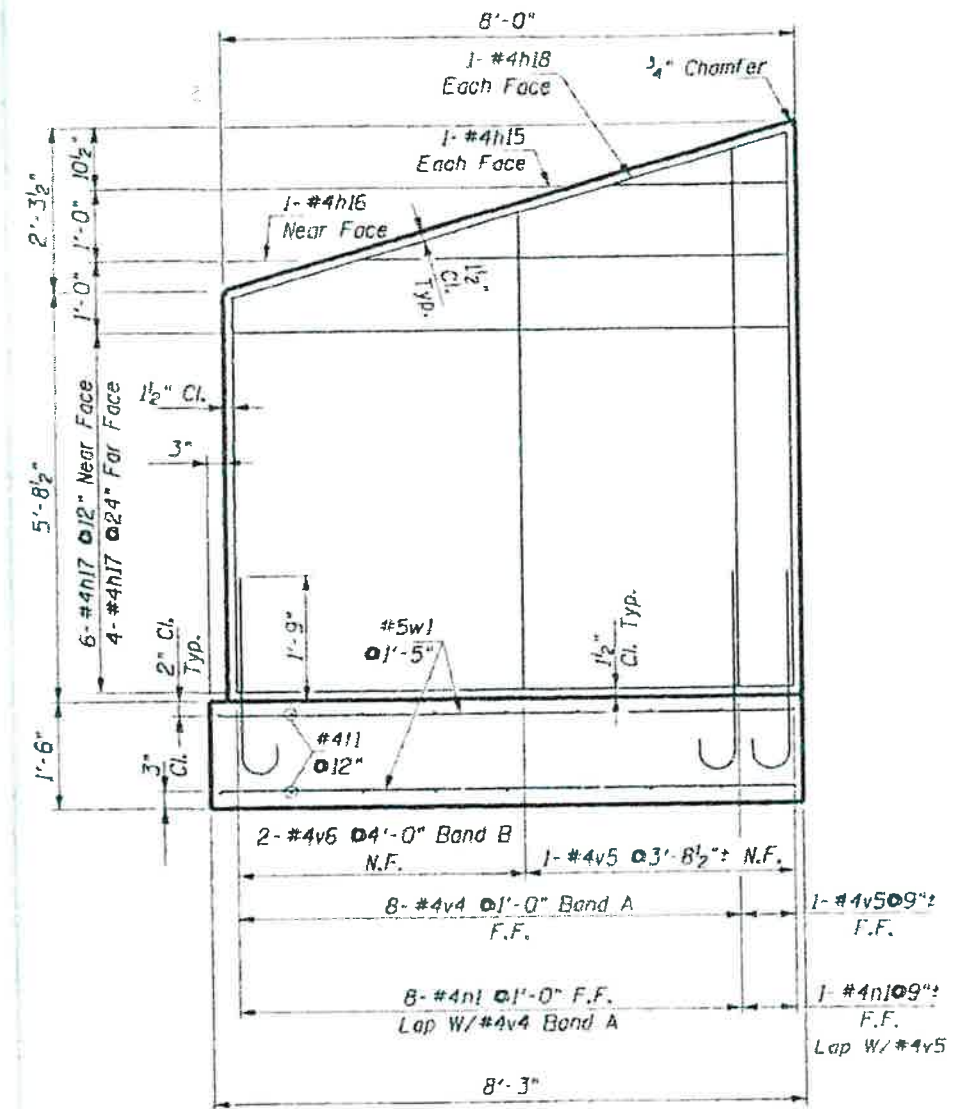
Flood Control Box Inlet East Side Wolf Road
HEADWALL ELEVATION VIEW F-F

Scale: $\frac{3}{8}" = 1'-0"$



WINGWALL ELEVATION VIEW G-G

Scale: $\frac{3}{8}" = 1'-0"$



Concrete
Reinforced
Fine or
Concrete

JOHN
PRESIDENT

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
Weir	661.00	54.37			54.37
	661.35	58.54			58.54
	662.00	65.58	8.63		74.21
	663.00	75.13	34.91		110.03
	663.30	77.76	44.85		122.61
Inlet Box Grate	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)	Orifice 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

$$Q = CLH^{3/2}$$

$$Q = (3)(20)H^{3/2}$$

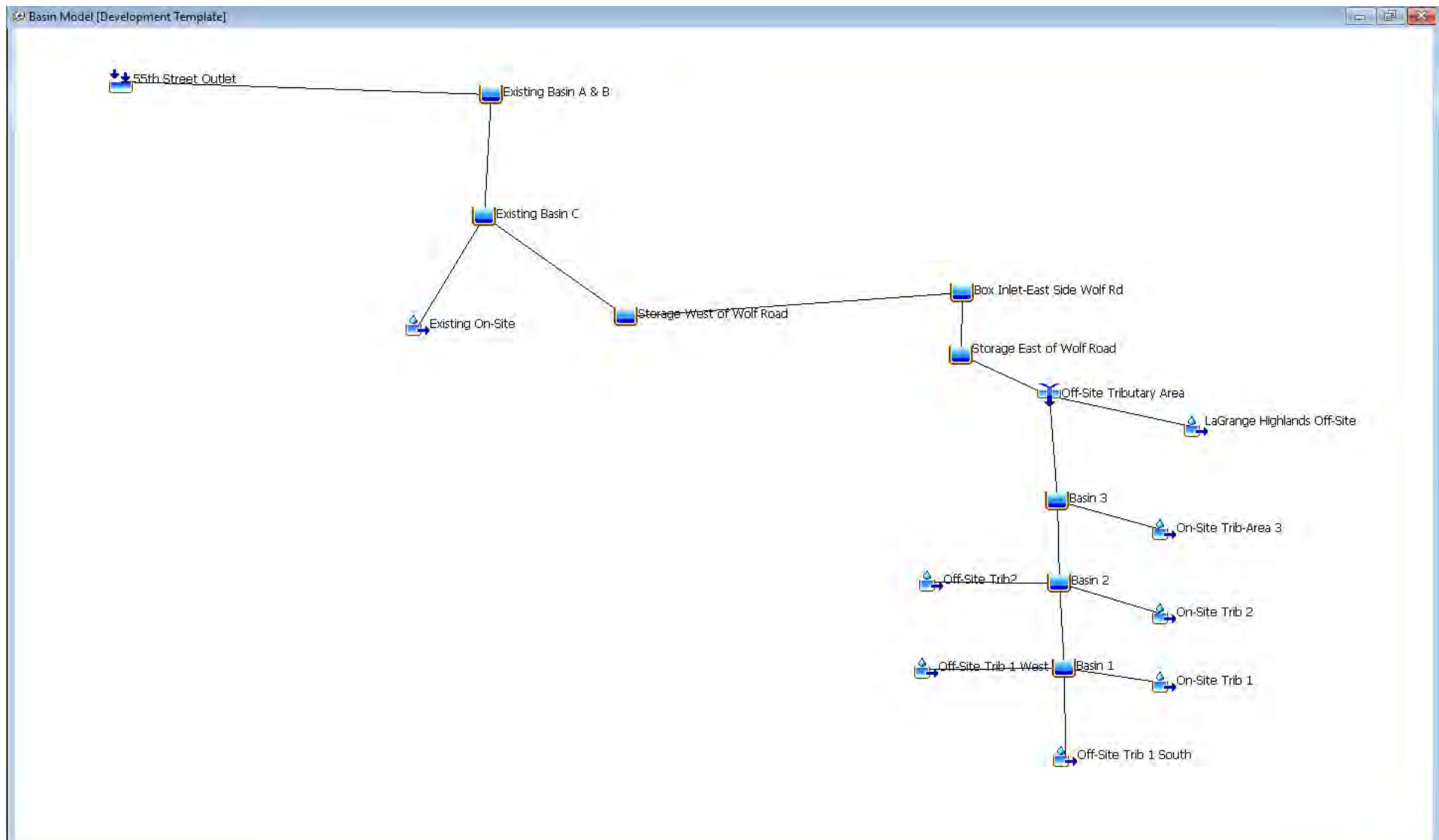
$$Q = (60)H^{3/2}$$

Orifice Formula

$$Q = AC \sqrt{64.4(H)}$$

$$Q = (50)(0.61) \sqrt{64.4(H)}$$

$$Q = (30.5) \sqrt{64.4(H)}$$



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 (MI ²)	
Element Name	Area (MI ²)
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 (MI ²)	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
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Subbasin: On-Site Trib 1

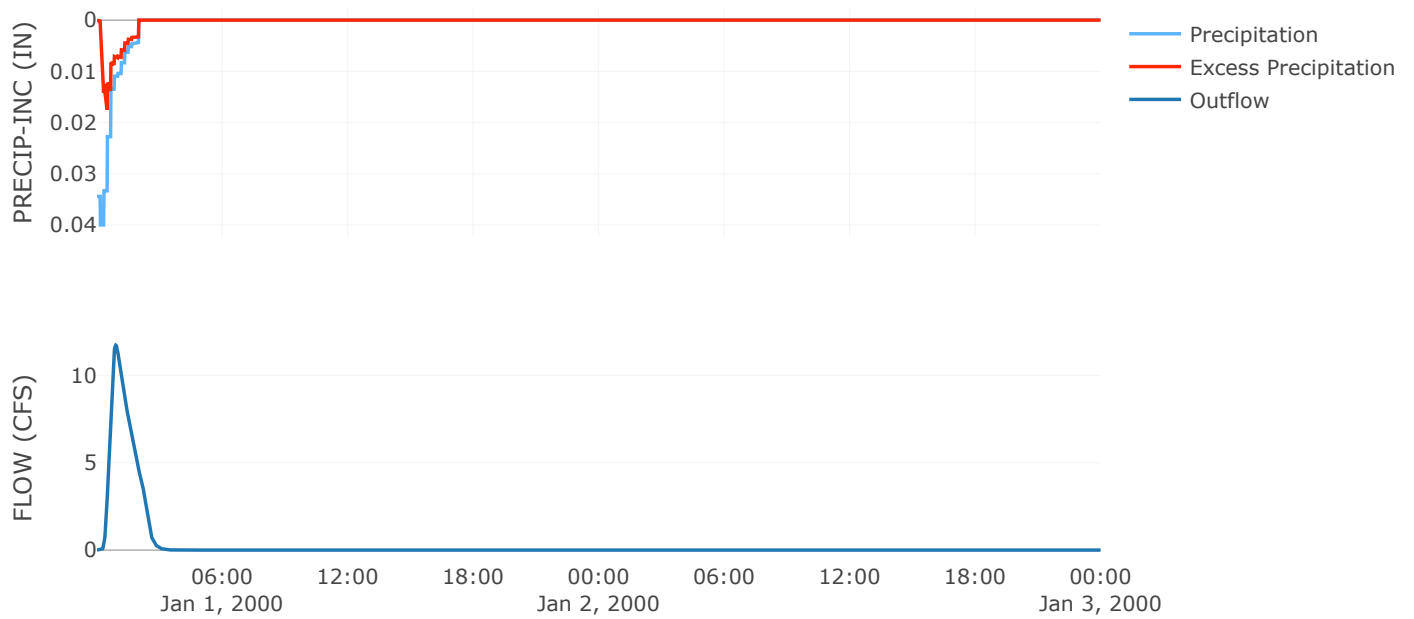
Area (MI²) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

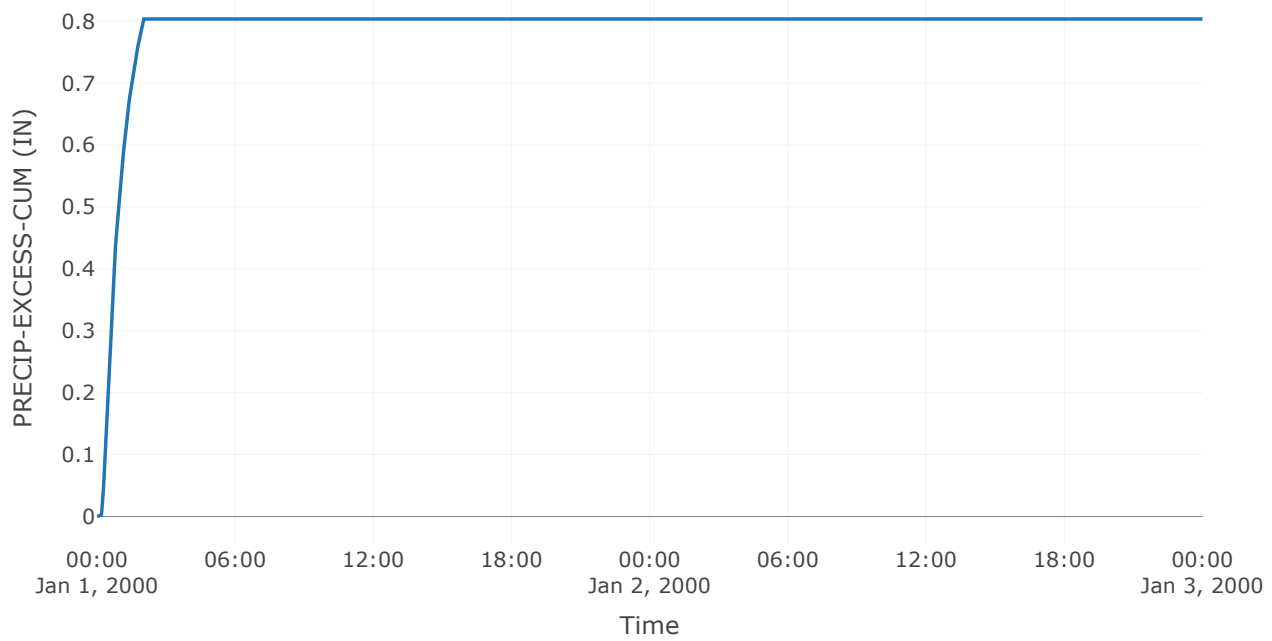
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

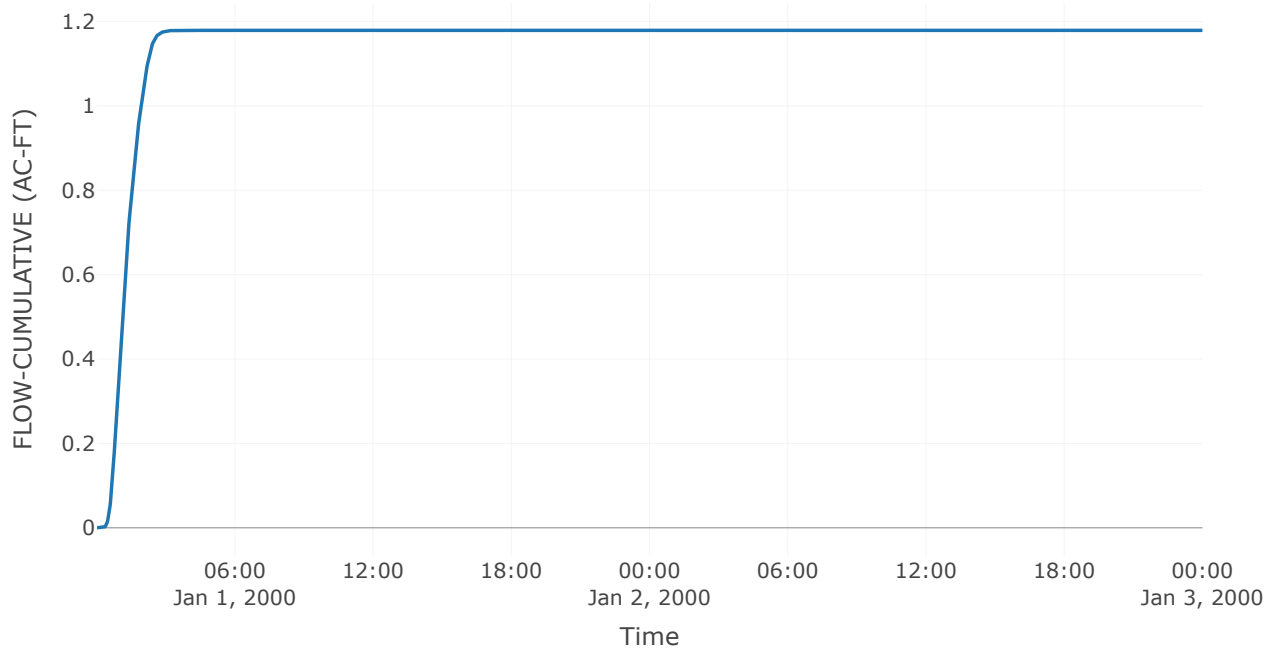
Precipitation and Outflow



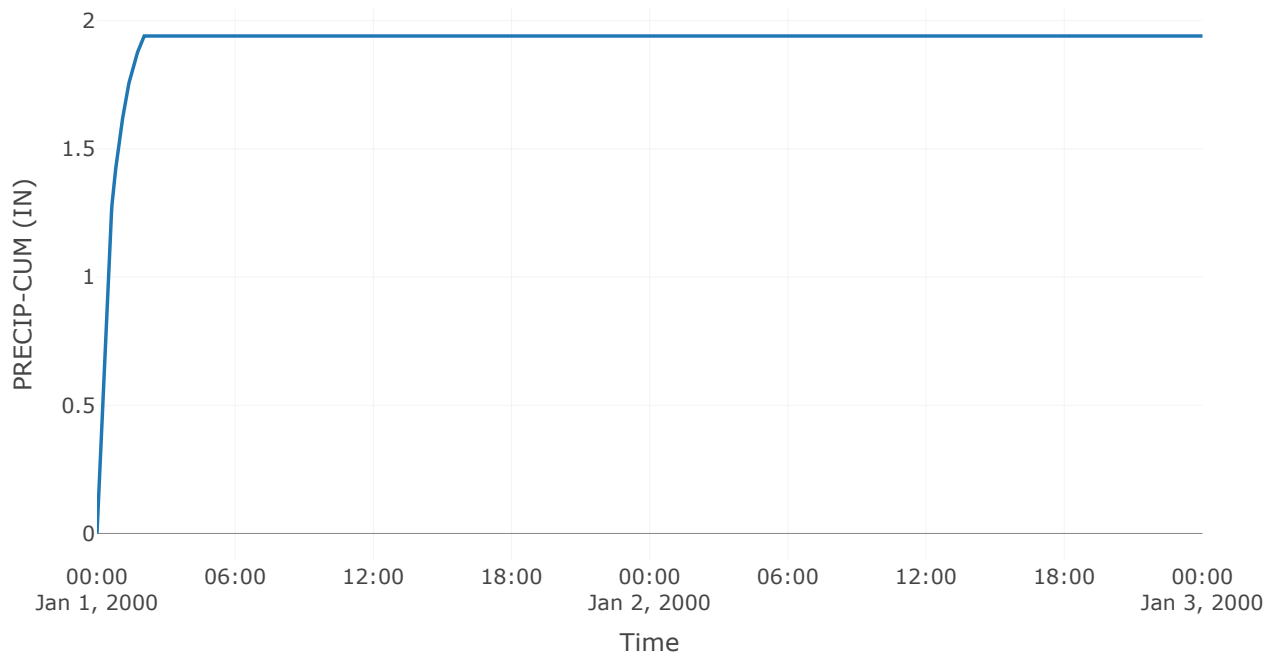
Cumulative Excess Precipitation



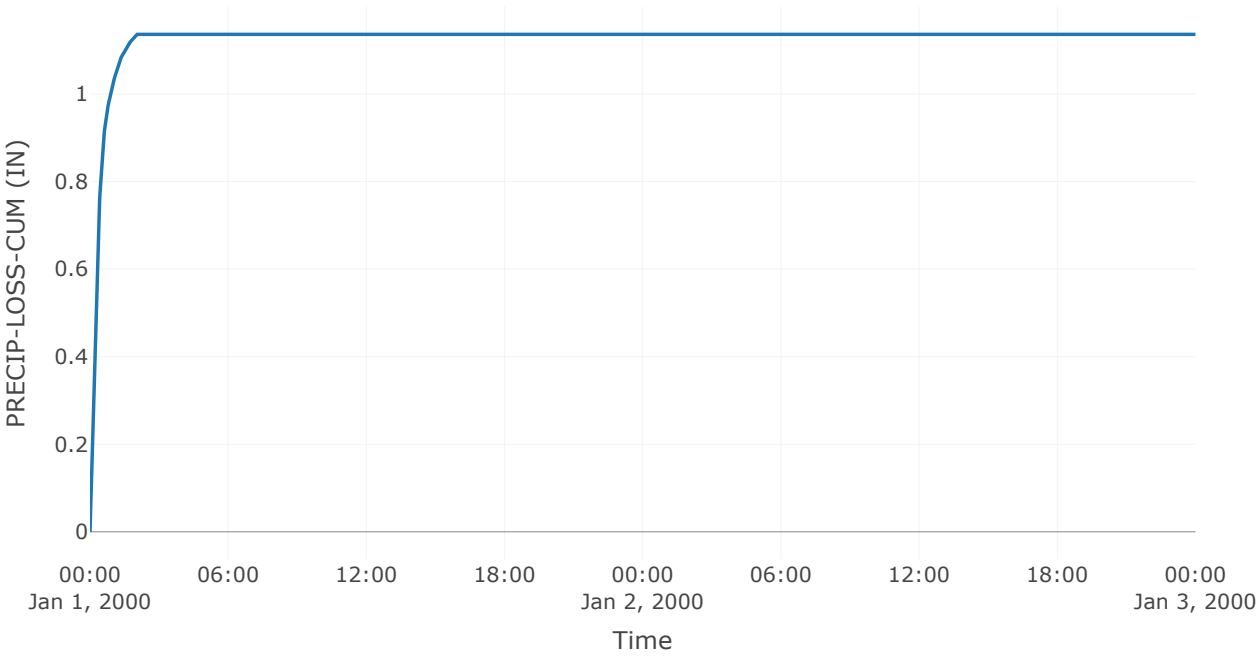
Cumulative Outflow



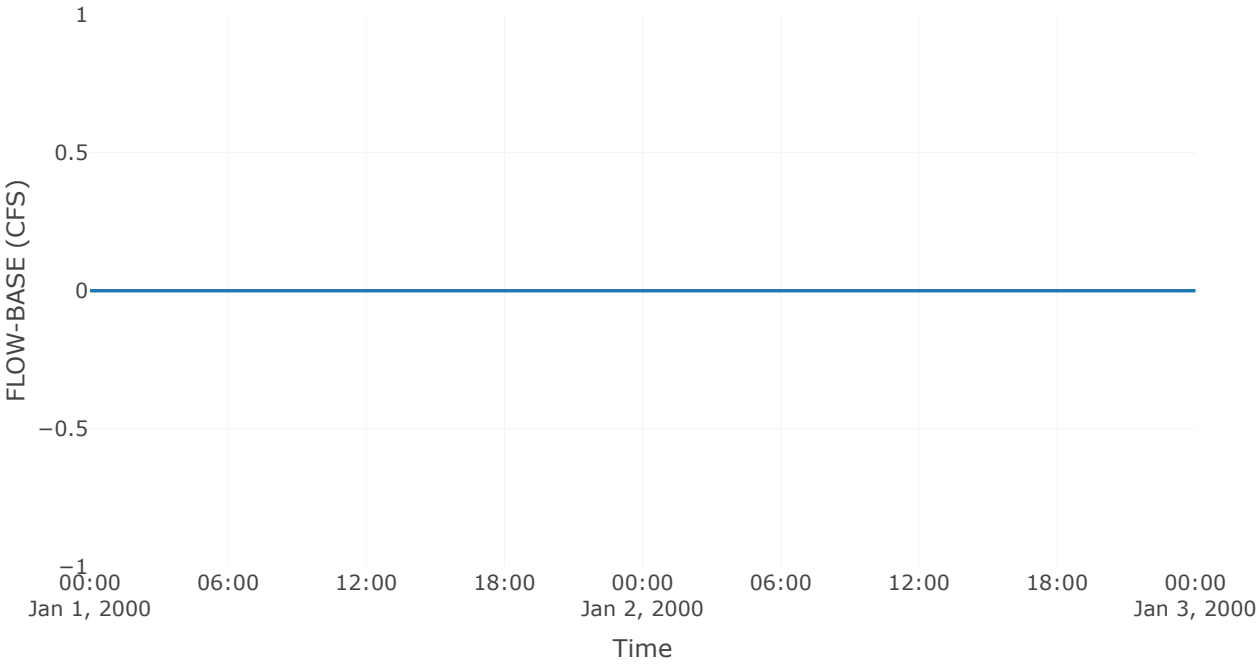
Cumulative Precipitation



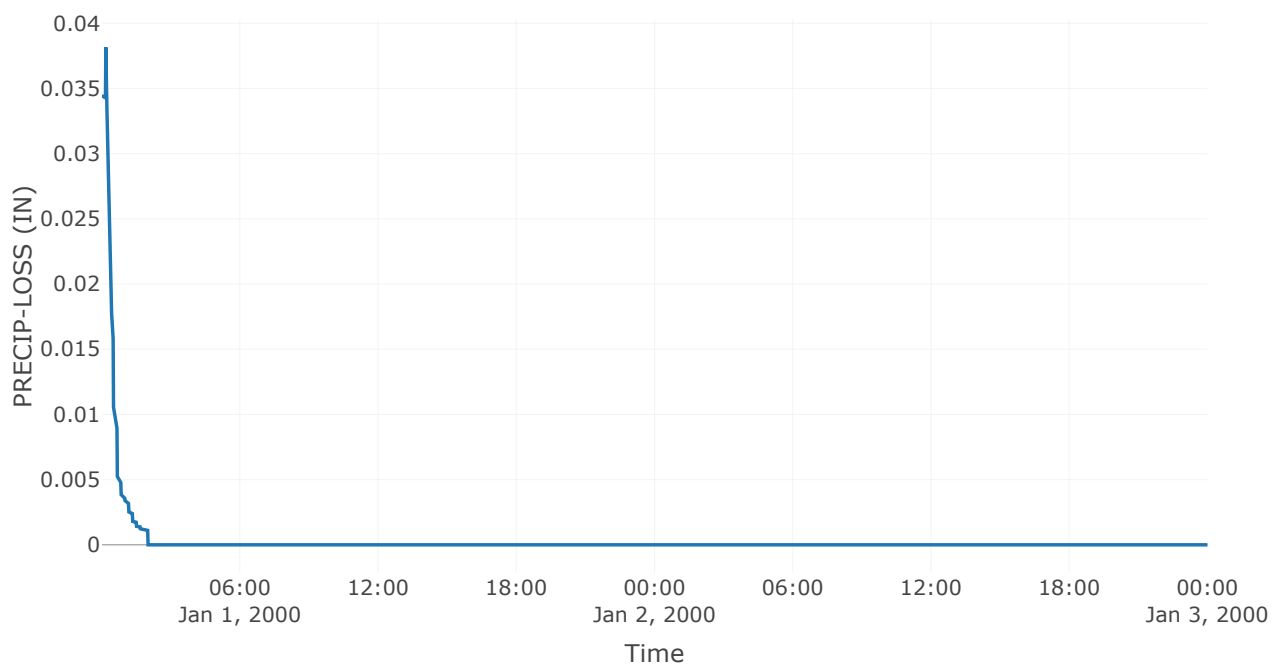
Cumulative Precipitation Loss



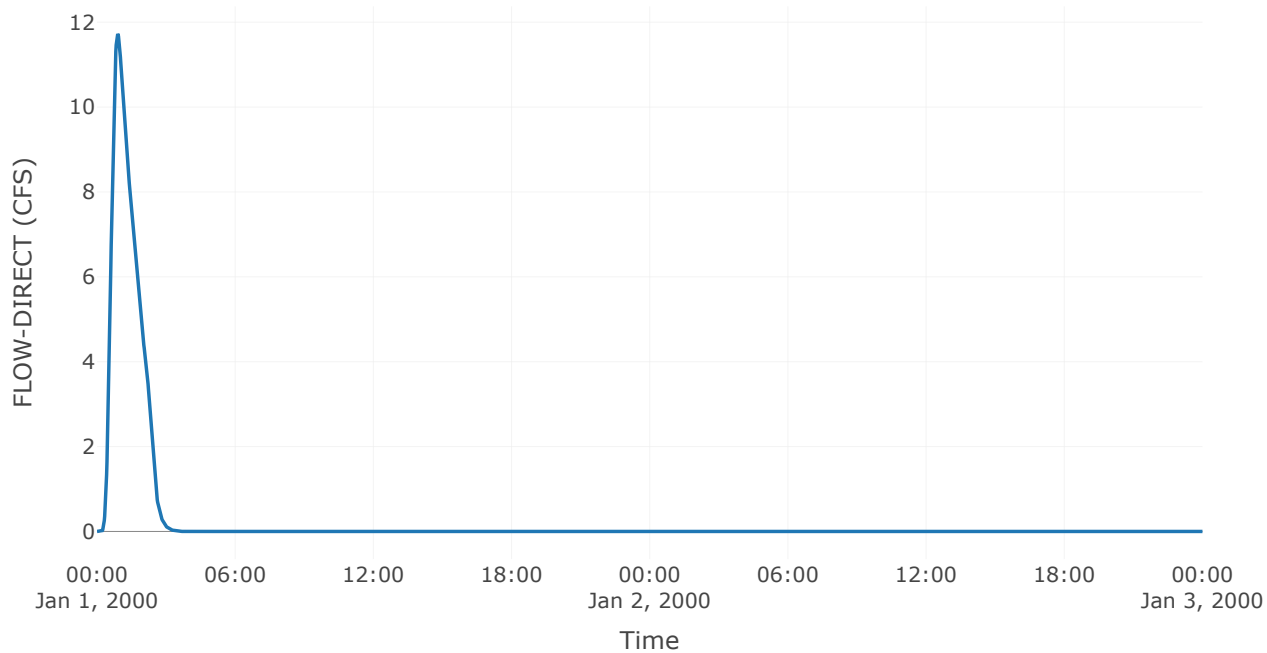
Baseflow



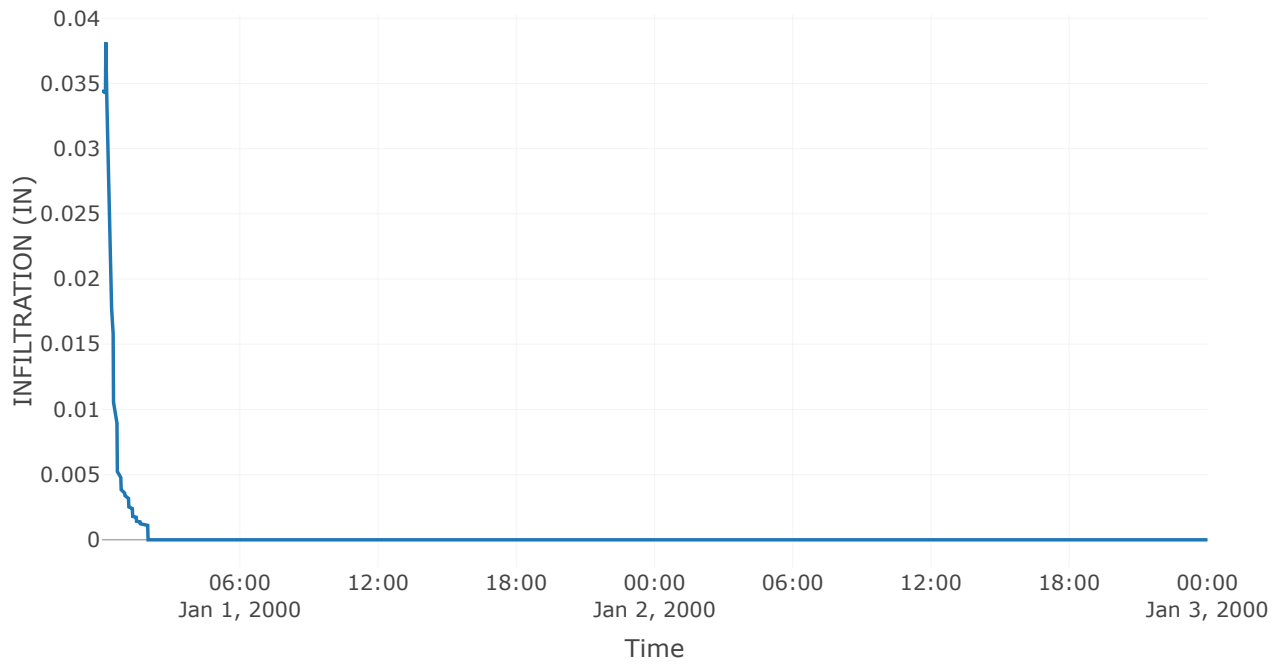
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I South

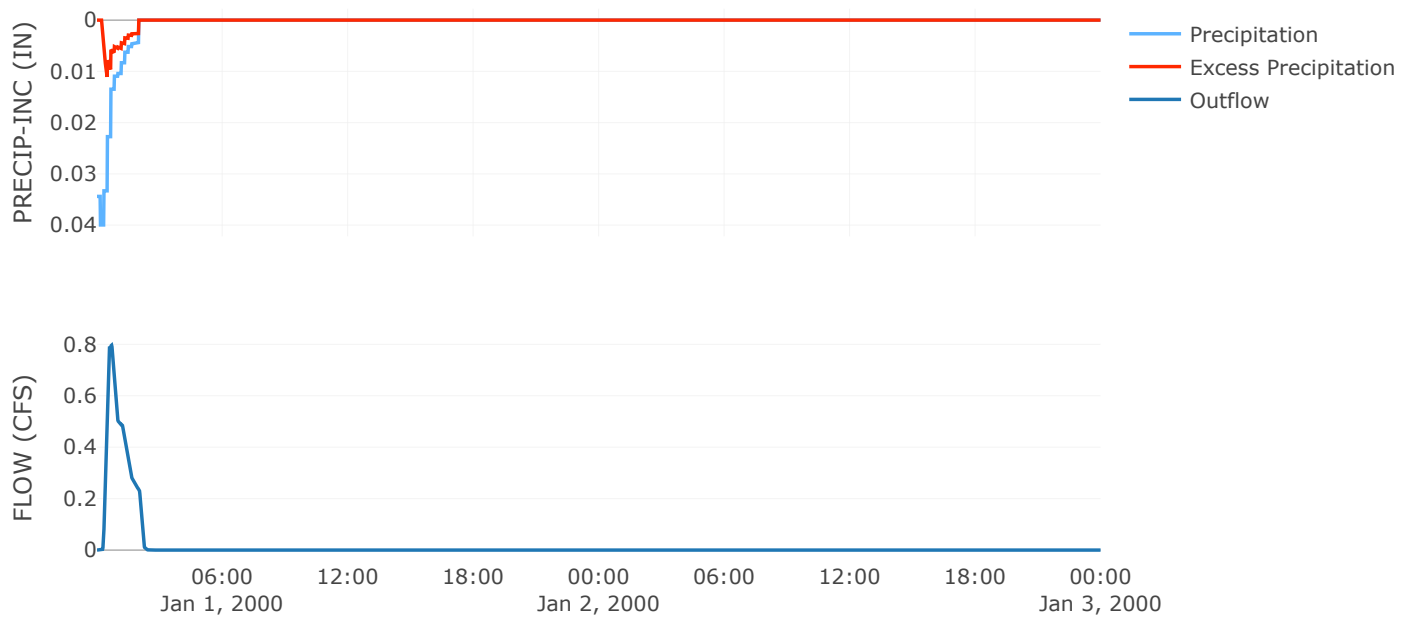
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

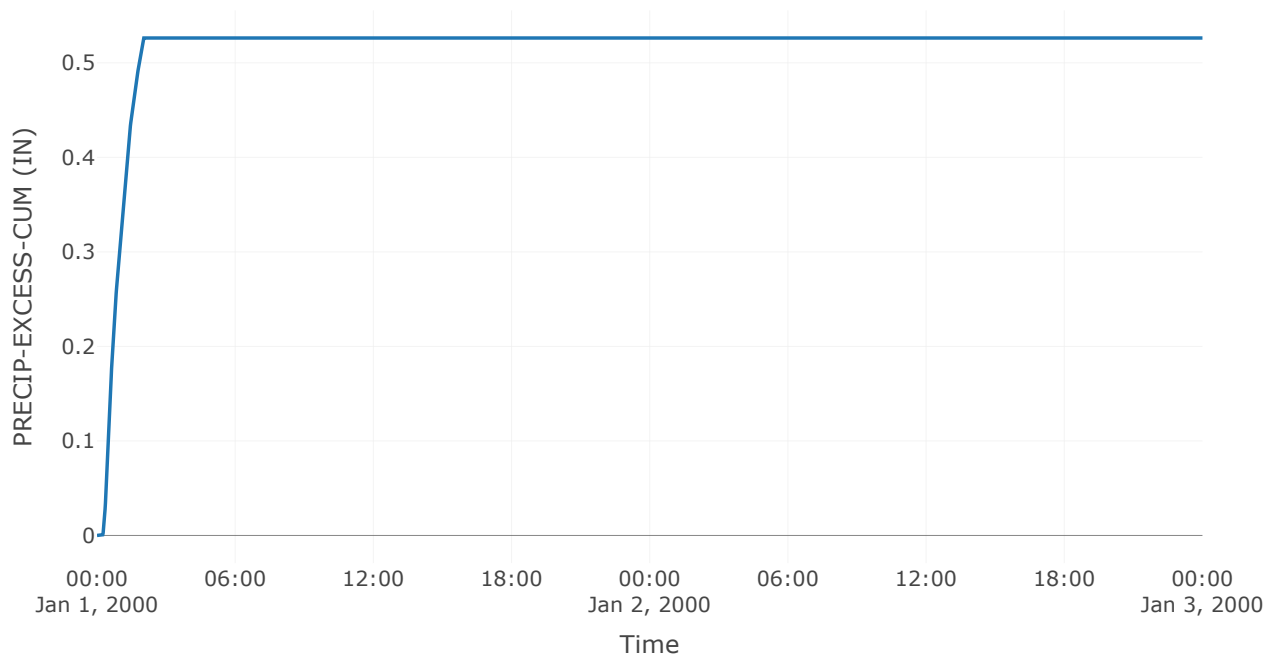
Transform: SCS	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib I 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

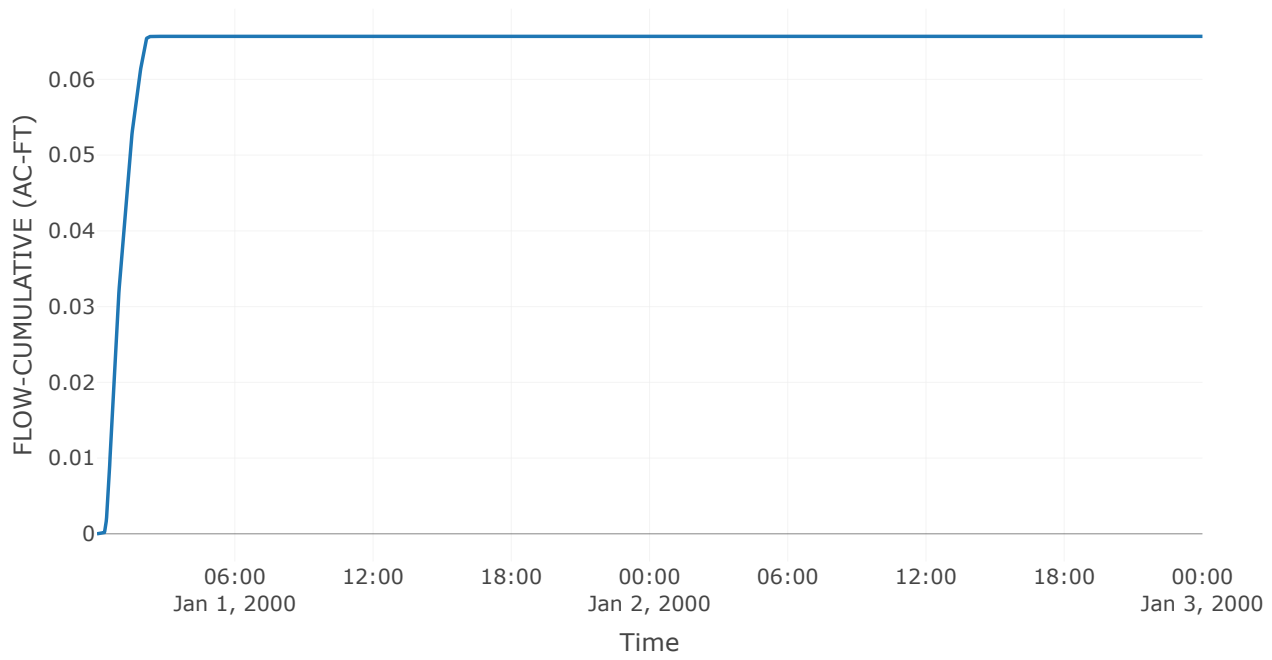
Precipitation and Outflow



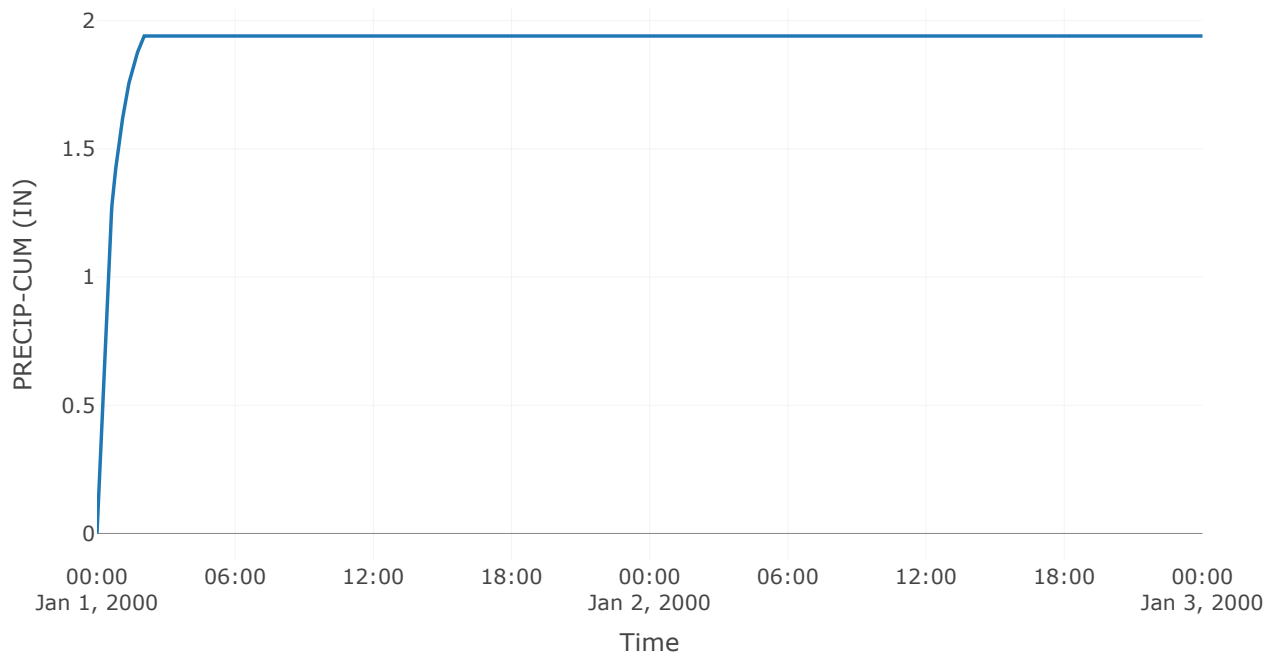
Cumulative Excess Precipitation



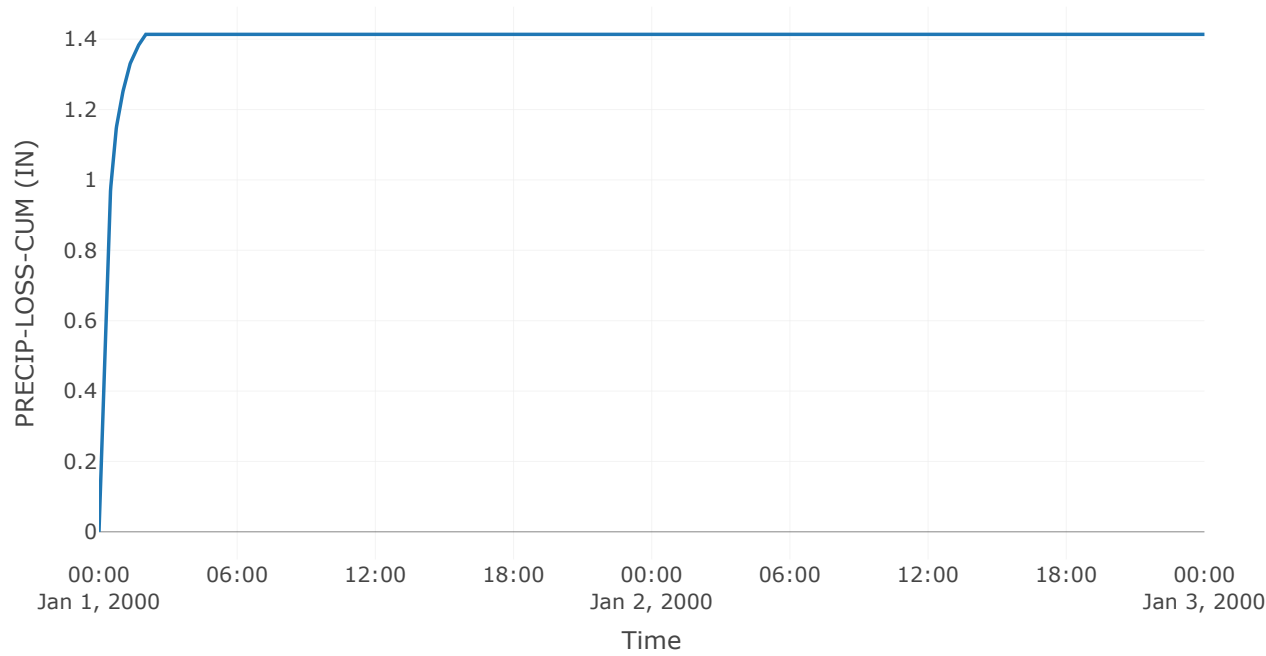
Cumulative Outflow



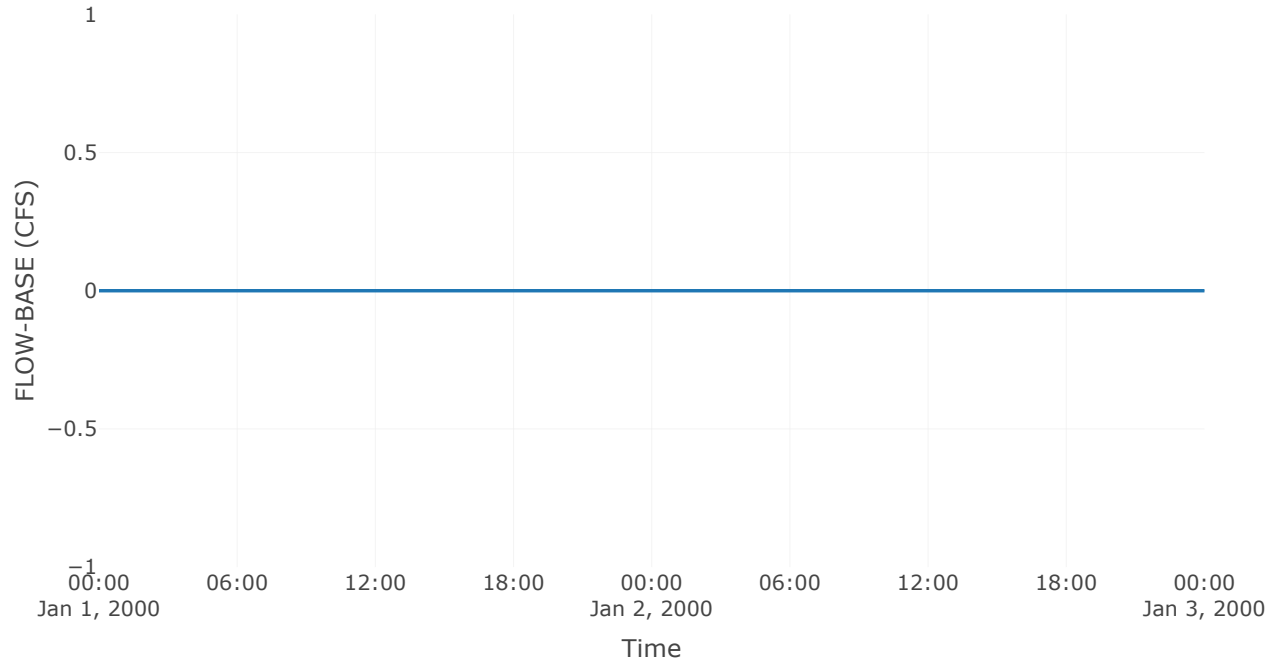
Cumulative Precipitation



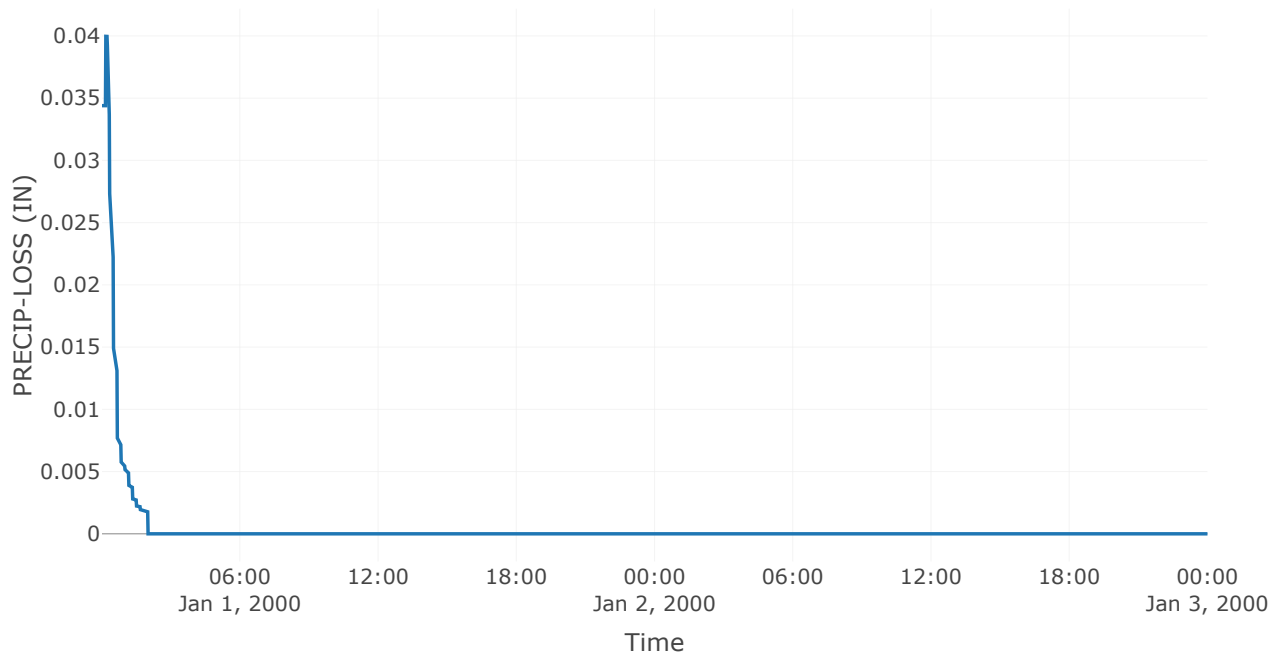
Cumulative Precipitation Loss



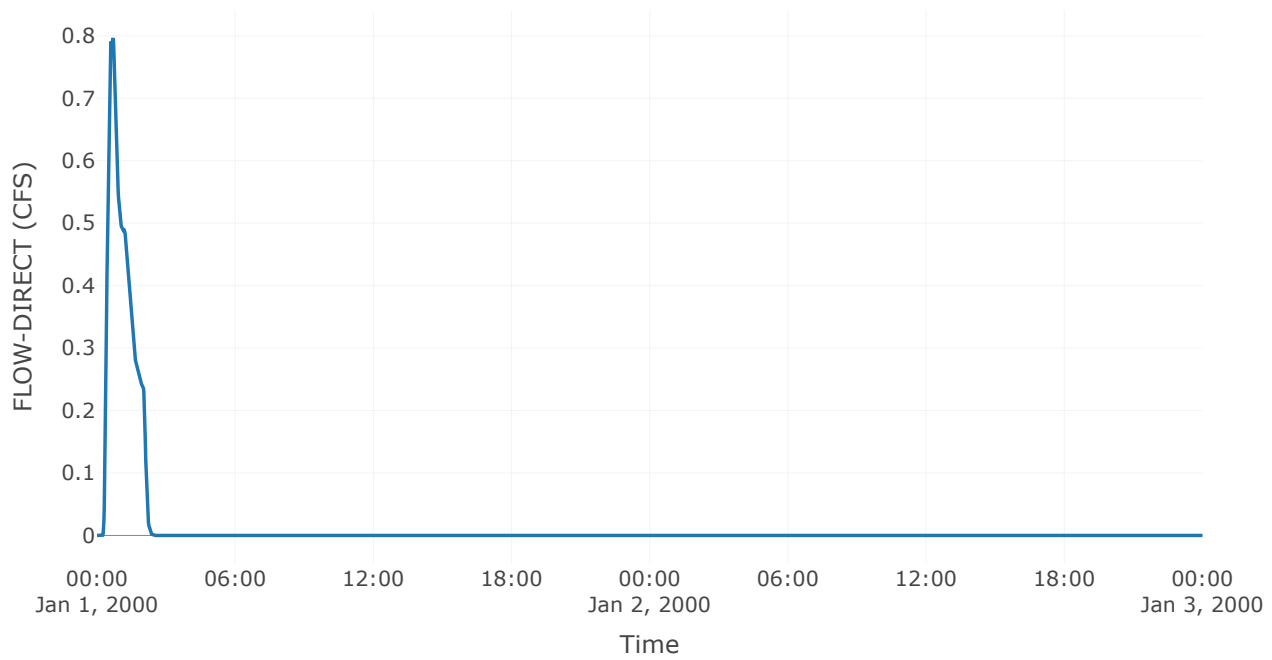
Baseflow



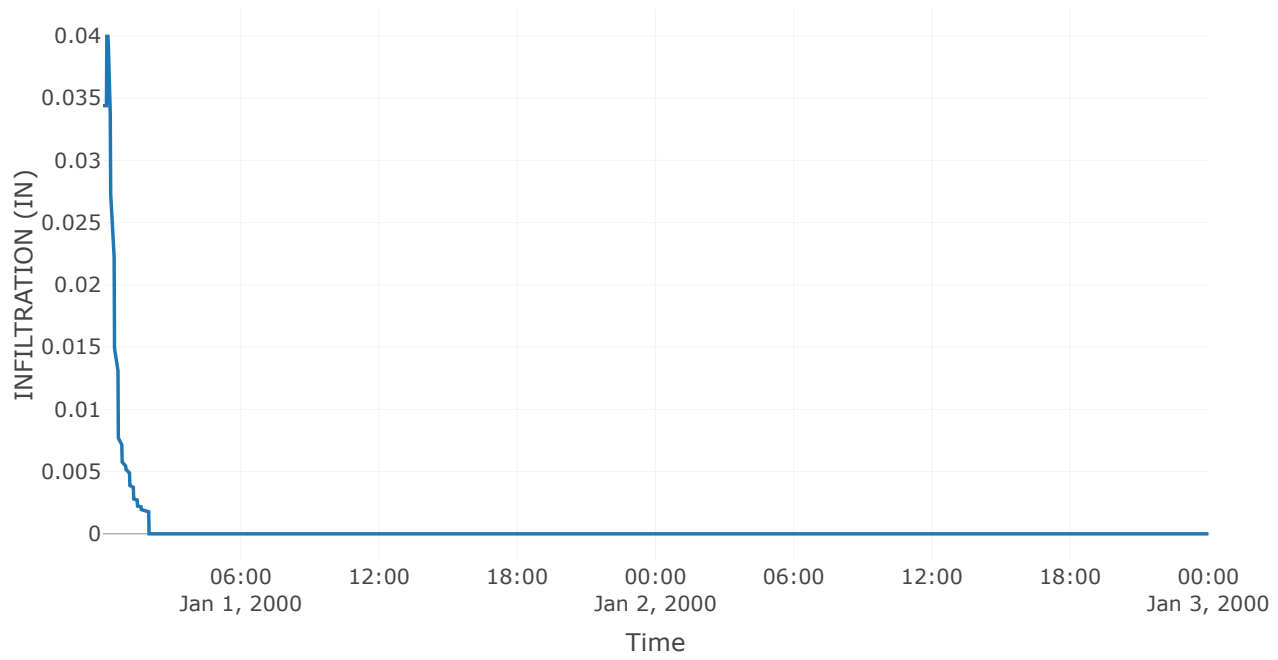
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I West

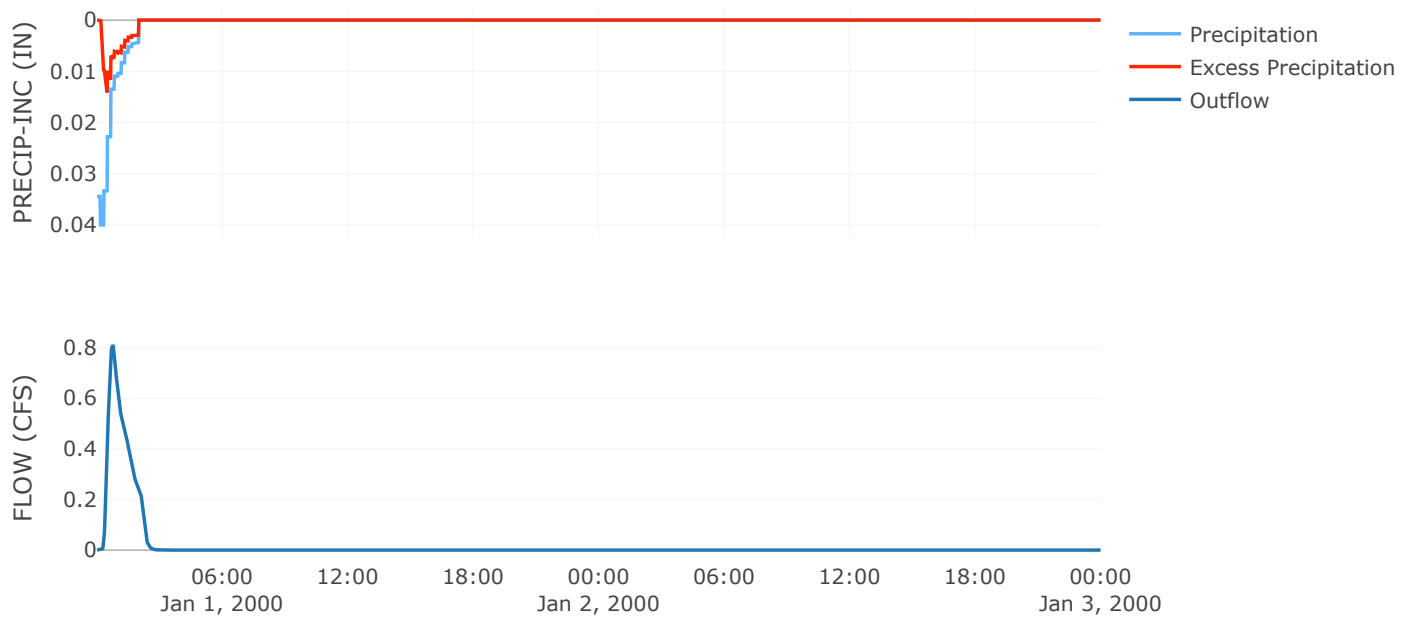
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

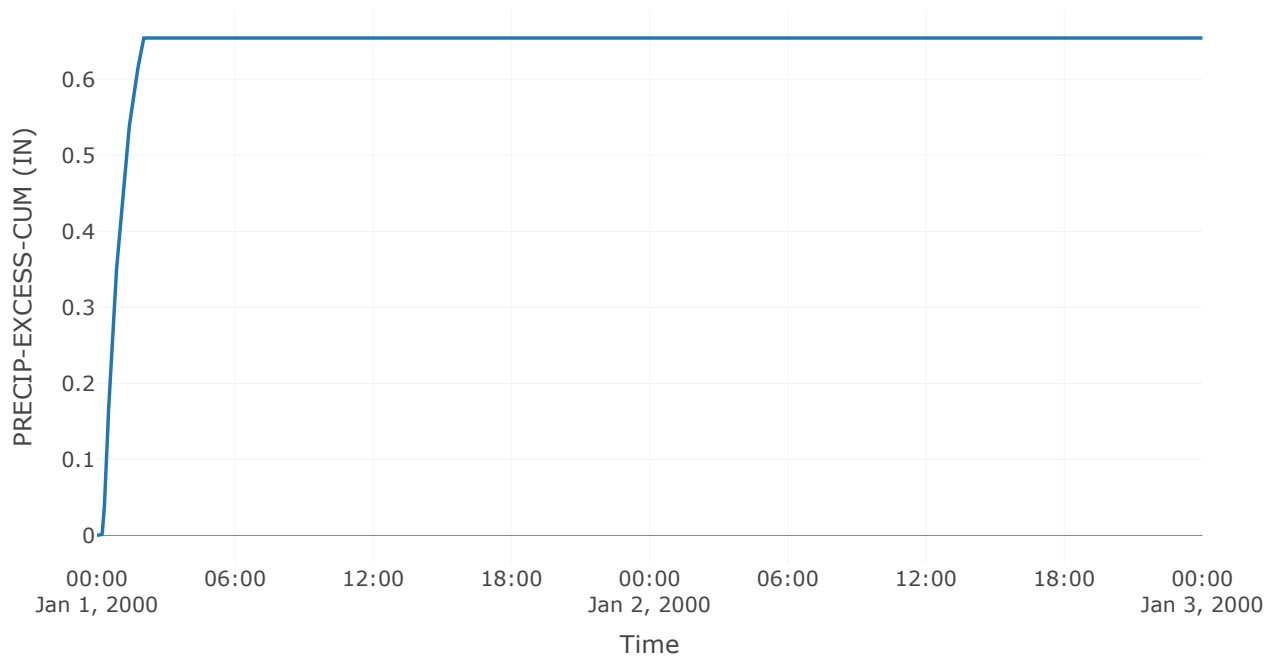
Transform: SCS	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib I 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

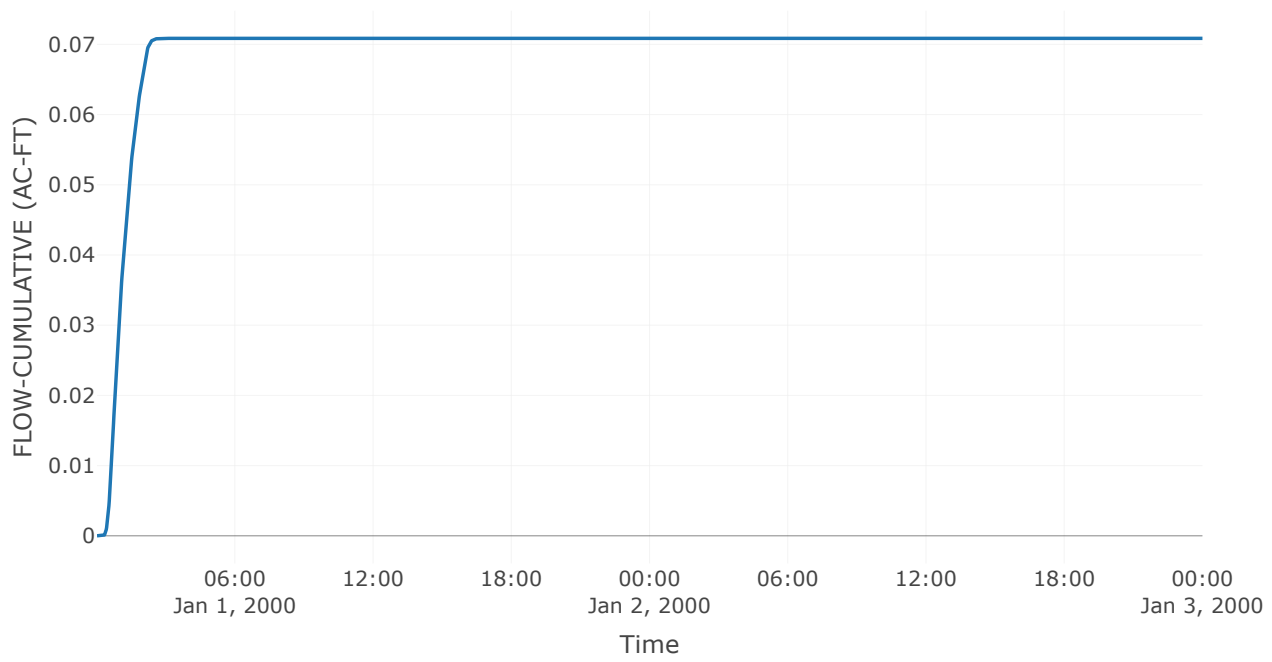
Precipitation and Outflow



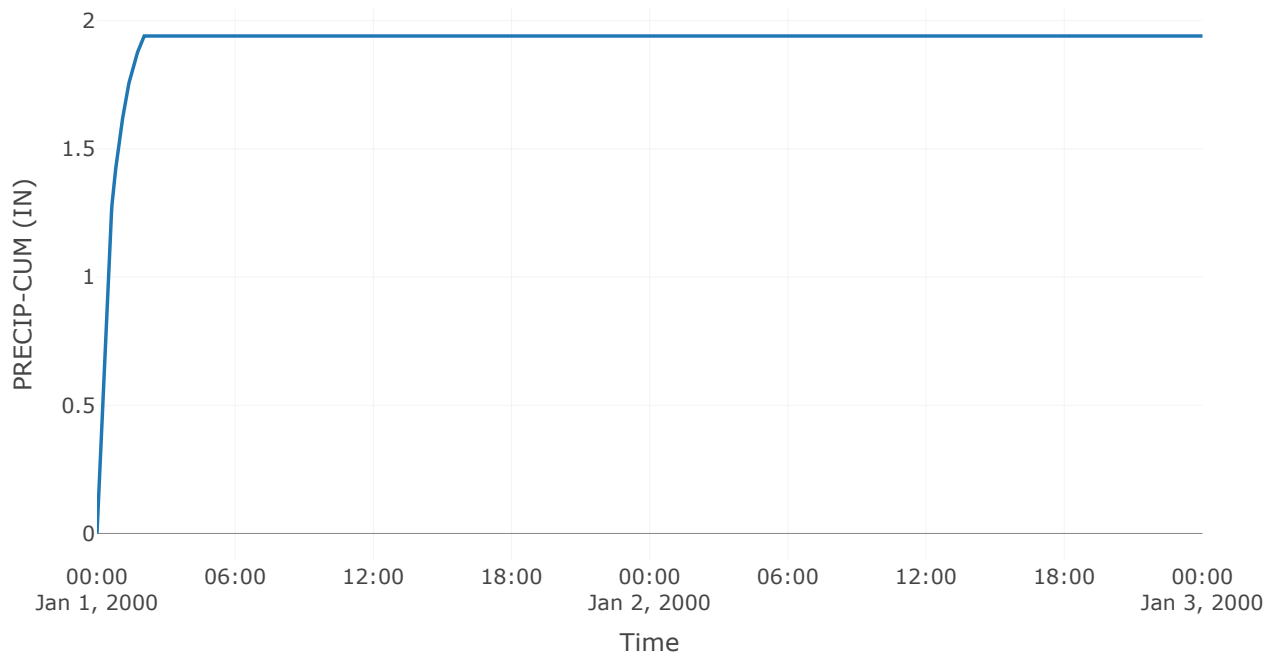
Cumulative Excess Precipitation



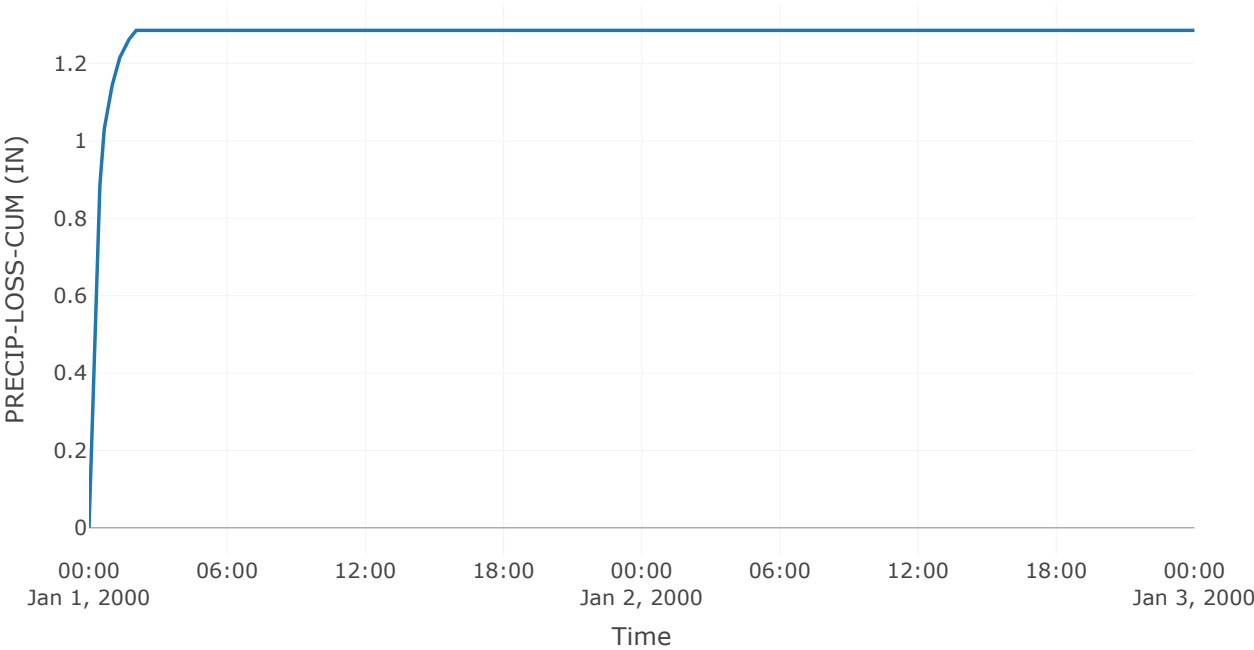
Cumulative Outflow



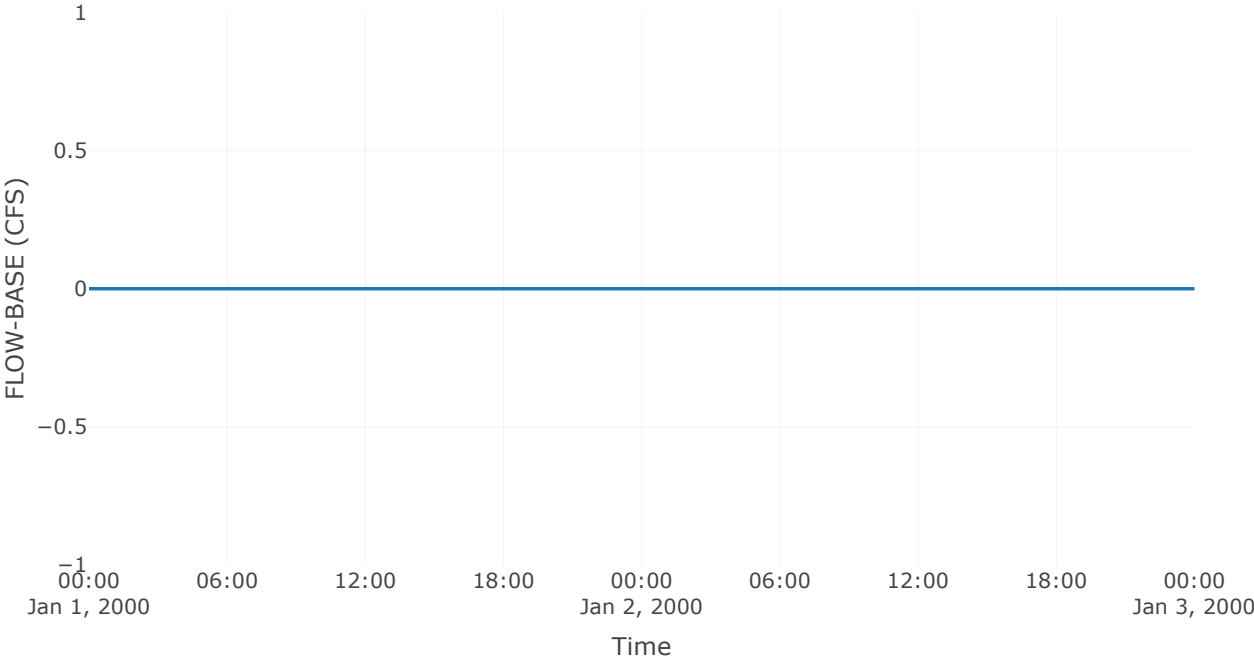
Cumulative Precipitation



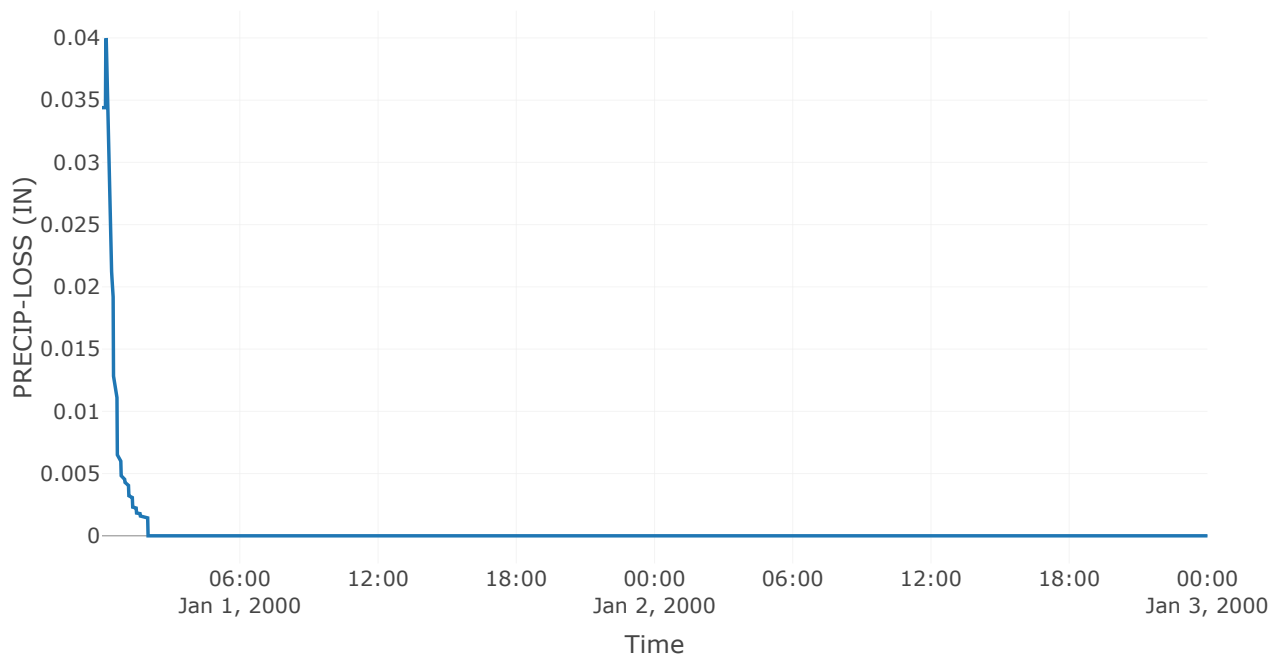
Cumulative Precipitation Loss



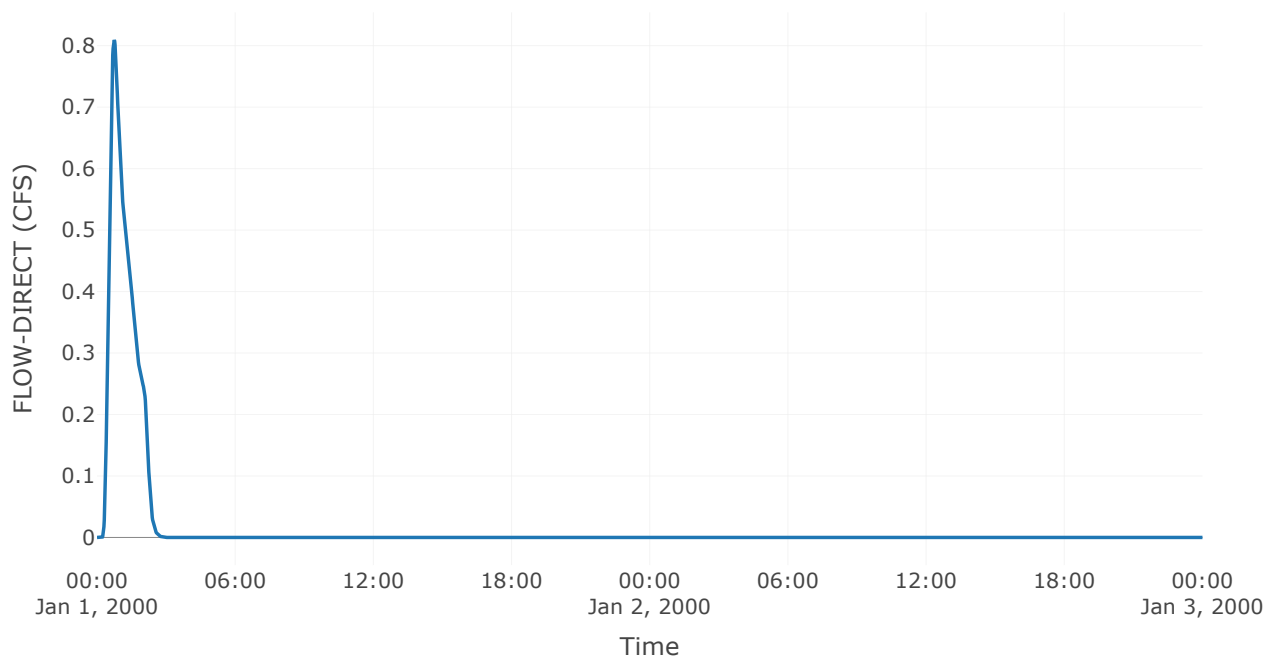
Baseflow



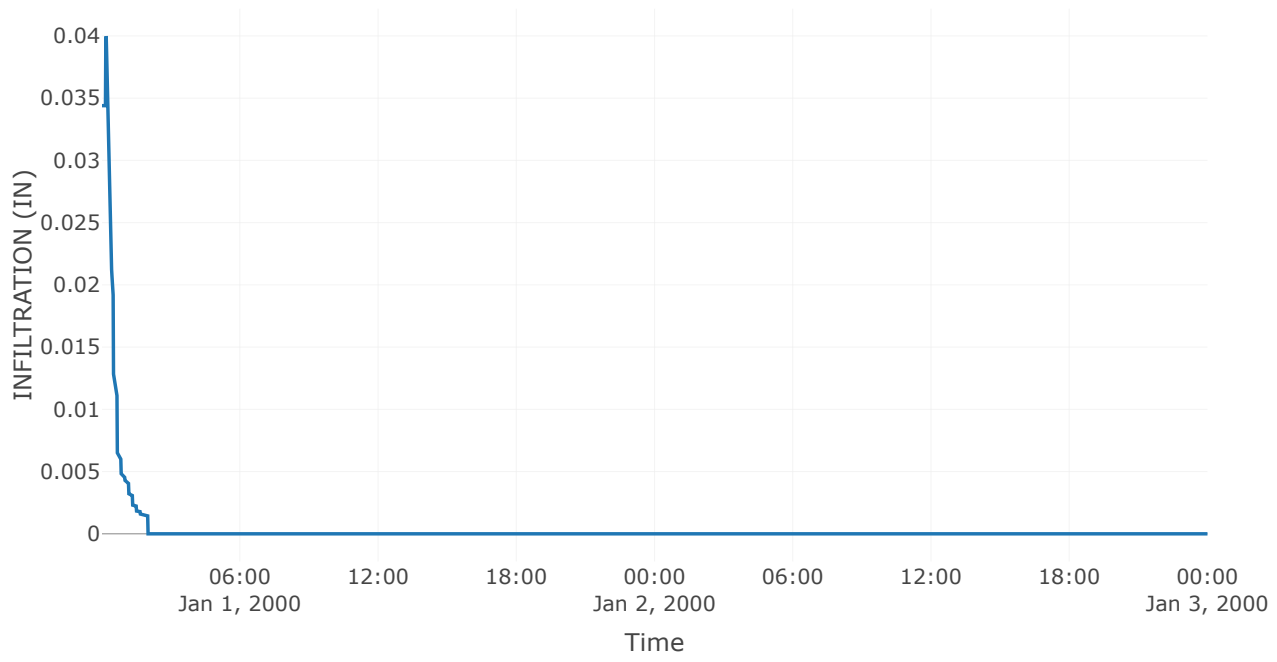
Precipitation Loss



Direct Runoff



Soil Infiltration

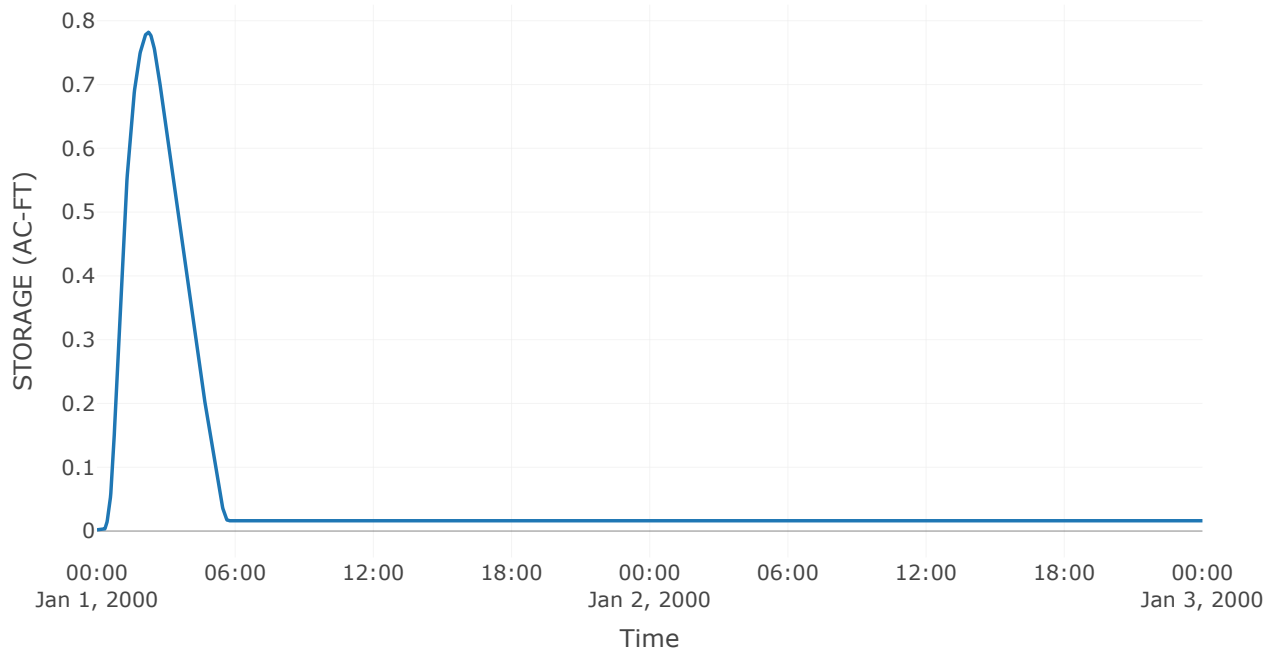


Reservoir: Basin 1

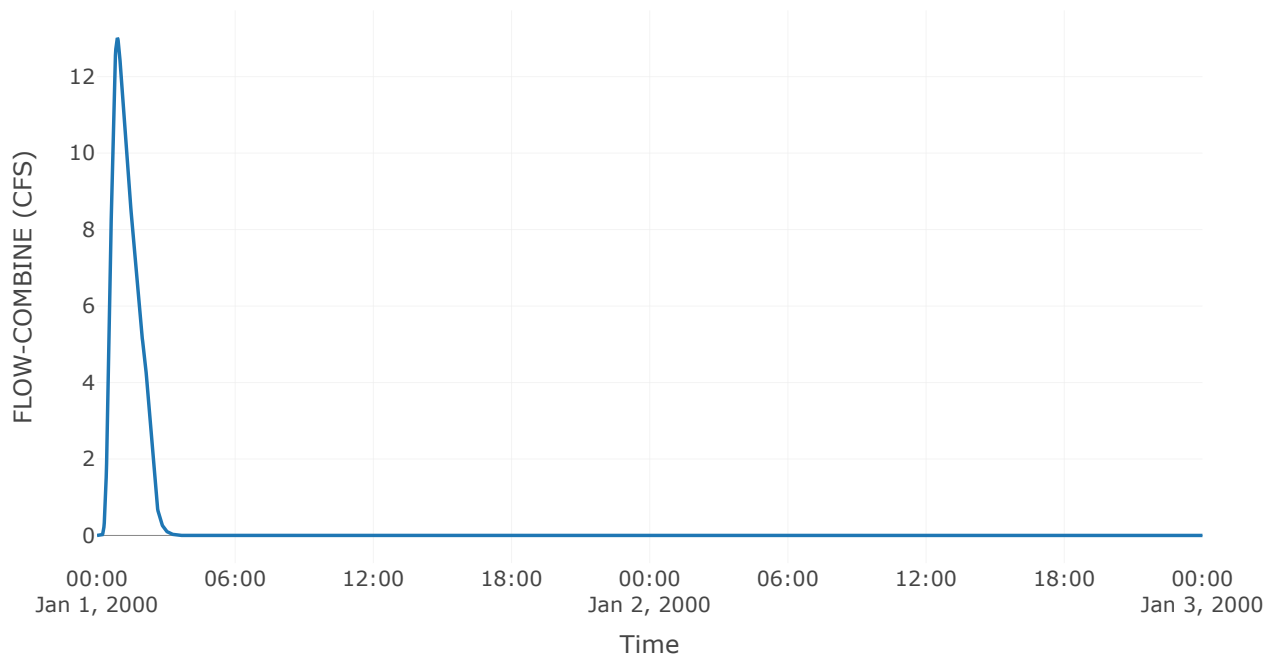
Downstream : Basin 2

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

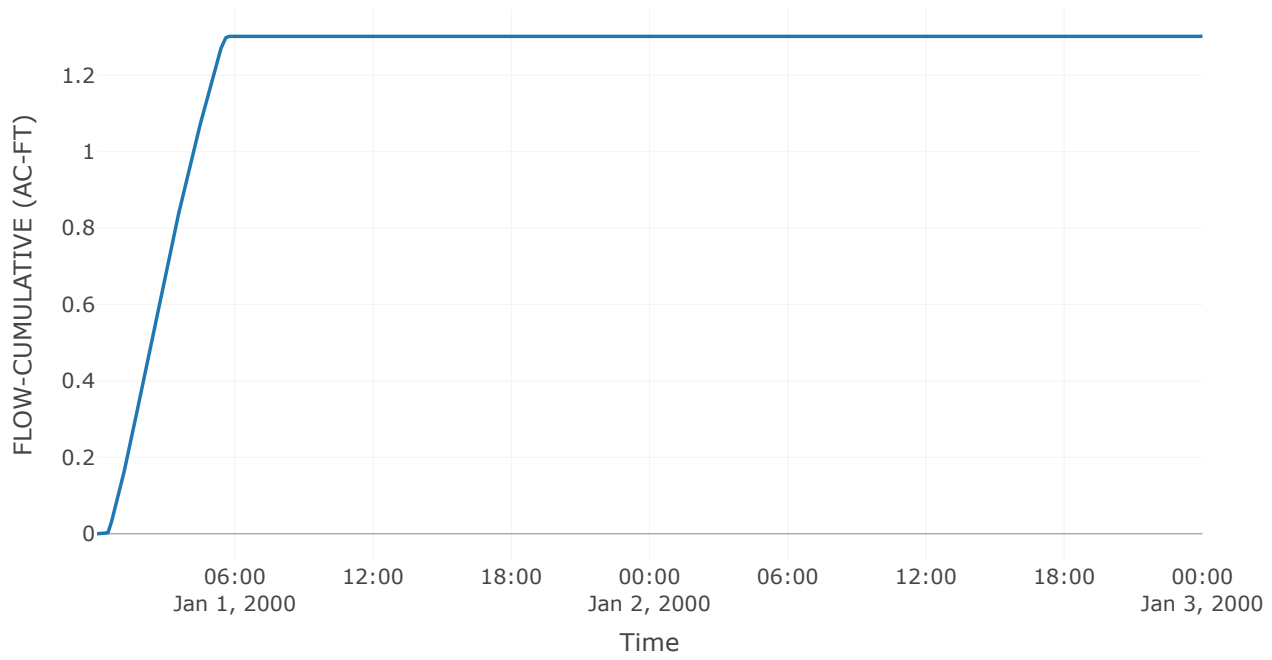
Storage



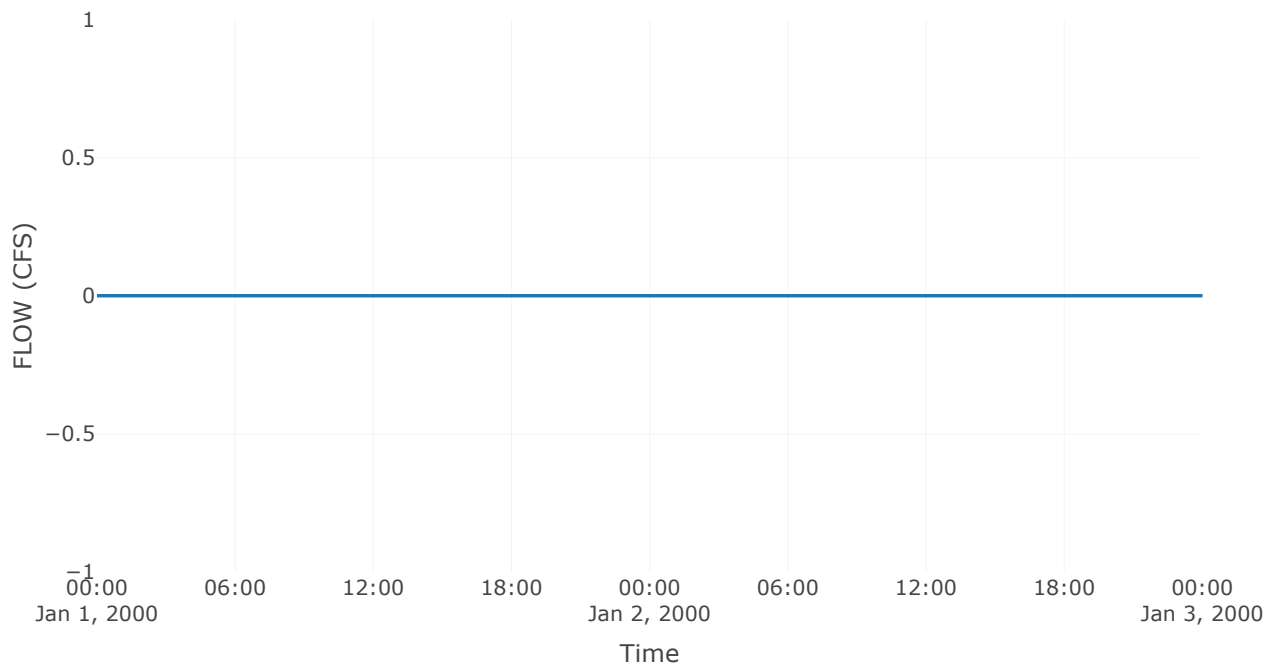
Combined Inflow



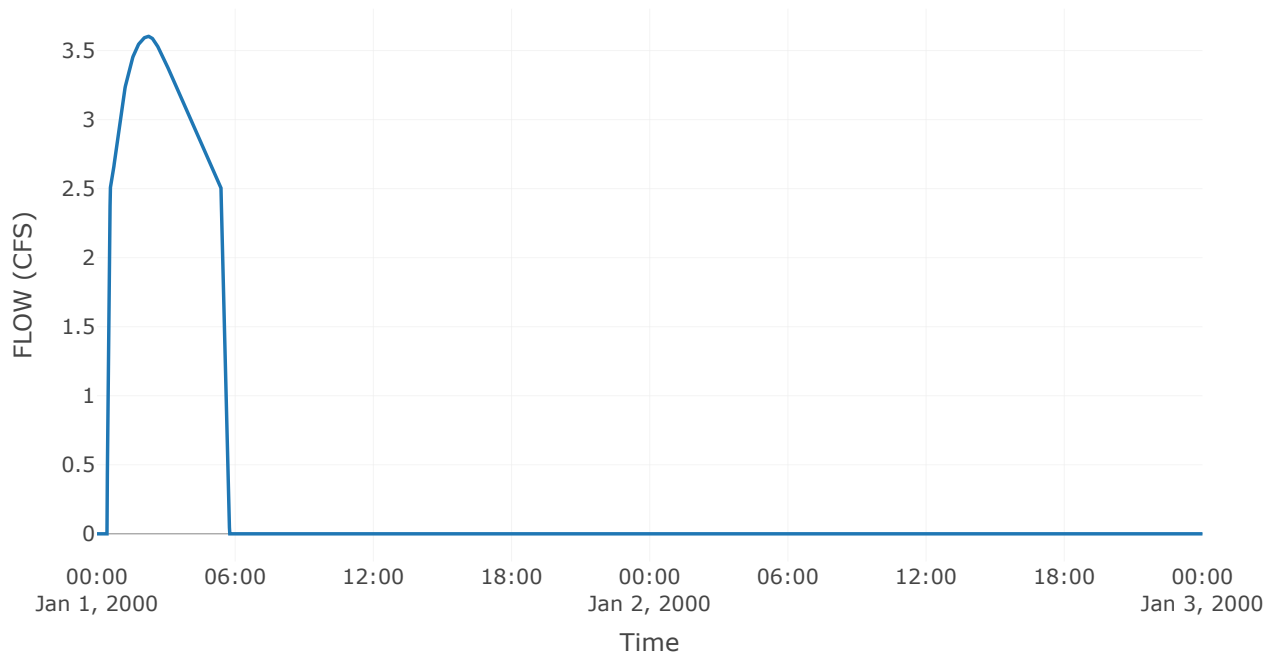
Cumulative Outflow



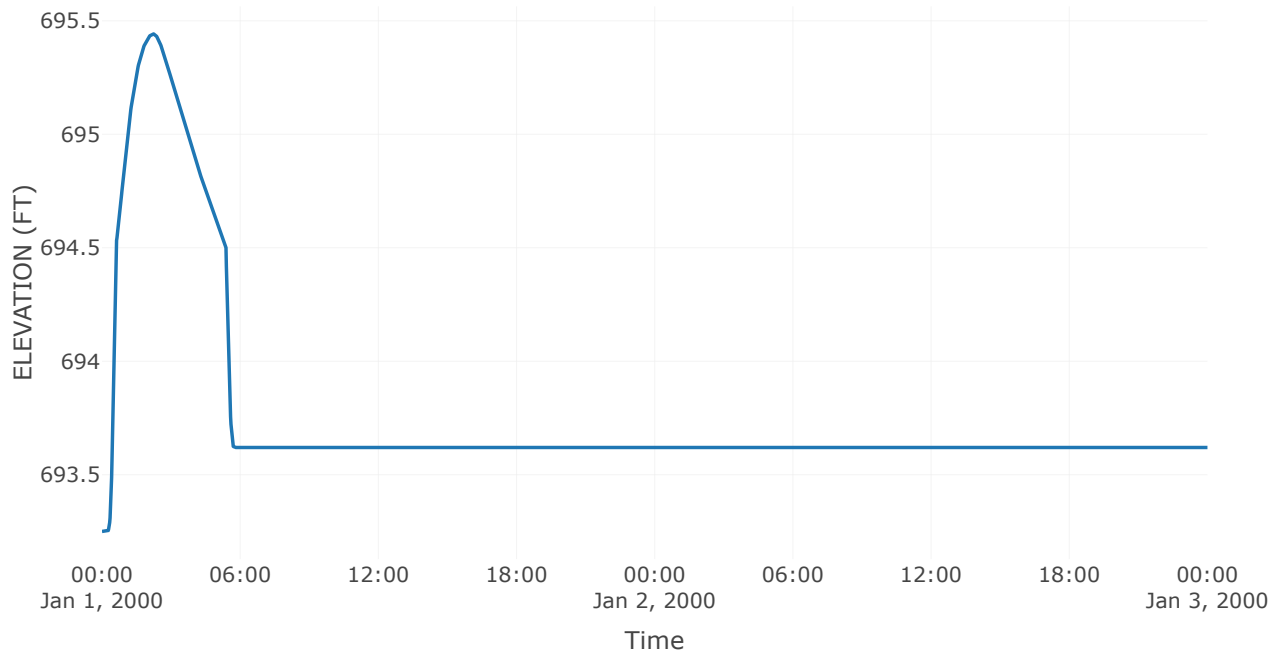
Spillway 1



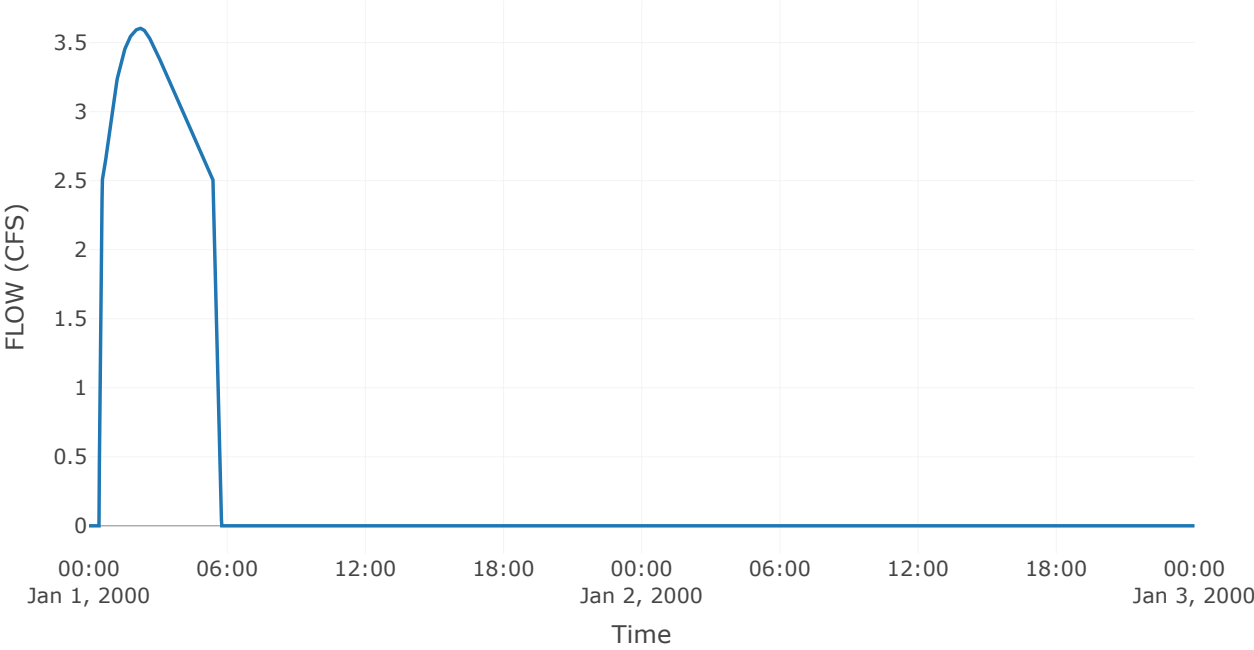
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

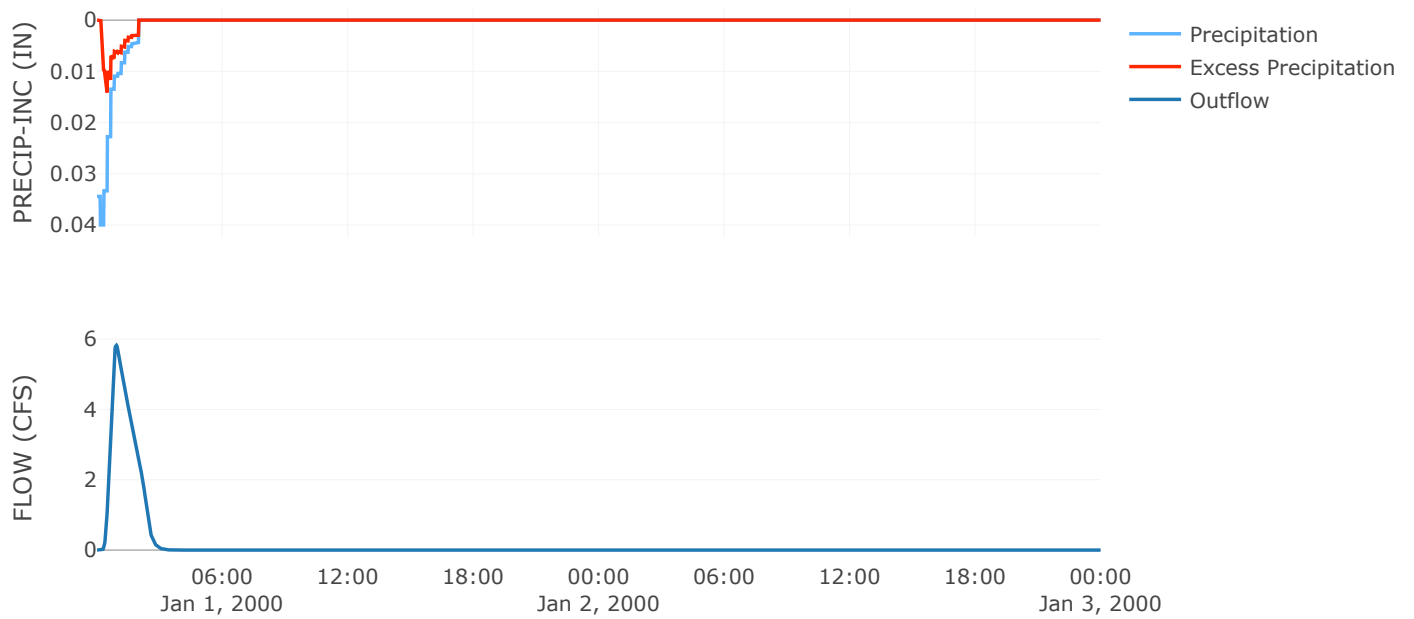
Area (MI²) : 0.02
Downstream : Basin 2

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

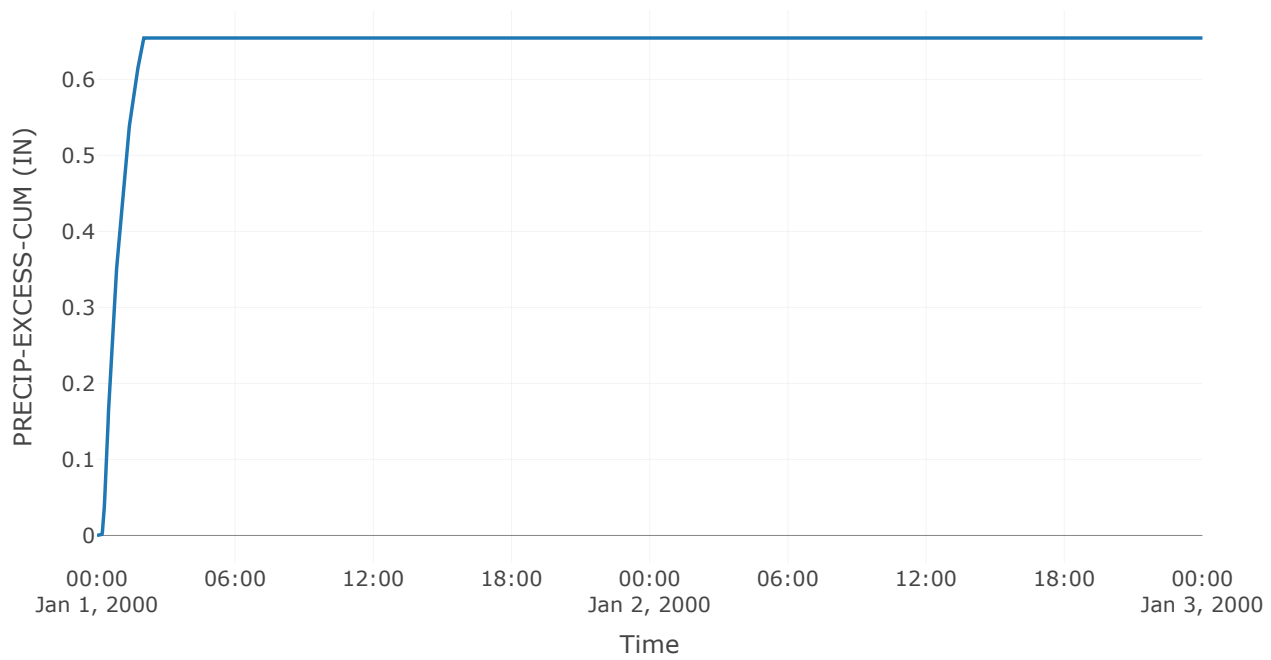
Transform: SCS	
Lag	20.4
Unitgraph Type	Standard

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

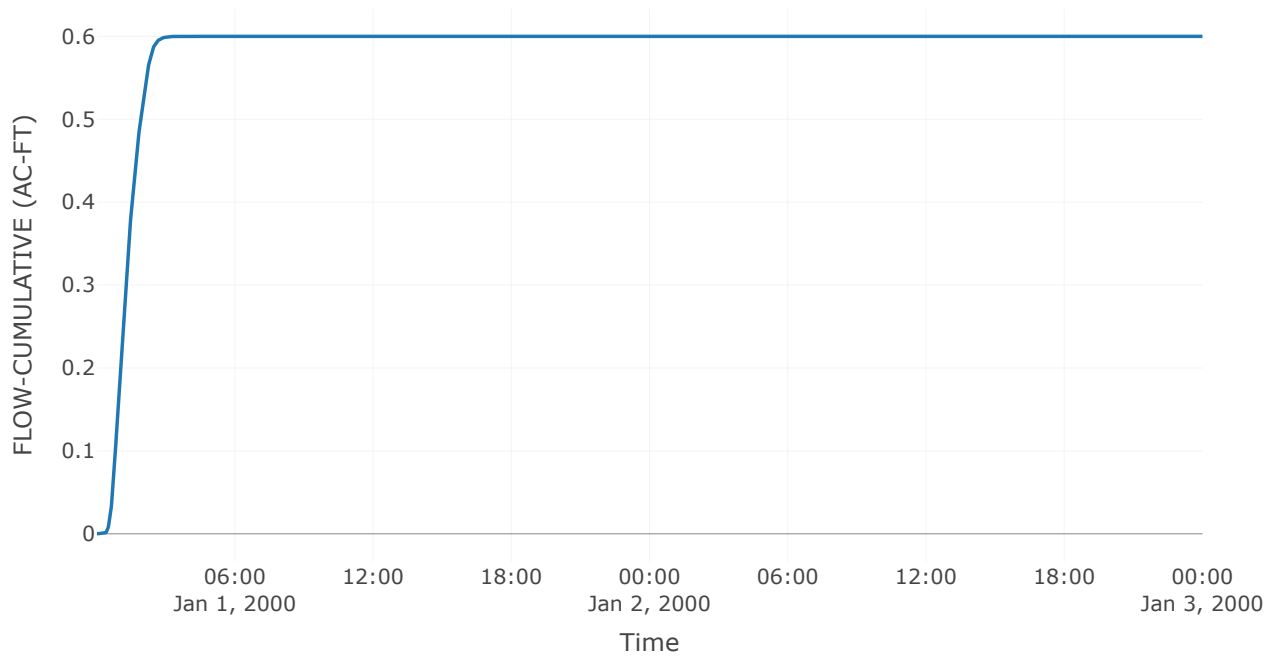
Precipitation and Outflow



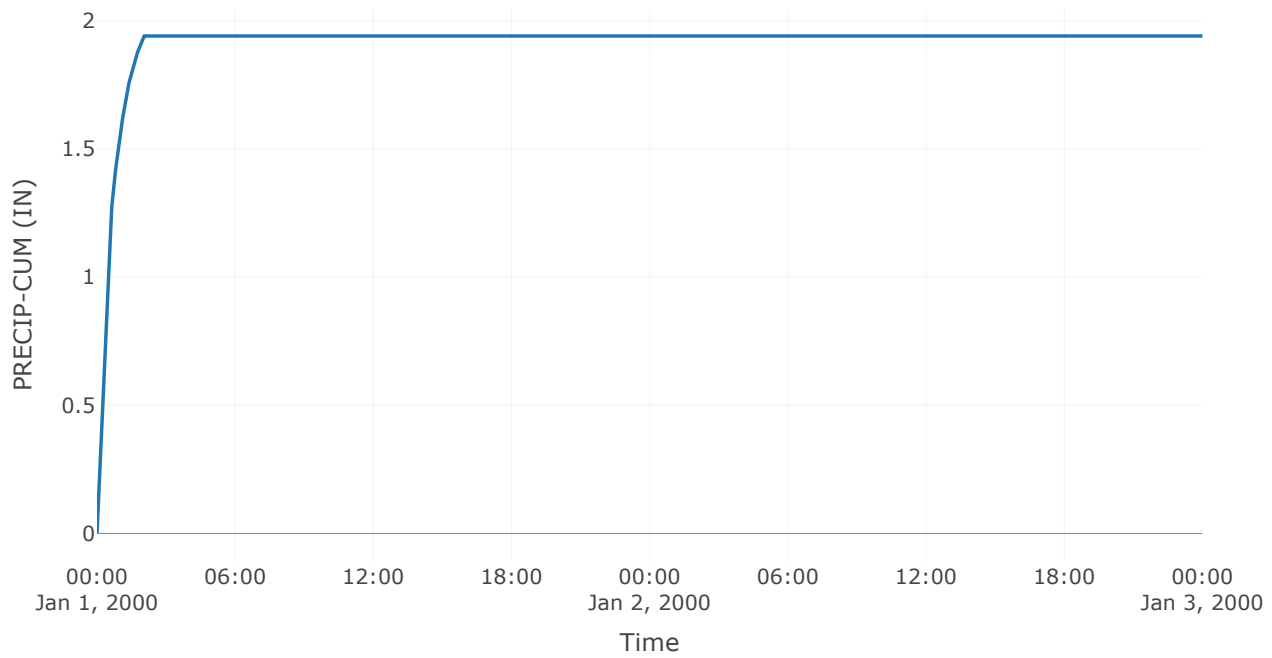
Cumulative Excess Precipitation



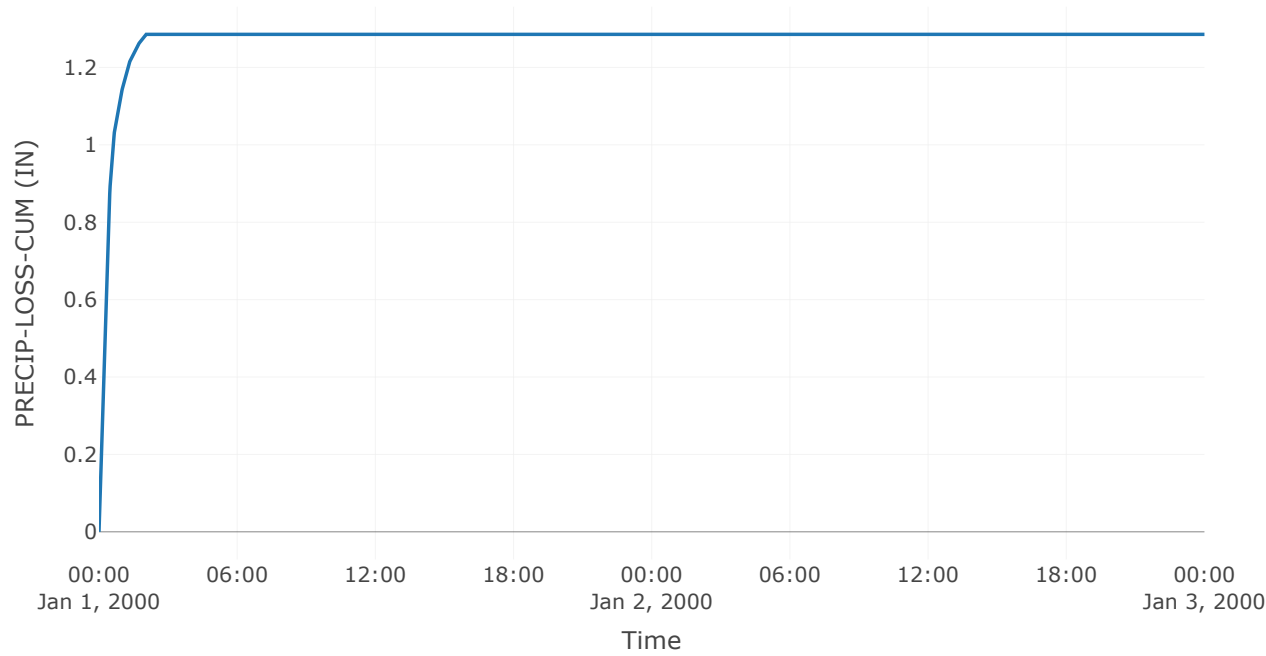
Cumulative Outflow



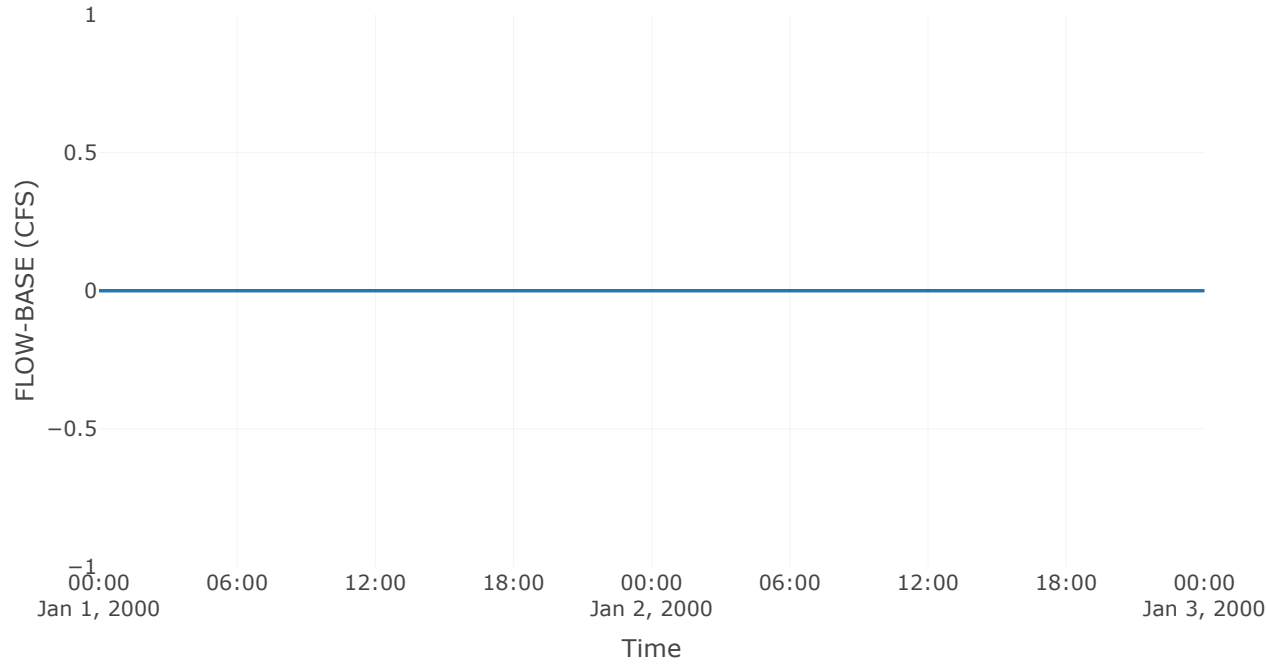
Cumulative Precipitation



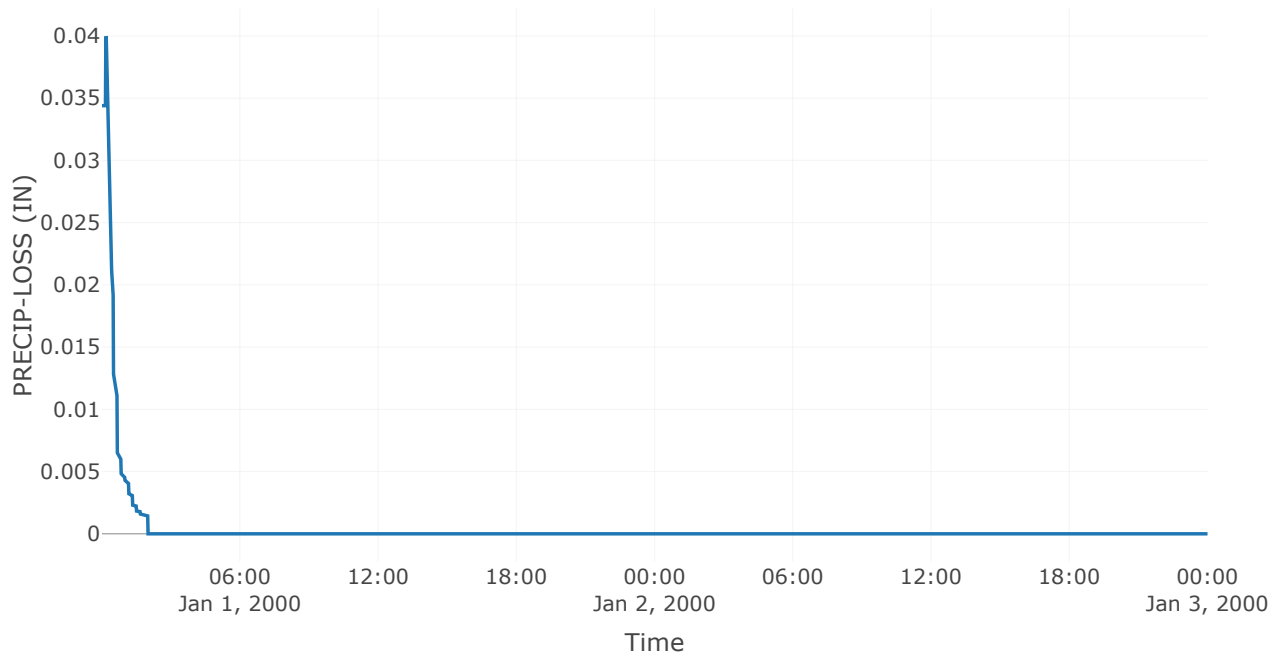
Cumulative Precipitation Loss



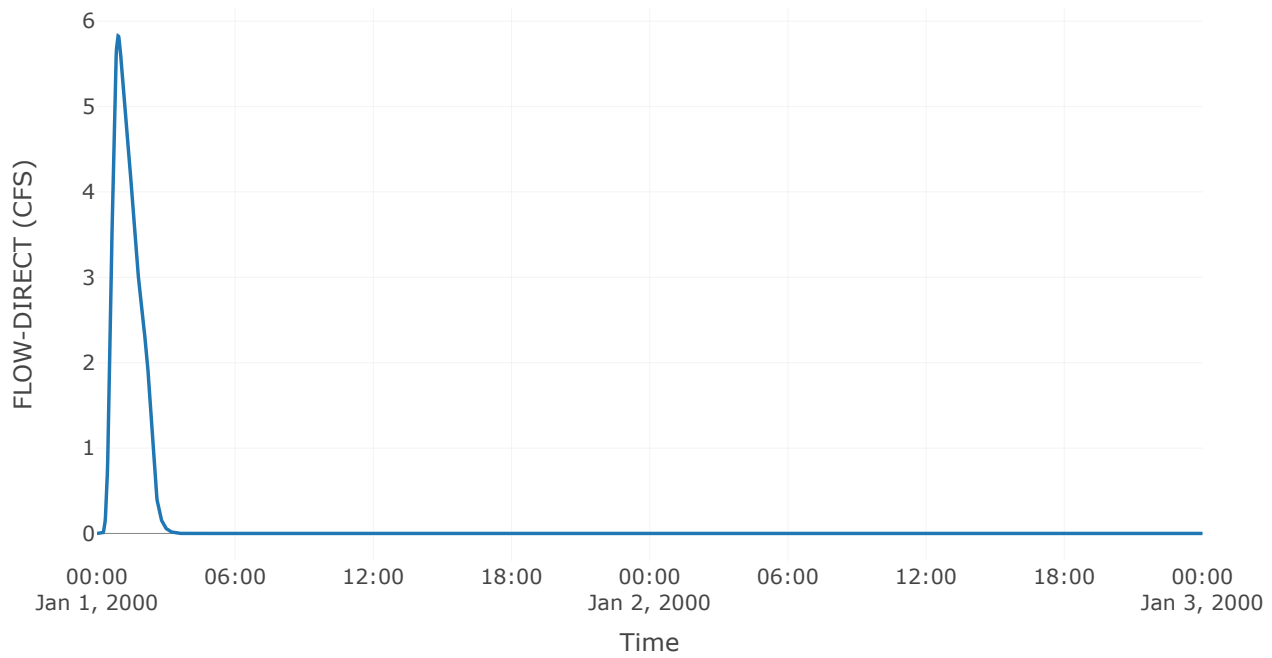
Baseflow



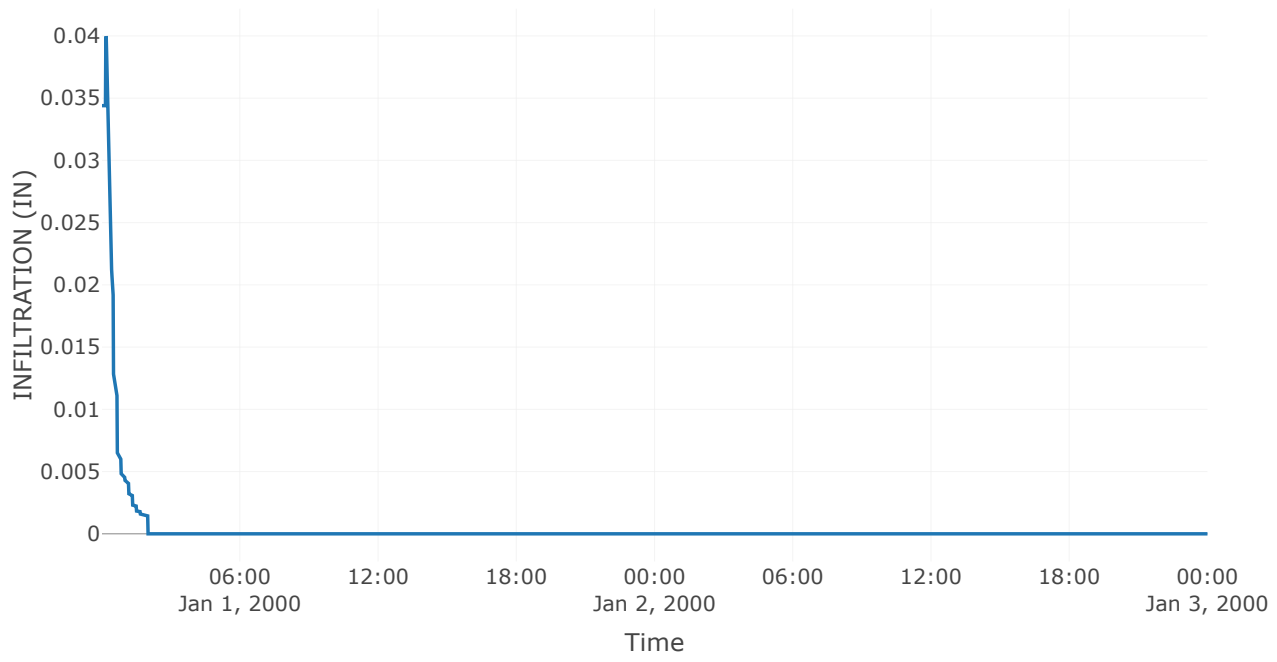
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

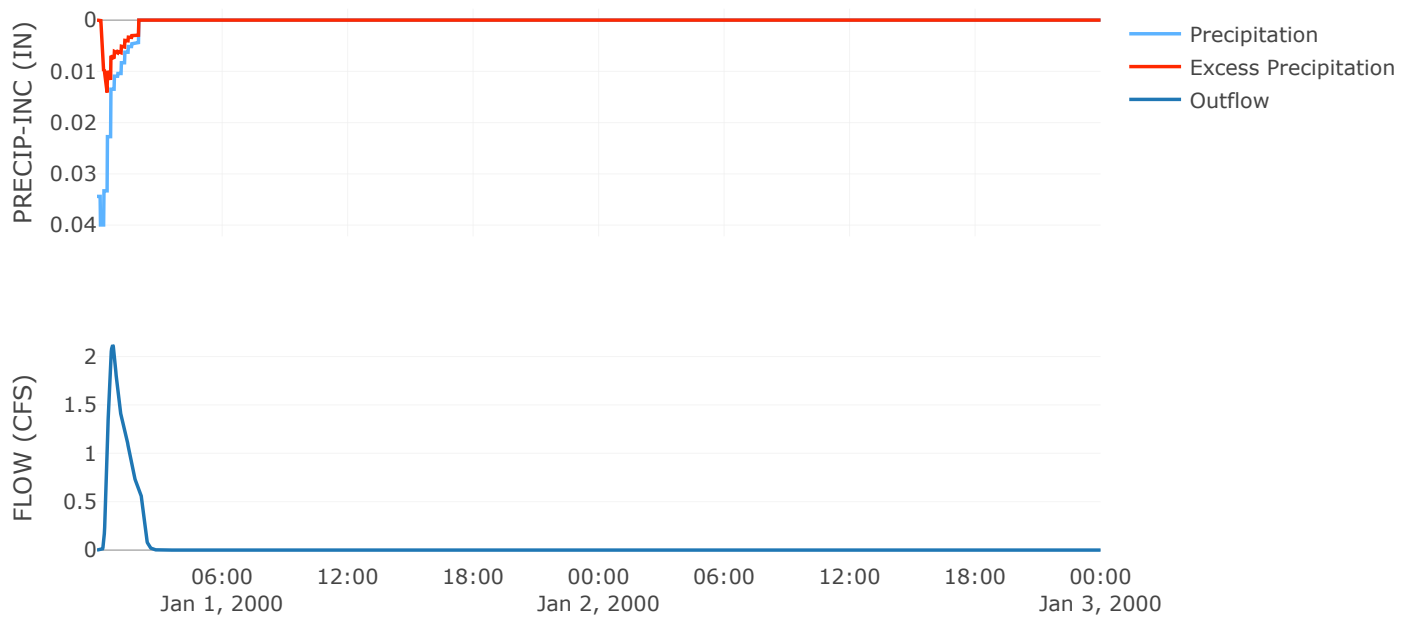
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

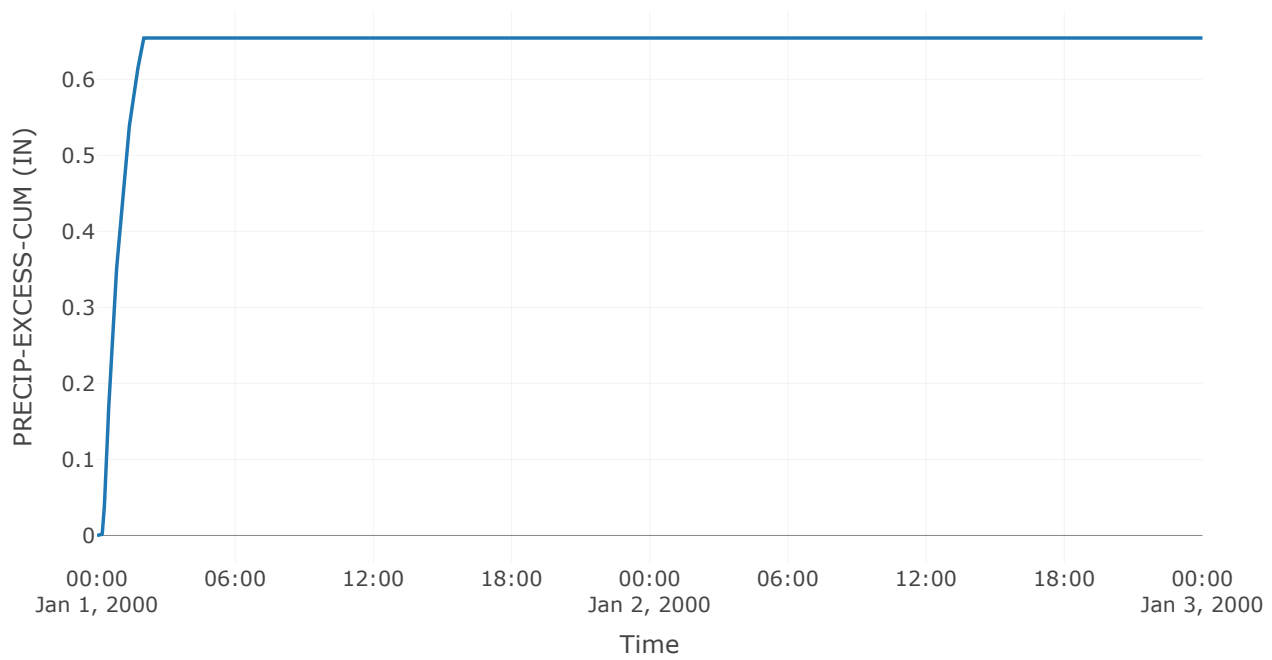
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

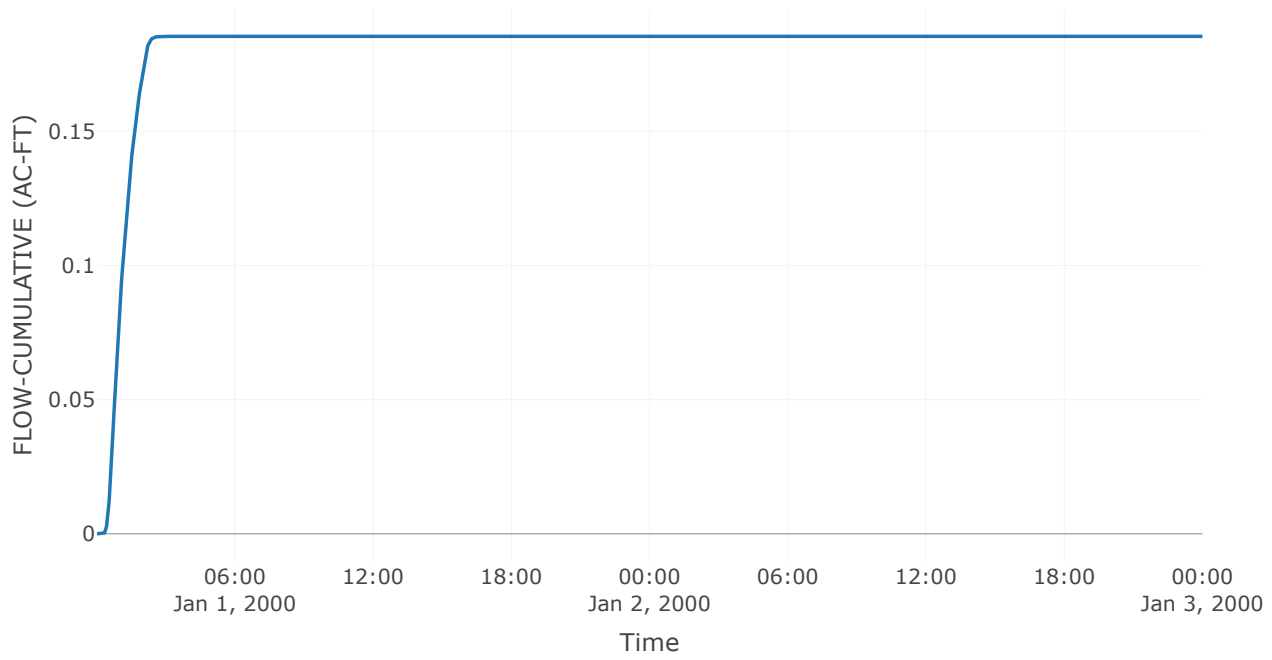
Precipitation and Outflow



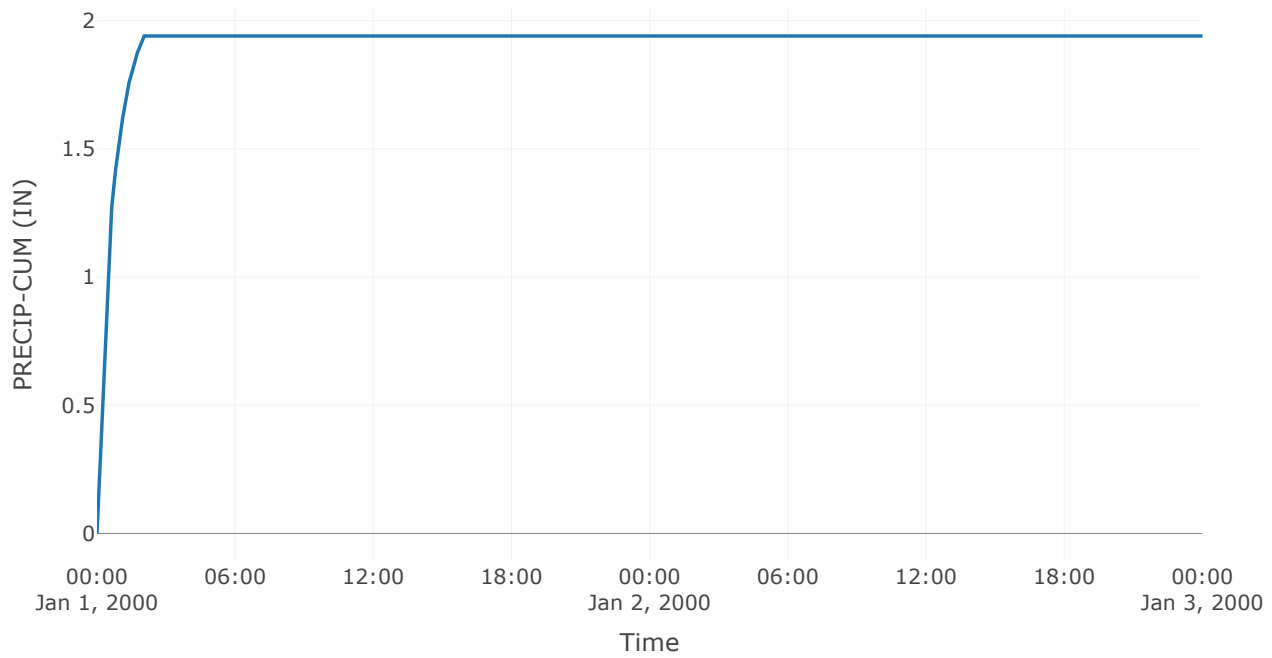
Cumulative Excess Precipitation



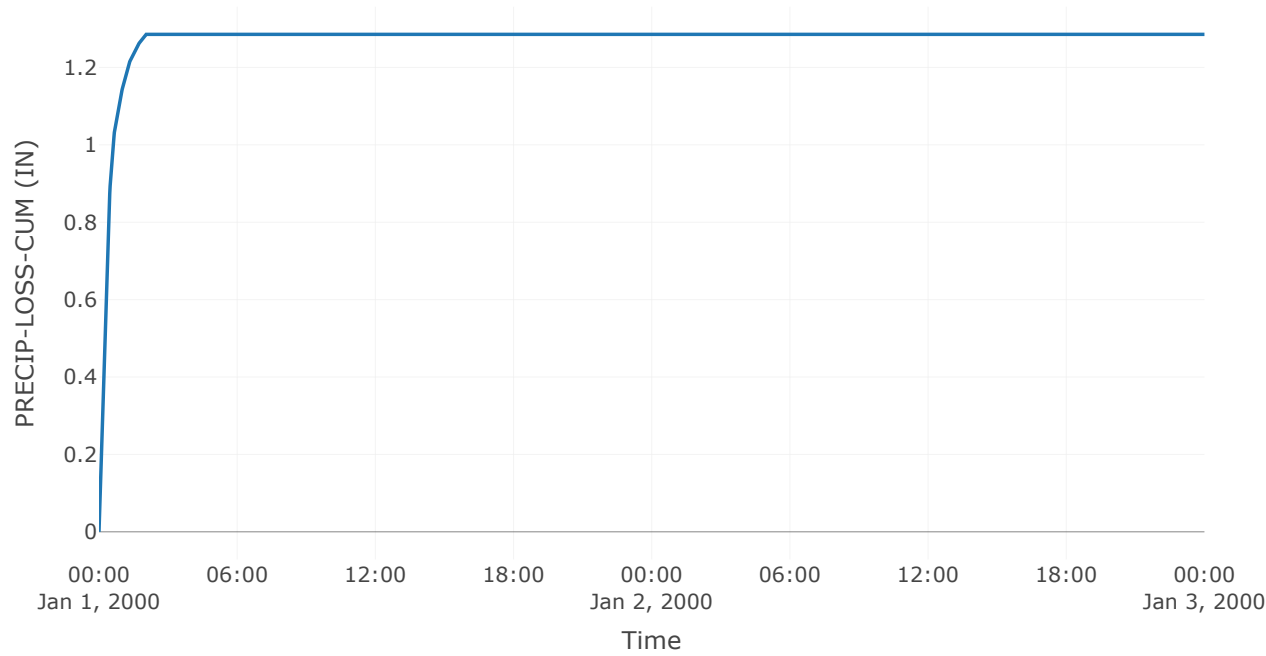
Cumulative Outflow



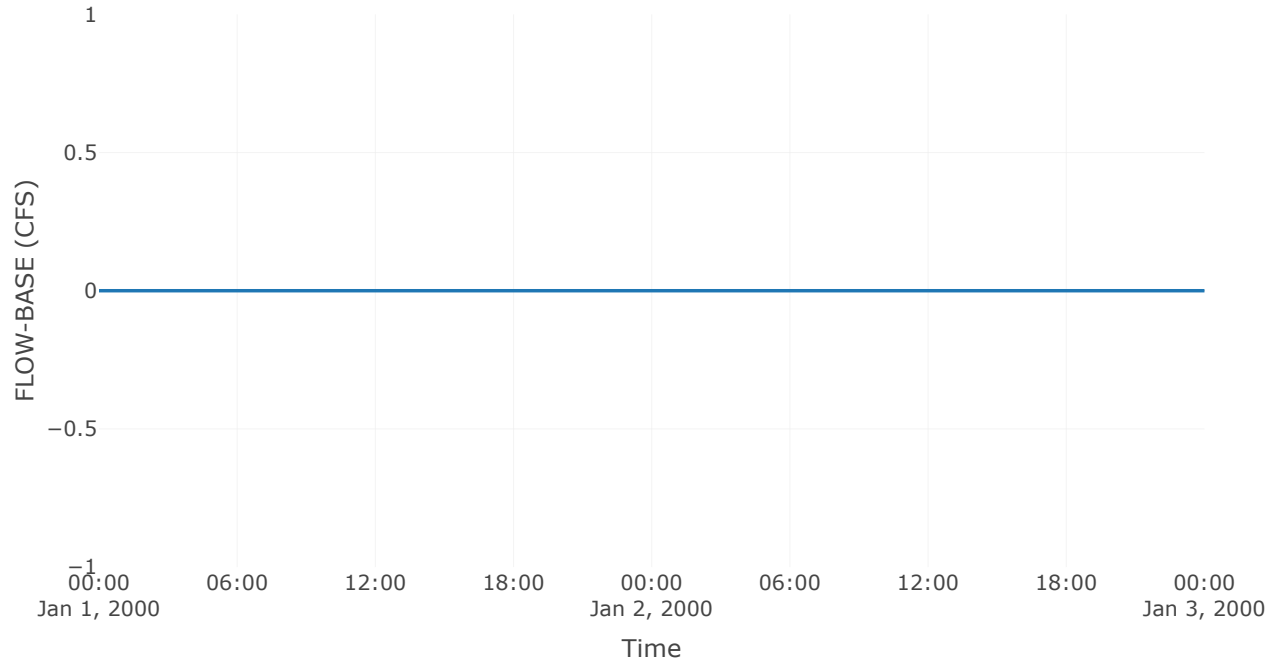
Cumulative Precipitation



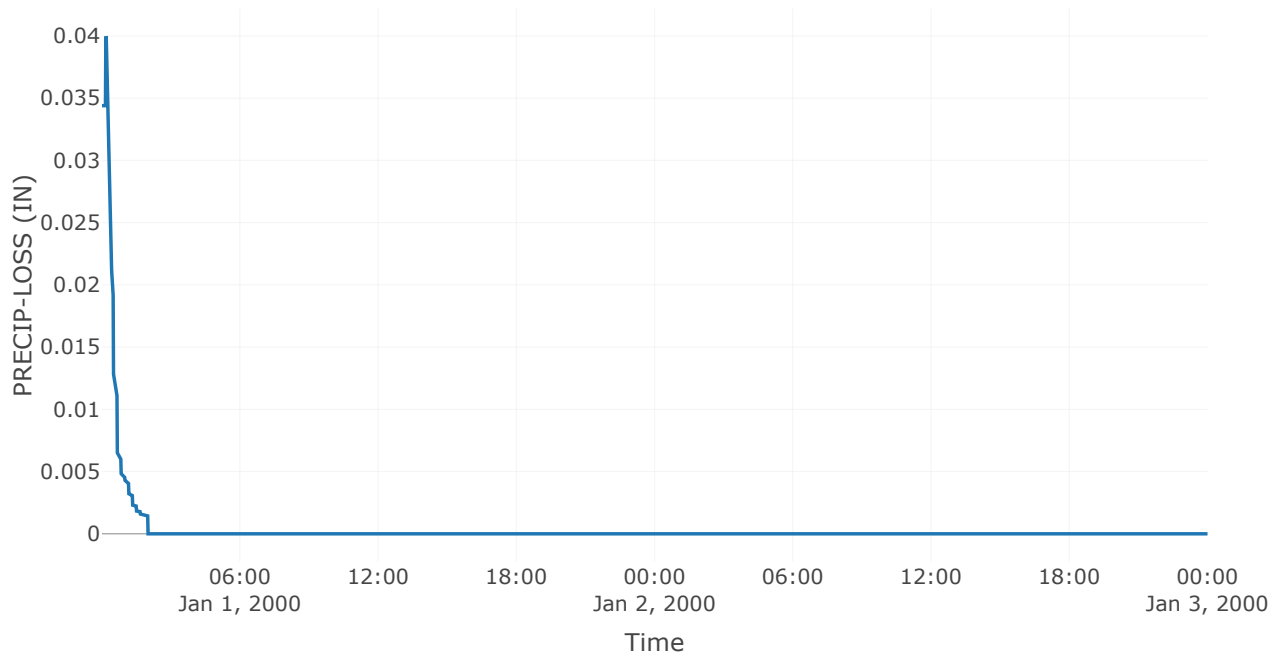
Cumulative Precipitation Loss



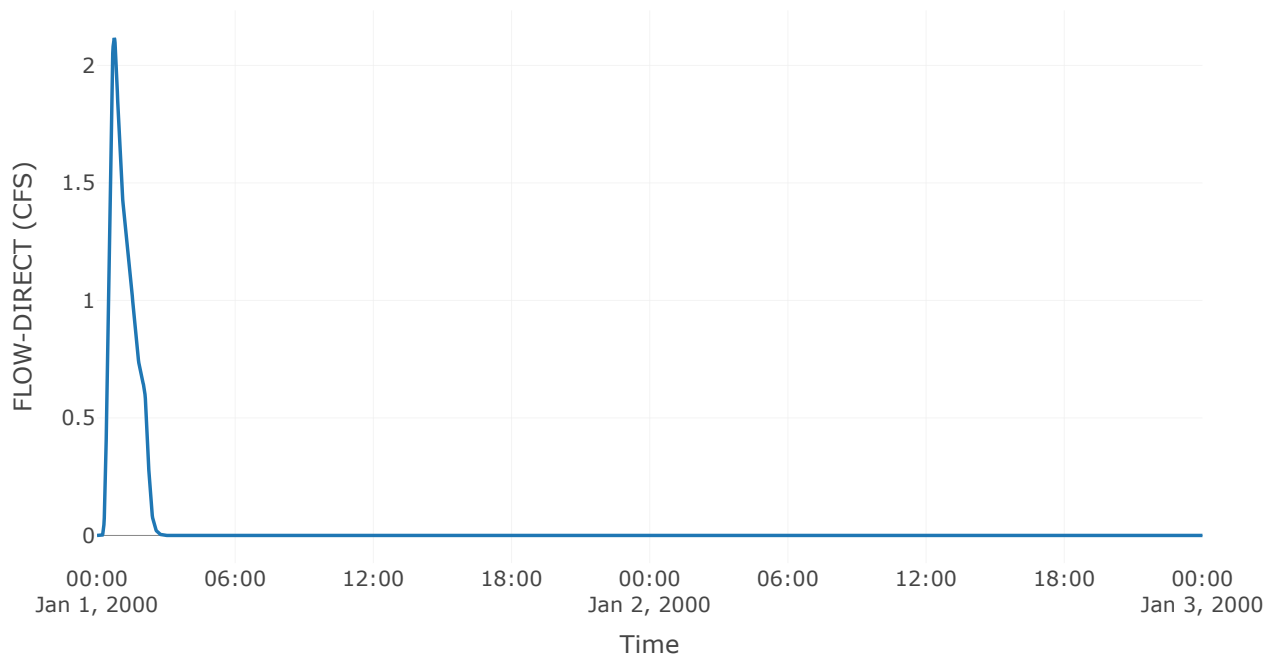
Baseflow



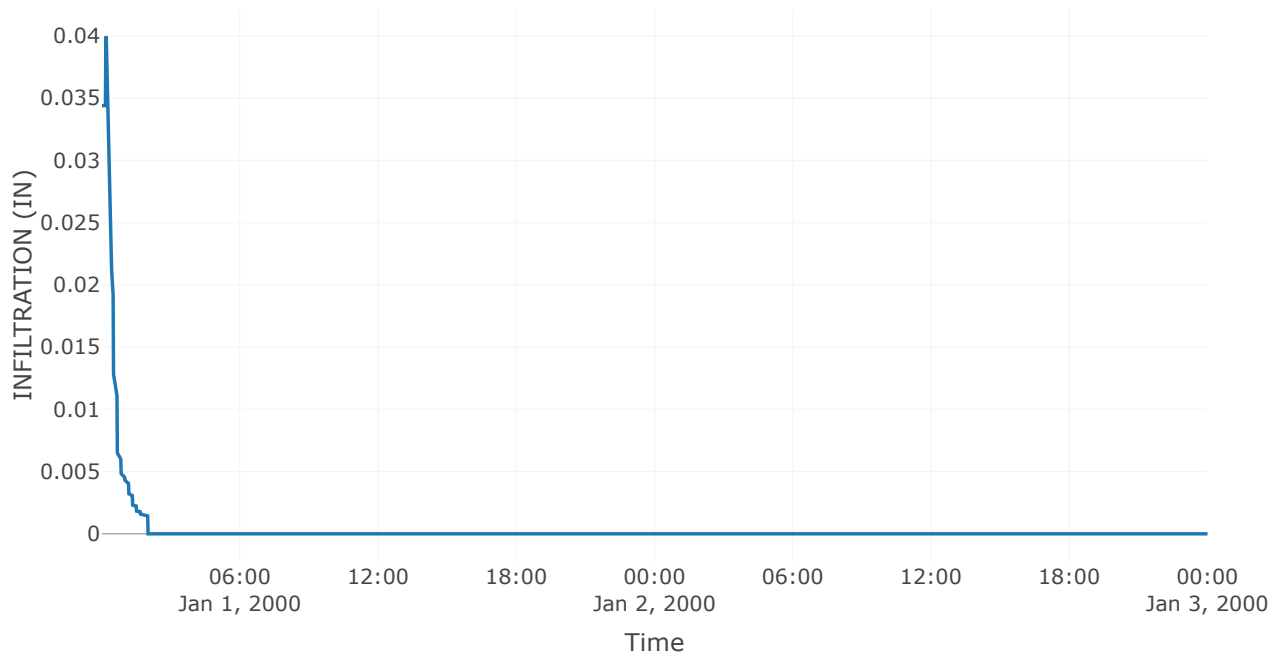
Precipitation Loss



Direct Runoff



Soil Infiltration

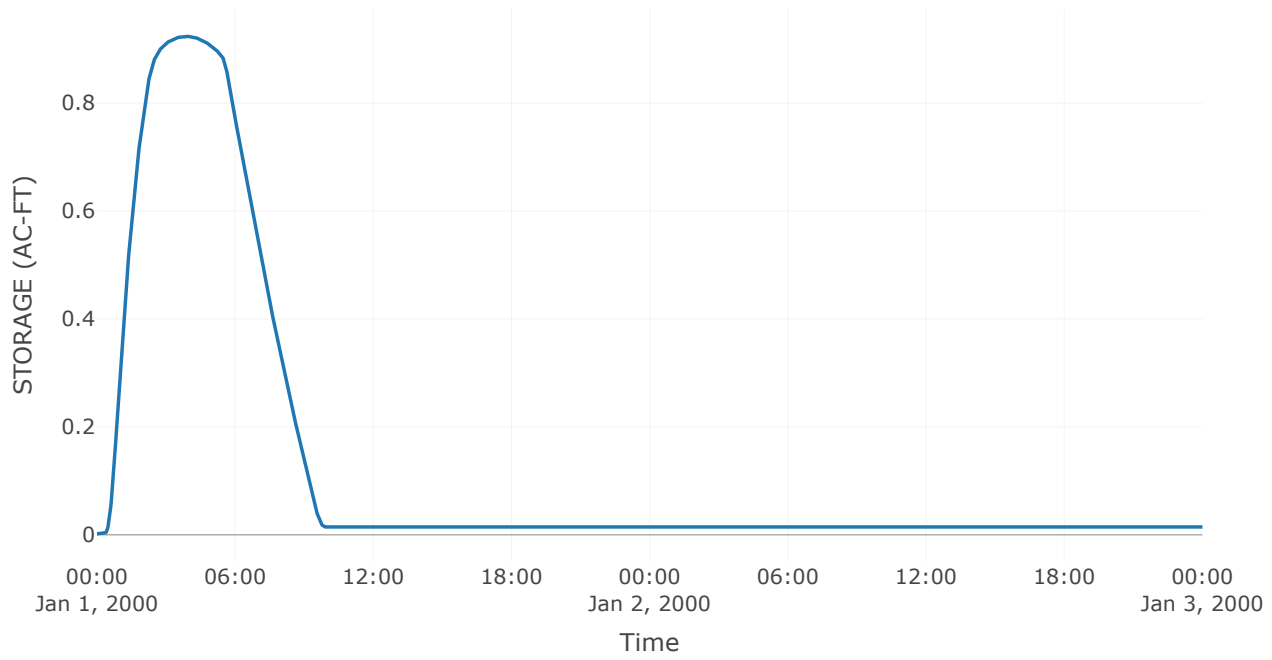


Reservoir: Basin 2

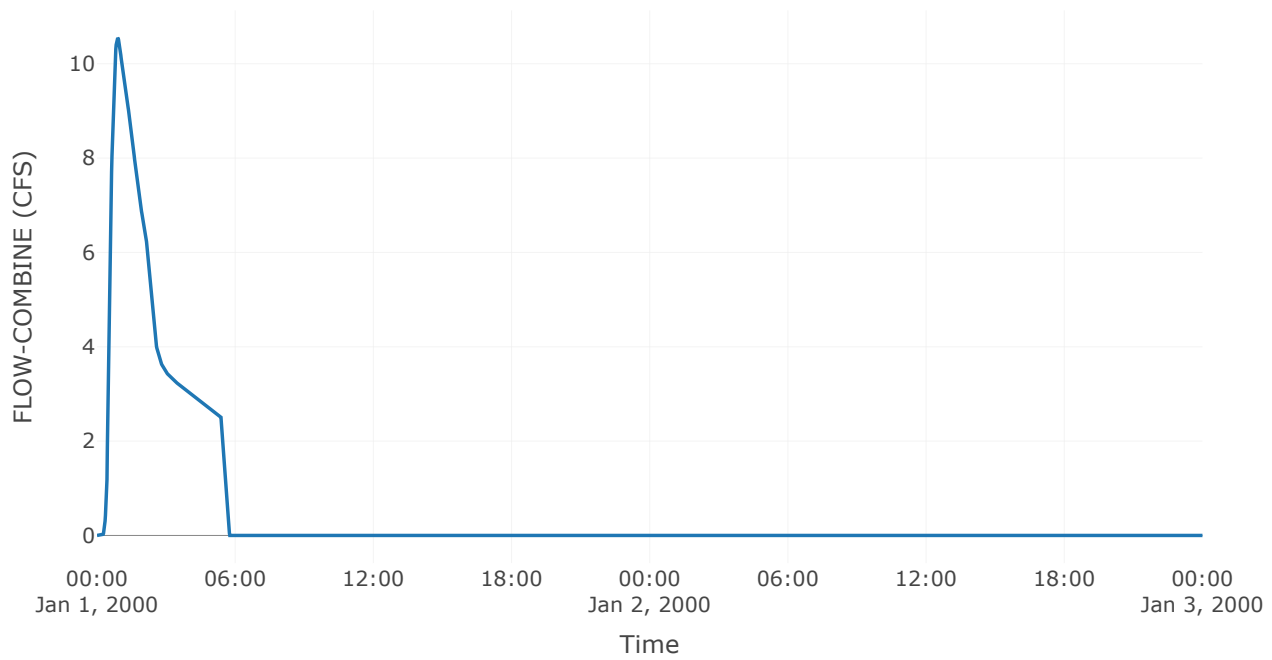
Downstream : Basin 3

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

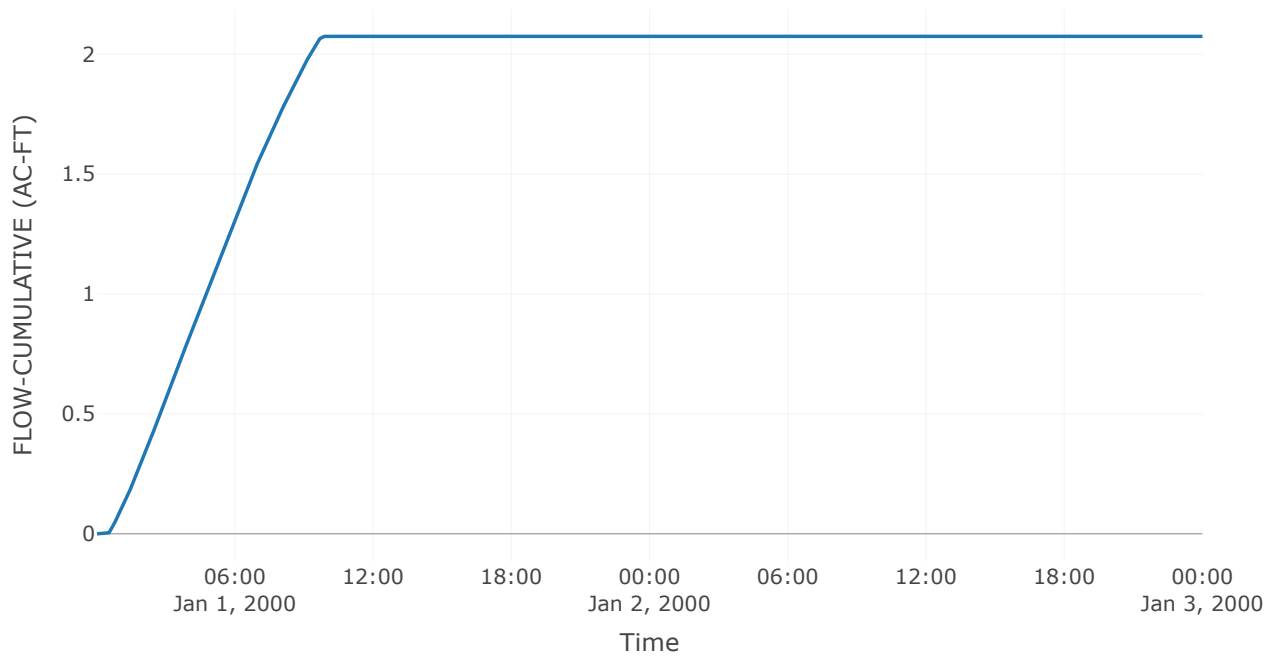
Storage



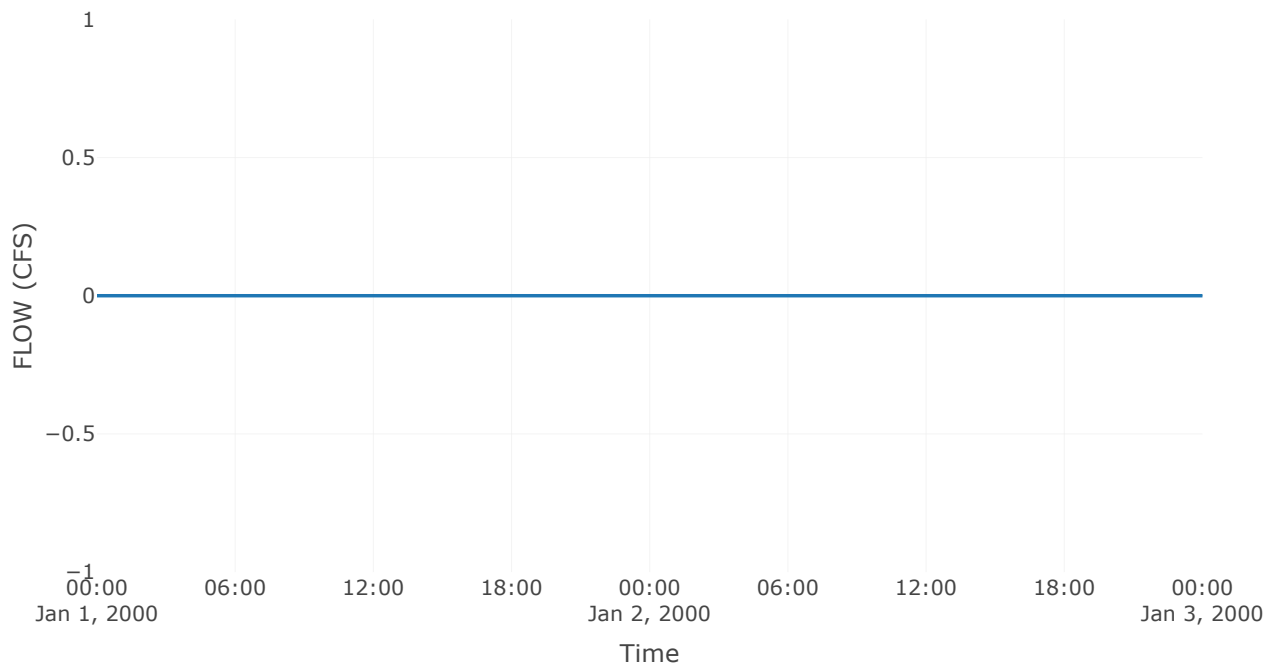
Combined Inflow



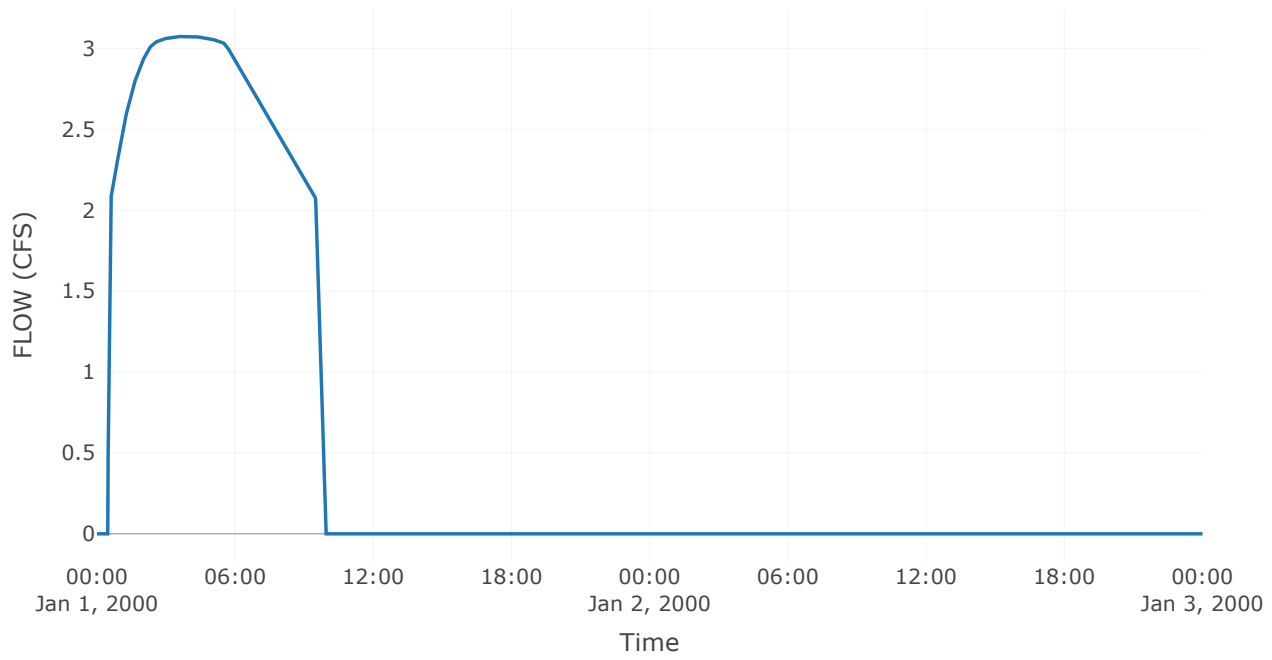
Cumulative Outflow



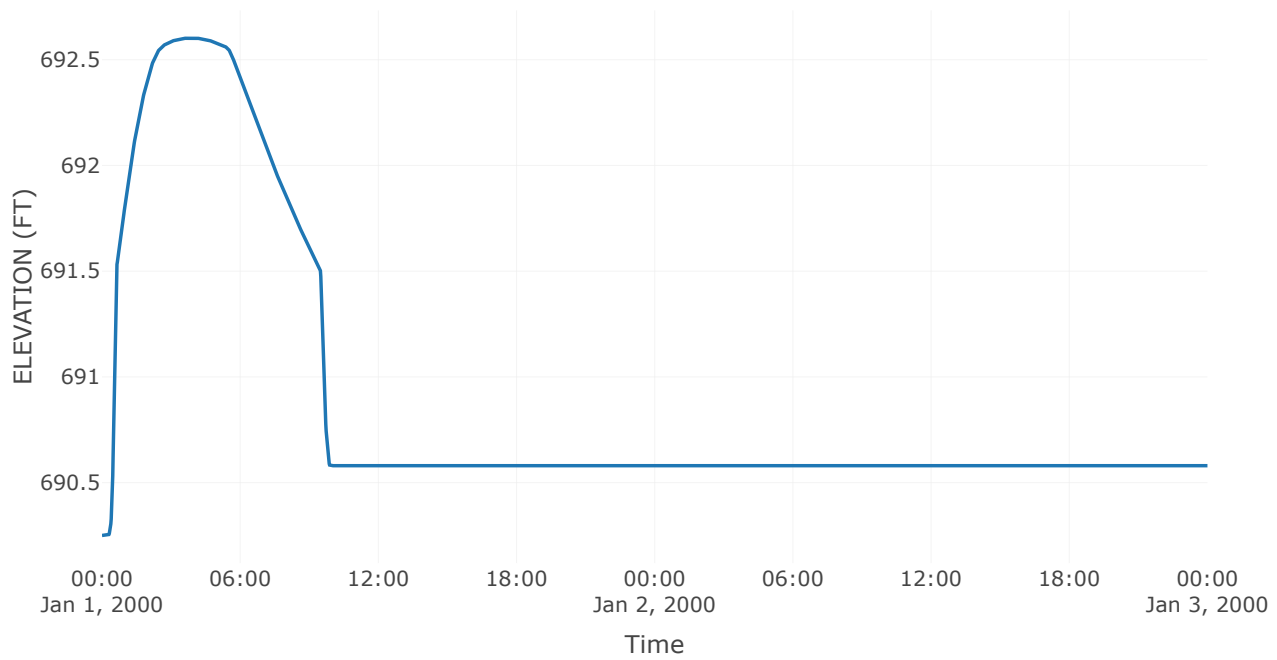
Spillway 1



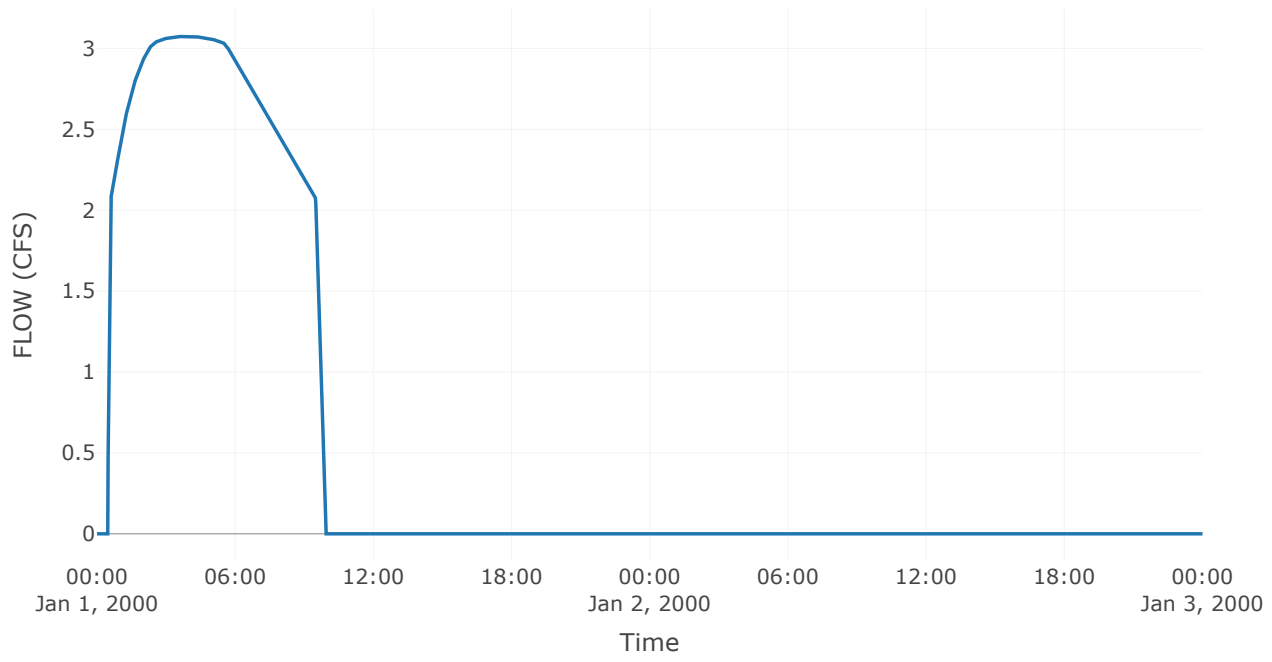
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

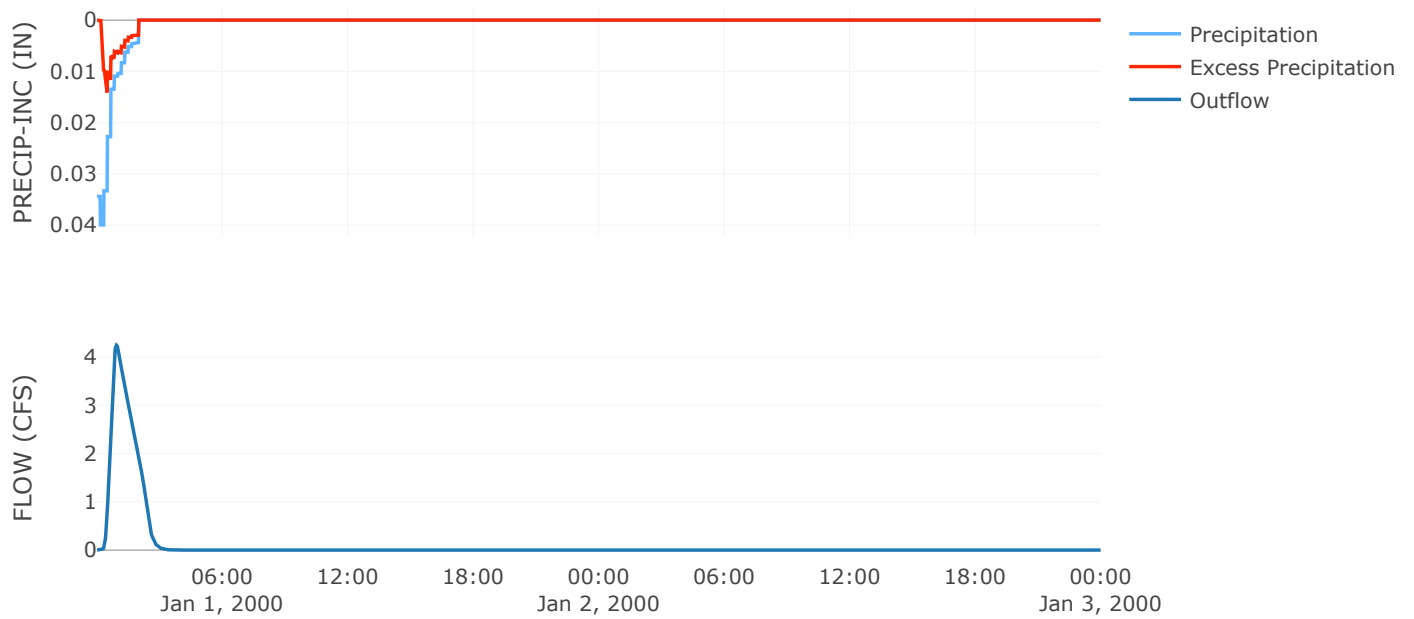
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

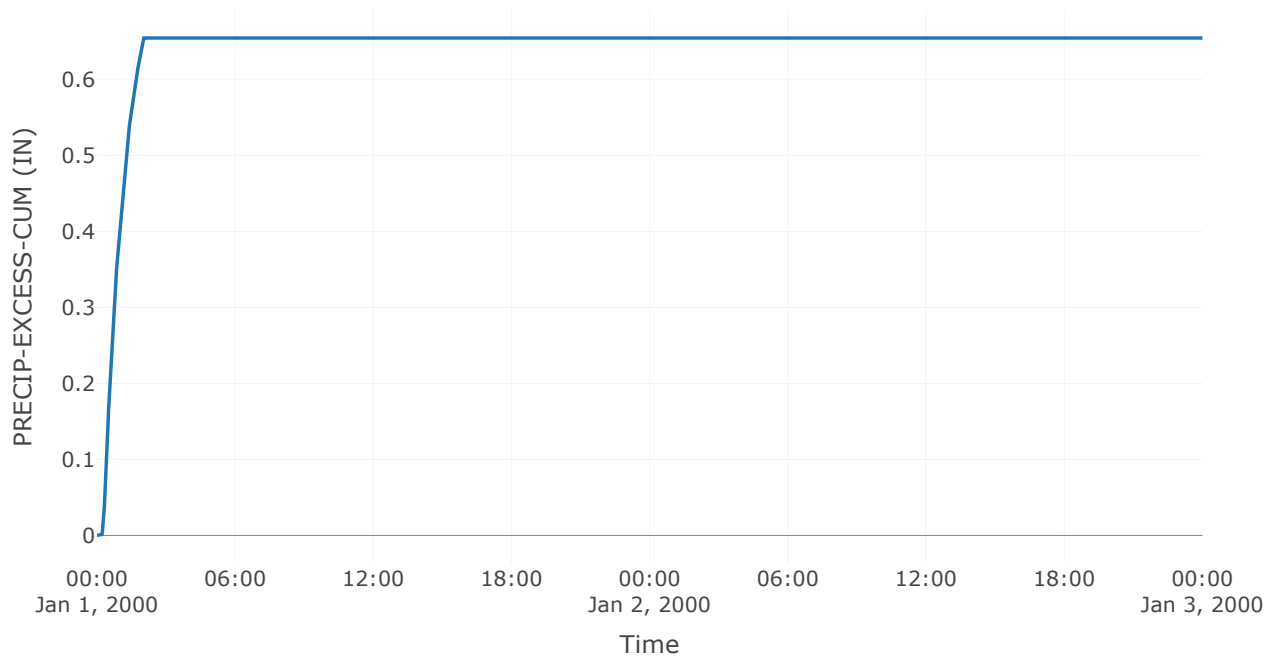
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

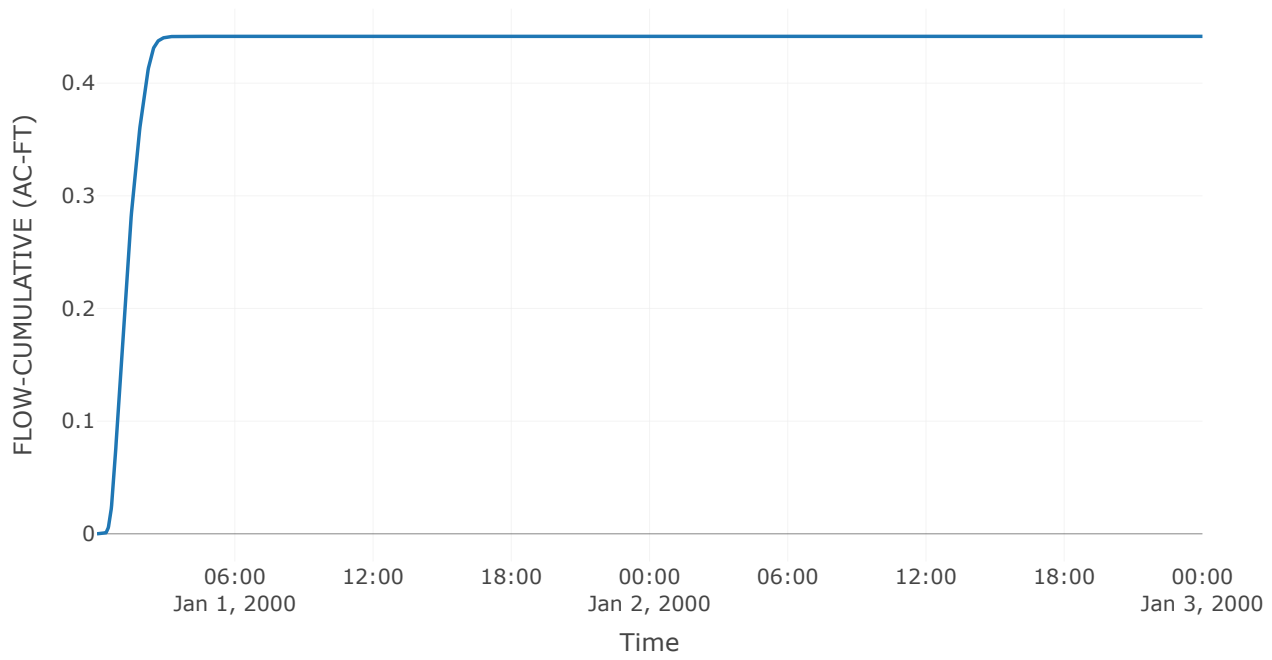
Precipitation and Outflow



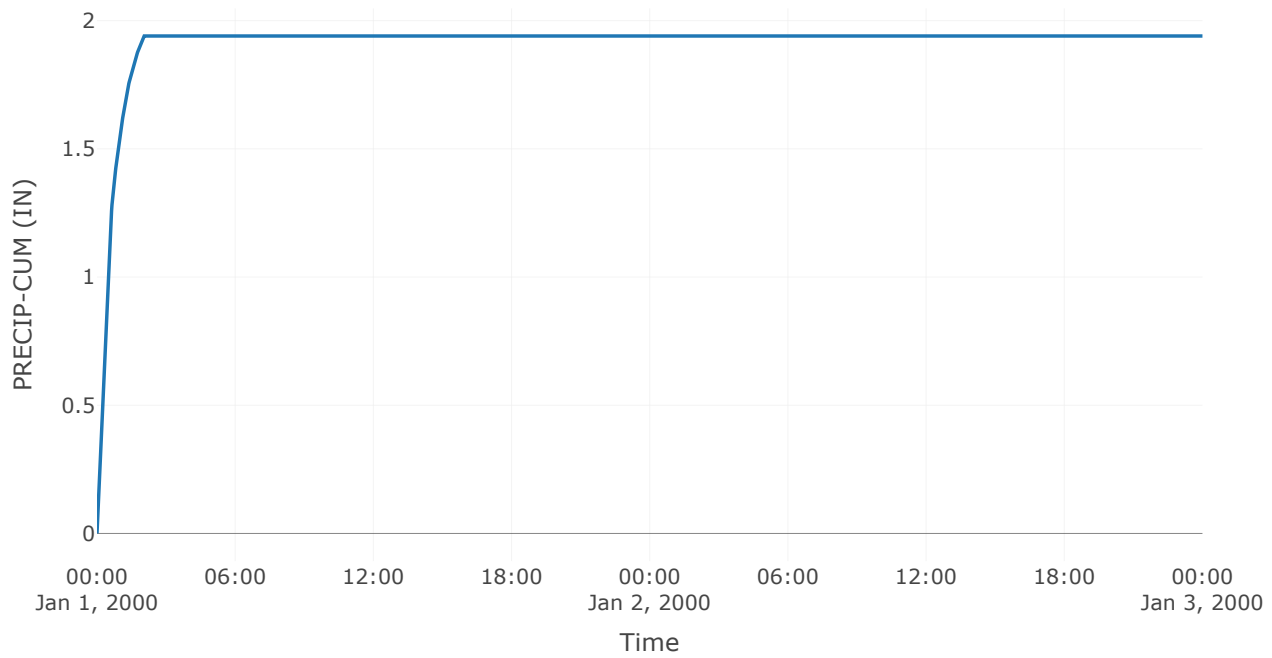
Cumulative Excess Precipitation



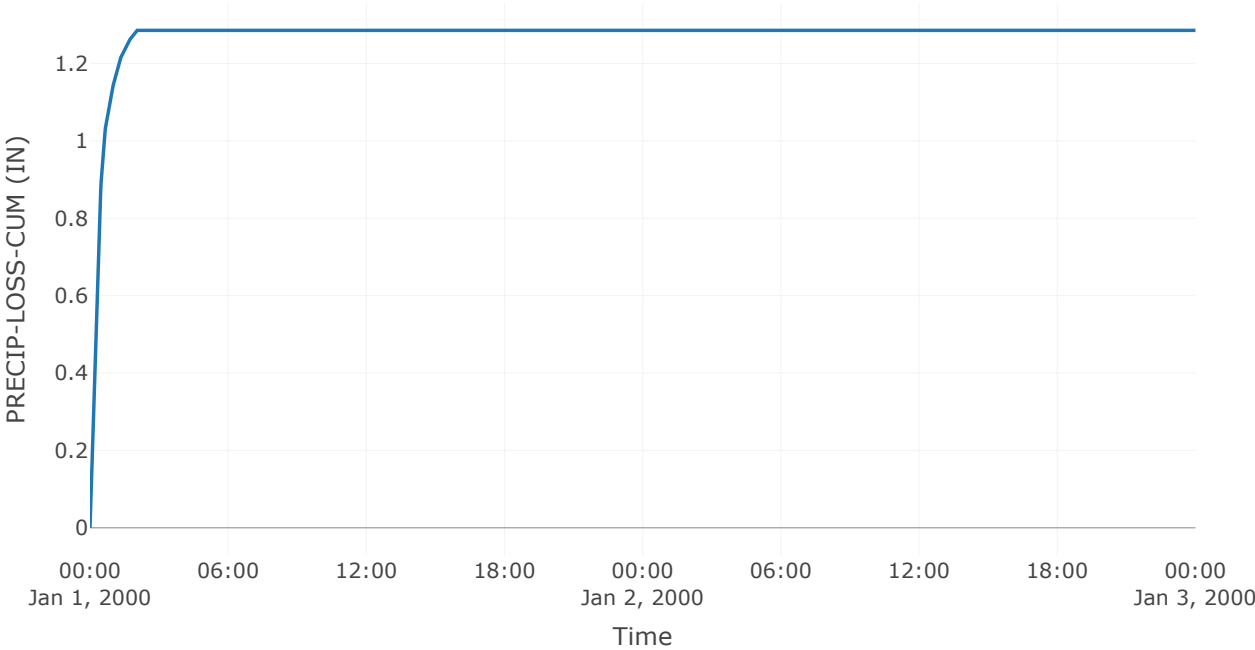
Cumulative Outflow



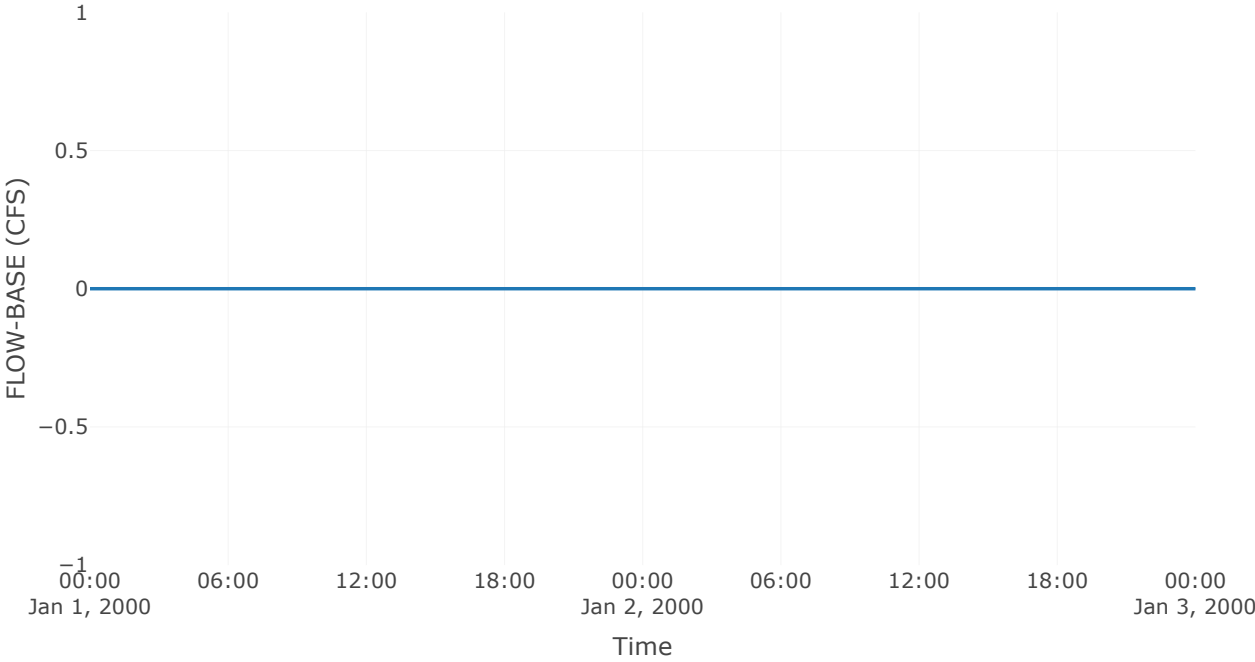
Cumulative Precipitation



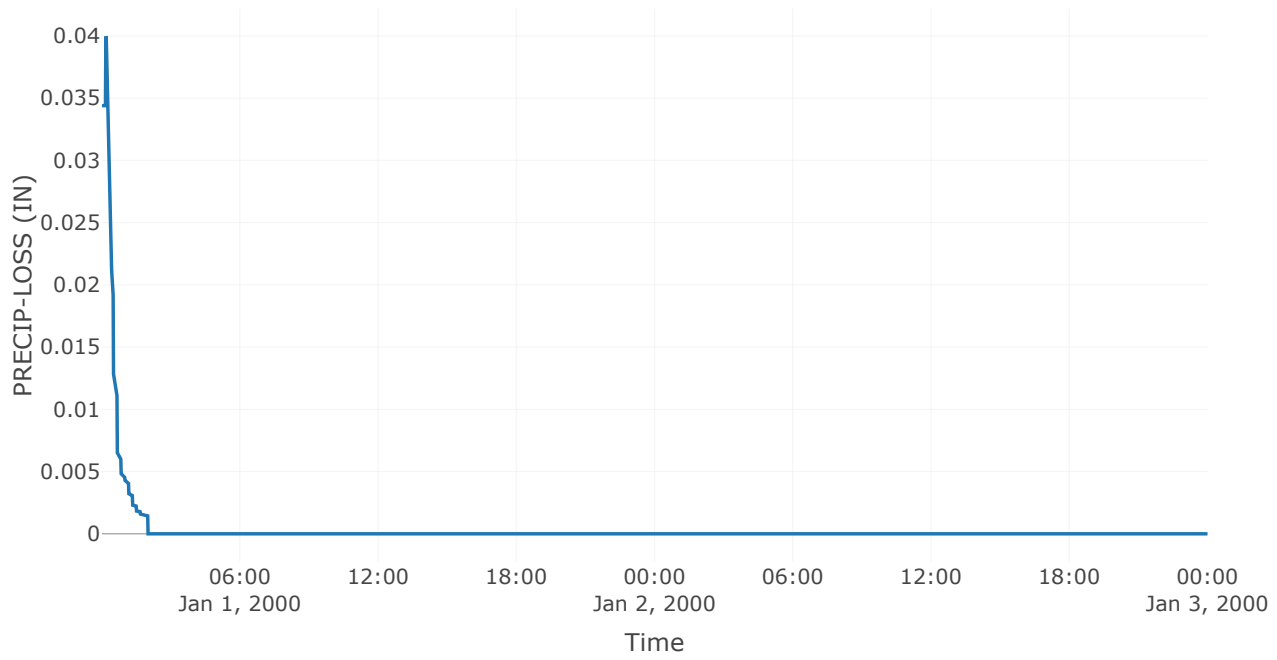
Cumulative Precipitation Loss



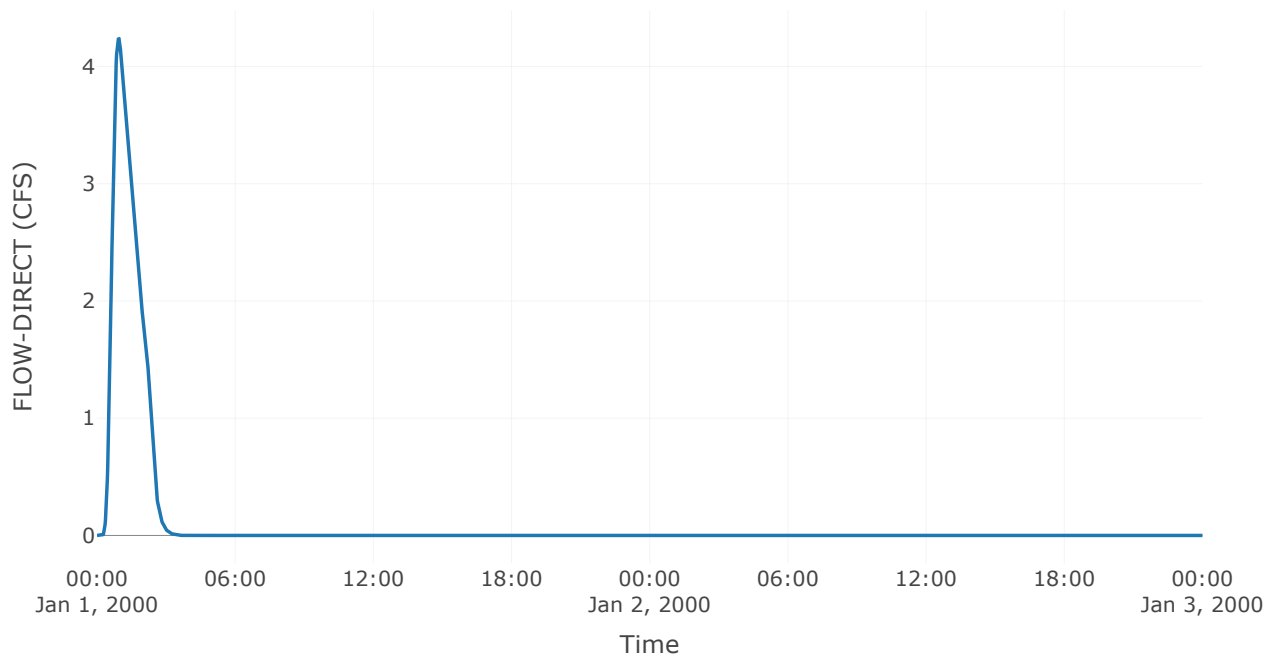
Baseflow



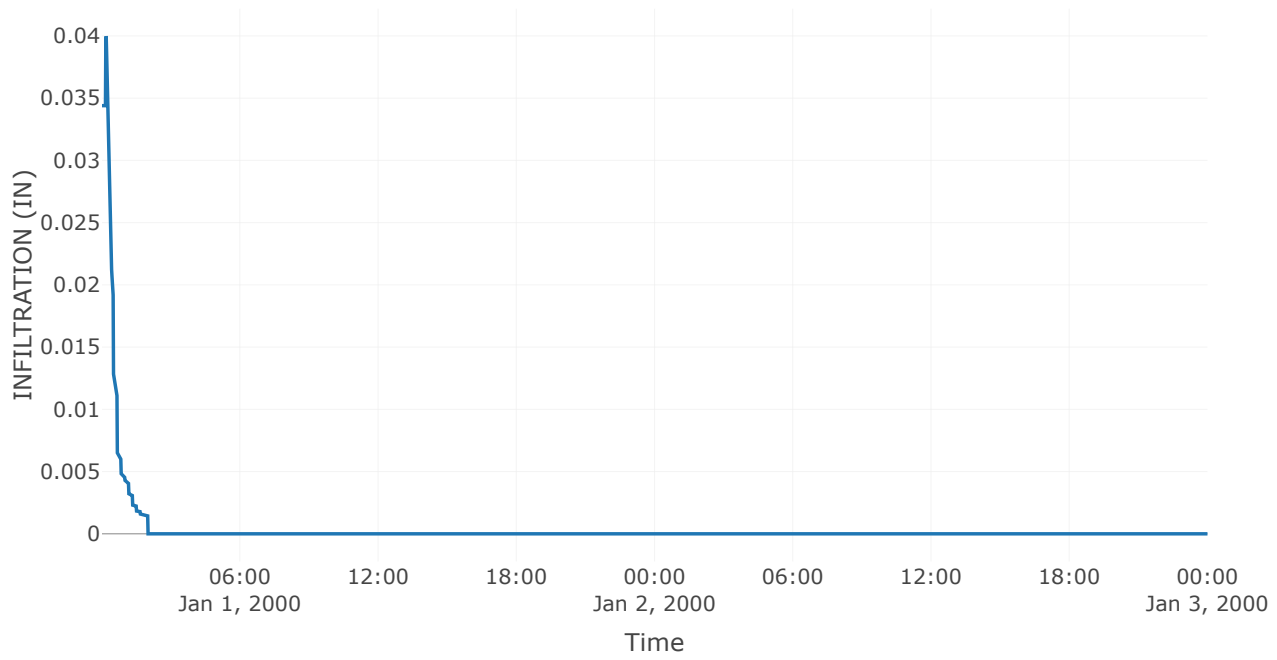
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

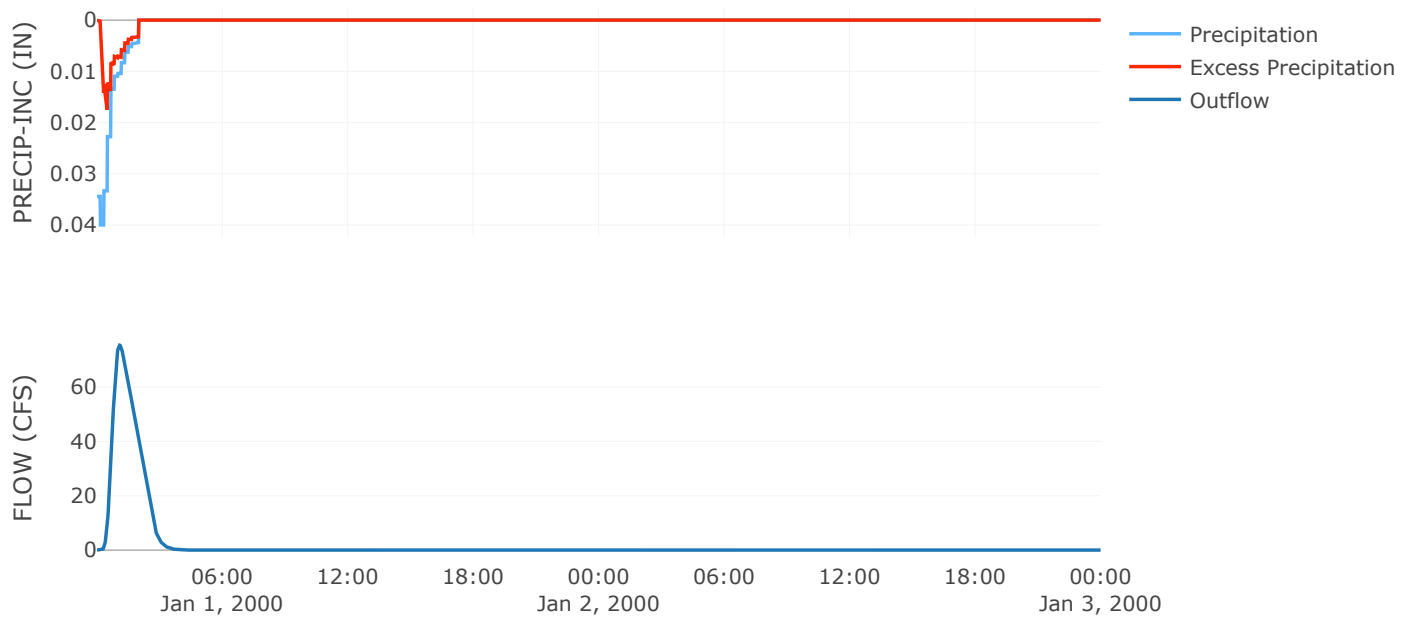
Area (MI²) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

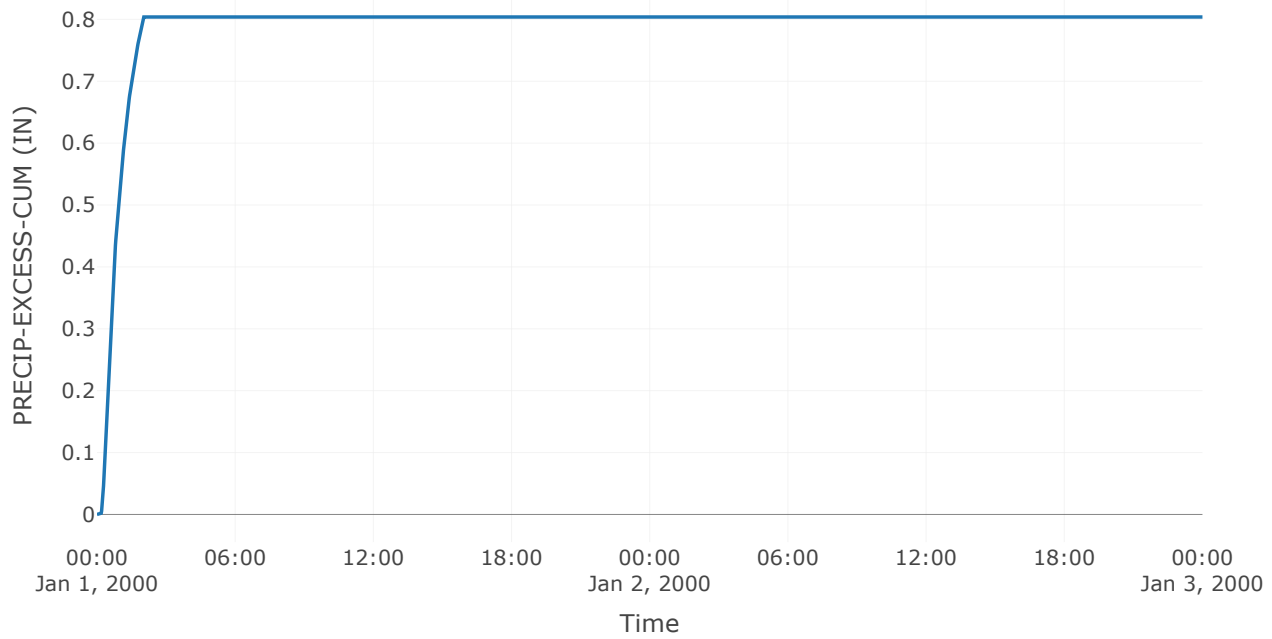
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

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

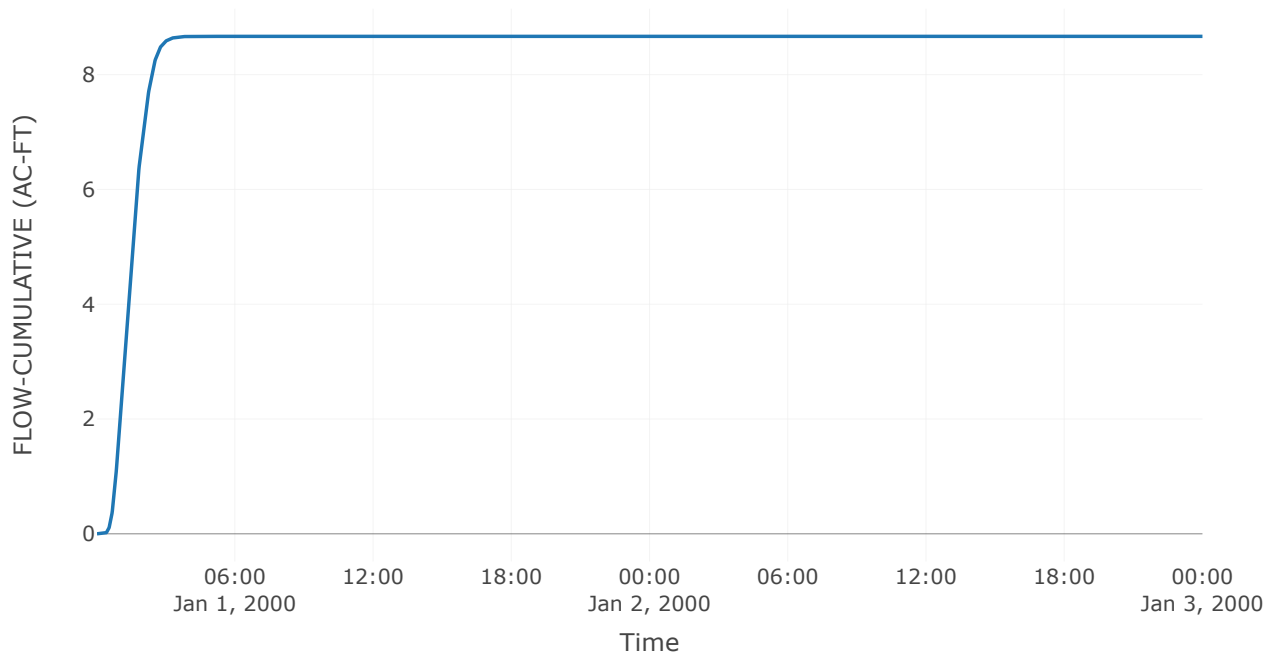
Precipitation and Outflow



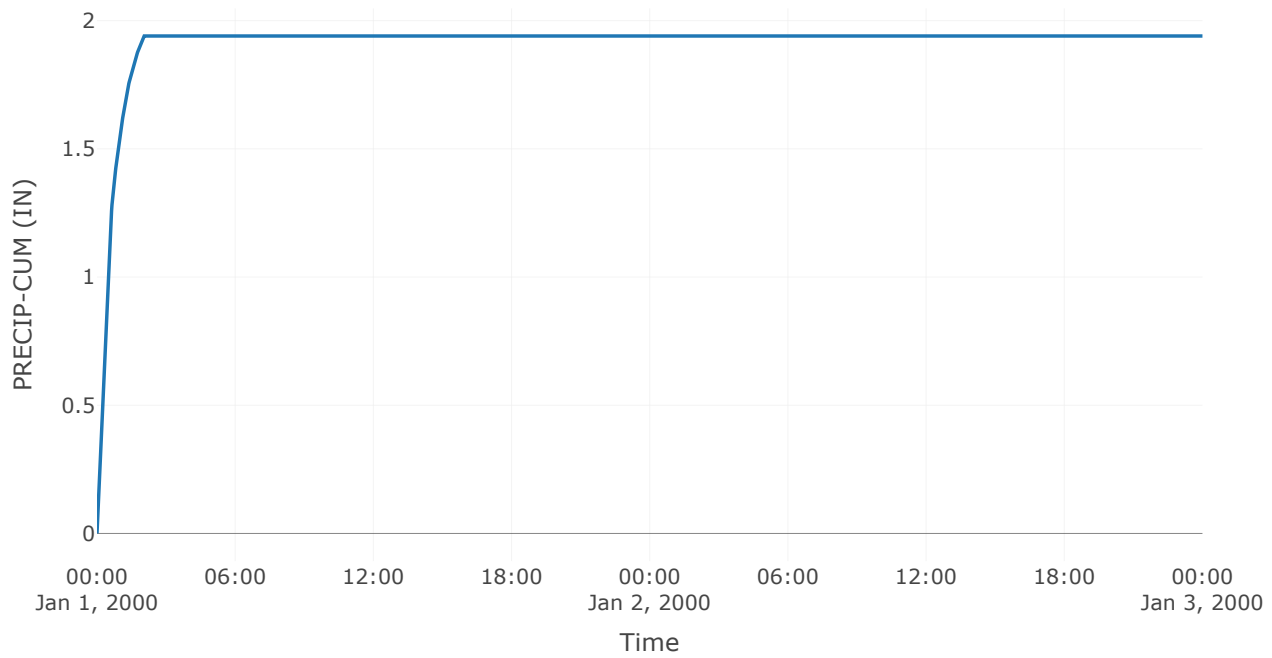
Cumulative Excess Precipitation



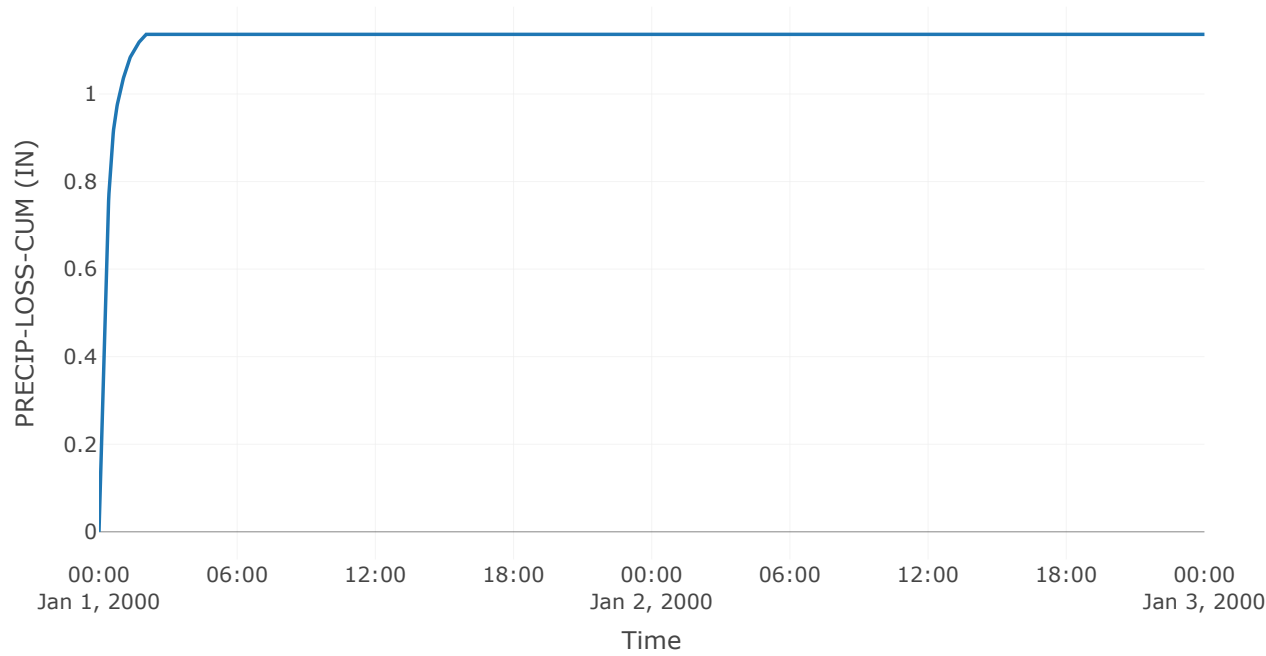
Cumulative Outflow



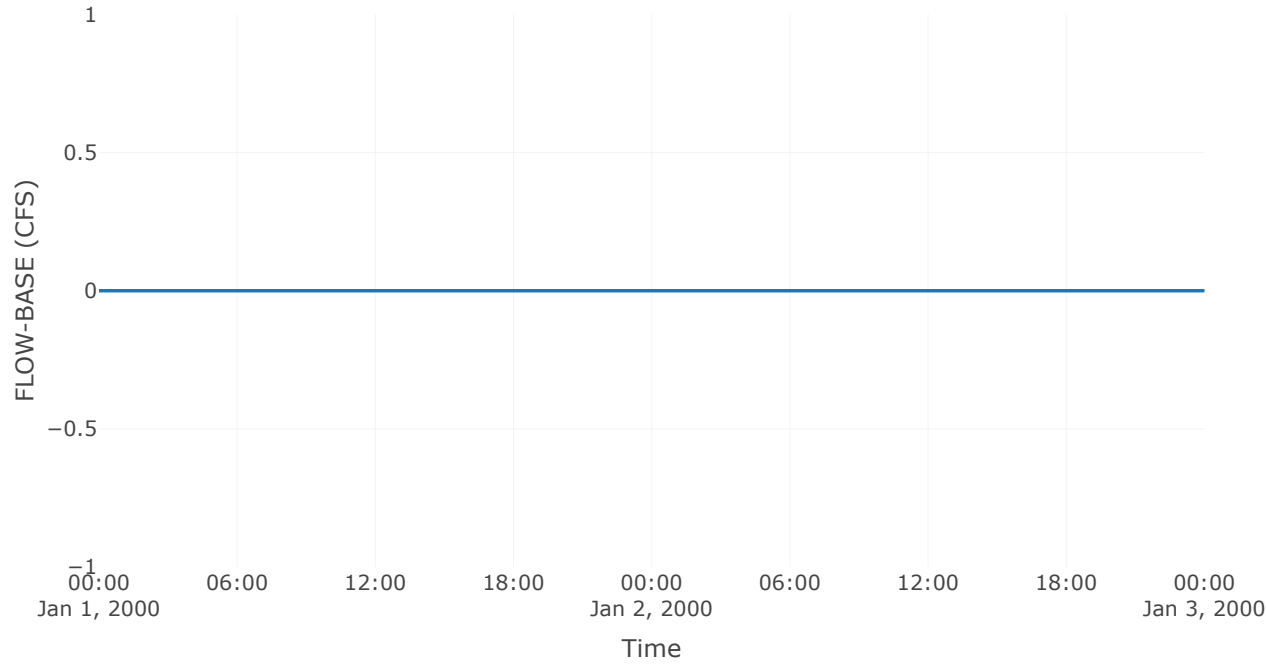
Cumulative Precipitation



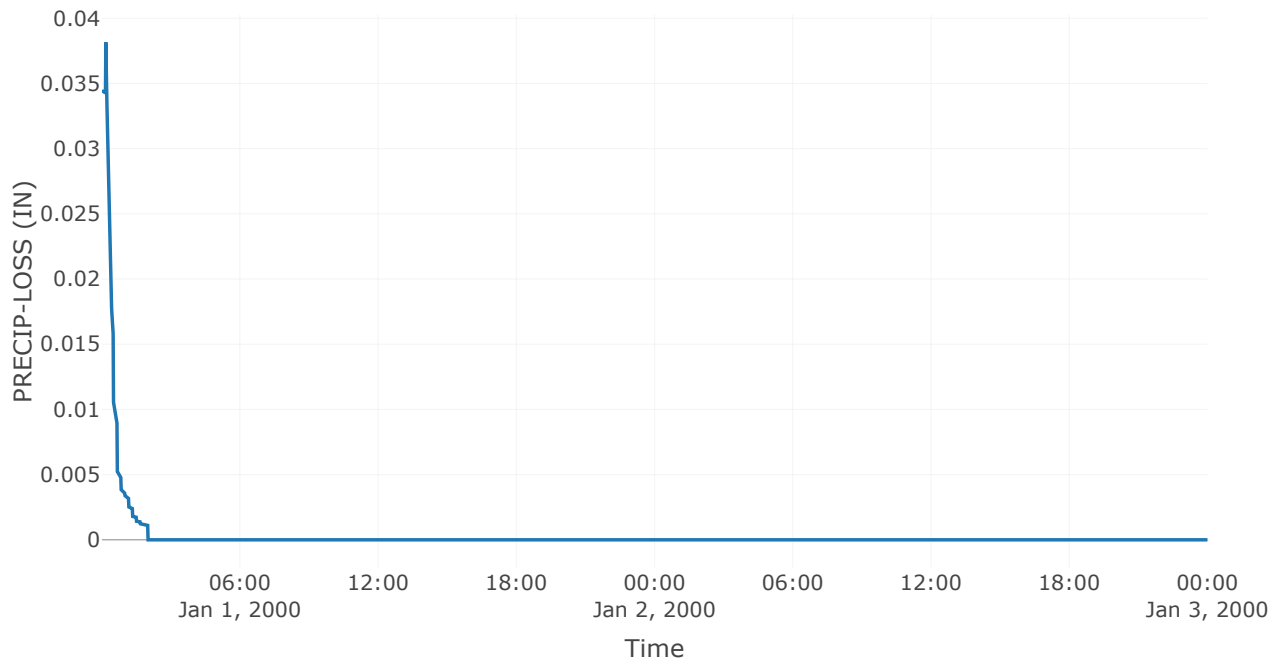
Cumulative Precipitation Loss



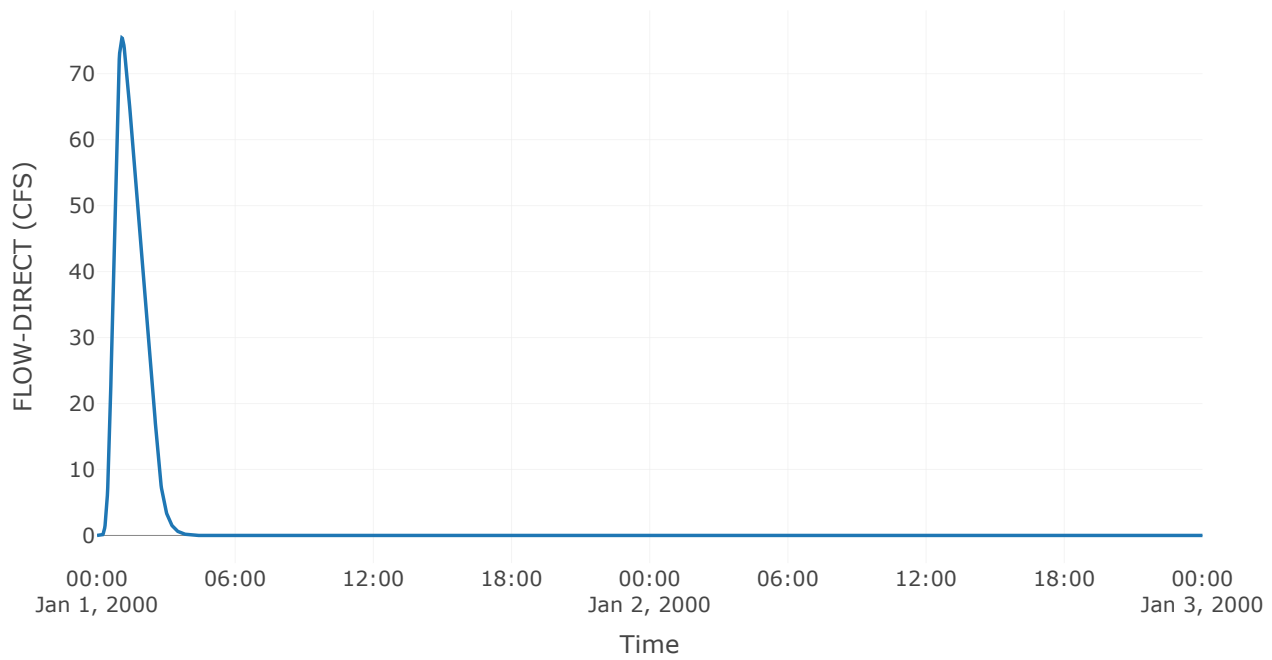
Baseflow



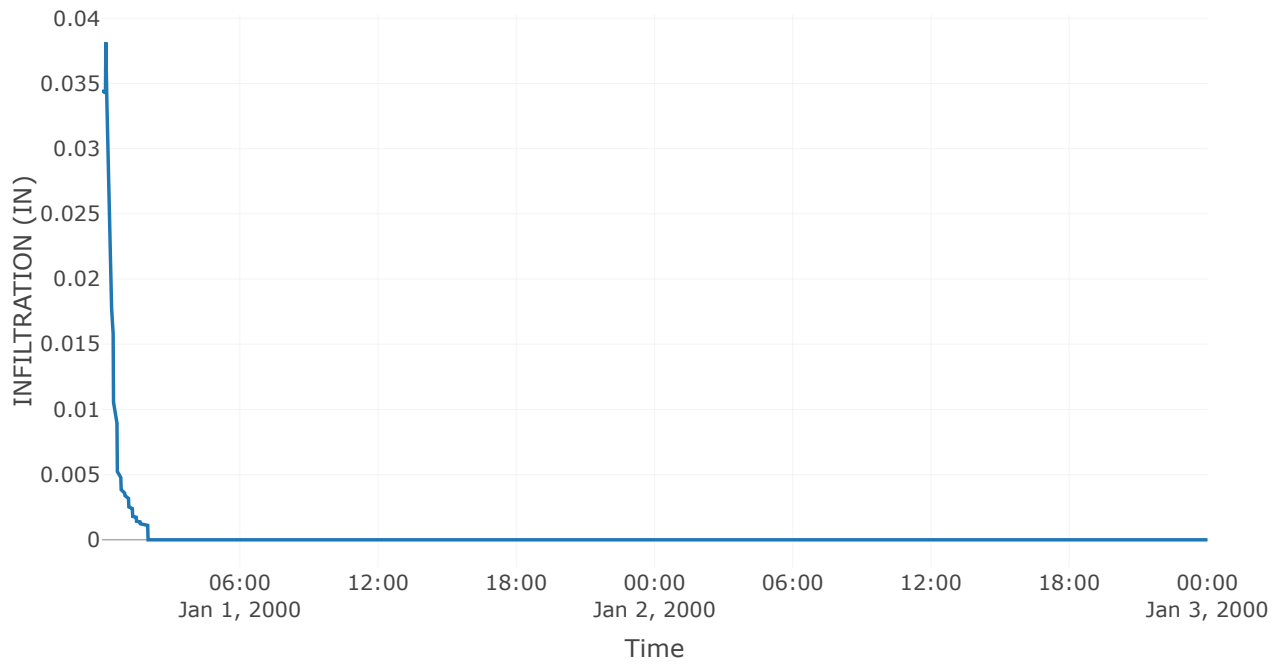
Precipitation Loss



Direct Runoff



Soil Infiltration

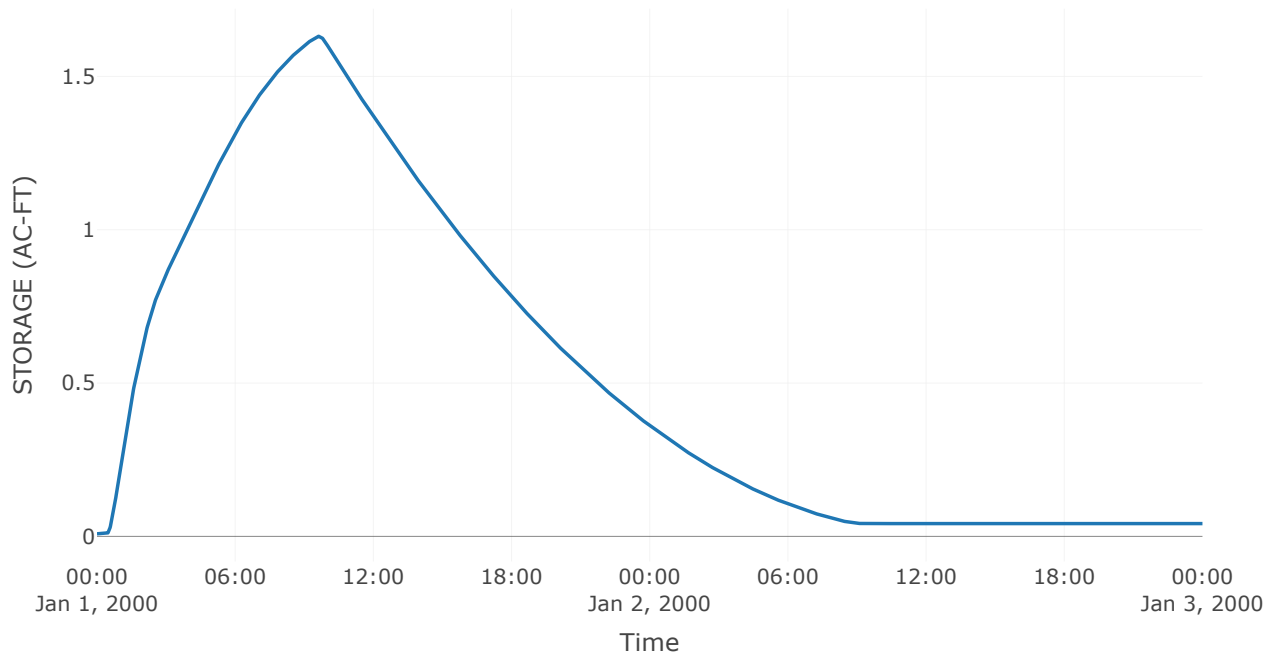


Reservoir: Basin 3

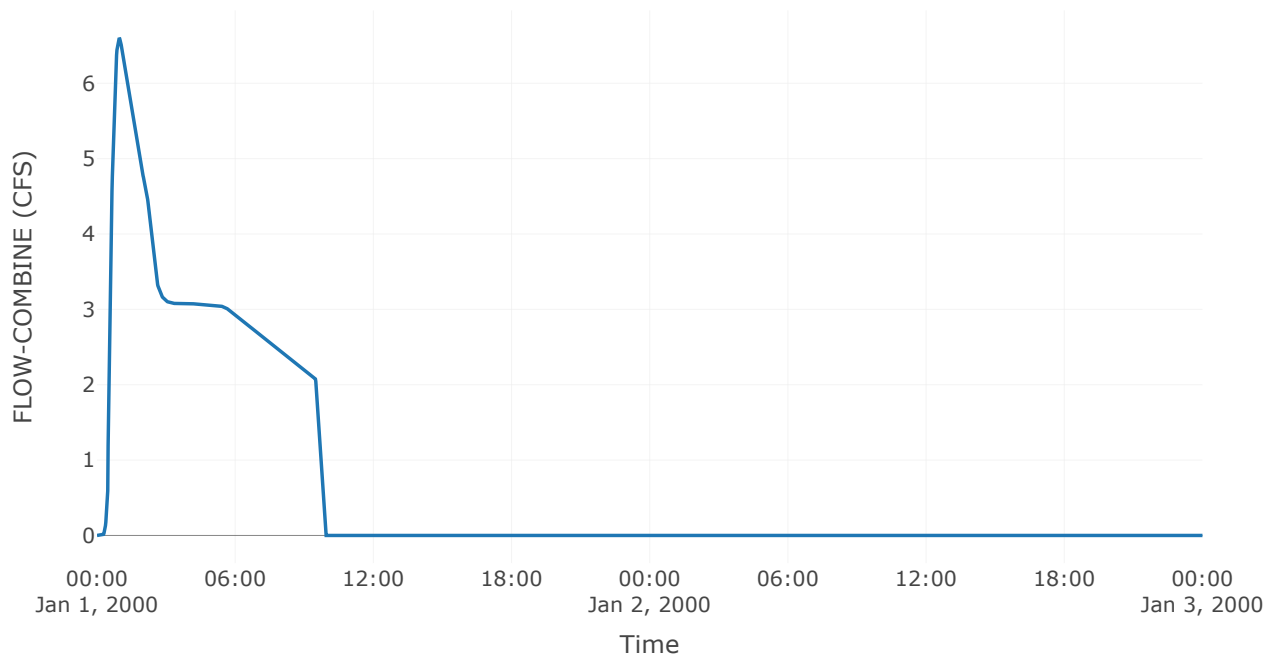
Downstream : Off - Site Tributary Area

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

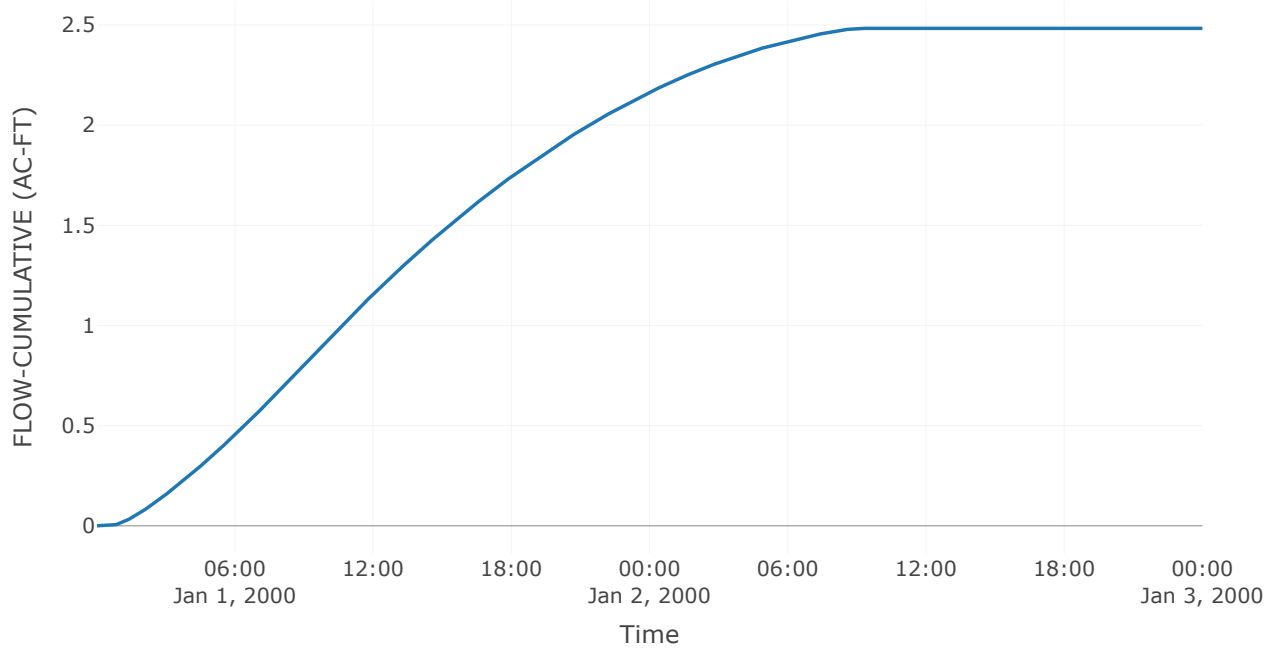
Storage



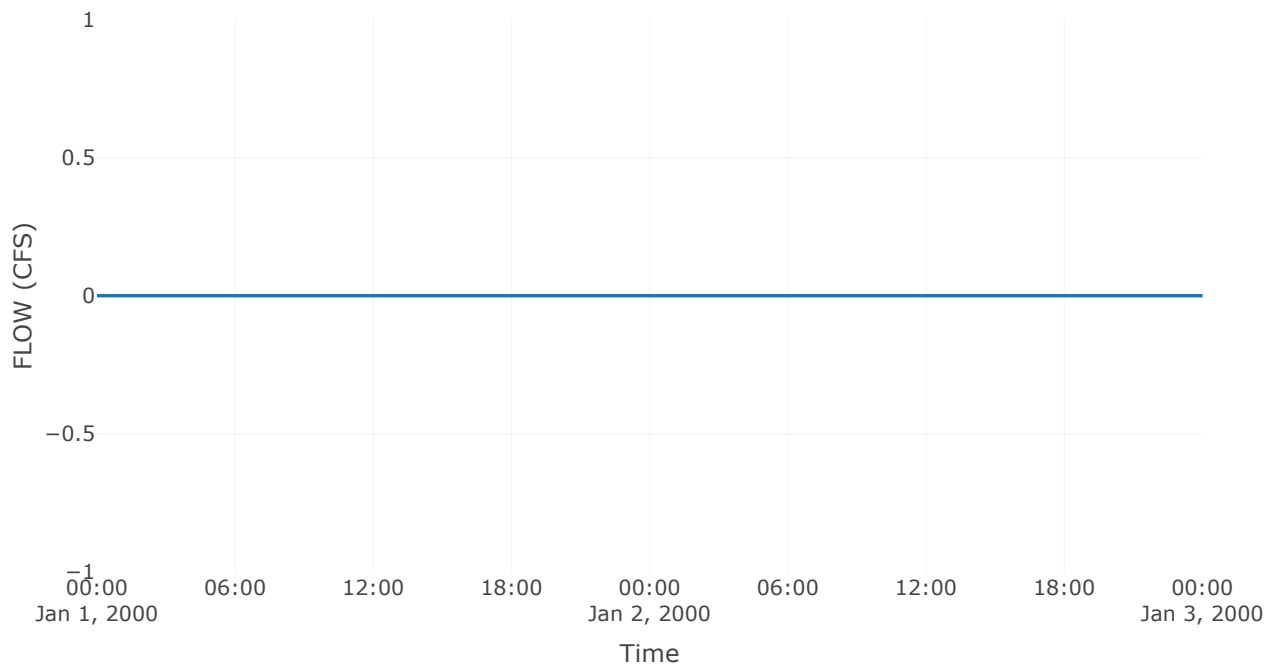
Combined Inflow



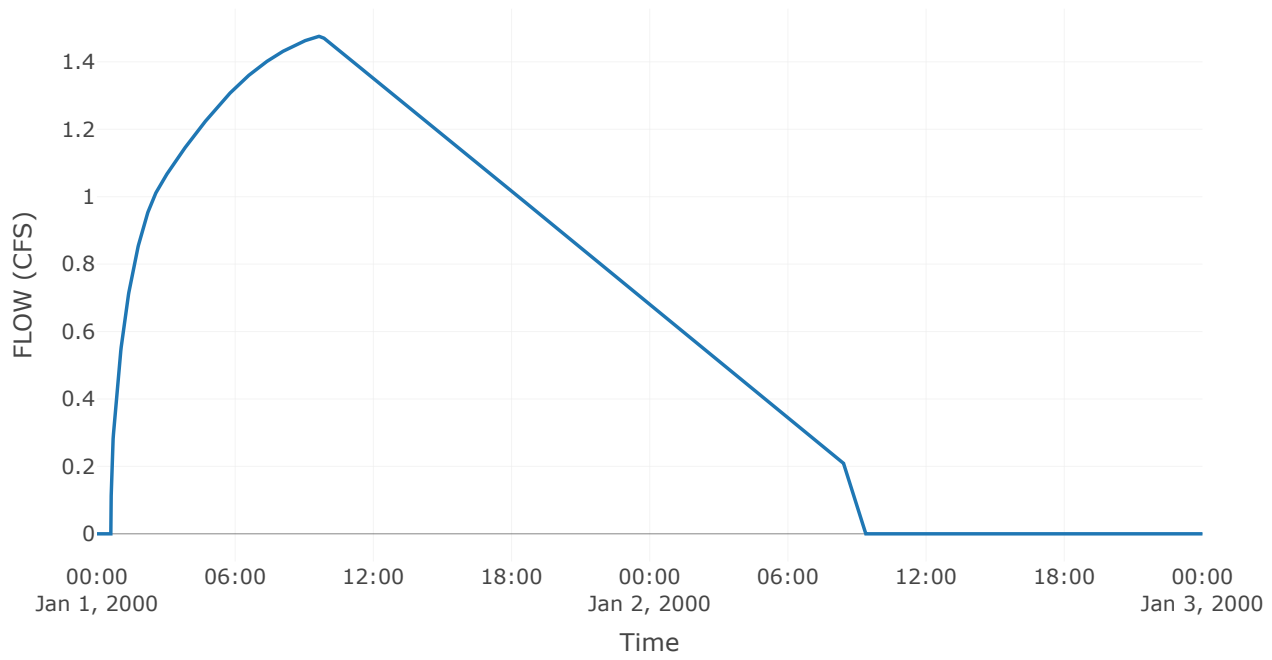
Cumulative Outflow



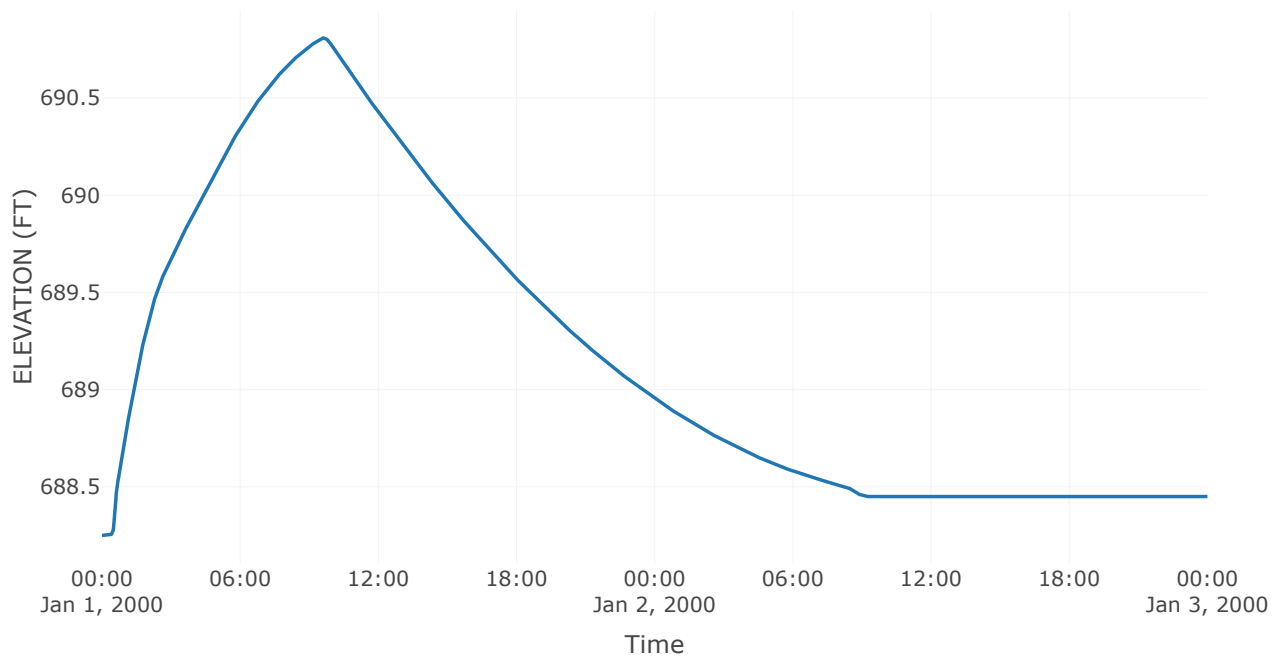
Spillway 1



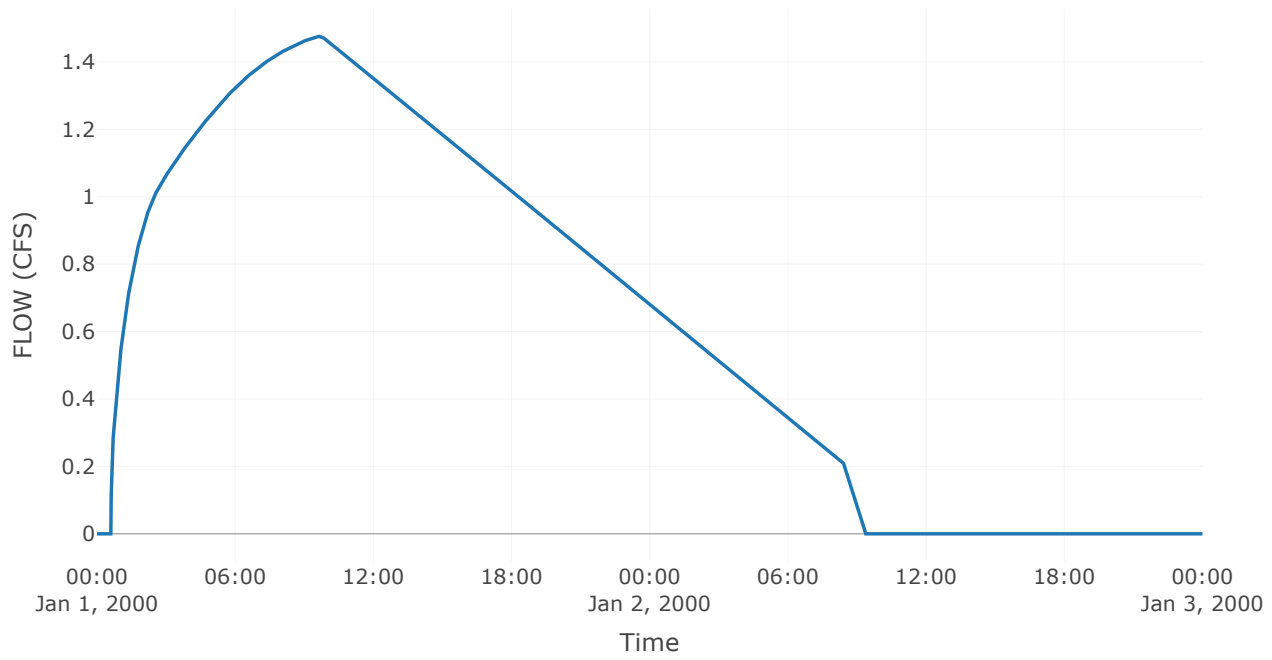
Outlet 1



Pool Elevation



Outflow

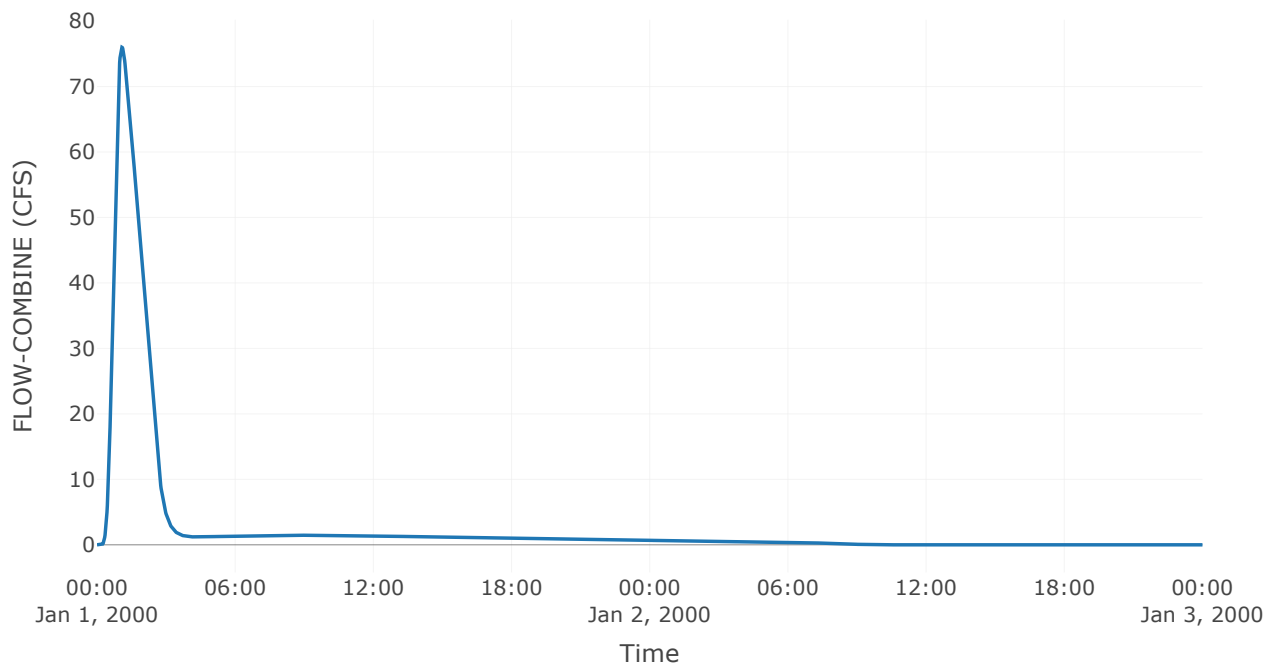


Junction: Off-Site Tributary Area

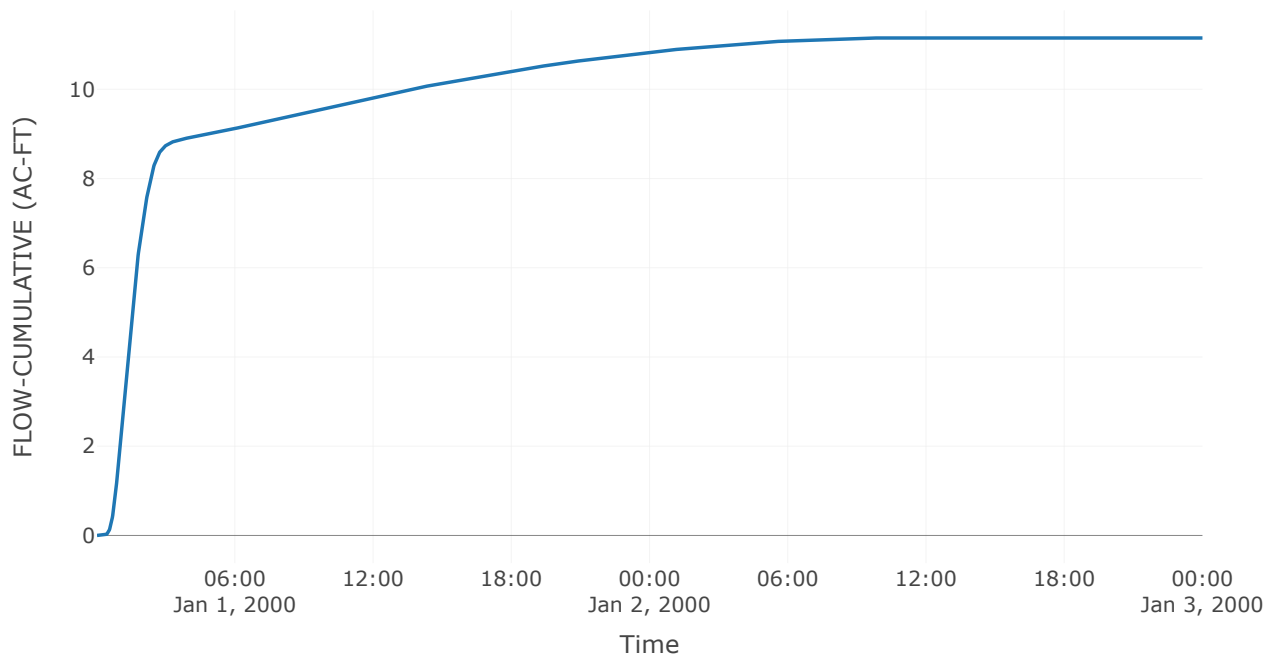
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	75.98
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.78

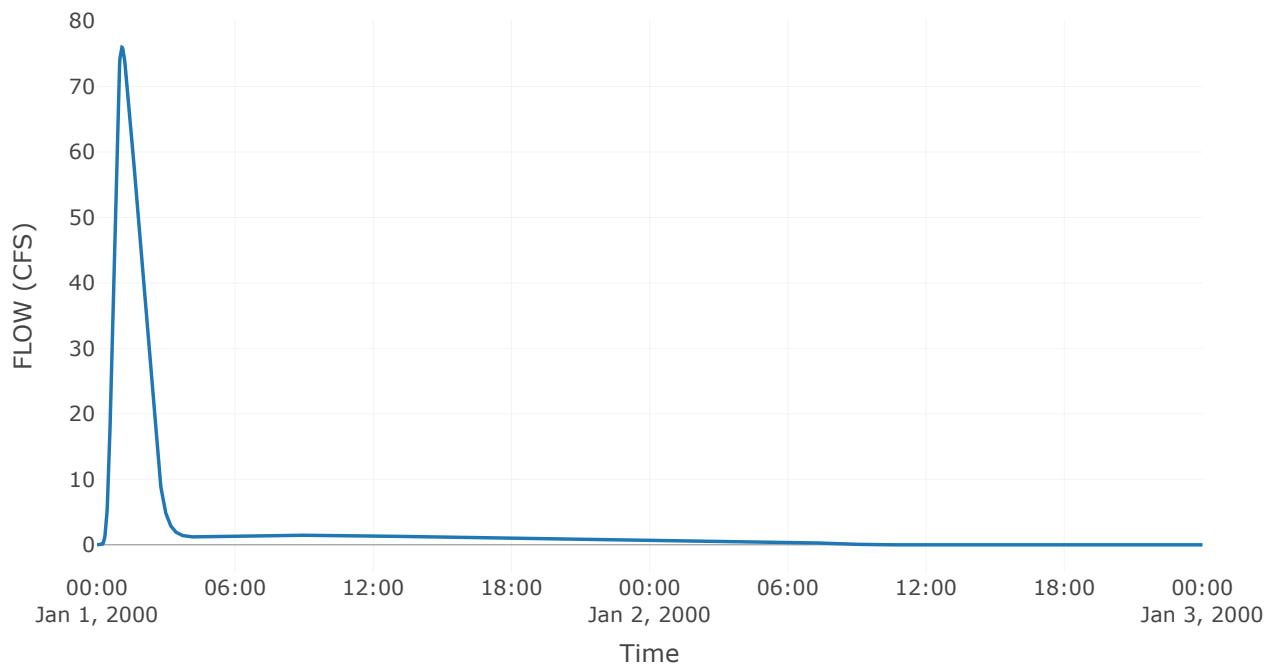
Combined Inflow



Cumulative Outflow



Outflow

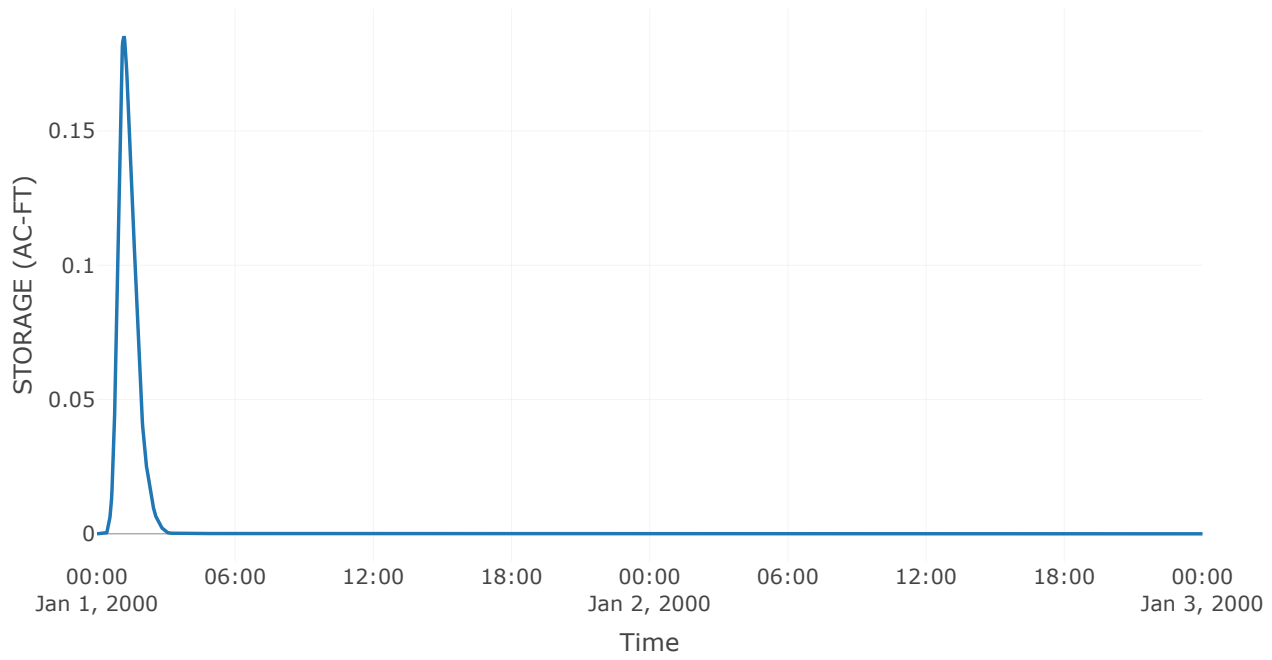


Reservoir: Storage East of Wolf Road

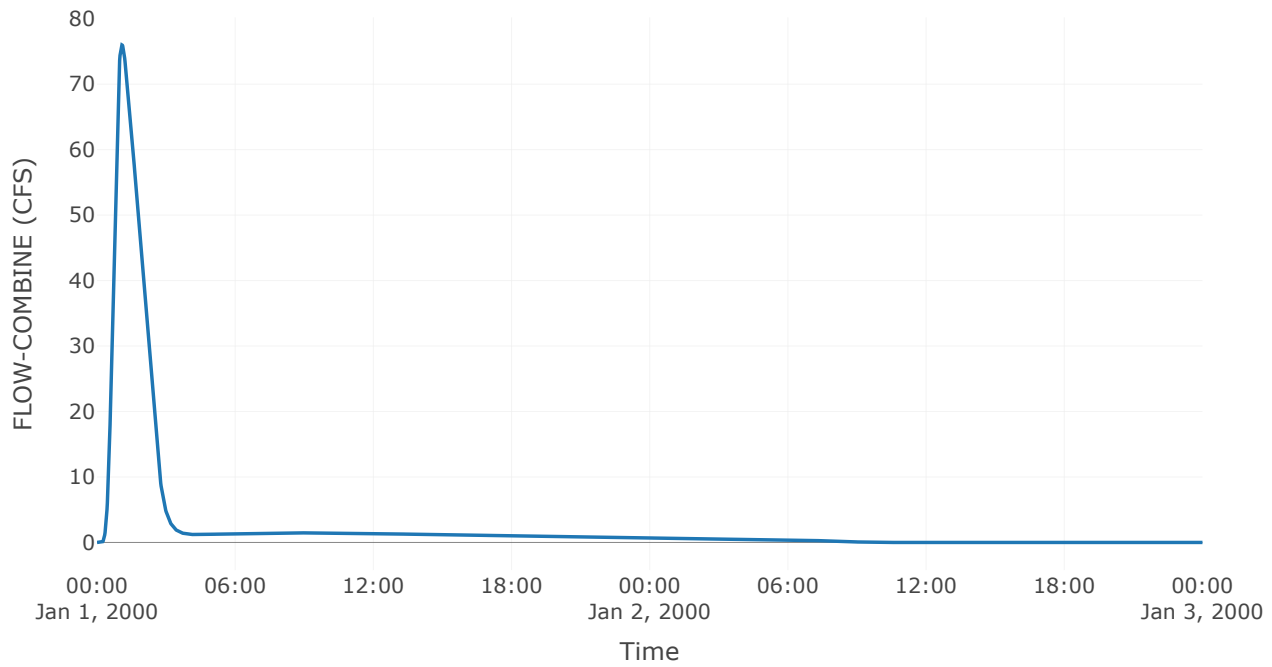
Downstream : Box Inlet - East Side Wolf Rd

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

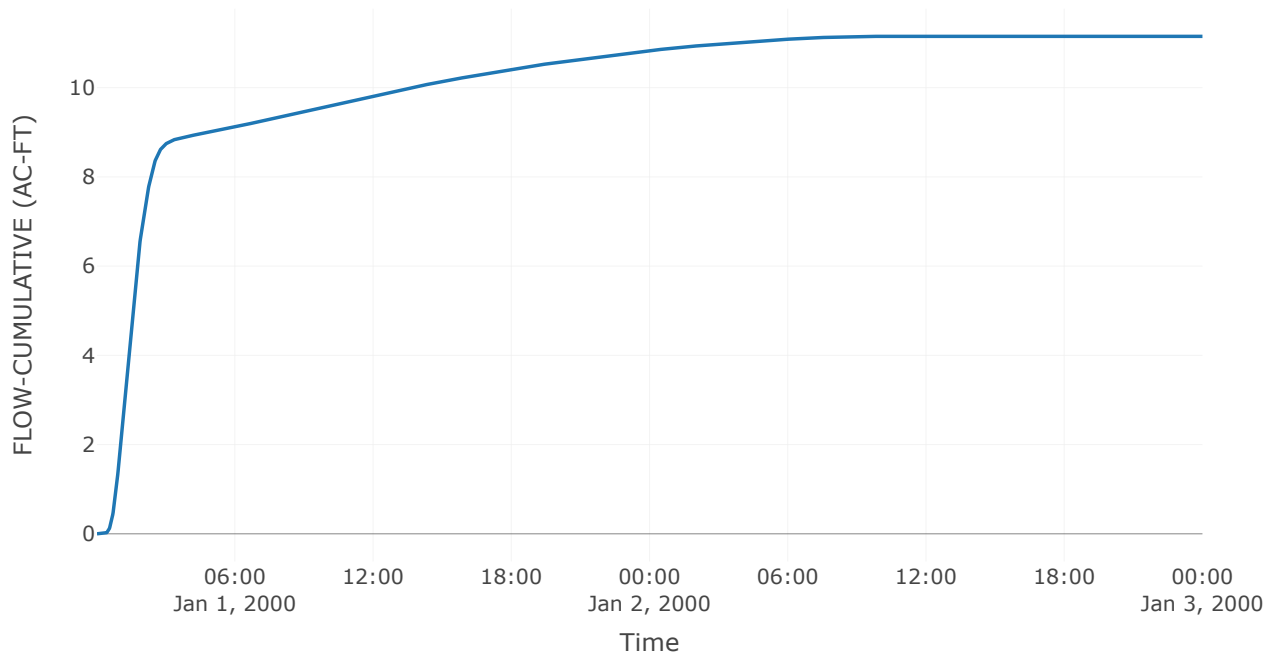
Storage



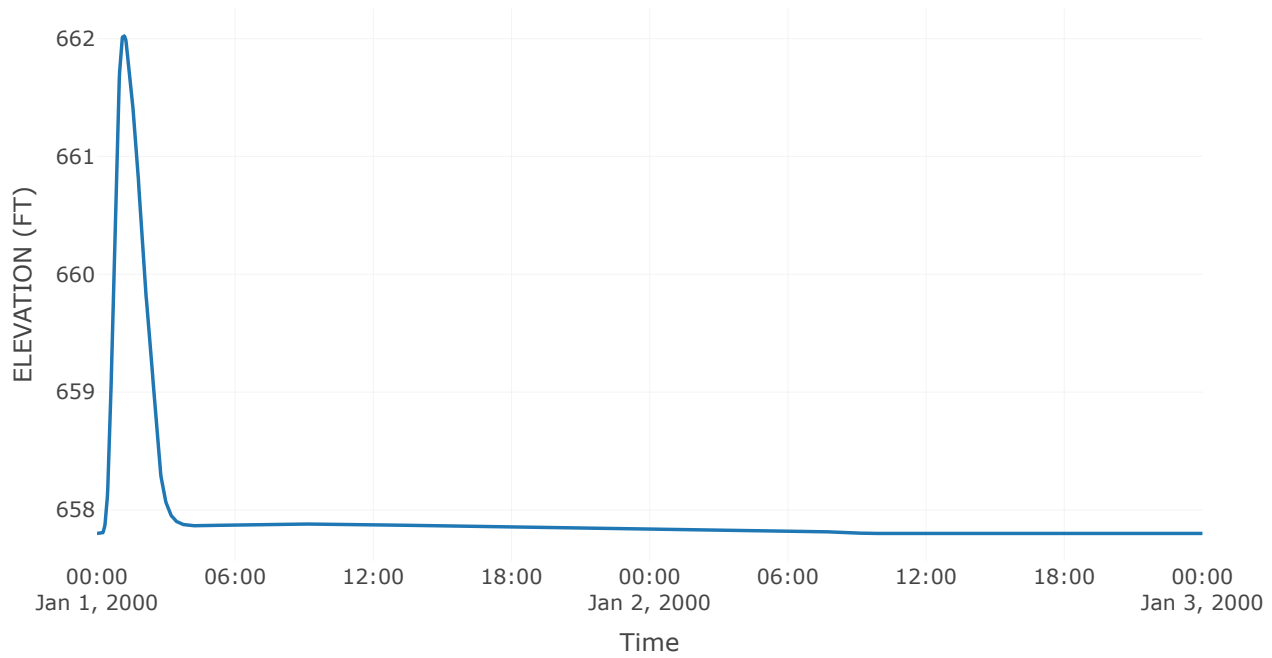
Combined Inflow



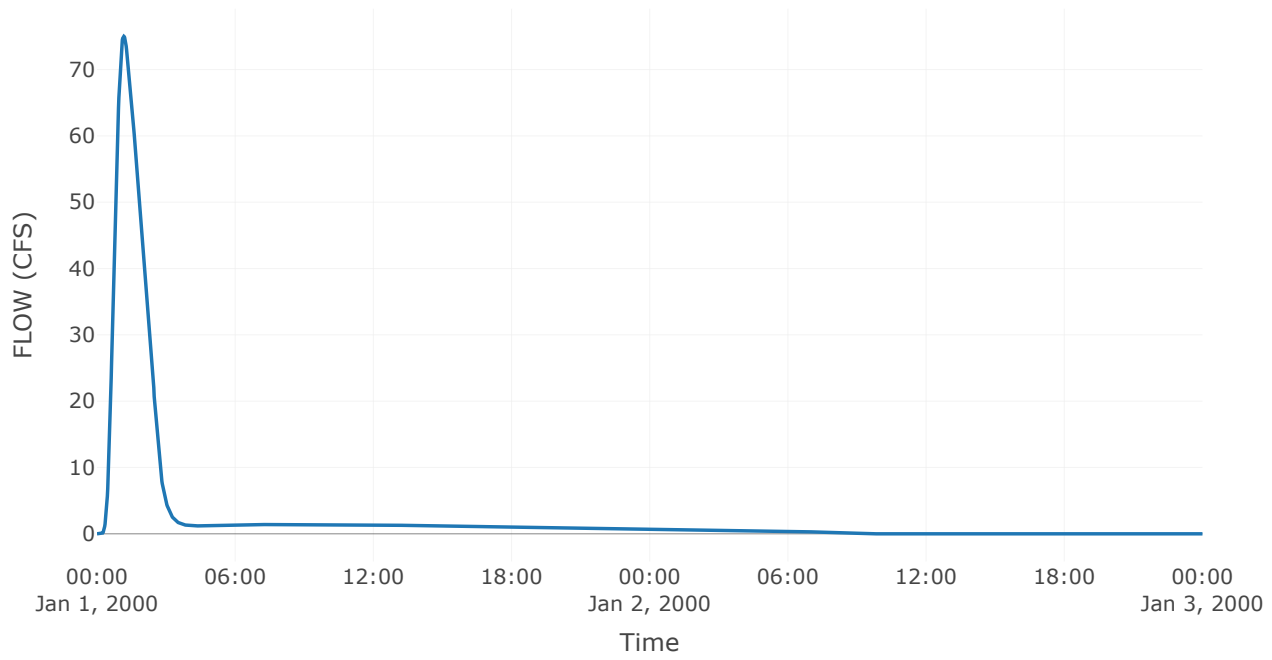
Cumulative Outflow



Pool Elevation



Outflow

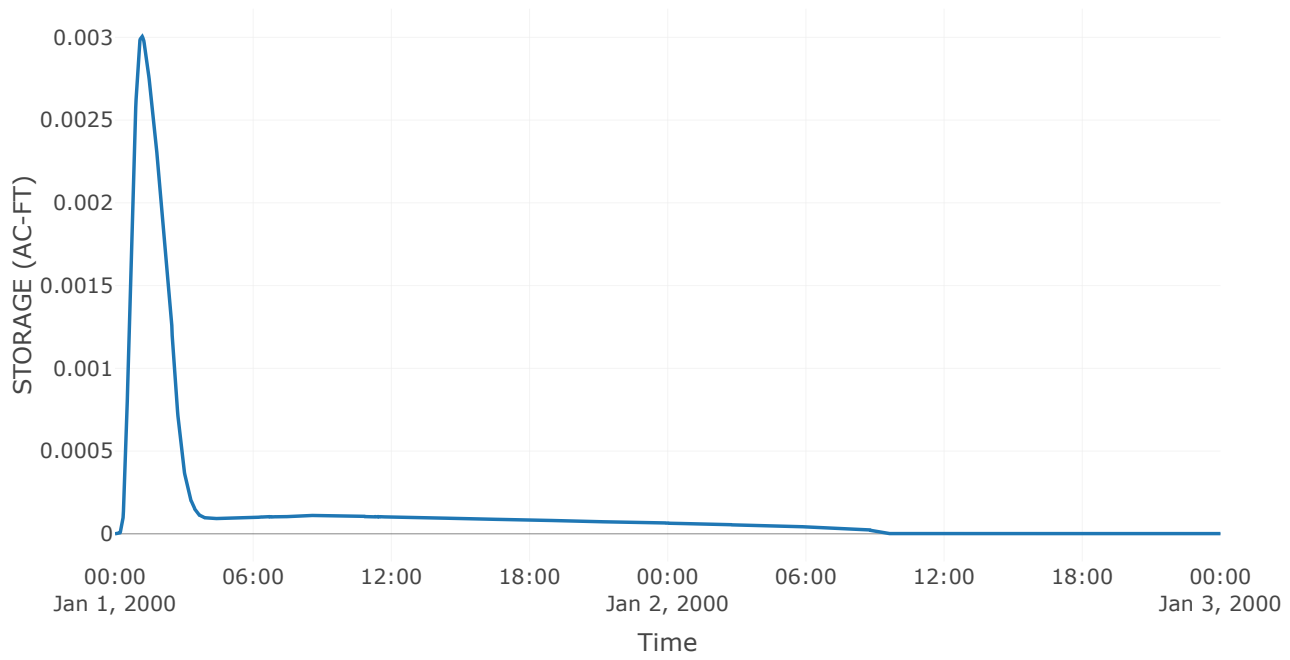


Reservoir: Box Inlet-East Side Wolf Rd

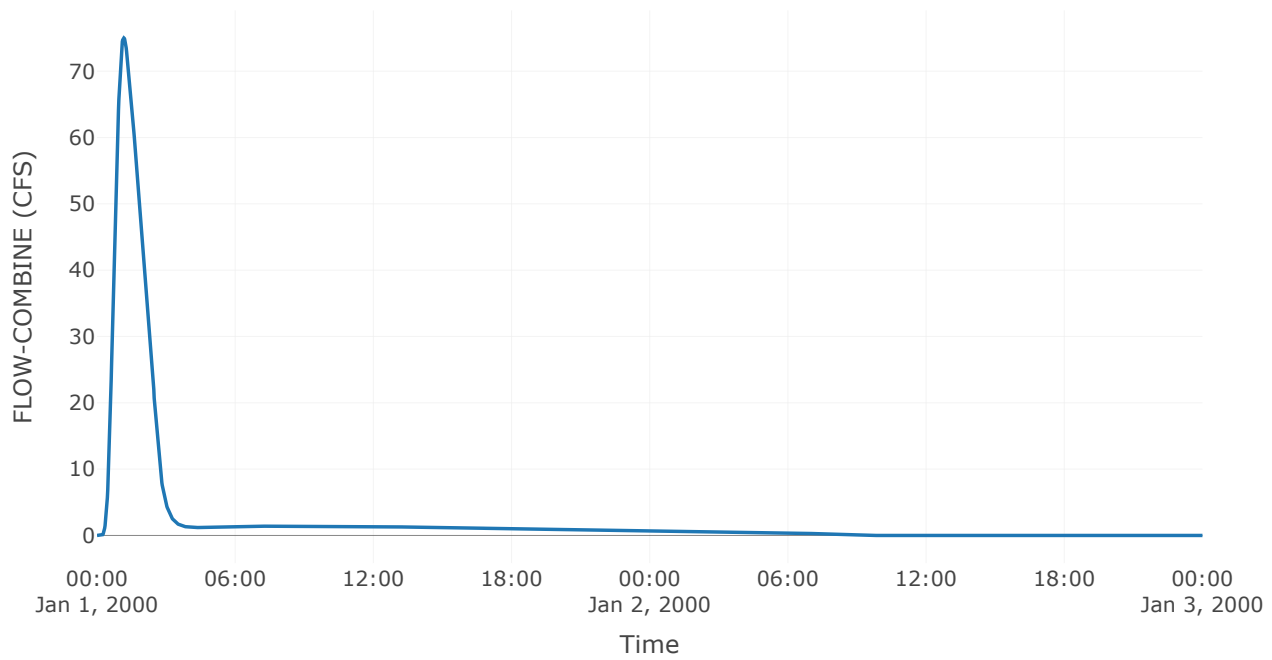
Downstream : Storage West of Wolf Road

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

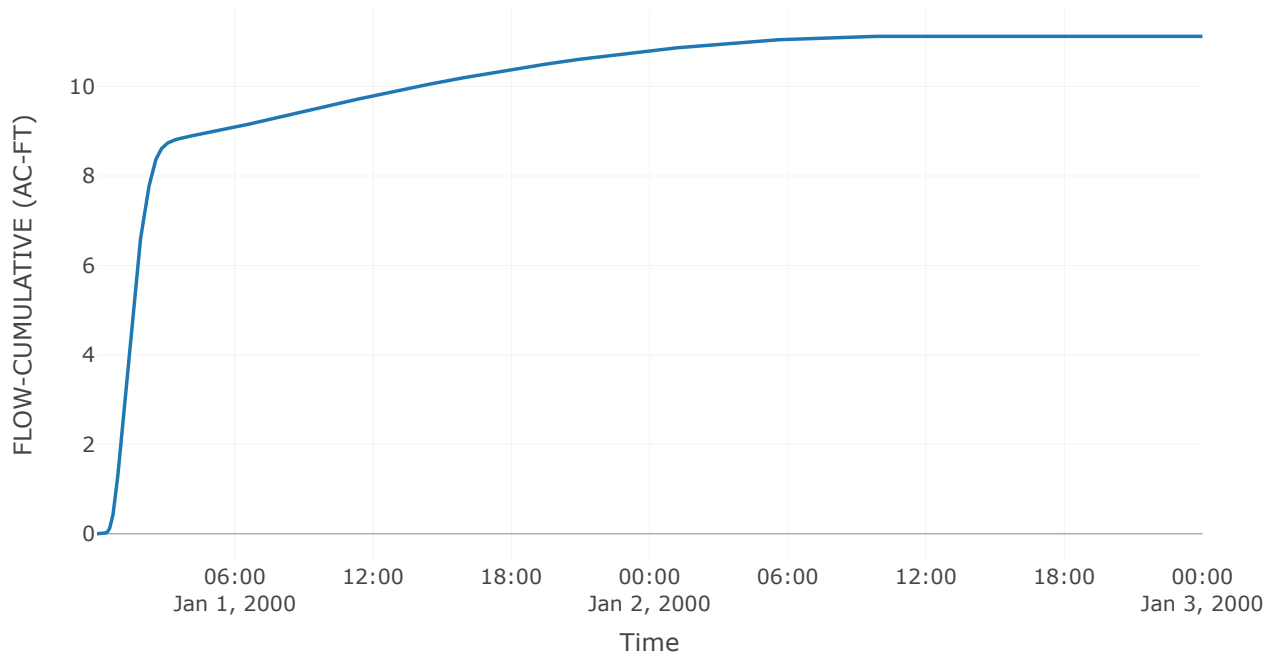
Storage



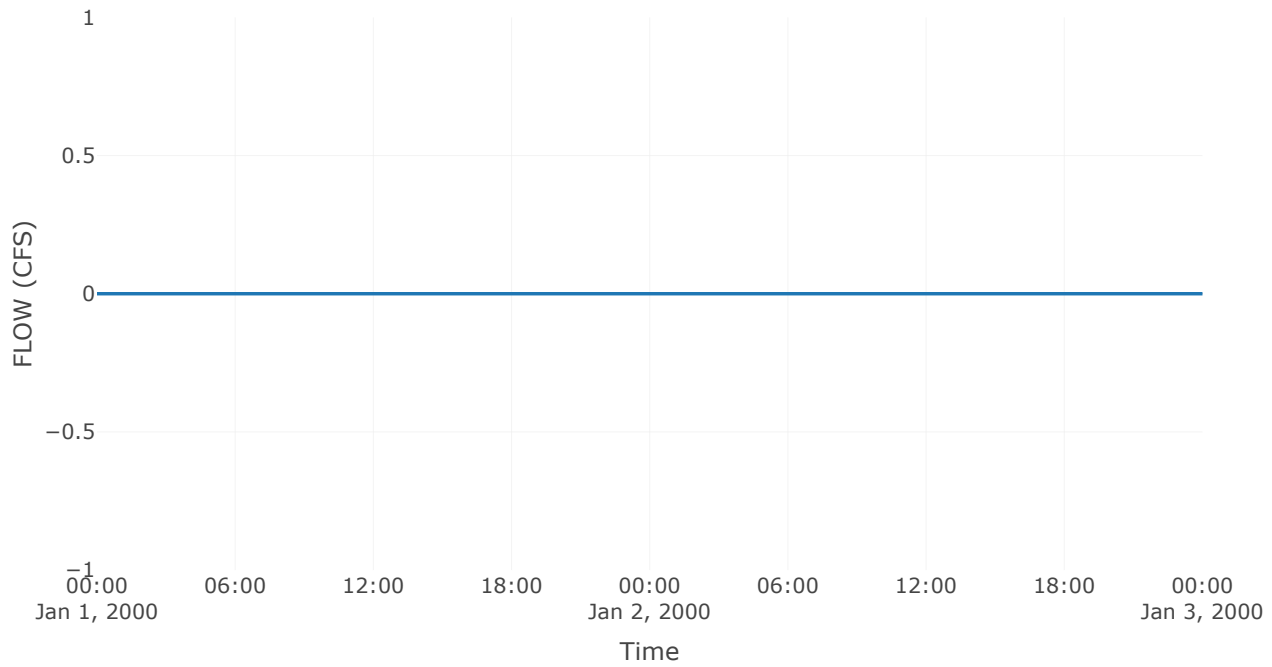
Combined Inflow



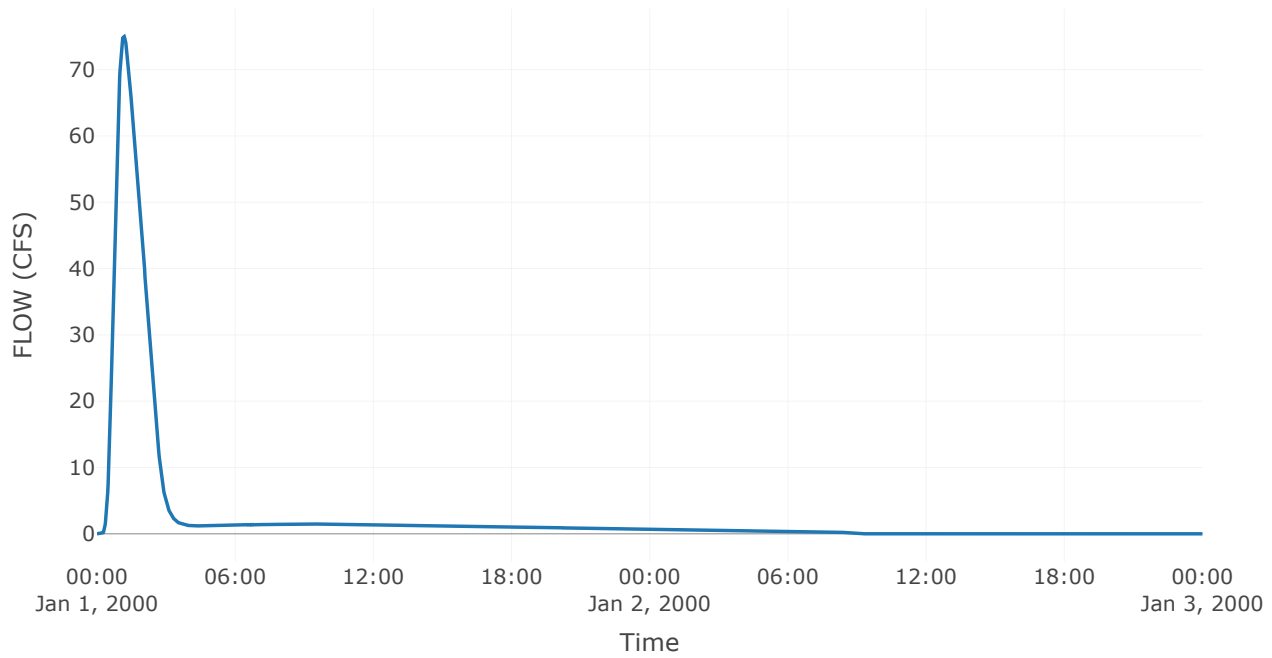
Cumulative Outflow



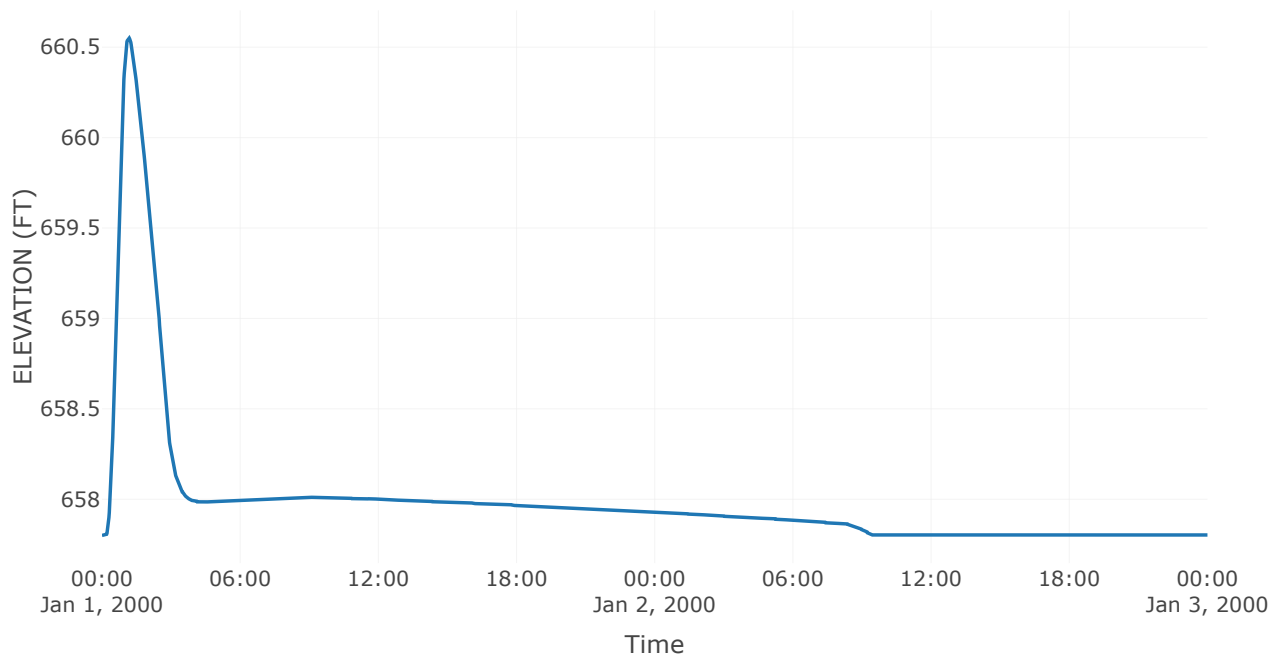
Spillway 1



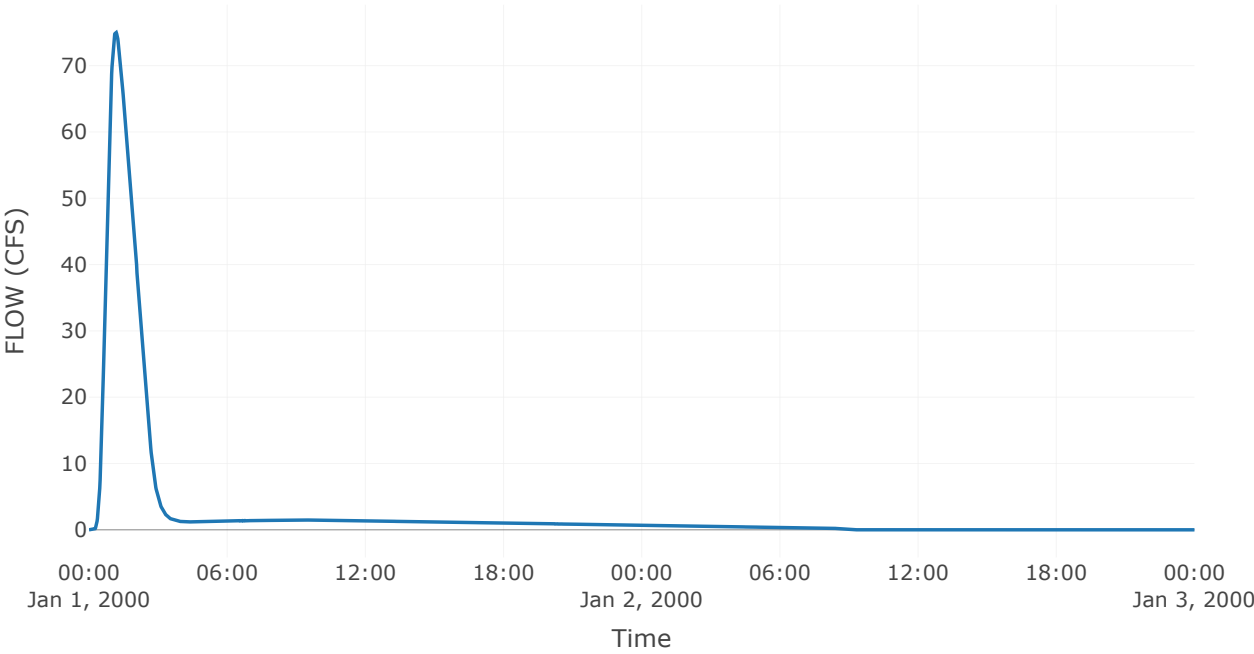
Outlet 1



Pool Elevation



Outflow

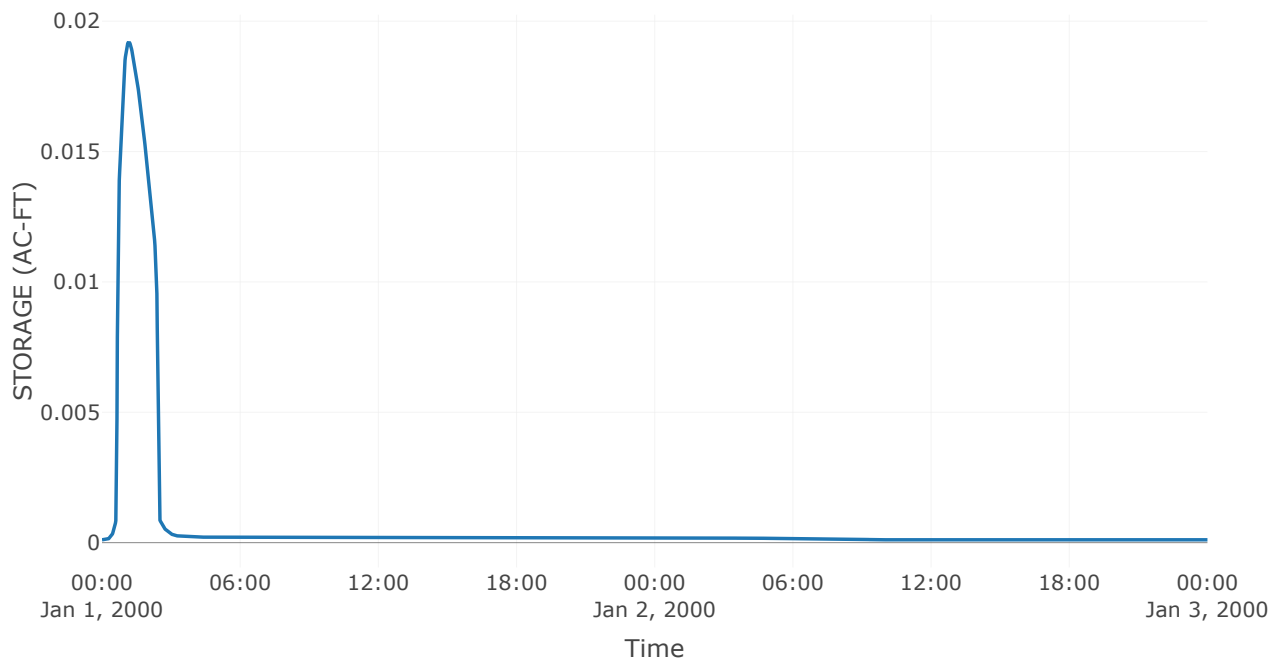


Reservoir: Storage West of Wolf Road

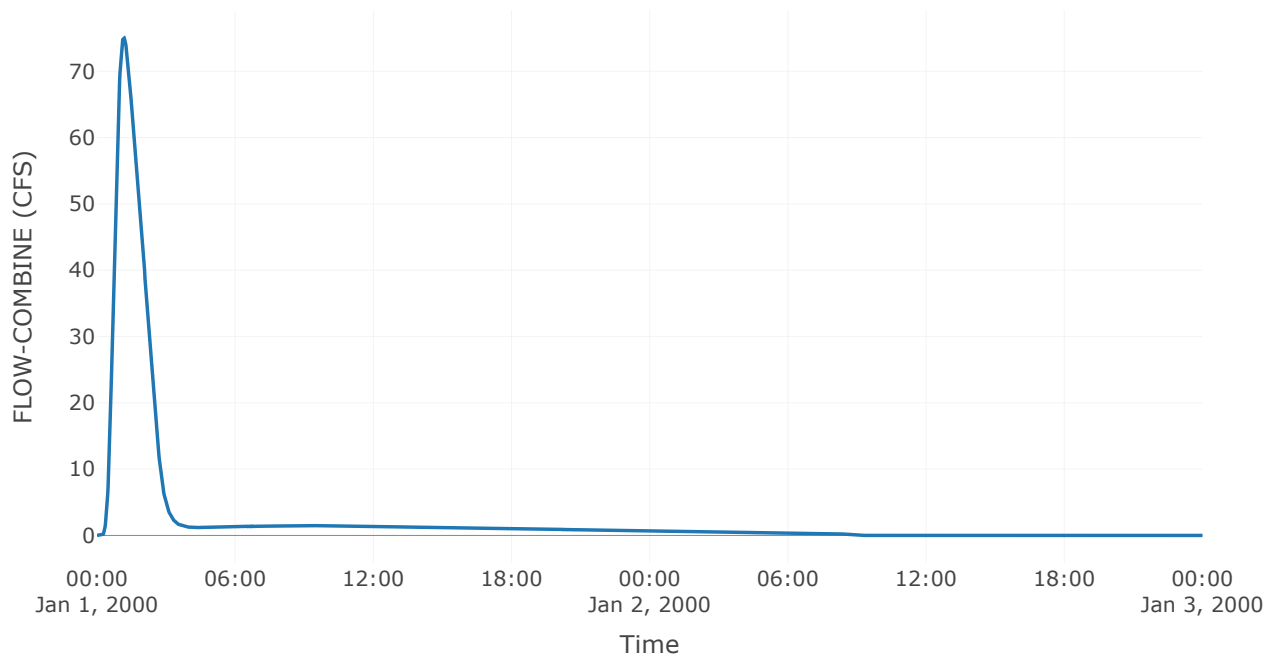
Downstream : Existing Basin C

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

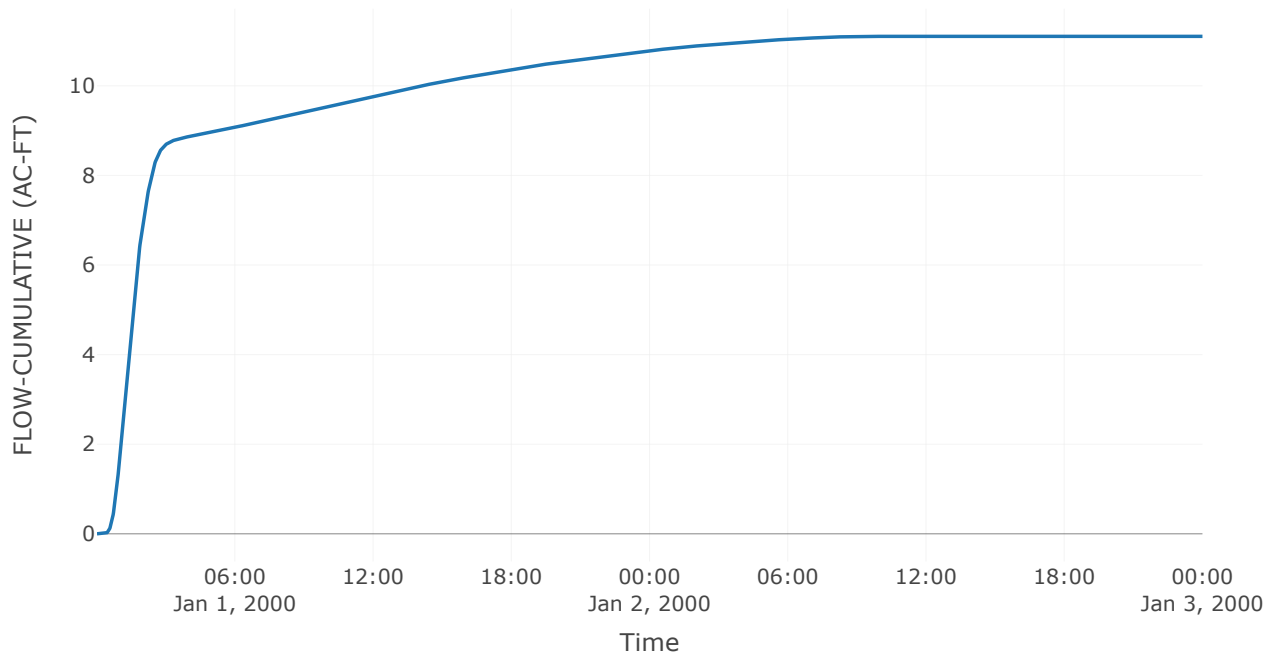
Storage



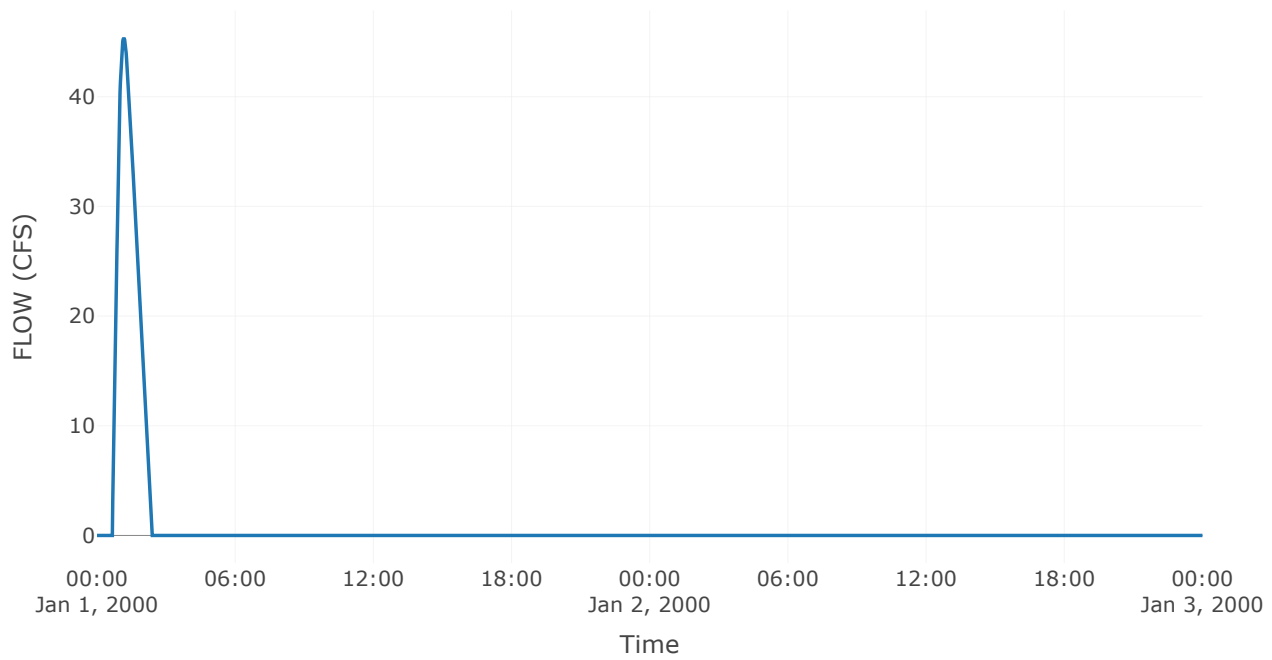
Combined Inflow



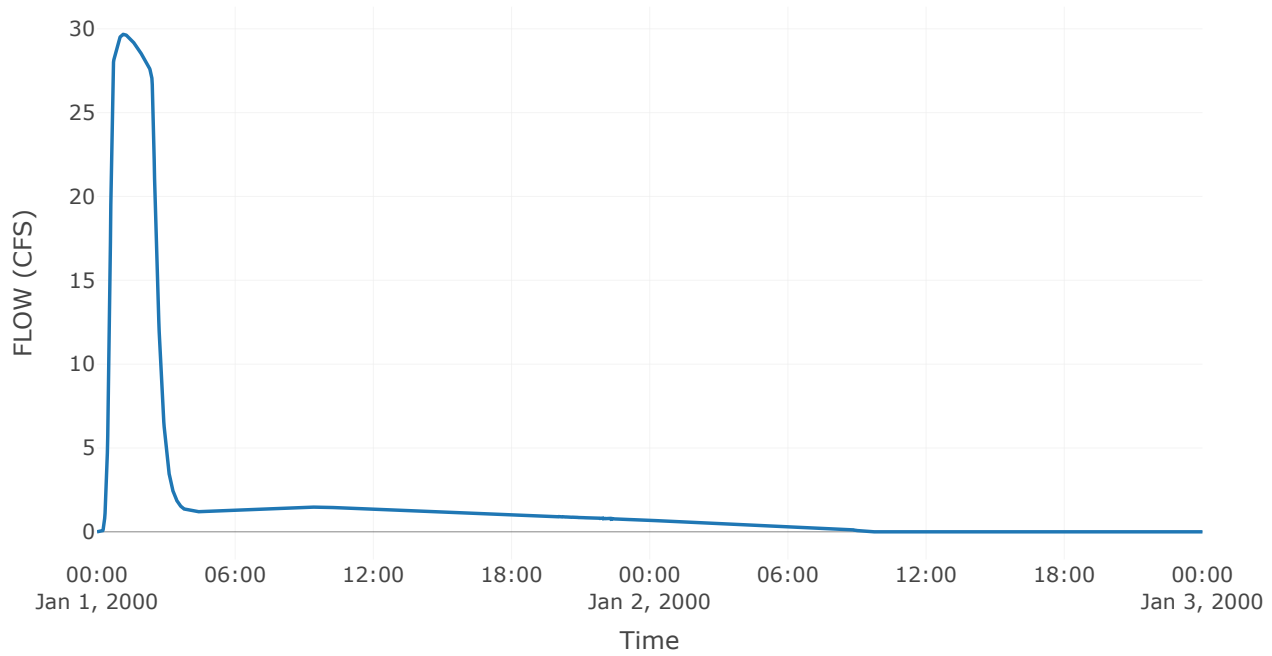
Cumulative Outflow



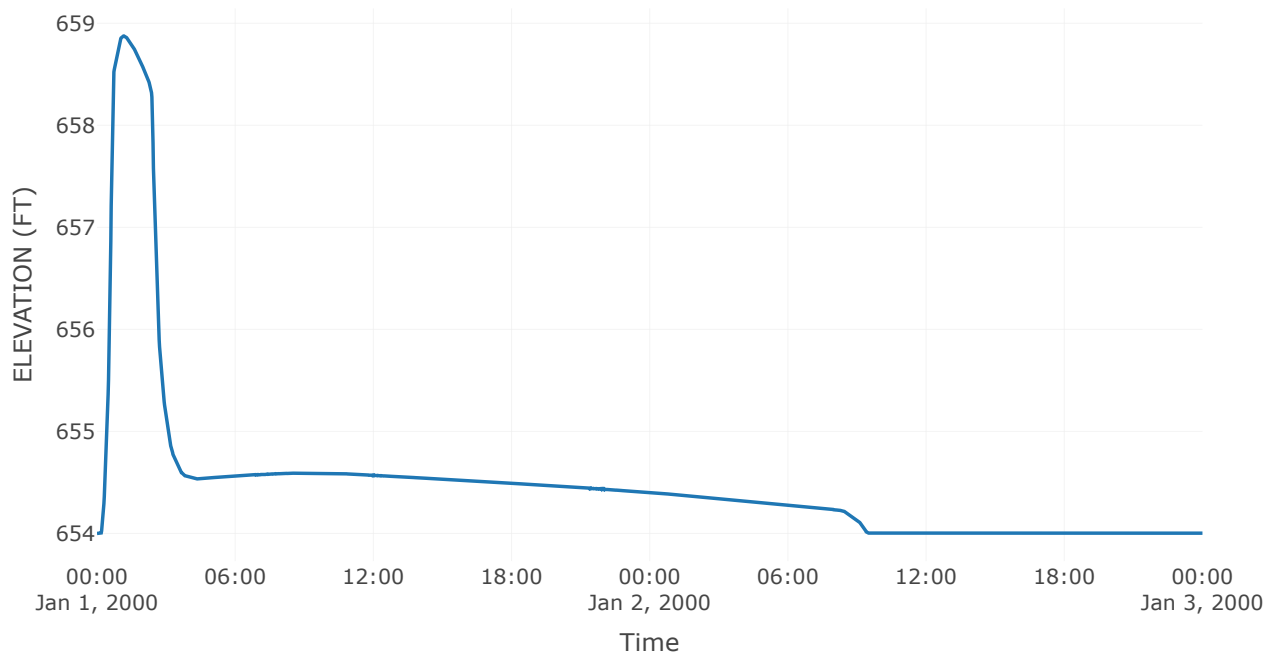
Spillway 1



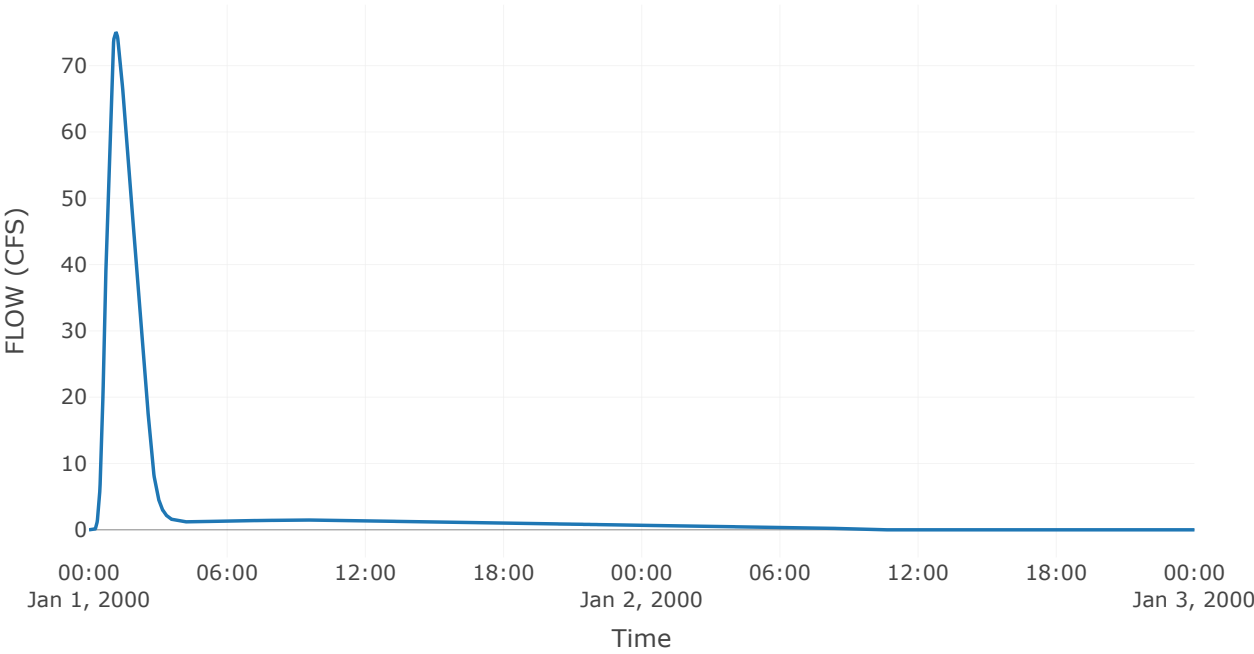
Outlet 1



Pool Elevation



Outflow



Subbasin: Existing On-Site

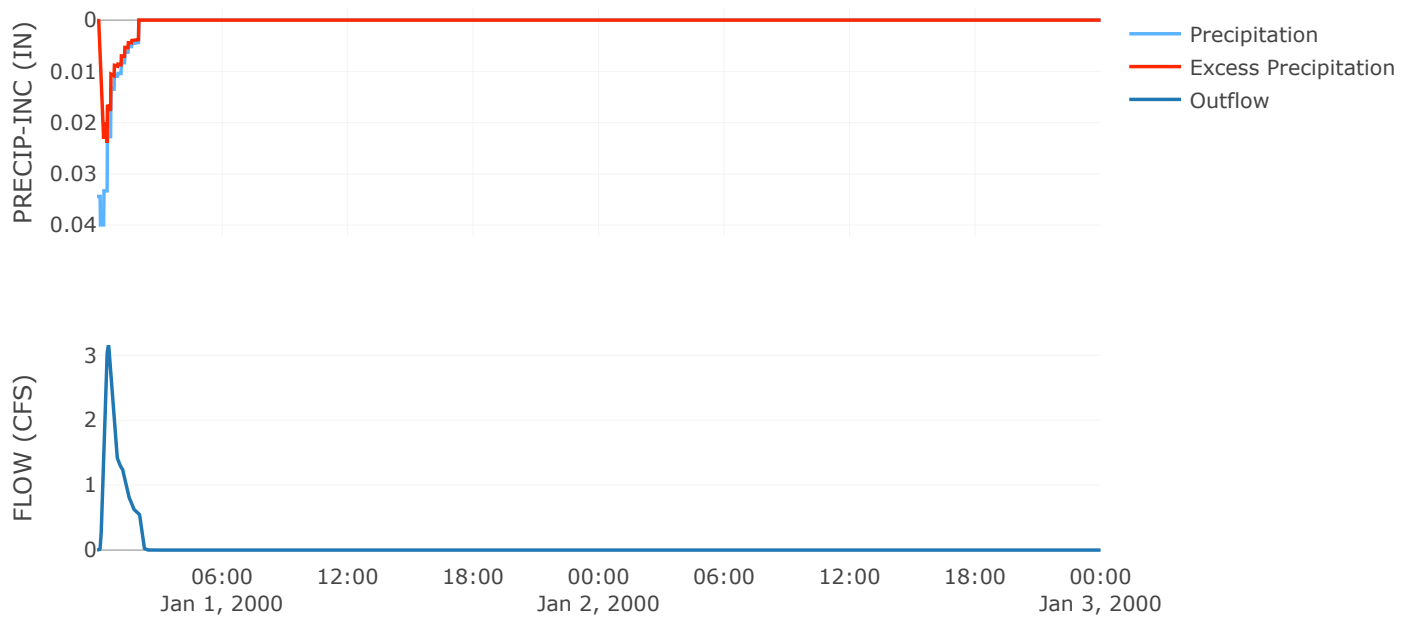
Area (MI2) : 0
Downstream : Existing Basin C

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	91.09

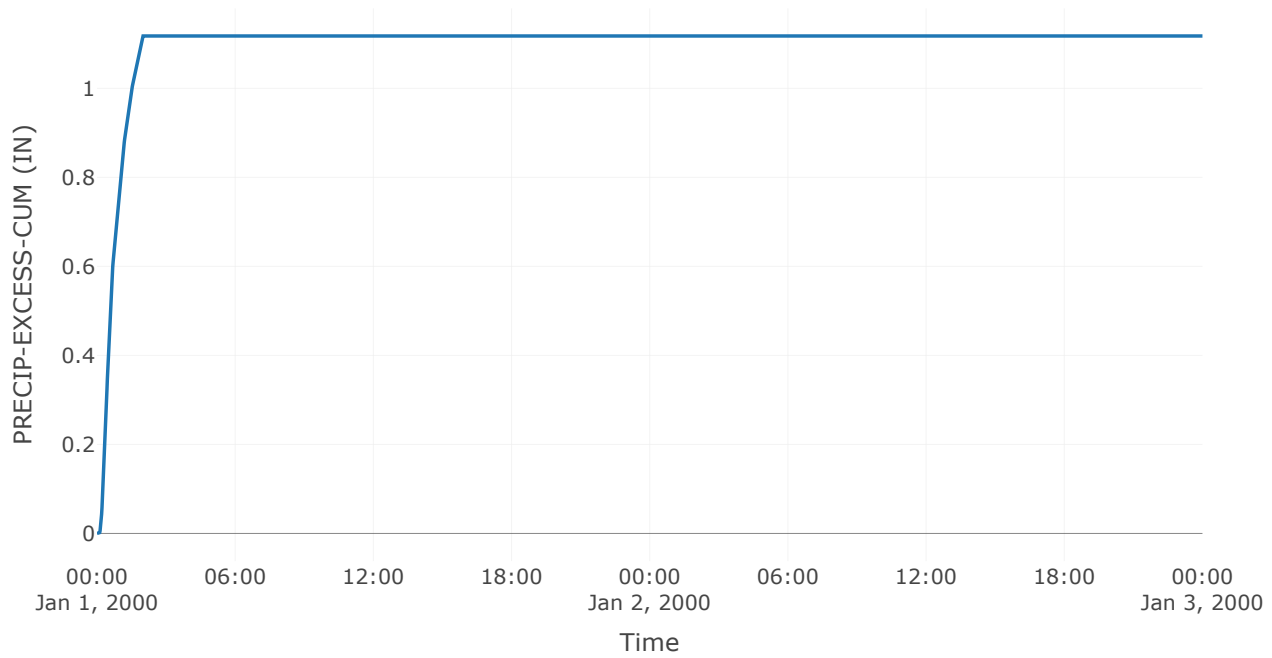
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

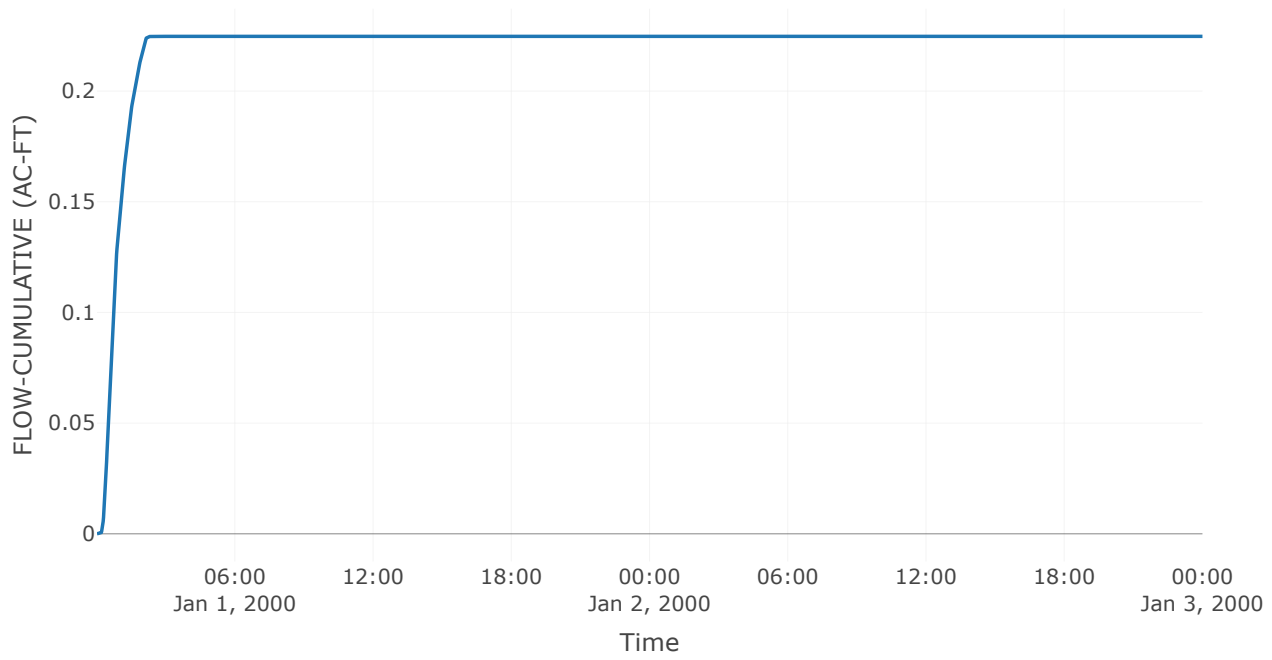
Precipitation and Outflow



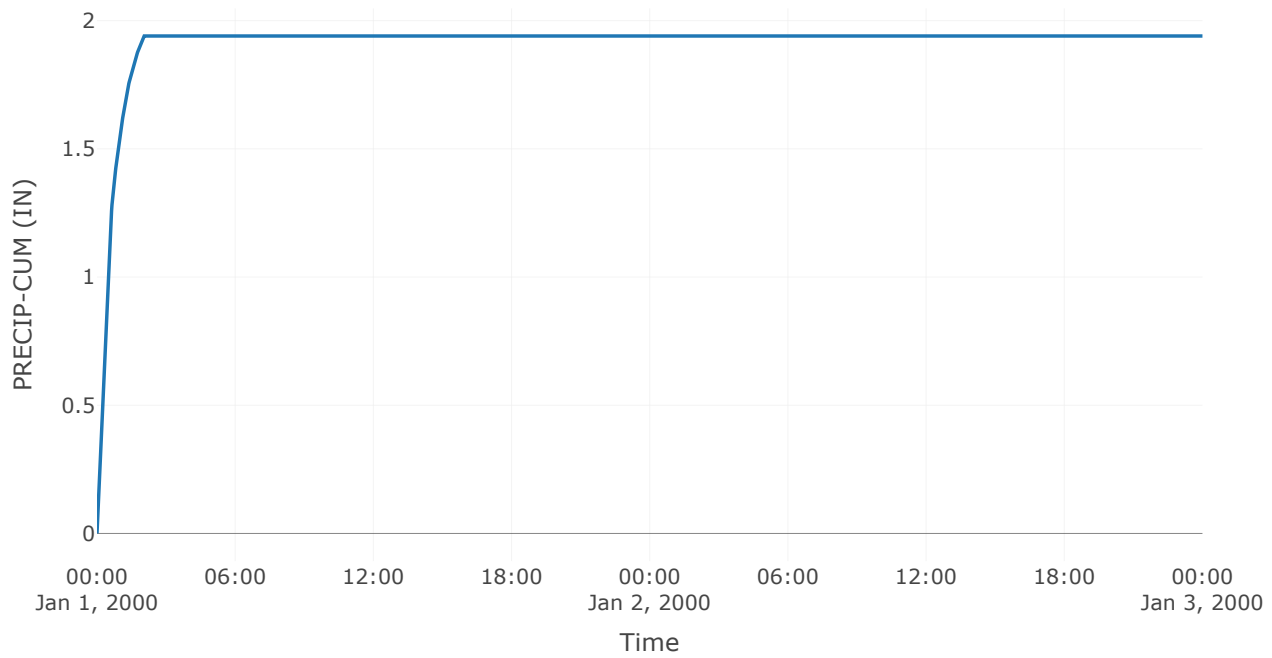
Cumulative Excess Precipitation



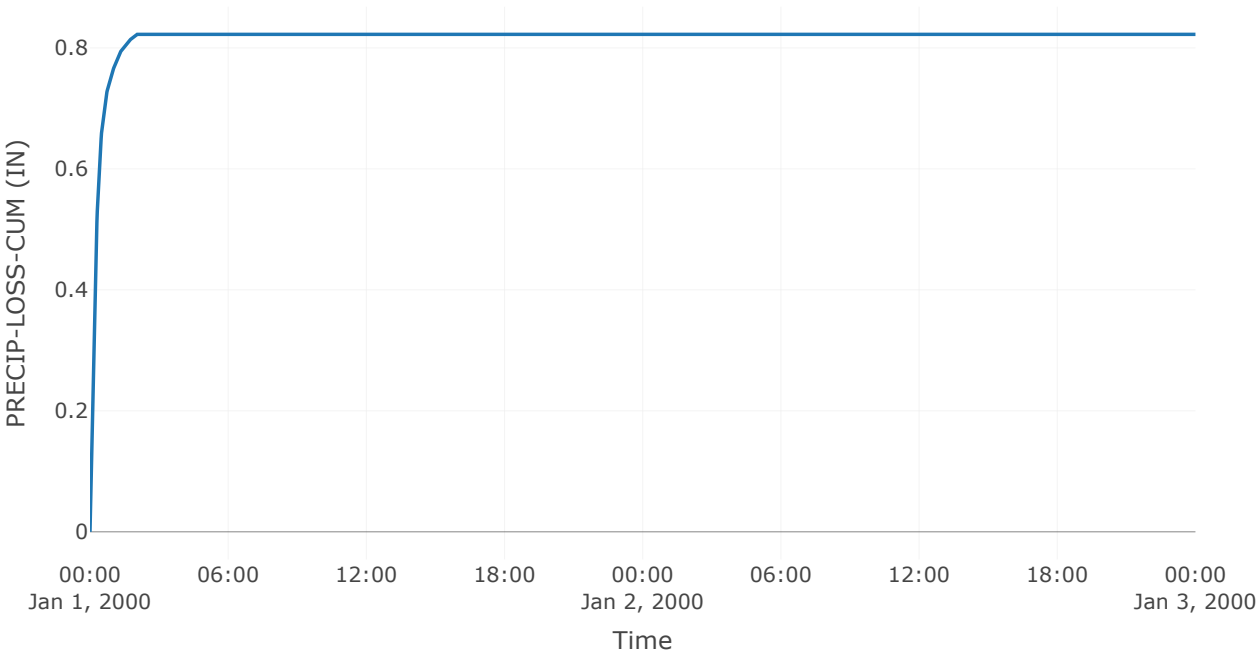
Cumulative Outflow



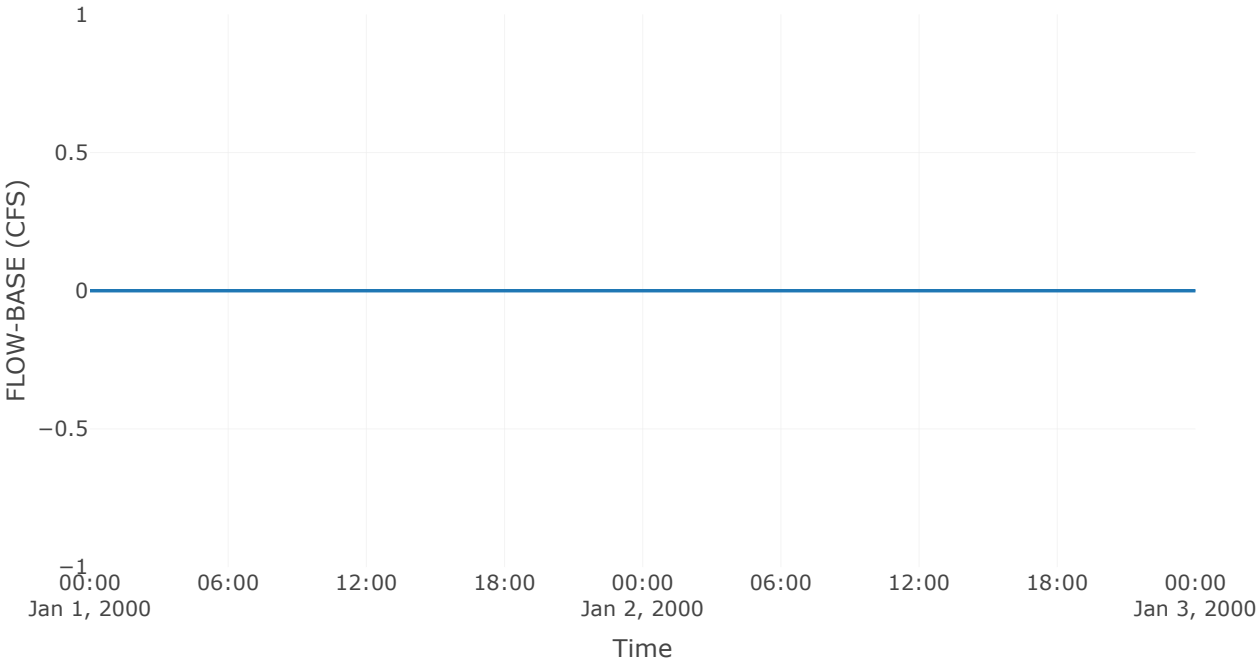
Cumulative Precipitation



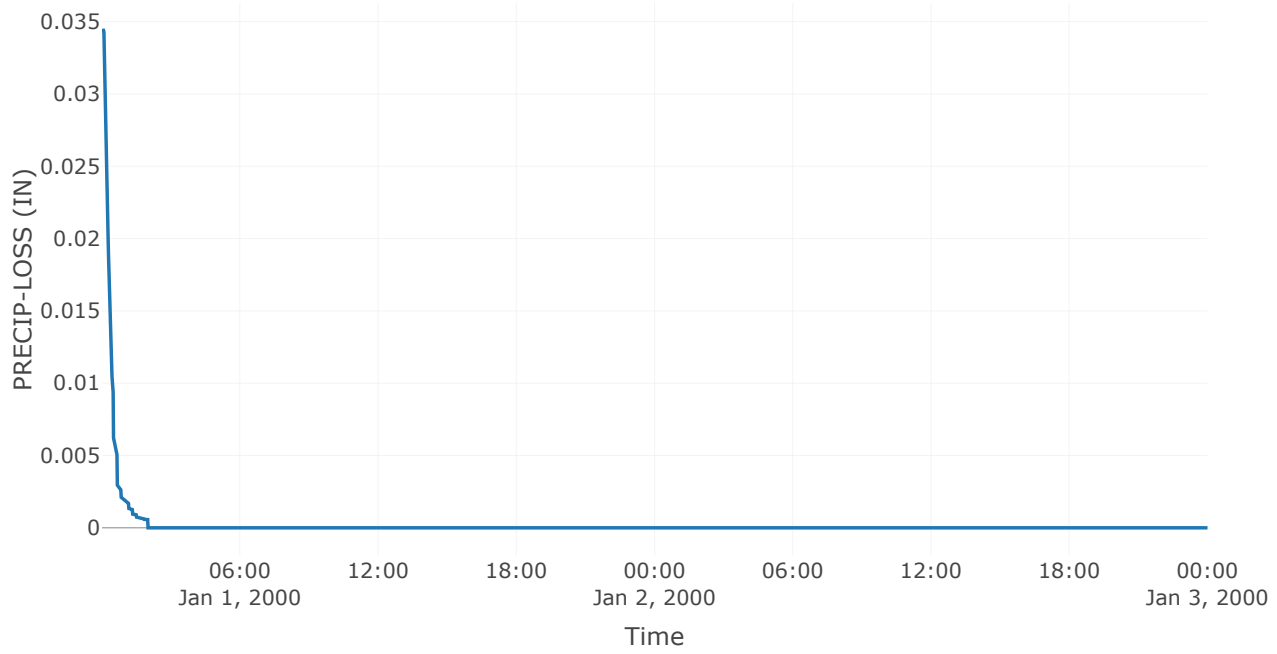
Cumulative Precipitation Loss



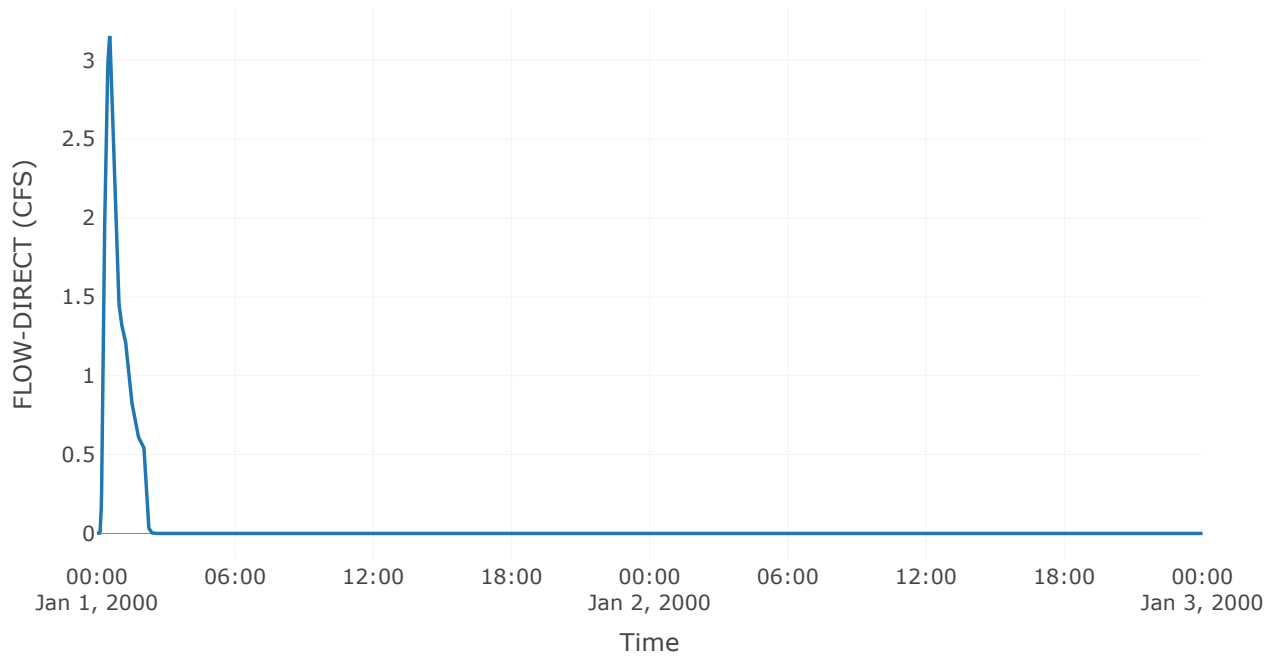
Baseflow



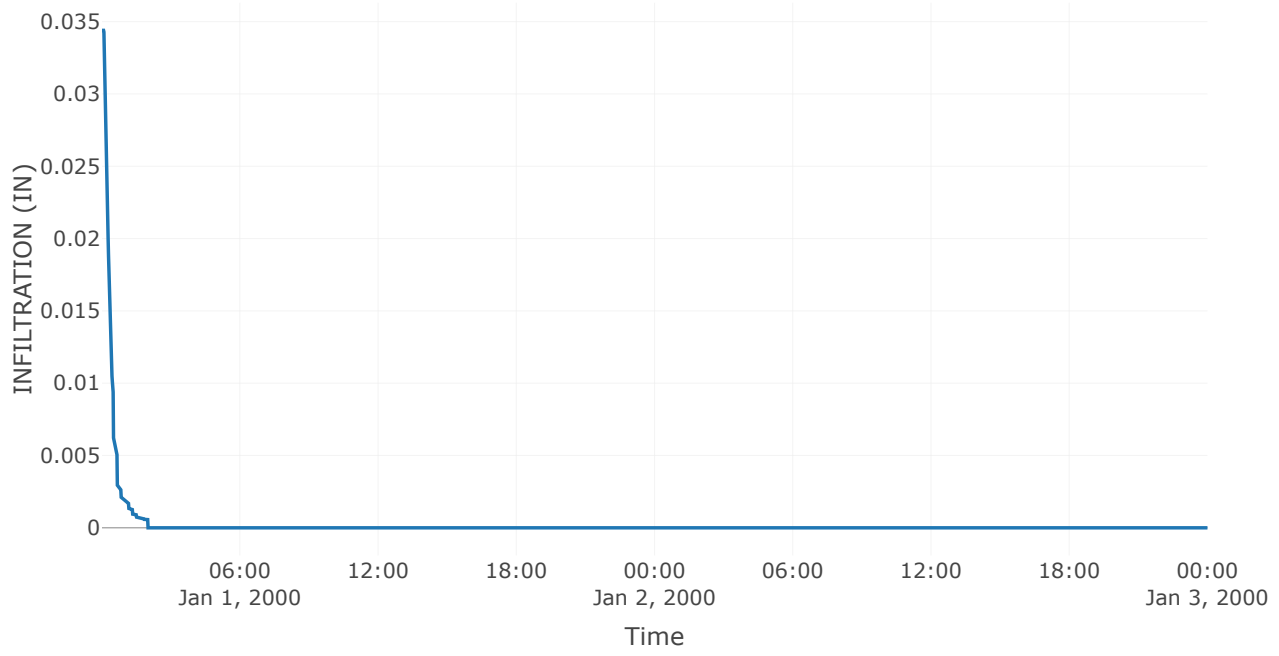
Precipitation Loss



Direct Runoff



Soil Infiltration

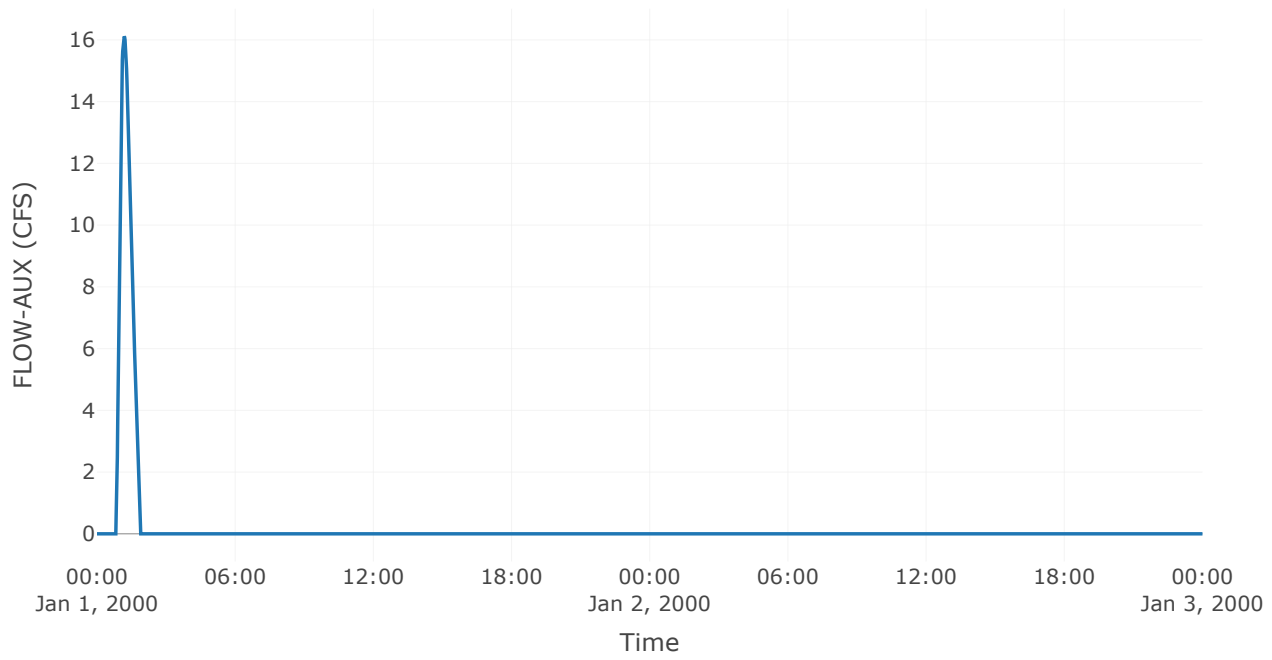


Reservoir: Existing Basin C

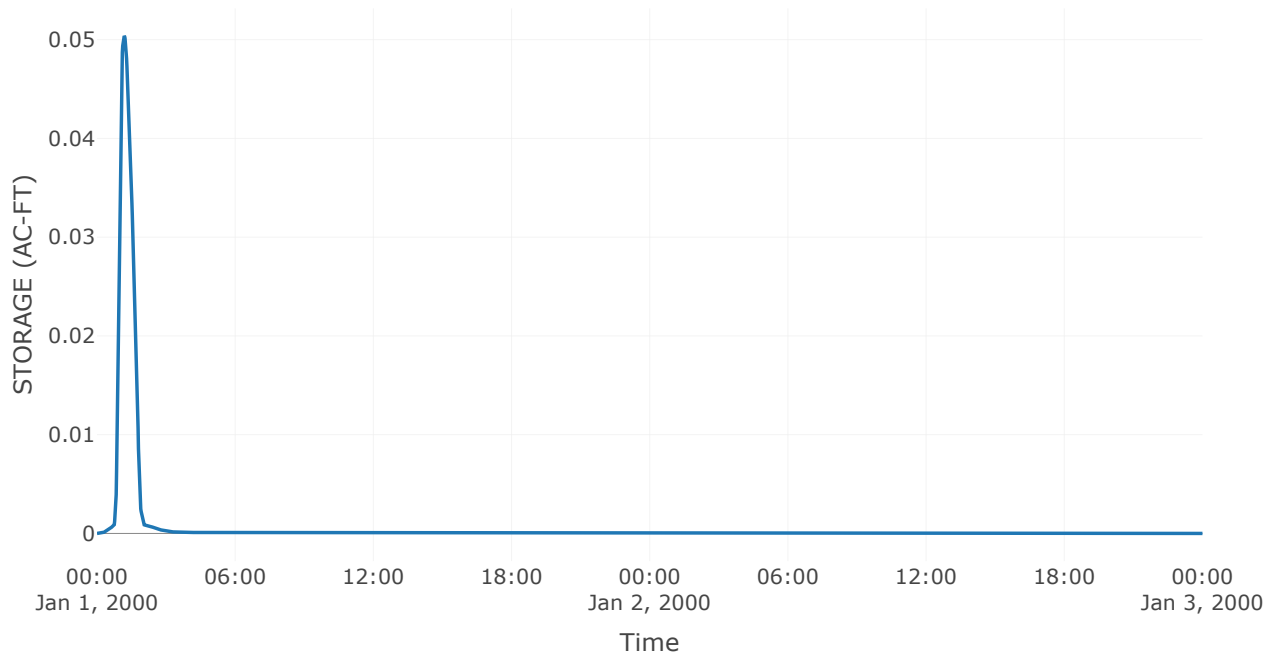
Downstream : Existing Basin A & B

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

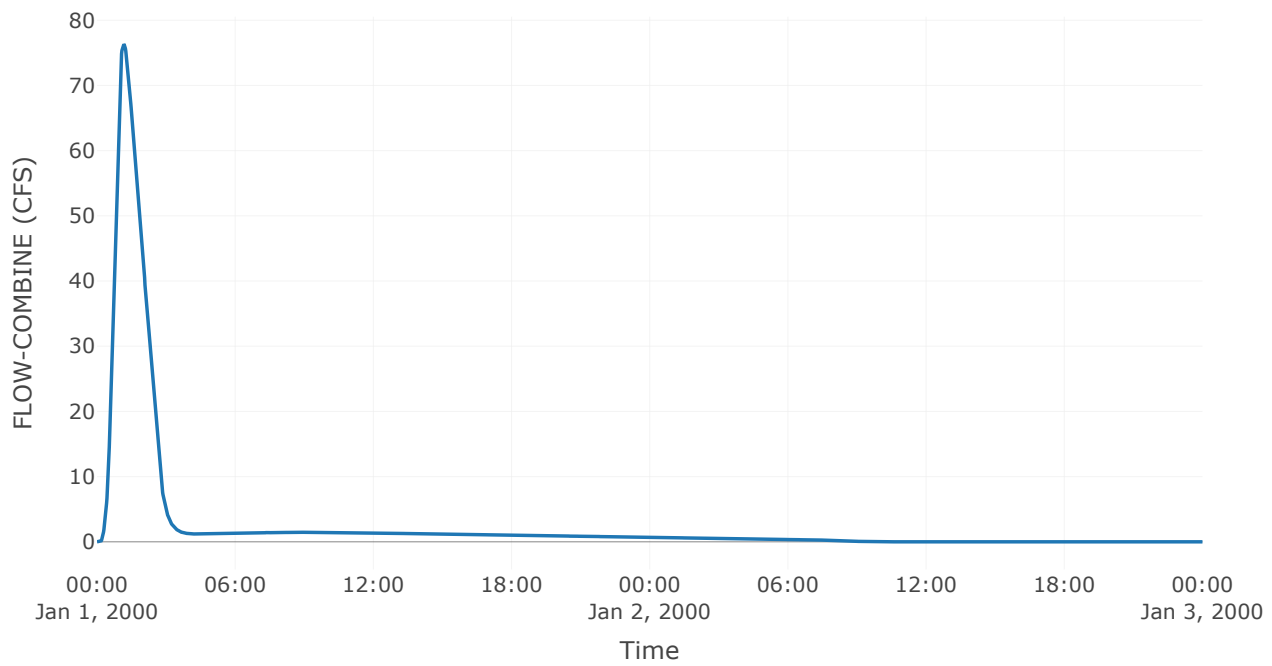
Auxiliary Outflow



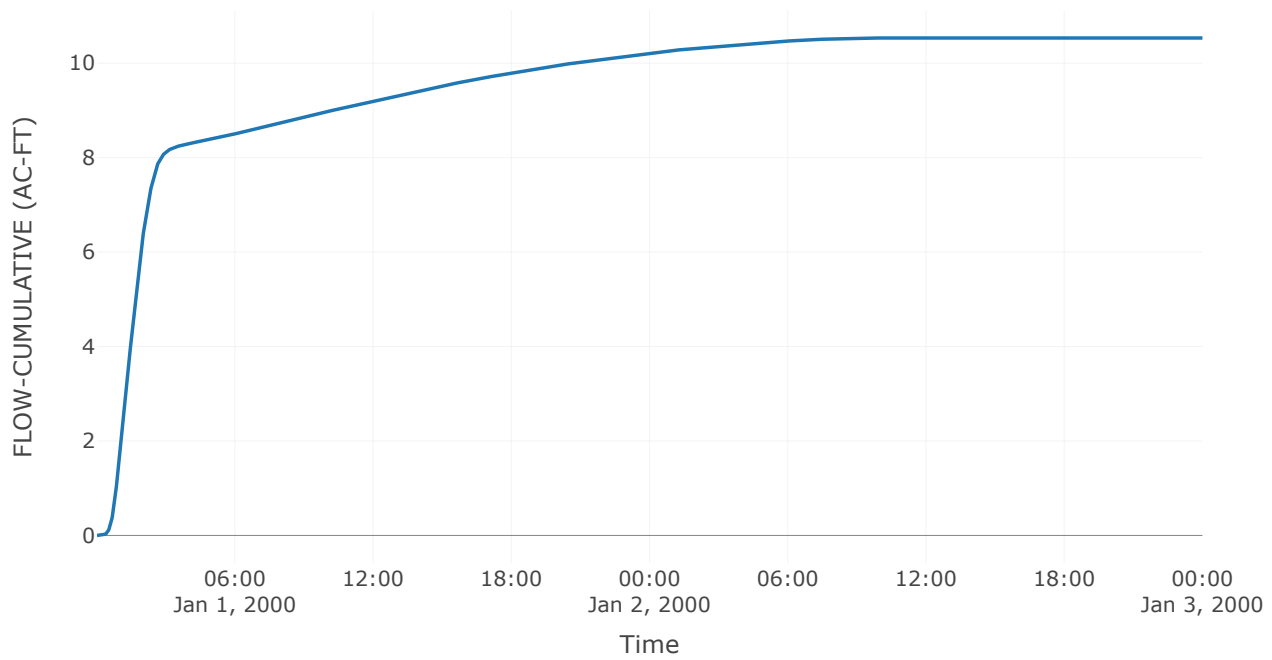
Storage



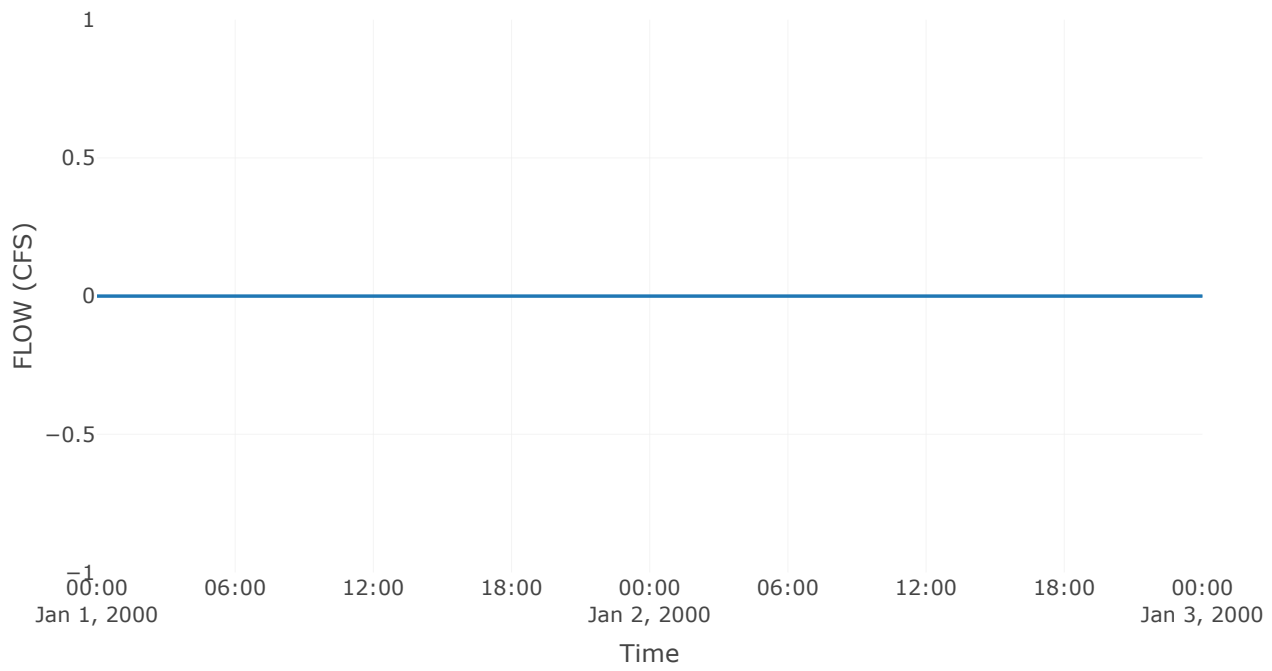
Combined Inflow



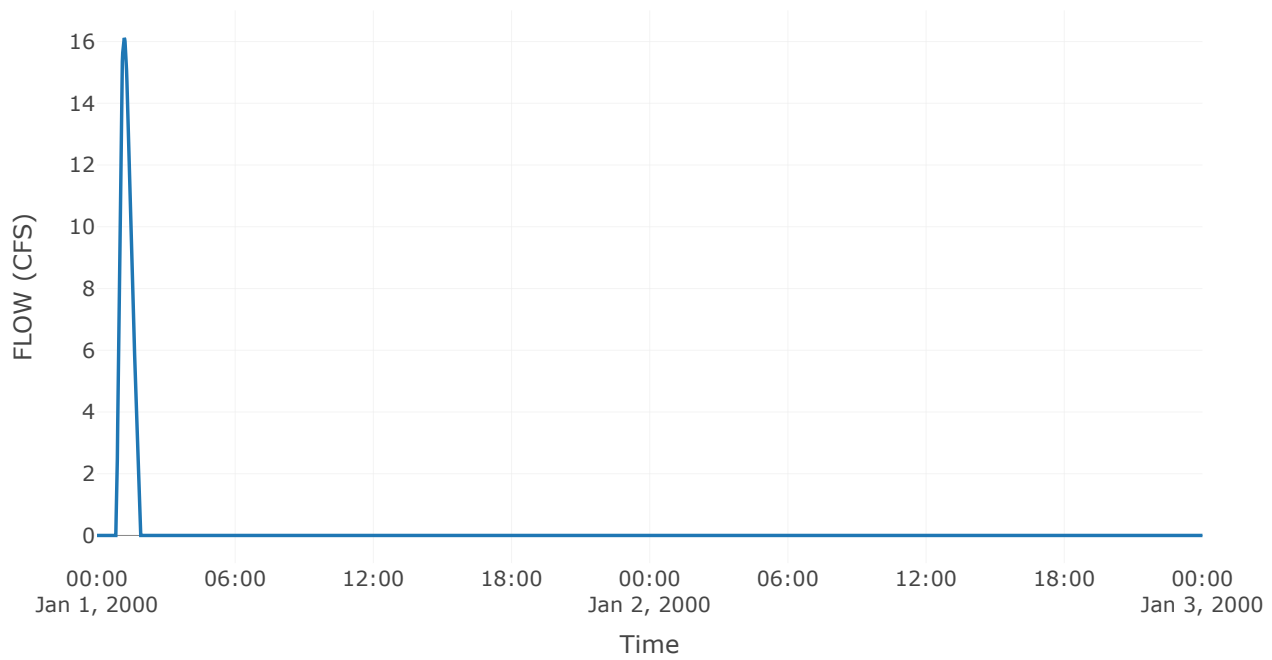
Cumulative Outflow



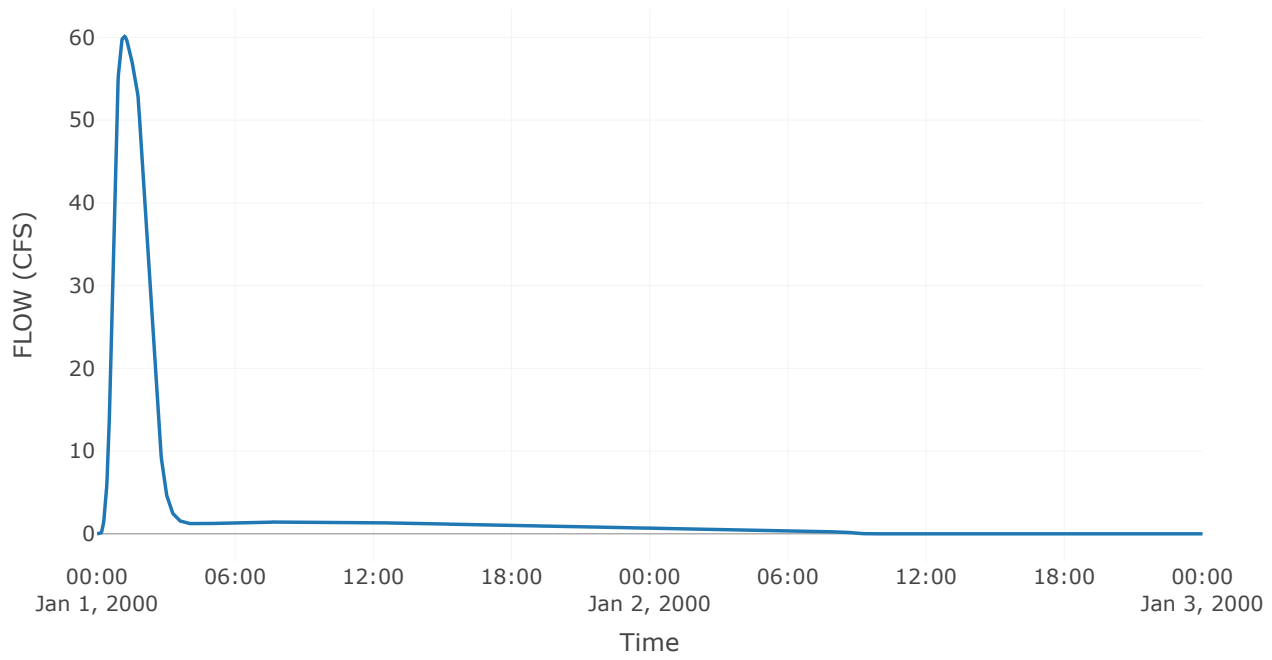
Spillway 1



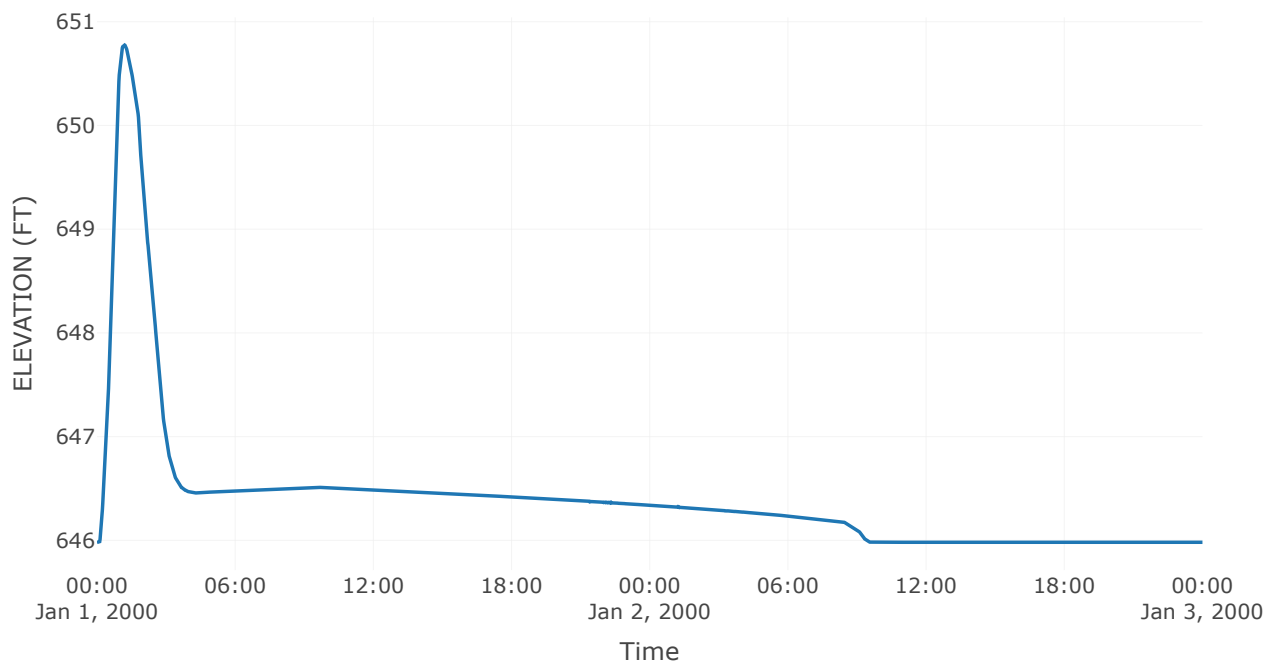
Outlet 2



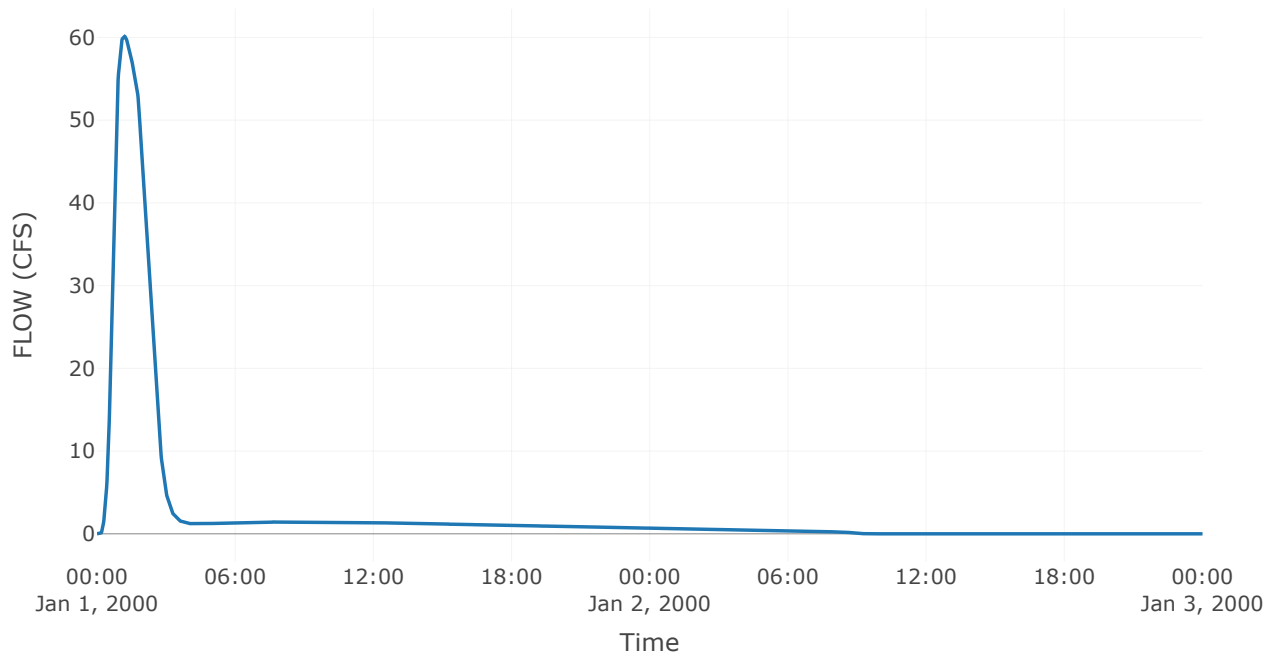
Outlet 1



Pool Elevation



Outflow

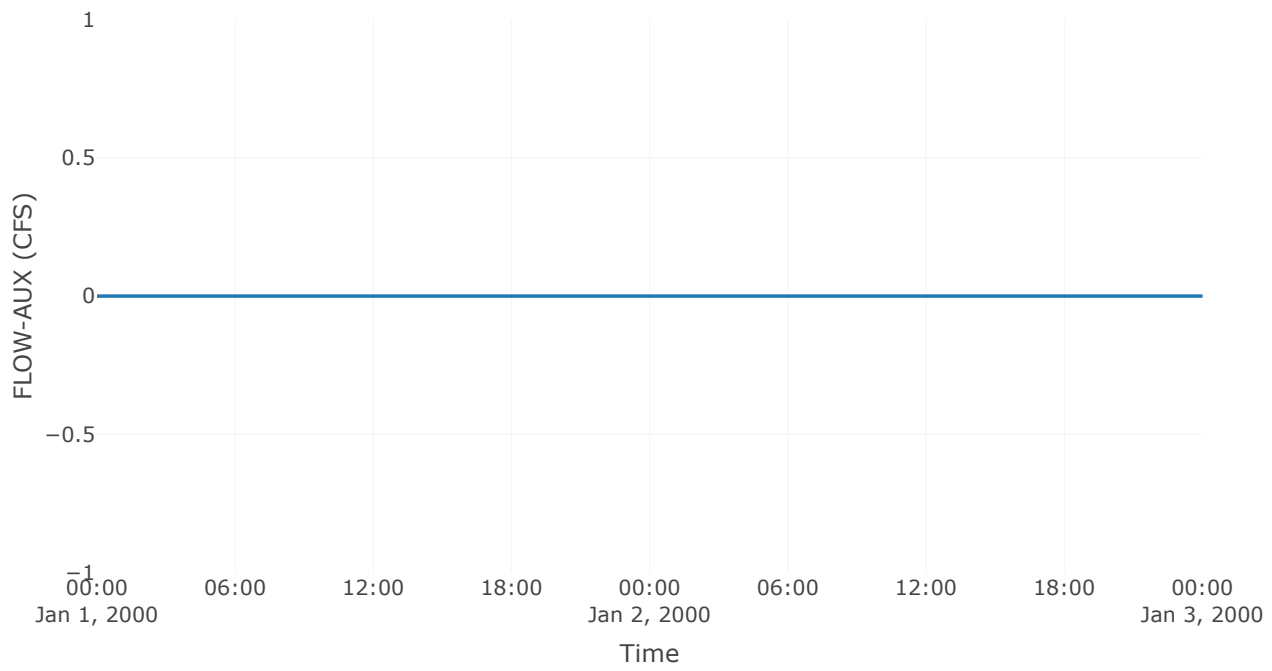


Reservoir: Existing Basin A & B

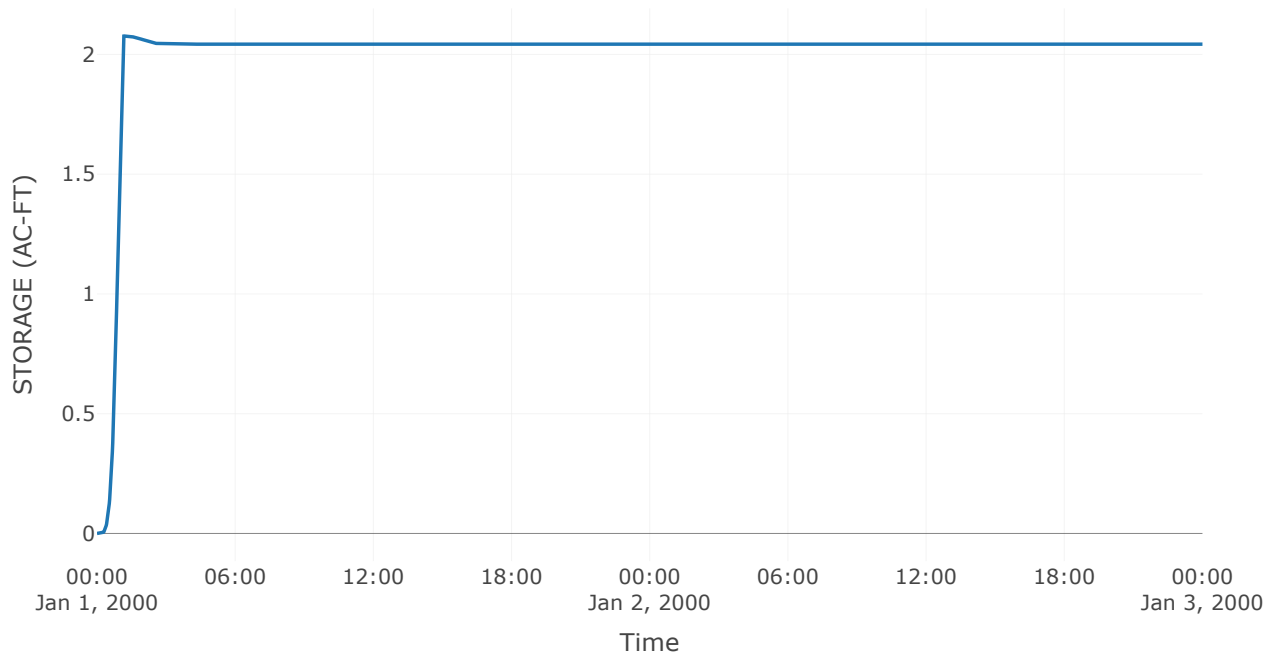
Downstream : 55th Street Outlet

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

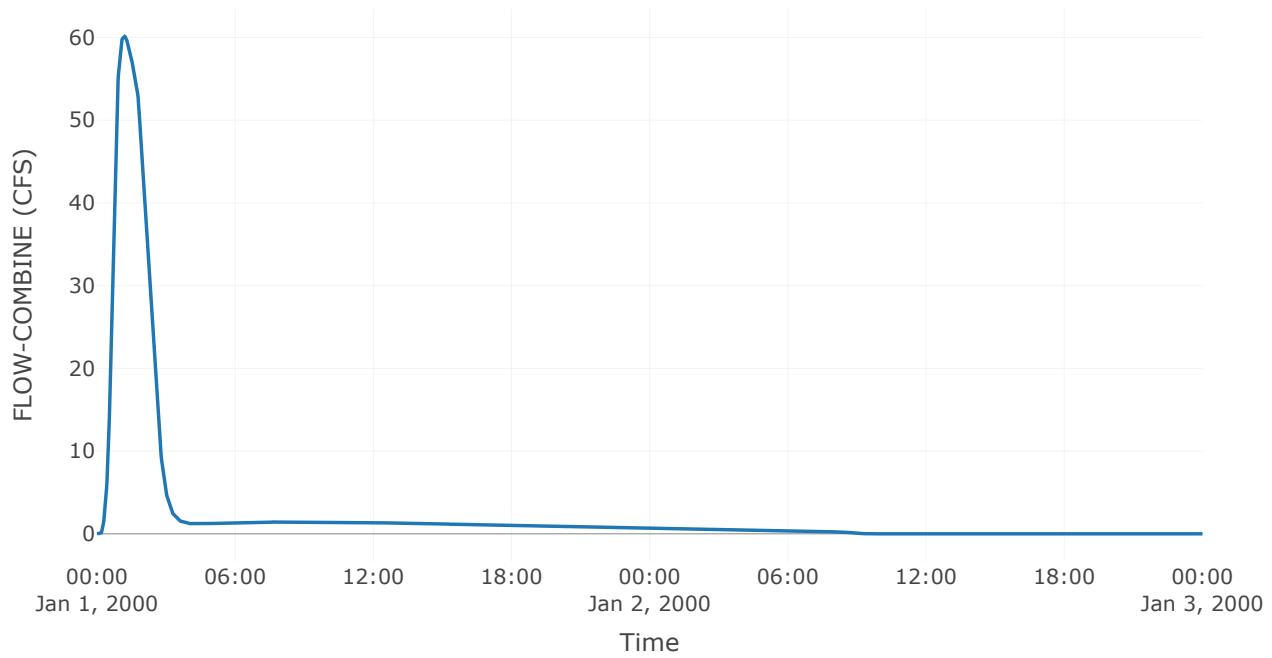
Auxiliary Outflow



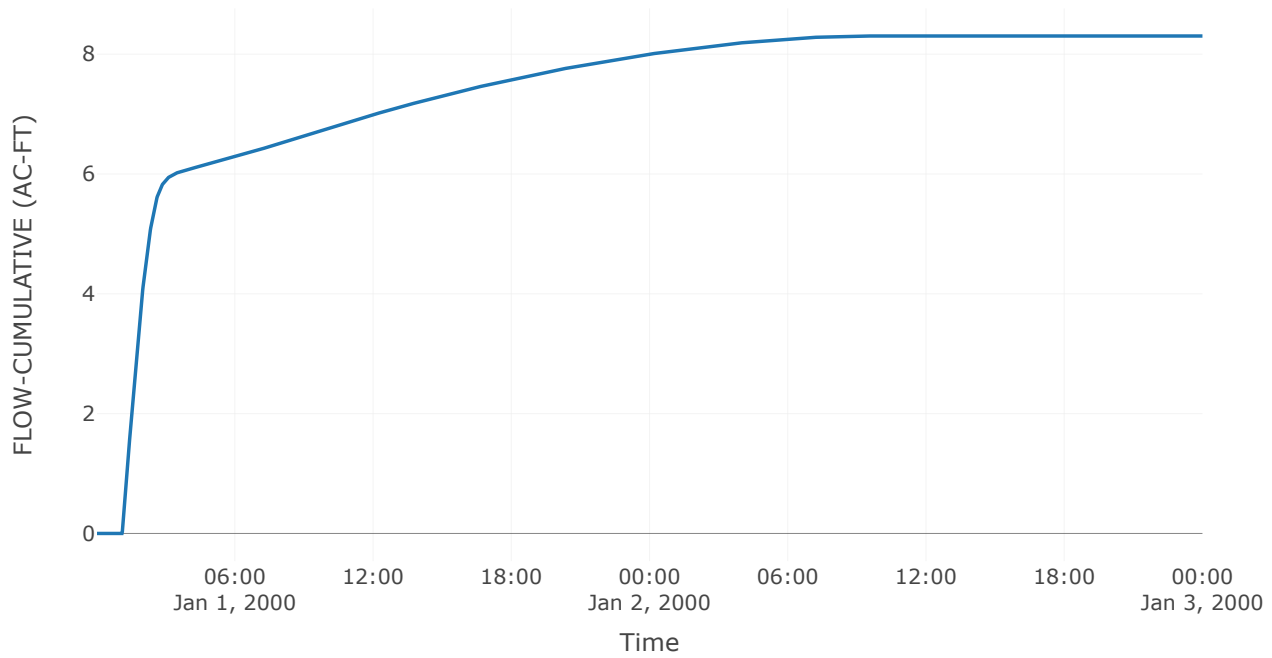
Storage



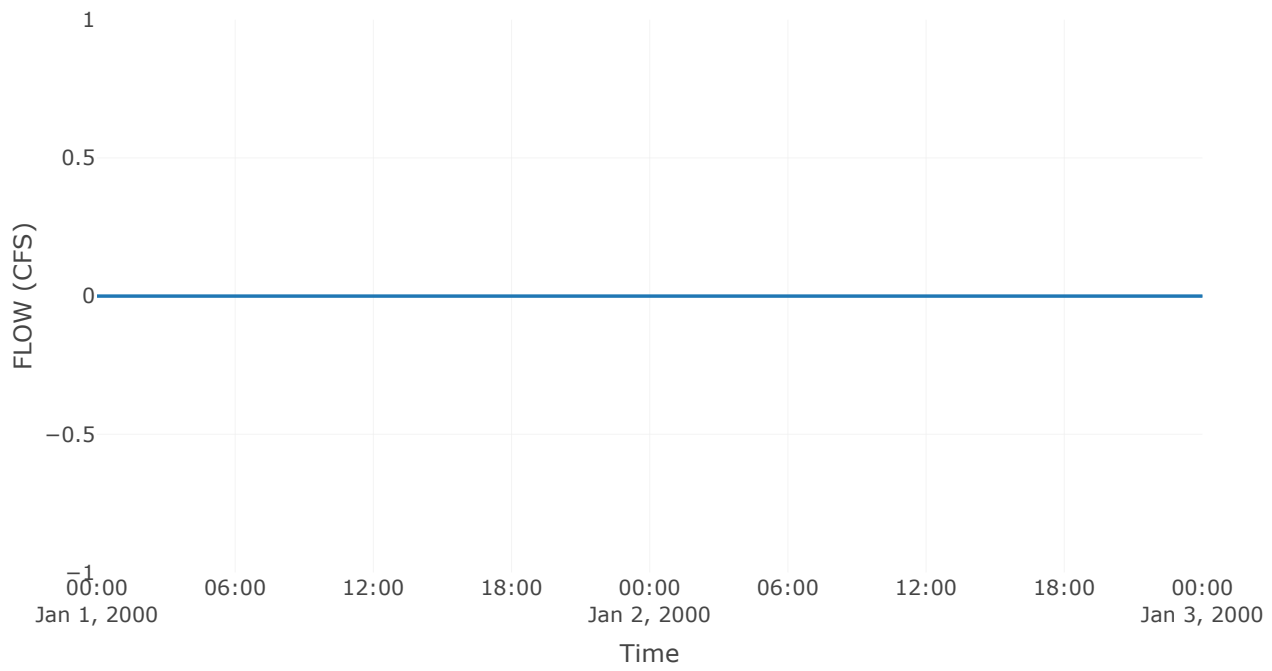
Combined Inflow



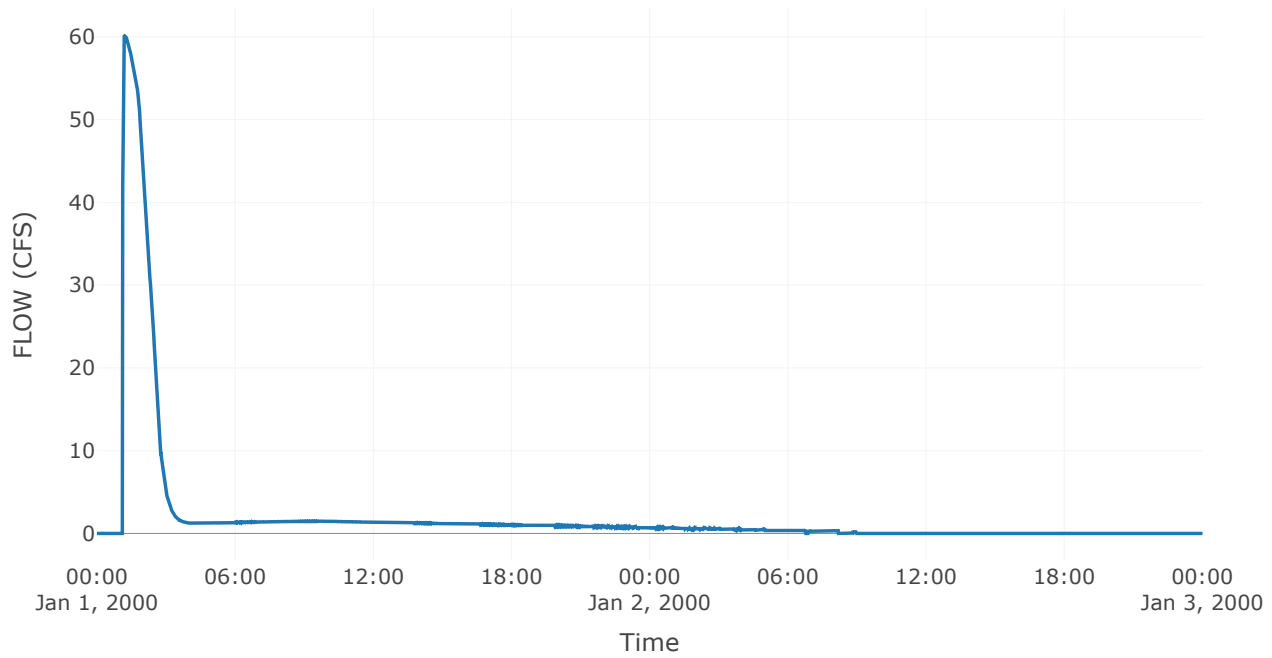
Cumulative Outflow



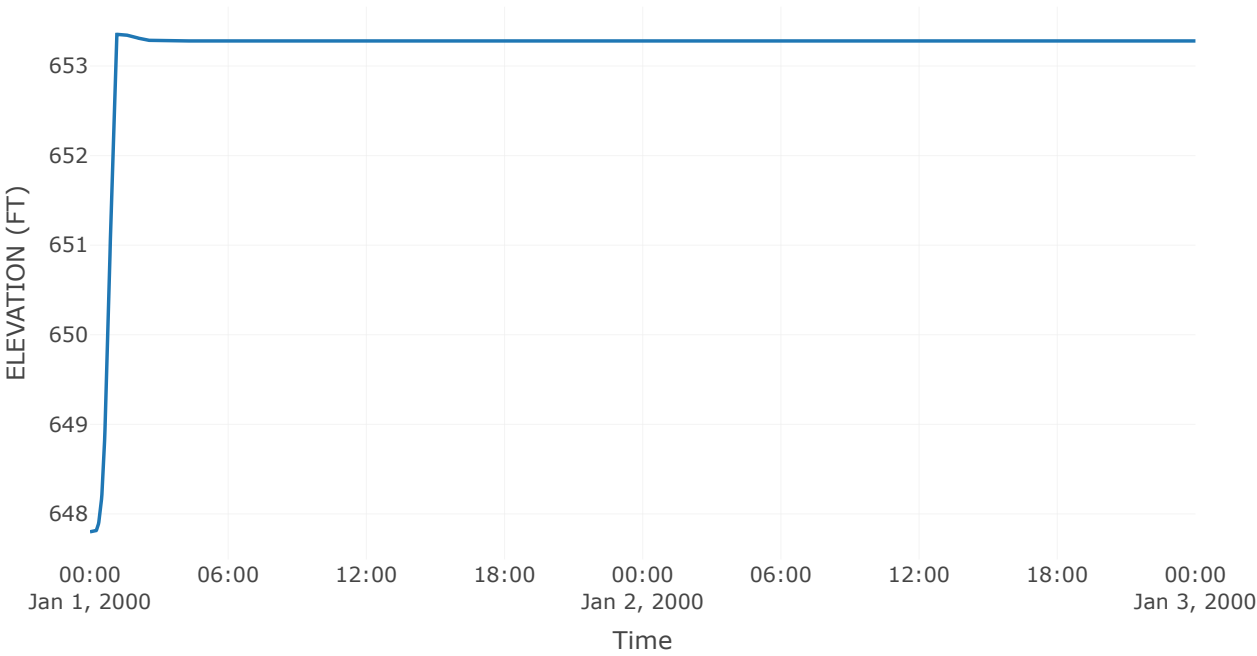
Spillway 1



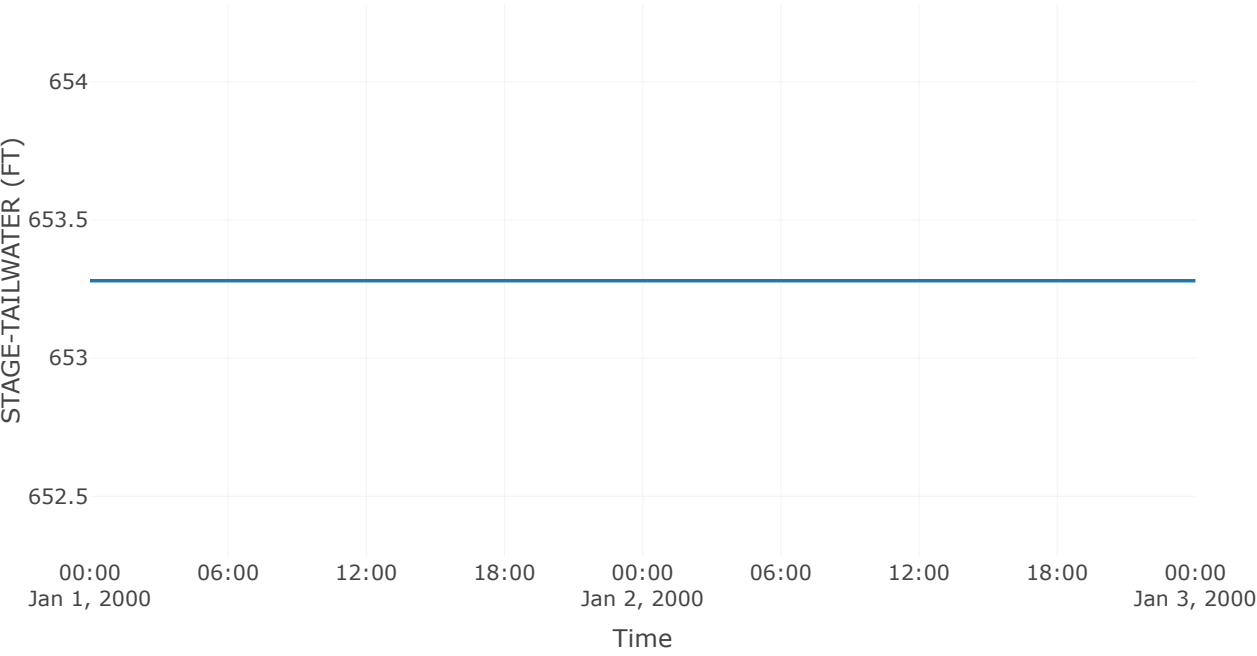
Outlet 1



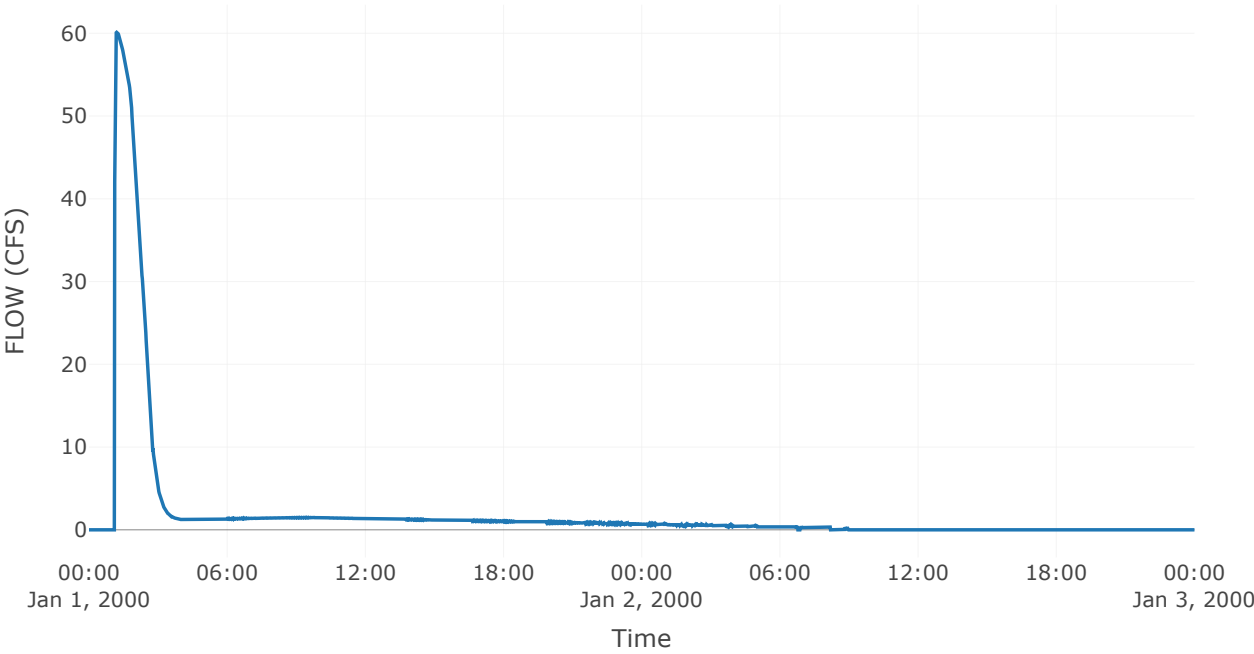
Pool Elevation



Tailwater Stage



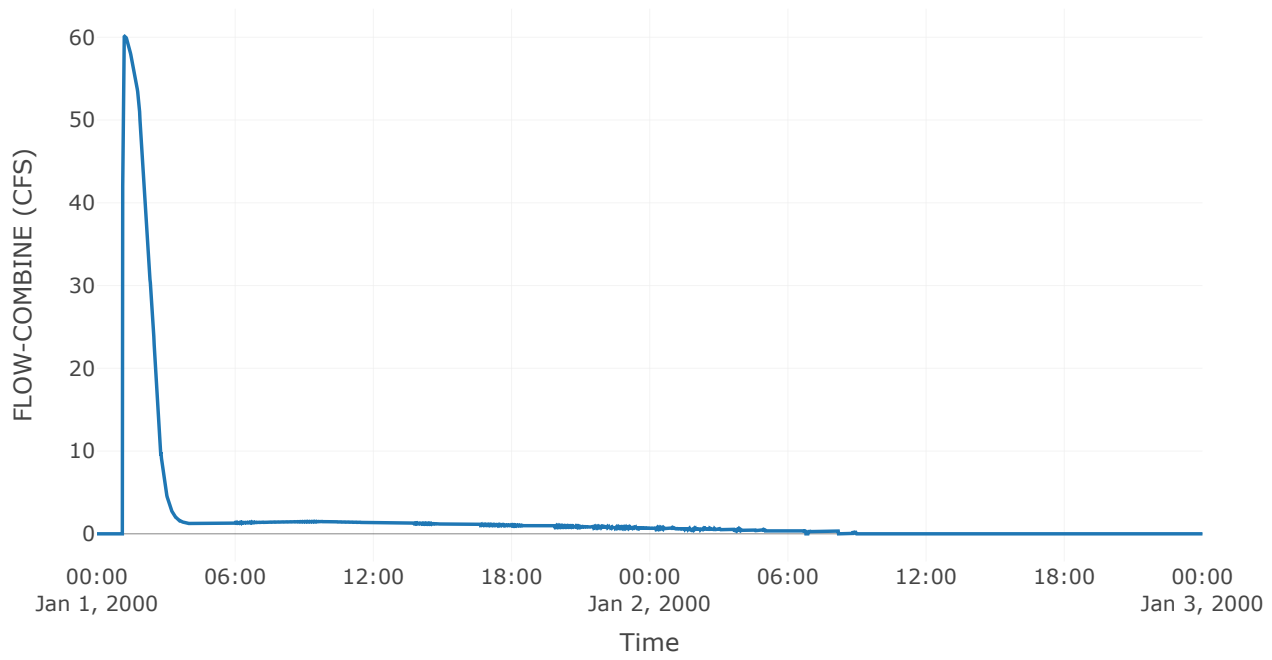
Outflow



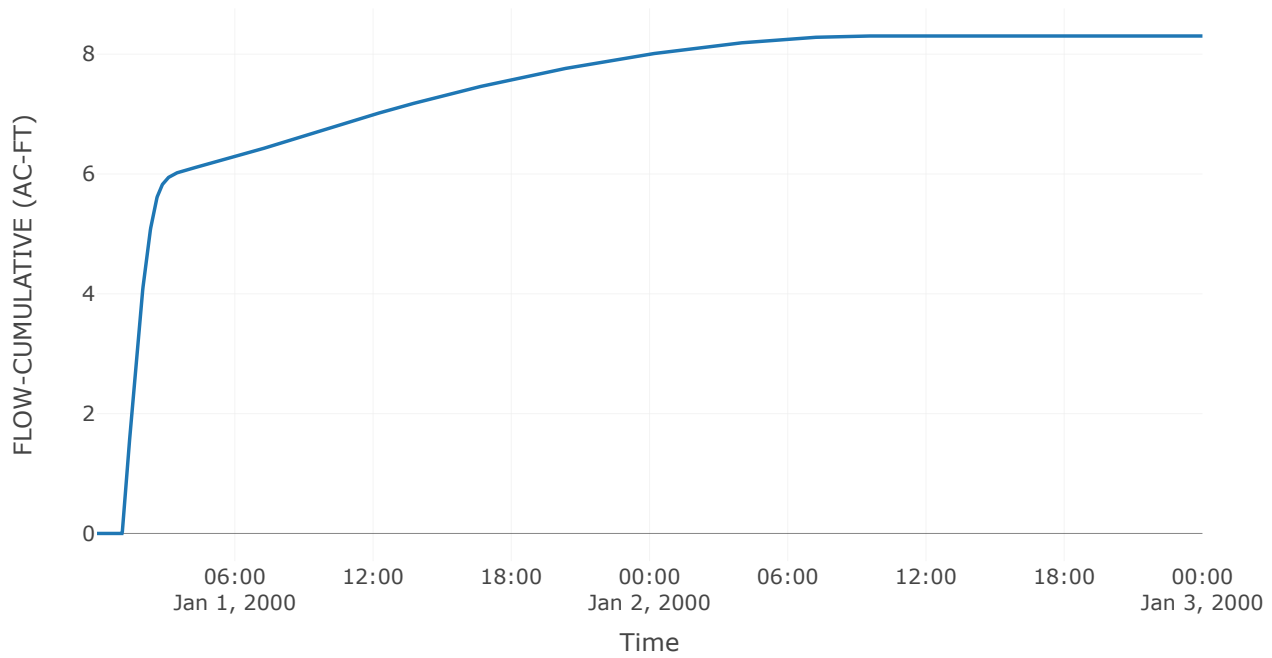
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	60.11
Time of Peak Discharge	01Jan2000, 01:12
Volume (IN)	0.57

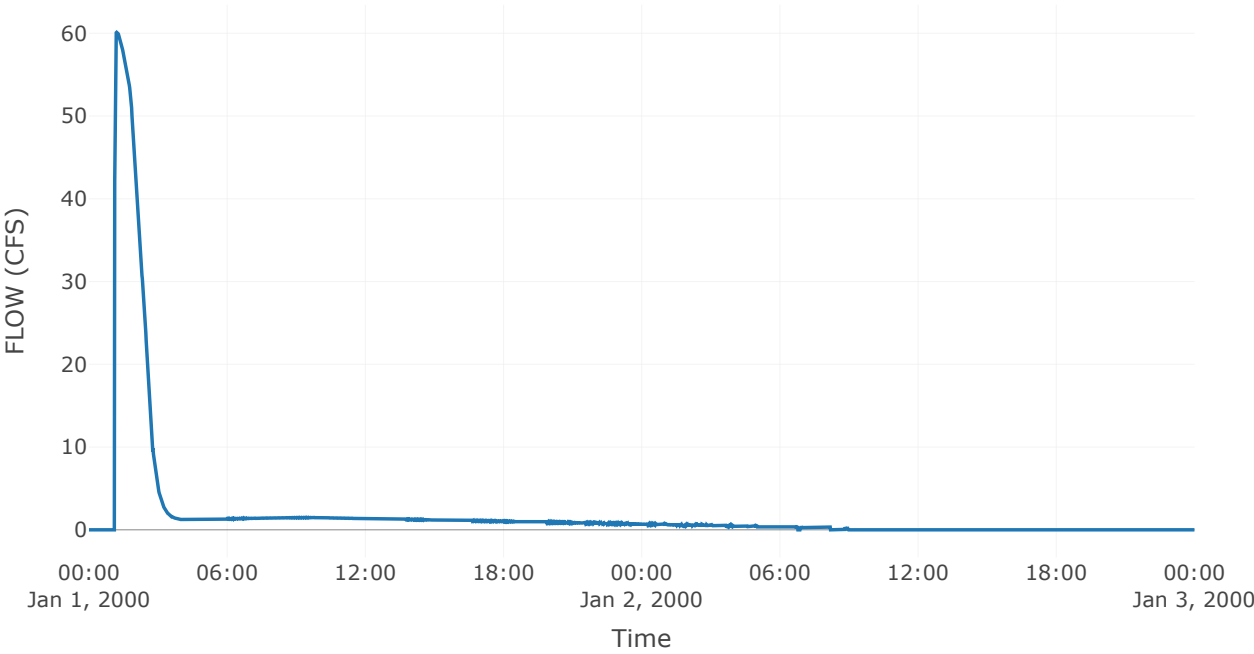
Combined Inflow



Cumulative Outflow



Outflow



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 (MI ²)	
Element Name	Area (MI ²)
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 (MI ²)	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
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Subbasin: On-Site Trib 1

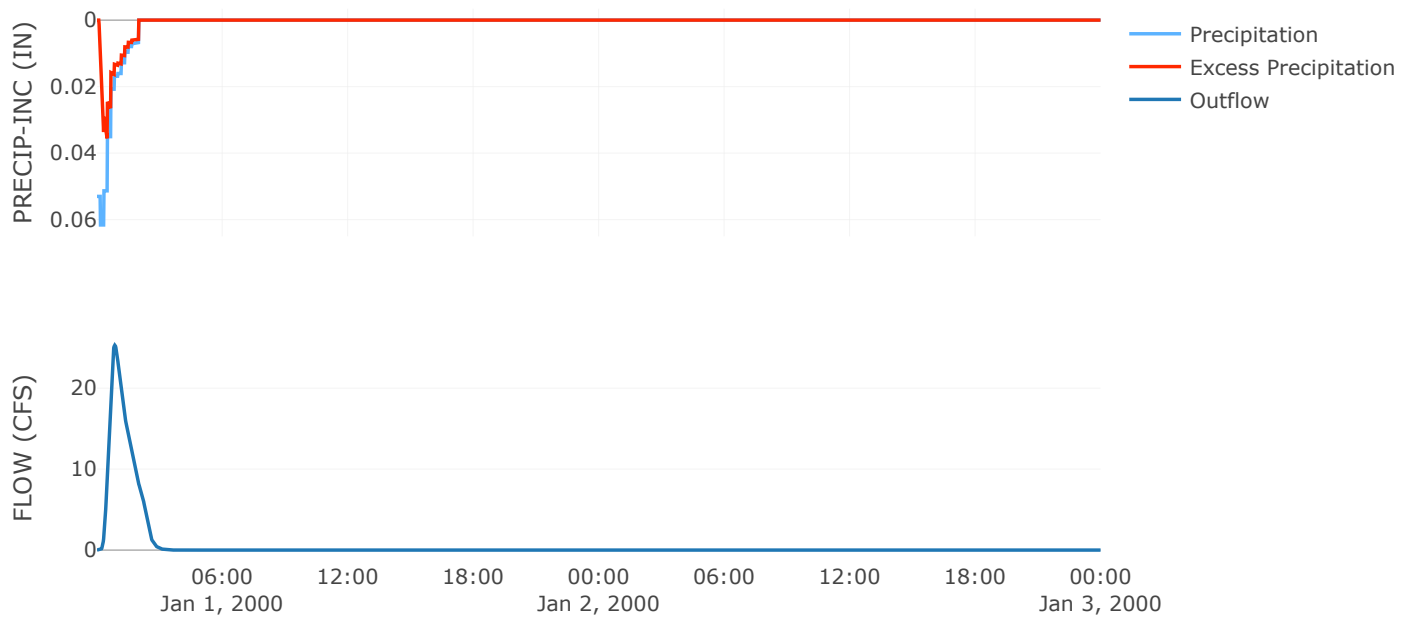
Area (MI2) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

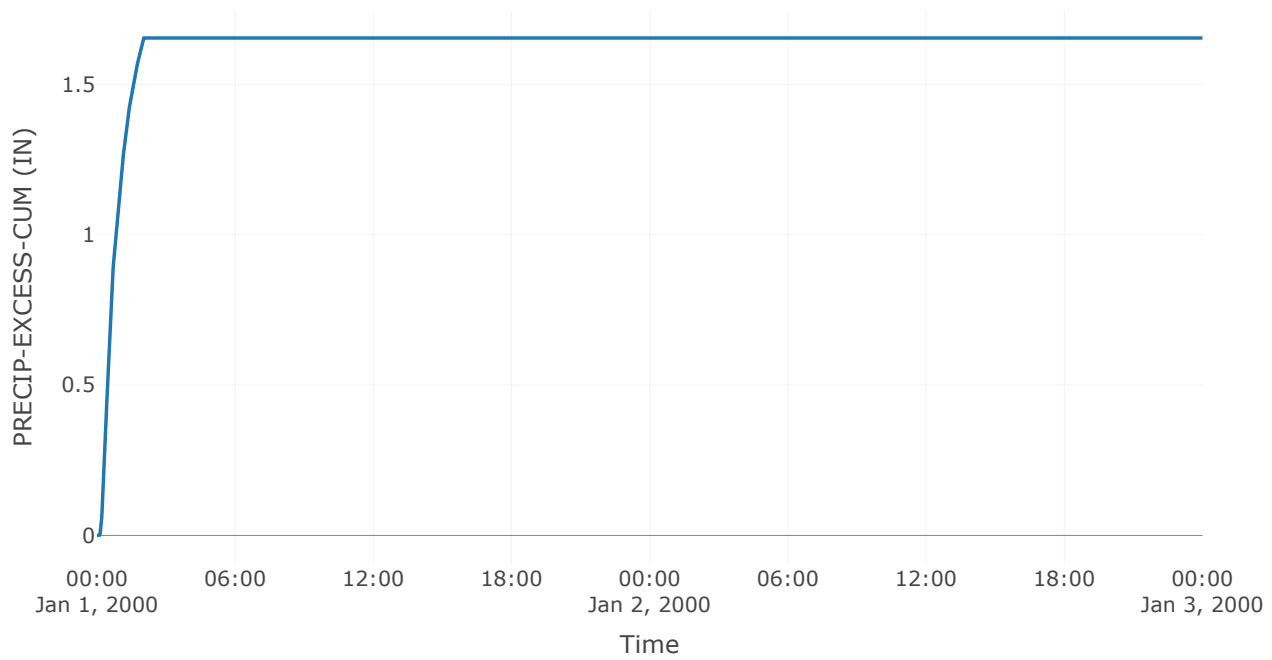
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

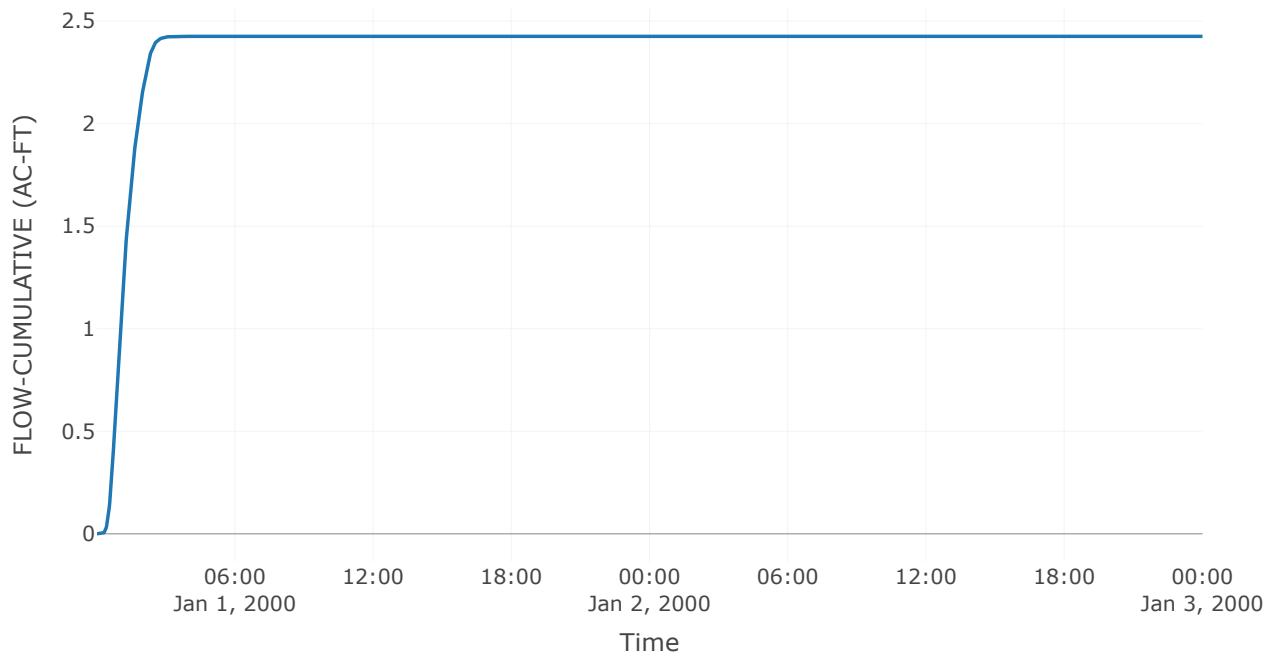
Precipitation and Outflow



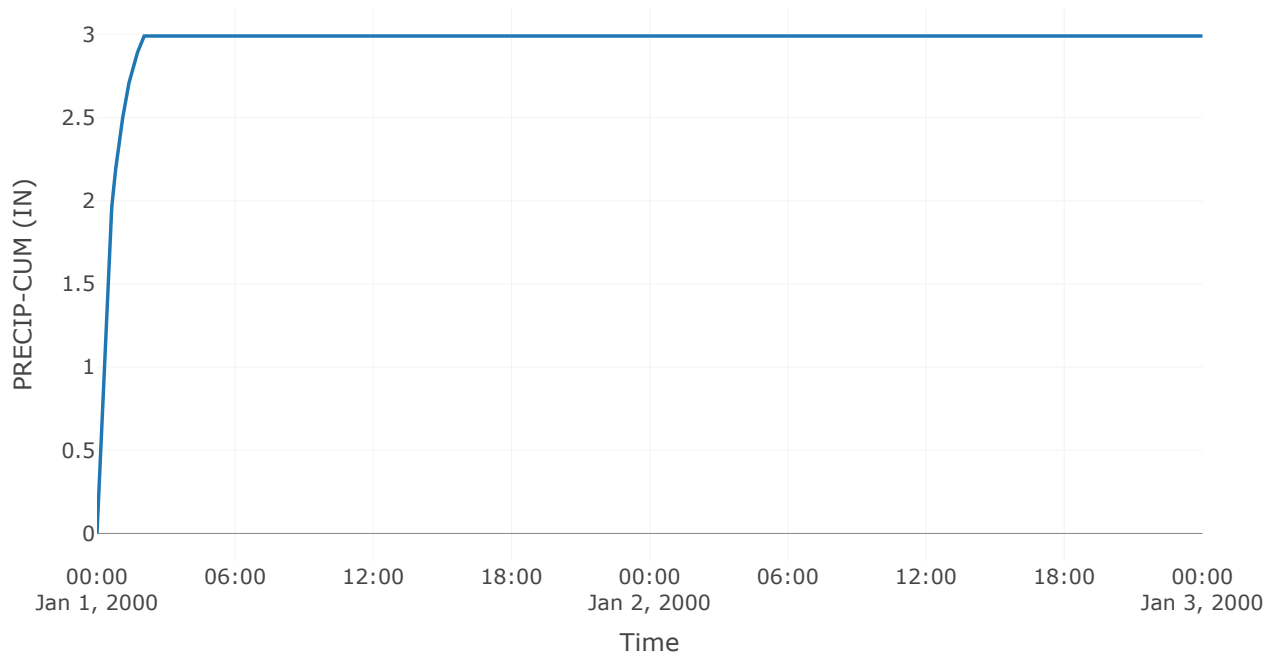
Cumulative Excess Precipitation



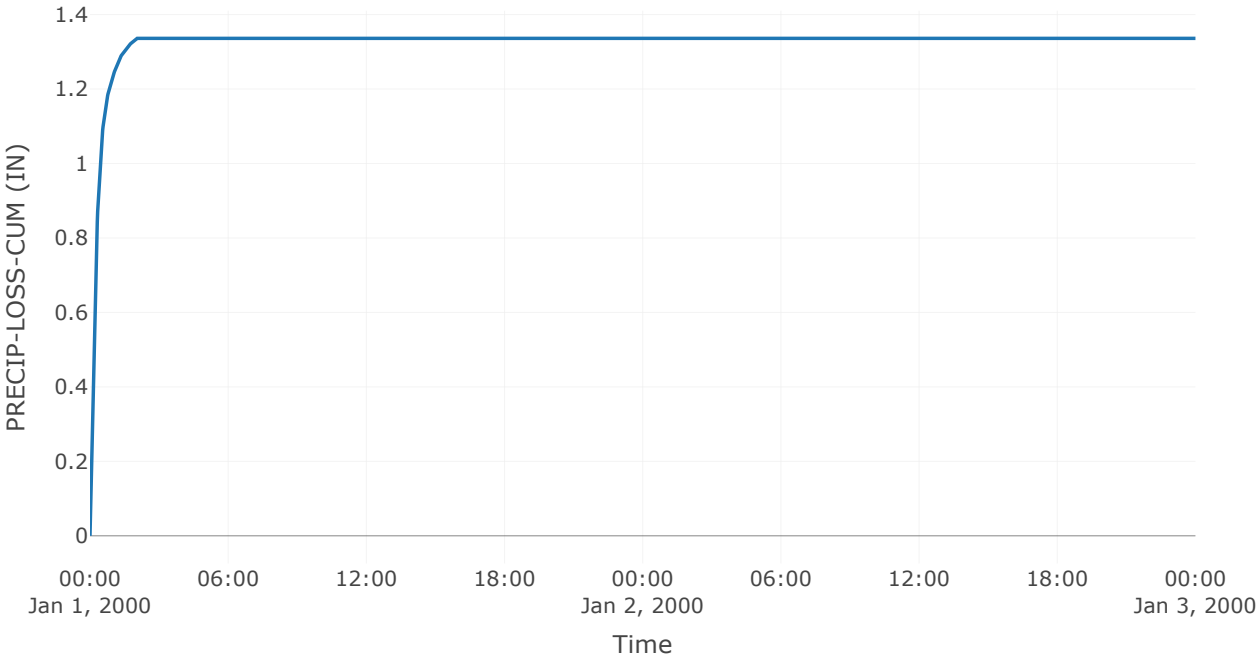
Cumulative Outflow



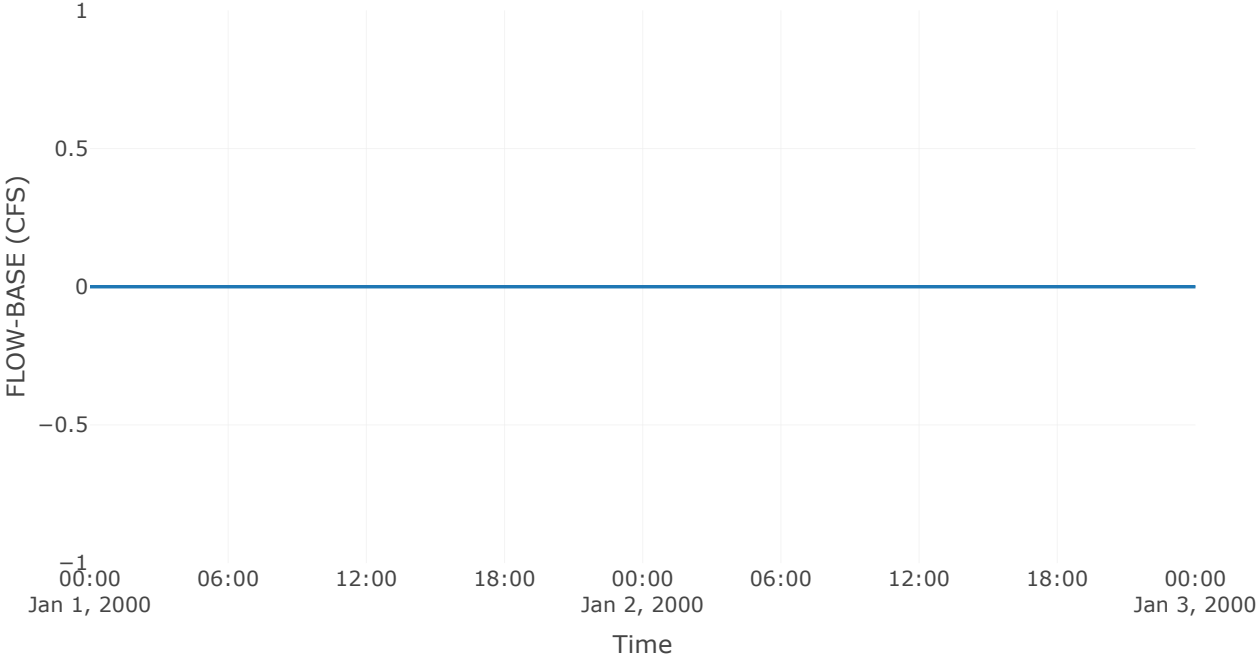
Cumulative Precipitation



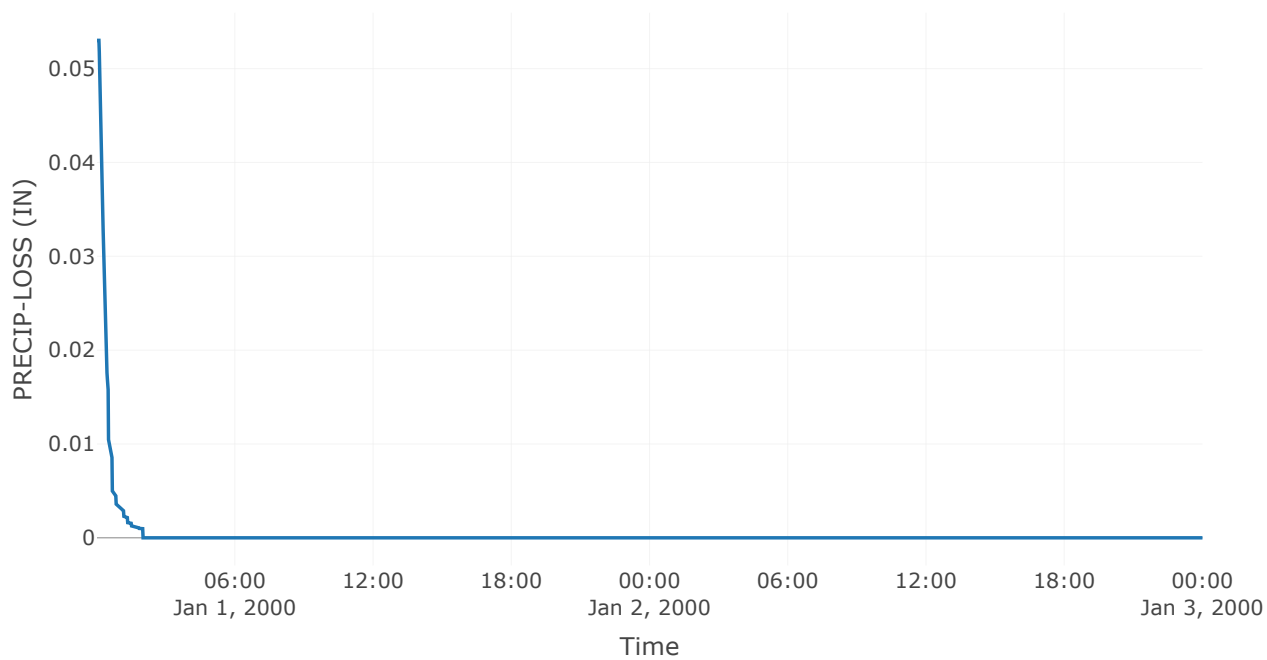
Cumulative Precipitation Loss



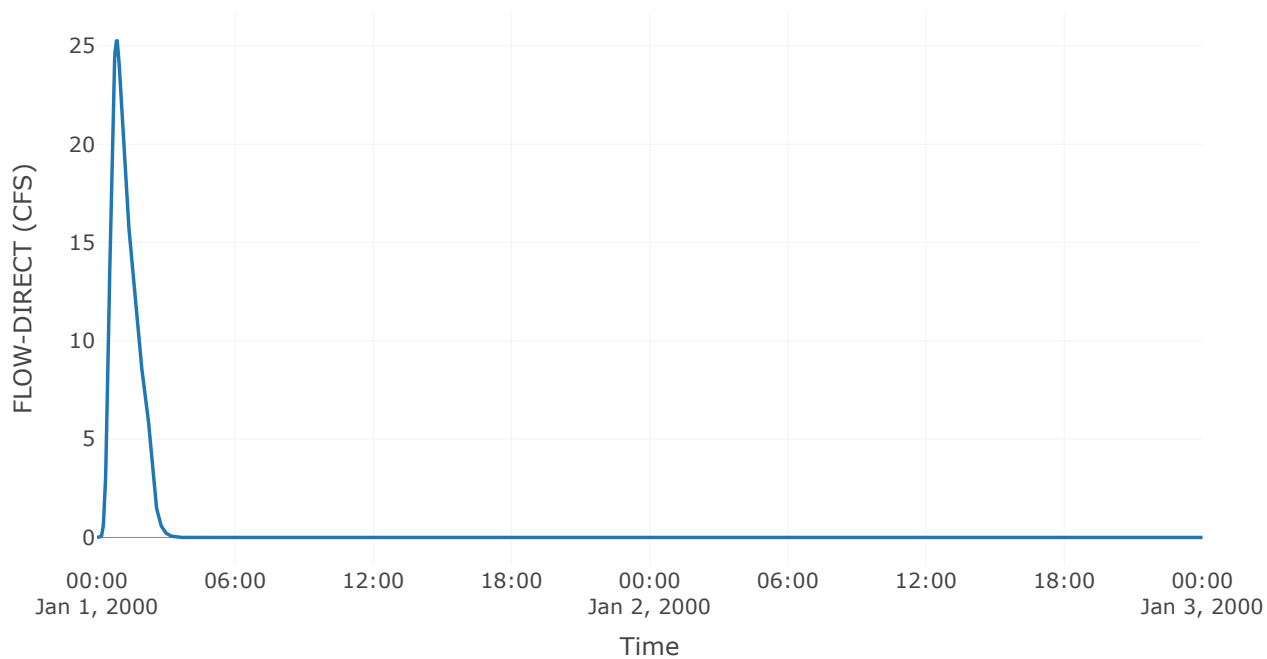
Baseflow



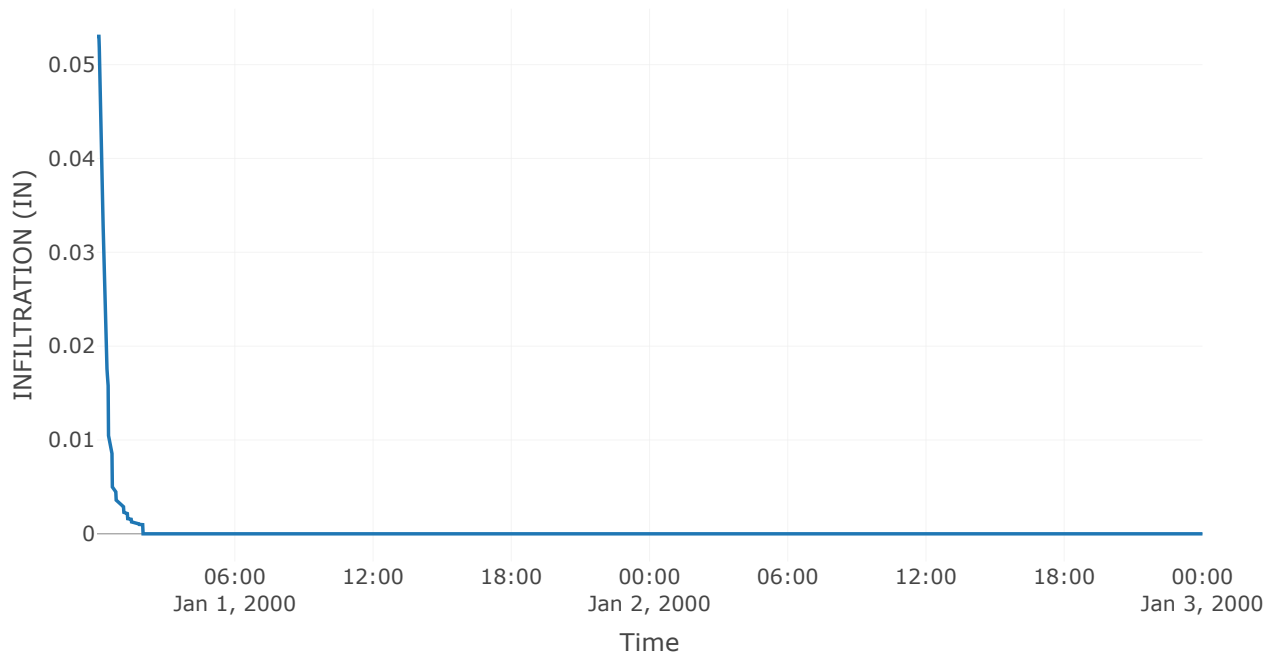
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I South

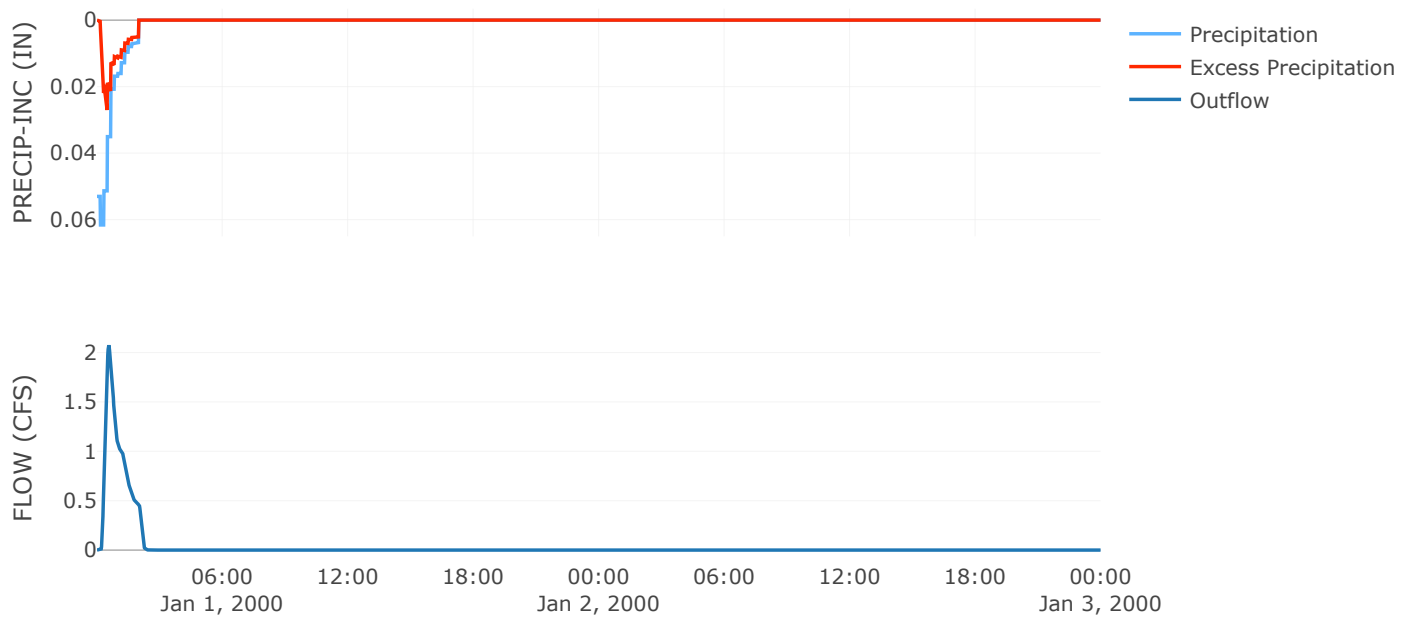
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

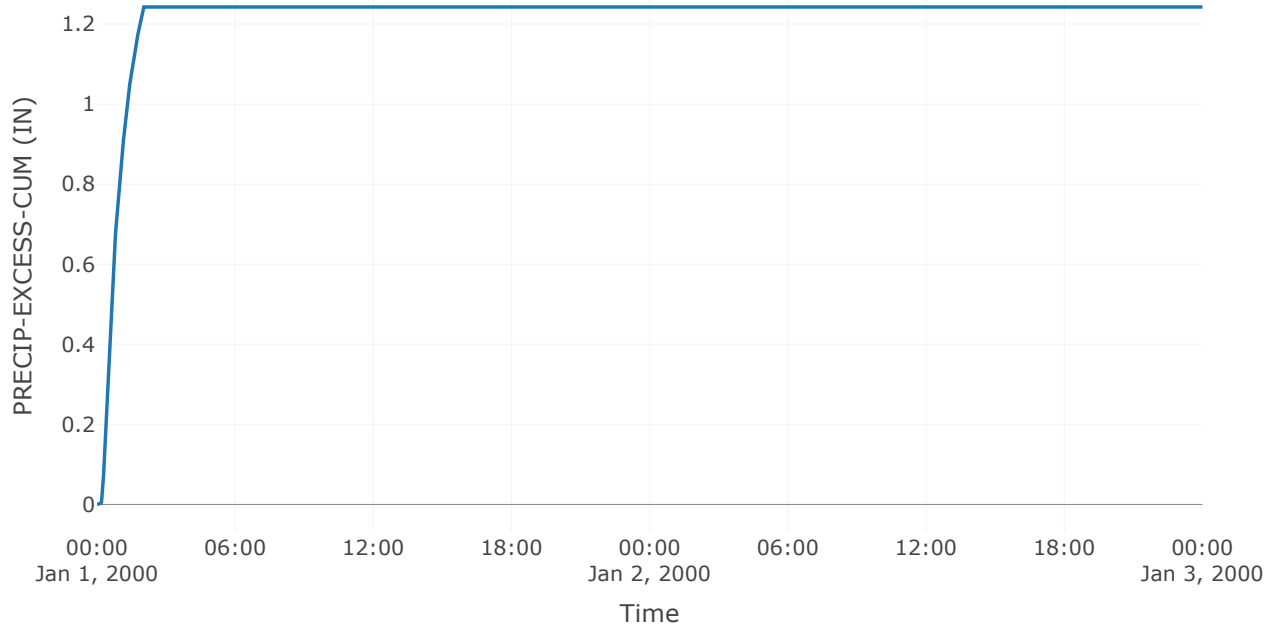
Transform: SCS	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib I 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

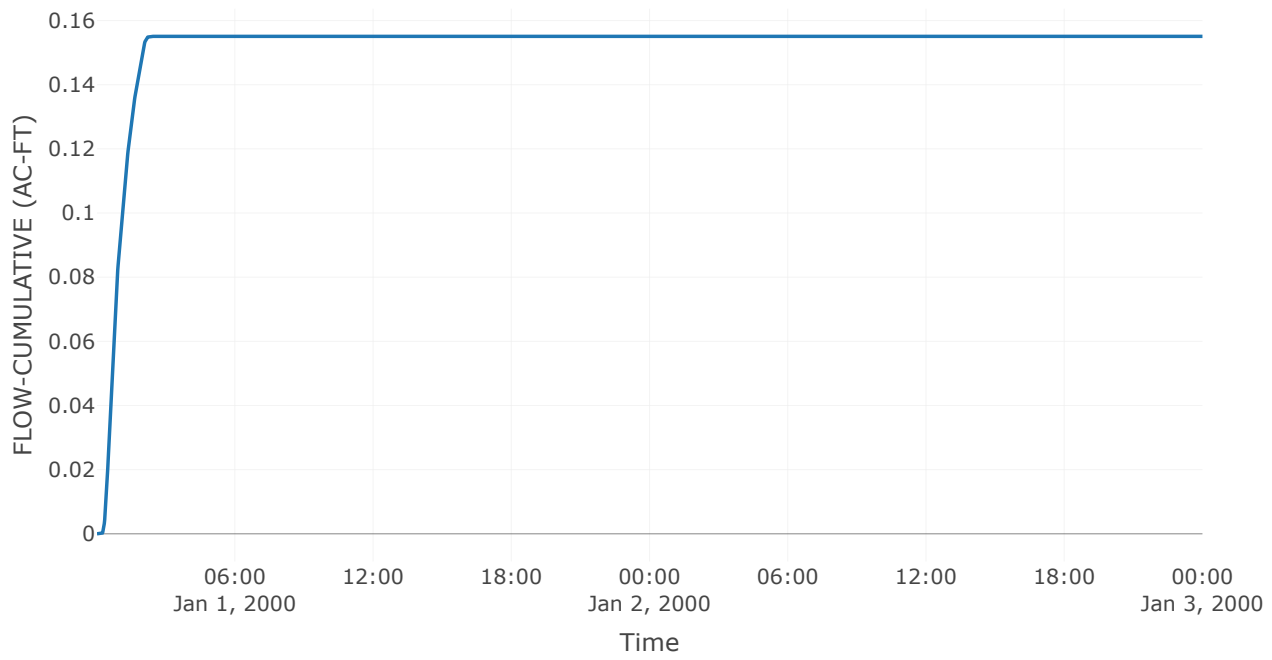
Precipitation and Outflow



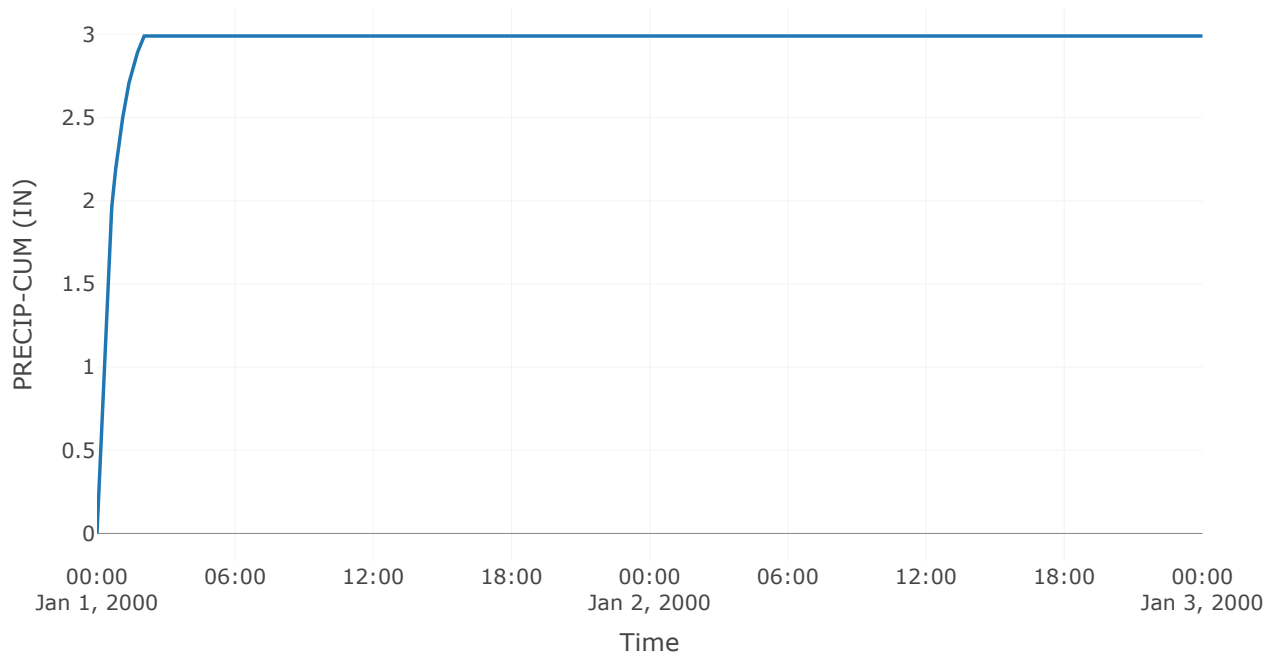
Cumulative Excess Precipitation



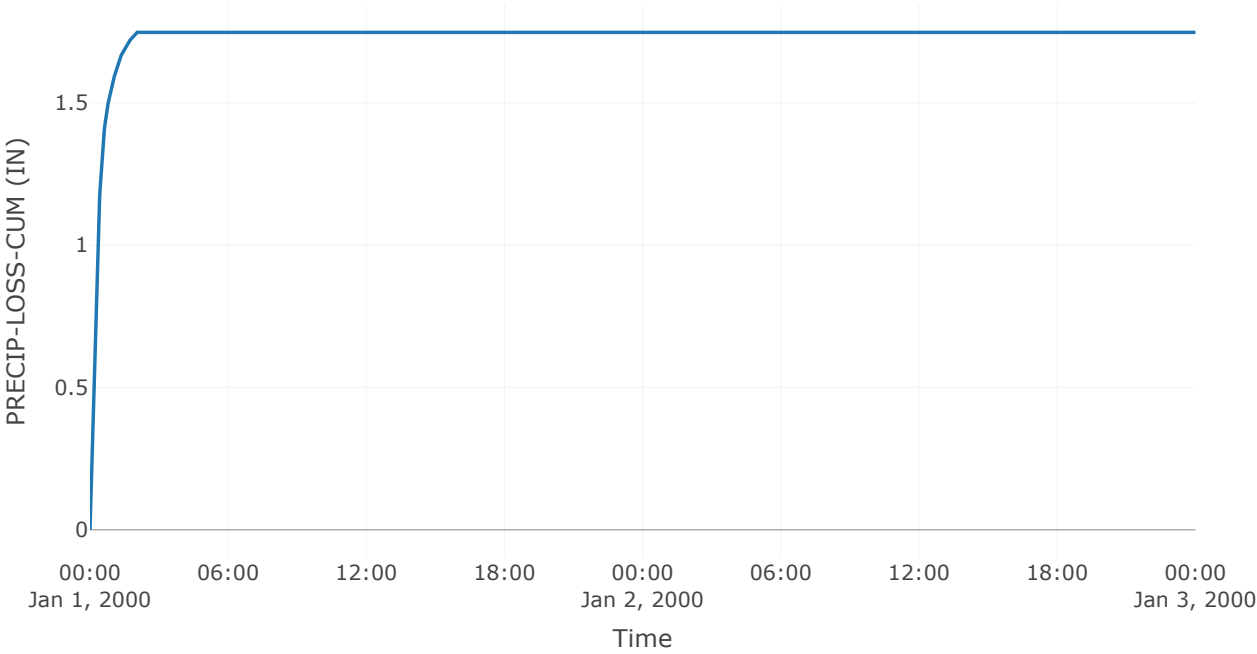
Cumulative Outflow



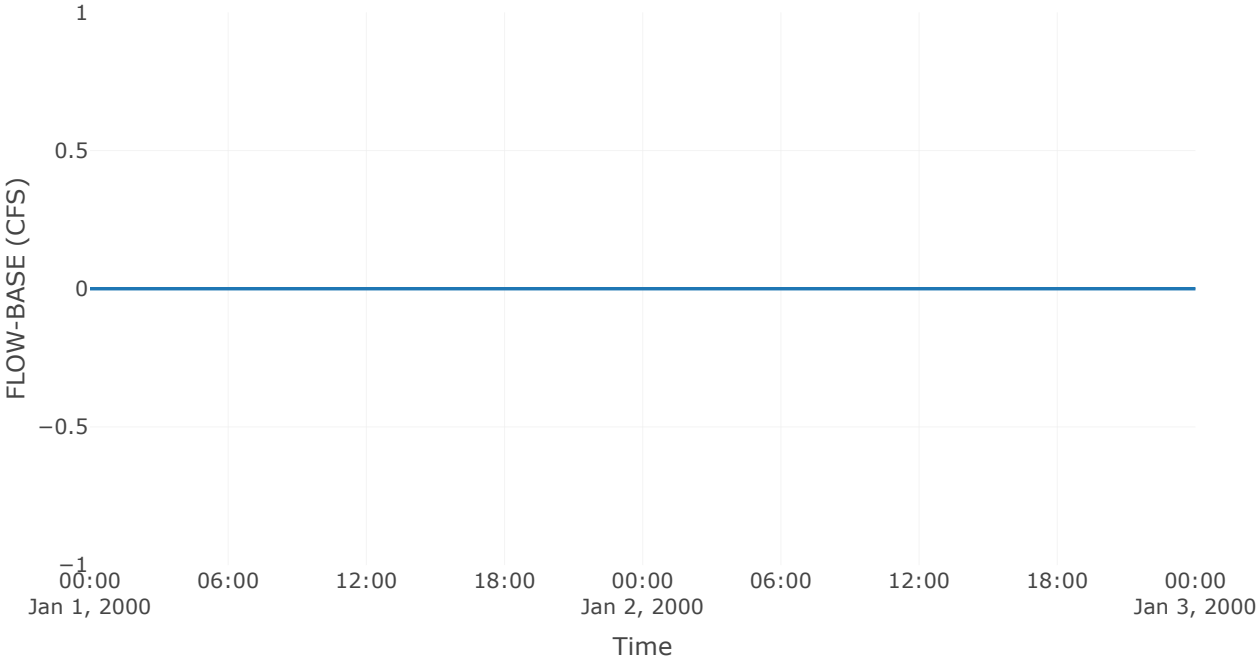
Cumulative Precipitation



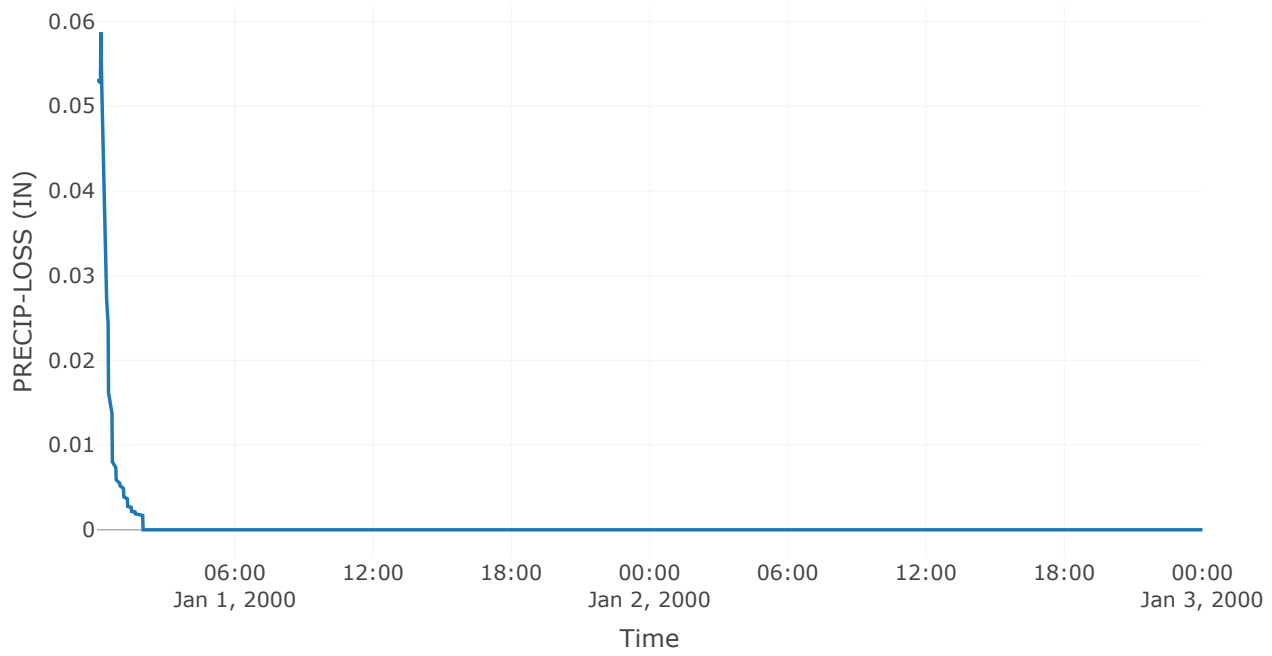
Cumulative Precipitation Loss



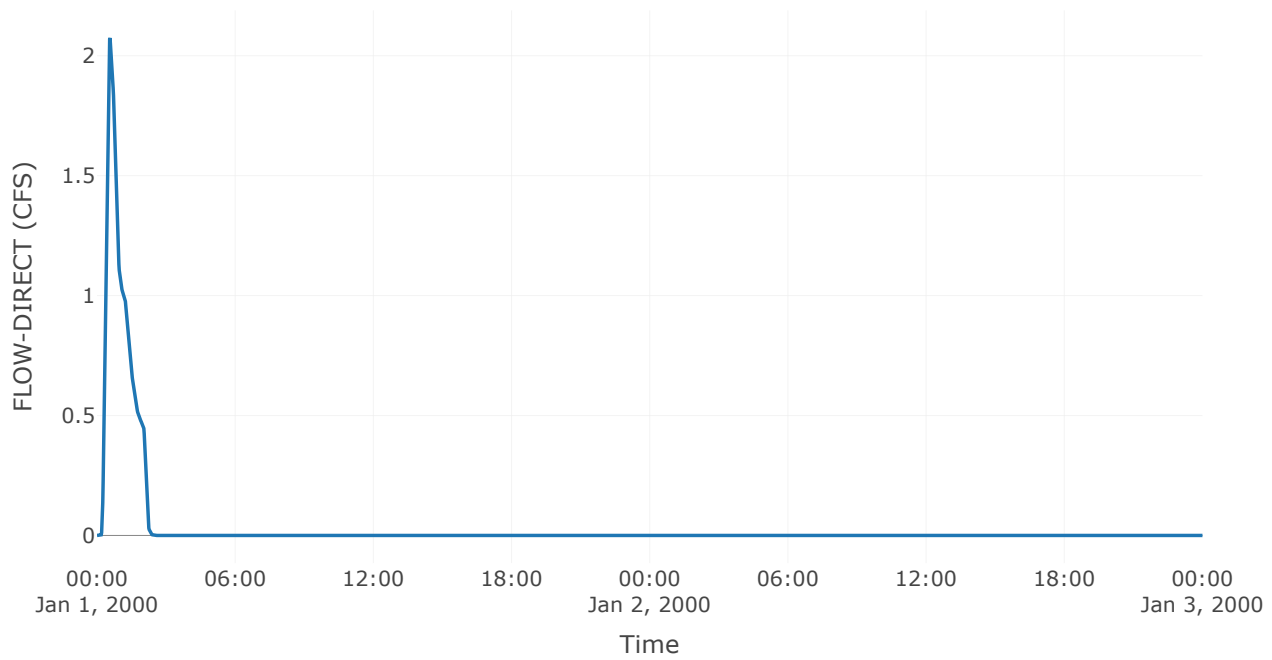
Baseflow



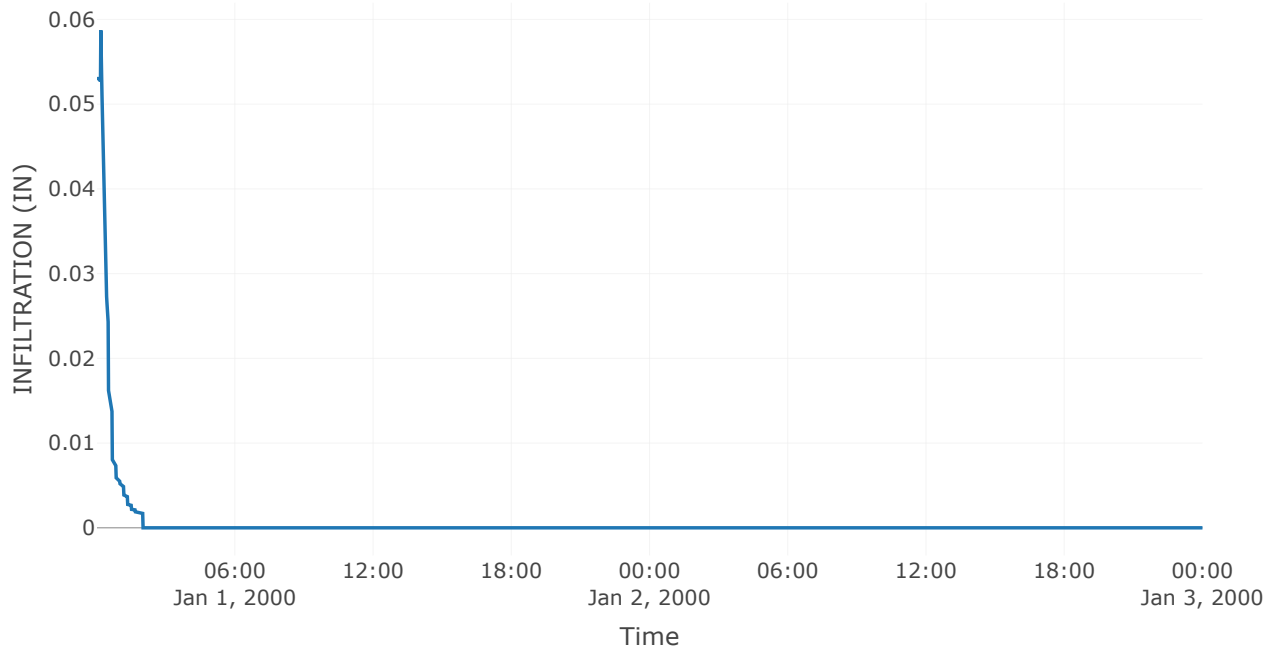
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib 1 West

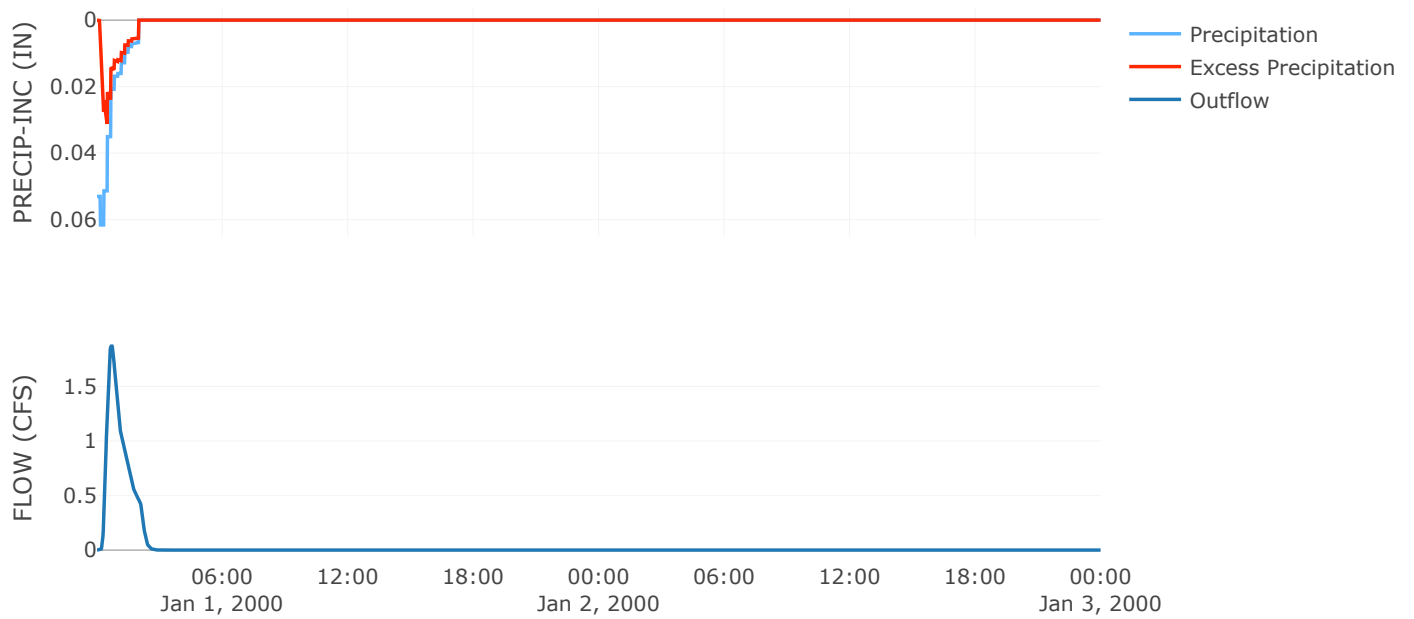
Area (MI²) : 0
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

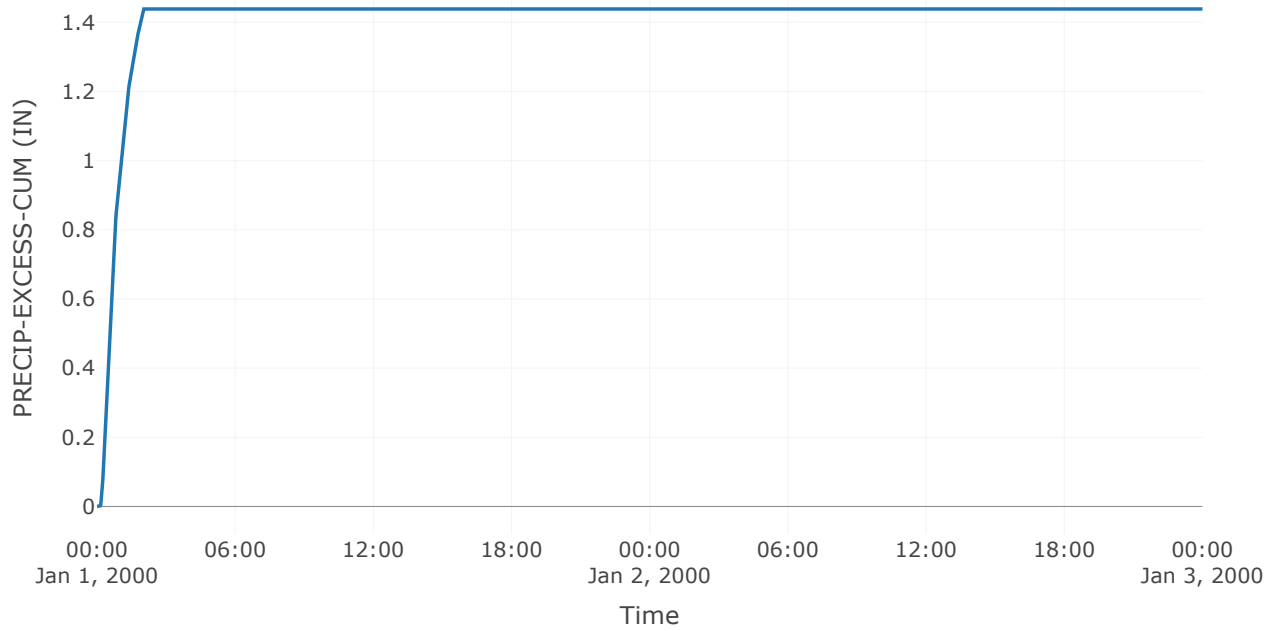
Transform: SCS	
Lag	12
Unitgraph Type	Standard

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

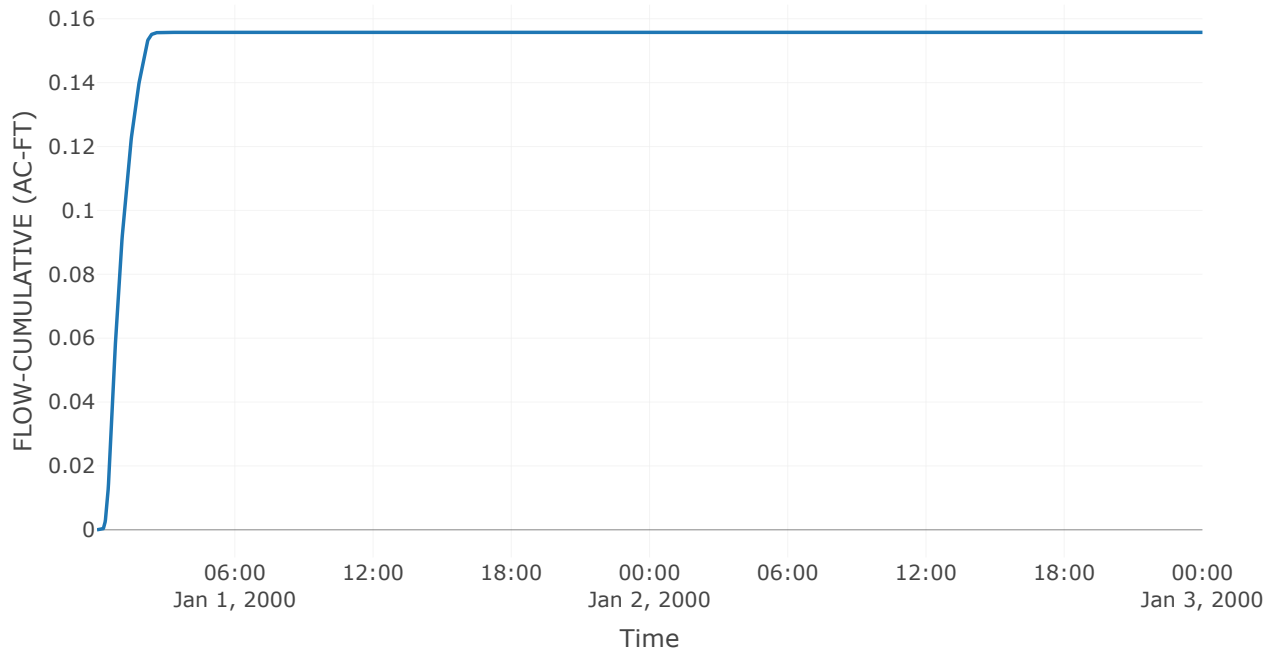
Precipitation and Outflow



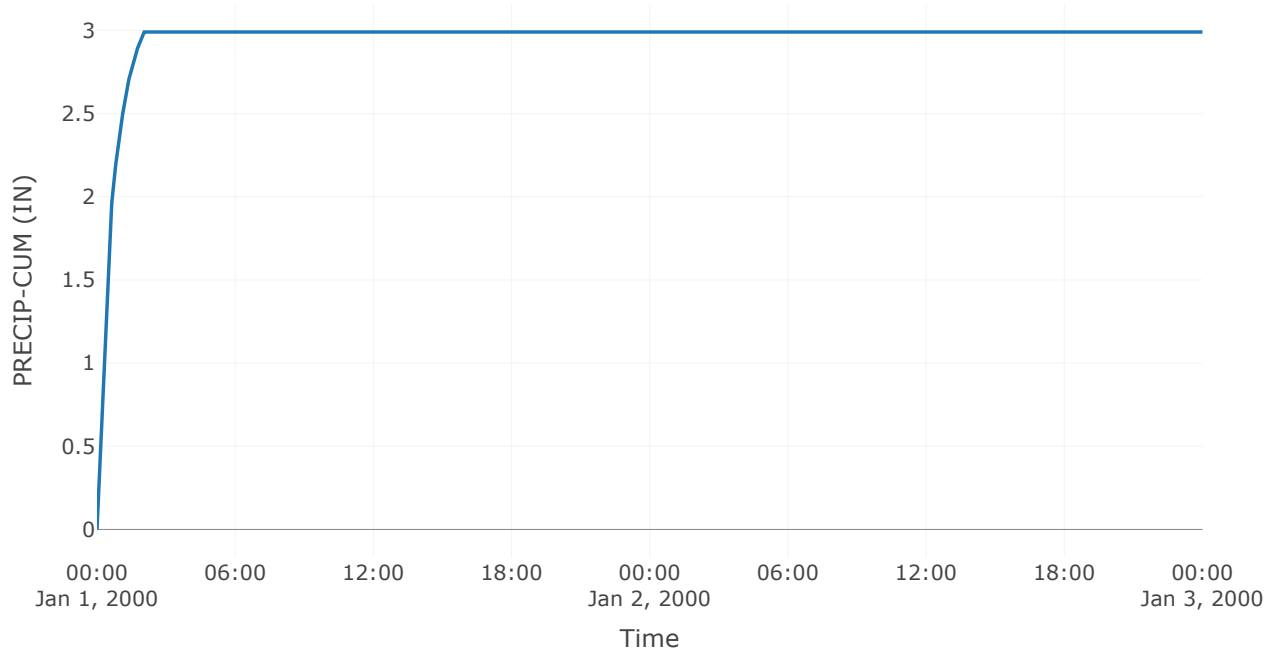
Cumulative Excess Precipitation



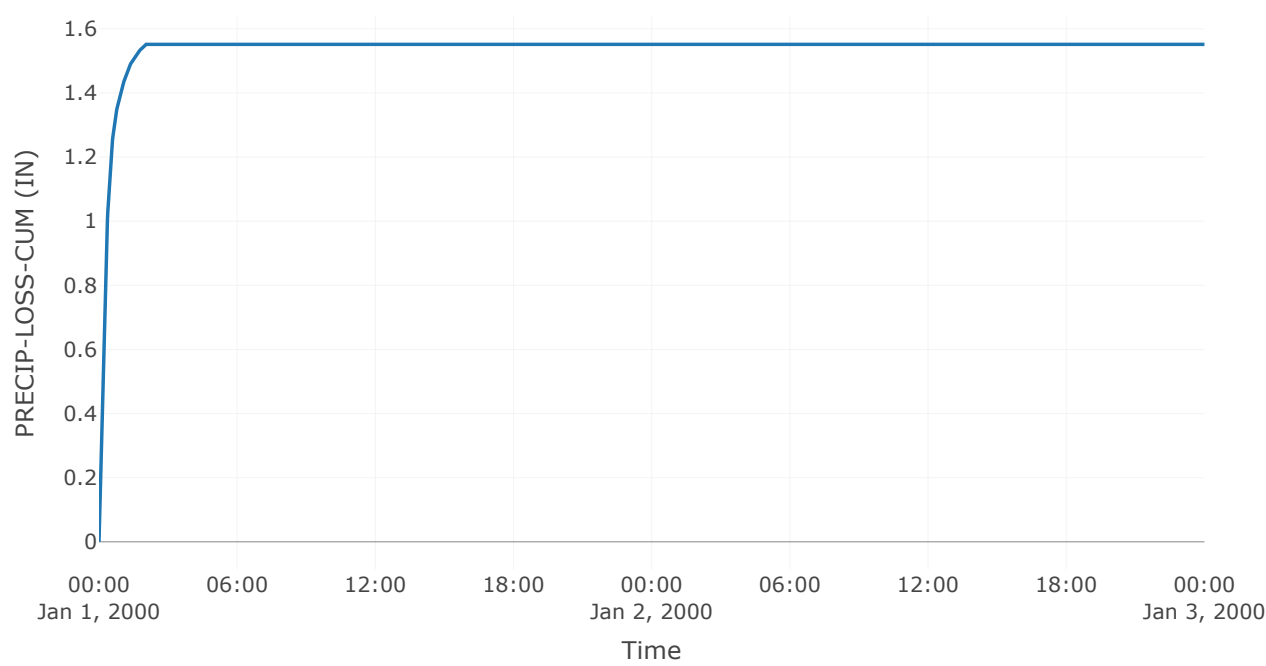
Cumulative Outflow



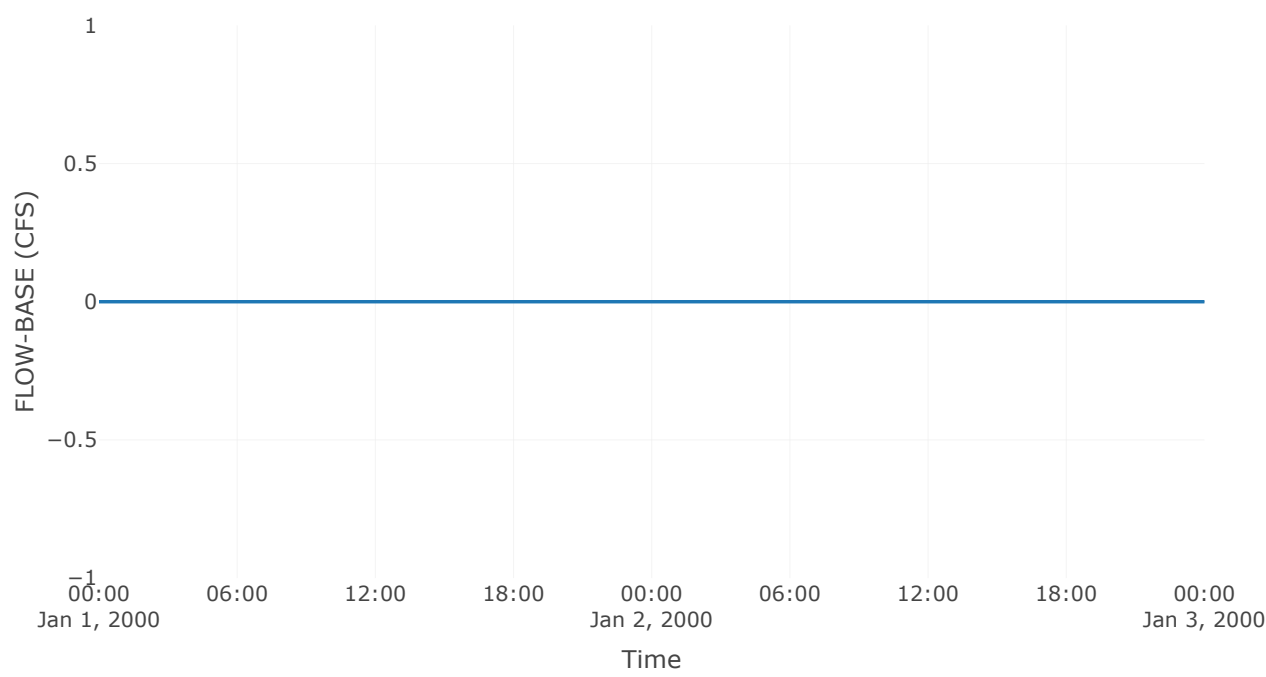
Cumulative Precipitation



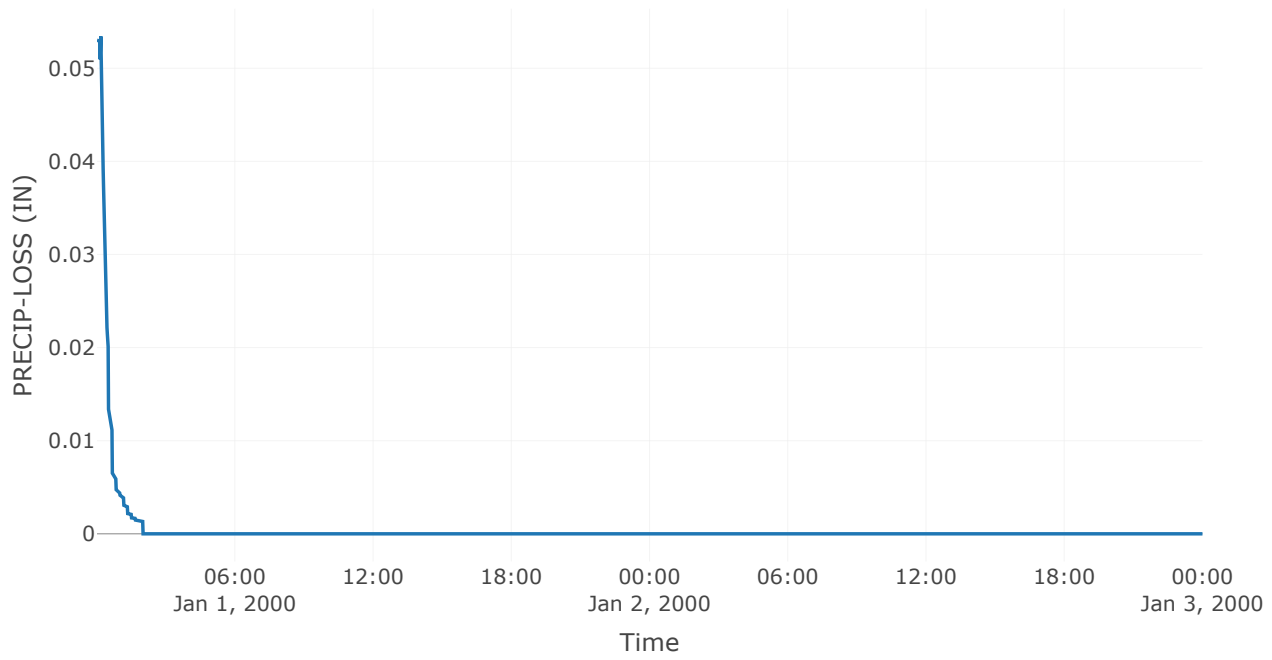
Cumulative Precipitation Loss



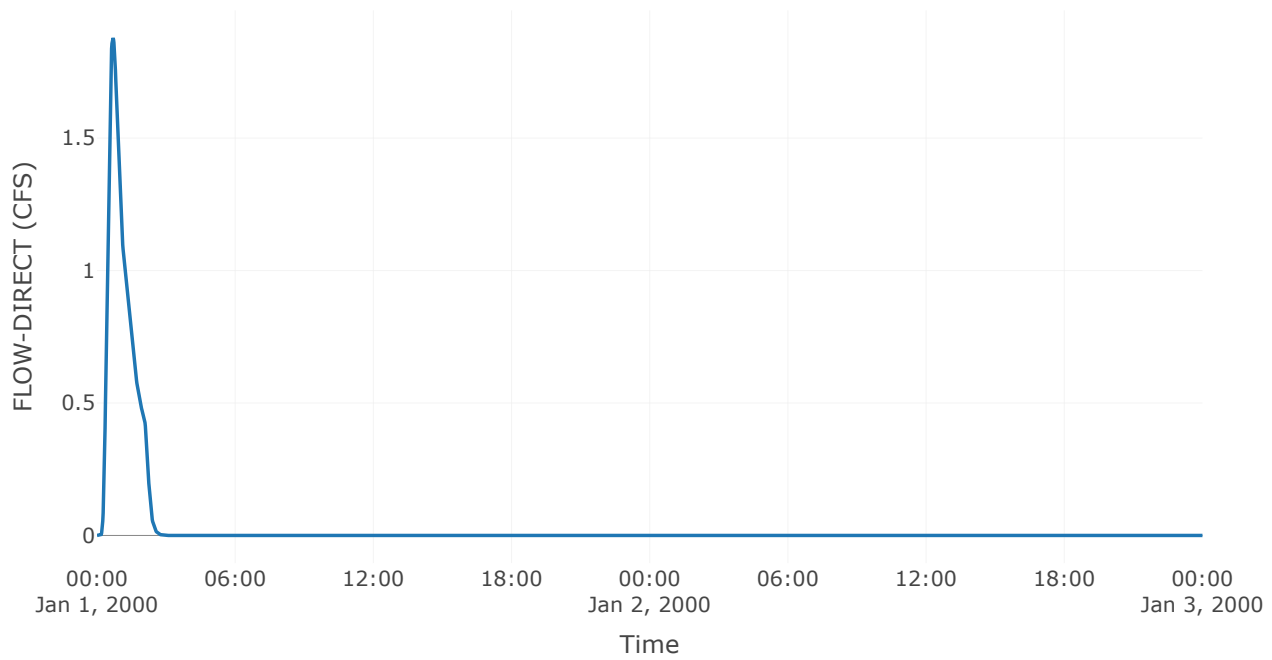
Baseflow



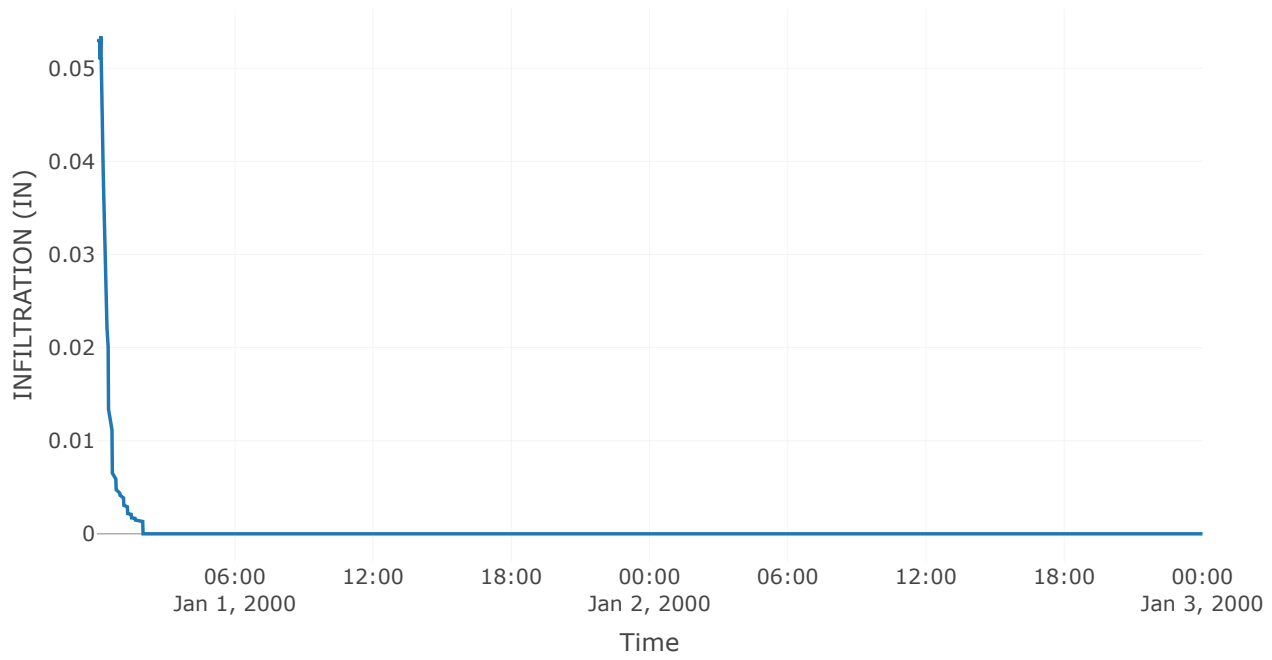
Precipitation Loss



Direct Runoff



Soil Infiltration

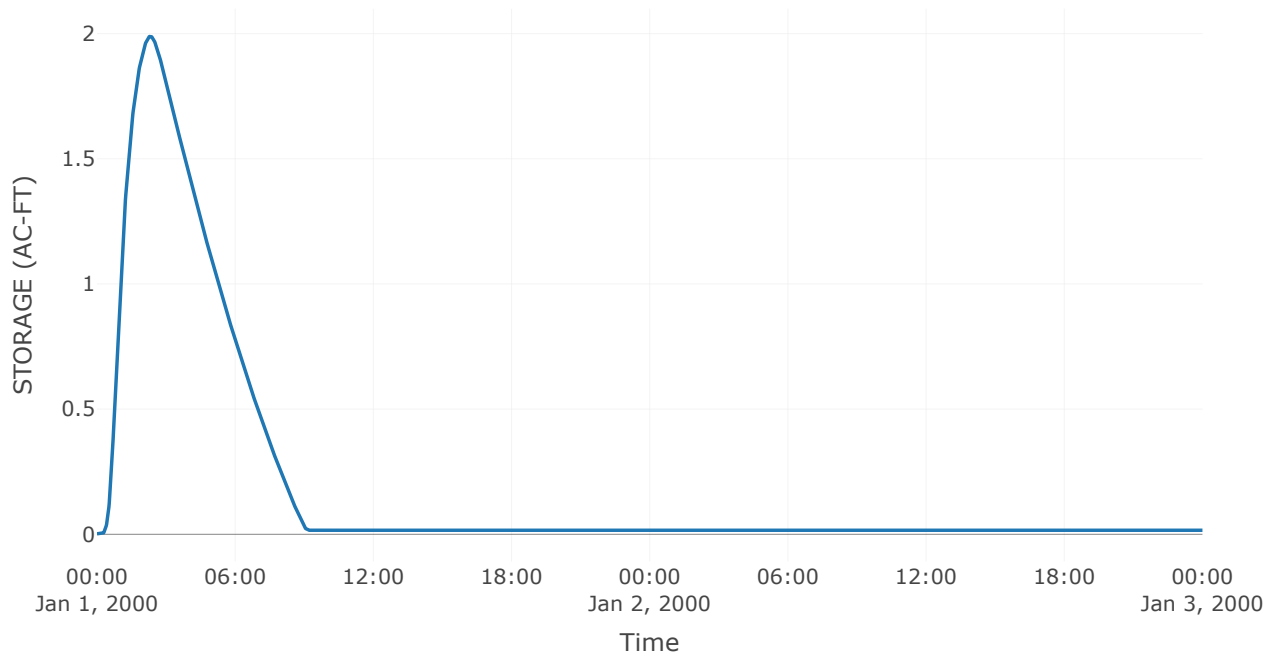


Reservoir: Basin 1

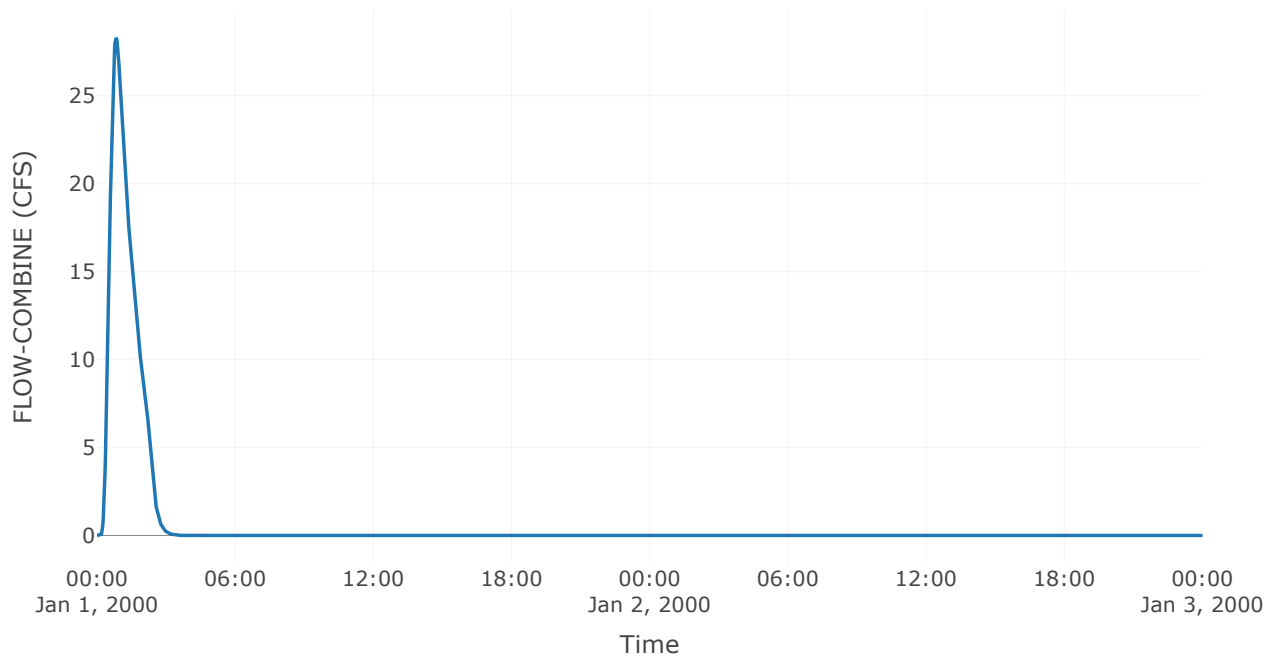
Downstream : Basin 2

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

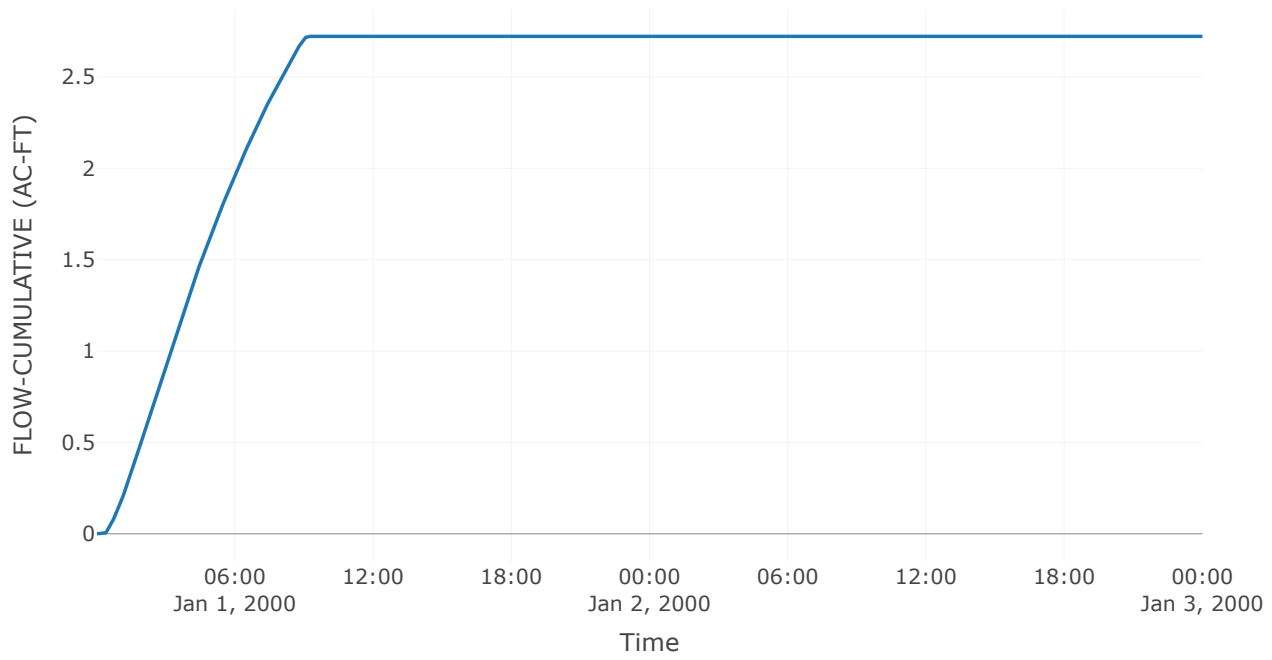
Storage



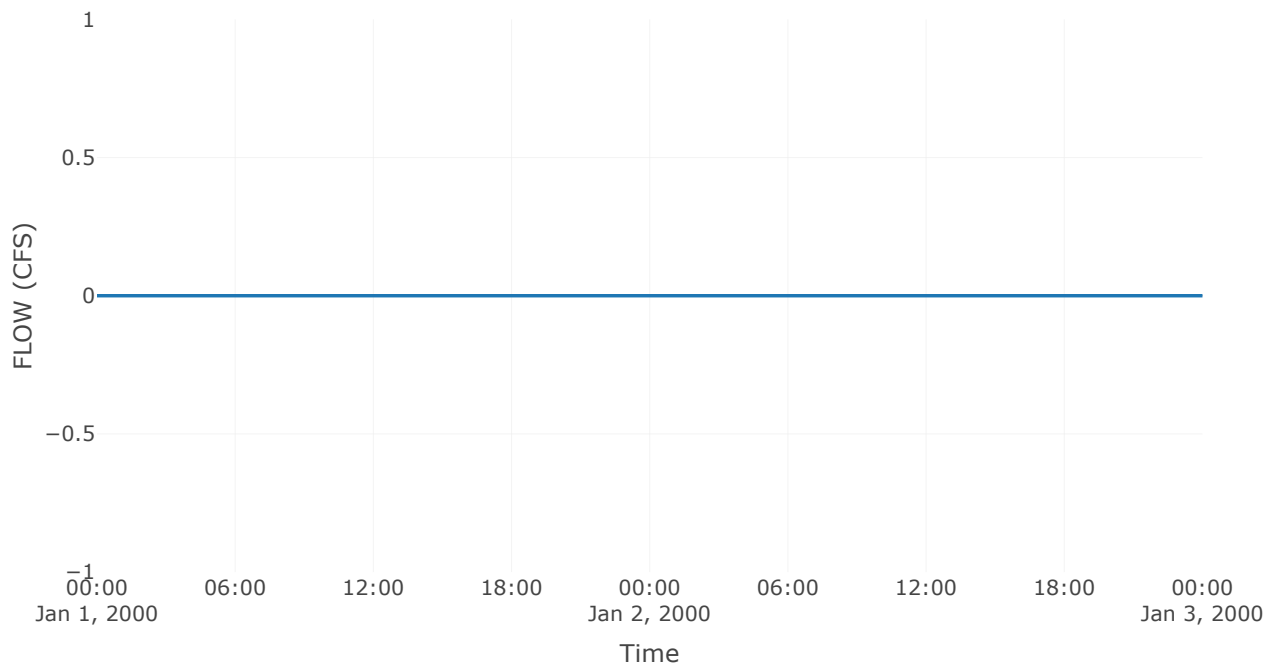
Combined Inflow



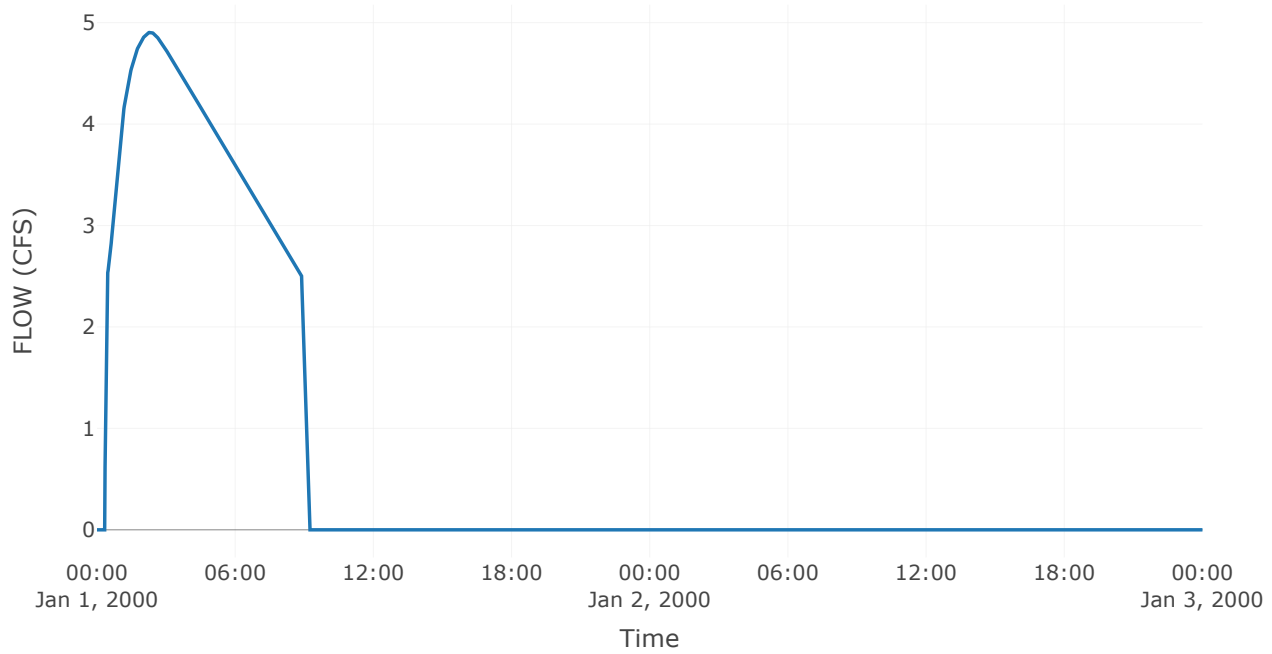
Cumulative Outflow



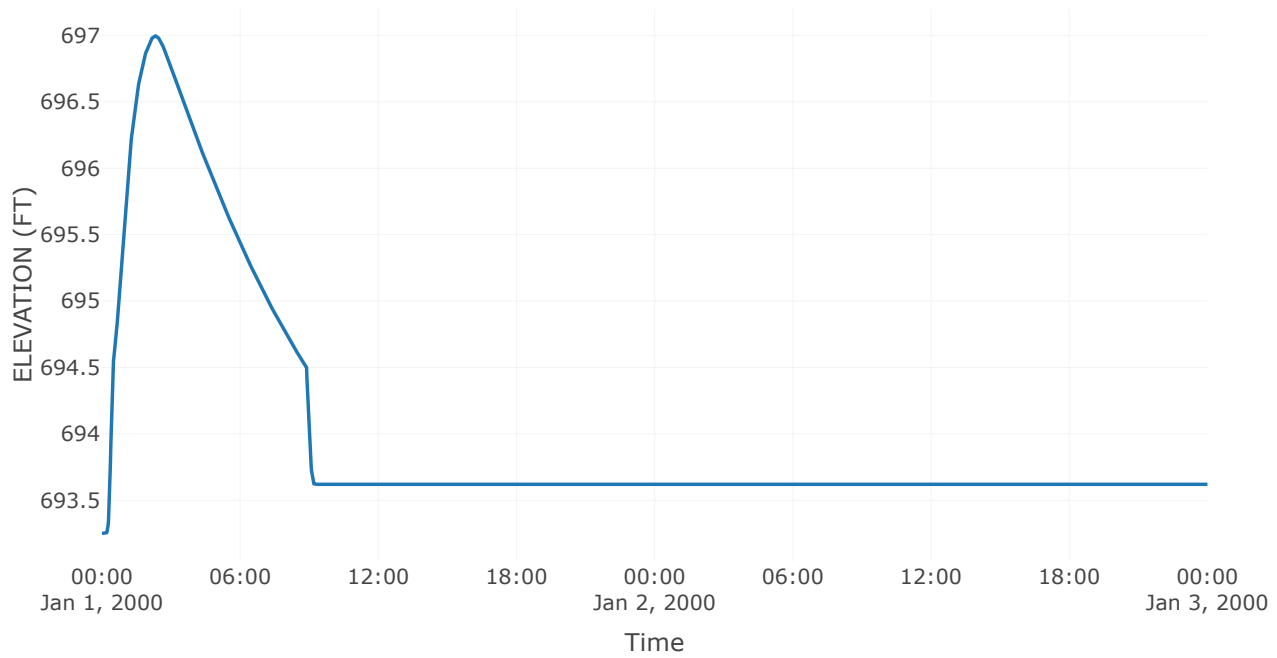
Spillway 1



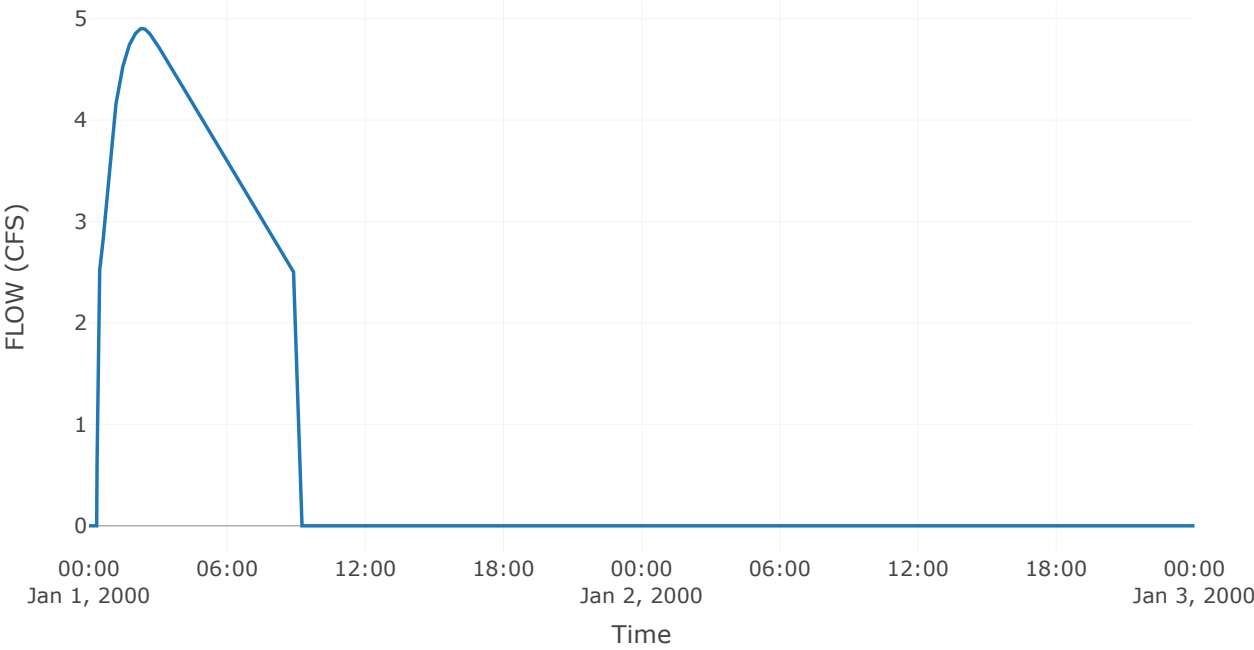
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

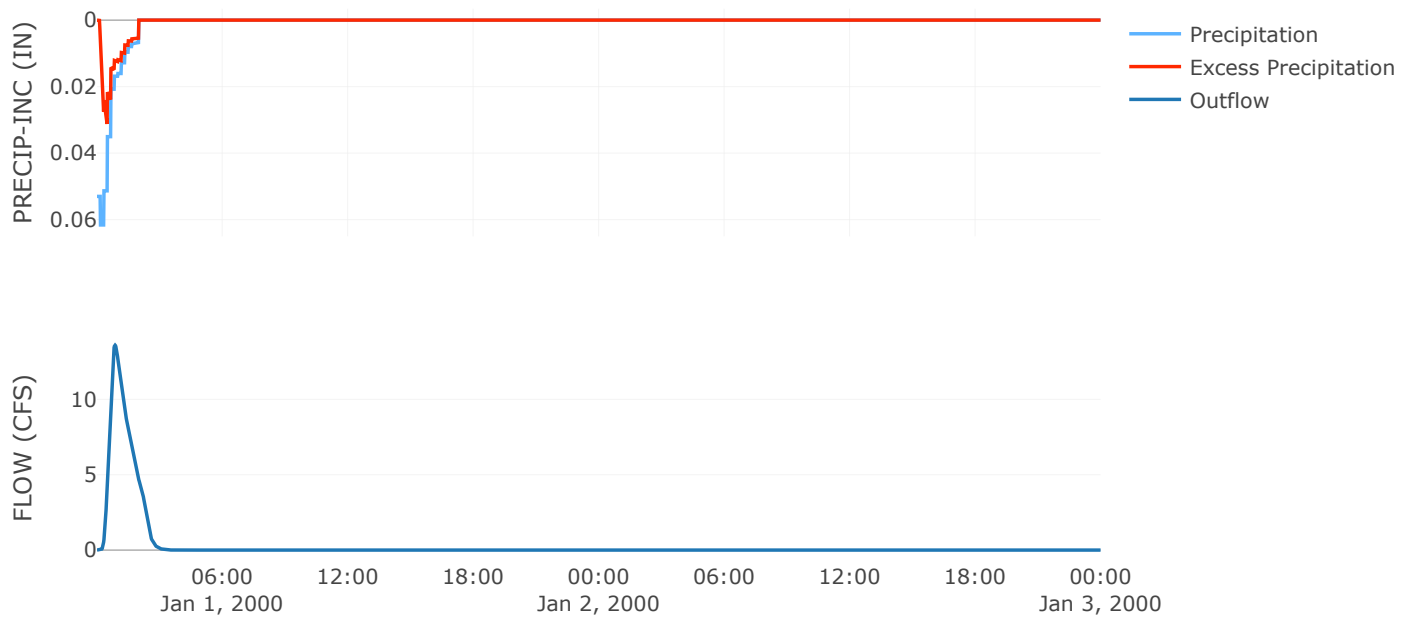
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

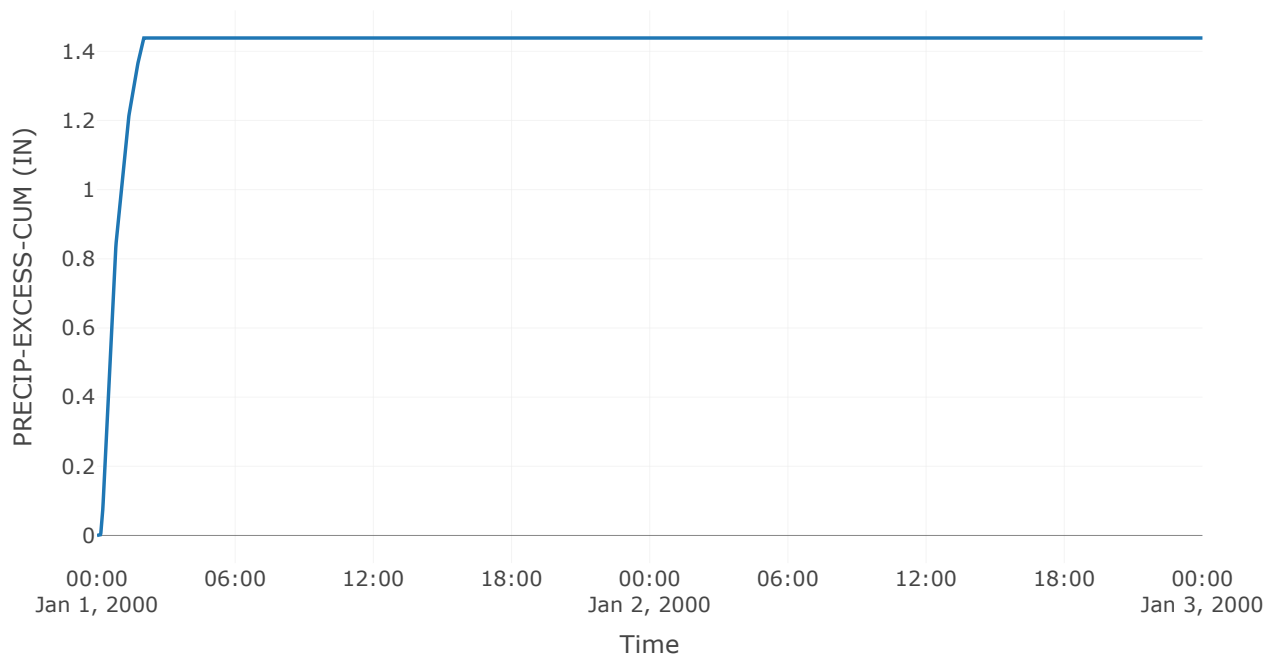
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

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

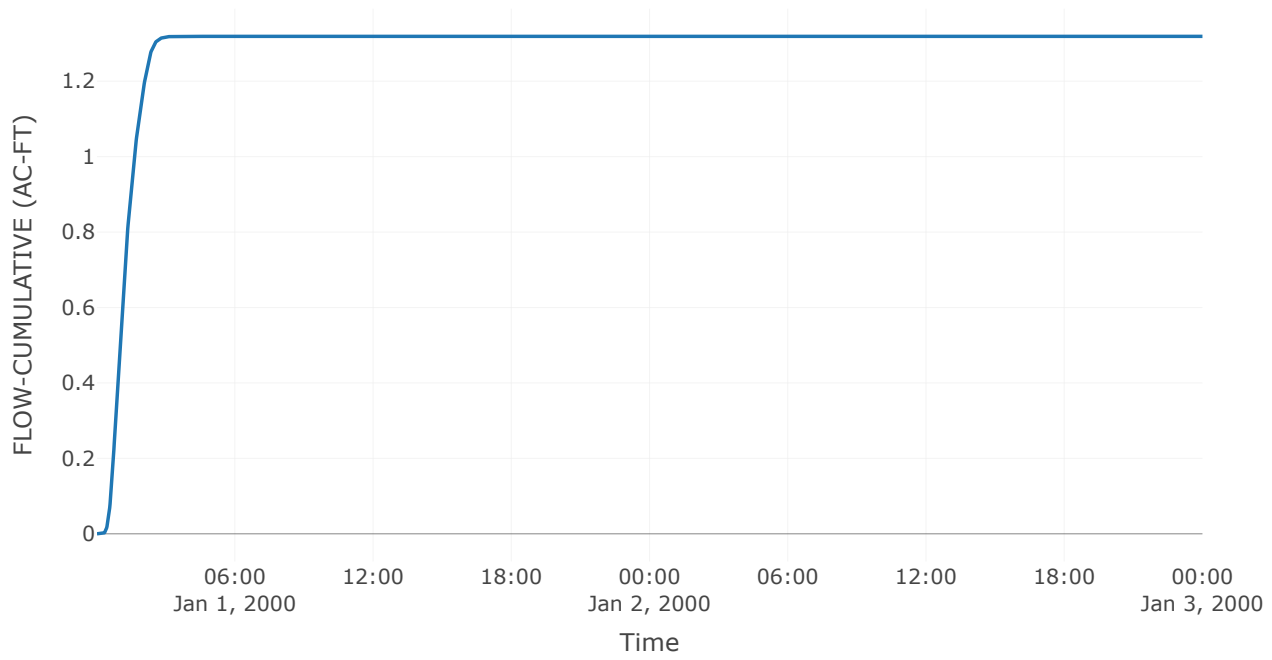
Precipitation and Outflow



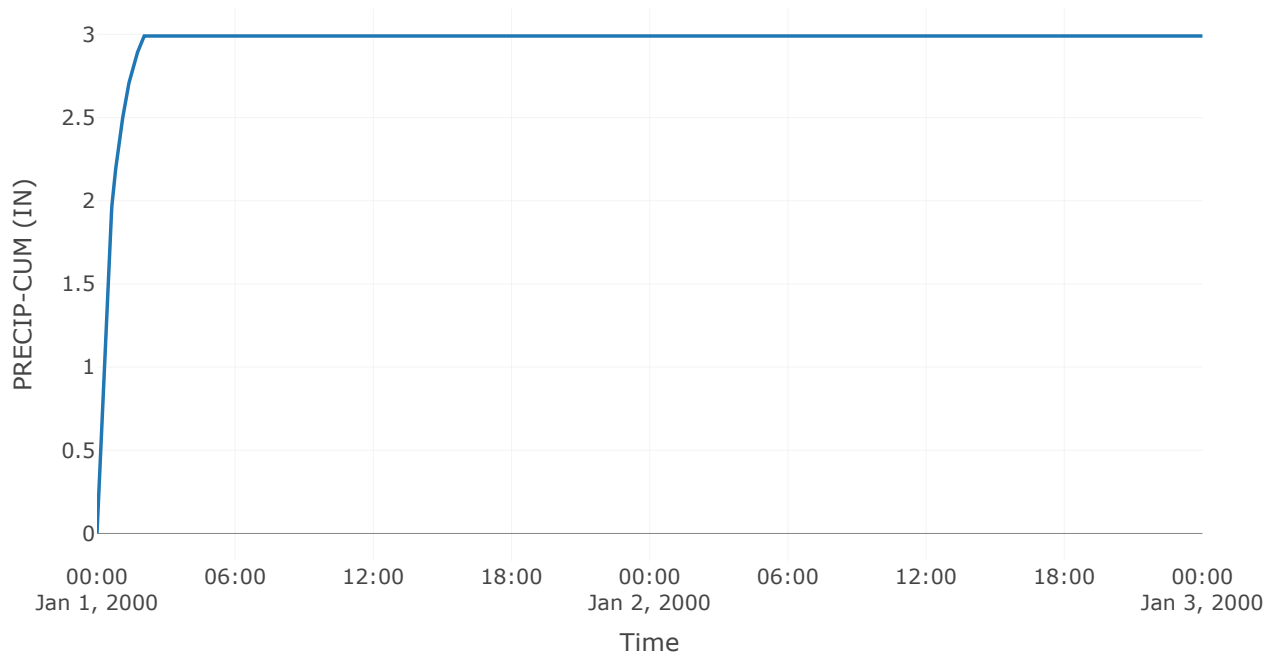
Cumulative Excess Precipitation



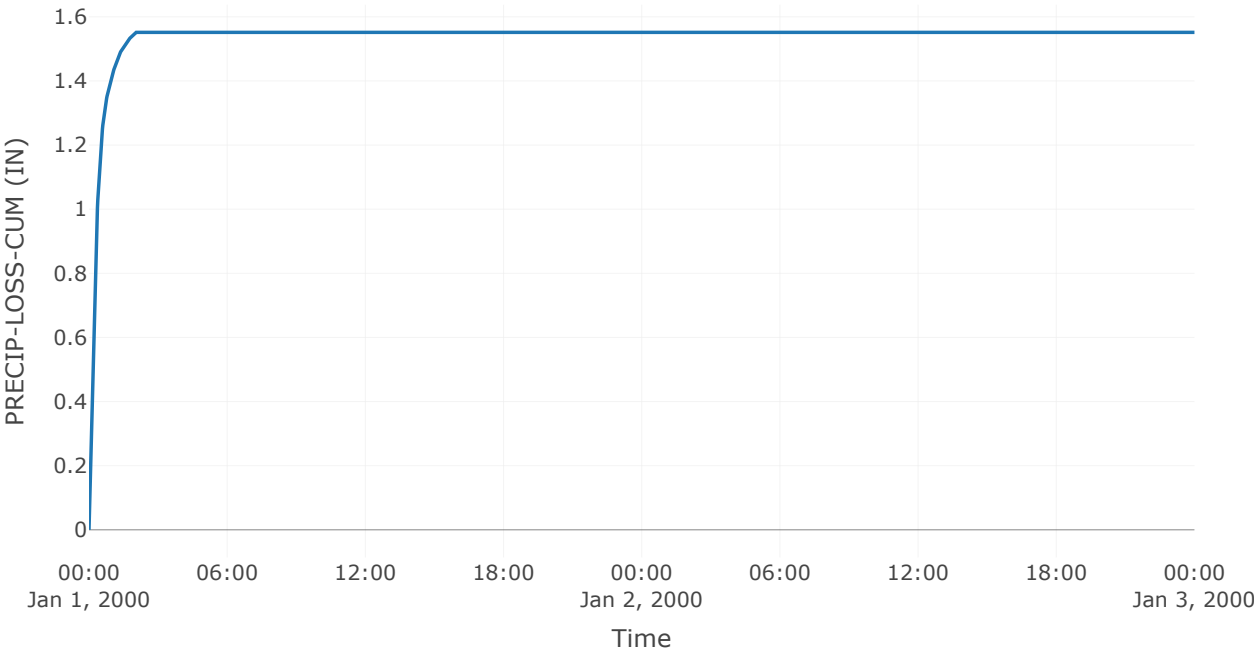
Cumulative Outflow



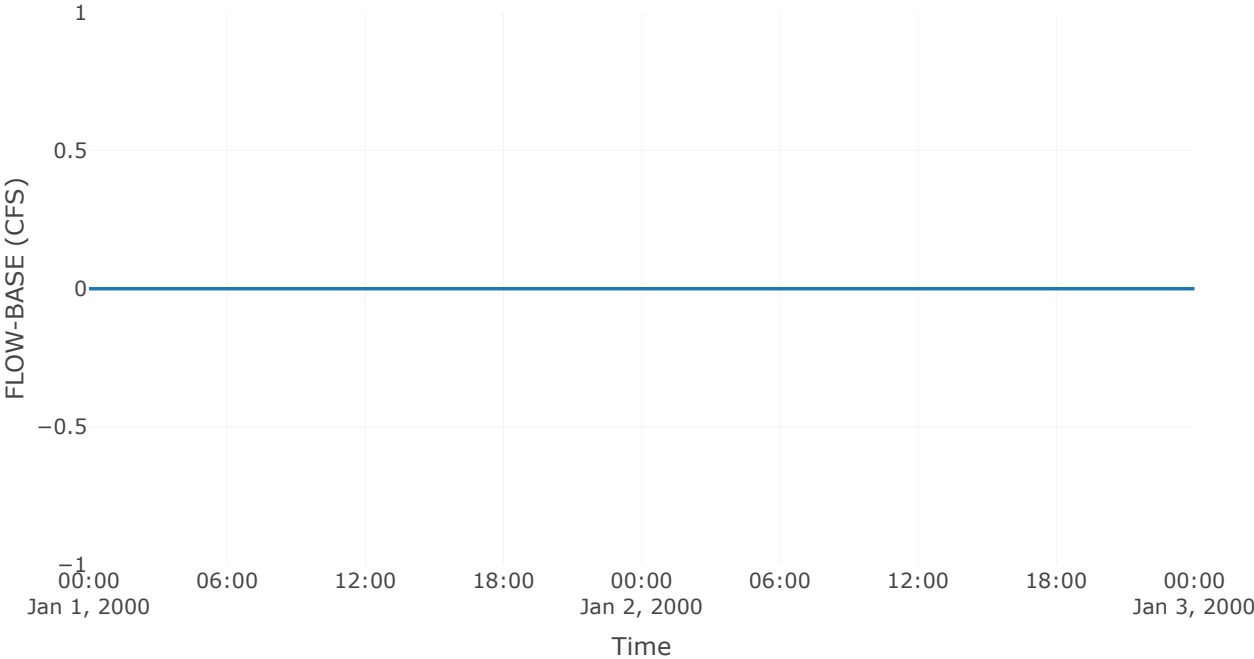
Cumulative Precipitation



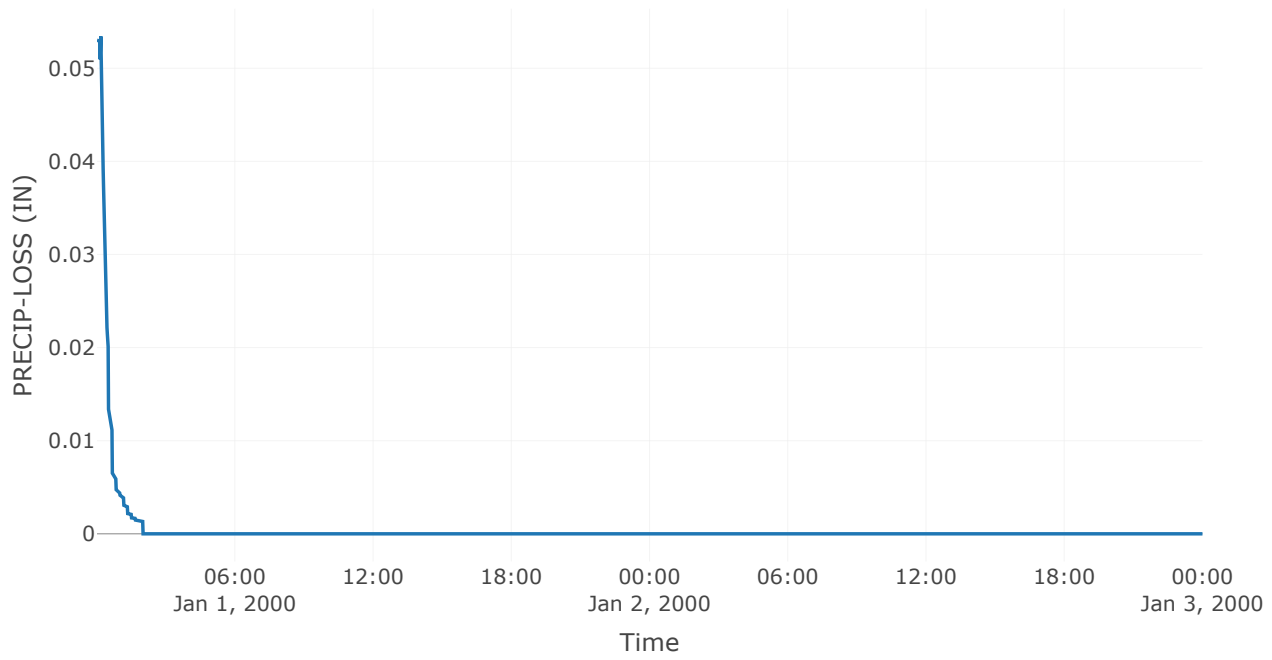
Cumulative Precipitation Loss



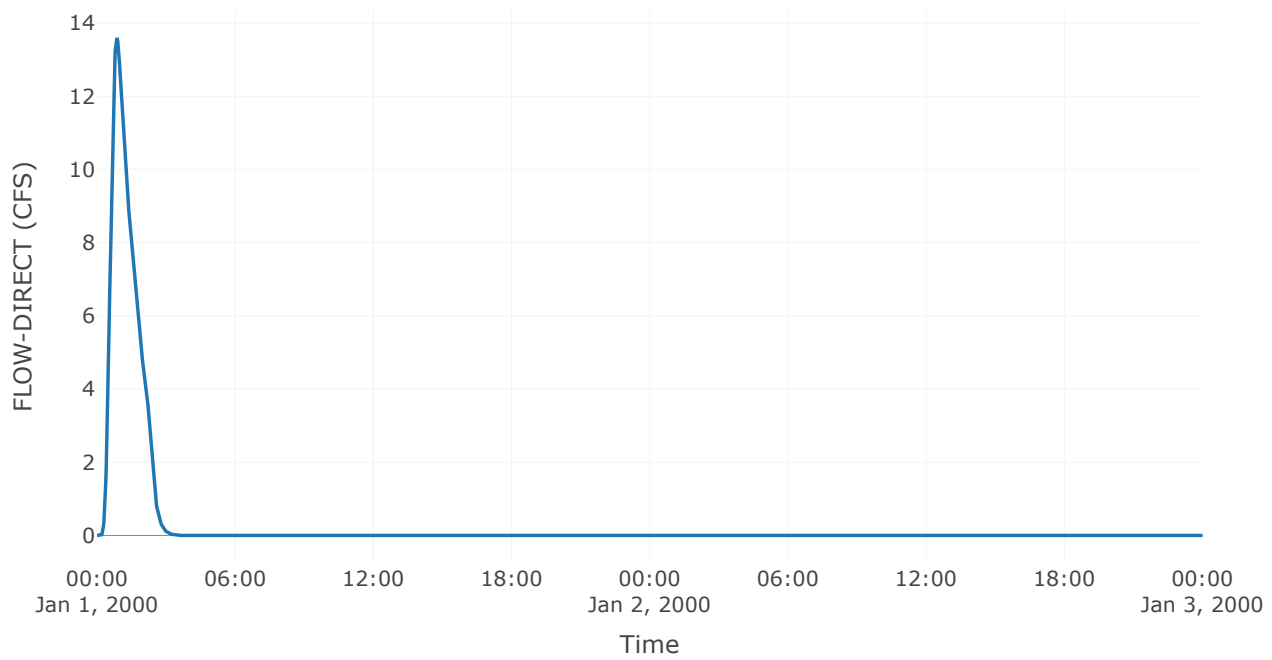
Baseflow



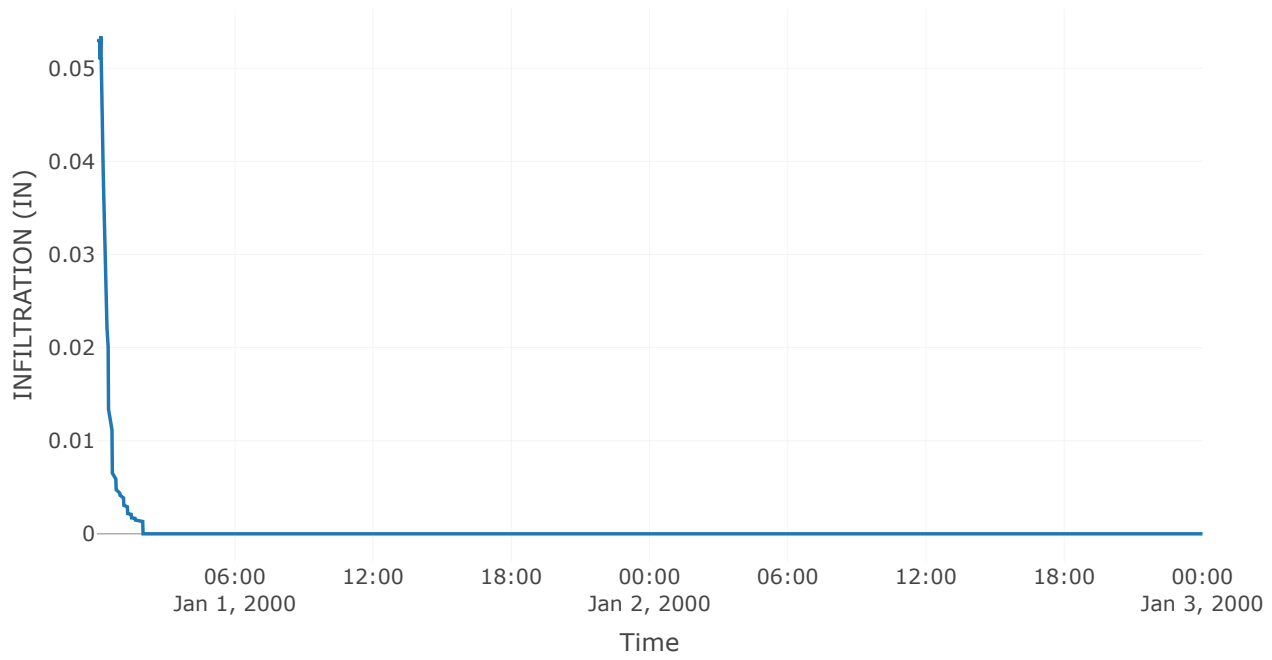
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

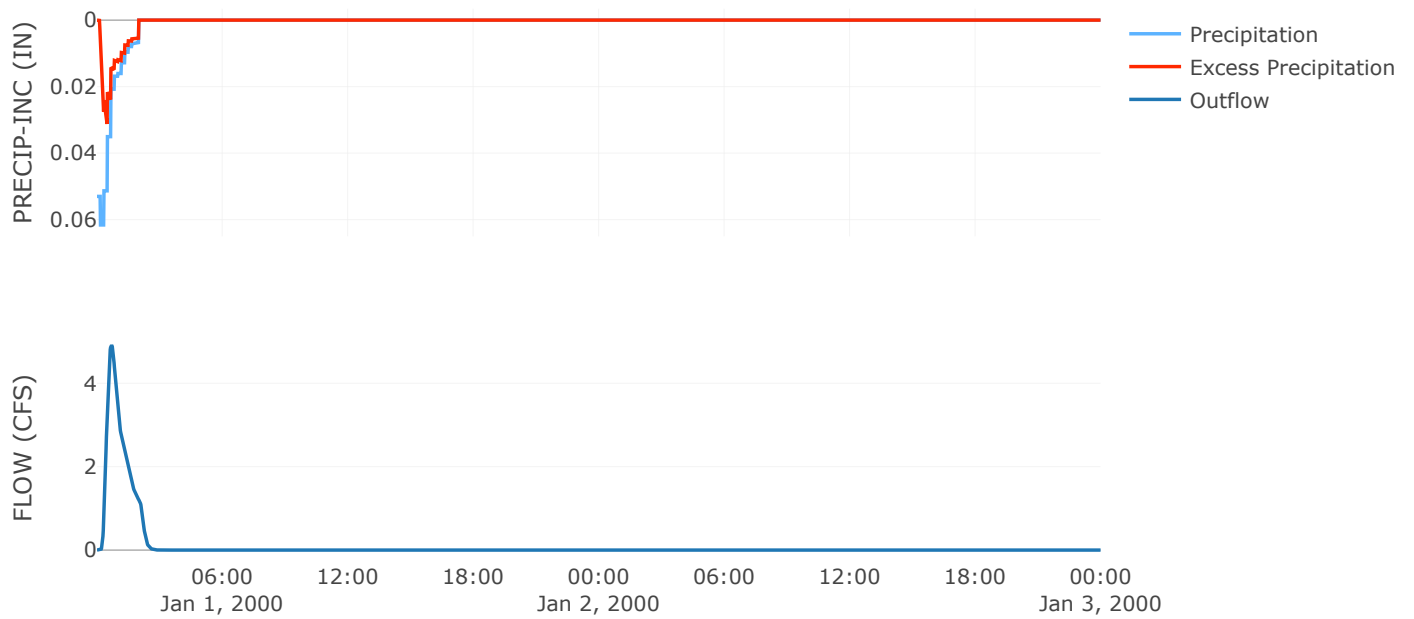
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

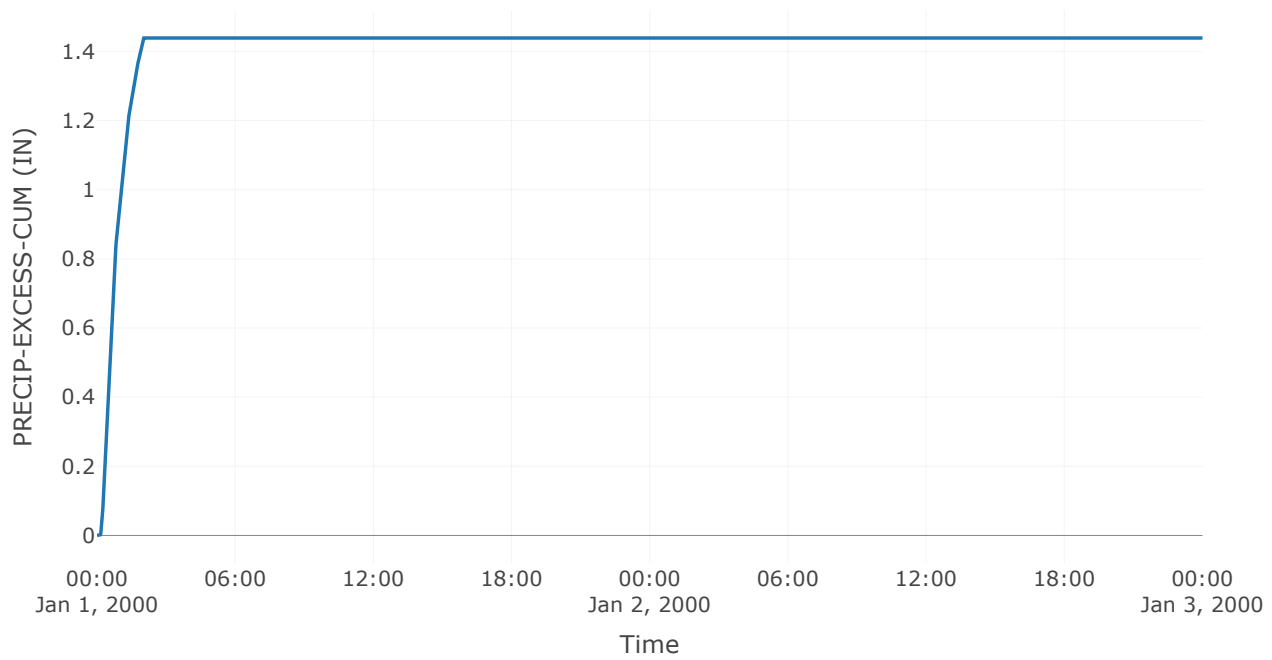
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

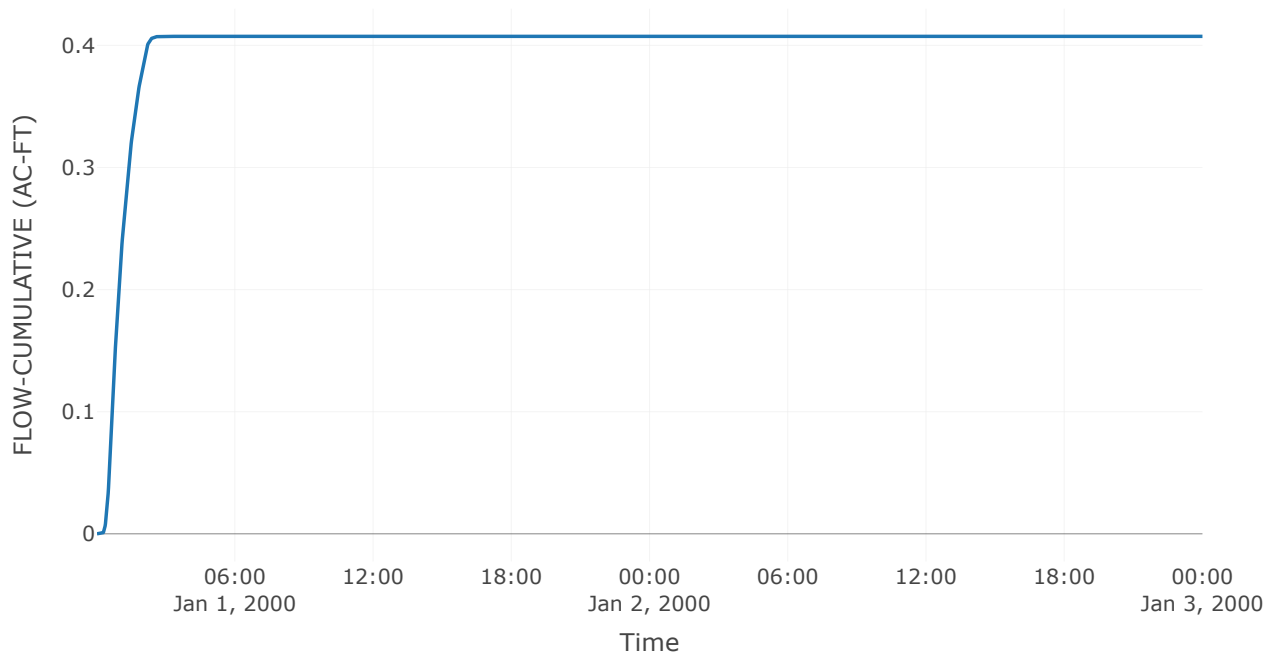
Precipitation and Outflow



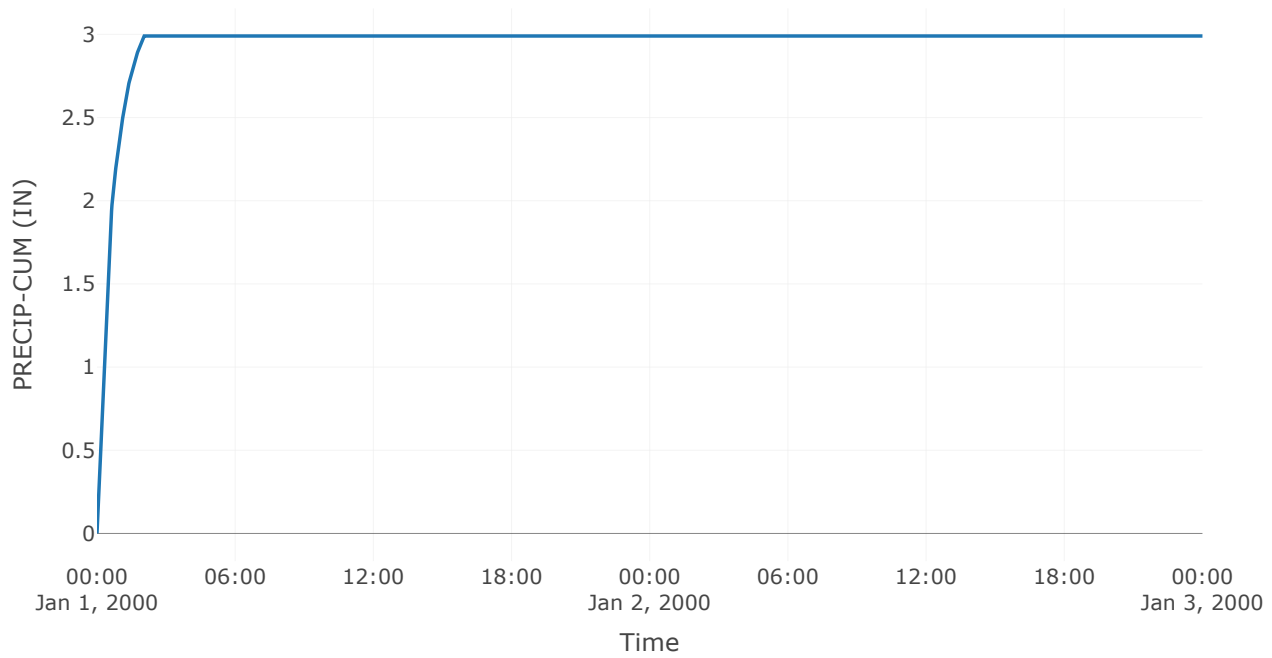
Cumulative Excess Precipitation



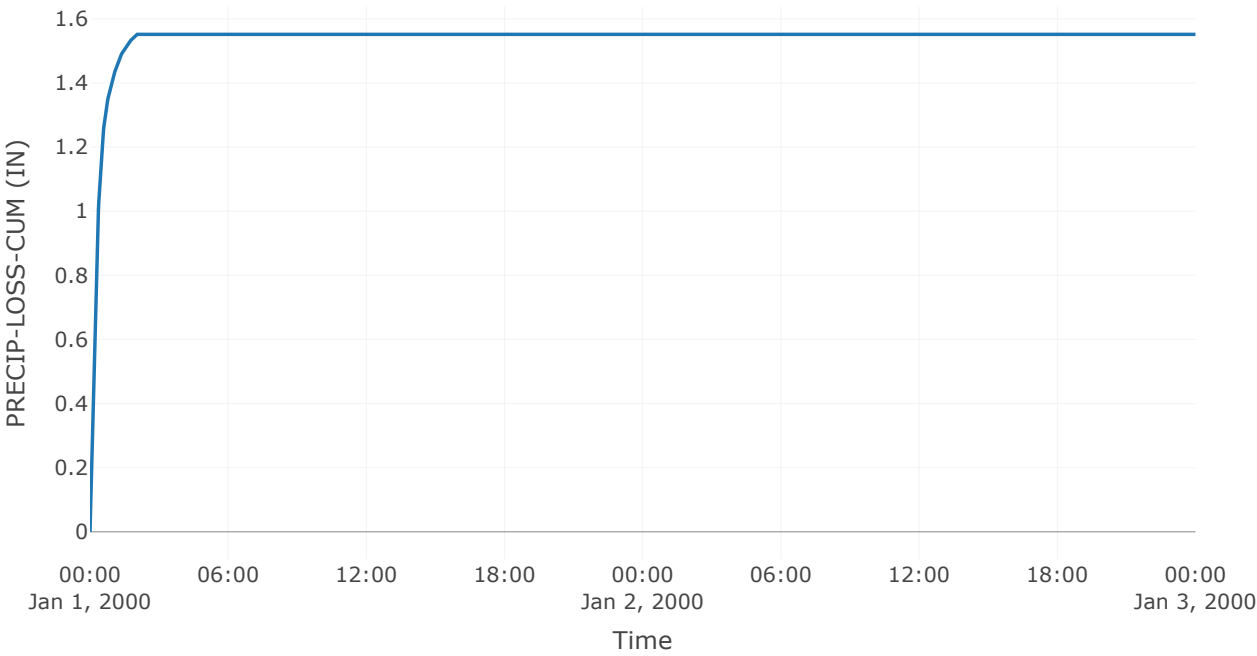
Cumulative Outflow



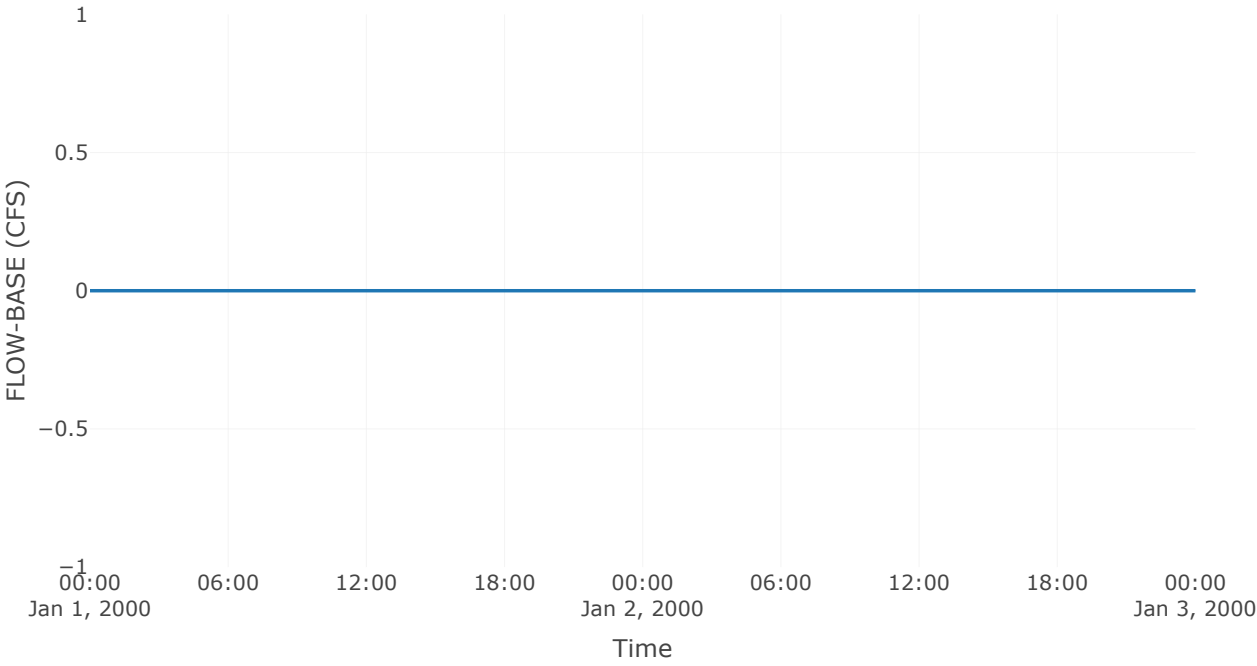
Cumulative Precipitation



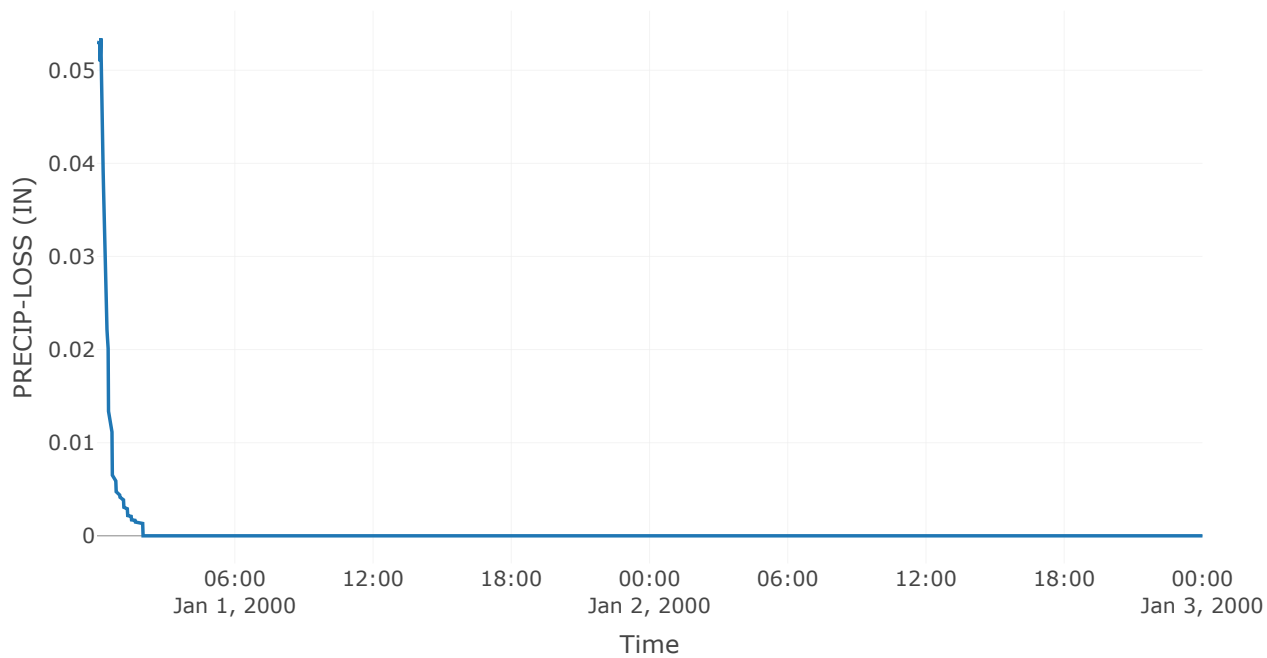
Cumulative Precipitation Loss



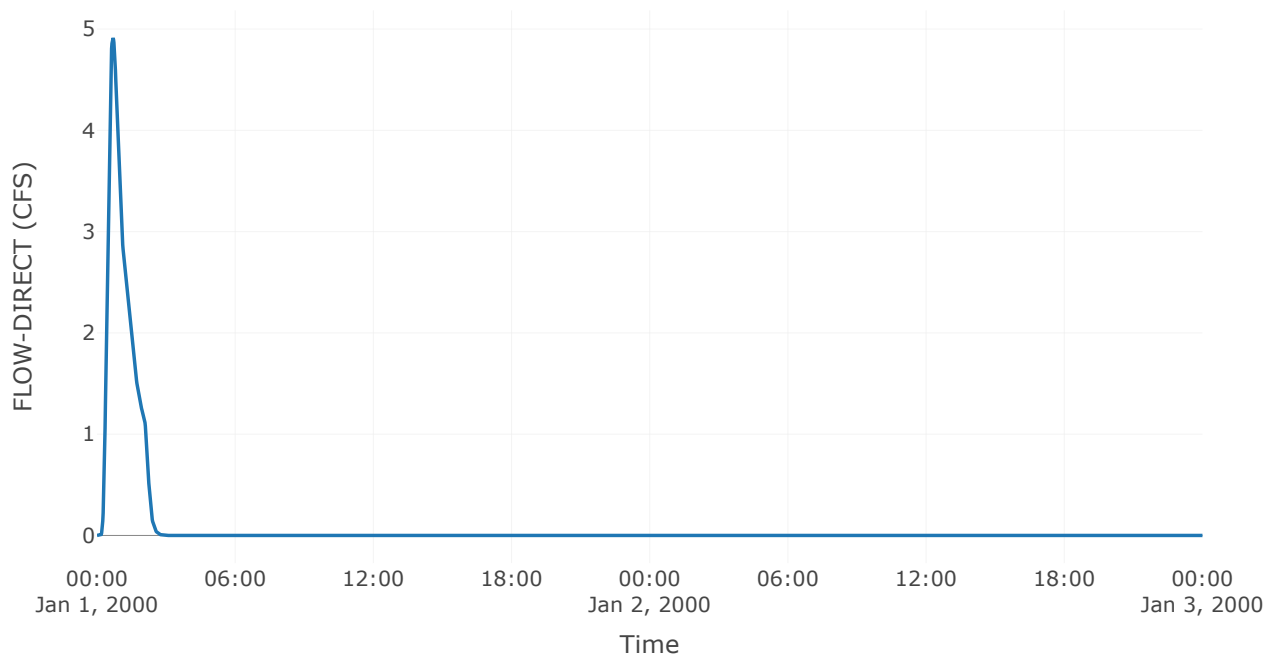
Baseflow



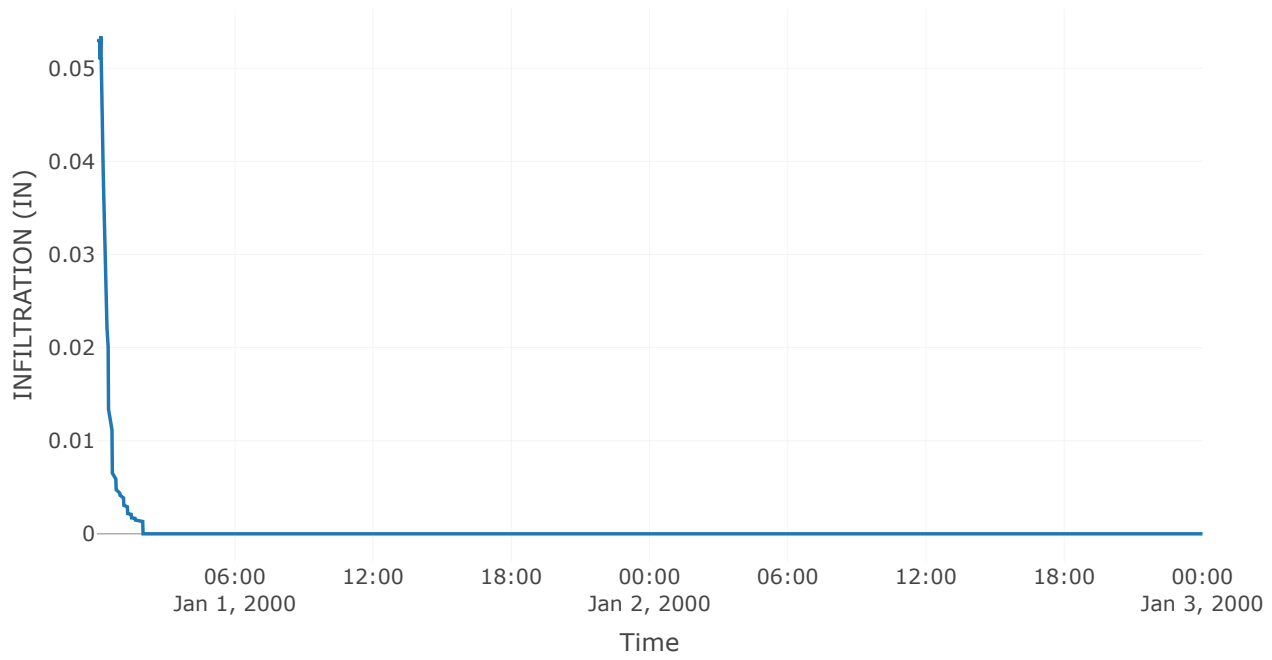
Precipitation Loss



Direct Runoff



Soil Infiltration

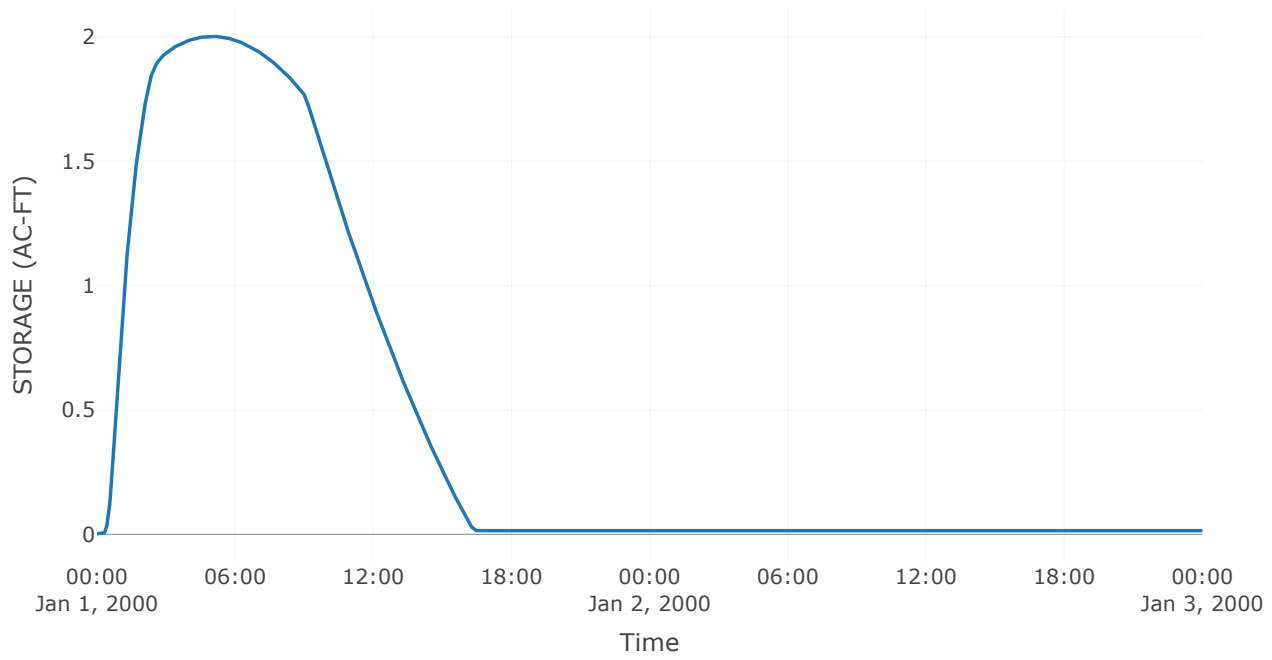


Reservoir: Basin 2

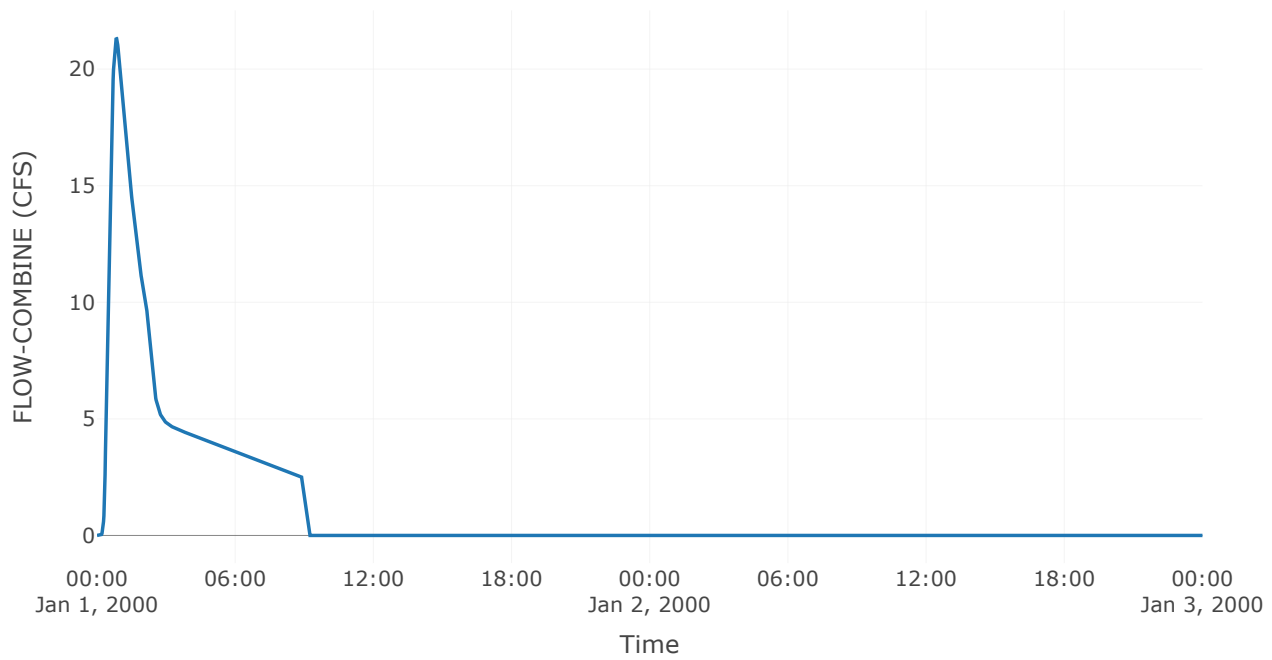
Downstream : Basin 3

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

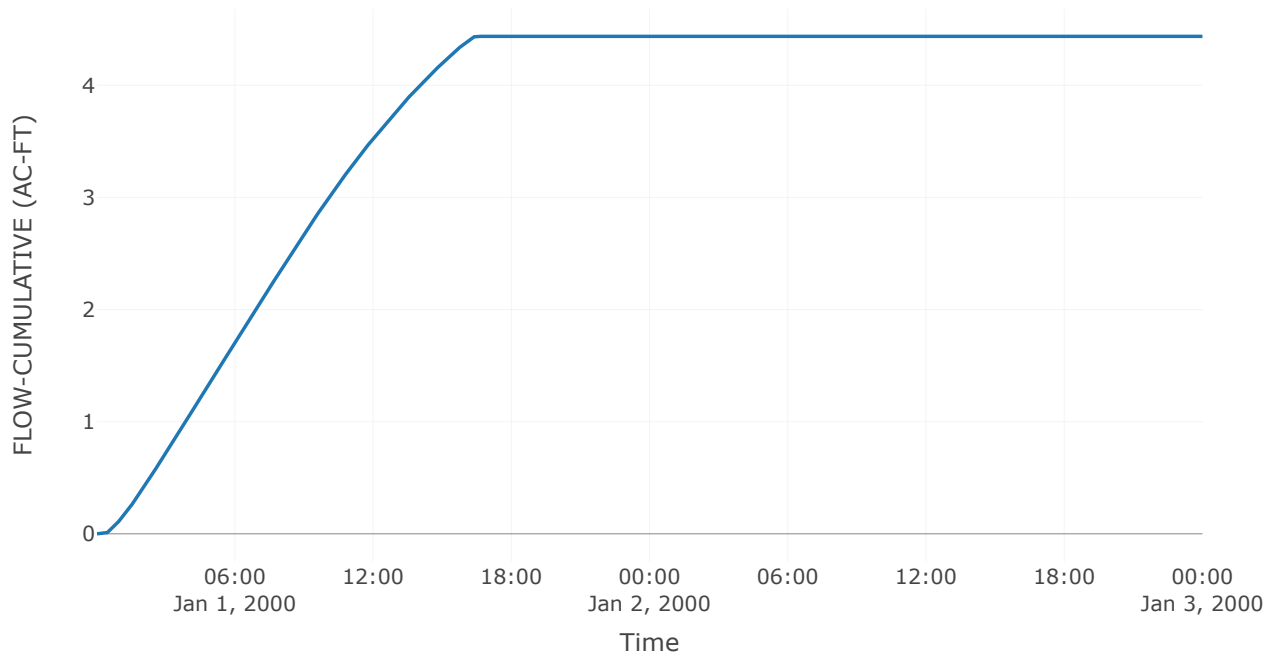
Storage



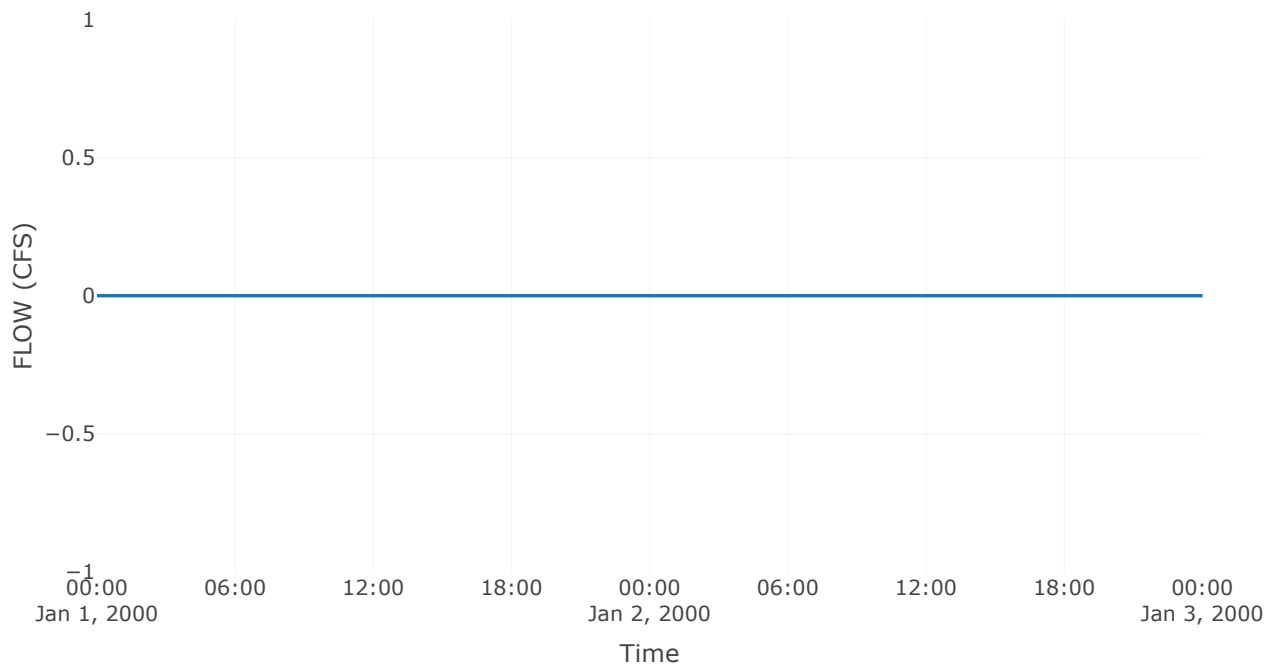
Combined Inflow



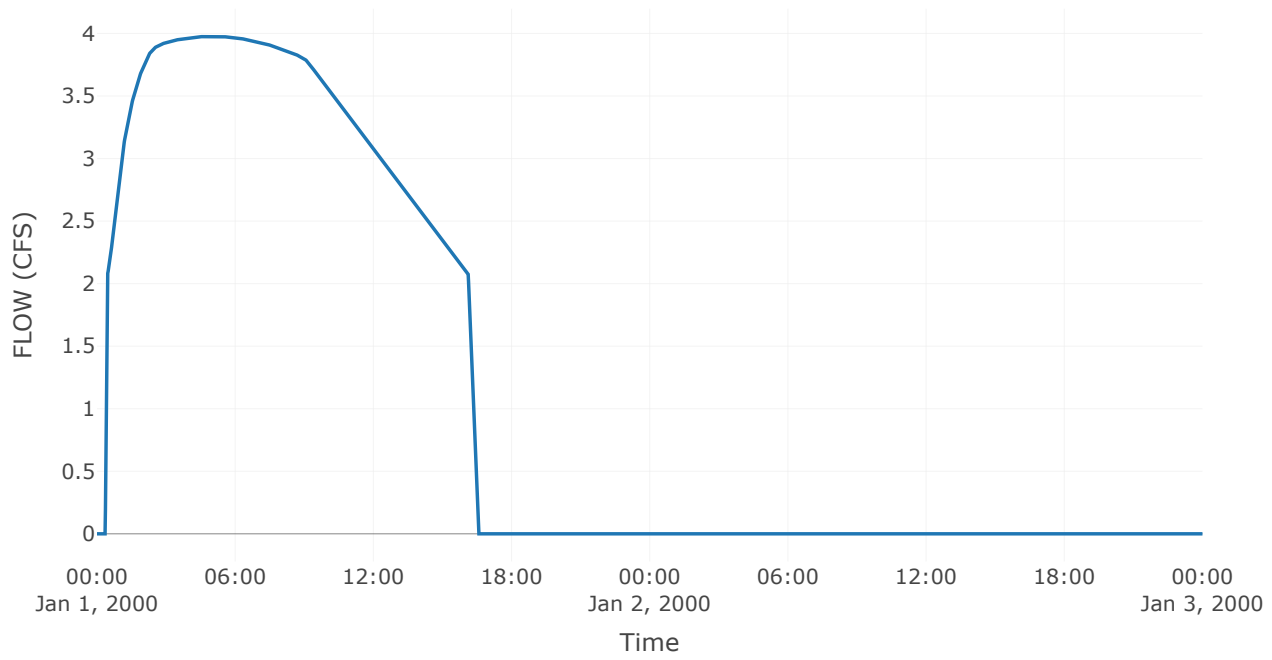
Cumulative Outflow



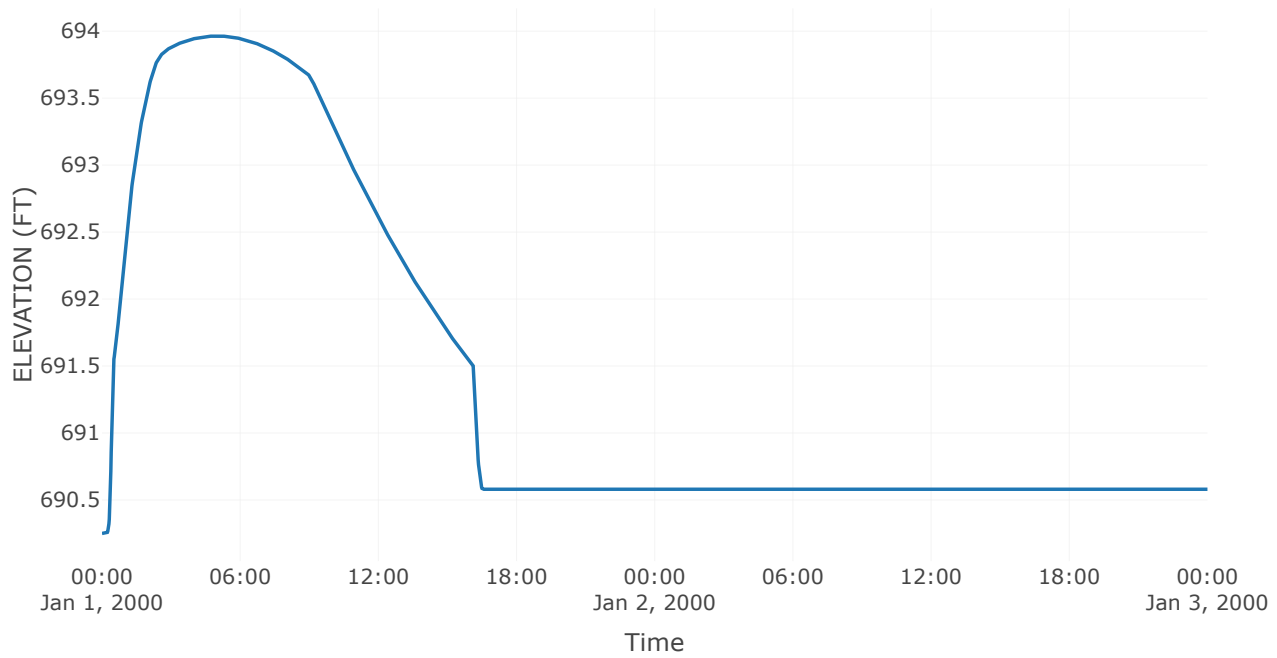
Spillway 1



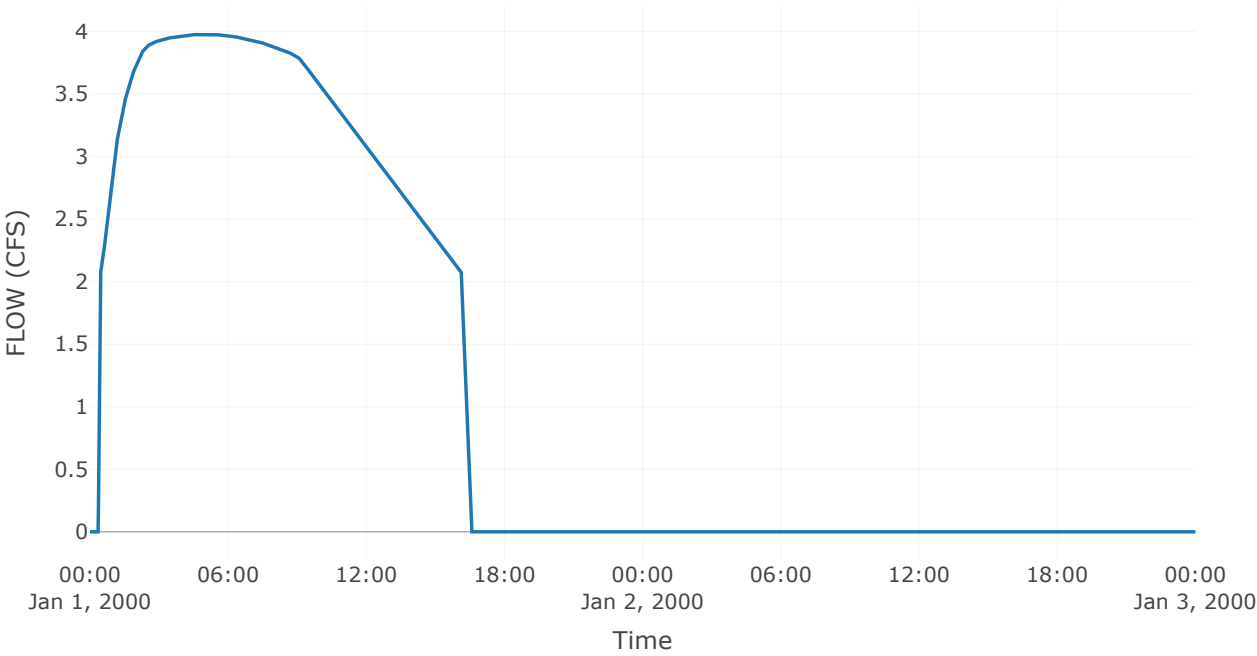
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

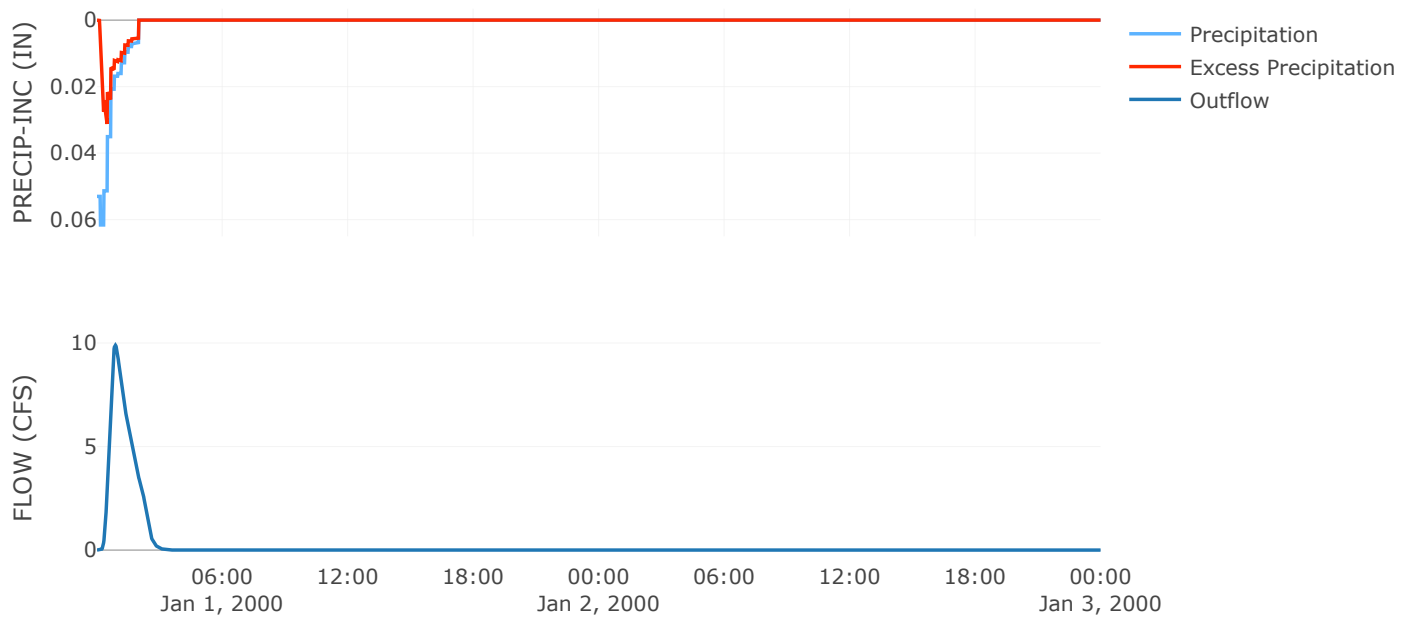
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

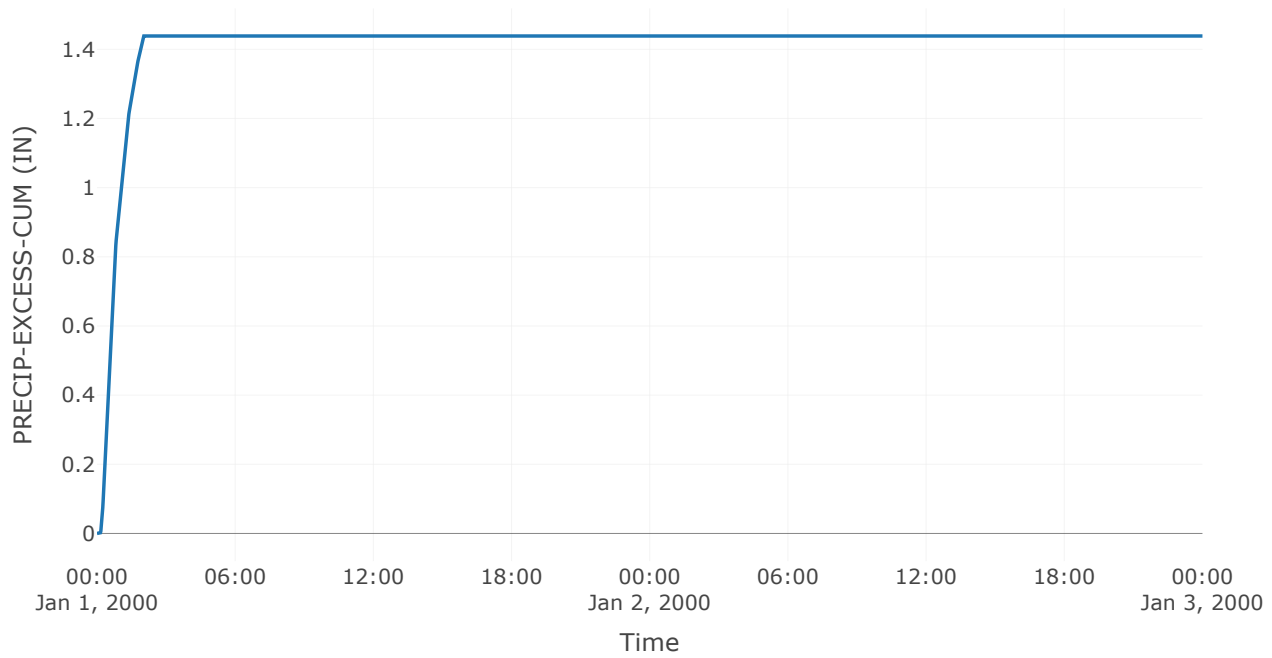
Transform: Scs	
Lag	21
Unitgraph Type	Standard

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

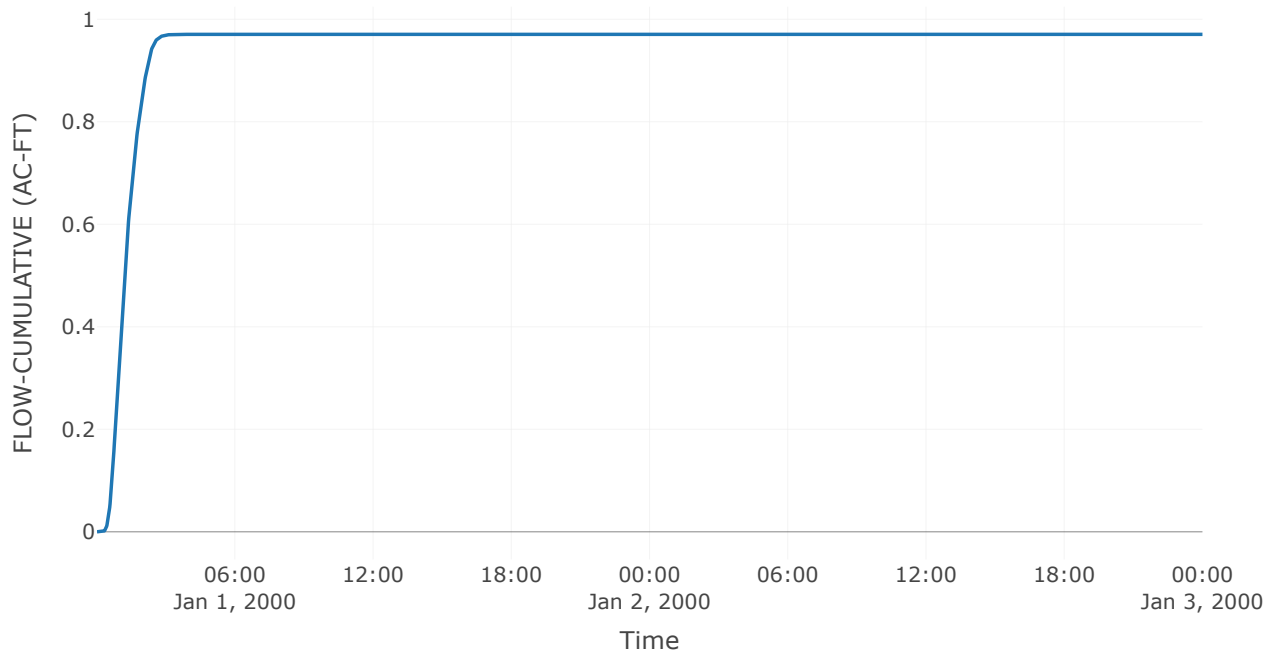
Precipitation and Outflow



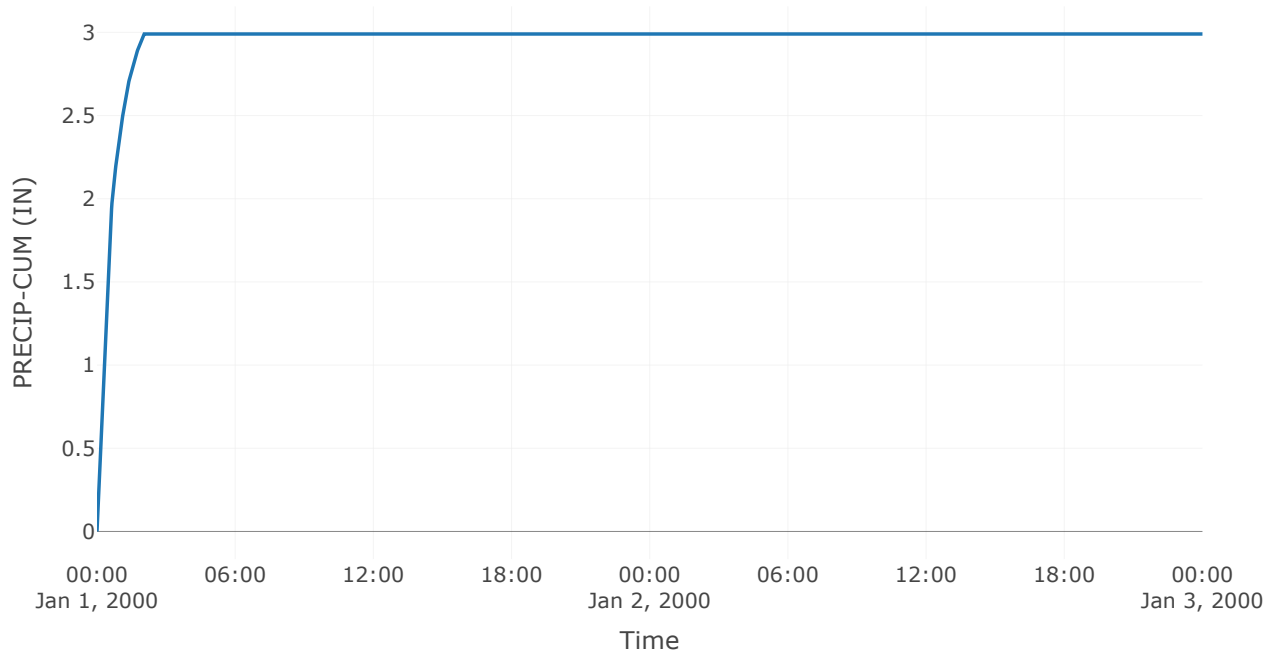
Cumulative Excess Precipitation



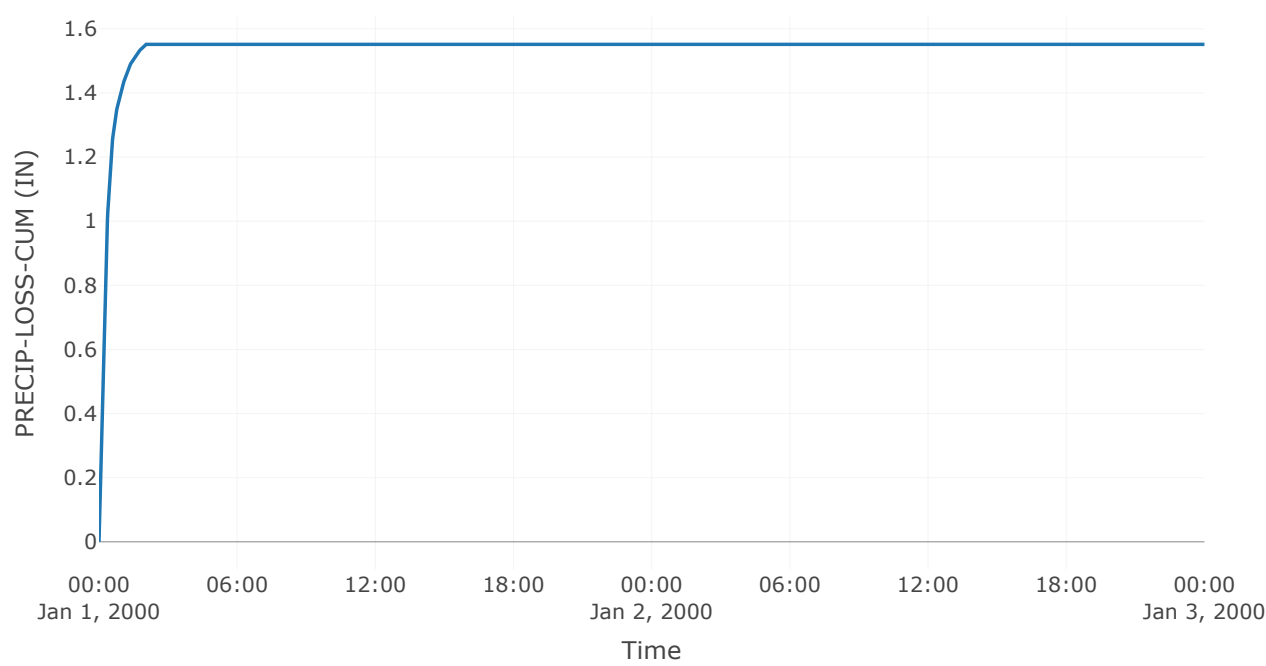
Cumulative Outflow



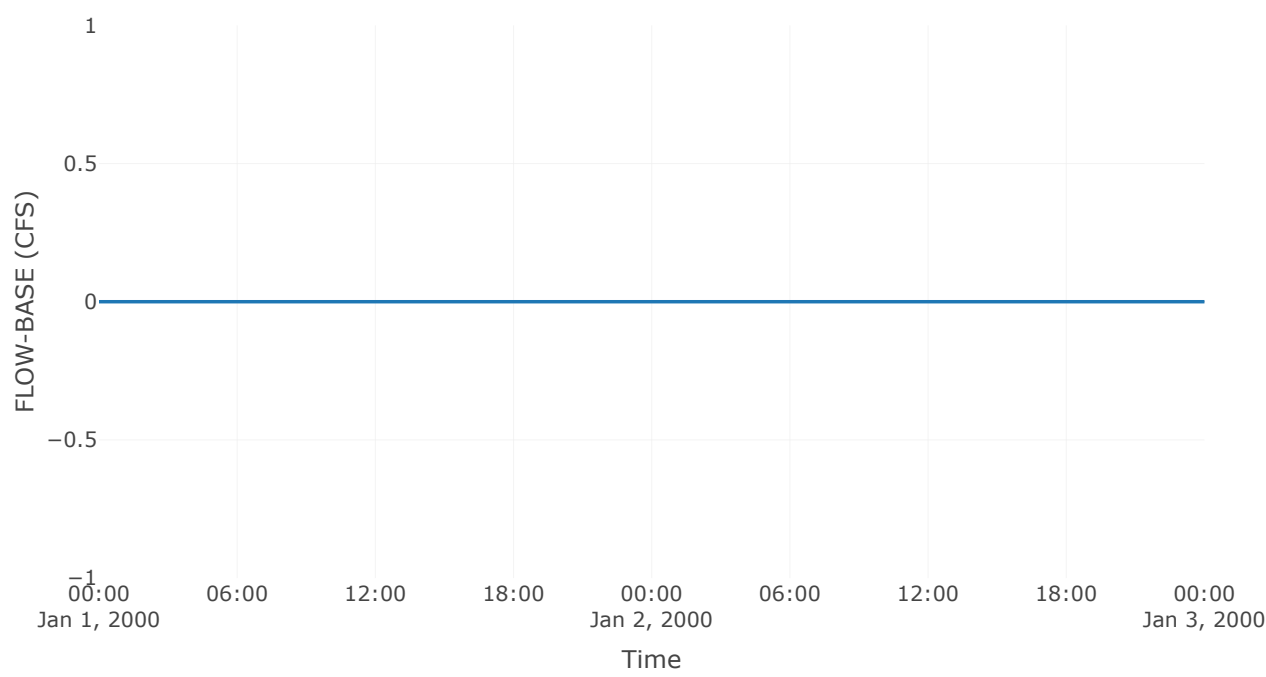
Cumulative Precipitation



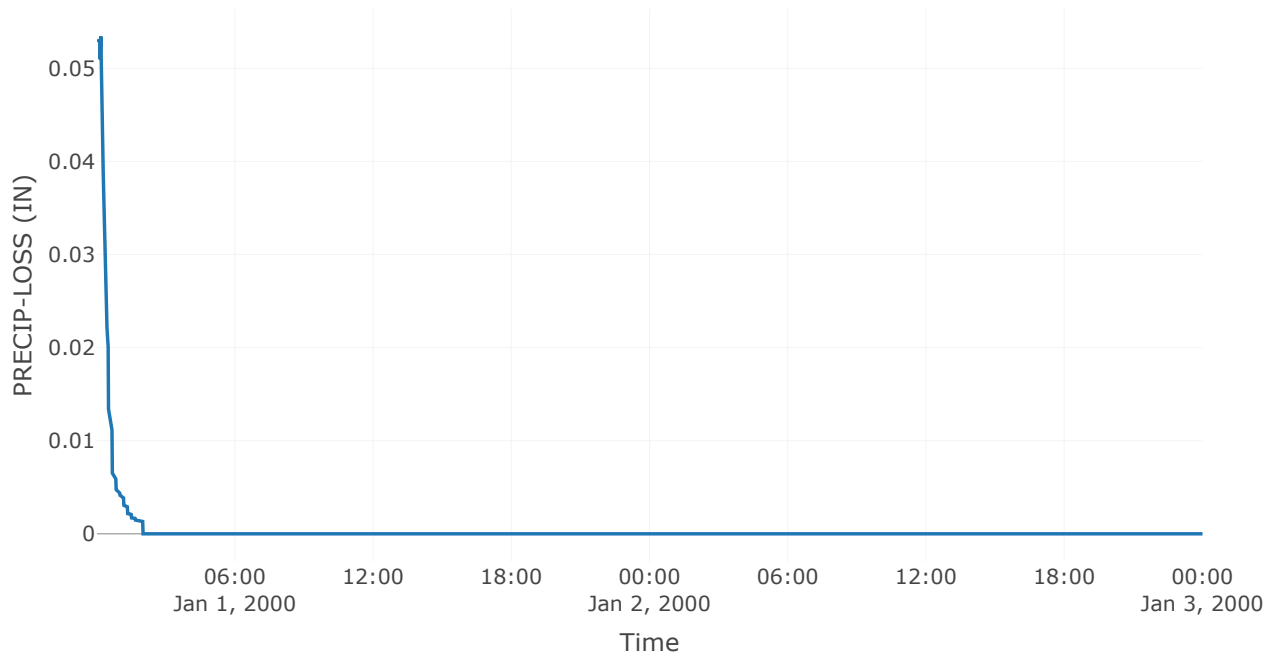
Cumulative Precipitation Loss



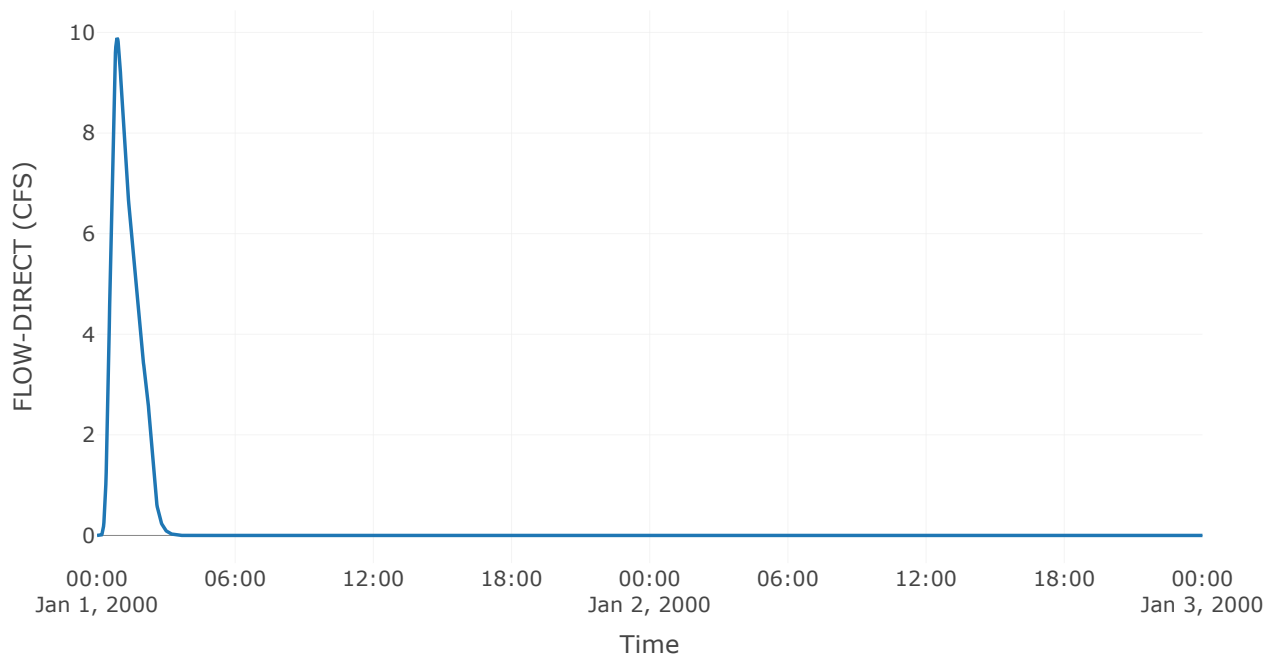
Baseflow



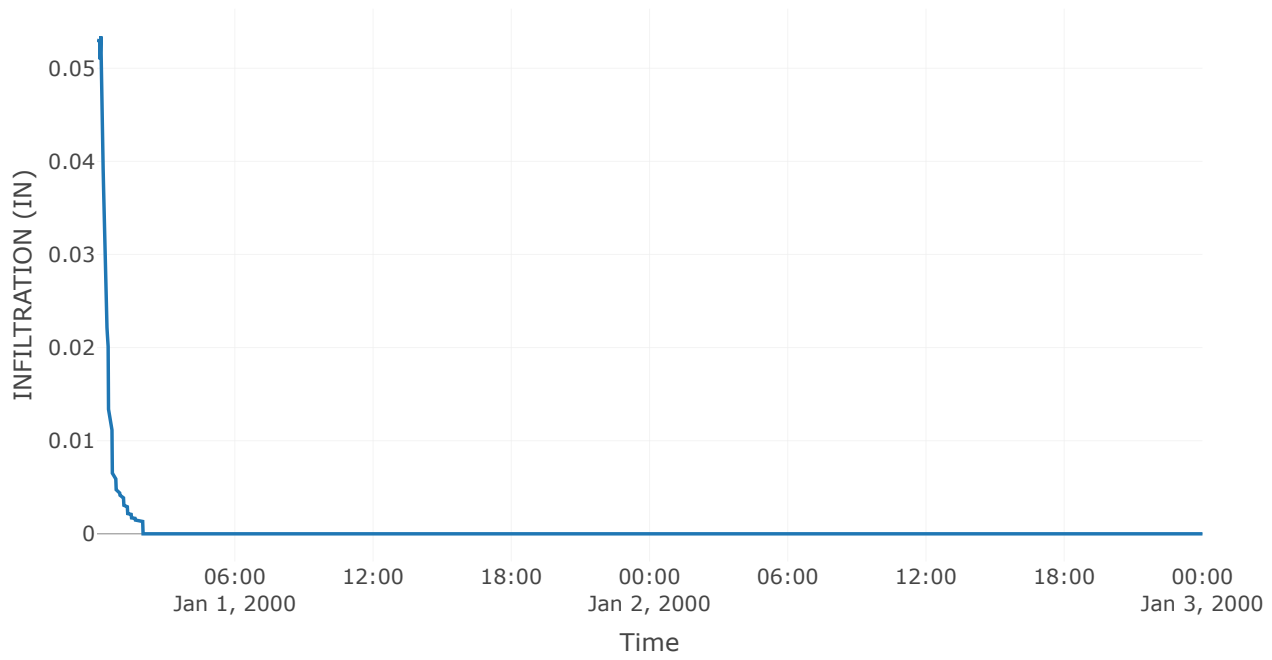
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

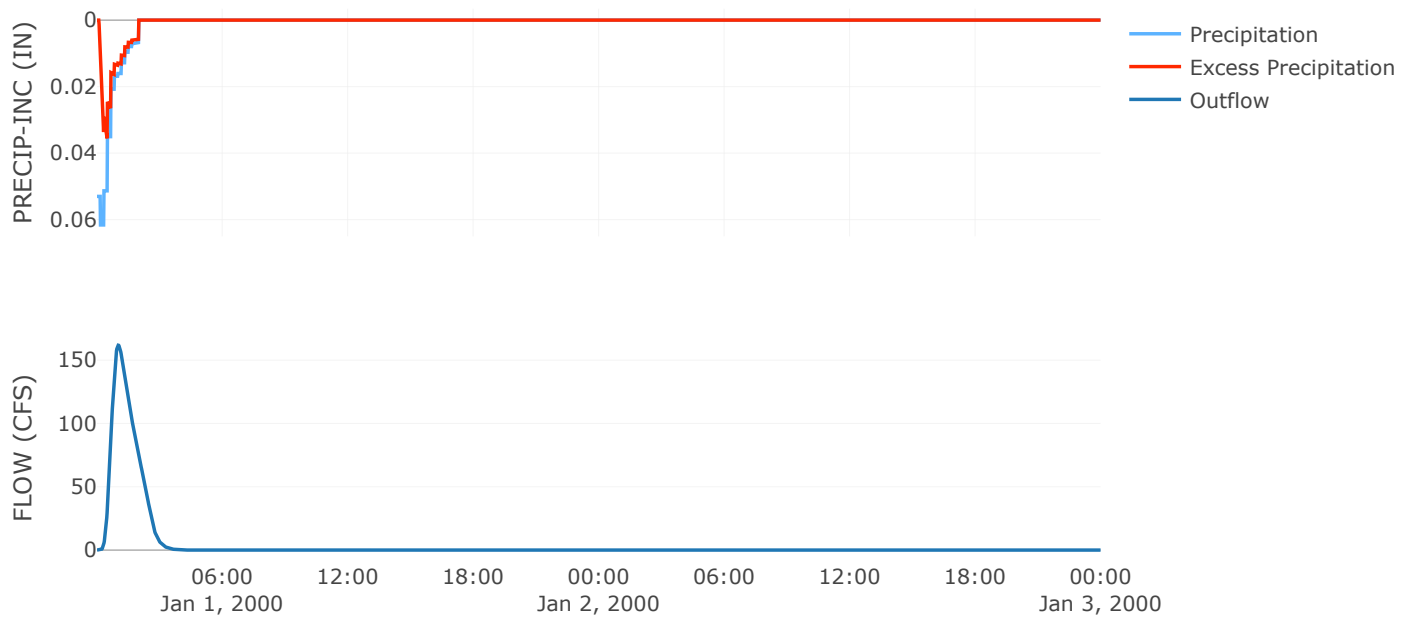
Area (MI²) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

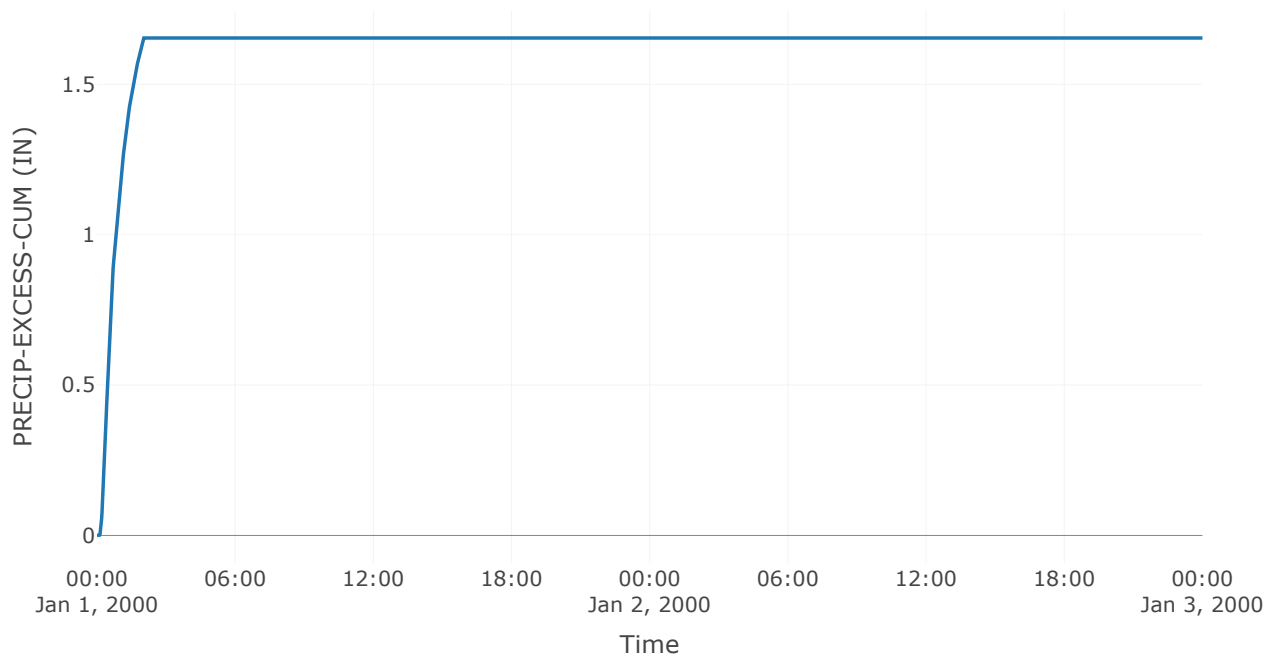
Transform: SCS	
Lag	29.2
Unitgraph Type	Standard

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

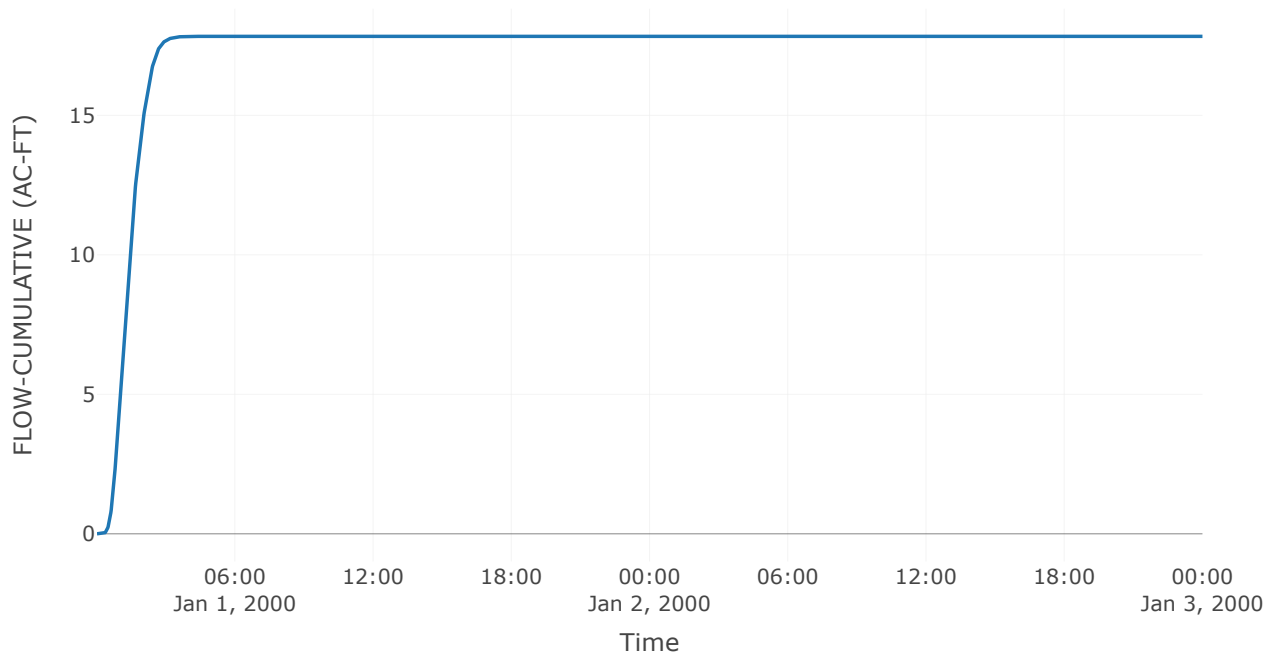
Precipitation and Outflow



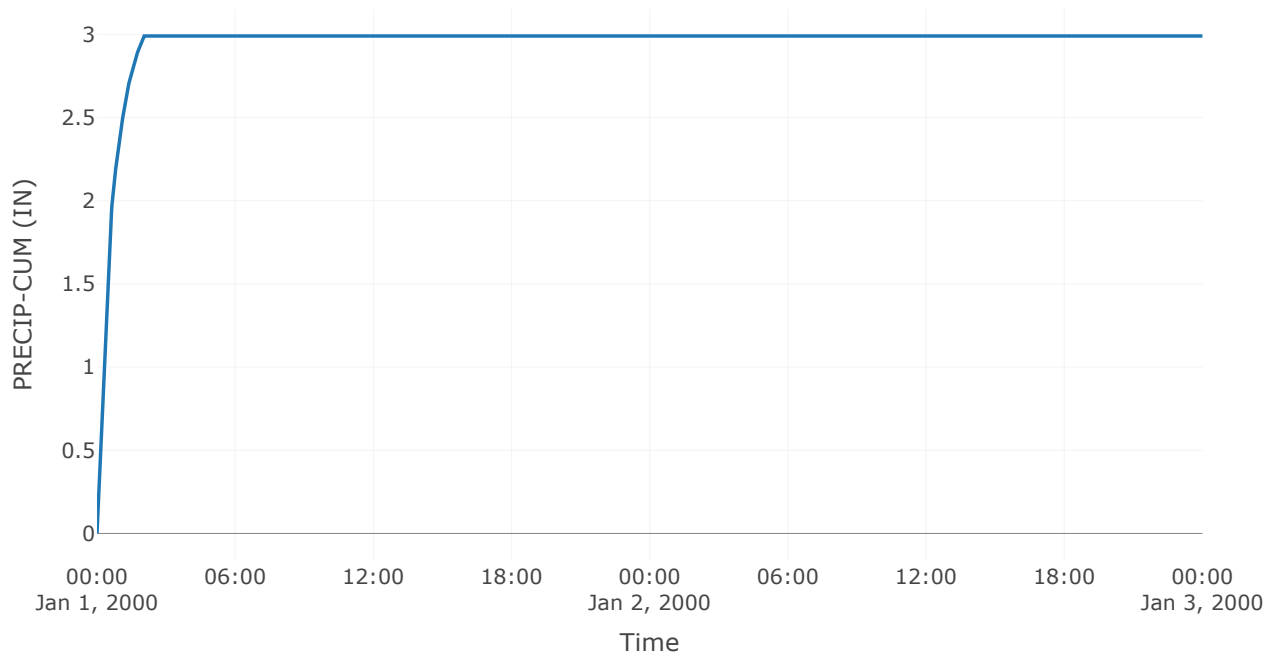
Cumulative Excess Precipitation



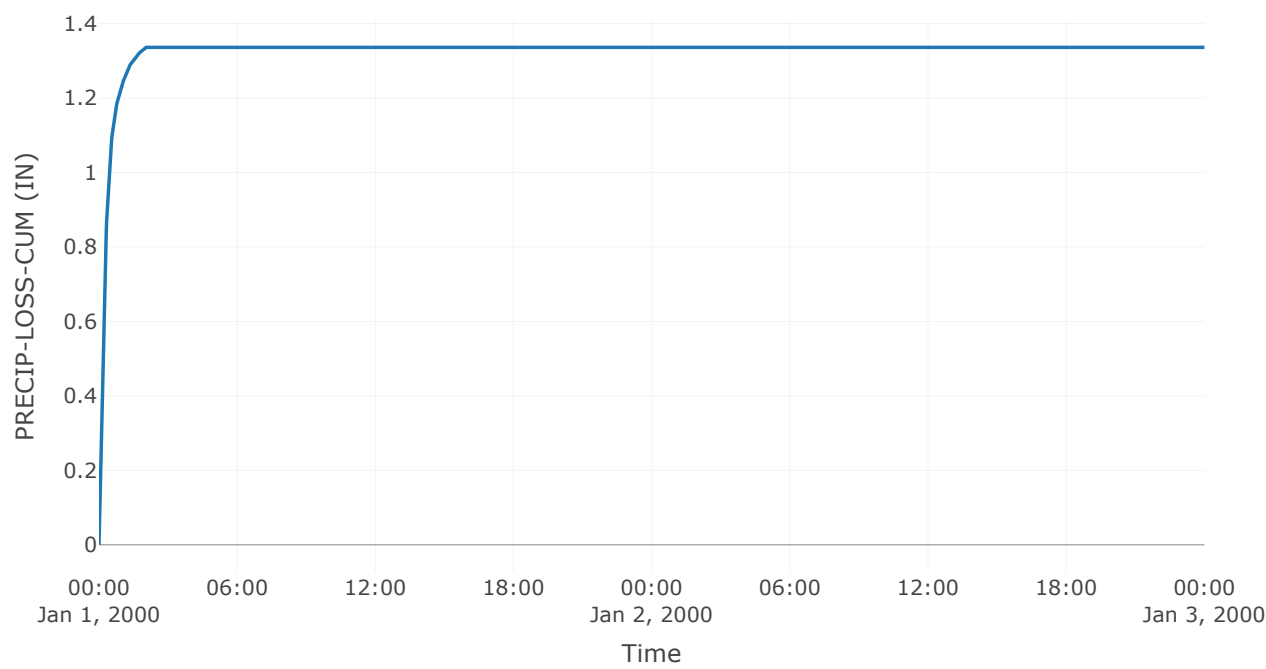
Cumulative Outflow



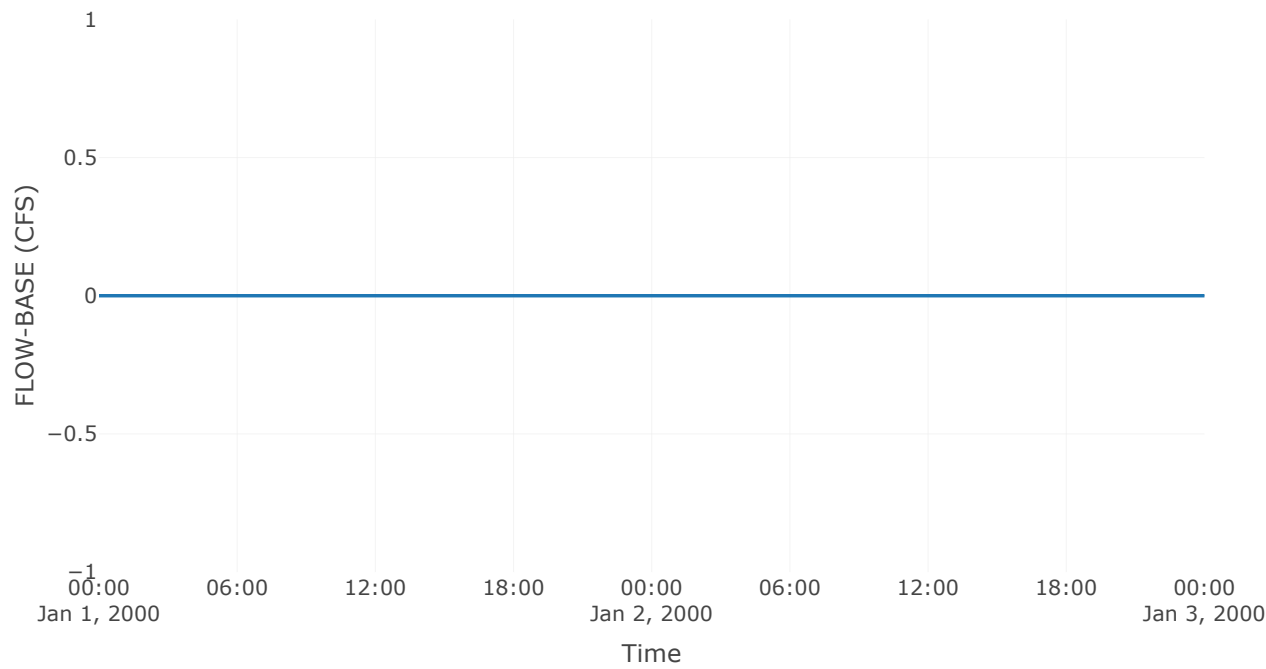
Cumulative Precipitation



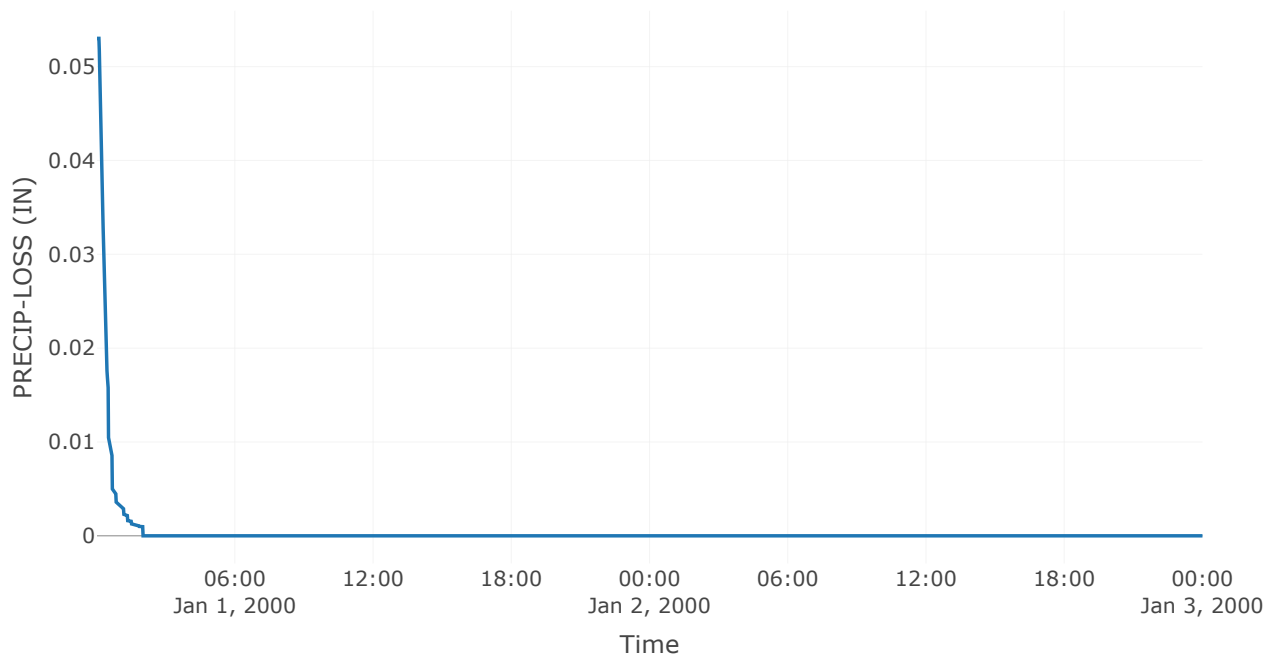
Cumulative Precipitation Loss



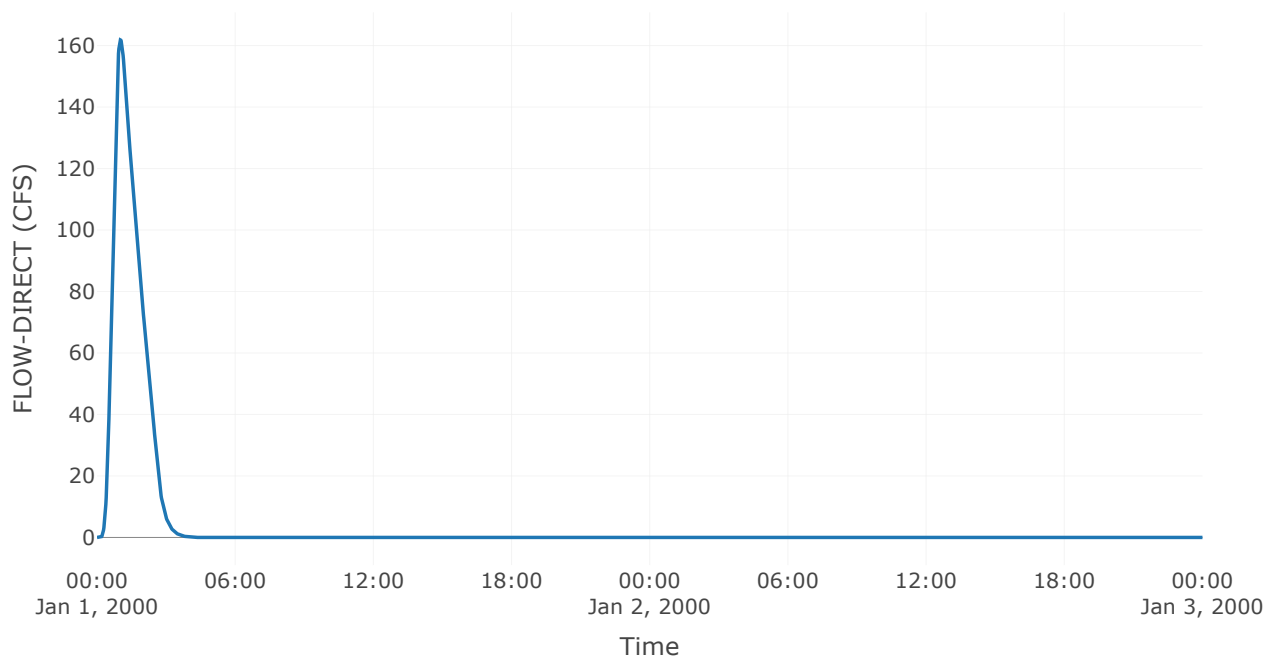
Baseflow



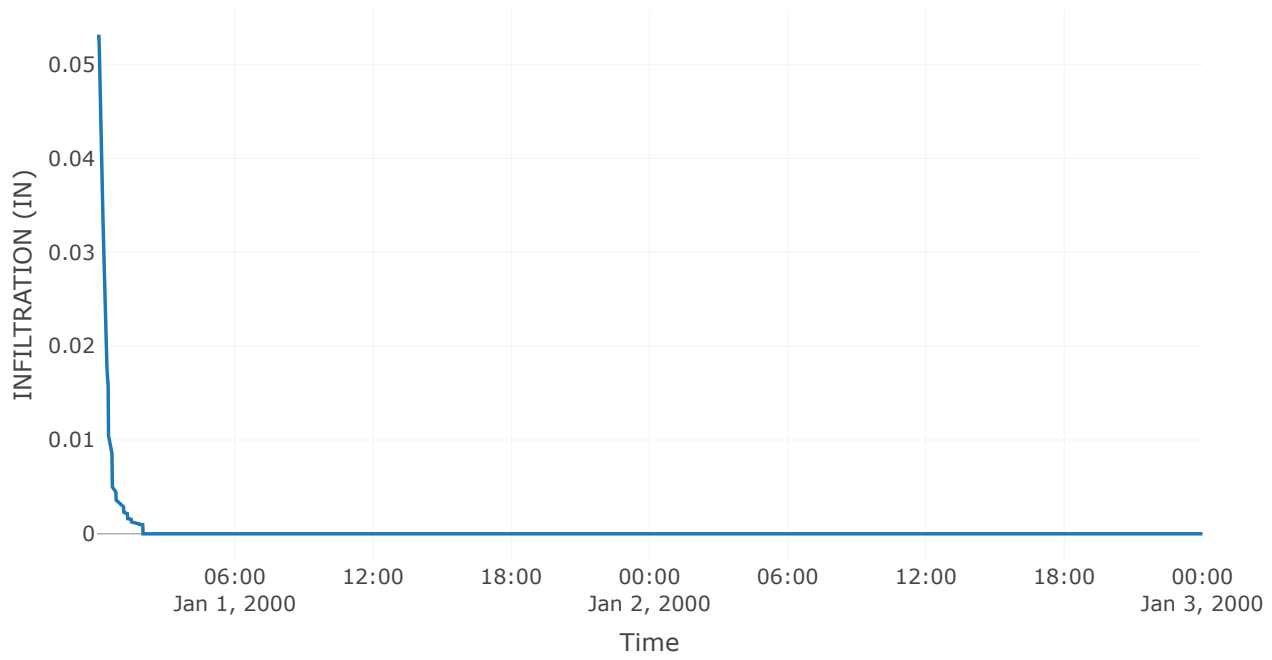
Precipitation Loss



Direct Runoff



Soil Infiltration

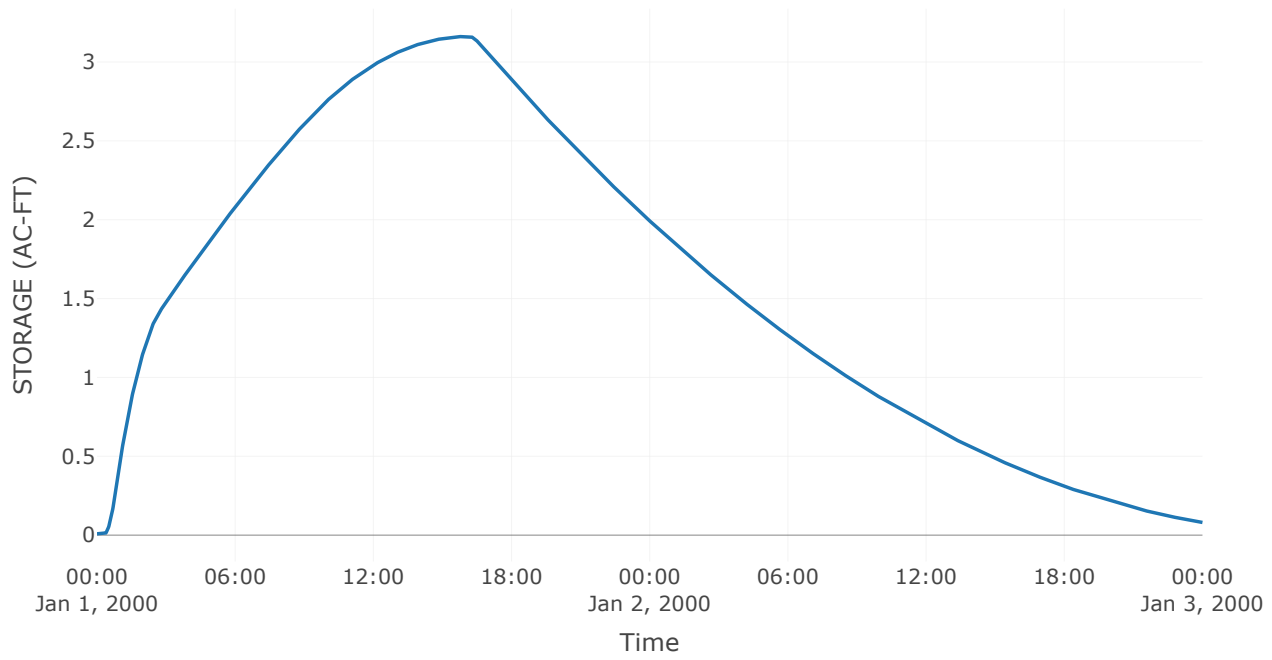


Reservoir: Basin 3

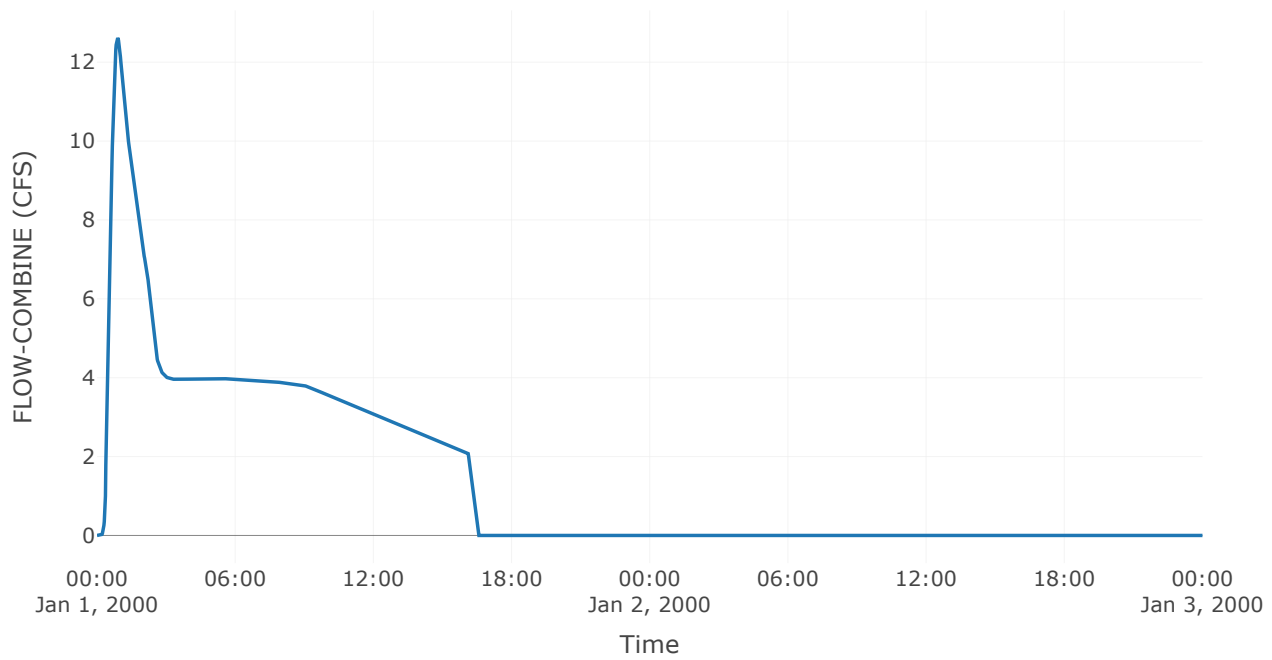
Downstream : Off - Site Tributary Area

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

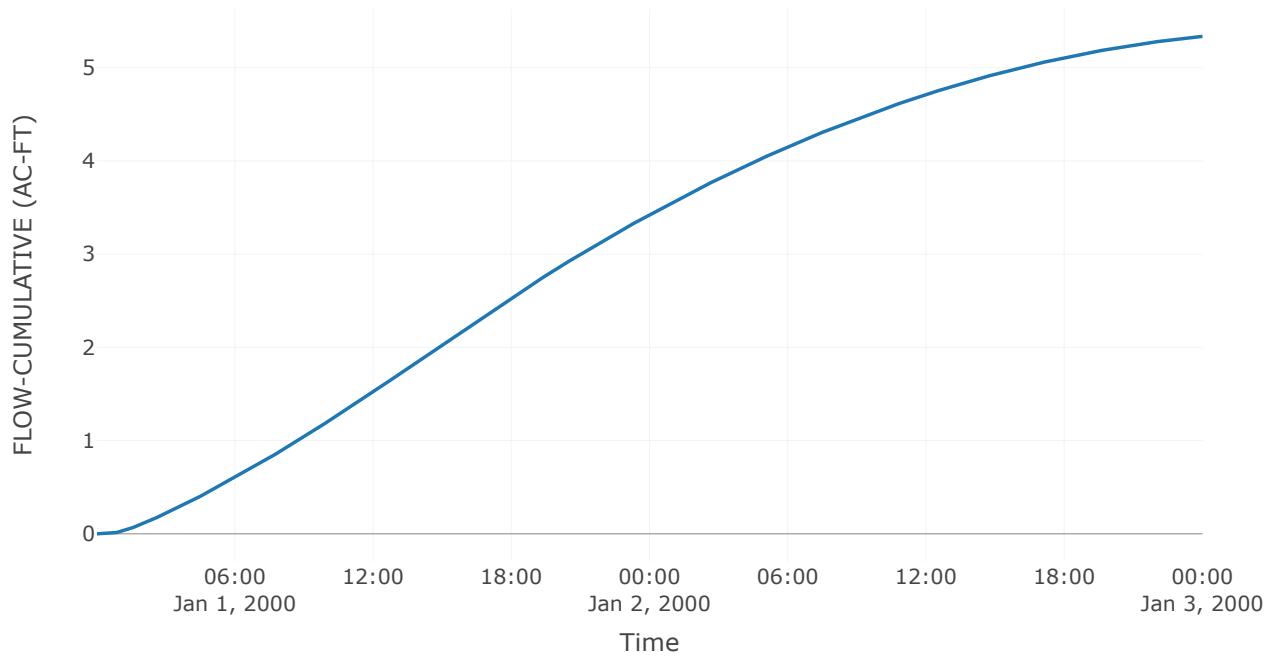
Storage



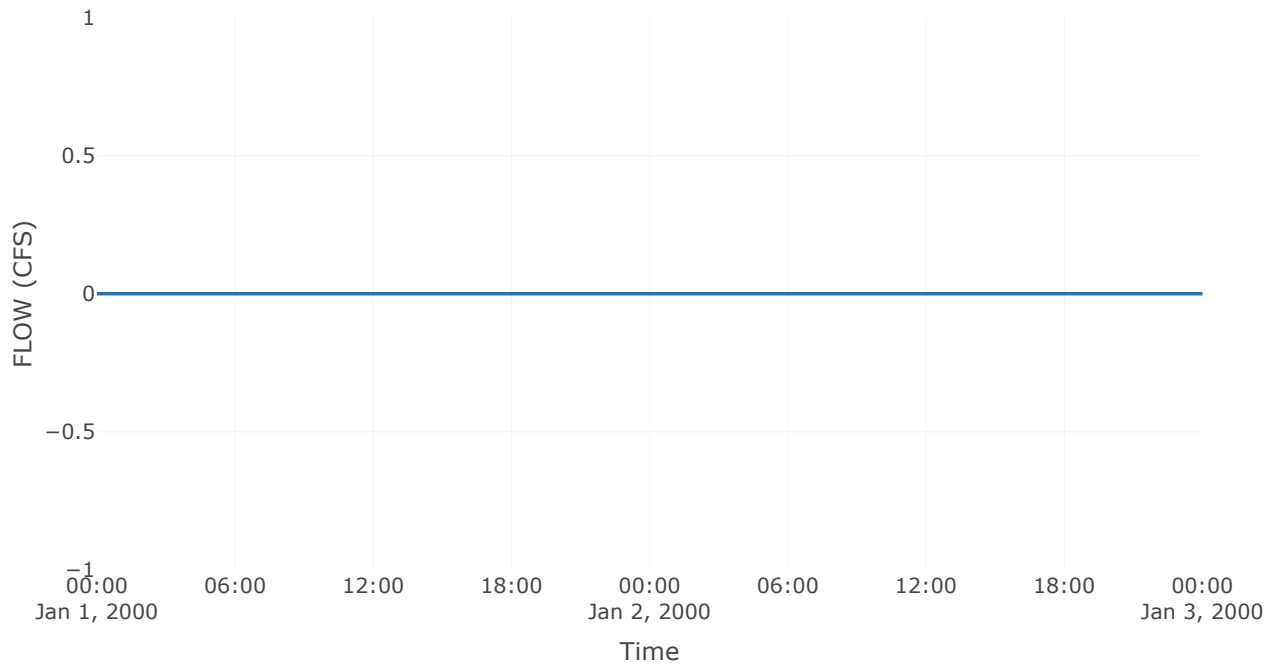
Combined Inflow



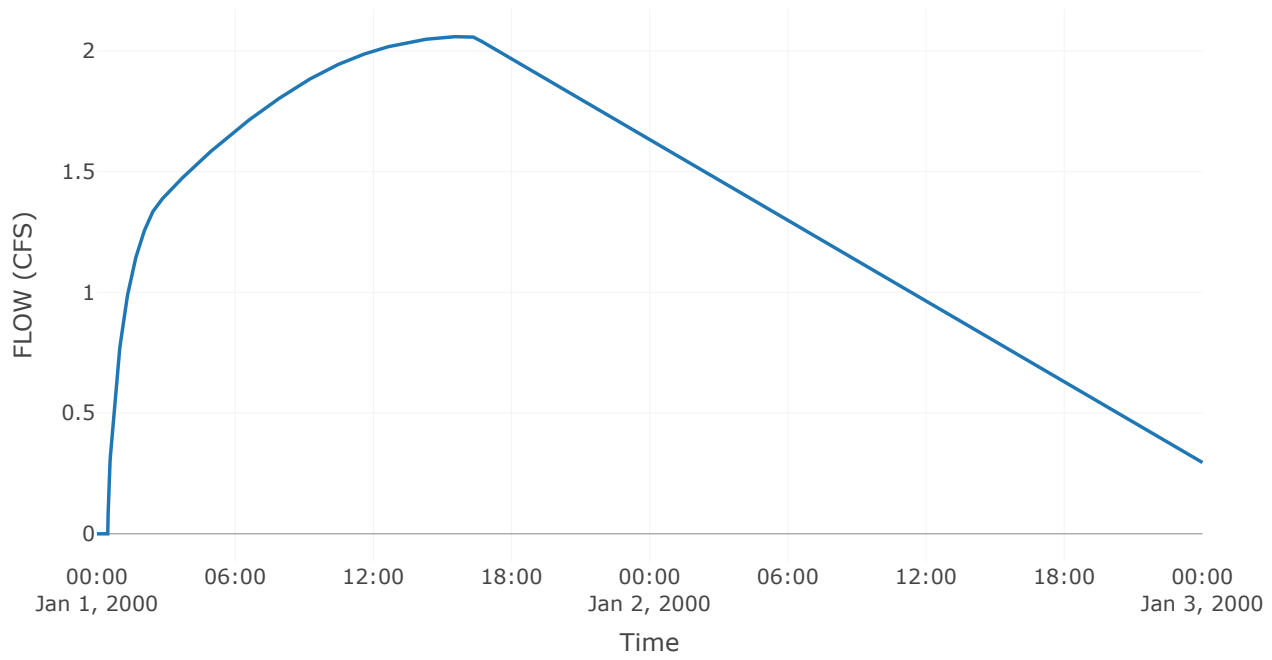
Cumulative Outflow



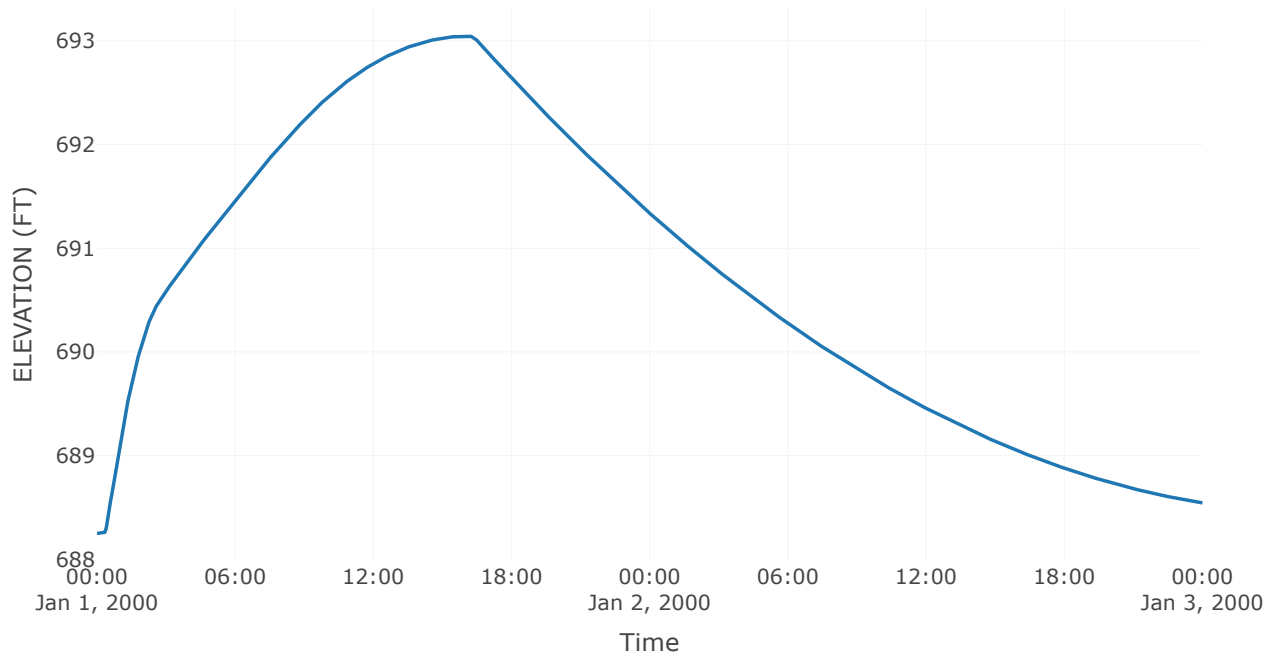
Spillway 1



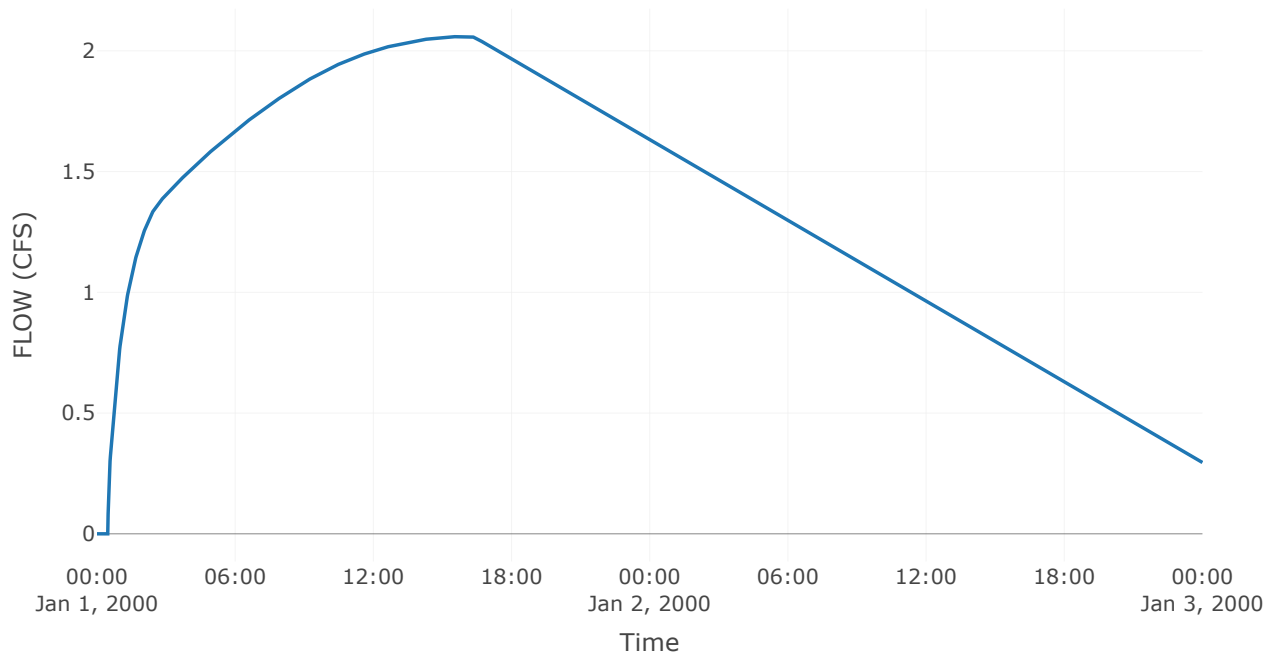
Outlet 1



Pool Elevation



Outflow

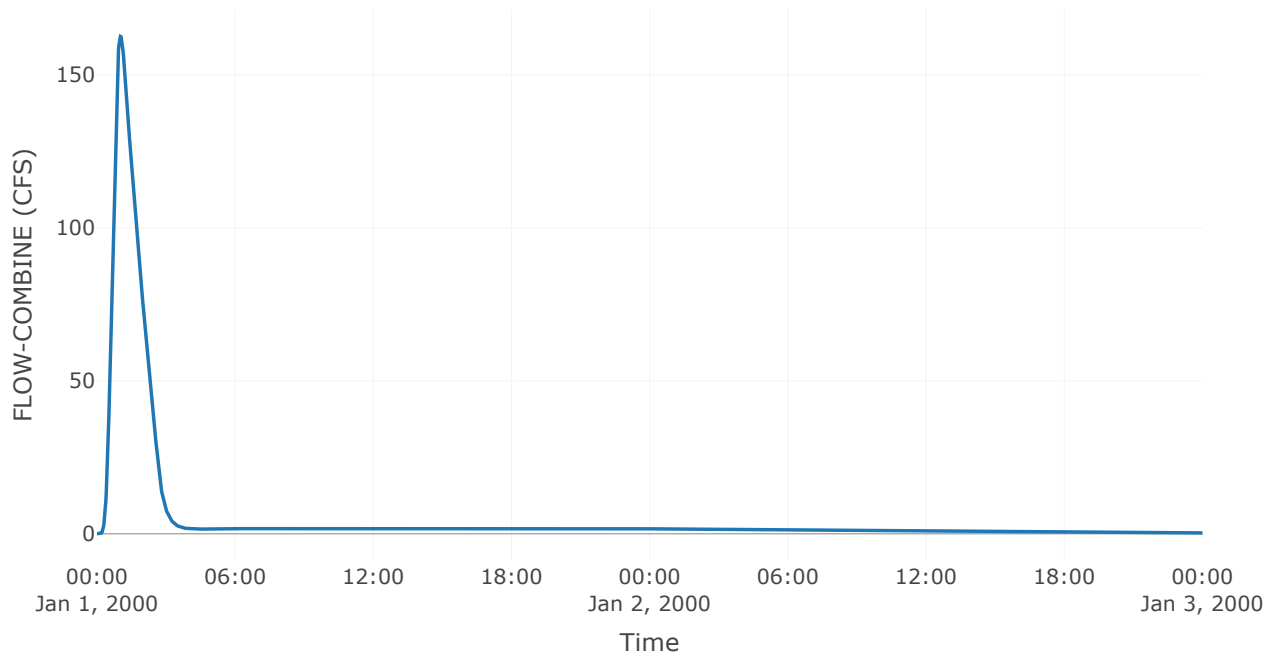


Junction: Off-Site Tributary Area

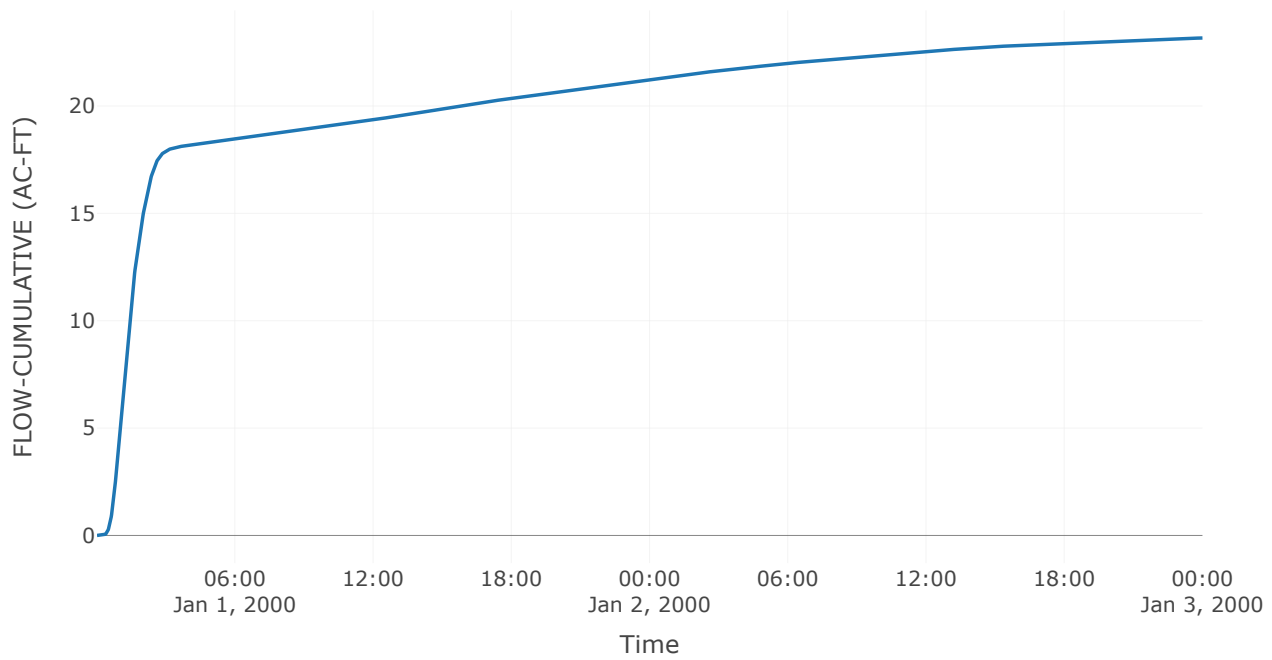
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	162.6
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.61

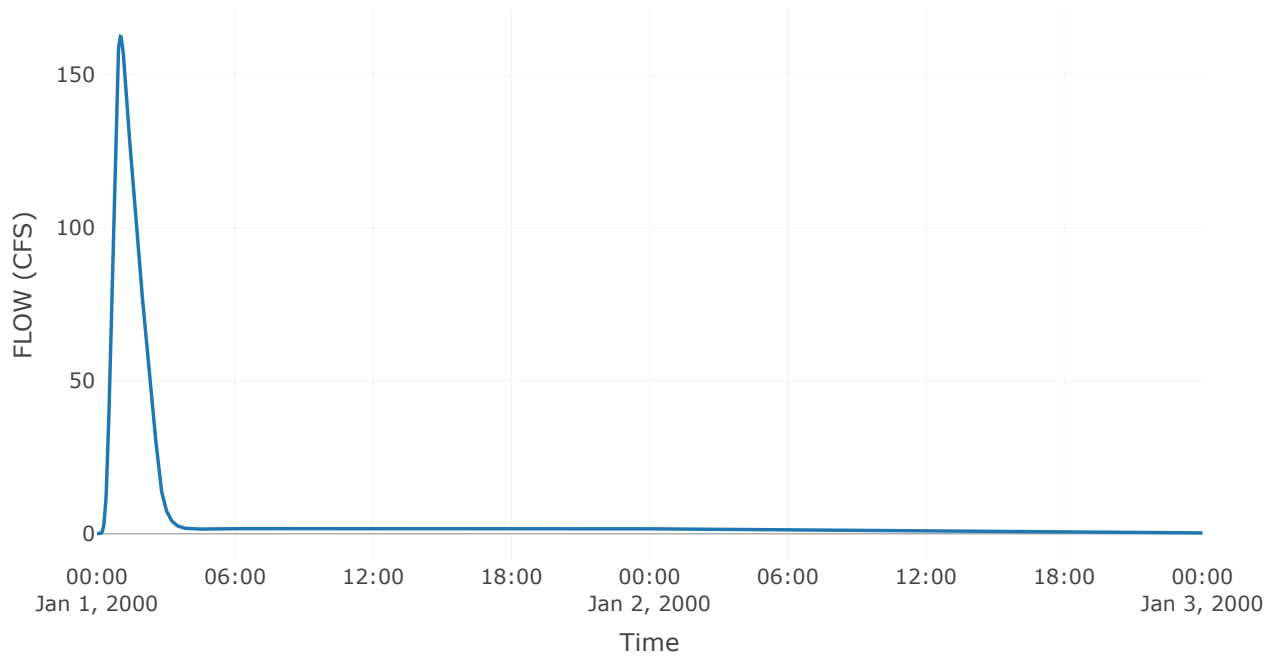
Combined Inflow



Cumulative Outflow



Outflow

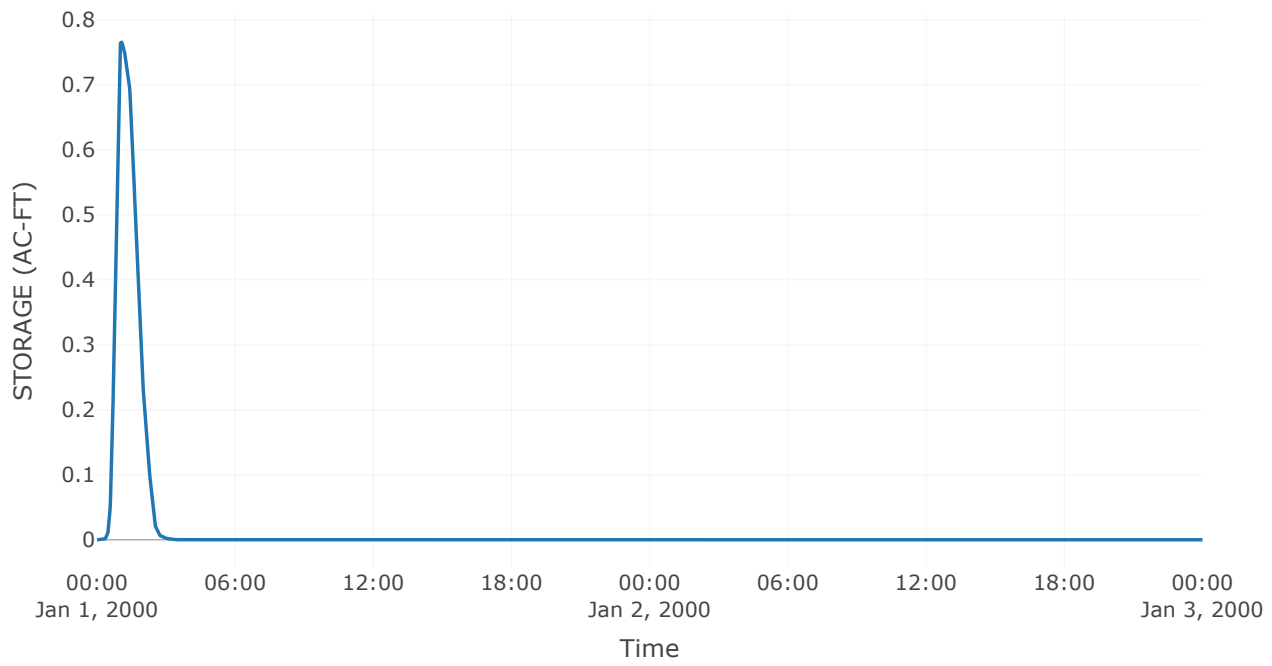


Reservoir: Storage East of Wolf Road

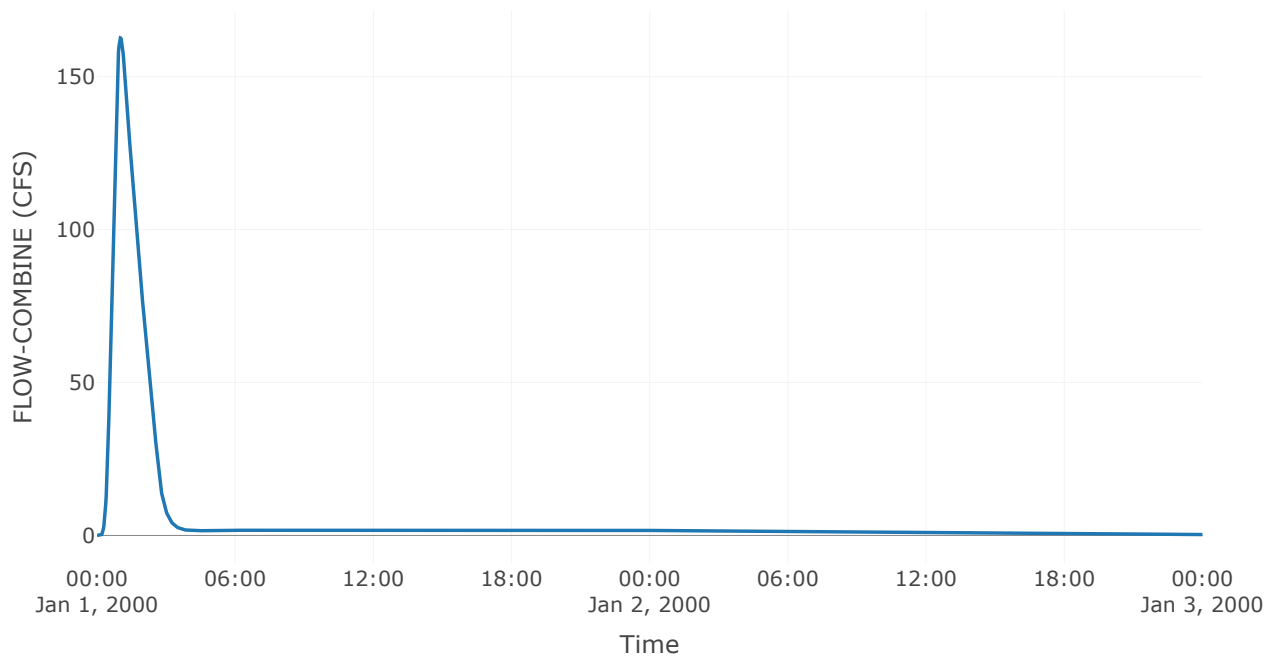
Downstream : Box Inlet - East Side Wolf Rd

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

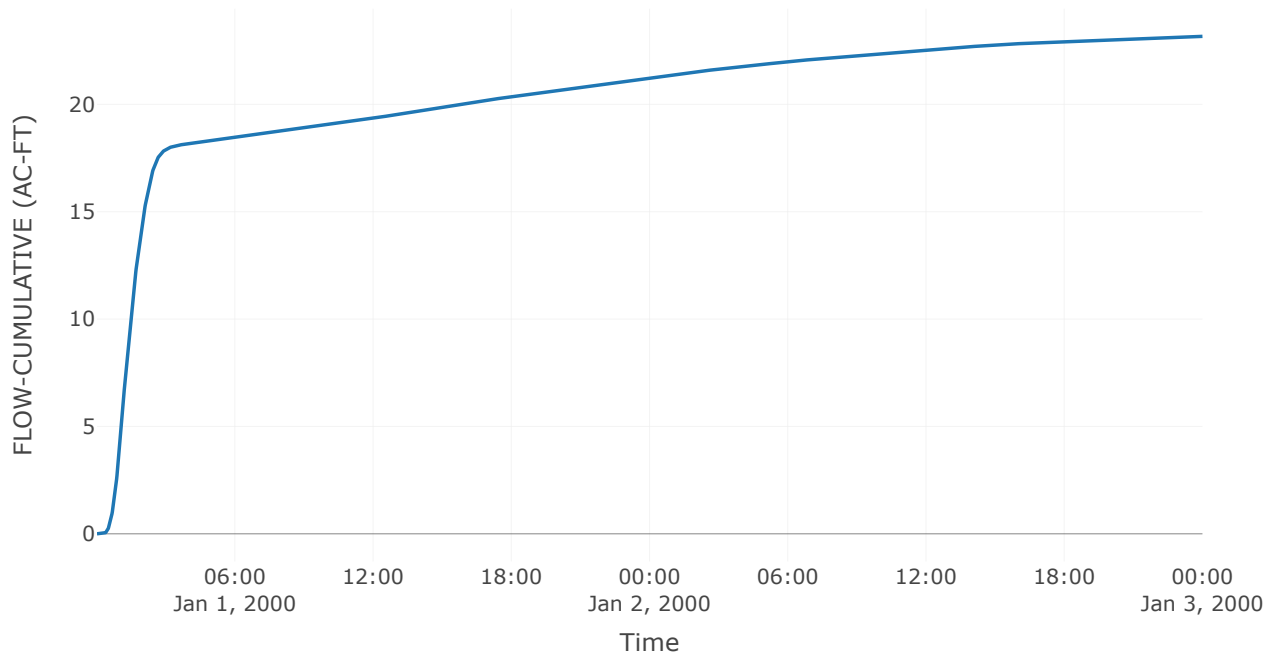
Storage



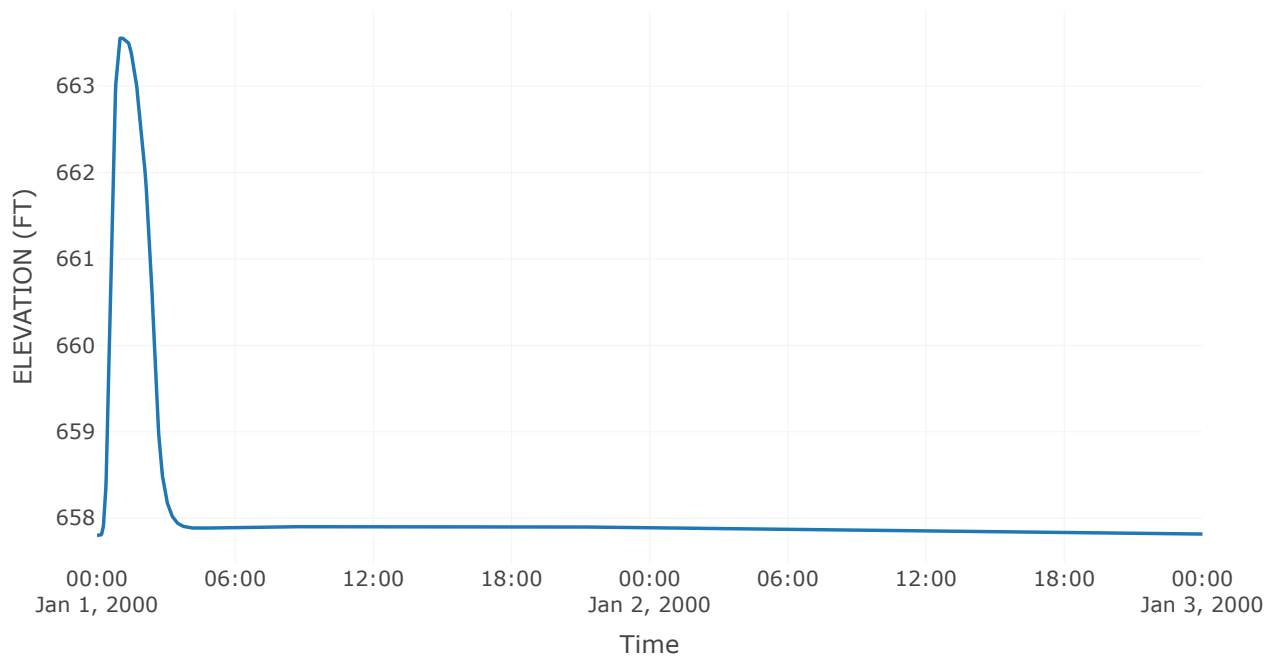
Combined Inflow



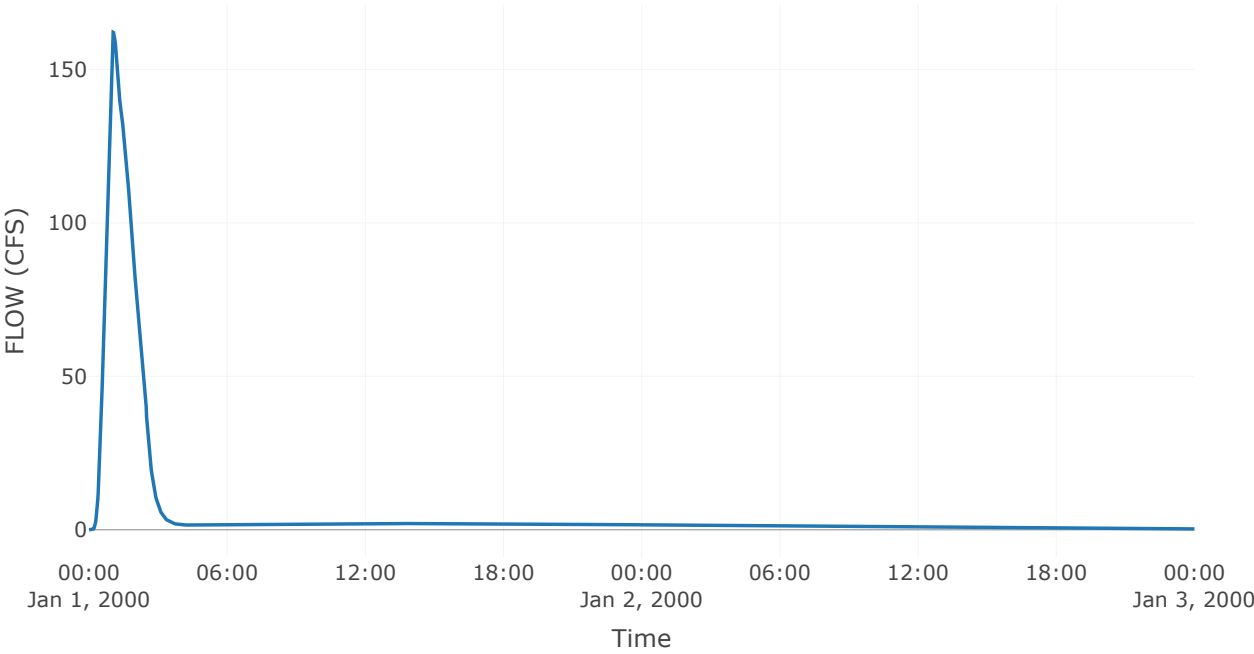
Cumulative Outflow



Pool Elevation



Outflow

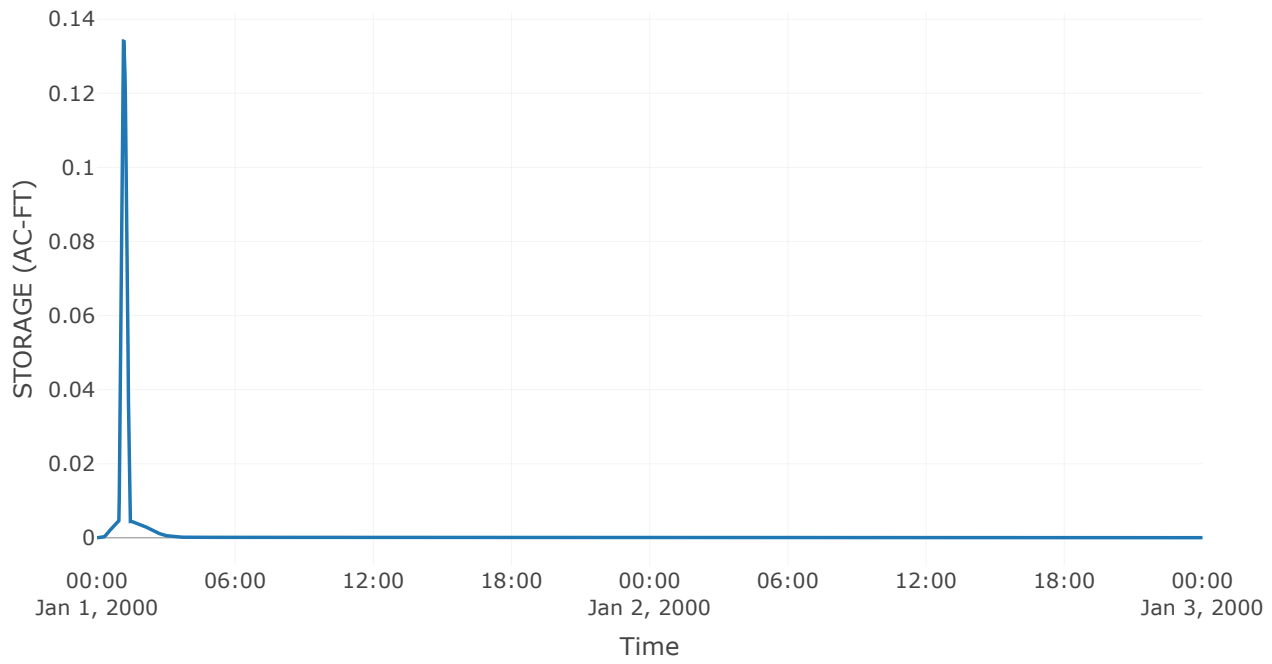


Reservoir: Box Inlet-East Side Wolf Rd

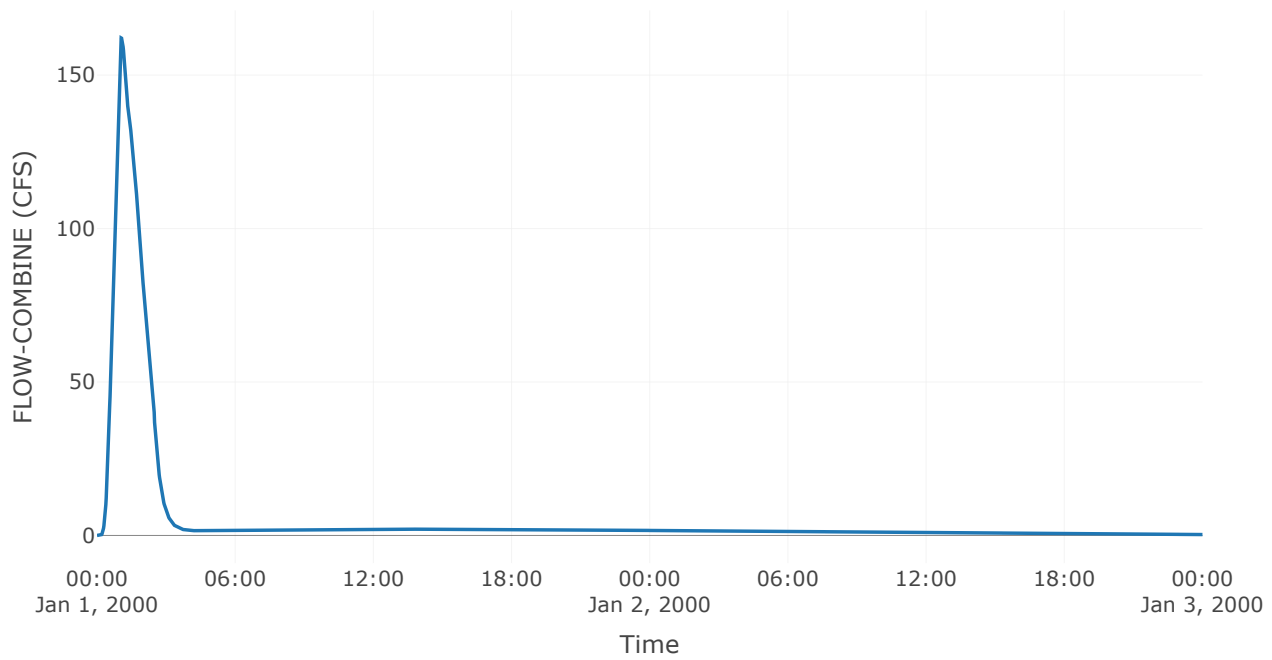
Downstream : Storage West of Wolf Road

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

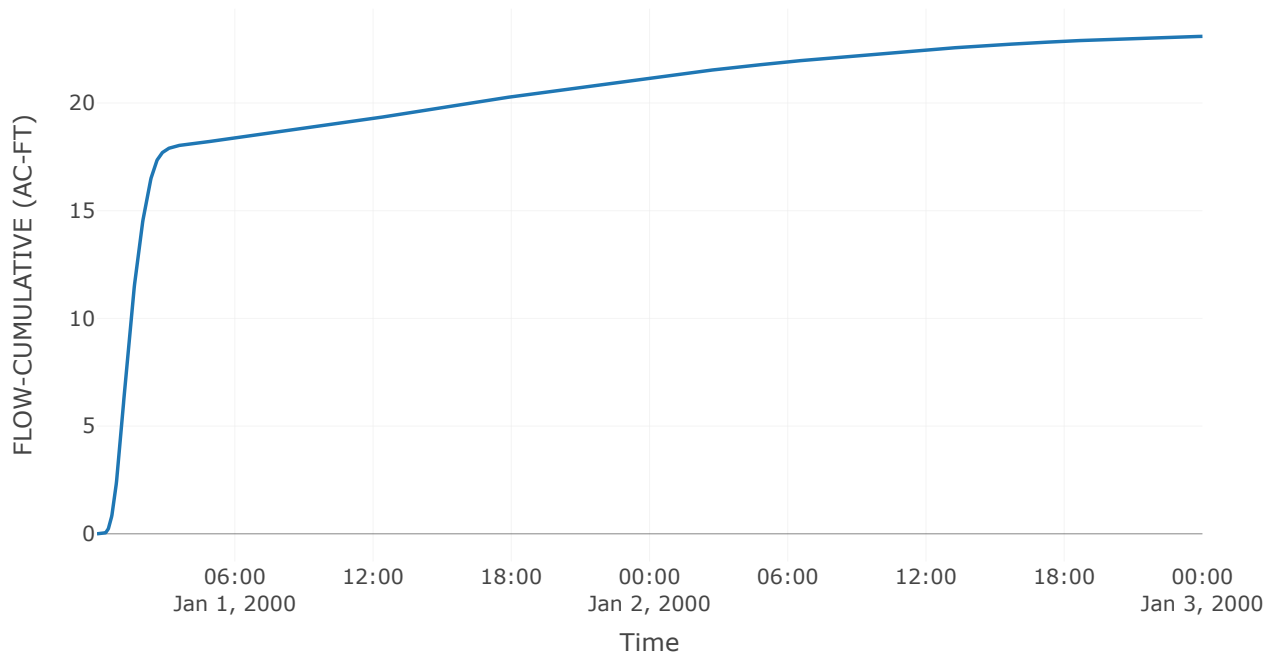
Storage



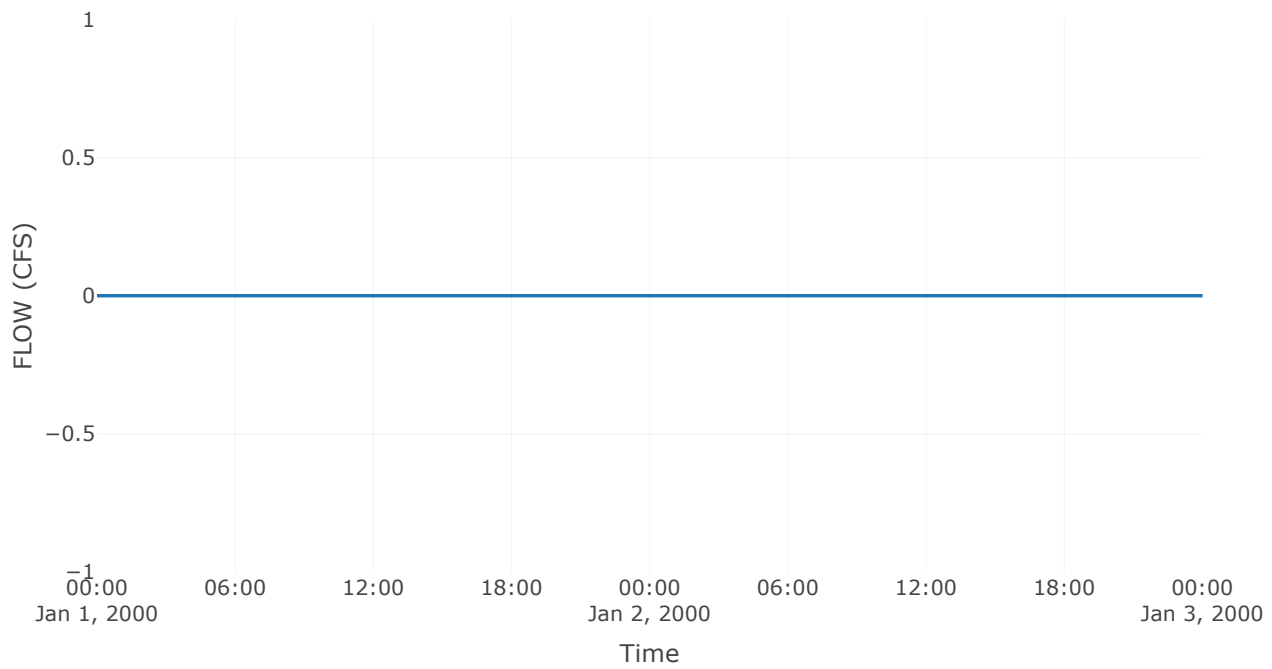
Combined Inflow



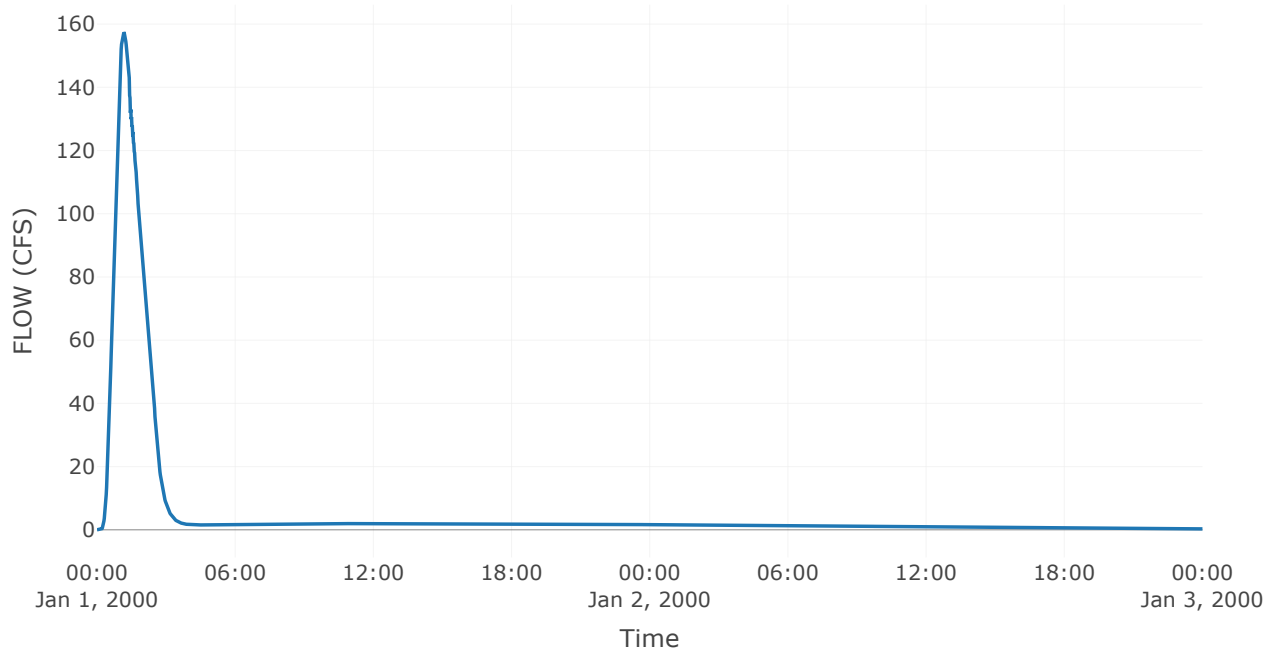
Cumulative Outflow



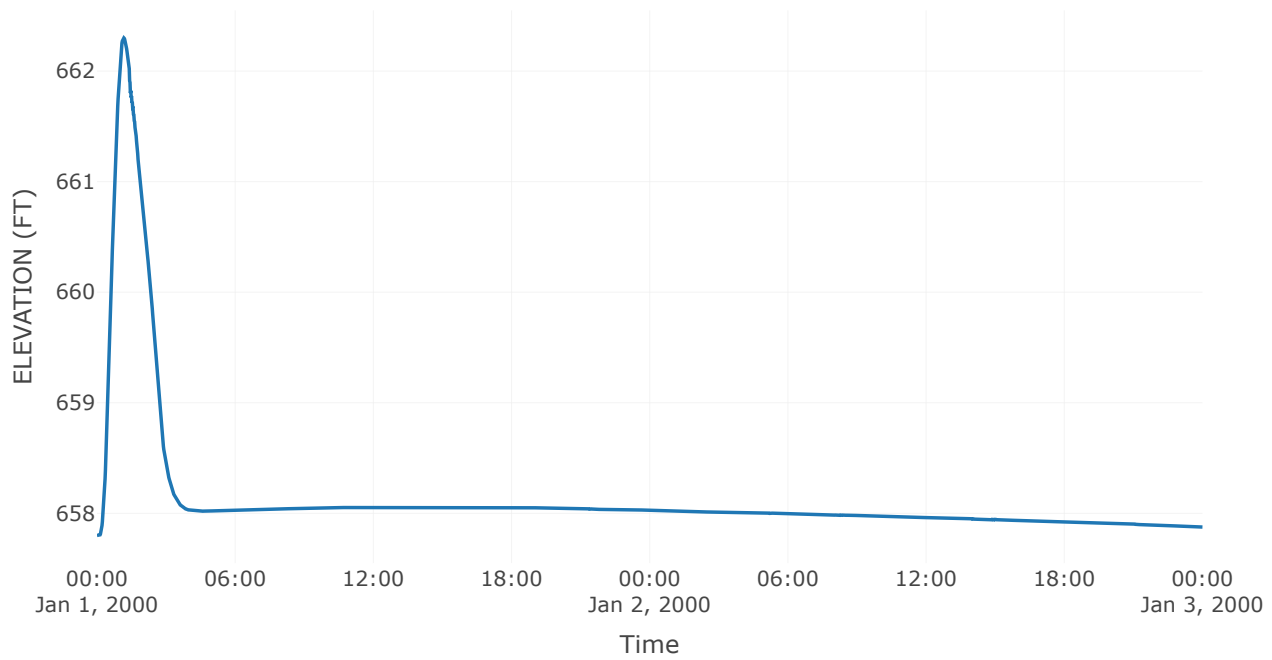
Spillway 1



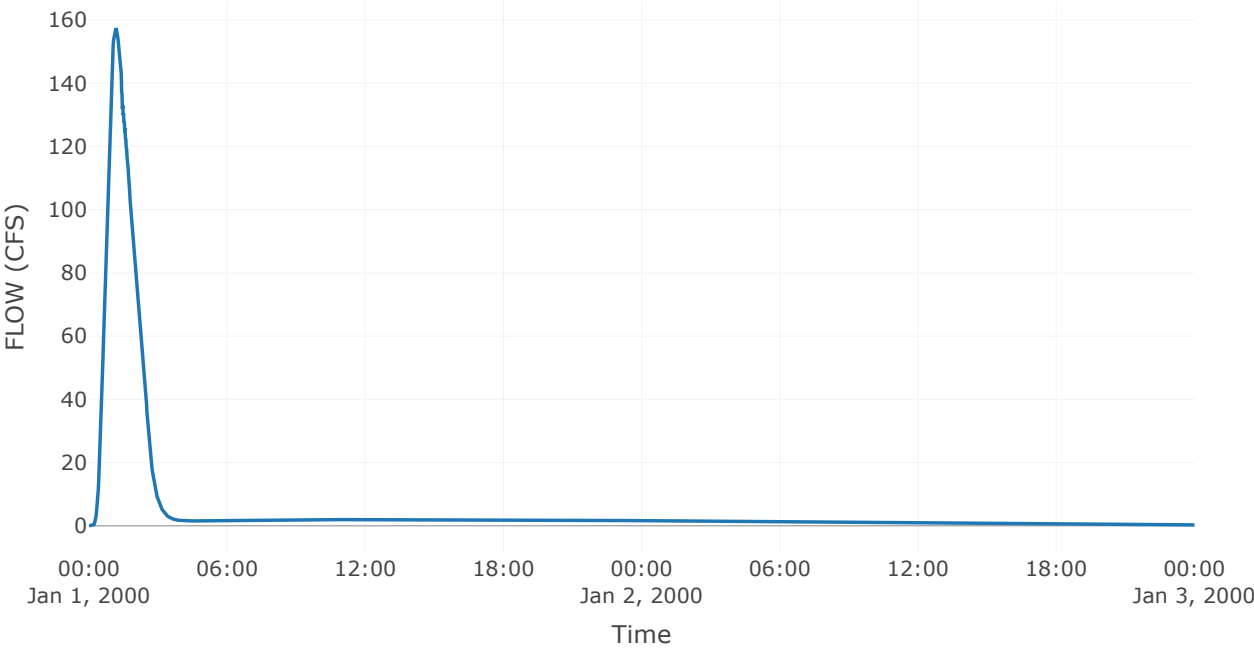
Outlet 1



Pool Elevation



Outflow

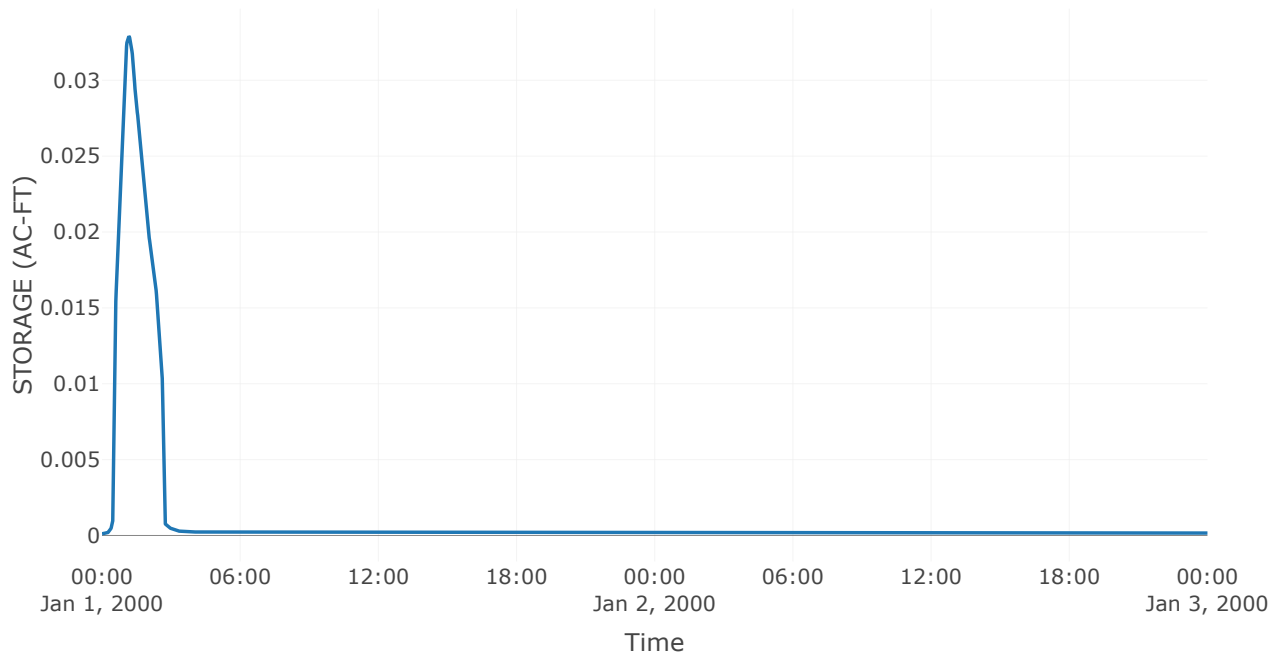


Reservoir: Storage West of Wolf Road

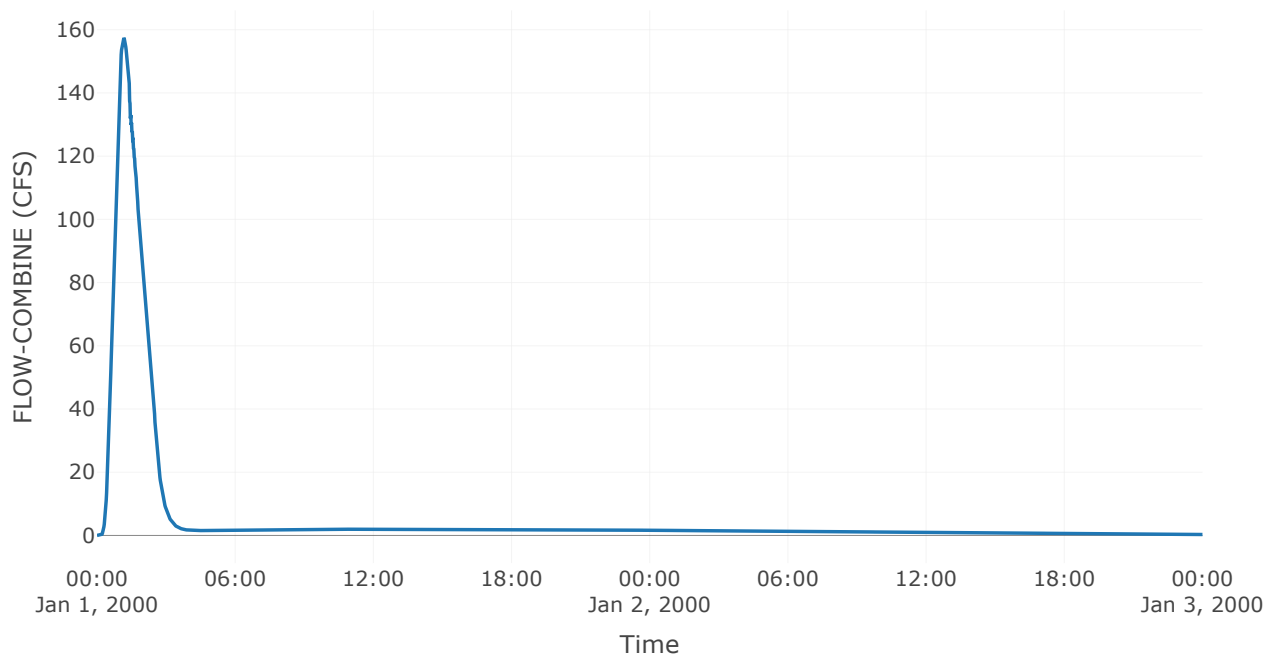
Downstream : Existing Basin C

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

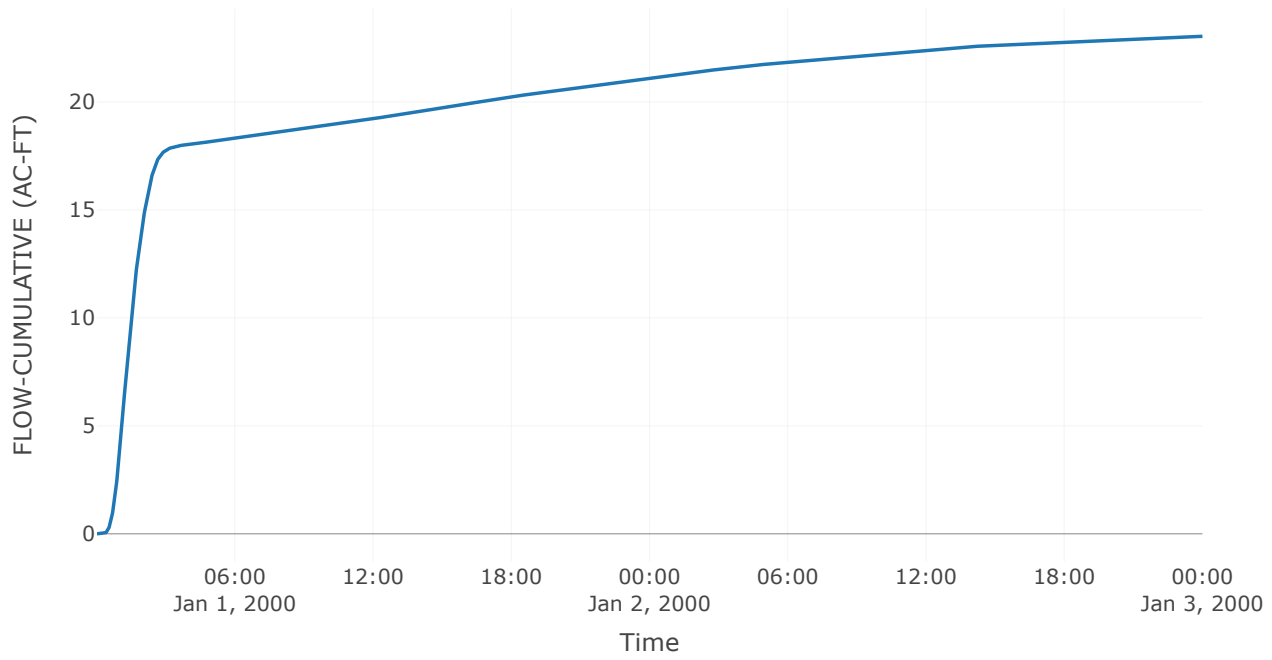
Storage



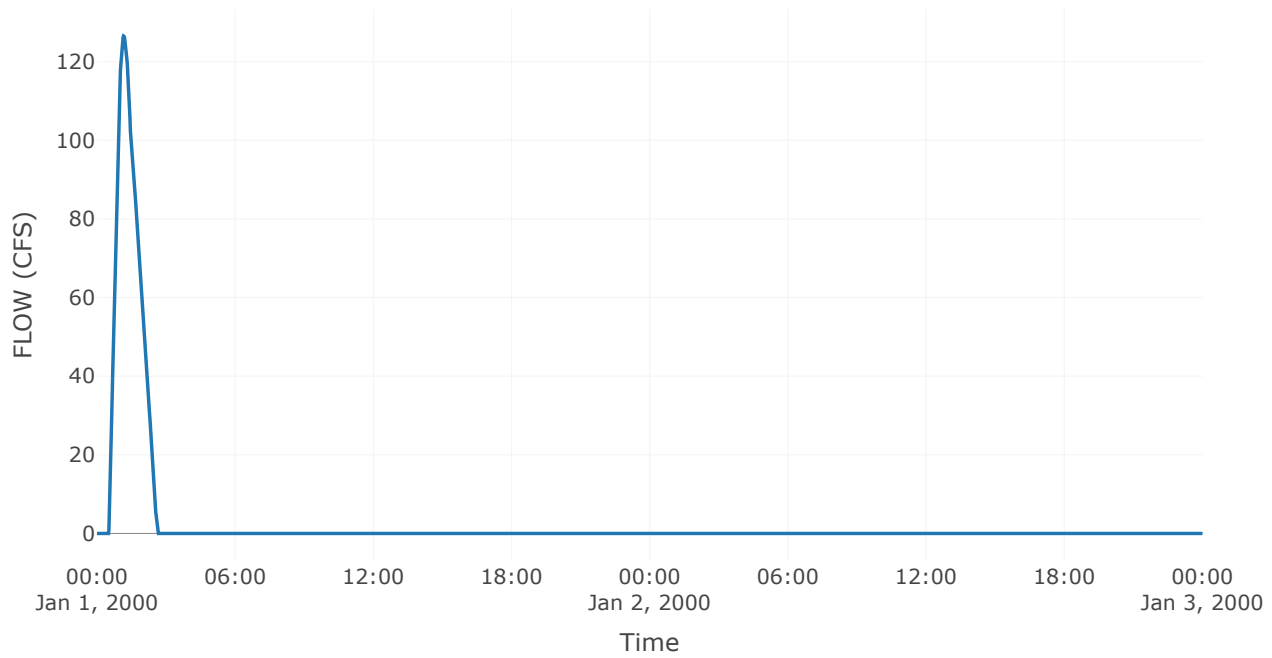
Combined Inflow



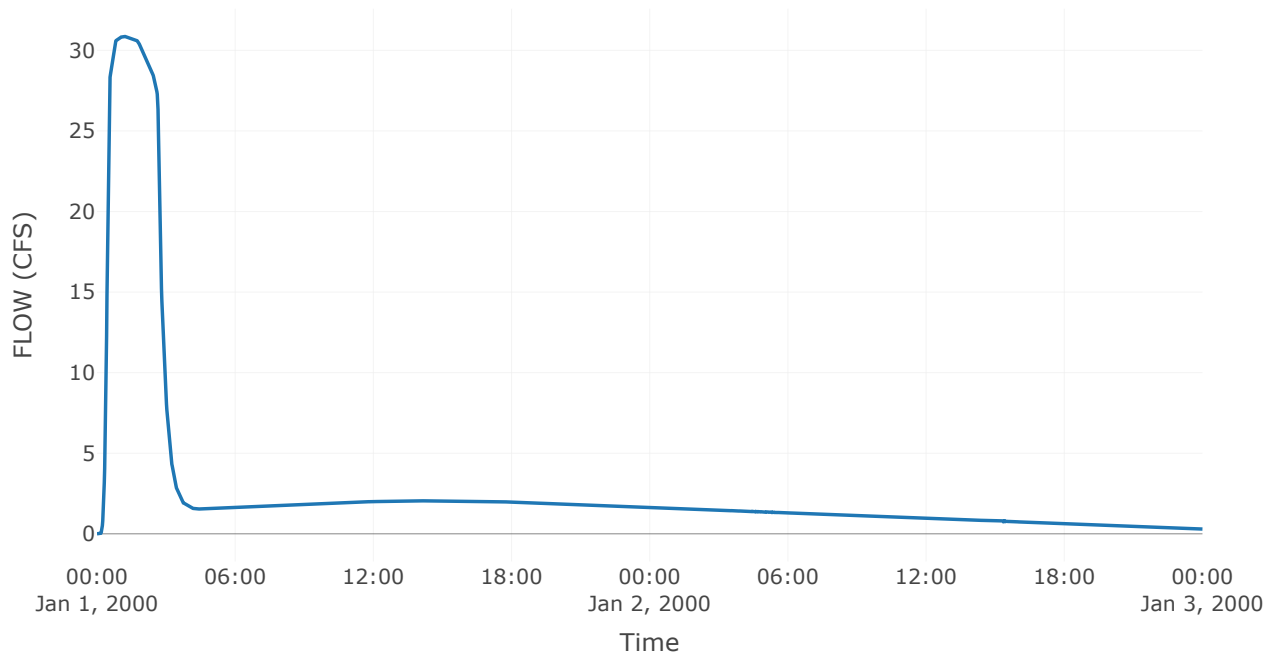
Cumulative Outflow



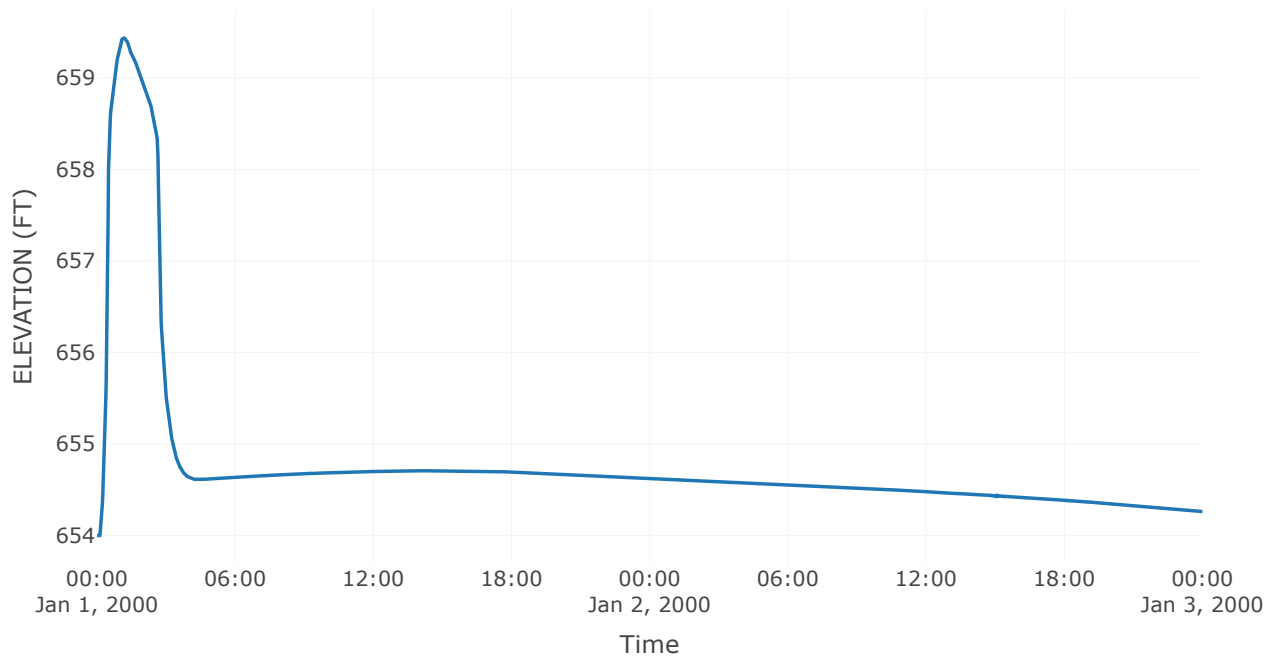
Spillway 1



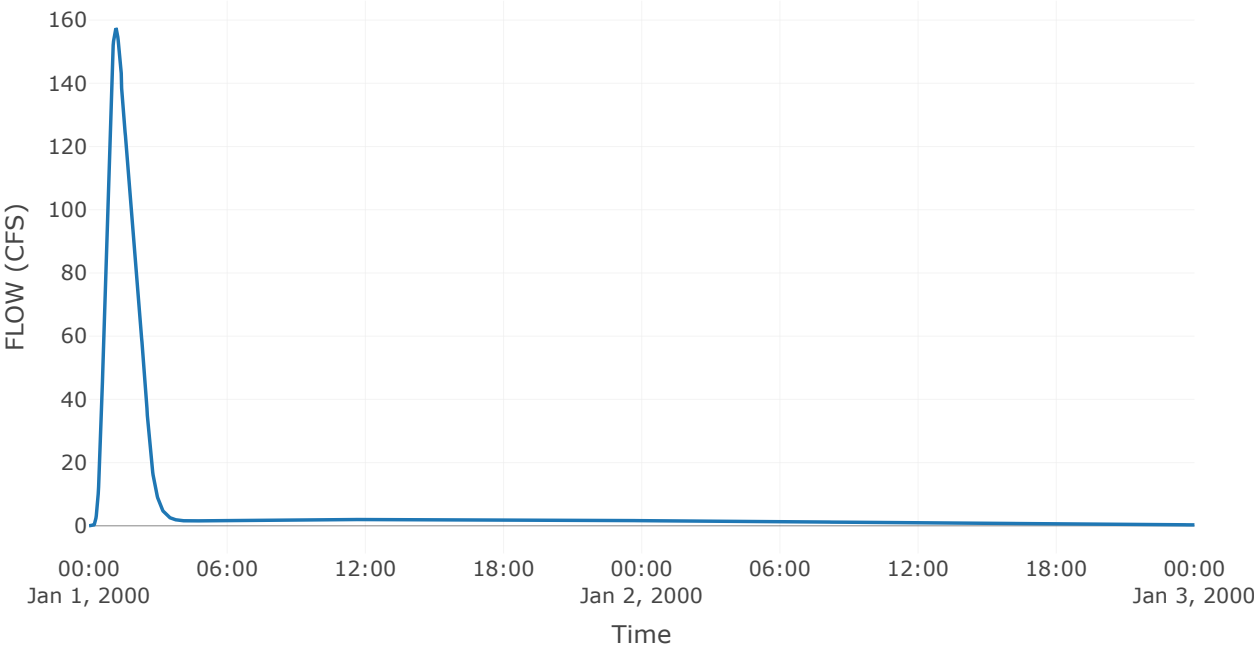
Outlet 1



Pool Elevation



Outflow



Subbasin: Existing On-Site

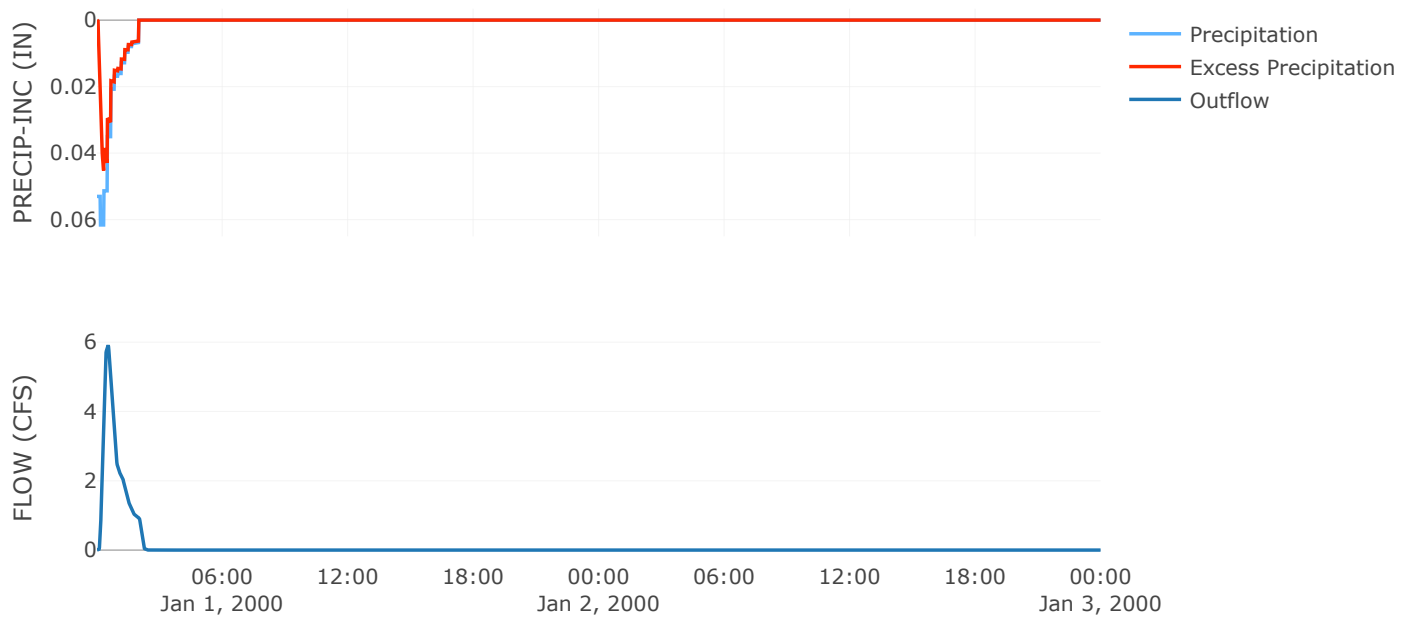
Area (MI²) : 0
Downstream : Existing Basin C

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	91.09

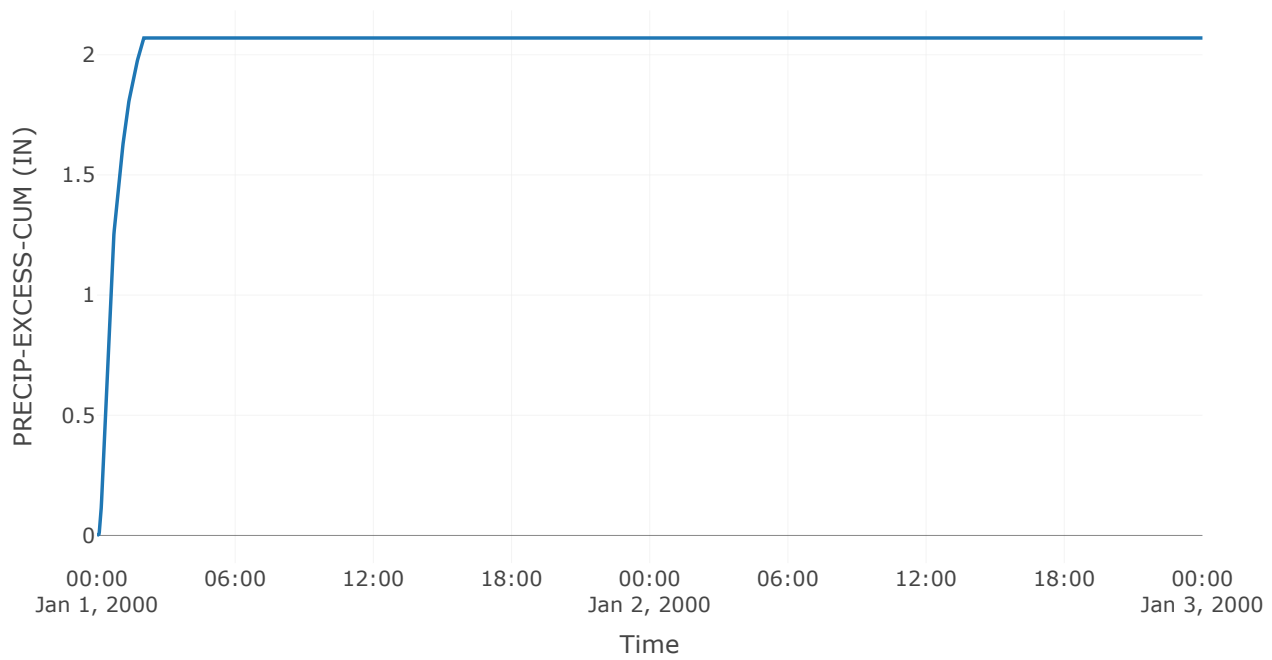
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

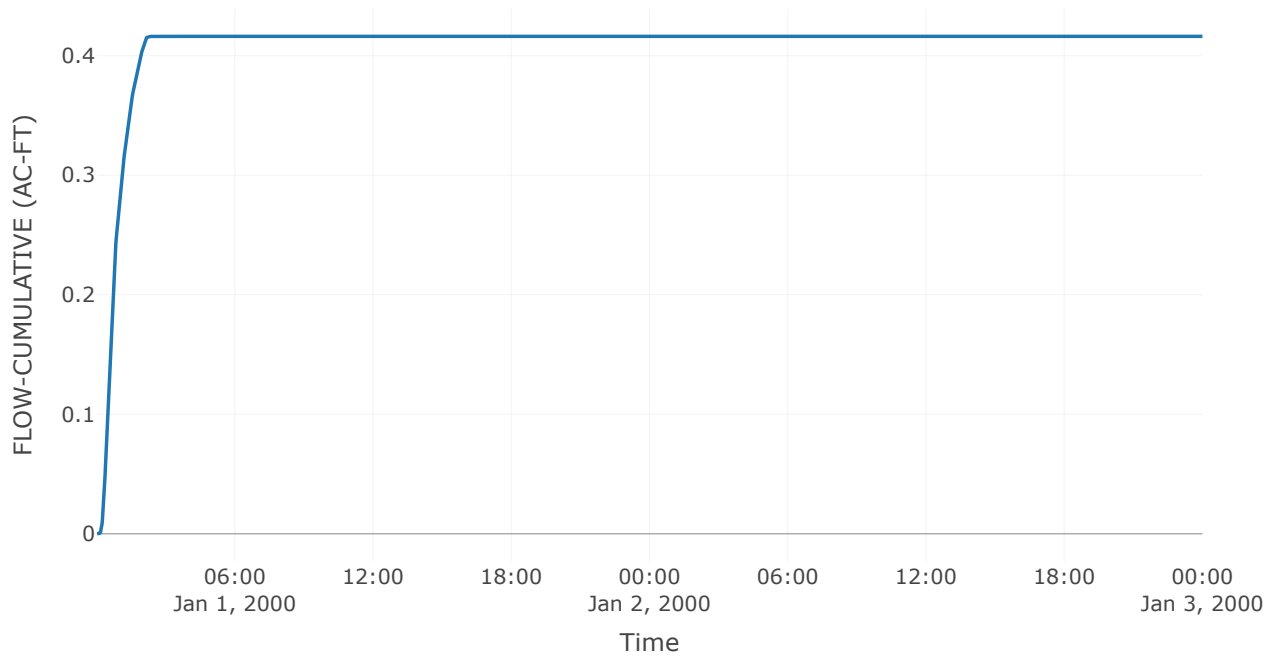
Precipitation and Outflow



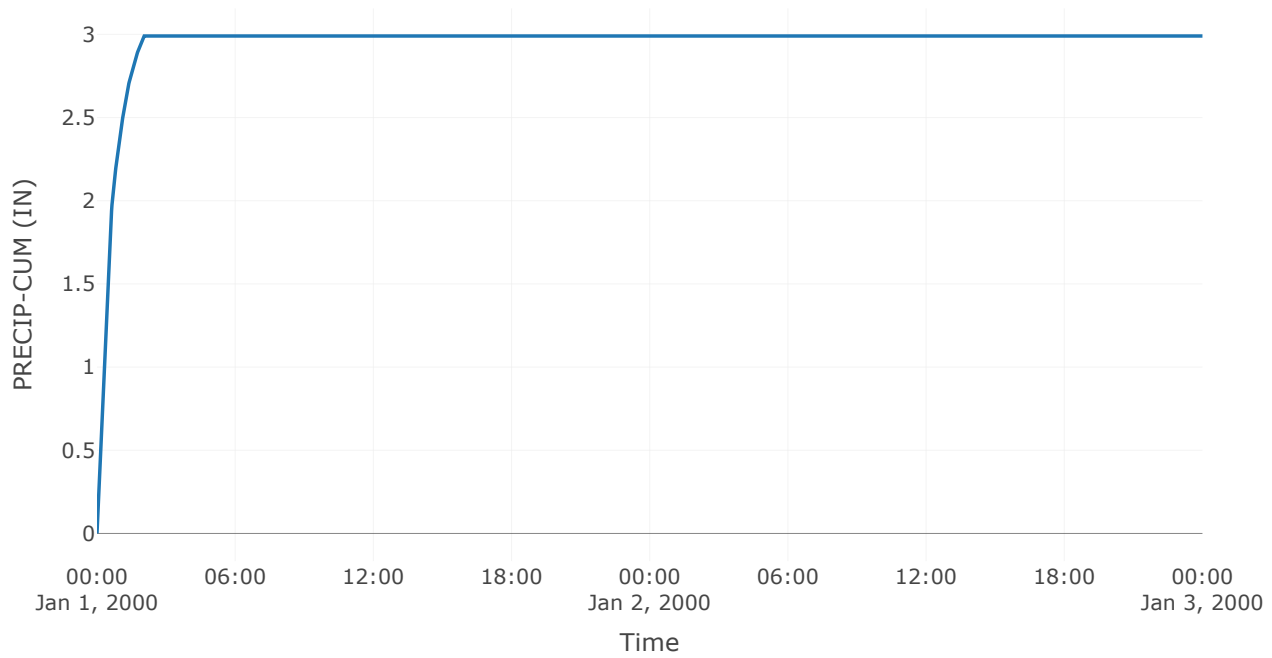
Cumulative Excess Precipitation



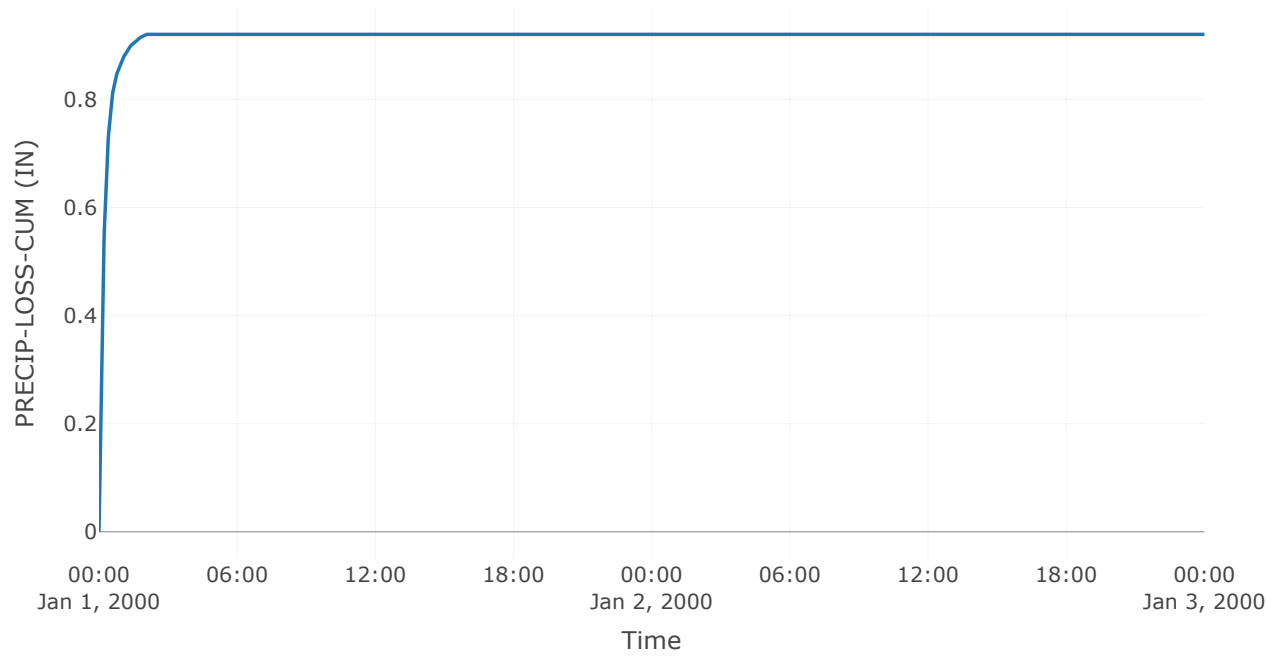
Cumulative Outflow



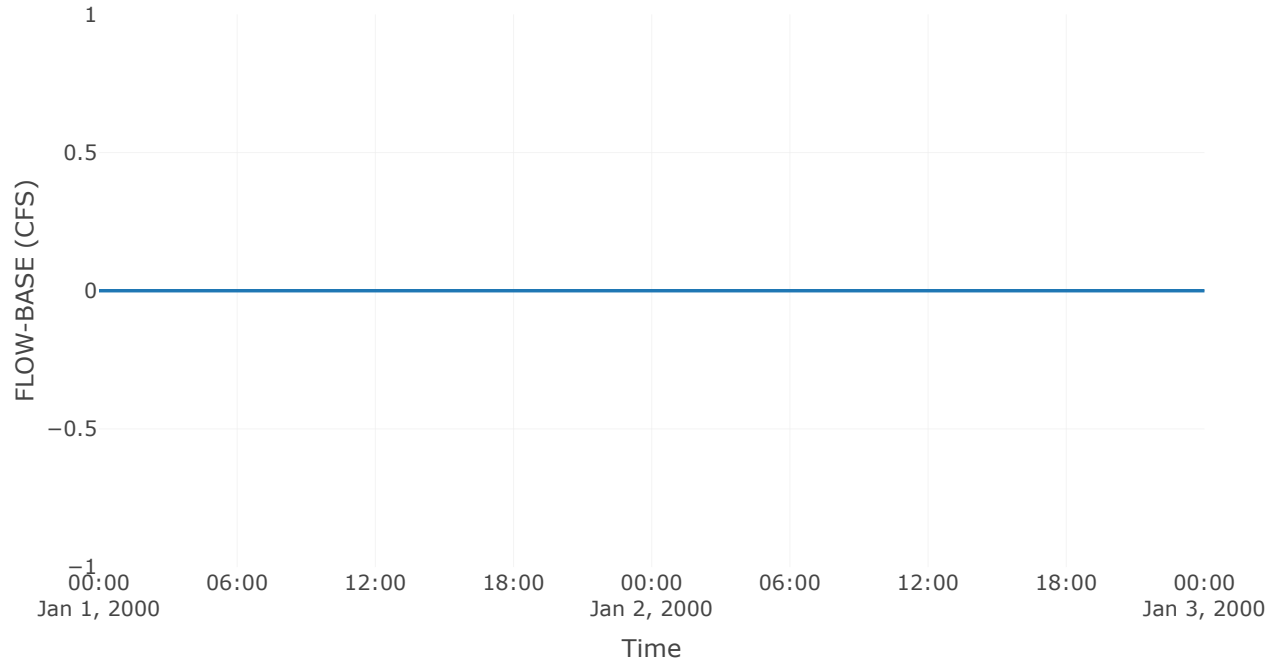
Cumulative Precipitation



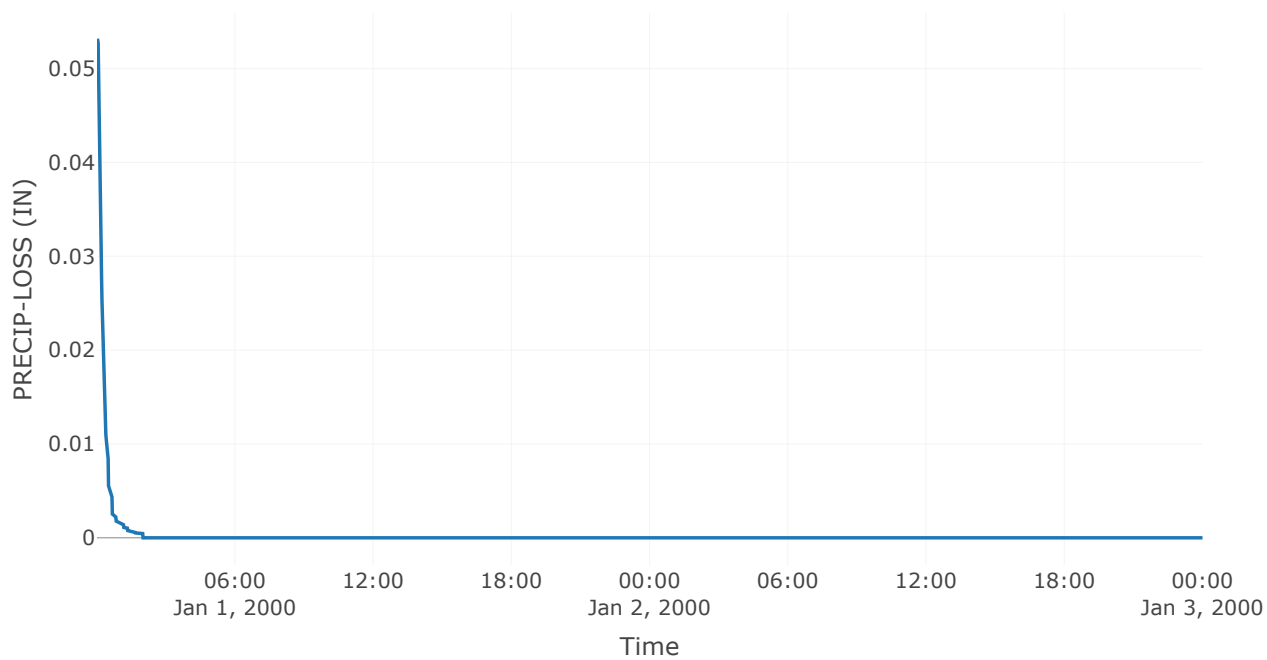
Cumulative Precipitation Loss



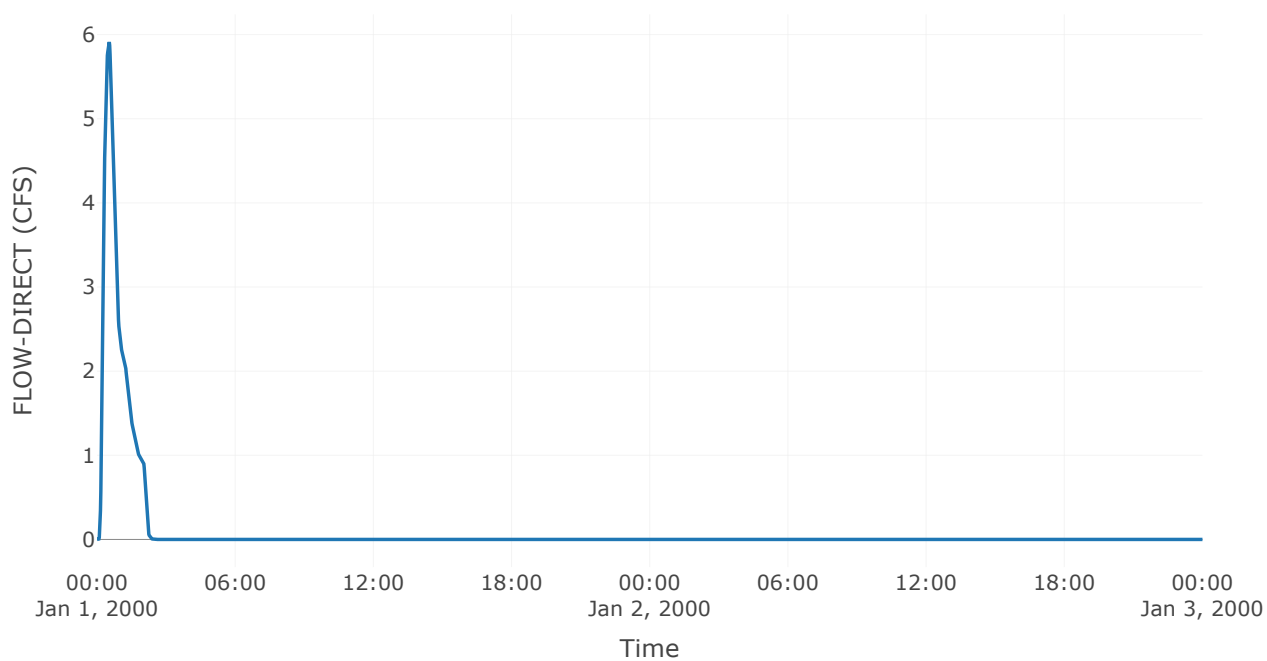
Baseflow



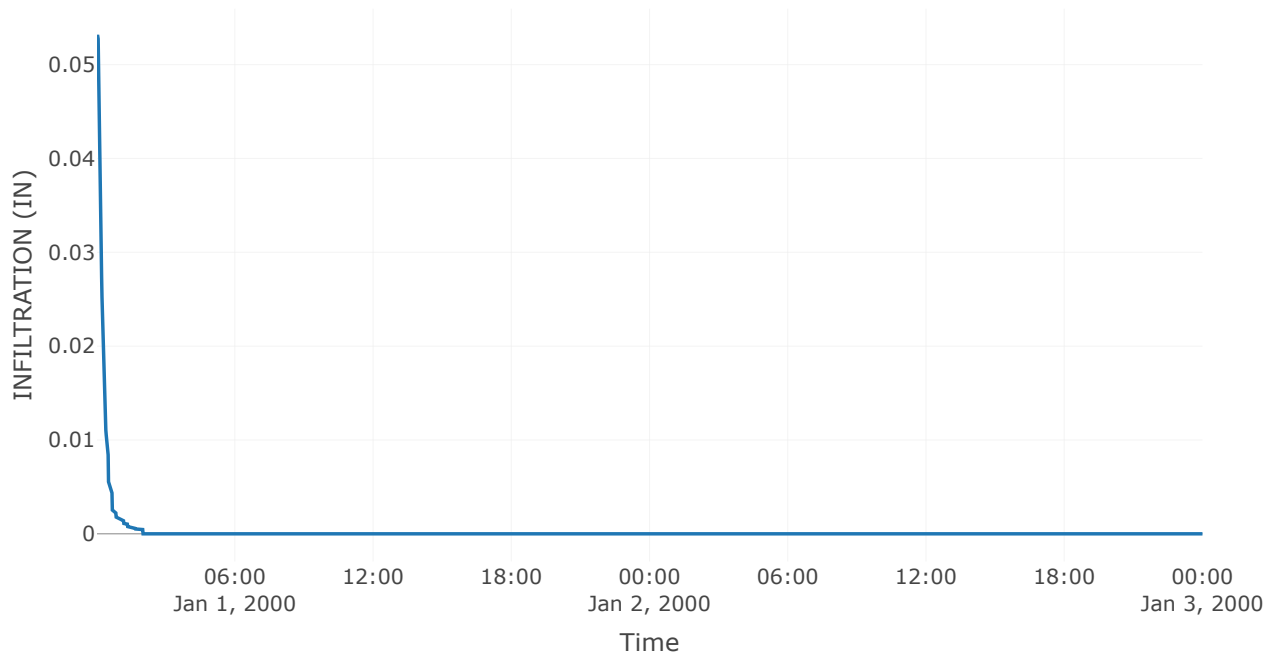
Precipitation Loss



Direct Runoff



Soil Infiltration

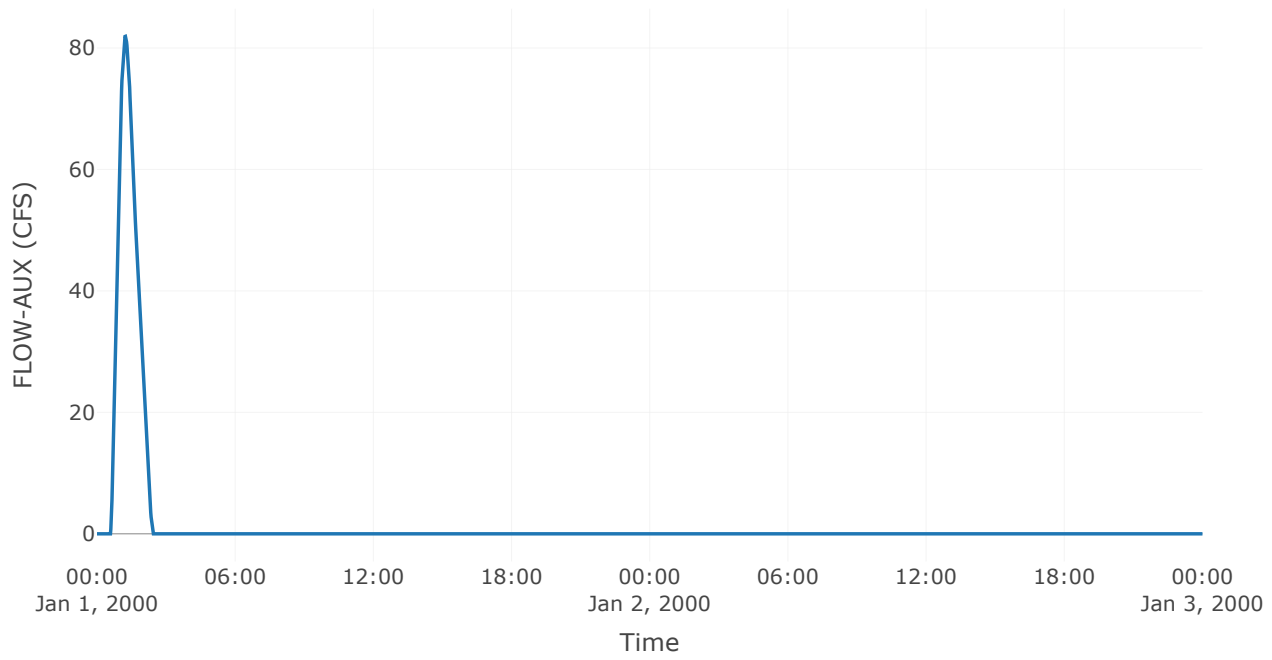


Reservoir: Existing Basin C

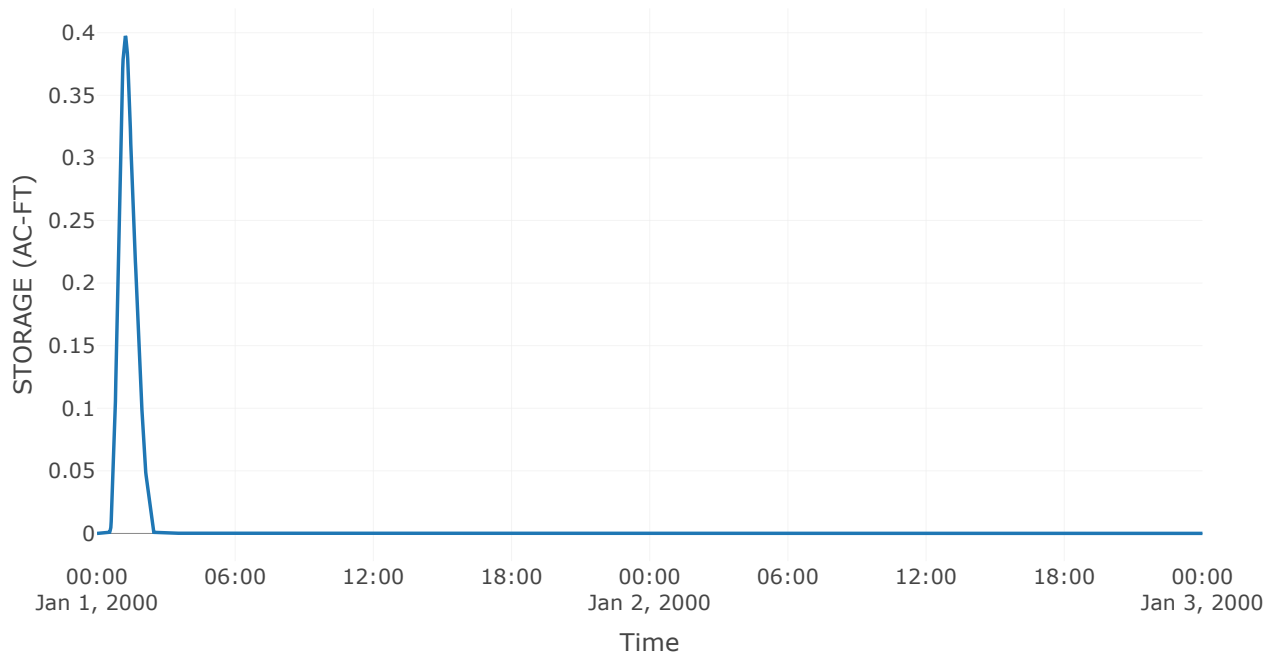
Downstream : Existing Basin A & B

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

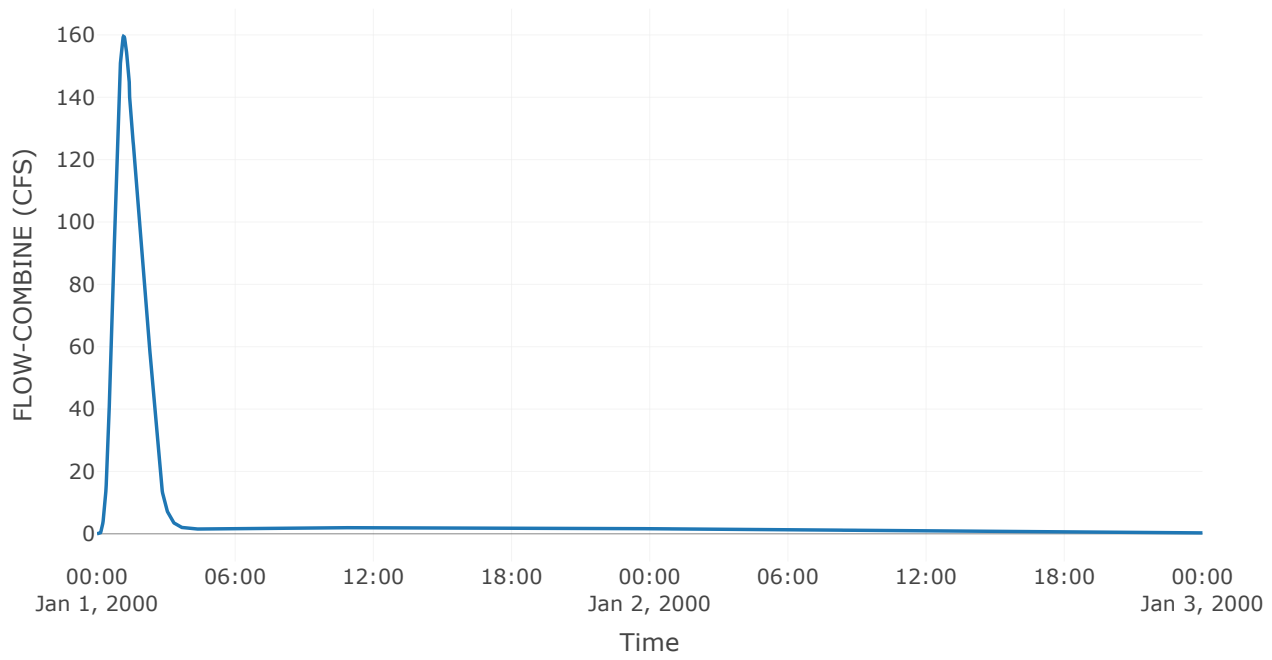
Auxiliary Outflow



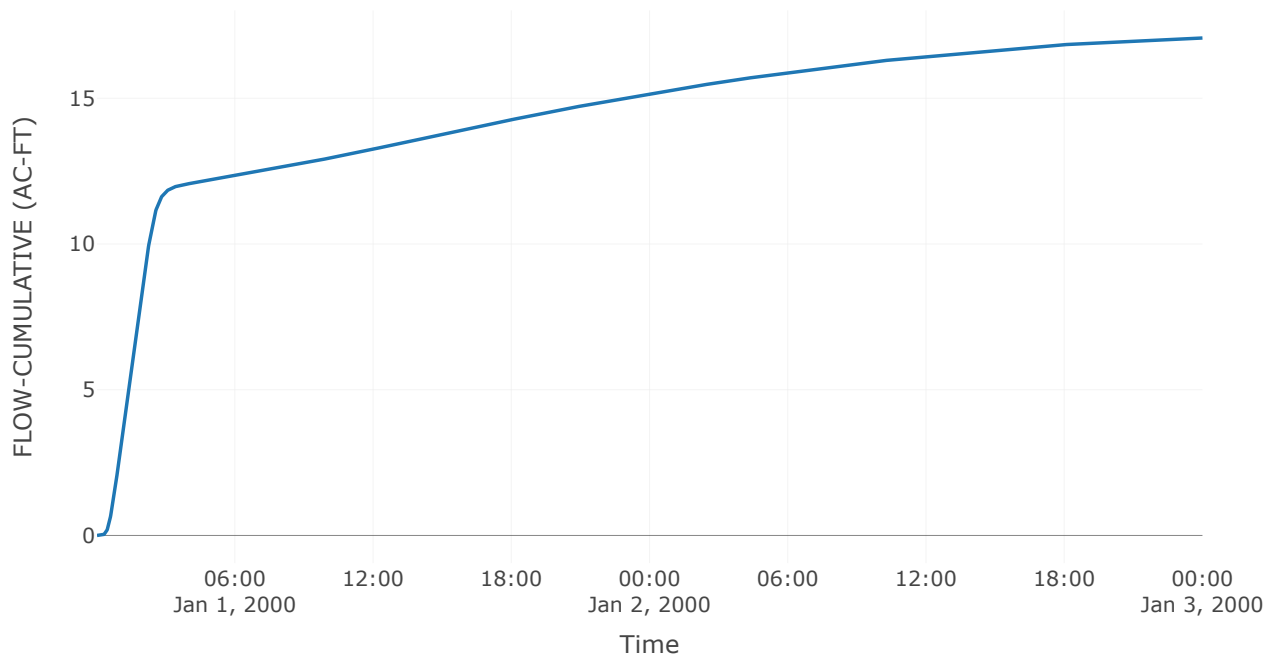
Storage



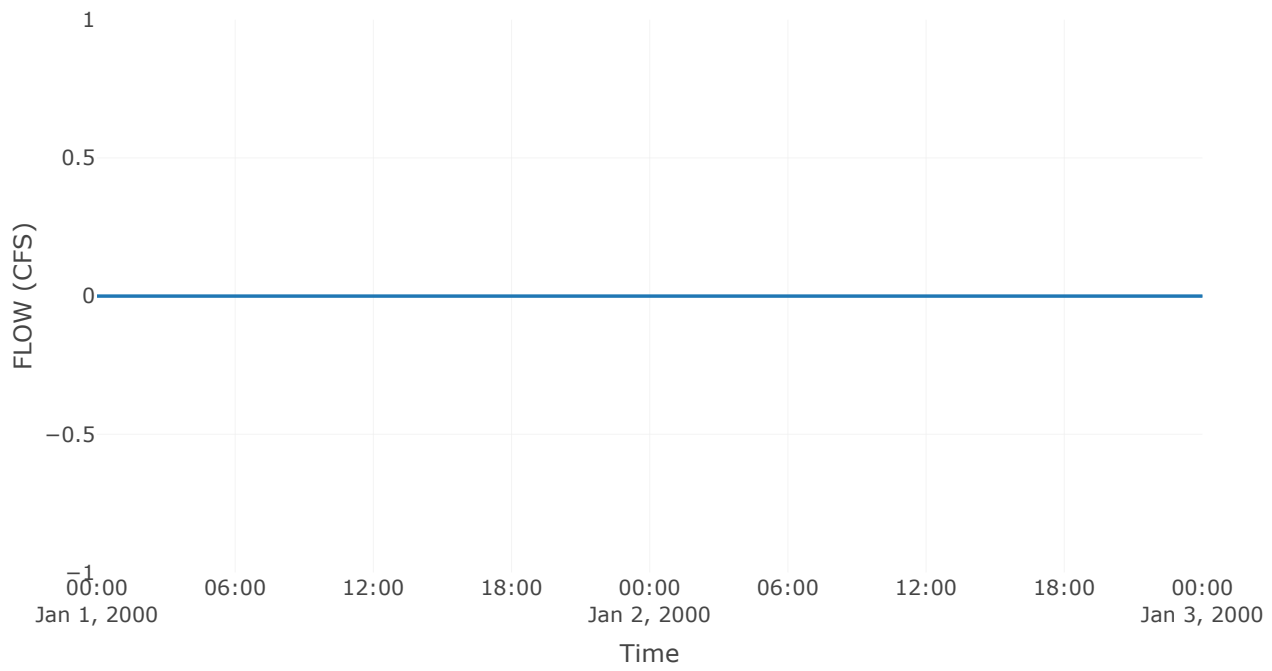
Combined Inflow



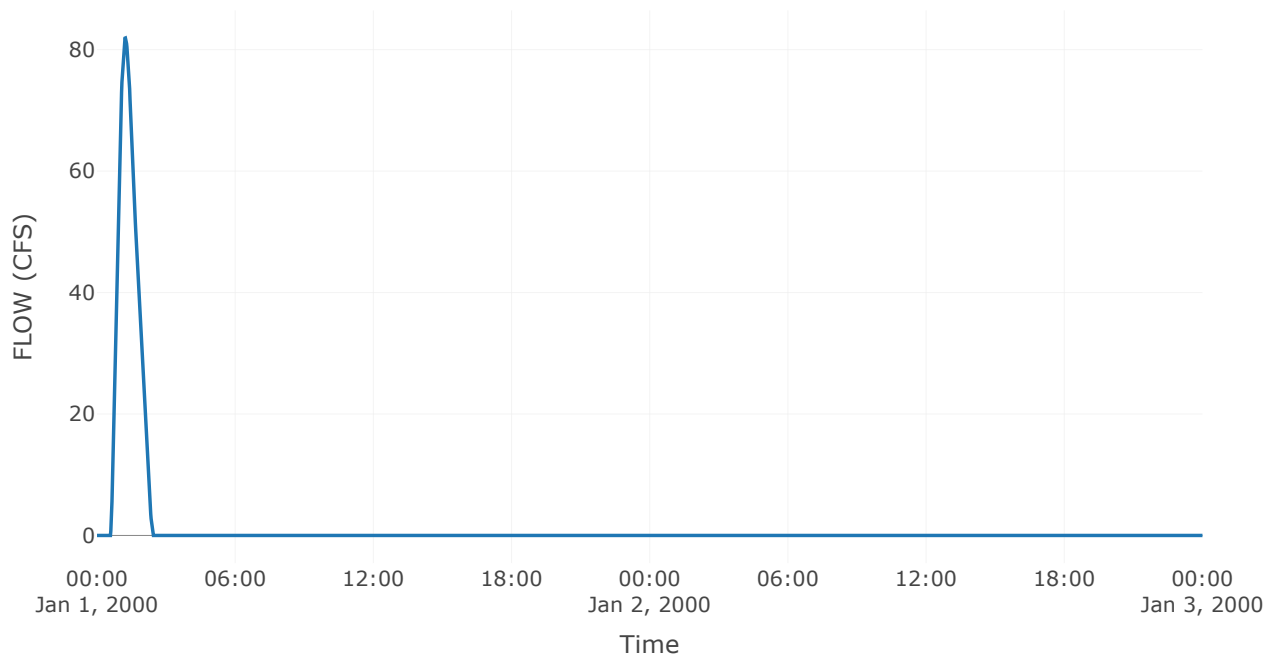
Cumulative Outflow



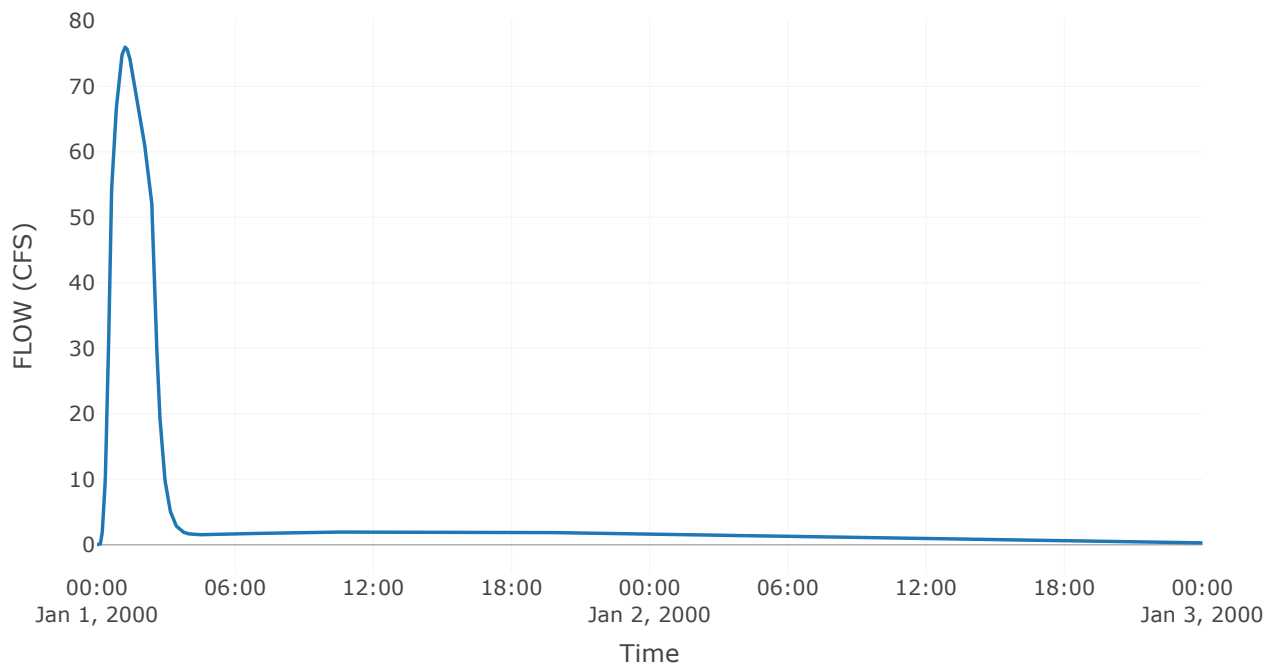
Spillway 1



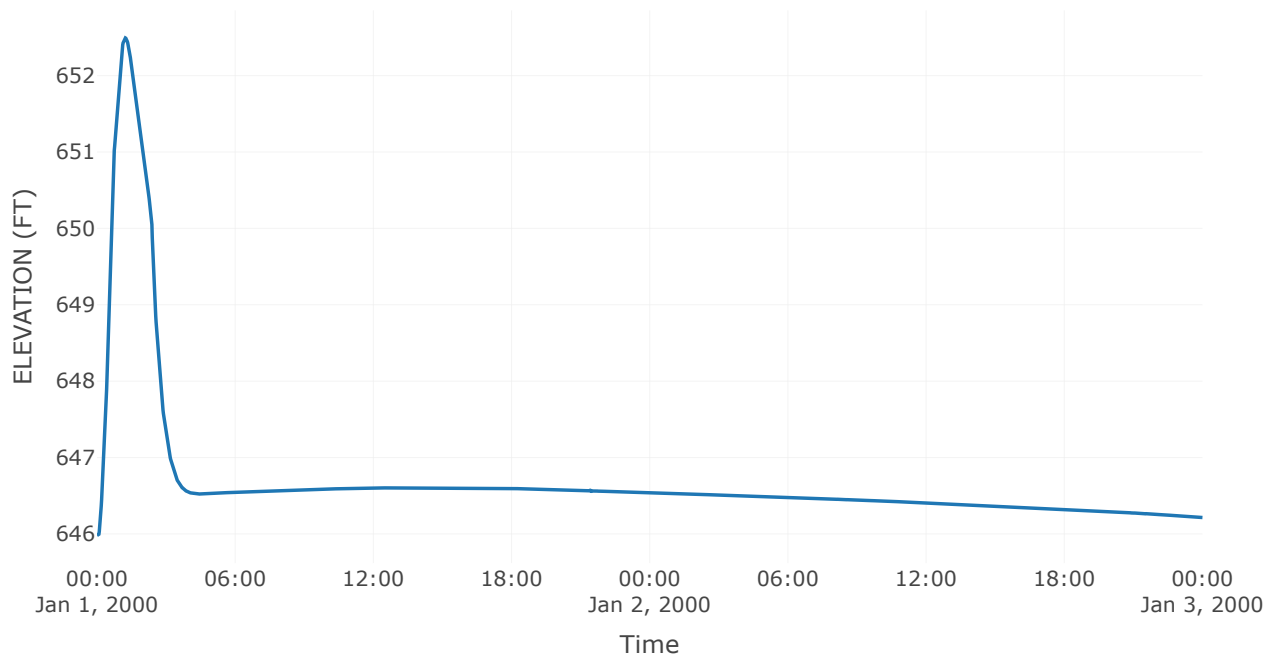
Outlet 2



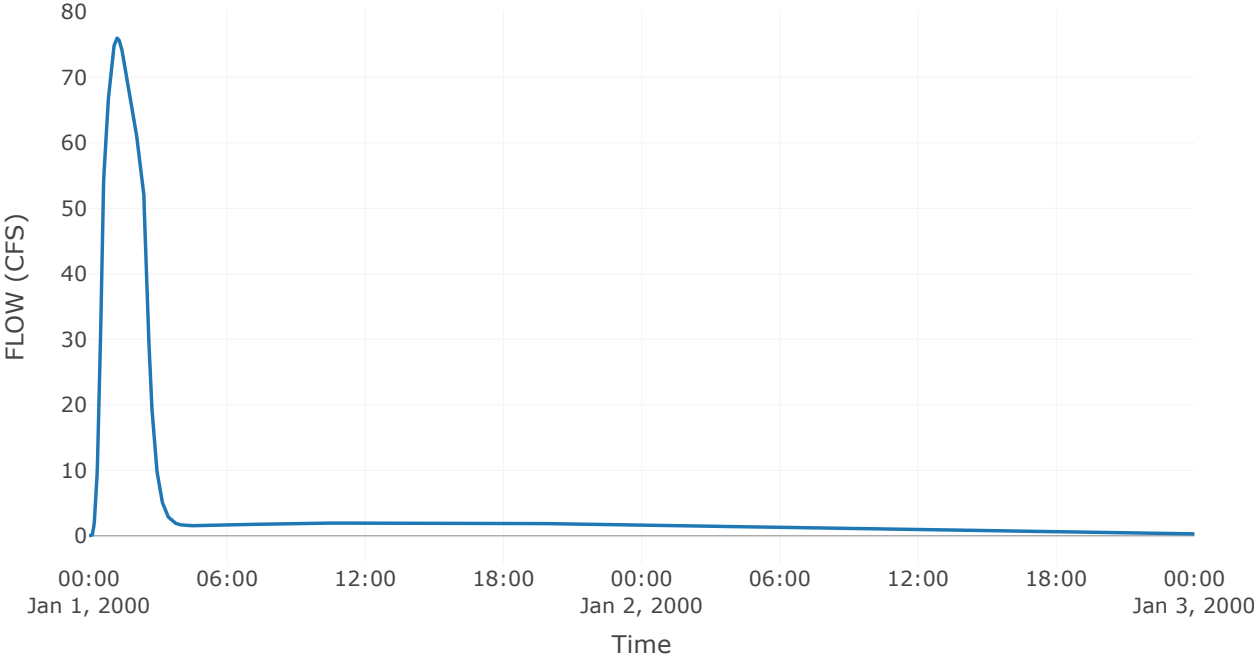
Outlet 1



Pool Elevation



Outflow

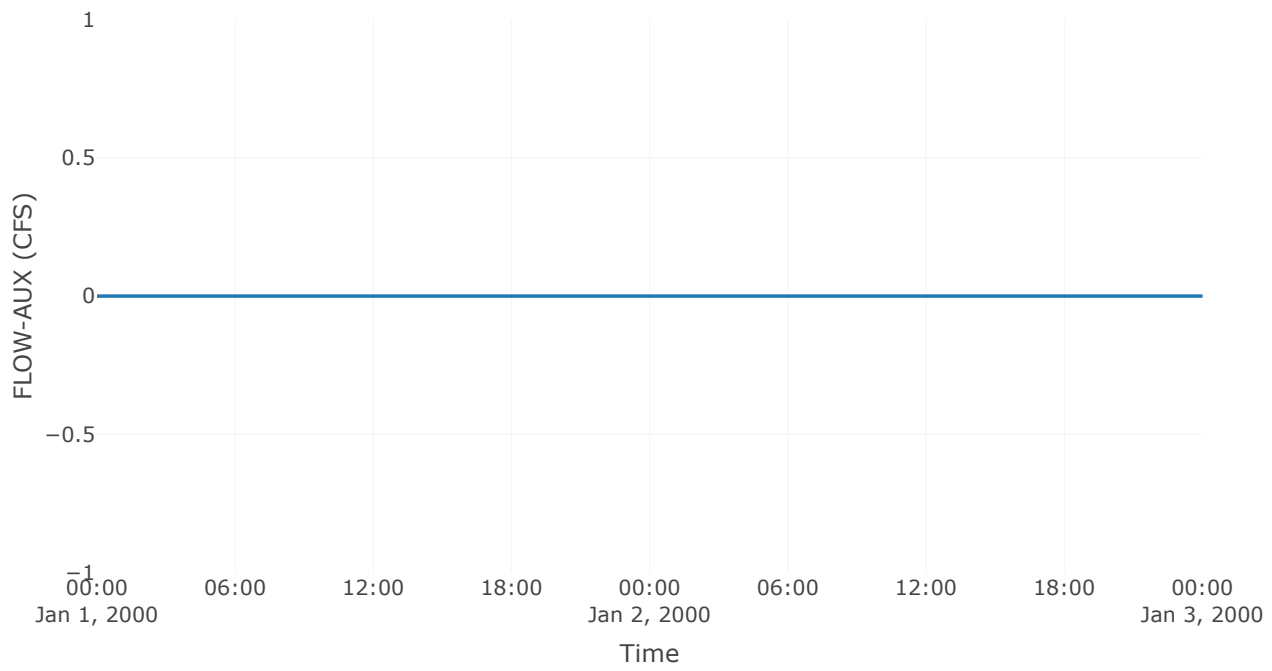


Reservoir: Existing Basin A & B

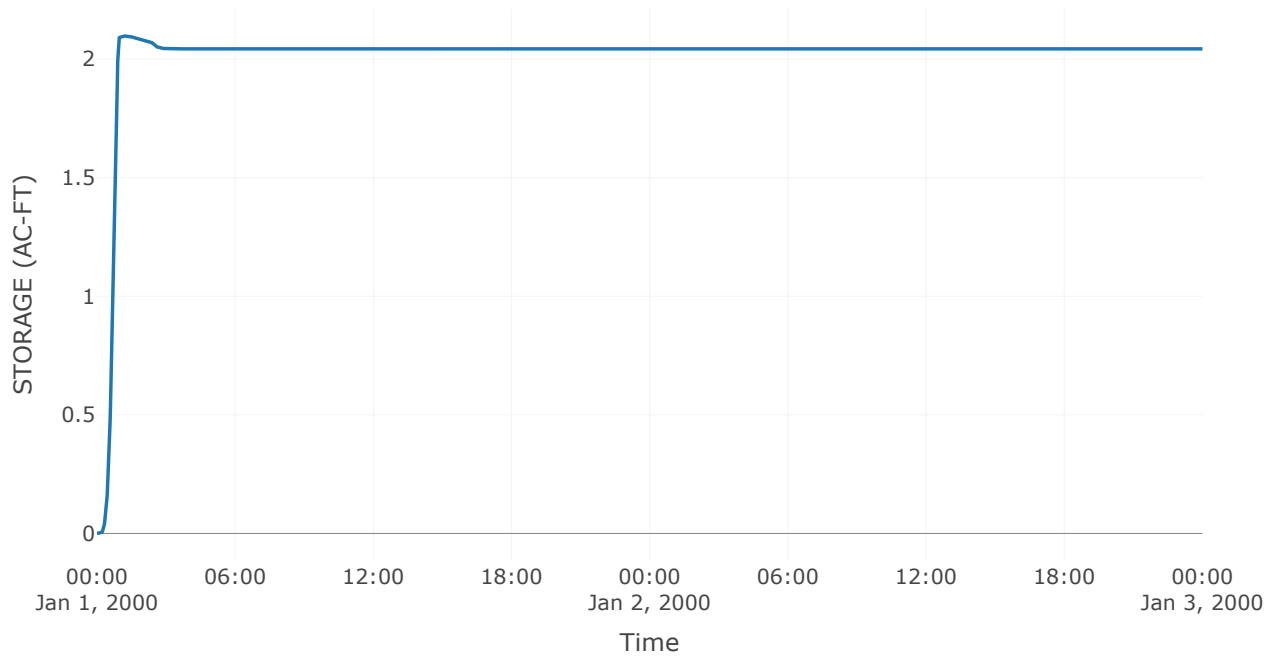
Downstream : 55th Street Outlet

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

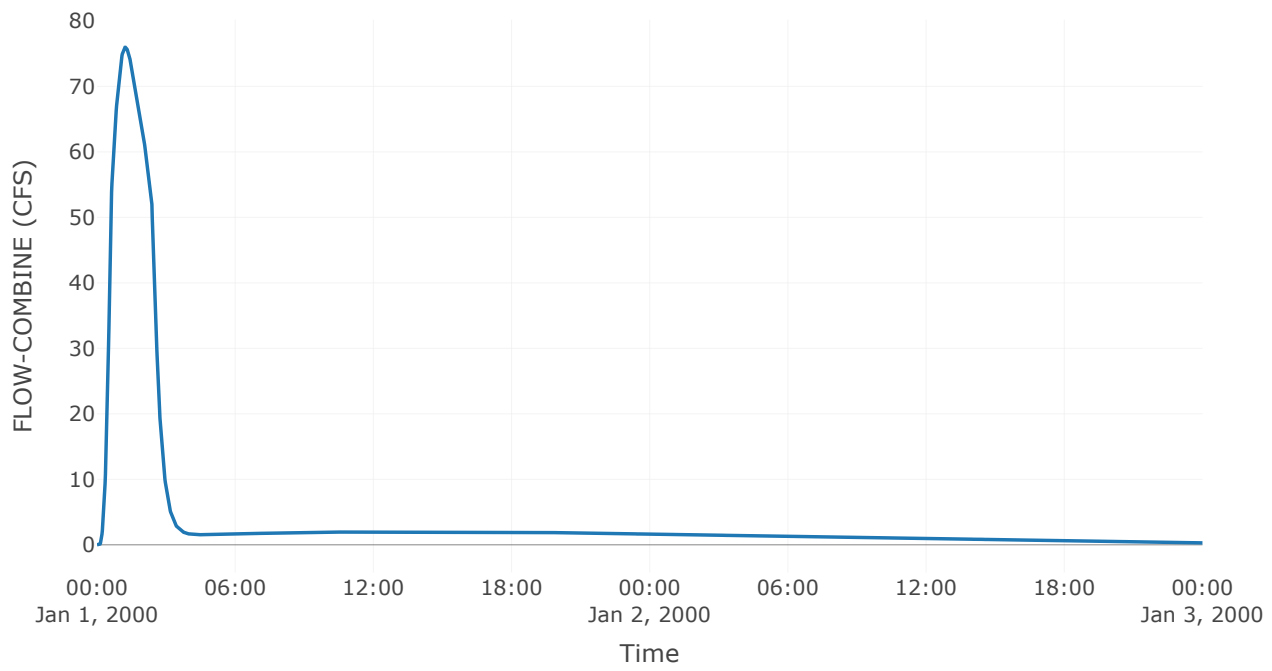
Auxiliary Outflow



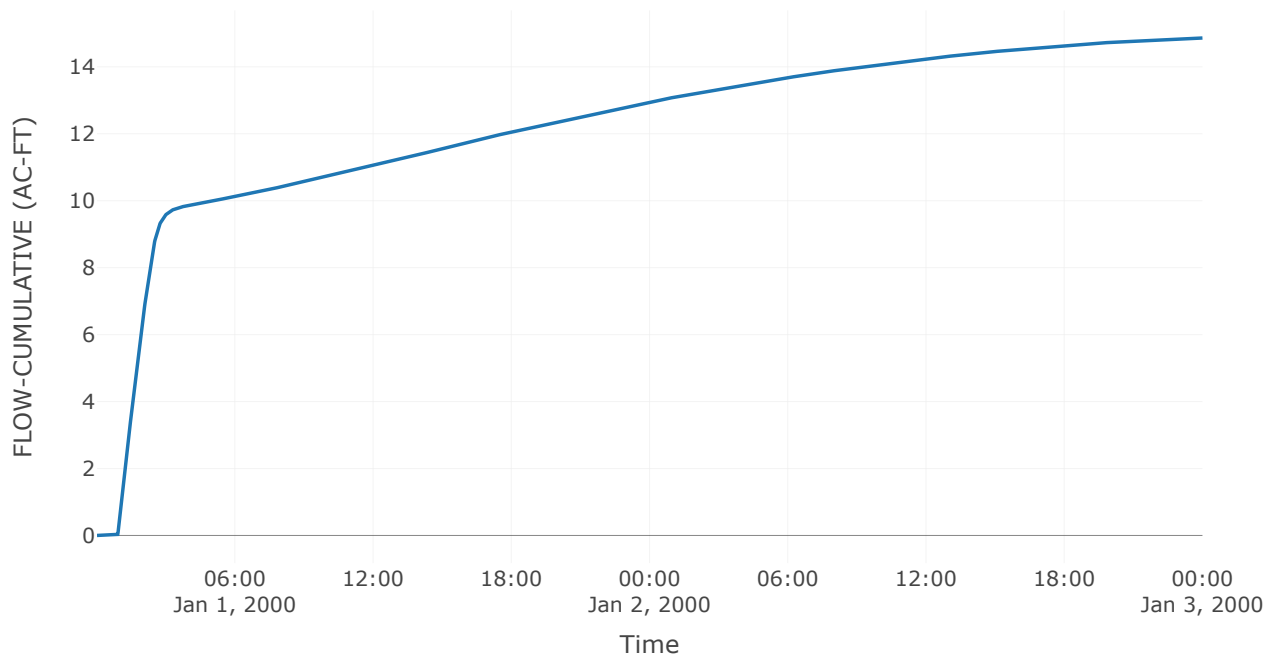
Storage



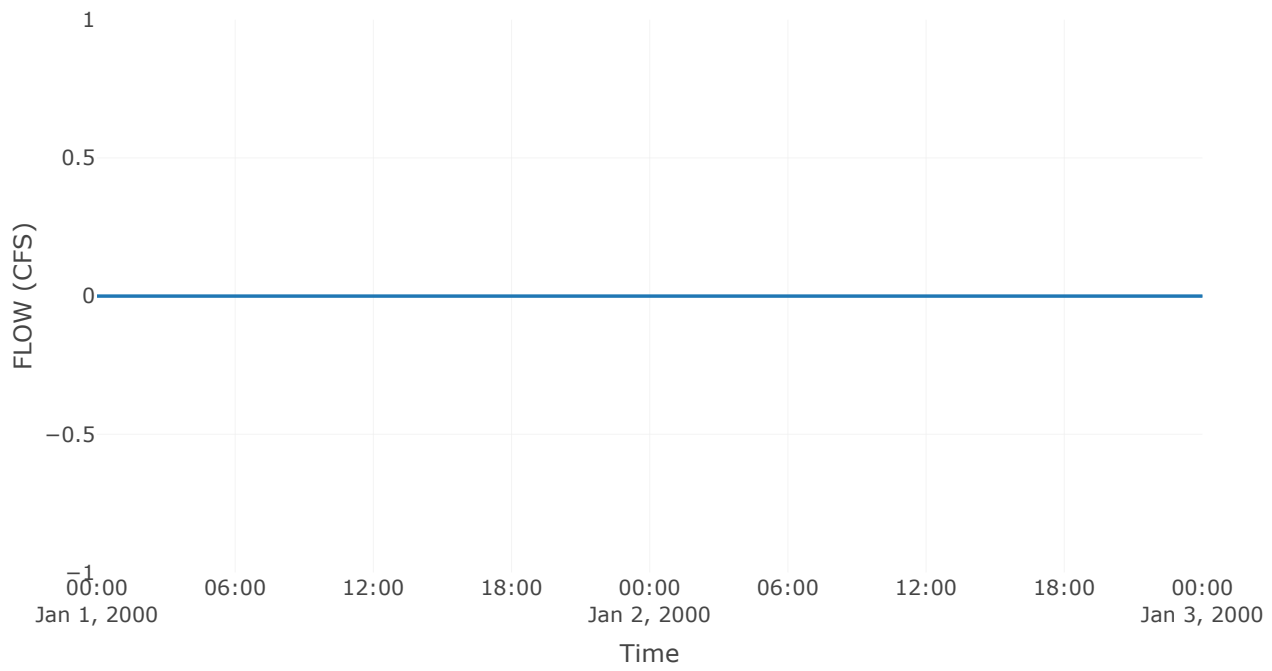
Combined Inflow



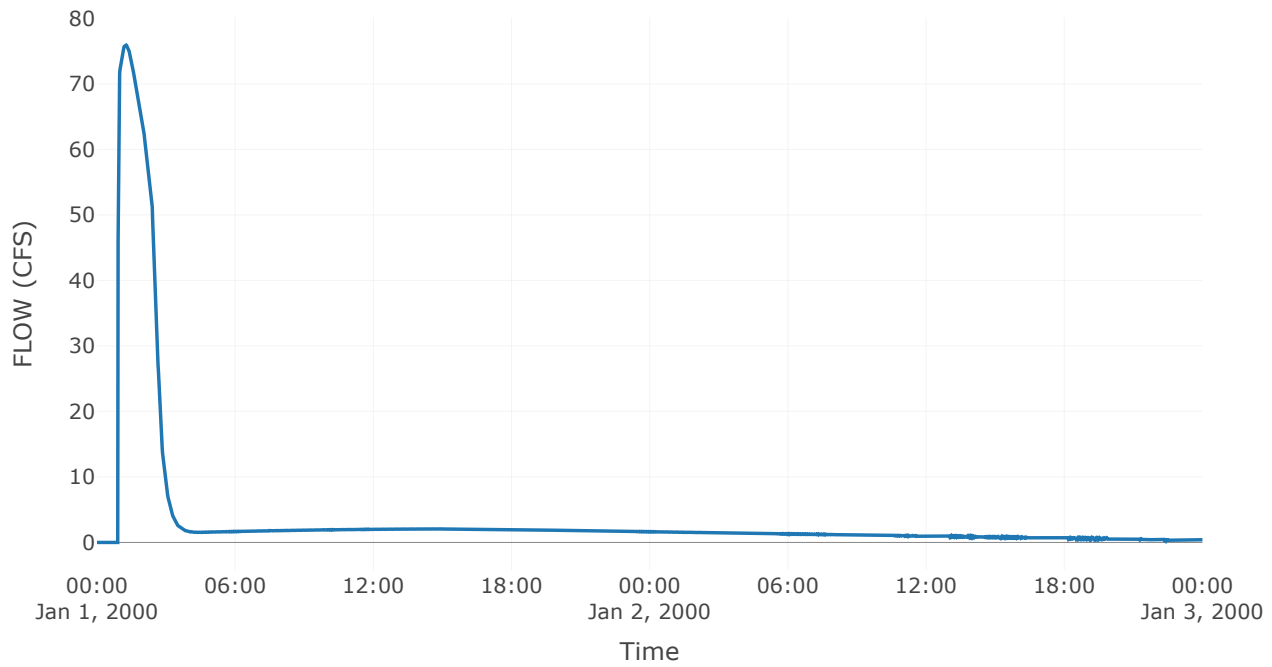
Cumulative Outflow



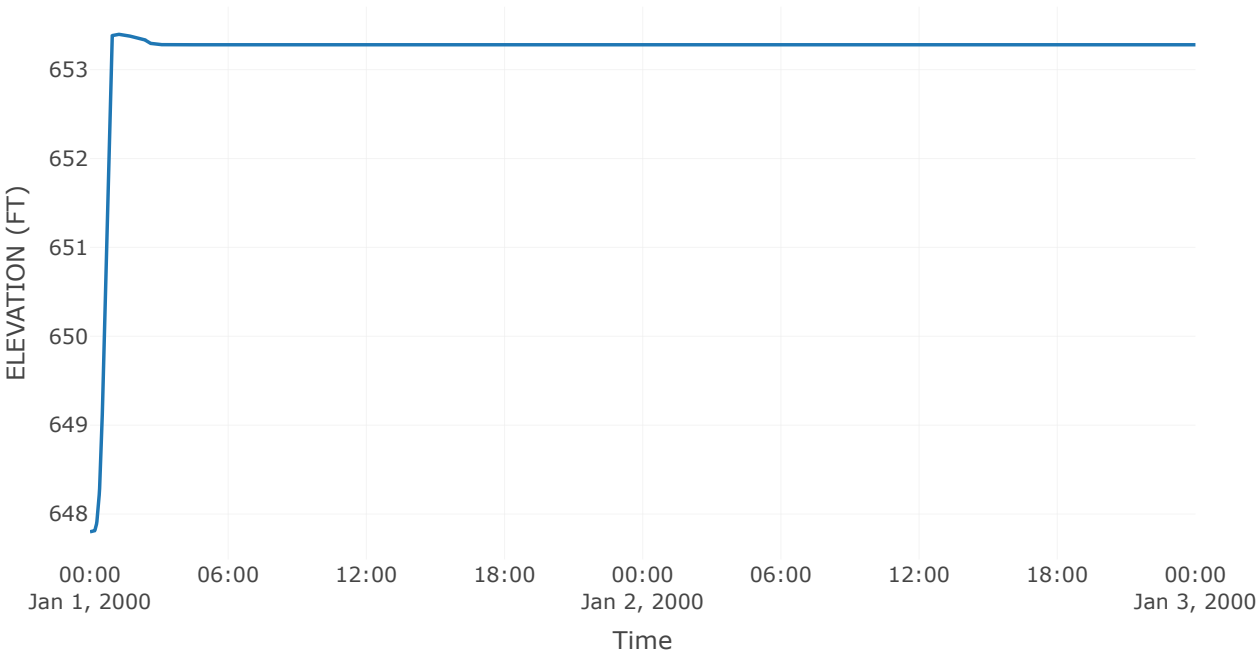
Spillway 1



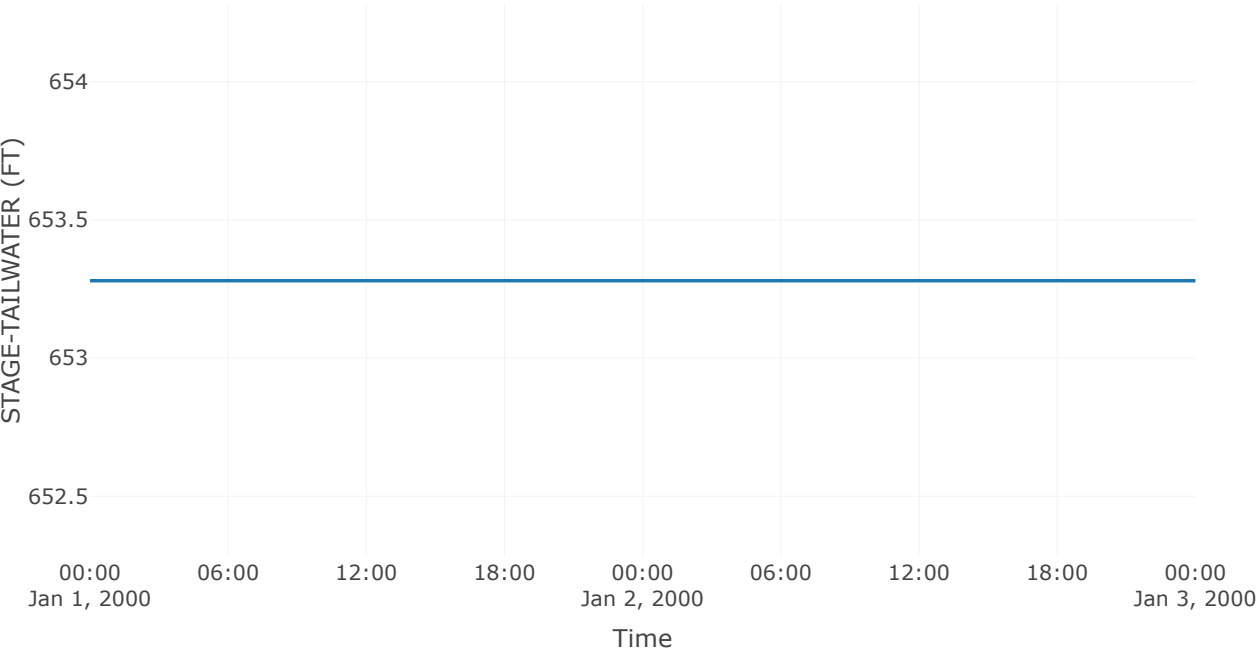
Outlet 1



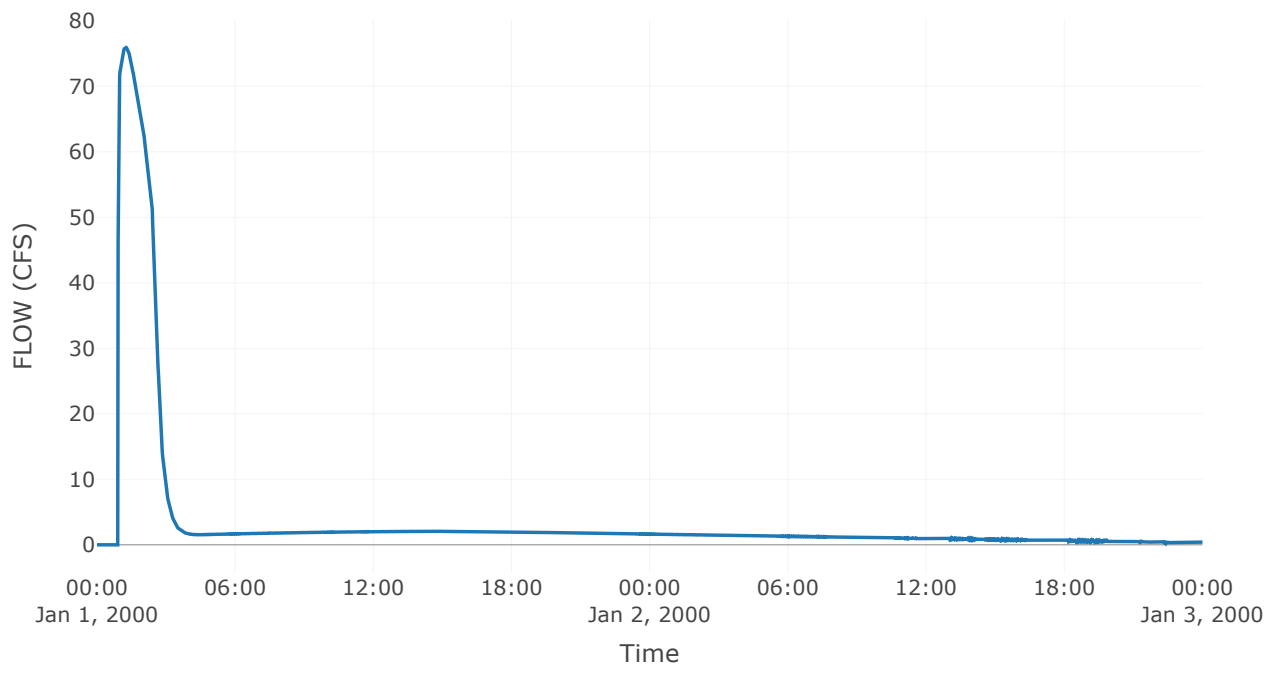
Pool Elevation



Tailwater Stage



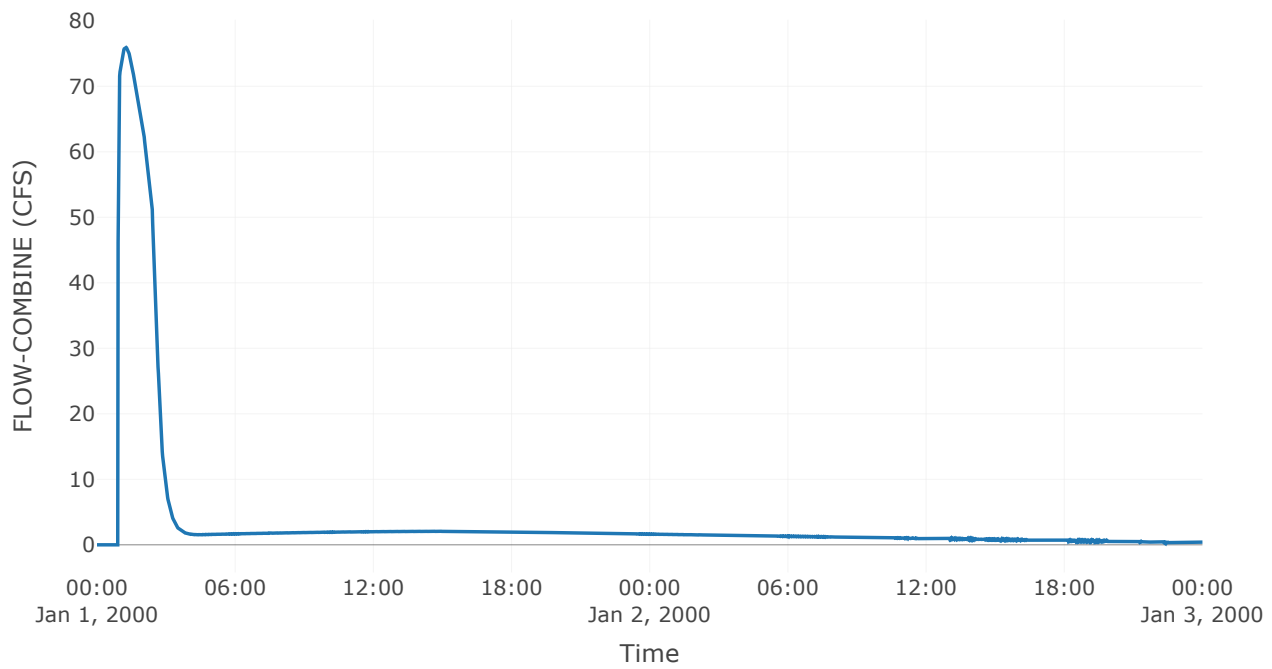
Outflow



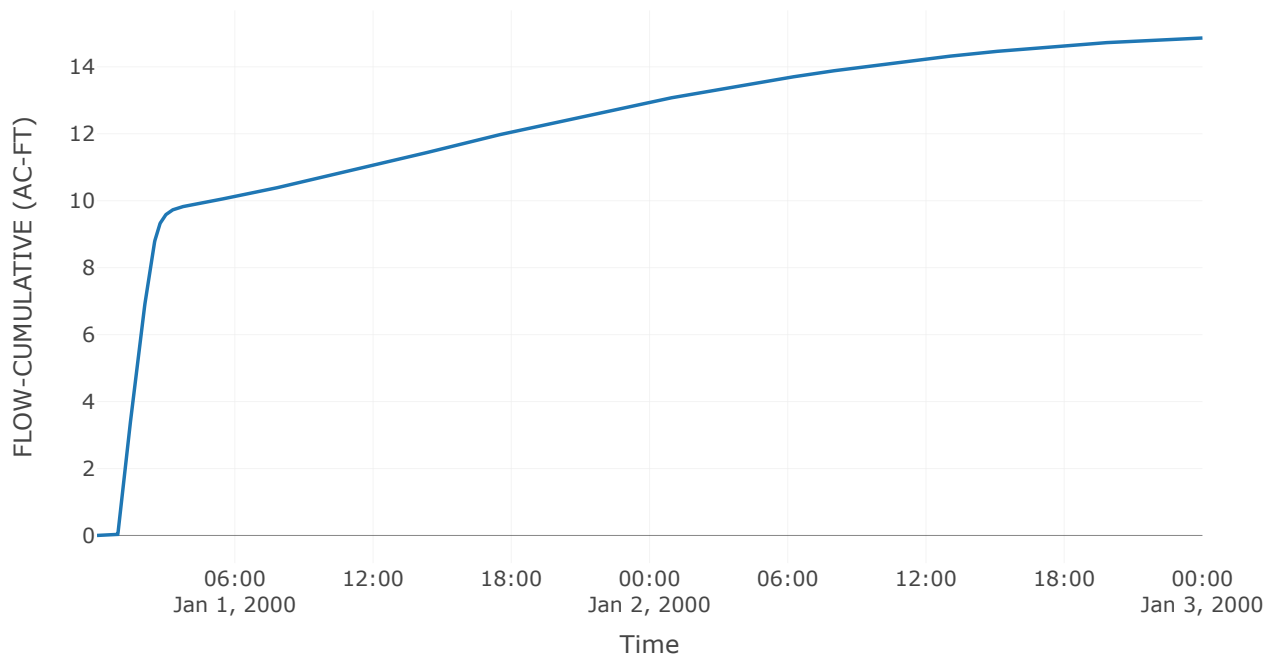
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	75.95
Time of Peak Discharge	01Jan2000, 01:15
Volume (IN)	1.02

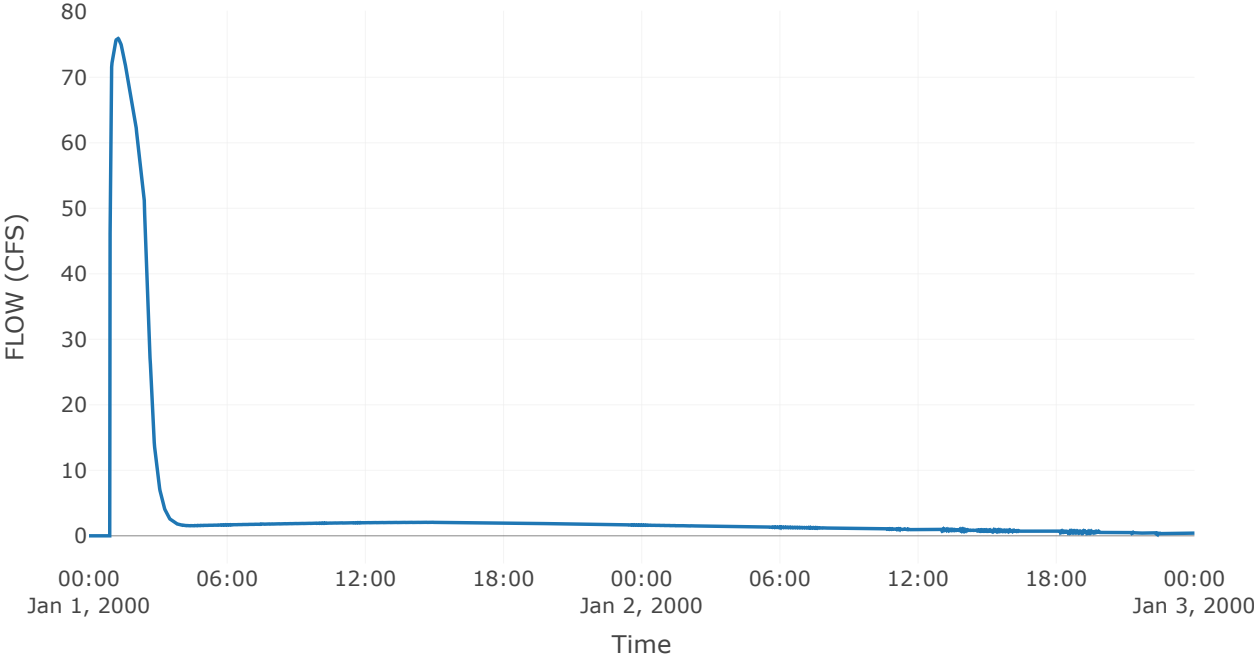
Combined Inflow



Cumulative Outflow



Outflow



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 (MI ²)	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
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Subbasin: On-Site Trib 1

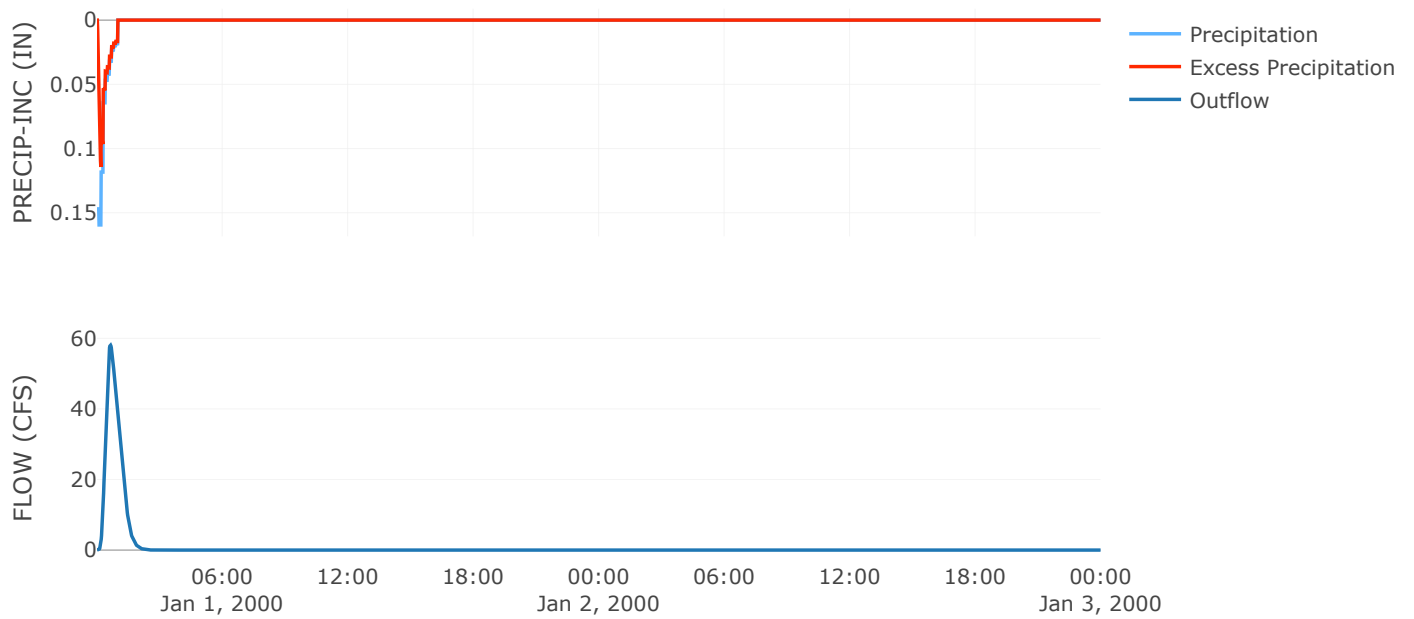
Area (MI²) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

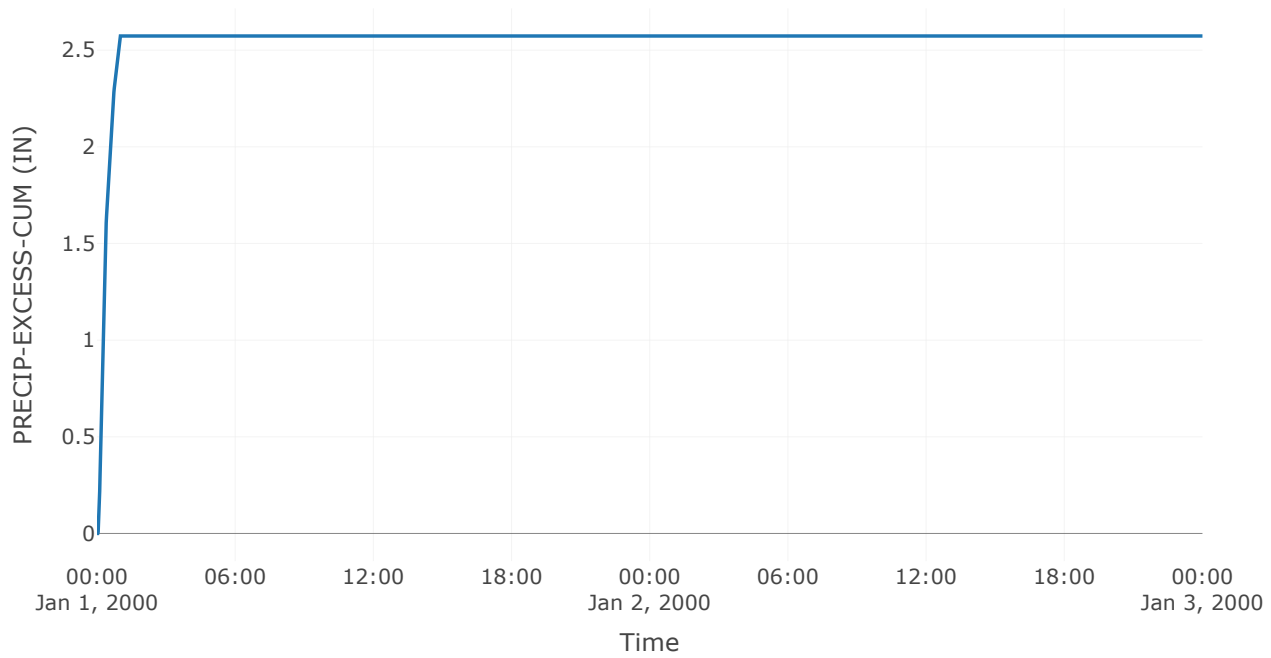
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

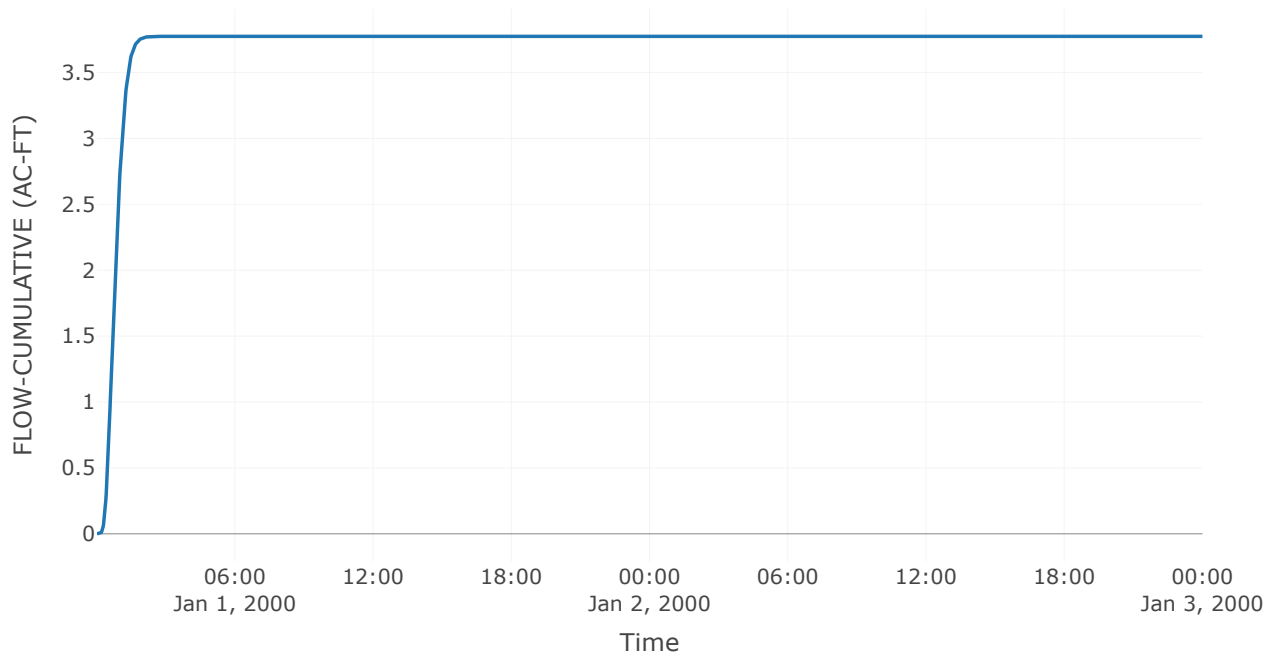
Precipitation and Outflow



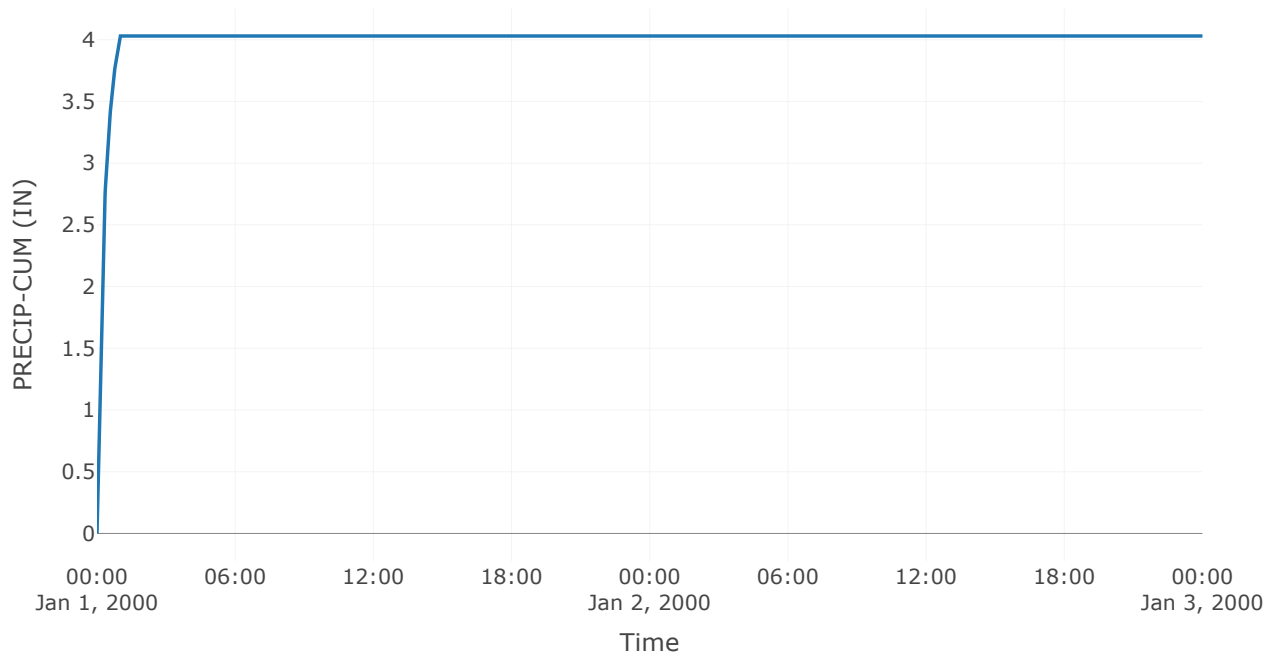
Cumulative Excess Precipitation



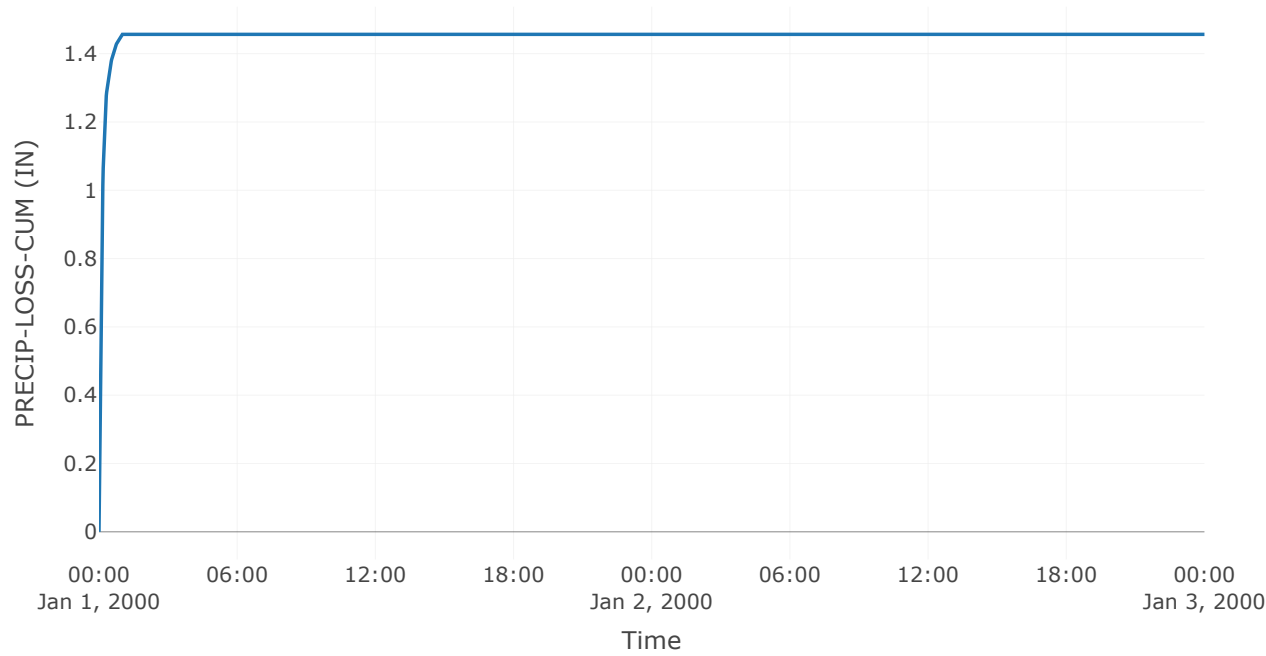
Cumulative Outflow



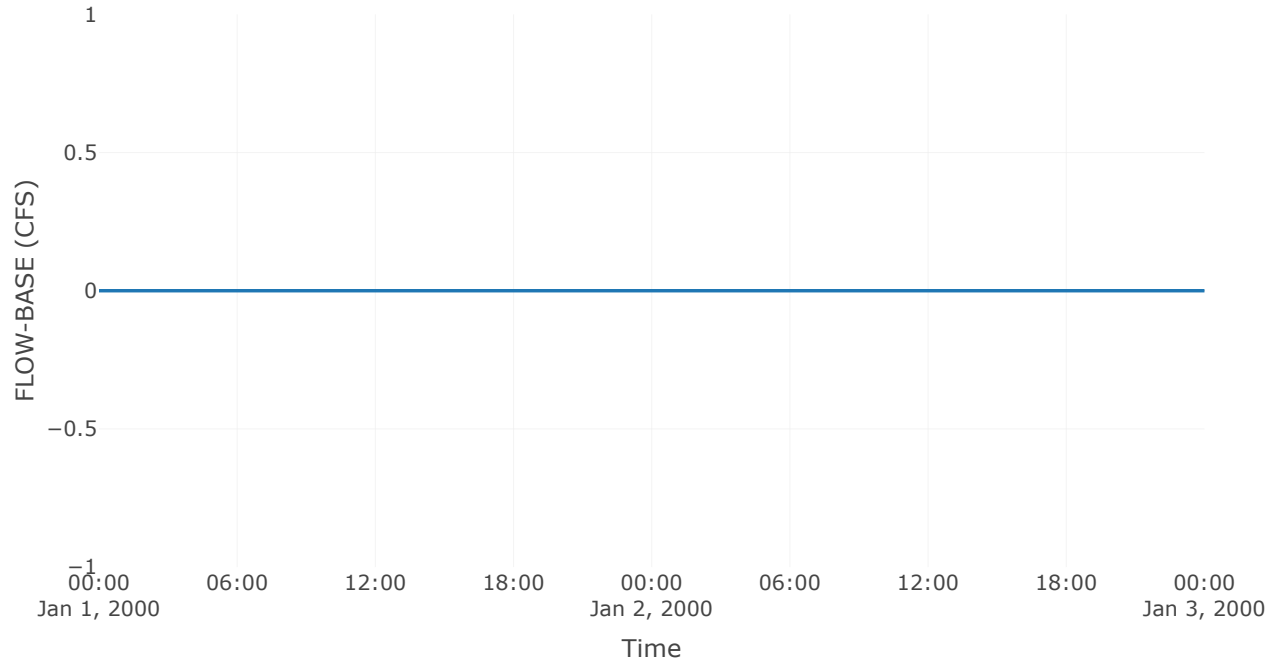
Cumulative Precipitation



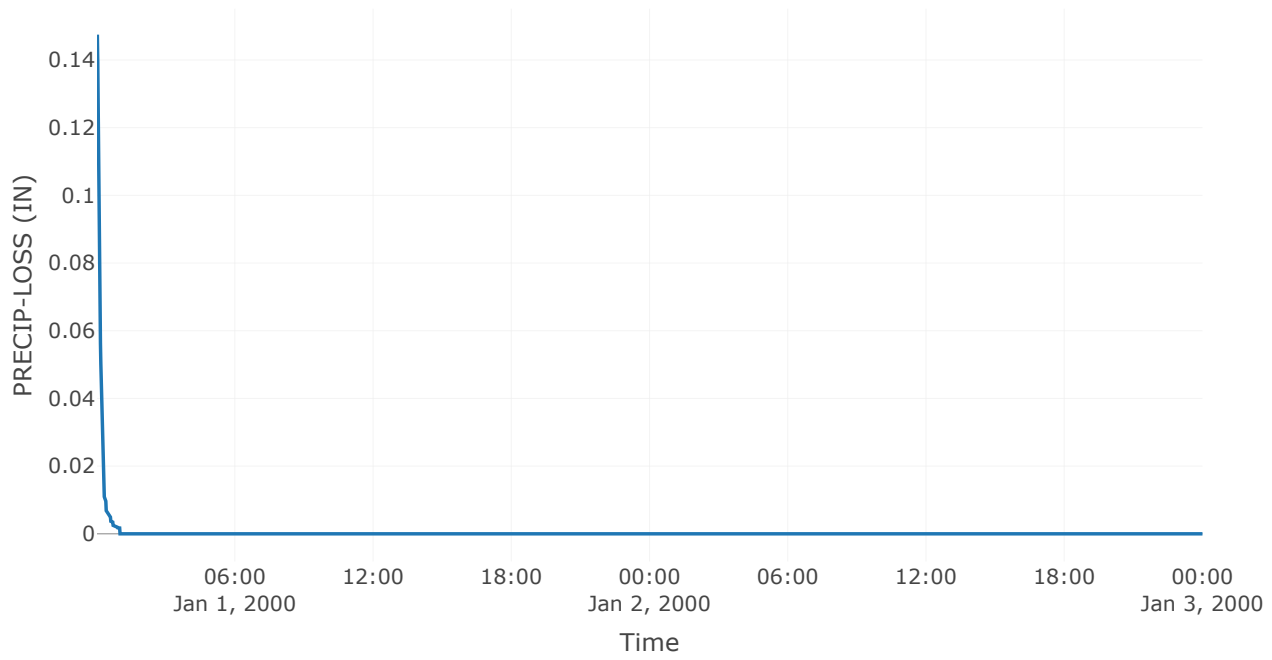
Cumulative Precipitation Loss



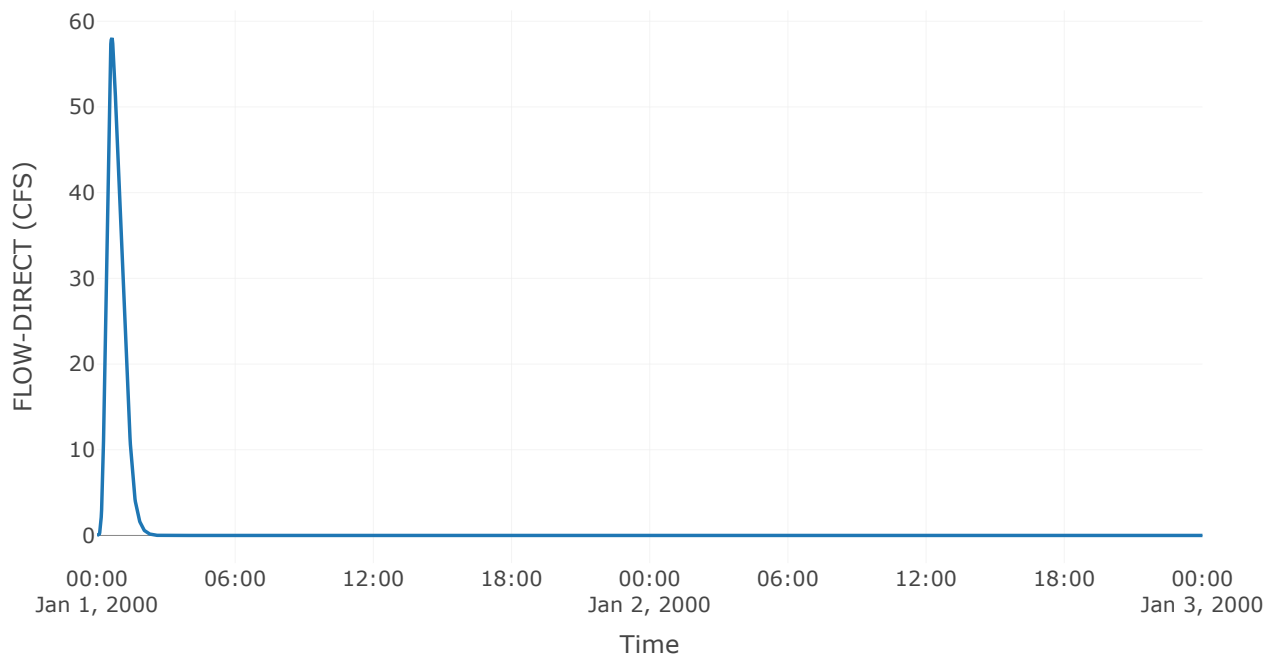
Baseflow



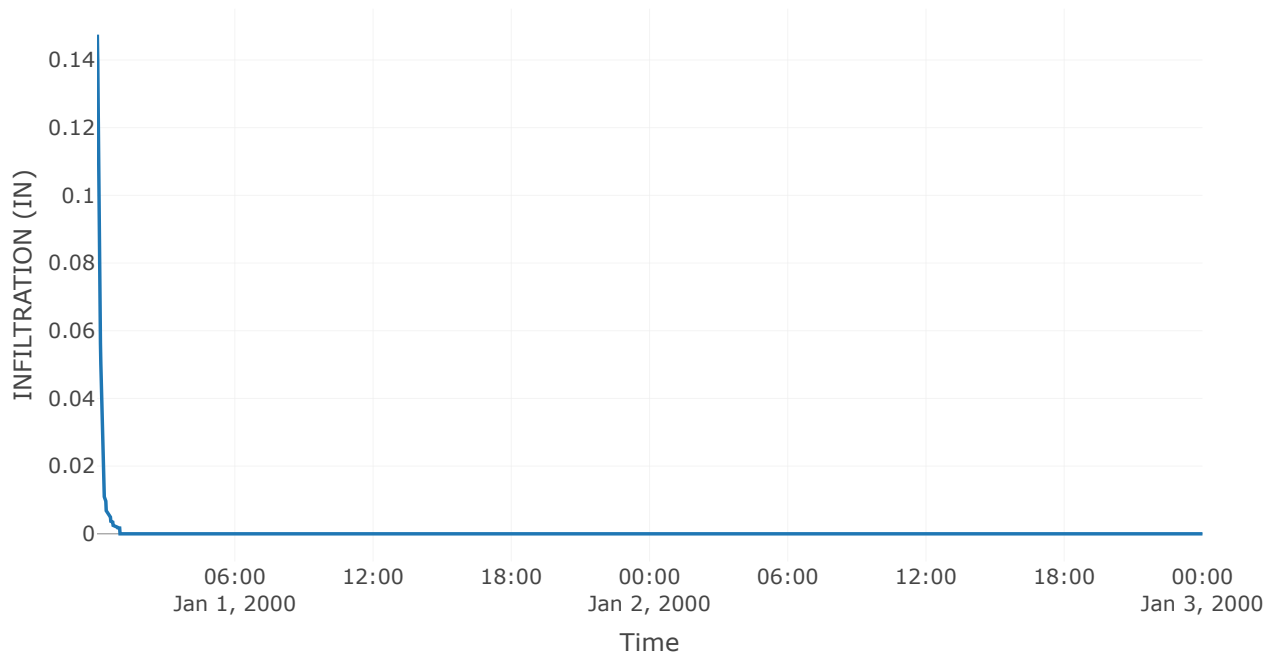
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I South

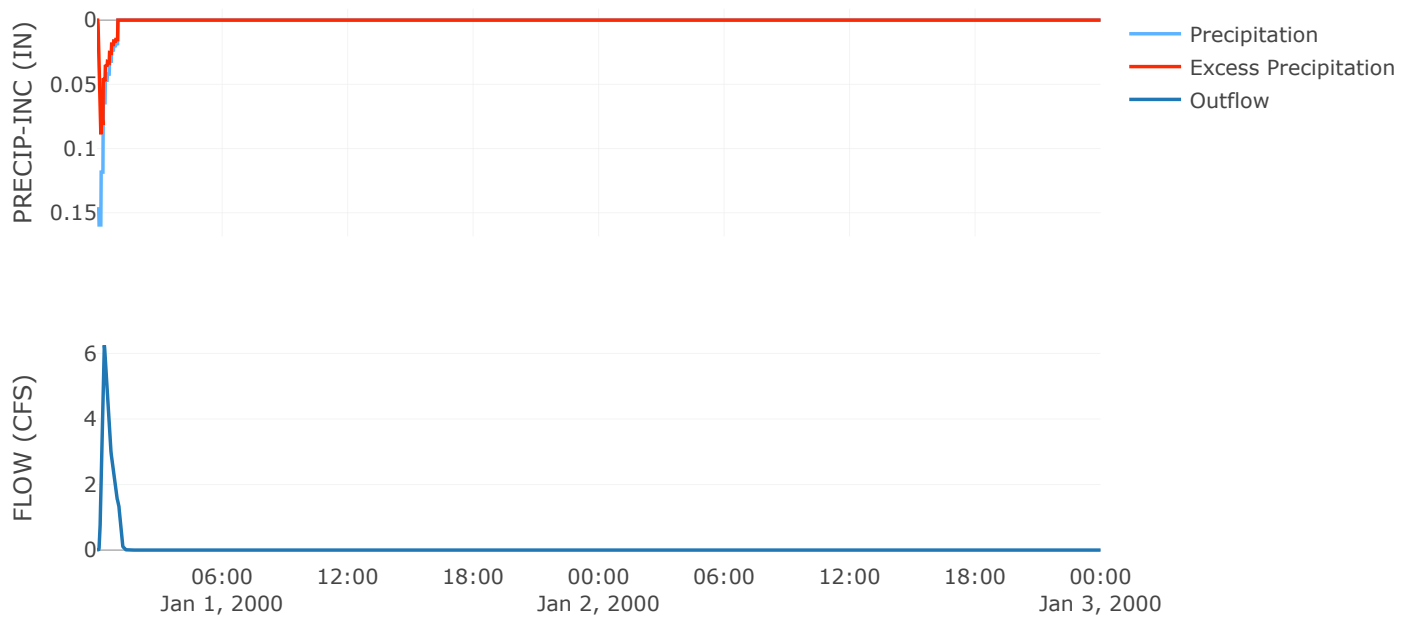
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

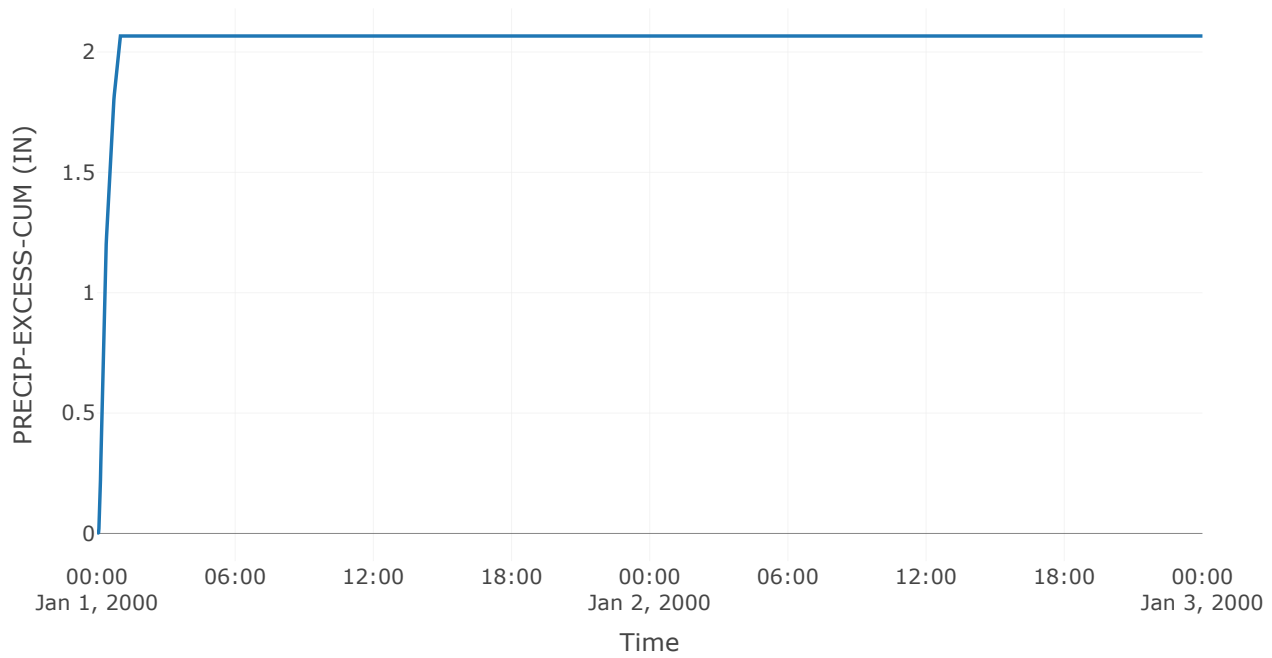
Transform: SCS	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib I 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

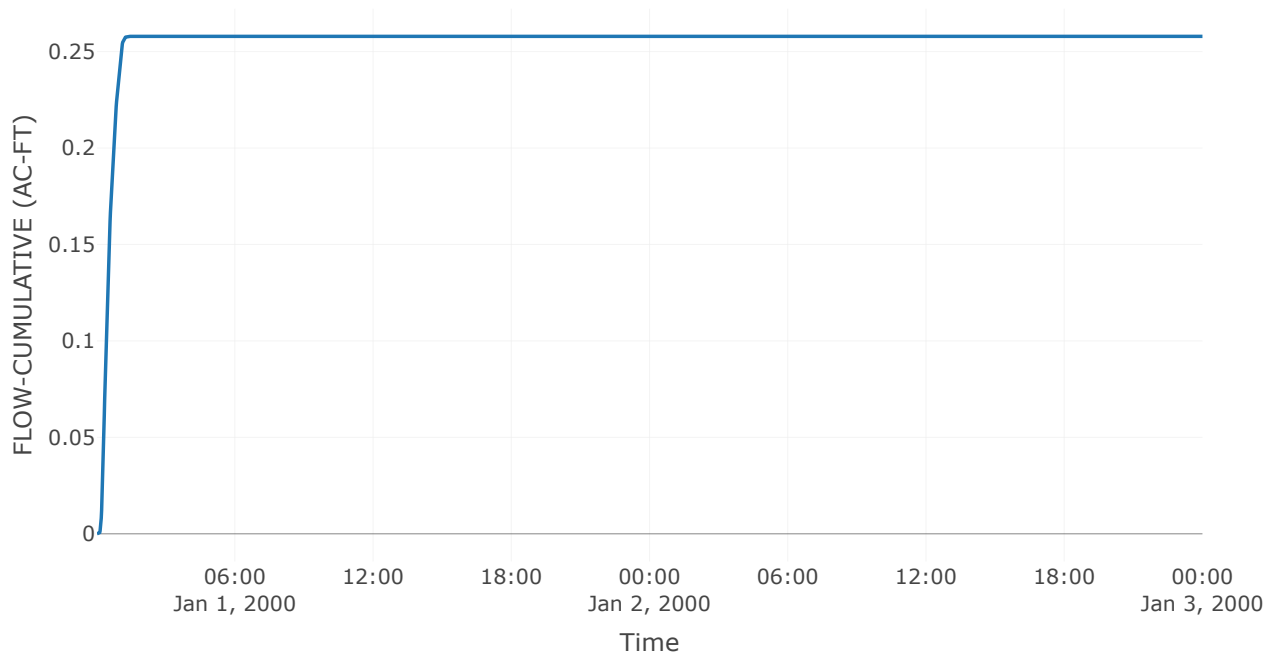
Precipitation and Outflow



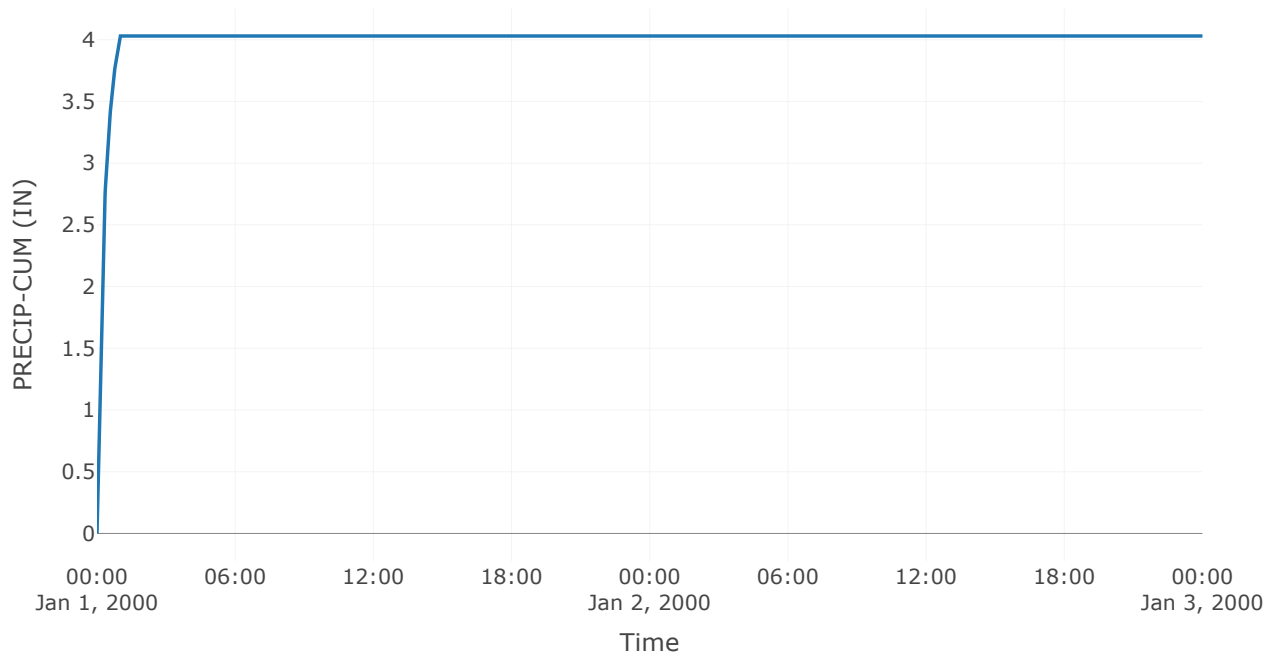
Cumulative Excess Precipitation



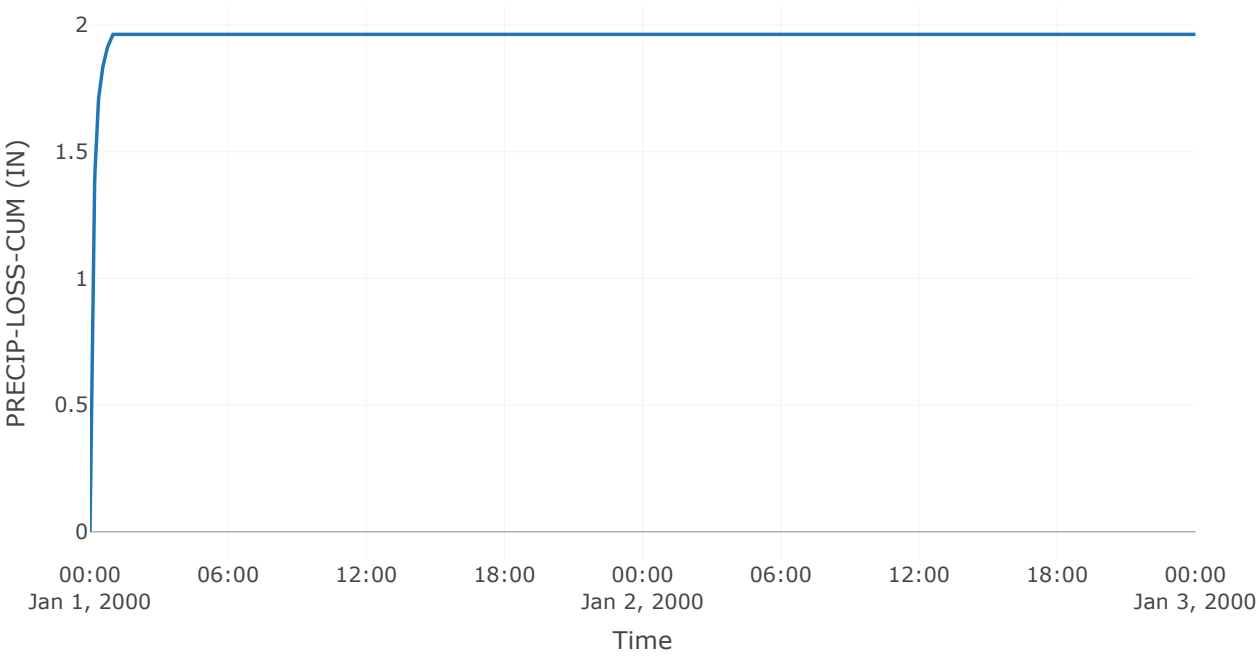
Cumulative Outflow



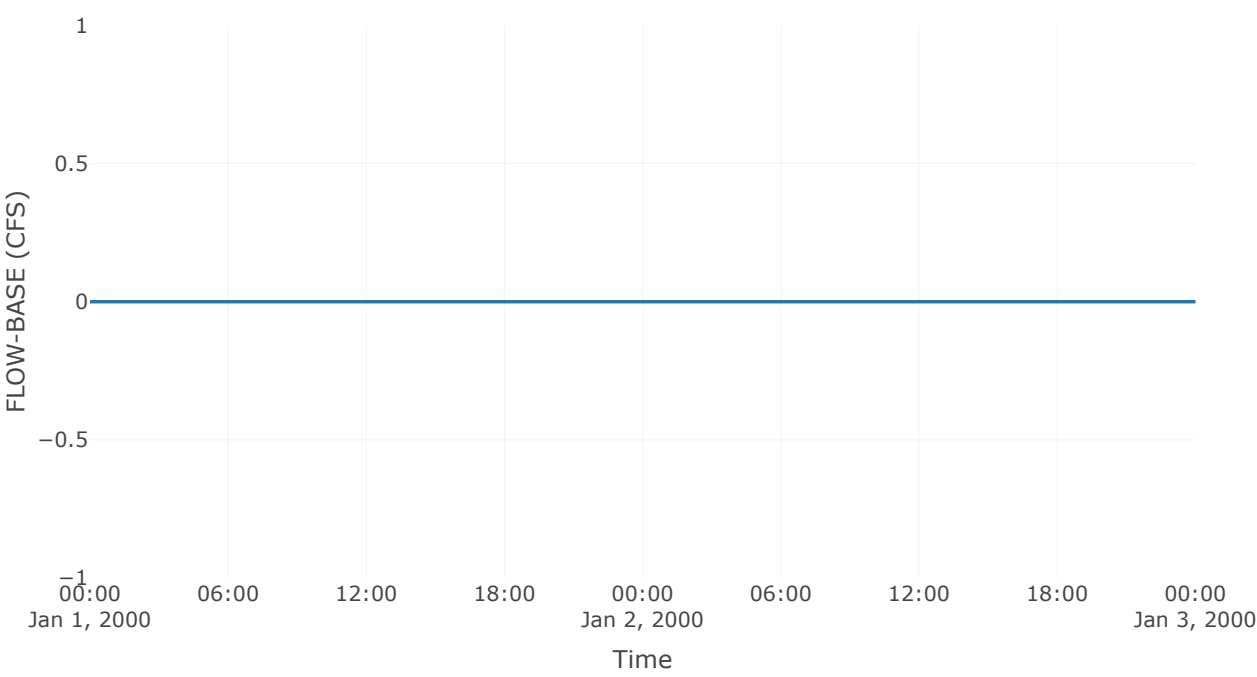
Cumulative Precipitation



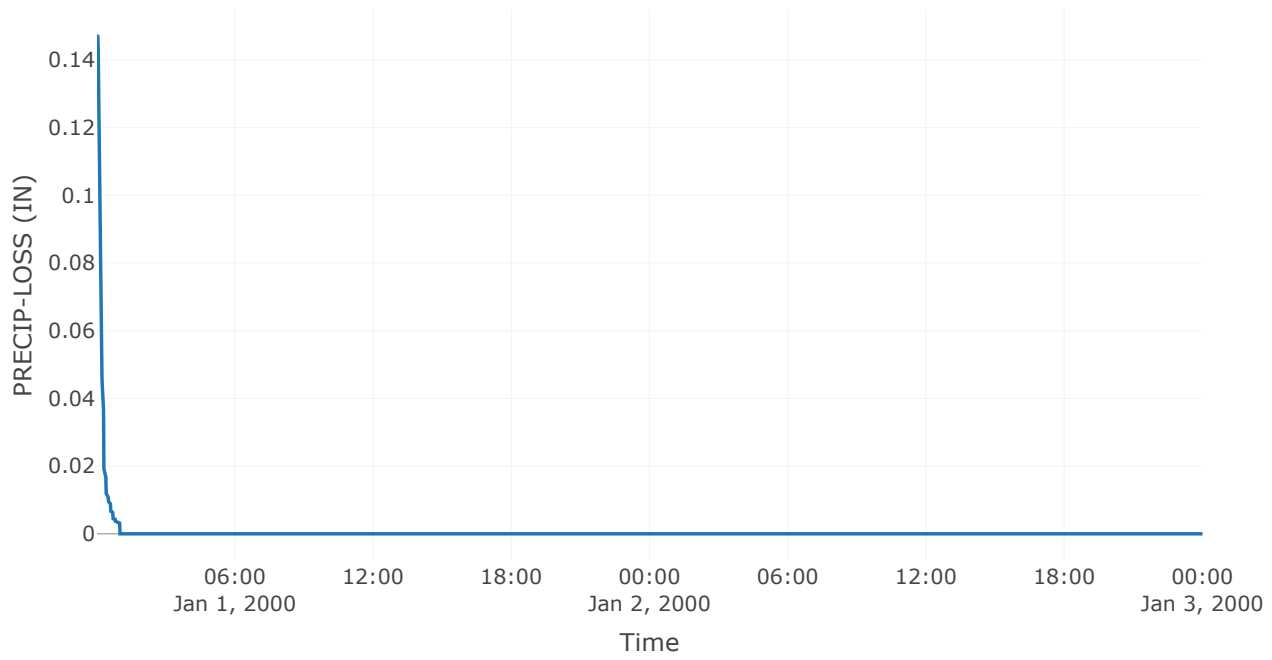
Cumulative Precipitation Loss



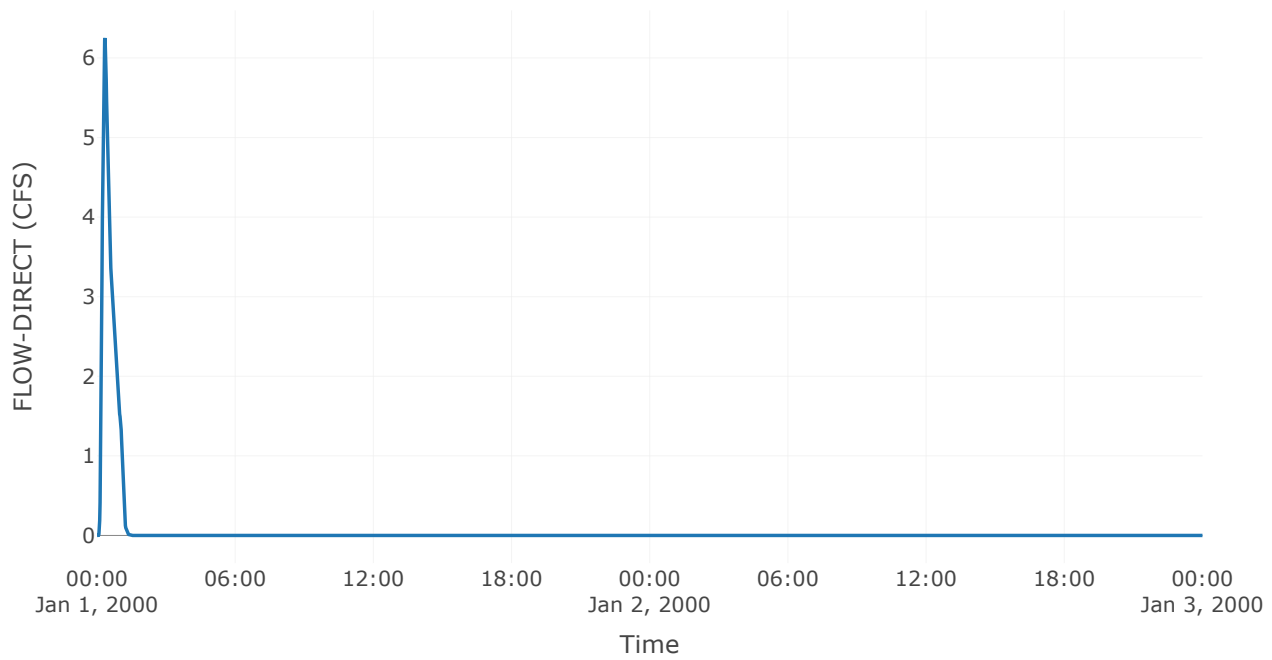
Baseflow



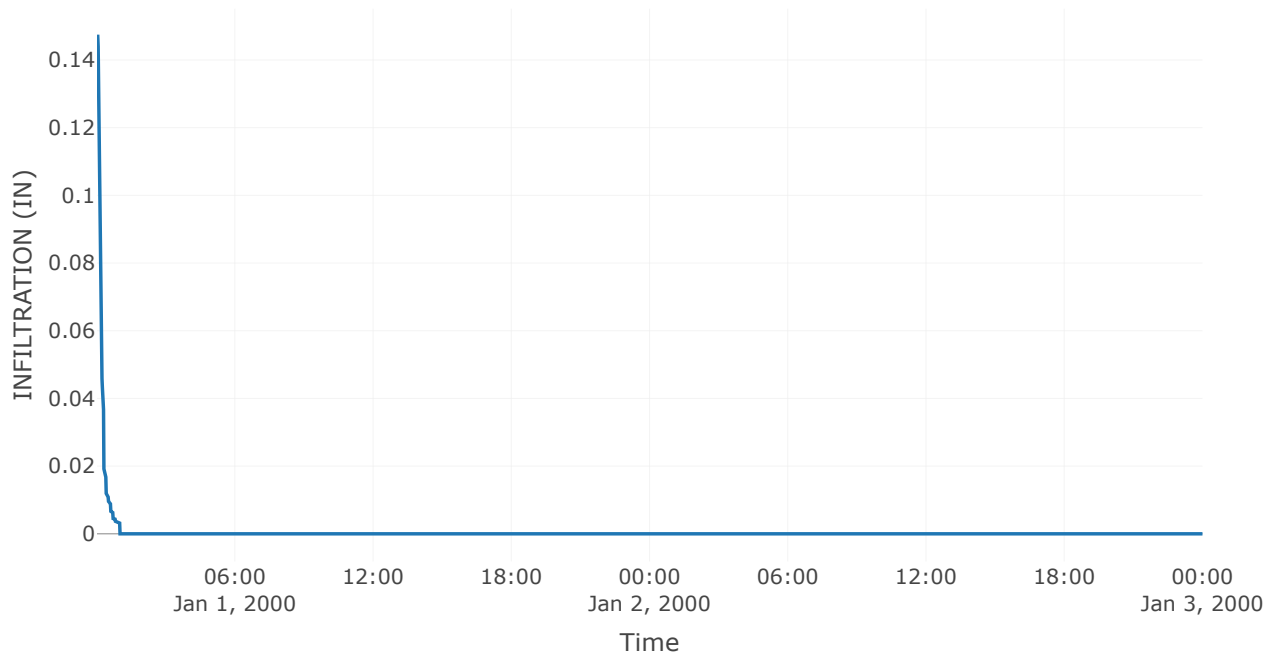
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I West

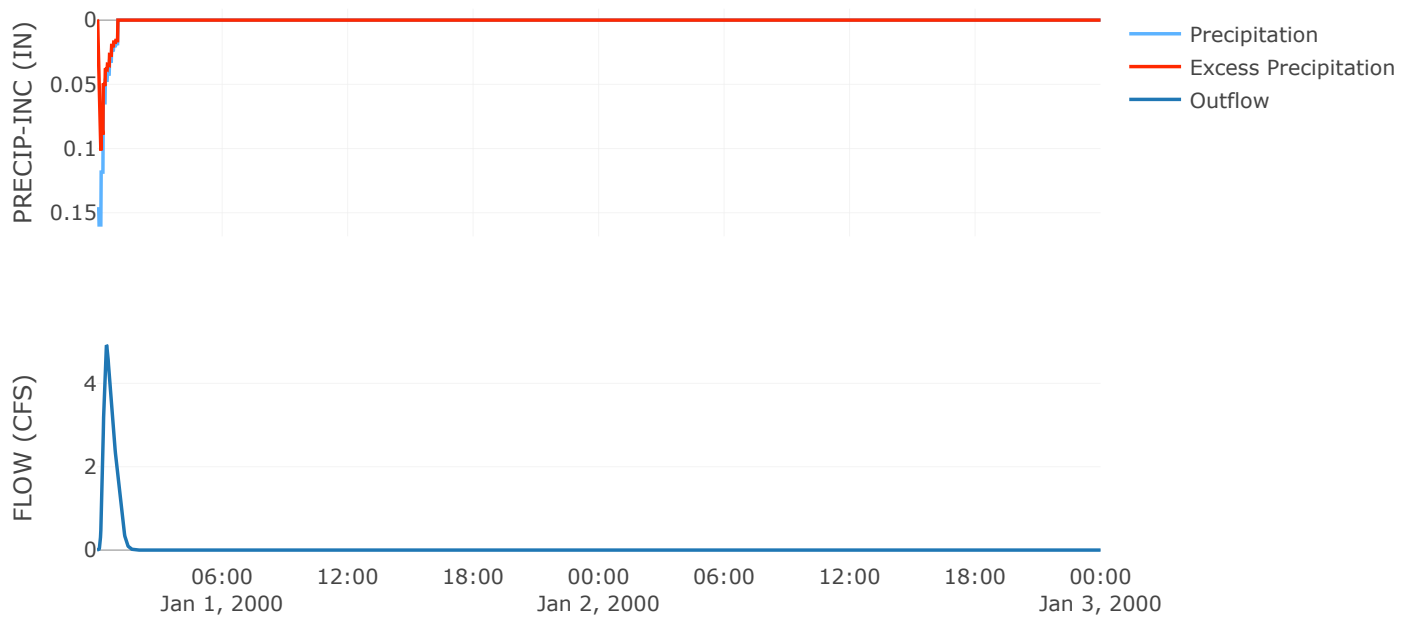
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

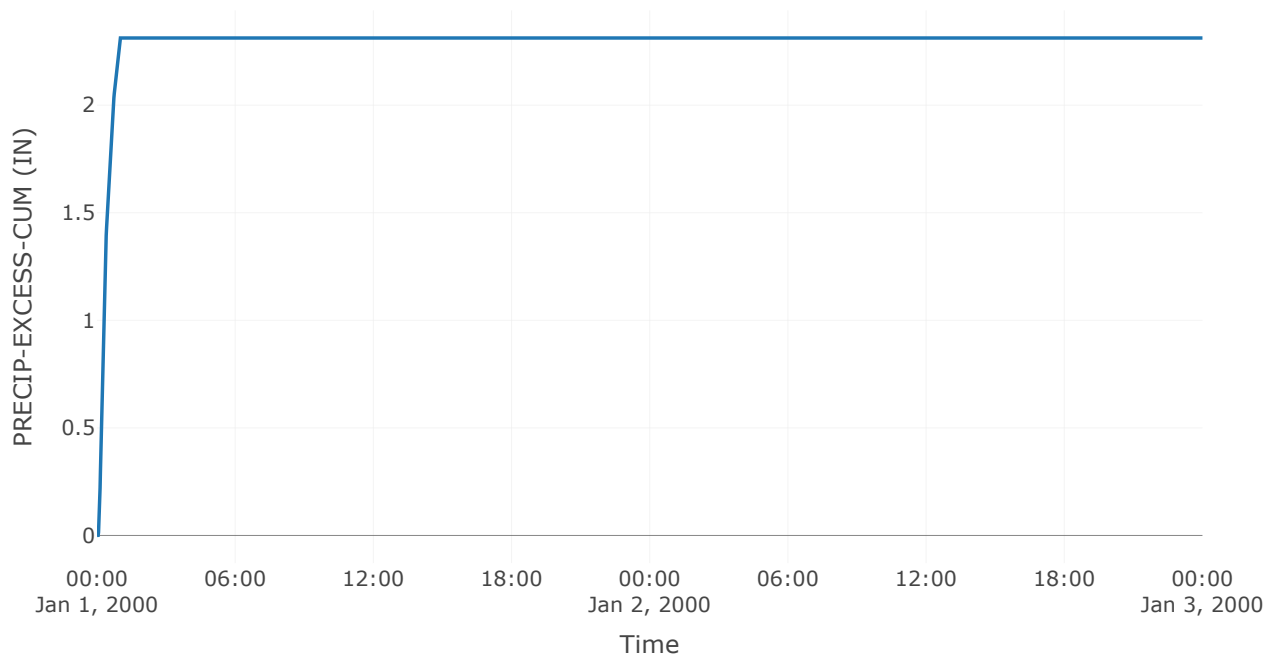
Transform: SCS	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib I 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

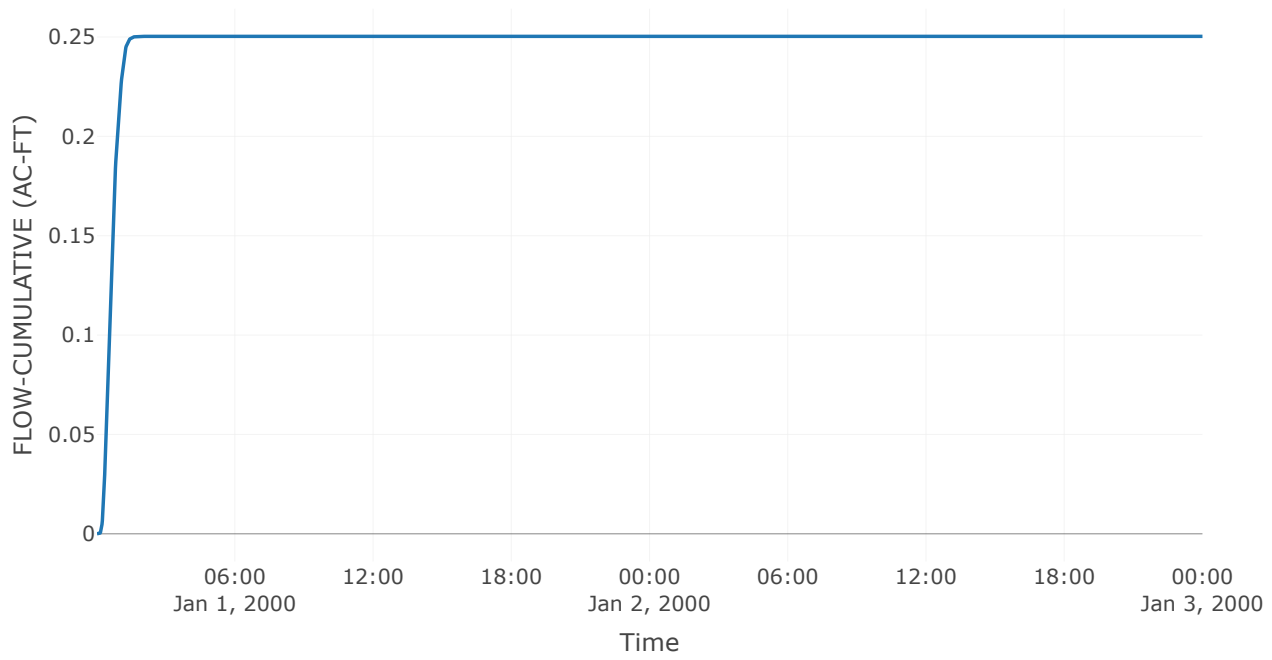
Precipitation and Outflow



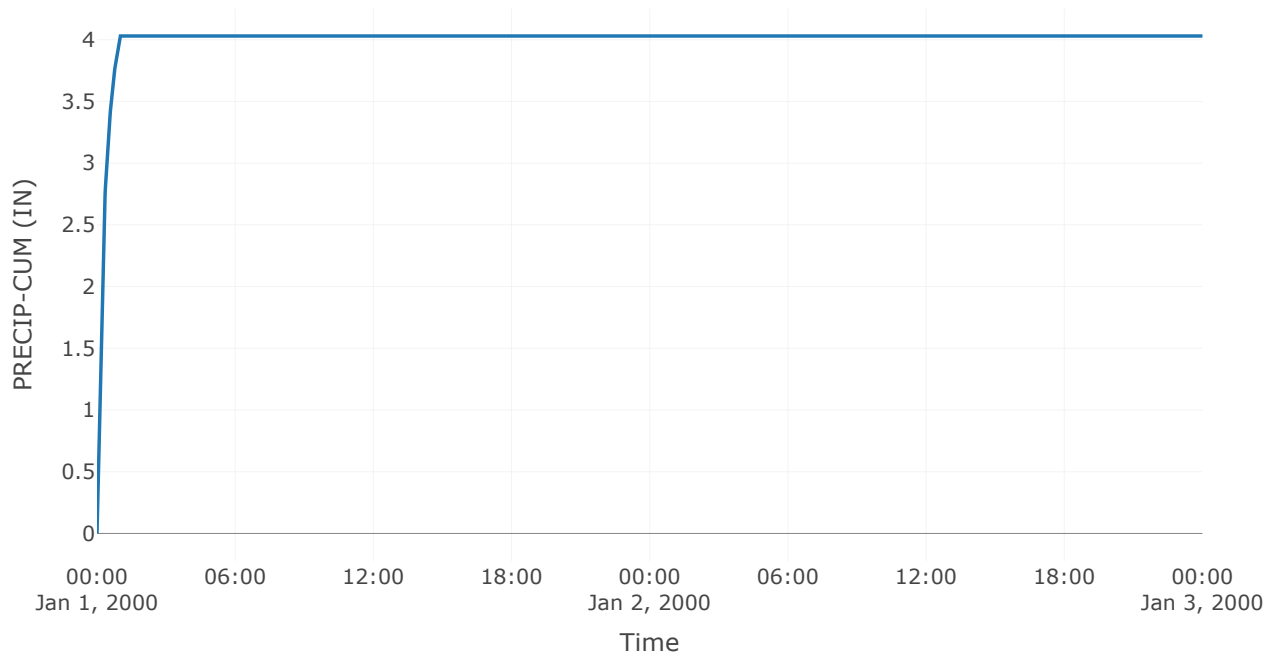
Cumulative Excess Precipitation



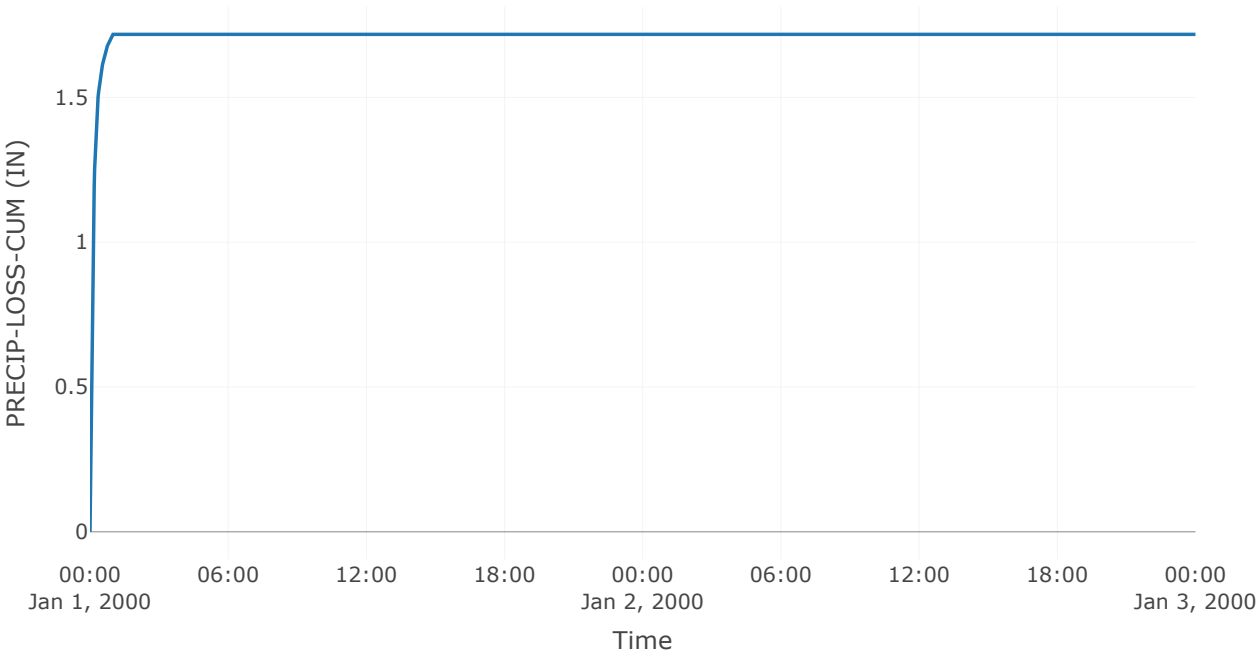
Cumulative Outflow



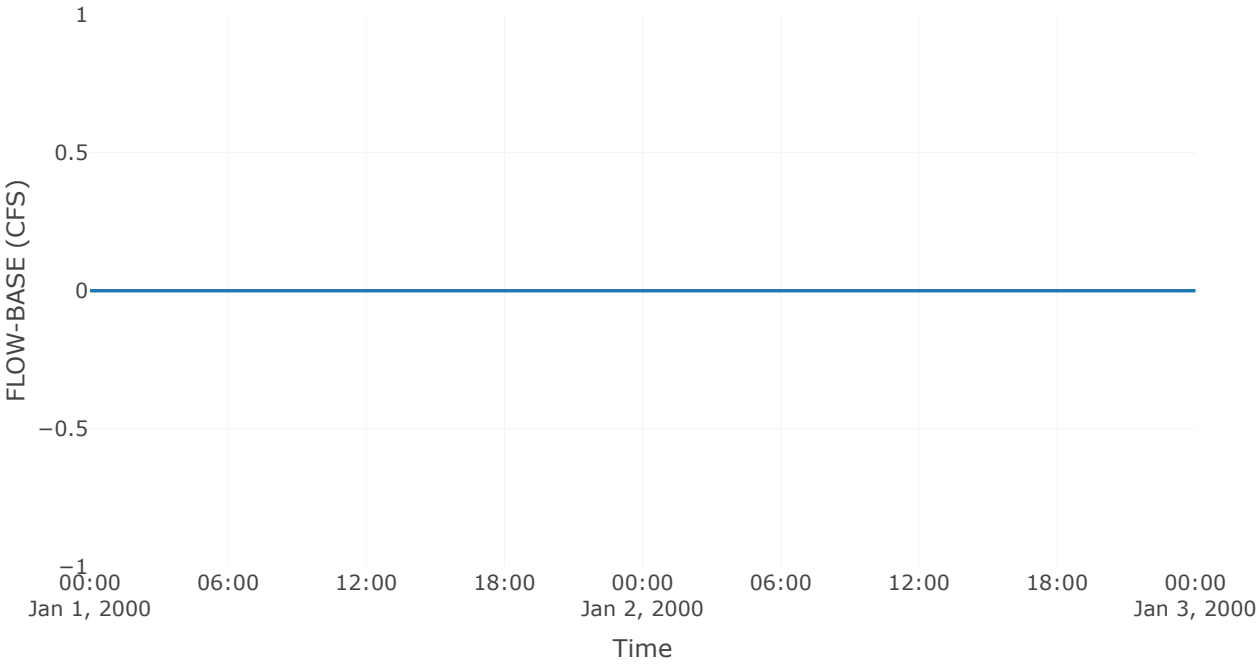
Cumulative Precipitation



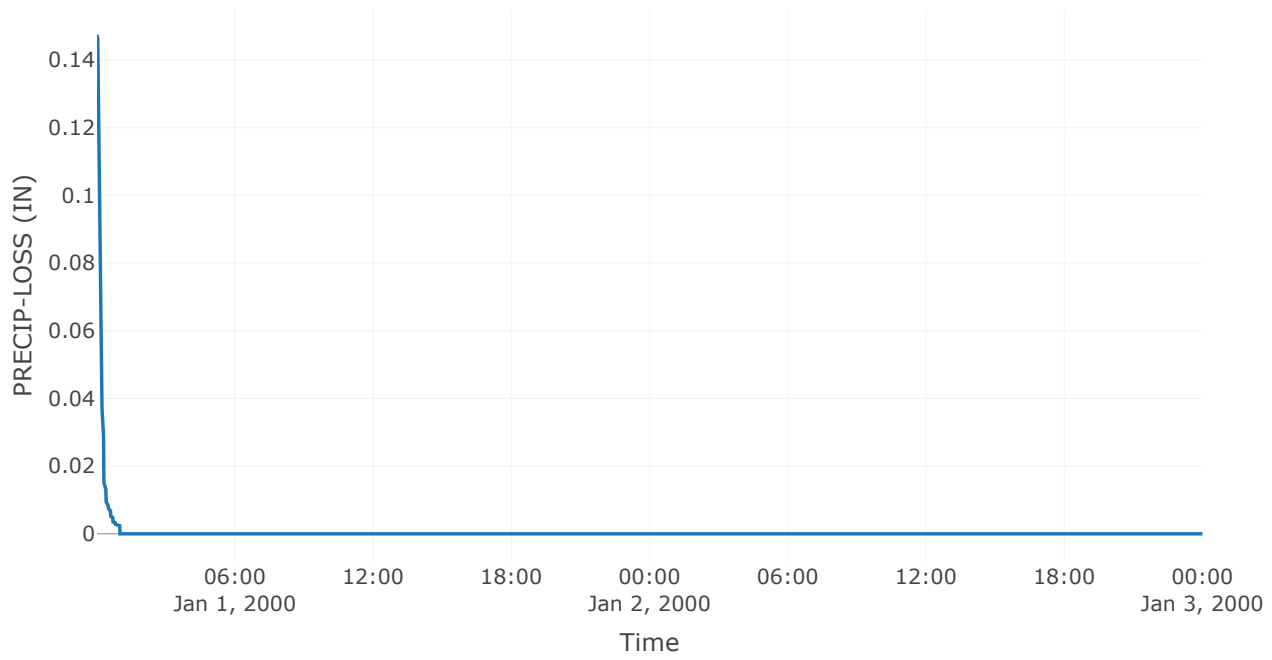
Cumulative Precipitation Loss



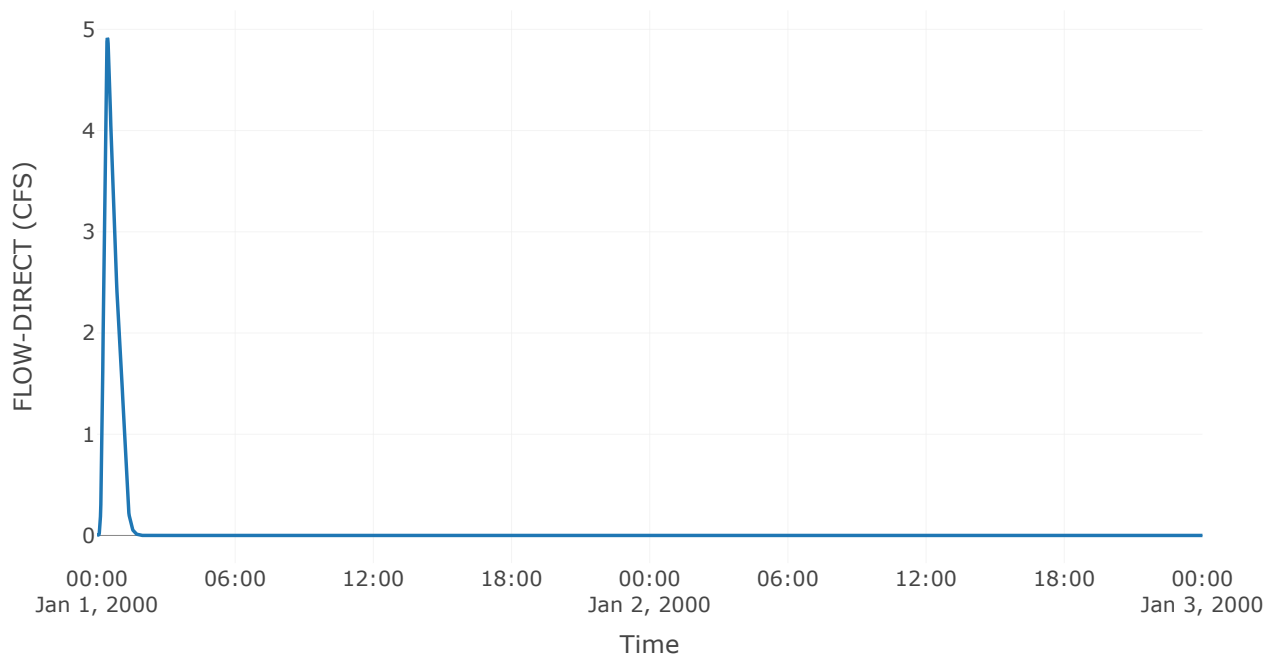
Baseflow



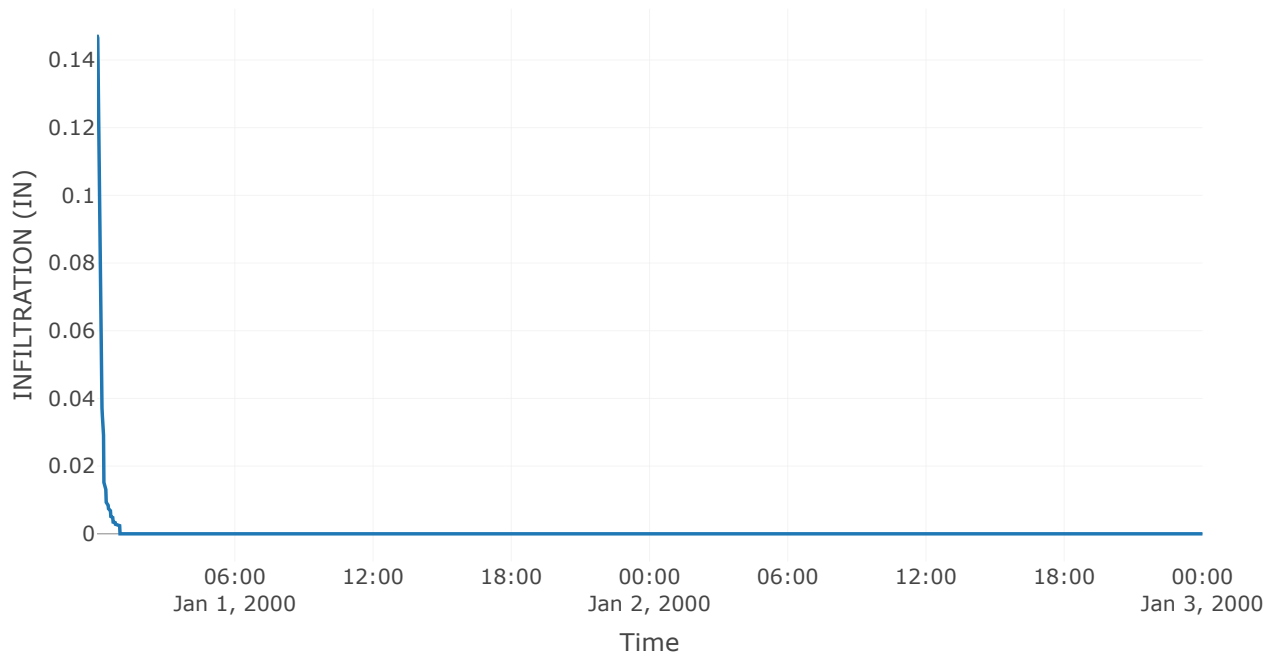
Precipitation Loss



Direct Runoff



Soil Infiltration

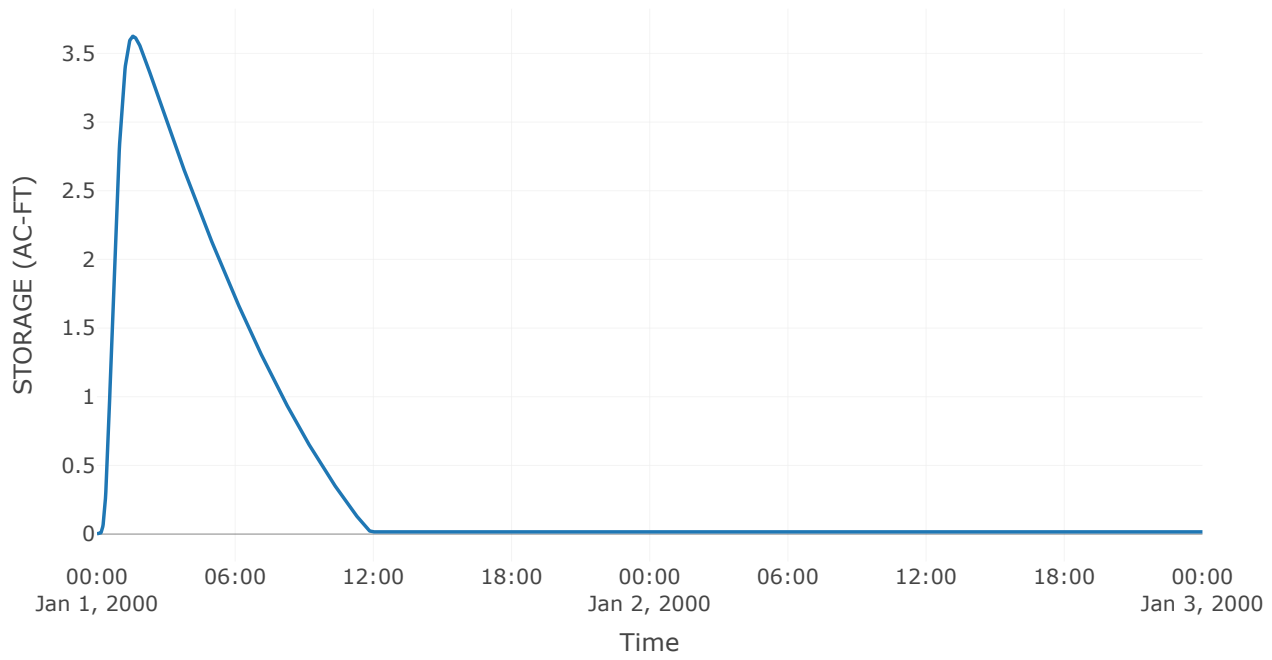


Reservoir: Basin 1

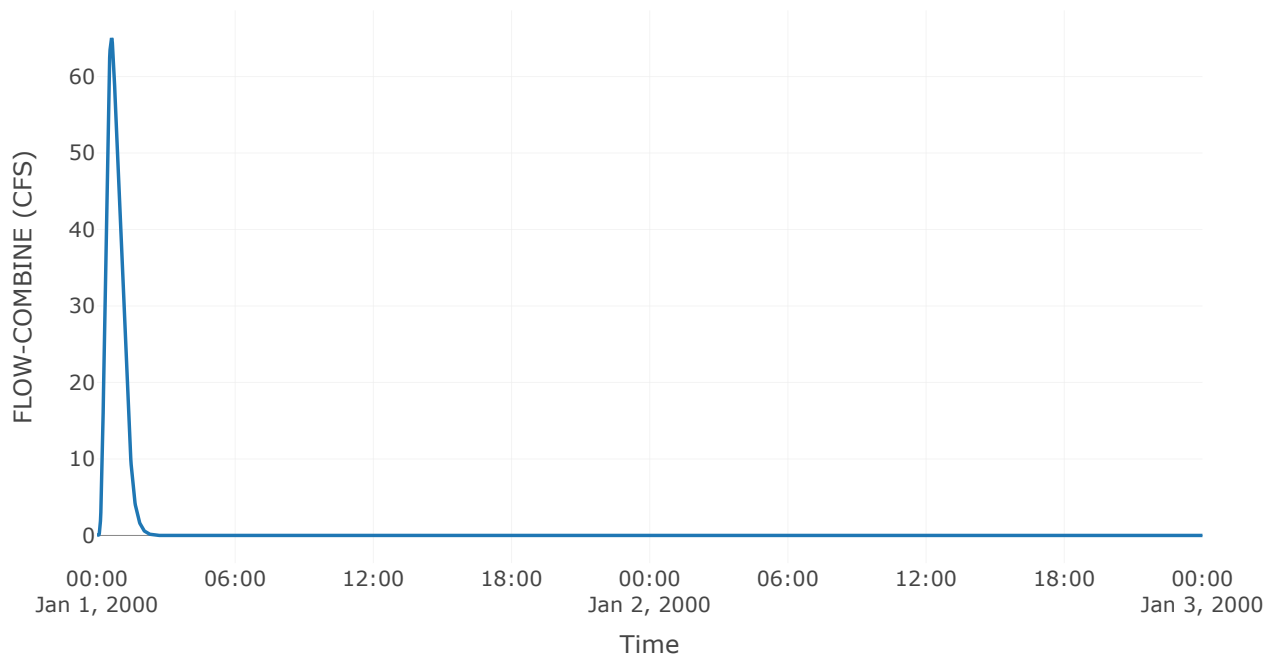
Downstream : Basin 2

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

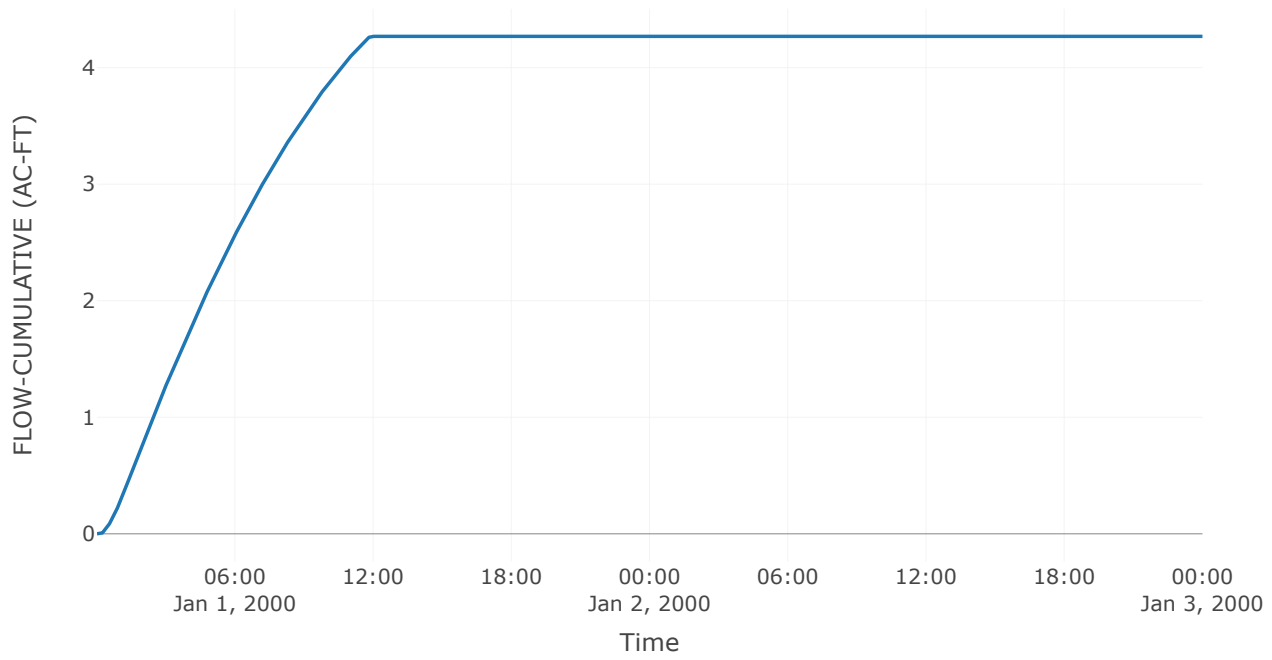
Storage



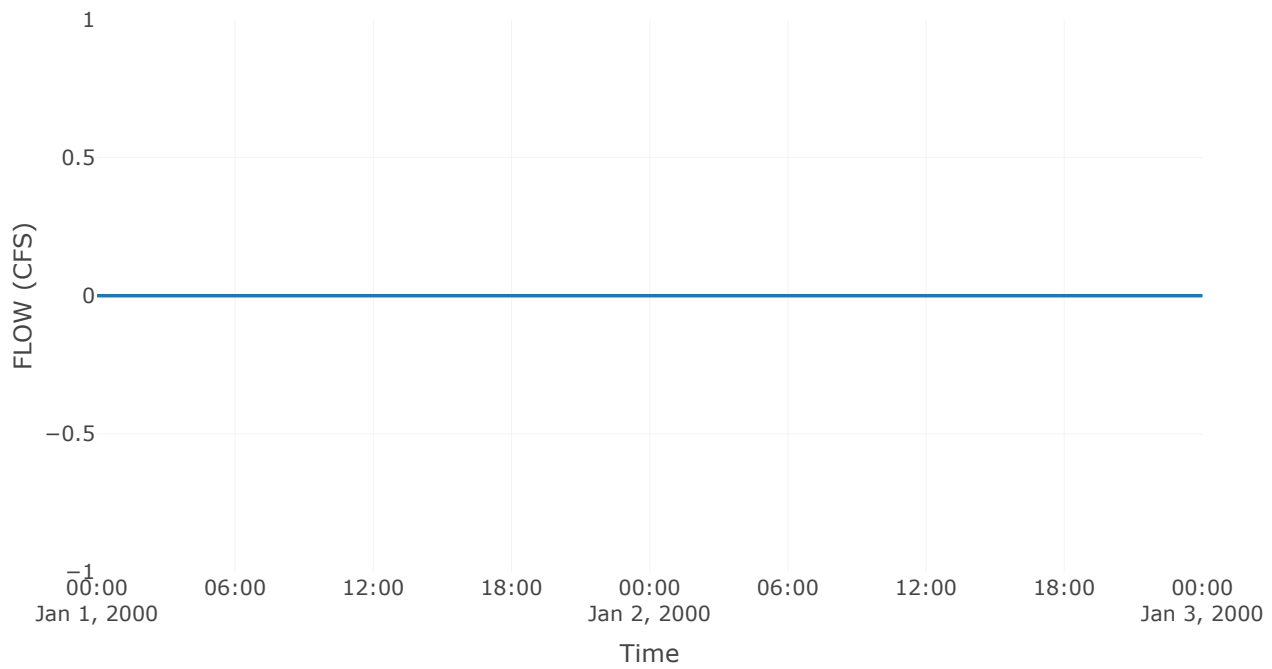
Combined Inflow



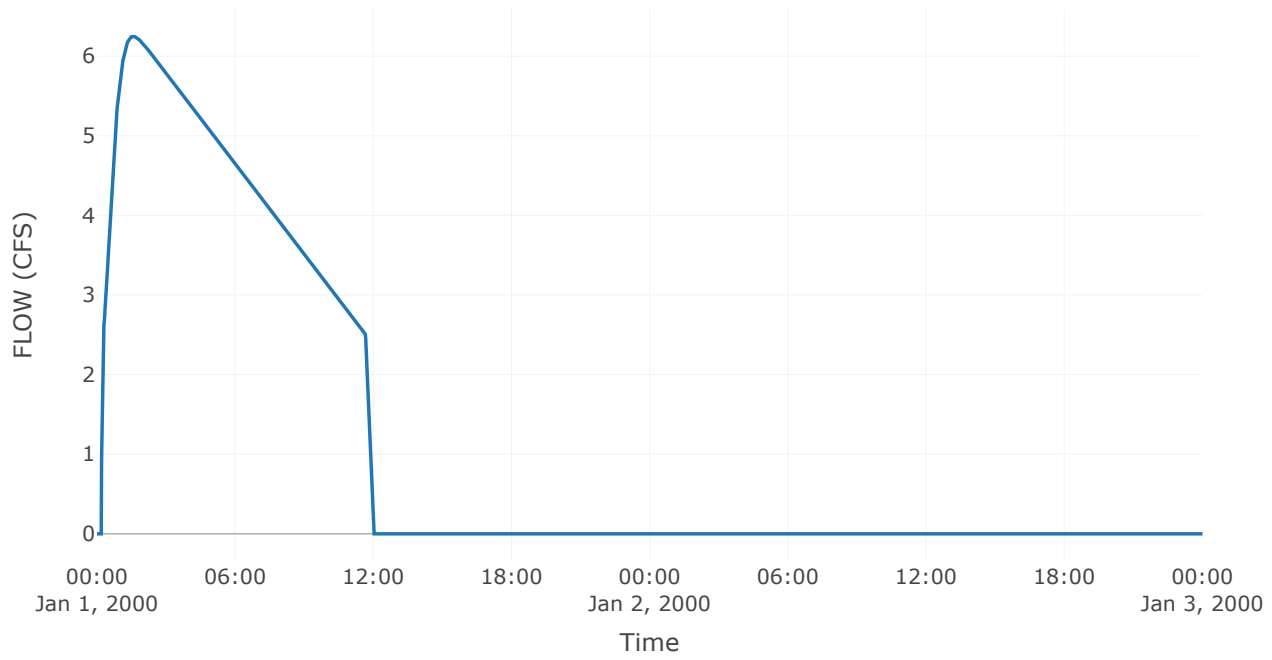
Cumulative Outflow



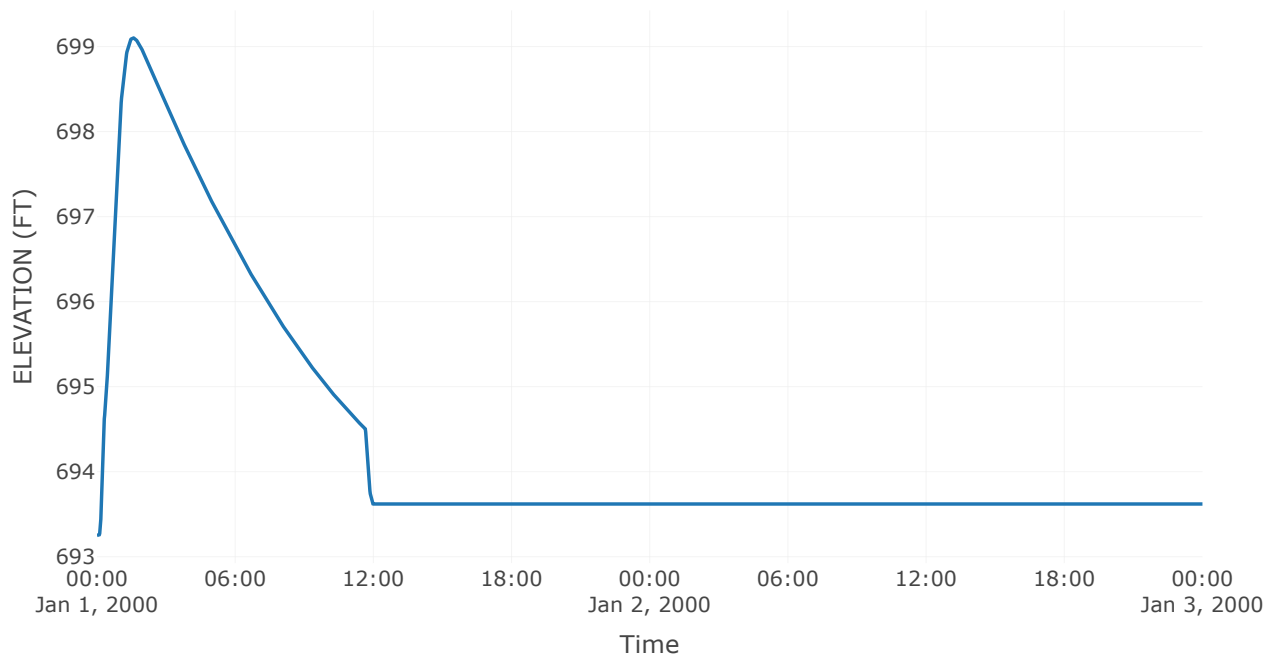
Spillway 1



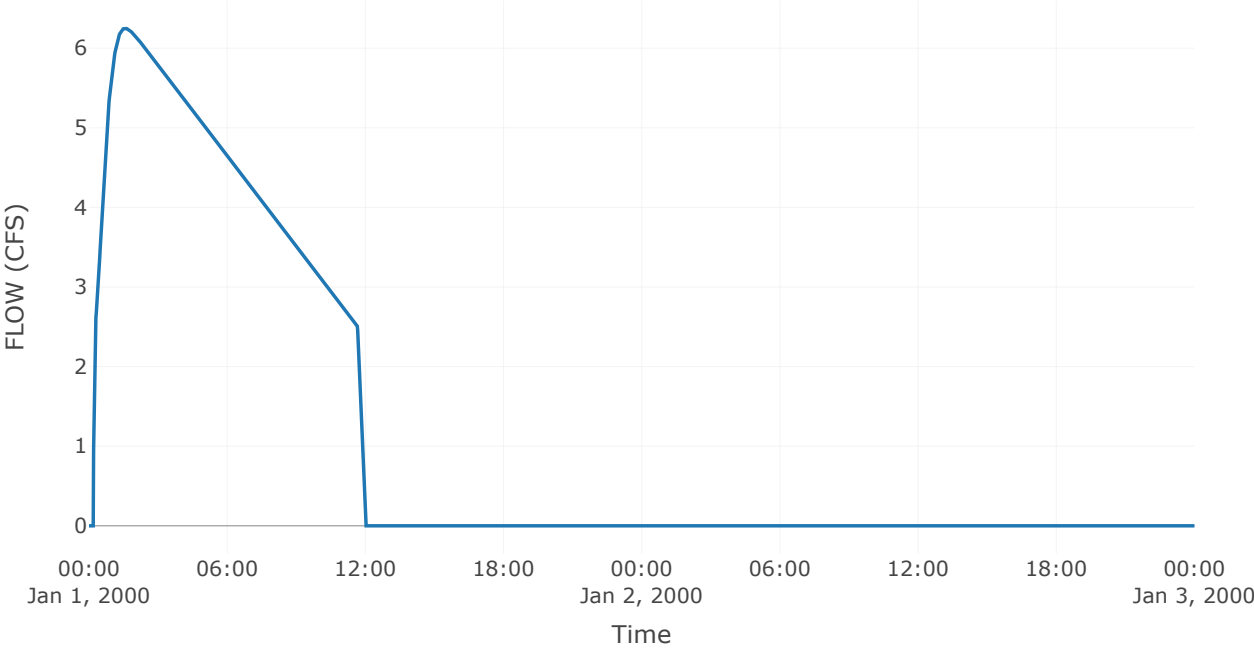
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

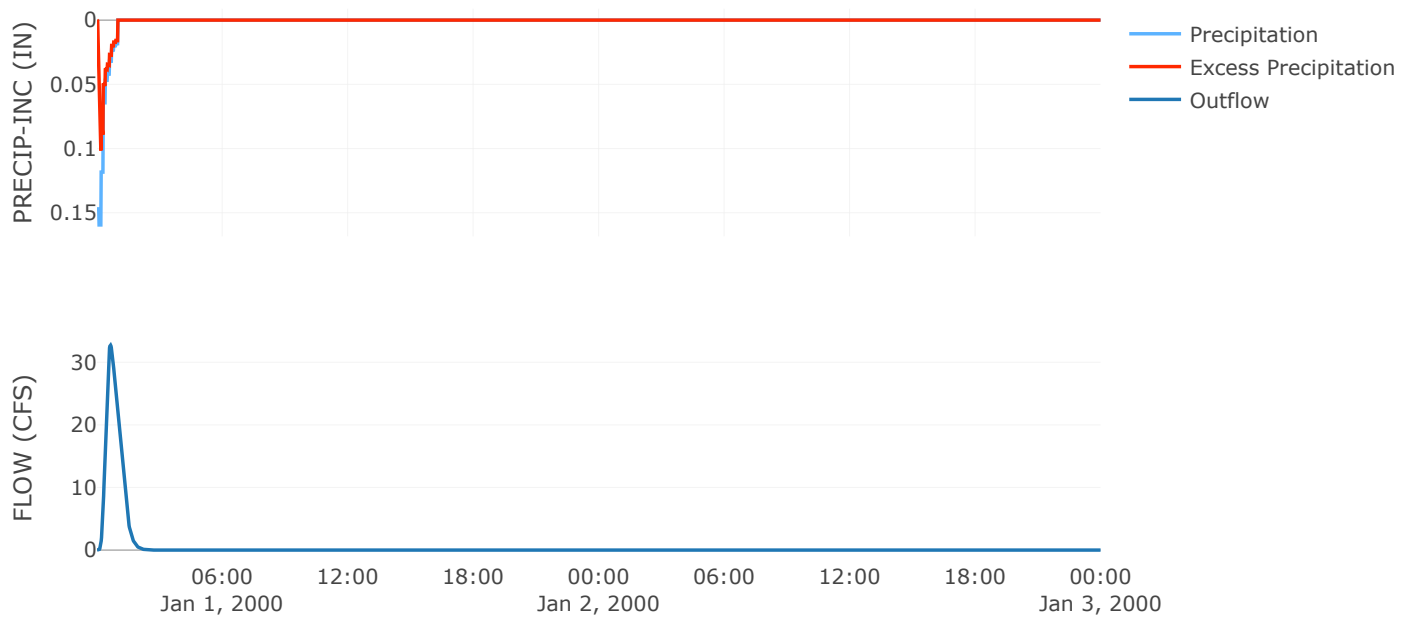
Area (MI²) : 0.02
Downstream : Basin 2

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

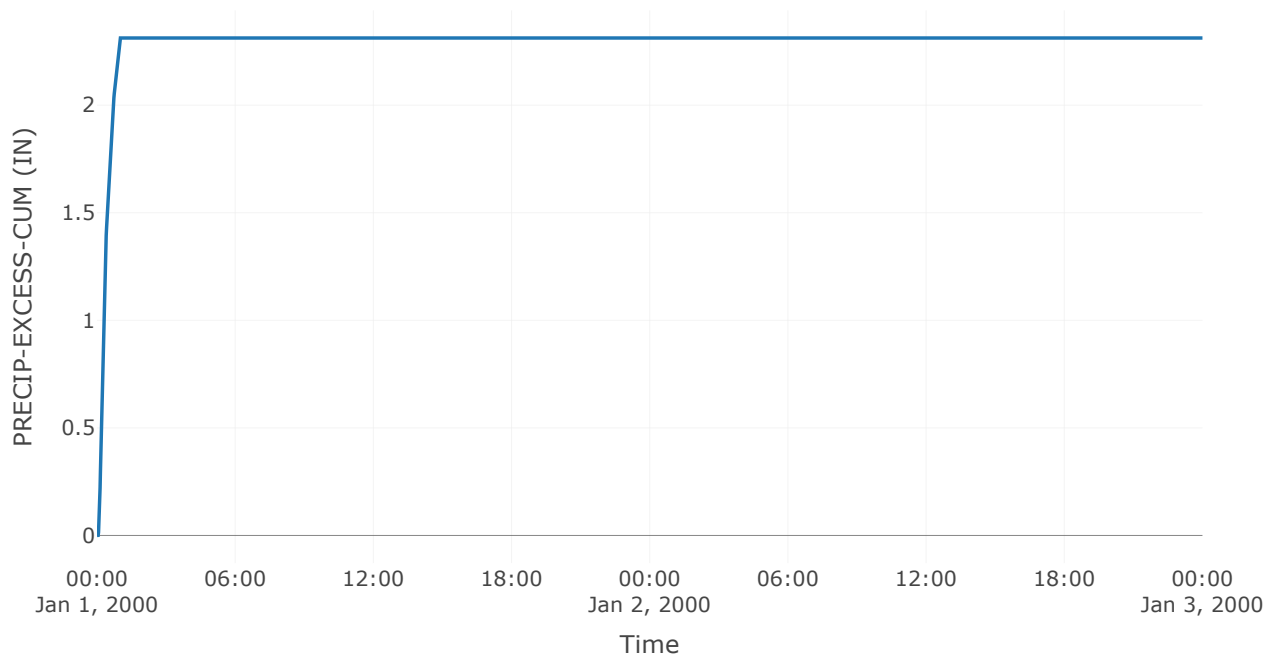
Transform: SCS	
Lag	20.4
Unitgraph Type	Standard

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

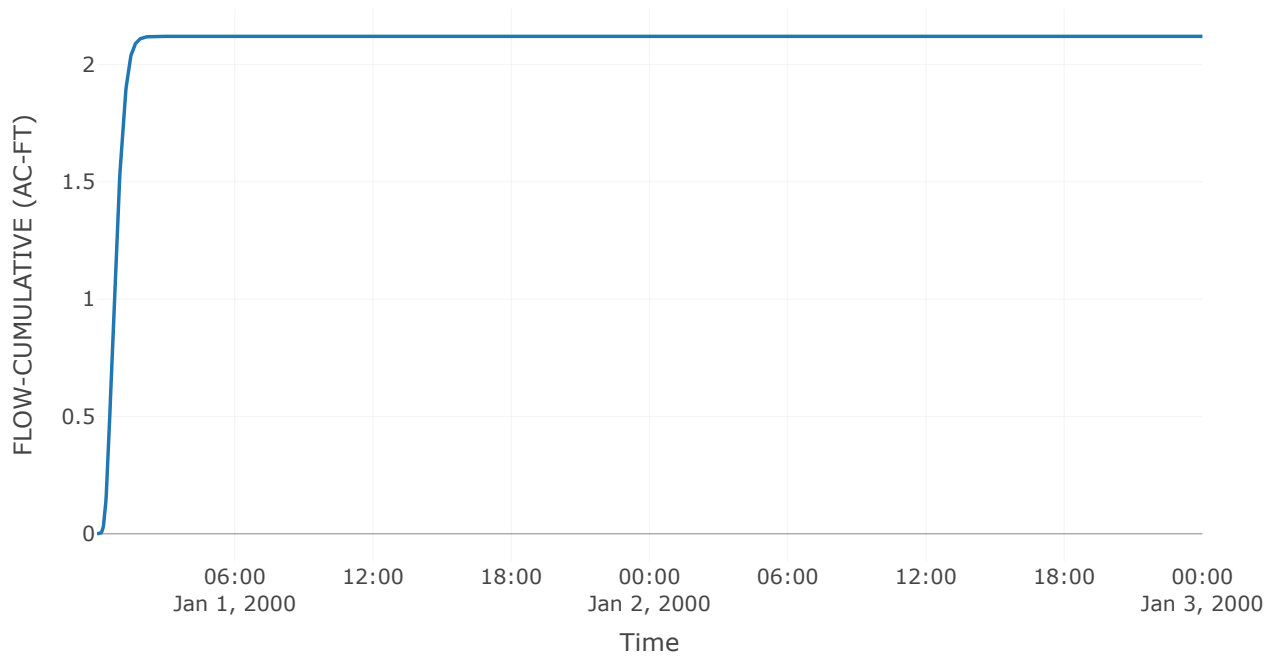
Precipitation and Outflow



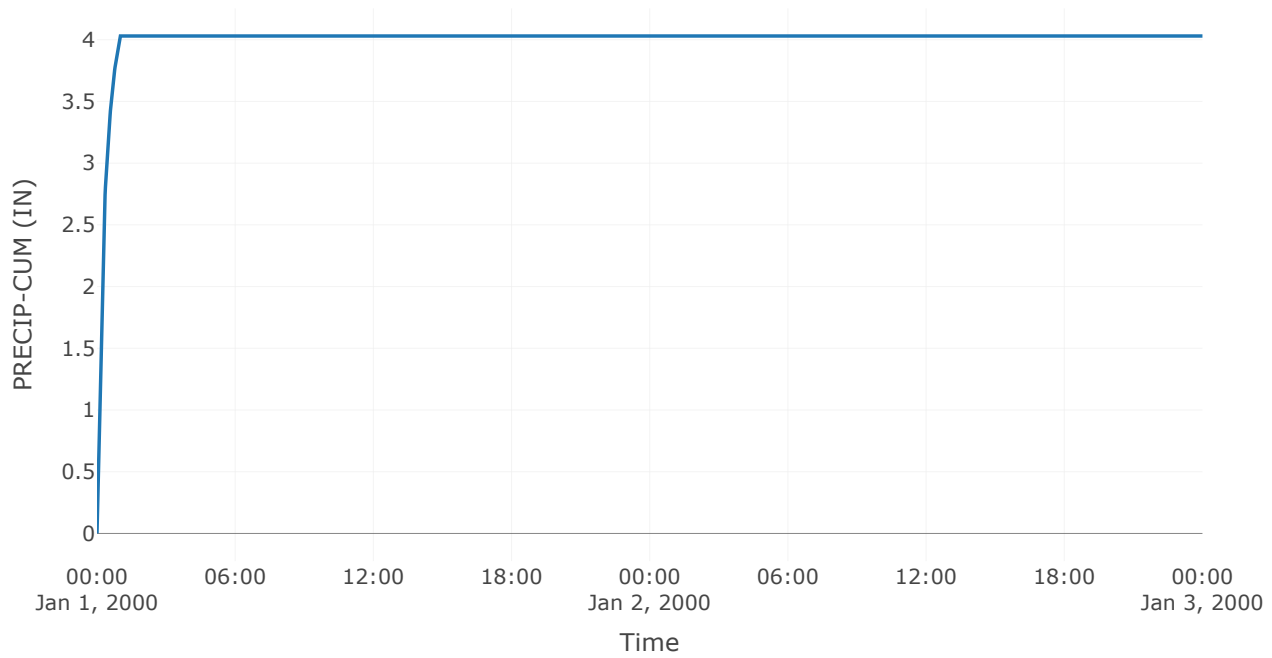
Cumulative Excess Precipitation



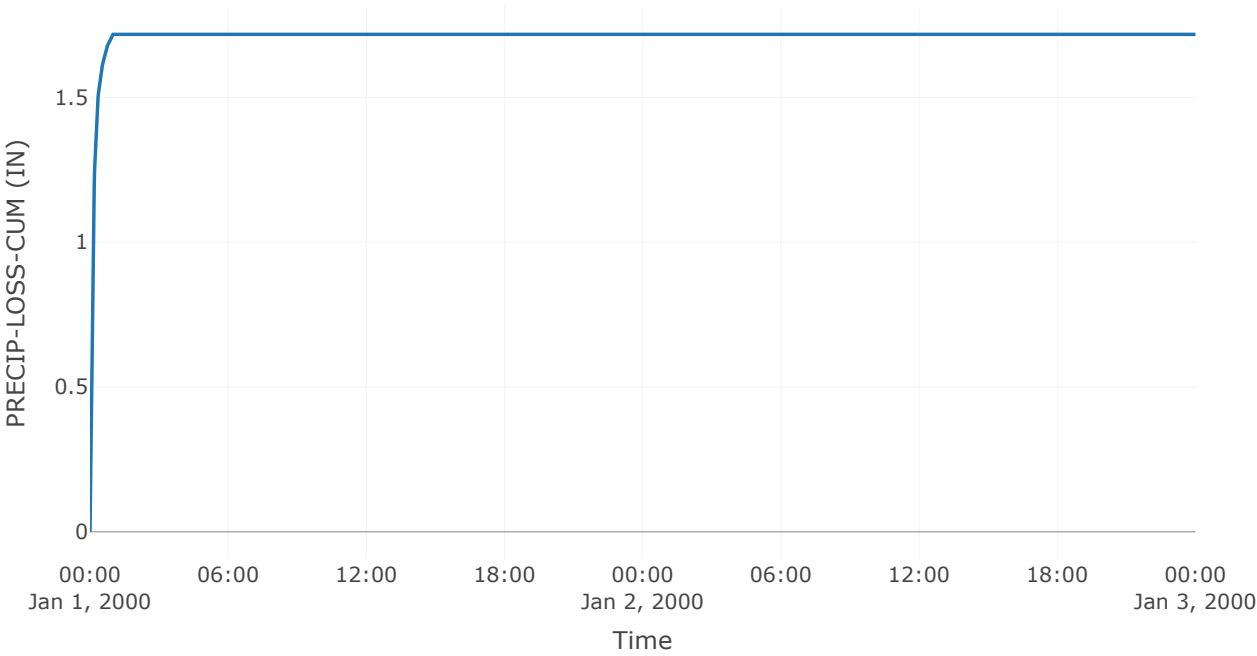
Cumulative Outflow



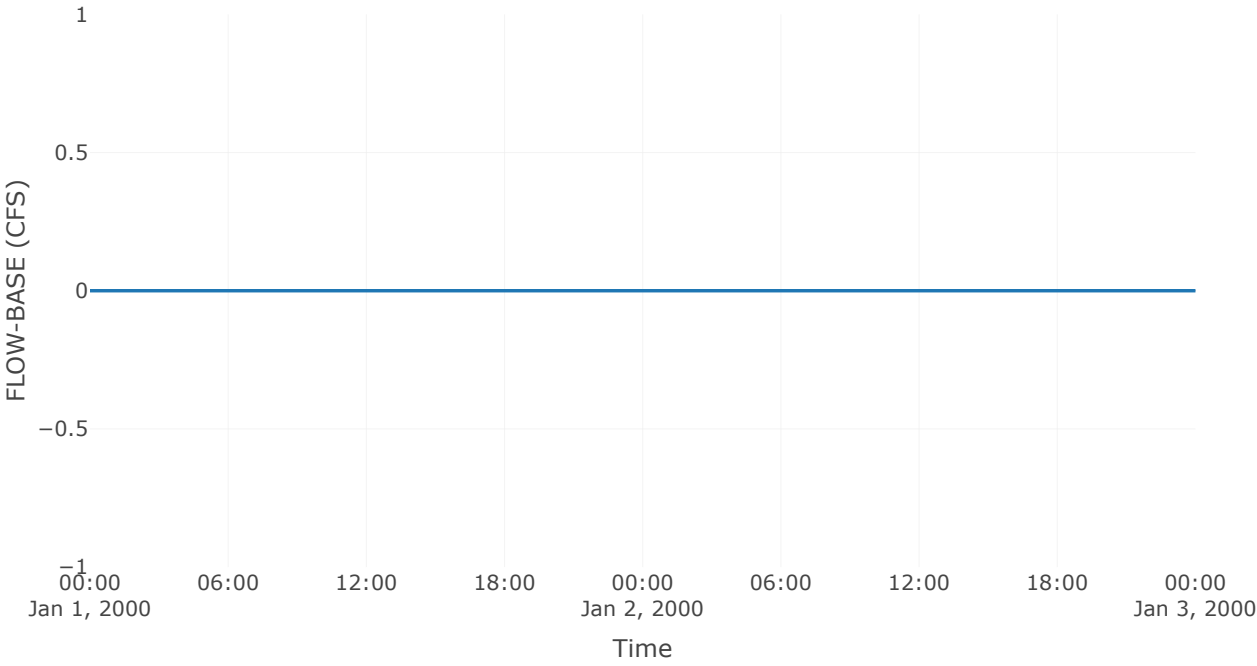
Cumulative Precipitation



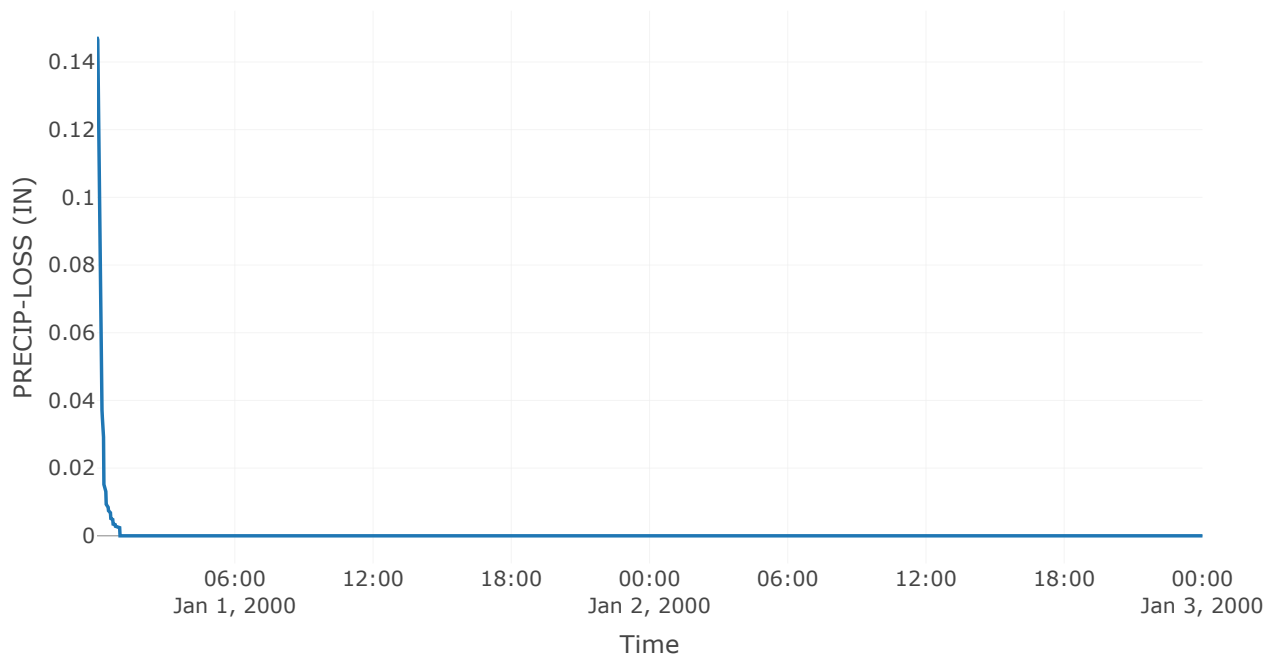
Cumulative Precipitation Loss



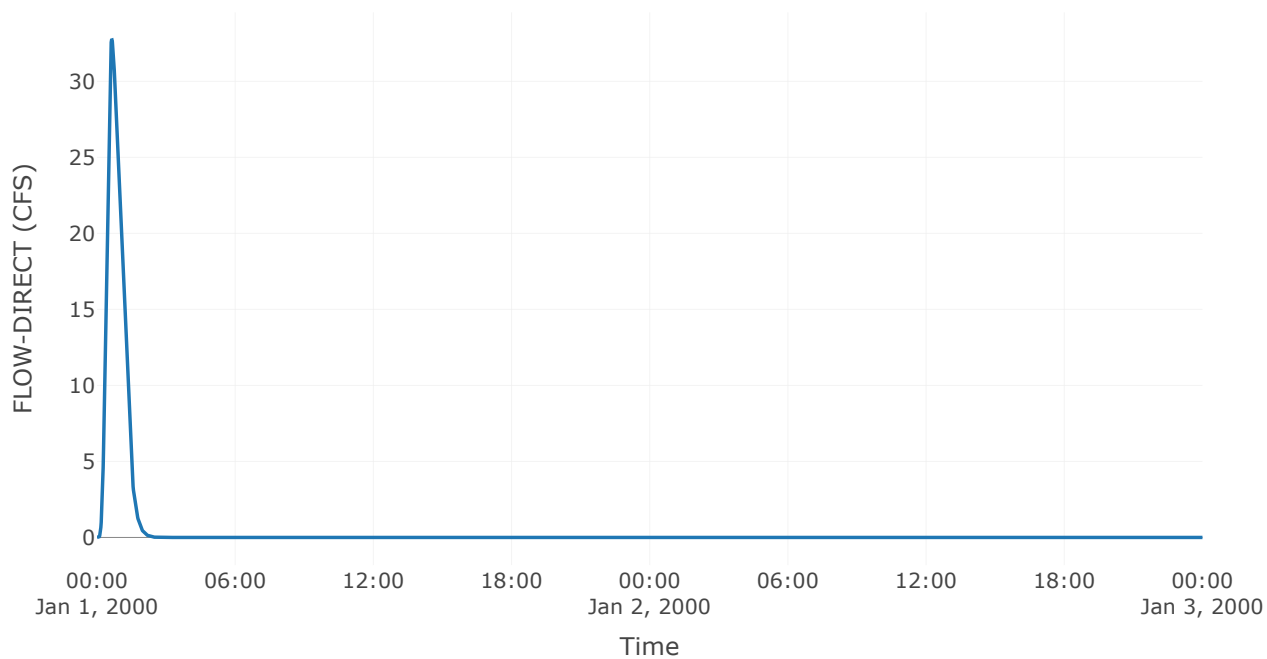
Baseflow



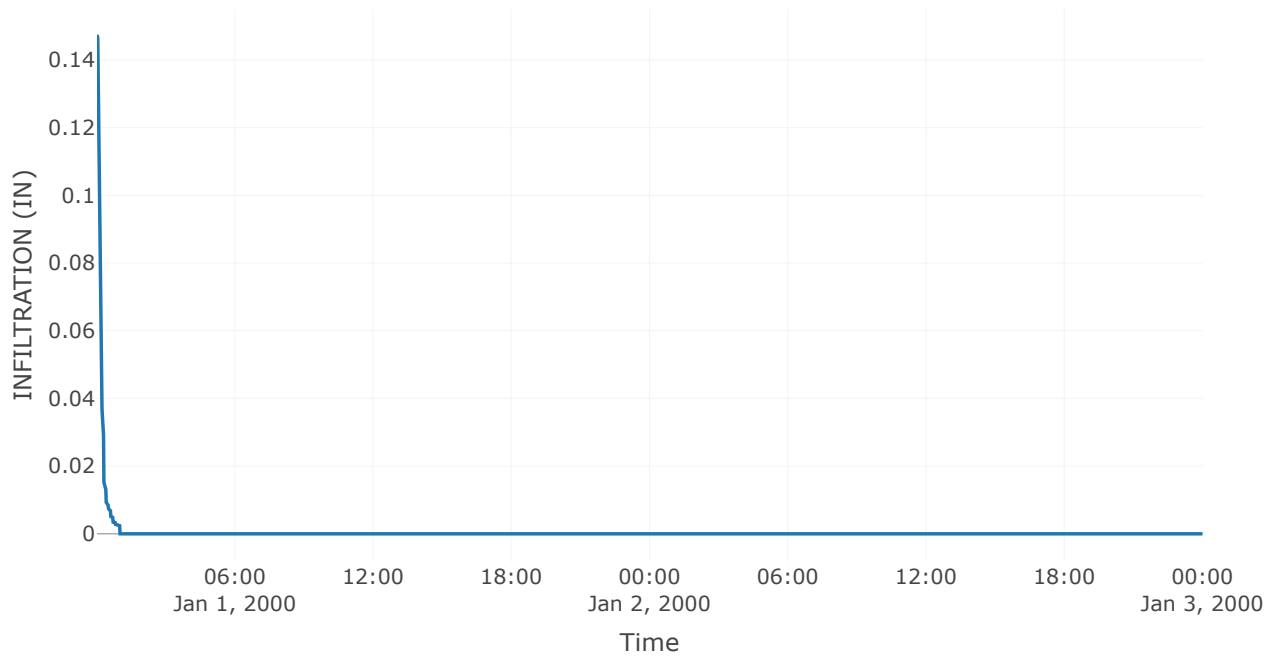
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

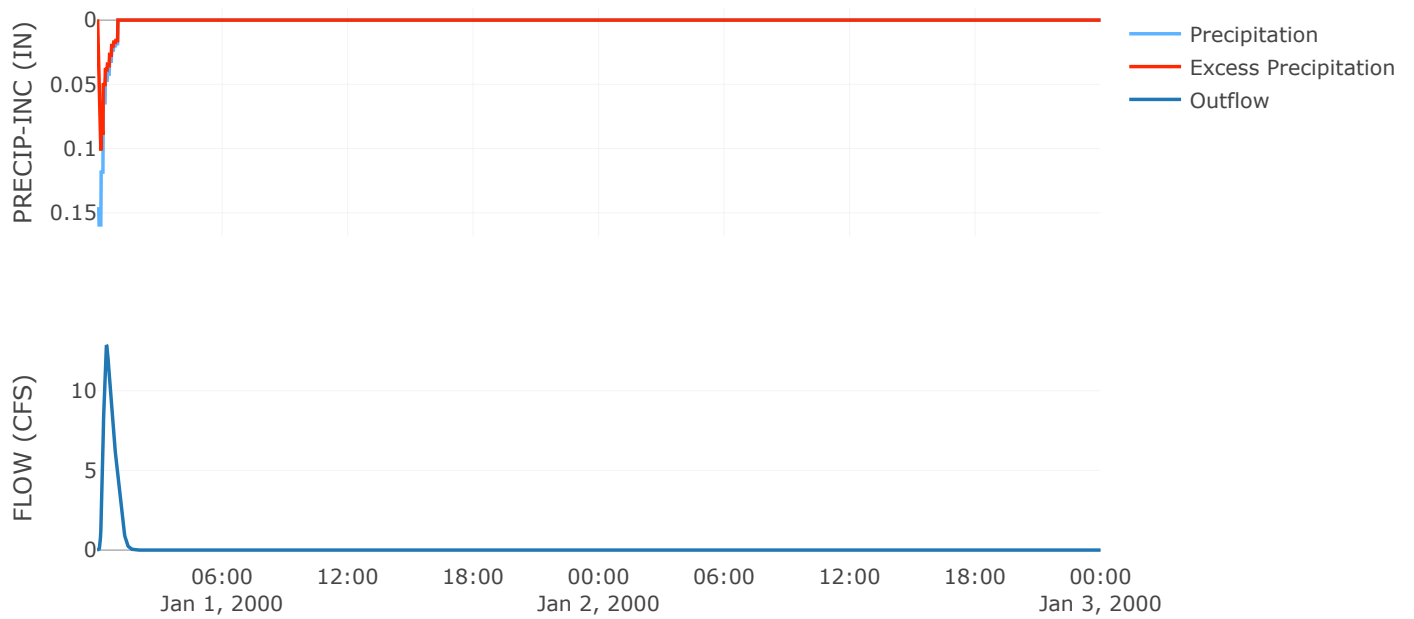
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

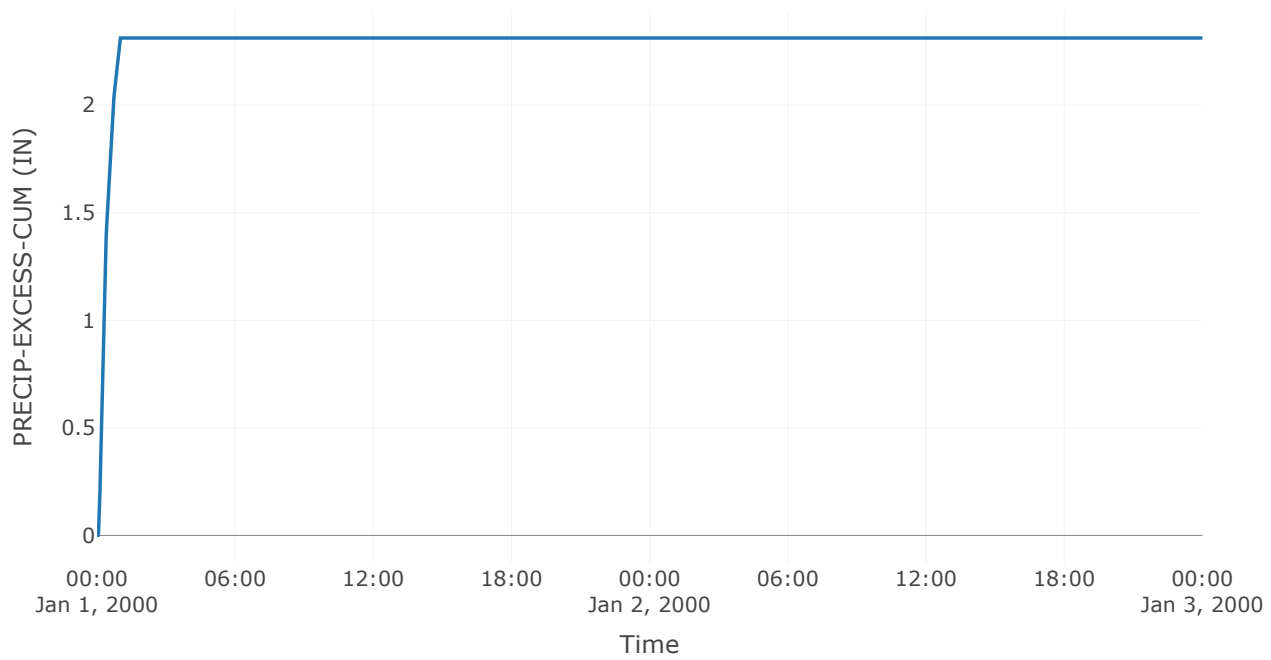
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

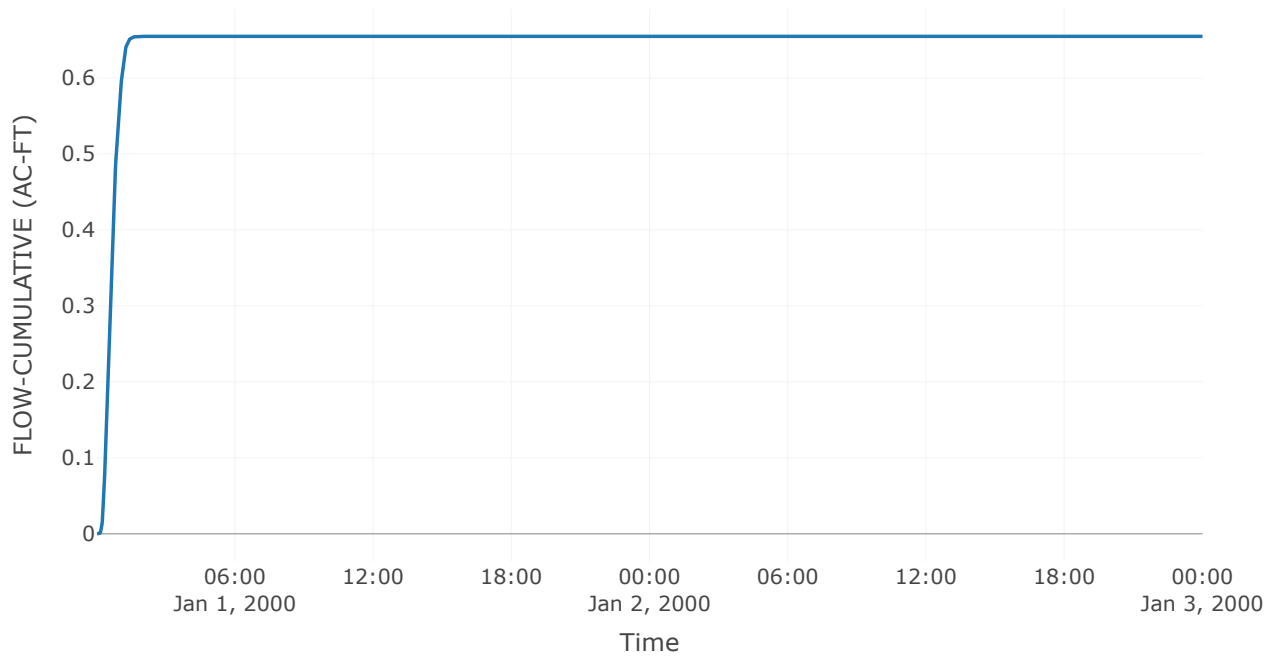
Precipitation and Outflow



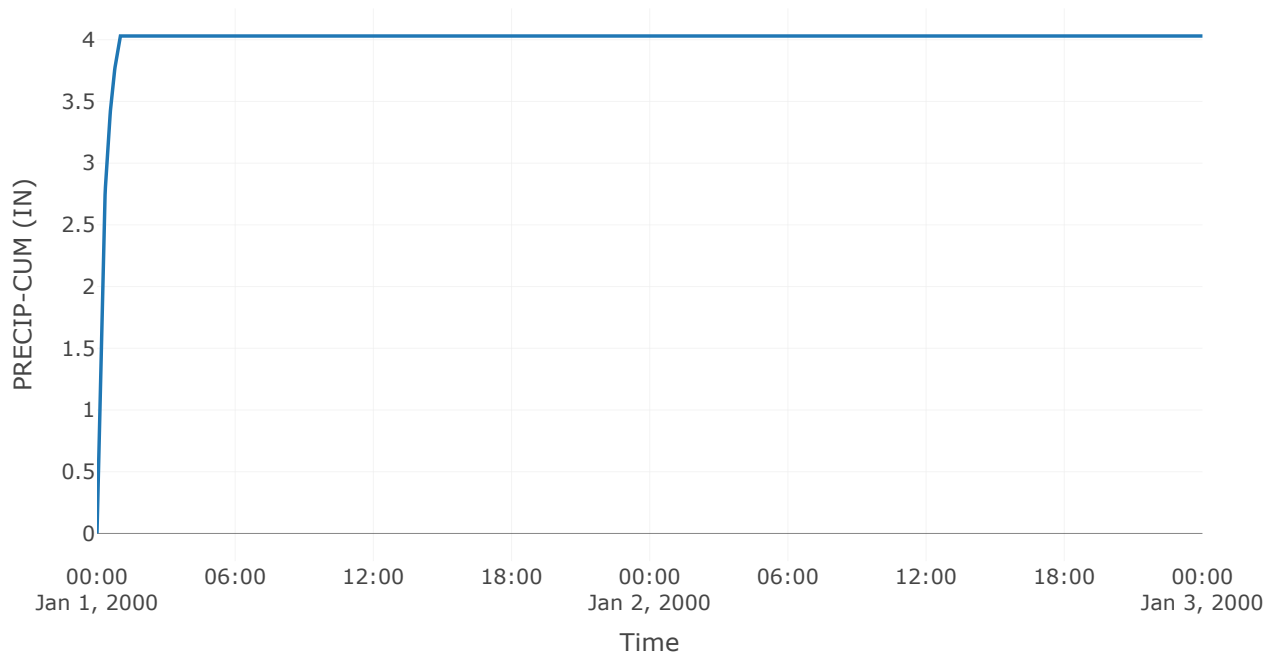
Cumulative Excess Precipitation



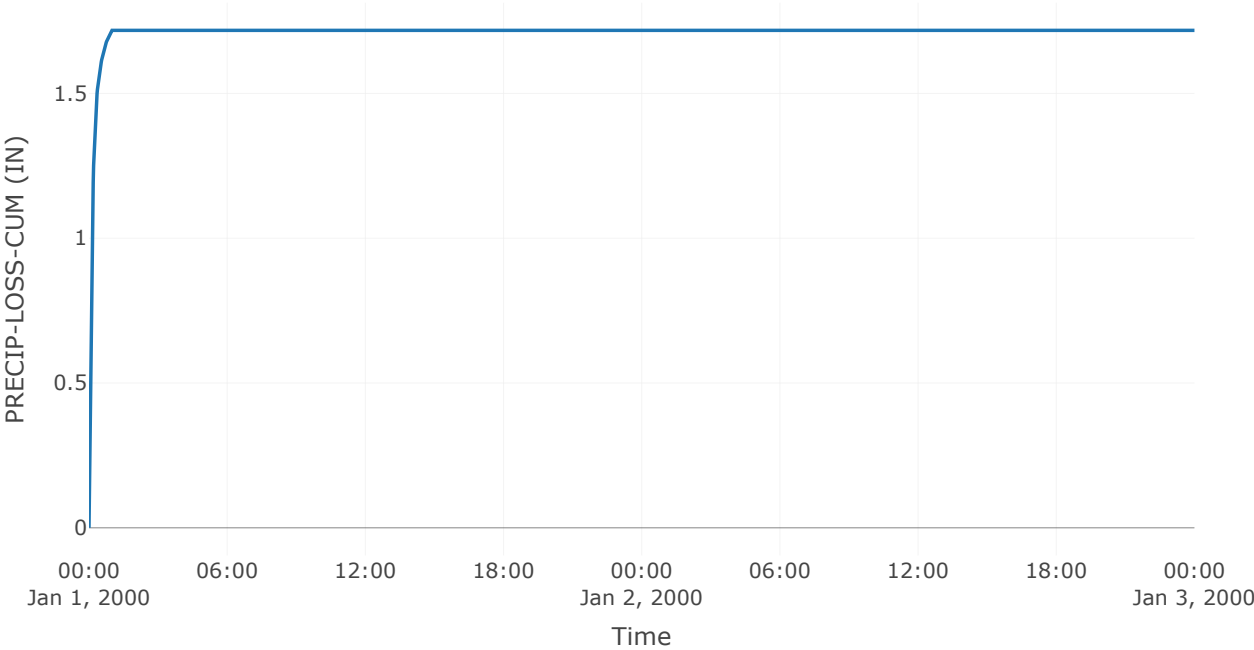
Cumulative Outflow



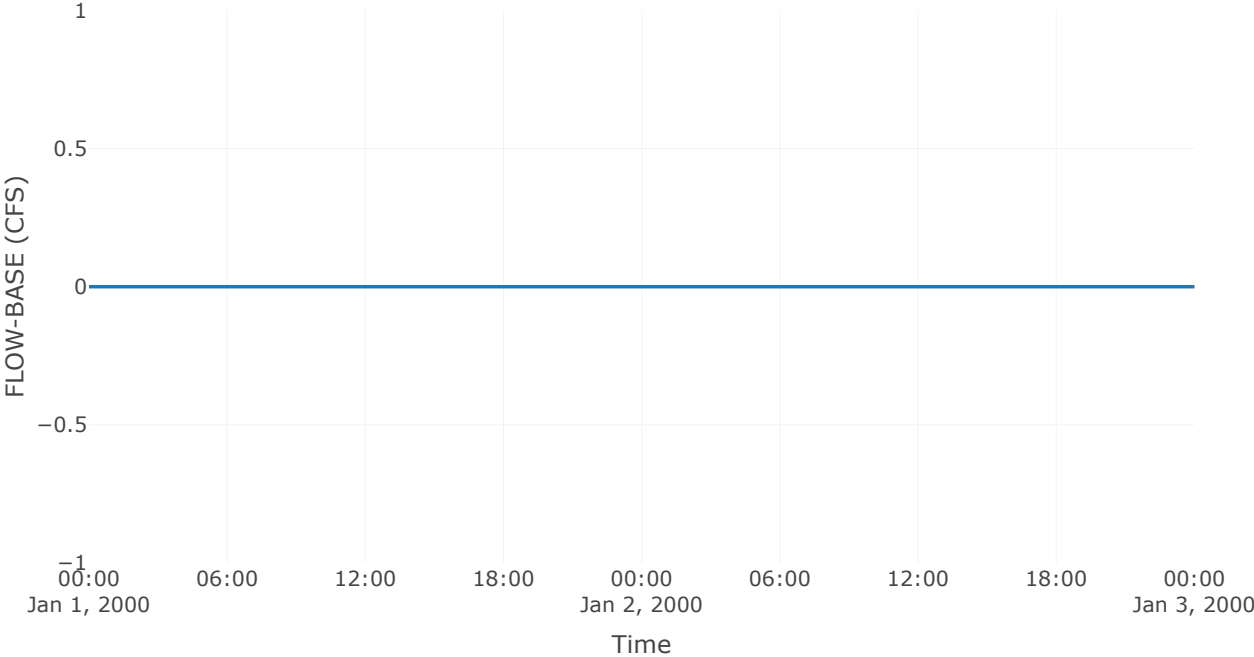
Cumulative Precipitation



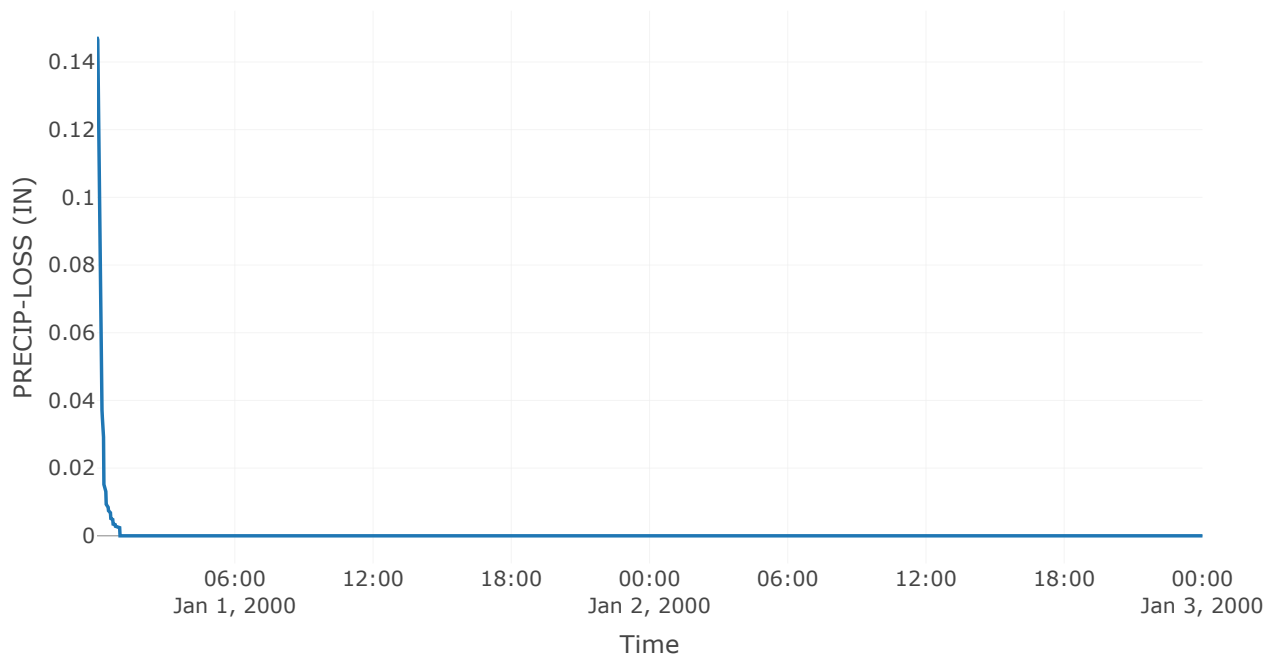
Cumulative Precipitation Loss



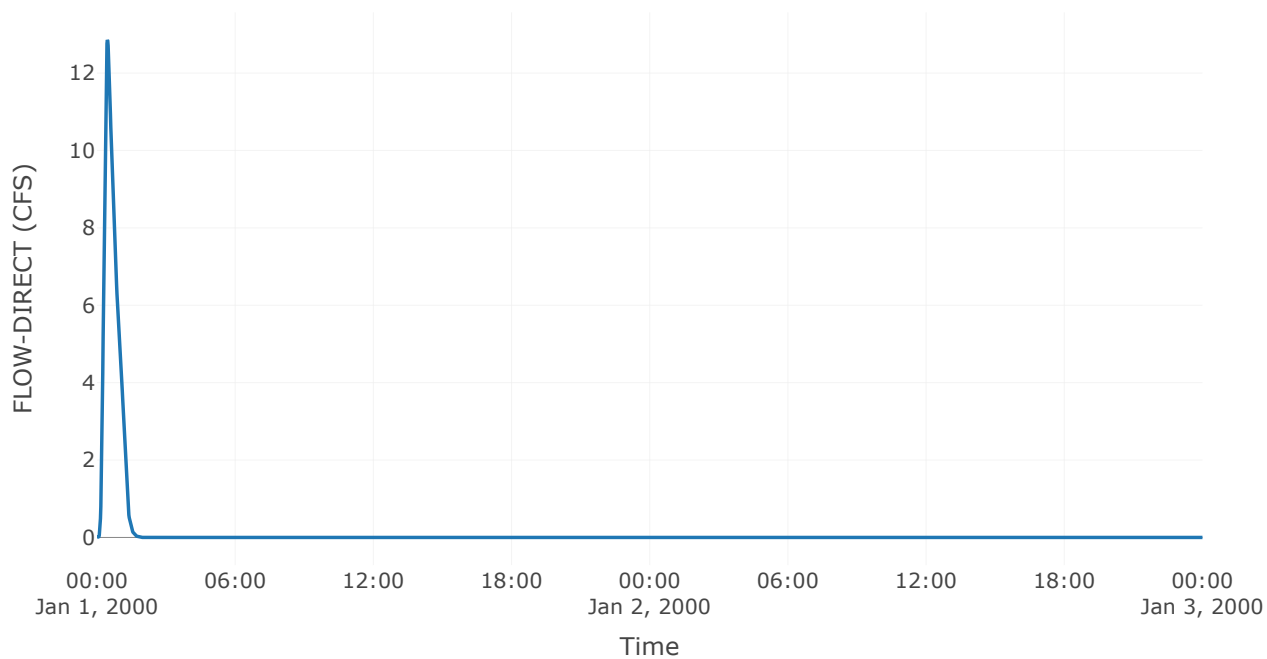
Baseflow



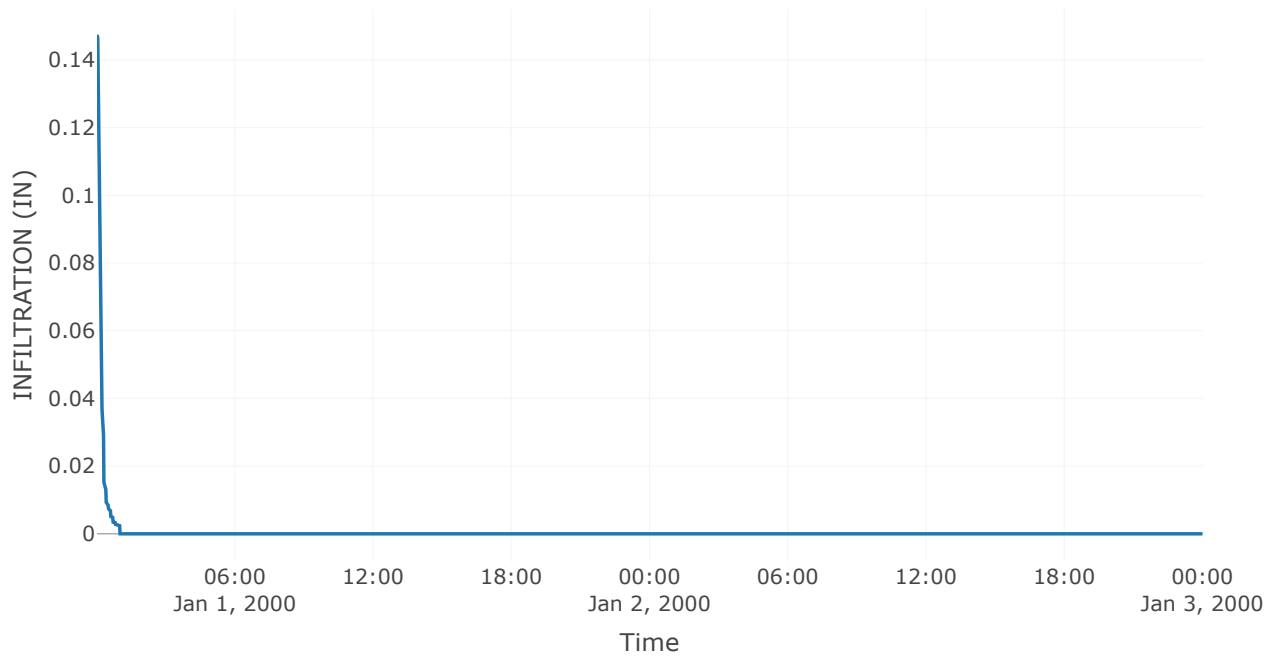
Precipitation Loss



Direct Runoff



Soil Infiltration

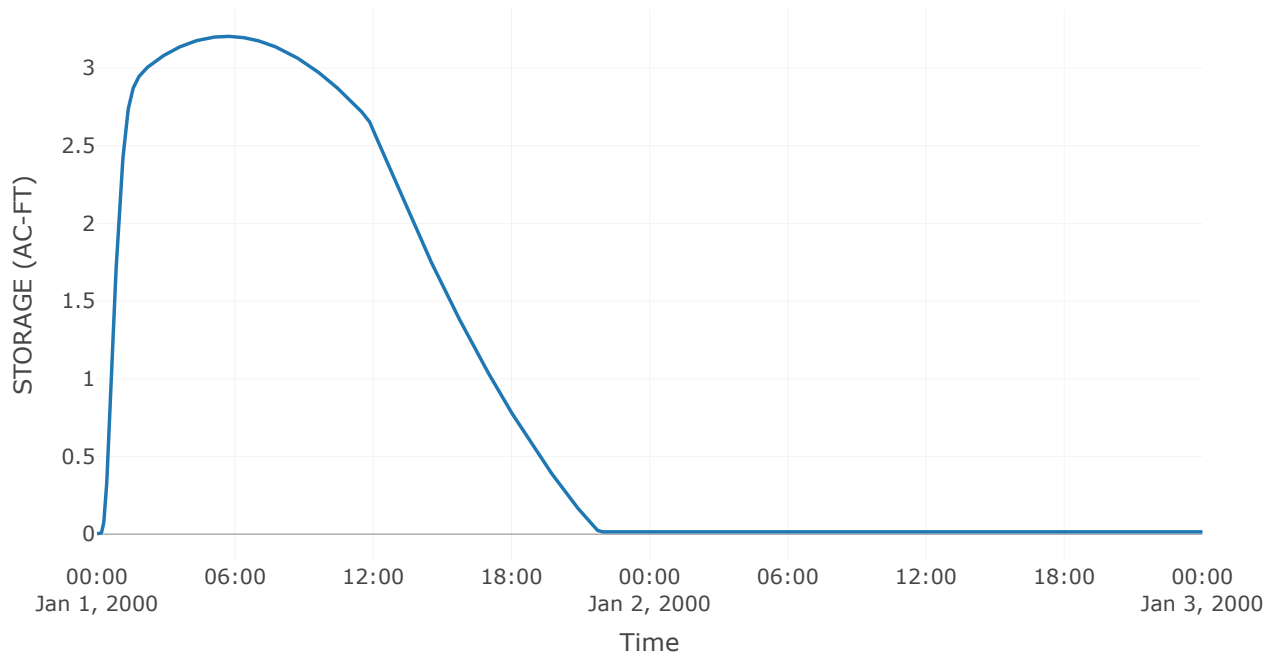


Reservoir: Basin 2

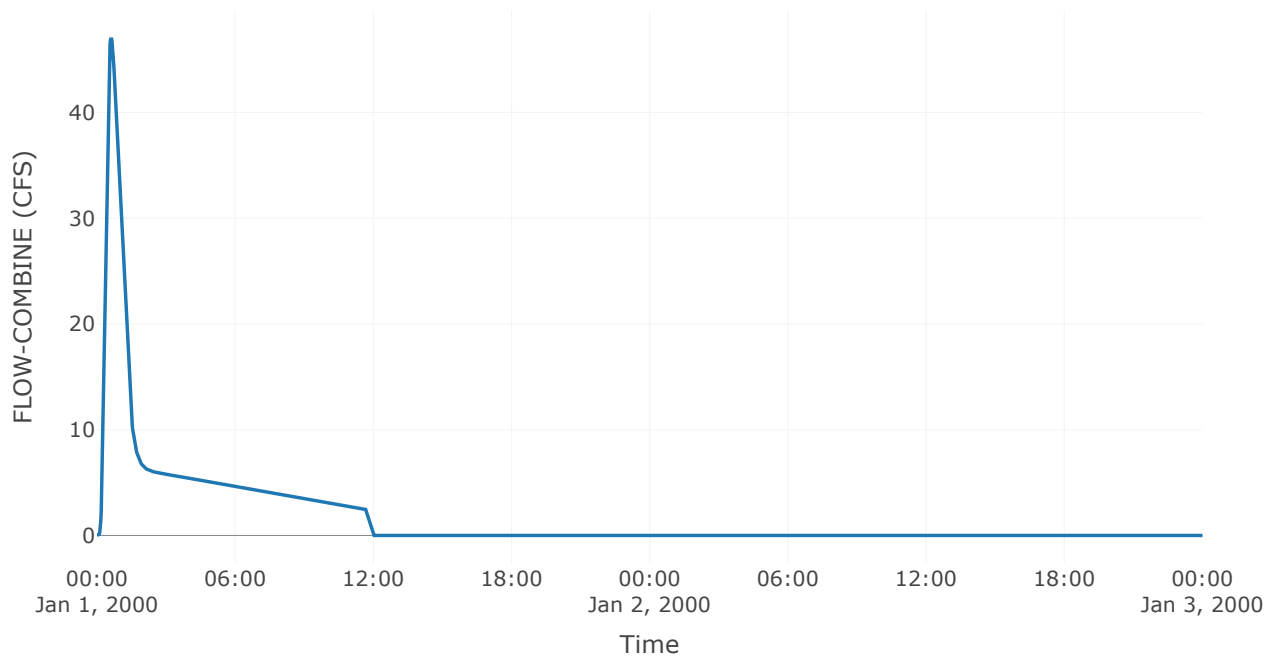
Downstream : Basin 3

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

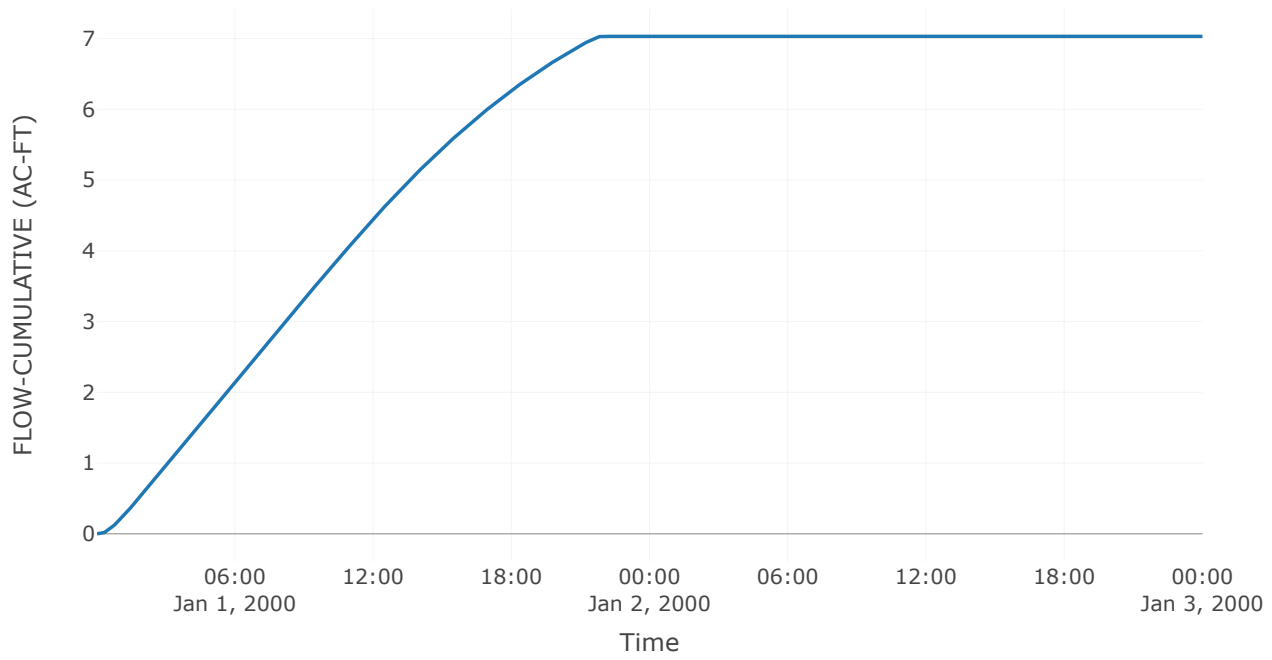
Storage



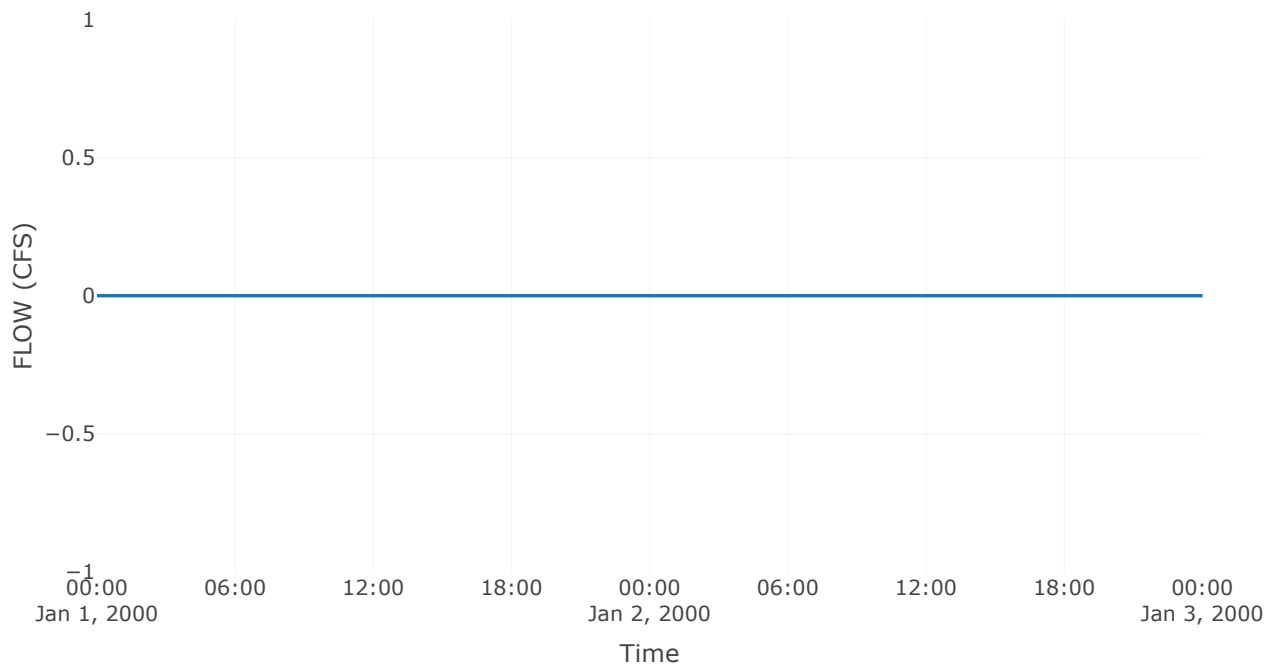
Combined Inflow



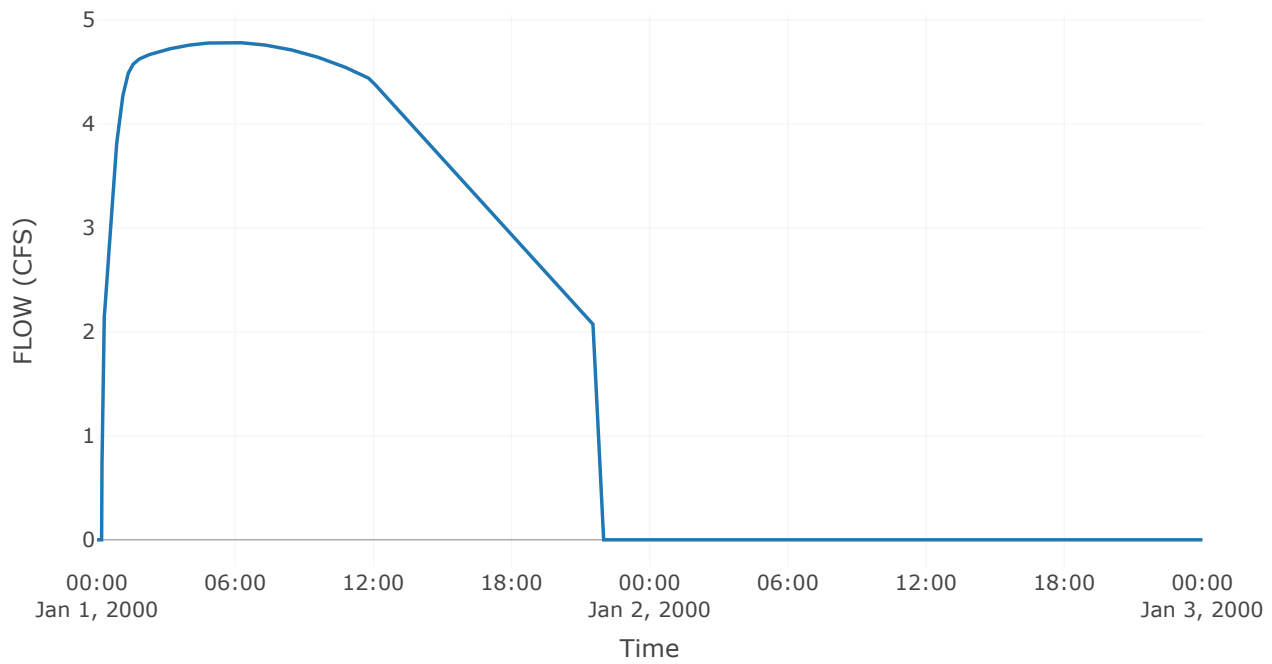
Cumulative Outflow



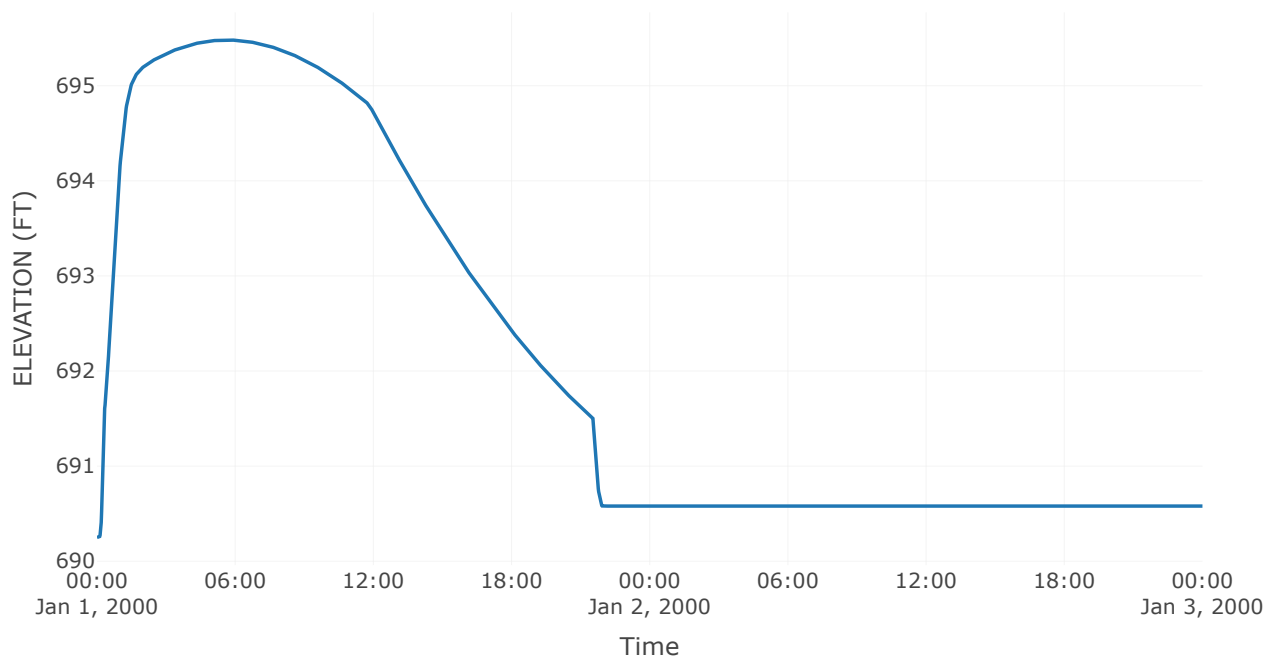
Spillway 1



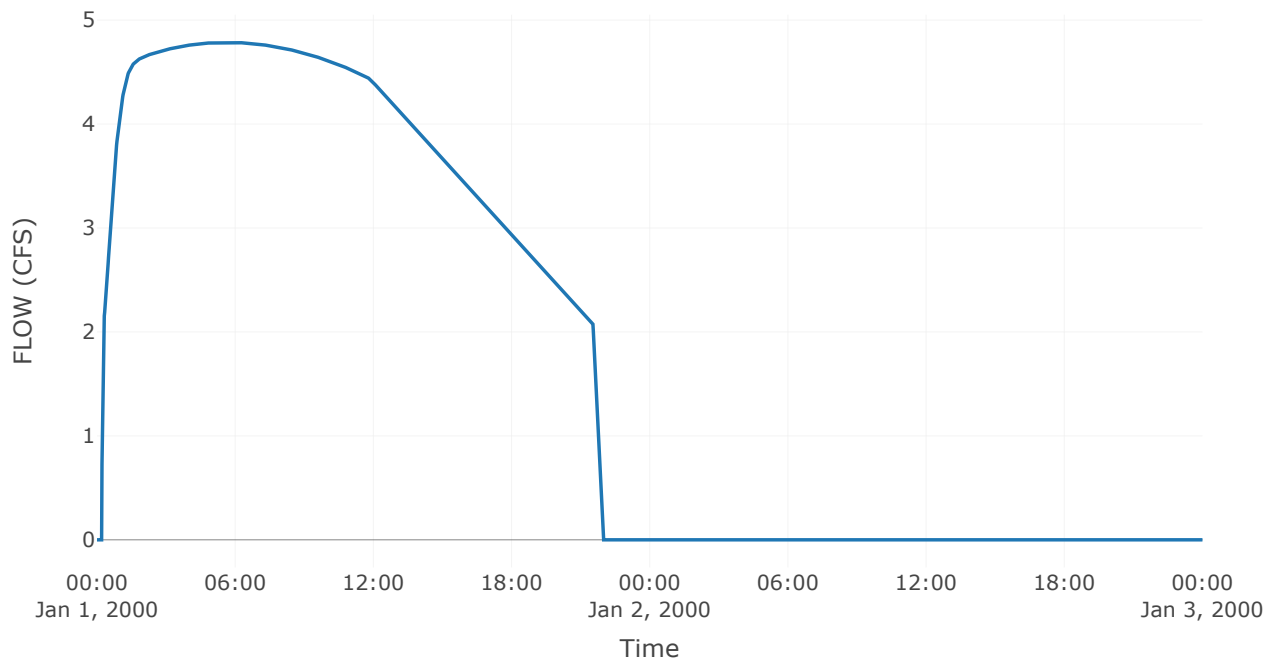
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

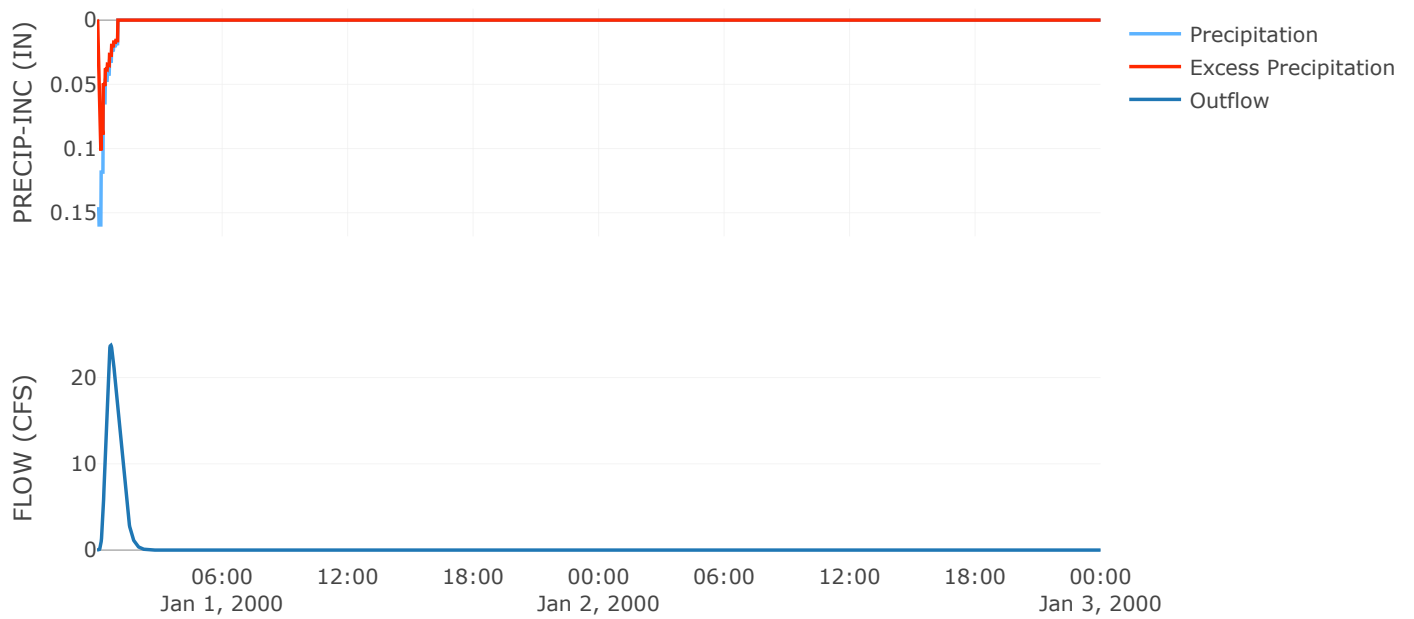
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

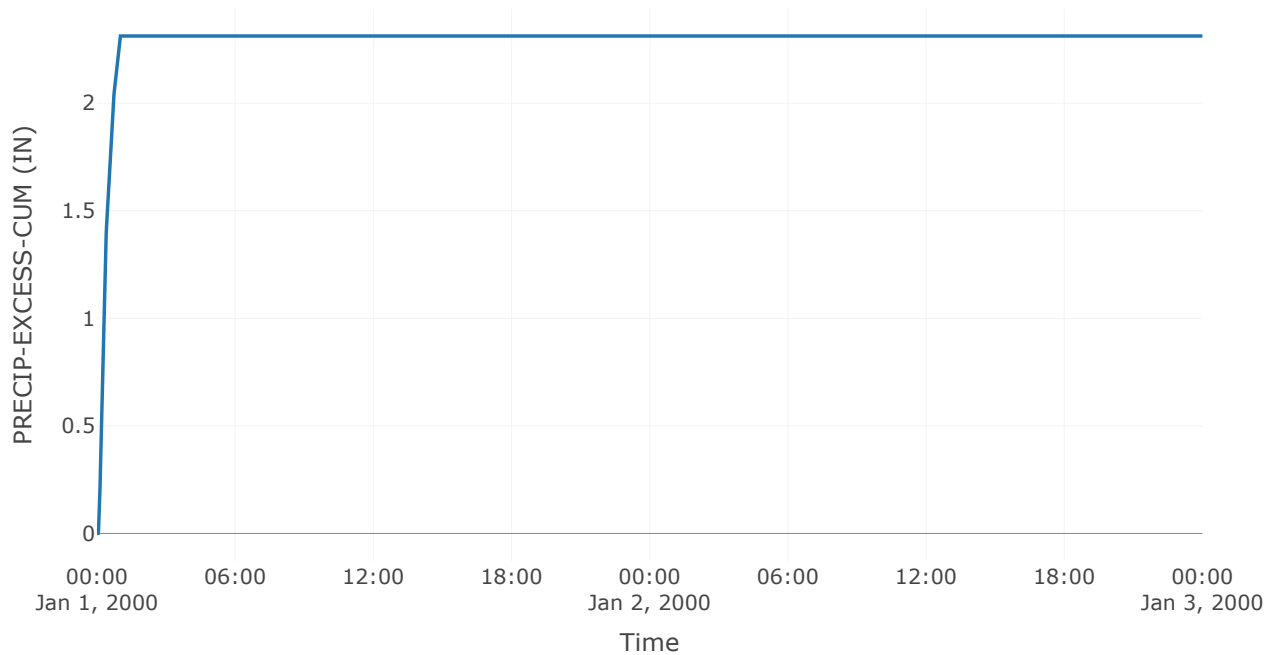
Transform: Scs	
Lag	21
Unitgraph Type	Standard

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

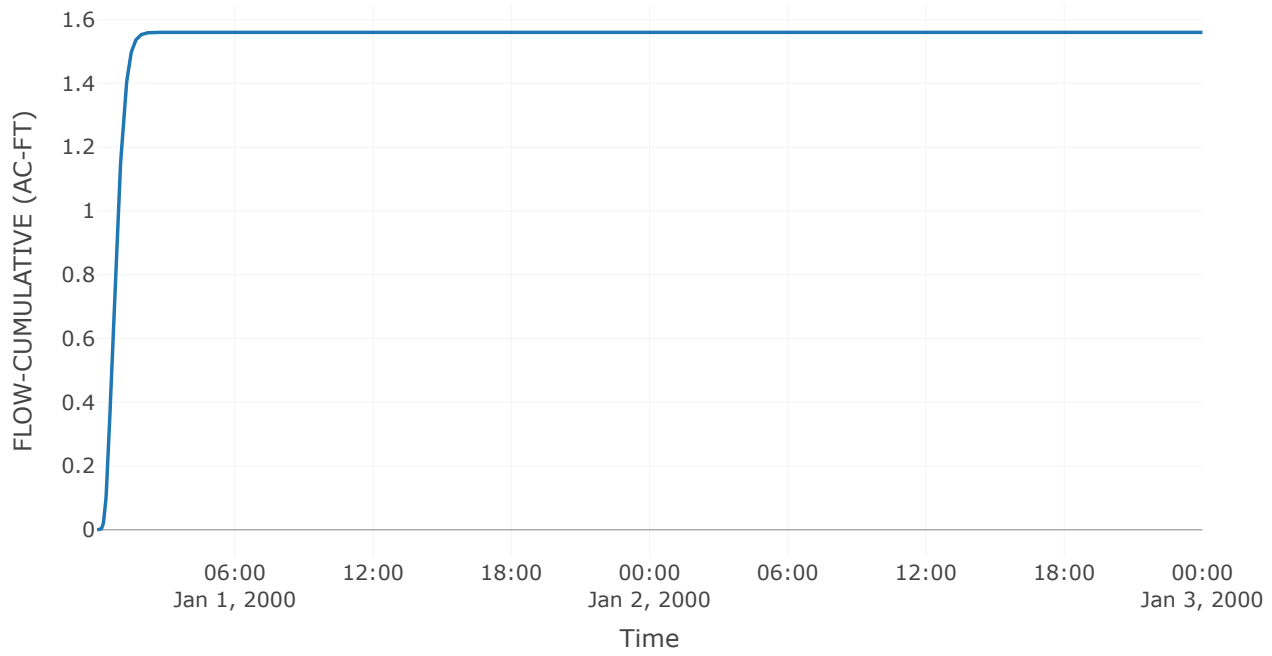
Precipitation and Outflow



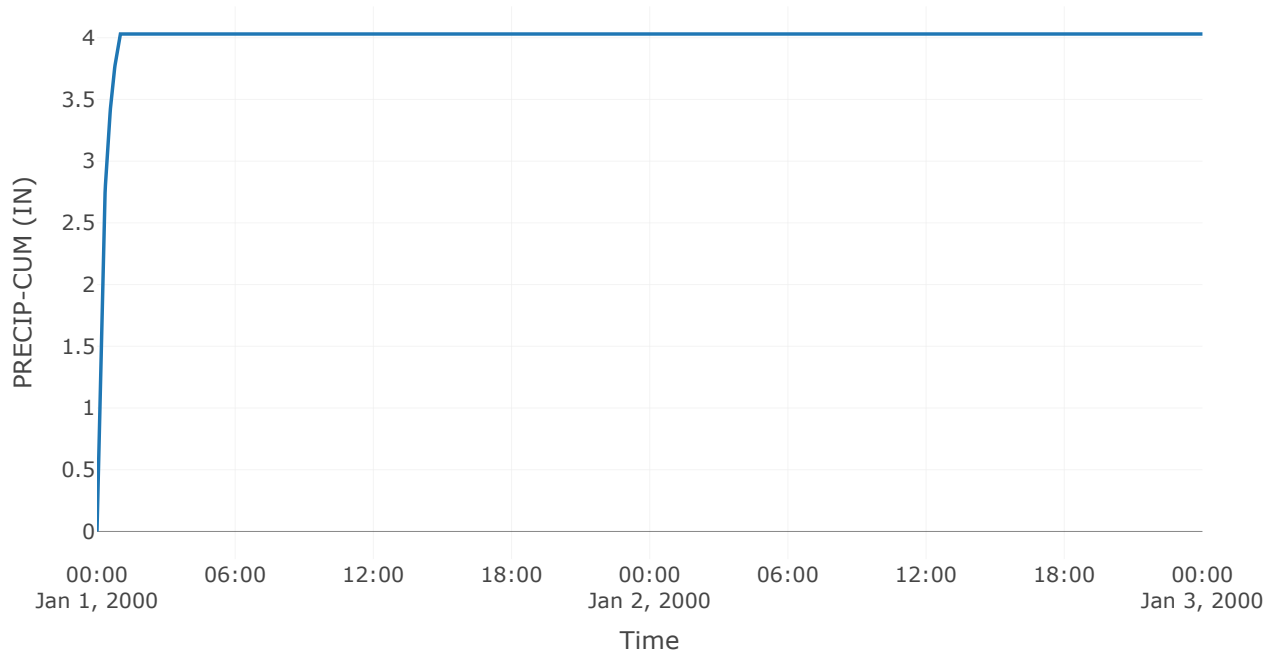
Cumulative Excess Precipitation



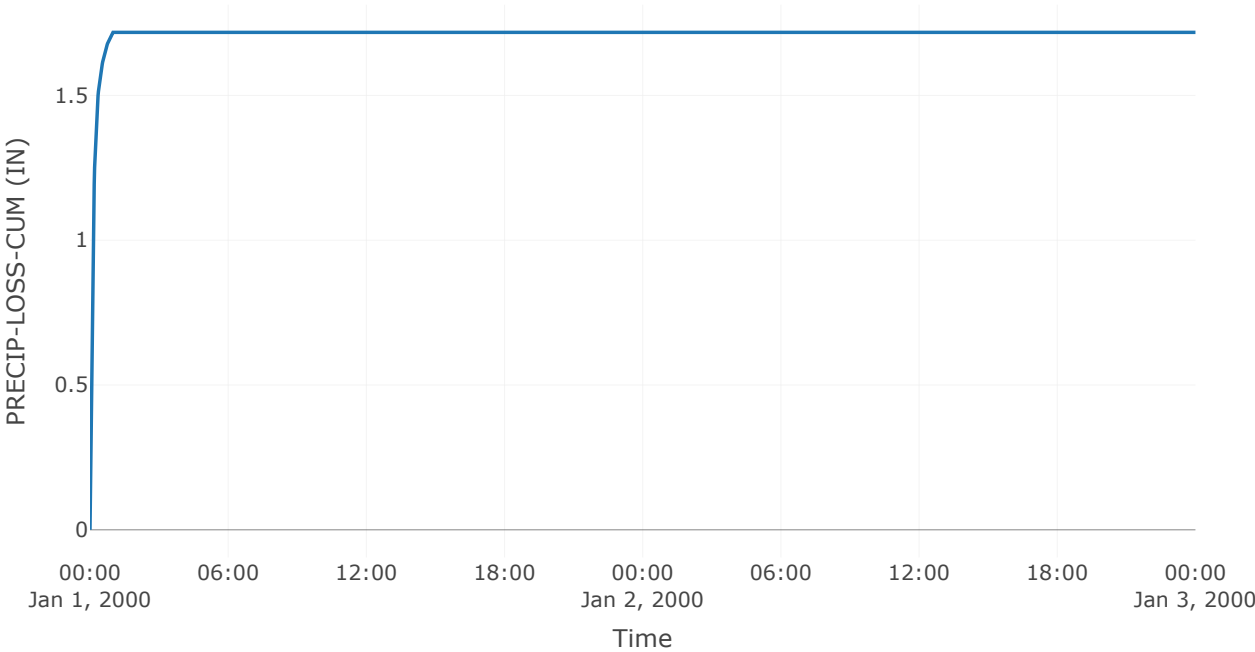
Cumulative Outflow



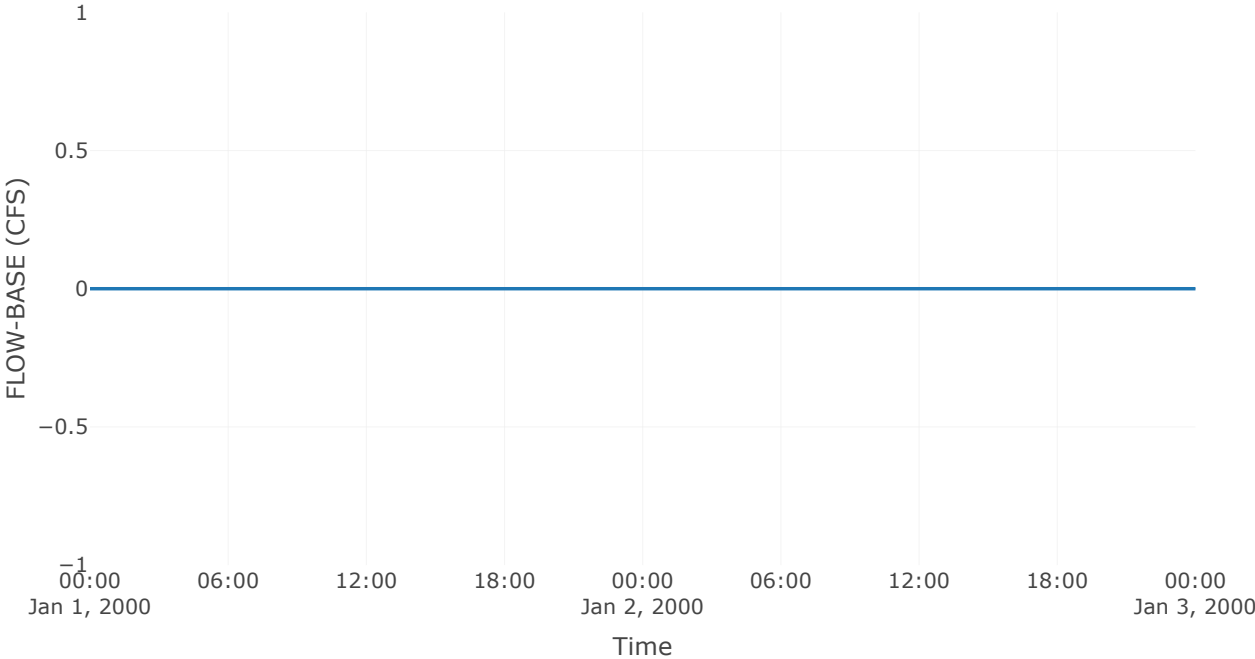
Cumulative Precipitation



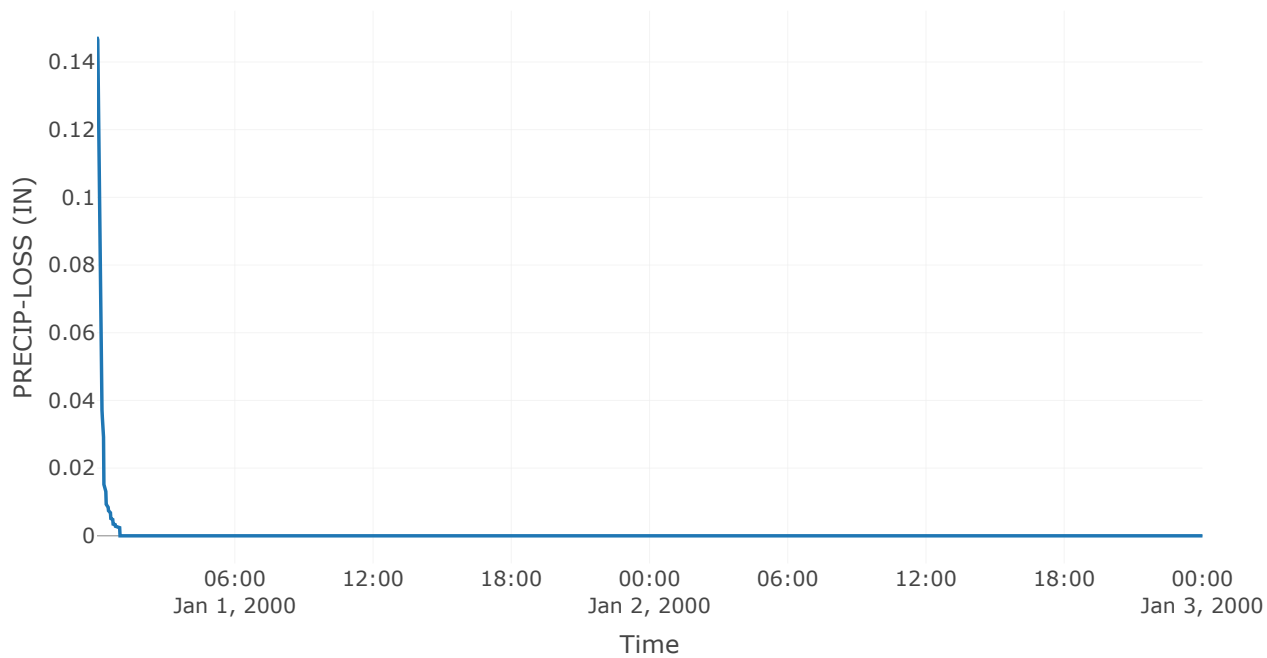
Cumulative Precipitation Loss



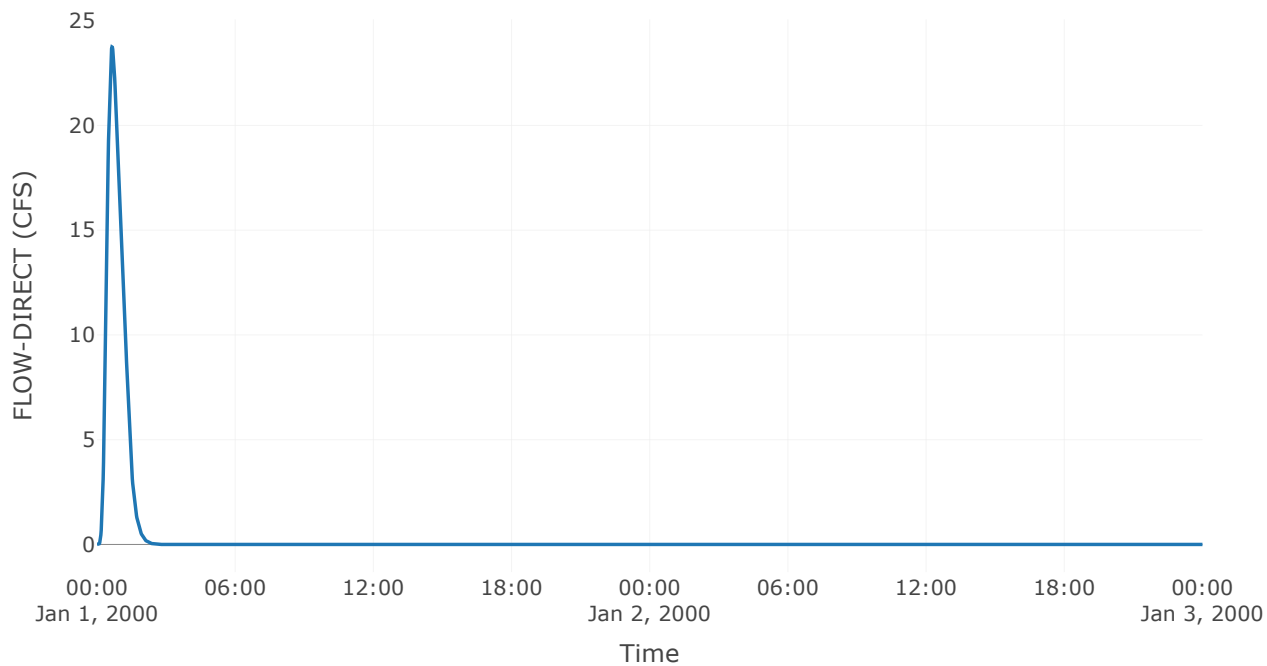
Baseflow



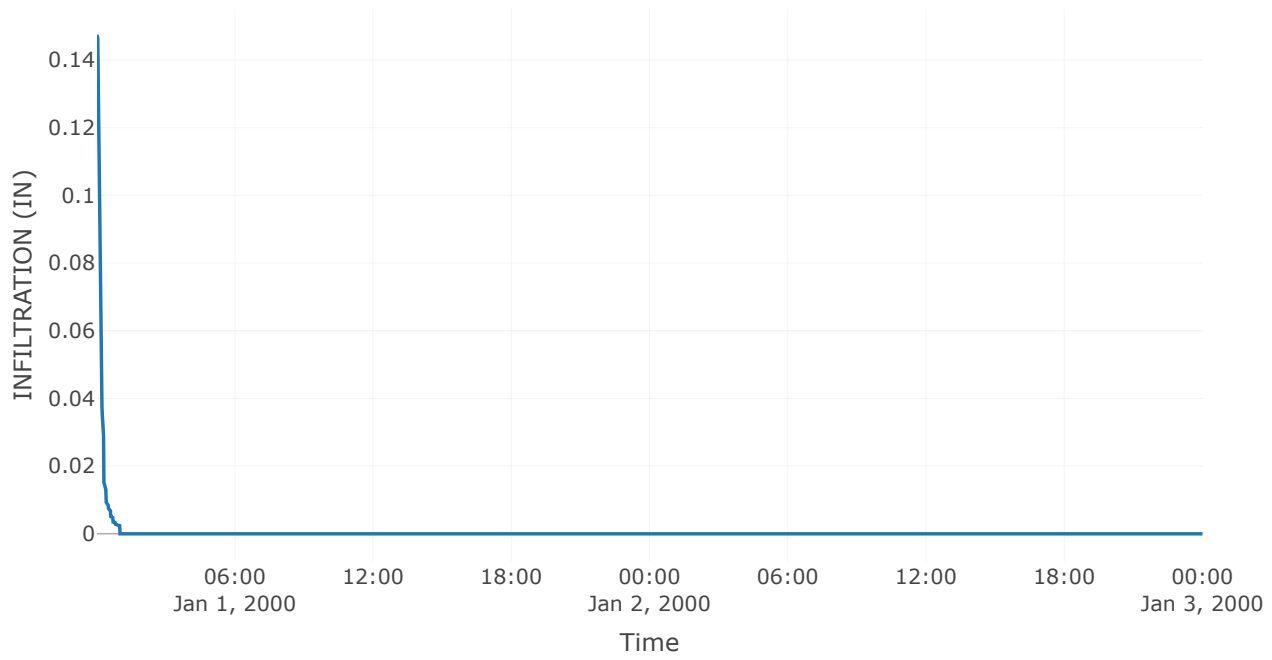
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

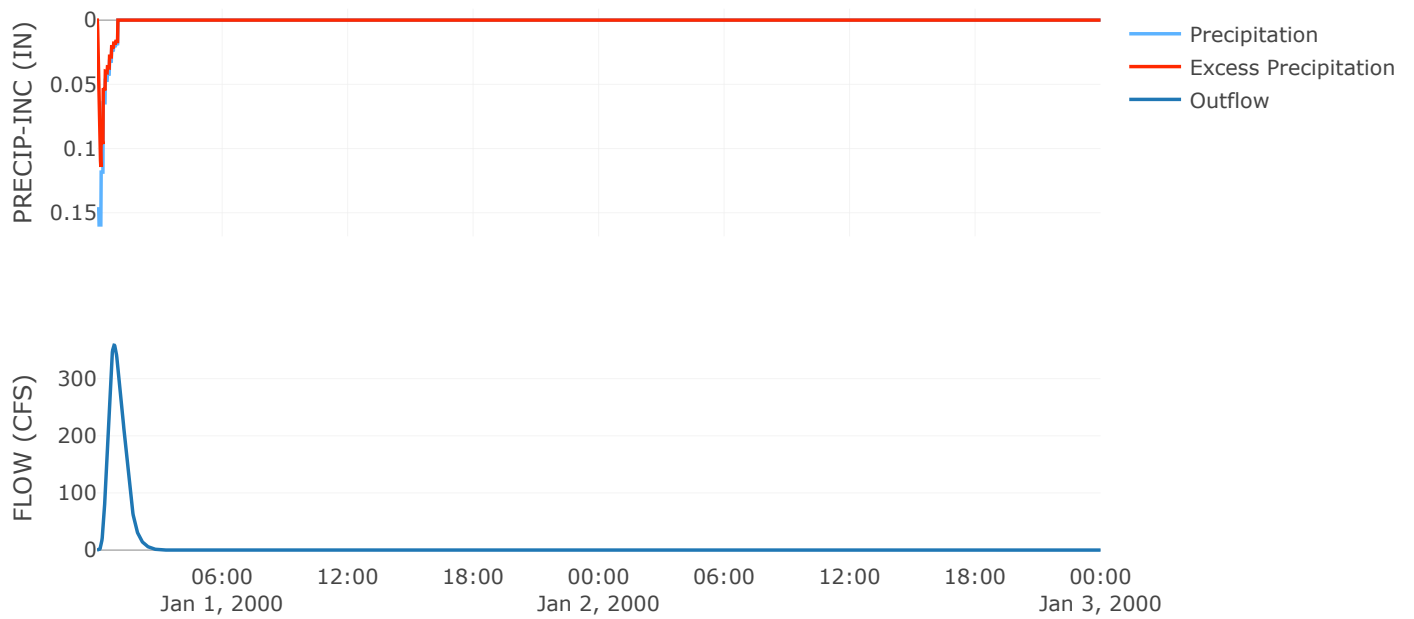
Area (MI²) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

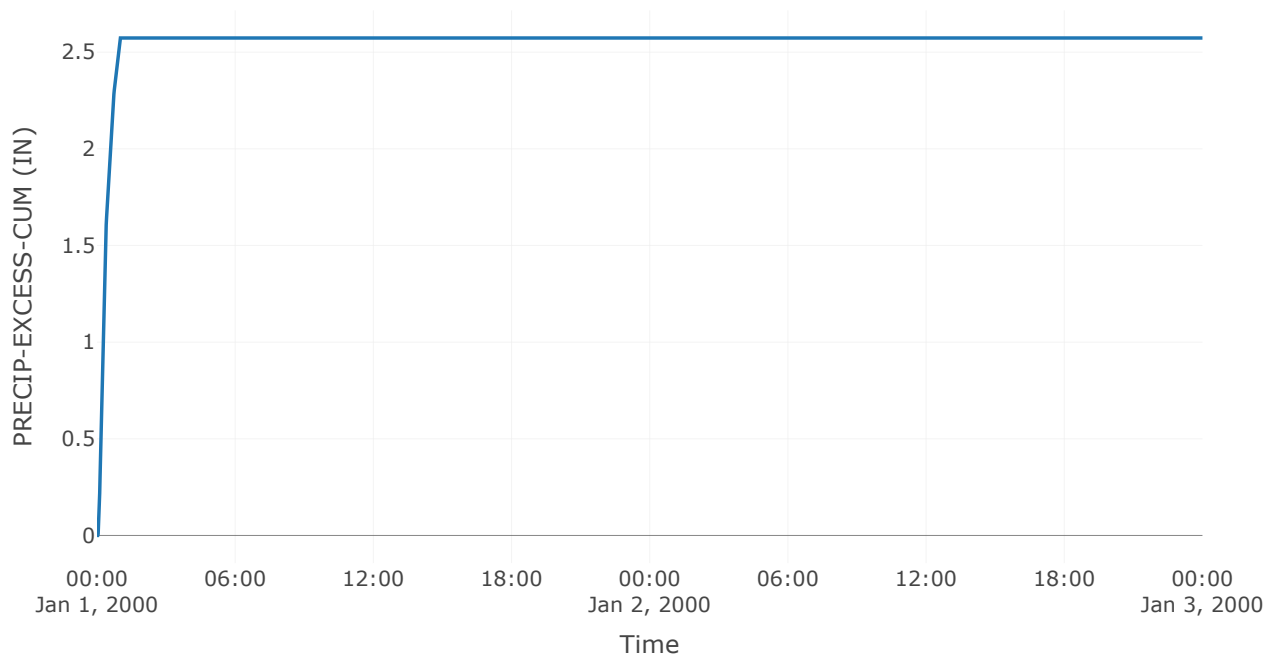
Transform: SCS	
Lag	29.2
Unitgraph Type	Standard

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

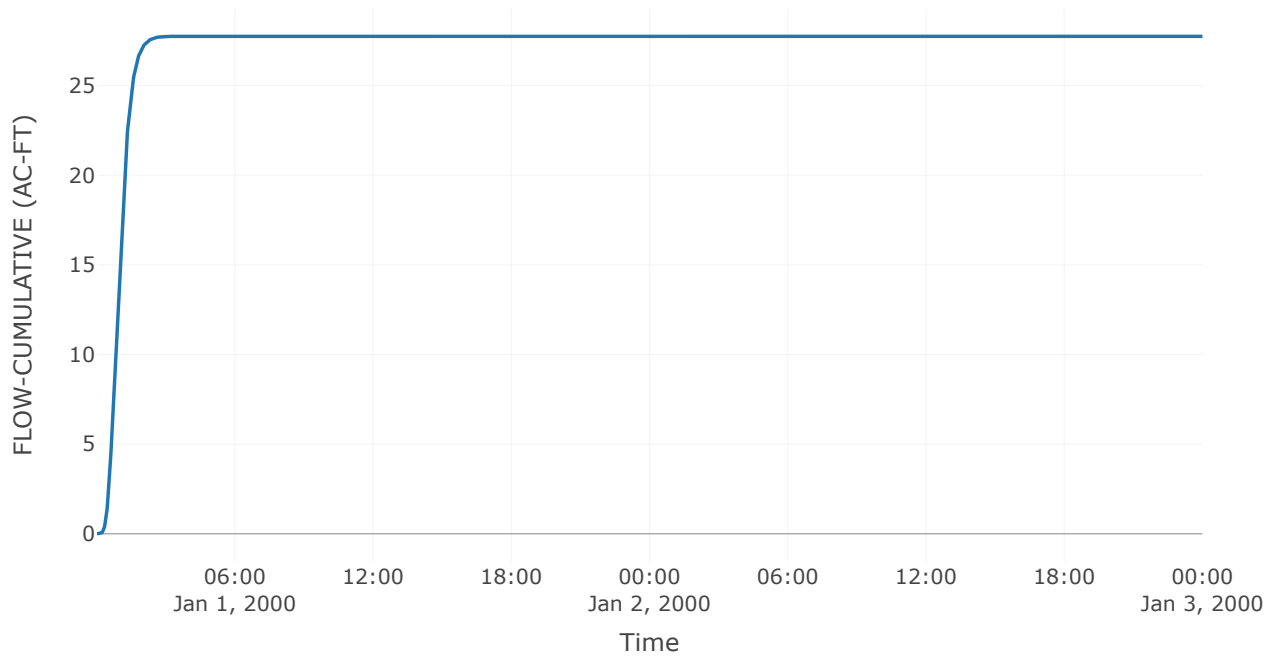
Precipitation and Outflow



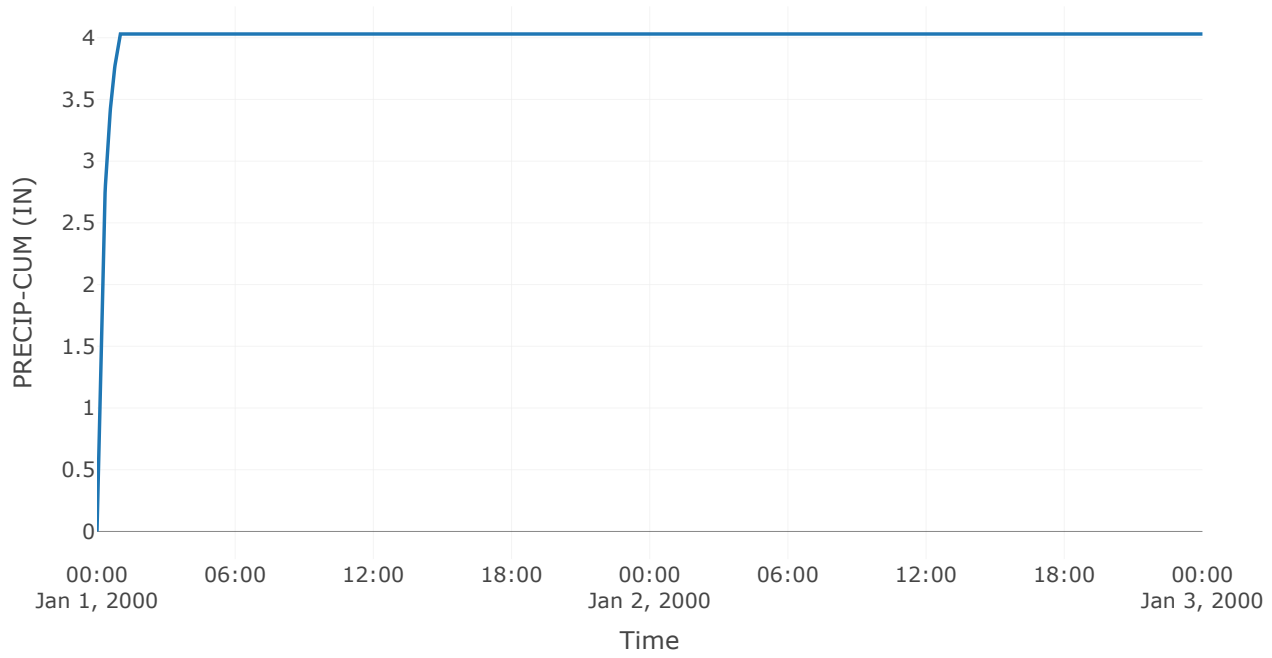
Cumulative Excess Precipitation



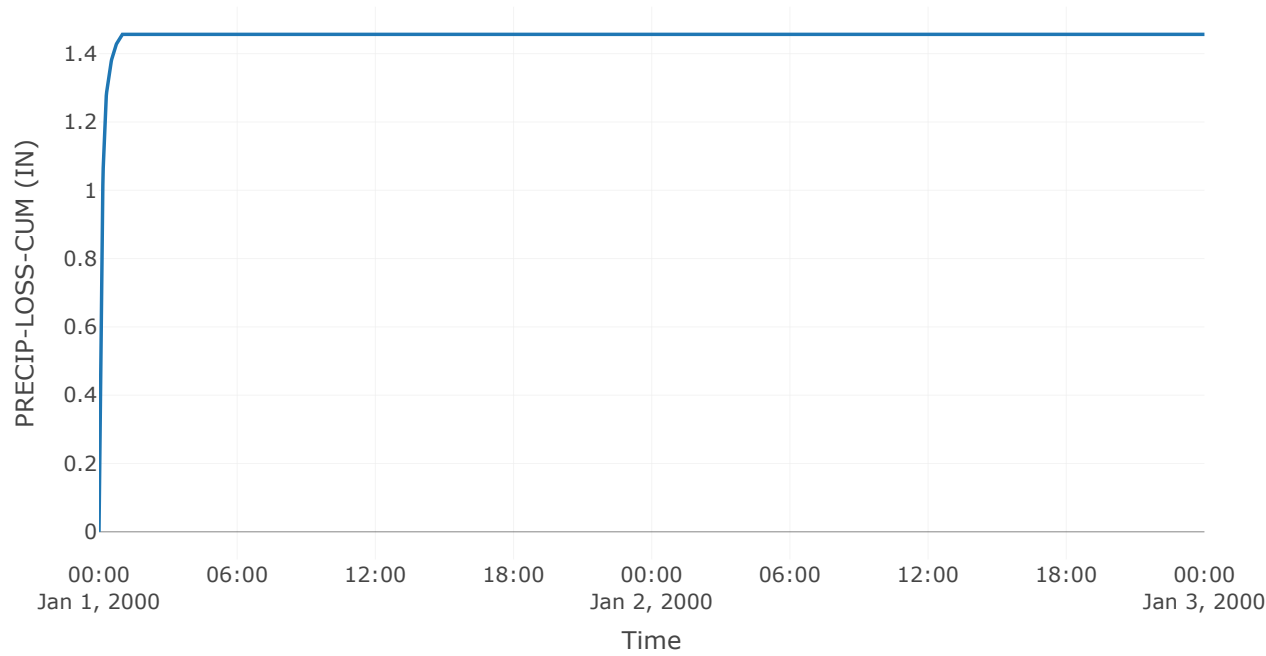
Cumulative Outflow



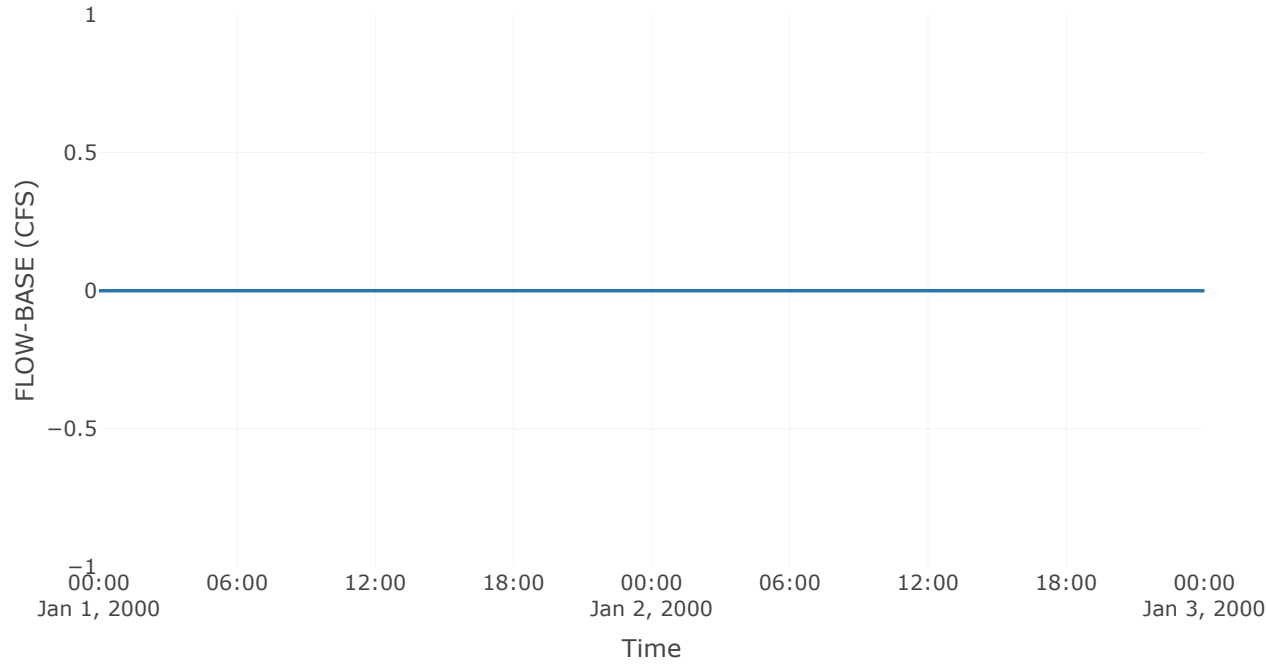
Cumulative Precipitation



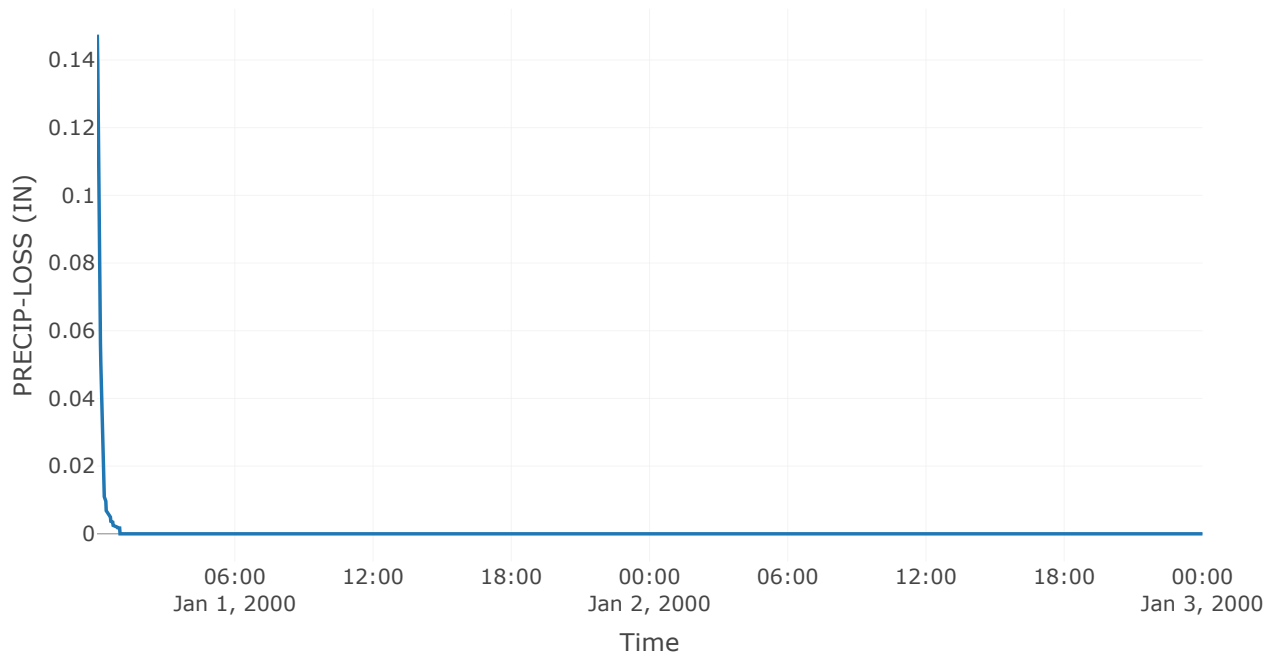
Cumulative Precipitation Loss



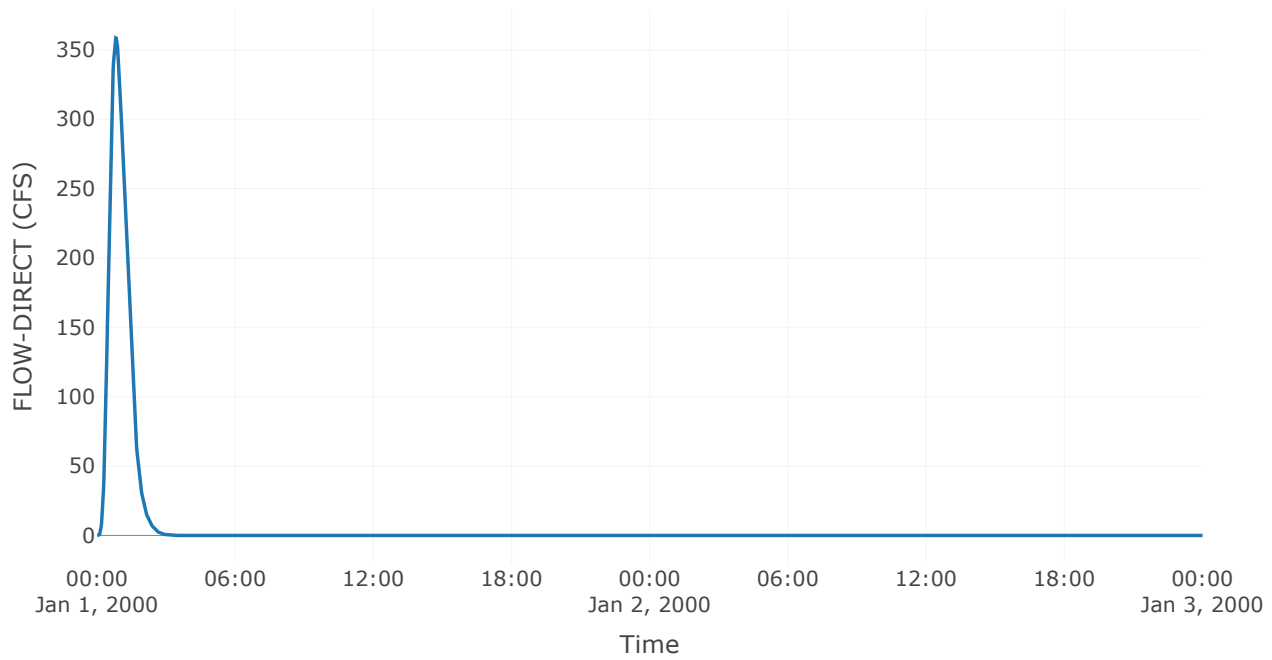
Baseflow



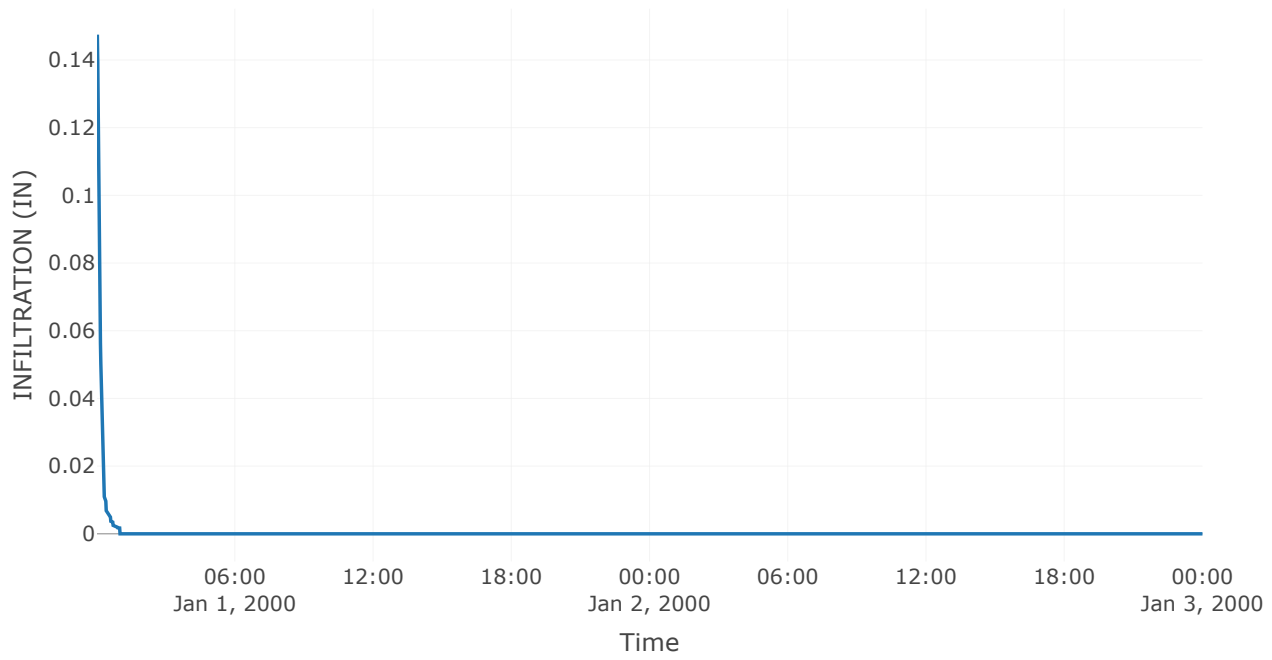
Precipitation Loss



Direct Runoff



Soil Infiltration

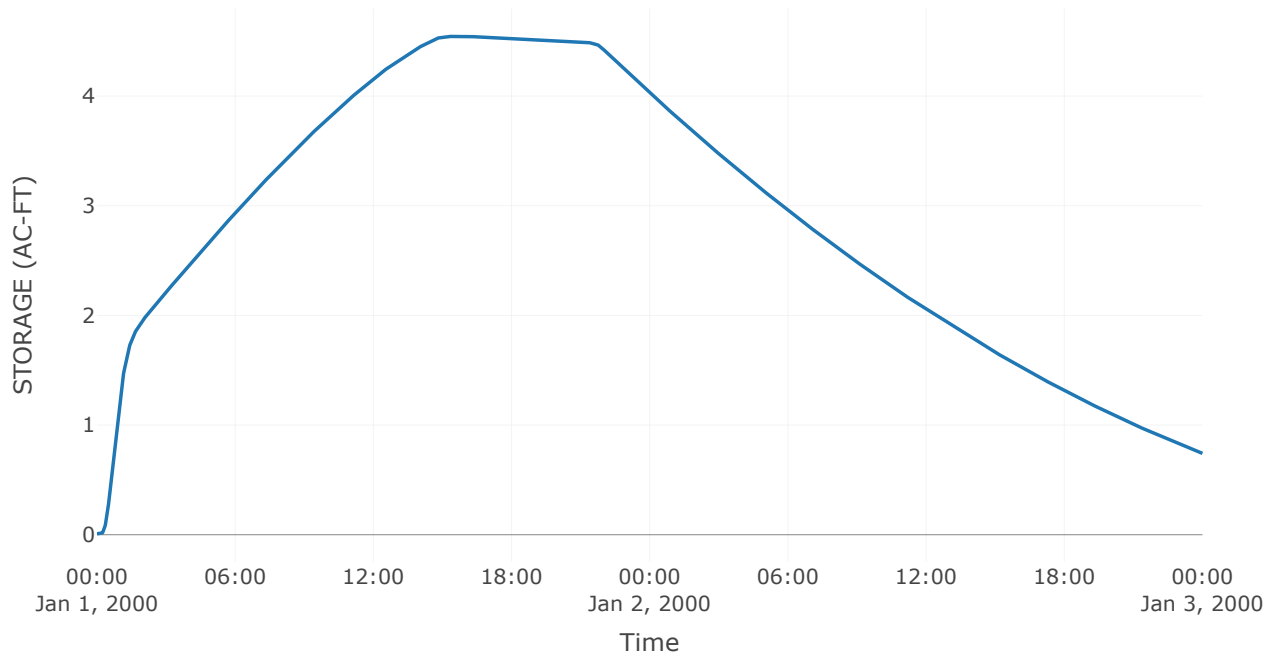


Reservoir: Basin 3

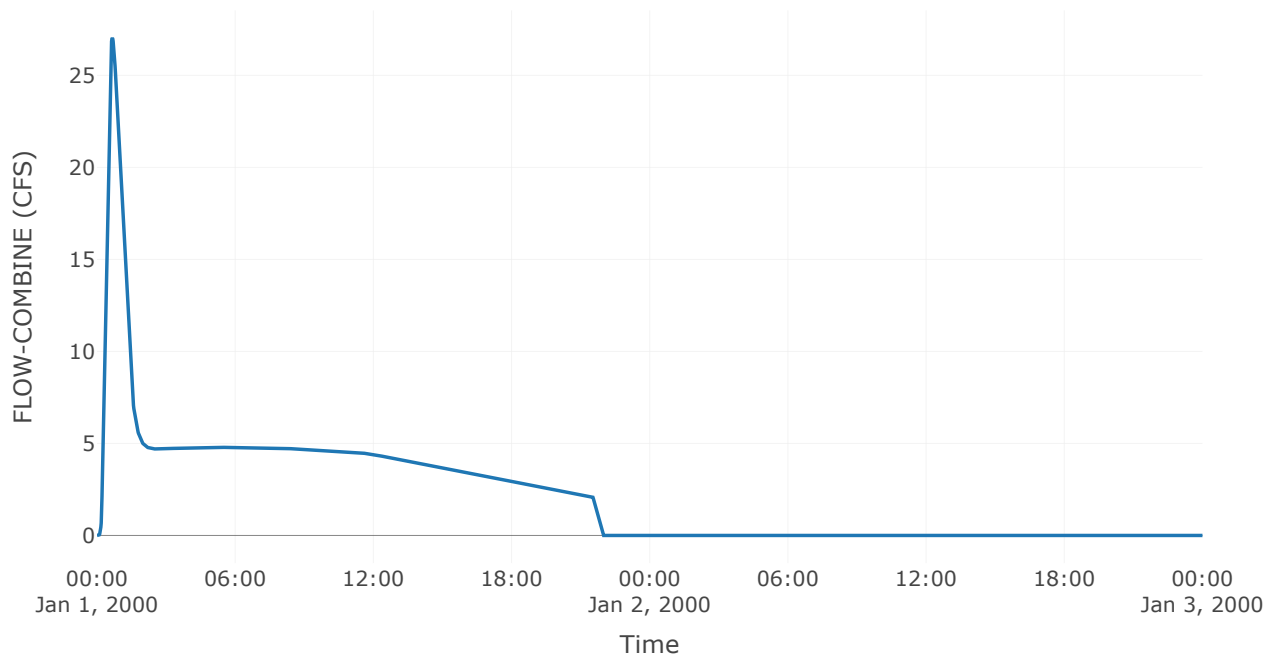
Downstream : Off - Site Tributary Area

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

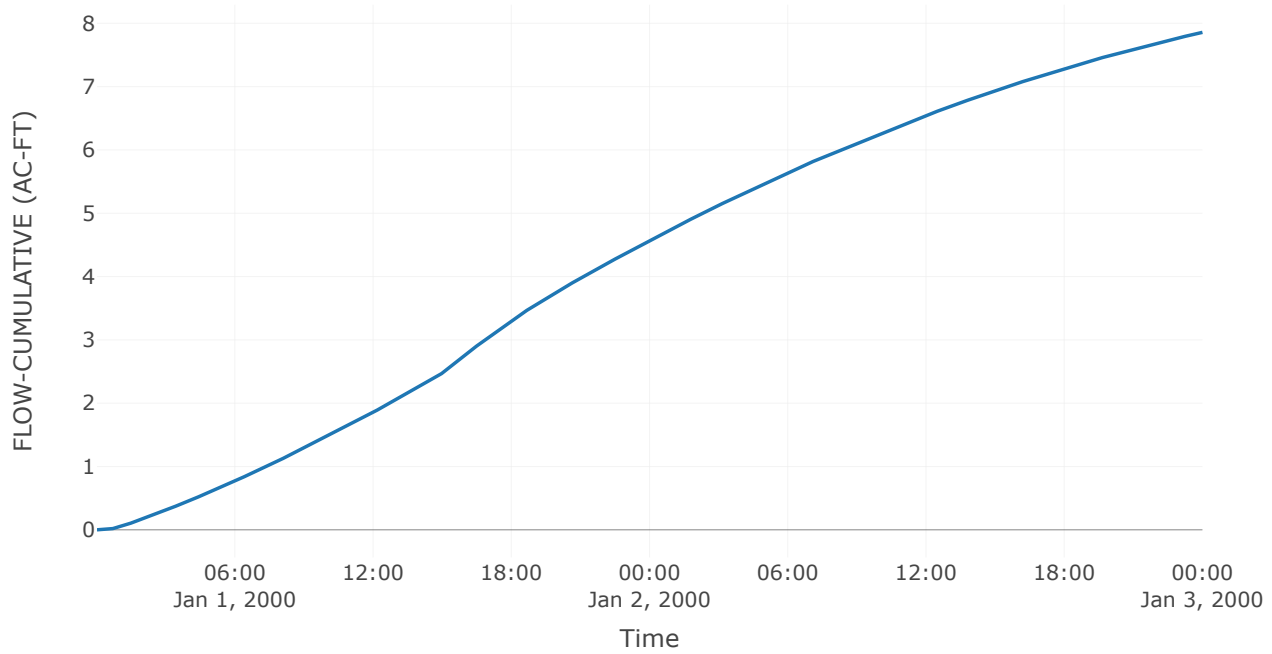
Storage



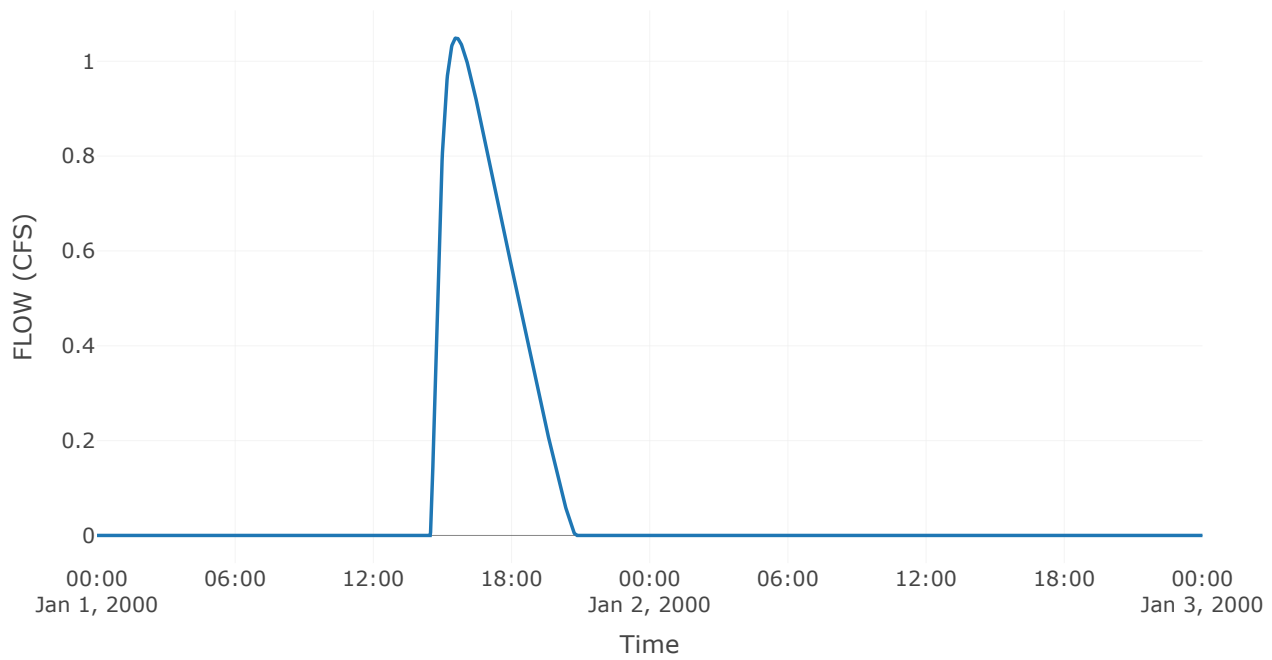
Combined Inflow



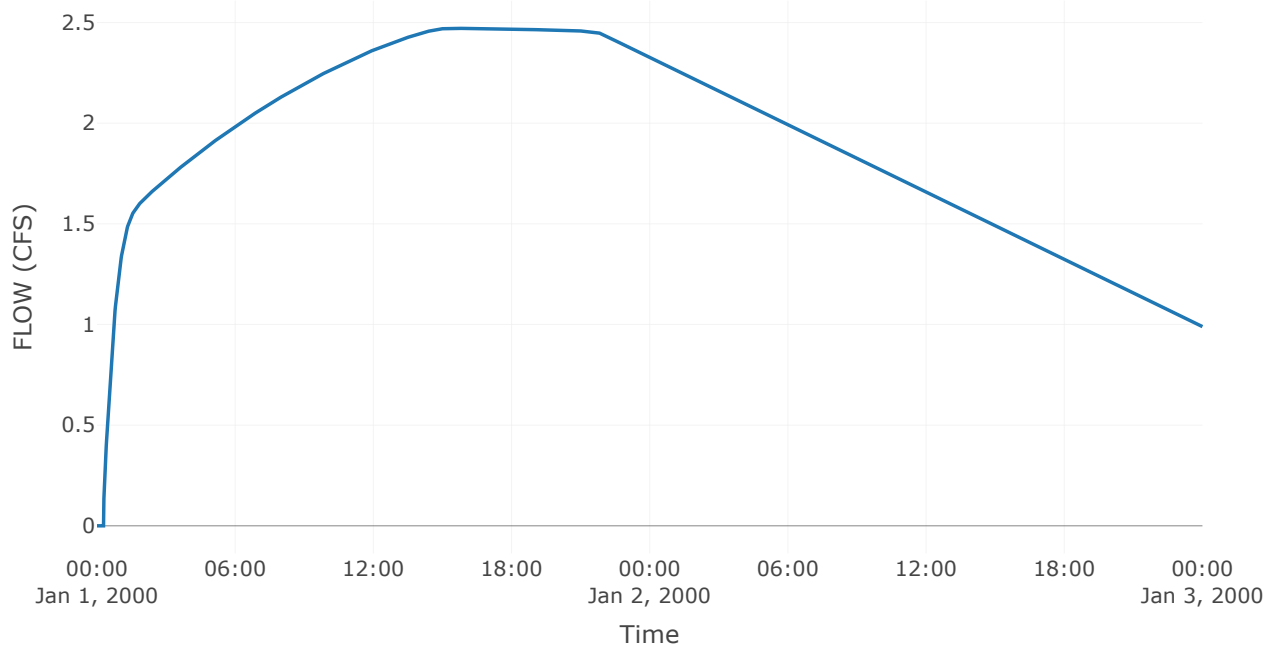
Cumulative Outflow



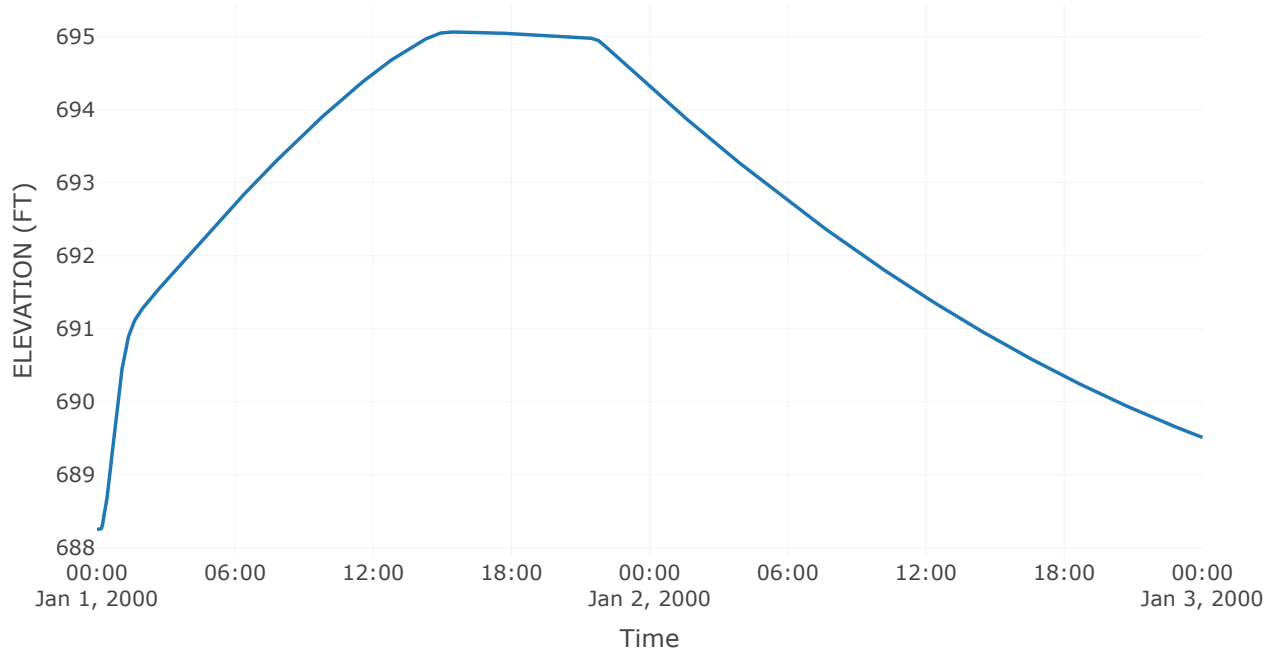
Spillway 1



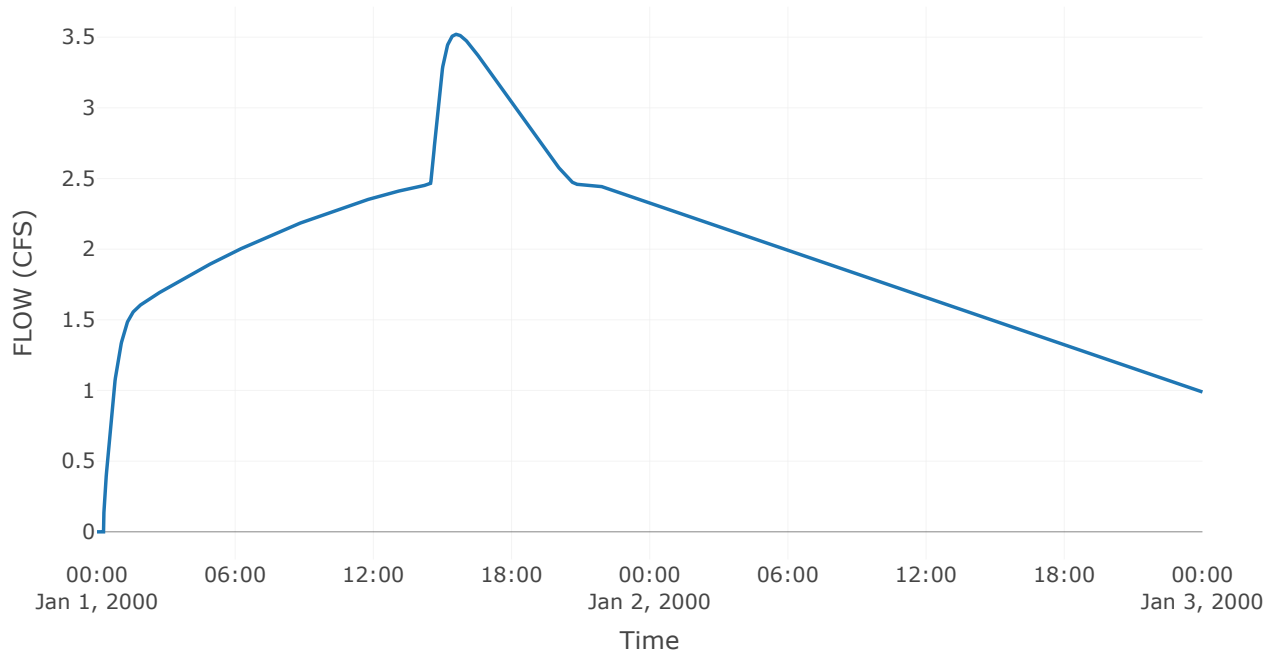
Outlet 1



Pool Elevation



Outflow

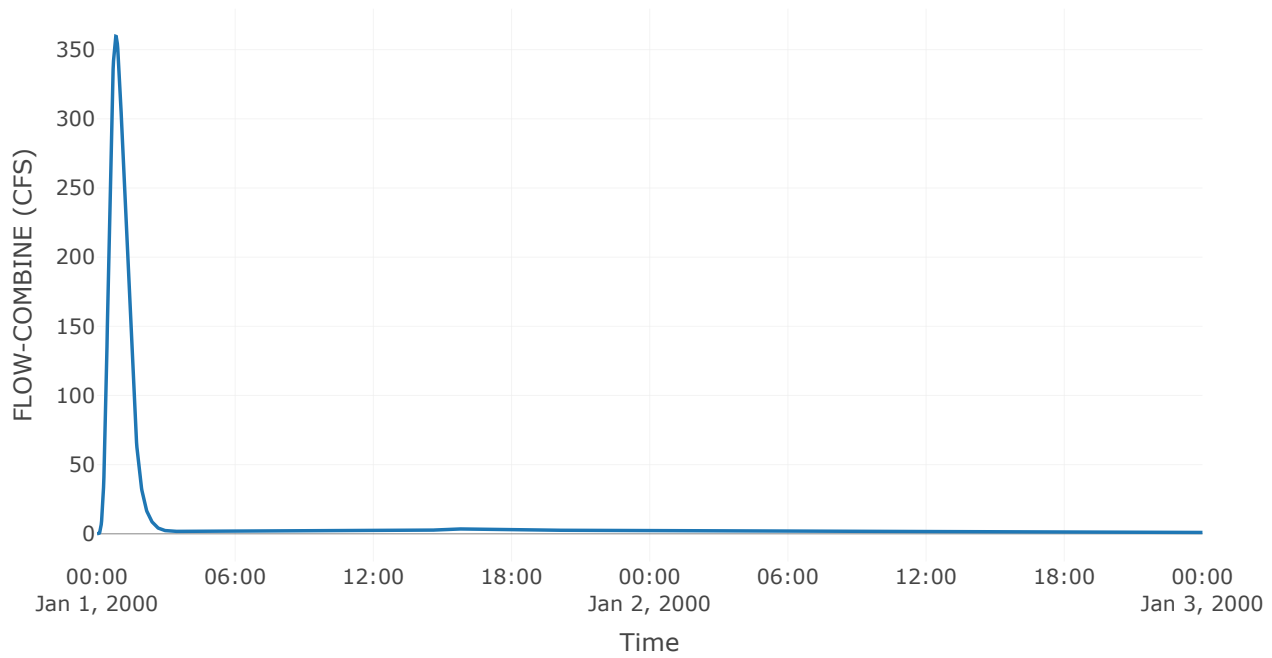


Junction: Off-Site Tributary Area

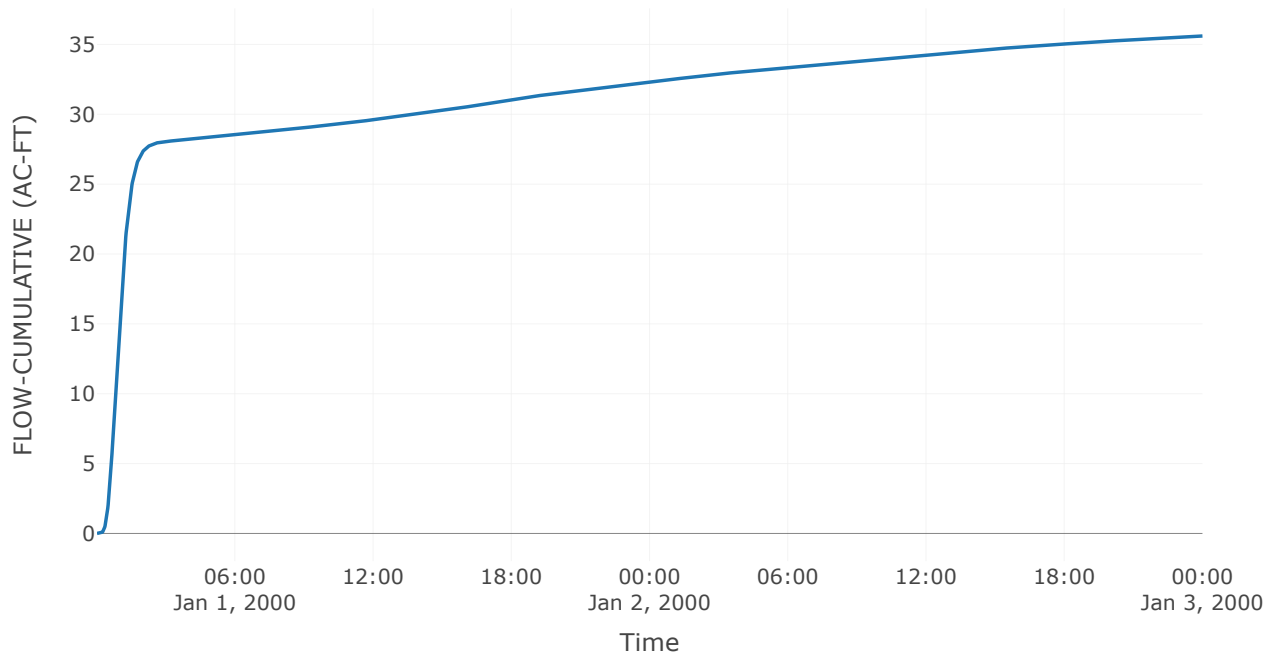
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	359.61
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.48

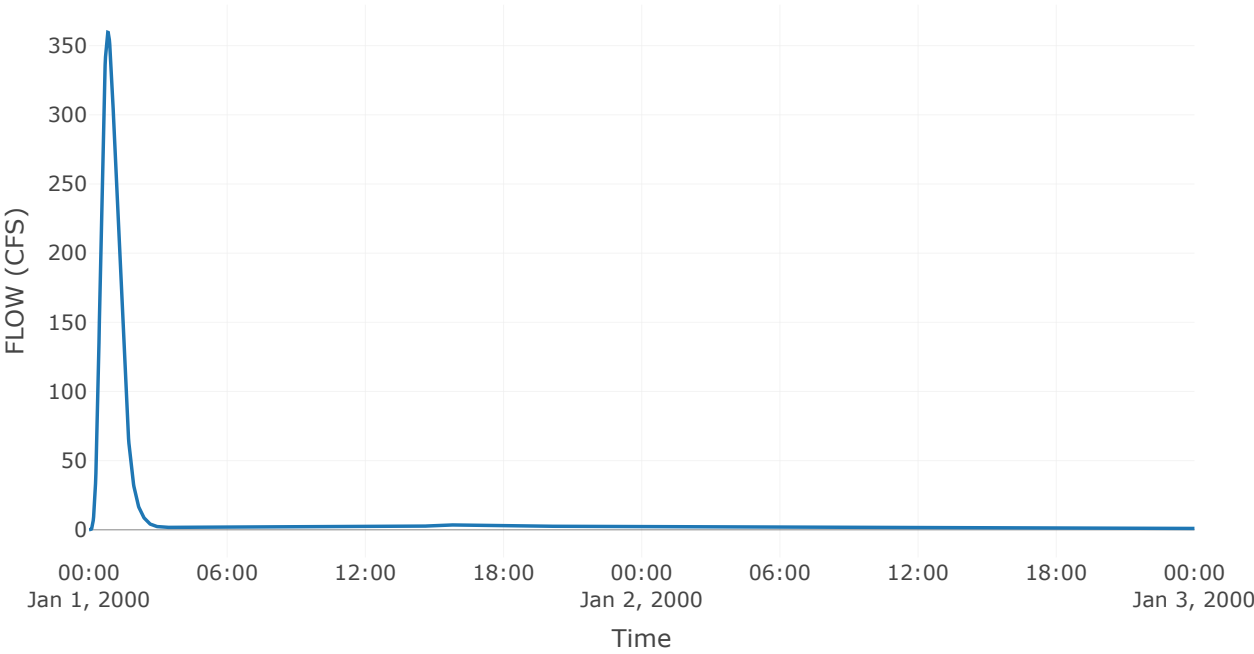
Combined Inflow



Cumulative Outflow



Outflow

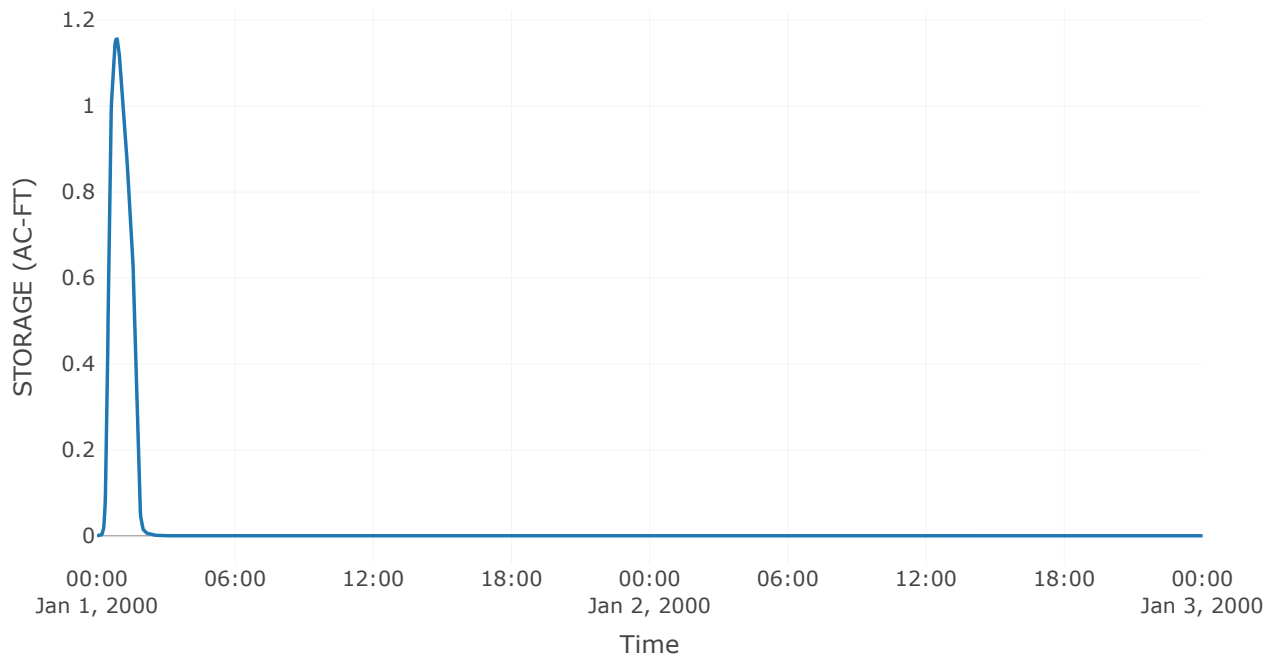


Reservoir: Storage East of Wolf Road

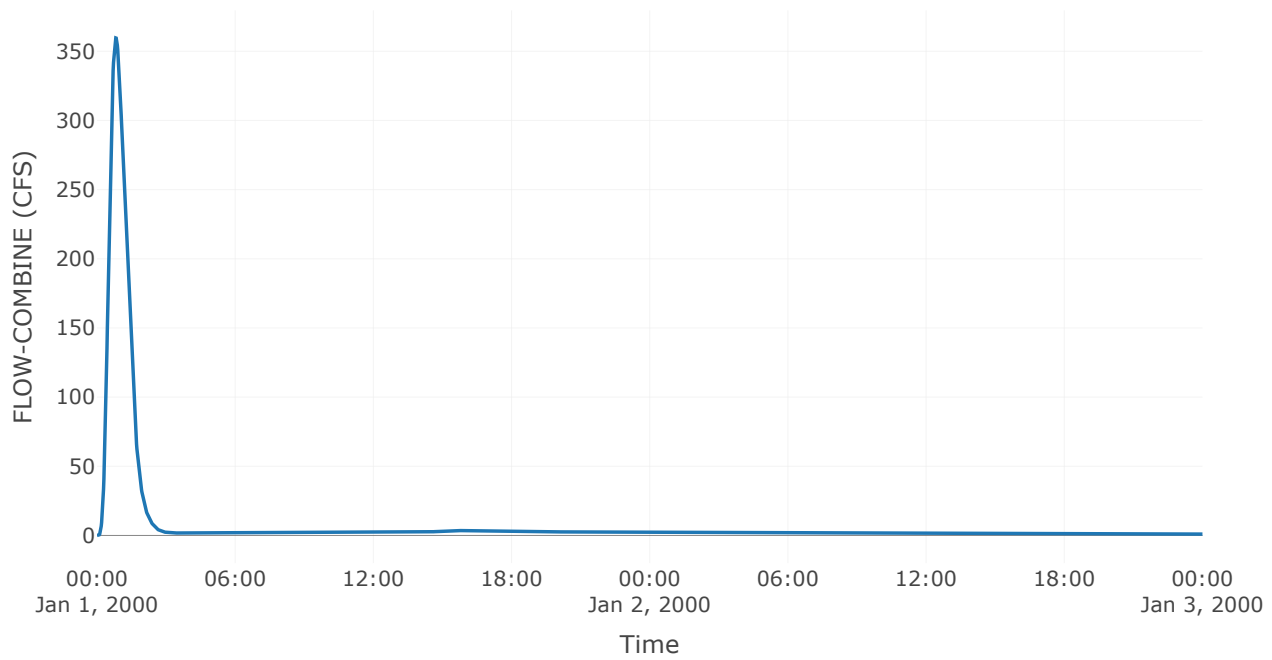
Downstream : Box Inlet - East Side Wolf Rd

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

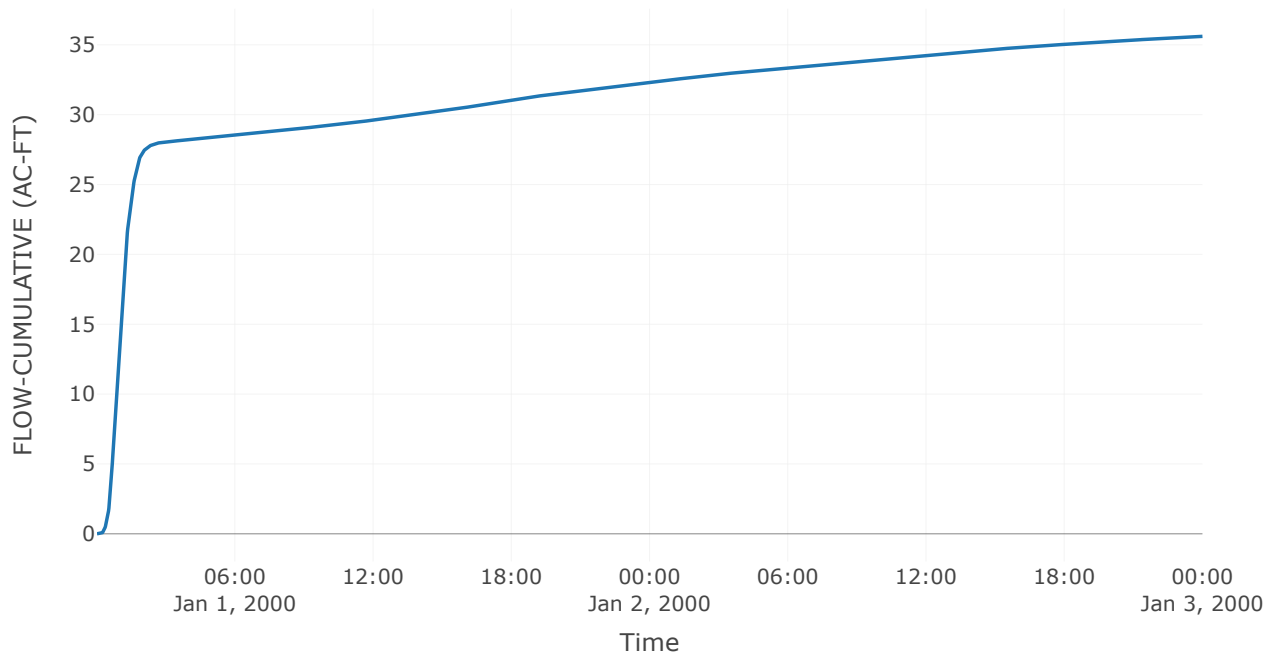
Storage



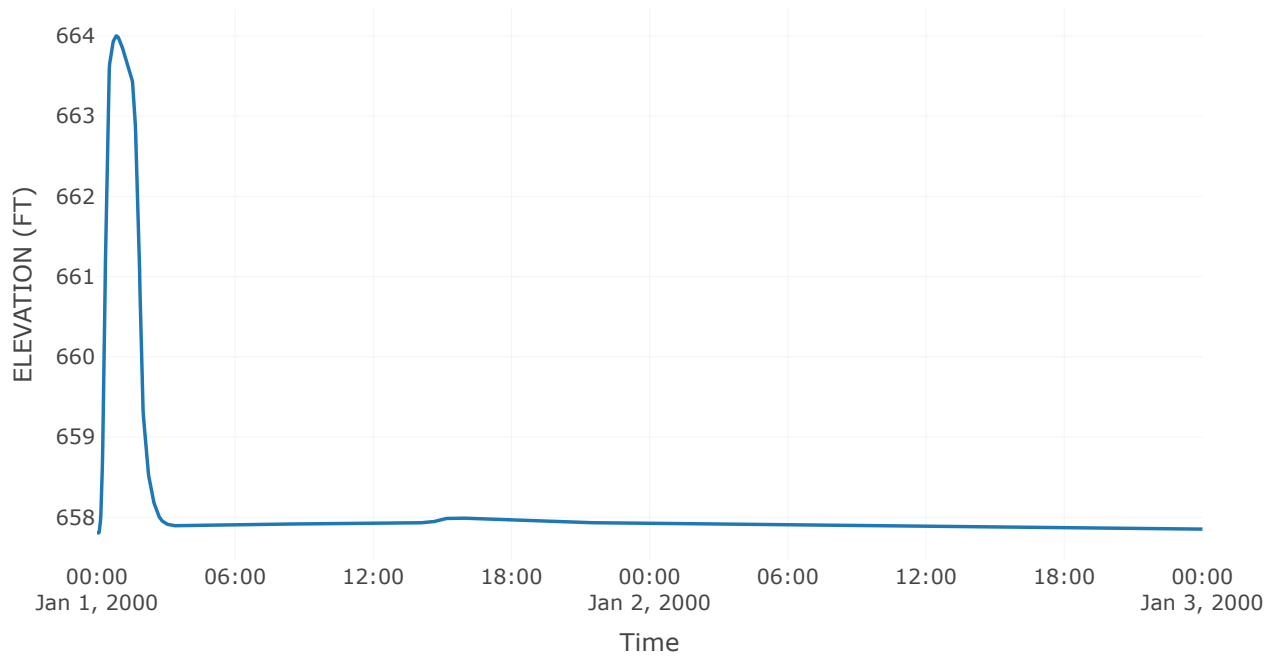
Combined Inflow



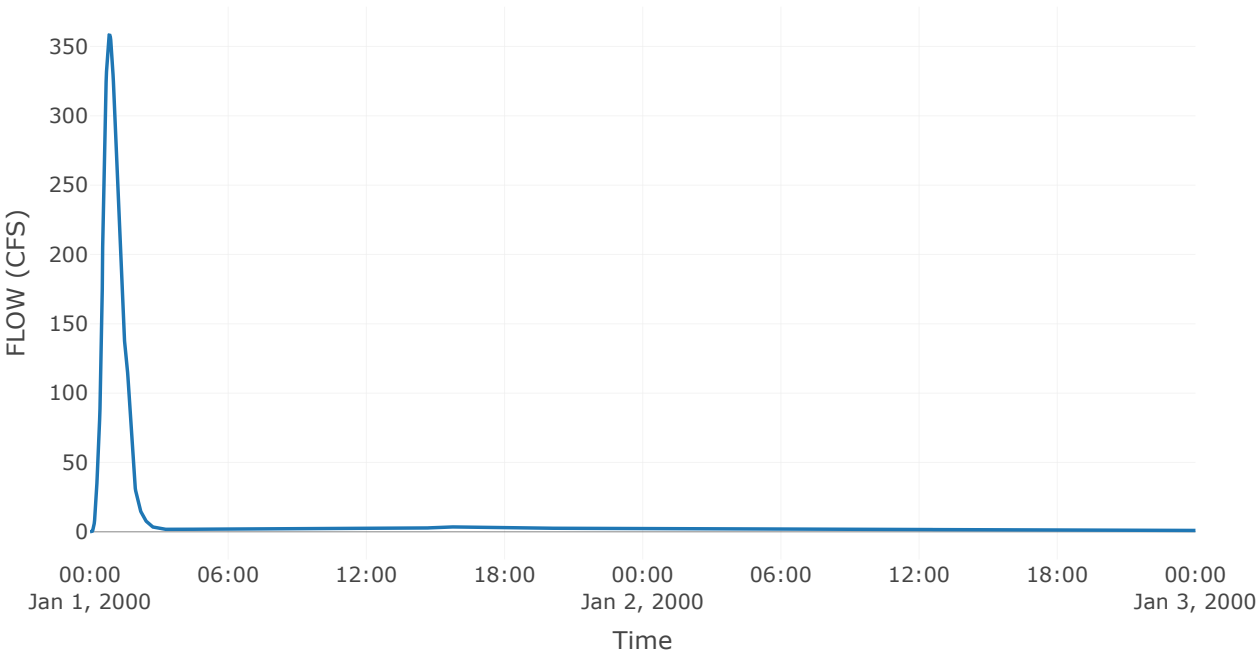
Cumulative Outflow



Pool Elevation



Outflow

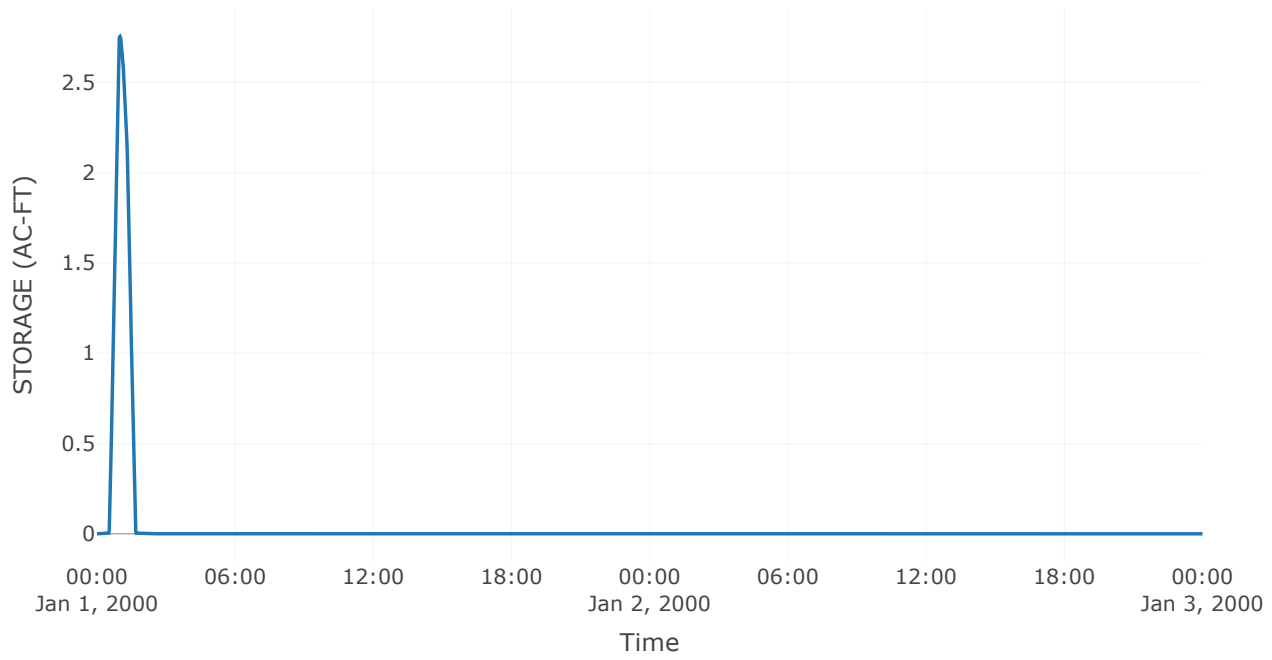


Reservoir: Box Inlet-East Side Wolf Rd

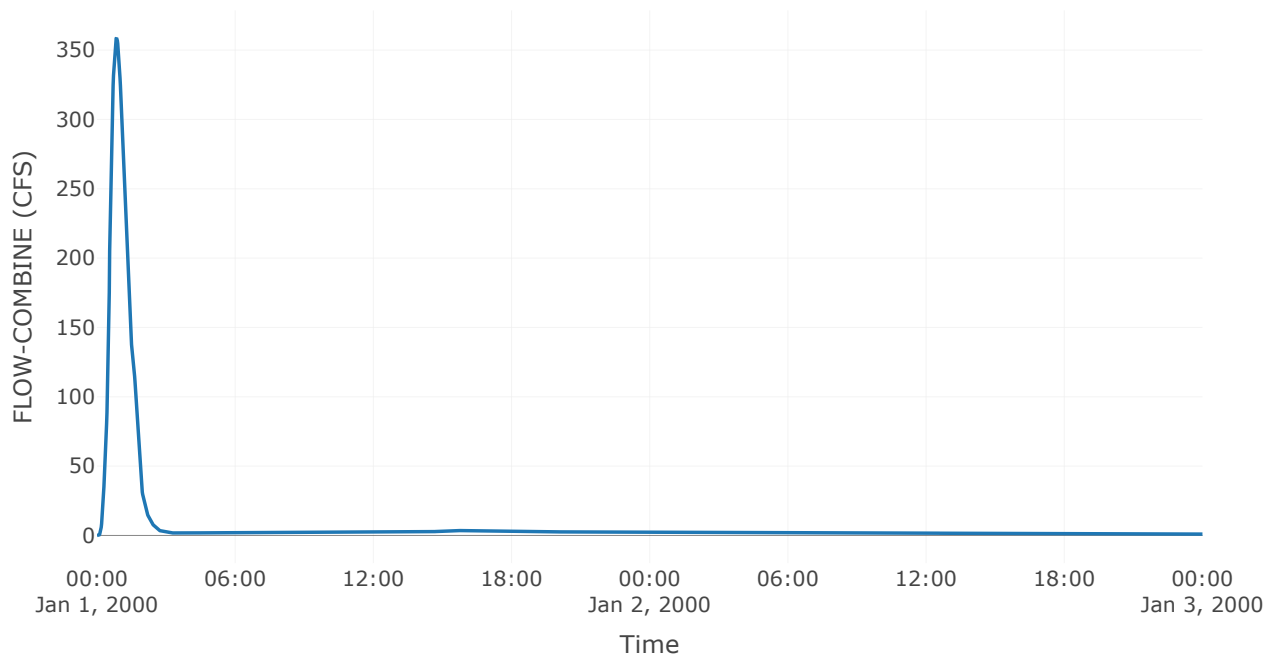
Downstream : Storage West of Wolf Road

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

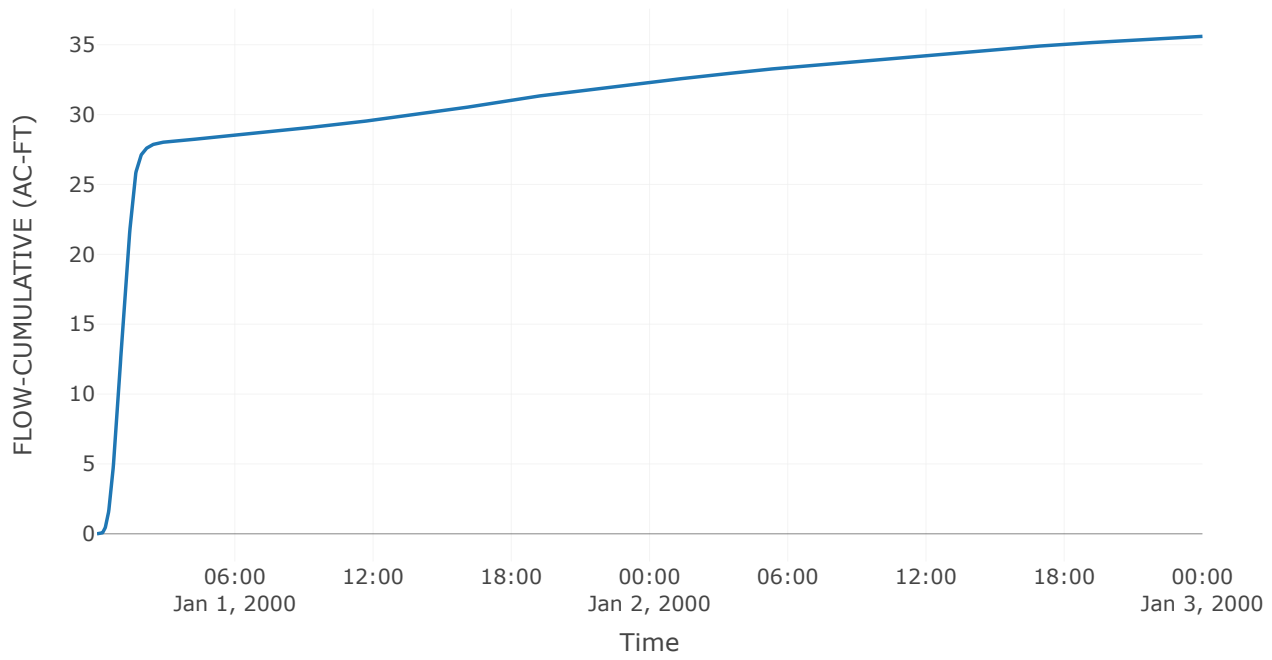
Storage



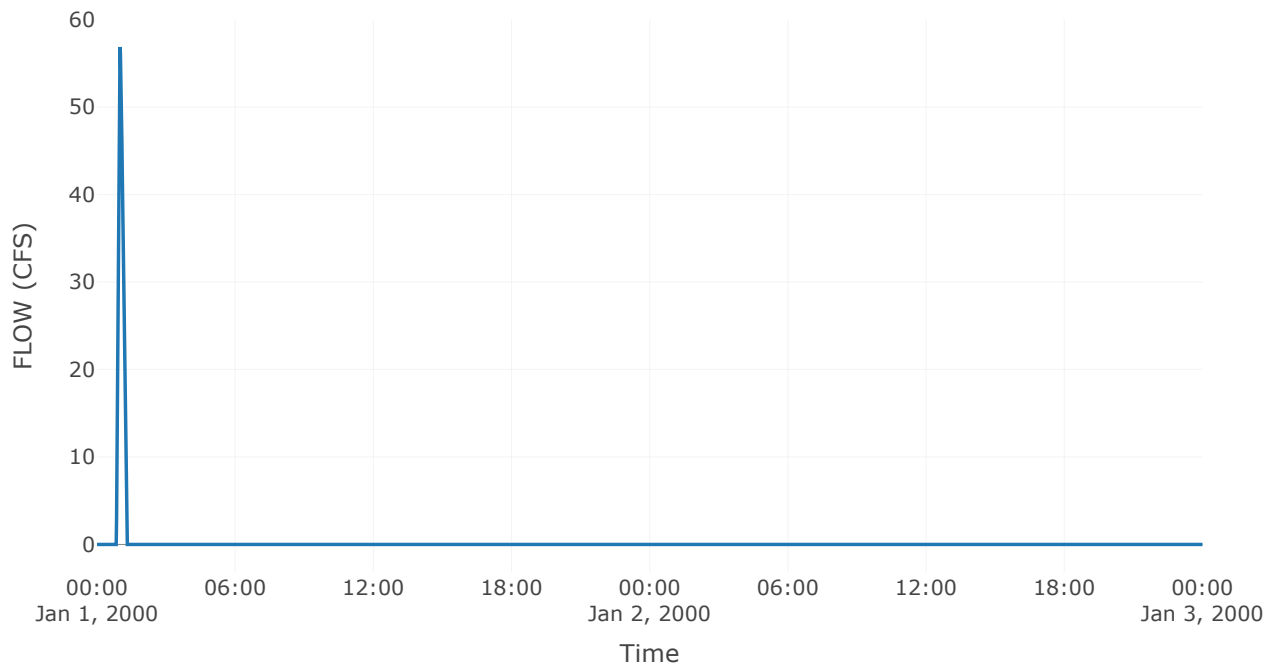
Combined Inflow



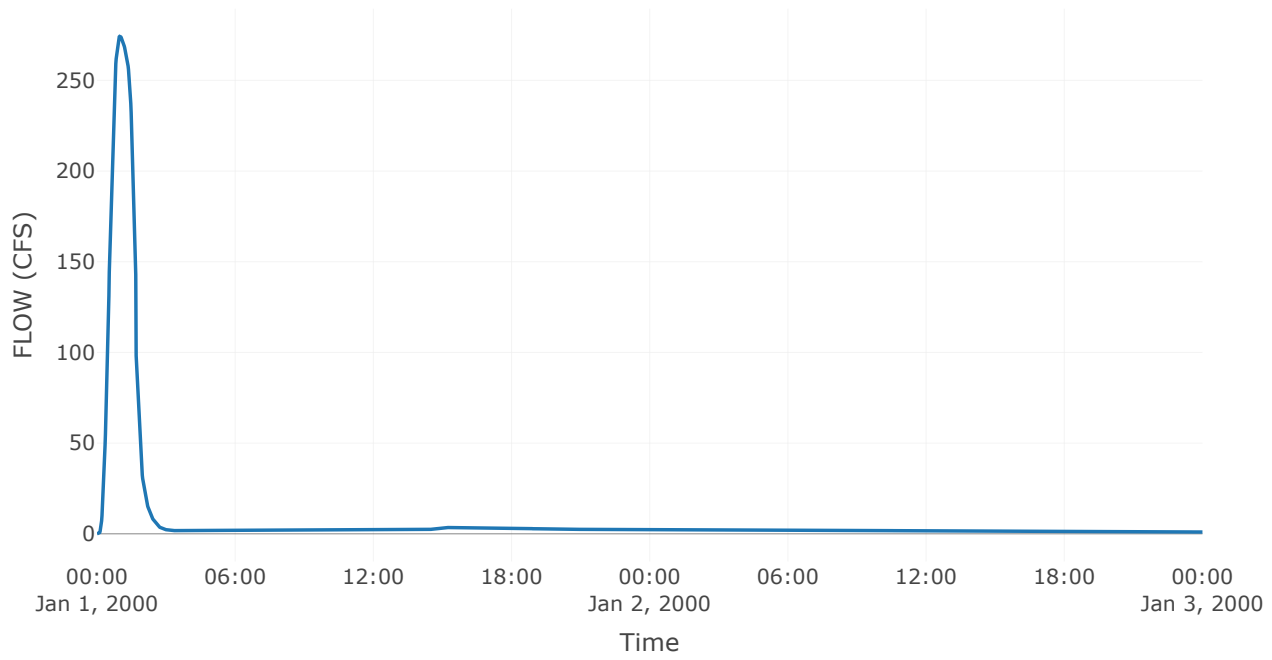
Cumulative Outflow



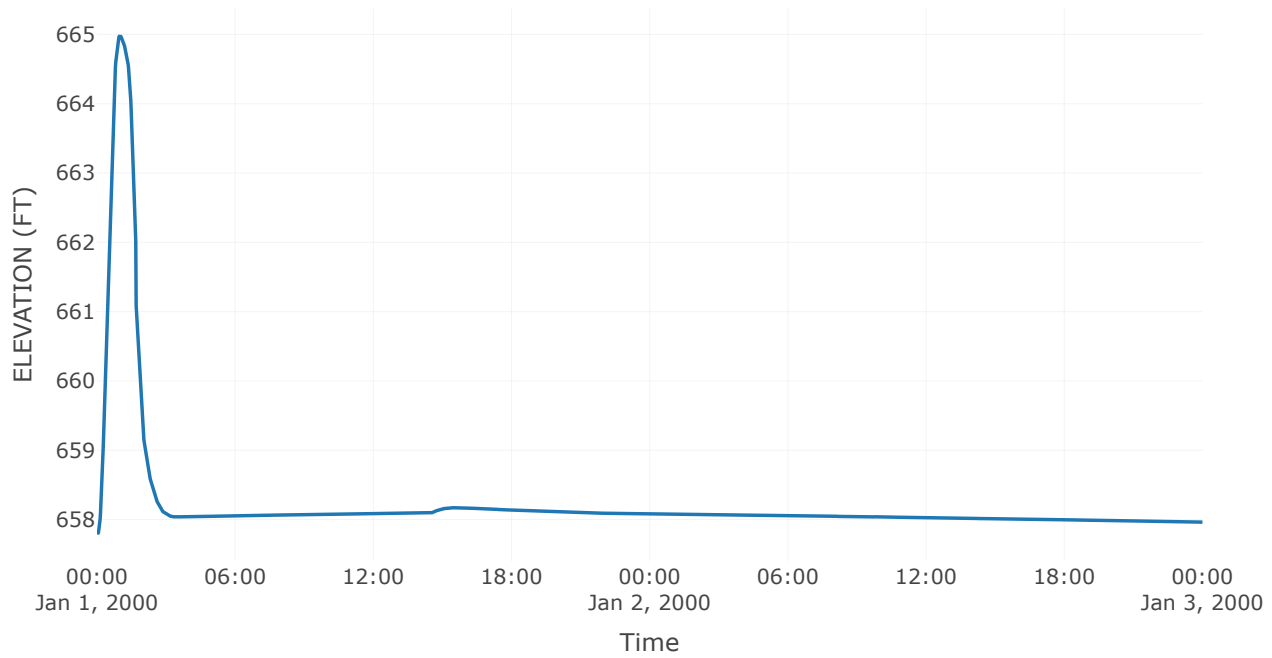
Spillway 1



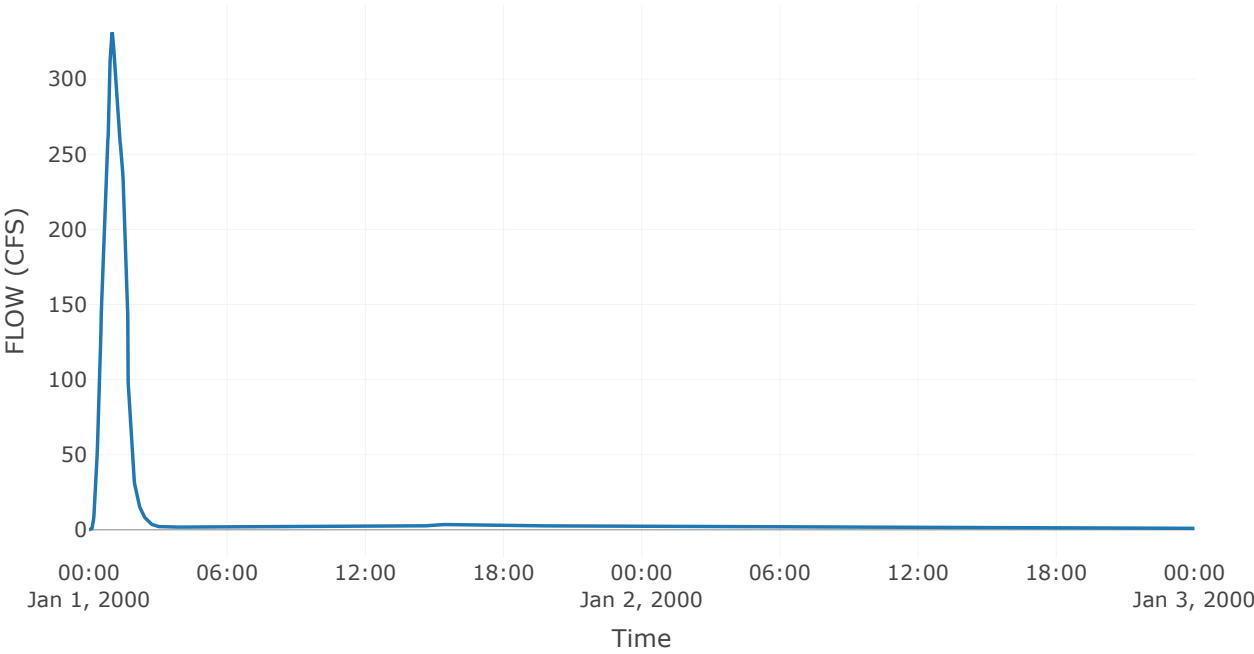
Outlet 1



Pool Elevation



Outflow

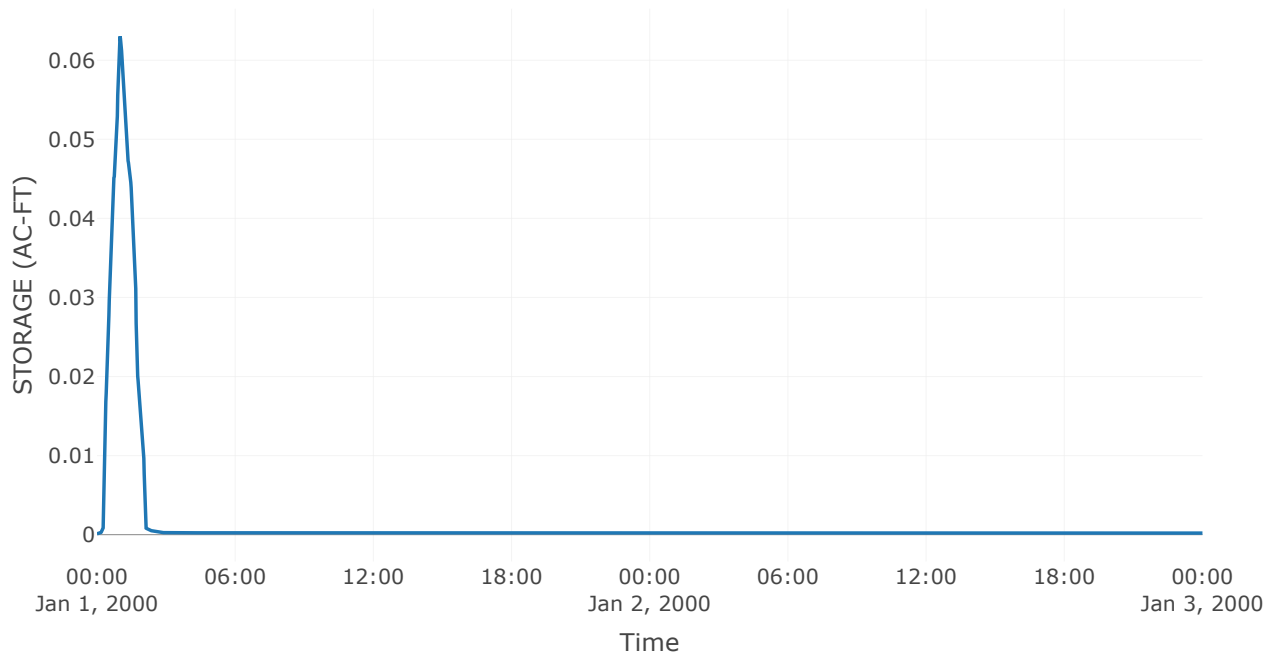


Reservoir: Storage West of Wolf Road

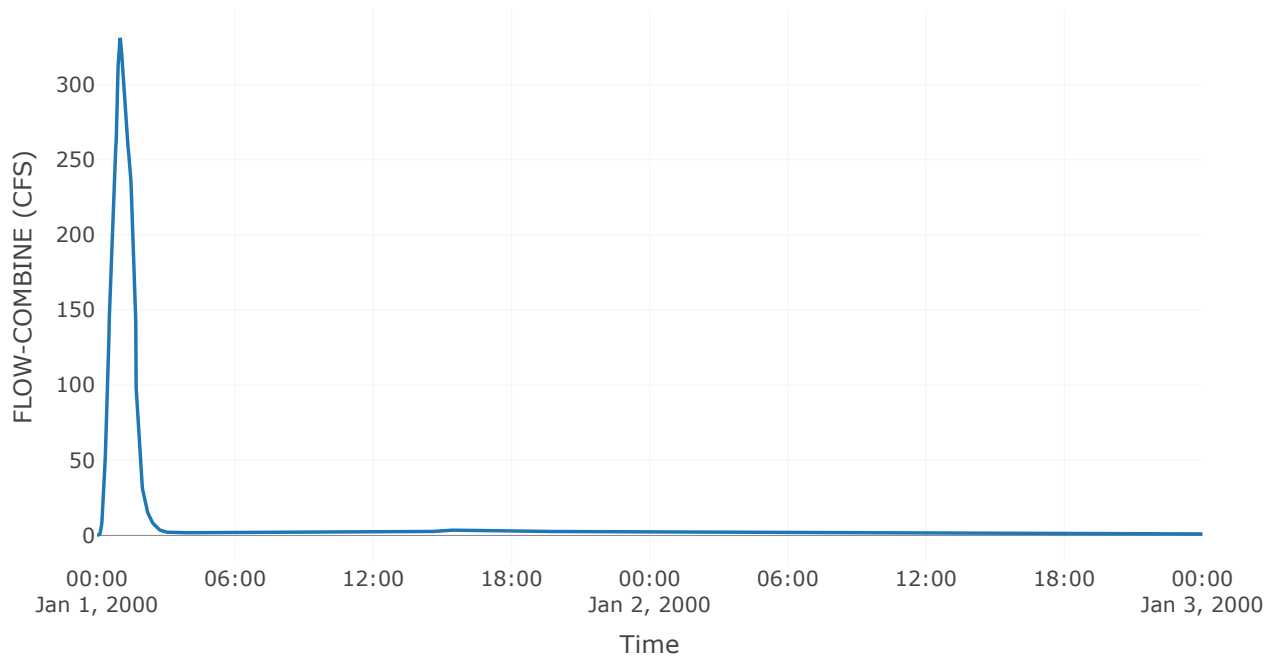
Downstream : Existing Basin C

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

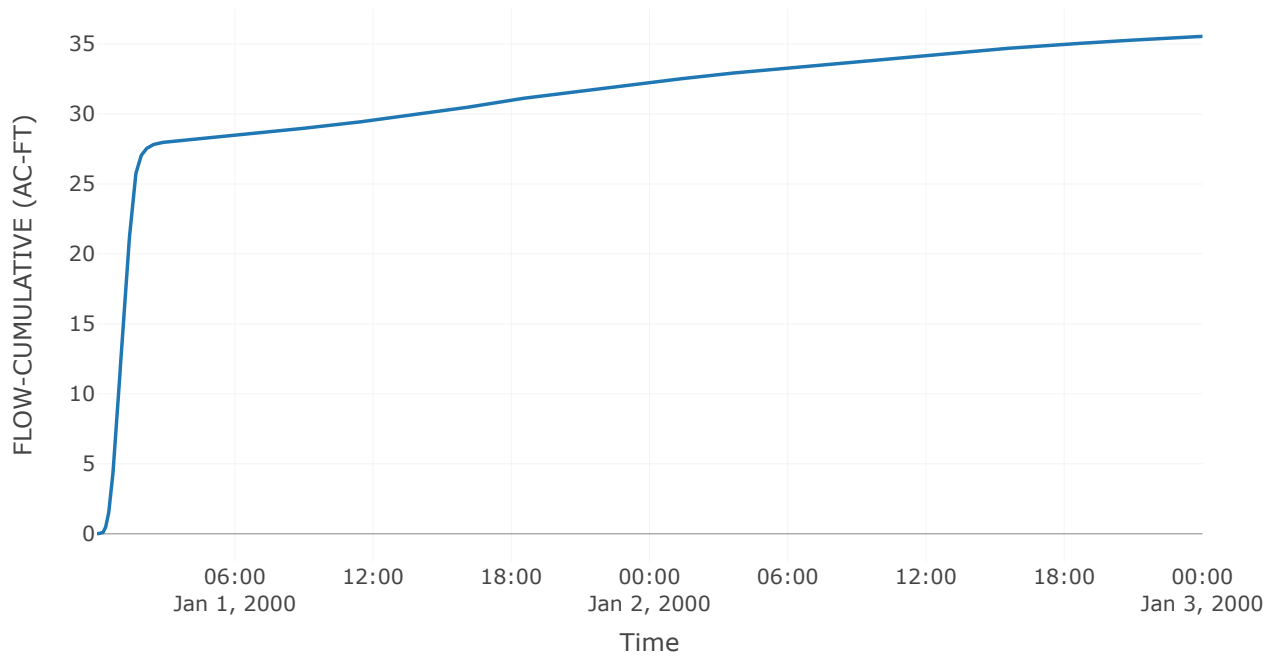
Storage



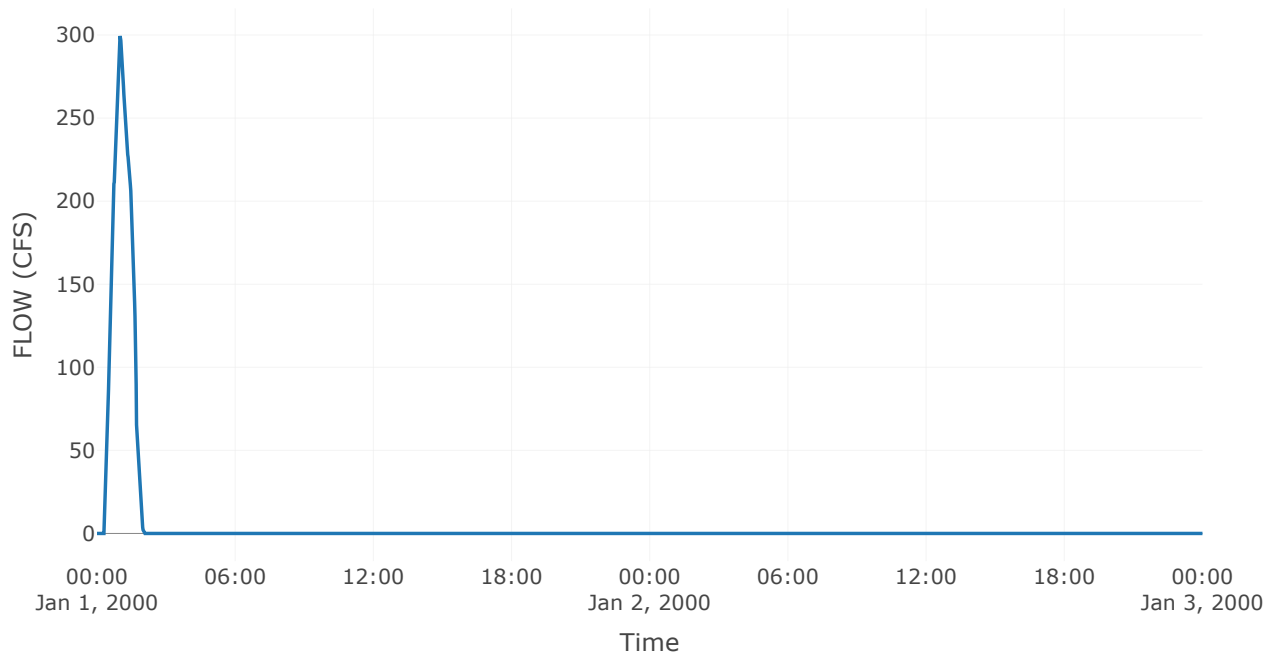
Combined Inflow



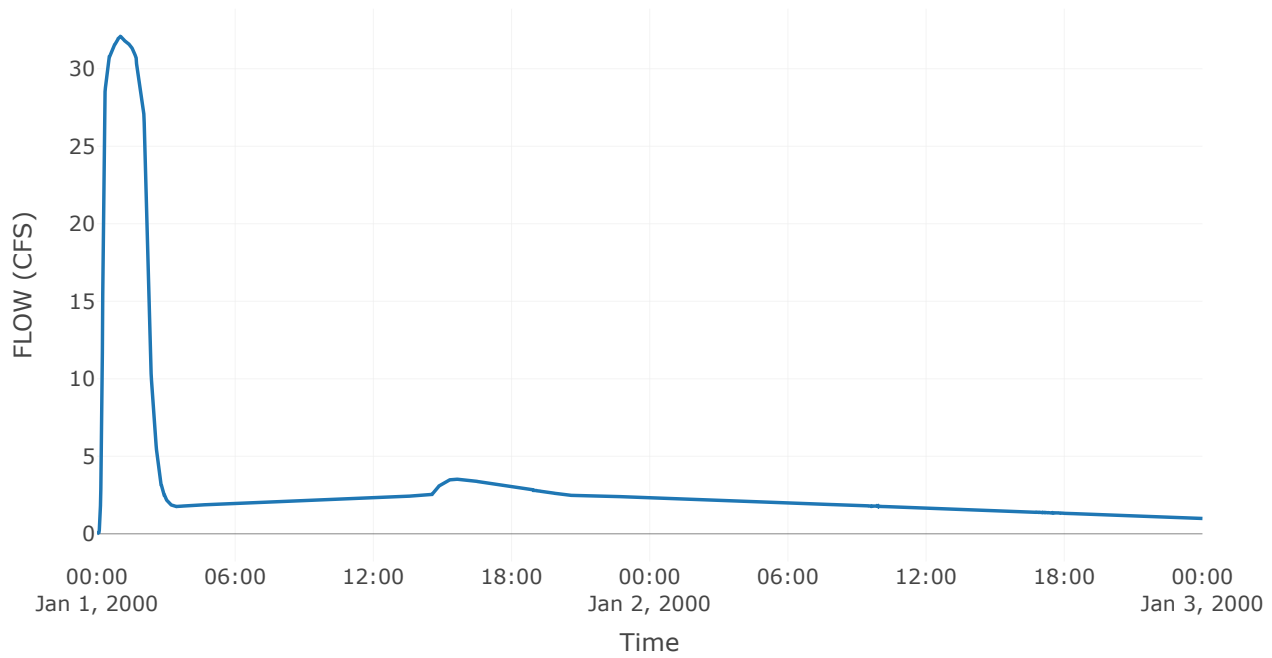
Cumulative Outflow



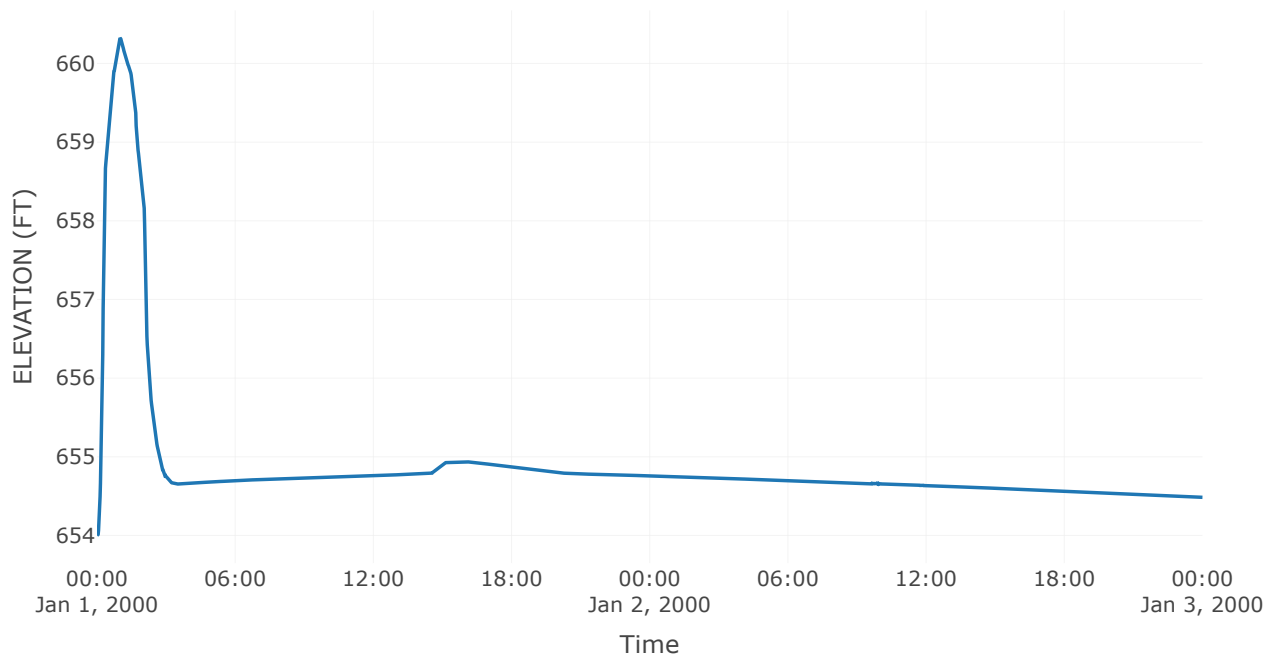
Spillway 1



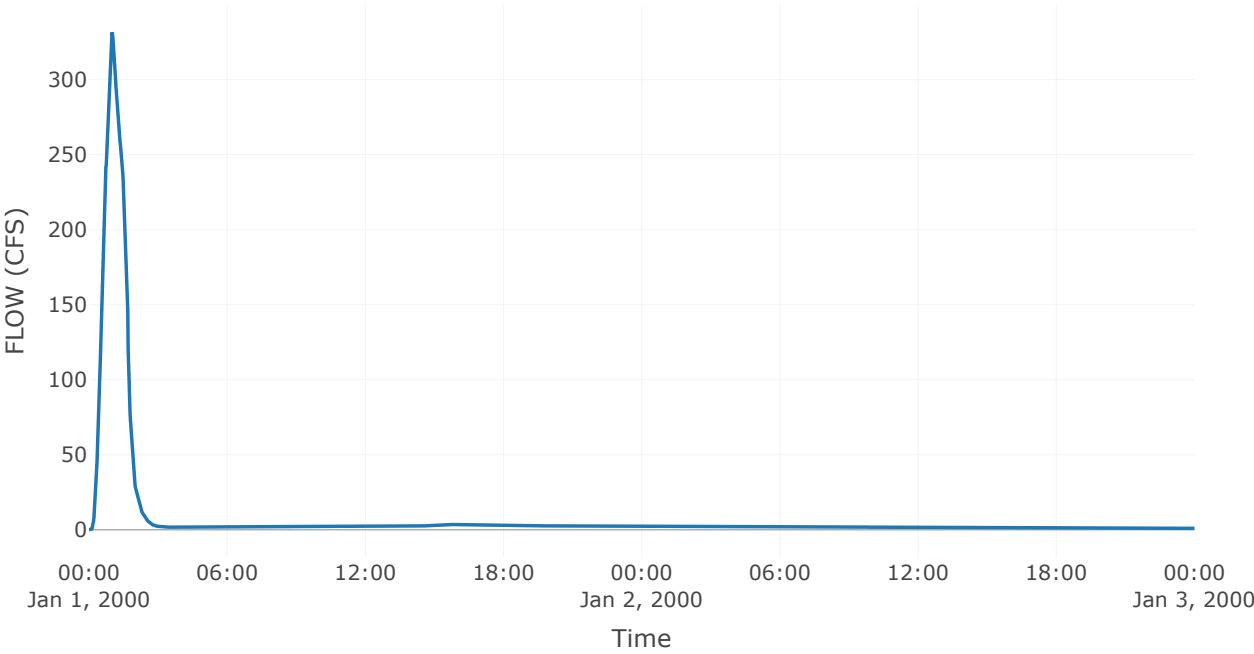
Outlet 1



Pool Elevation



Outflow



Subbasin: Existing On-Site

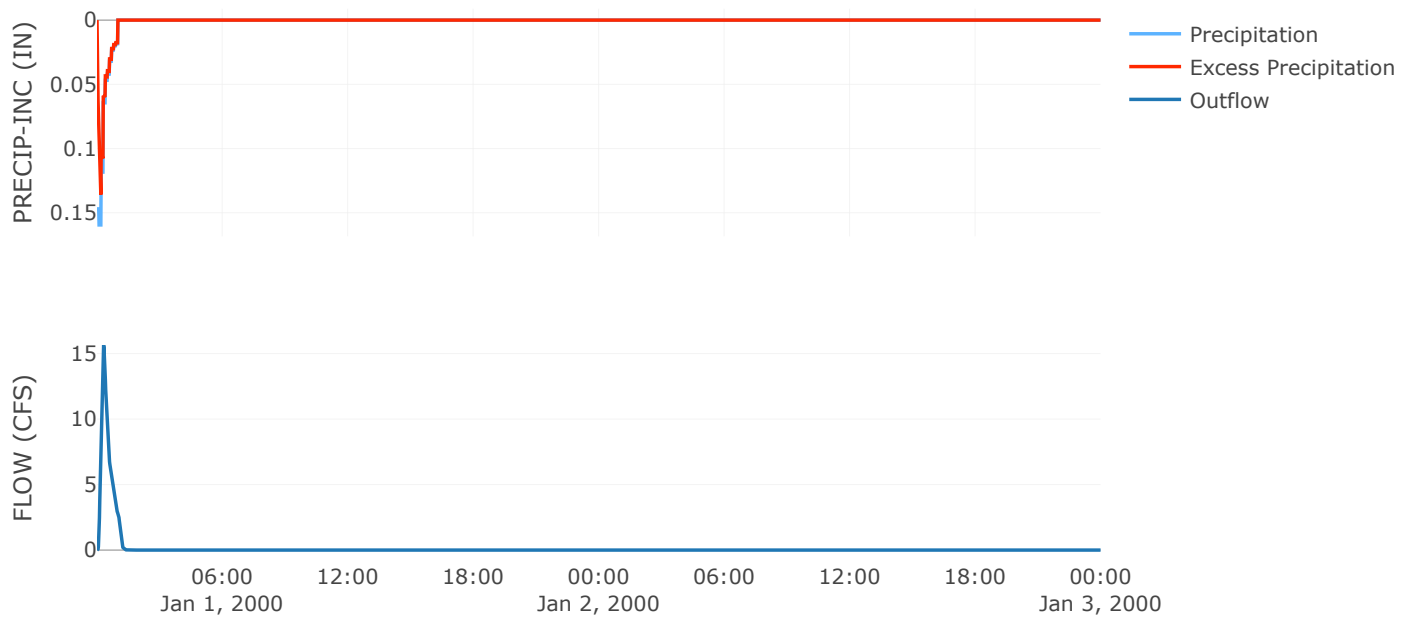
Area (MI²) : 0
Downstream : Existing Basin C

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	91.09

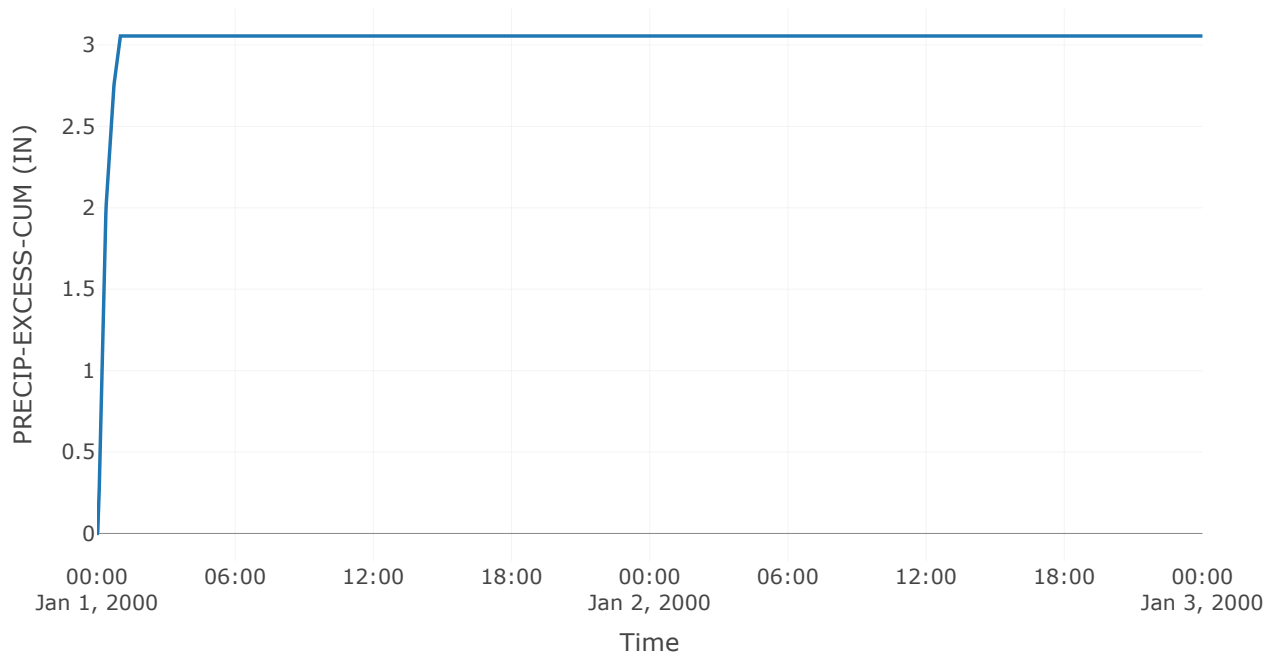
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

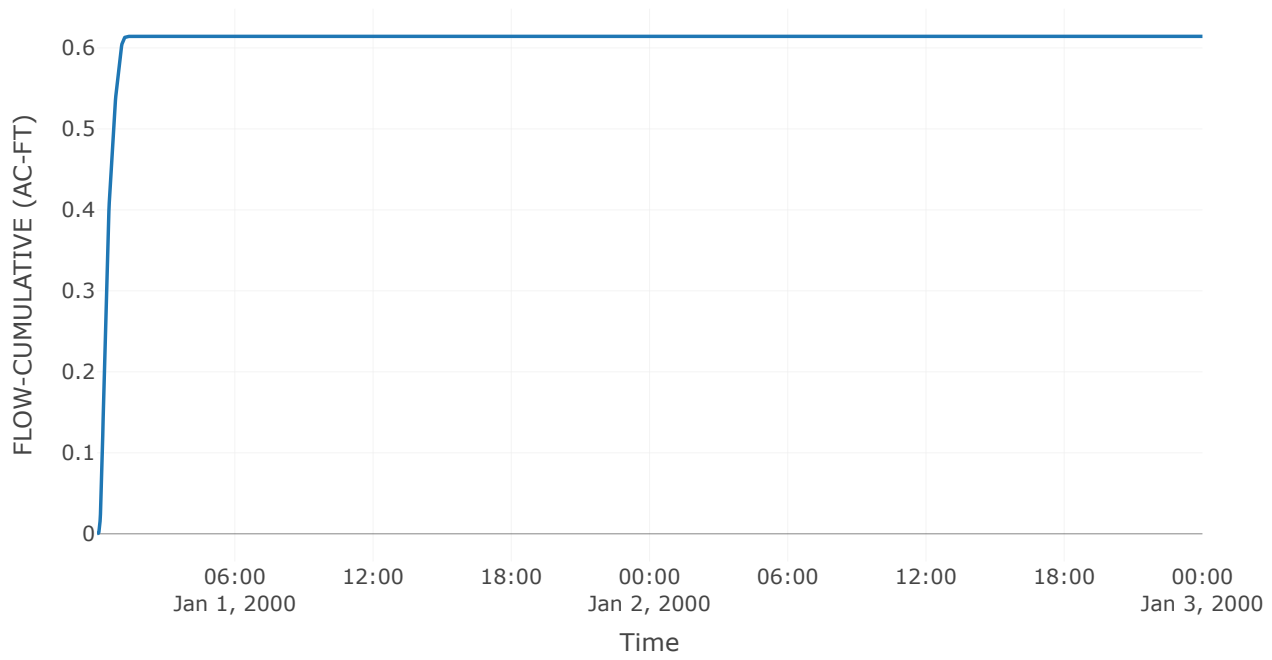
Precipitation and Outflow



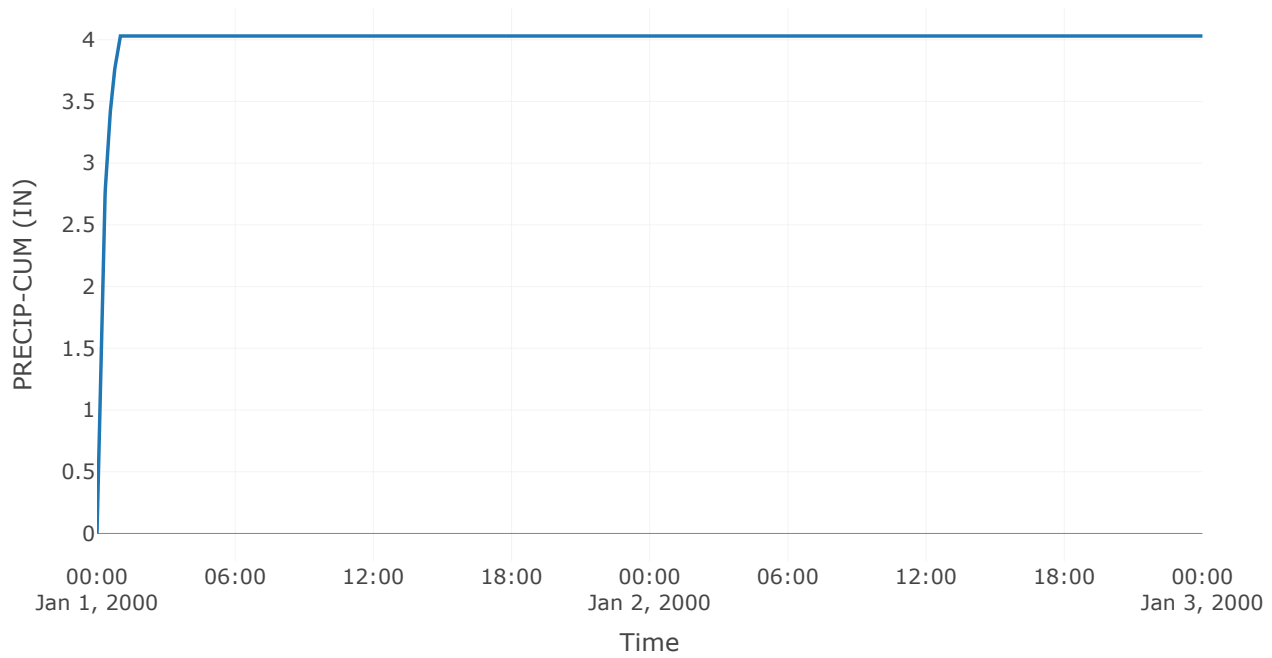
Cumulative Excess Precipitation



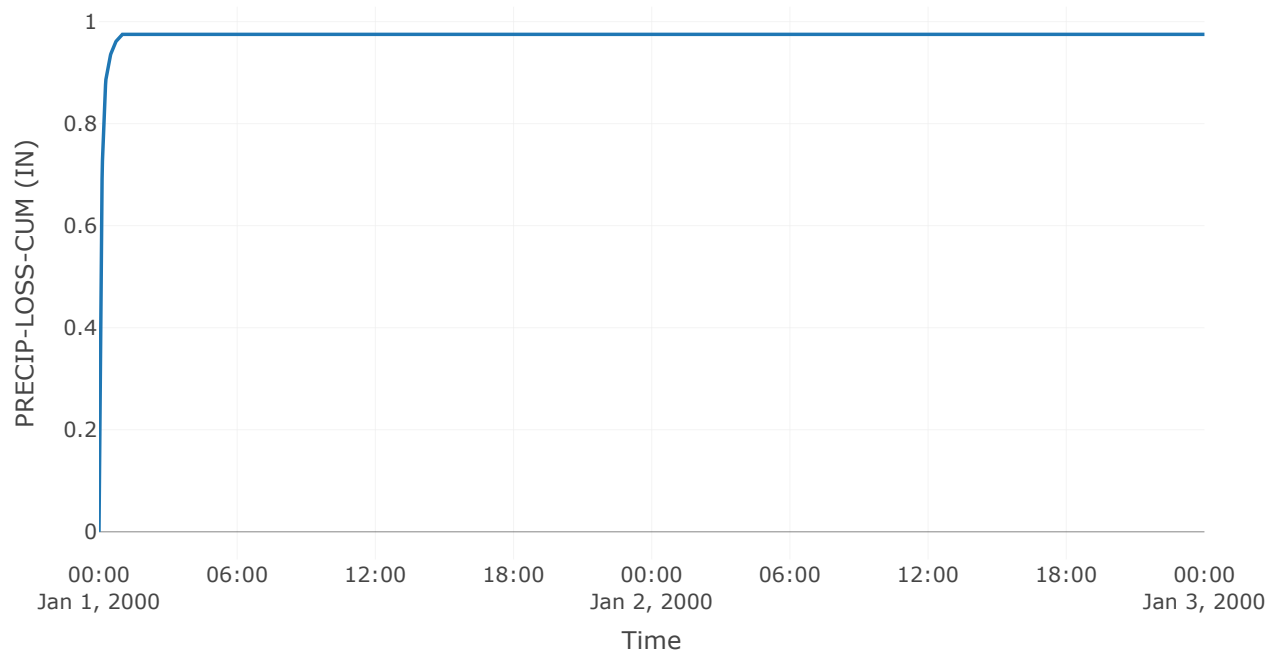
Cumulative Outflow



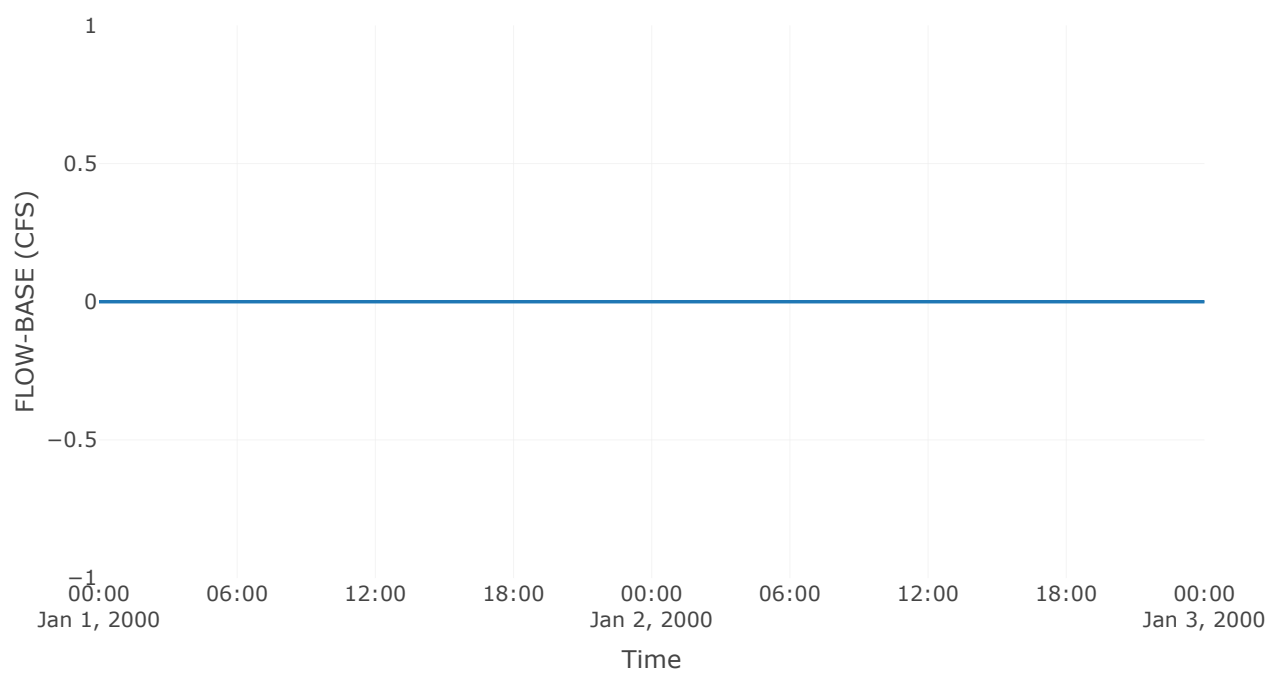
Cumulative Precipitation



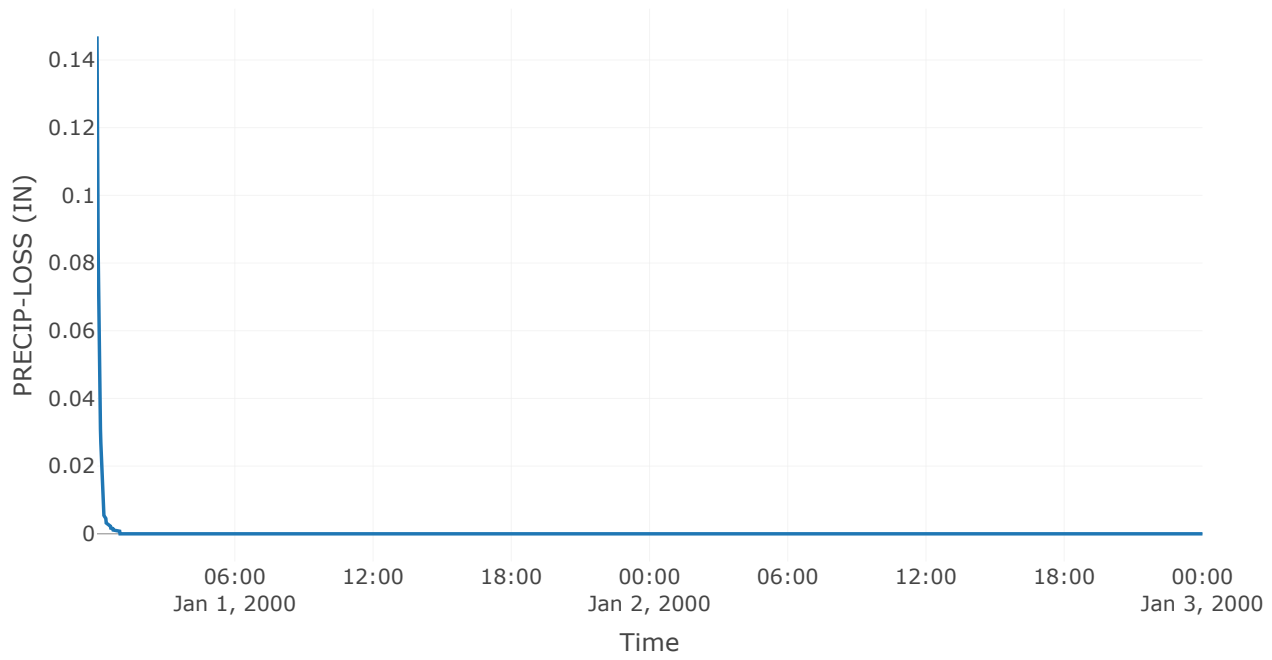
Cumulative Precipitation Loss



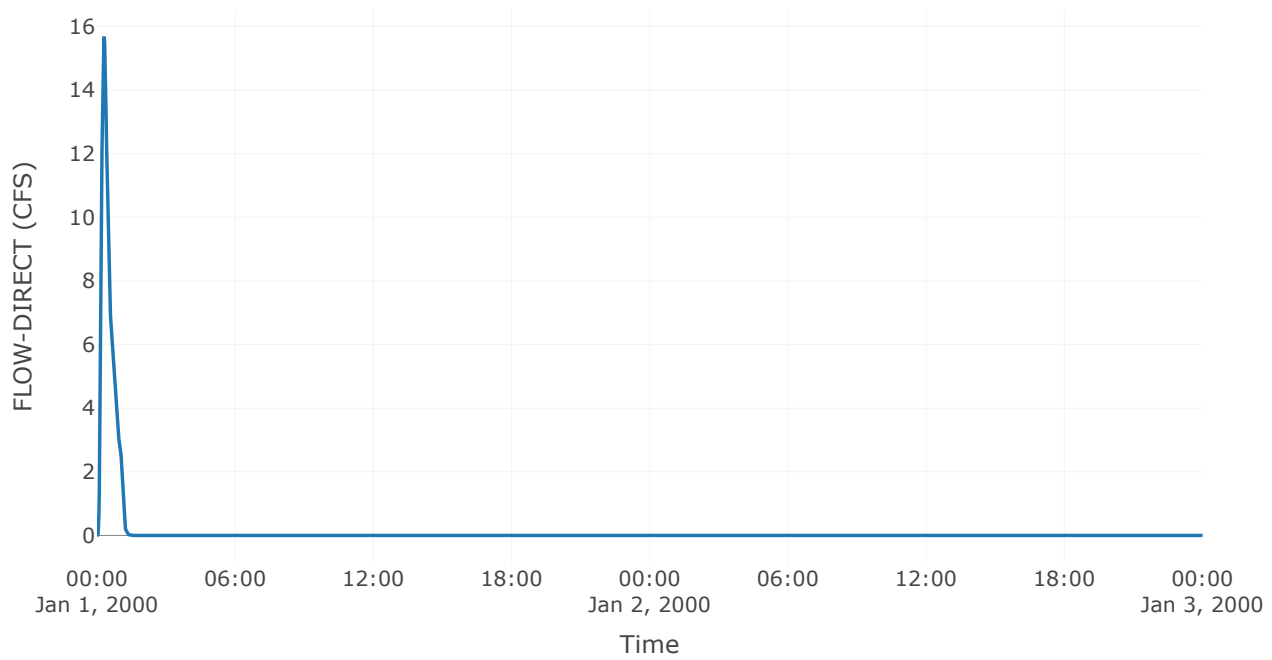
Baseflow



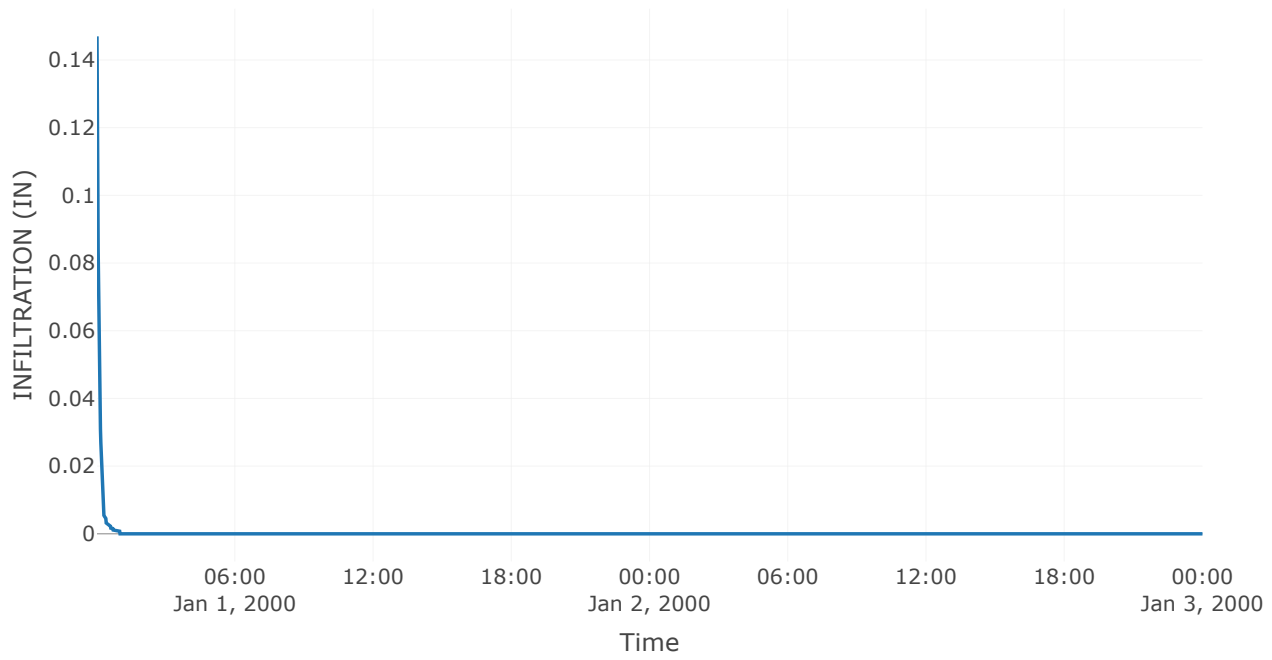
Precipitation Loss



Direct Runoff



Soil Infiltration

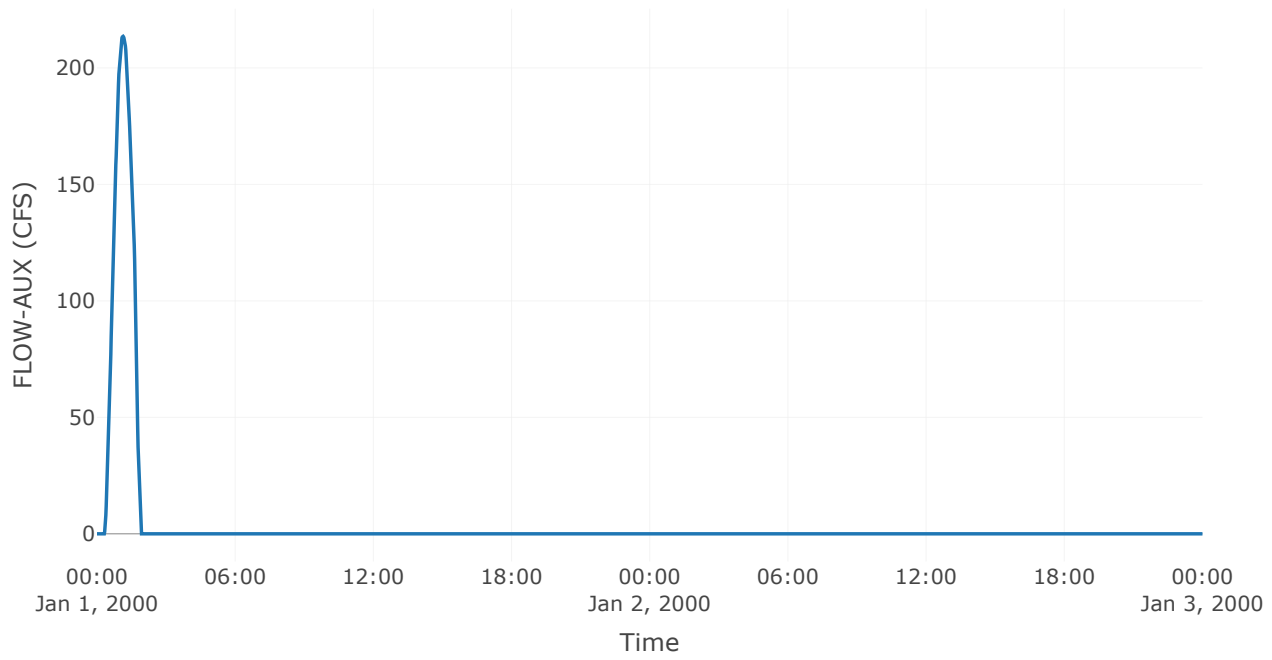


Reservoir: Existing Basin C

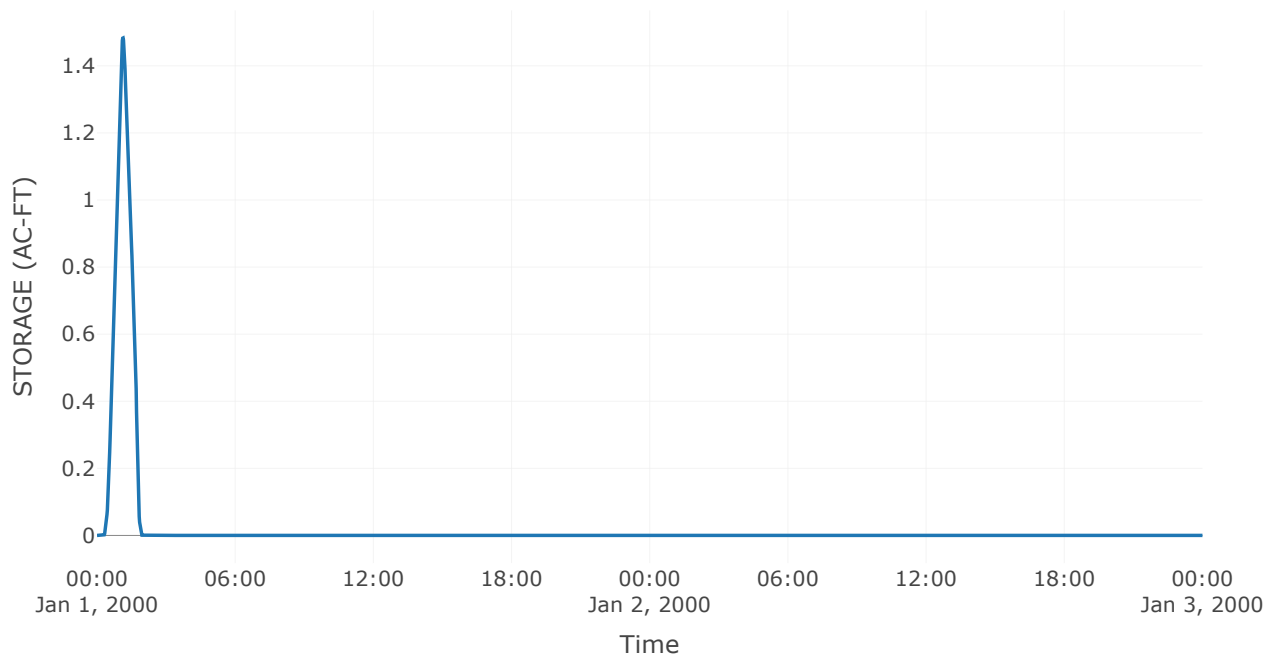
Downstream : Existing Basin A & B

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

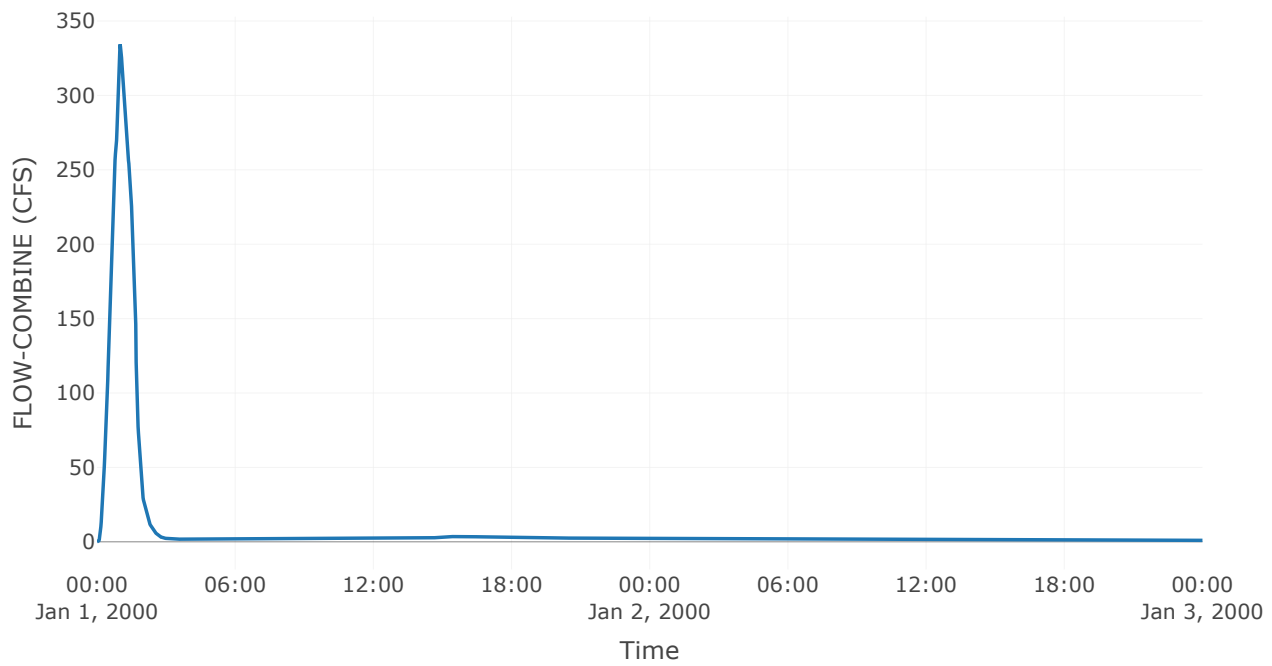
Auxiliary Outflow



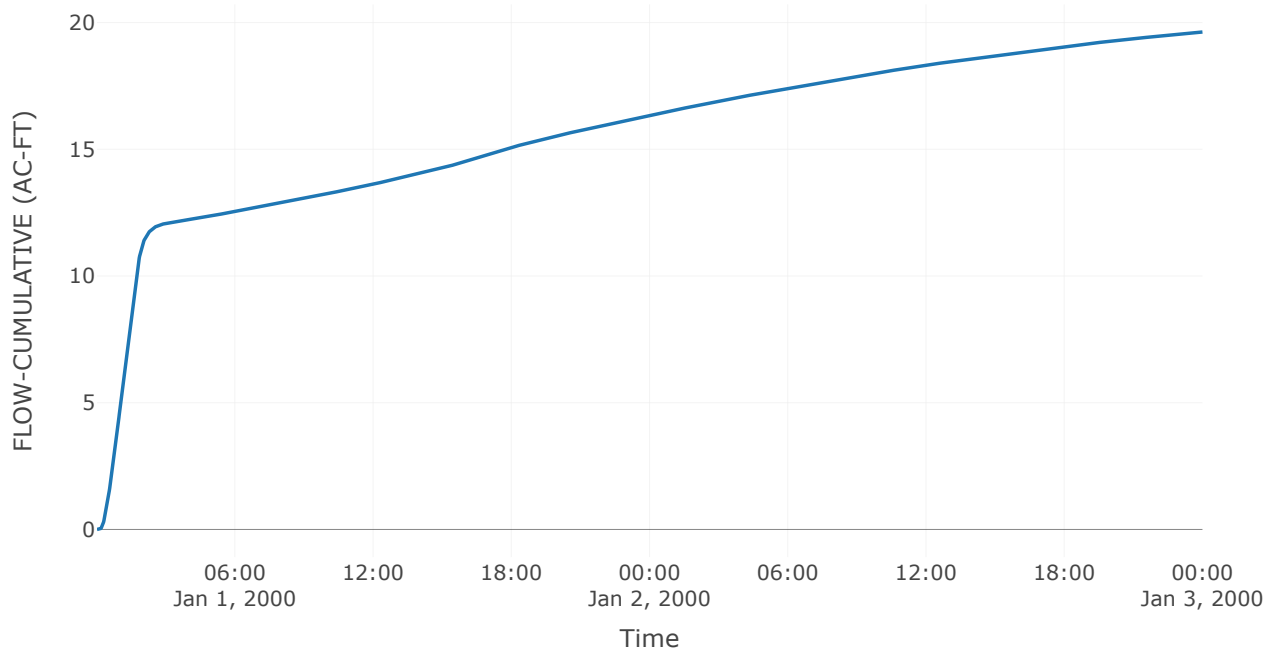
Storage



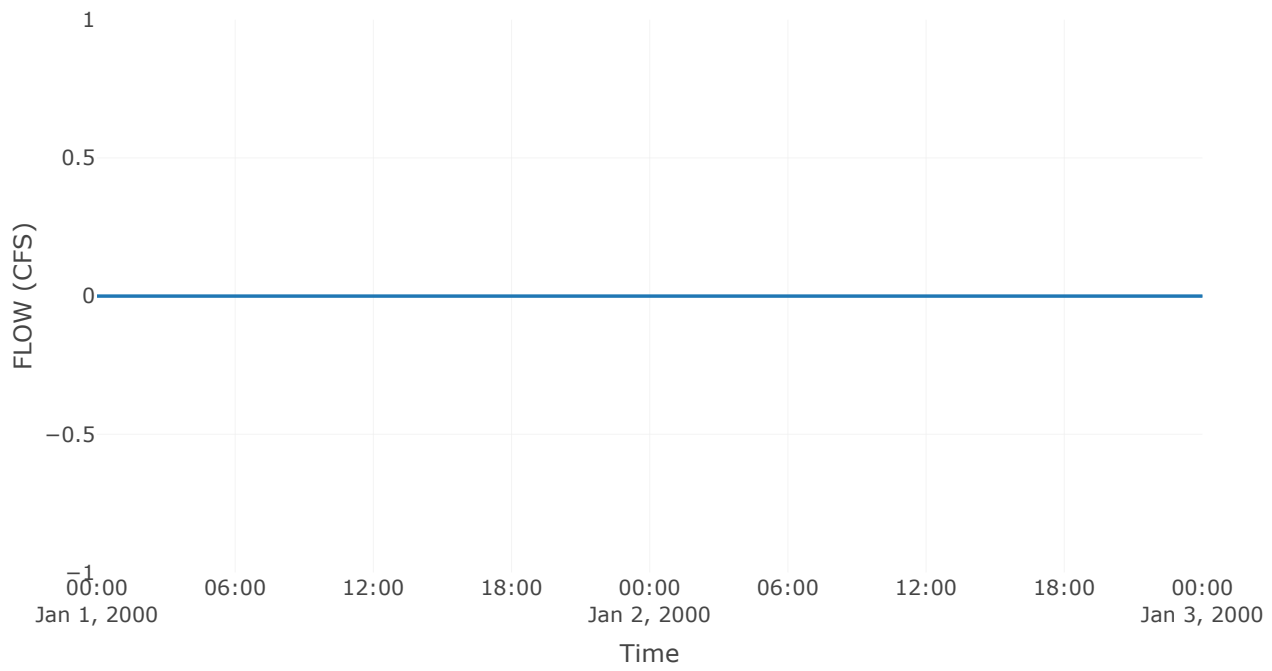
Combined Inflow



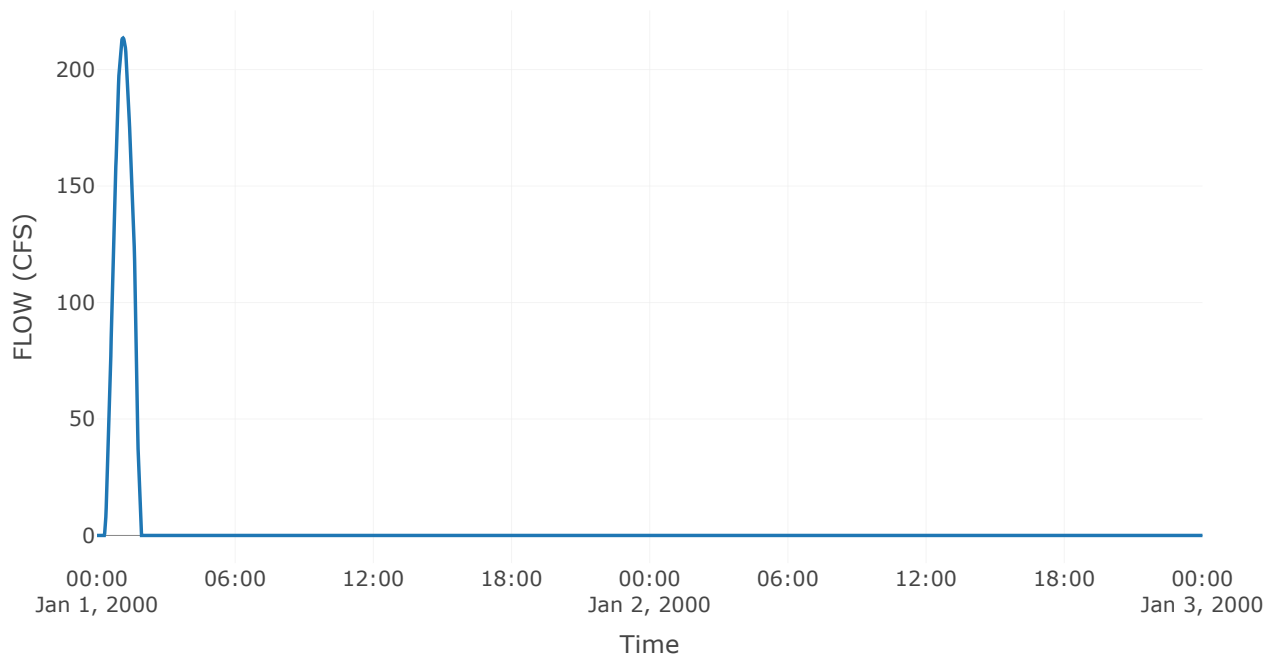
Cumulative Outflow



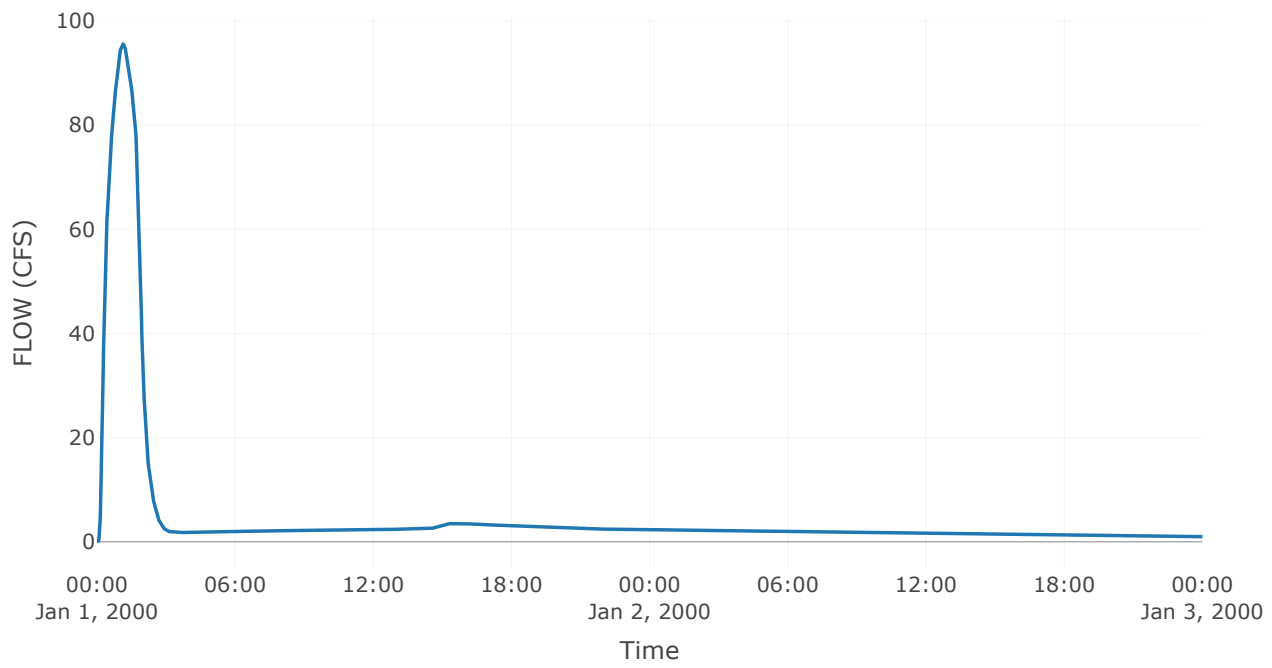
Spillway 1



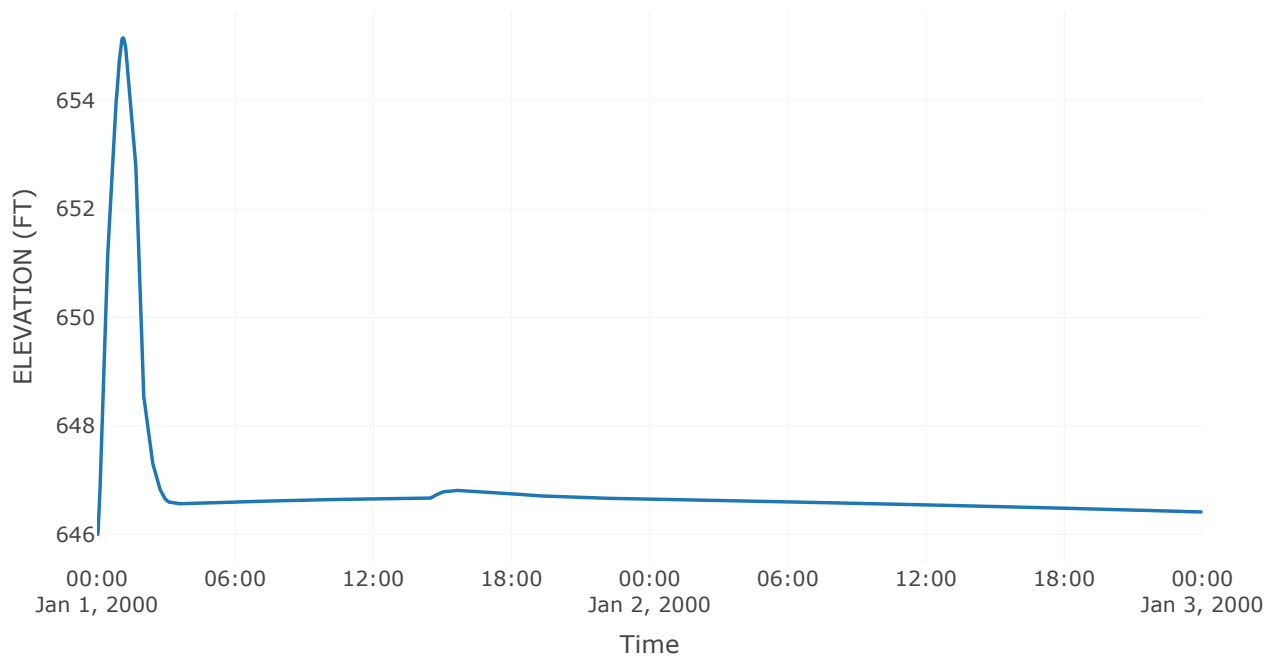
Outlet 2



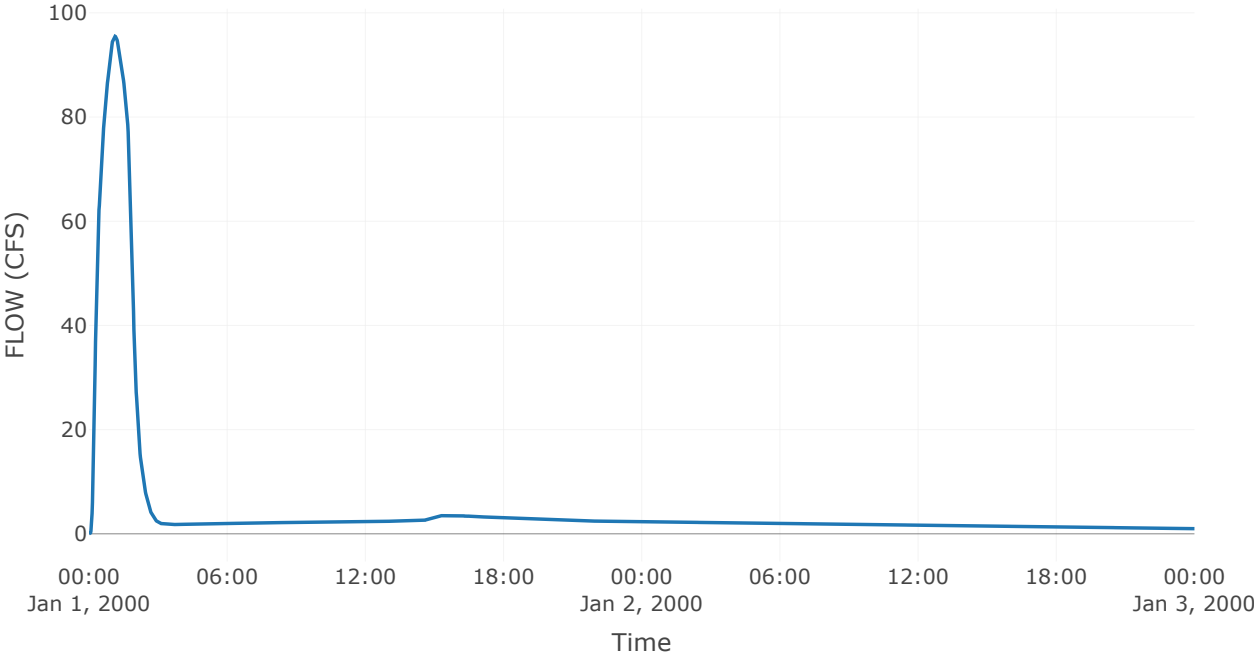
Outlet 1



Pool Elevation



Outflow

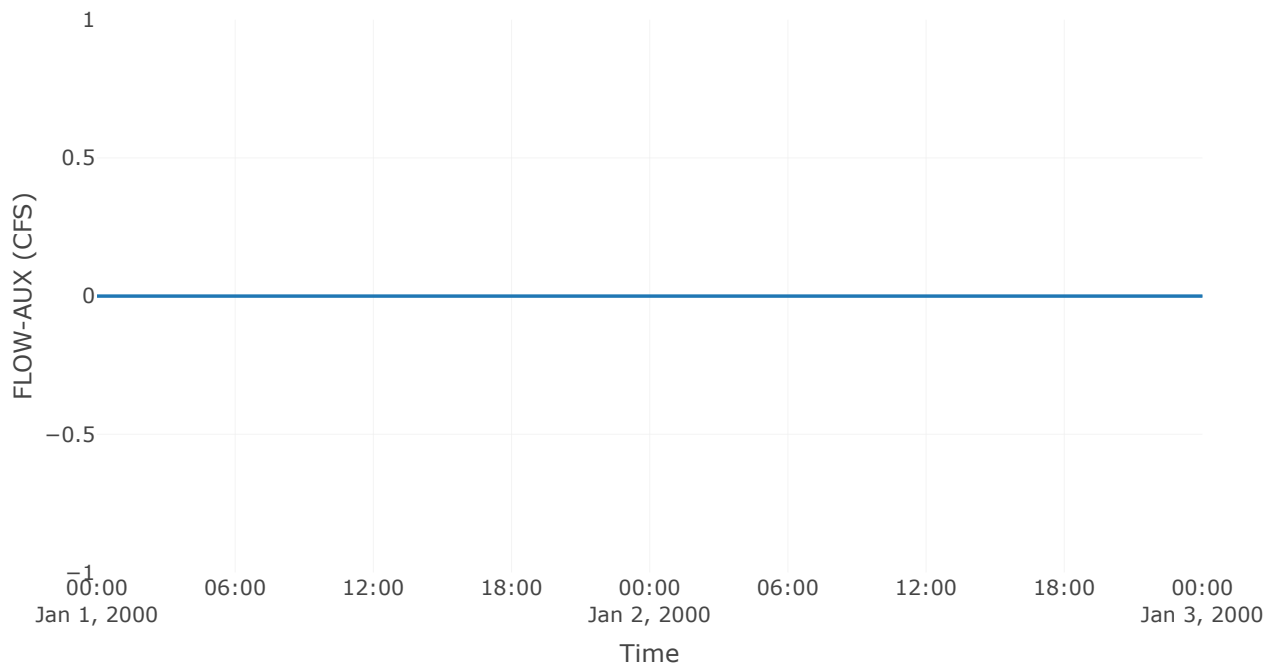


Reservoir: Existing Basin A & B

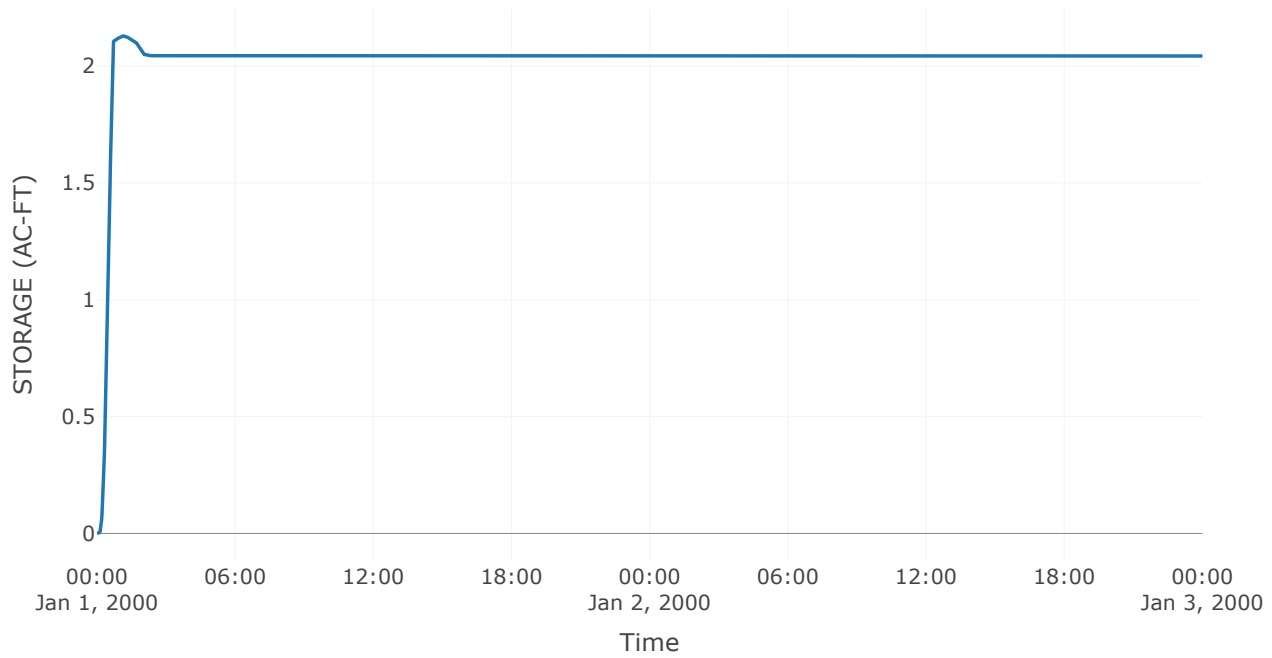
Downstream : 55th Street Outlet

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

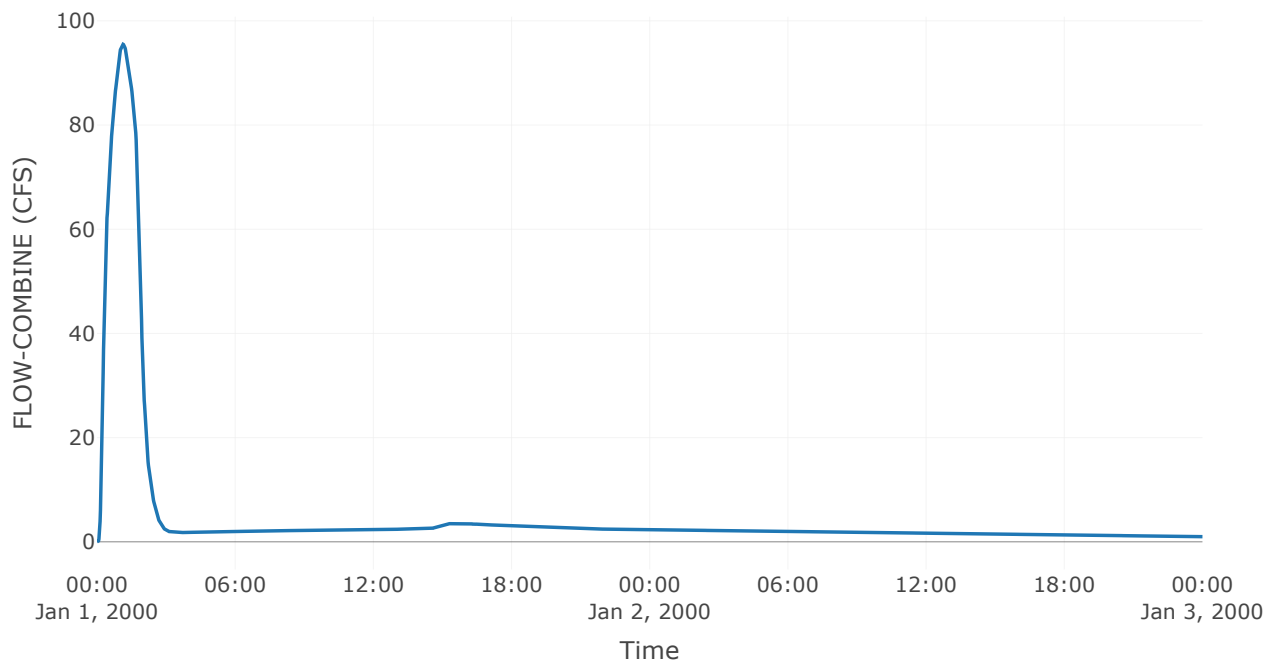
Auxiliary Outflow



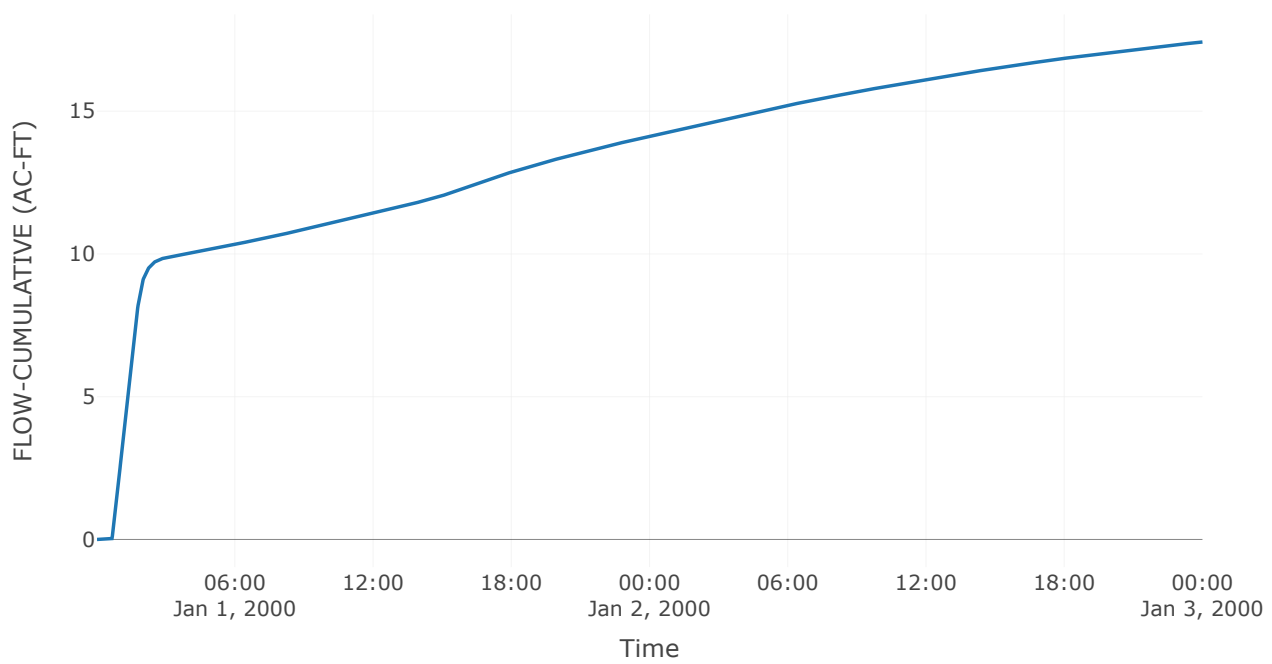
Storage



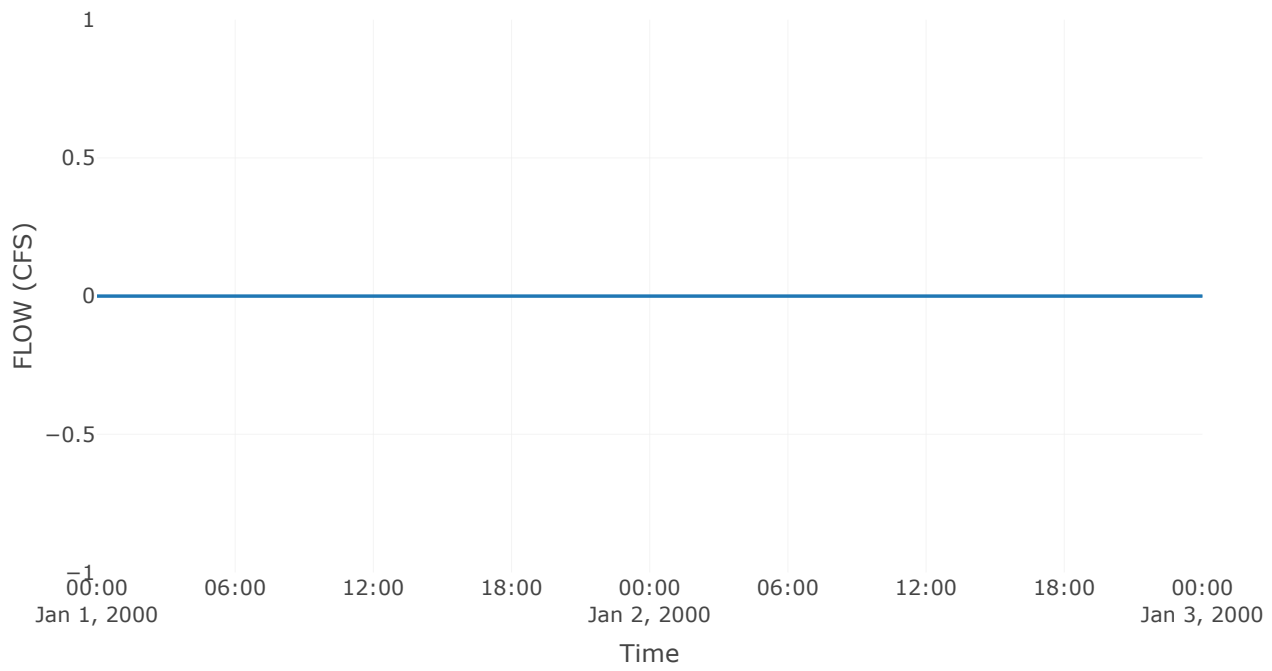
Combined Inflow



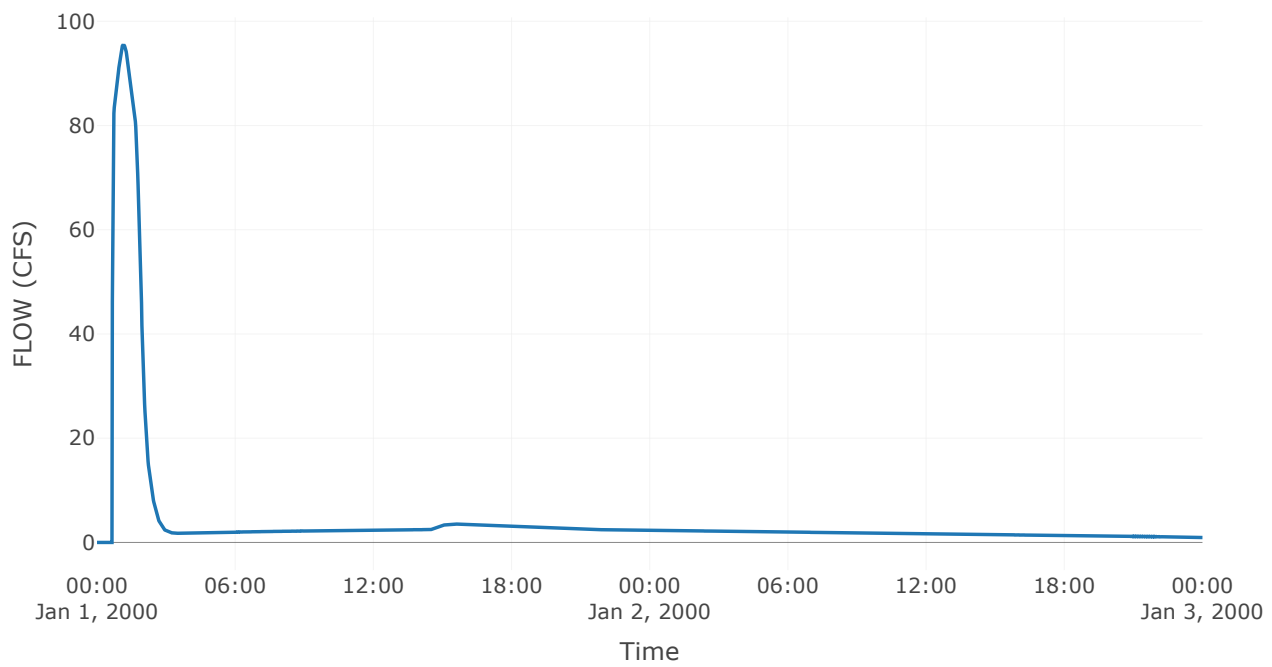
Cumulative Outflow



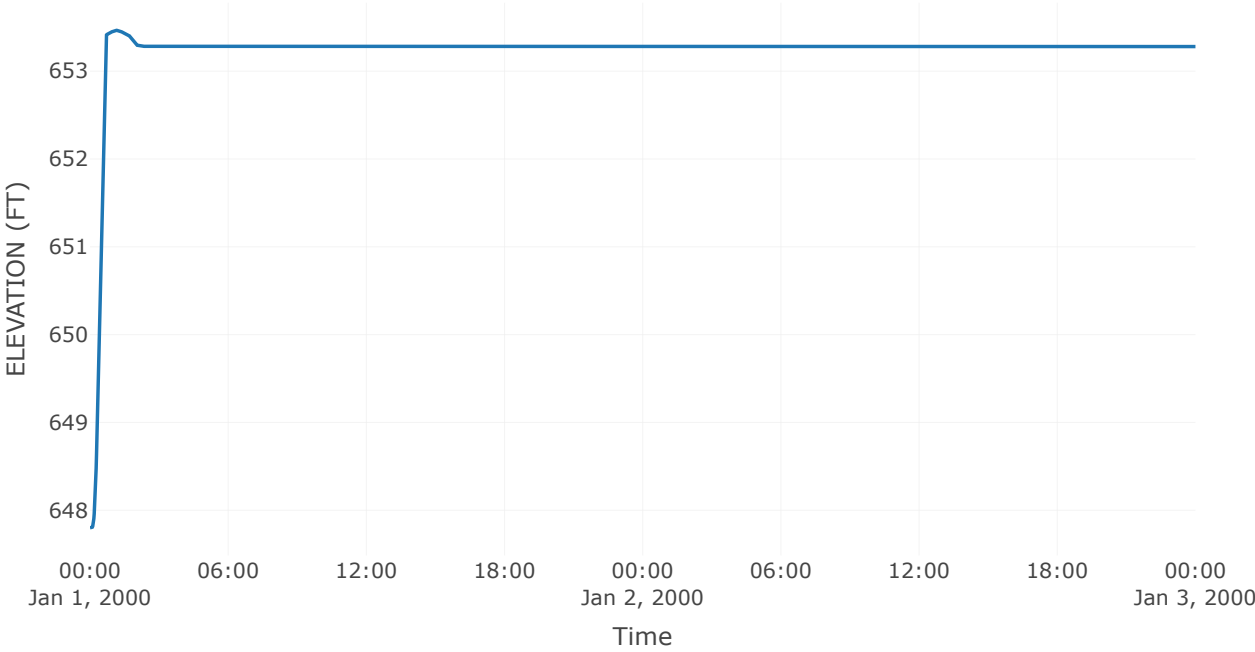
Spillway 1



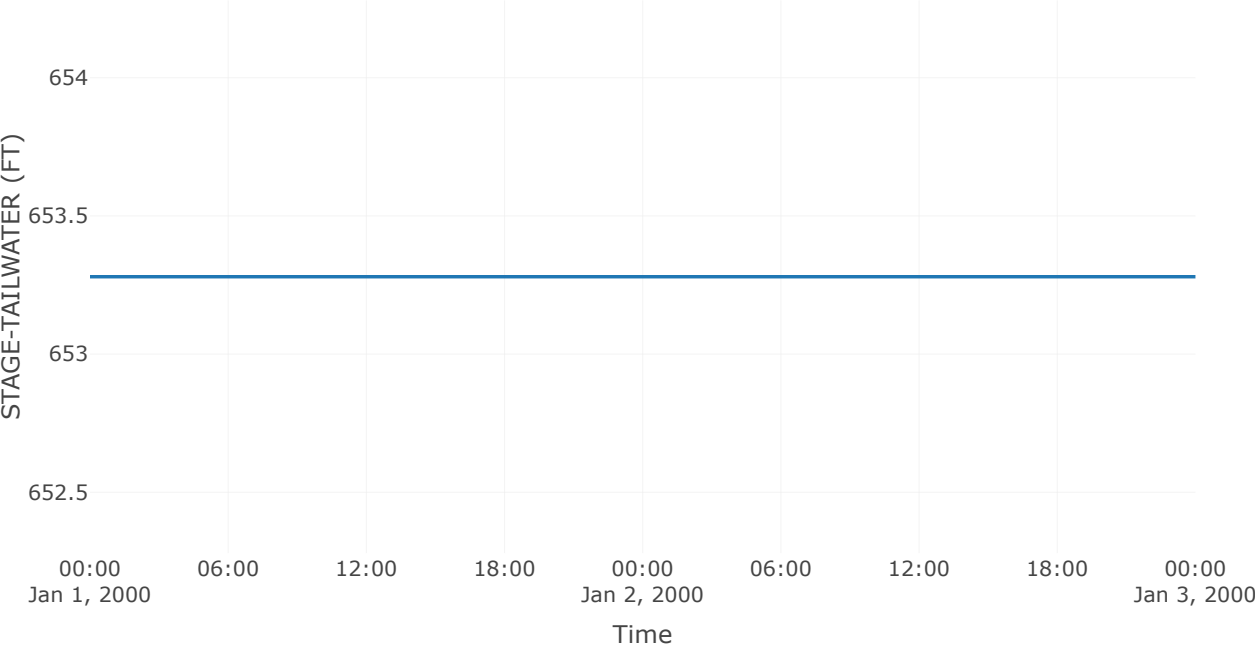
Outlet 1



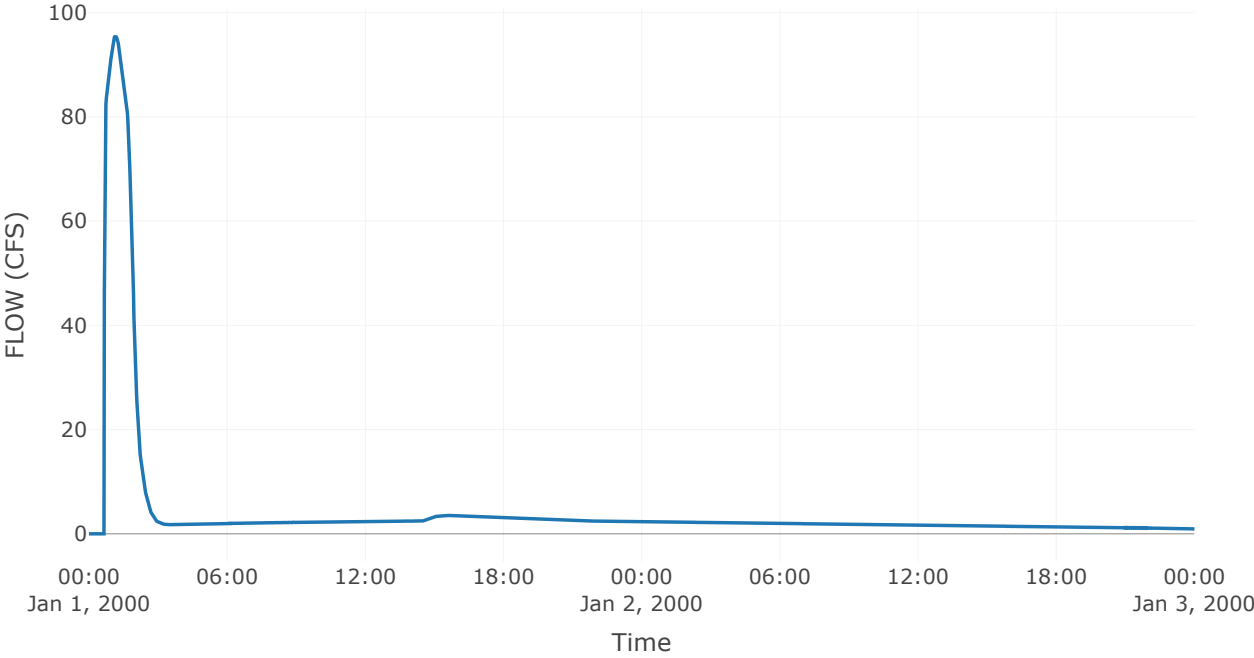
Pool Elevation



Tailwater Stage



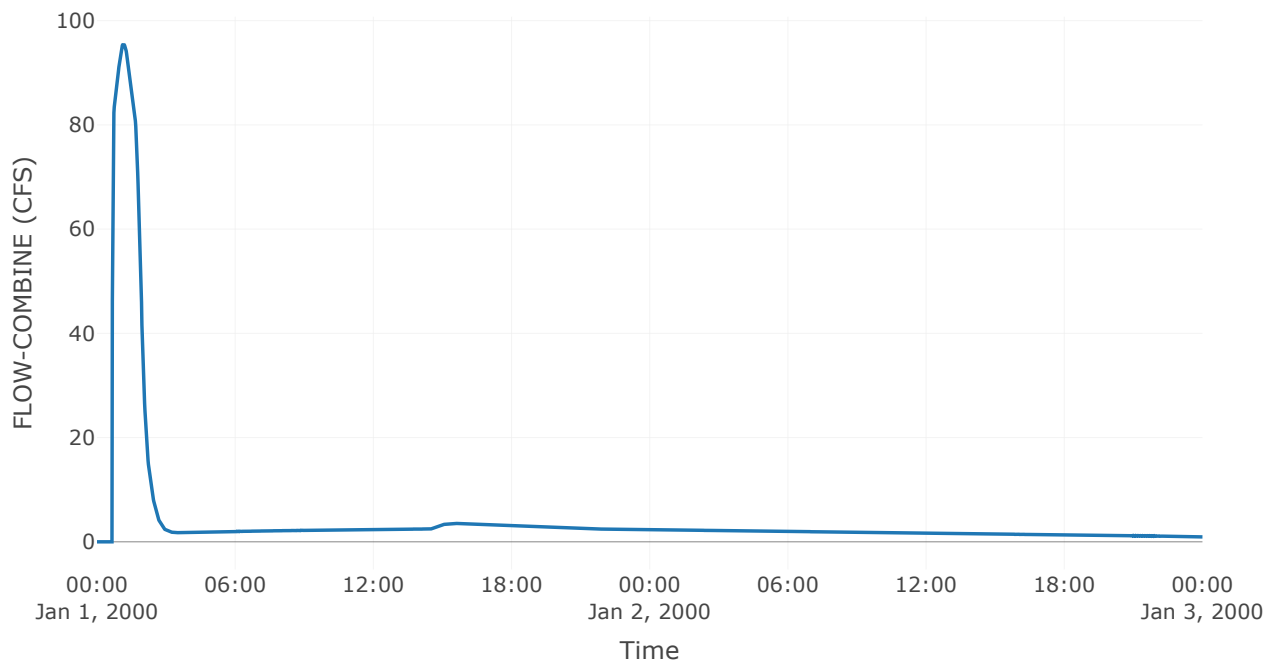
Outflow



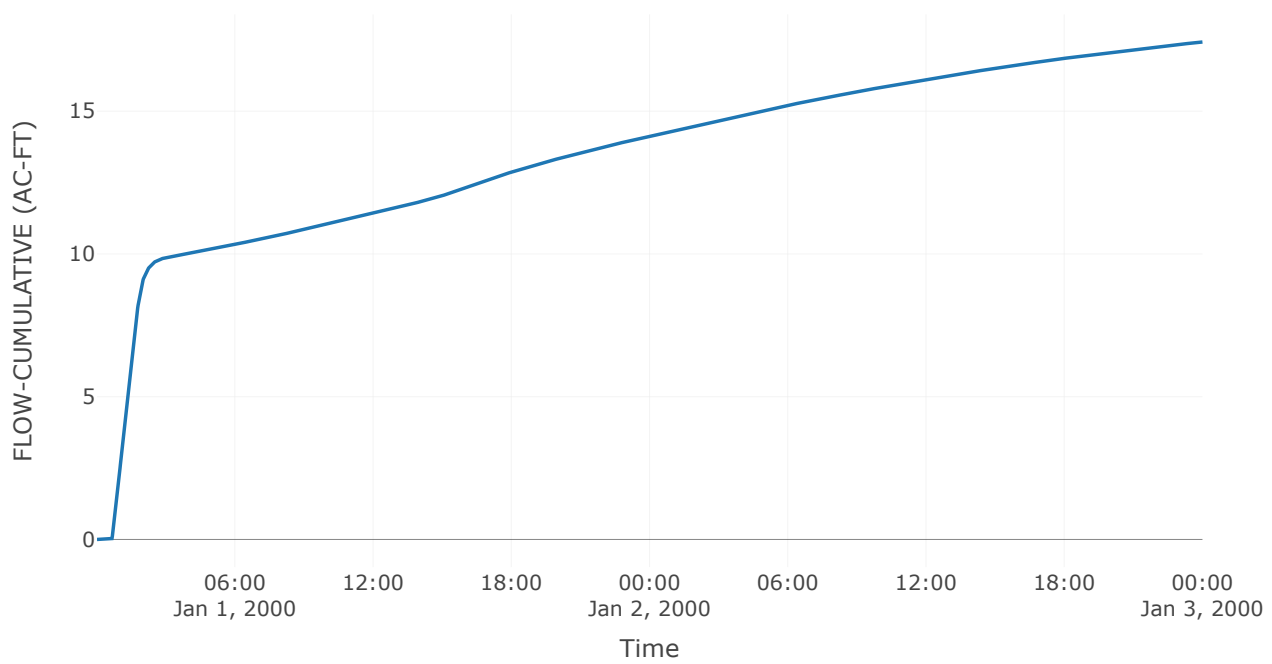
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	95.45
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.2

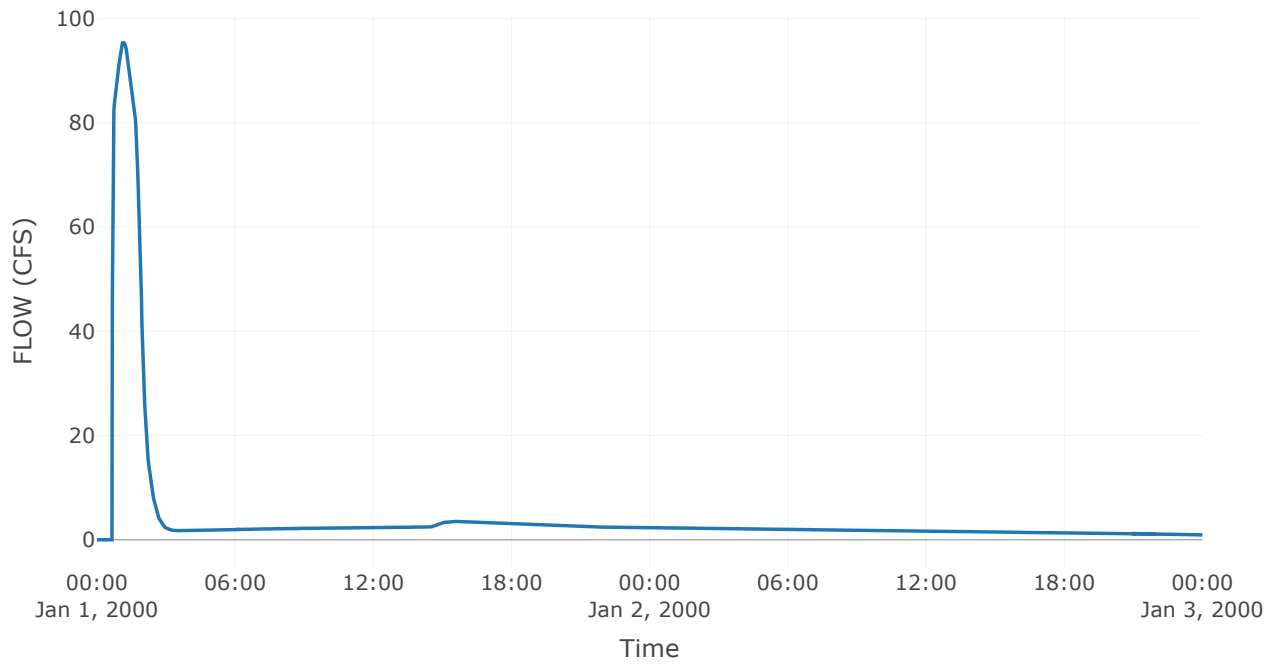
Combined Inflow



Cumulative Outflow



Outflow



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 ☐ mi ² ☐ %	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.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{212.16}{2.4100} = \underline{88.03} ; \quad \text{use CN} = \boxed{88.03}$$

Proposed Basin "C" & Adjacent Overland Flow Areas
Critical Duration Storm Event (100yr - 2hr)
Stage-Storage Tables

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

**Proposed Stormwater Storage West Side of Wolf Road
Stage-Storage Tables****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

Existing Basin "A" & "B" to Overland Flow Elevation
Stage-Storage Tables

1) Pond Storage:

STORMWATER VOLUME

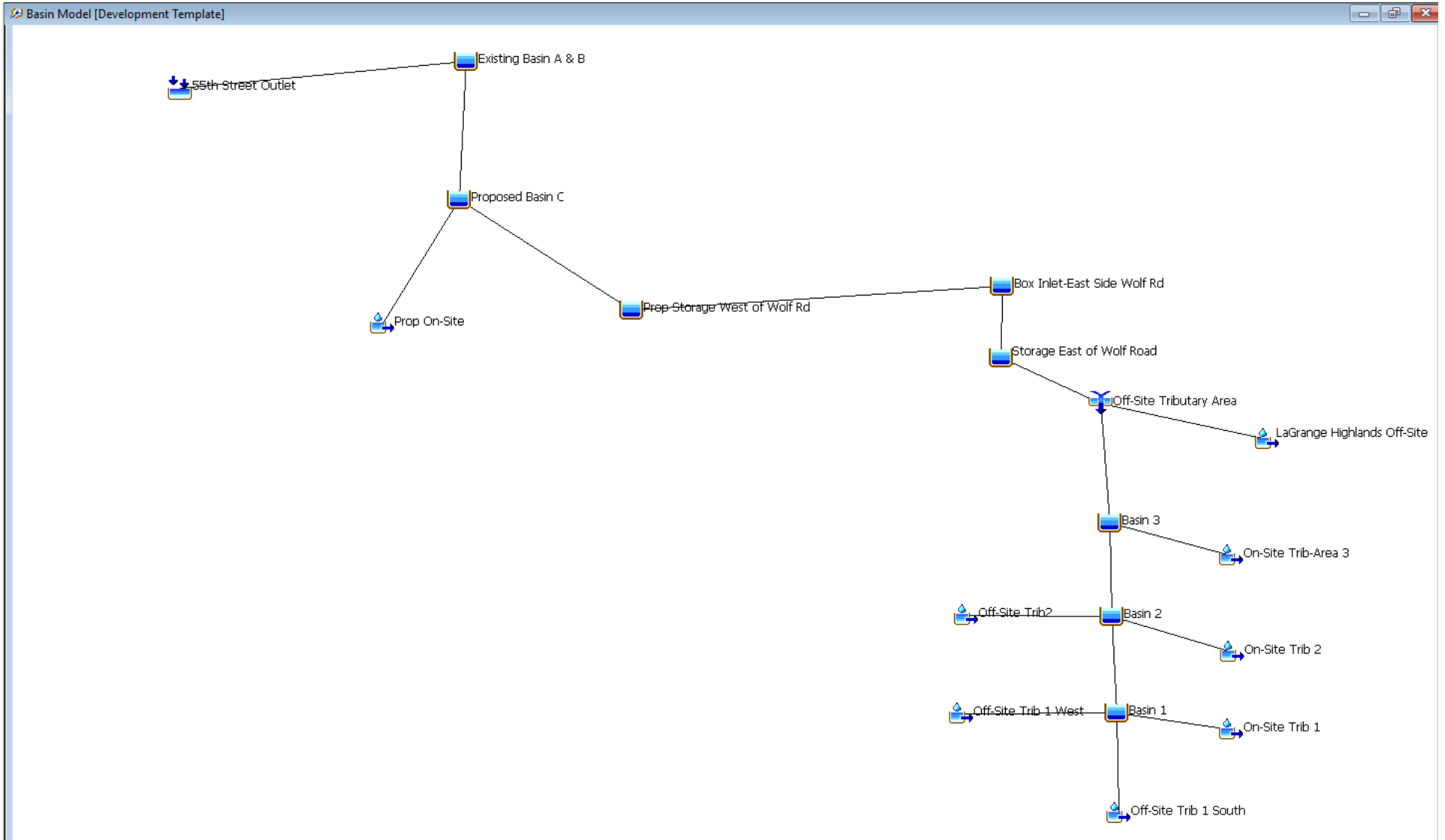
Notes	Pond Elevation [feet]	Area [sf]	Depth [feet]	Volume [cubic feet]	Volume [acre feet]	Cumulative Volume [acre feet]
NWL (Recent Topo Survey)	647.80	10,543				0.0000
			0.20	2,139	0.049	
	648.00	10,848				0.0491
			1.00	11,883	0.273	
	649.00	12,948				0.3219
			1.00	14,343	0.329	
	650.00	15,785				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

**Existing Stormwater Storage East Side of Wolf Road
Stage-Storage Tables****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

**Existing Stormwater Box Inlet Upstream of Culvert - East Side of Wolf Road
Stage-Storage Tables****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



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 (MI ²)	
Element Name	Area (MI ²)
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 (MI ²)	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
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Subbasin: On-Site Trib 1

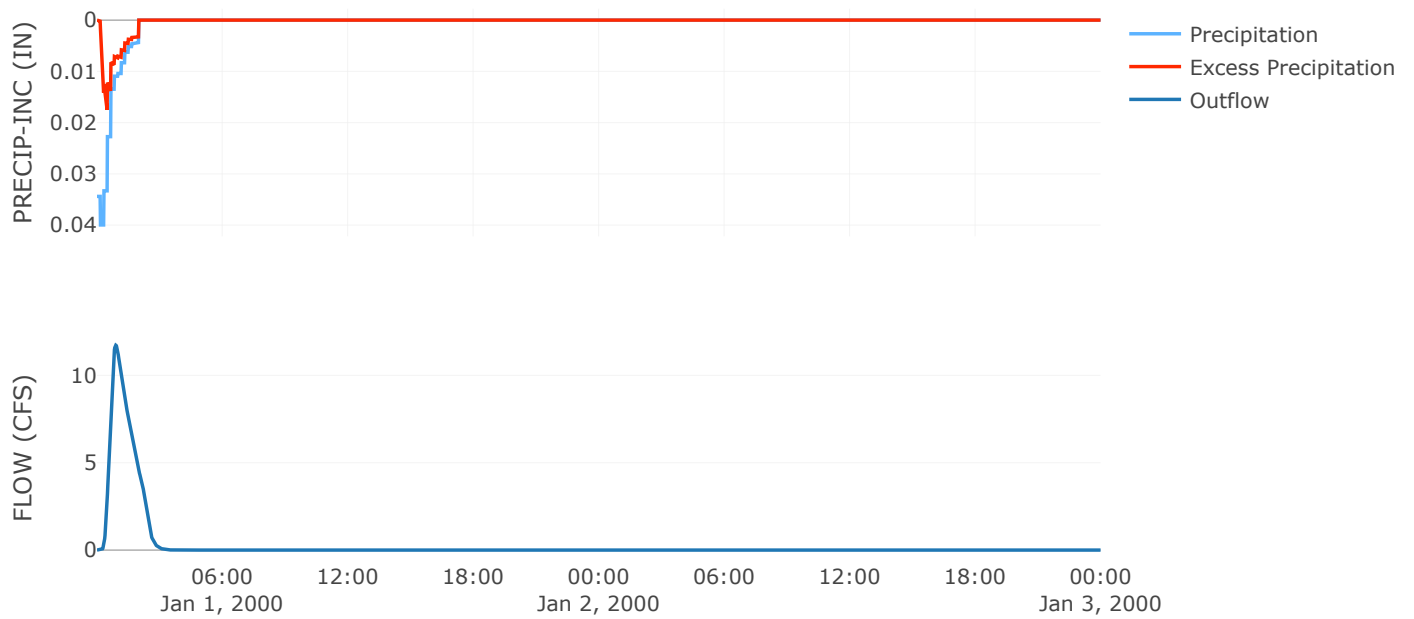
Area (MI²) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

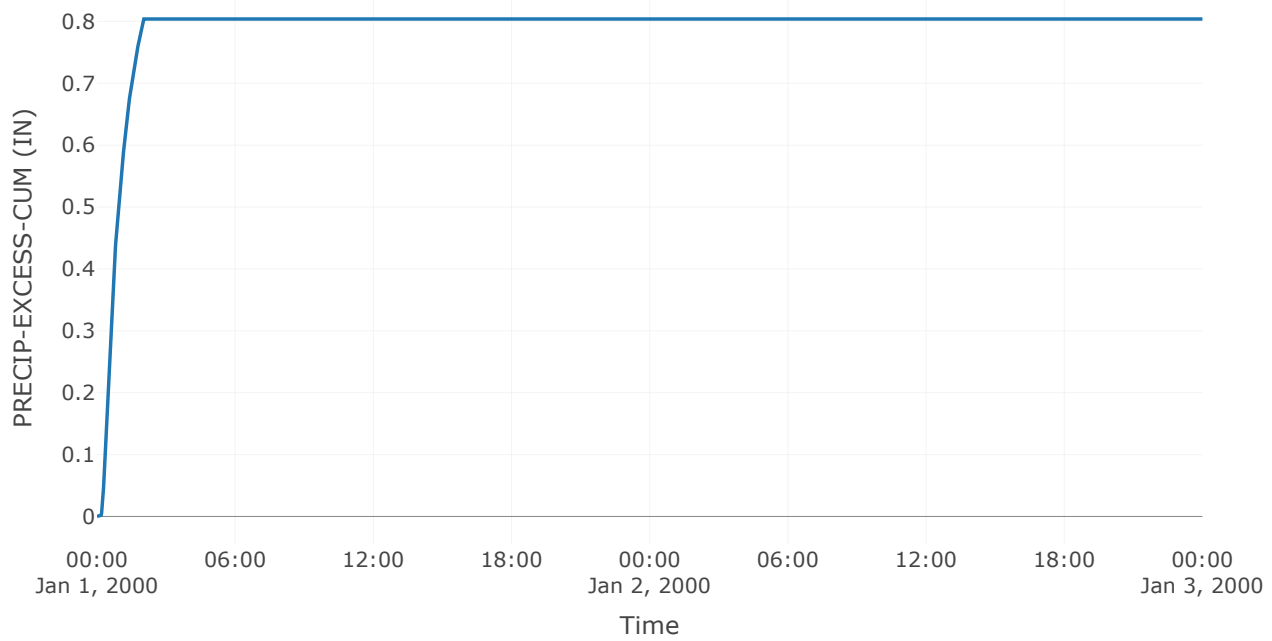
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

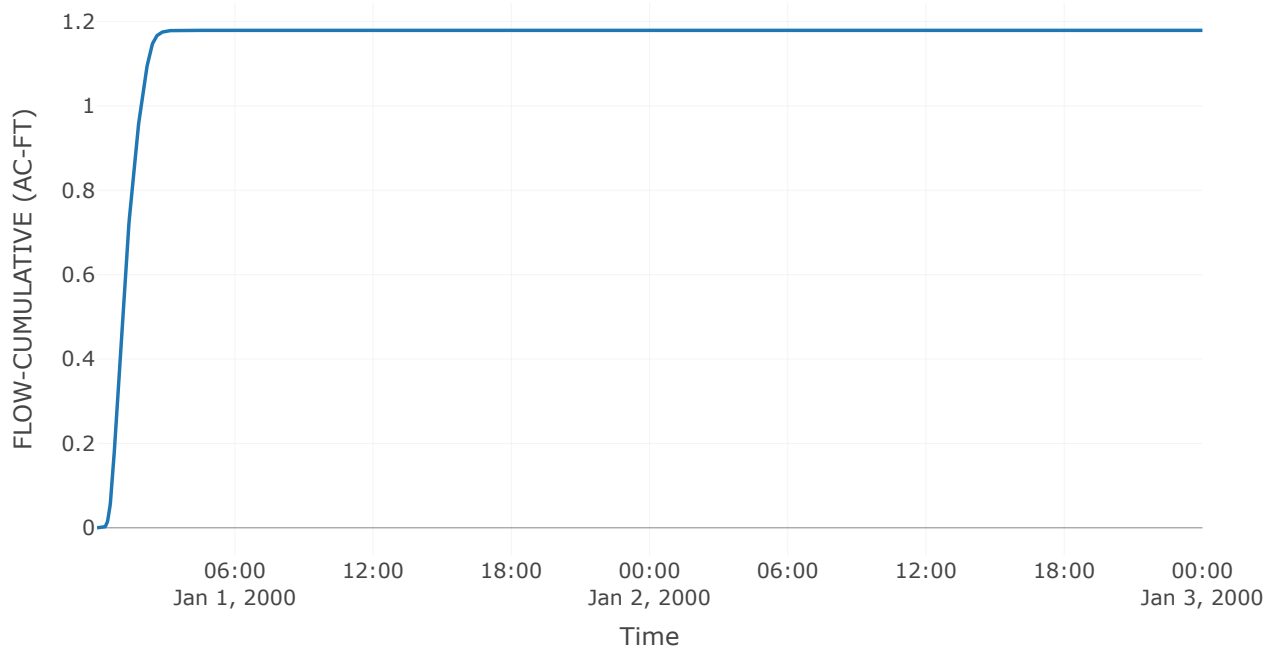
Precipitation and Outflow



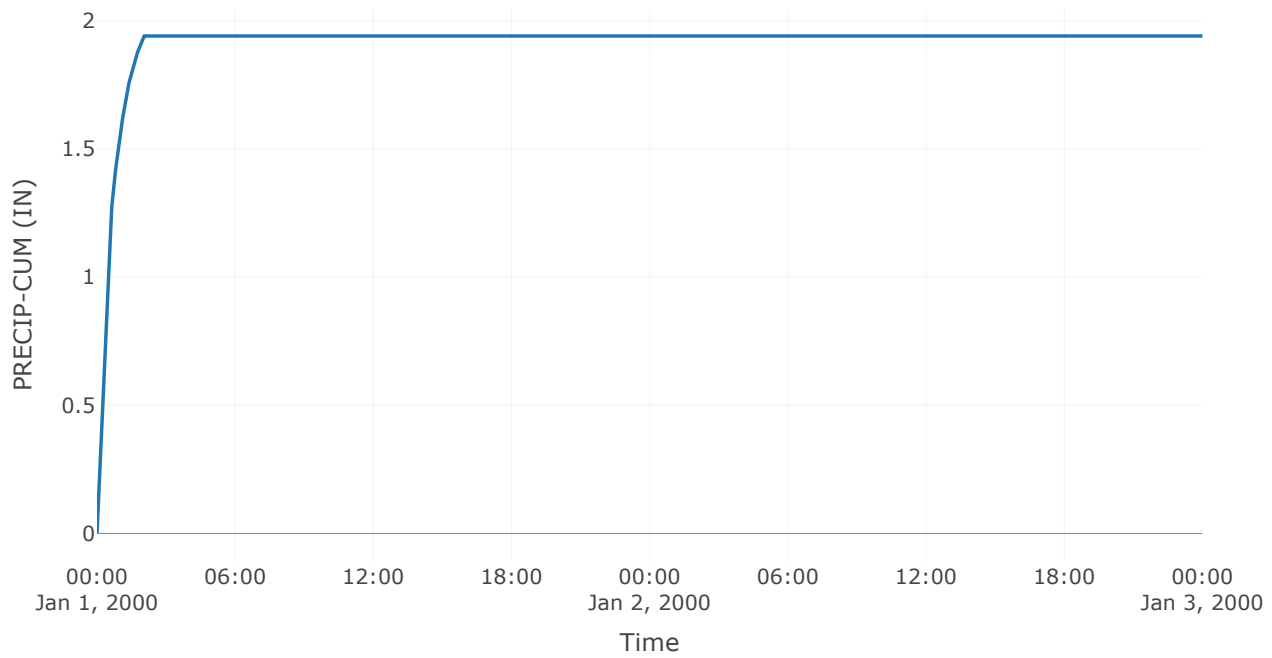
Cumulative Excess Precipitation



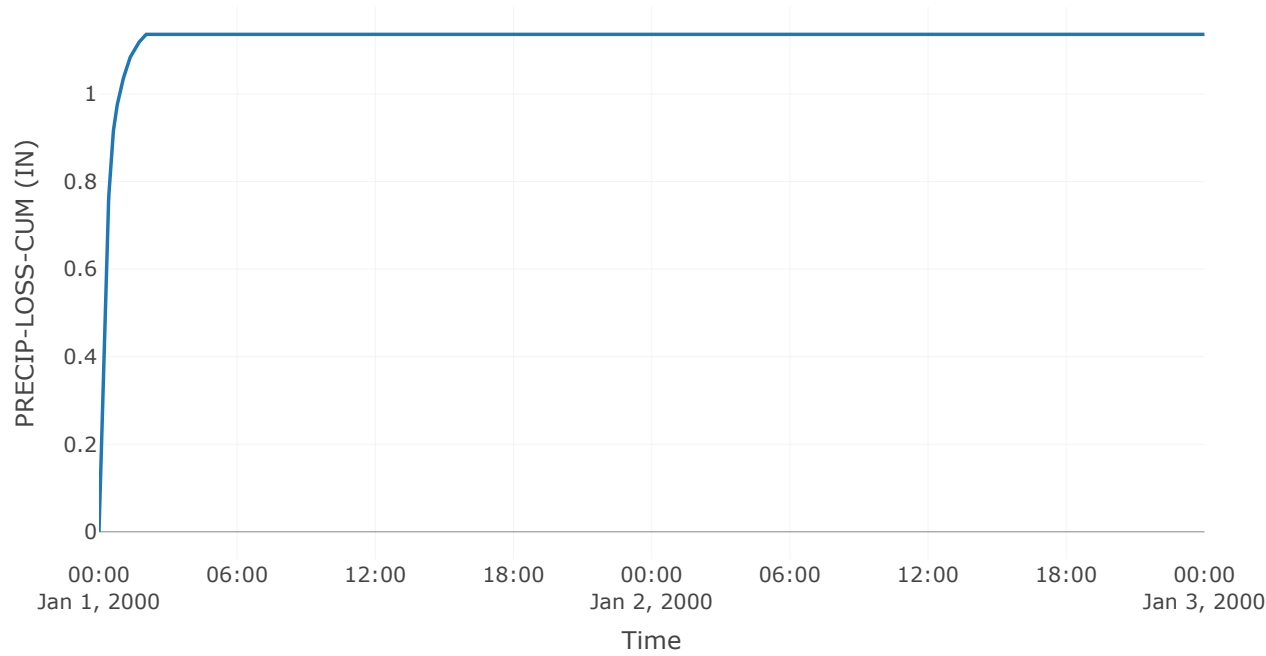
Cumulative Outflow



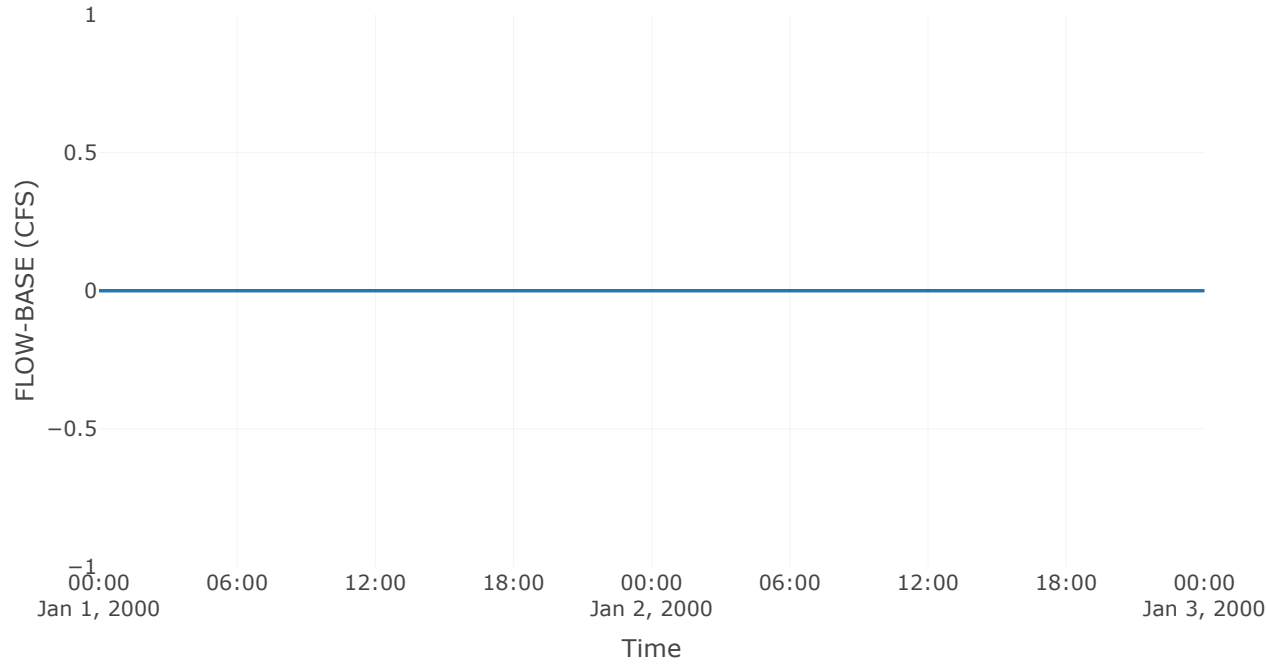
Cumulative Precipitation



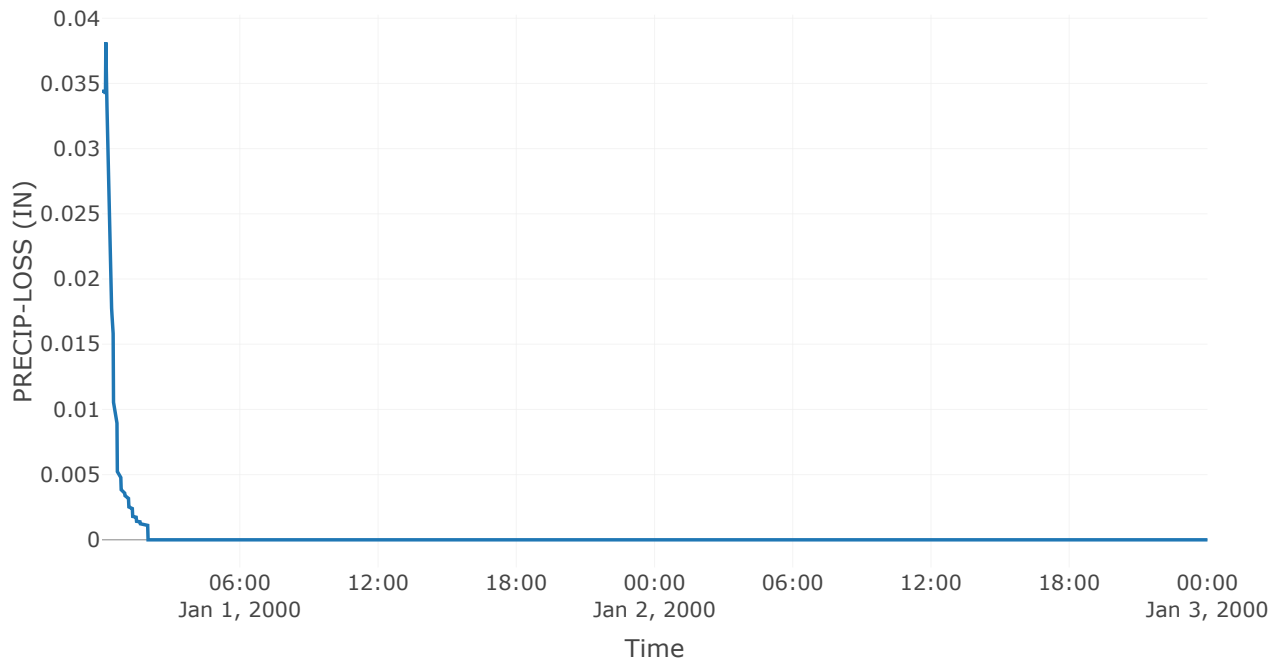
Cumulative Precipitation Loss



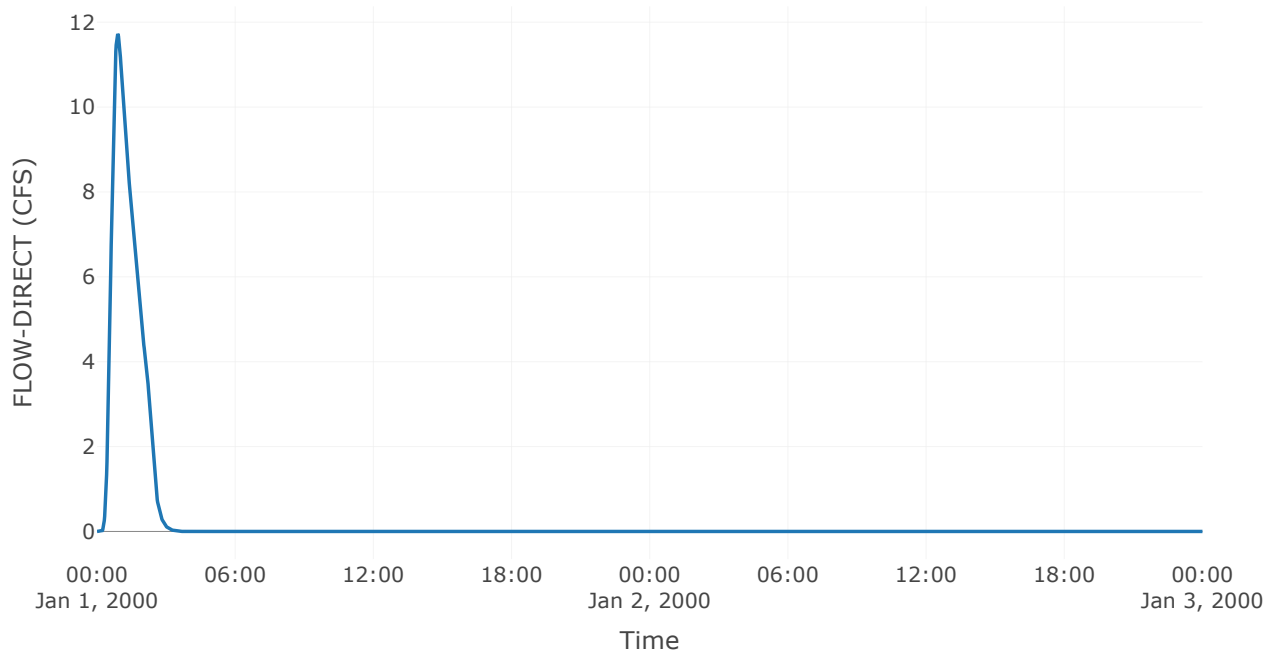
Baseflow



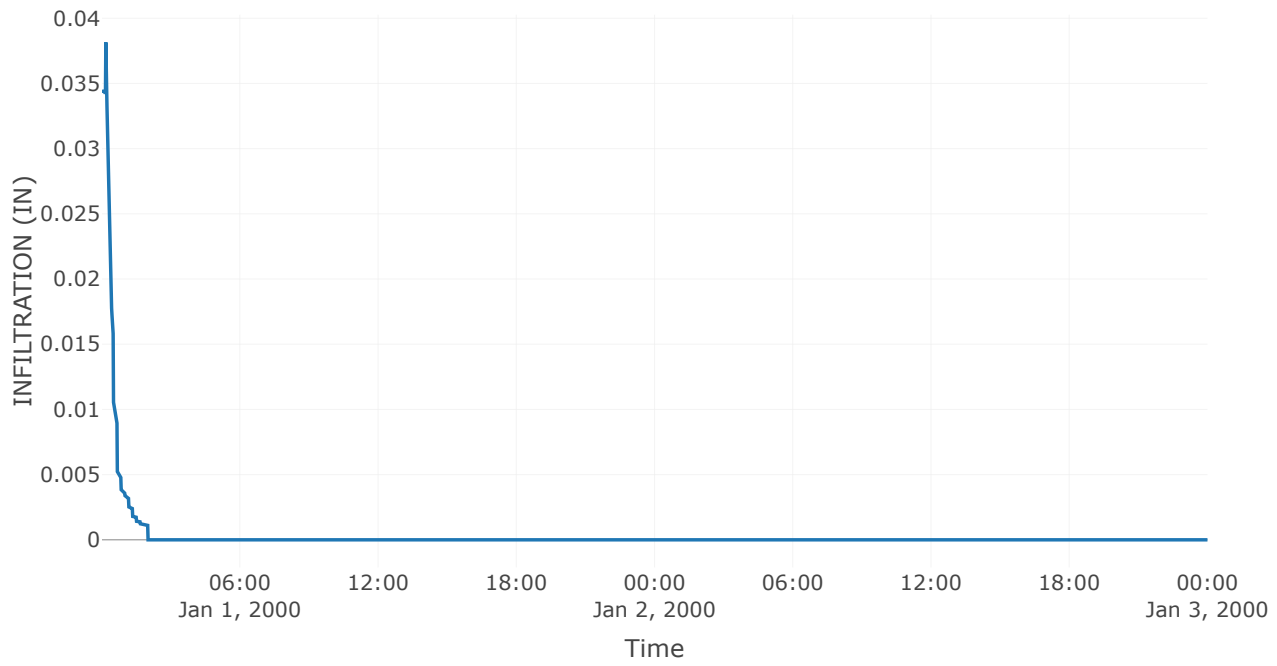
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I South

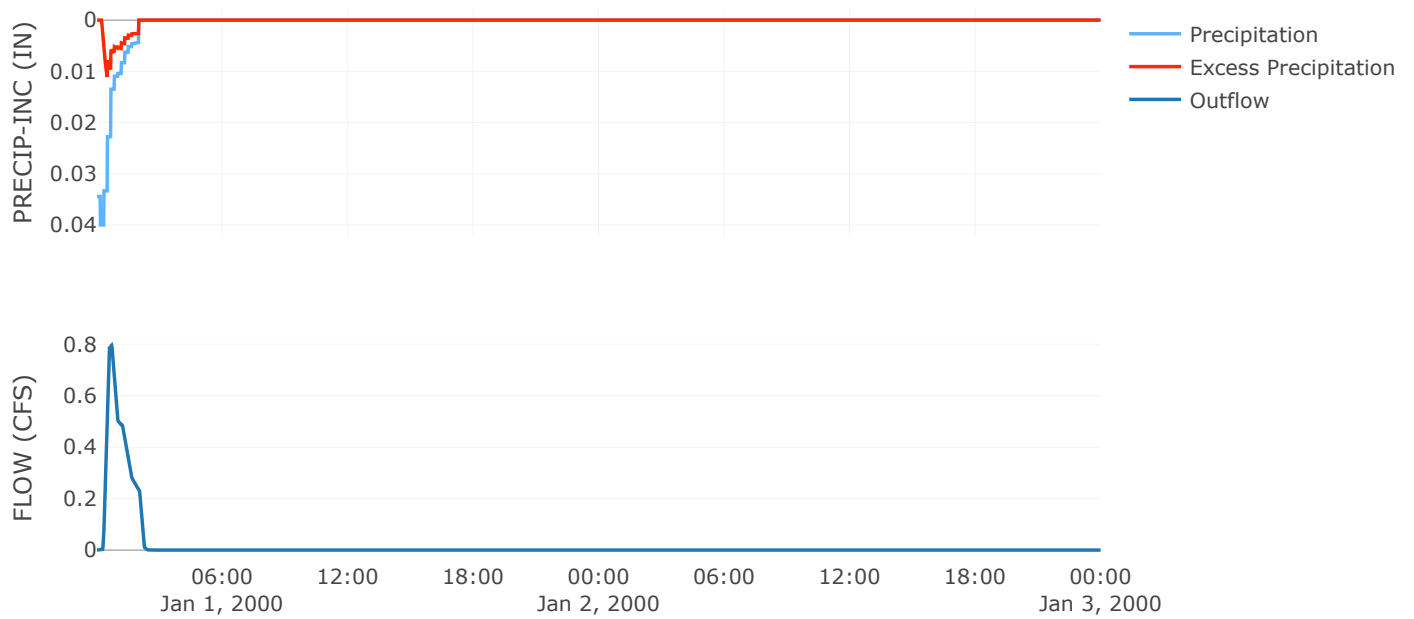
Area (MI2) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

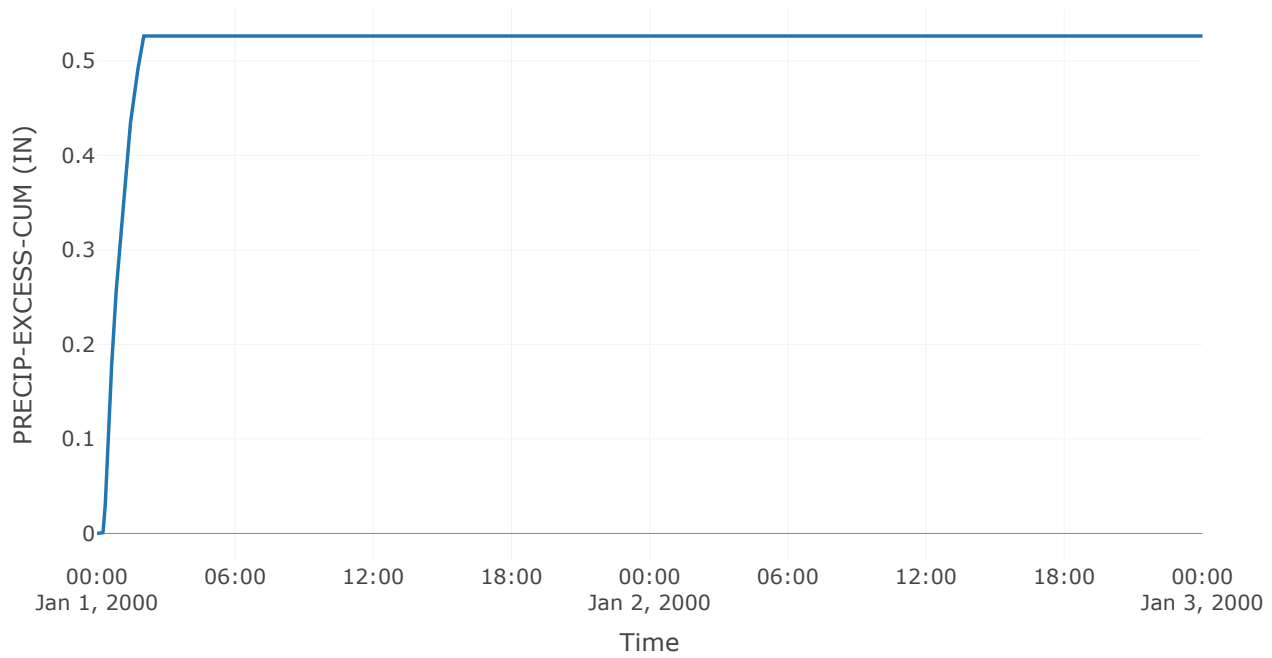
Transform: SCS	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib I 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

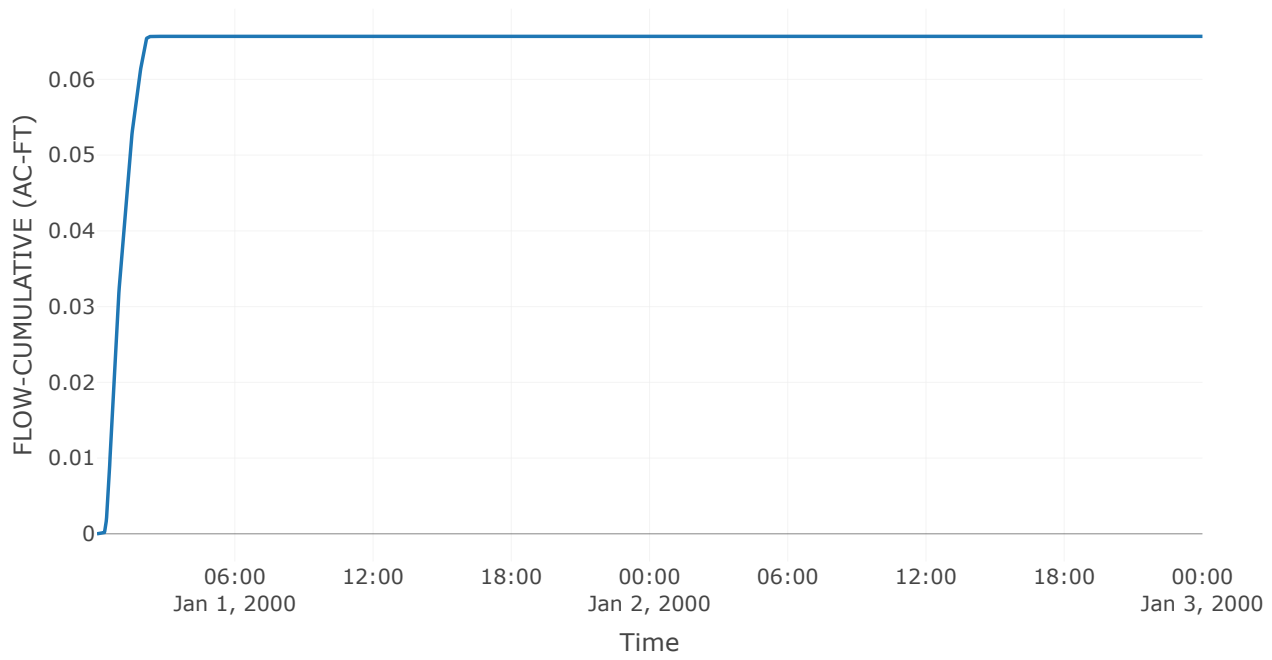
Precipitation and Outflow



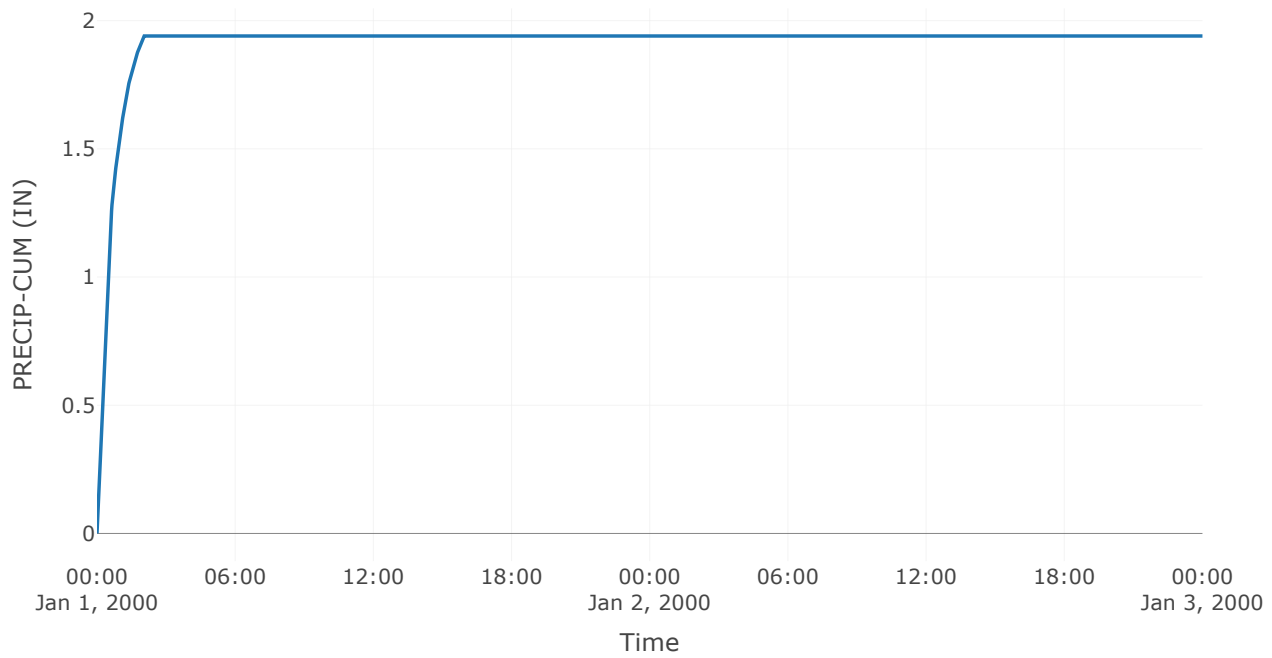
Cumulative Excess Precipitation



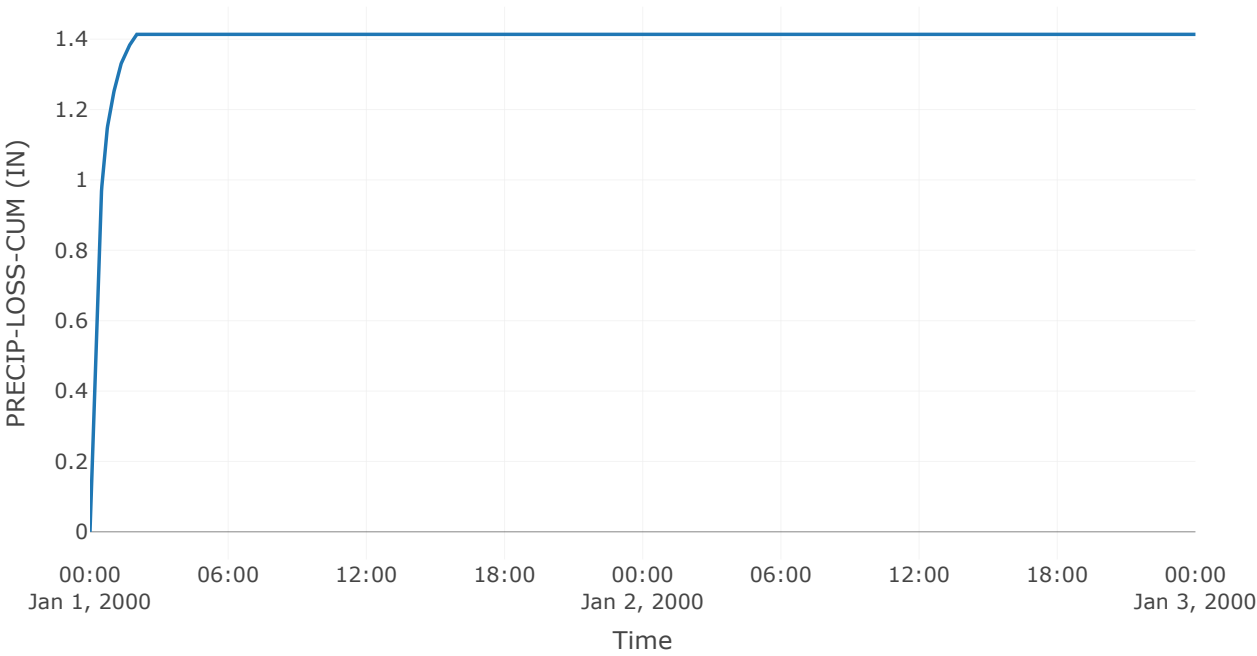
Cumulative Outflow



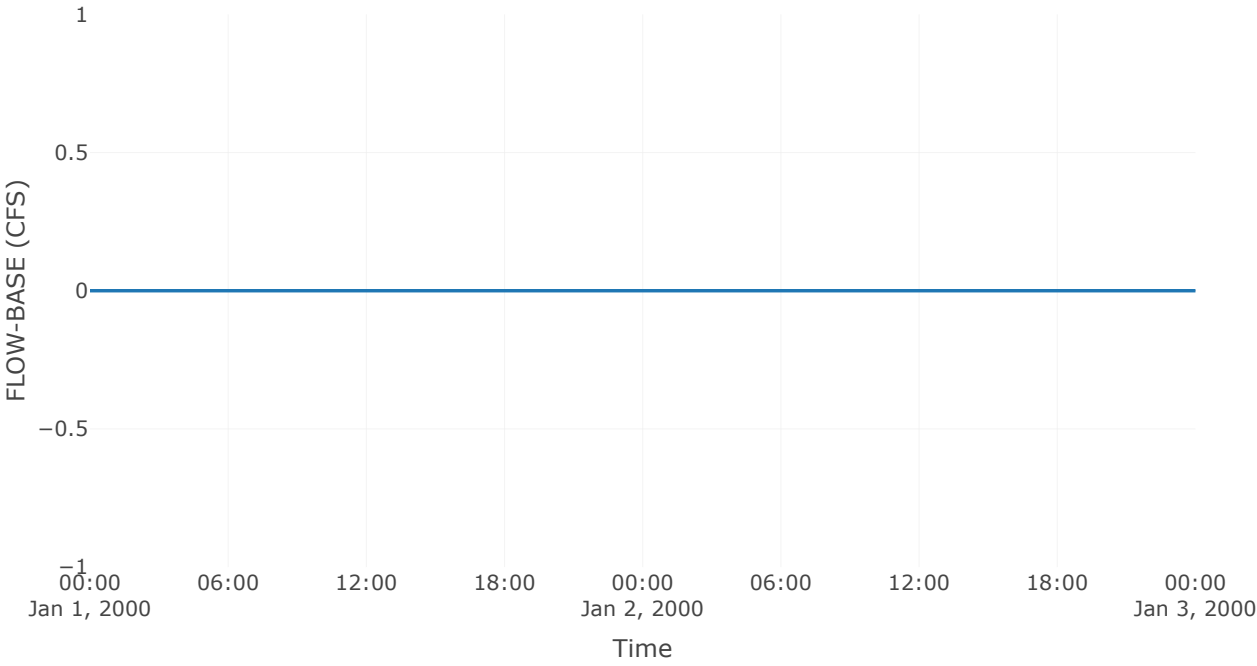
Cumulative Precipitation



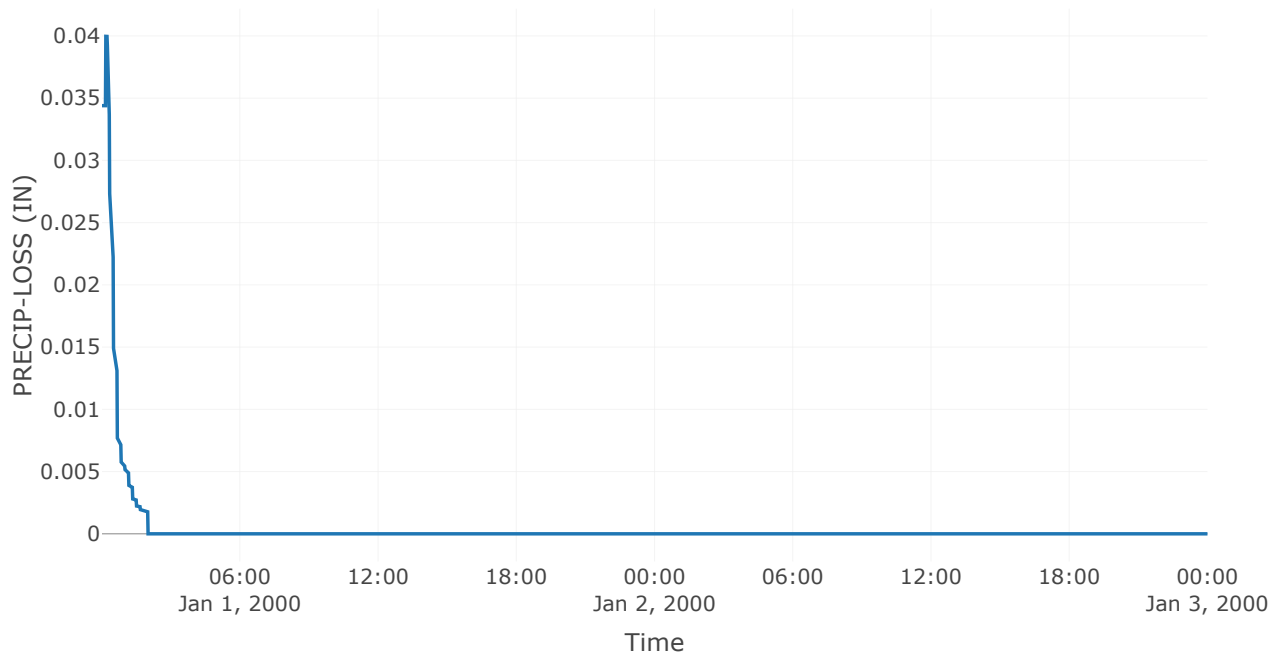
Cumulative Precipitation Loss



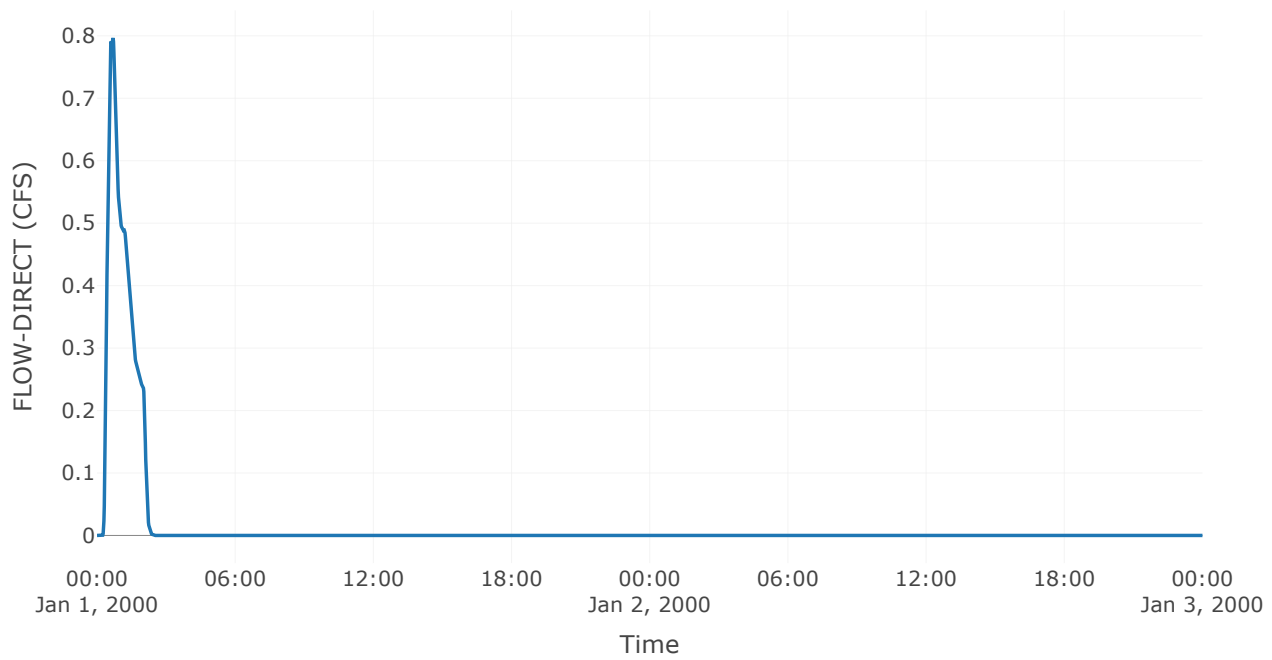
Baseflow



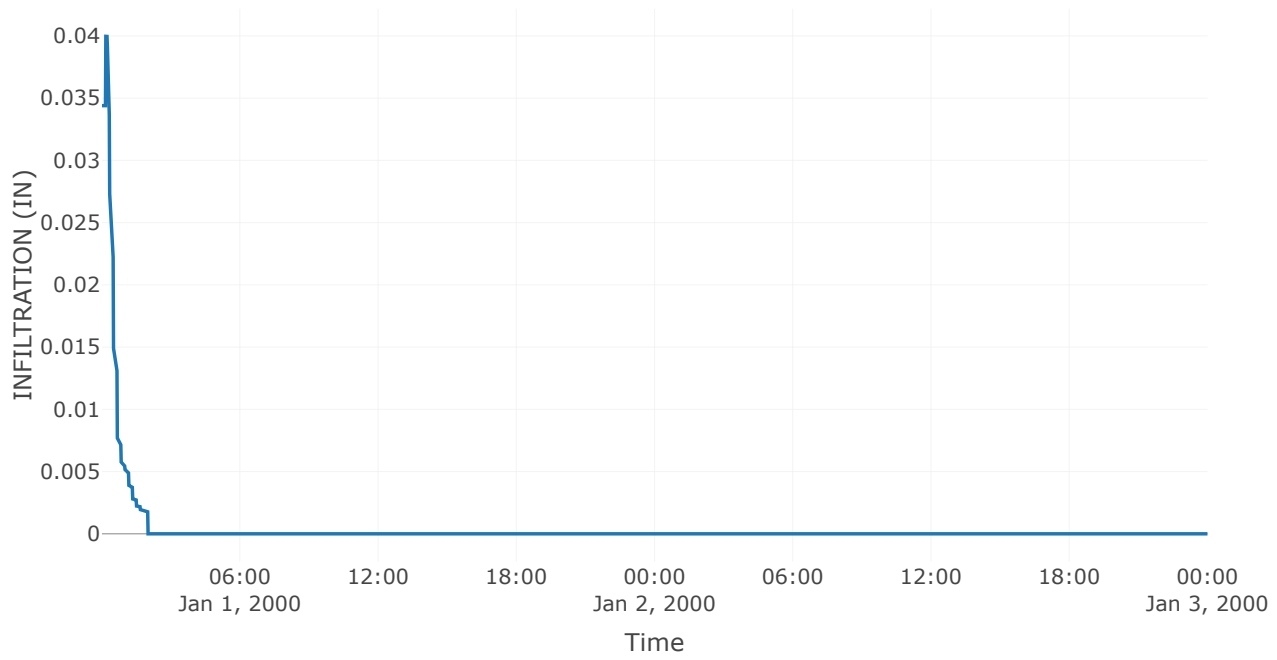
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I West

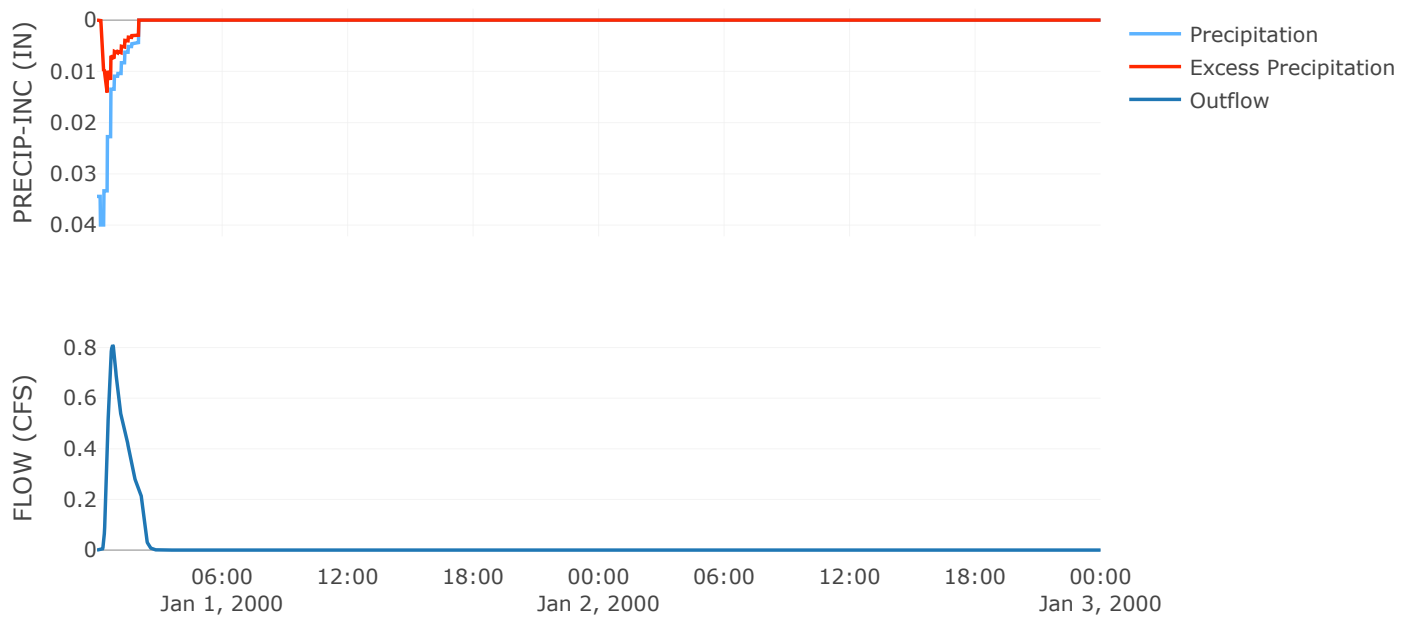
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

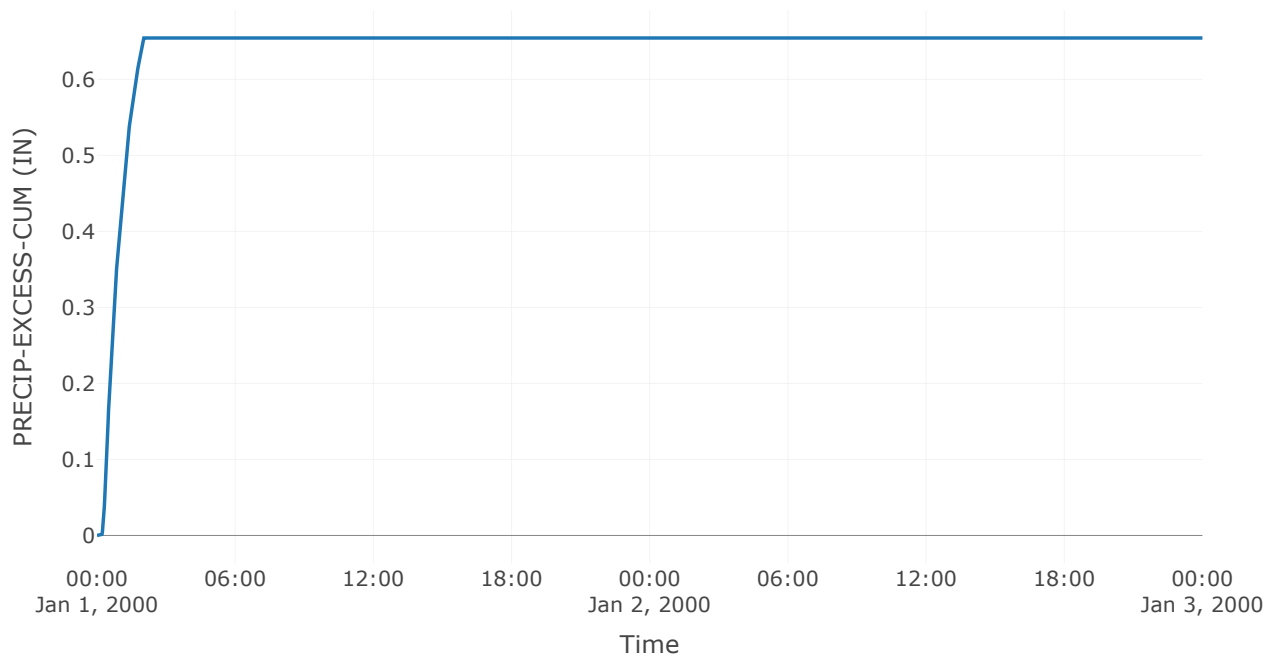
Transform: SCS	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib I 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

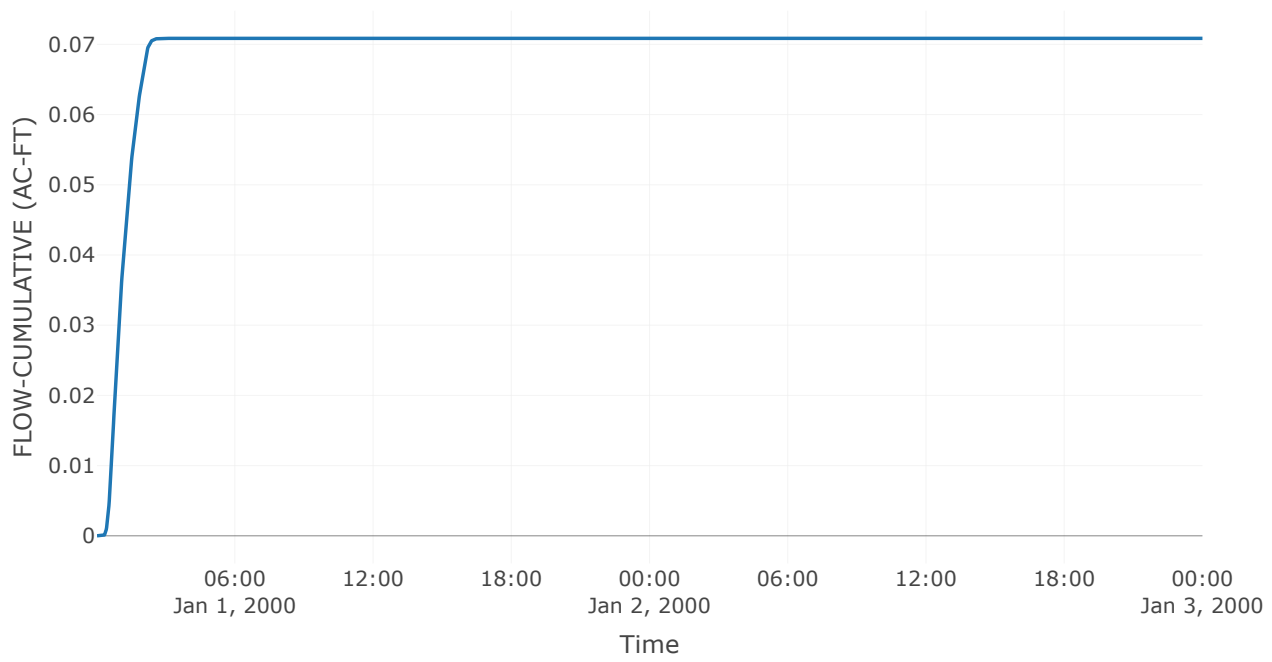
Precipitation and Outflow



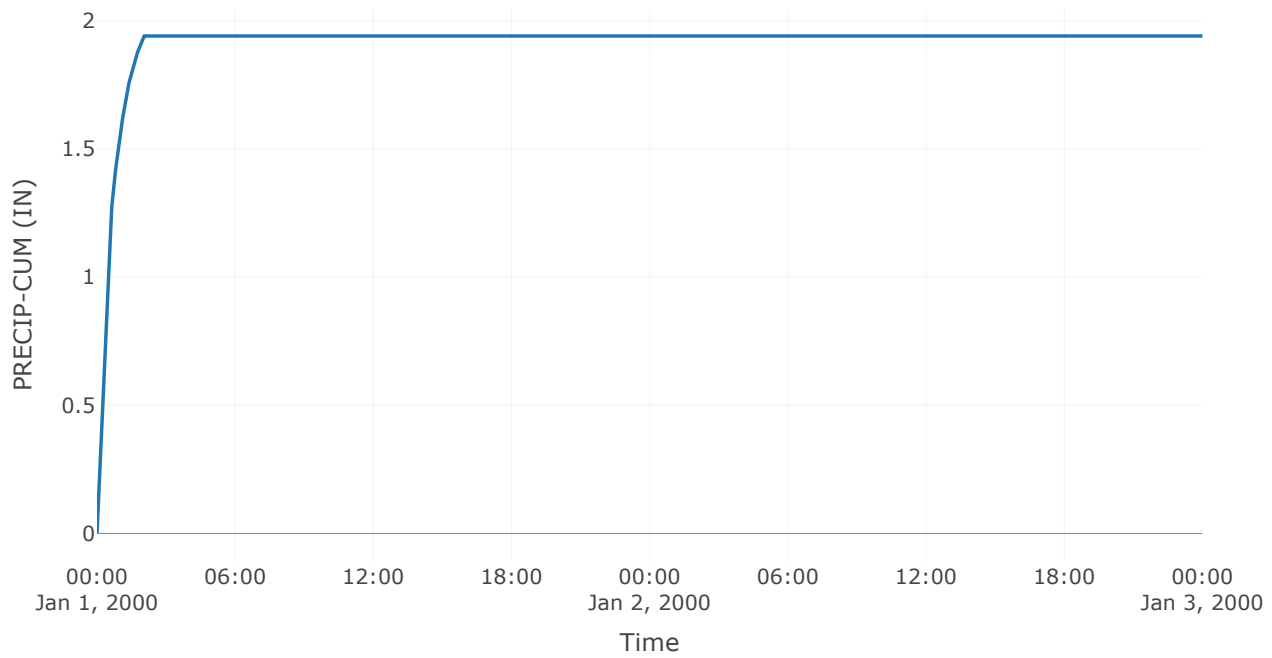
Cumulative Excess Precipitation



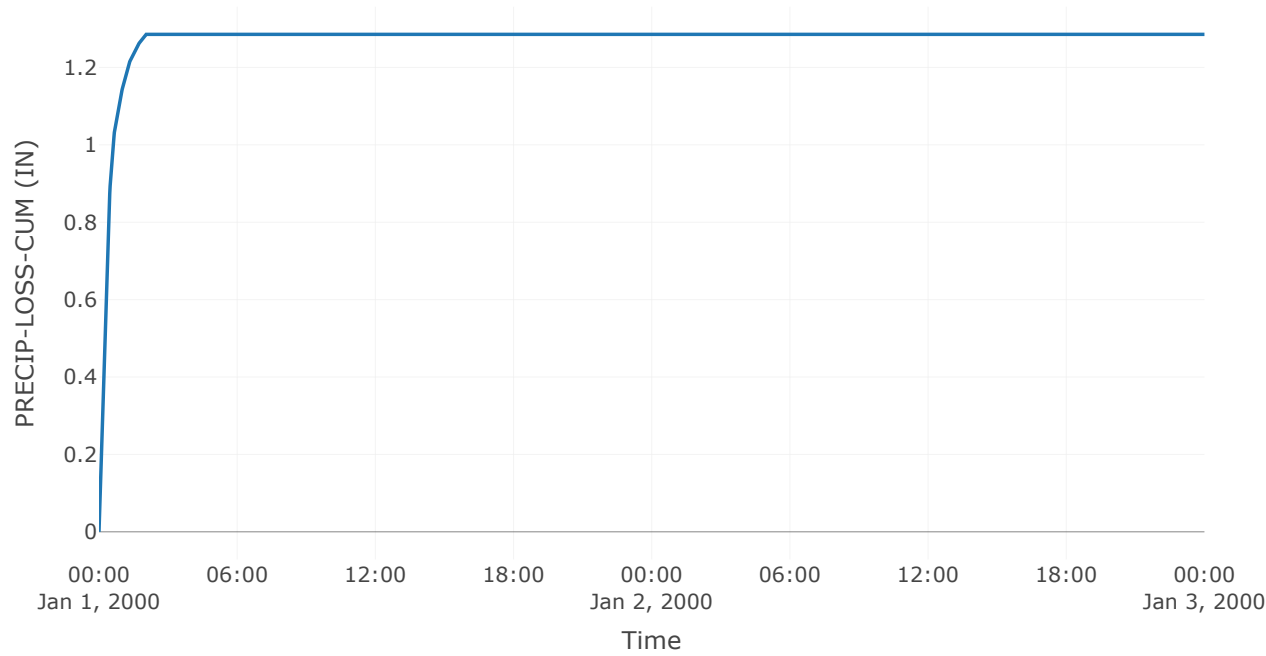
Cumulative Outflow



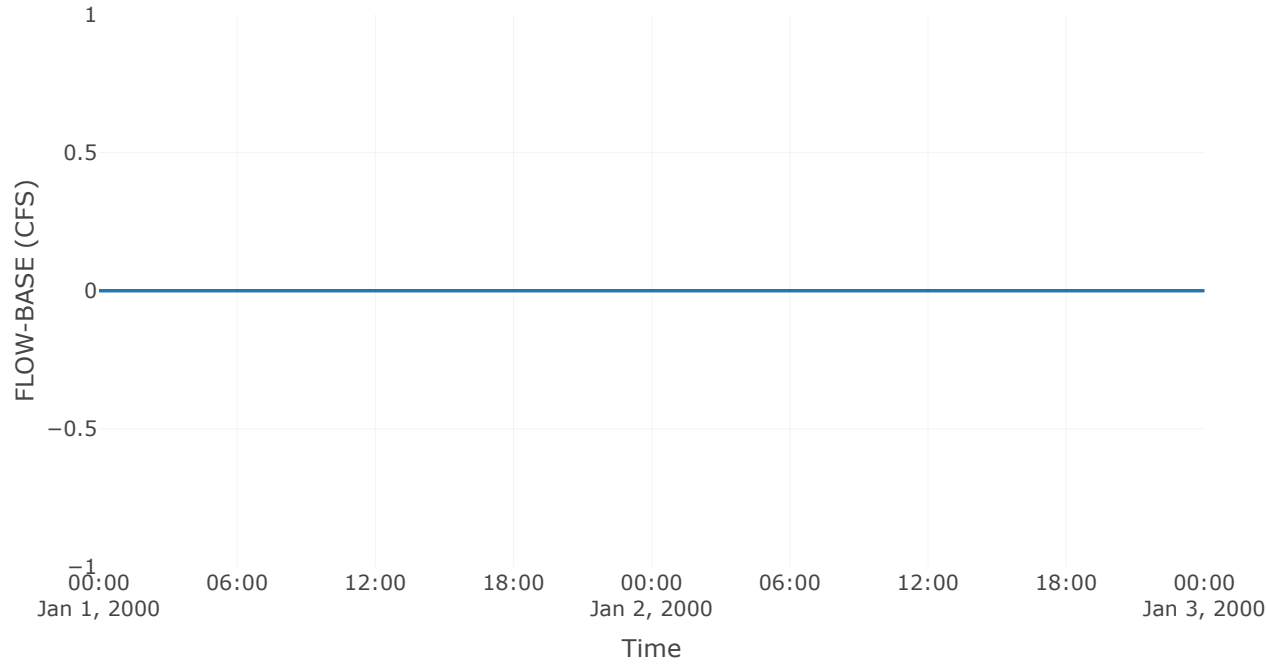
Cumulative Precipitation



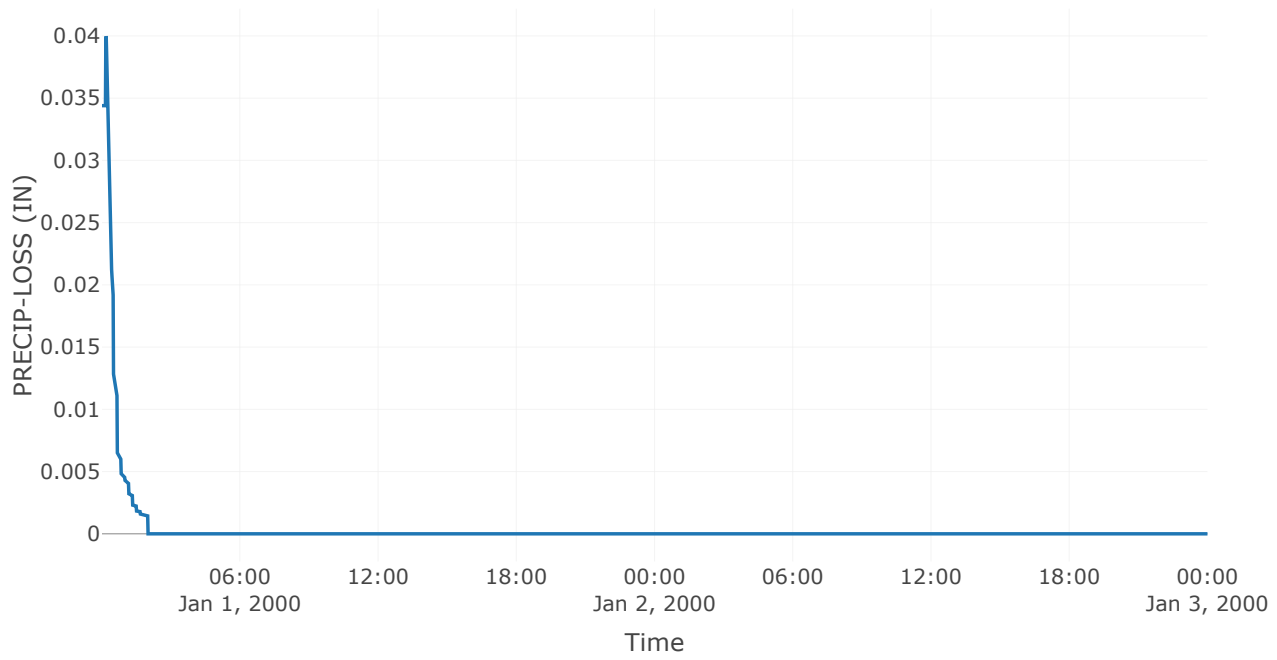
Cumulative Precipitation Loss



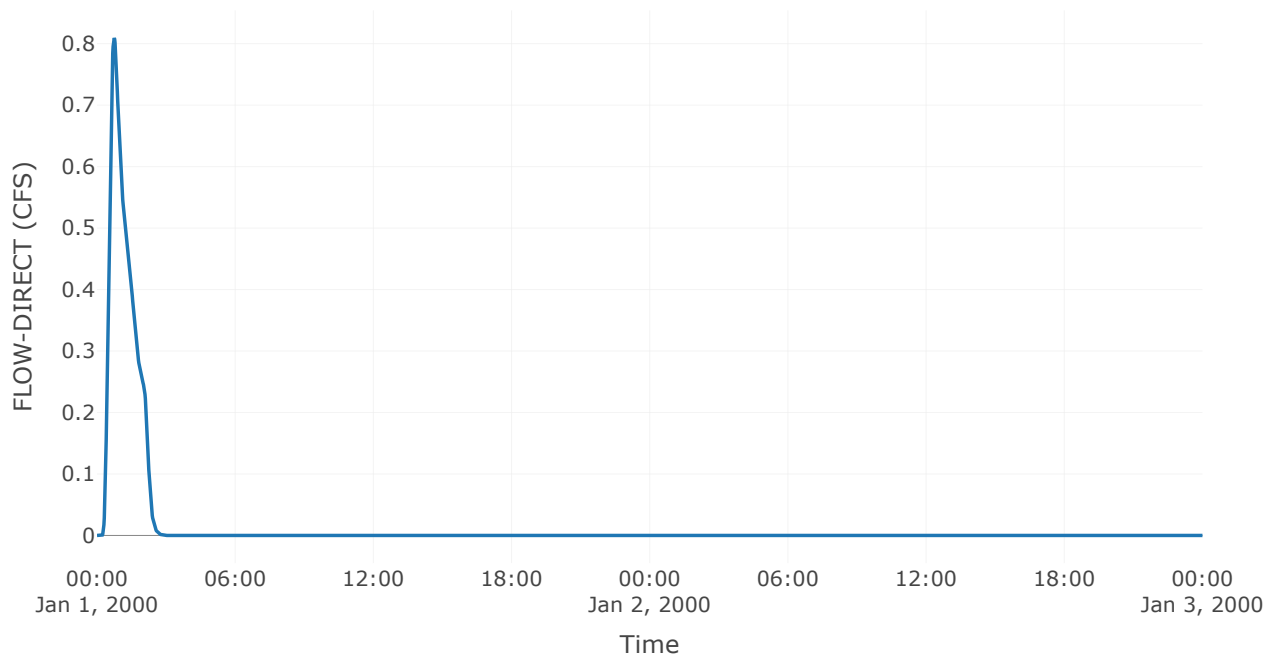
Baseflow



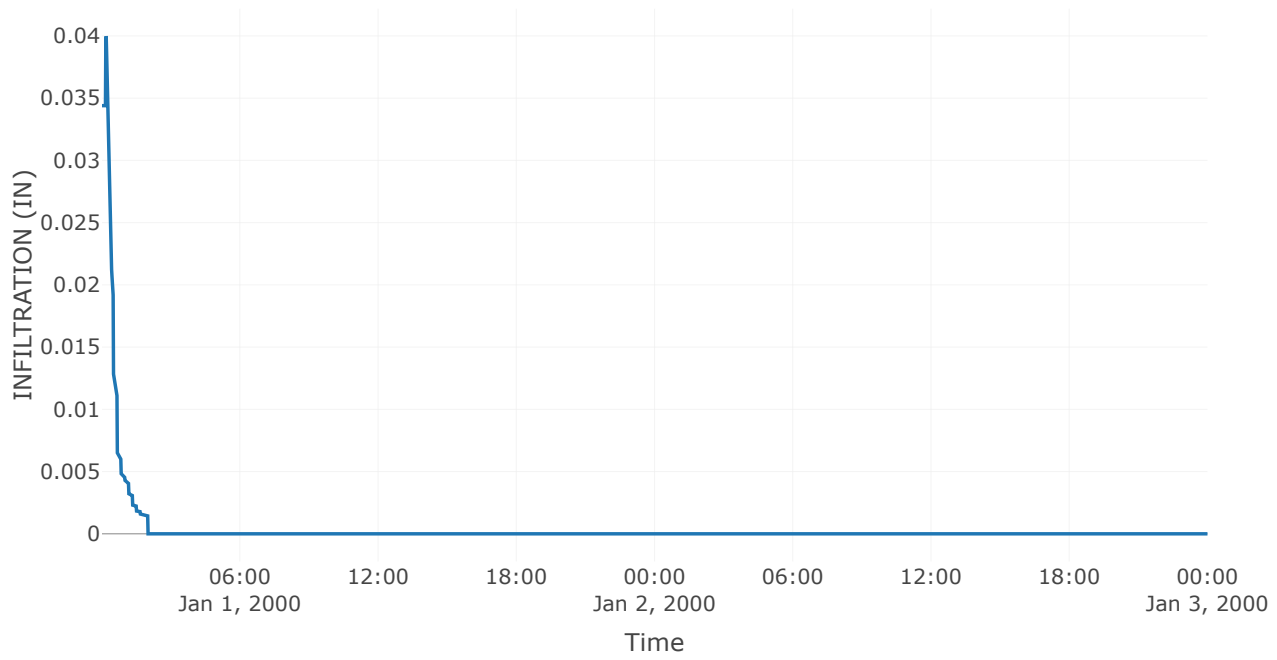
Precipitation Loss



Direct Runoff



Soil Infiltration

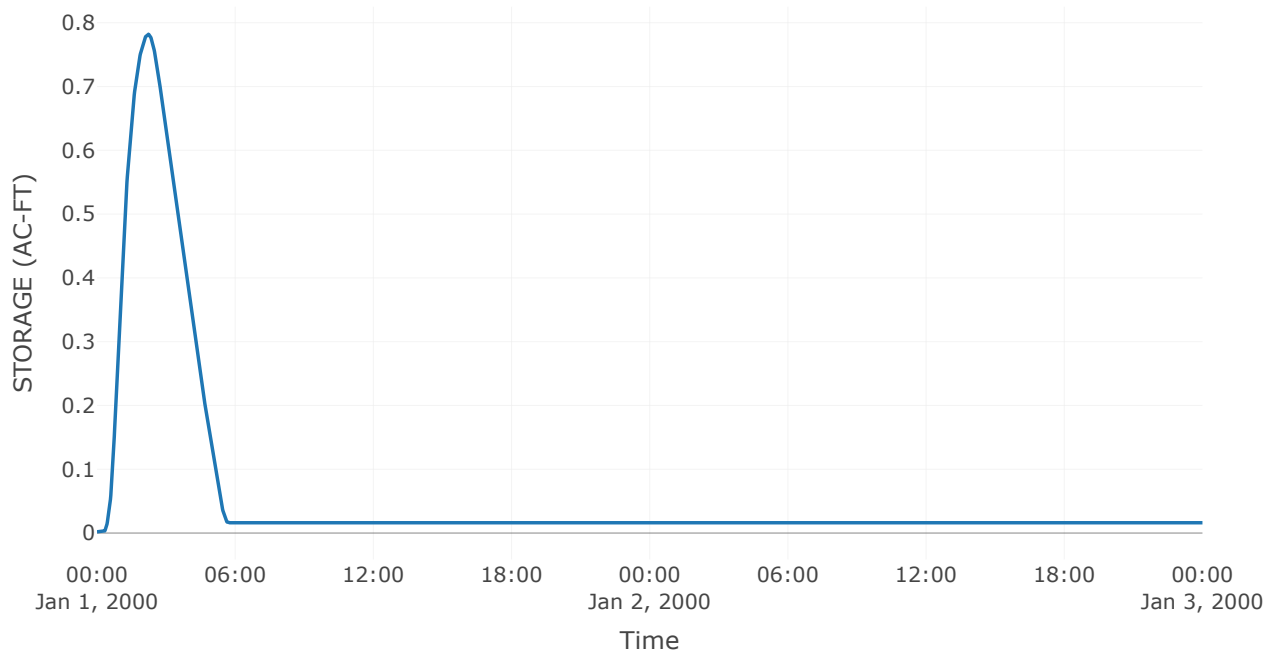


Reservoir: Basin 1

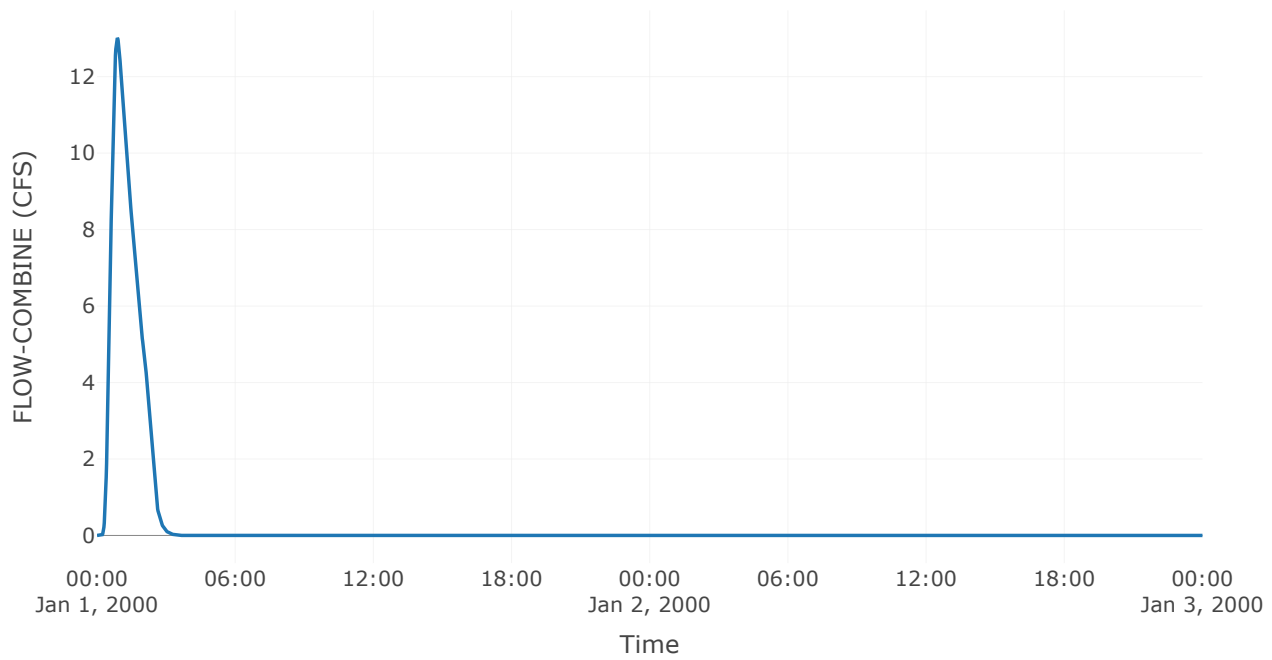
Downstream : Basin 2

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

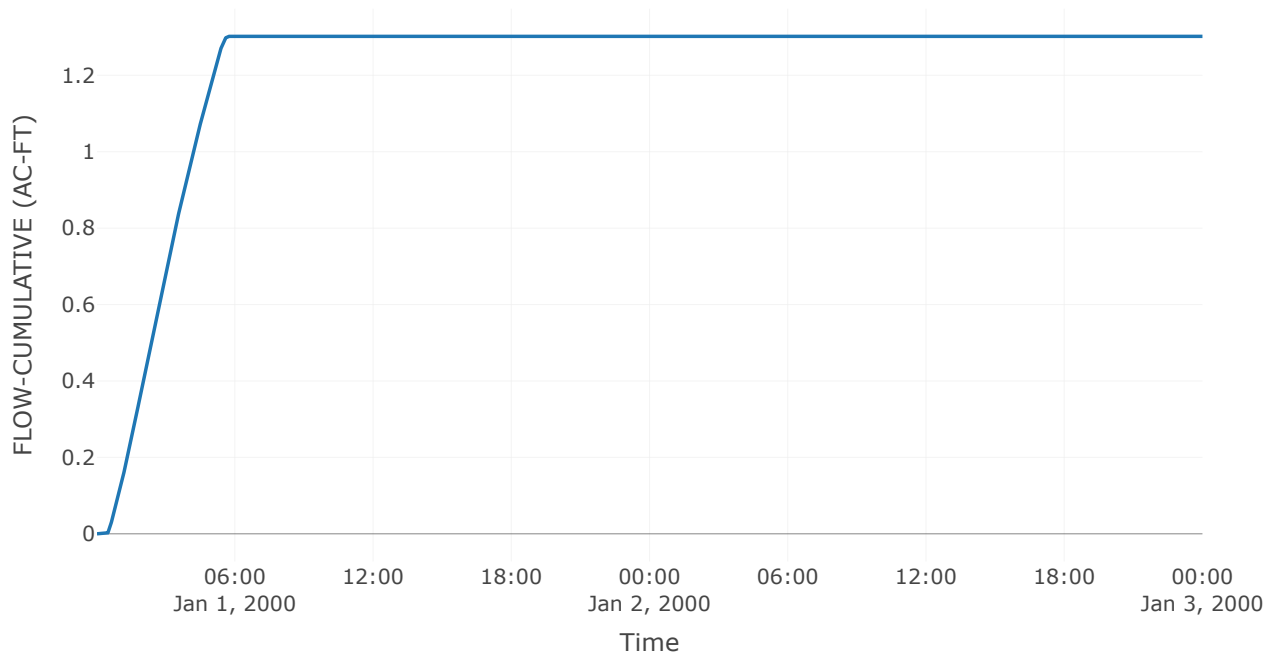
Storage



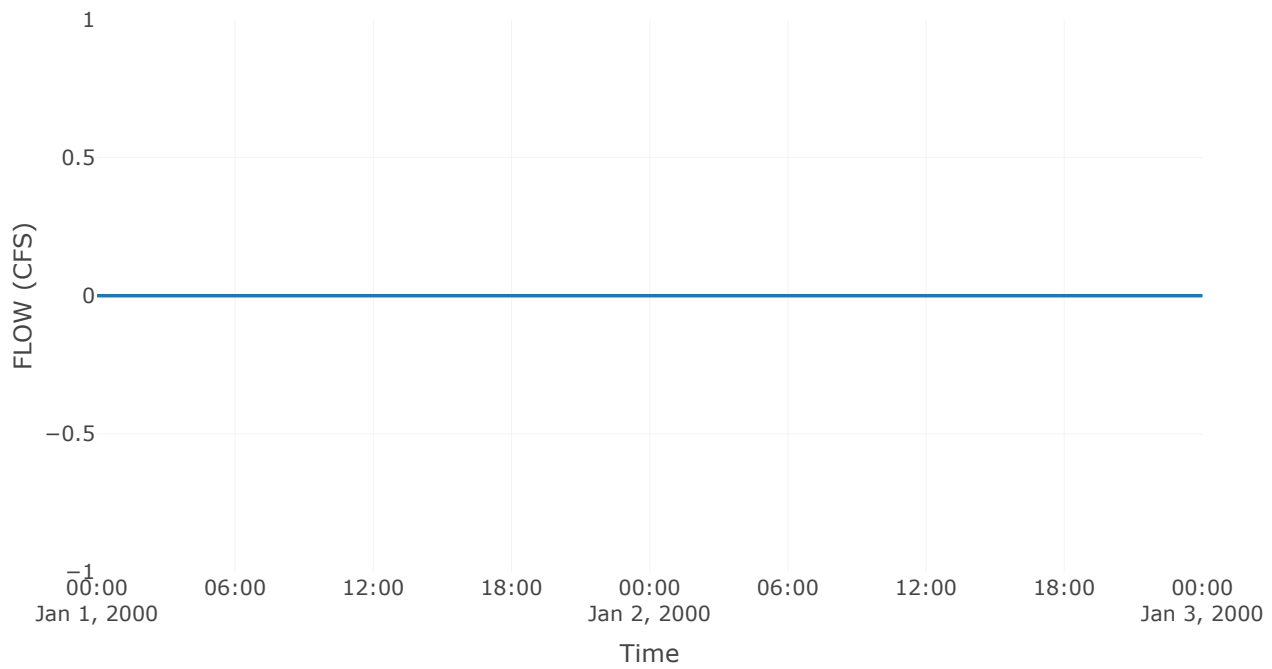
Combined Inflow



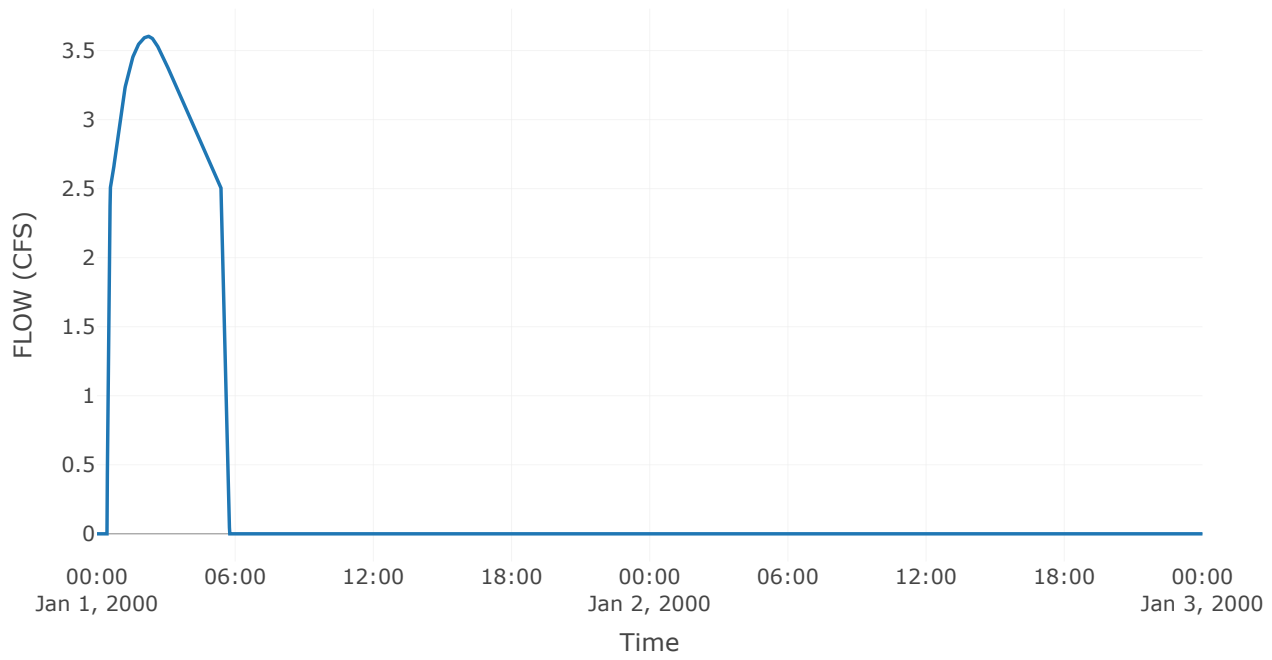
Cumulative Outflow



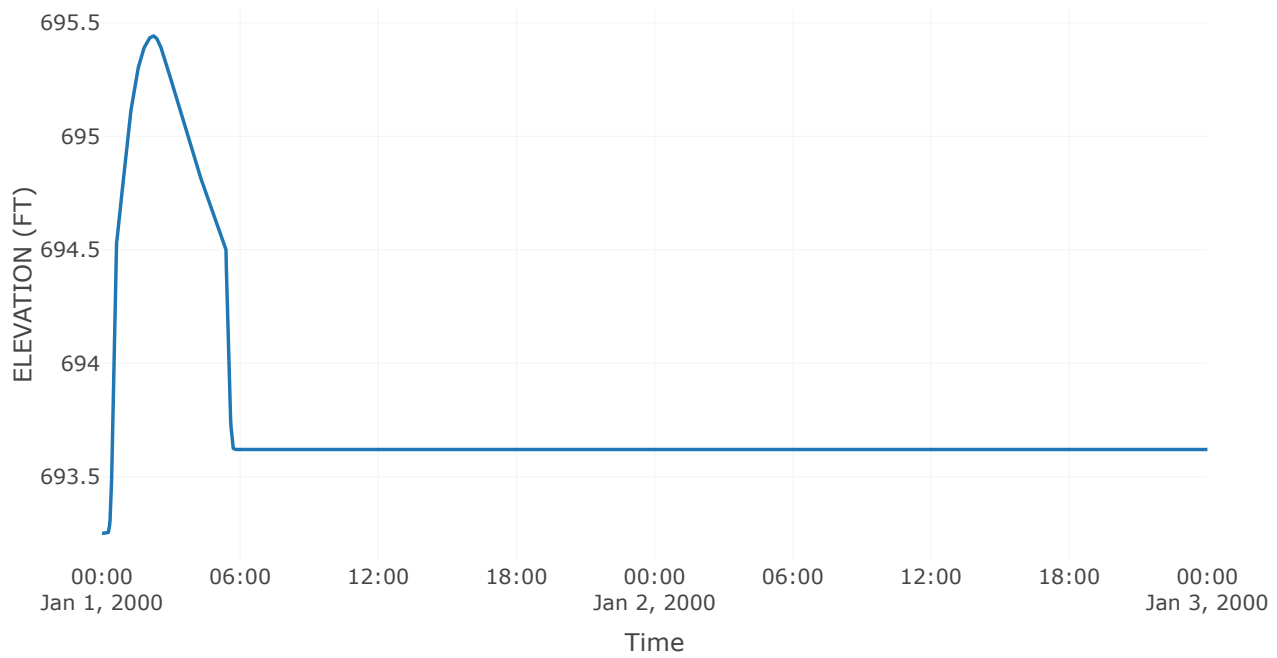
Spillway 1



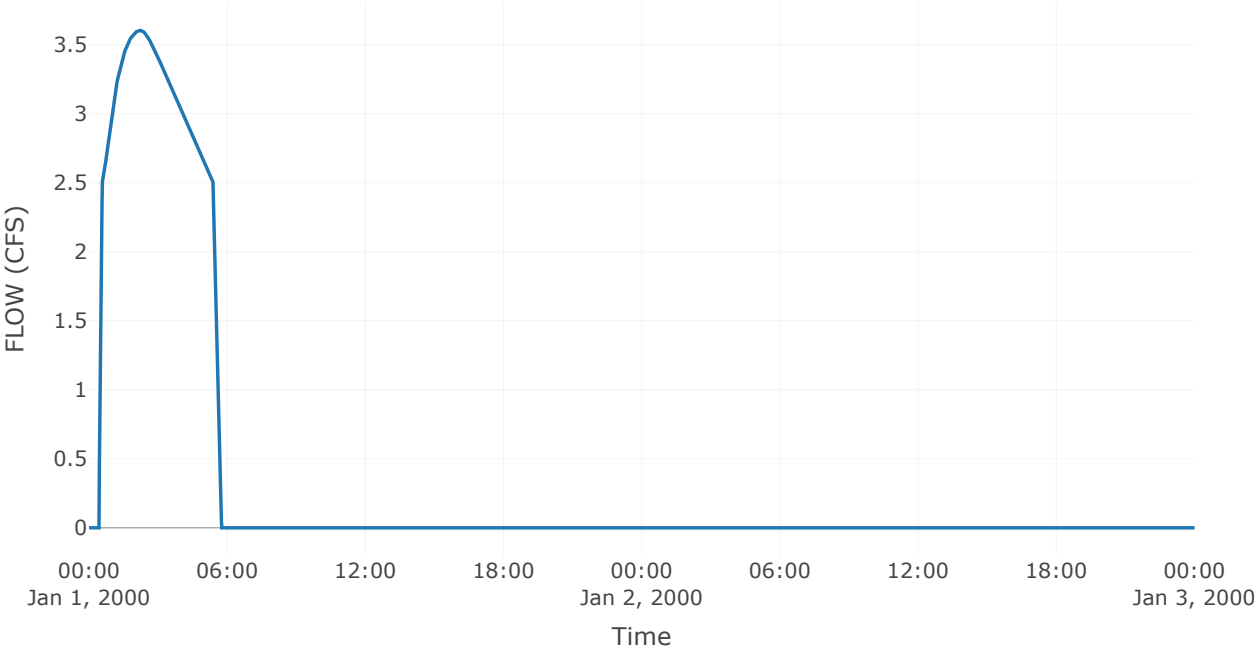
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

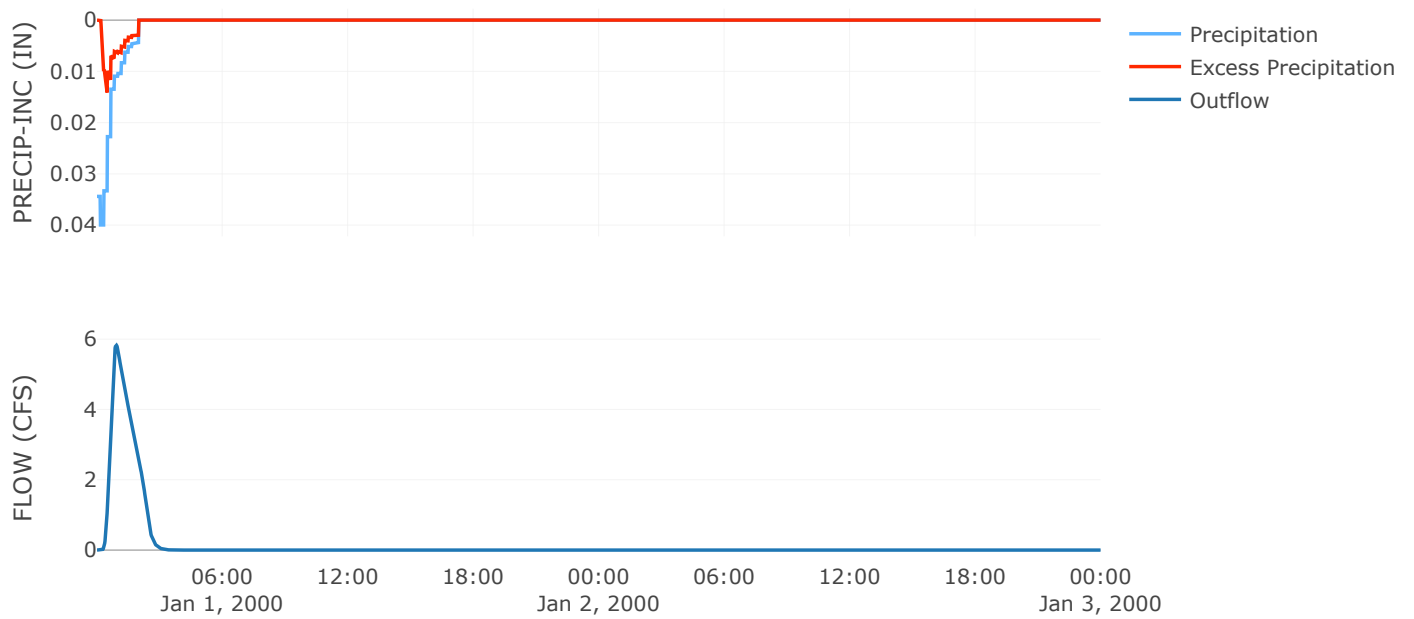
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

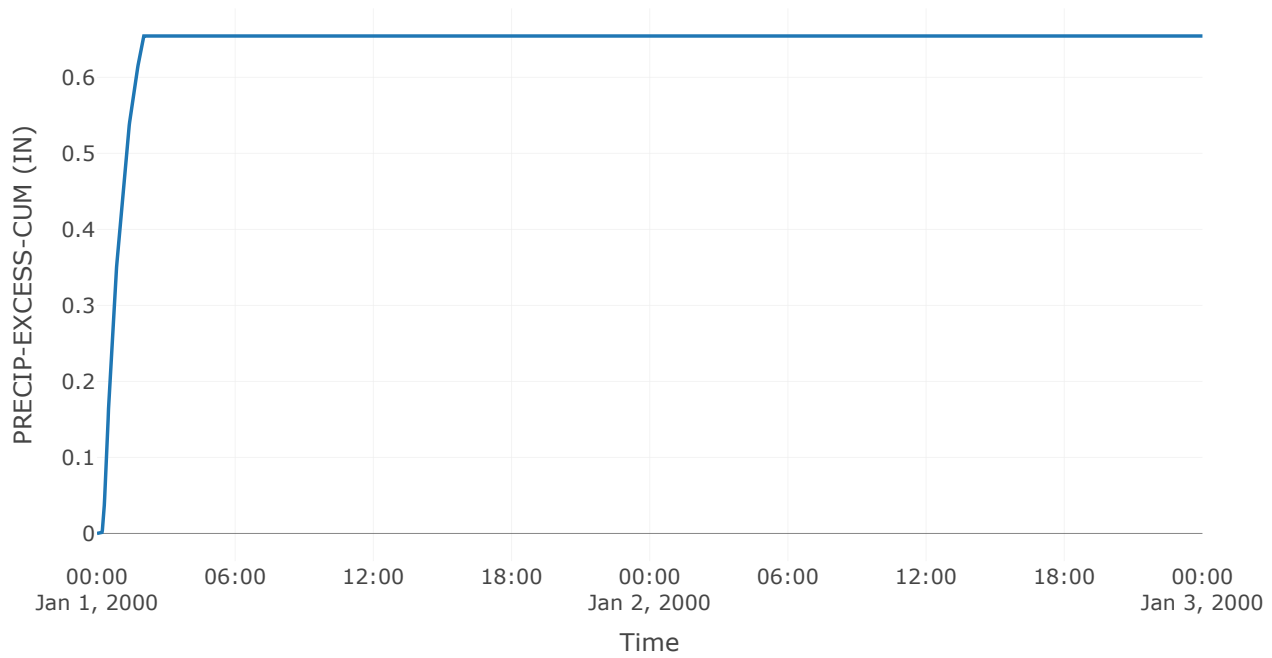
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

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

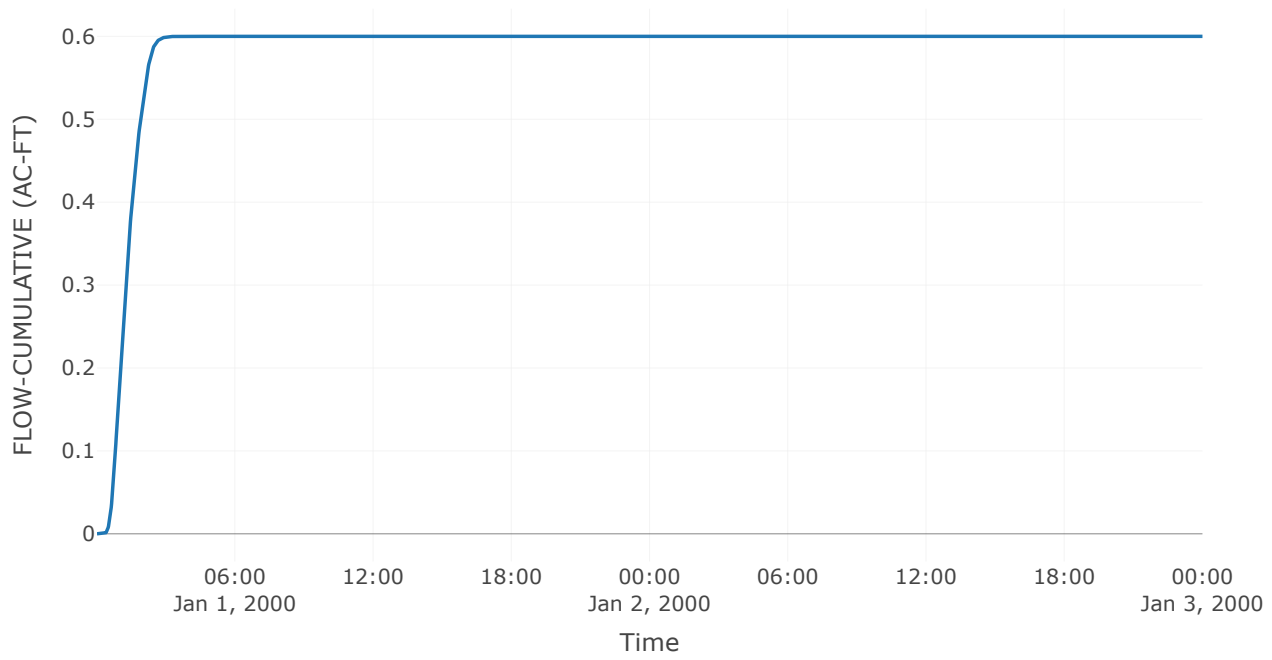
Precipitation and Outflow



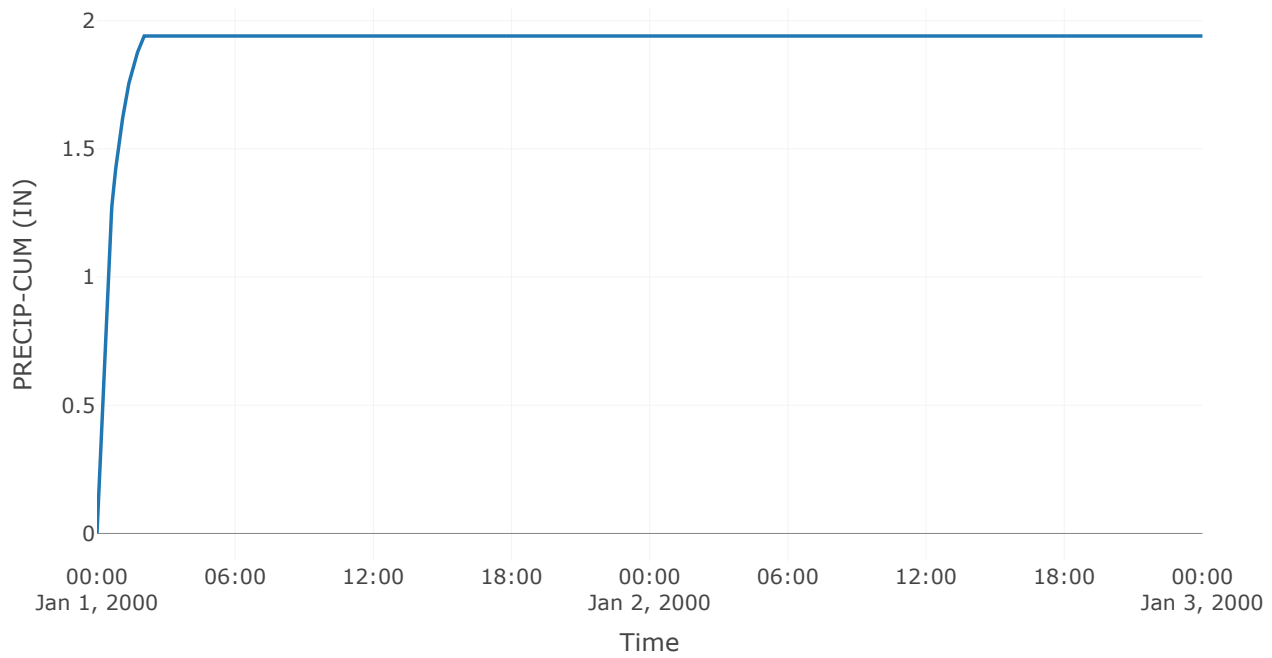
Cumulative Excess Precipitation



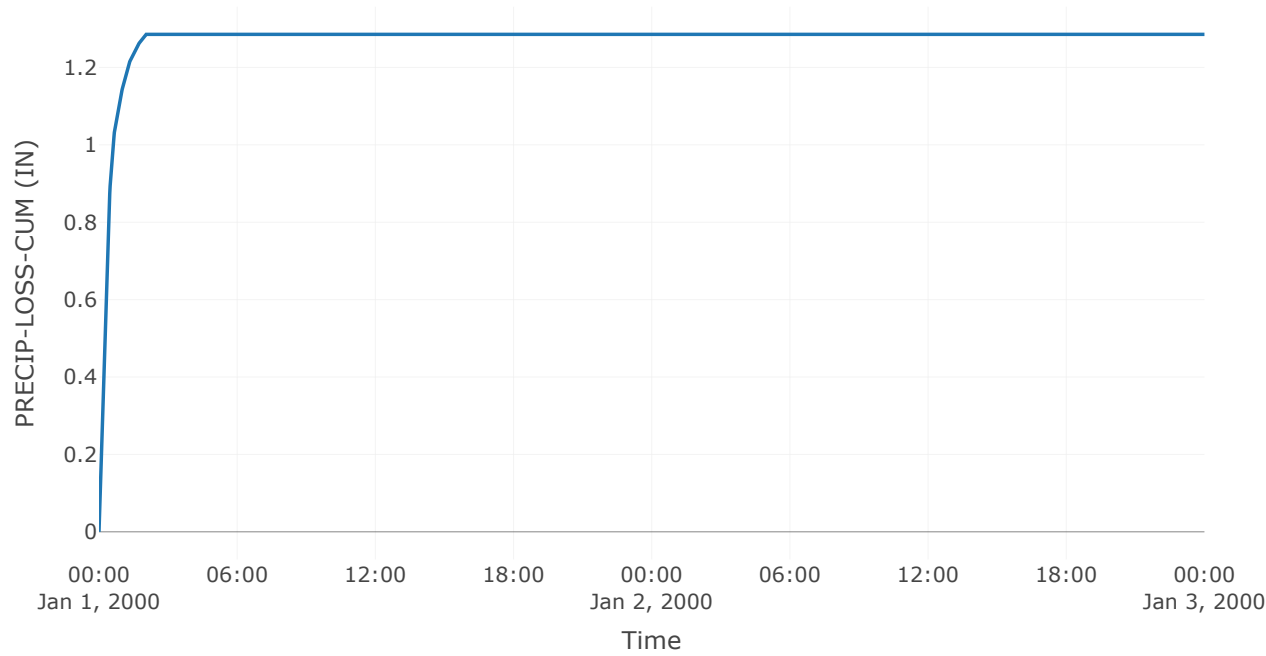
Cumulative Outflow



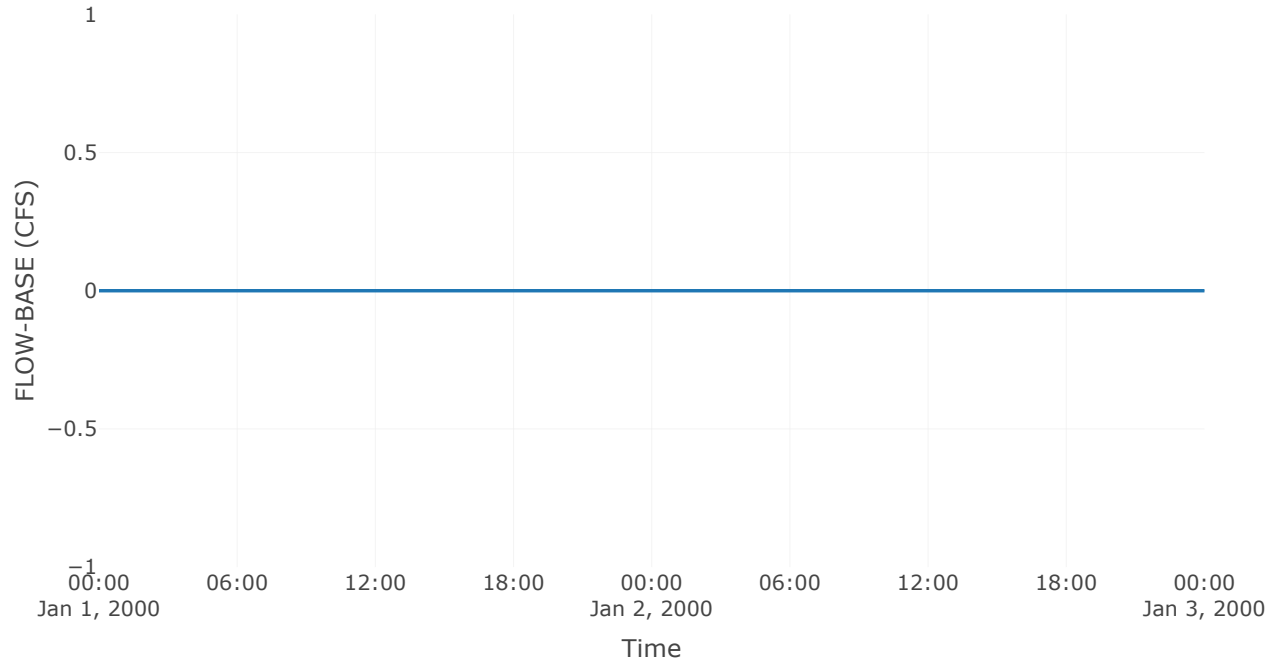
Cumulative Precipitation



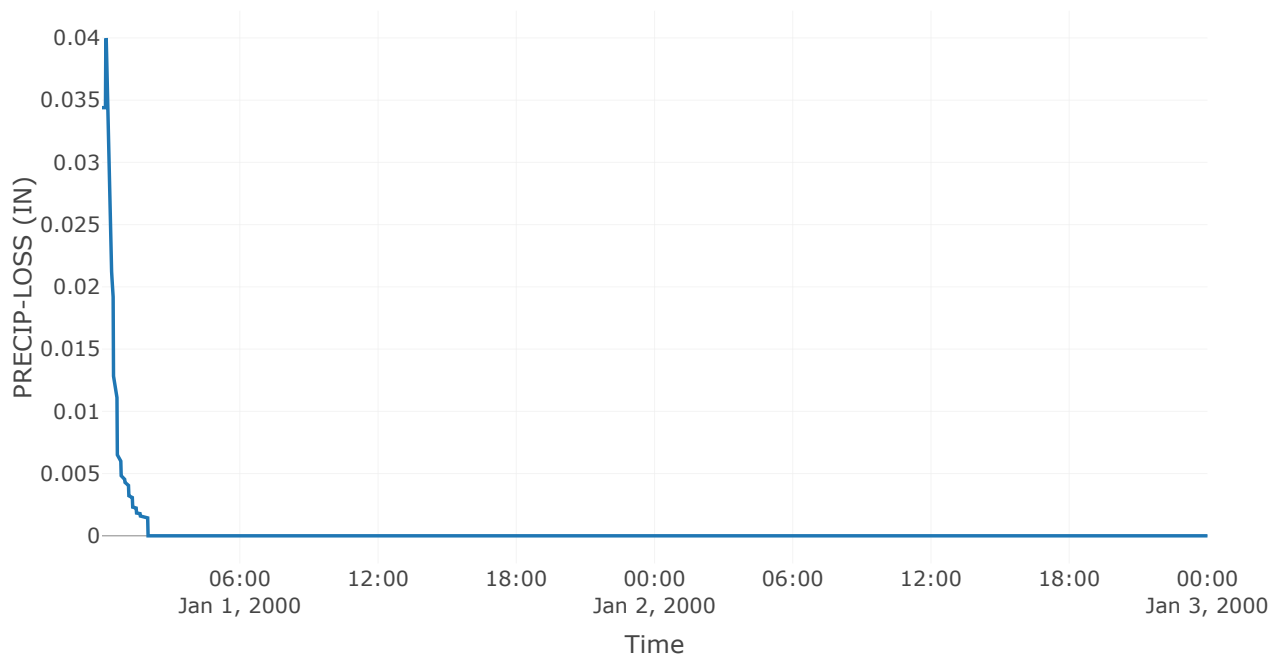
Cumulative Precipitation Loss



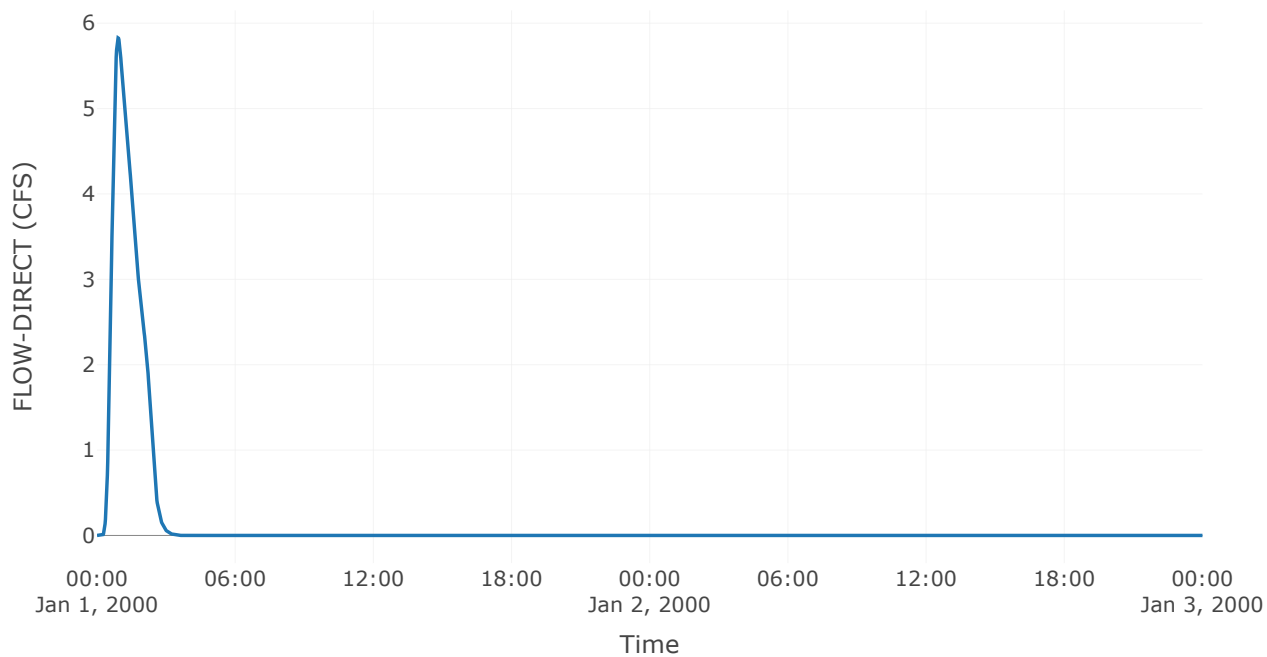
Baseflow



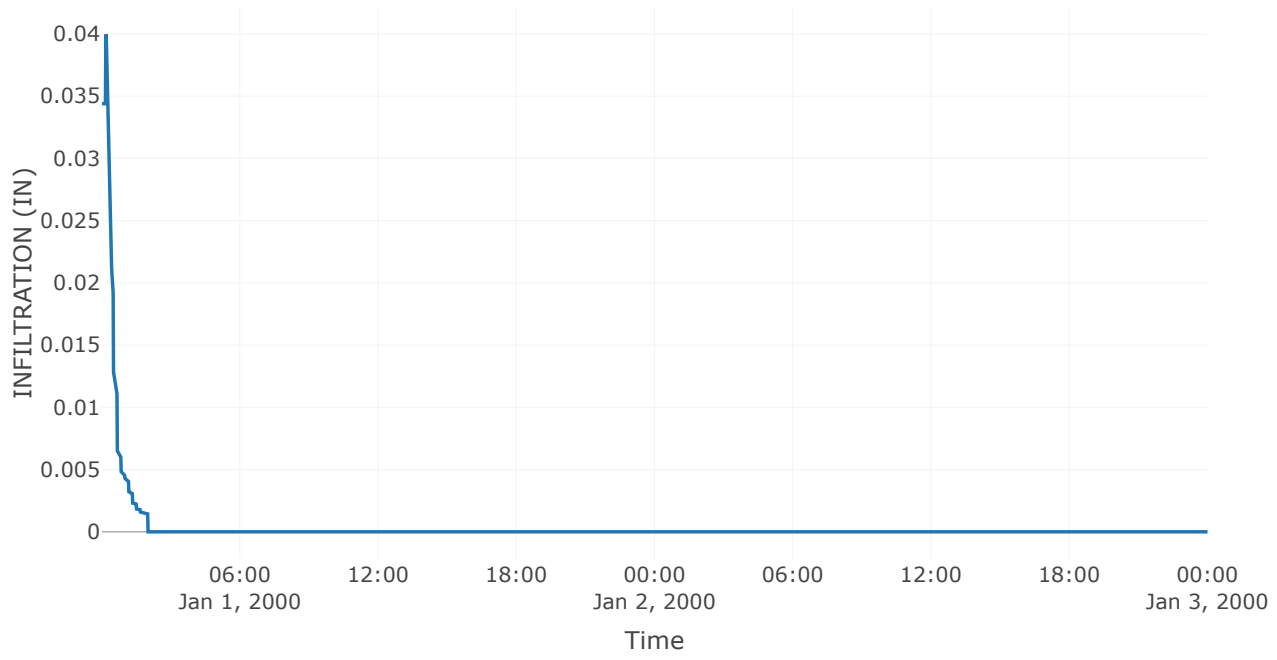
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

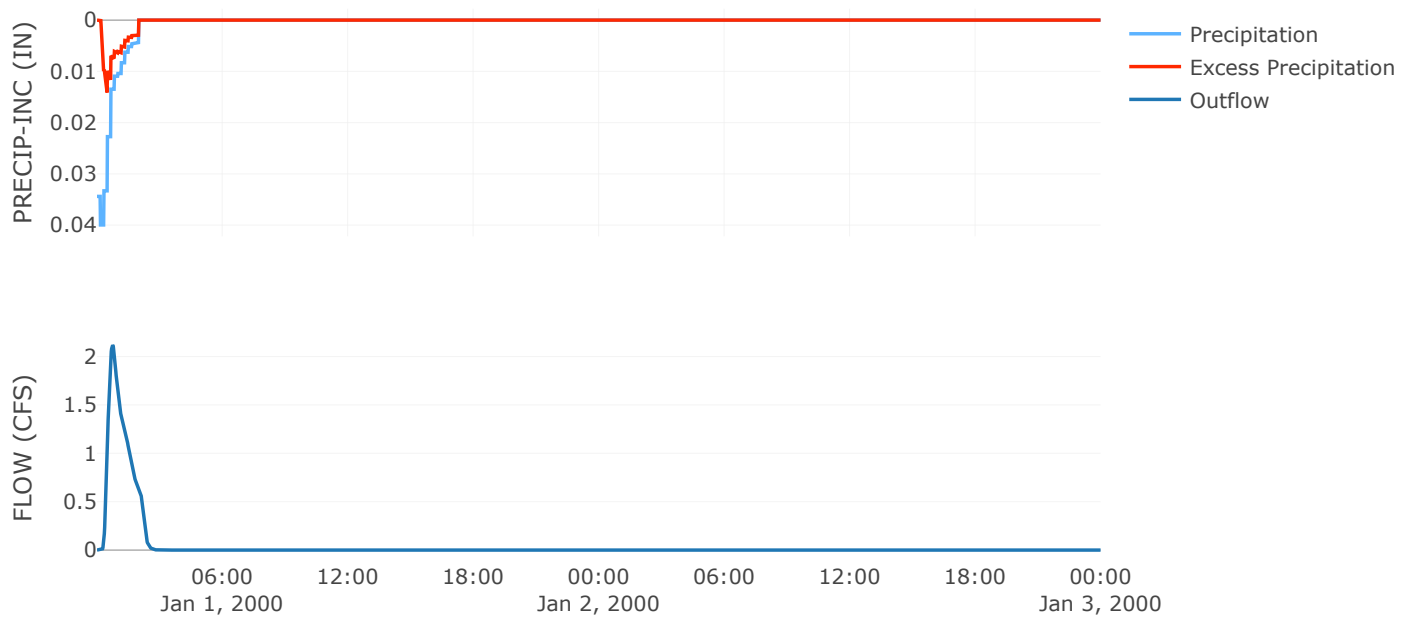
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

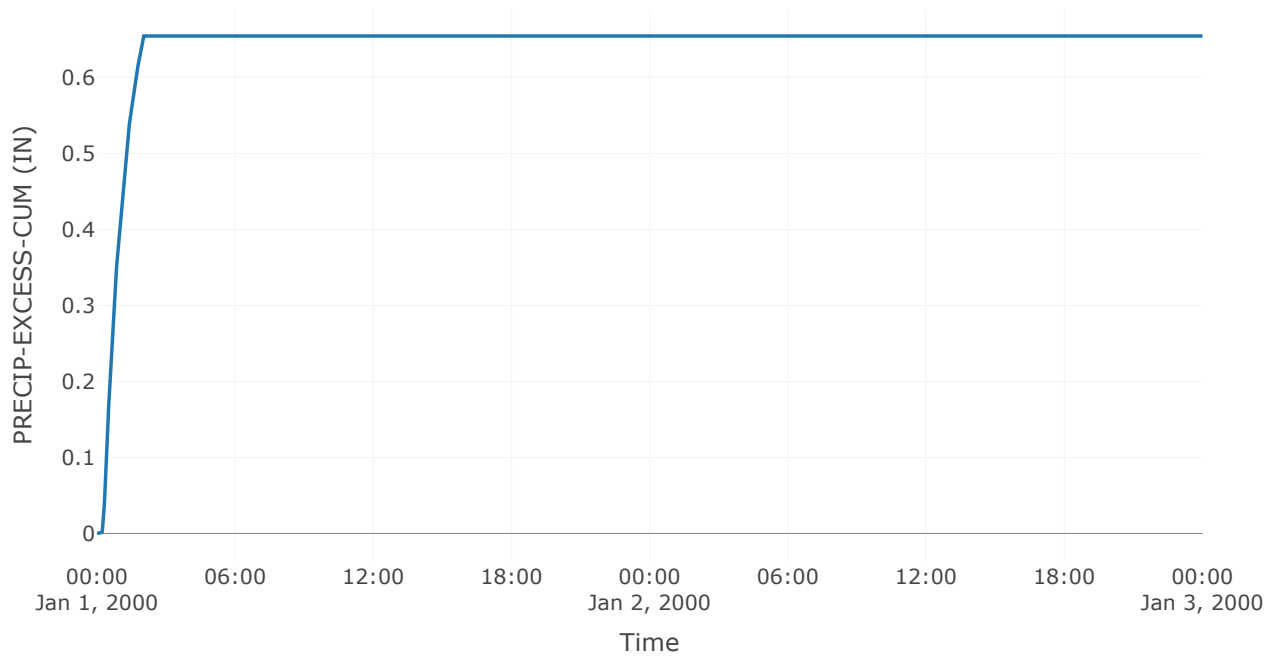
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

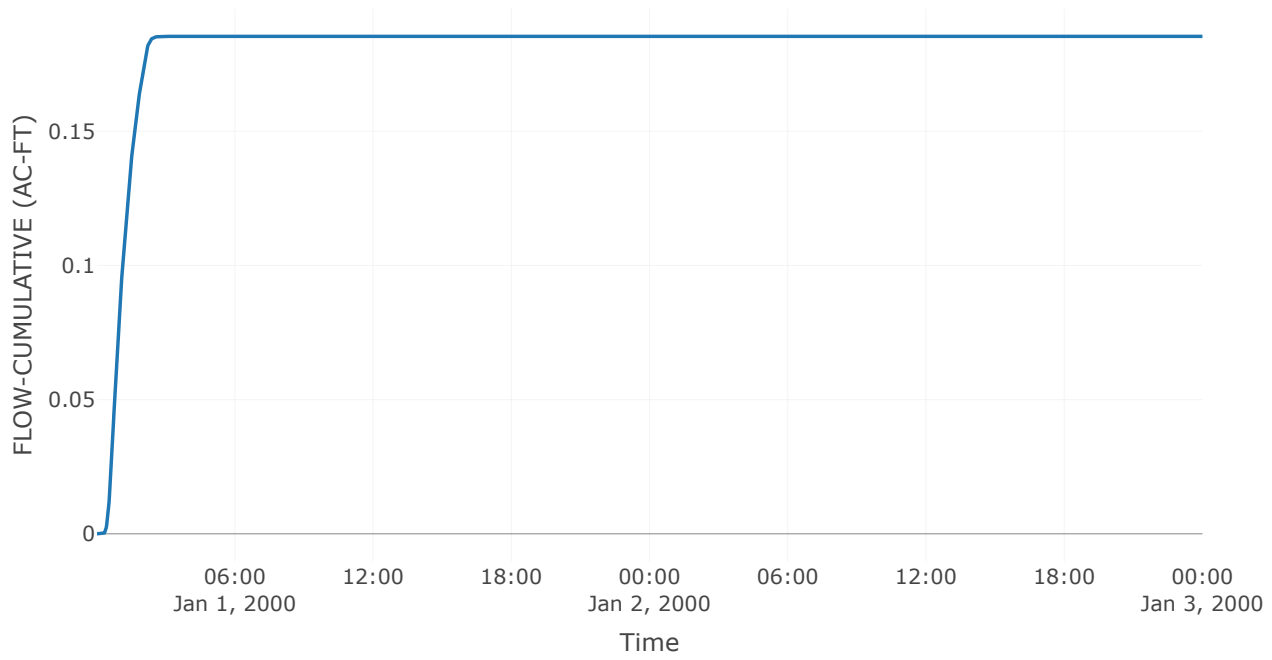
Precipitation and Outflow



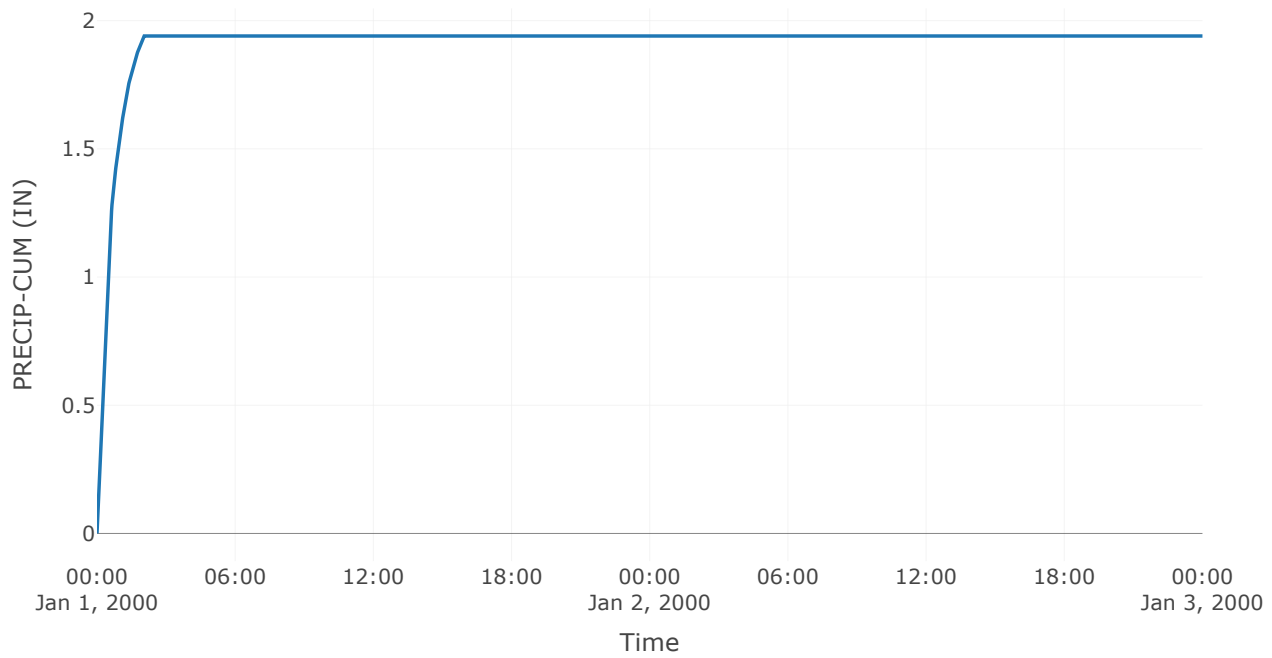
Cumulative Excess Precipitation



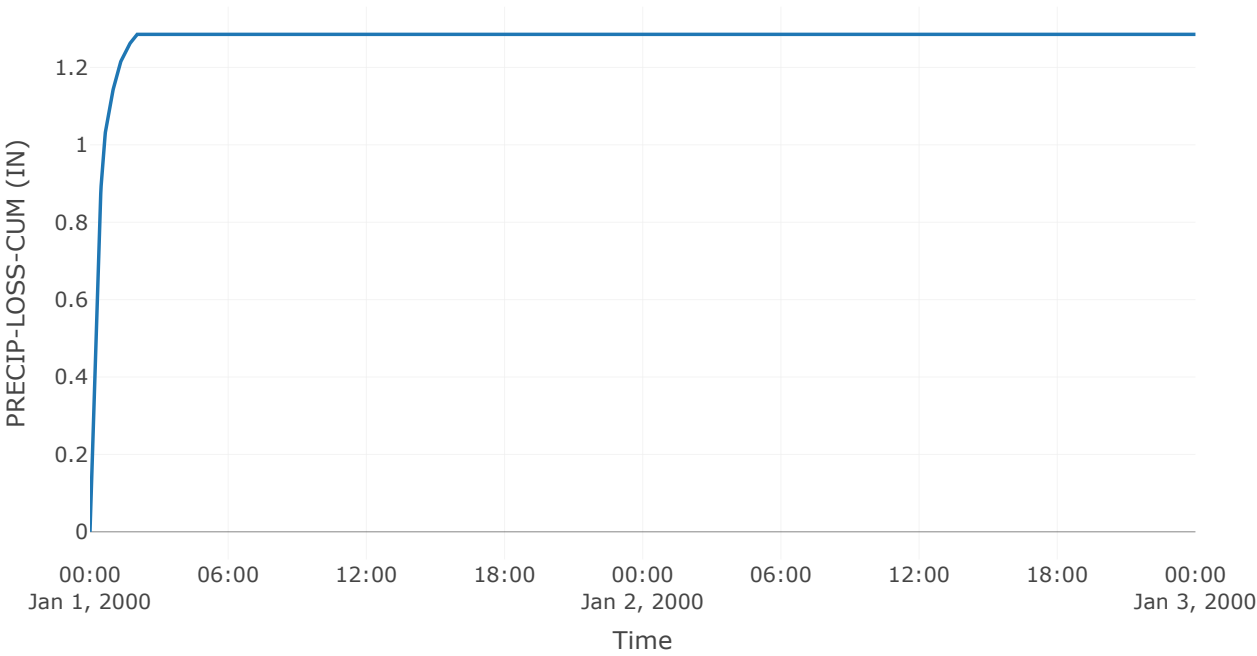
Cumulative Outflow



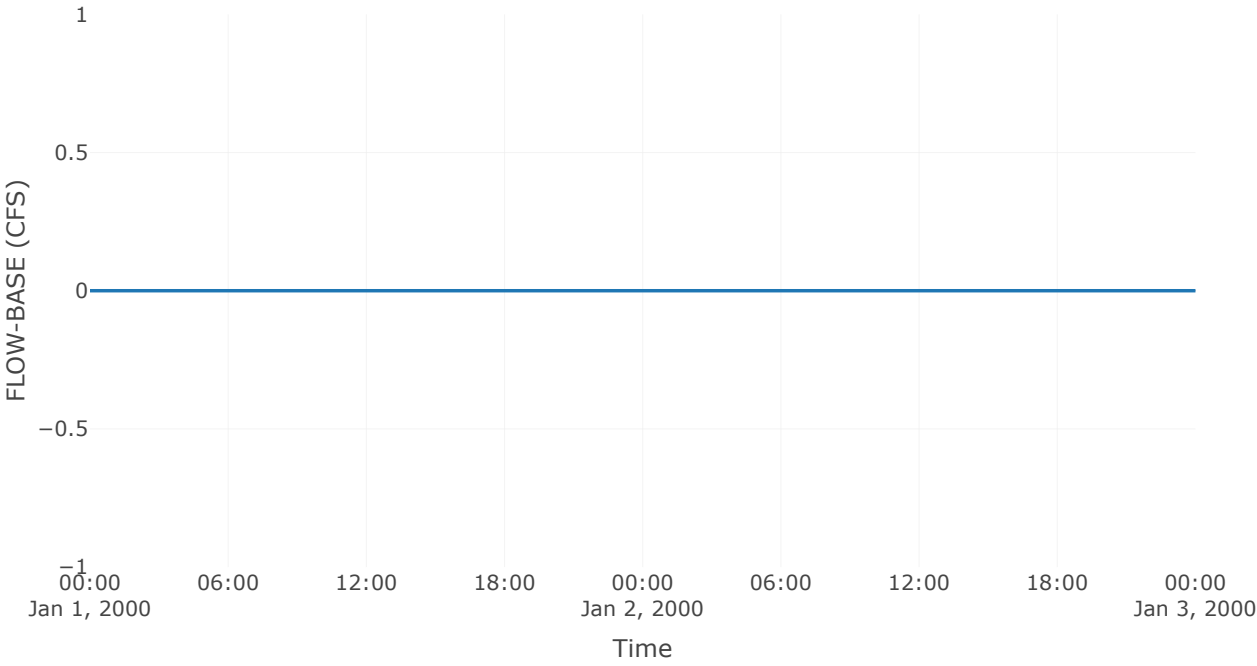
Cumulative Precipitation



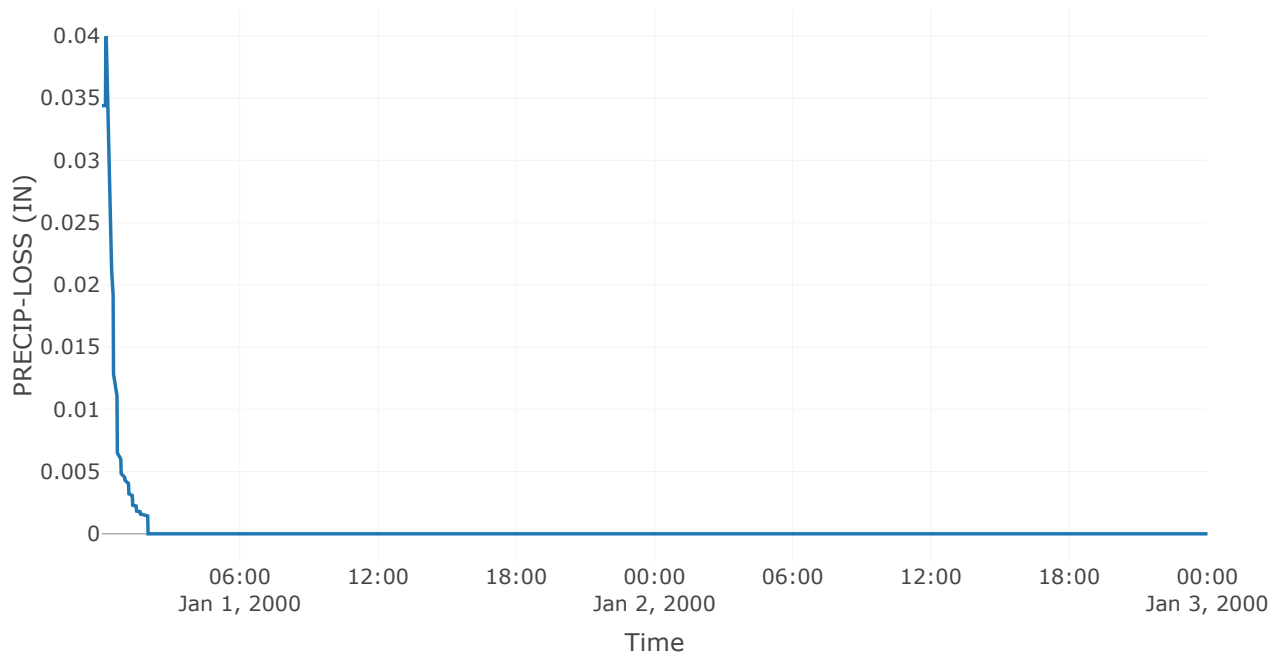
Cumulative Precipitation Loss



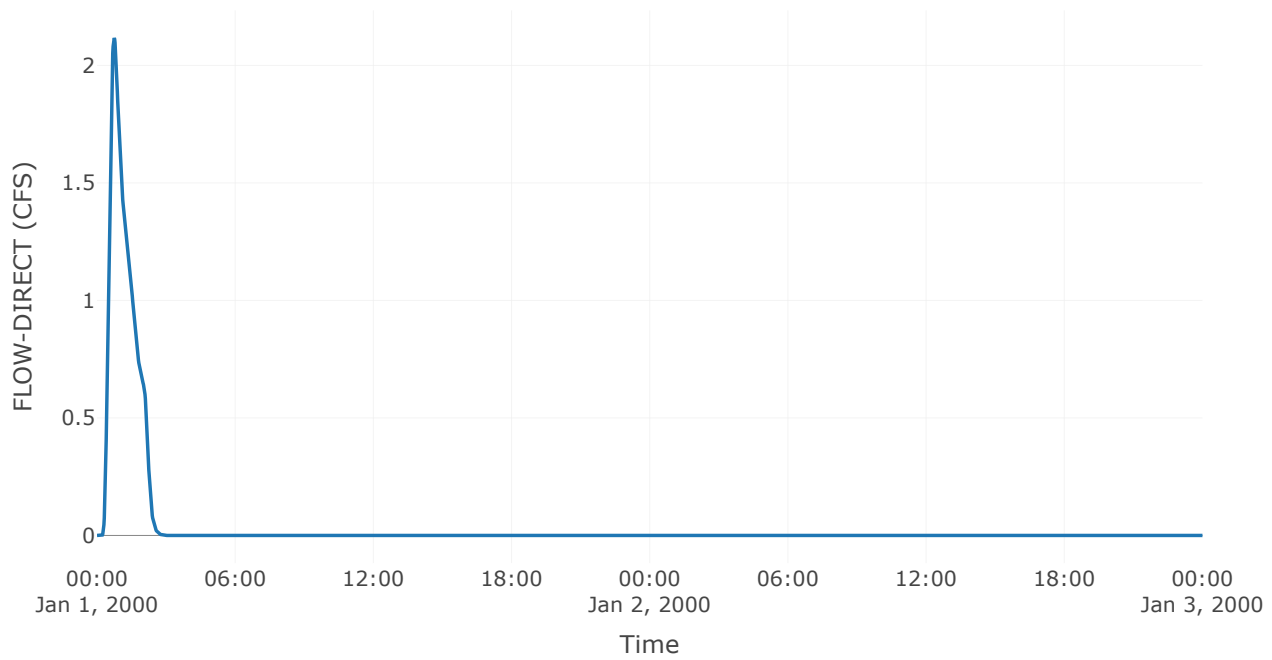
Baseflow



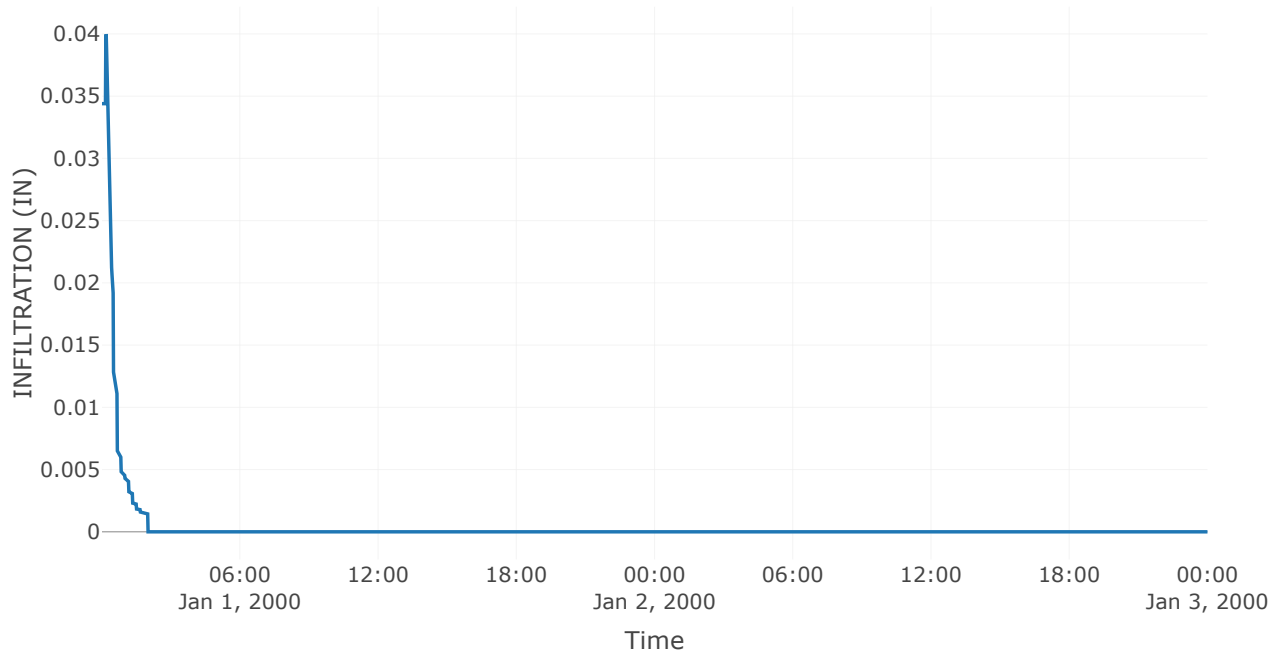
Precipitation Loss



Direct Runoff



Soil Infiltration

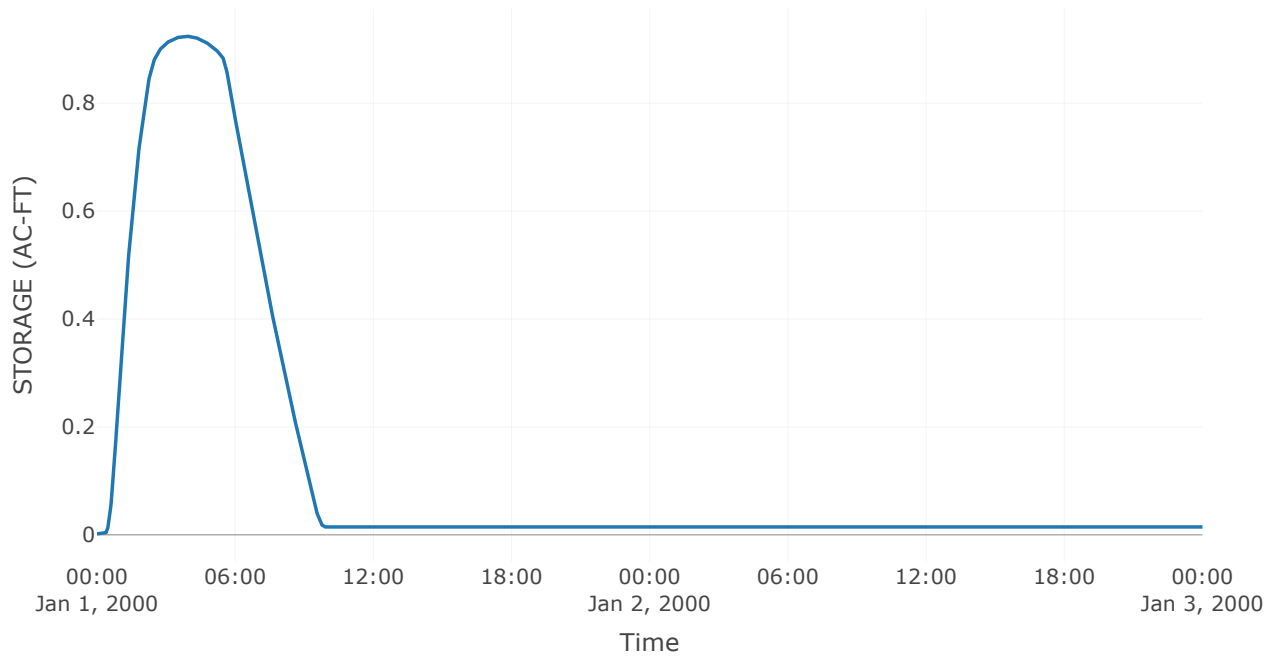


Reservoir: Basin 2

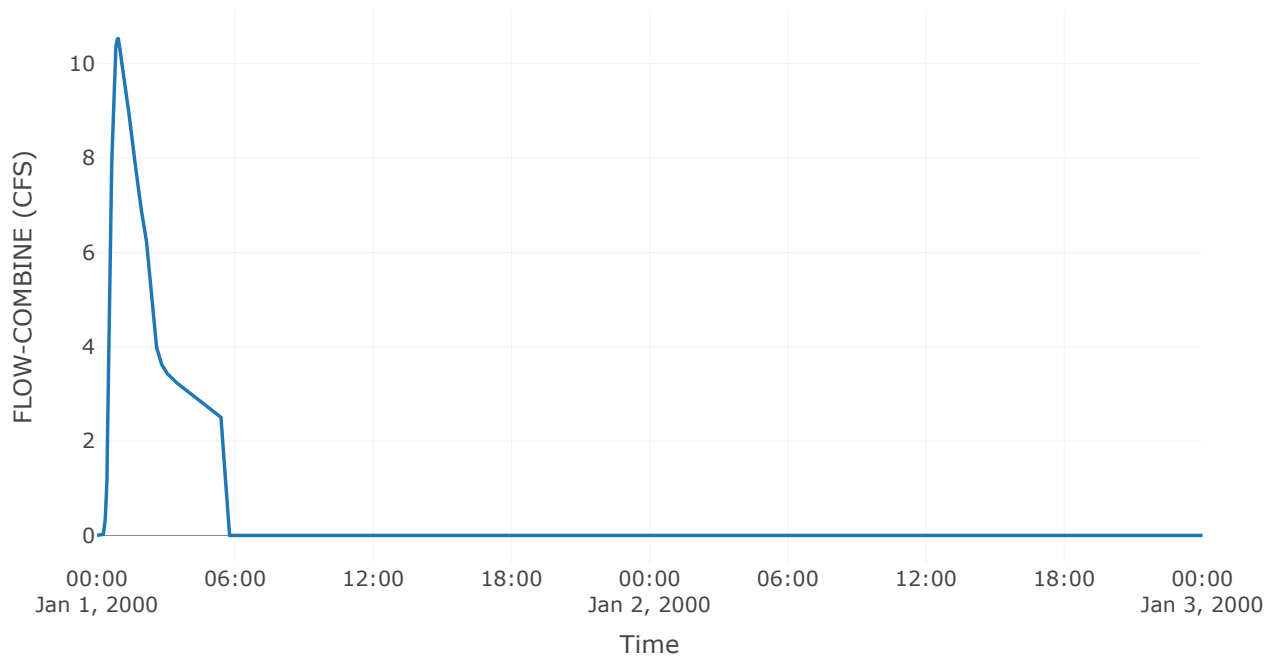
Downstream : Basin 3

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

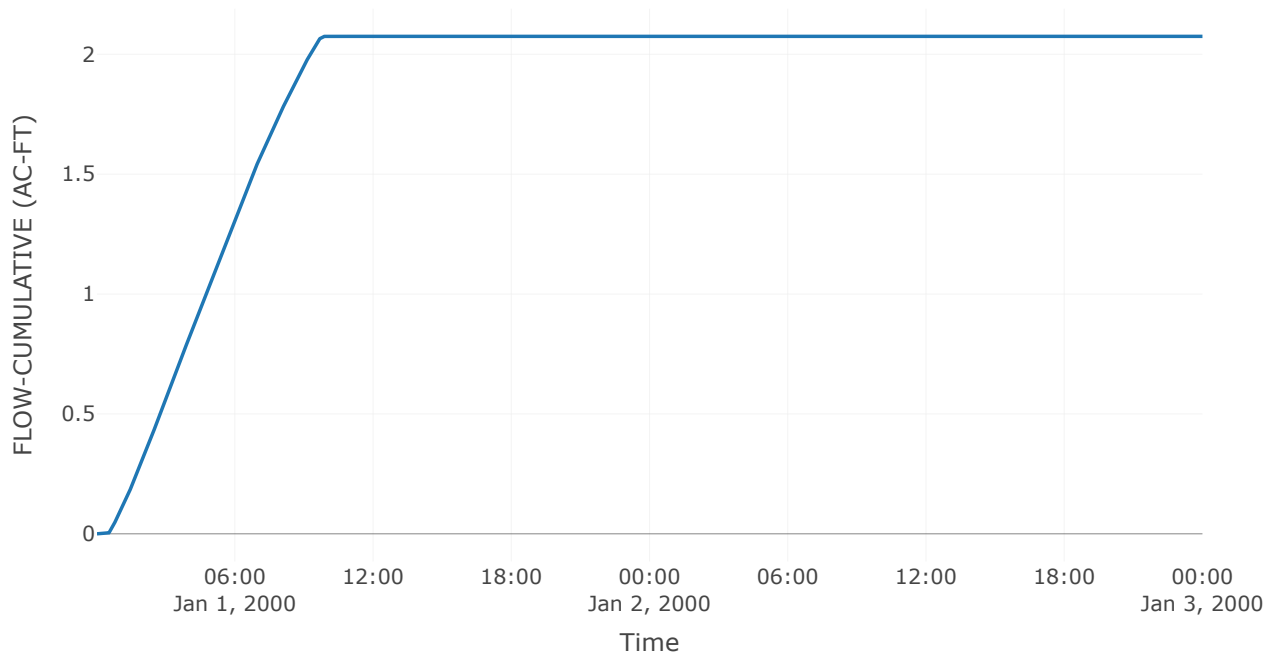
Storage



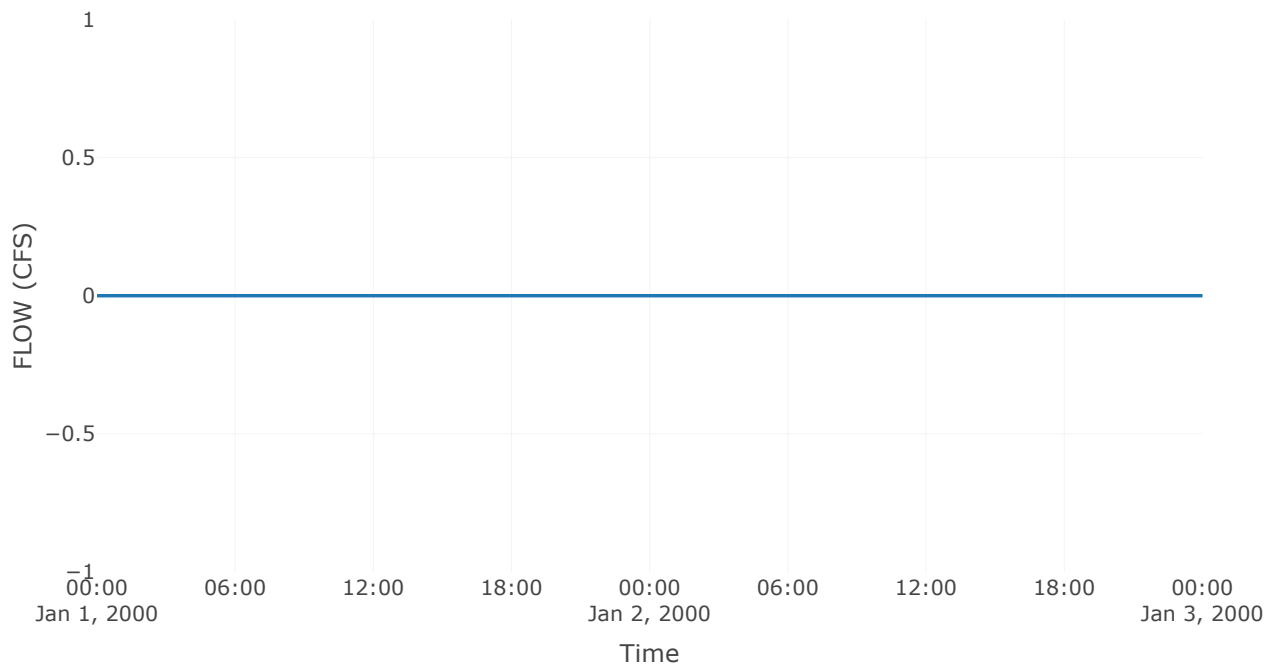
Combined Inflow



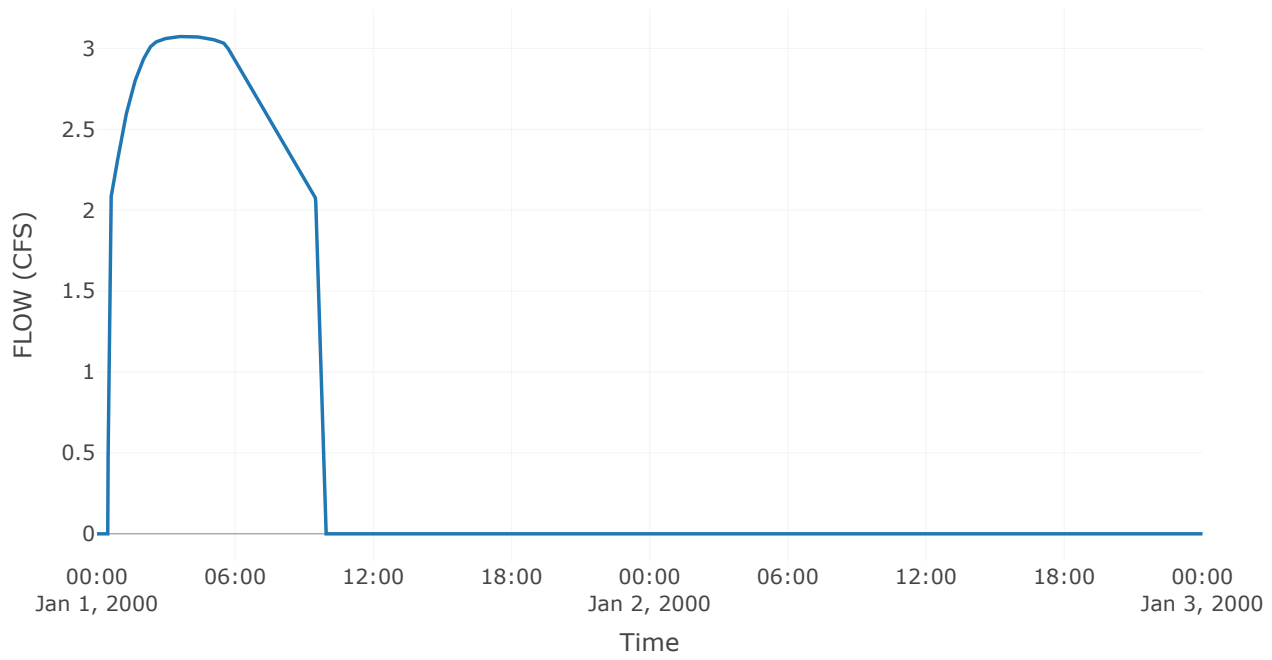
Cumulative Outflow



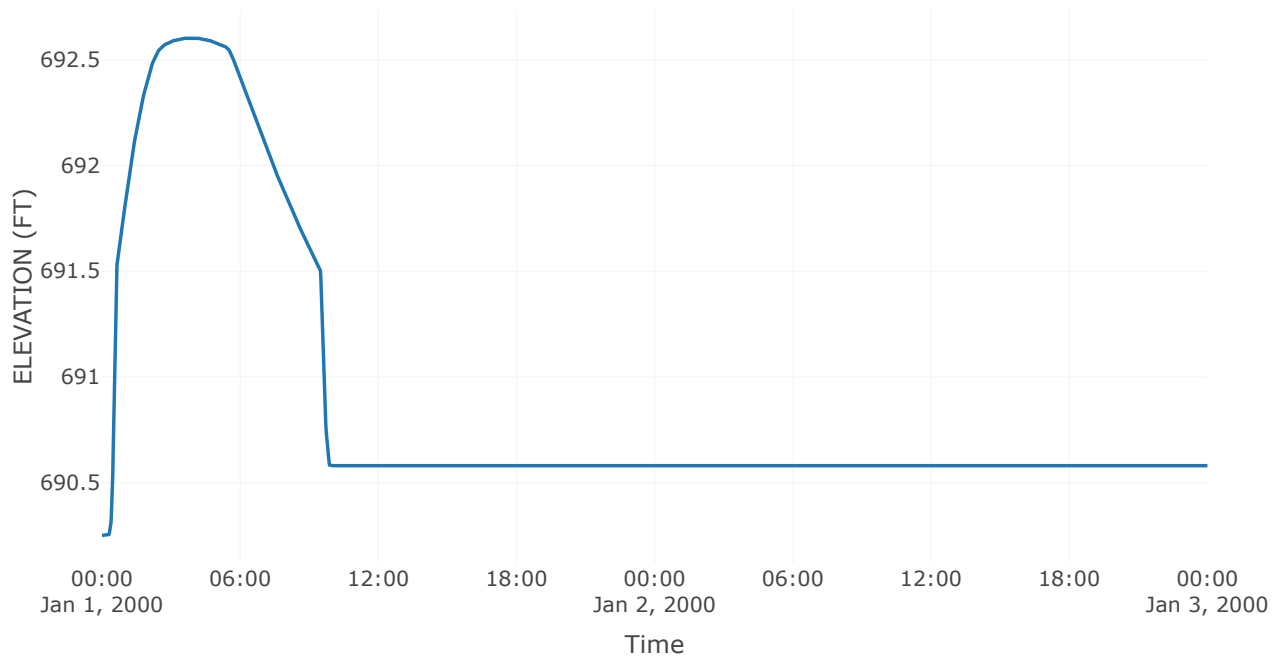
Spillway 1



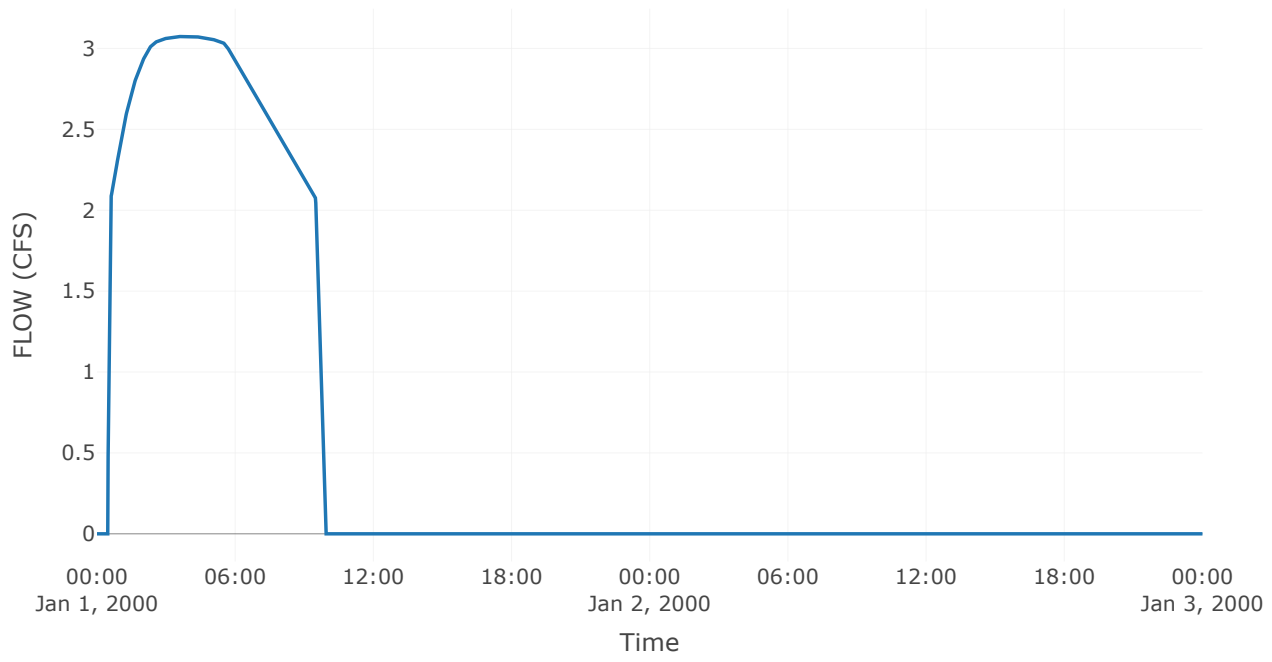
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

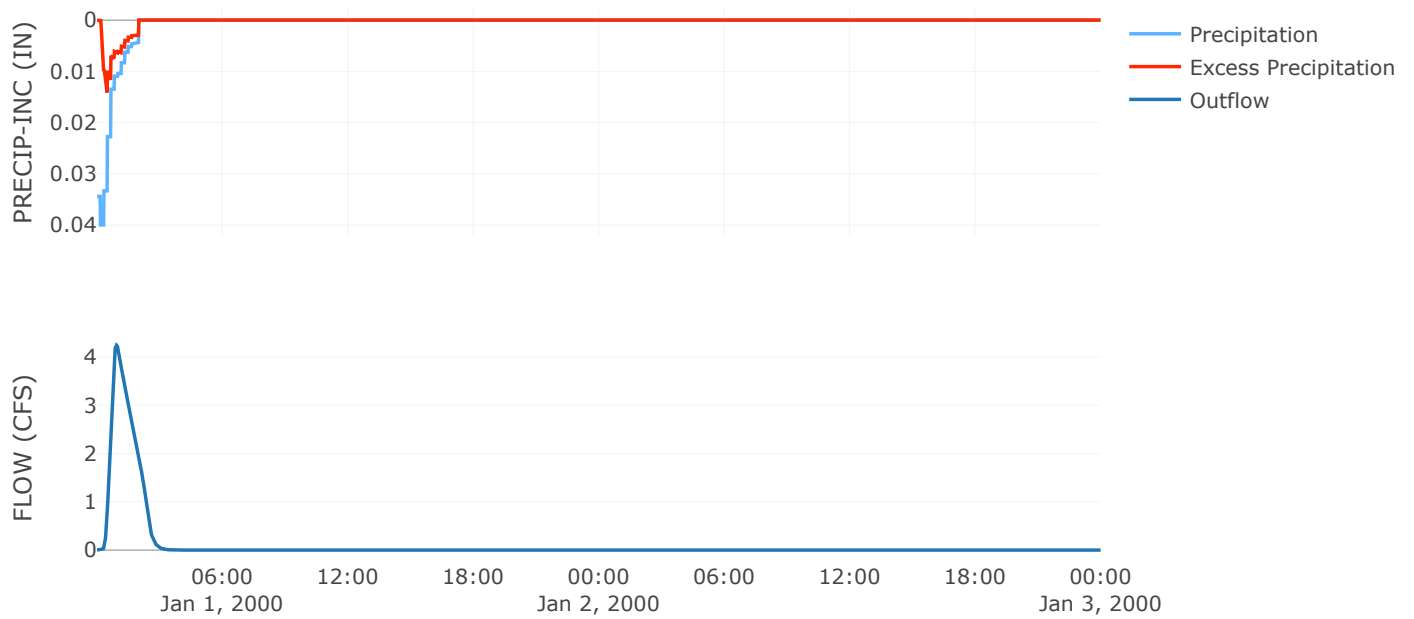
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

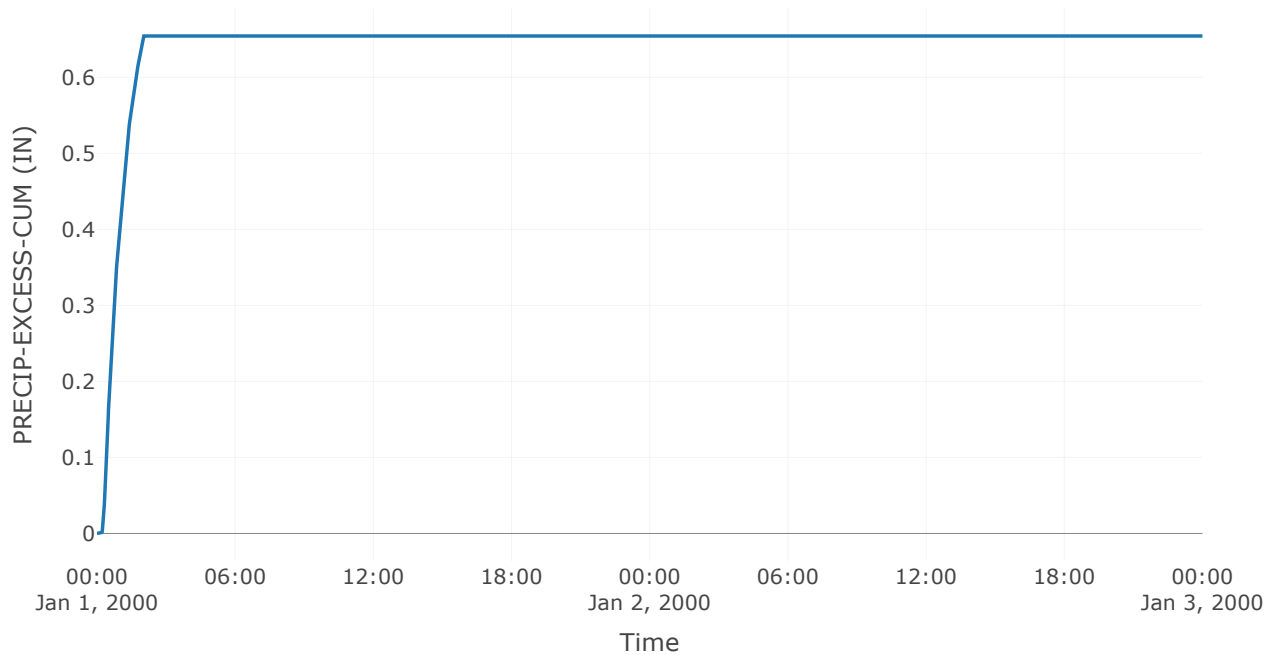
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

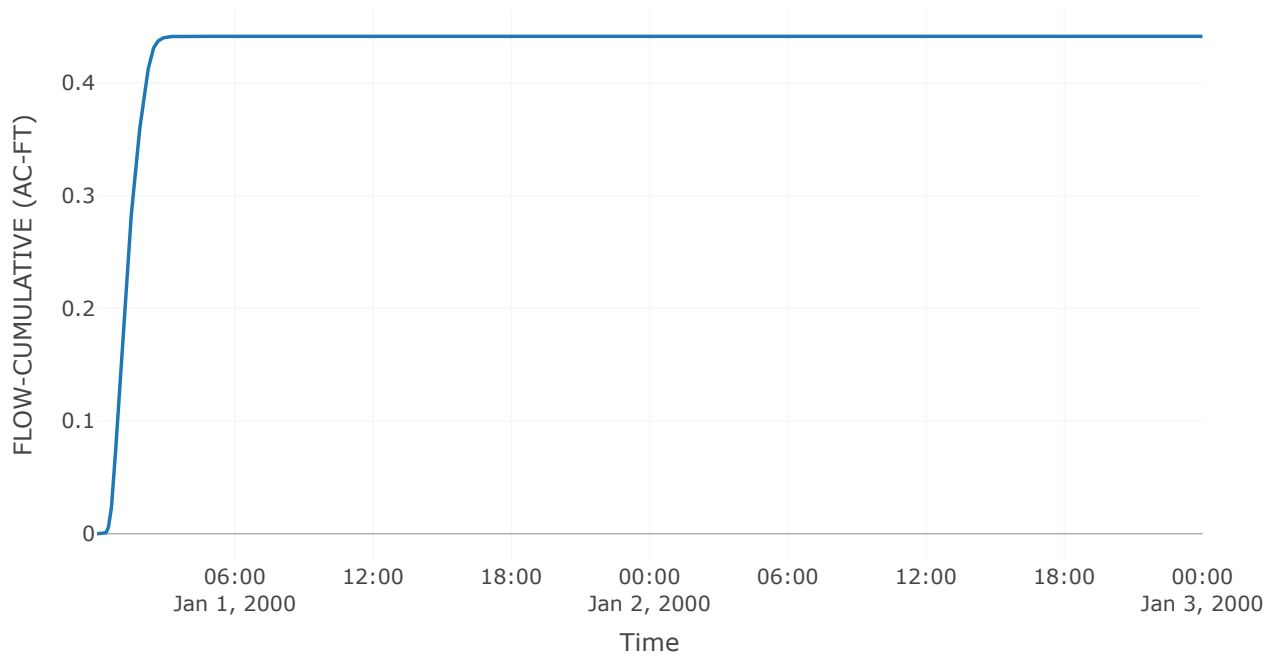
Precipitation and Outflow



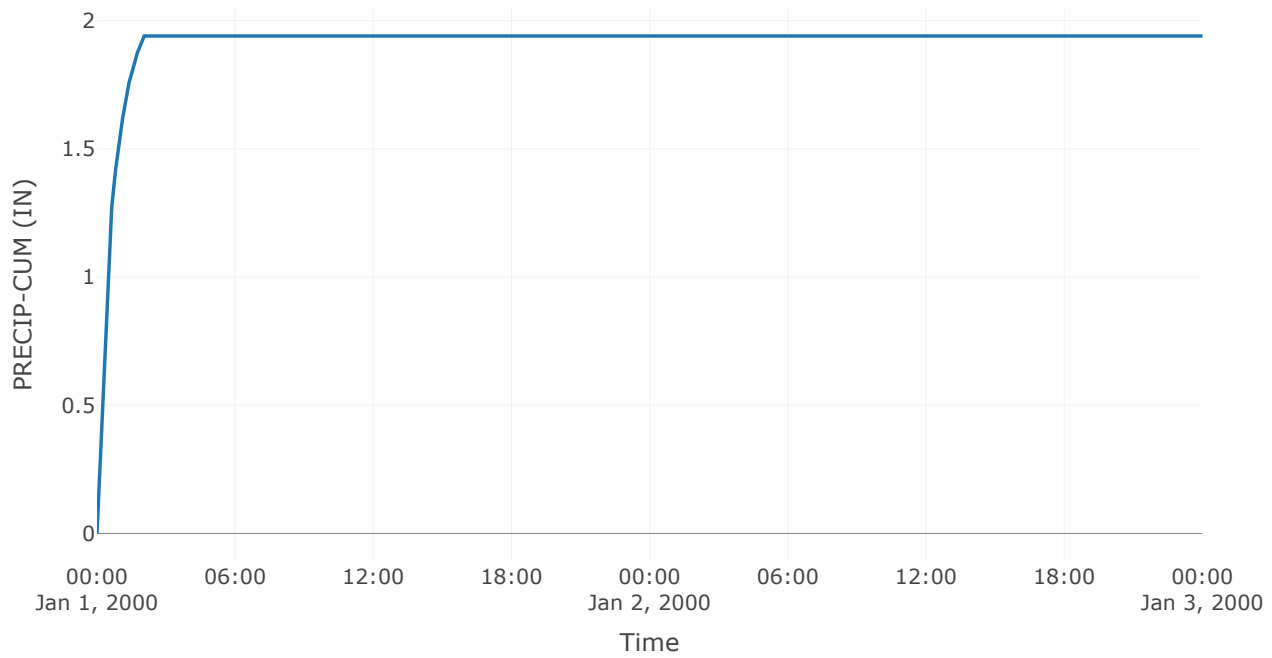
Cumulative Excess Precipitation



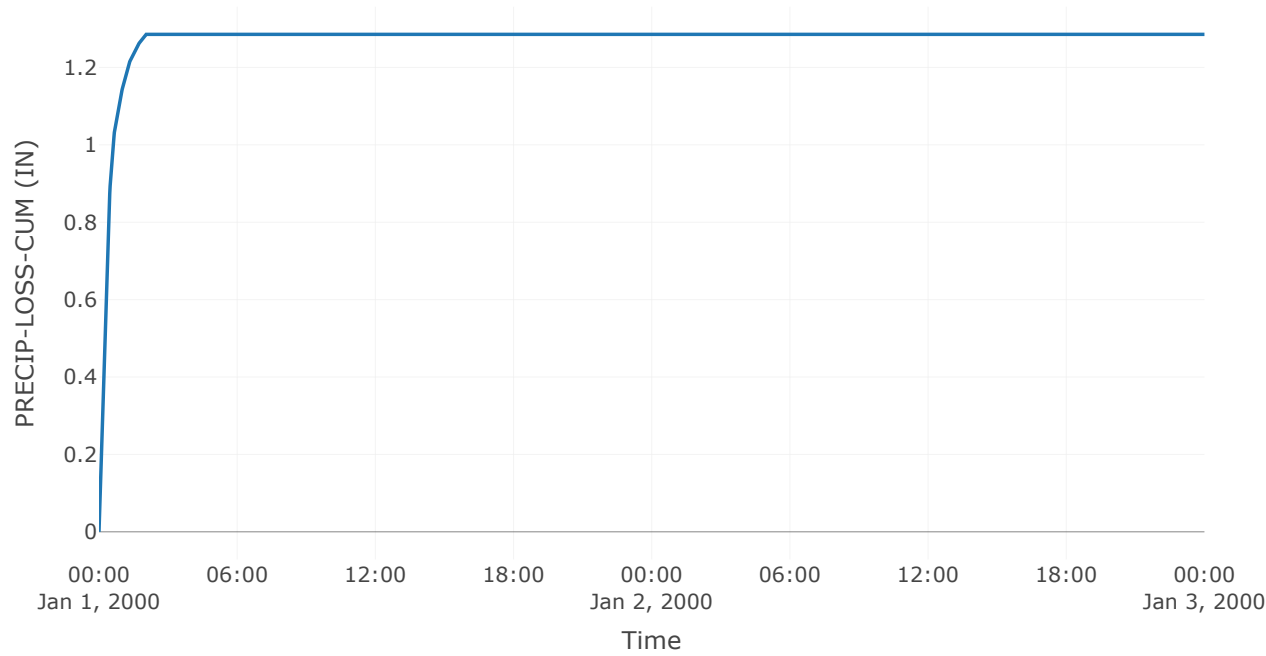
Cumulative Outflow



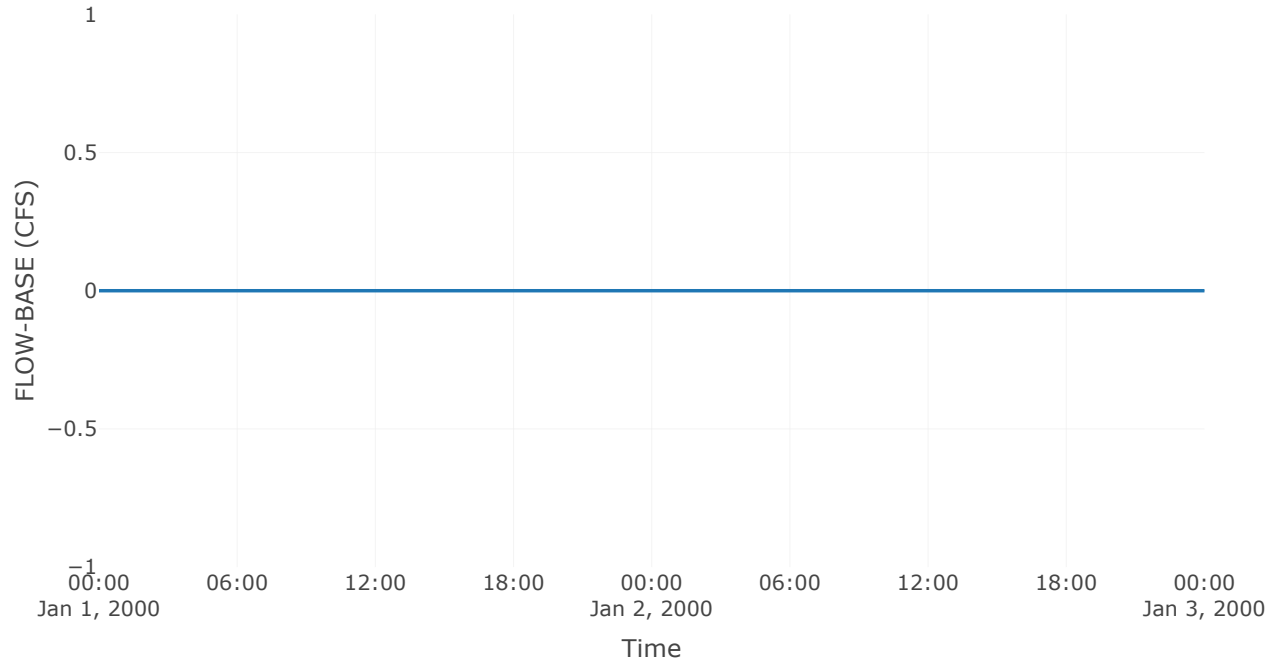
Cumulative Precipitation



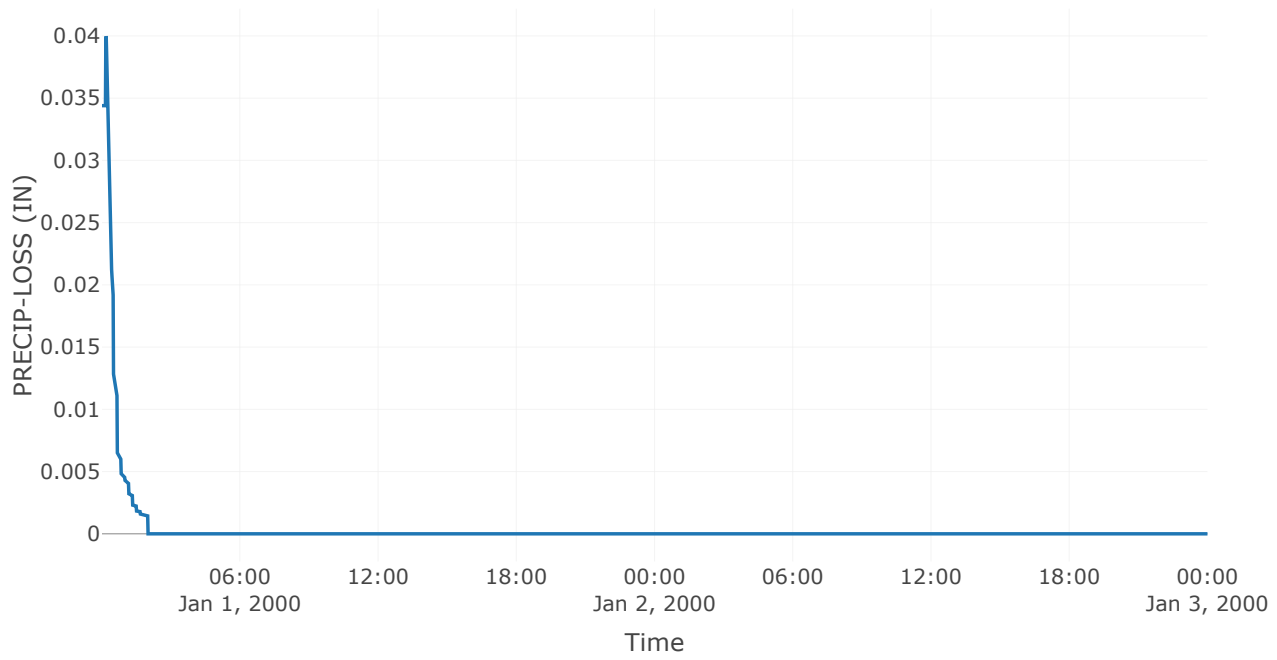
Cumulative Precipitation Loss



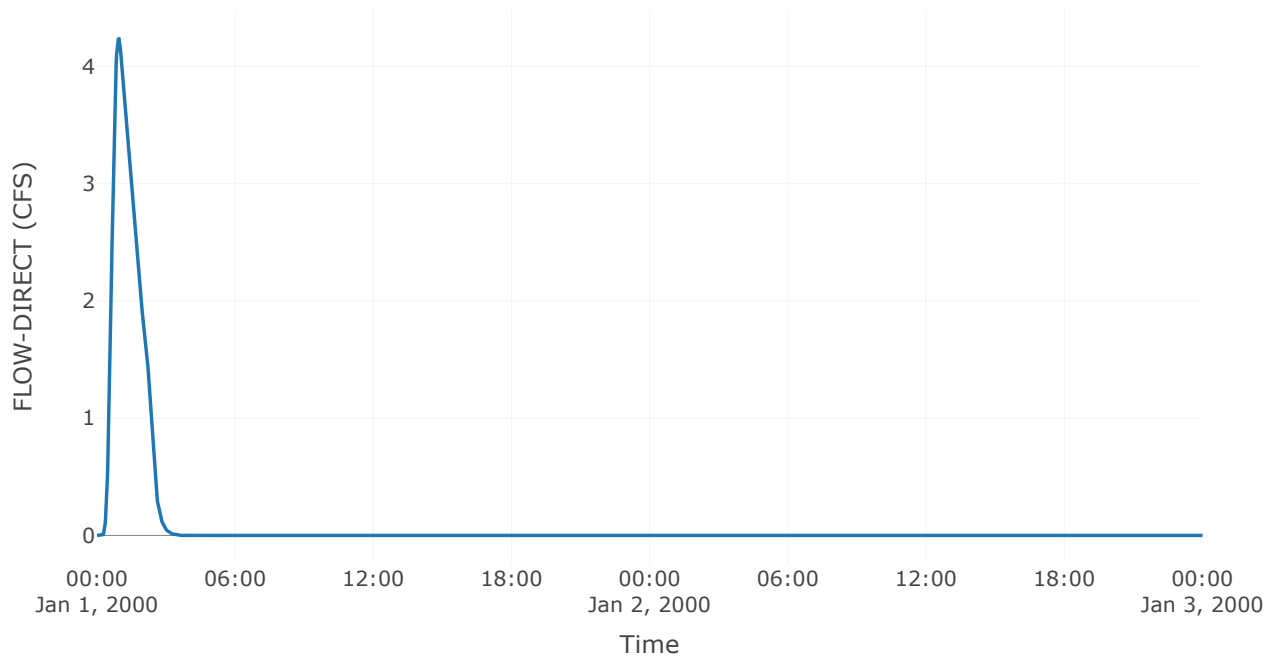
Baseflow



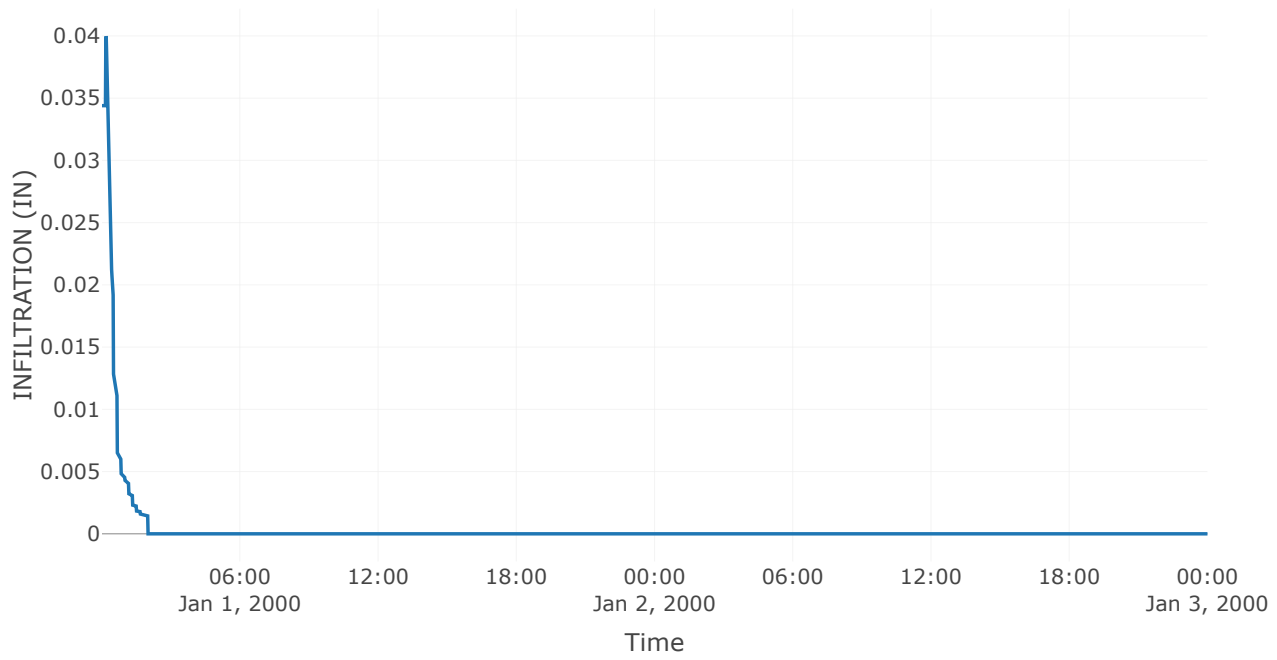
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

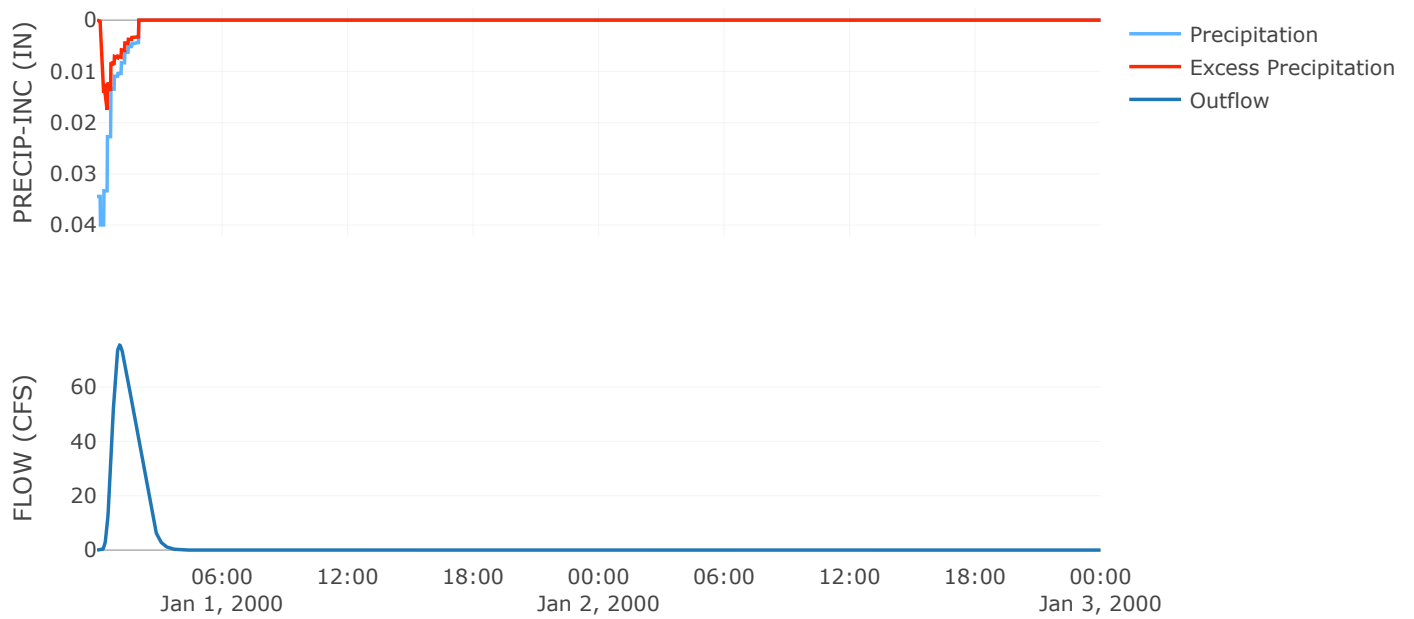
Area (MI²) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

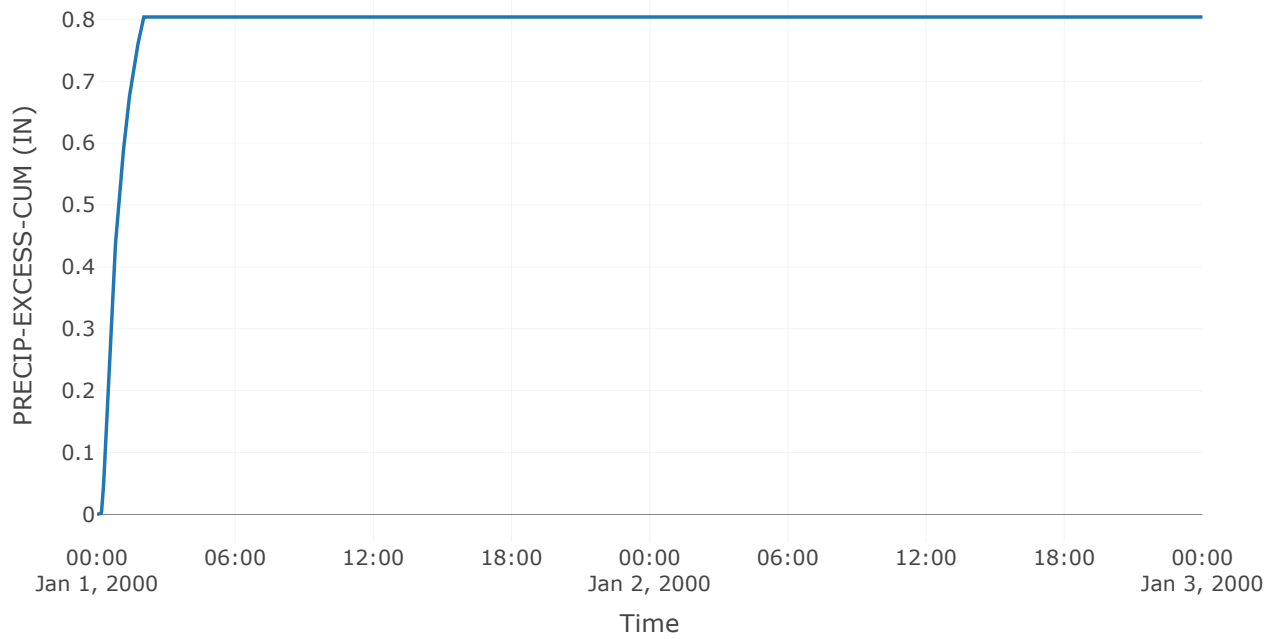
Transform: SCS	
Lag	29.2
Unitgraph Type	Standard

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

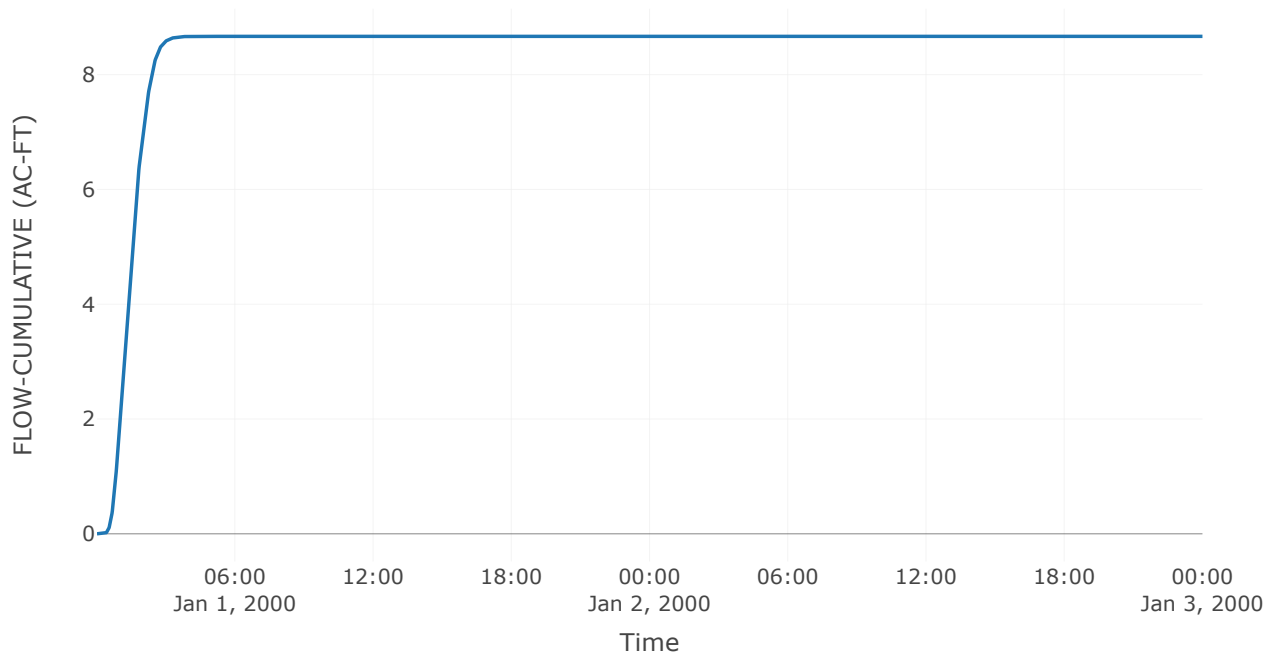
Precipitation and Outflow



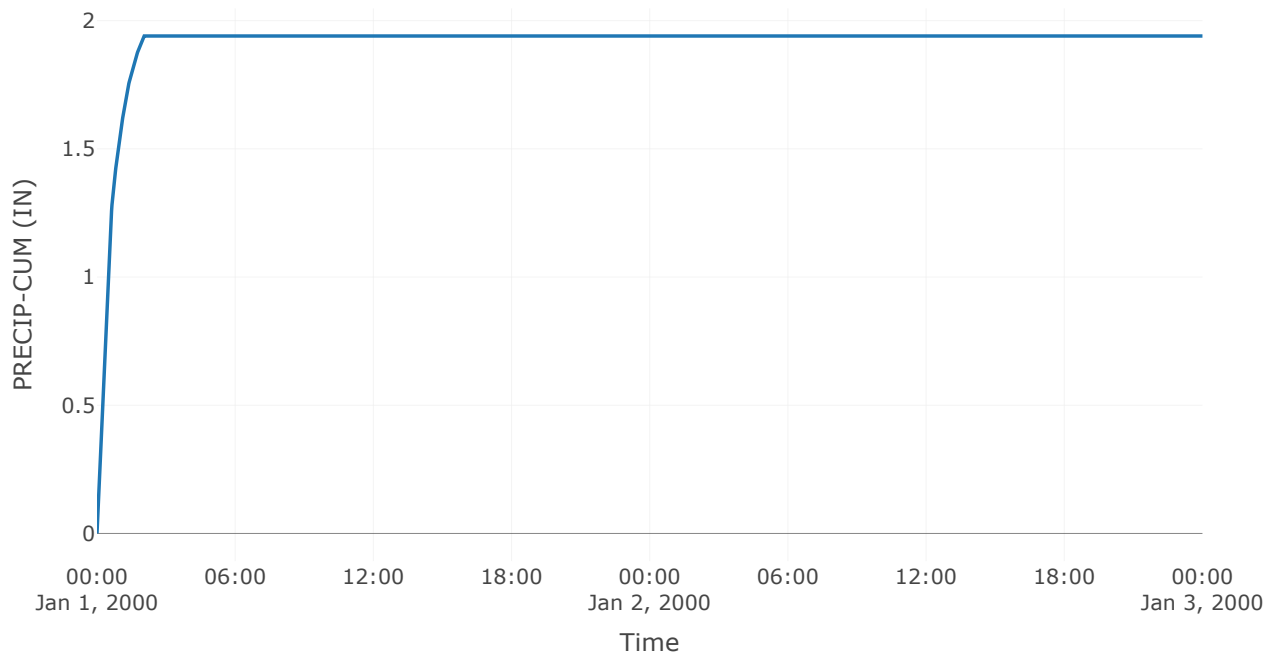
Cumulative Excess Precipitation



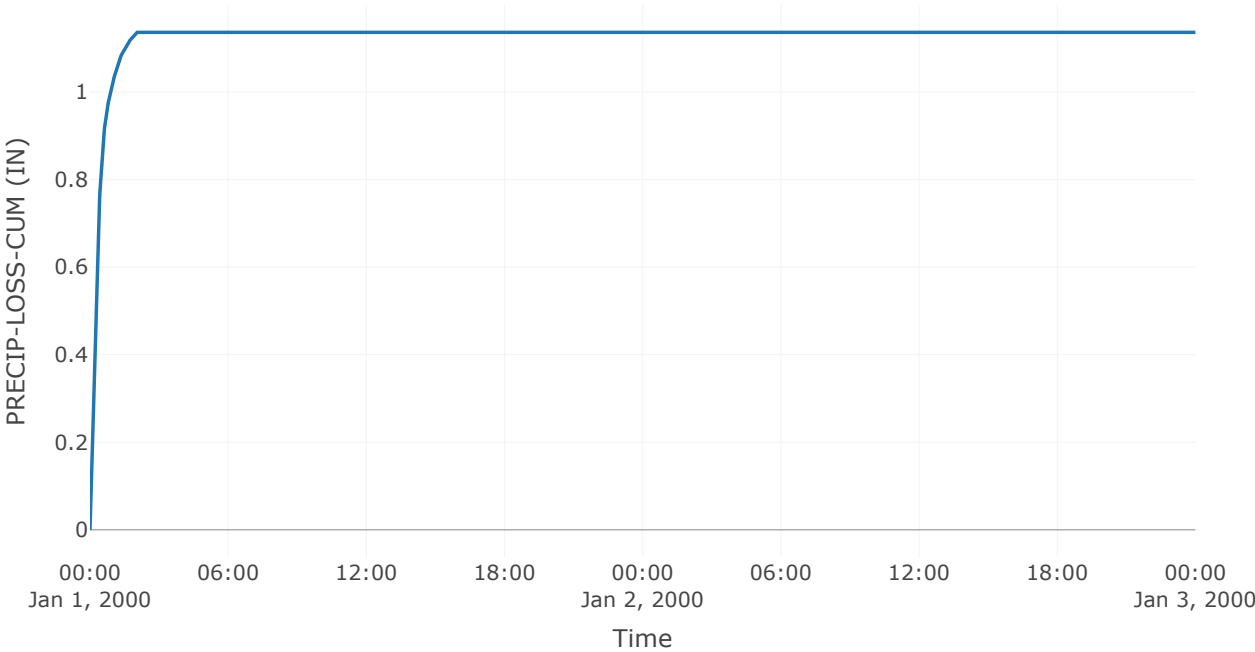
Cumulative Outflow



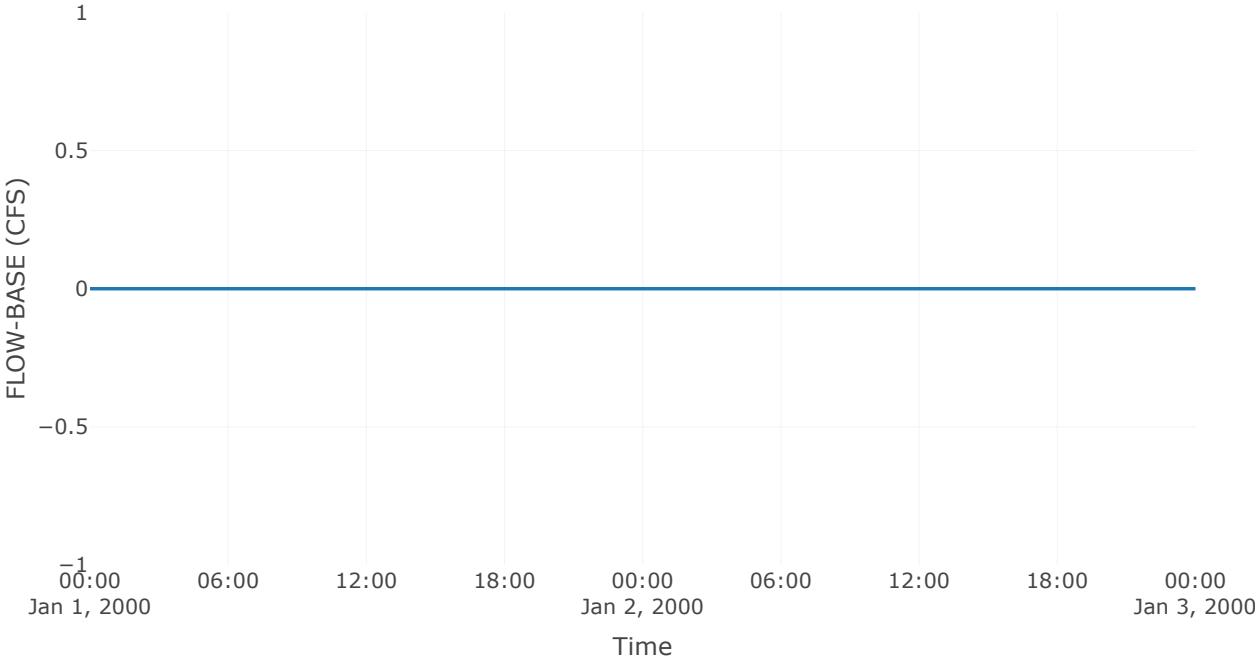
Cumulative Precipitation



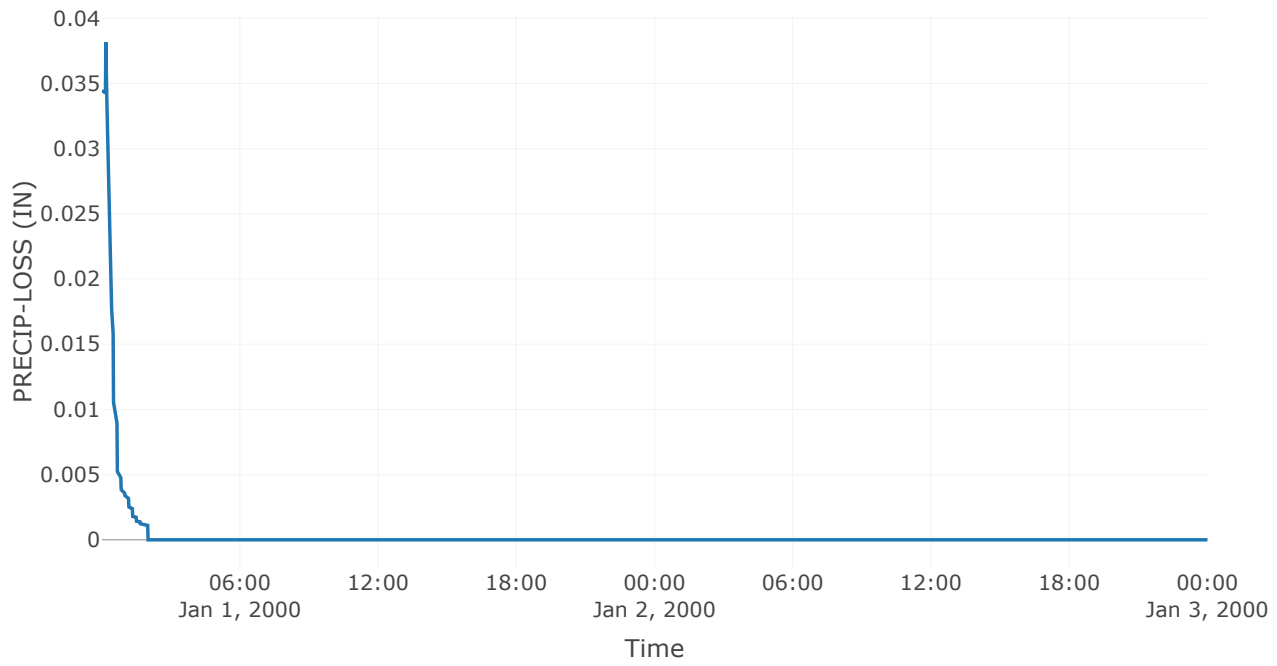
Cumulative Precipitation Loss



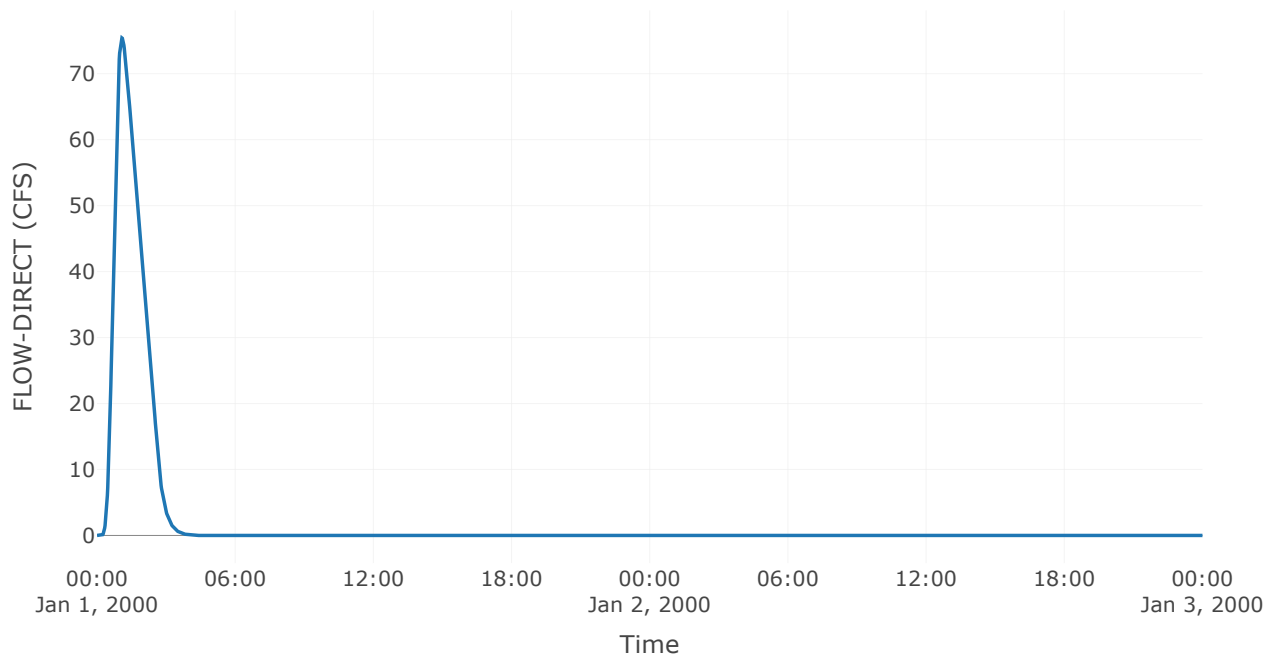
Baseflow



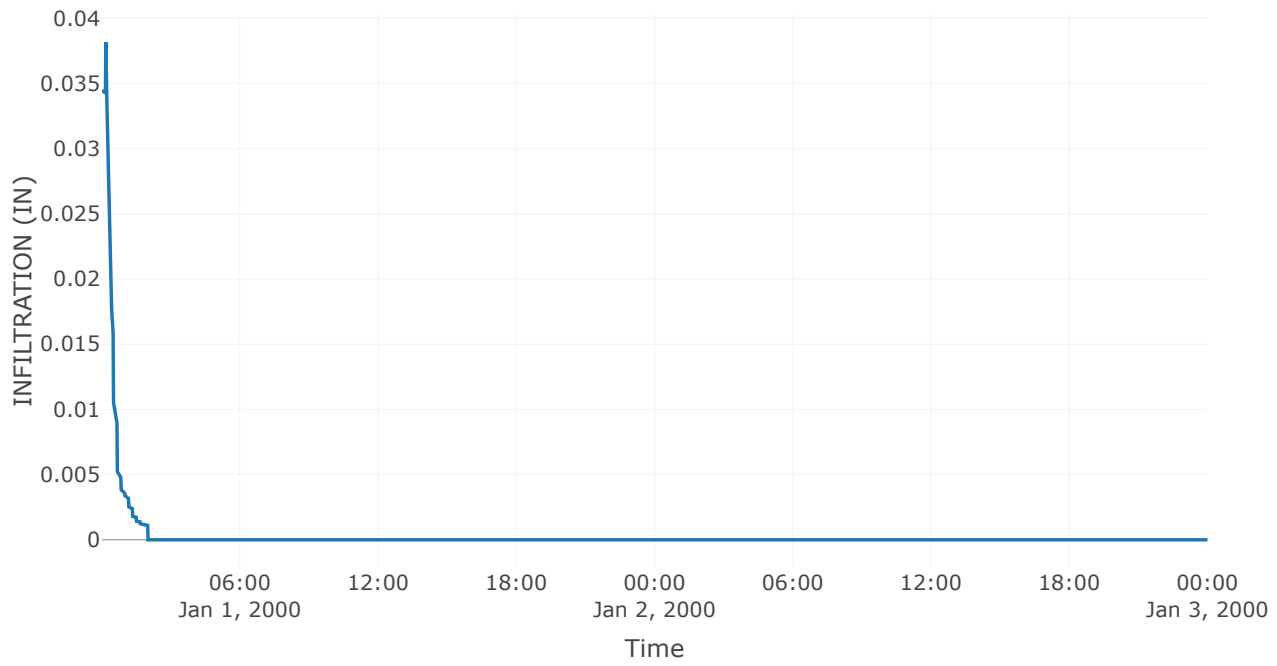
Precipitation Loss



Direct Runoff



Soil Infiltration

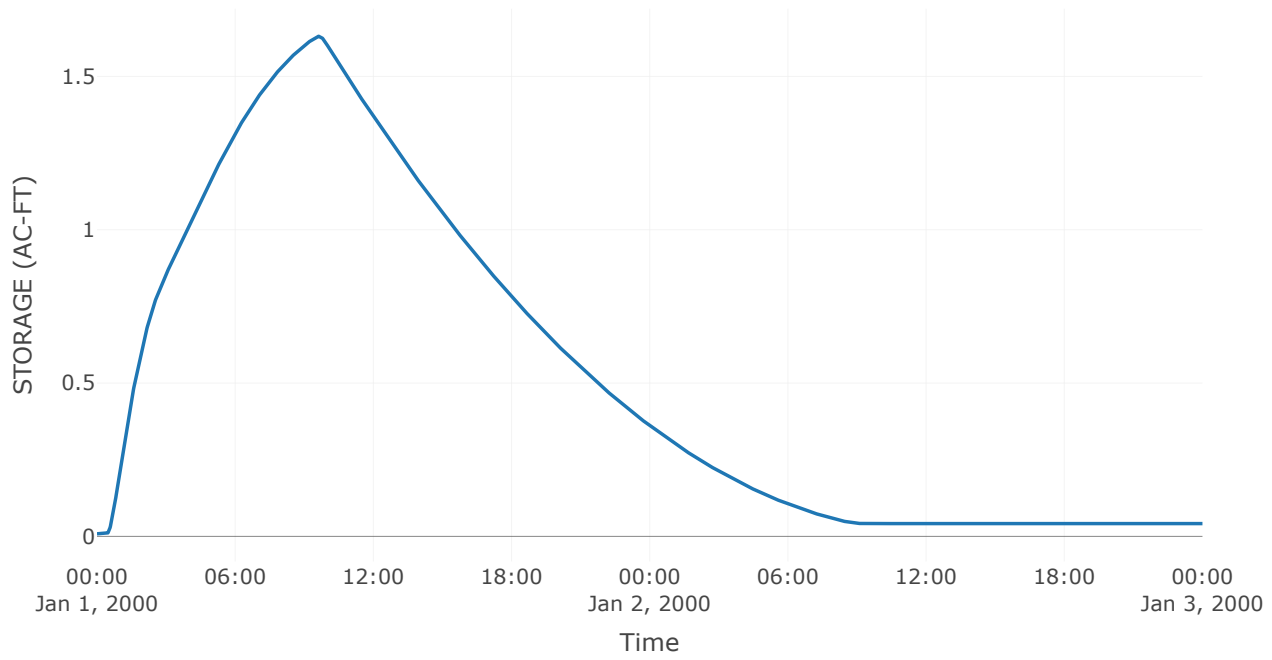


Reservoir: Basin 3

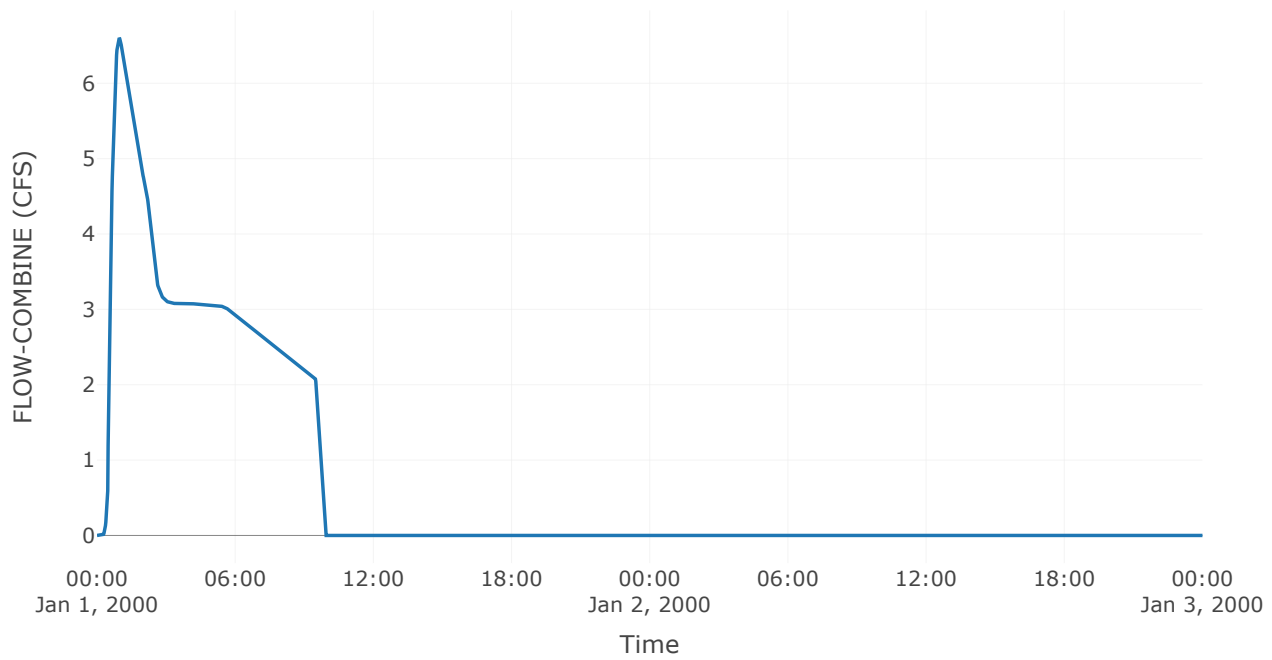
Downstream : Off - Site Tributary Area

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

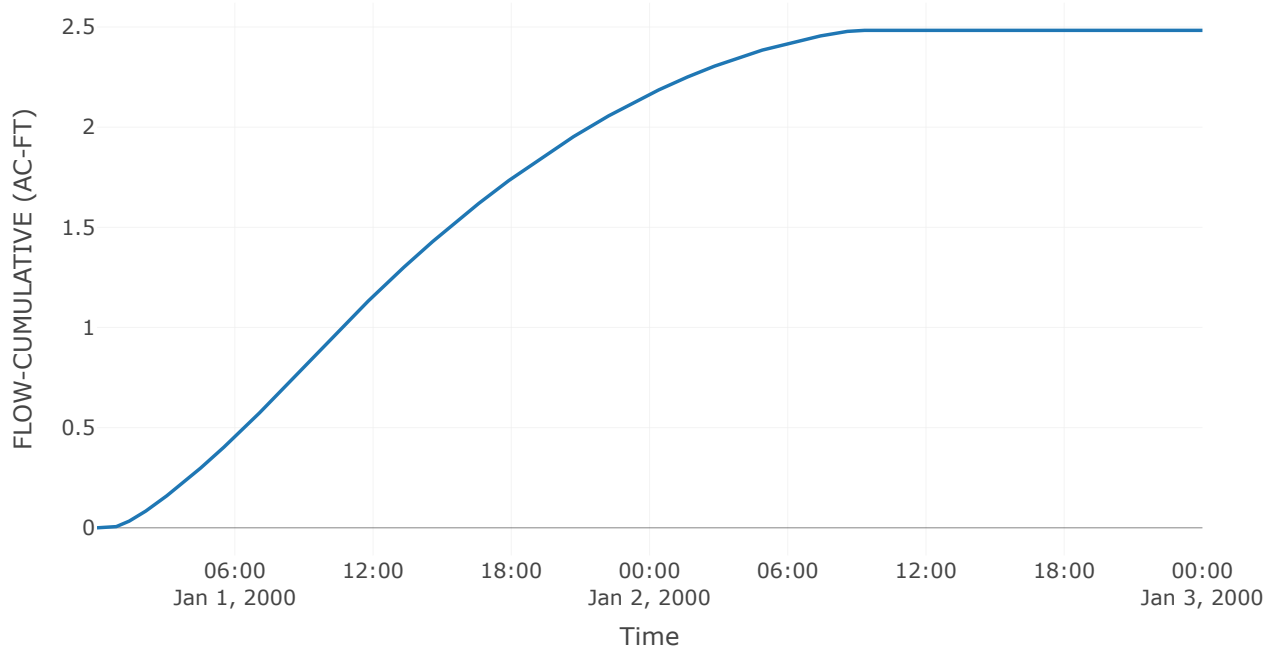
Storage



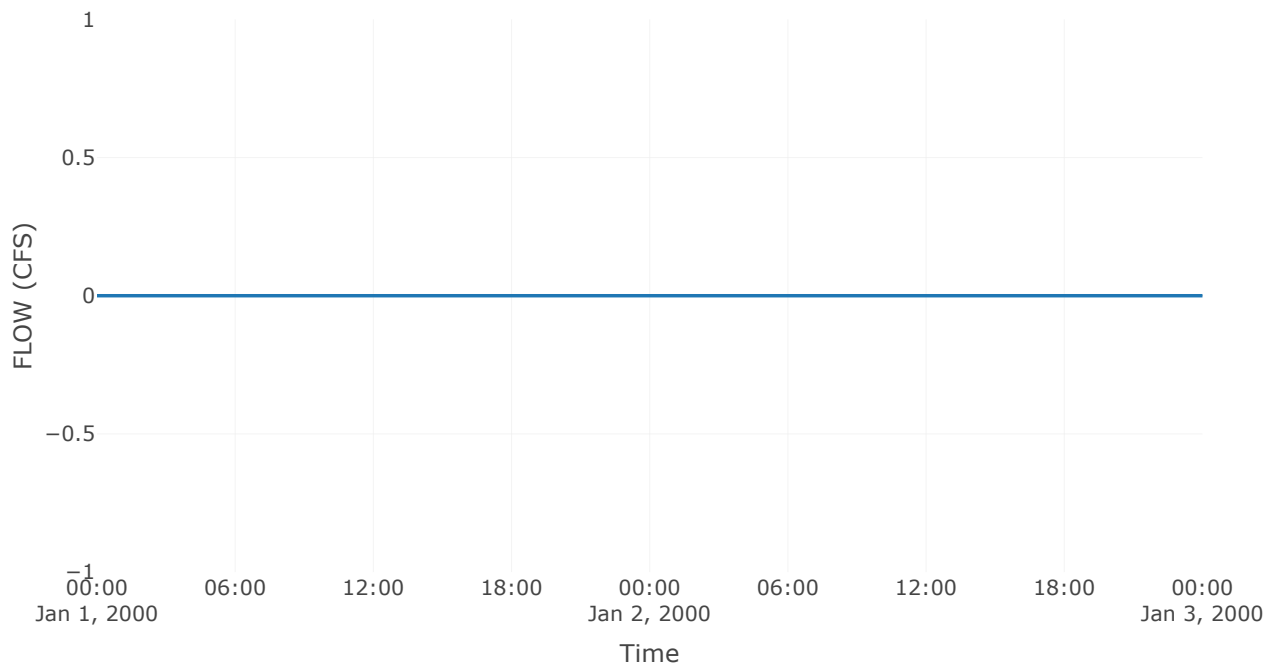
Combined Inflow



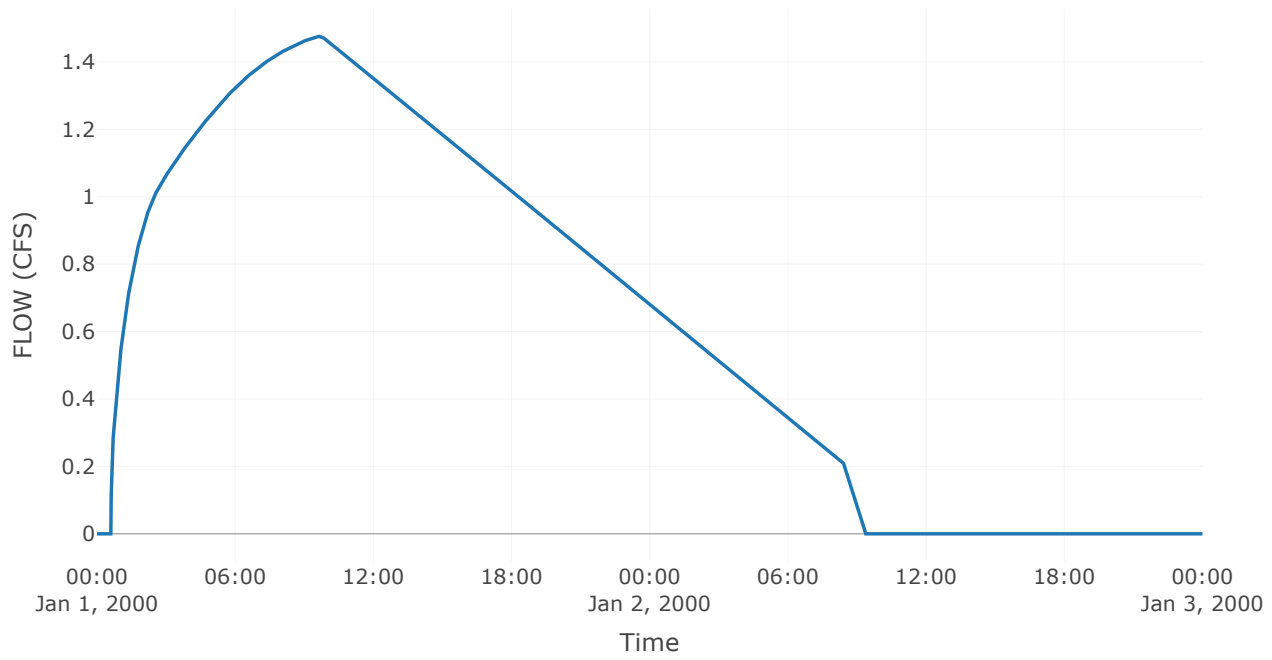
Cumulative Outflow



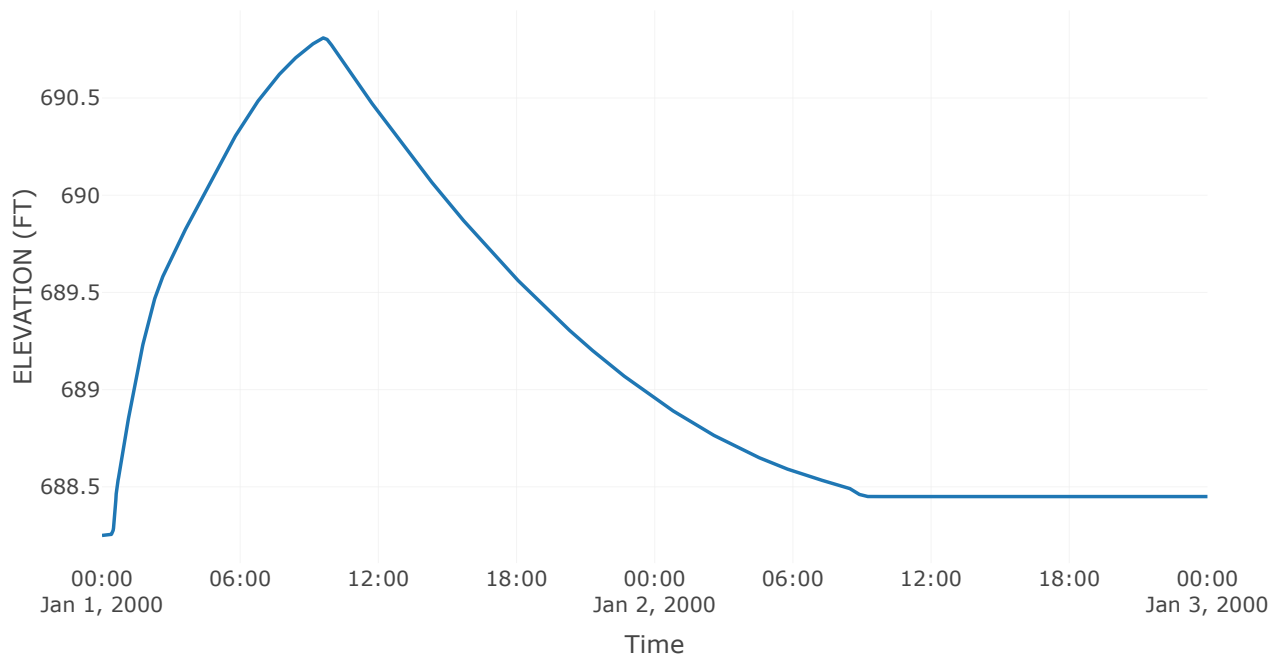
Spillway 1



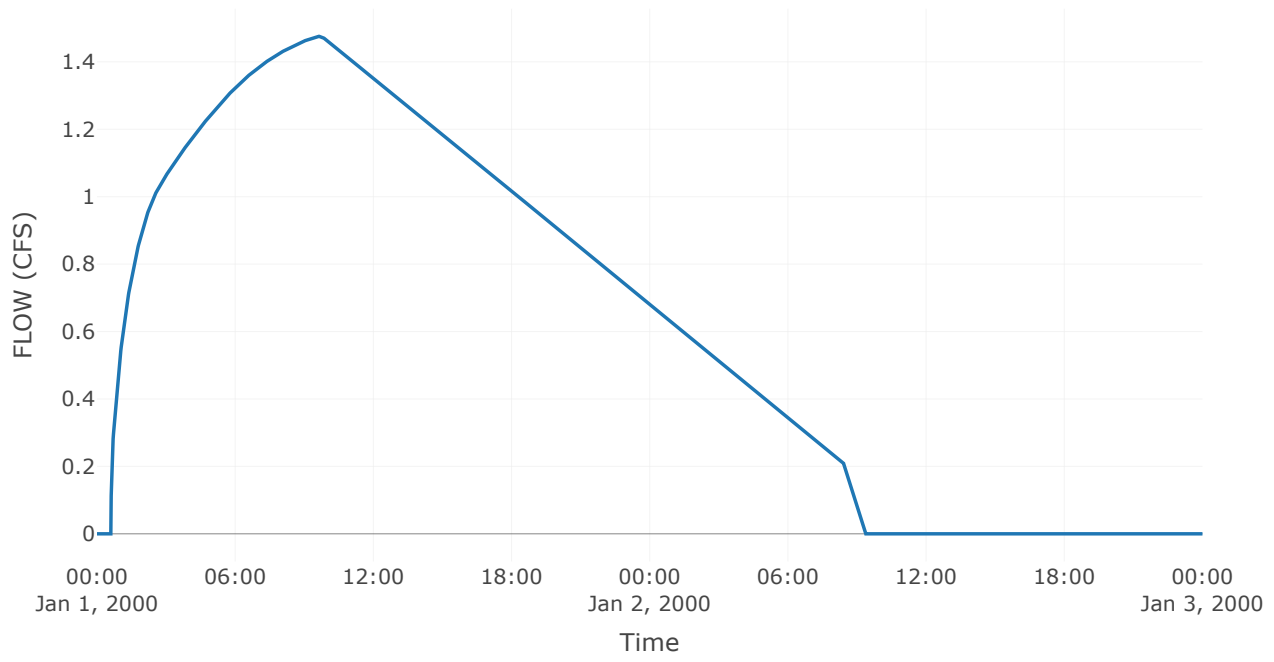
Outlet 1



Pool Elevation



Outflow

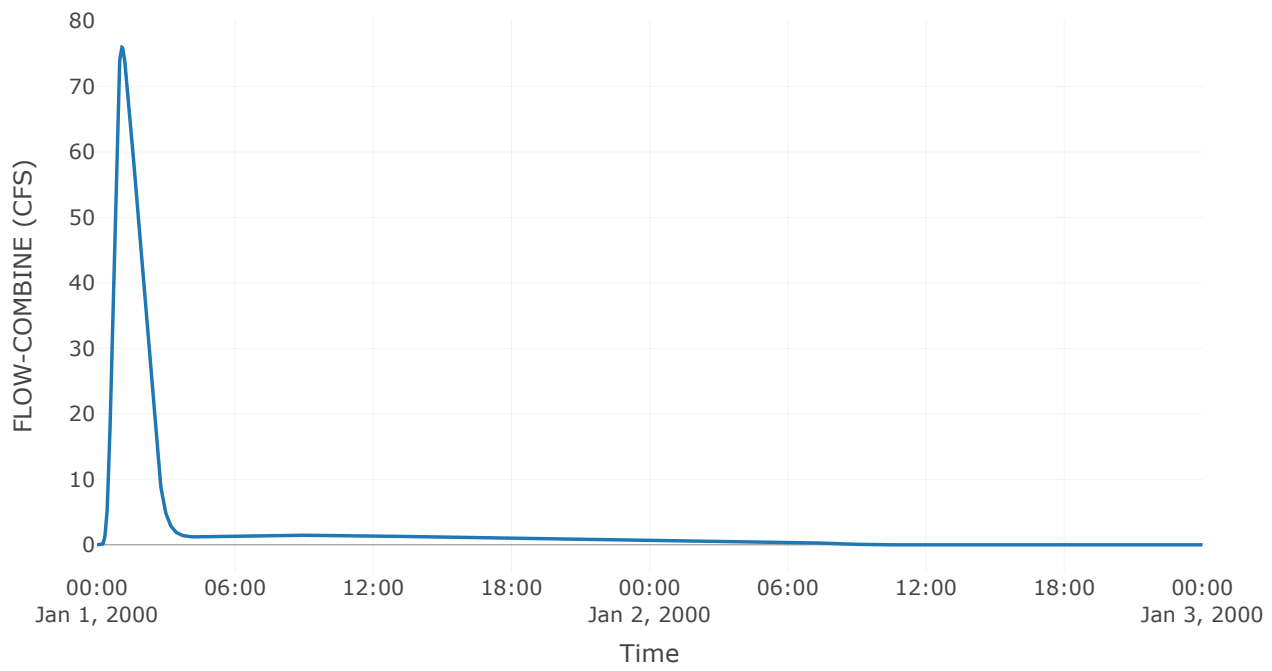


Junction: Off-Site Tributary Area

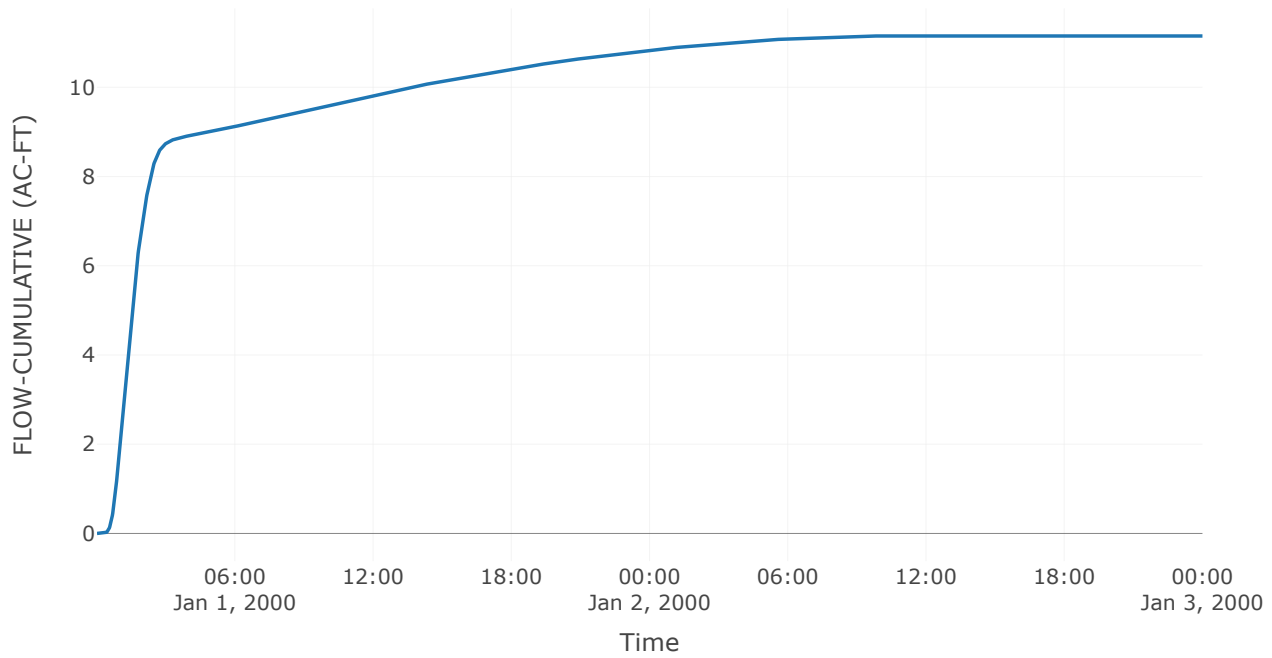
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	75.98
Time of Peak Discharge	01Jan2000, 01:05
Volume (IN)	0.78

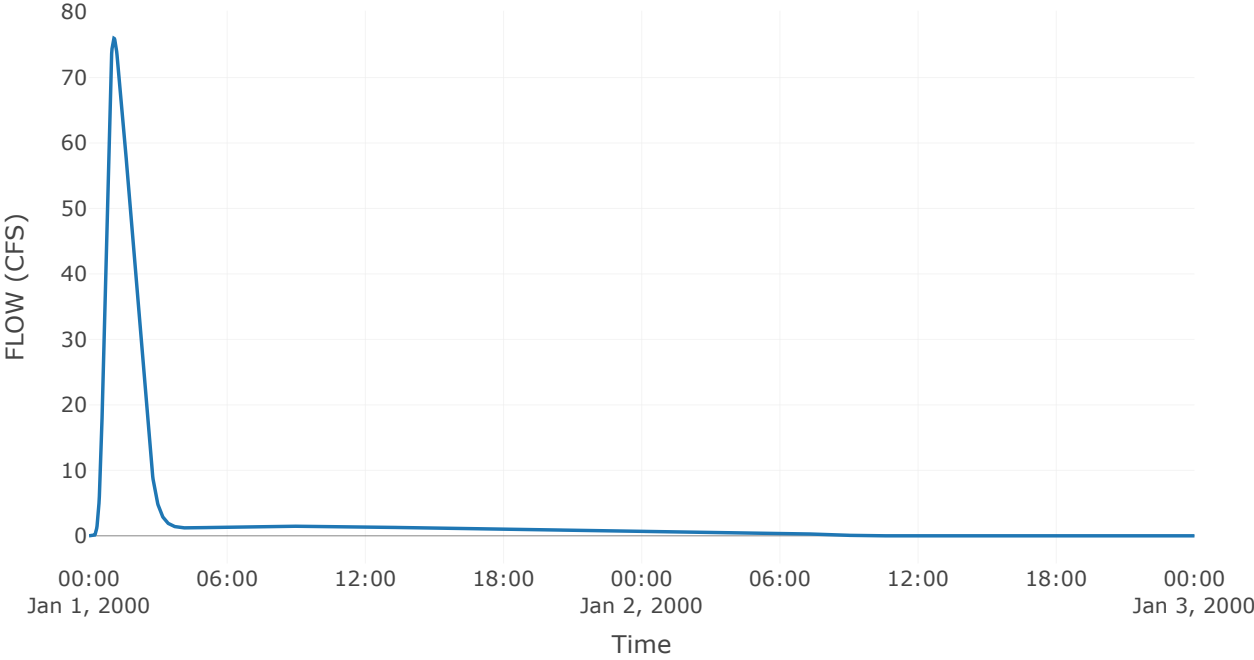
Combined Inflow



Cumulative Outflow



Outflow

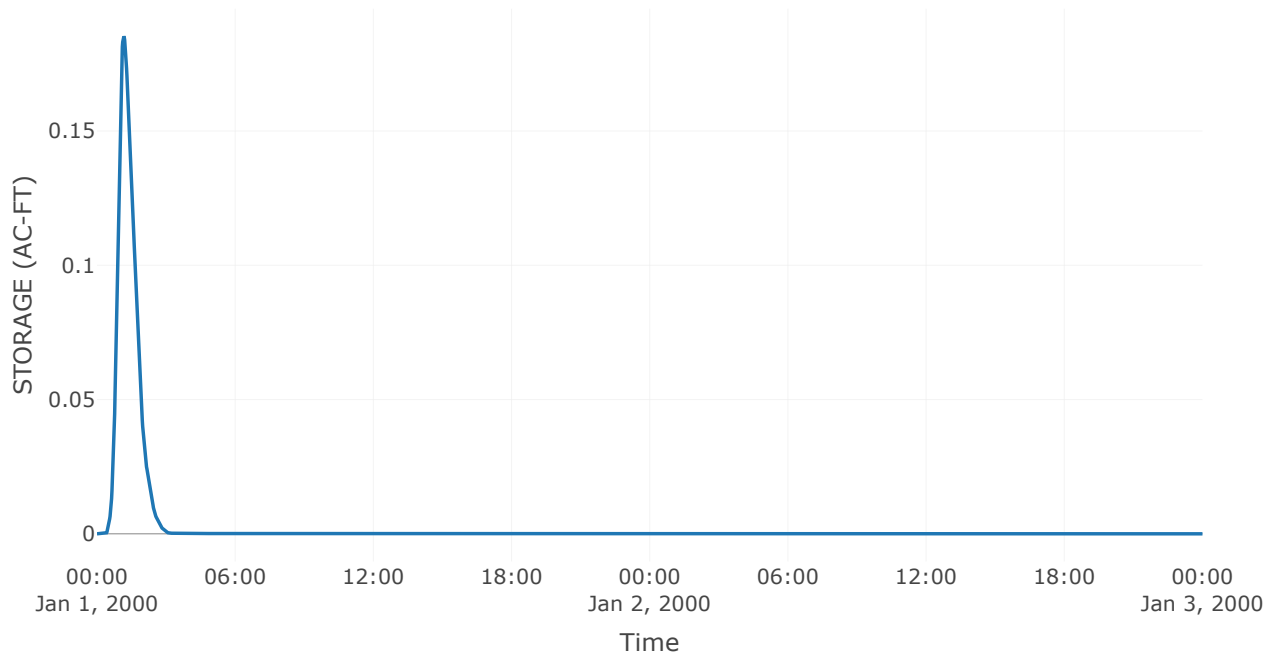


Reservoir: Storage East of Wolf Road

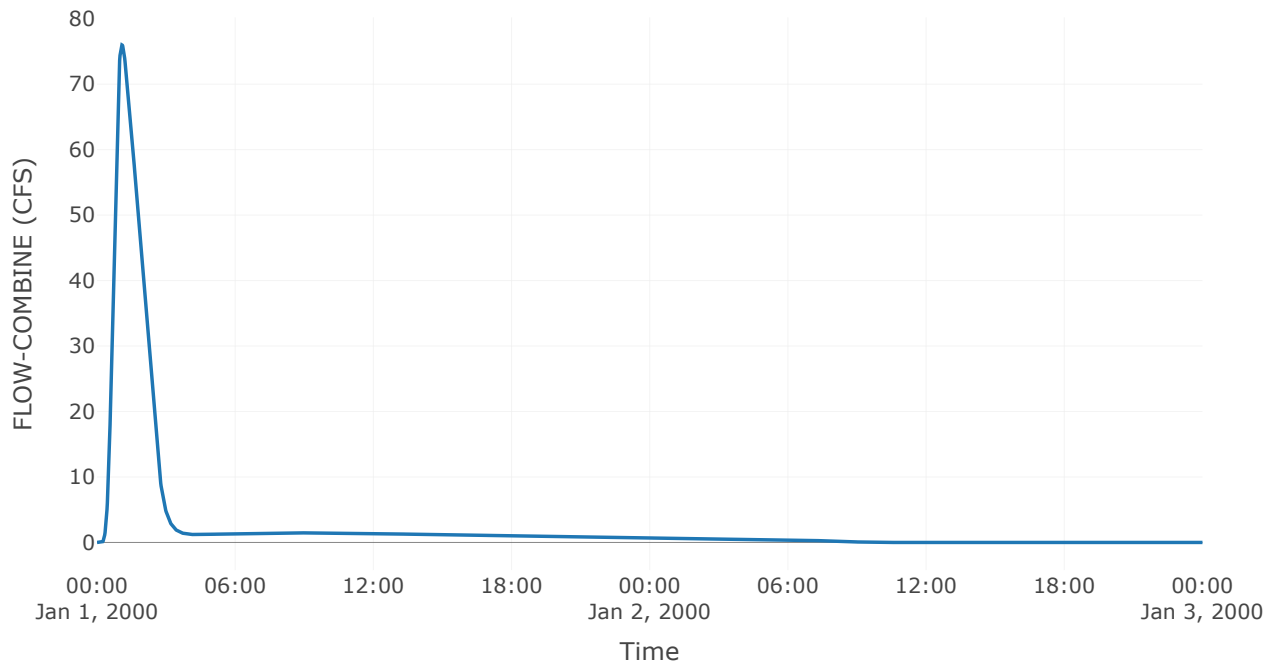
Downstream : Box Inlet - East Side Wolf Rd

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

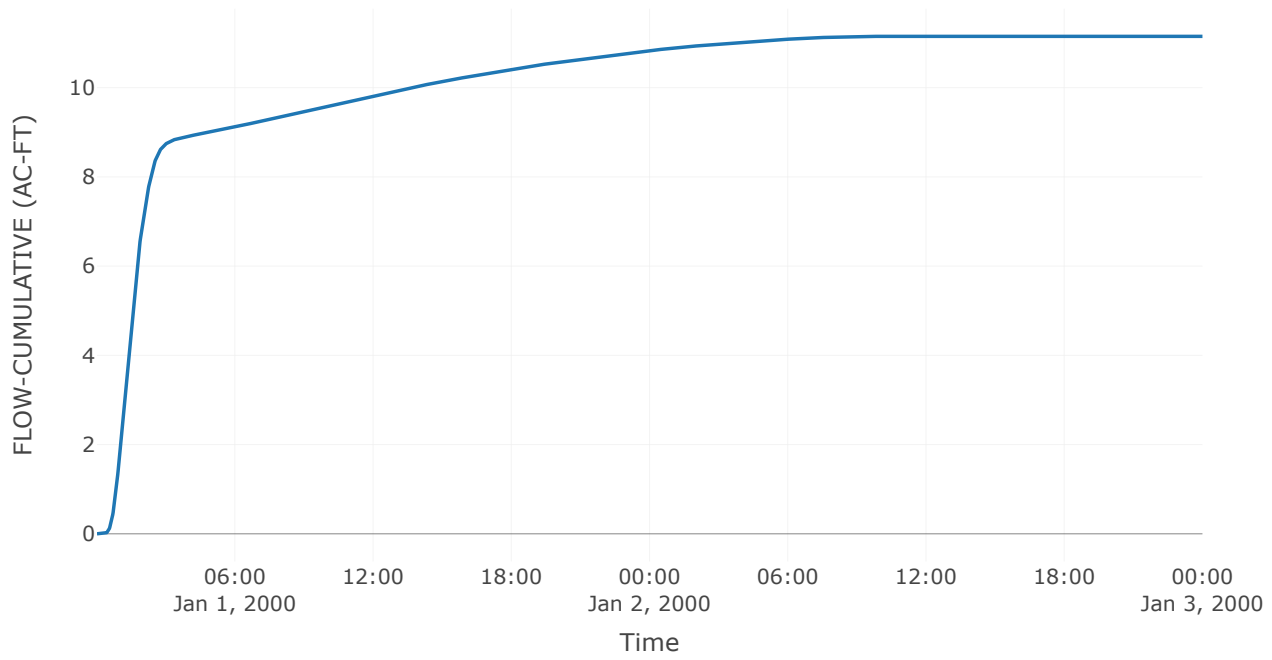
Storage



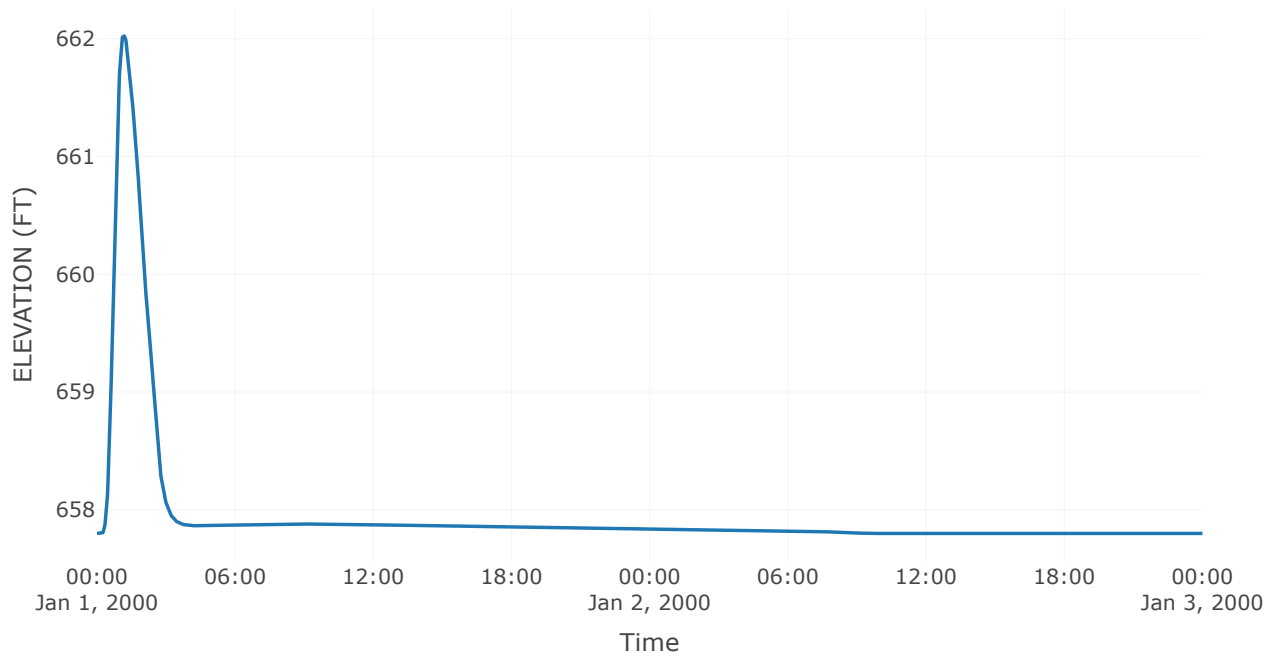
Combined Inflow



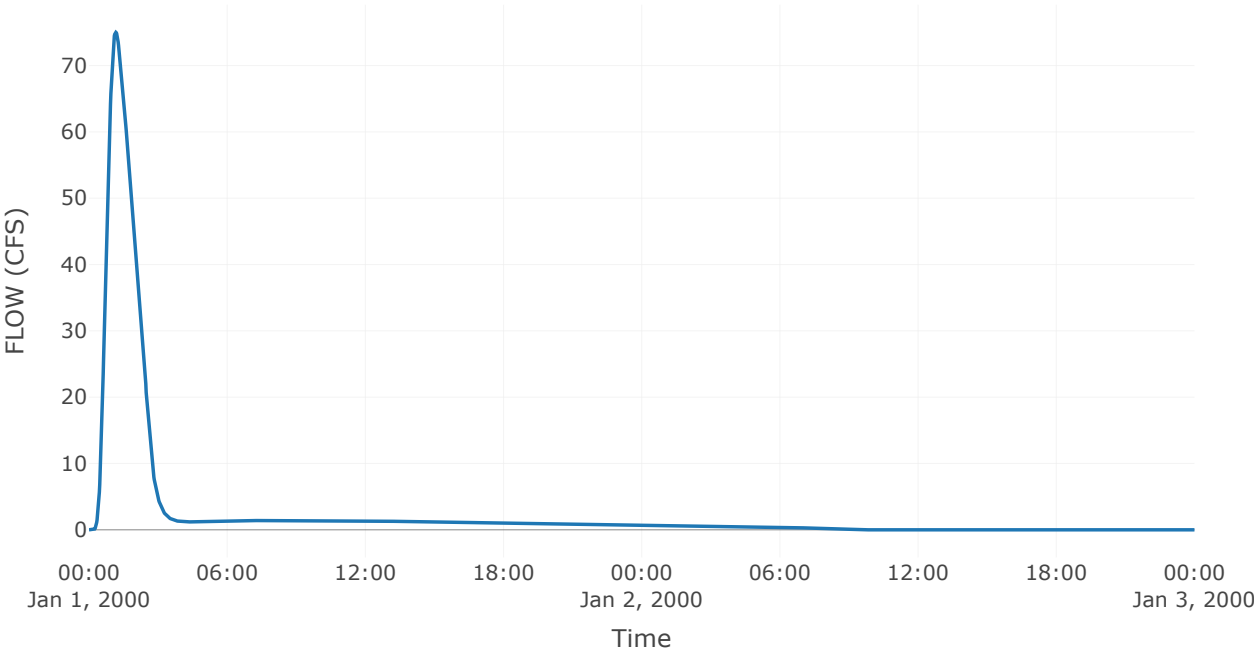
Cumulative Outflow



Pool Elevation



Outflow

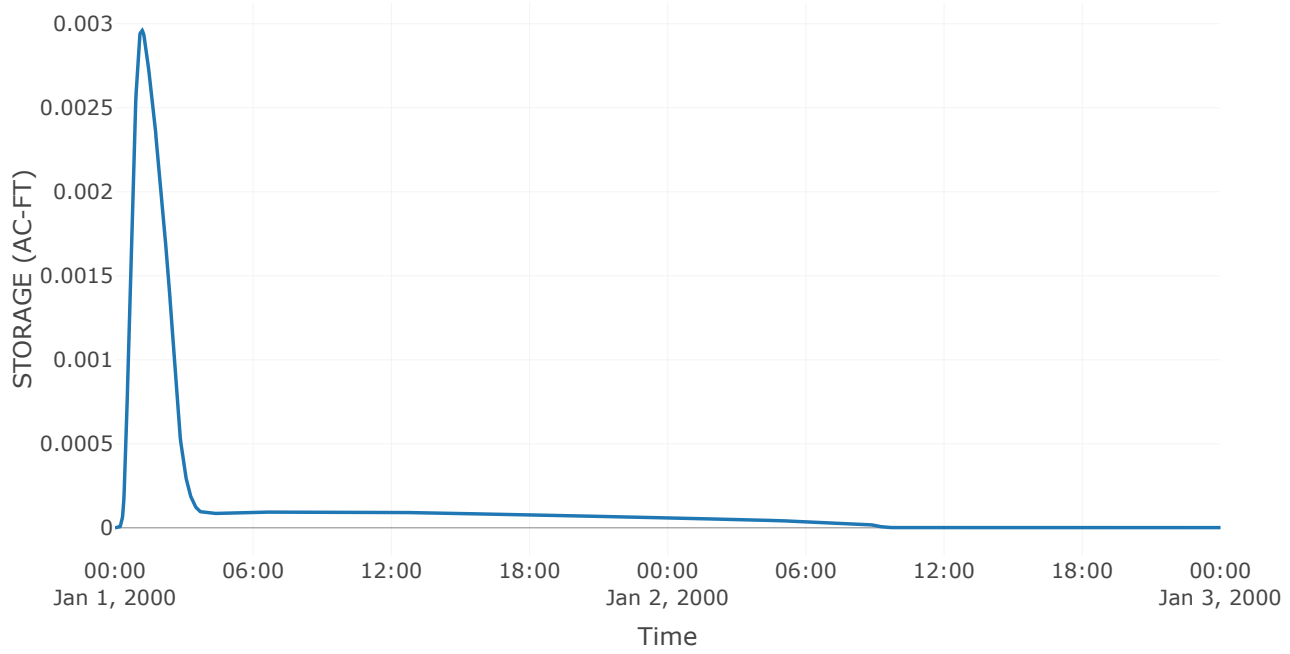


Reservoir: Box Inlet-East Side Wolf Rd

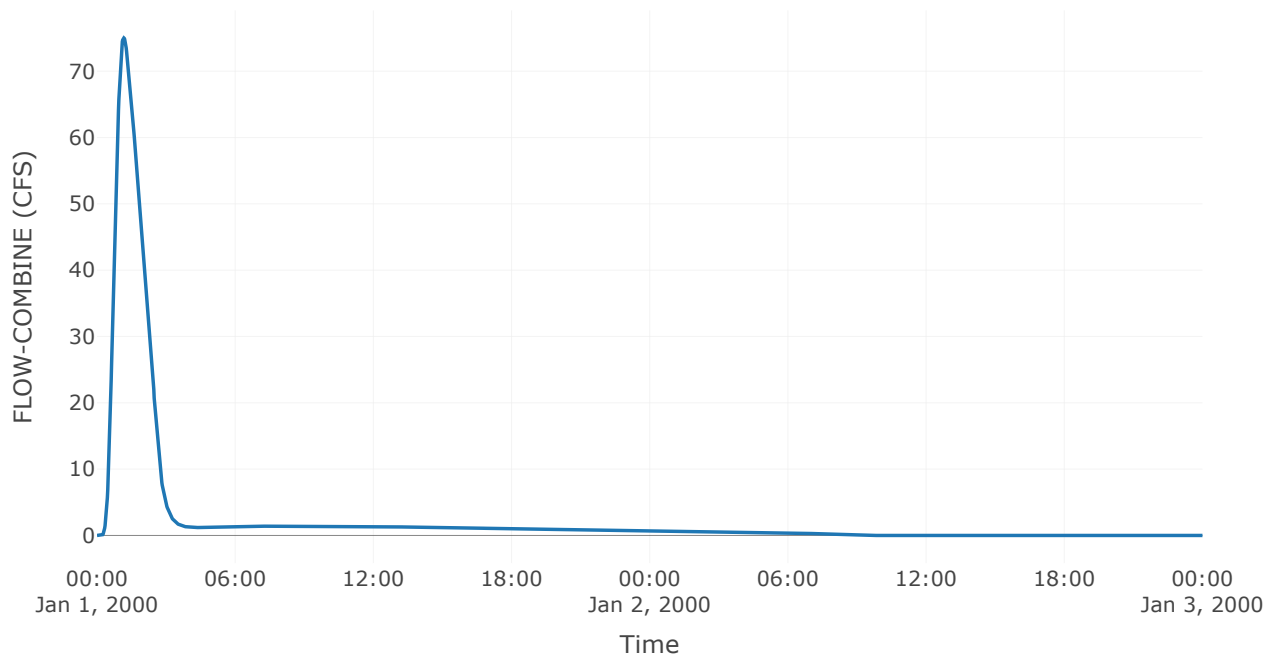
Downstream : Prop Storage West of Wolf Rd

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

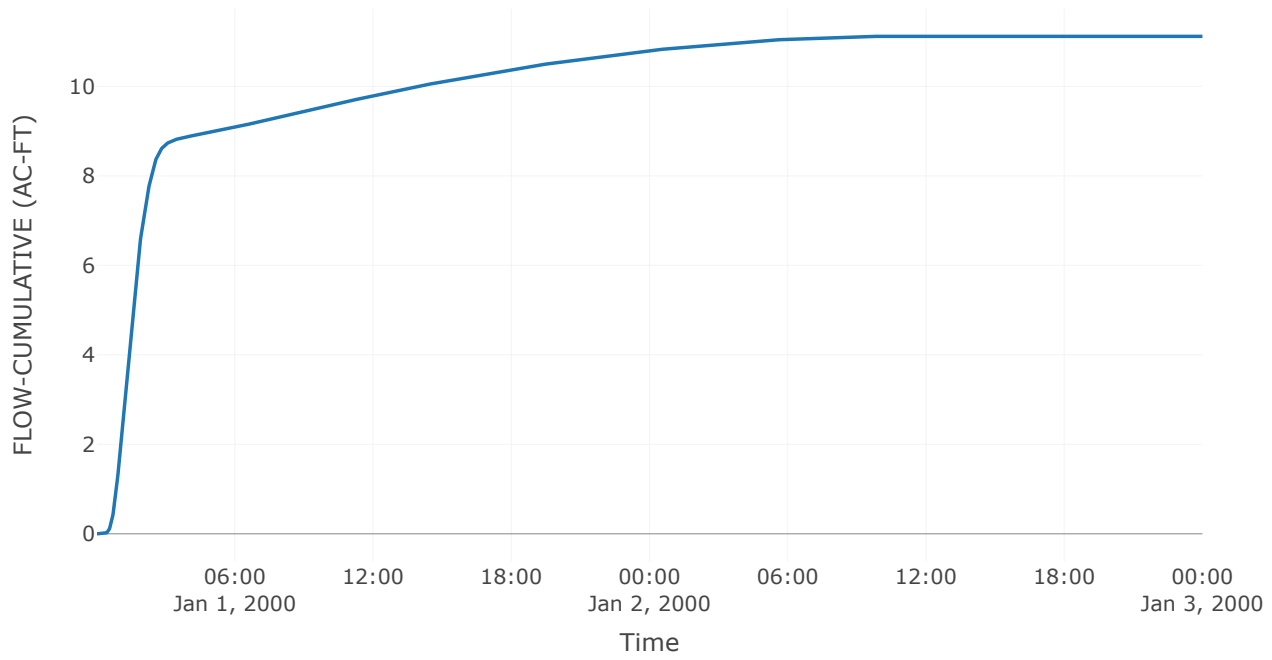
Storage



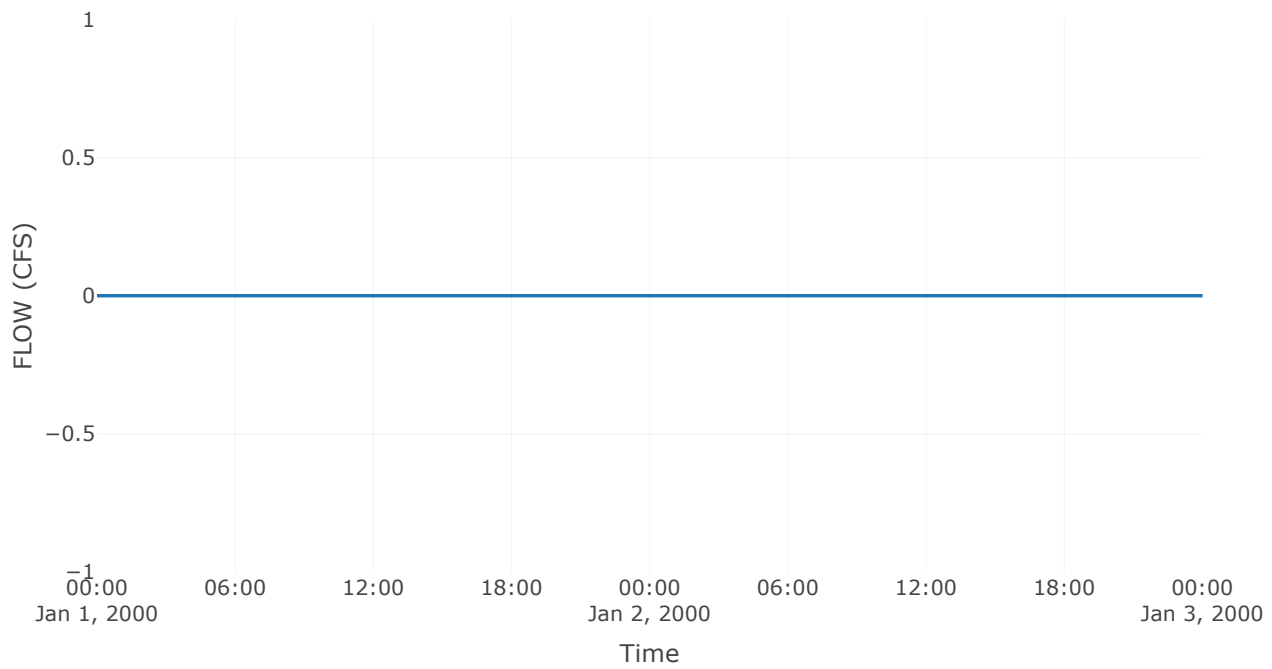
Combined Inflow



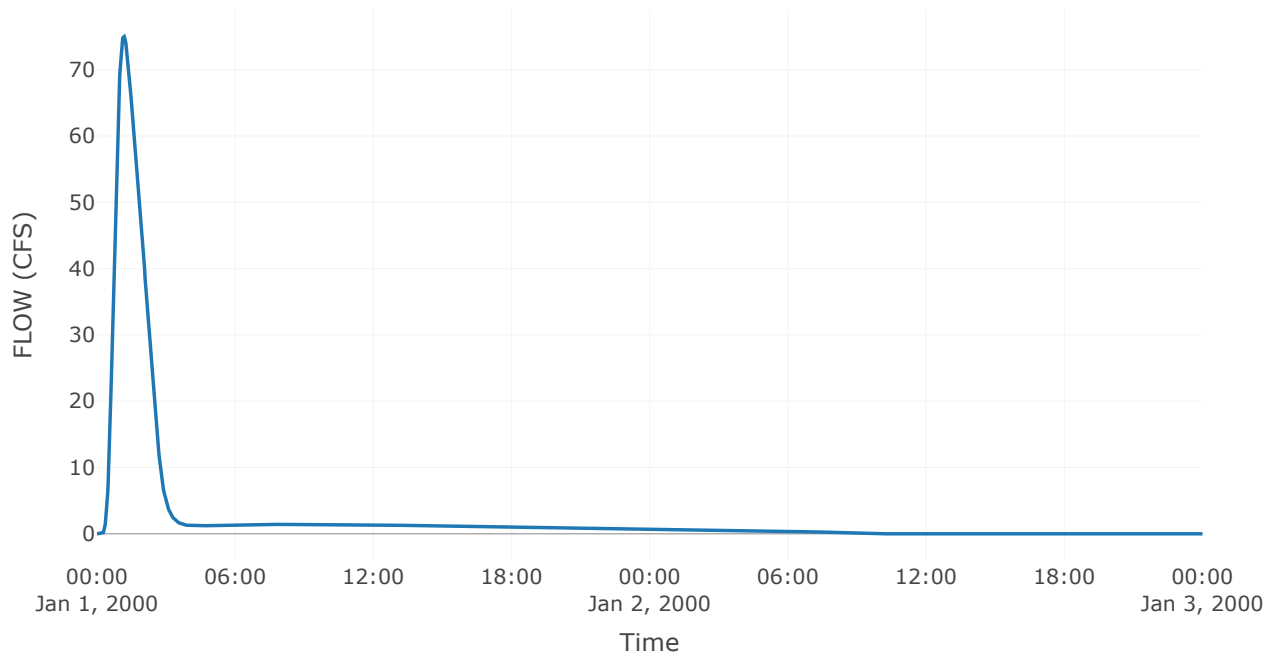
Cumulative Outflow



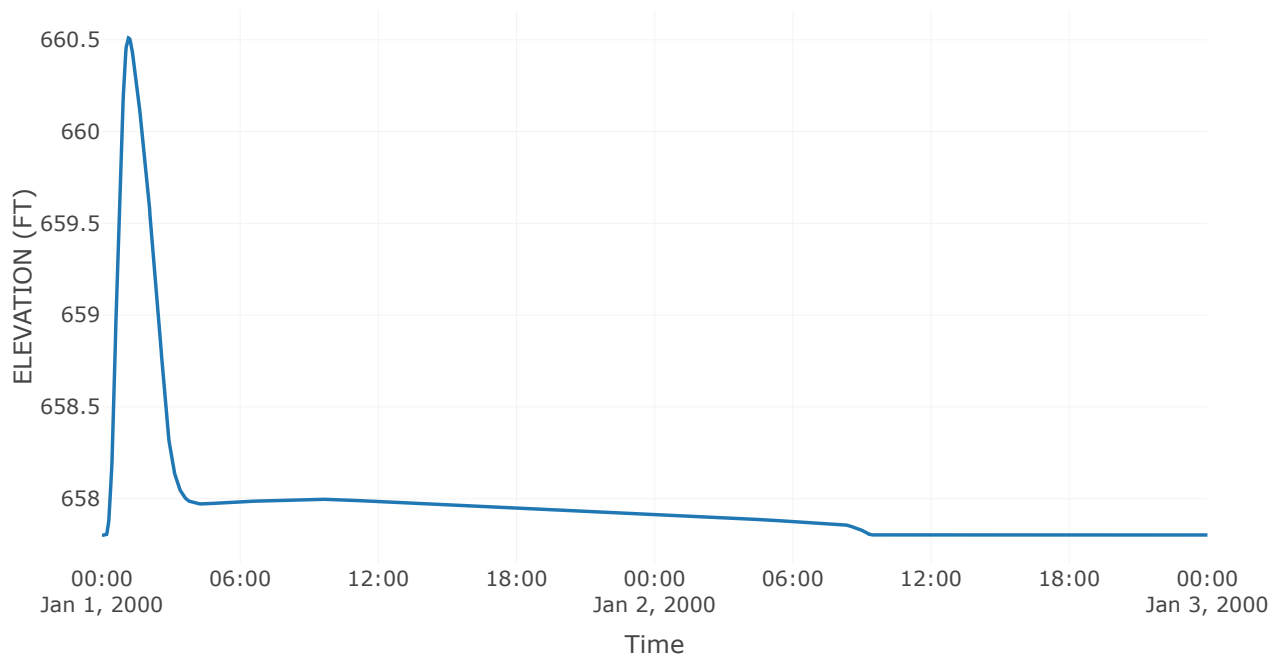
Spillway 1



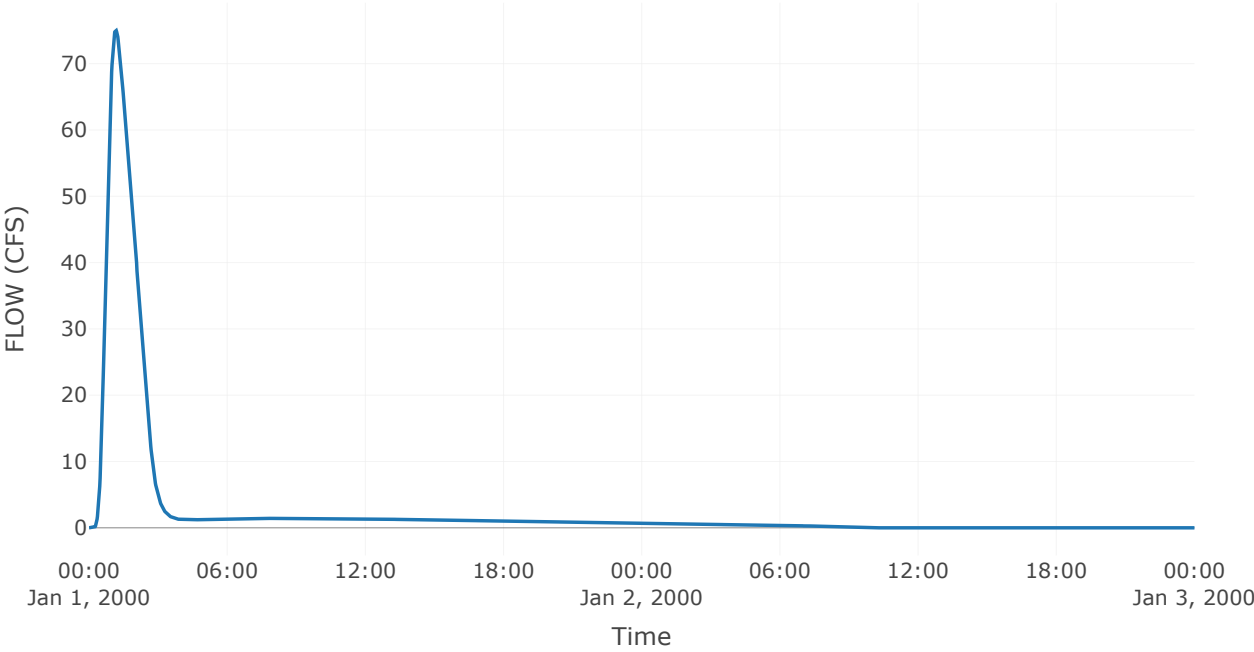
Outlet 1



Pool Elevation



Outflow

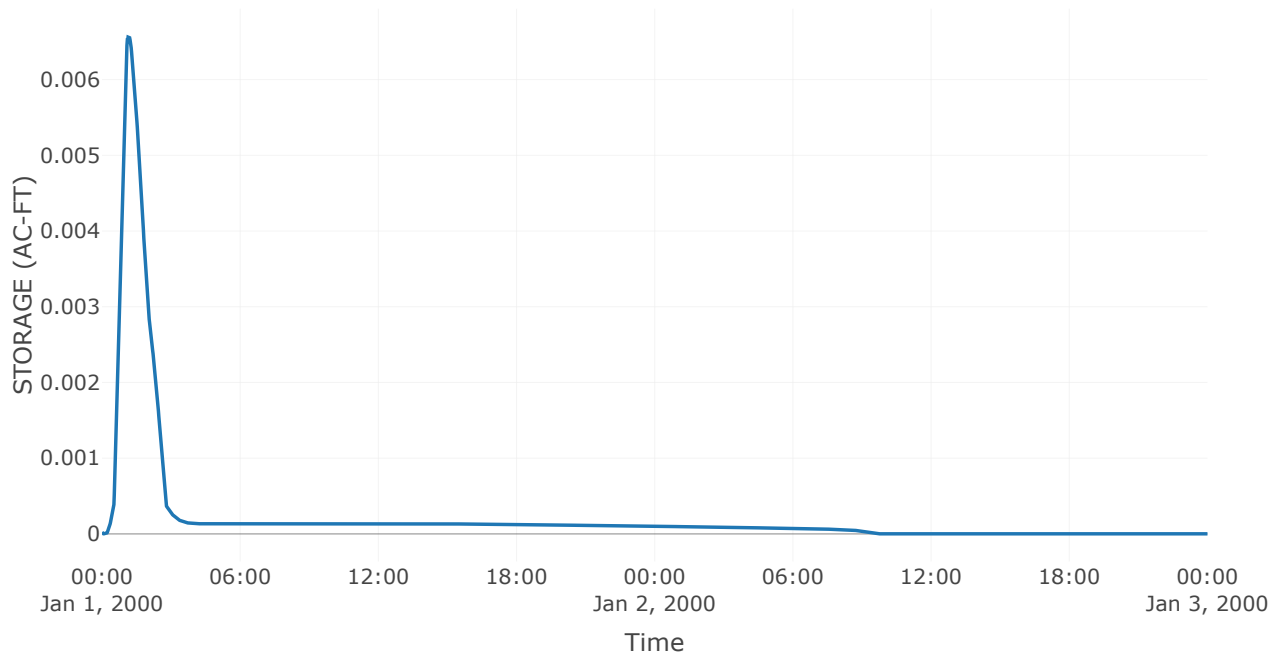


Reservoir: Prop Storage West of Wolf Rd

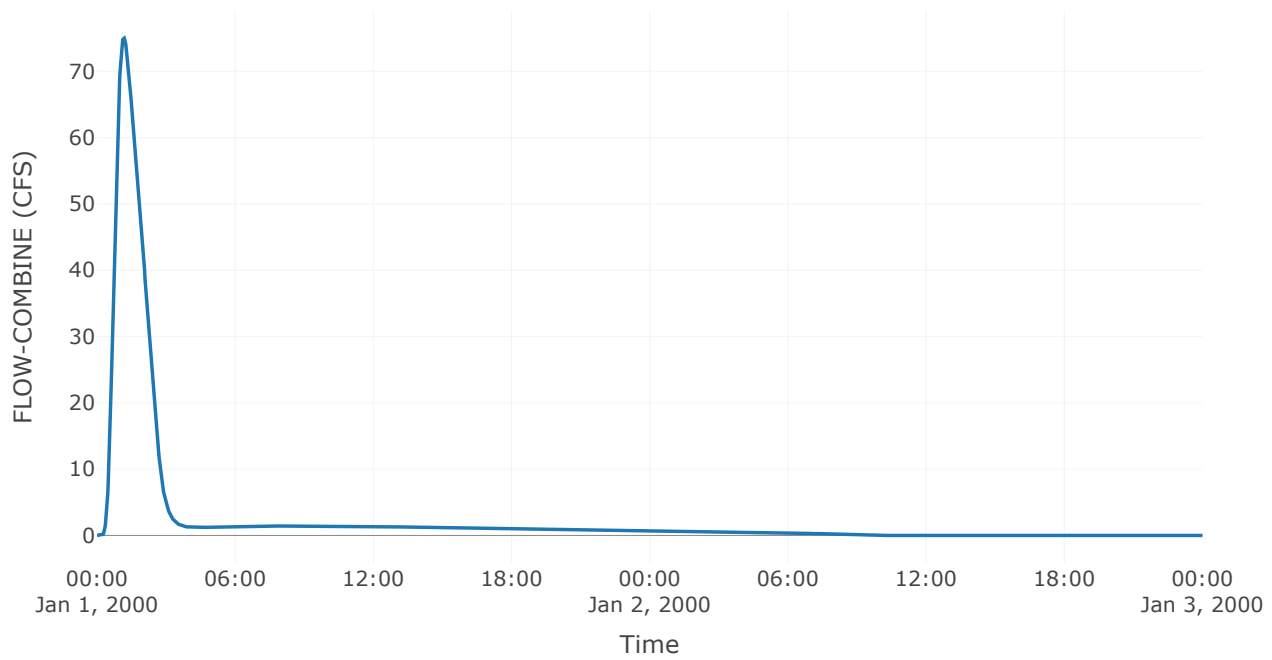
Downstream : Proposed Basin C

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

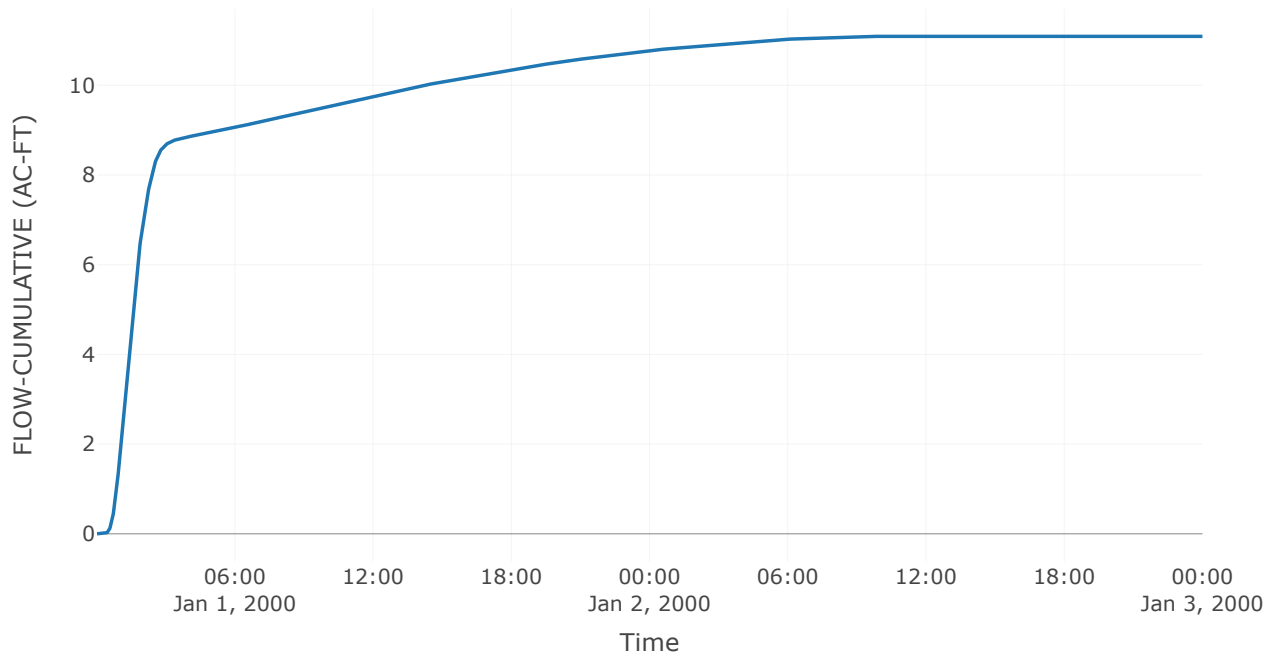
Storage



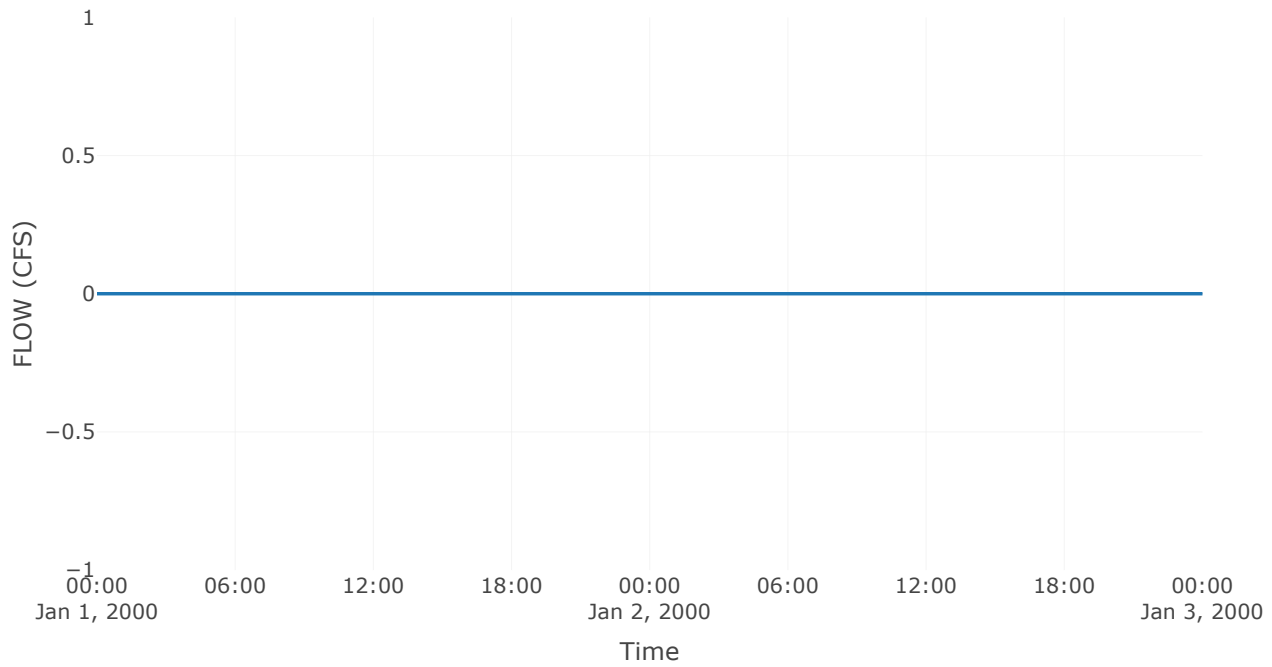
Combined Inflow



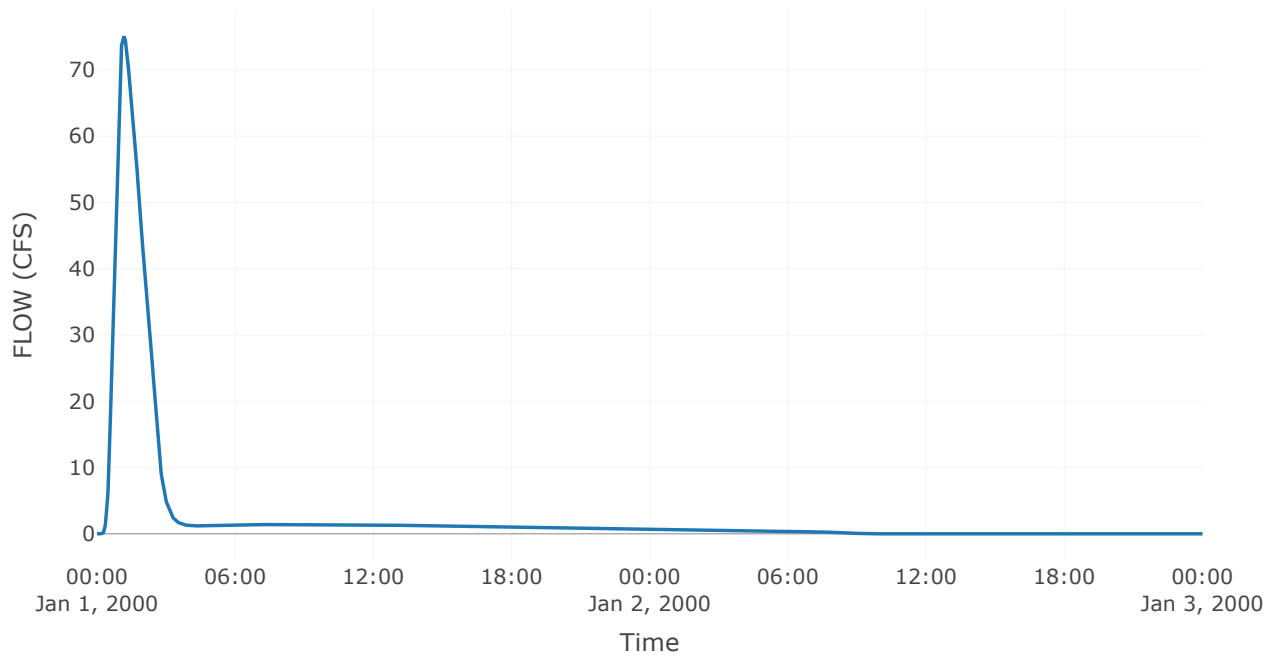
Cumulative Outflow



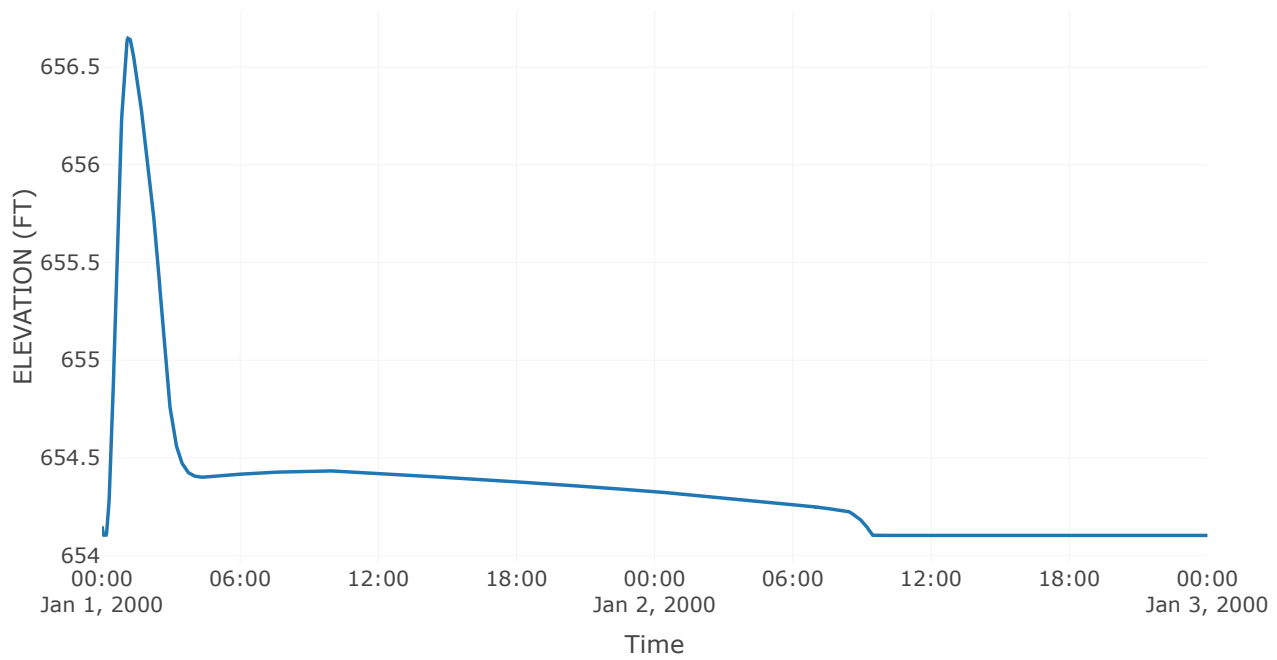
Spillway 1



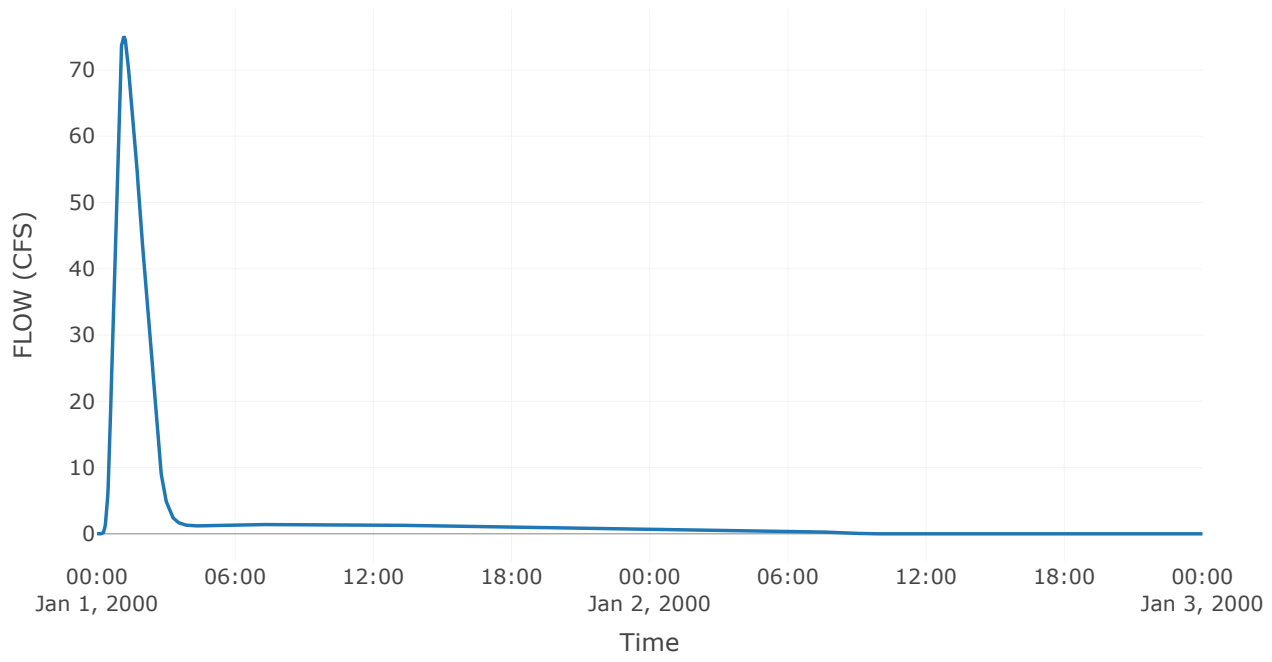
Outlet 1



Pool Elevation



Outflow



Subbasin: Prop On-Site

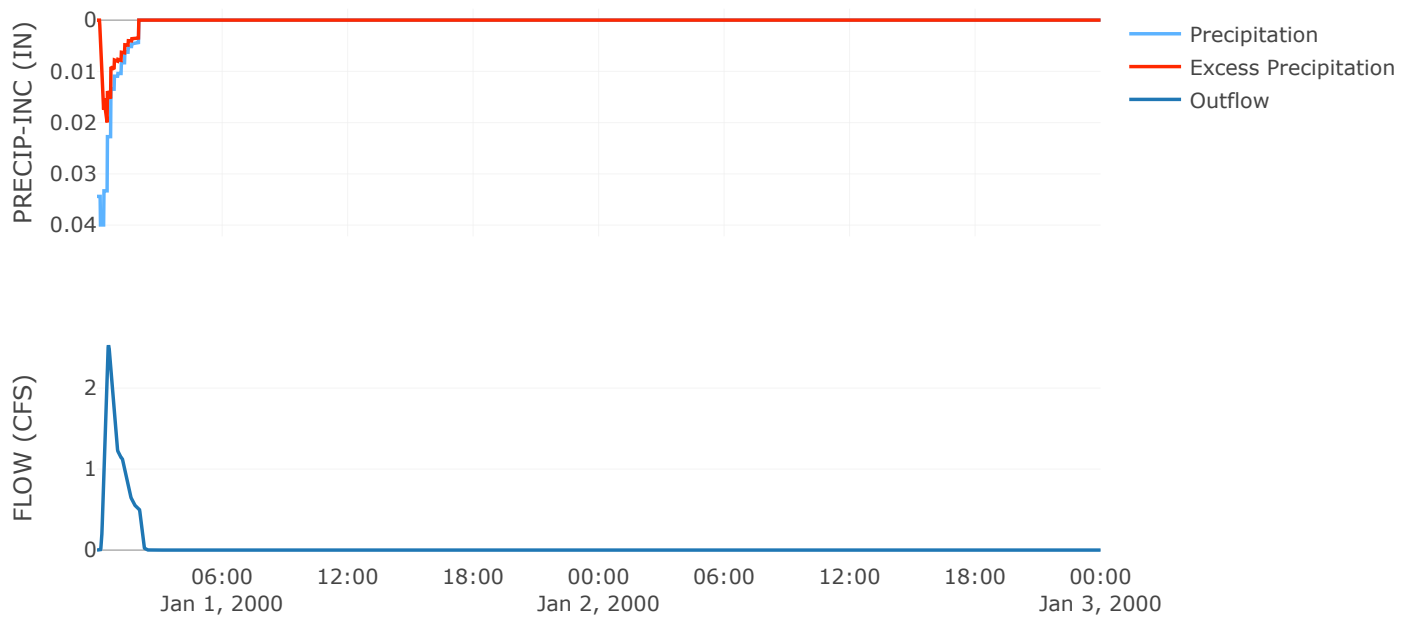
Area (MI²) : 0
Downstream : Proposed Basin C

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	88.03

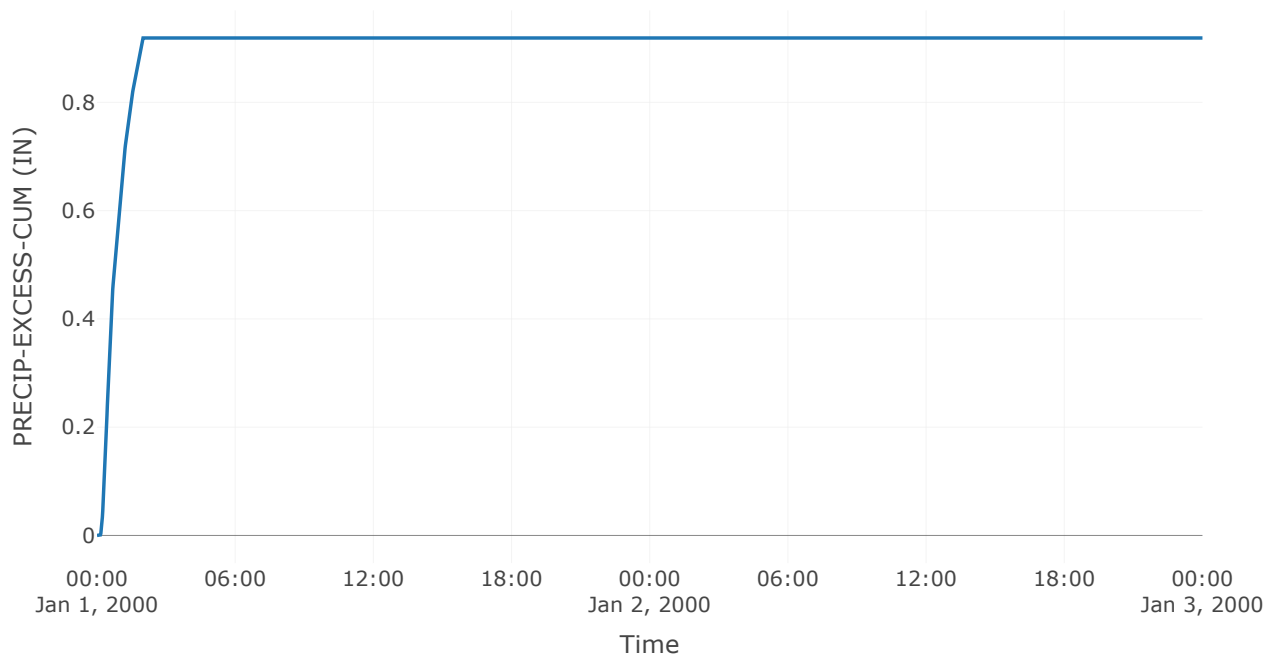
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

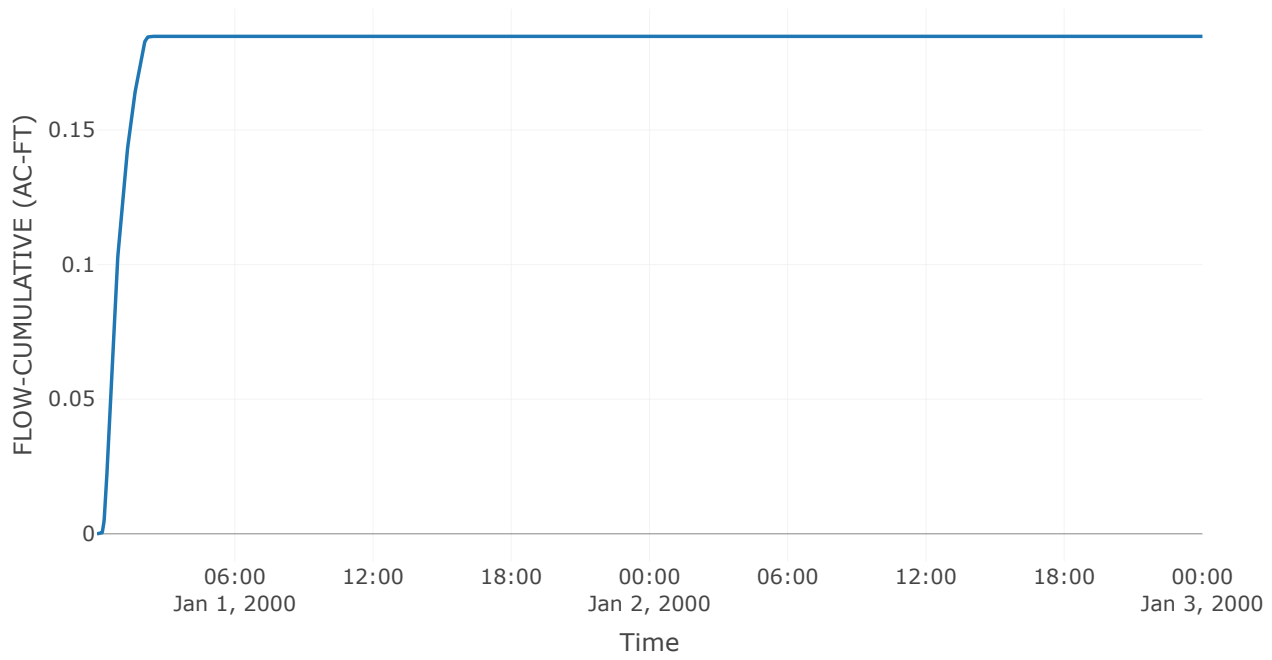
Precipitation and Outflow



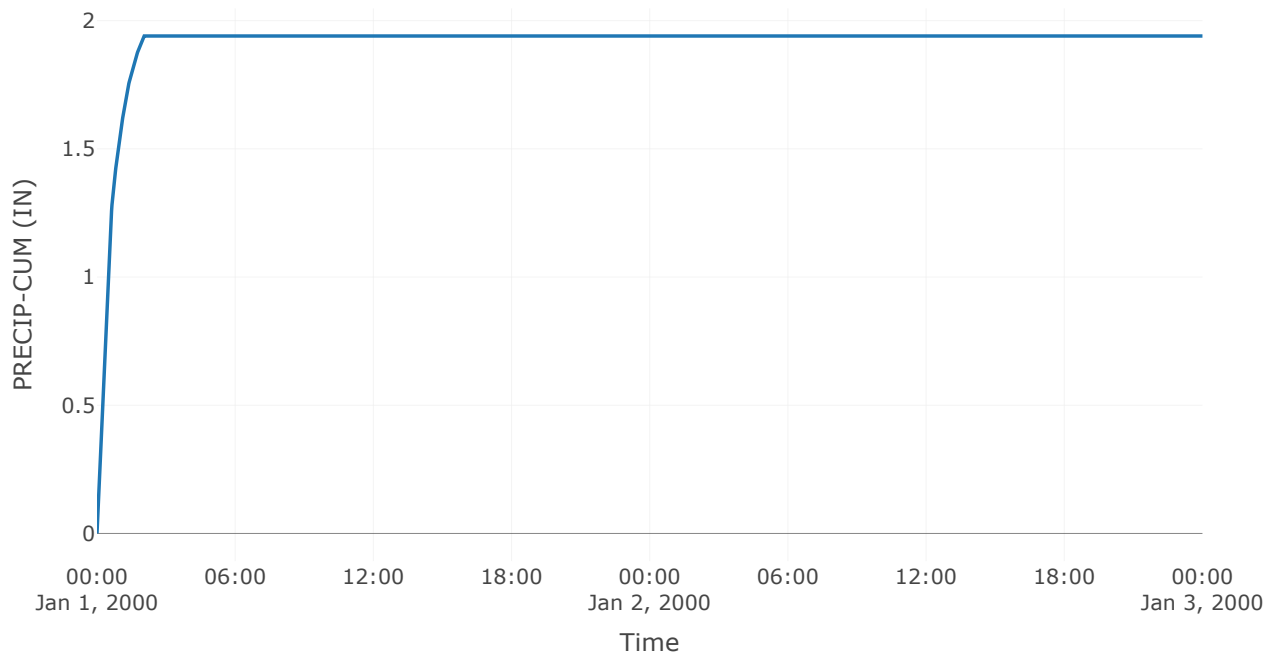
Cumulative Excess Precipitation



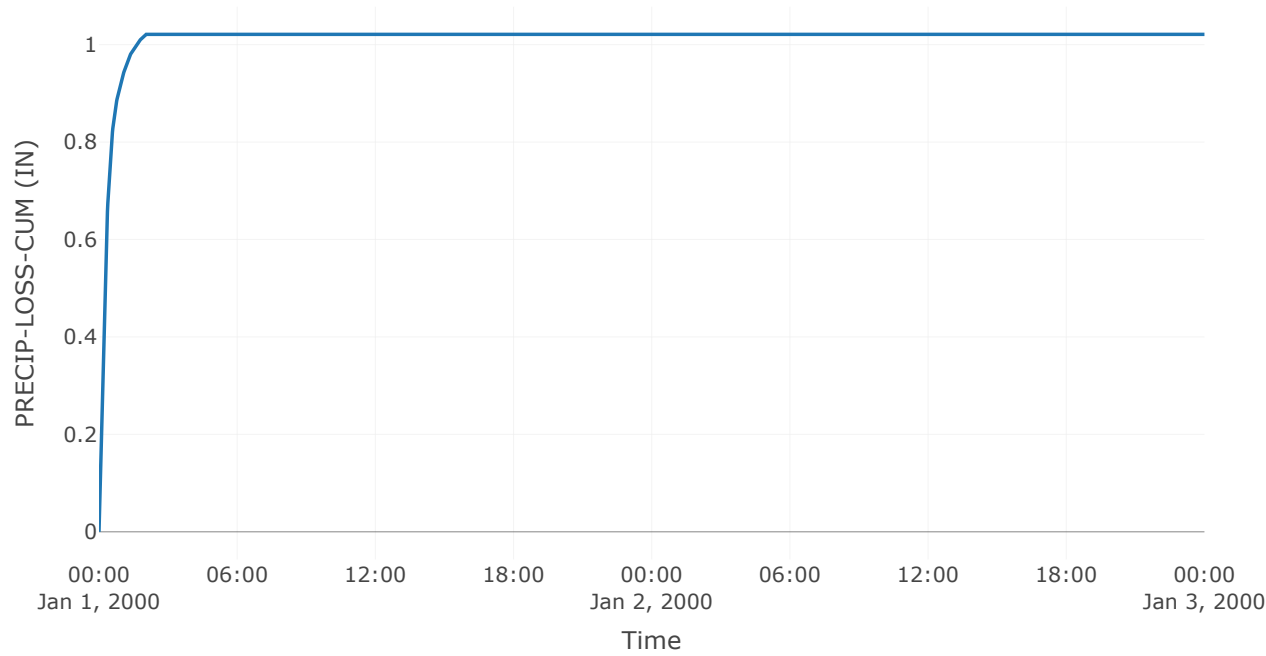
Cumulative Outflow



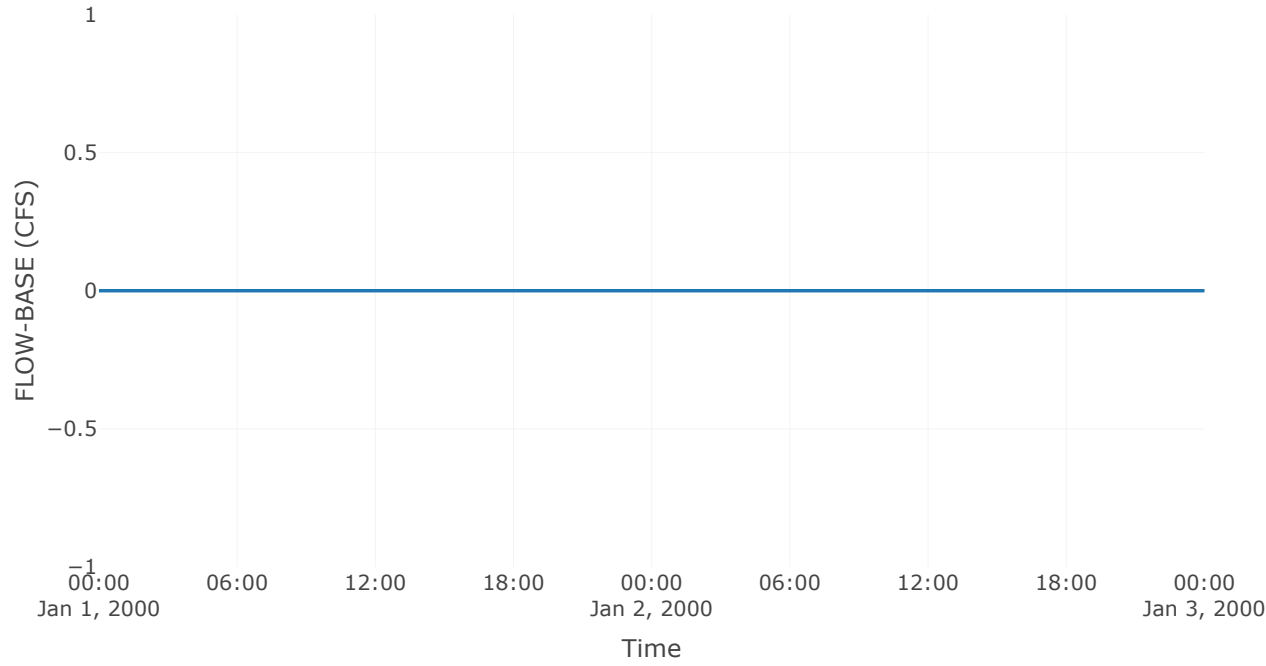
Cumulative Precipitation



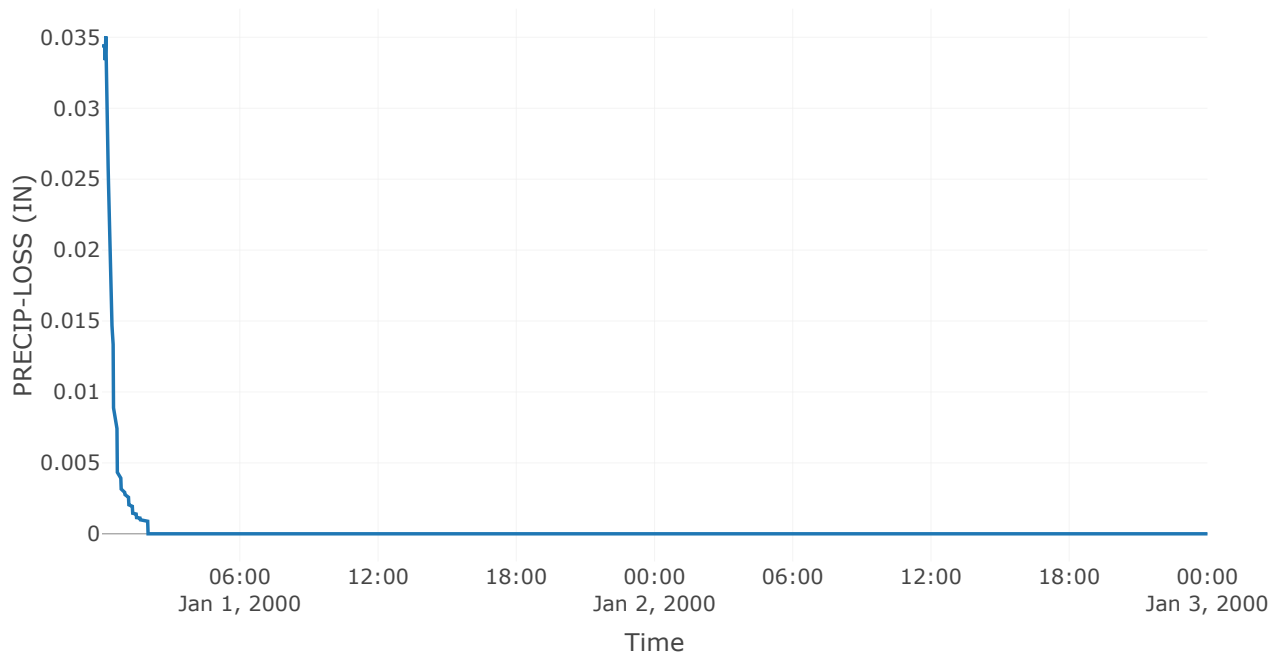
Cumulative Precipitation Loss



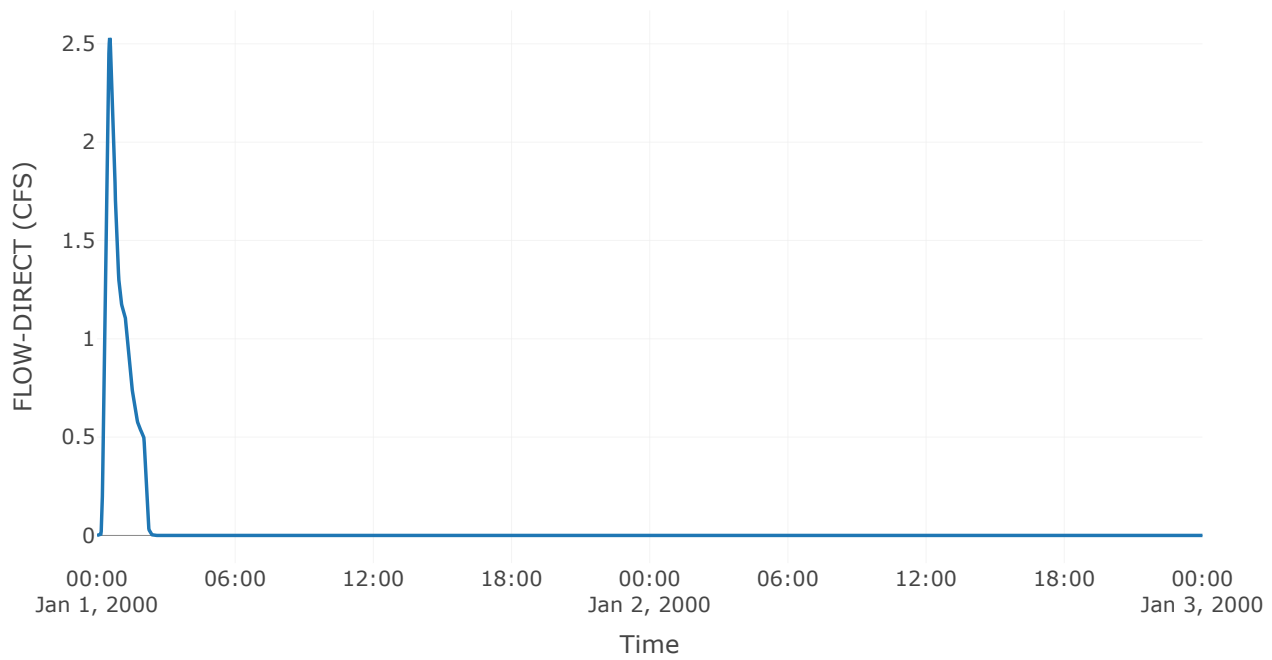
Baseflow



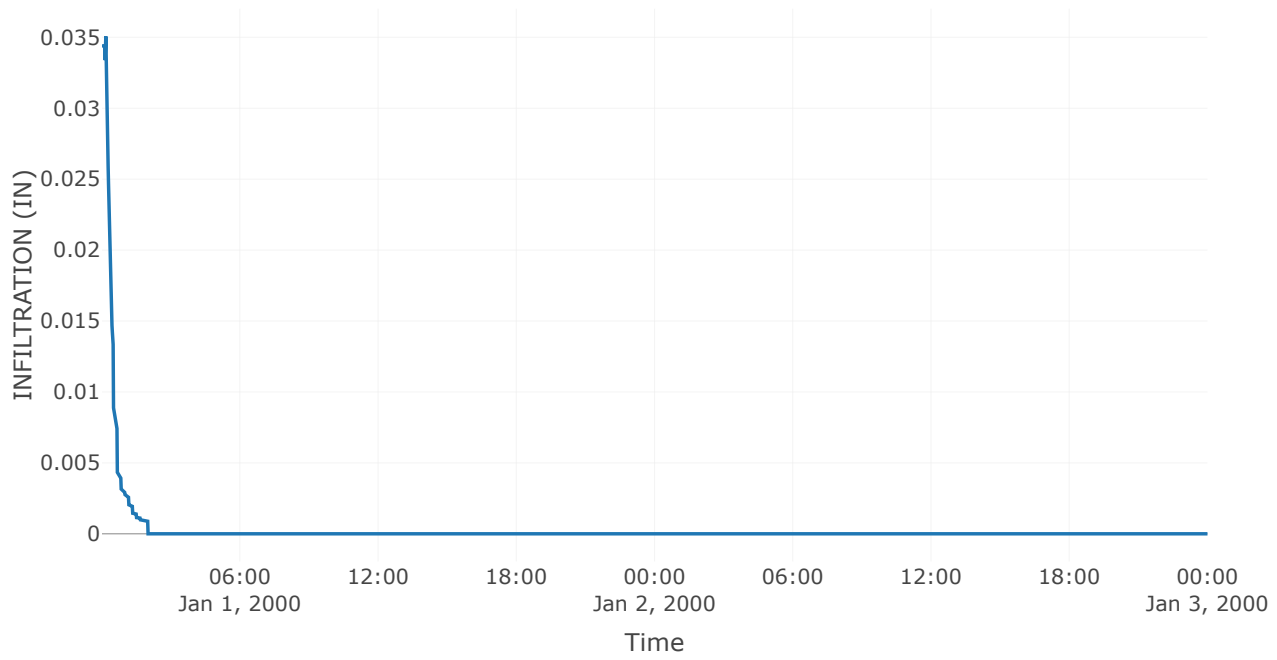
Precipitation Loss



Direct Runoff



Soil Infiltration

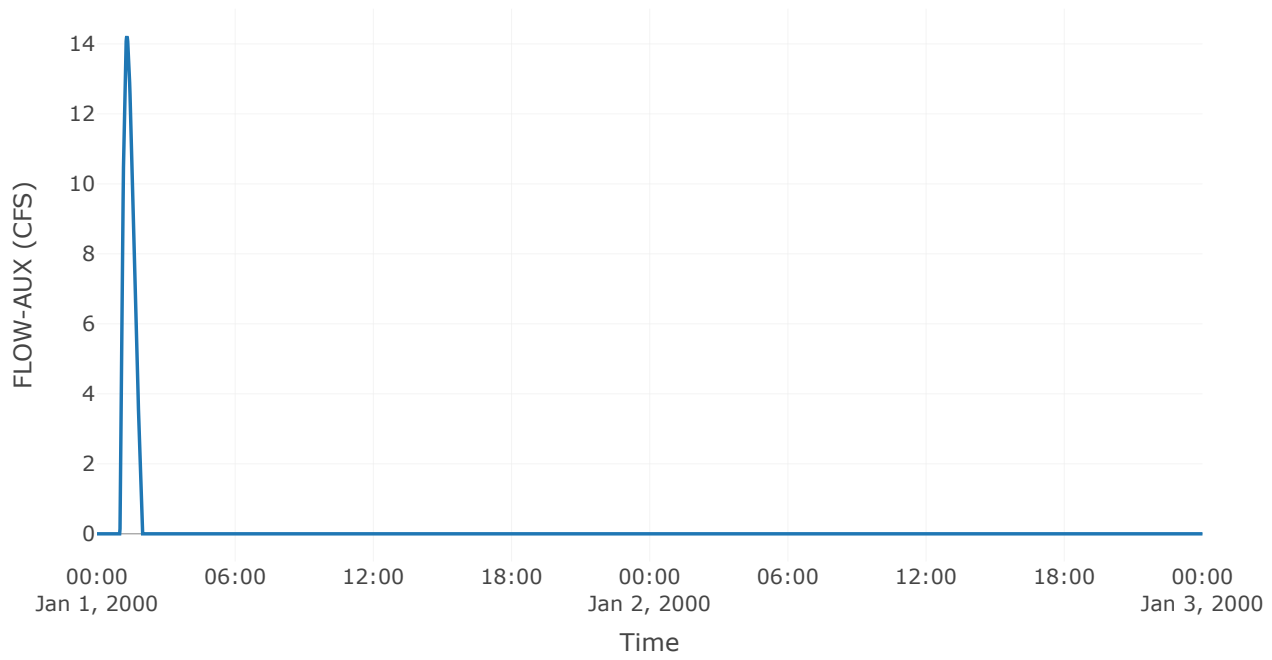


Reservoir: Proposed Basin C

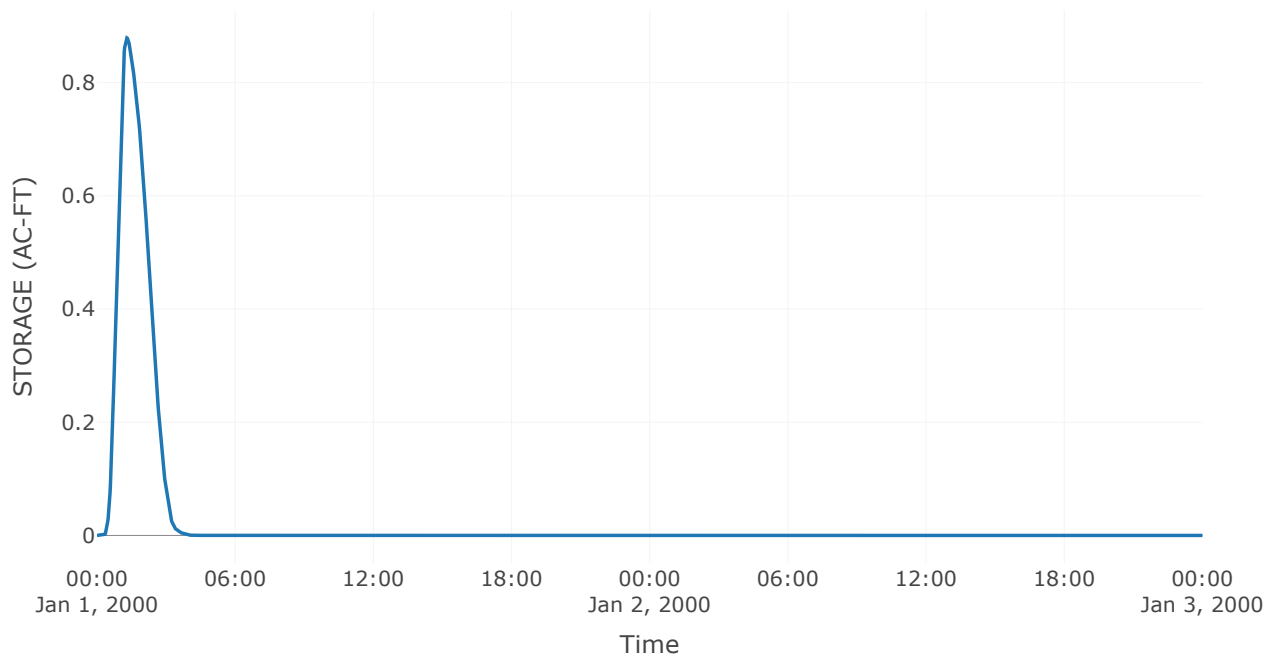
Downstream : Existing Basin A & B

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

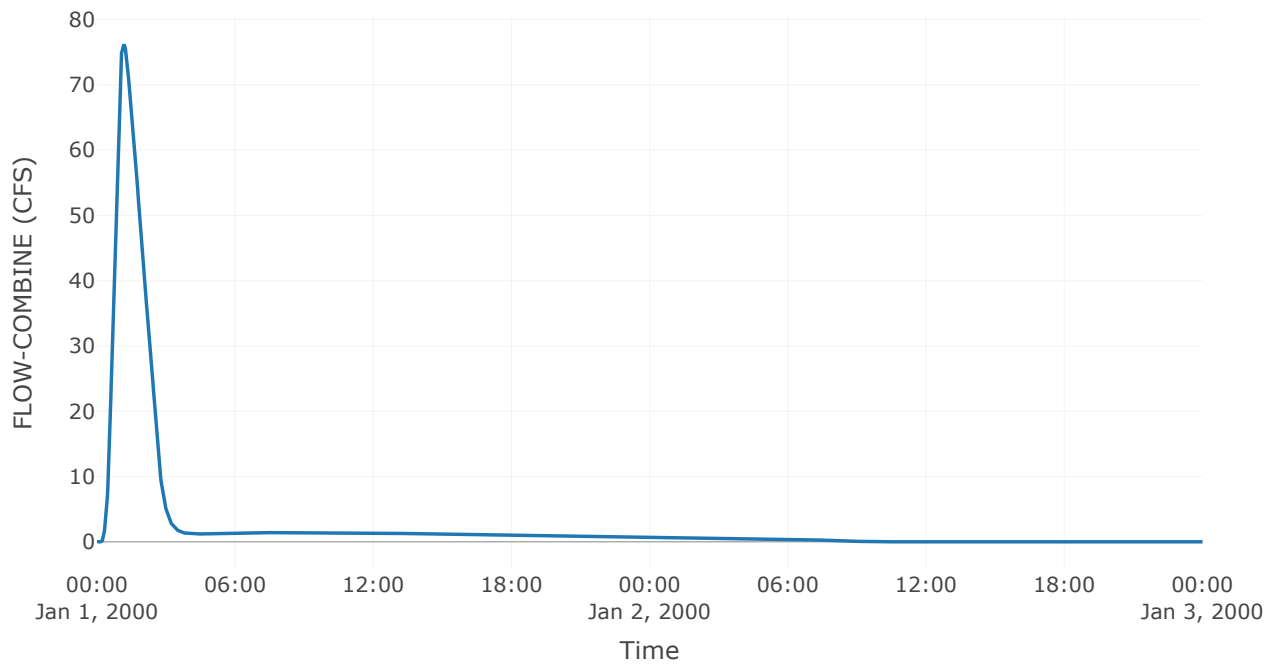
Auxiliary Outflow



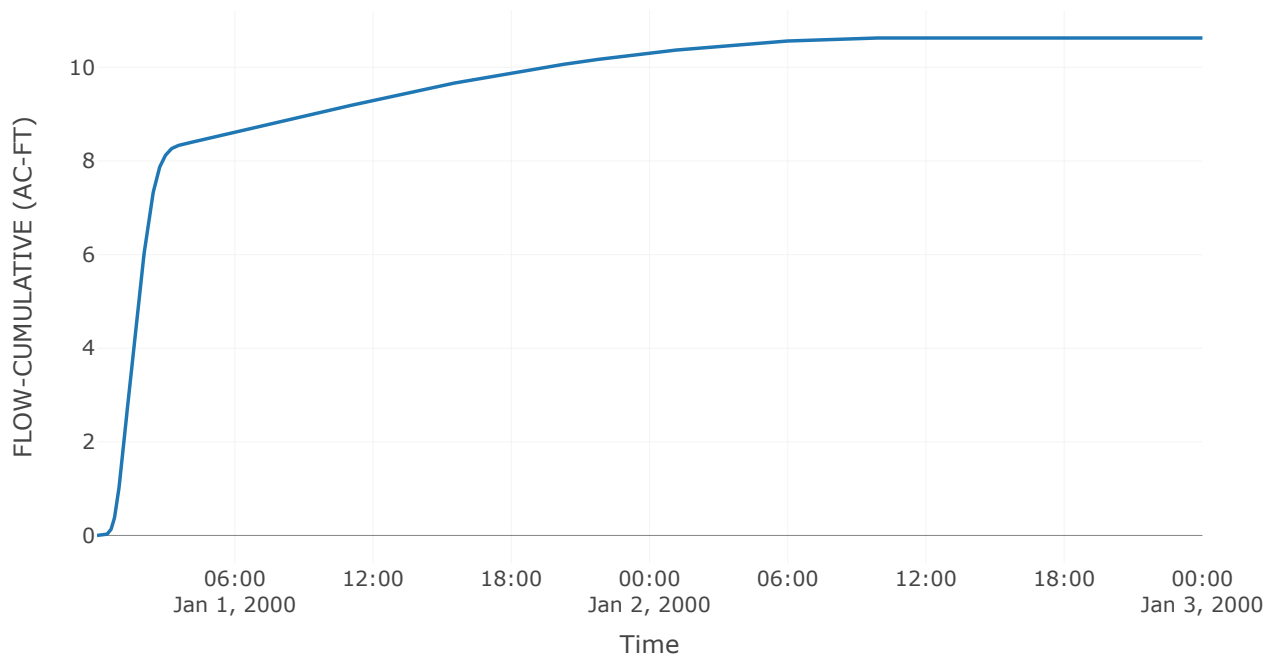
Storage



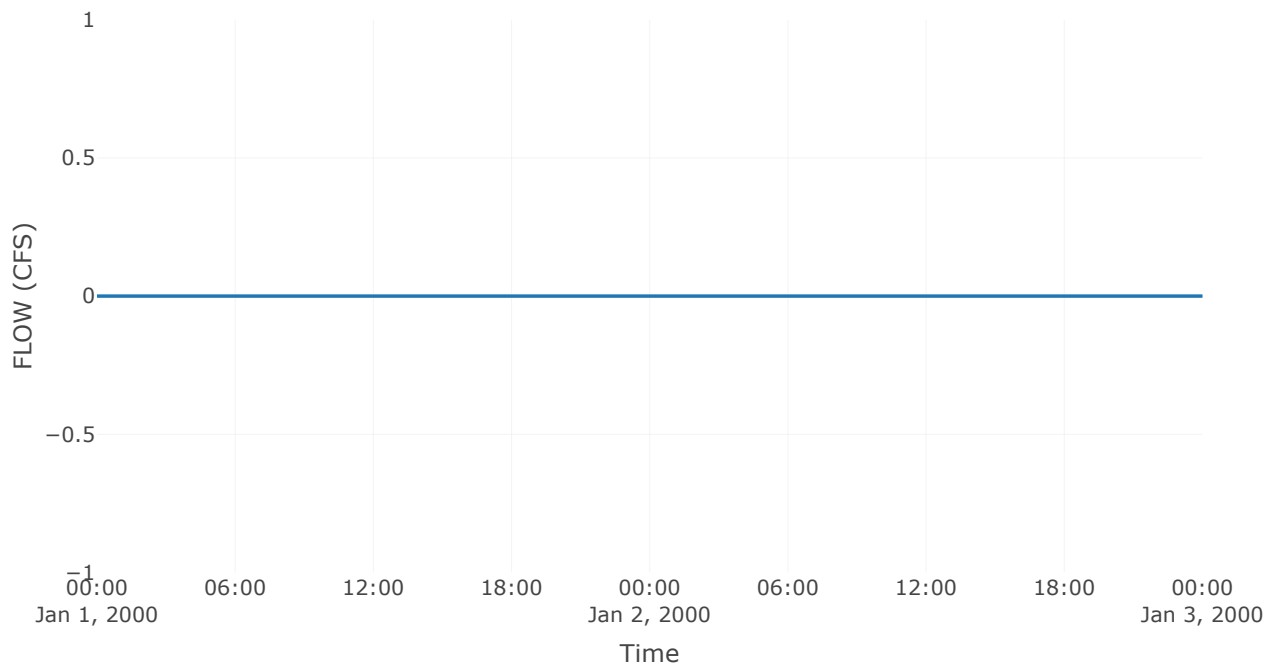
Combined Inflow



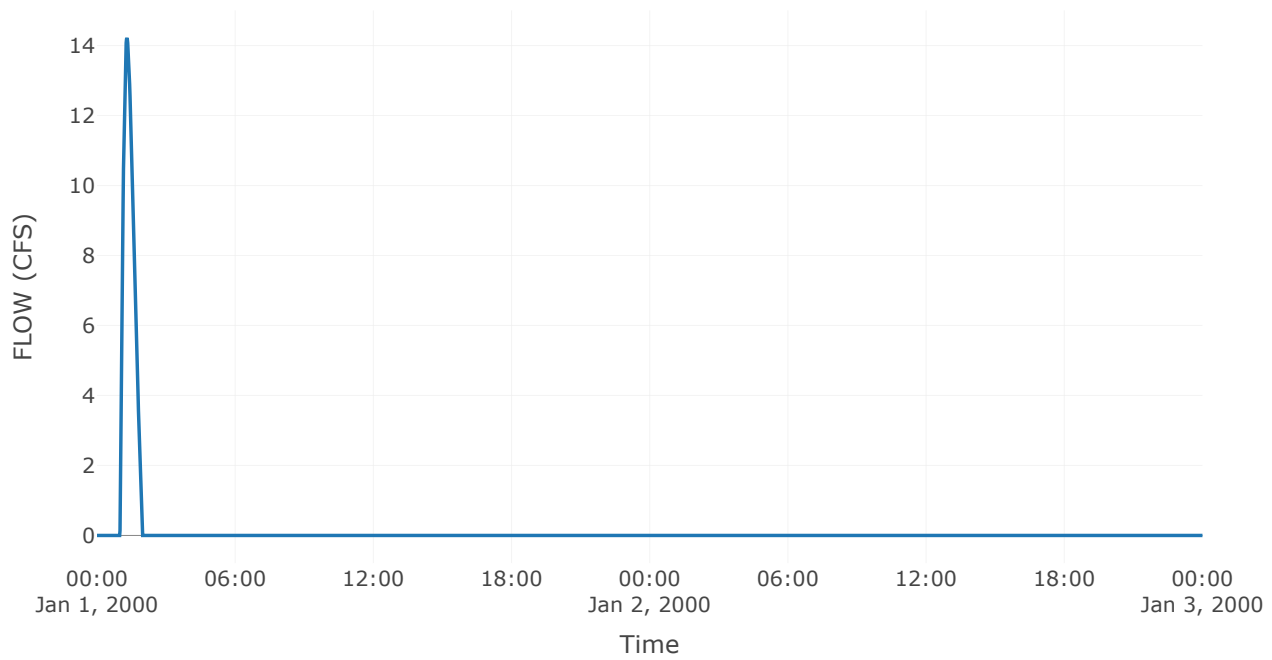
Cumulative Outflow



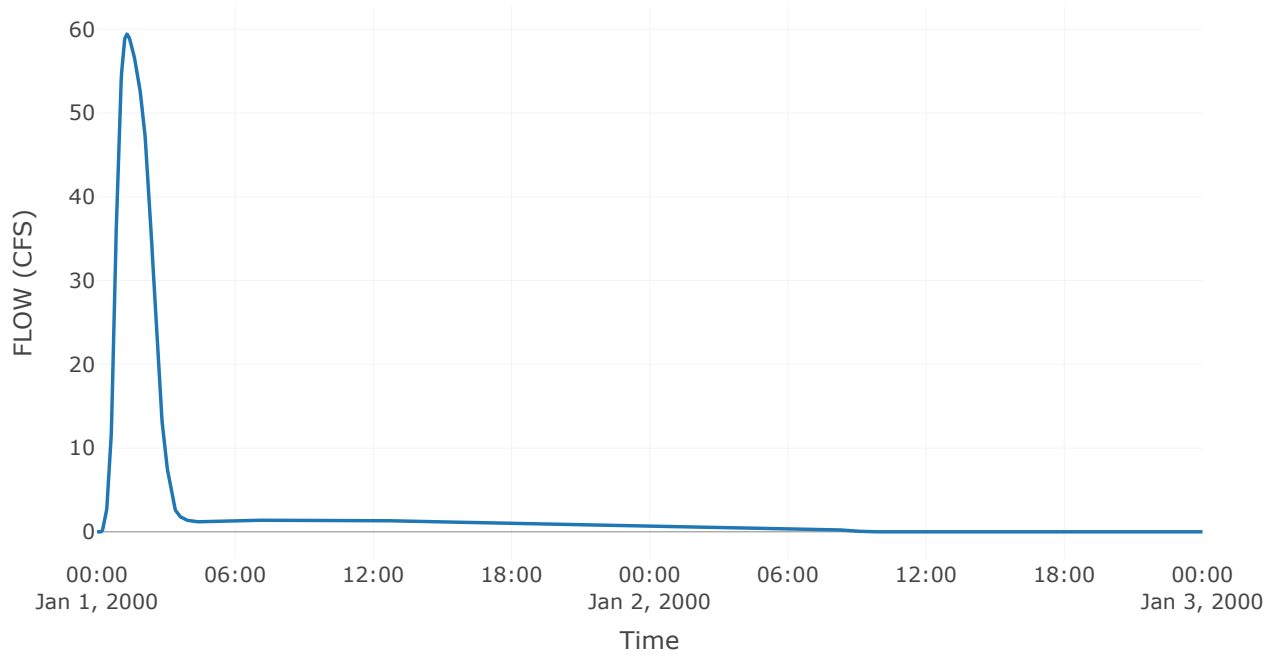
Spillway 1



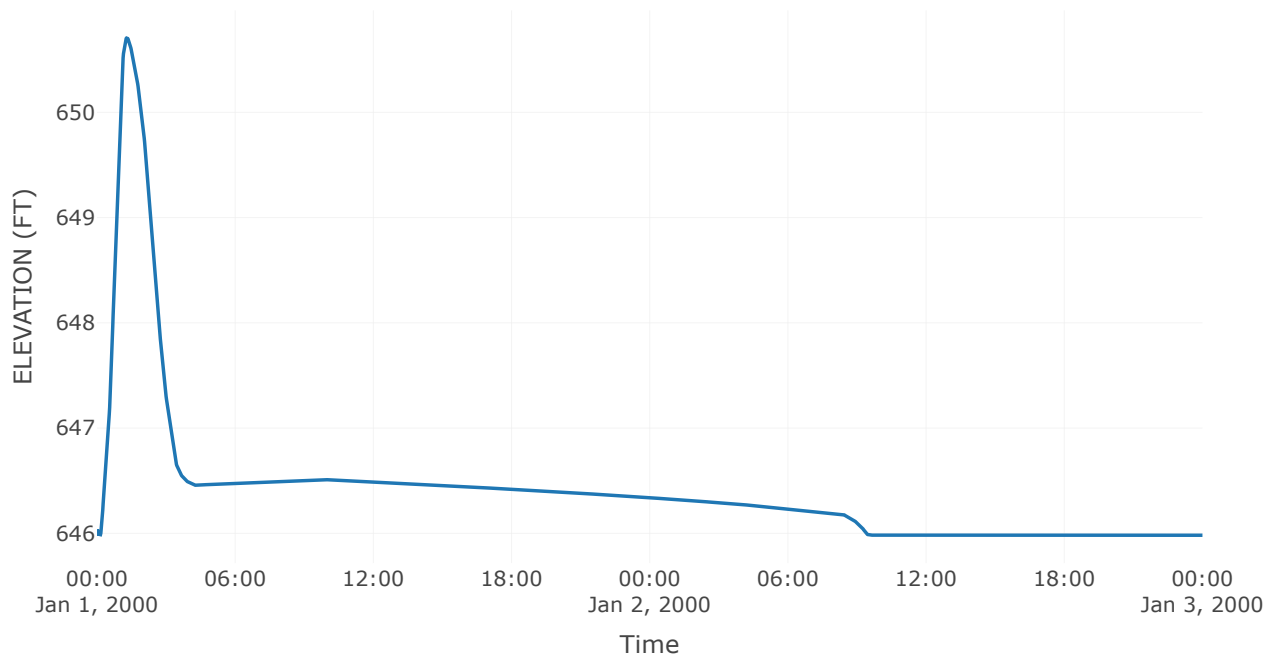
Outlet 2



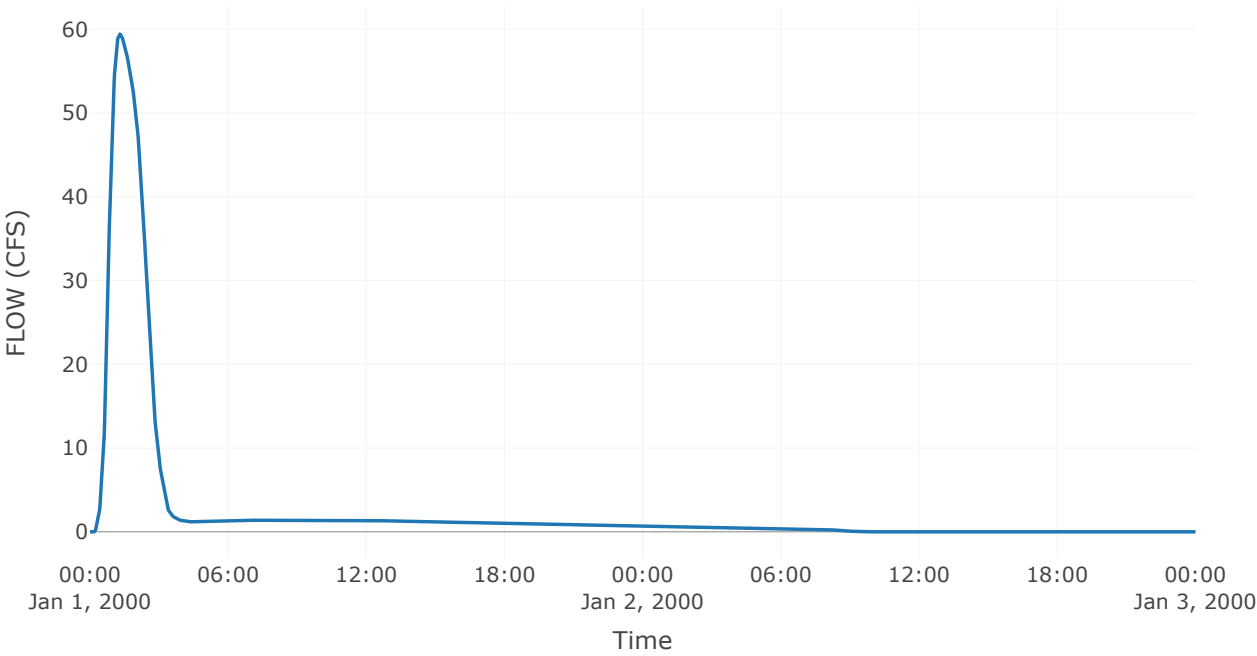
Outlet 1



Pool Elevation



Outflow

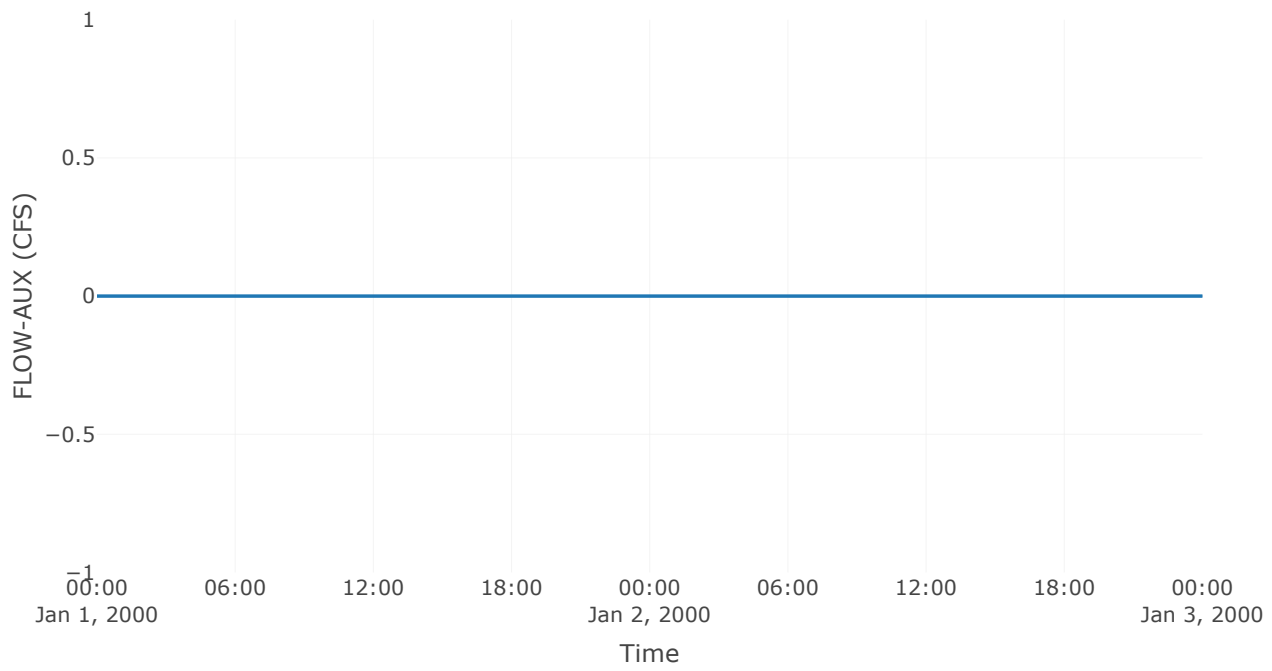


Reservoir: Existing Basin A & B

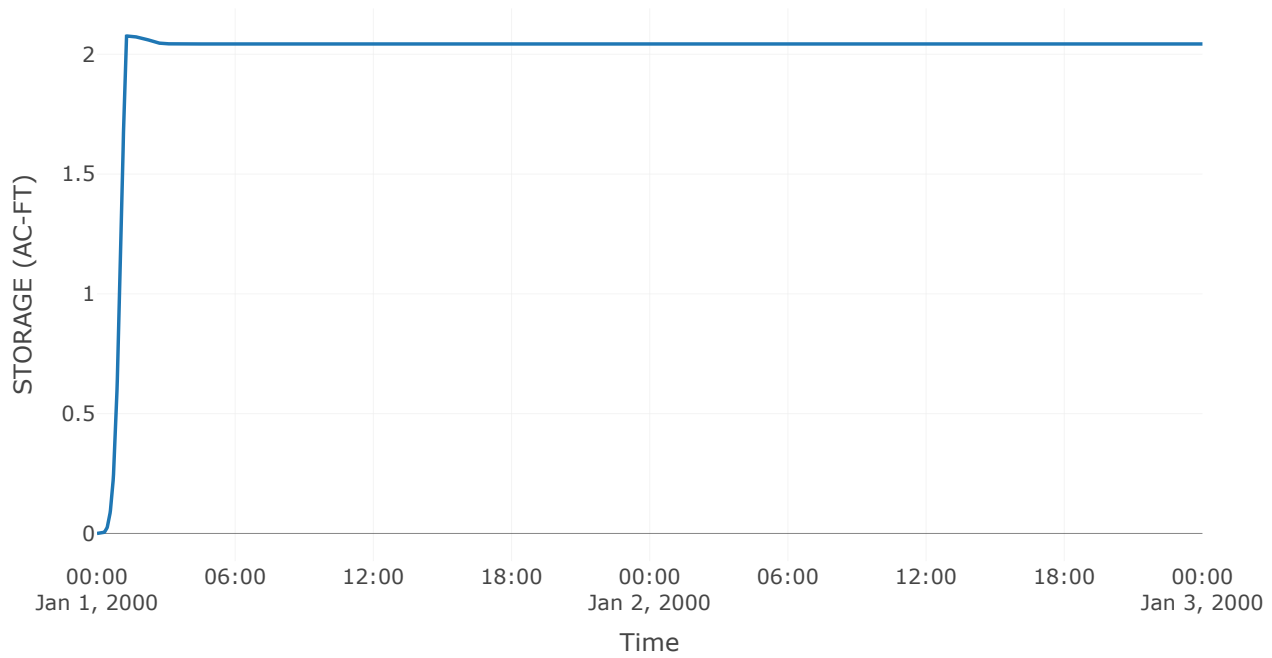
Downstream : 55th Street Outlet

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

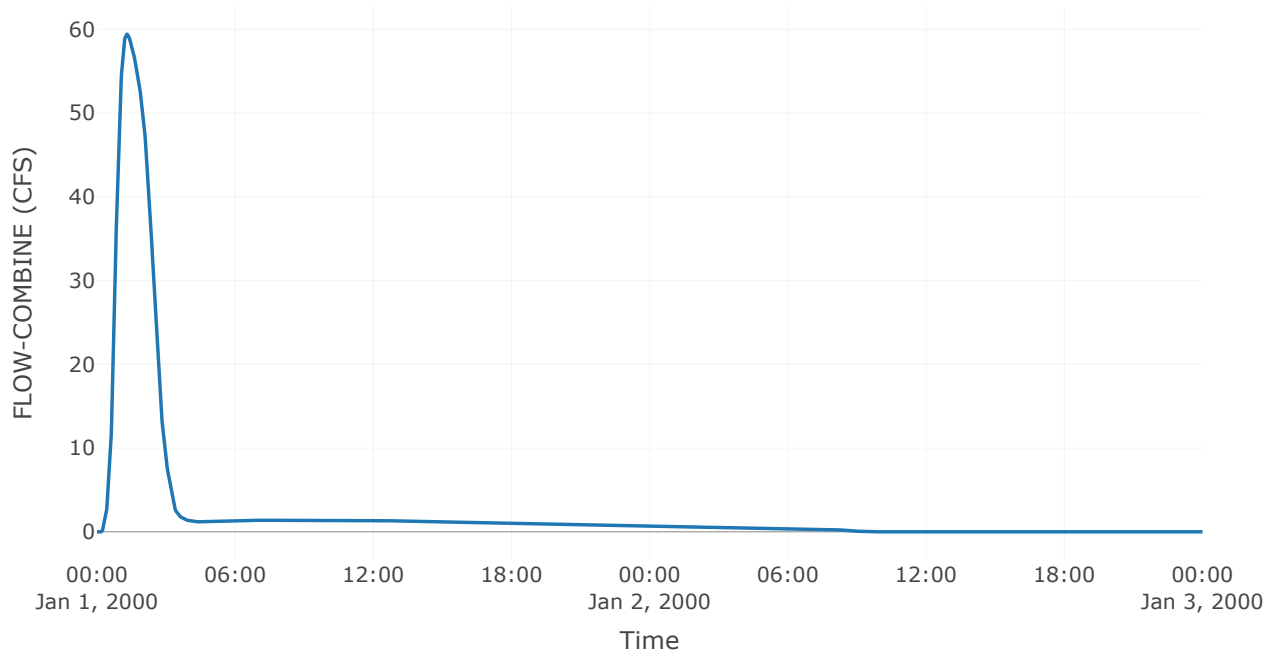
Auxiliary Outflow



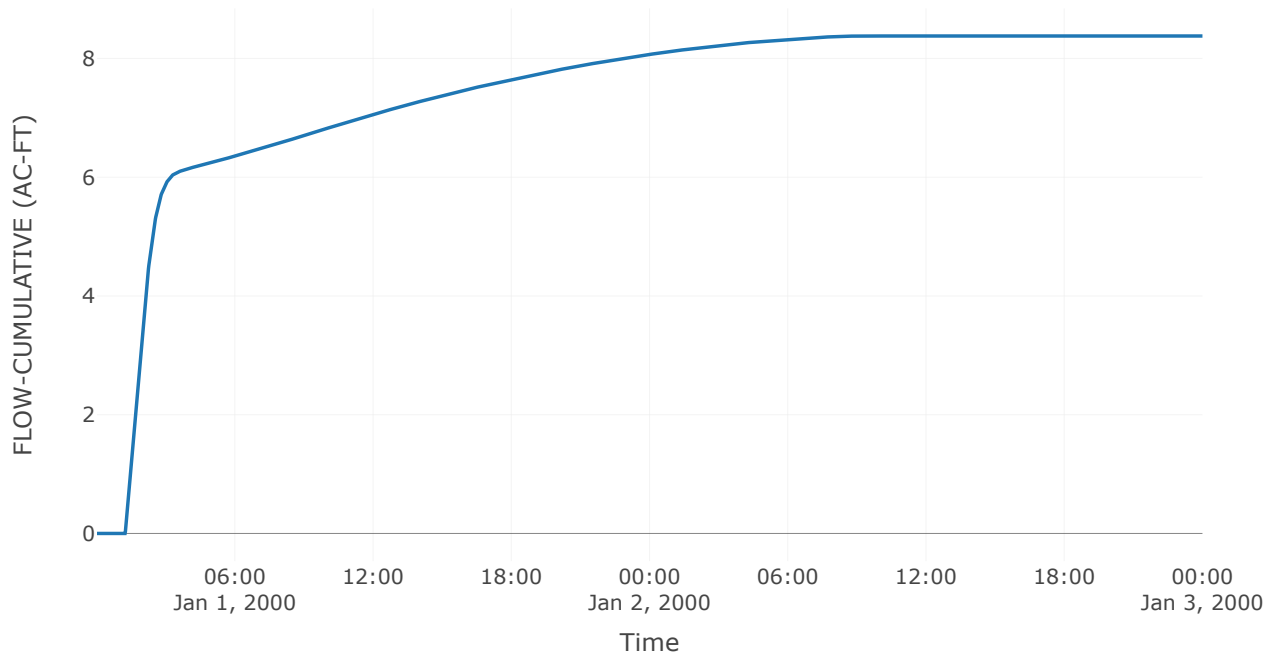
Storage



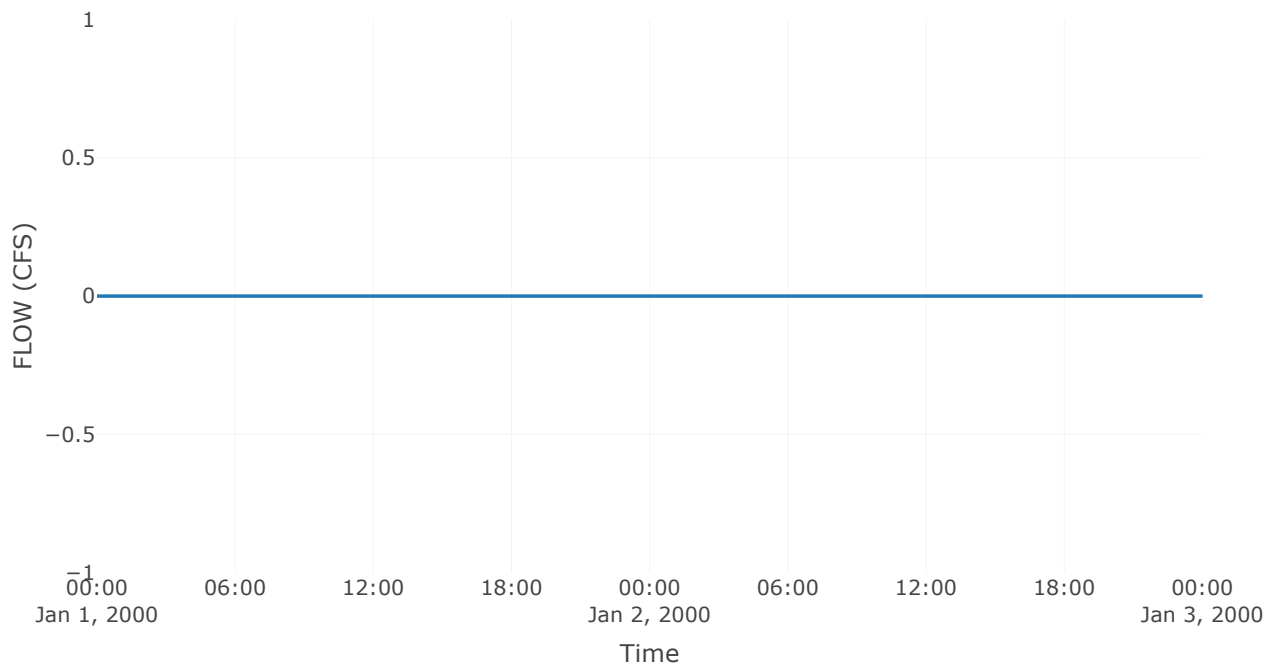
Combined Inflow



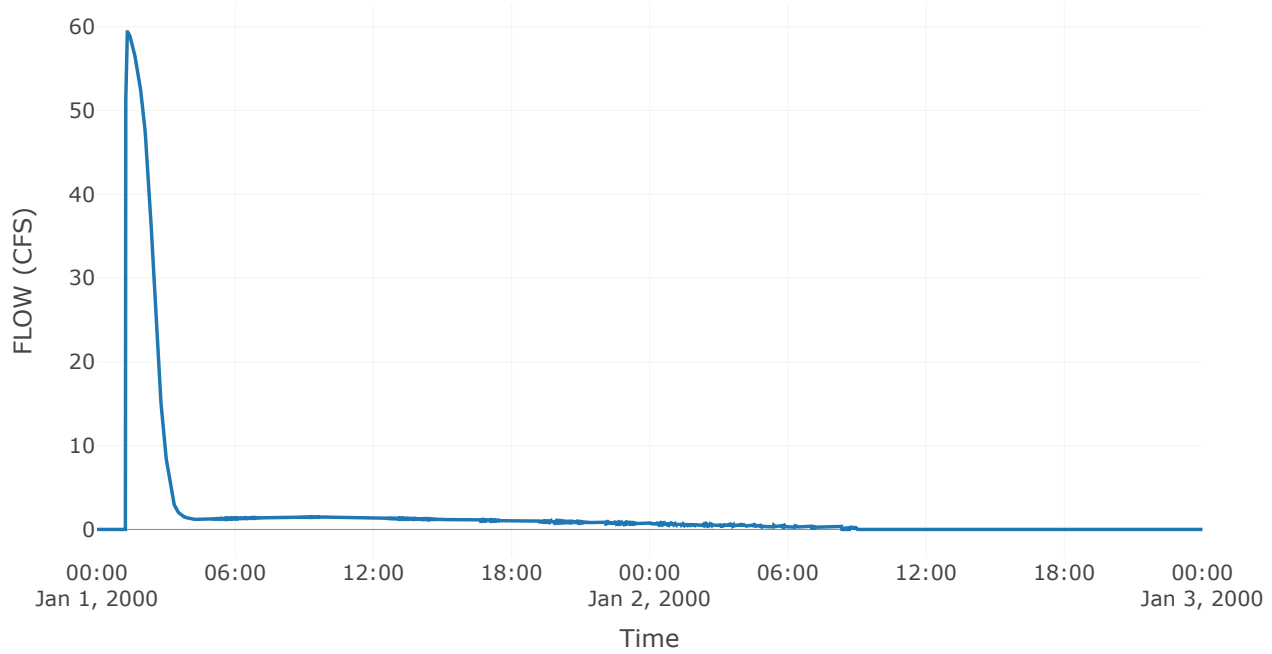
Cumulative Outflow



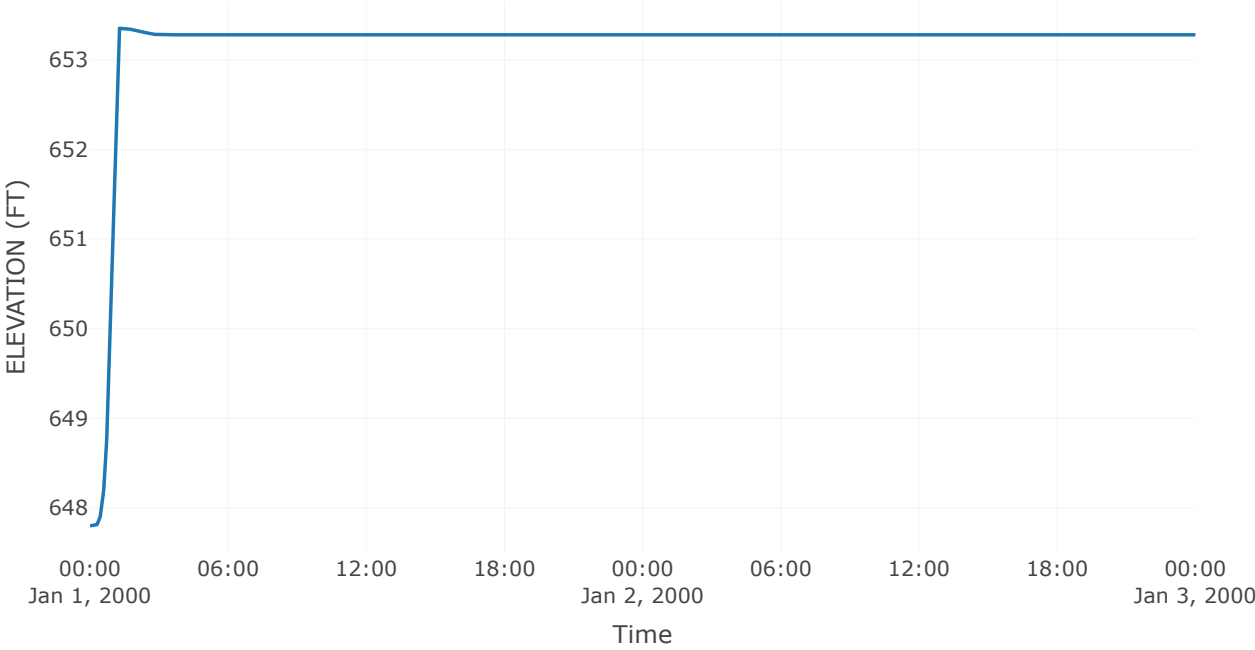
Spillway 1



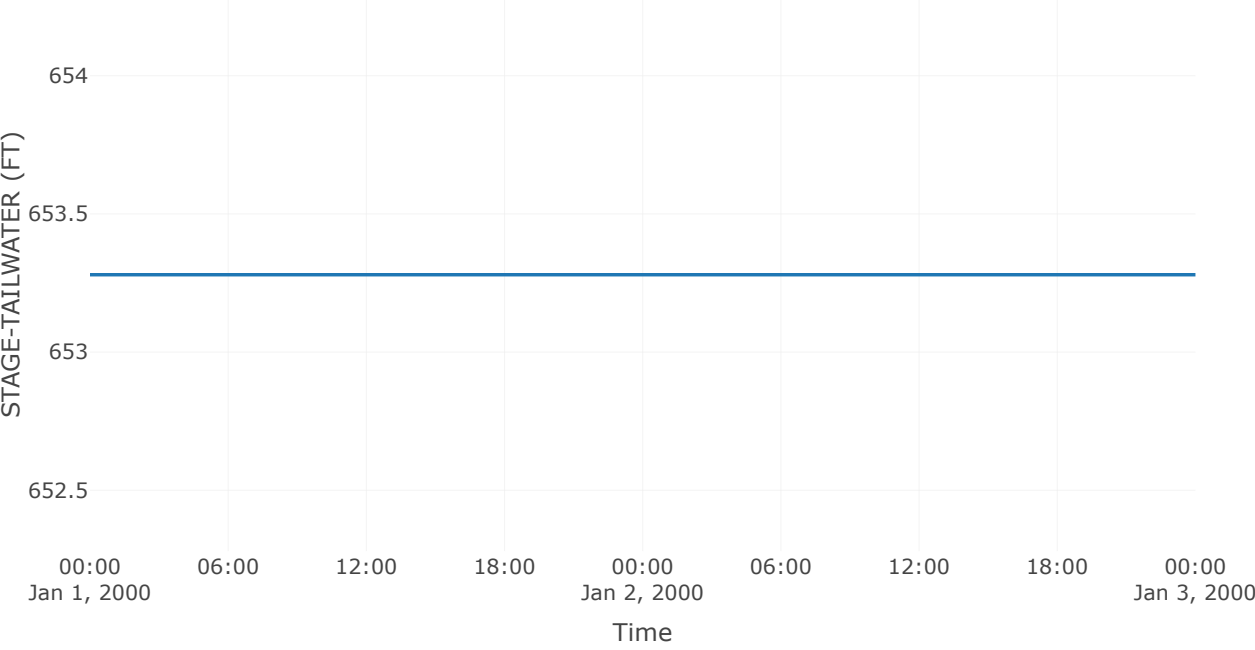
Outlet 1



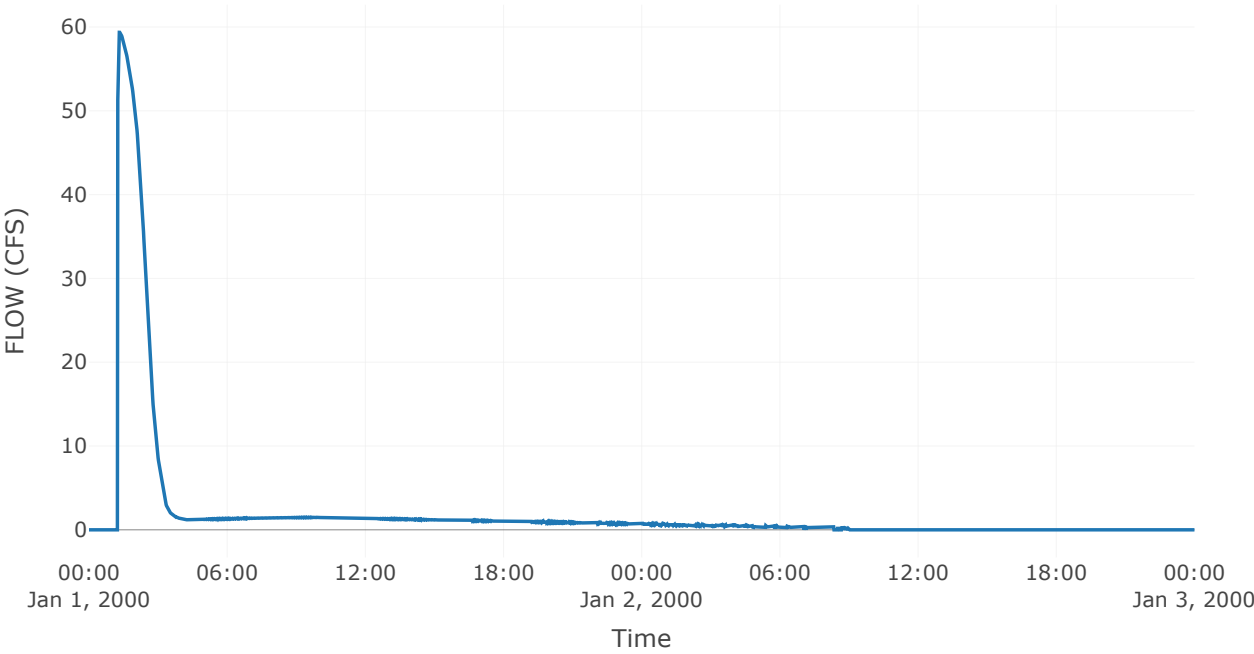
Pool Elevation



Tailwater Stage



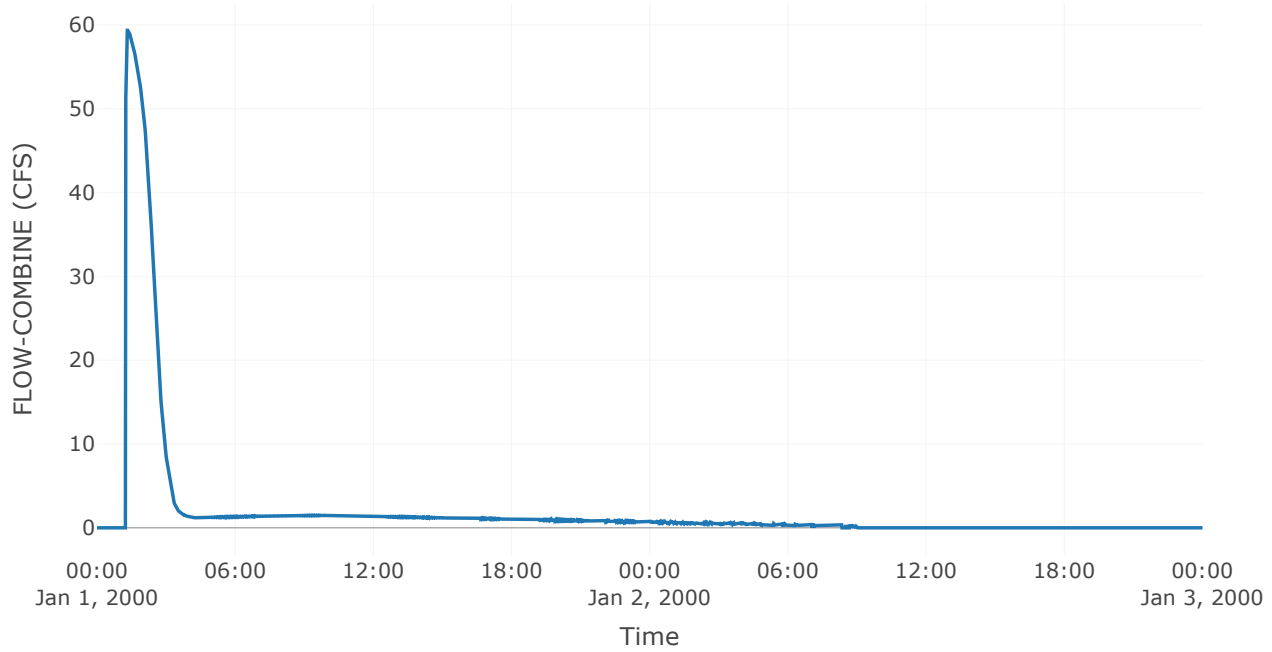
Outflow



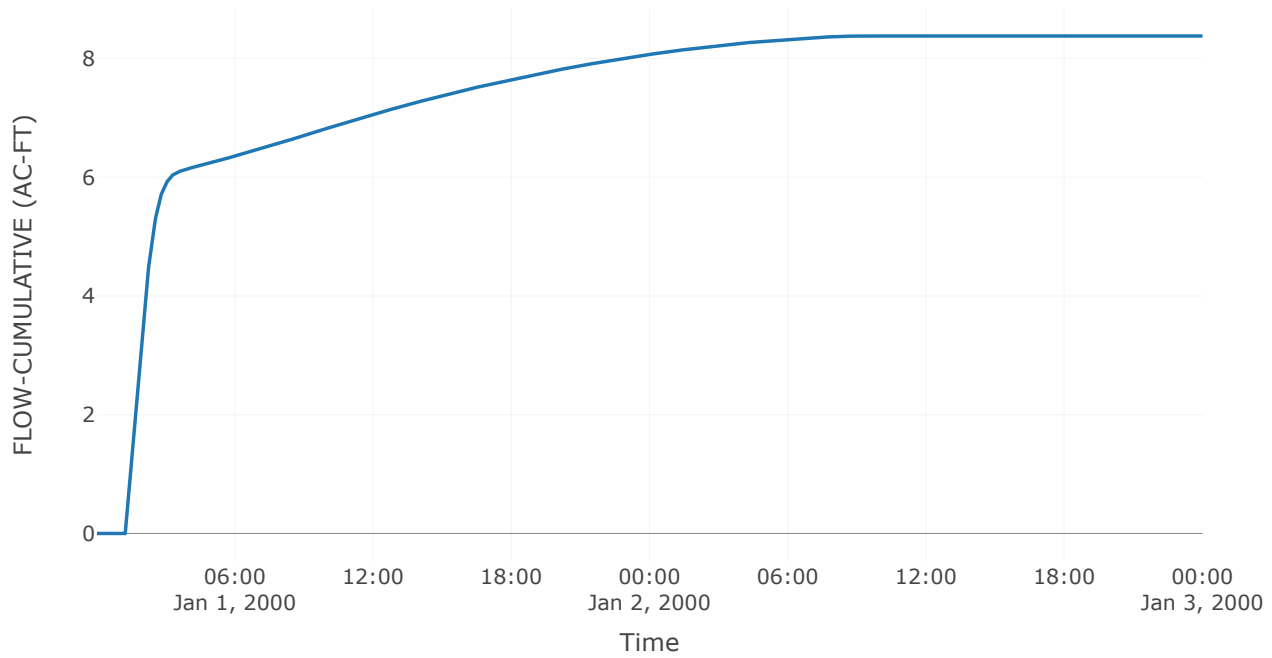
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	59.36
Time of Peak Discharge	01Jan2000, 01:19
Volume (IN)	0.58

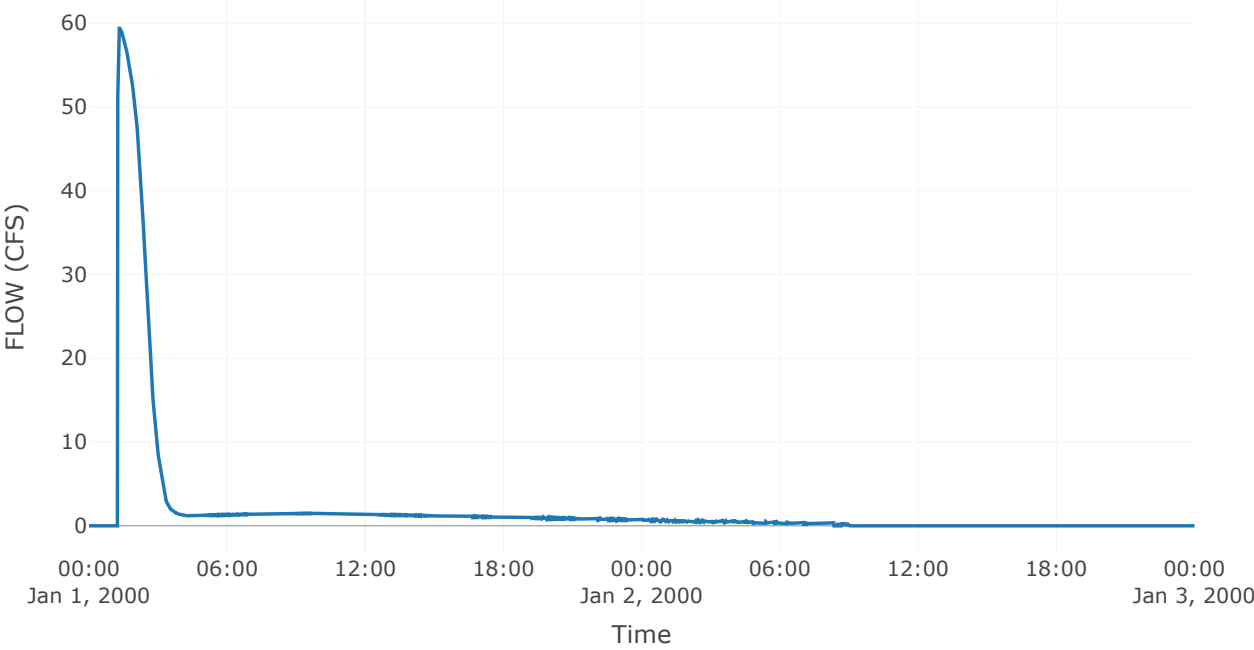
Combined Inflow



Cumulative Outflow



Outflow



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 (MI ²)	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
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Subbasin: On-Site Trib 1

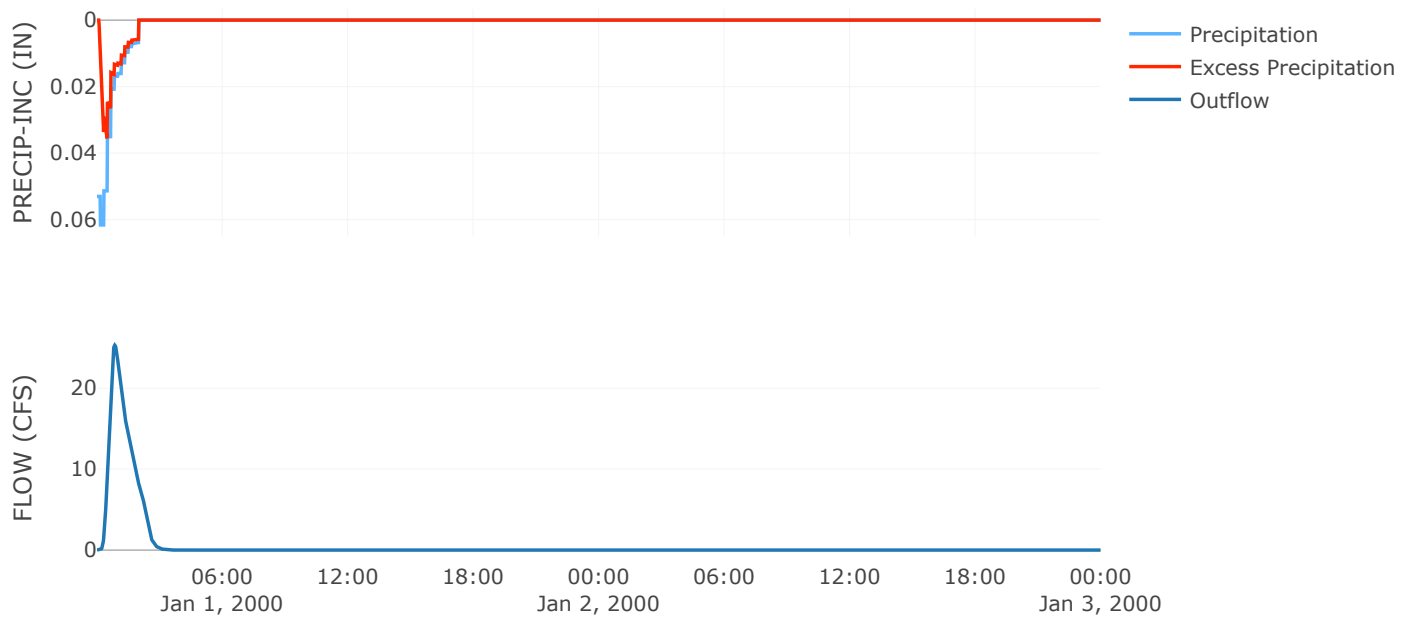
Area (MI²) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

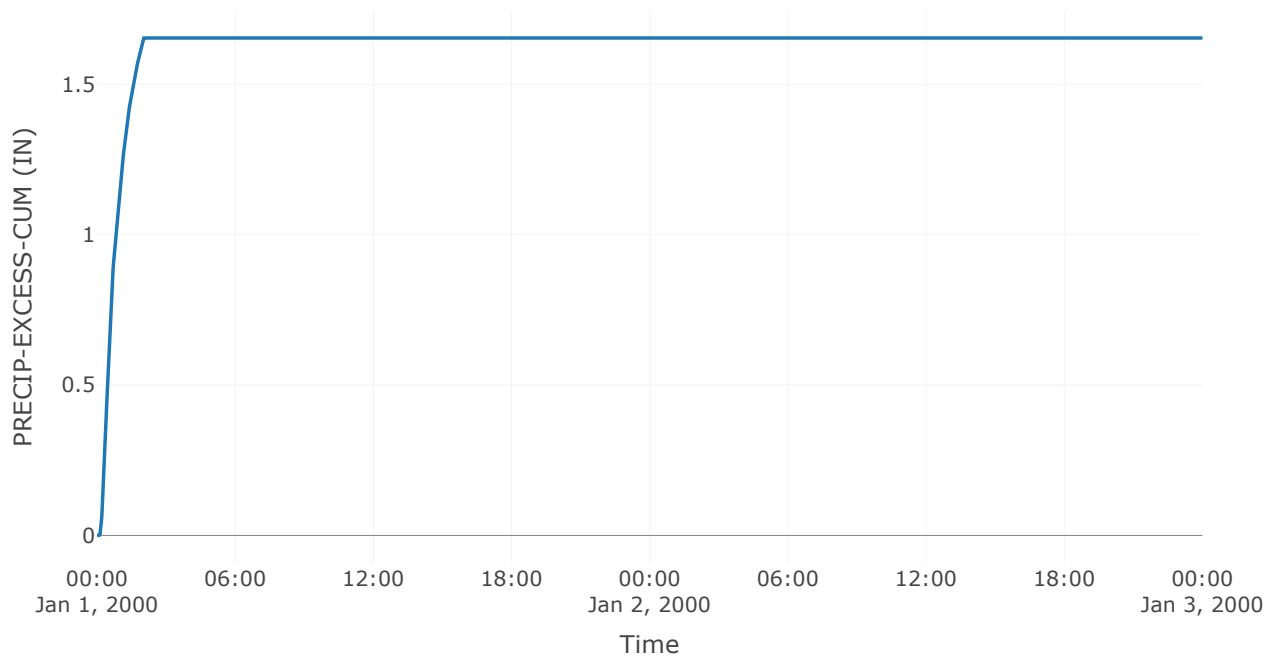
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

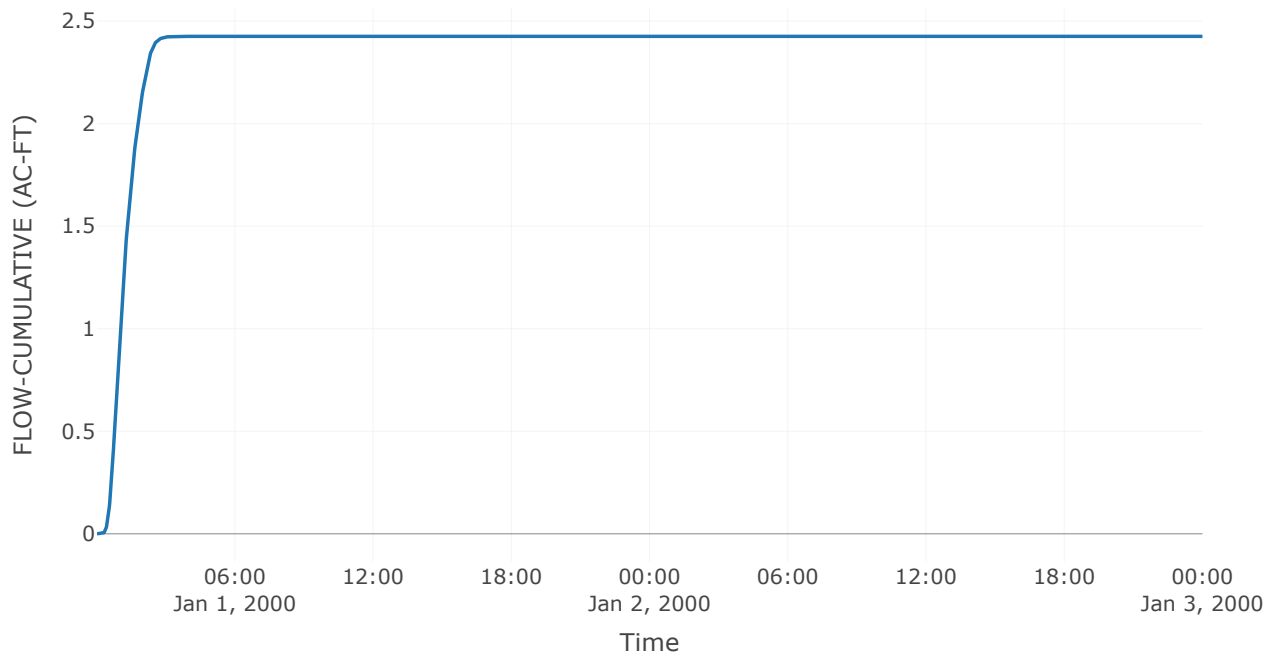
Precipitation and Outflow



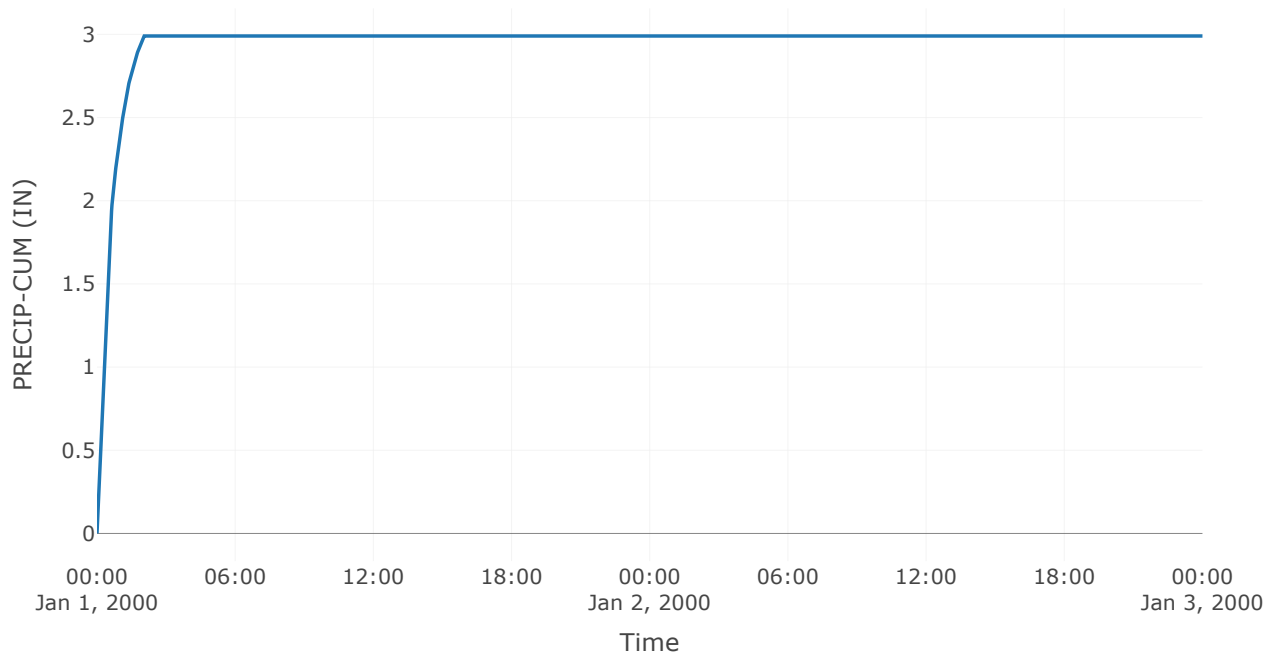
Cumulative Excess Precipitation



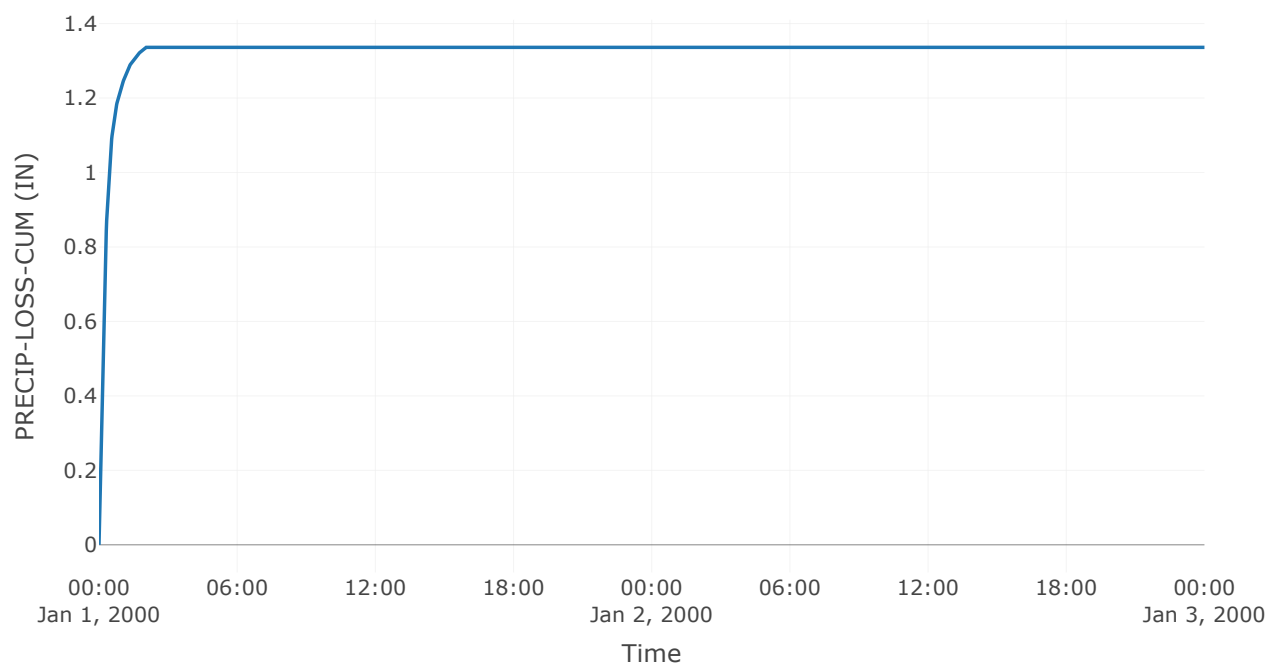
Cumulative Outflow



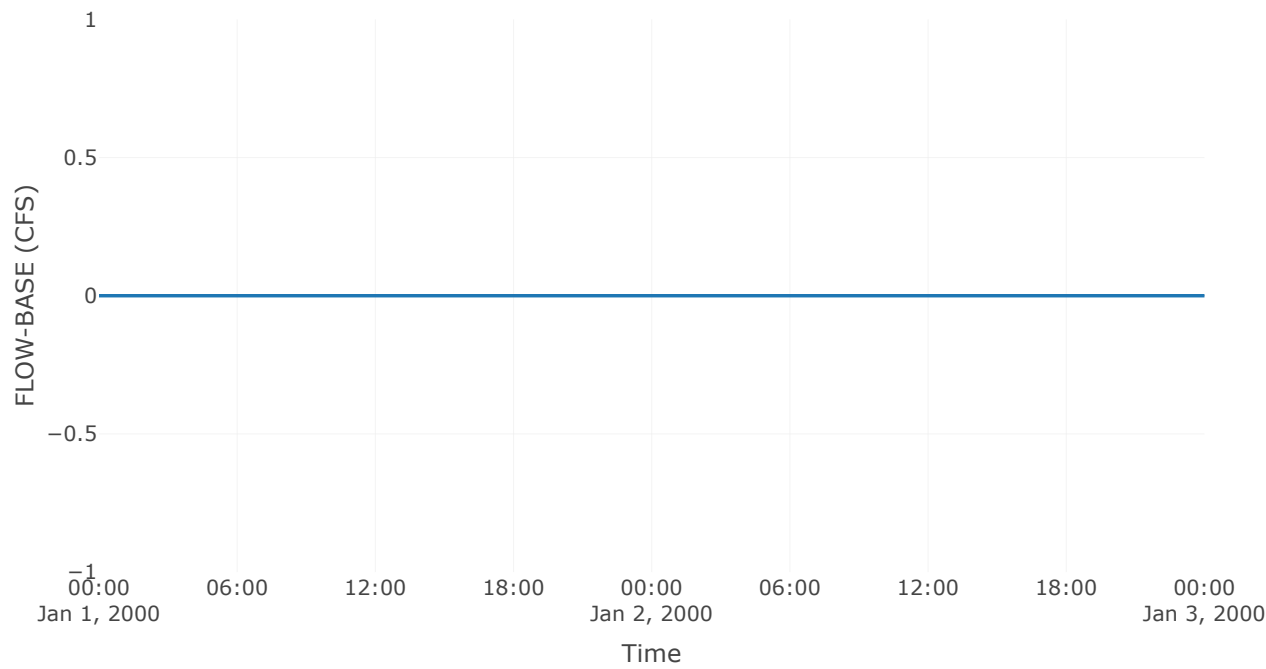
Cumulative Precipitation



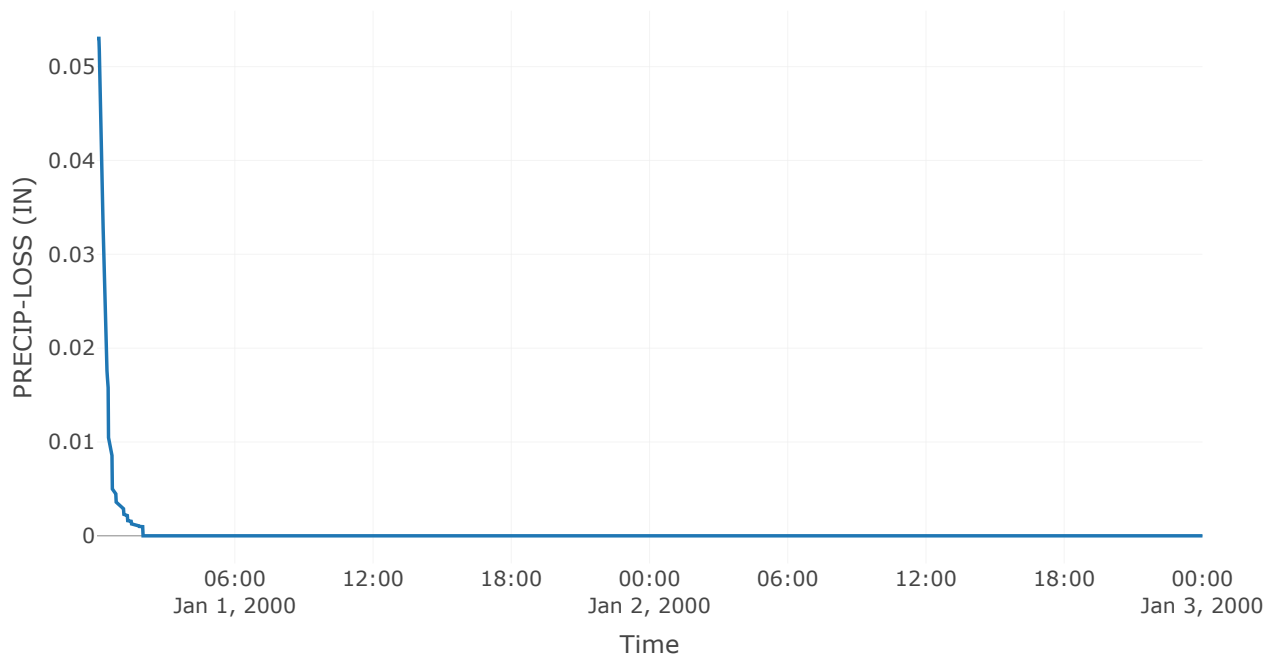
Cumulative Precipitation Loss



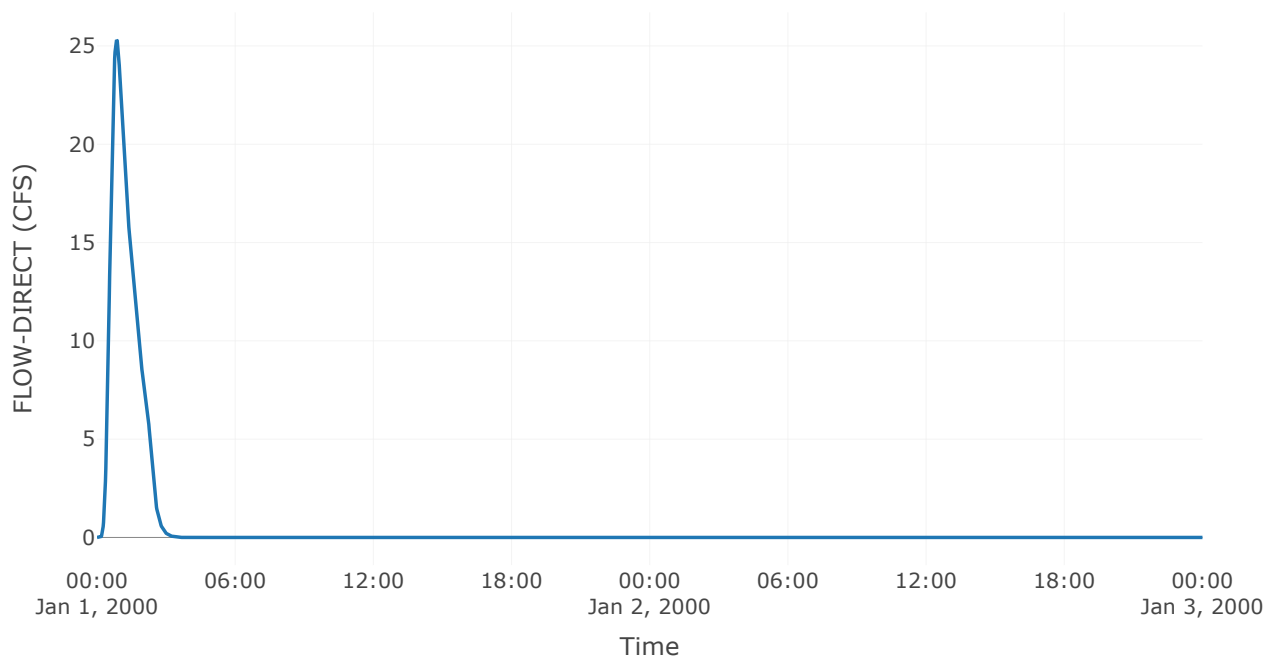
Baseflow



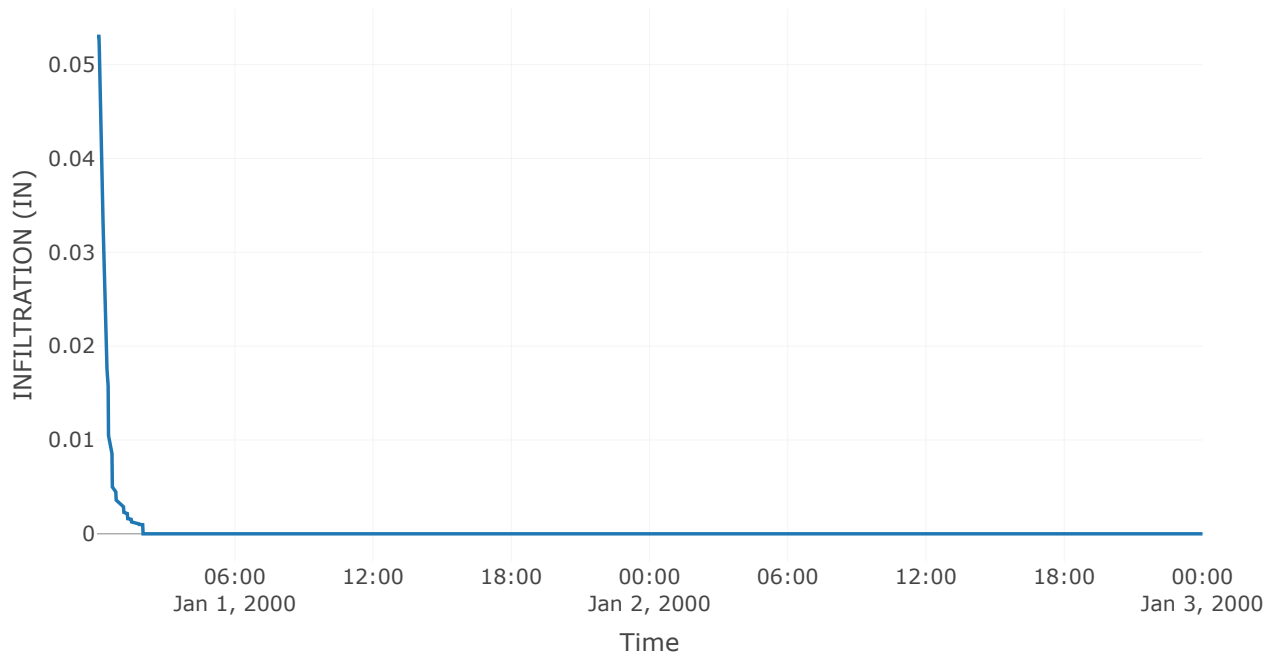
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib 1 South

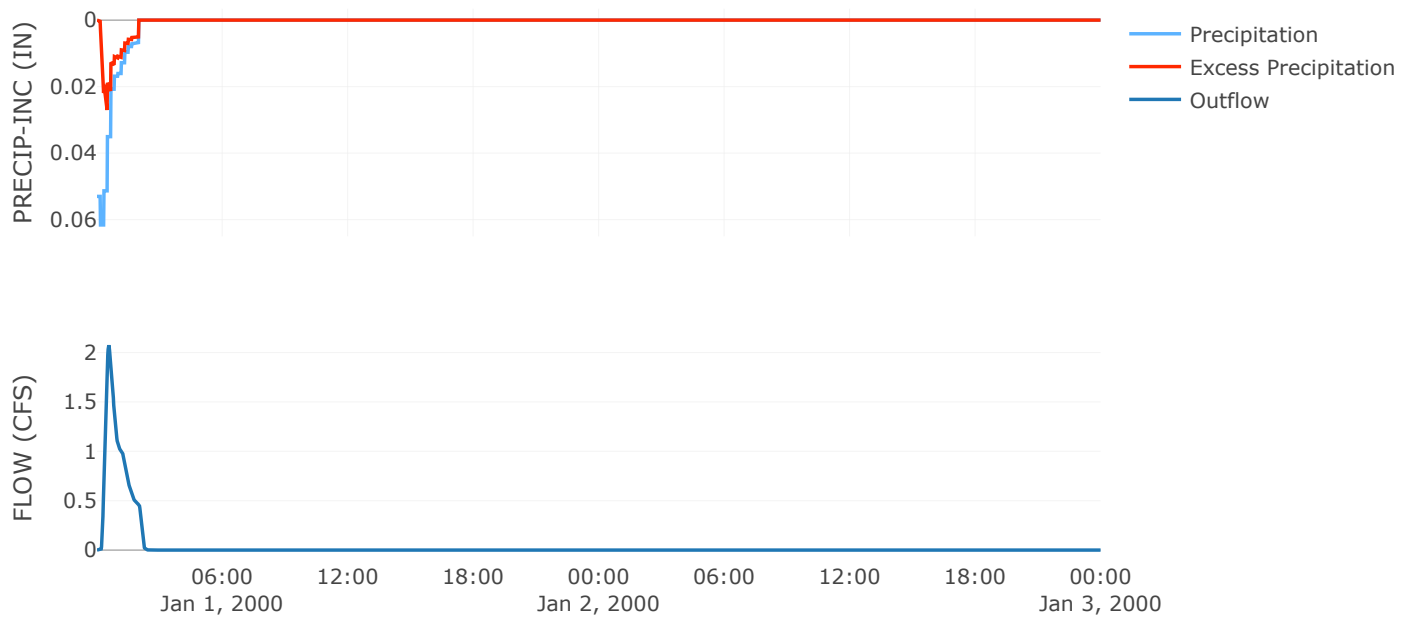
Area (MI²) : 0
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

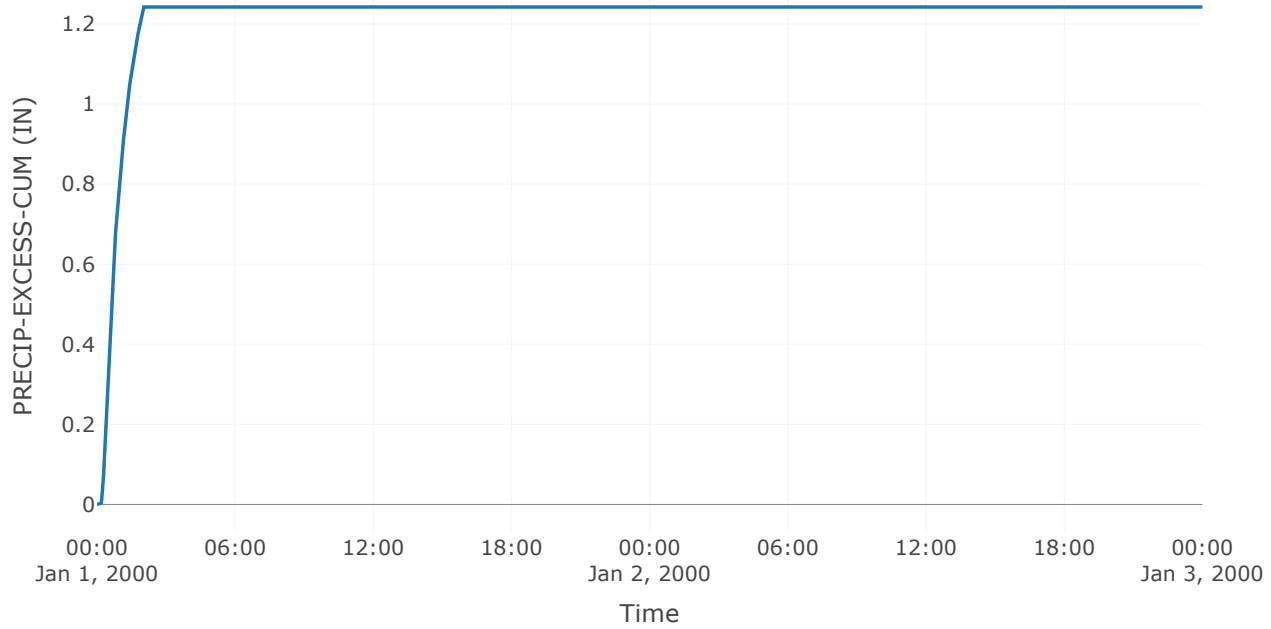
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

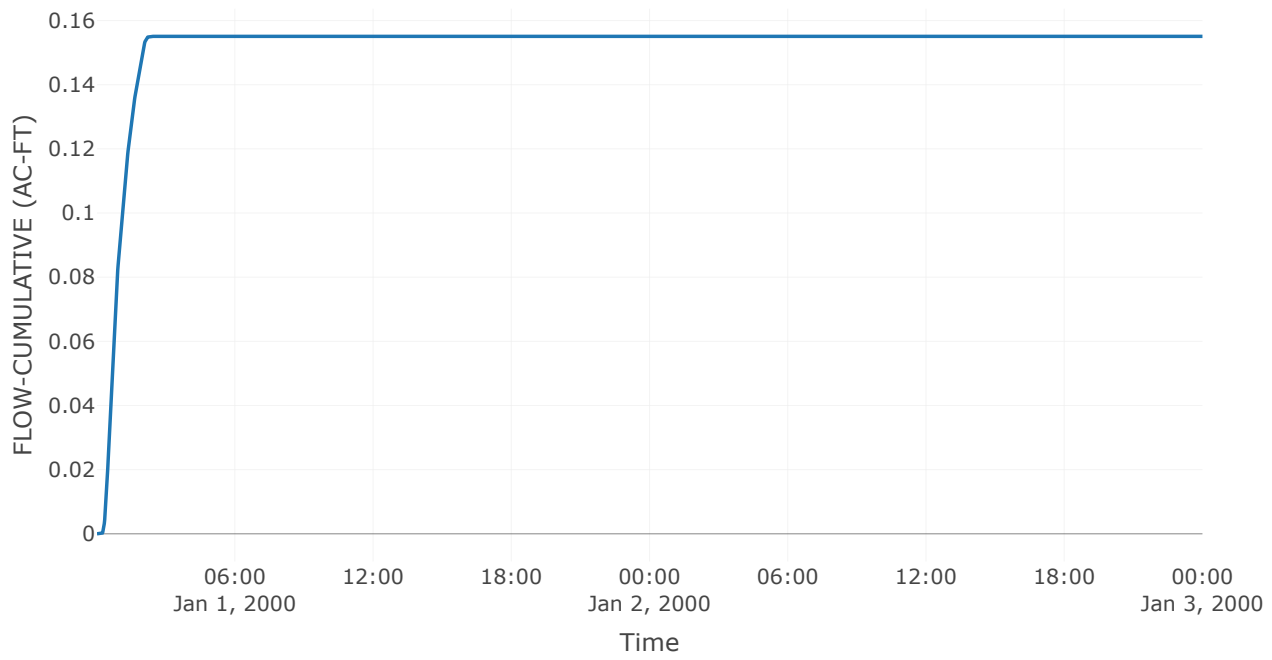
Precipitation and Outflow



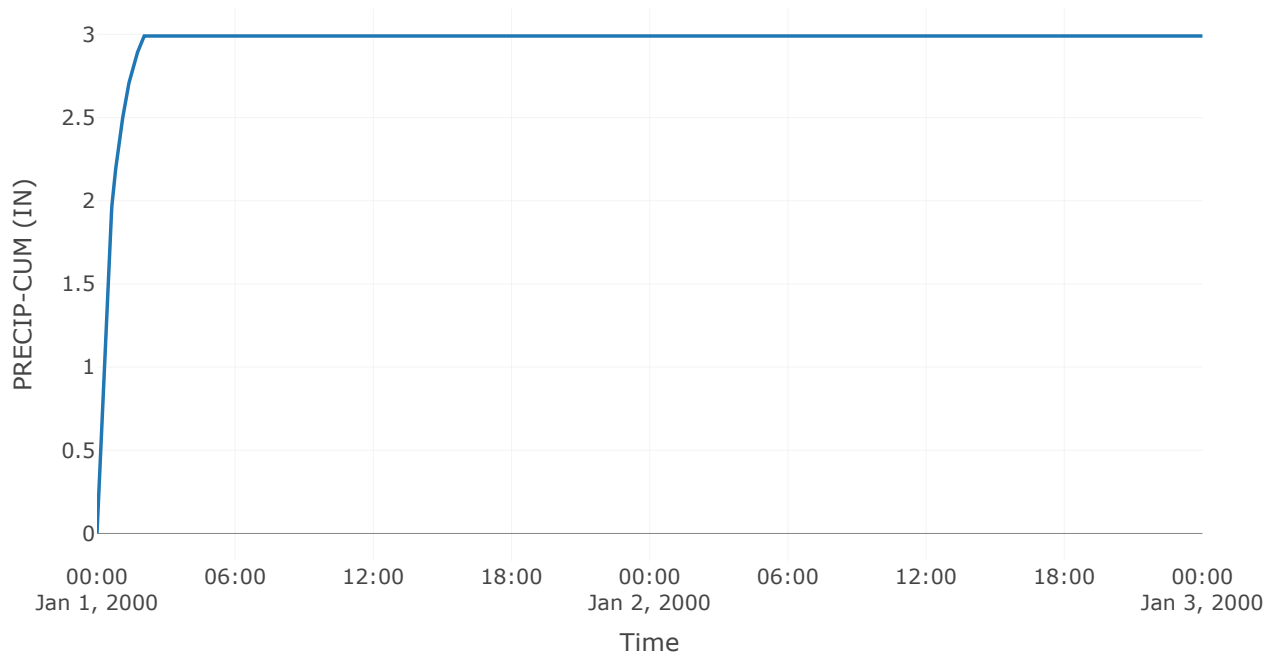
Cumulative Excess Precipitation



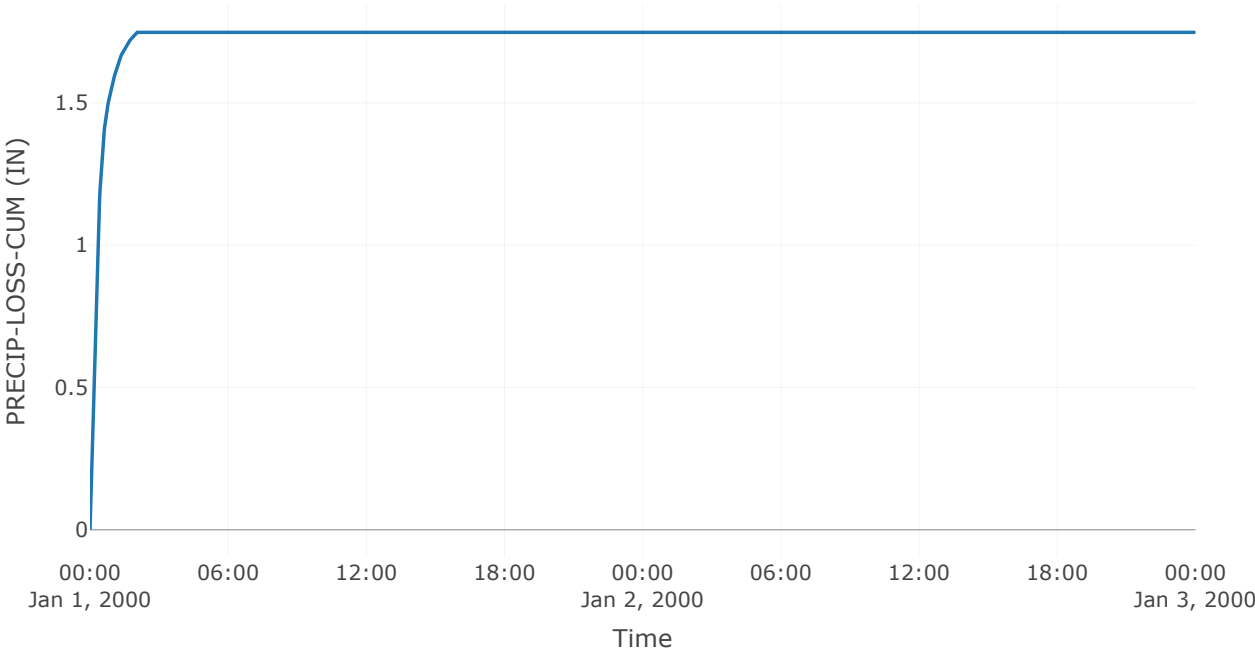
Cumulative Outflow



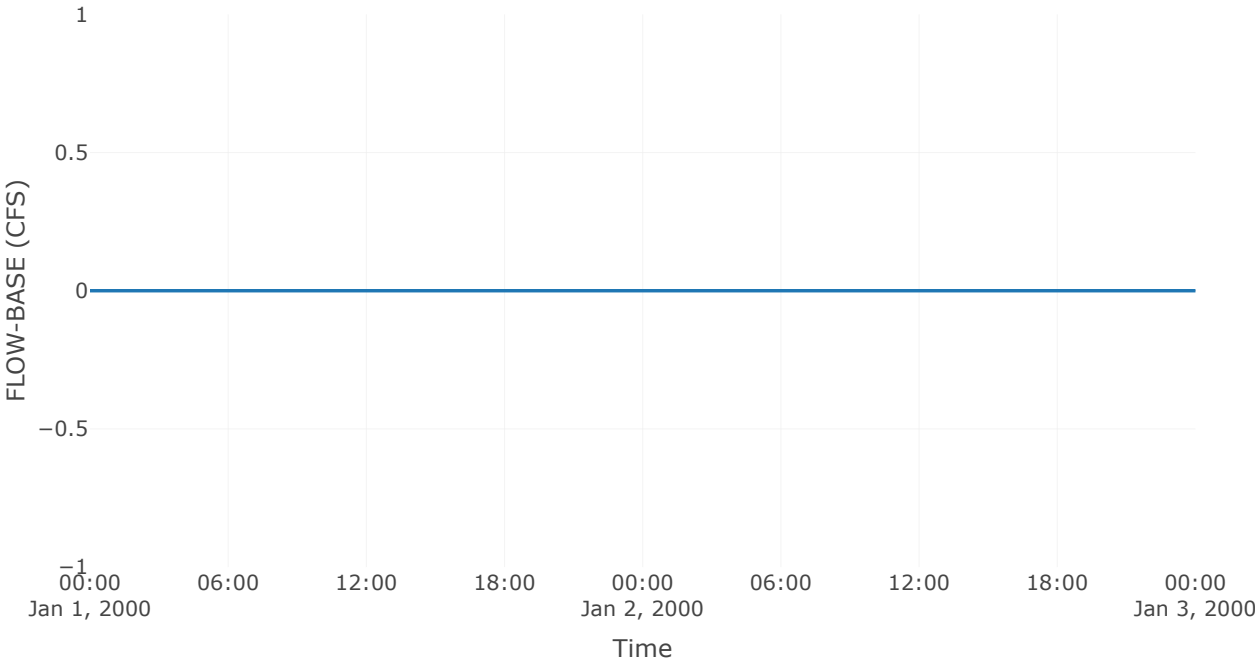
Cumulative Precipitation



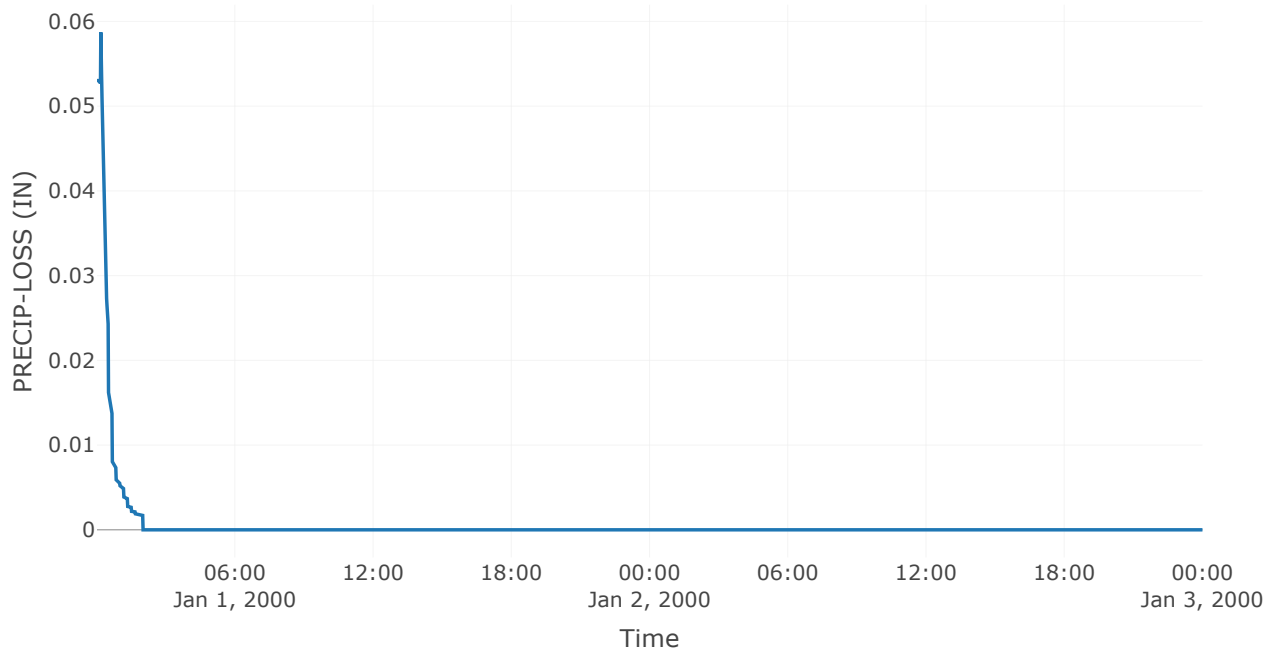
Cumulative Precipitation Loss



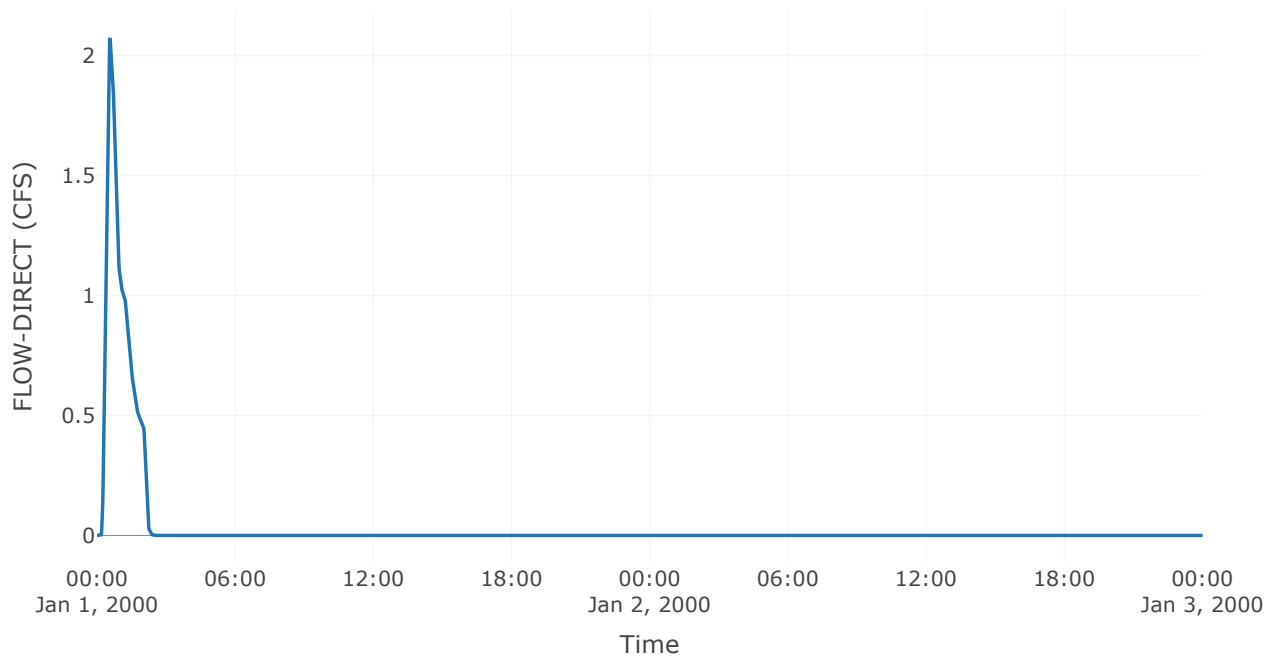
Baseflow



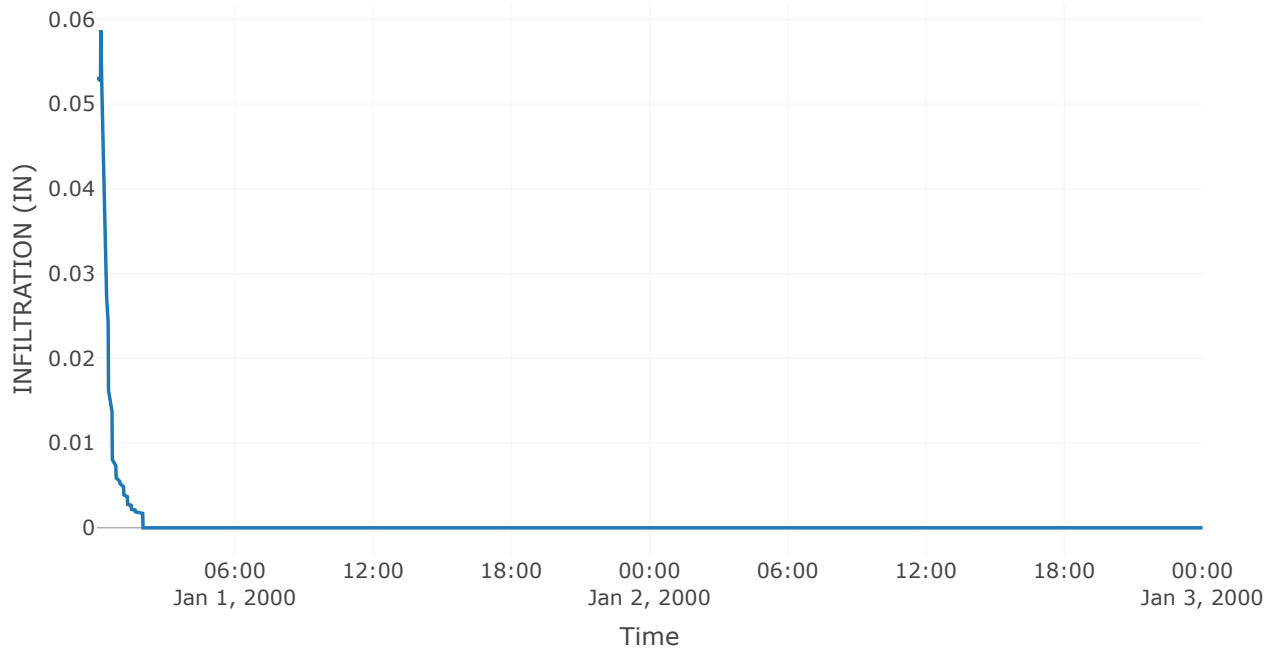
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib 1 West

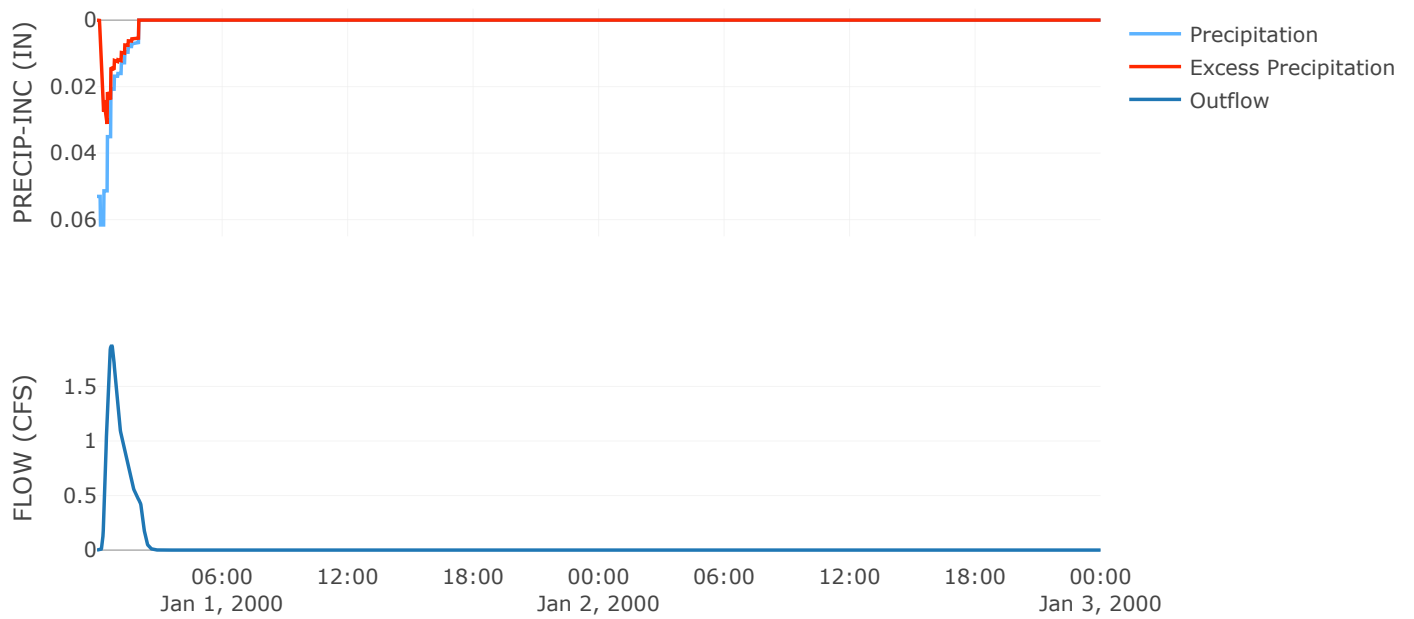
Area (MI²) : 0
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

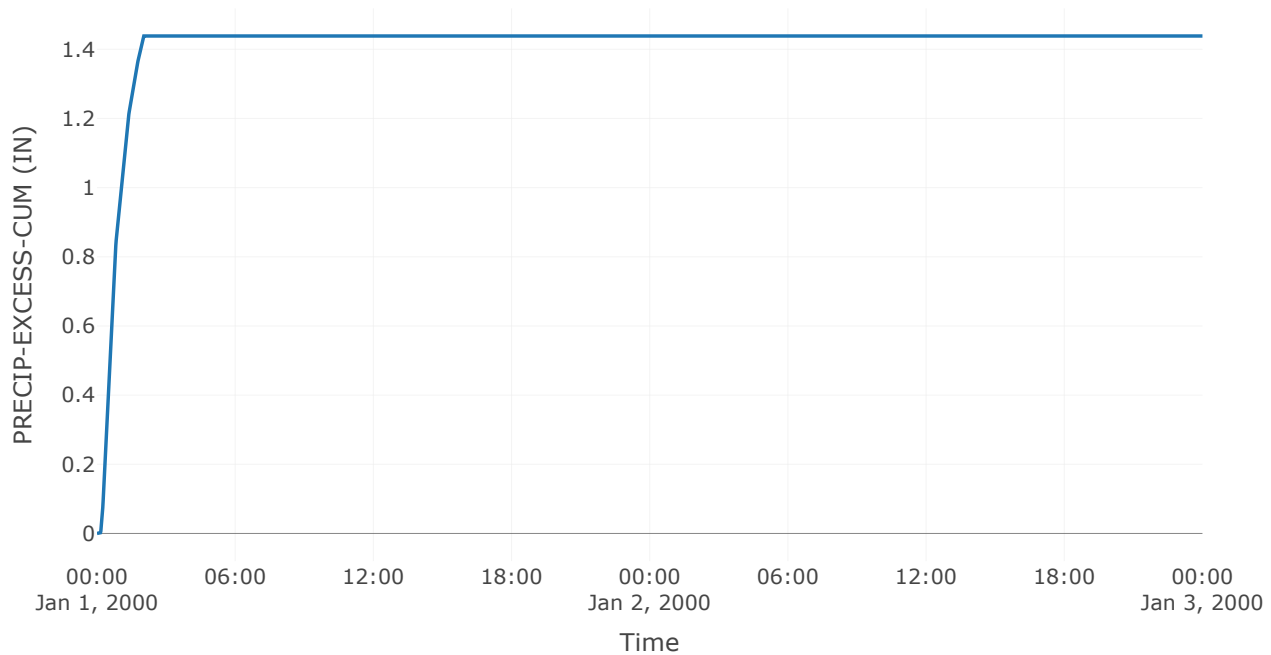
Transform: SCS	
Lag	12
Unitgraph Type	Standard

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

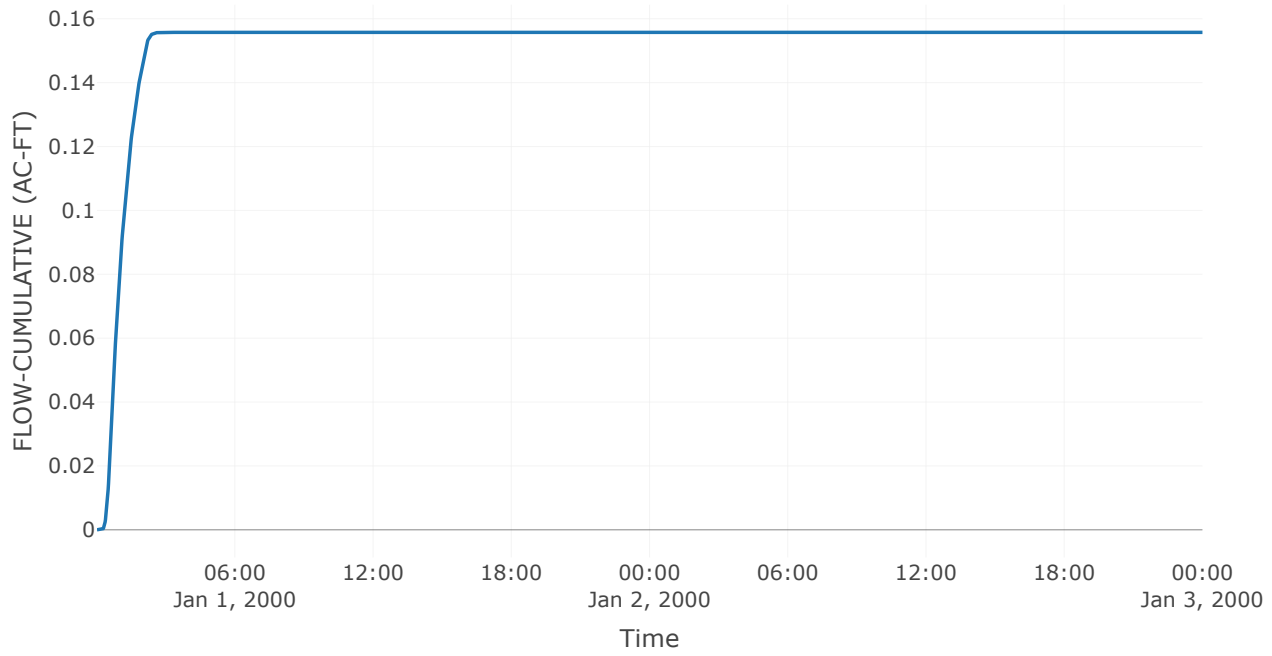
Precipitation and Outflow



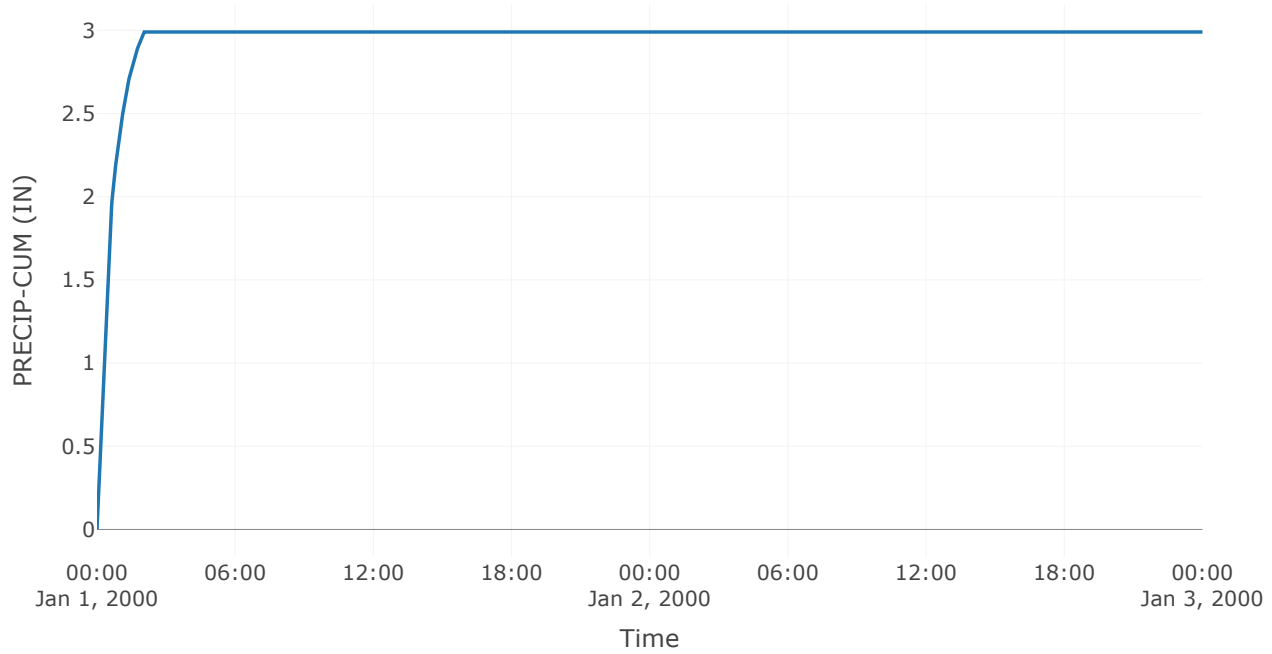
Cumulative Excess Precipitation



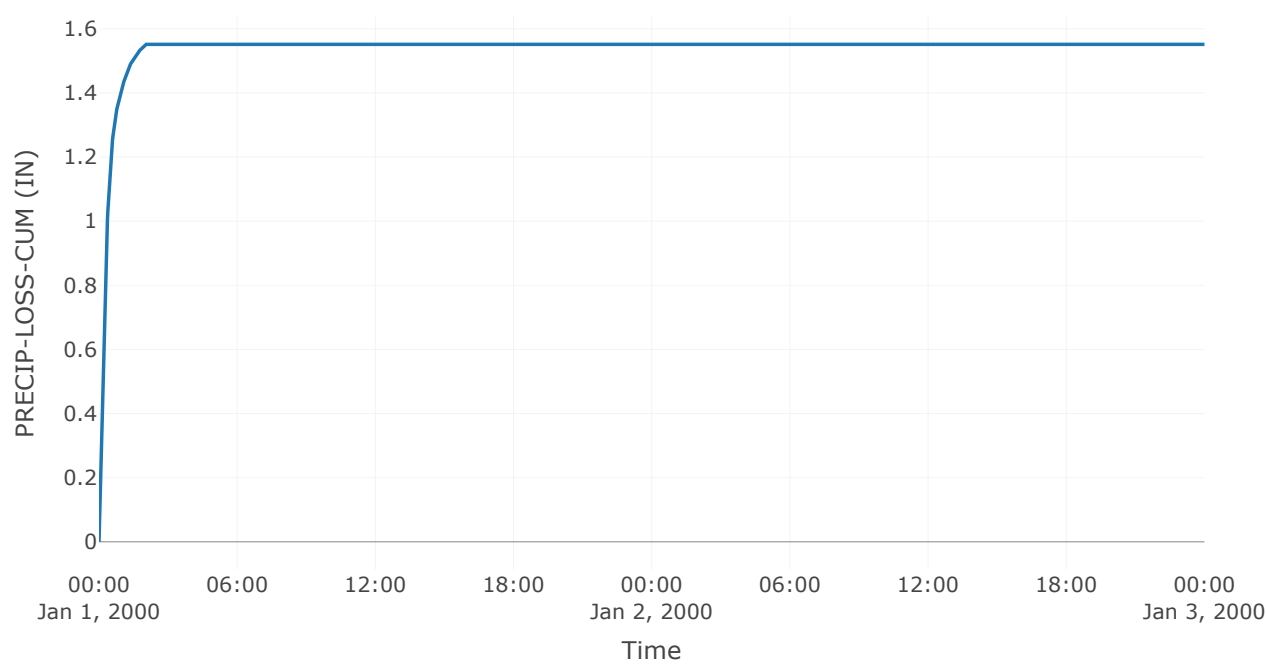
Cumulative Outflow



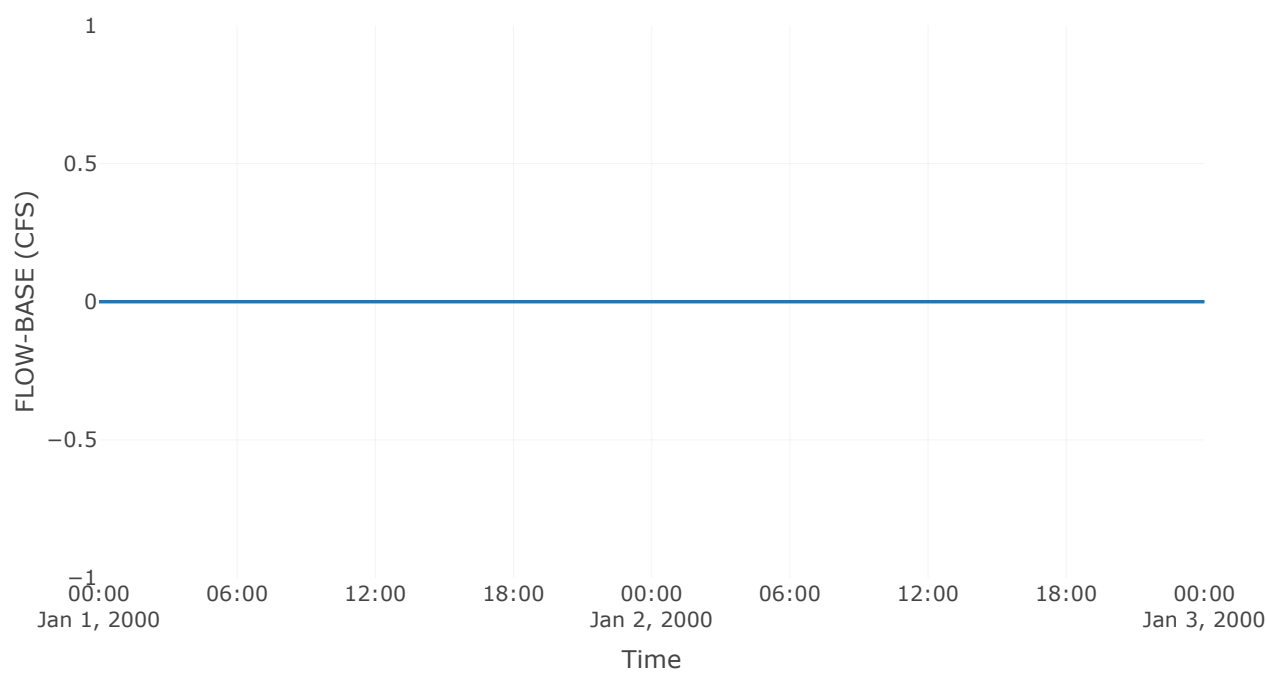
Cumulative Precipitation



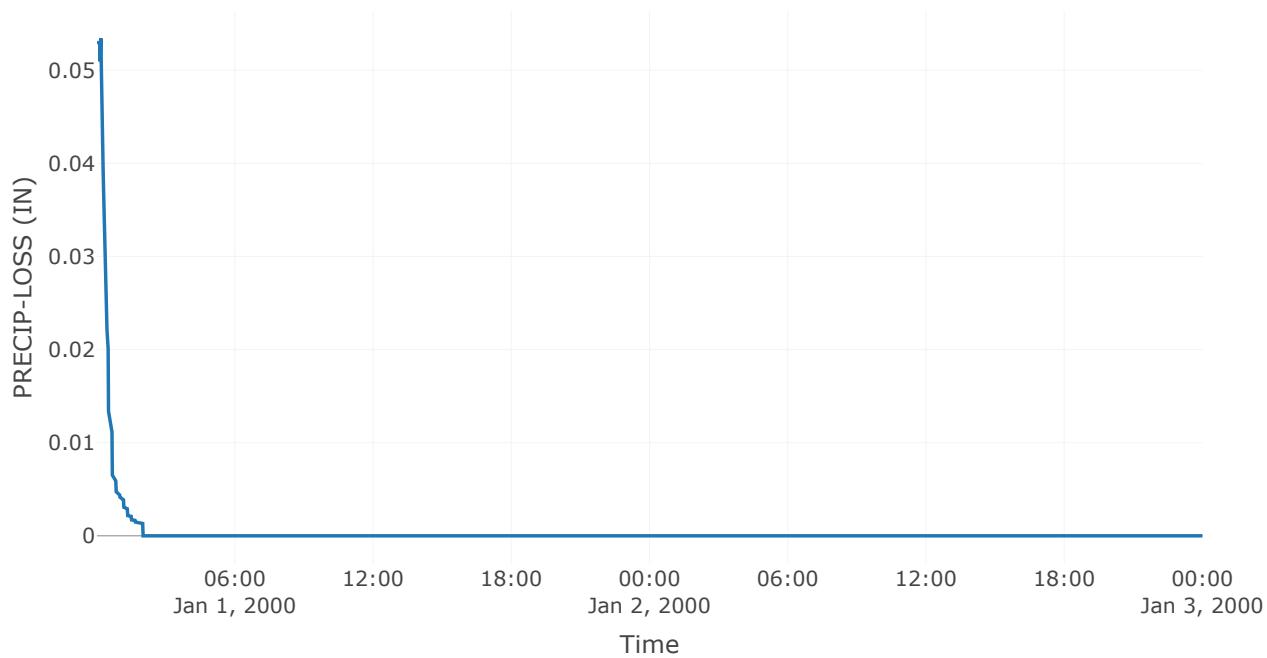
Cumulative Precipitation Loss



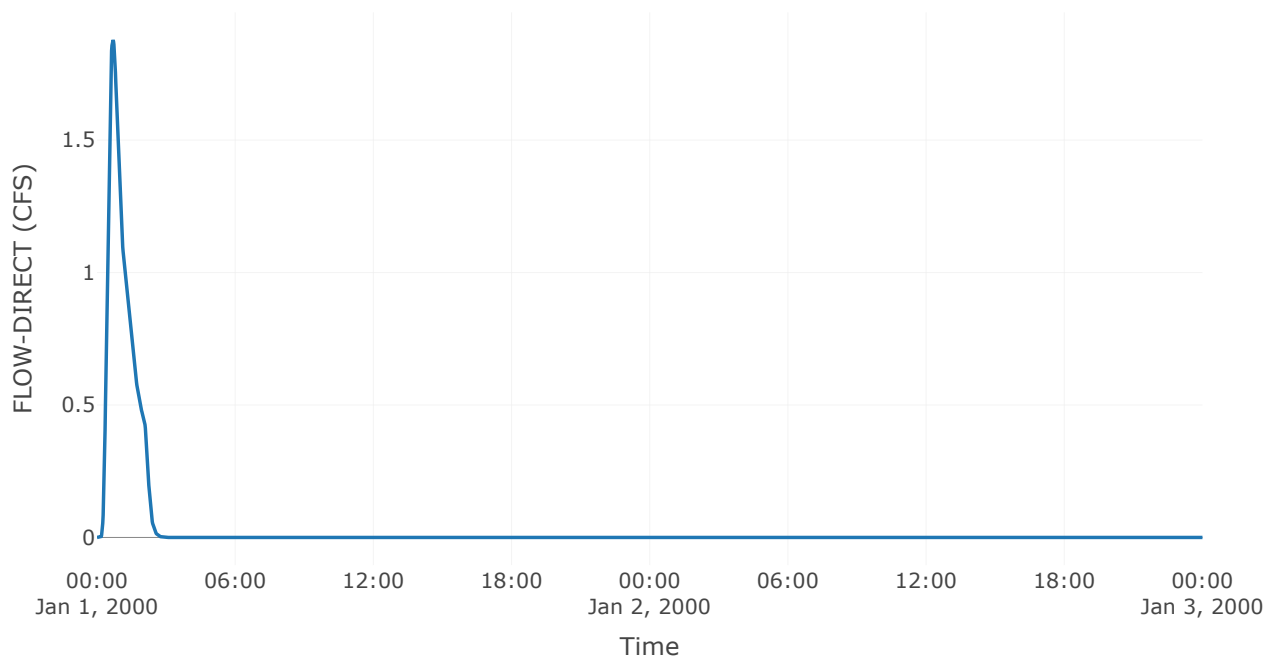
Baseflow



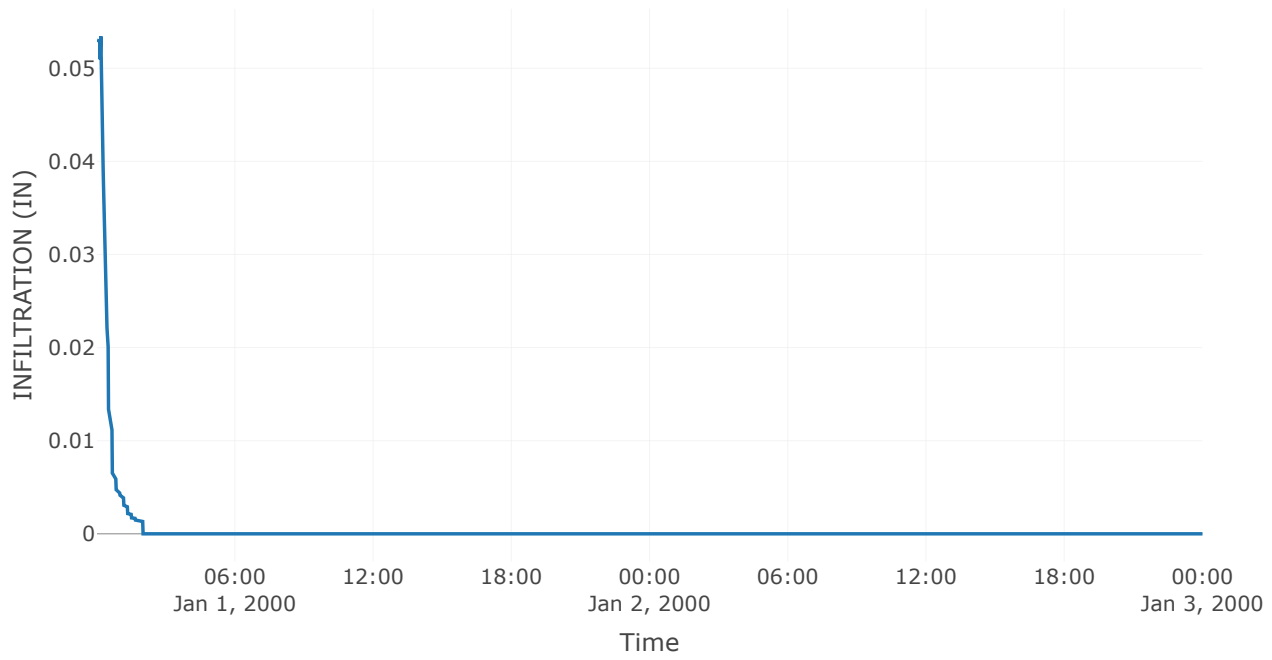
Precipitation Loss



Direct Runoff



Soil Infiltration

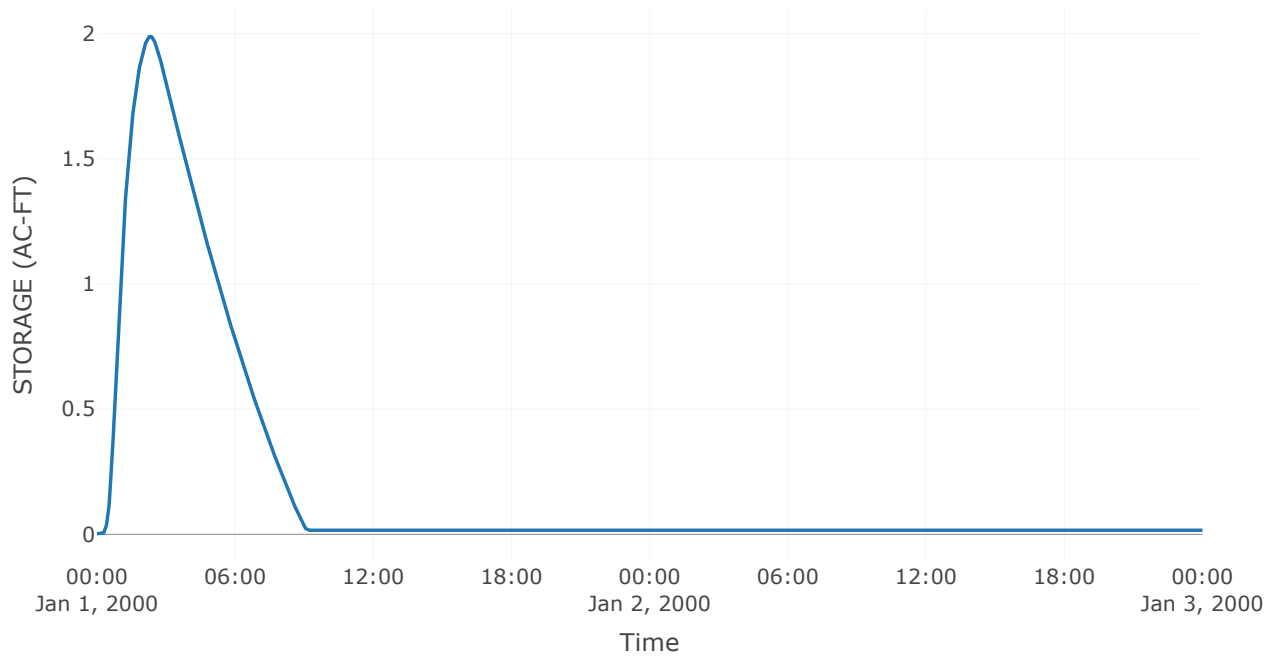


Reservoir: Basin 1

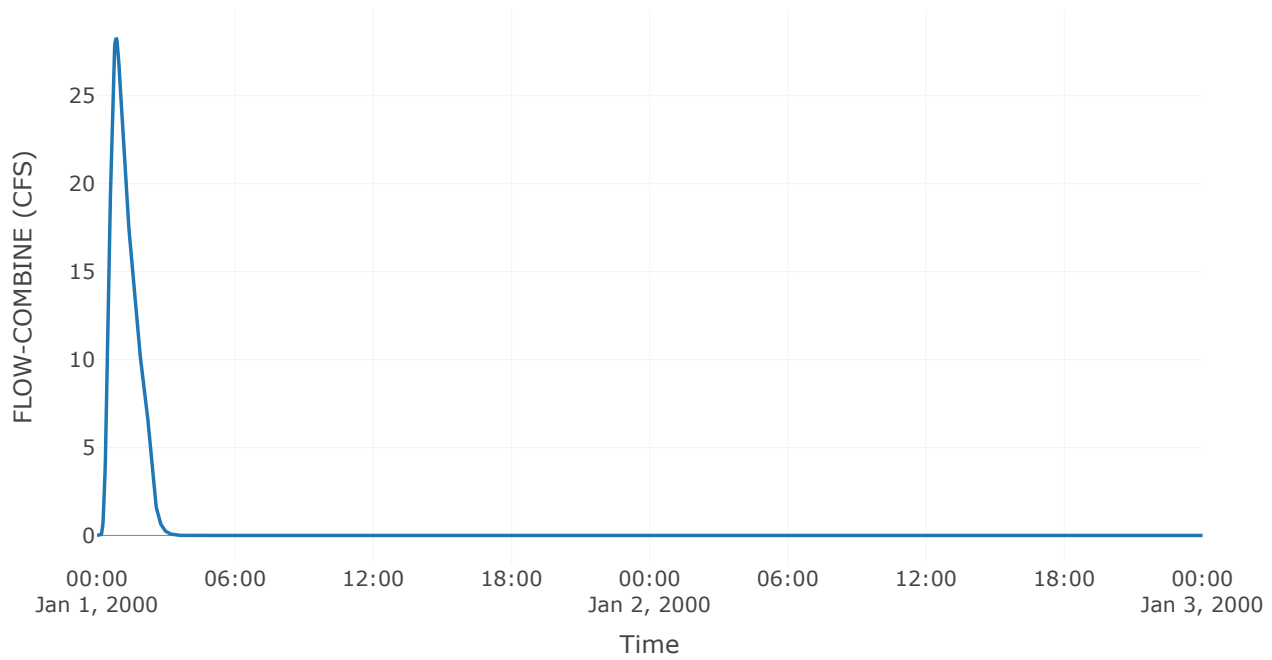
Downstream : Basin 2

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

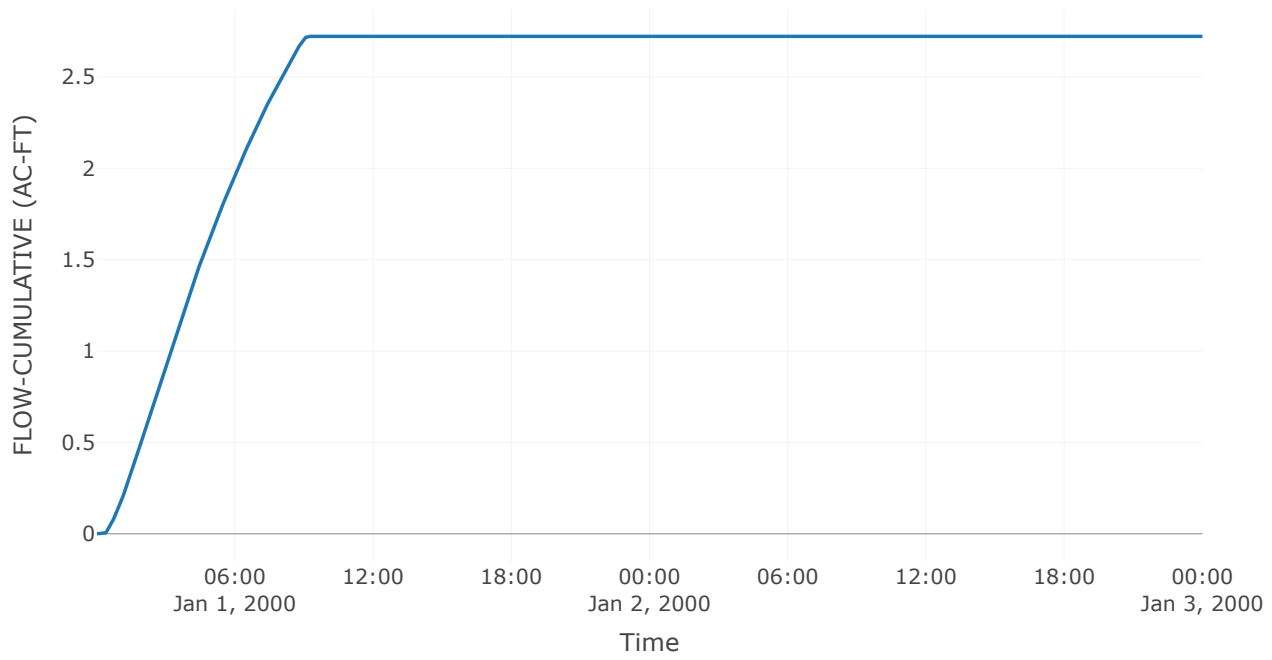
Storage



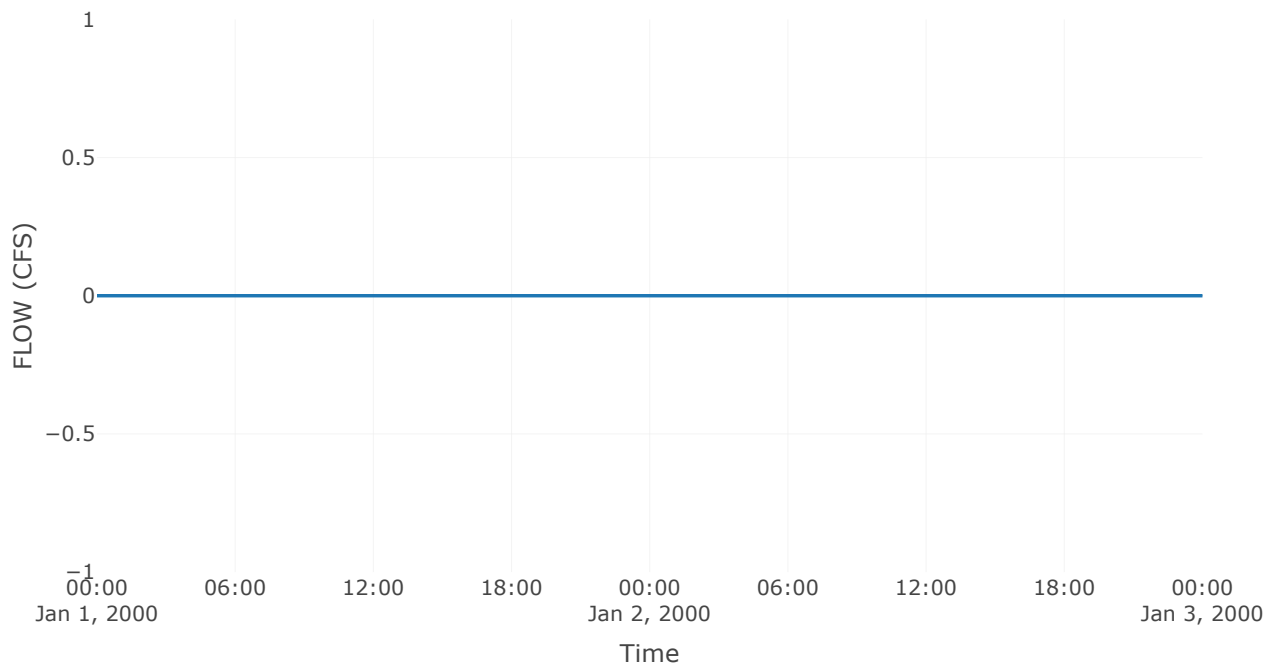
Combined Inflow



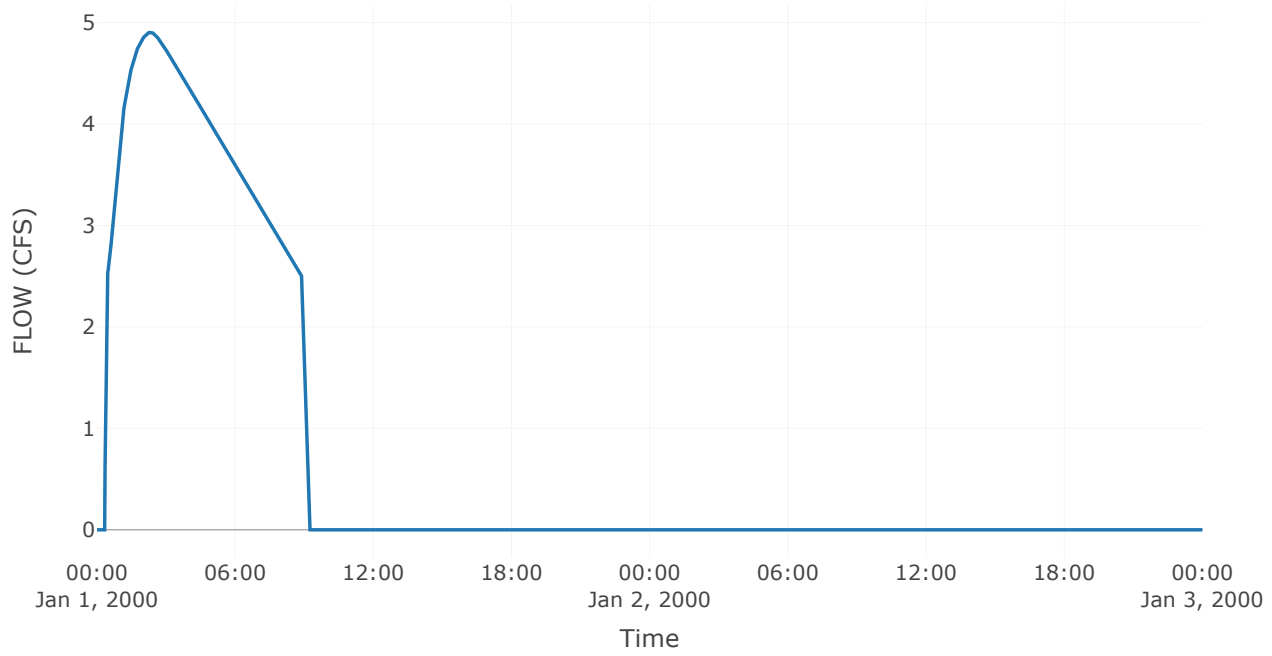
Cumulative Outflow



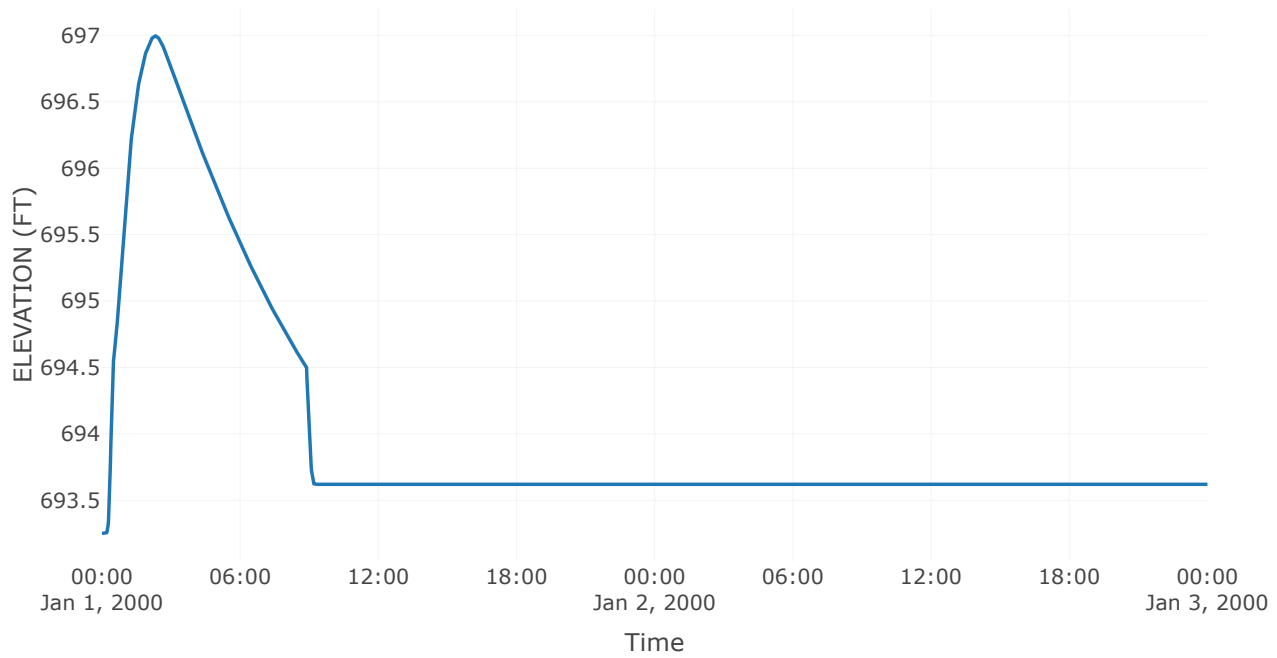
Spillway 1



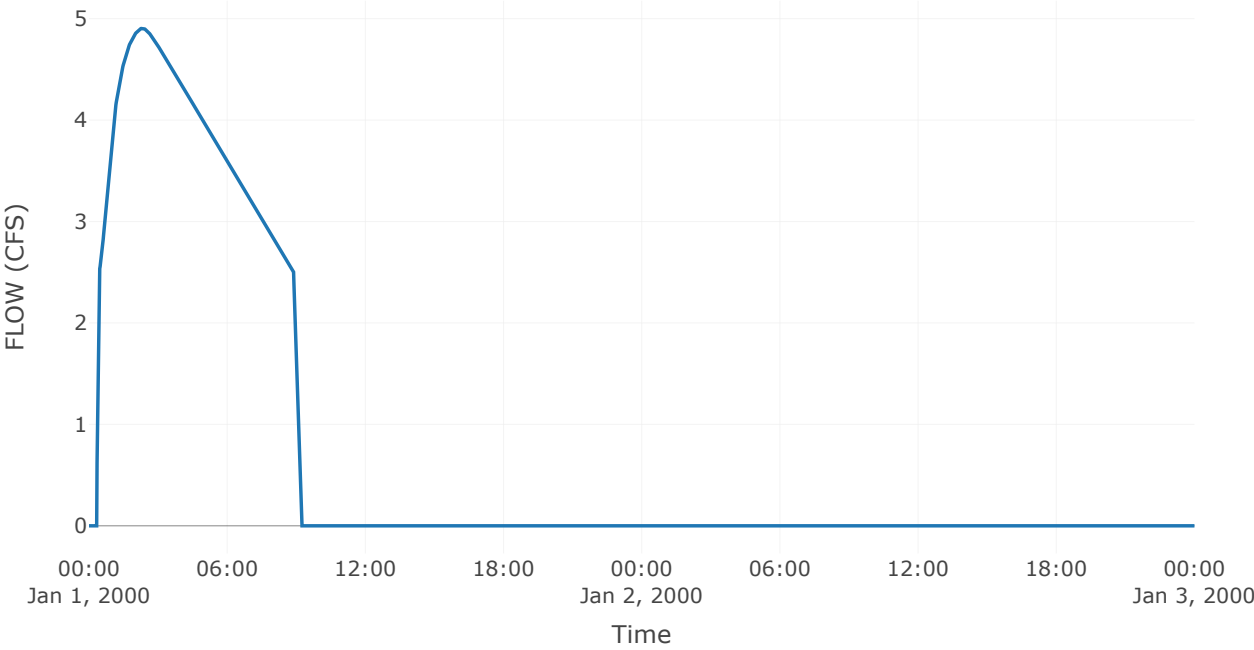
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

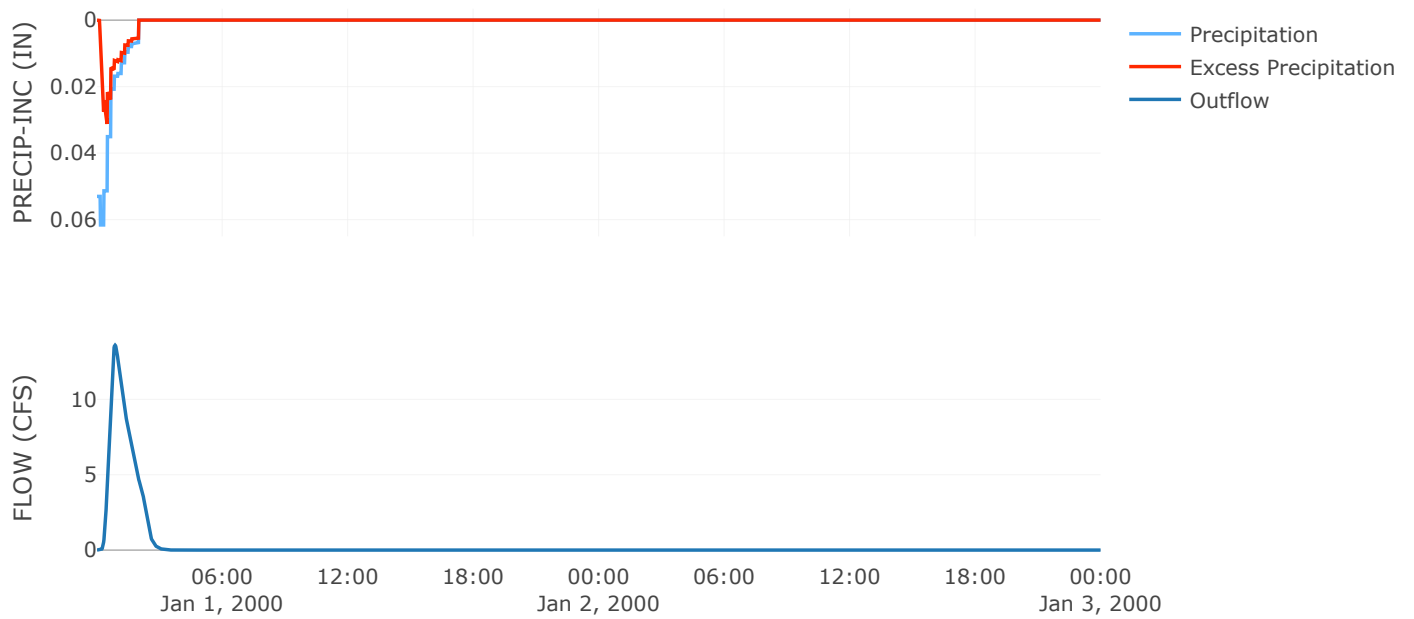
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

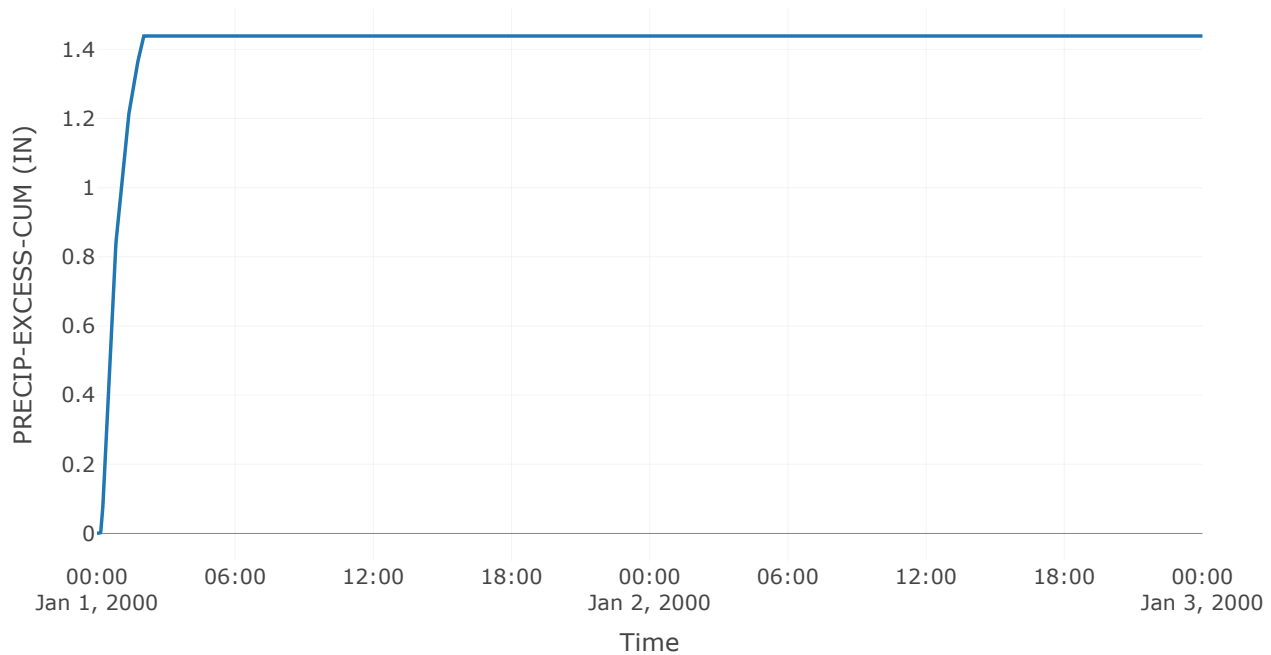
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

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

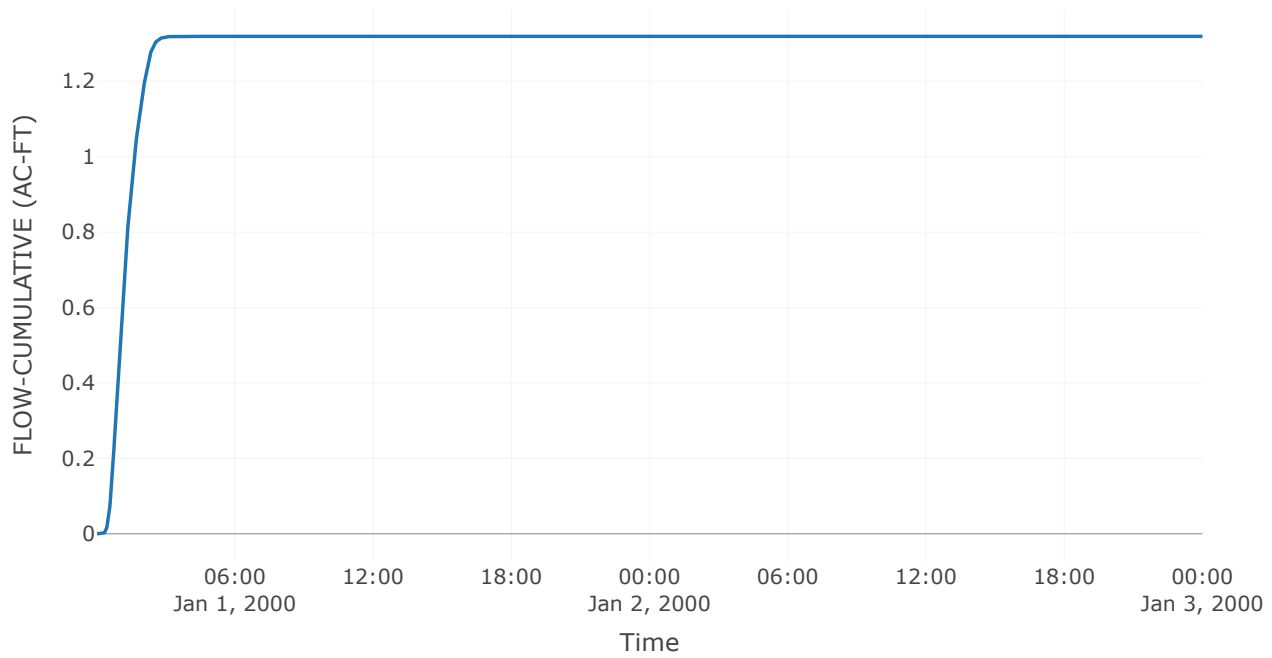
Precipitation and Outflow



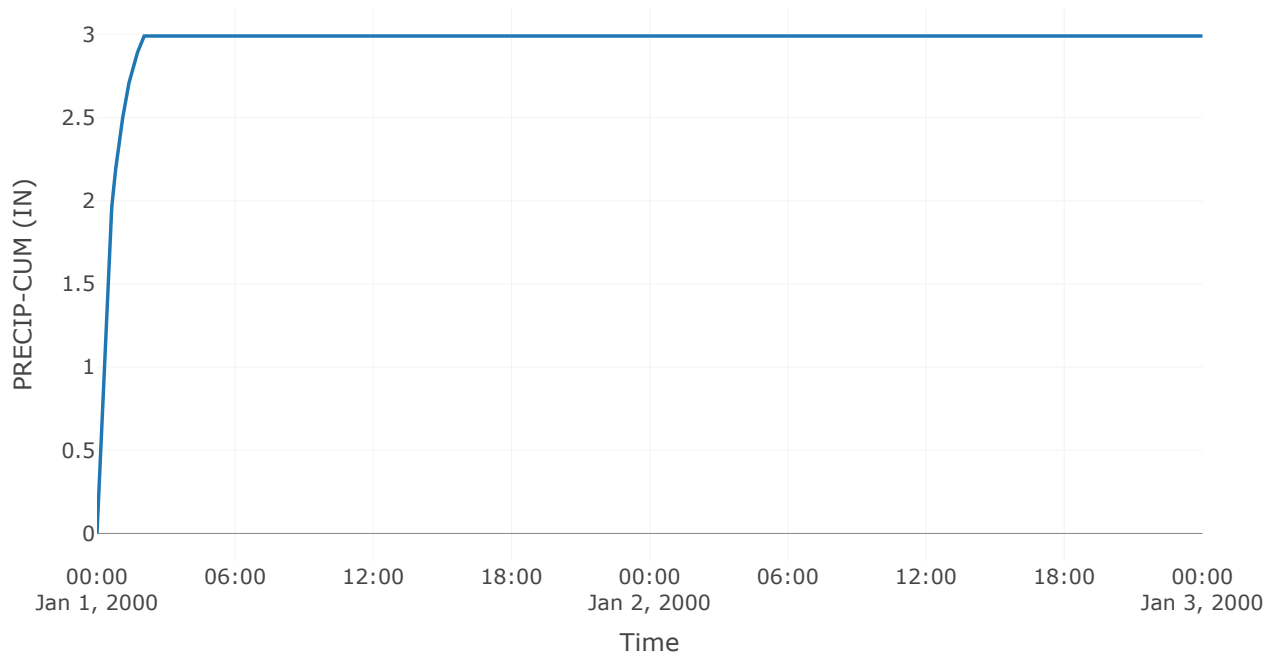
Cumulative Excess Precipitation



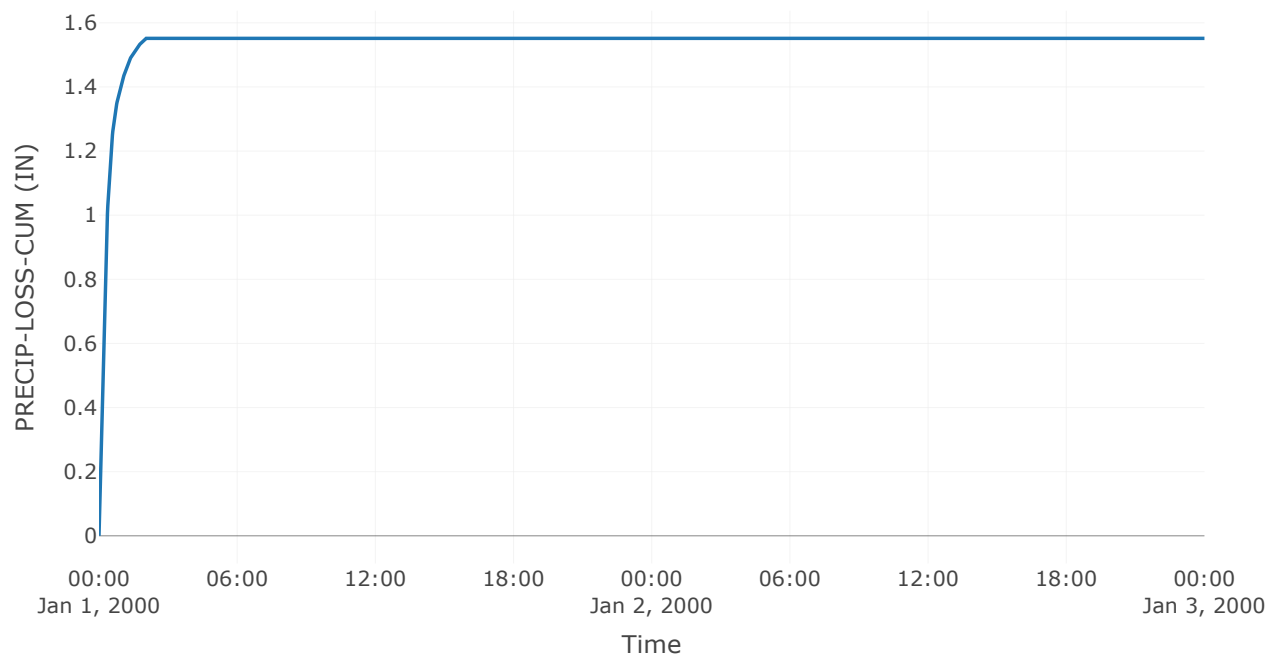
Cumulative Outflow



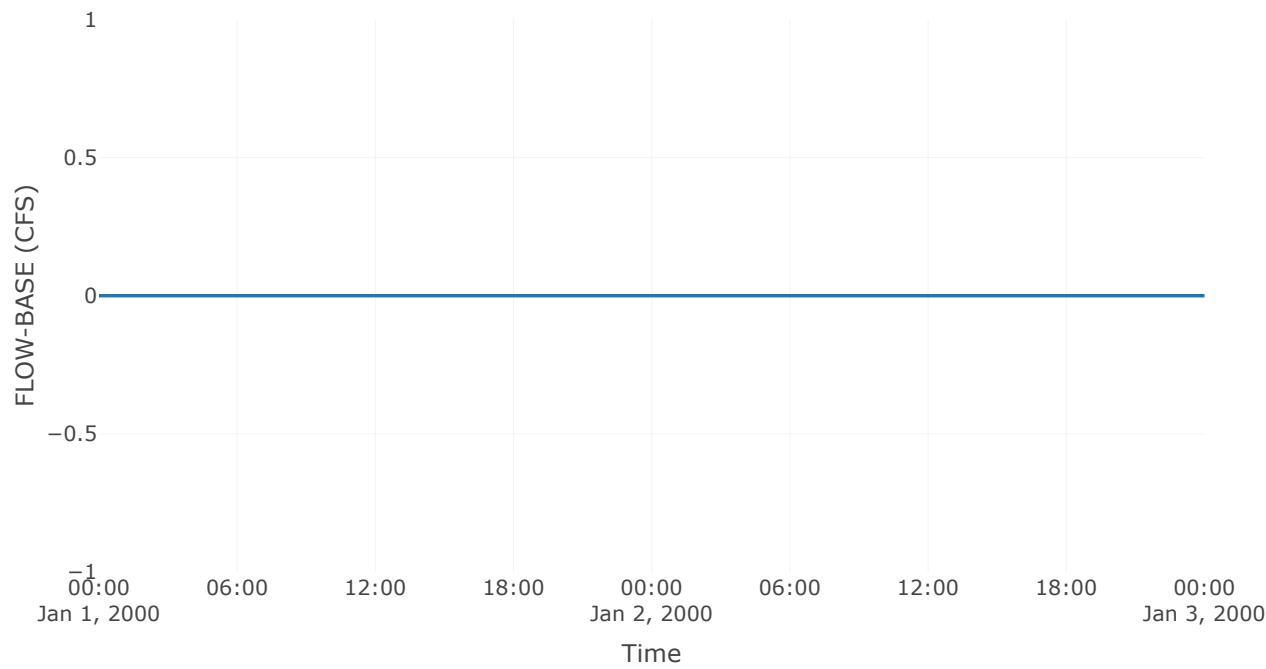
Cumulative Precipitation



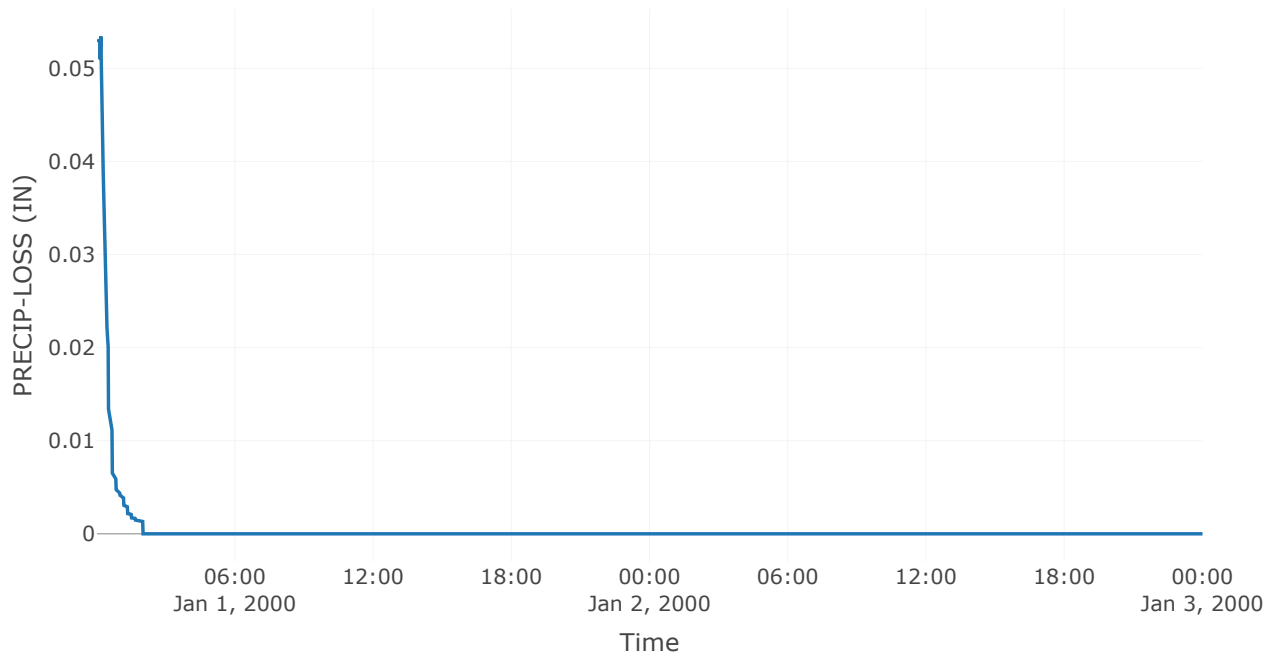
Cumulative Precipitation Loss



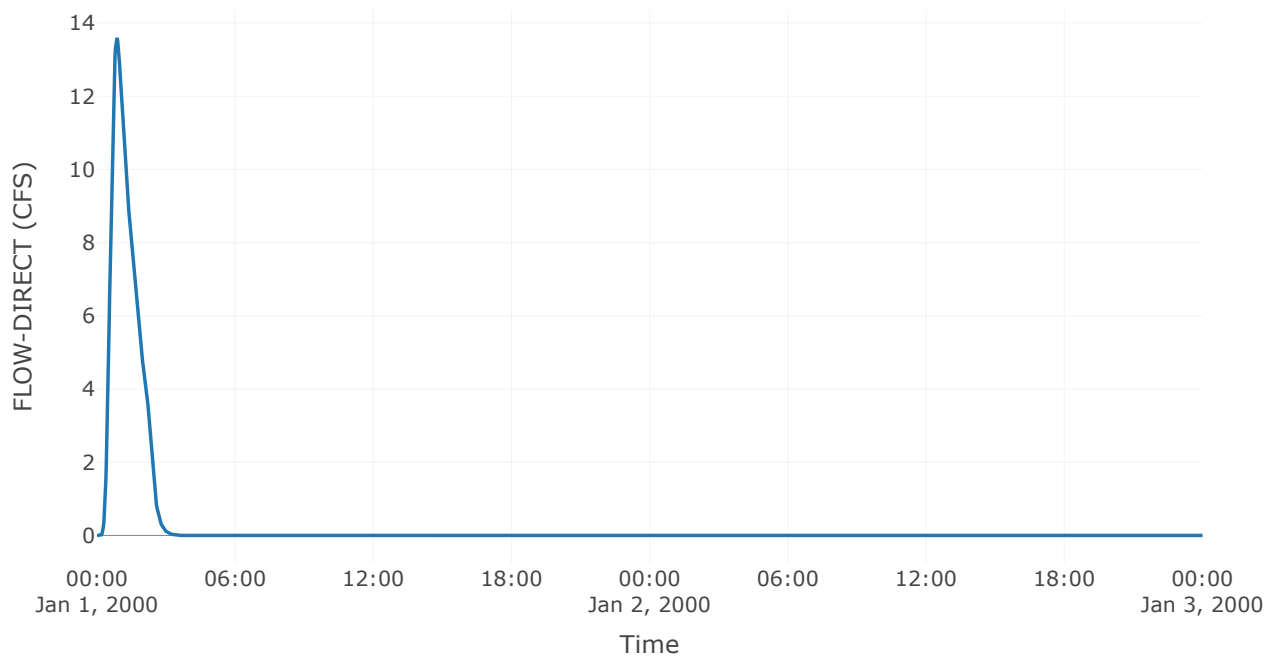
Baseflow



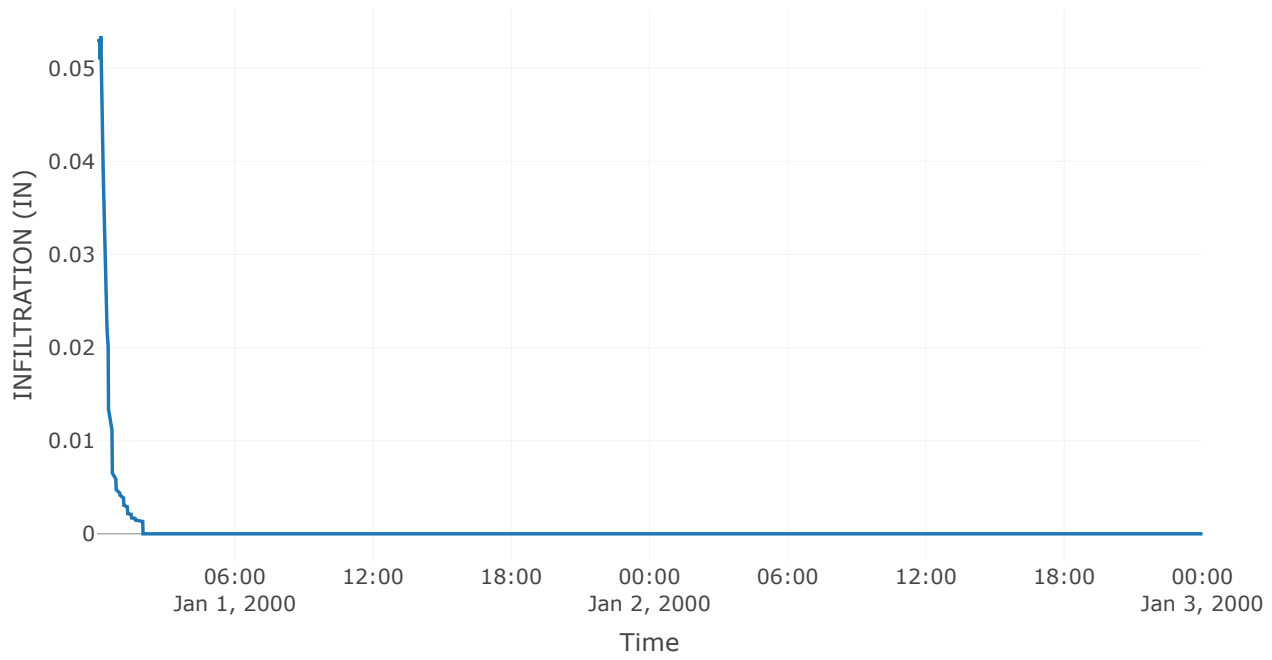
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

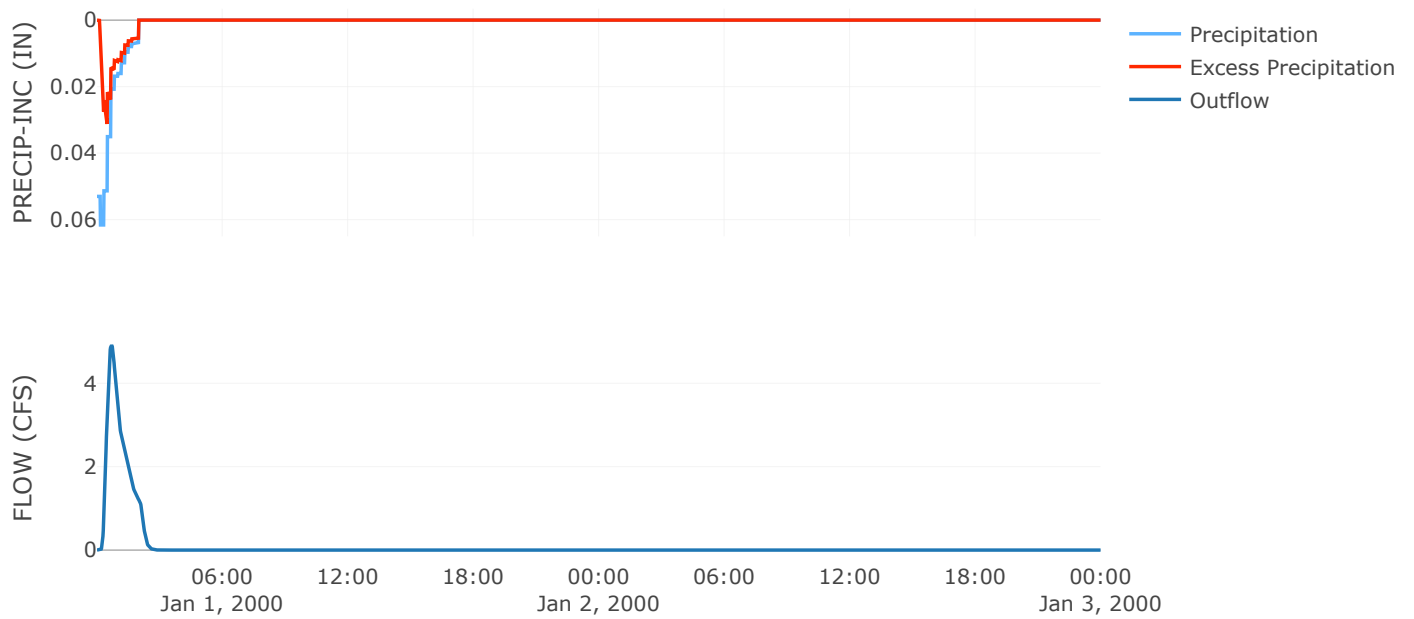
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

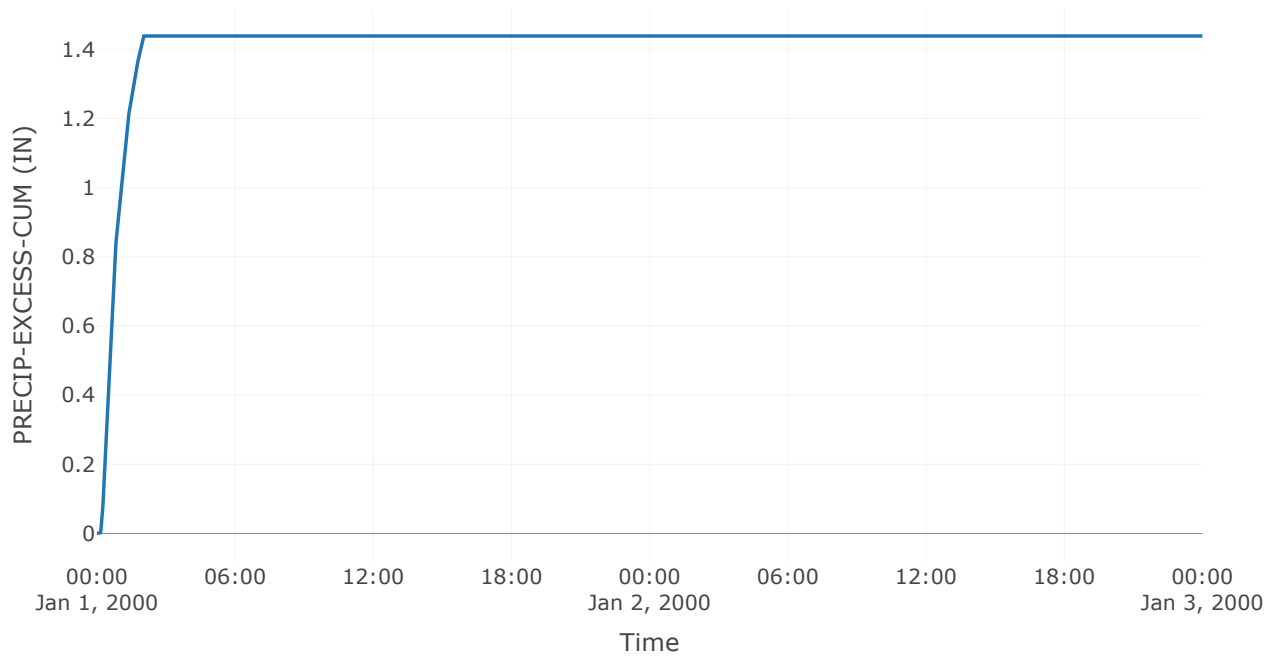
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

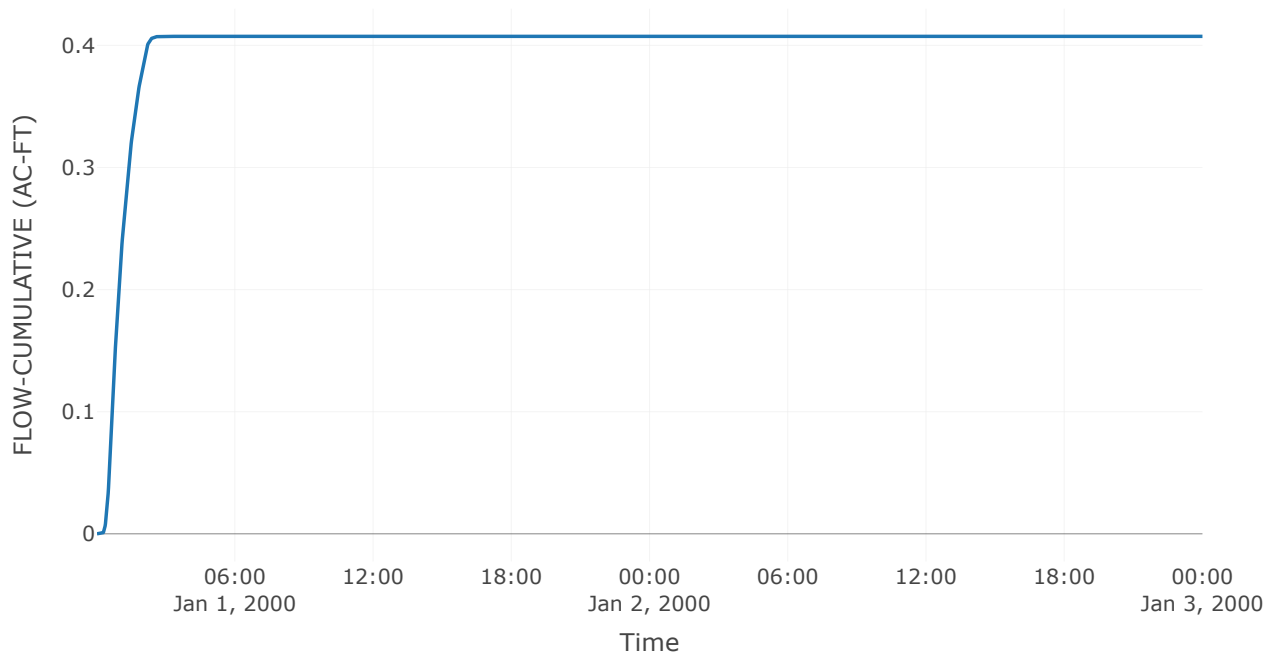
Precipitation and Outflow



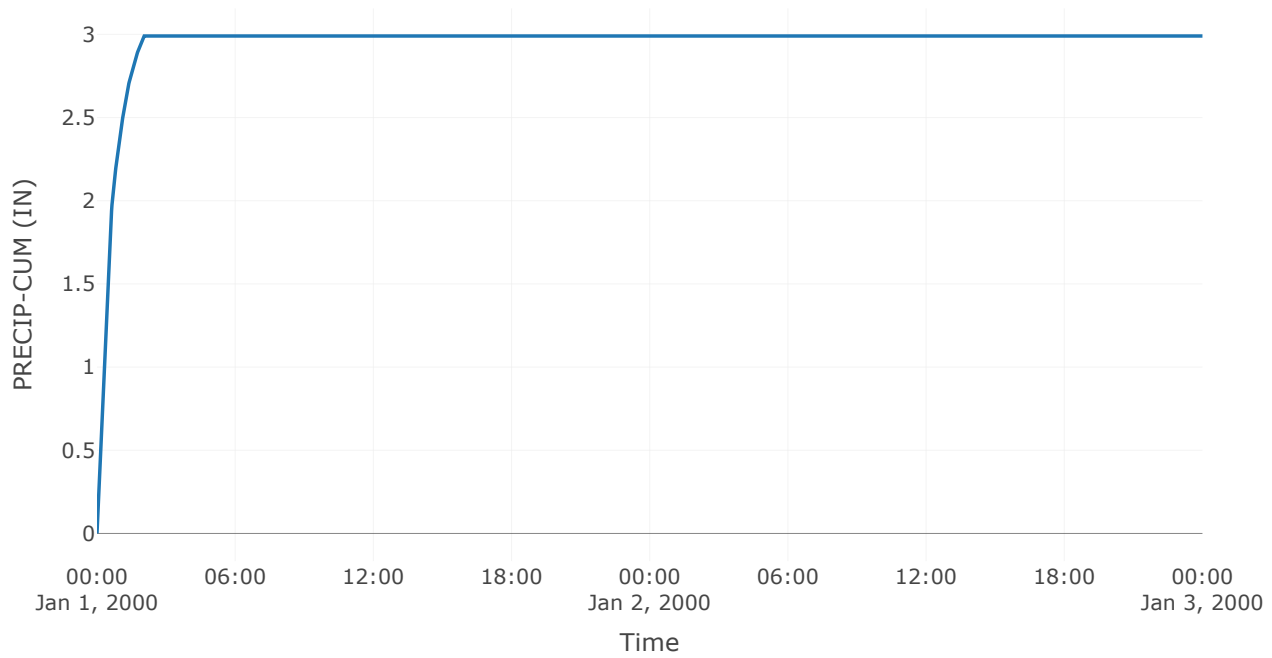
Cumulative Excess Precipitation



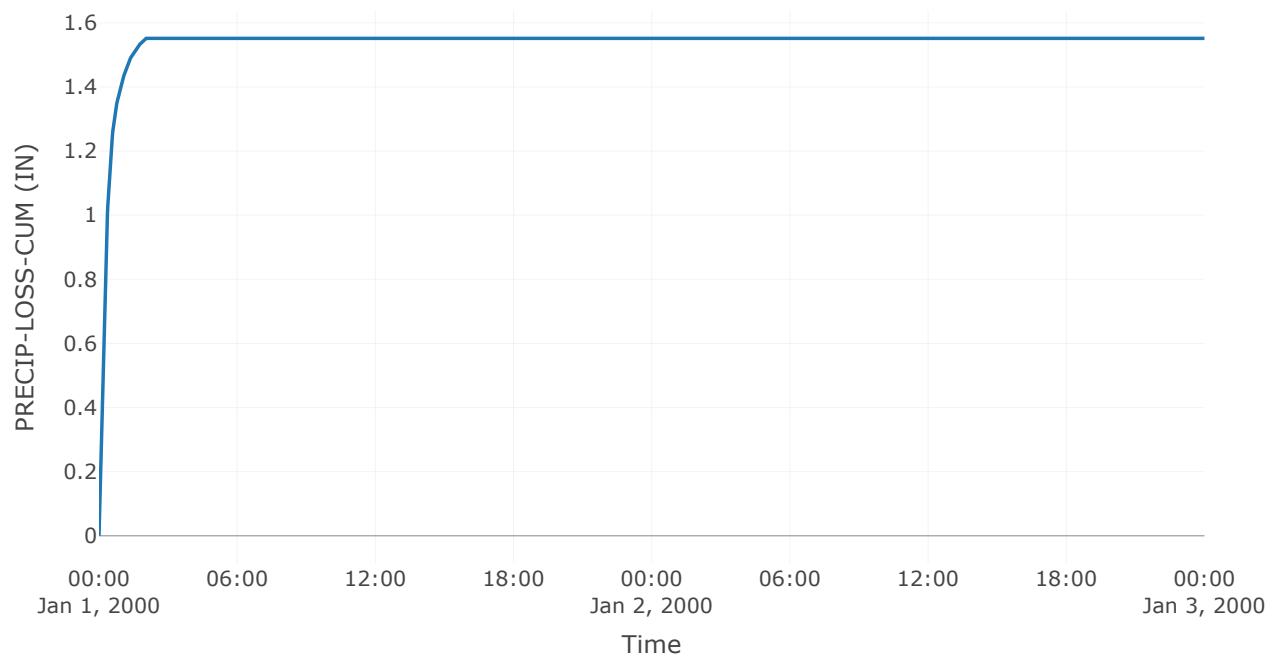
Cumulative Outflow



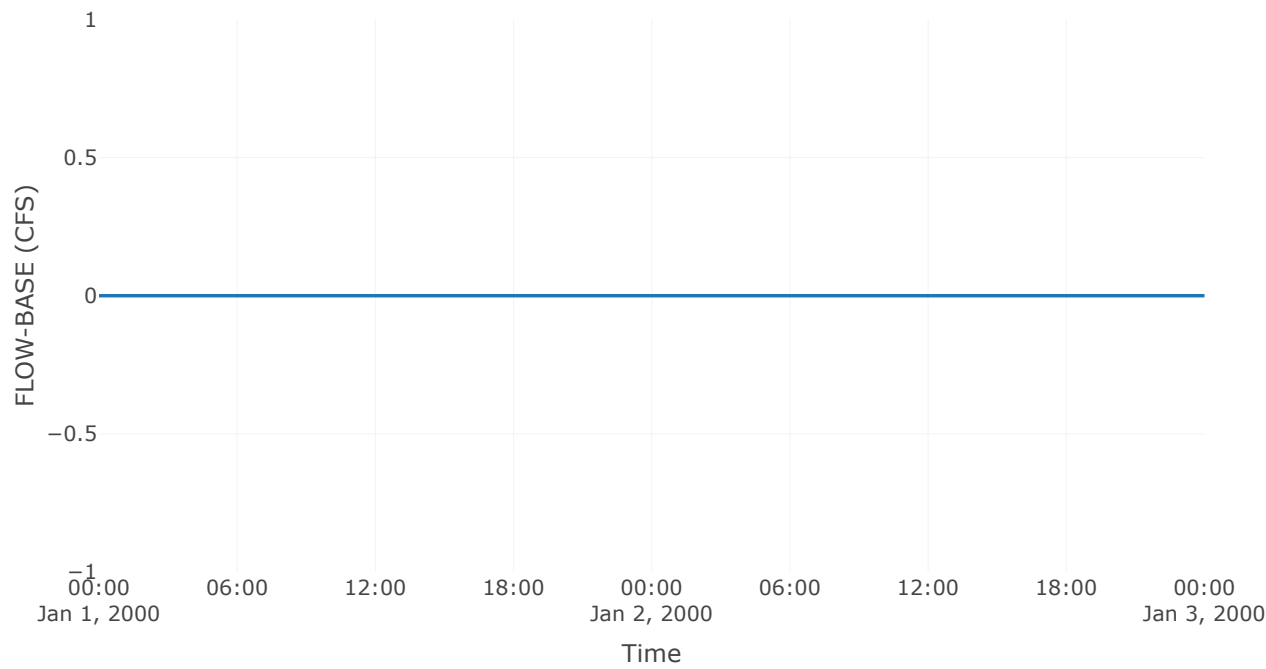
Cumulative Precipitation



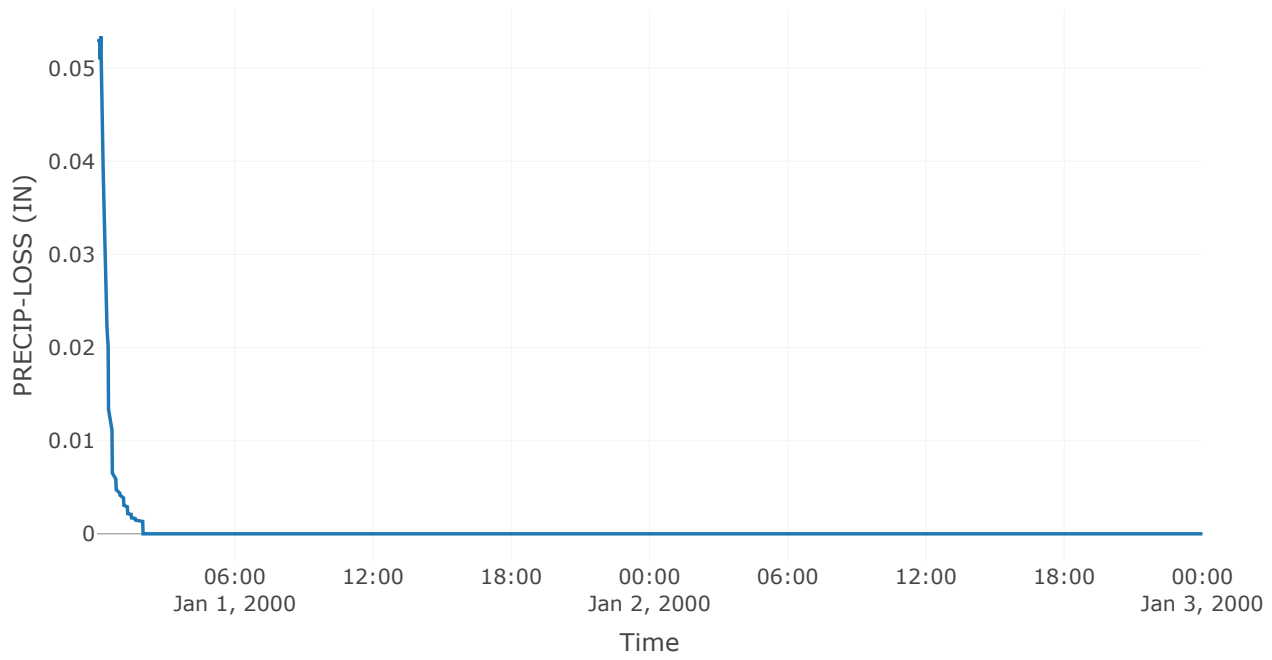
Cumulative Precipitation Loss



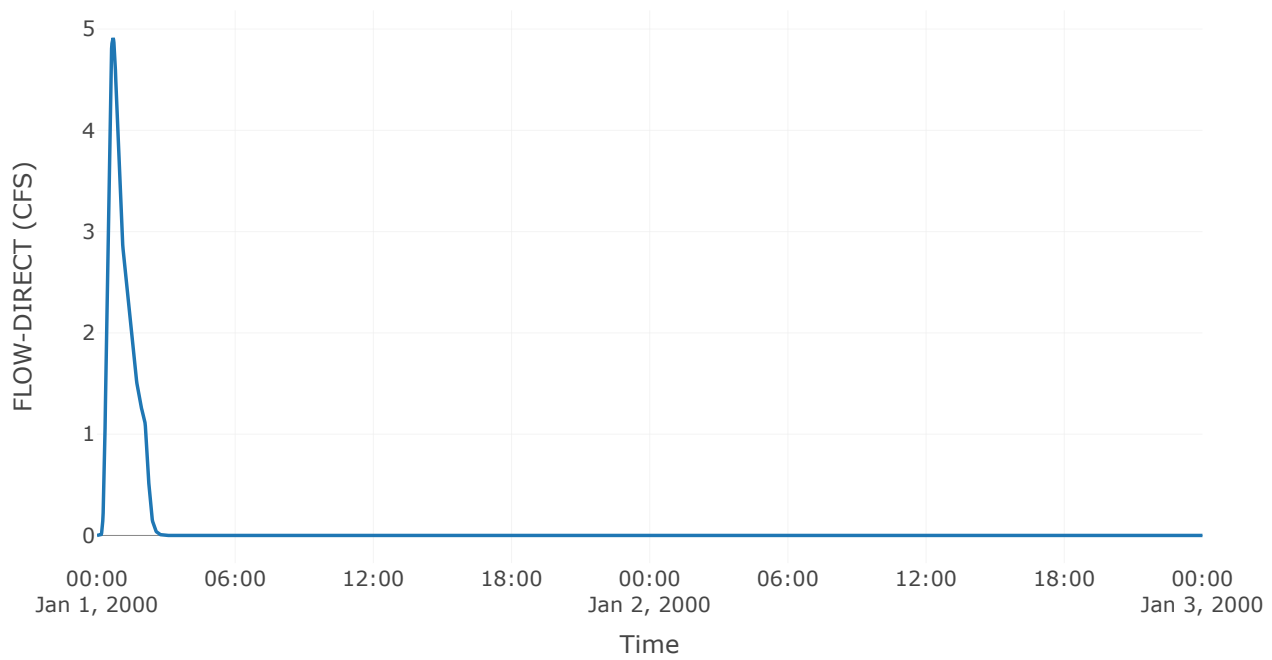
Baseflow



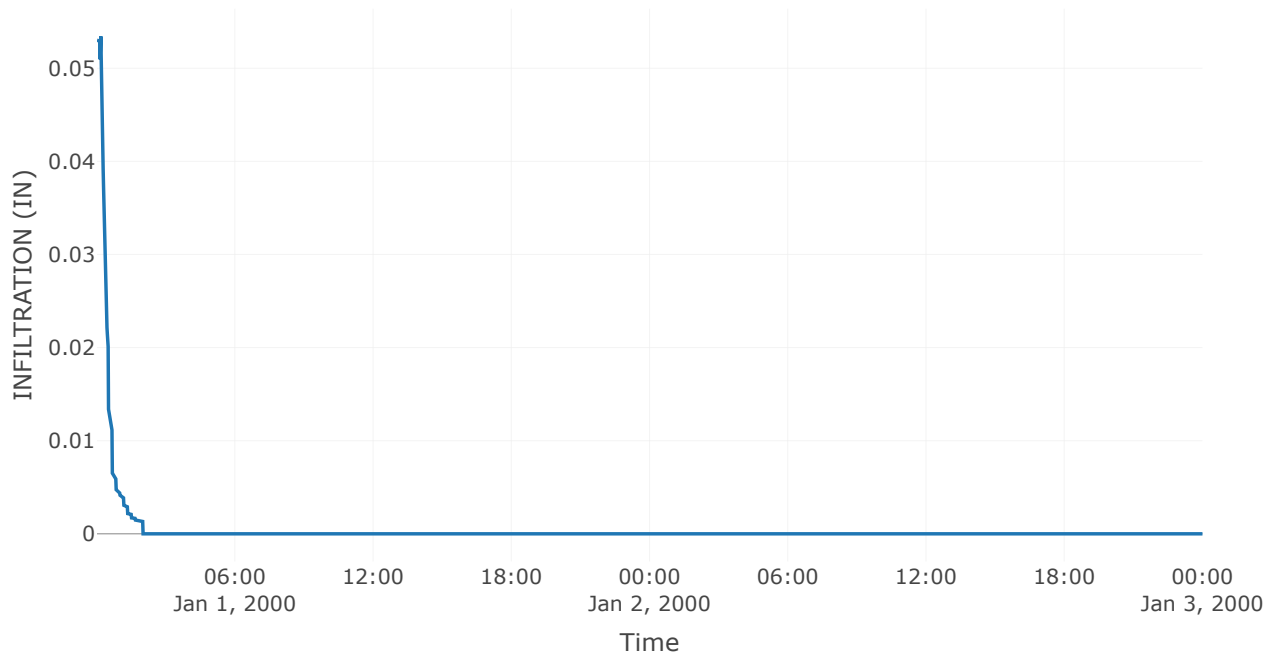
Precipitation Loss



Direct Runoff



Soil Infiltration

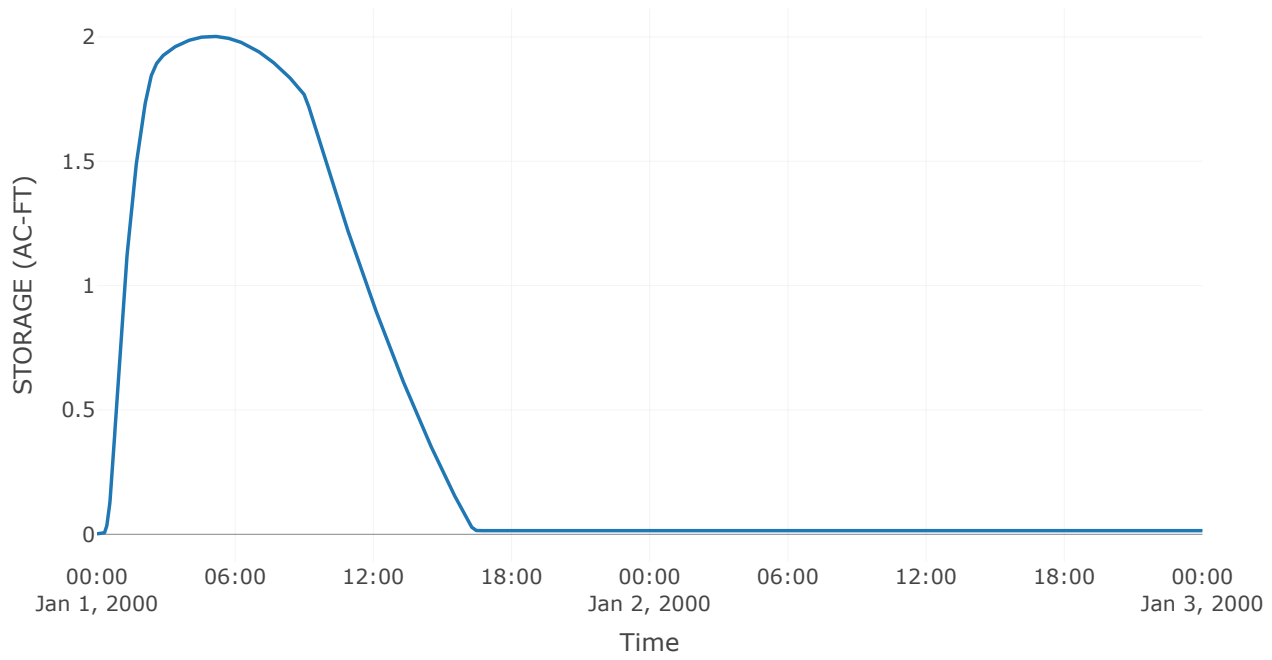


Reservoir: Basin 2

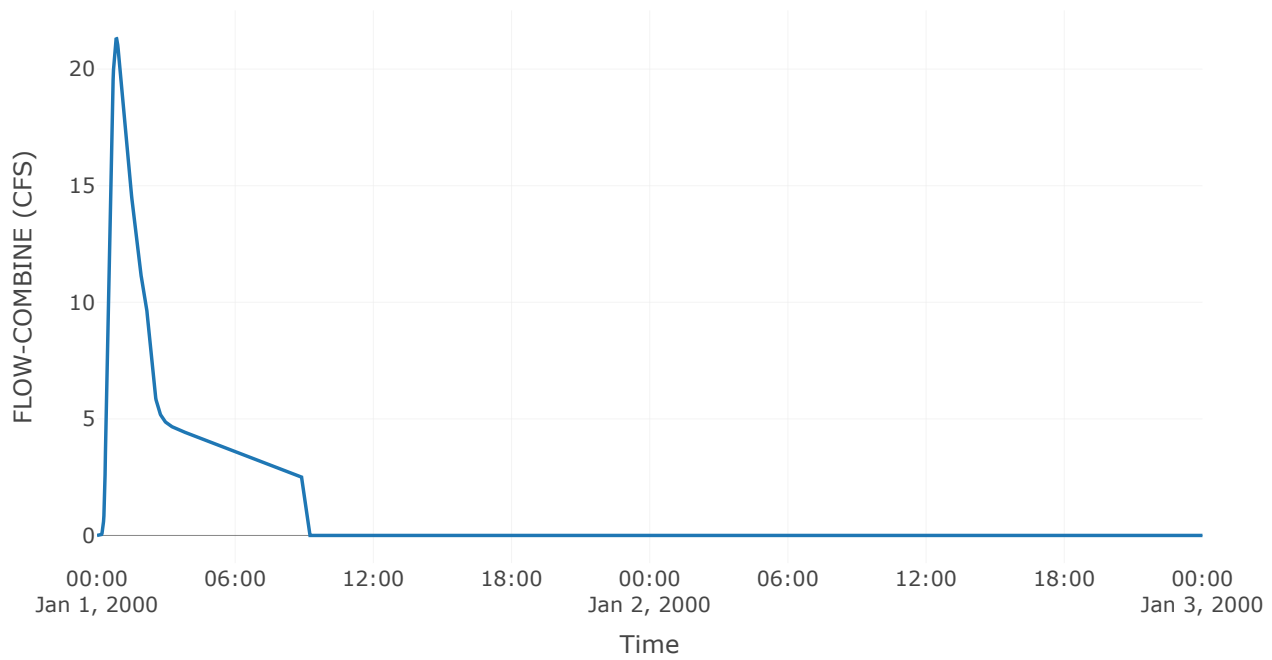
Downstream : Basin 3

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

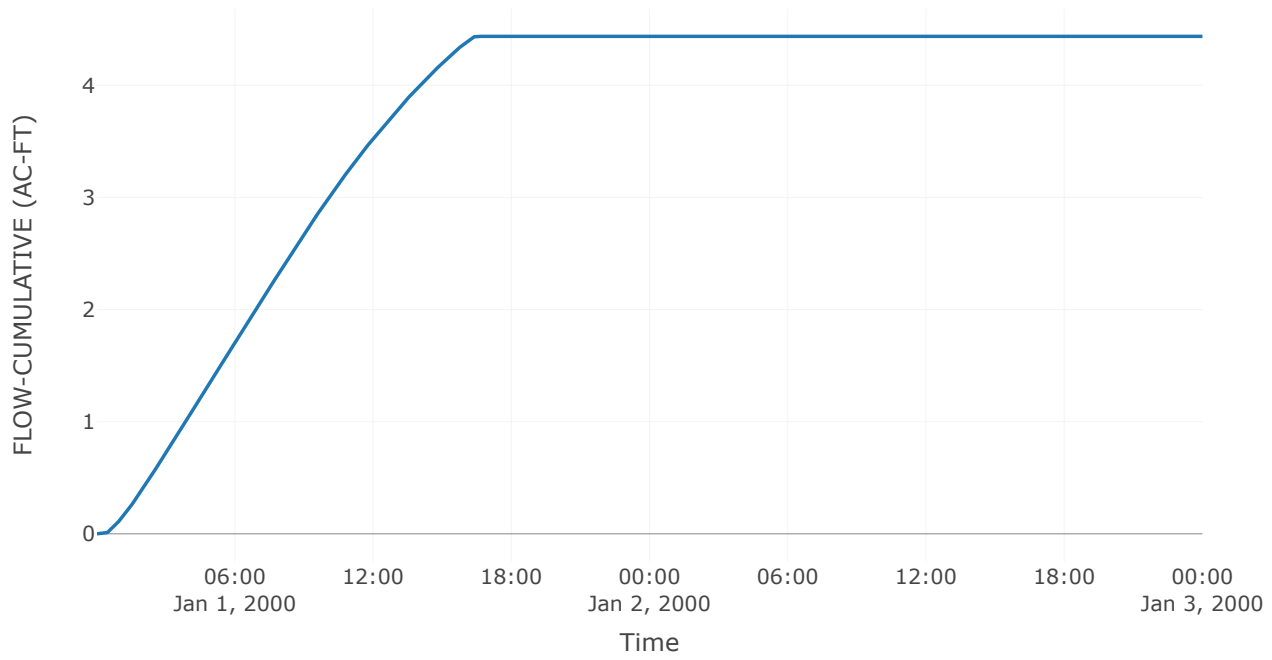
Storage



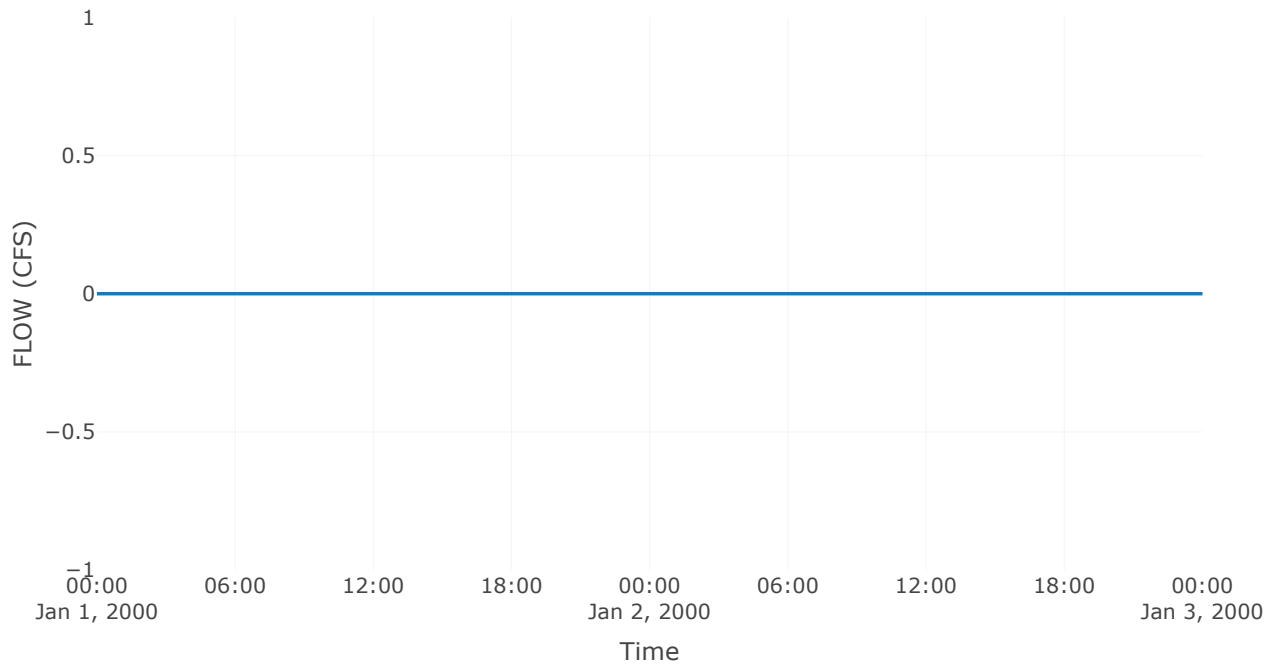
Combined Inflow



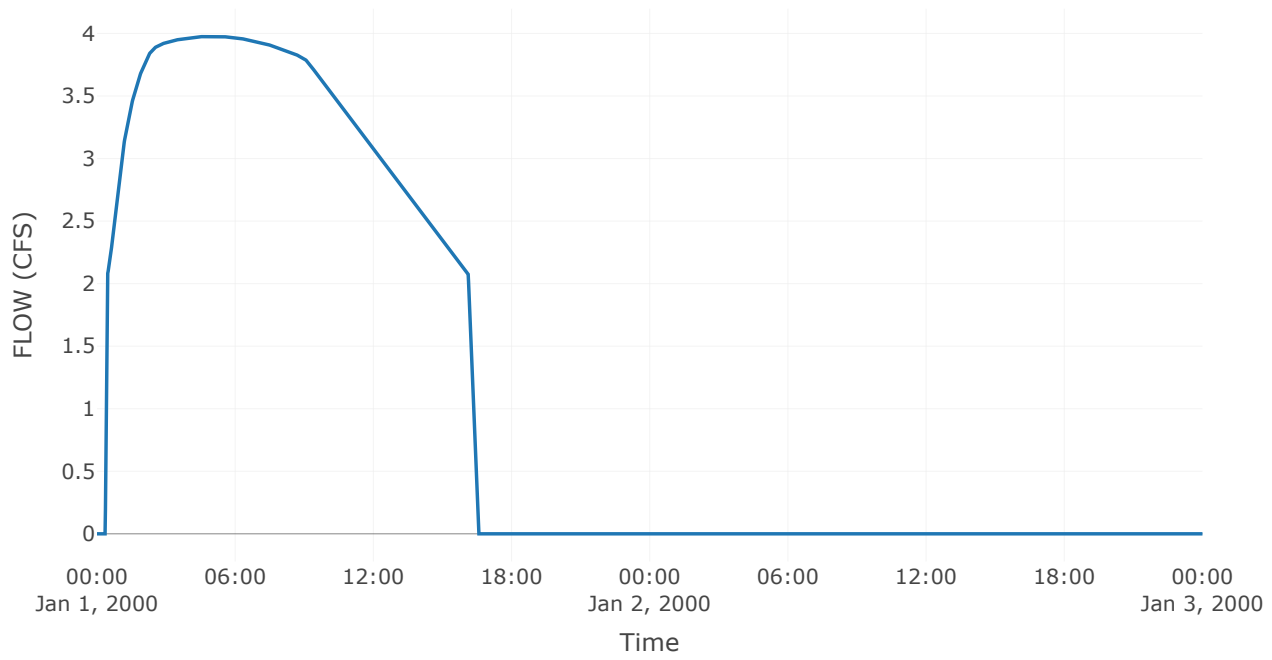
Cumulative Outflow



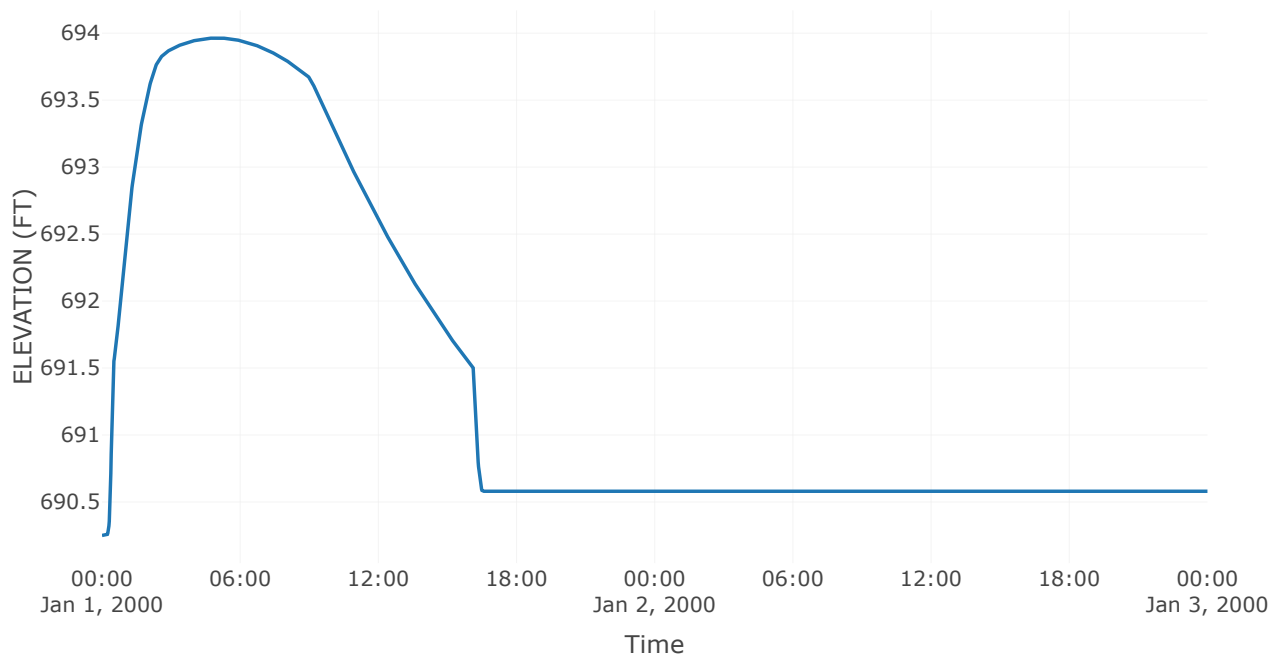
Spillway 1



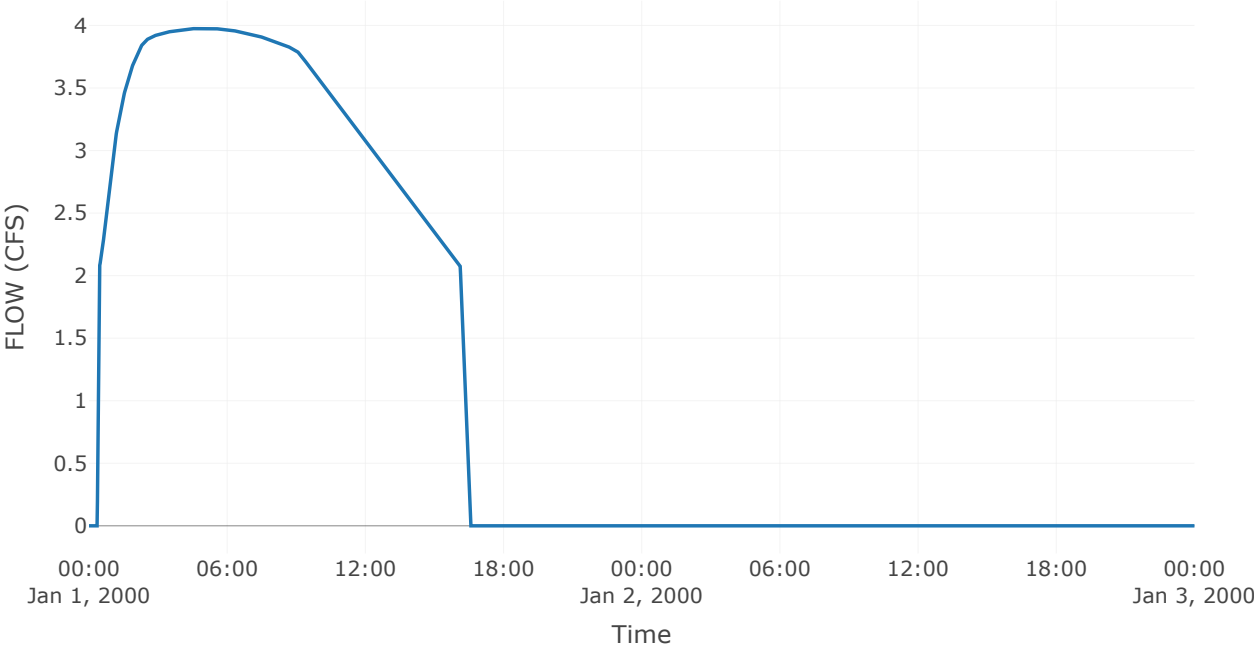
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

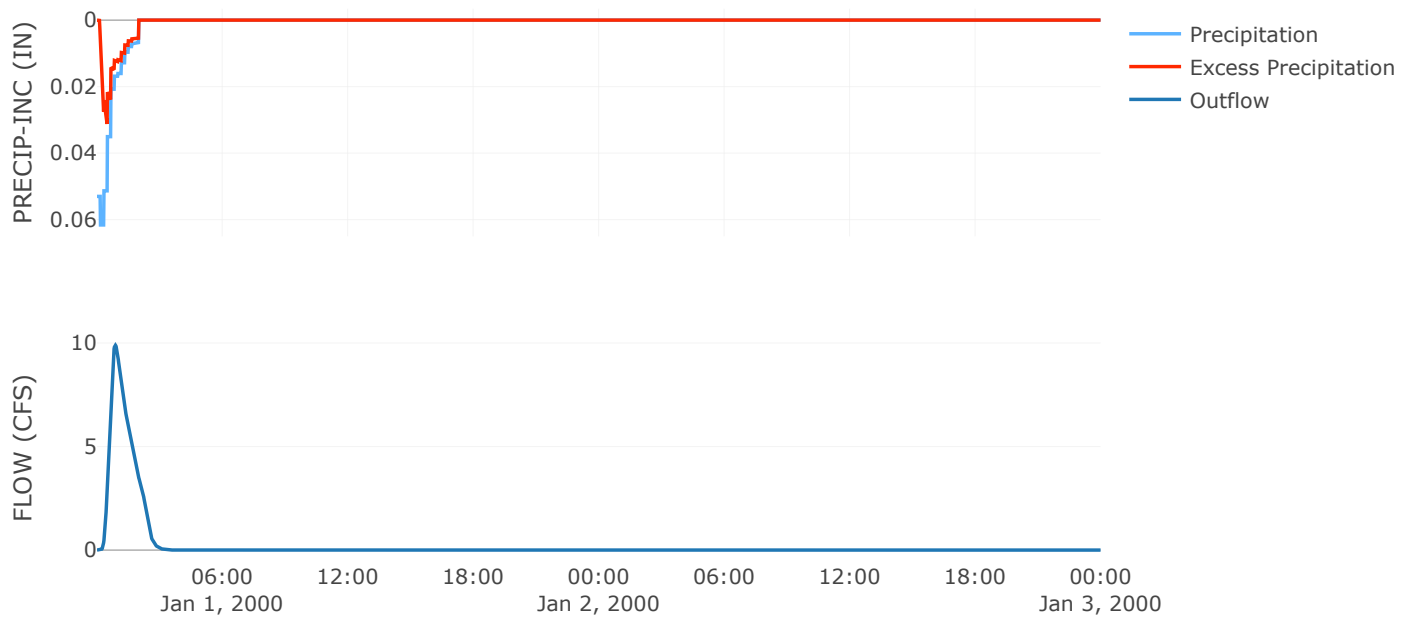
Area (MI²) : 0.01
Downstream : Basin 3

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

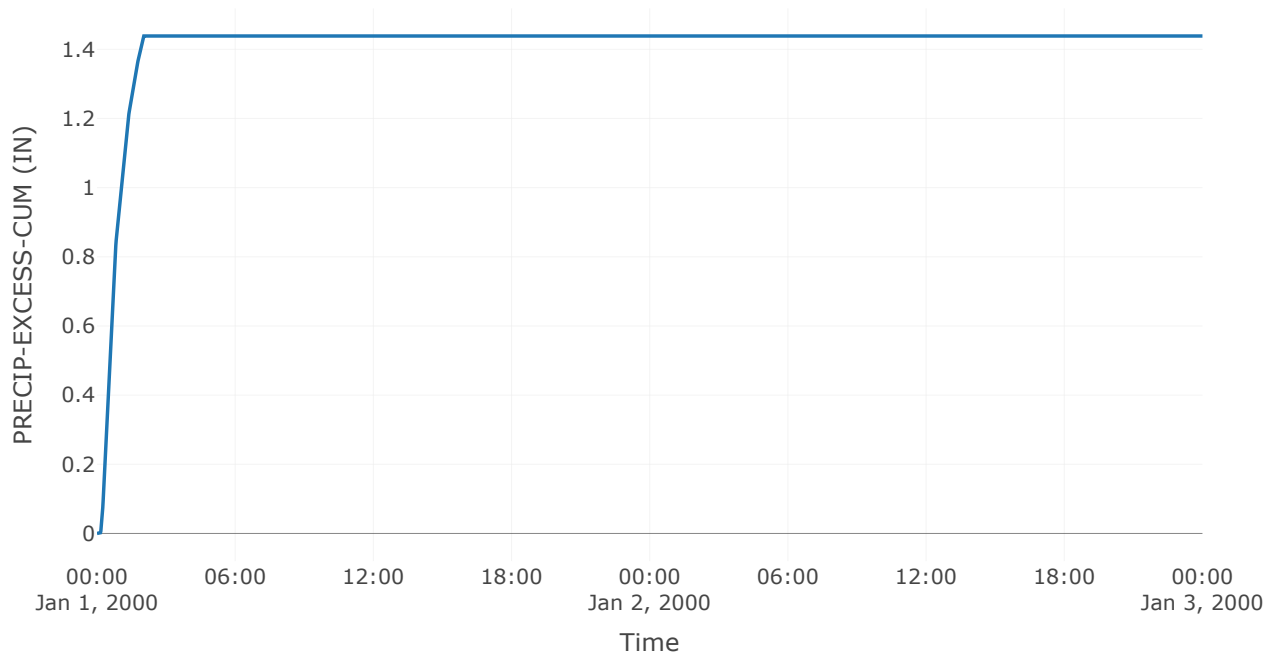
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

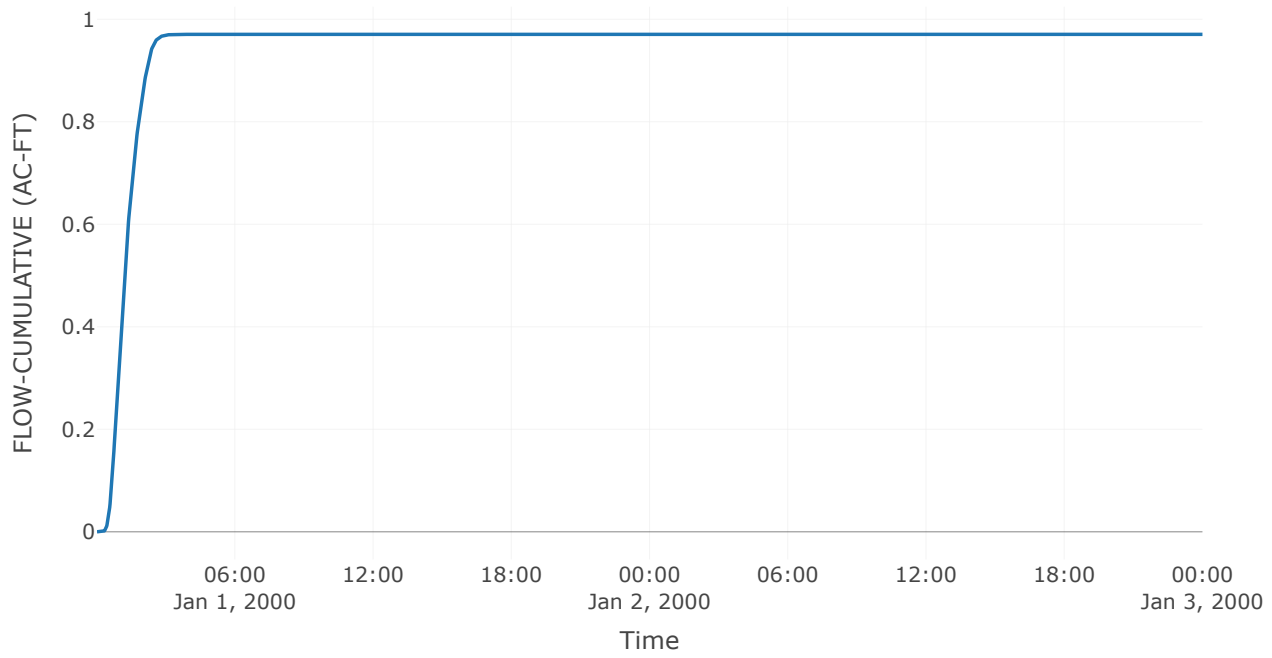
Precipitation and Outflow



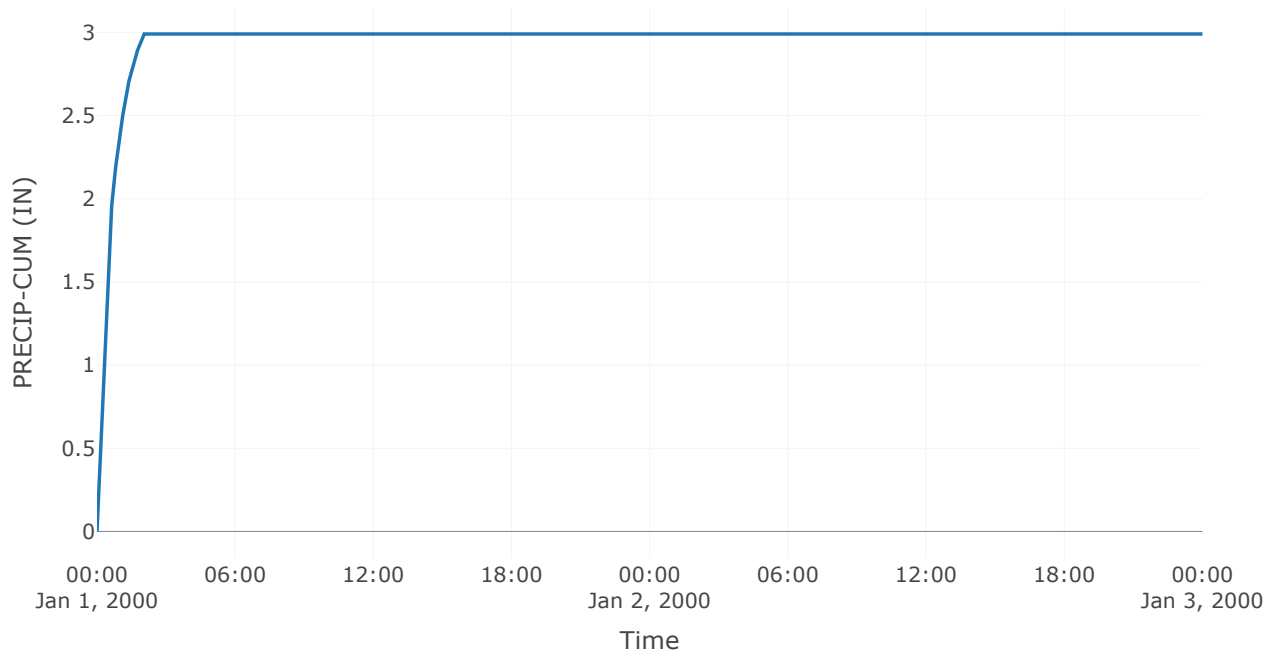
Cumulative Excess Precipitation



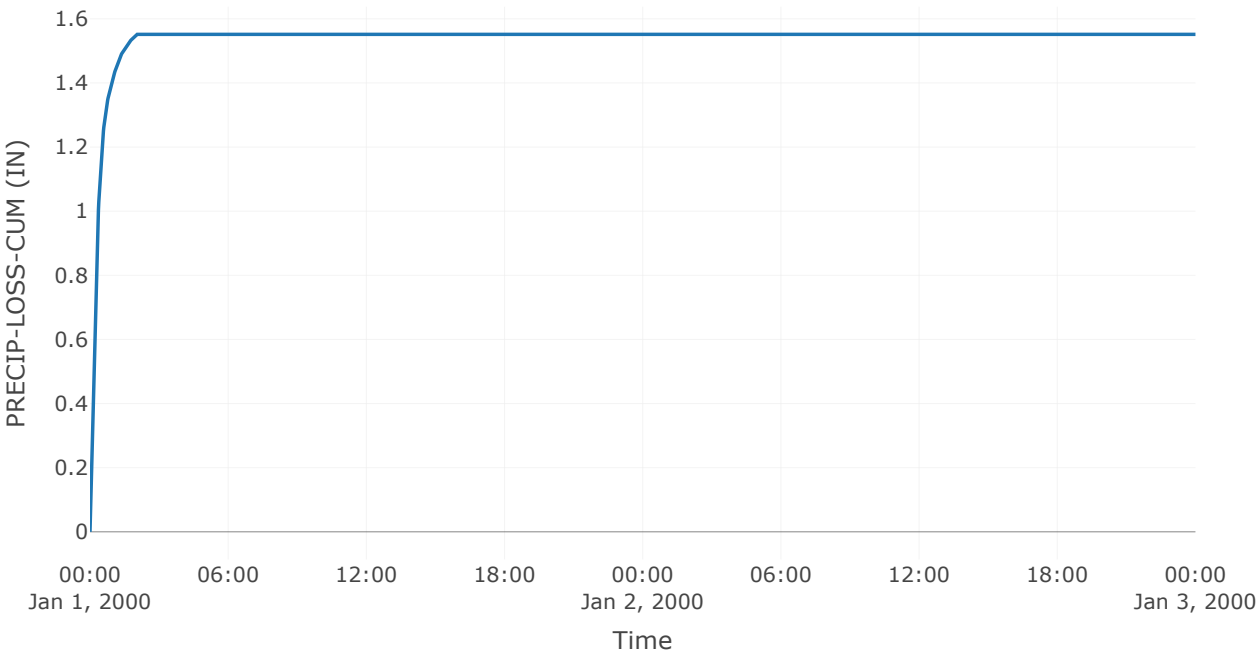
Cumulative Outflow



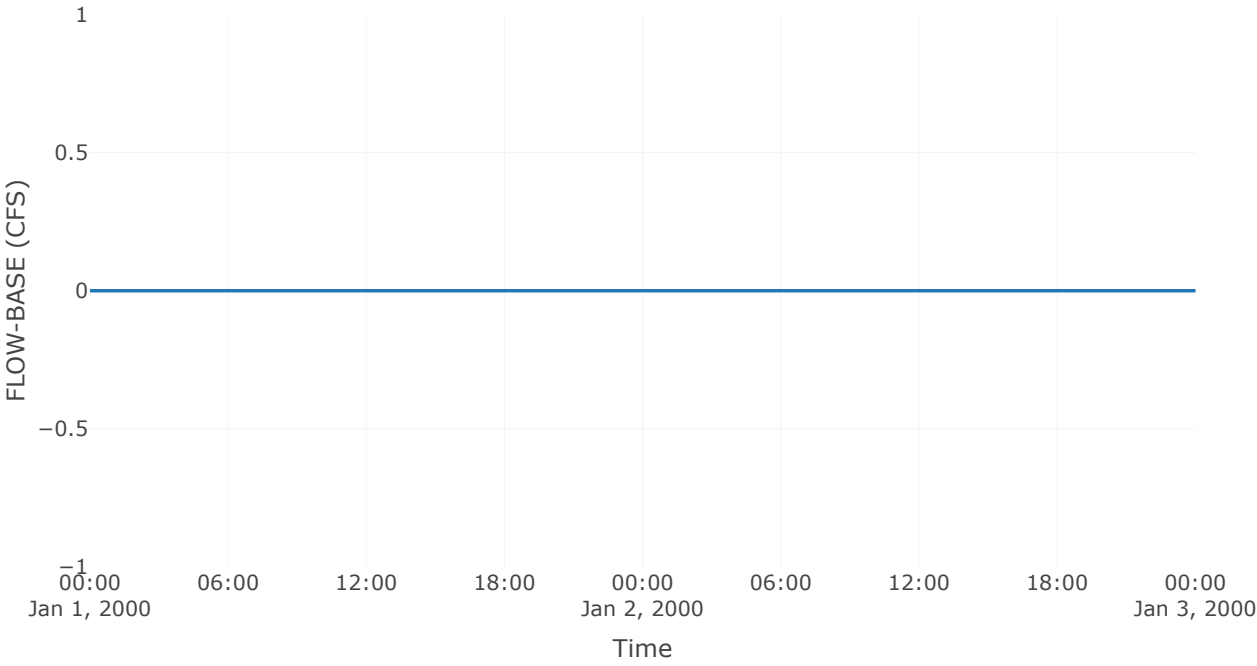
Cumulative Precipitation



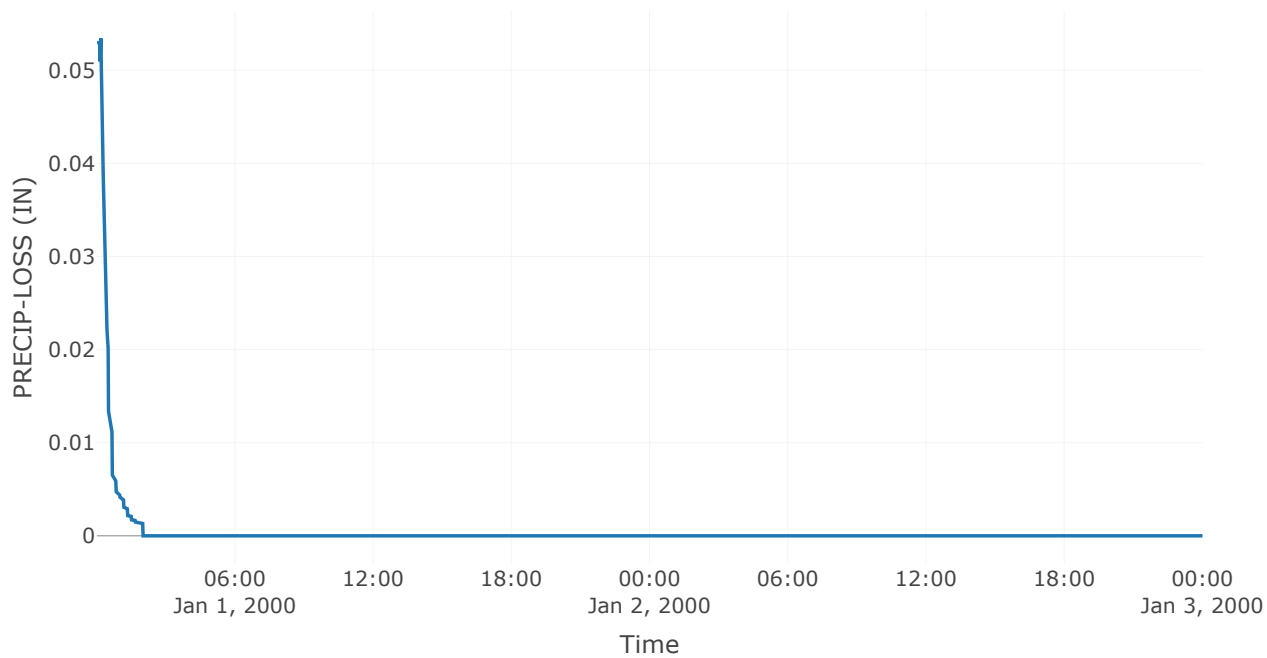
Cumulative Precipitation Loss



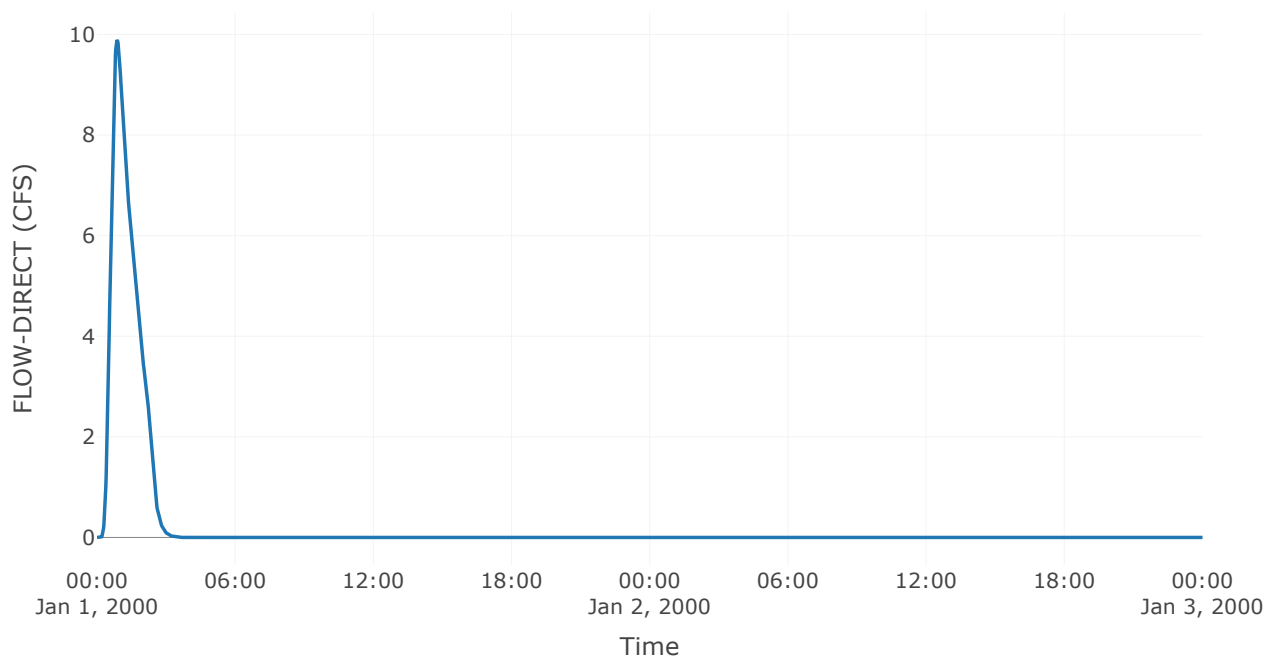
Baseflow



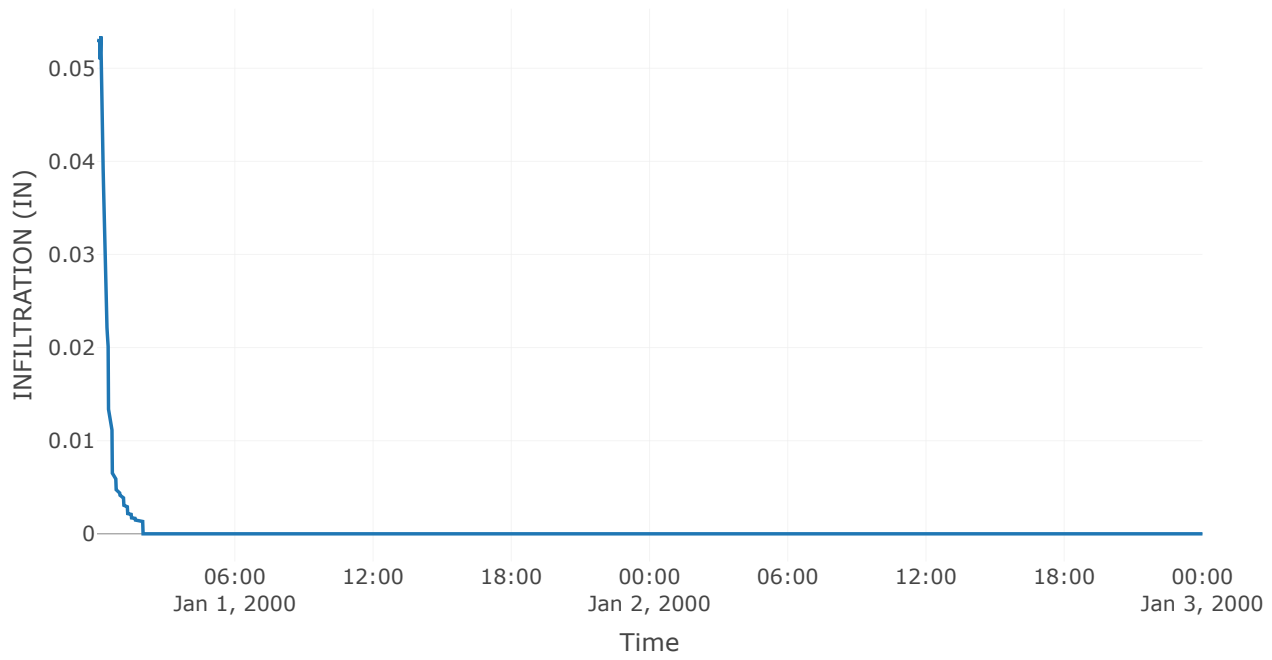
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

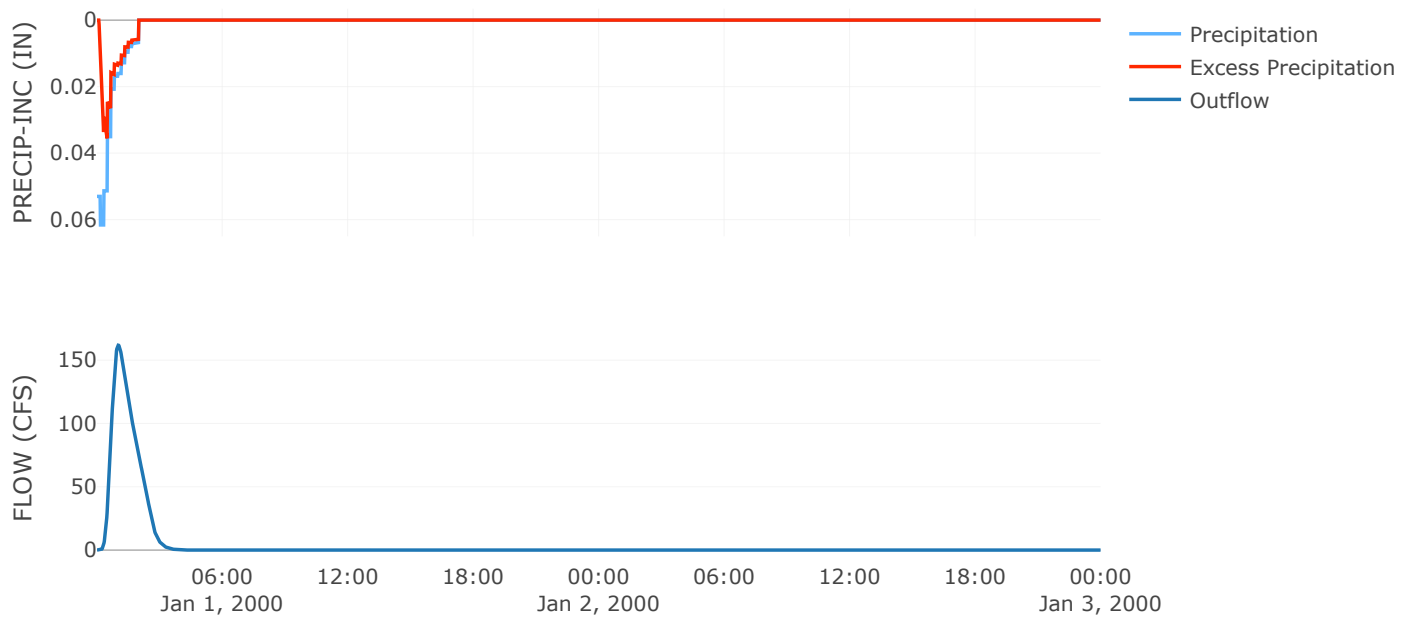
Area (MI²) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

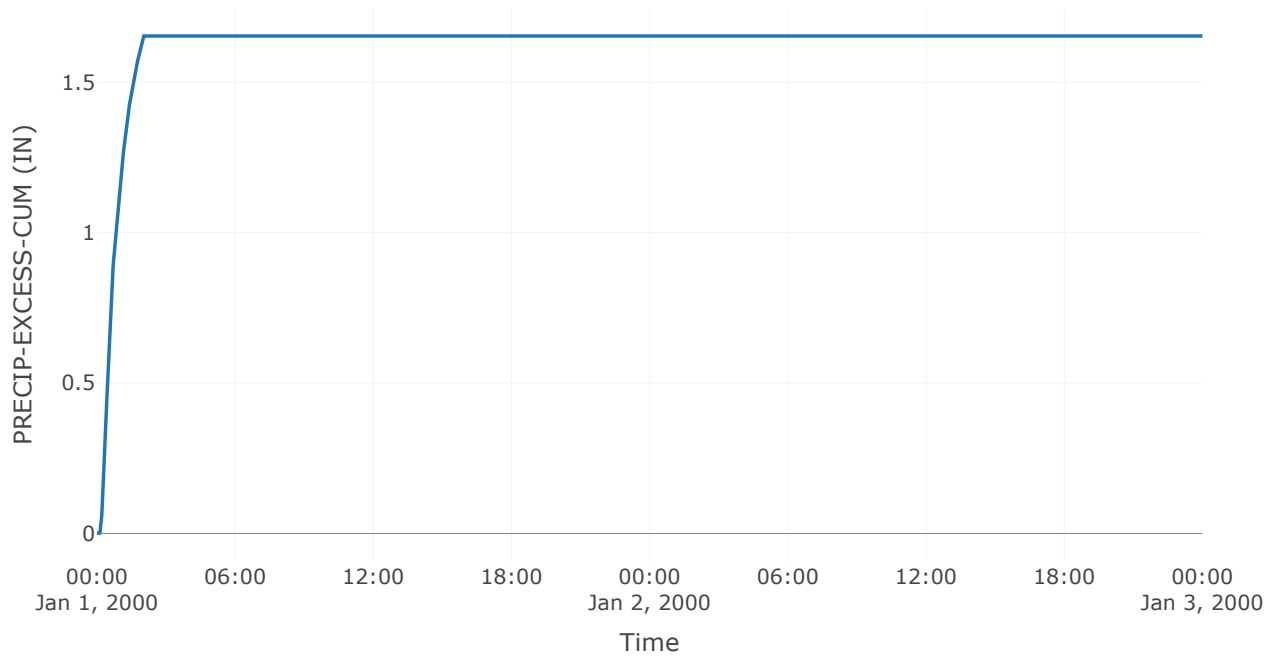
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

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

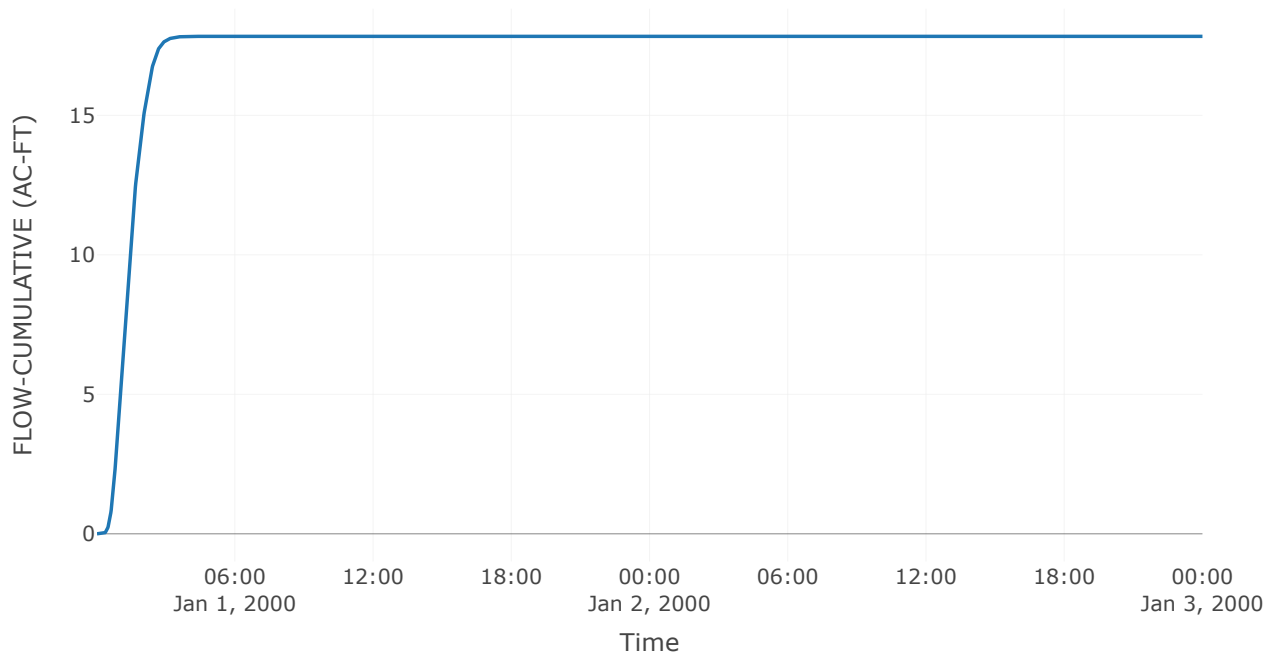
Precipitation and Outflow



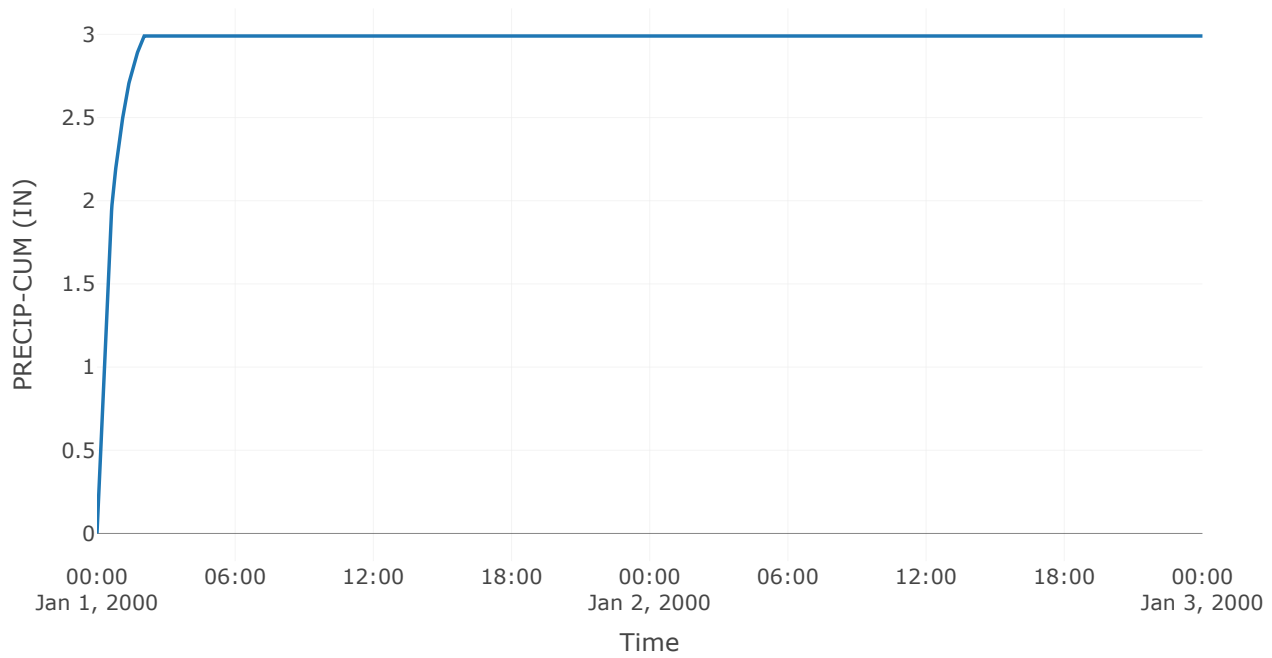
Cumulative Excess Precipitation



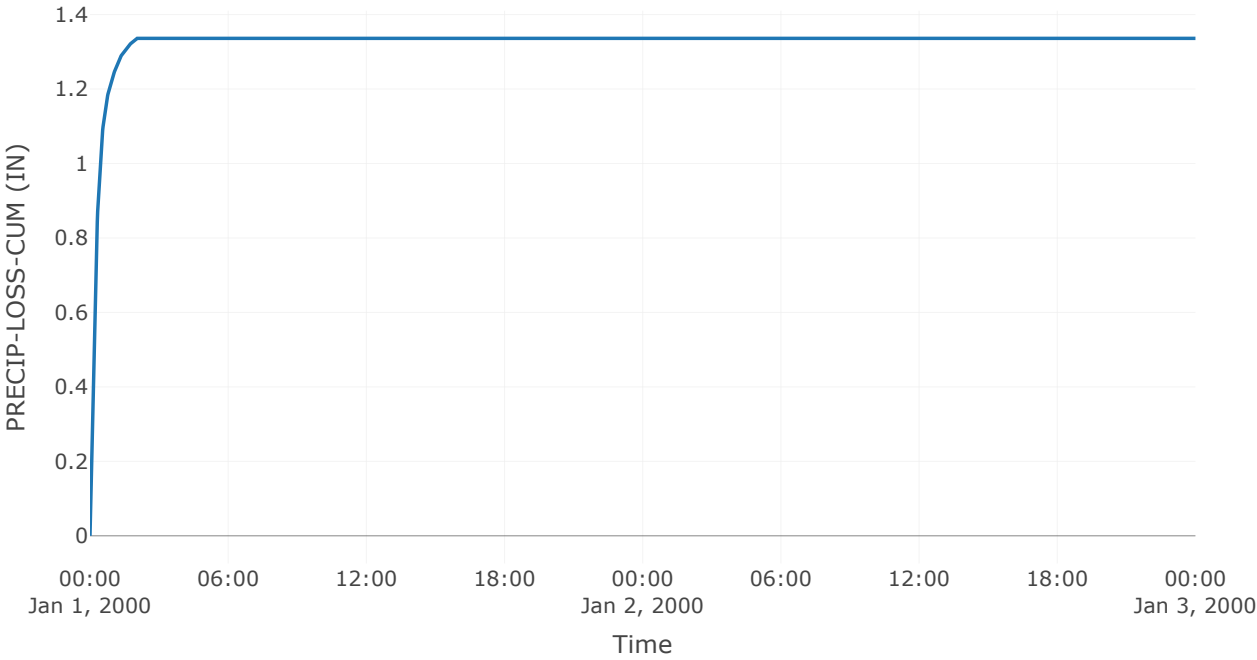
Cumulative Outflow



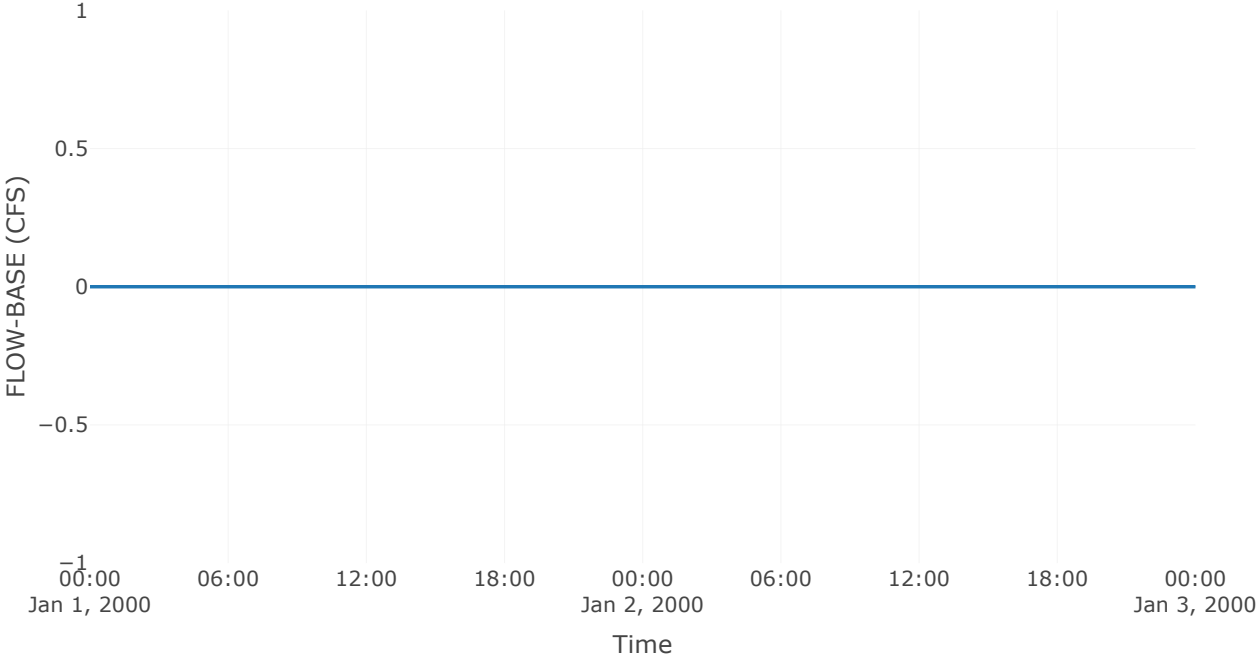
Cumulative Precipitation



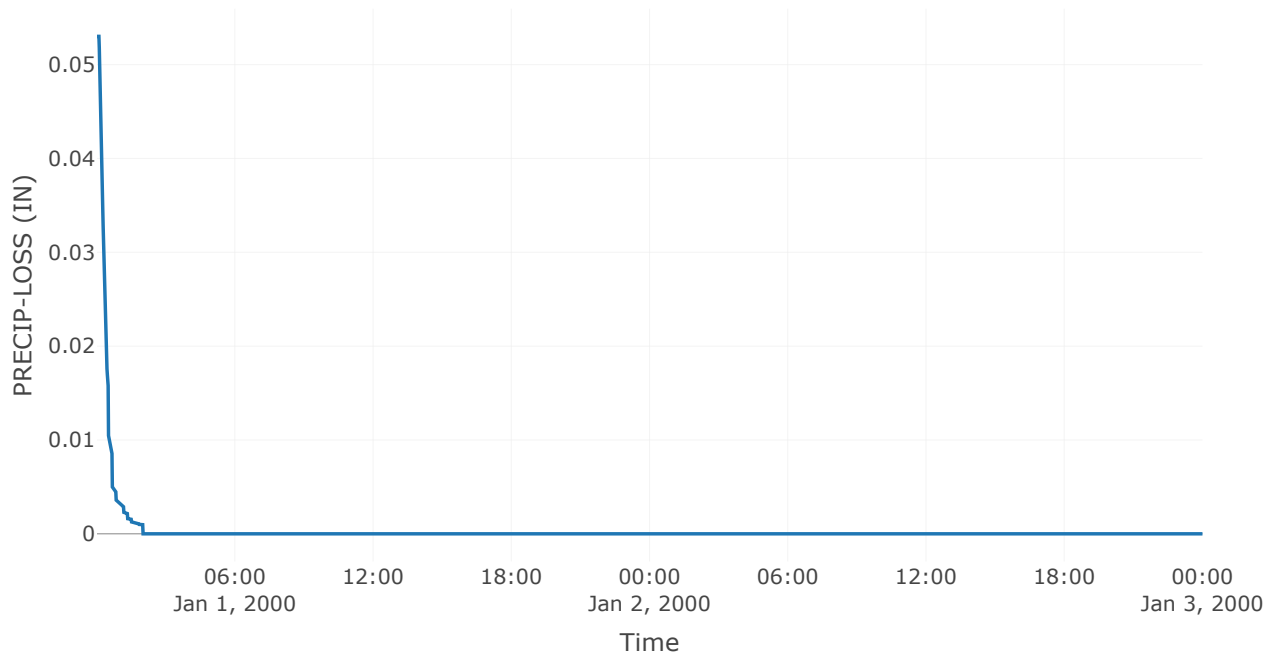
Cumulative Precipitation Loss



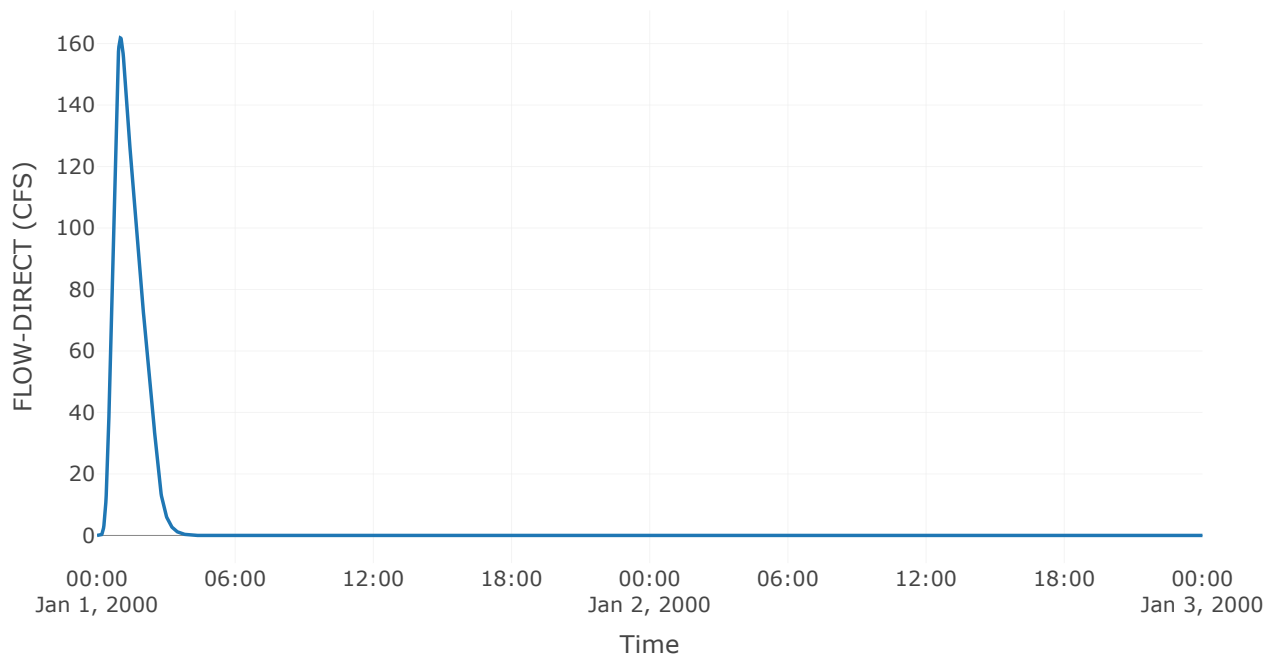
Baseflow



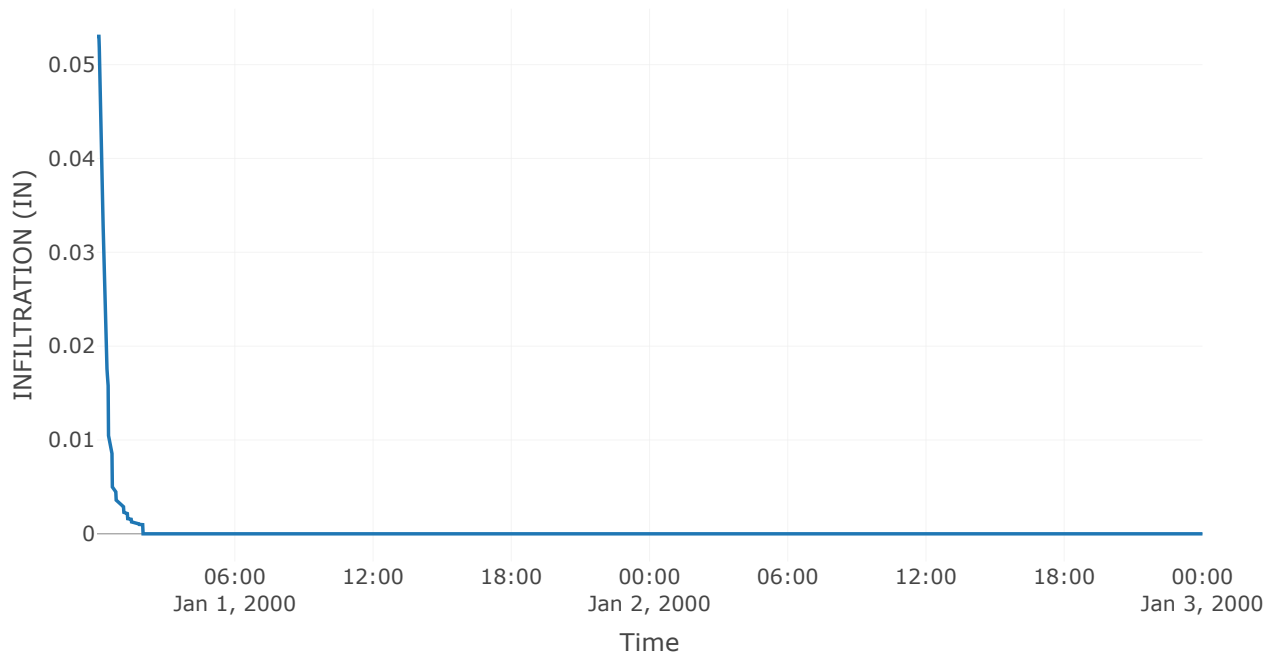
Precipitation Loss



Direct Runoff



Soil Infiltration

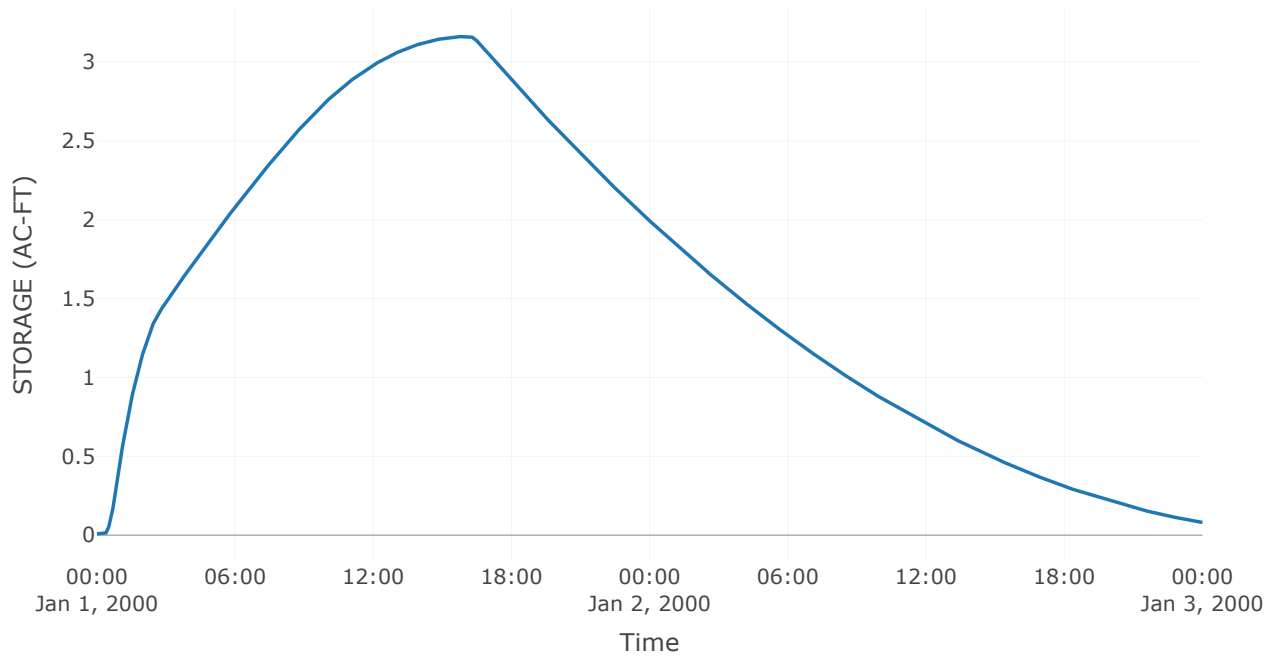


Reservoir: Basin 3

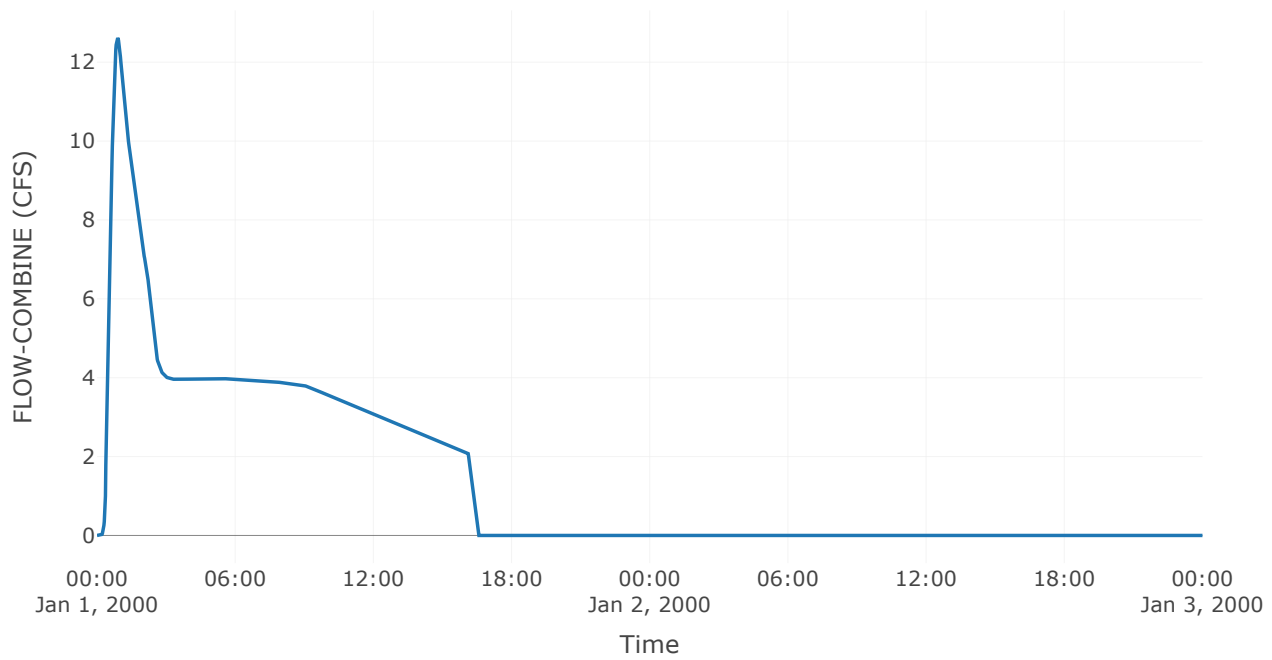
Downstream : Off - Site Tributary Area

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

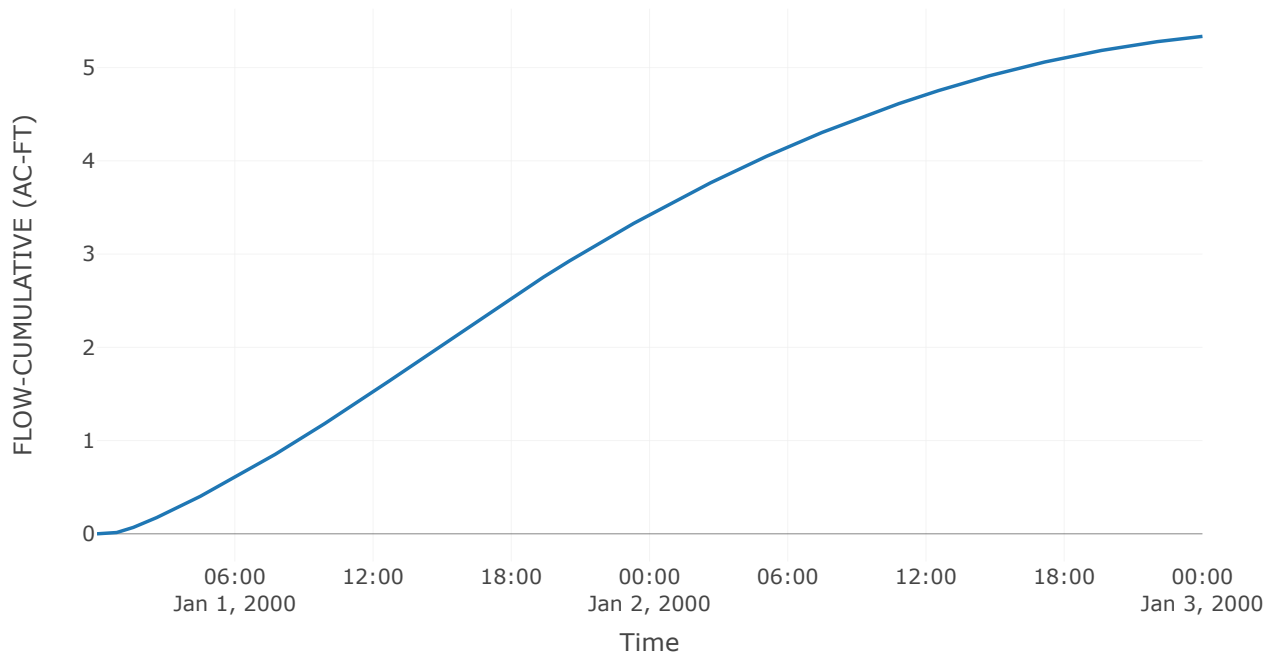
Storage



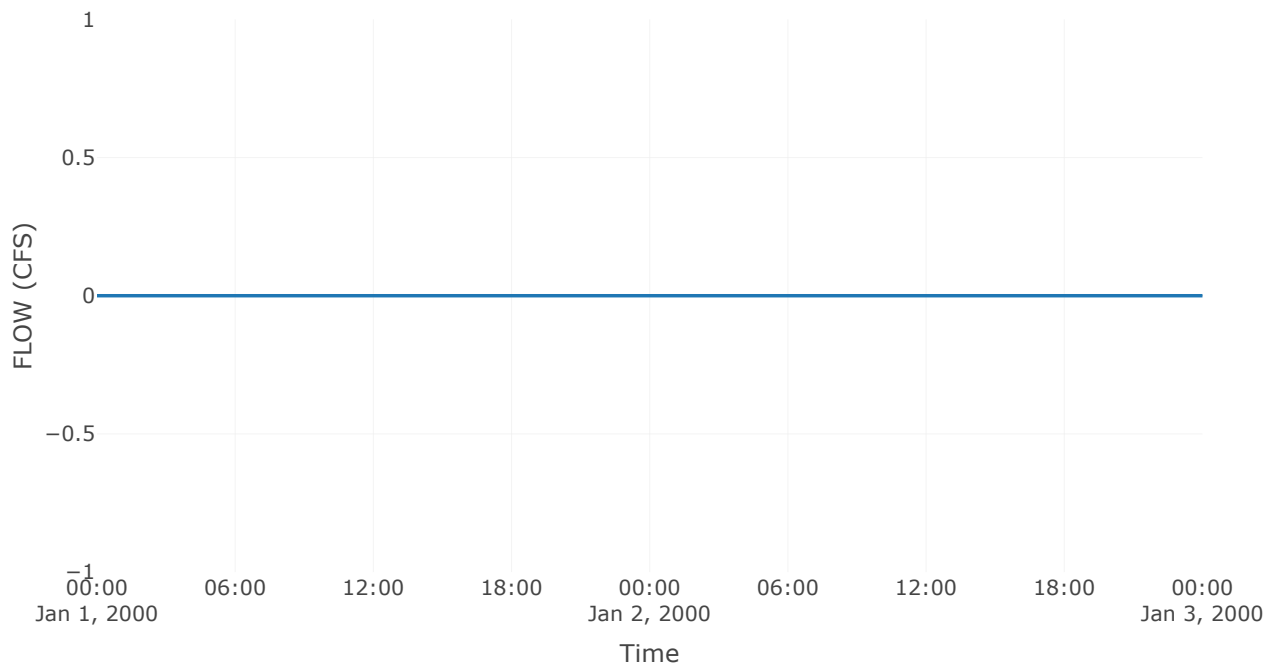
Combined Inflow



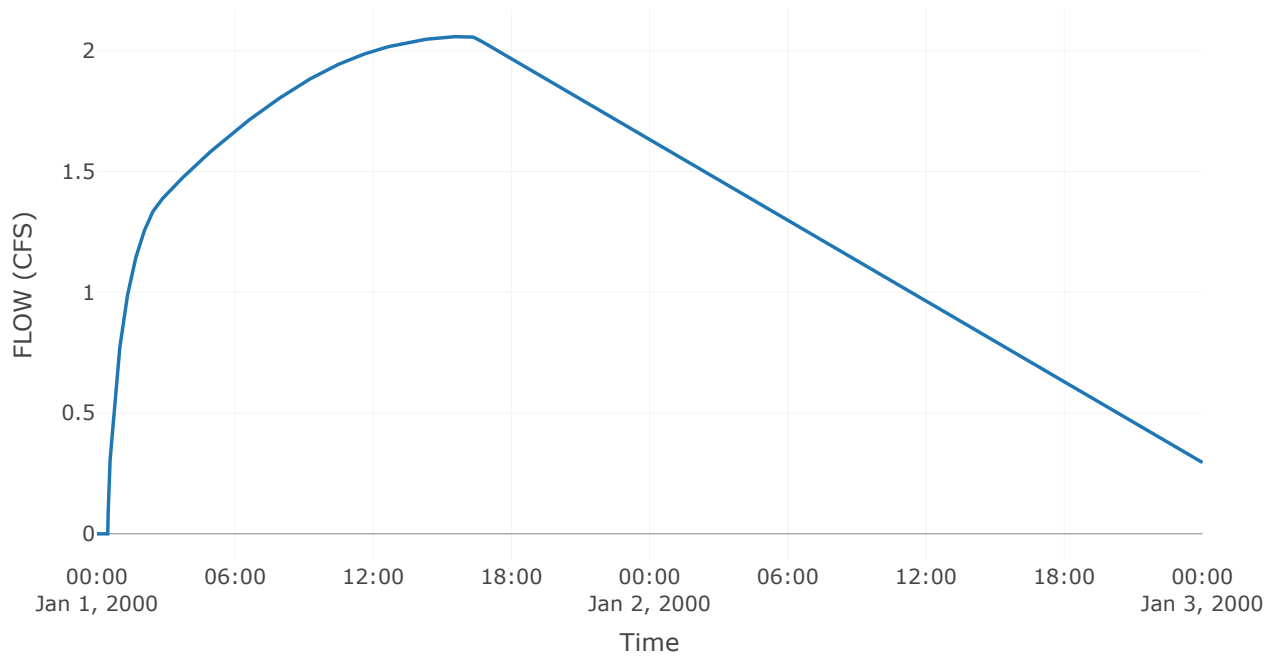
Cumulative Outflow



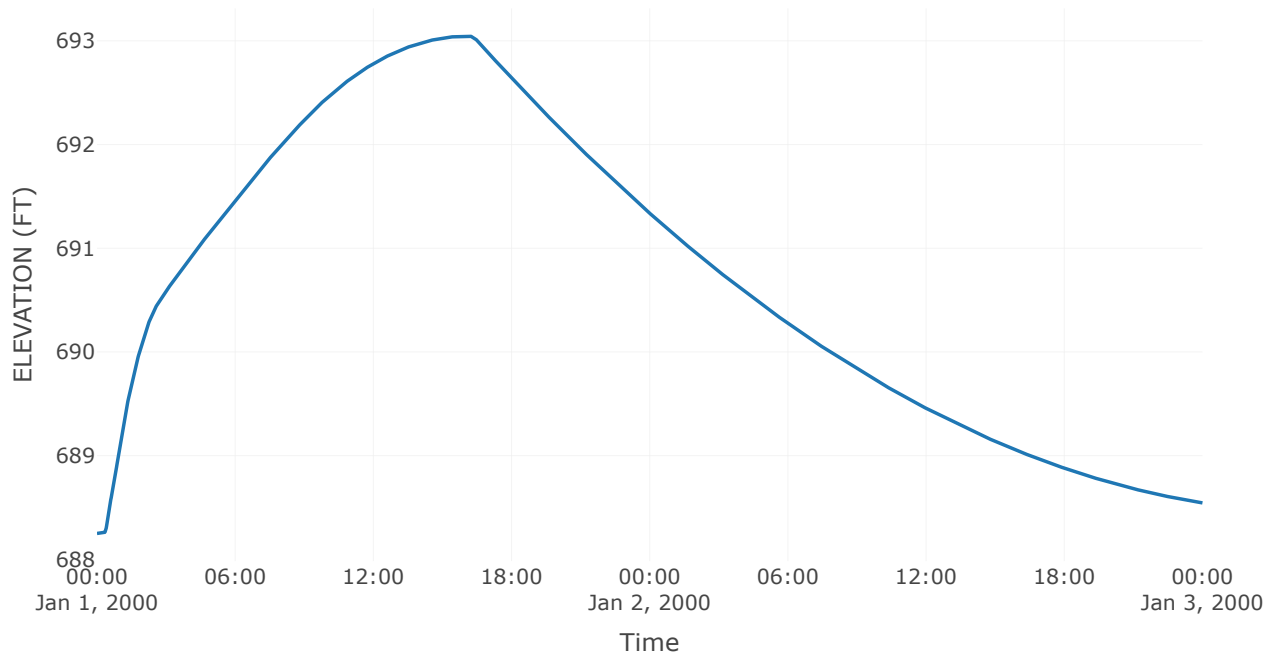
Spillway 1



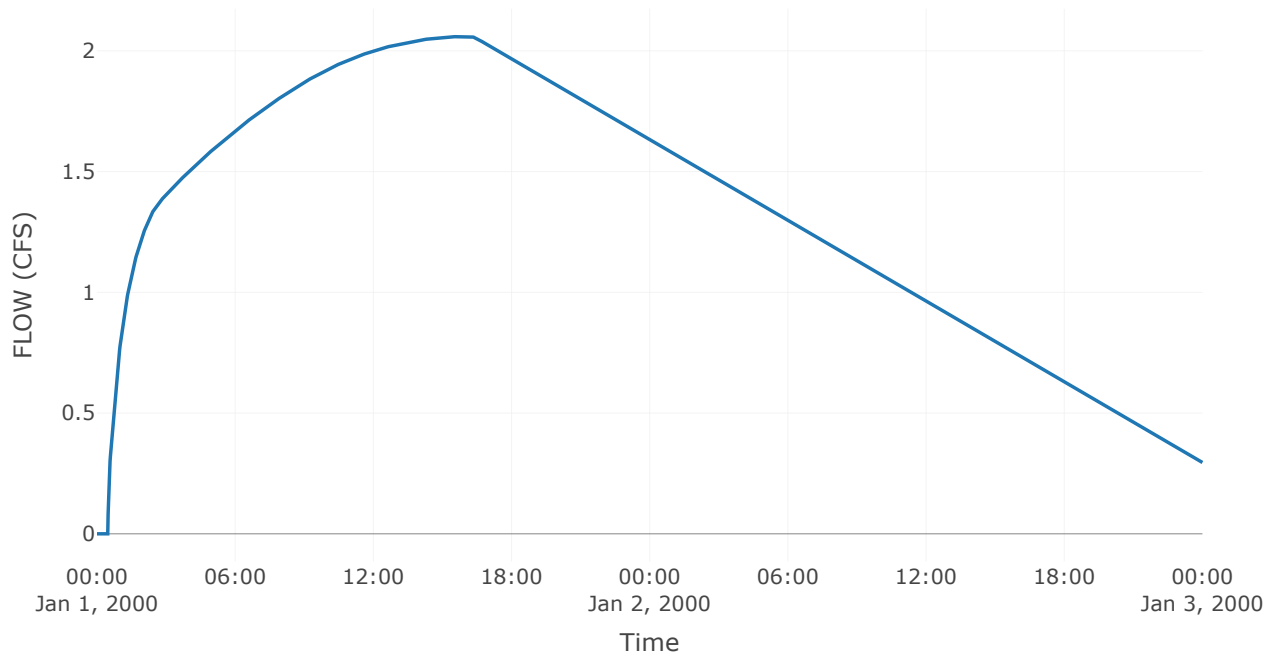
Outlet 1



Pool Elevation



Outflow

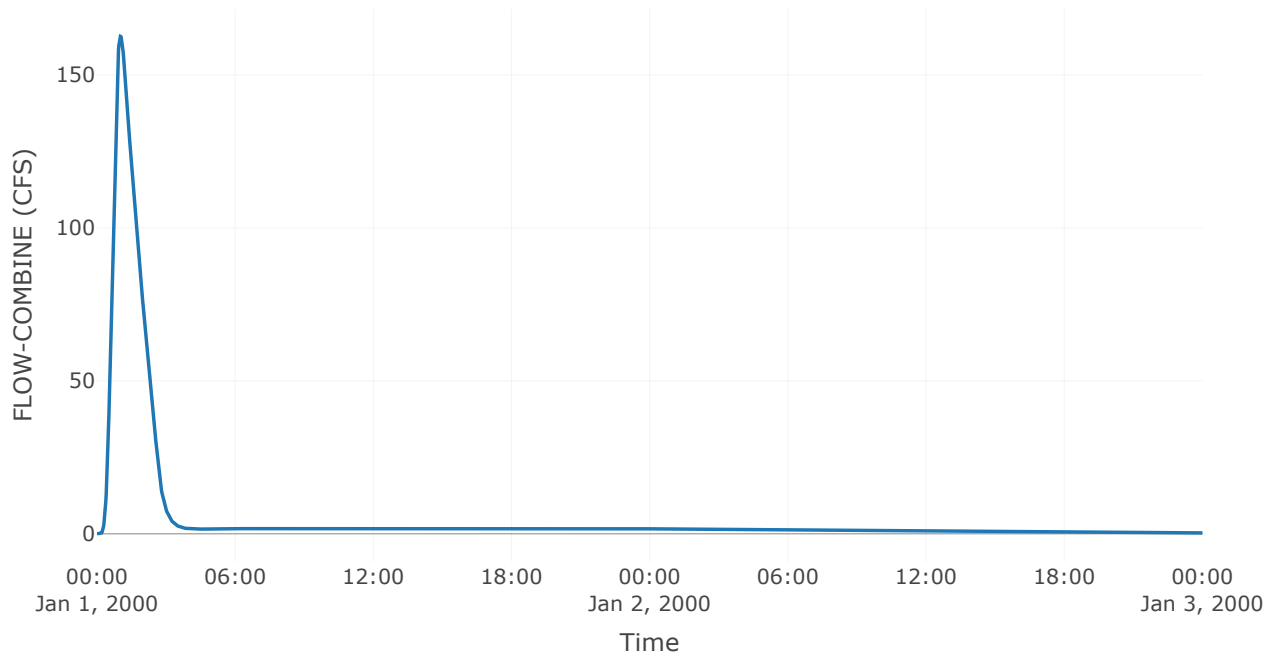


Junction: Off-Site Tributary Area

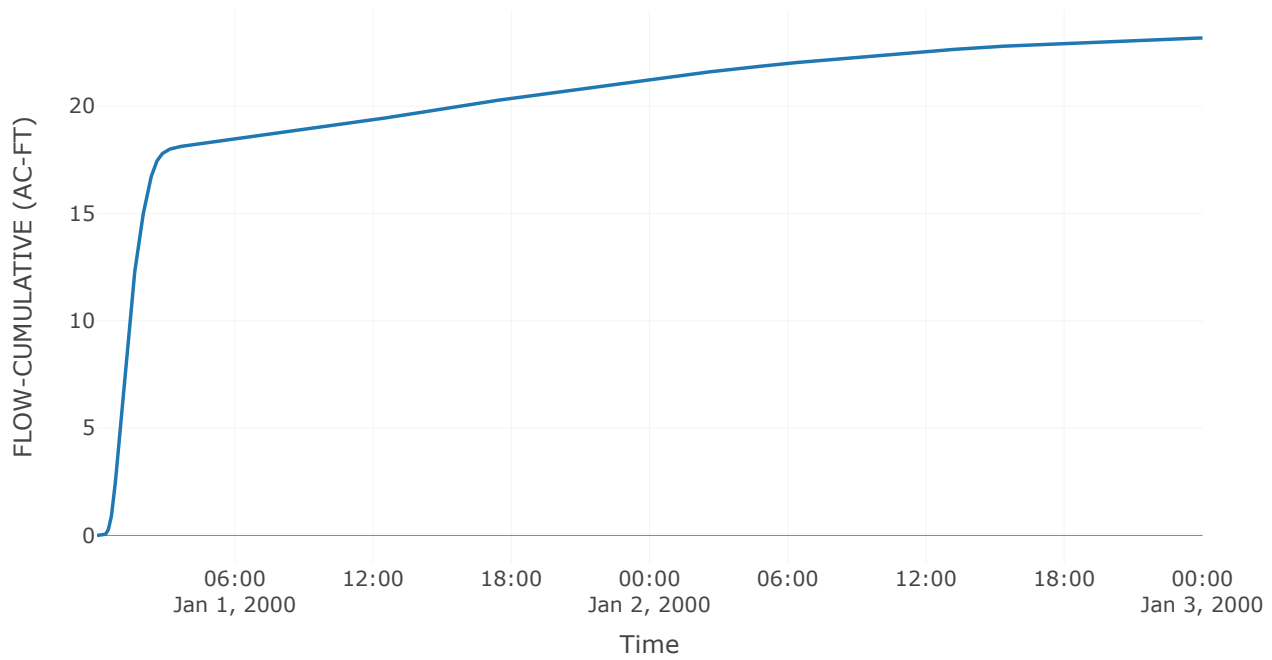
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	162.6
Time of Peak Discharge	01Jan2000, 01:01
Volume (IN)	1.61

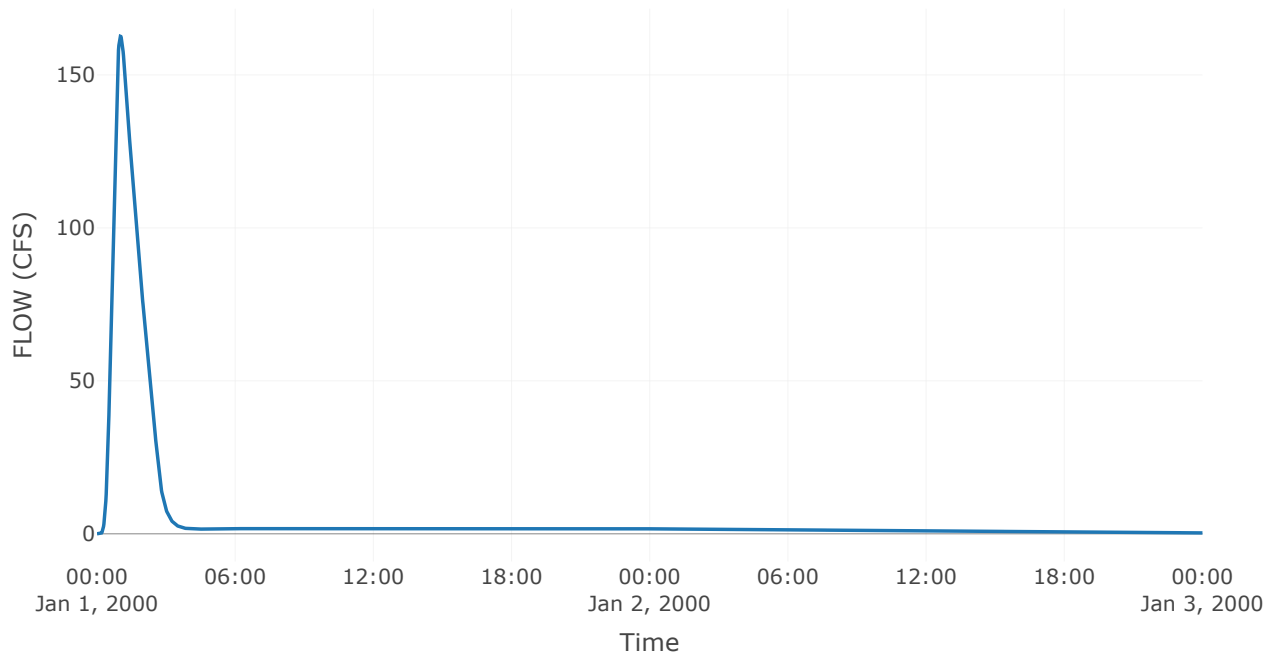
Combined Inflow



Cumulative Outflow



Outflow

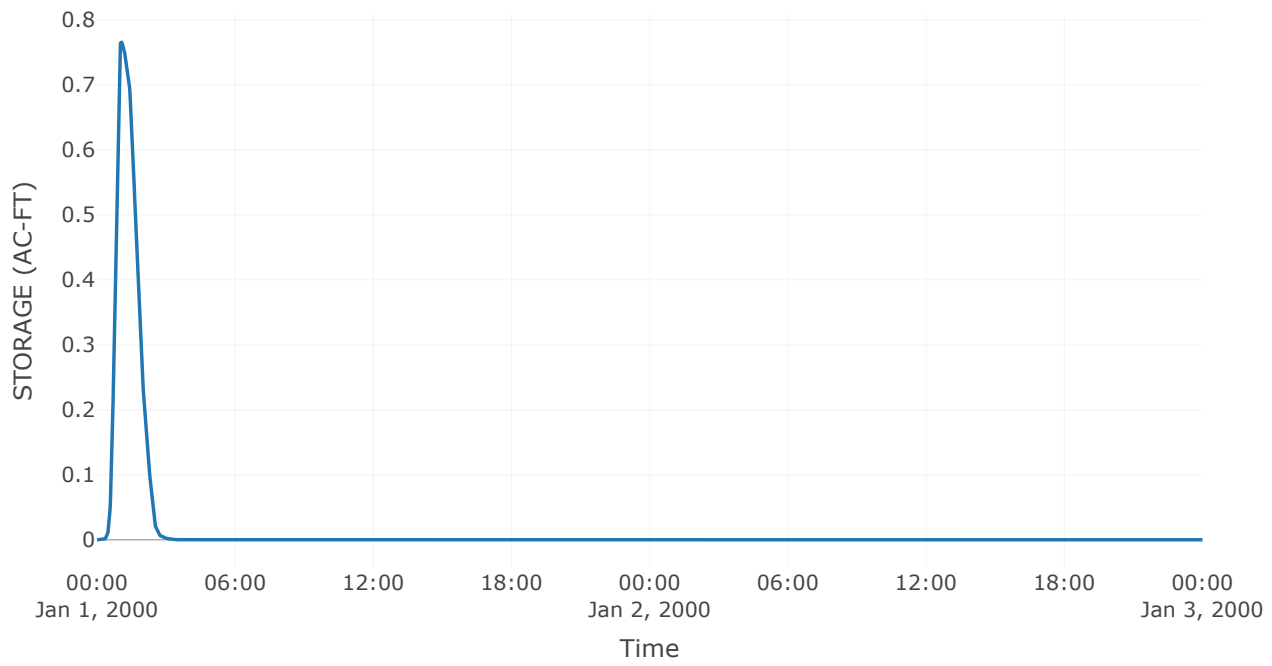


Reservoir: Storage East of Wolf Road

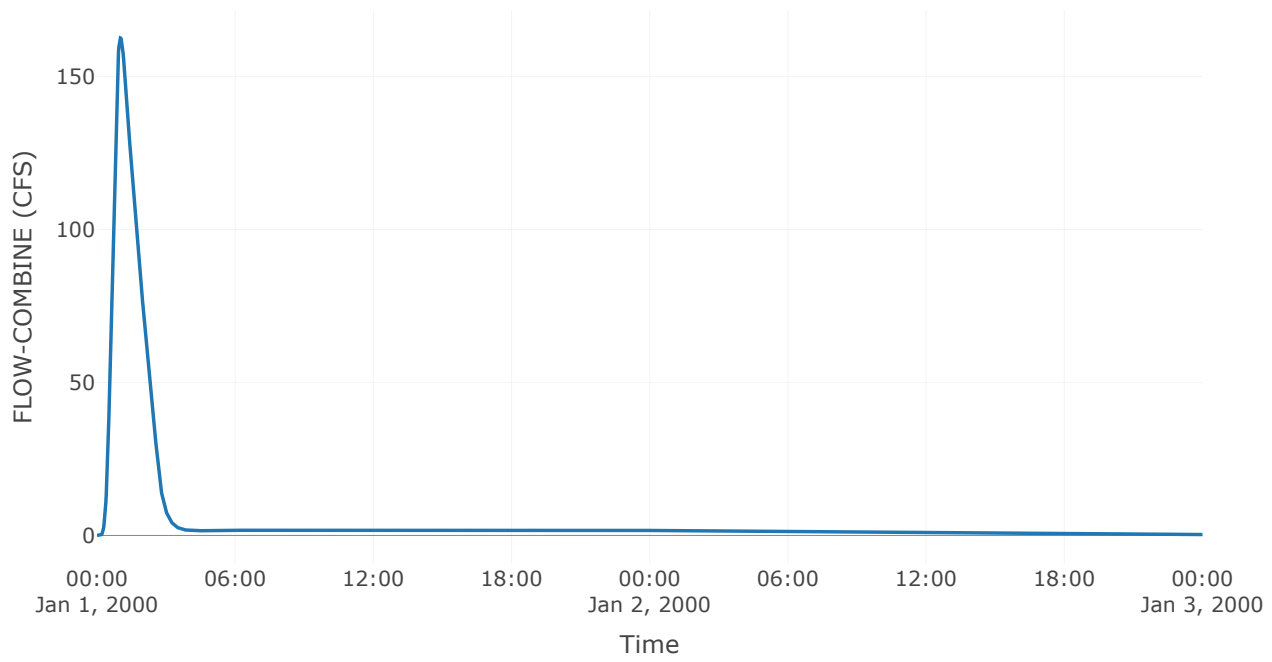
Downstream : Box Inlet - East Side Wolf Rd

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

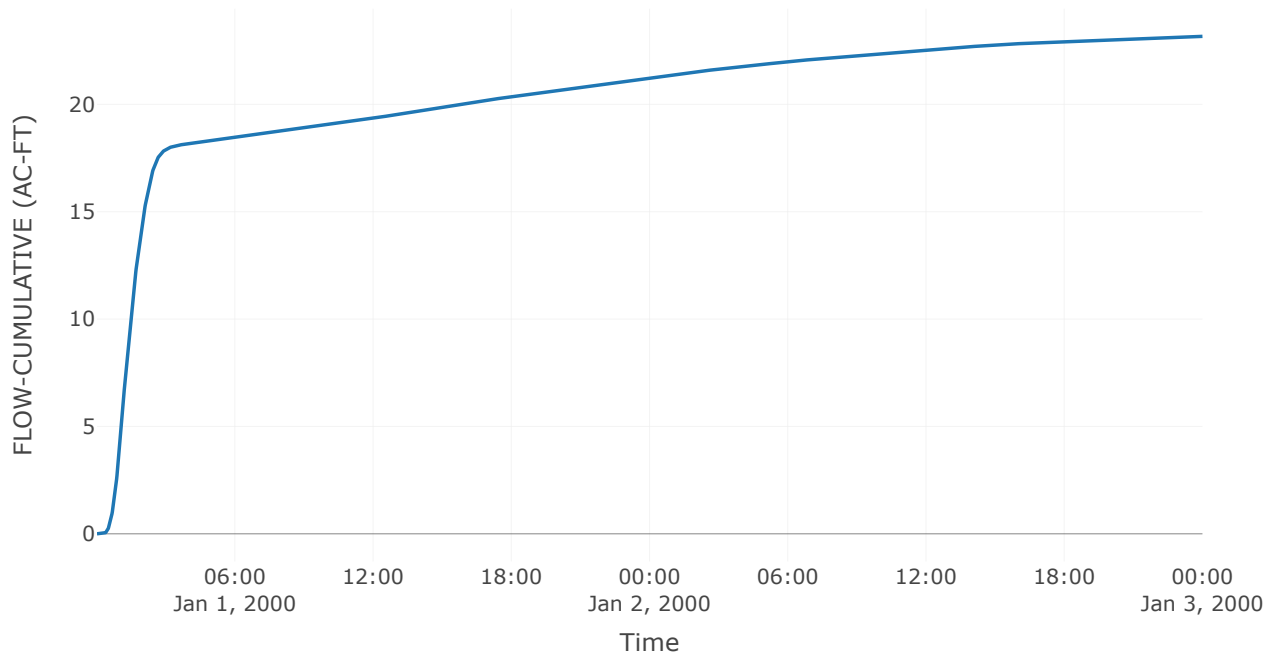
Storage



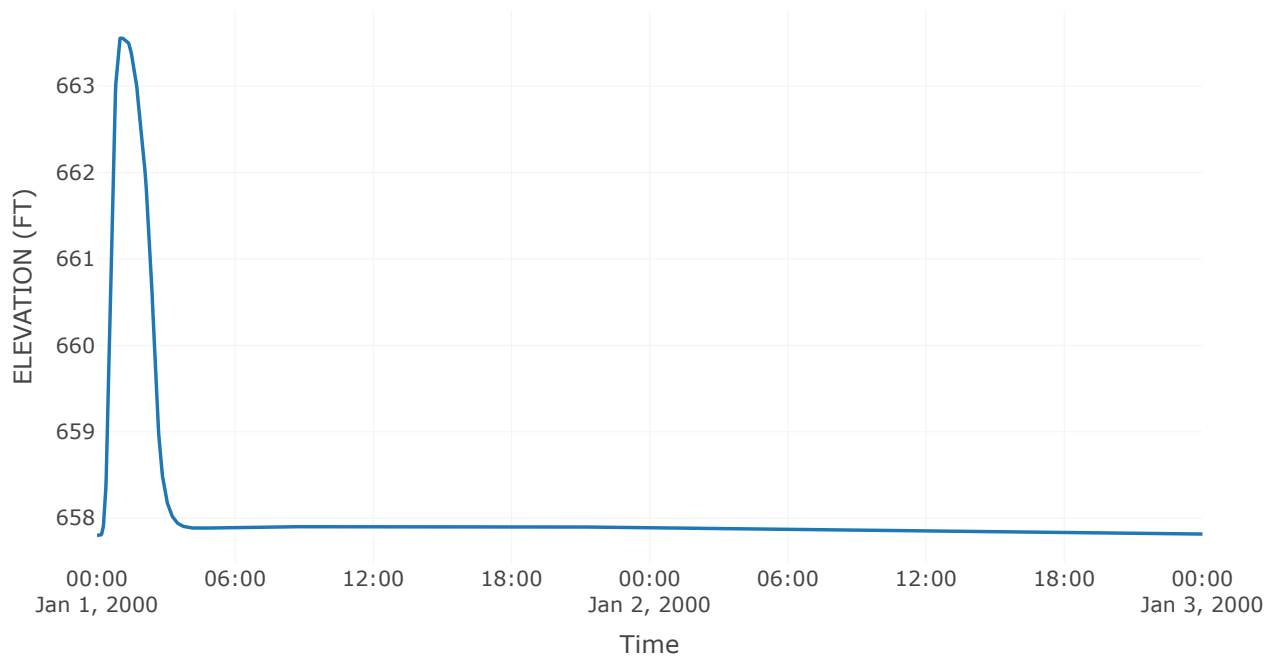
Combined Inflow



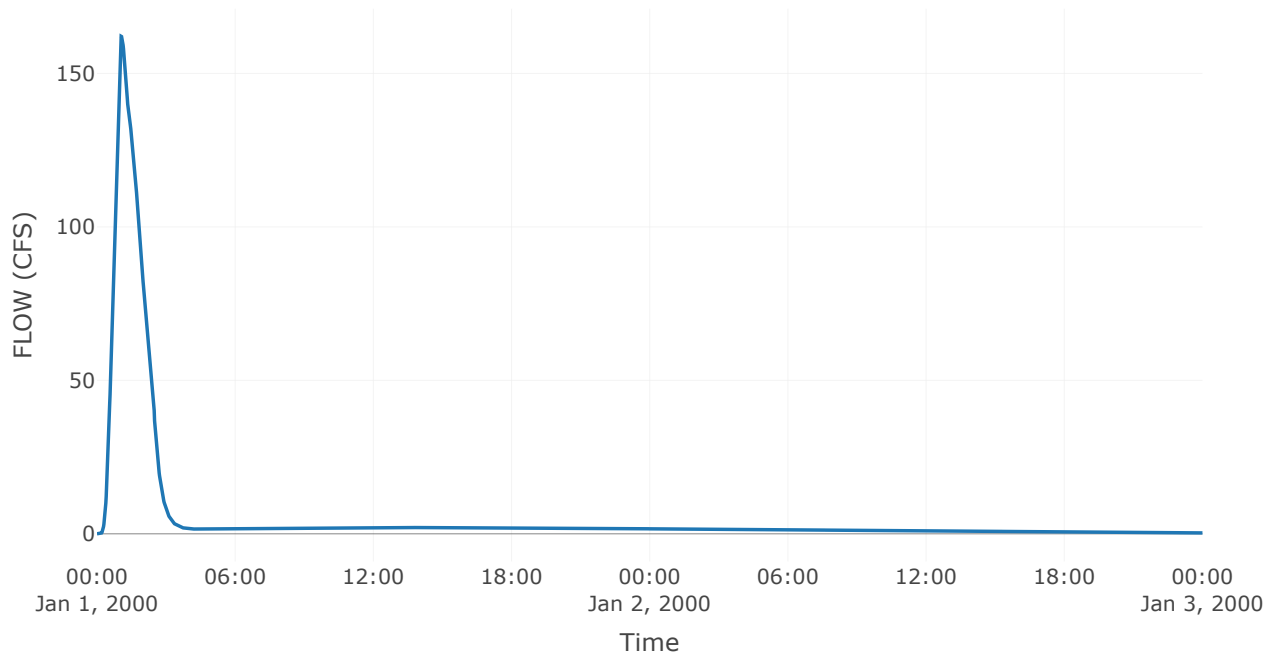
Cumulative Outflow



Pool Elevation



Outflow

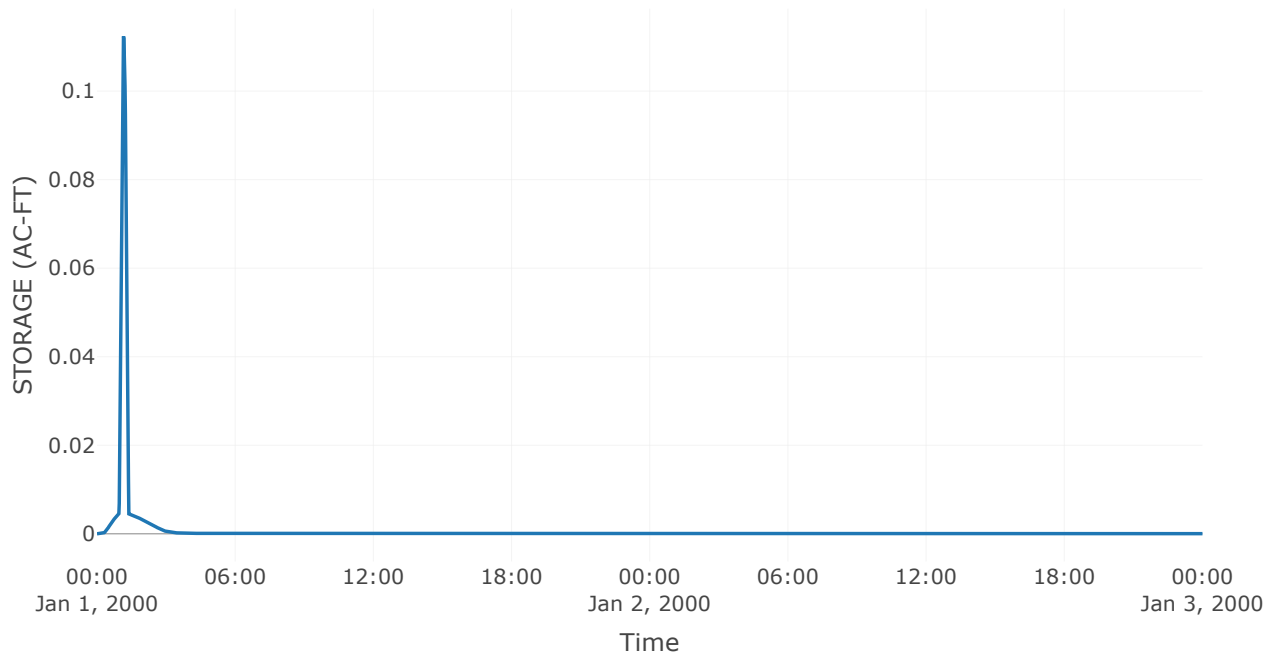


Reservoir: Box Inlet-East Side Wolf Rd

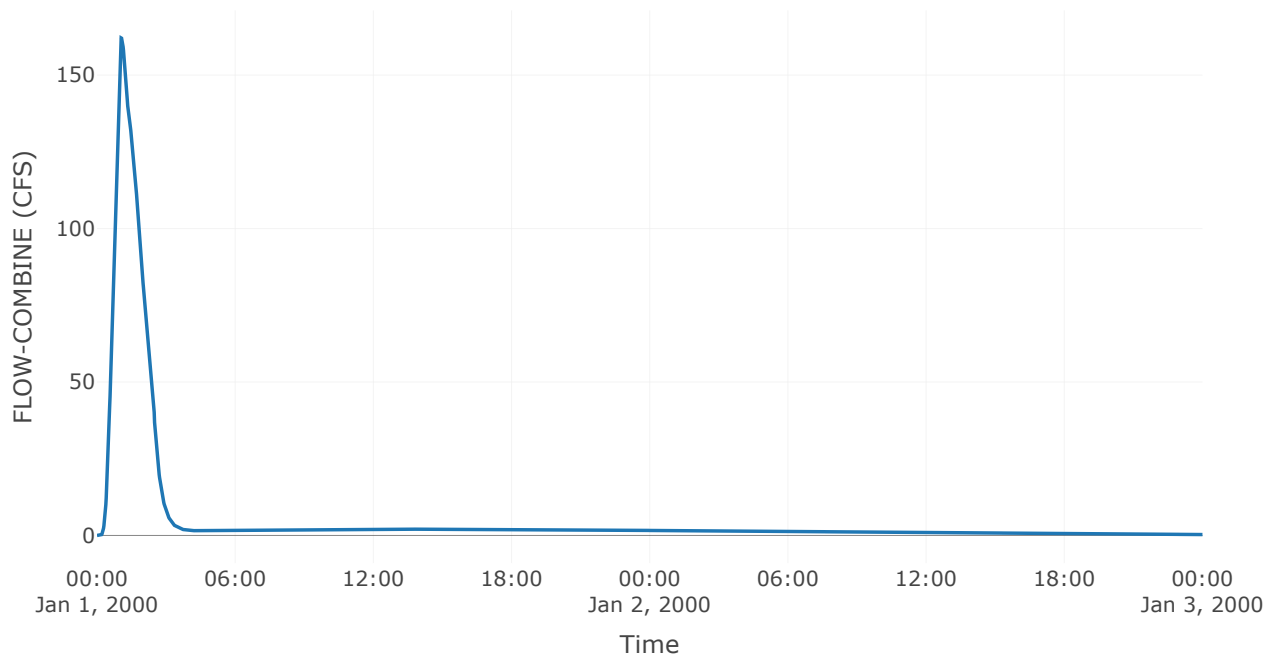
Downstream : Prop Storage West of Wolf Rd

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

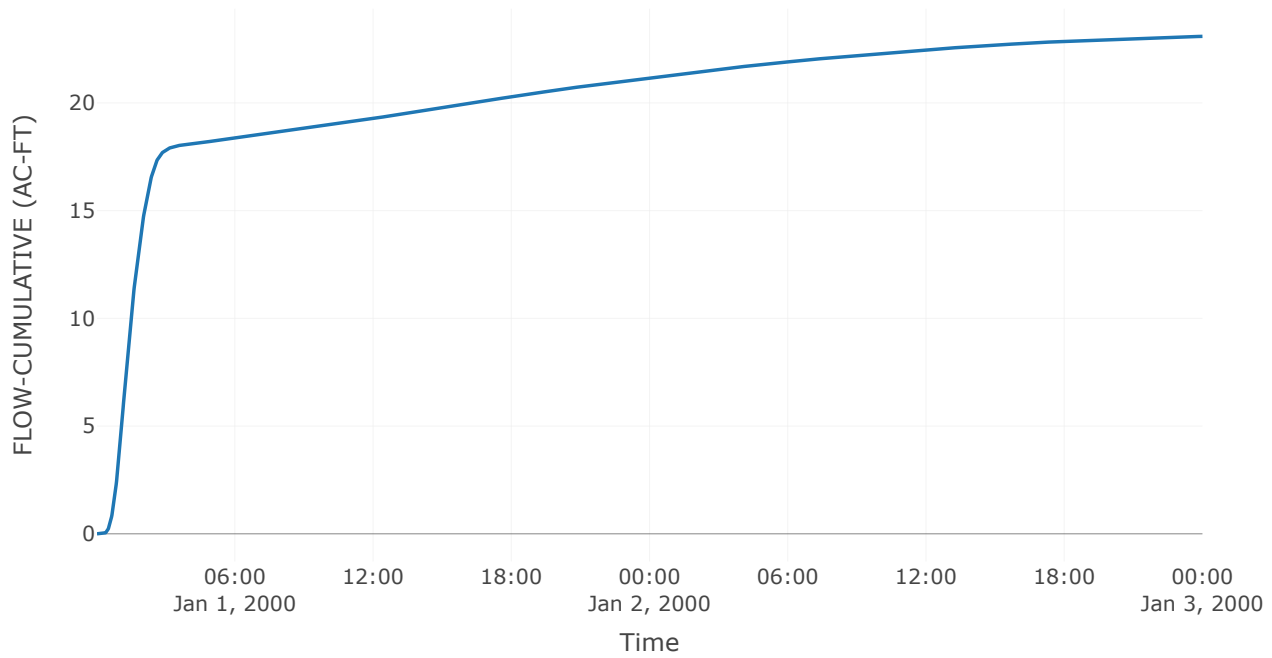
Storage



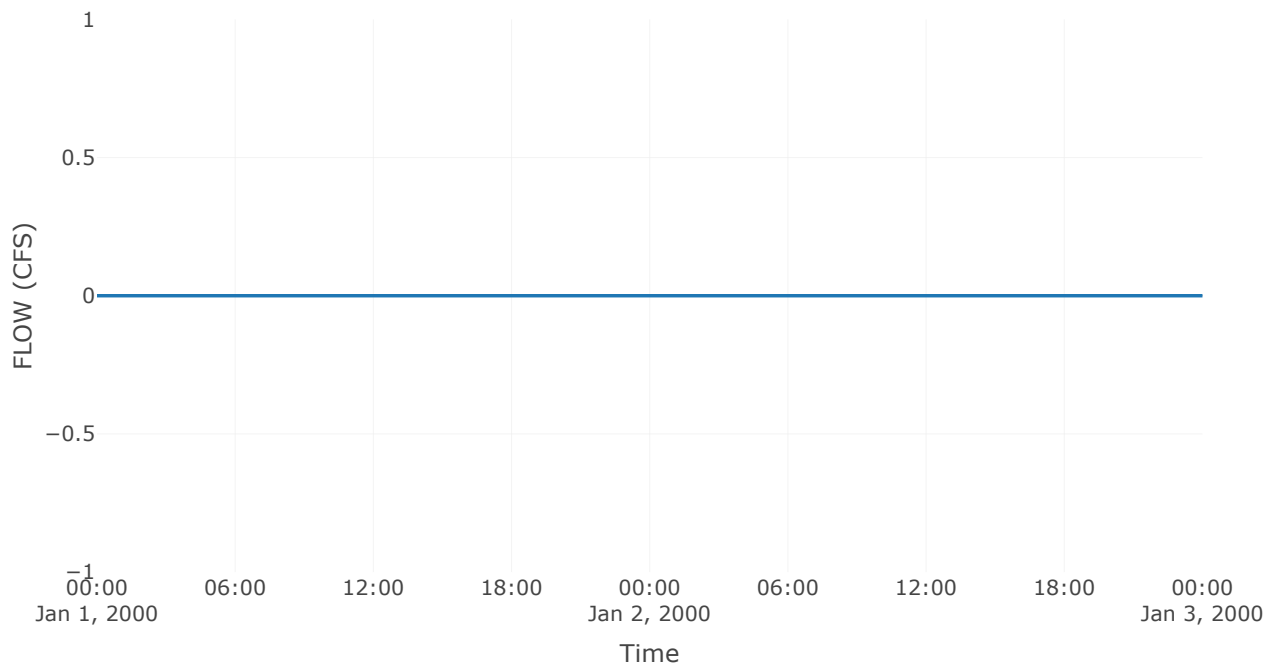
Combined Inflow



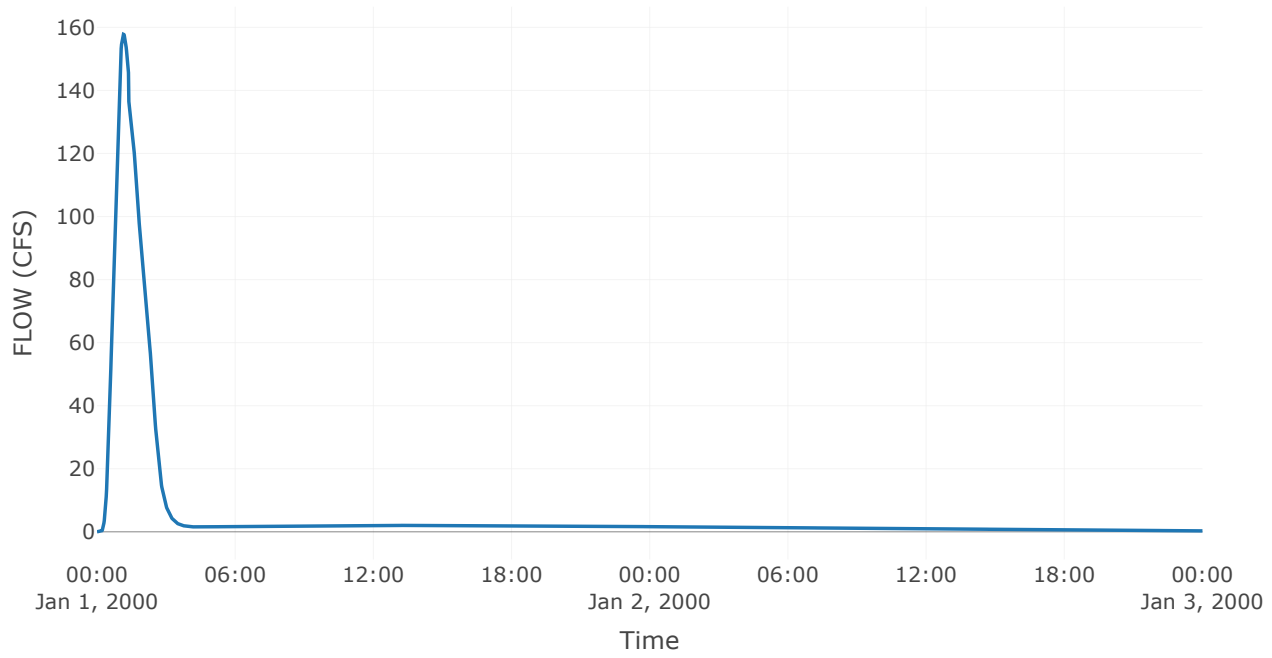
Cumulative Outflow



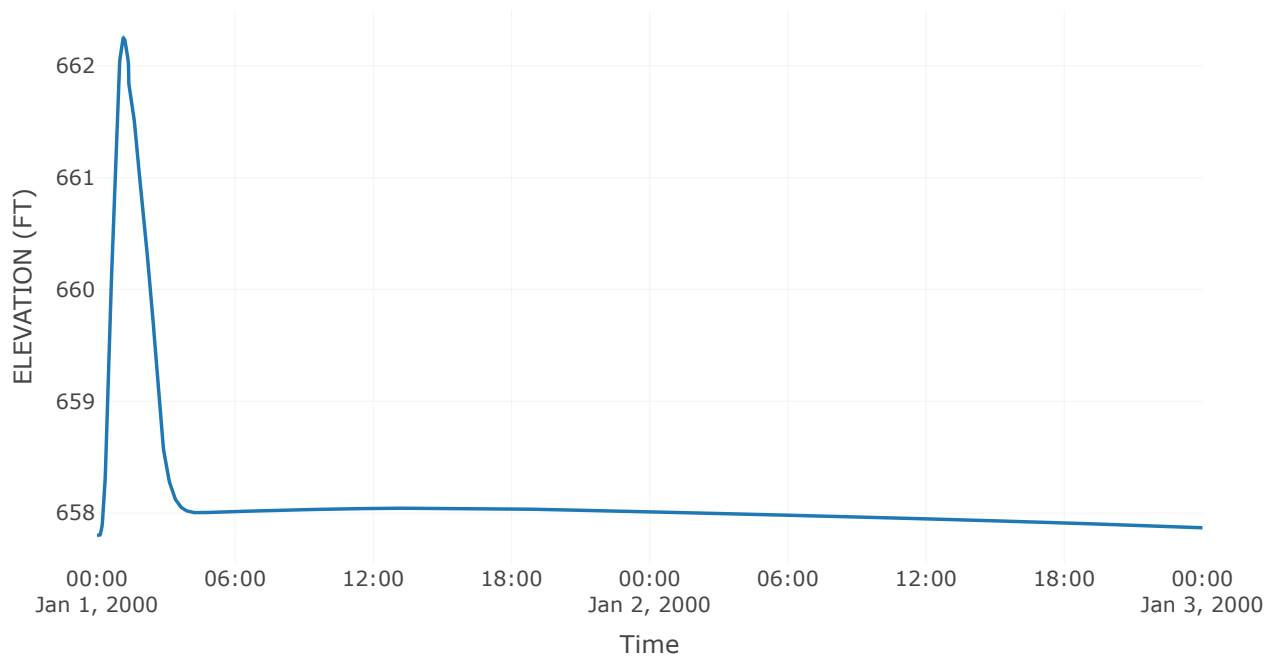
Spillway 1



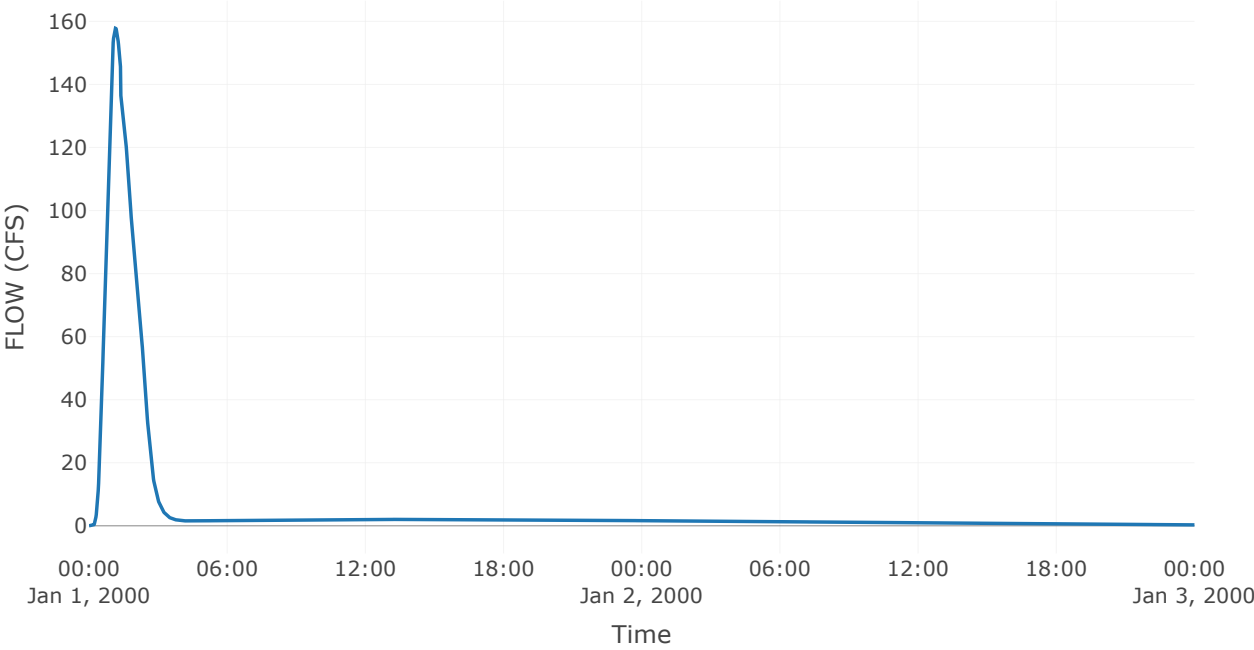
Outlet 1



Pool Elevation



Outflow

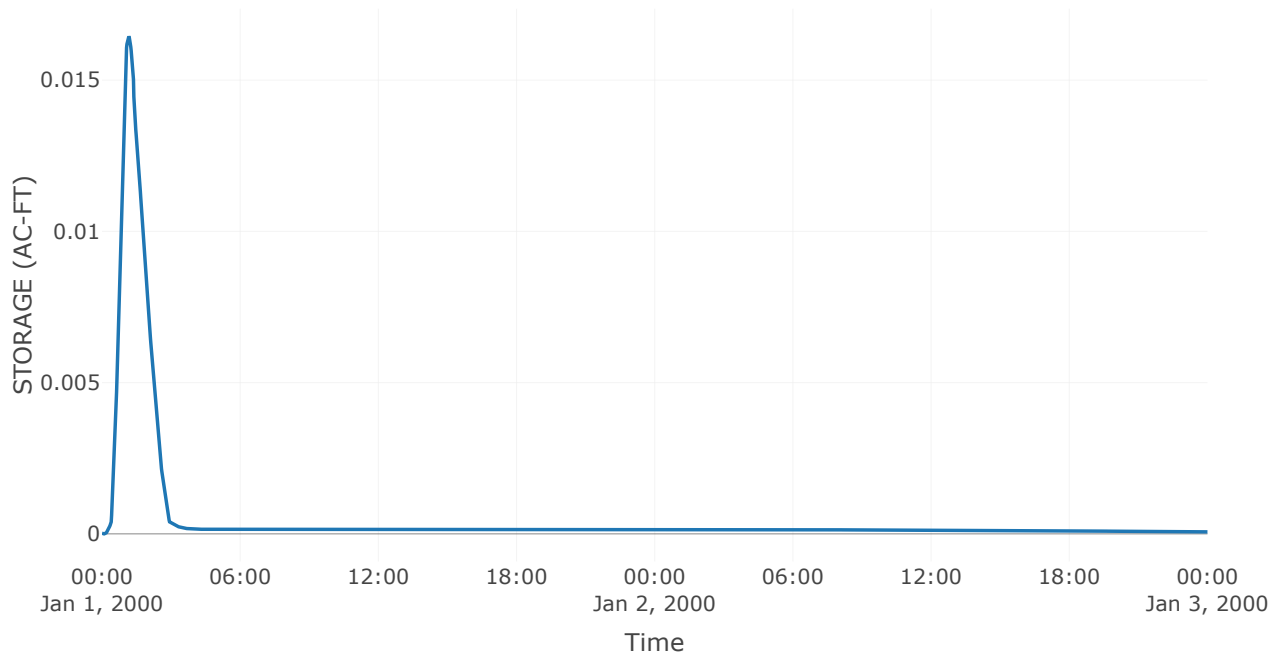


Reservoir: Prop Storage West of Wolf Rd

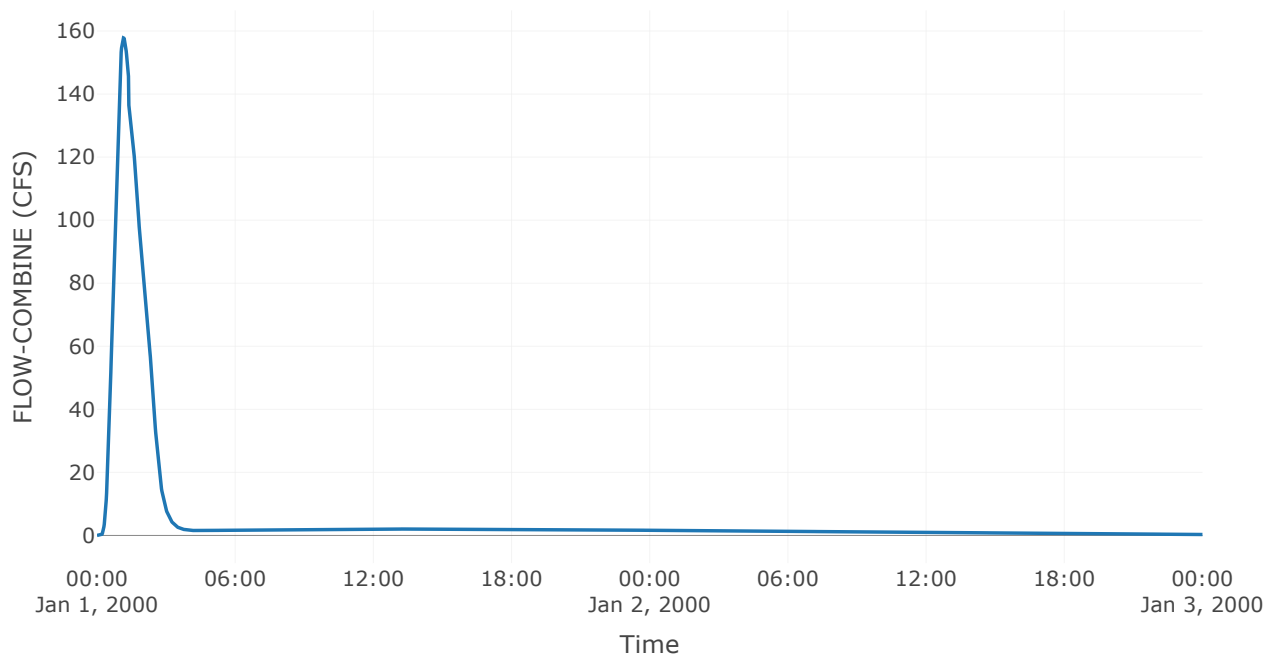
Downstream : Proposed Basin C

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

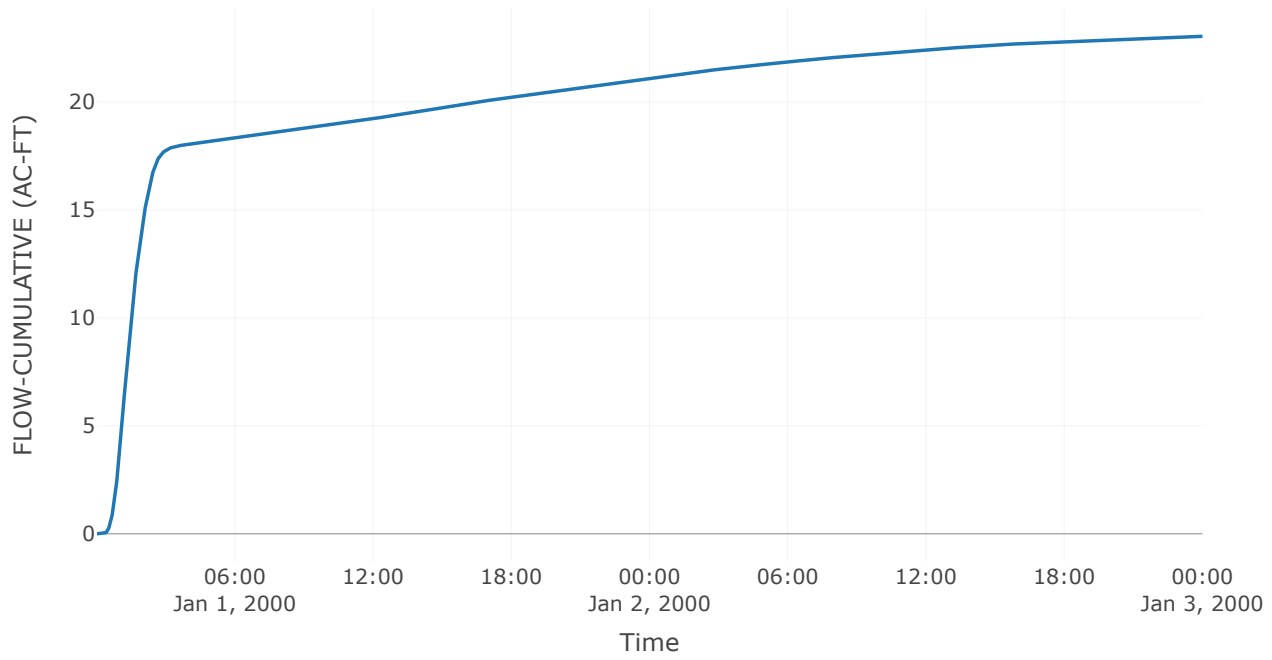
Storage



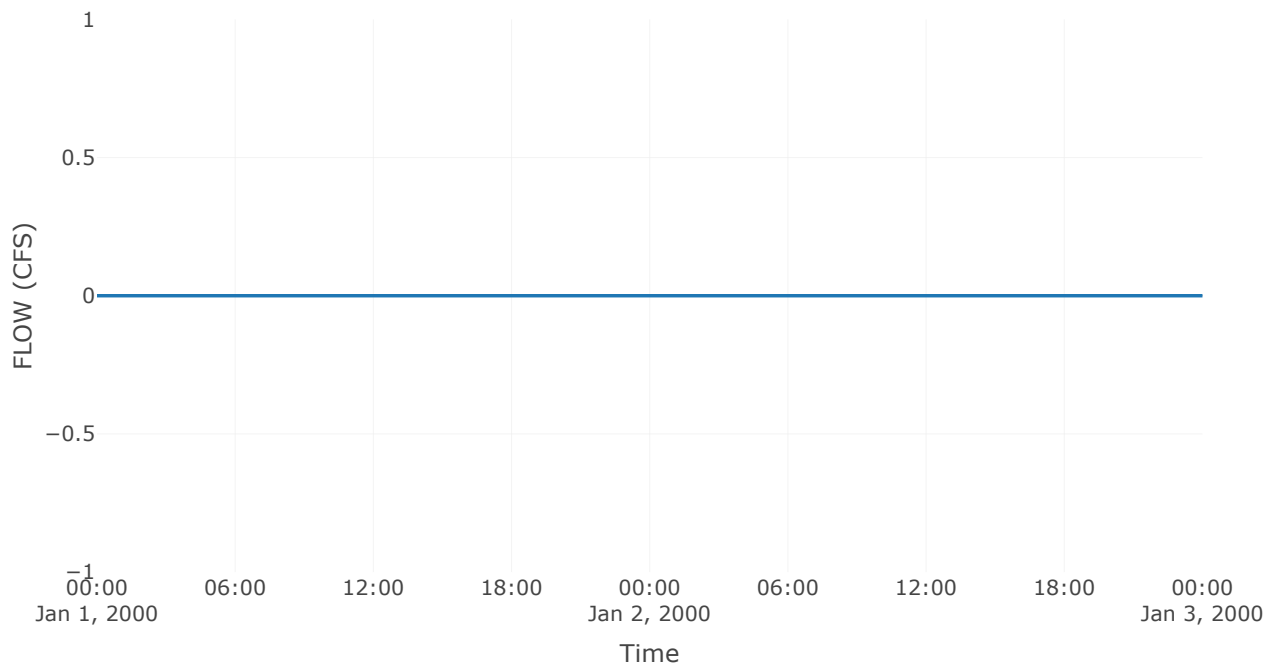
Combined Inflow



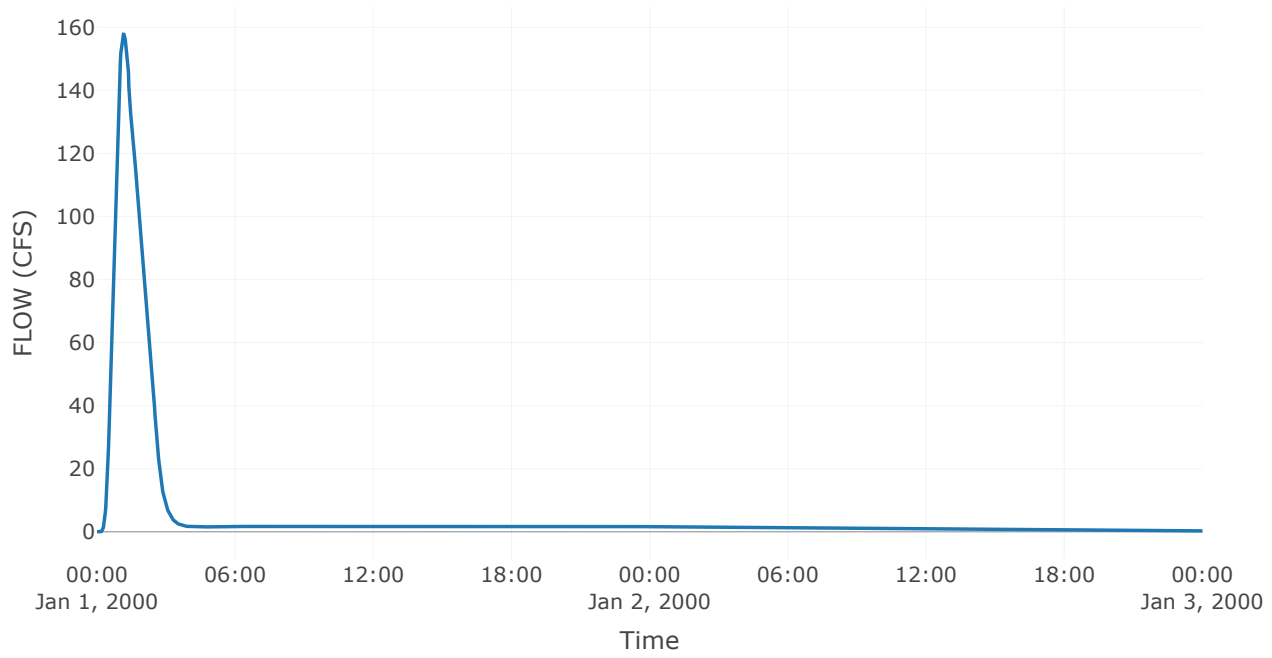
Cumulative Outflow



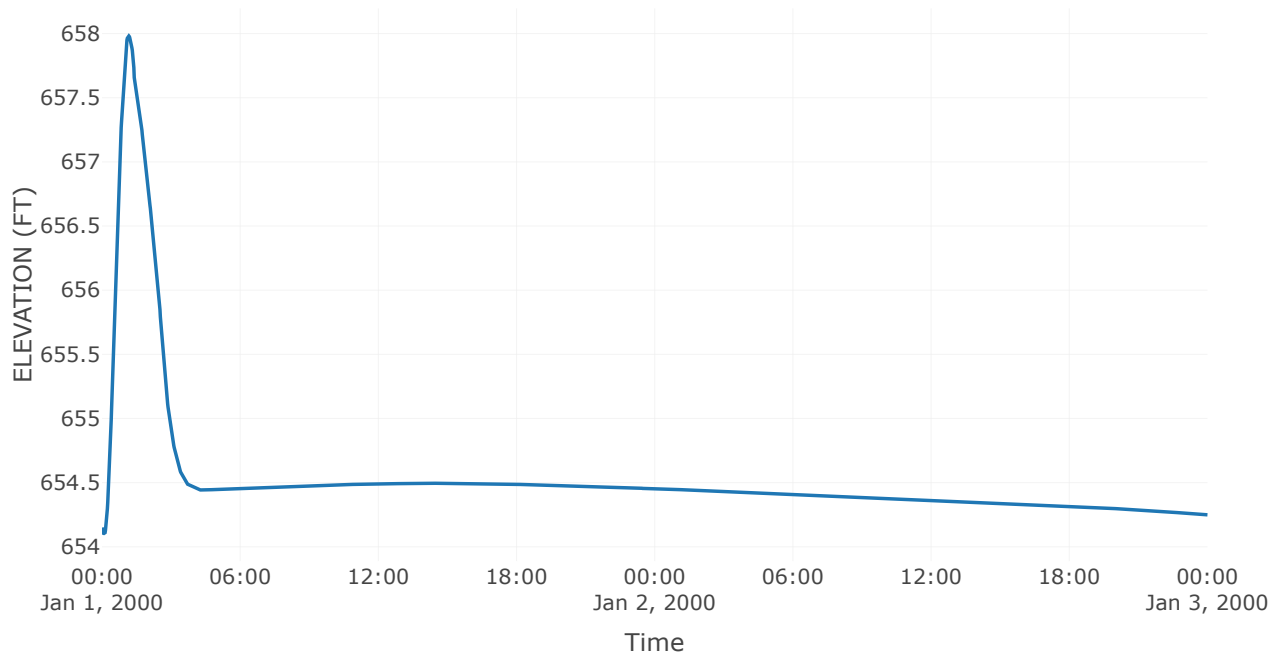
Spillway 1



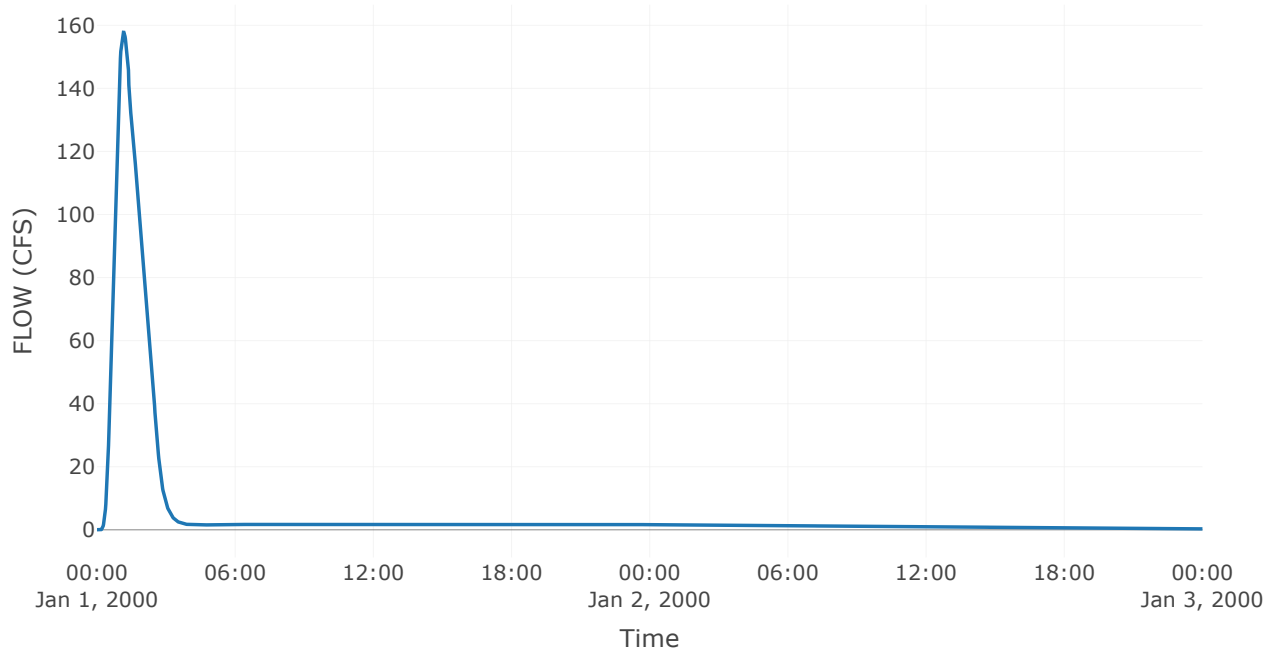
Outlet 1



Pool Elevation



Outflow



Subbasin: Prop On-Site

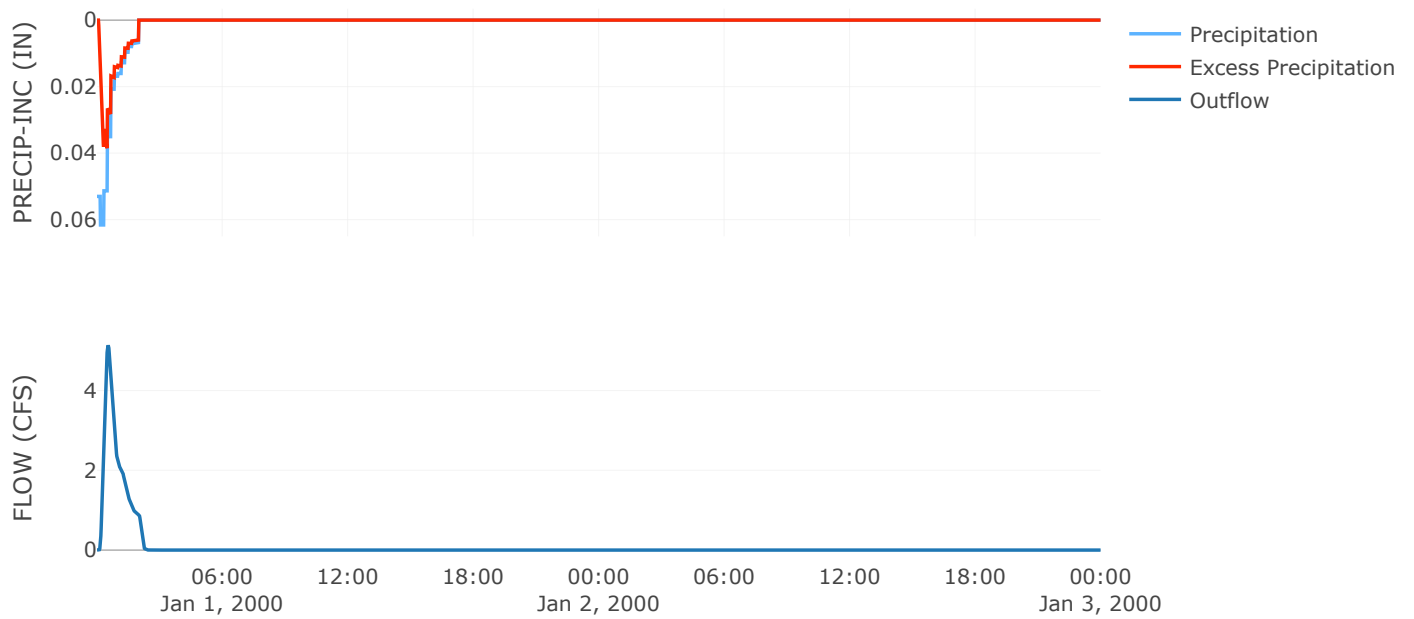
Area (MI2) : 0
Downstream : Proposed Basin C

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	88.03

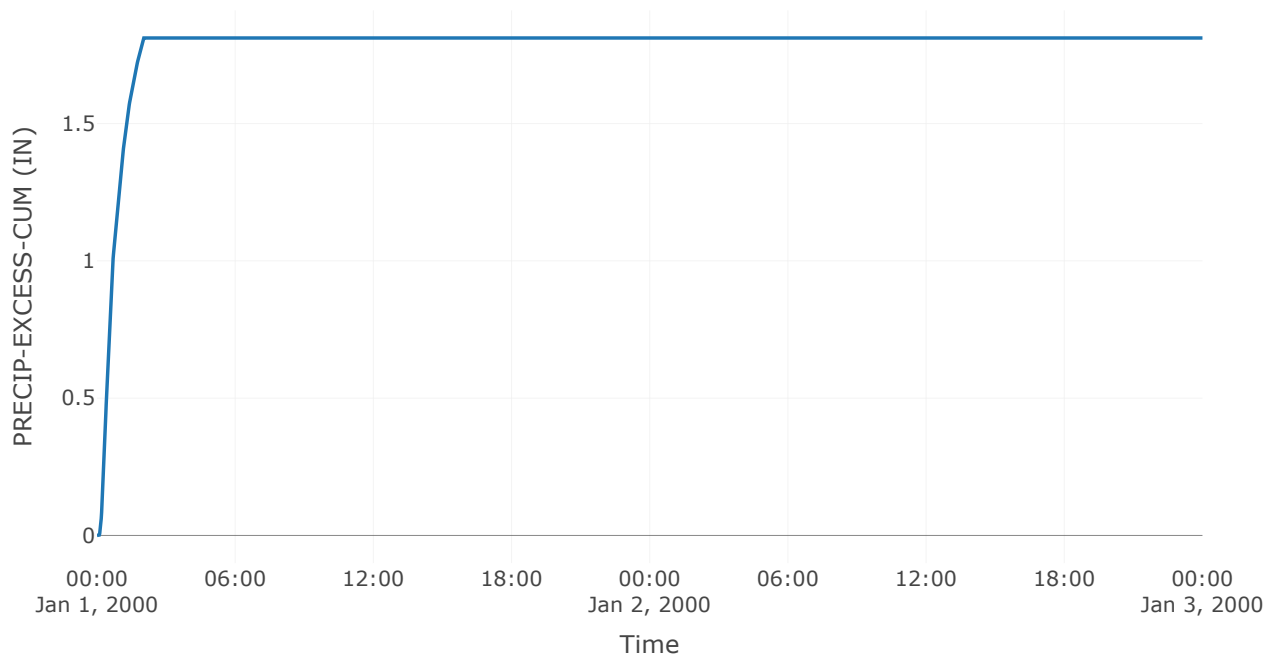
Transform: Scs	
Lag	6
Unitgraph Type	Standard

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

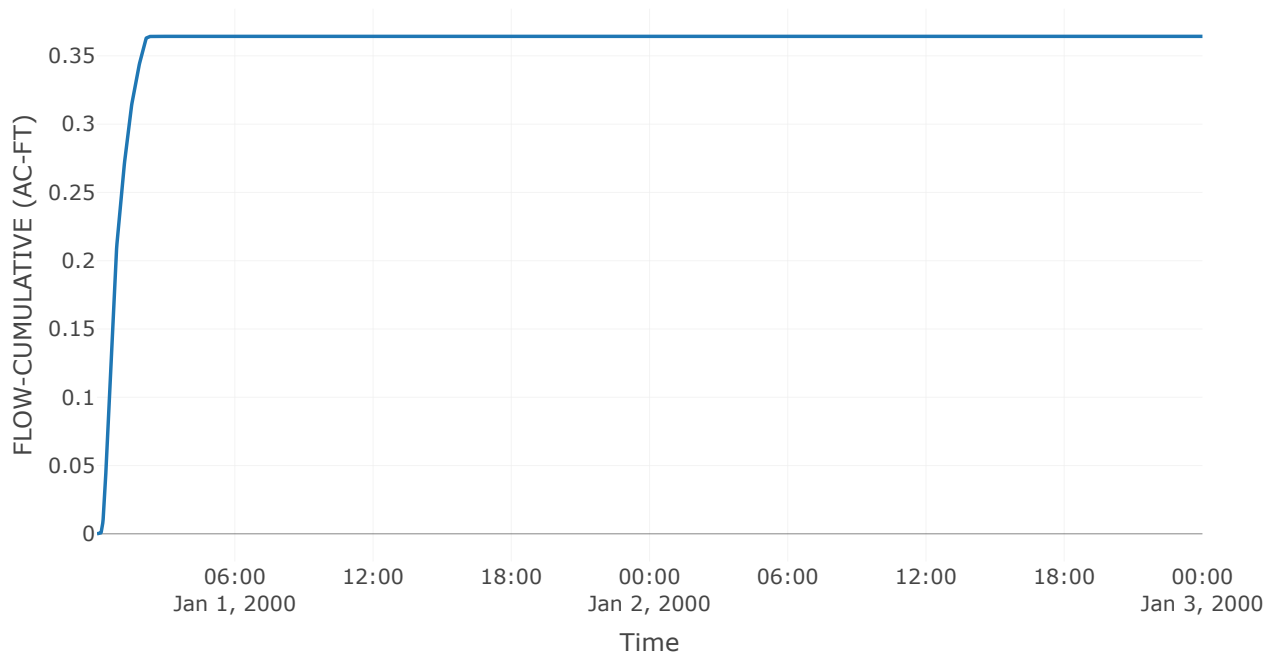
Precipitation and Outflow



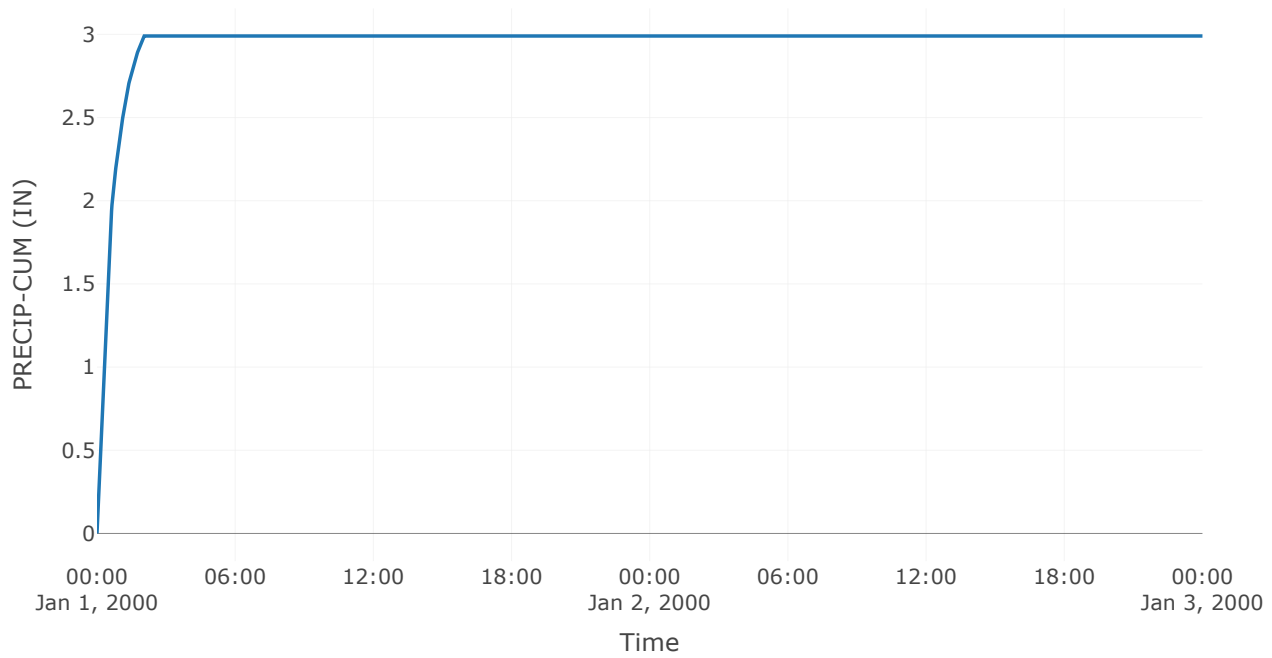
Cumulative Excess Precipitation



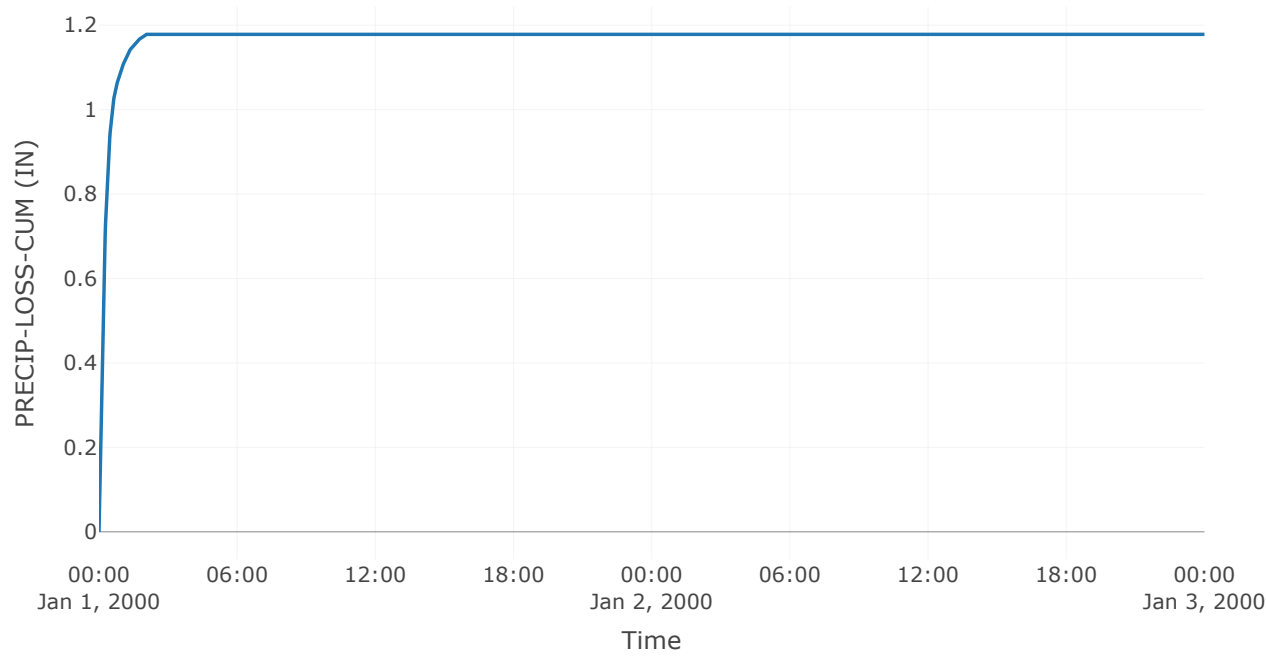
Cumulative Outflow



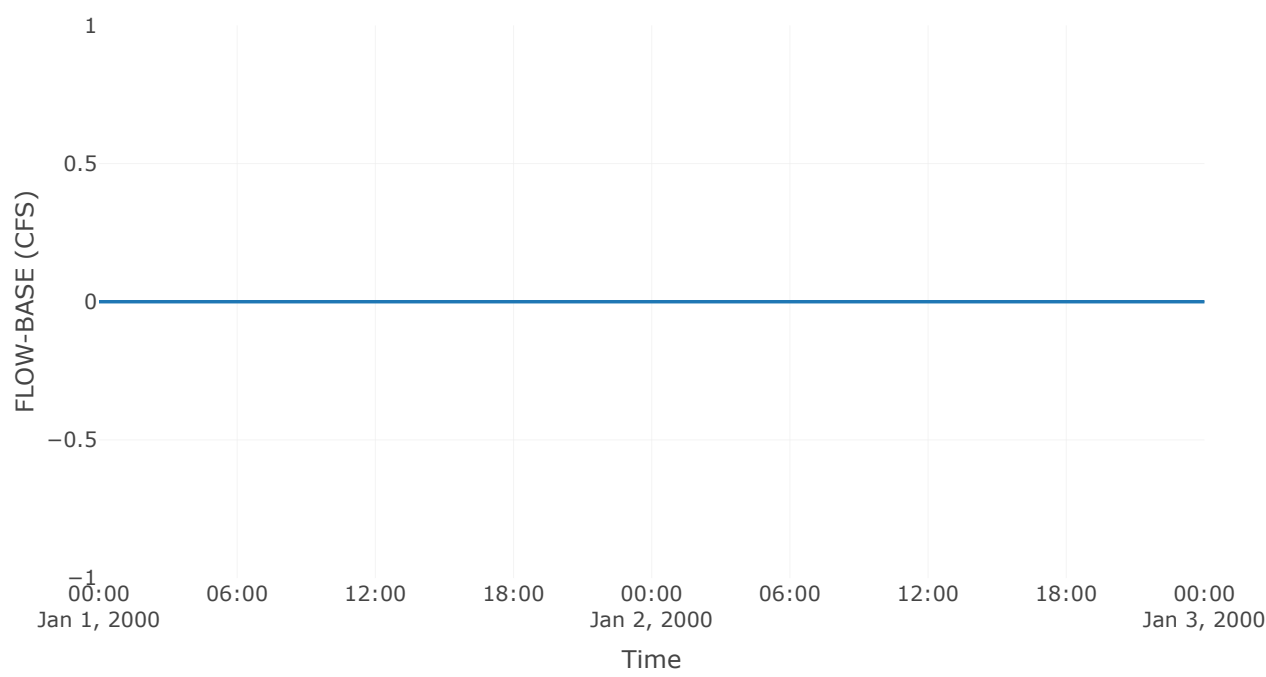
Cumulative Precipitation



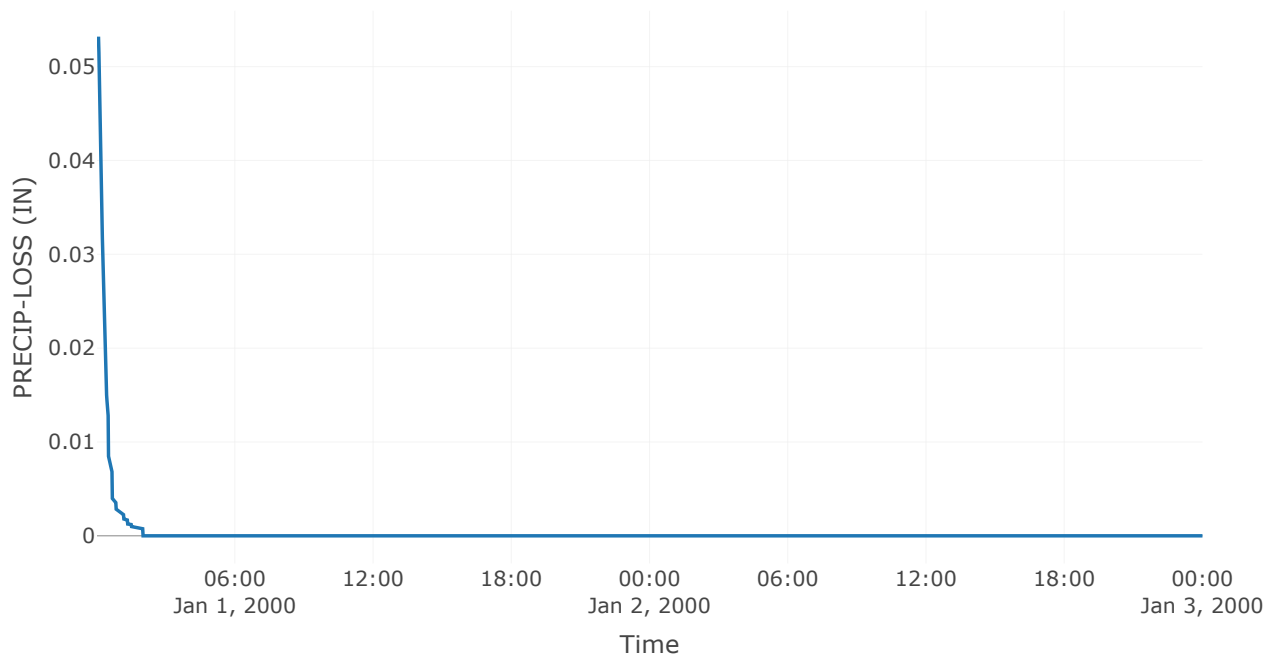
Cumulative Precipitation Loss



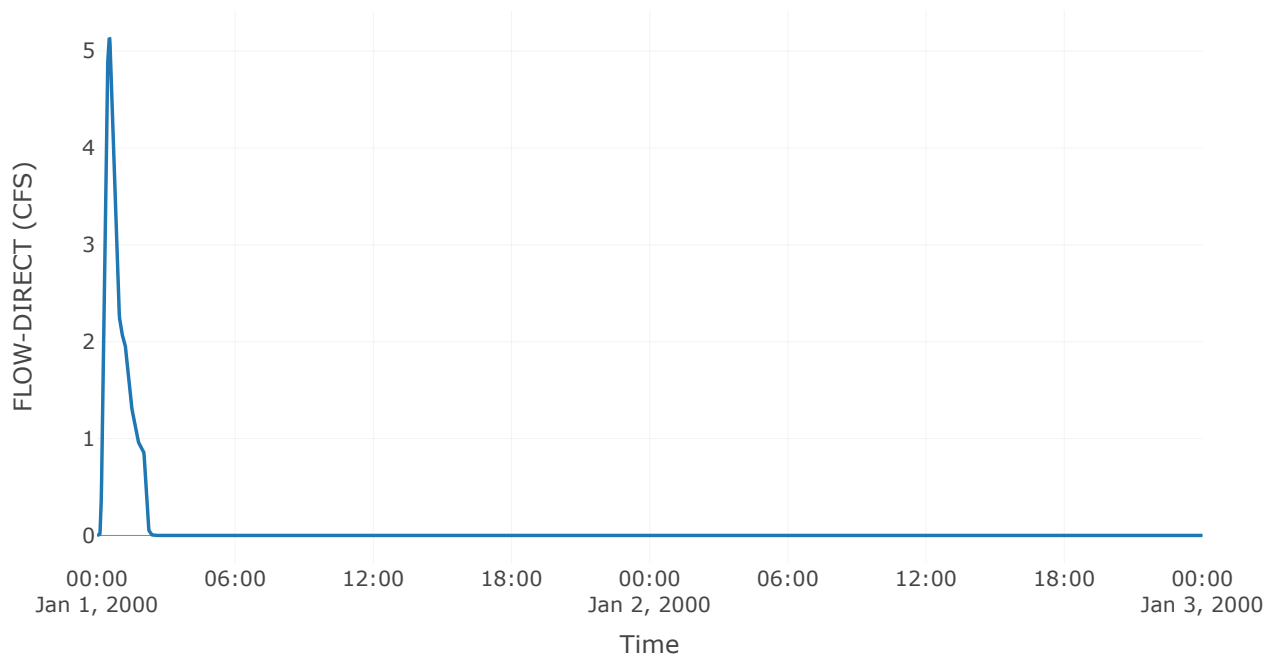
Baseflow



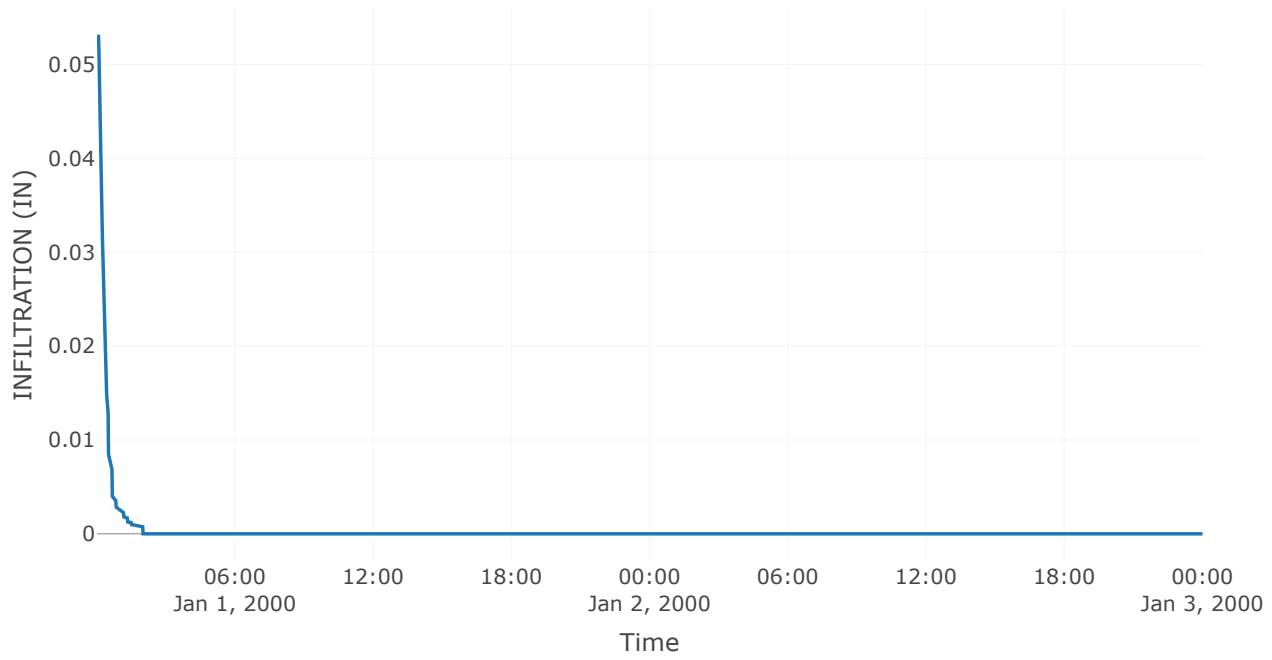
Precipitation Loss



Direct Runoff



Soil Infiltration

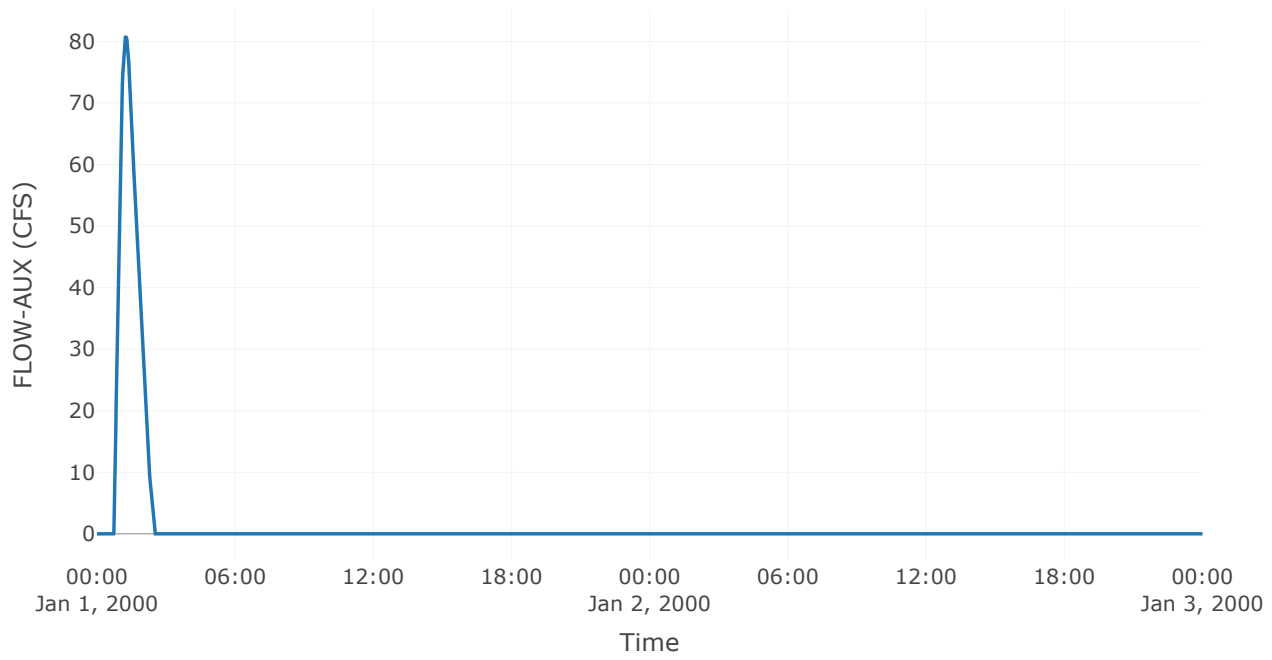


Reservoir: Proposed Basin C

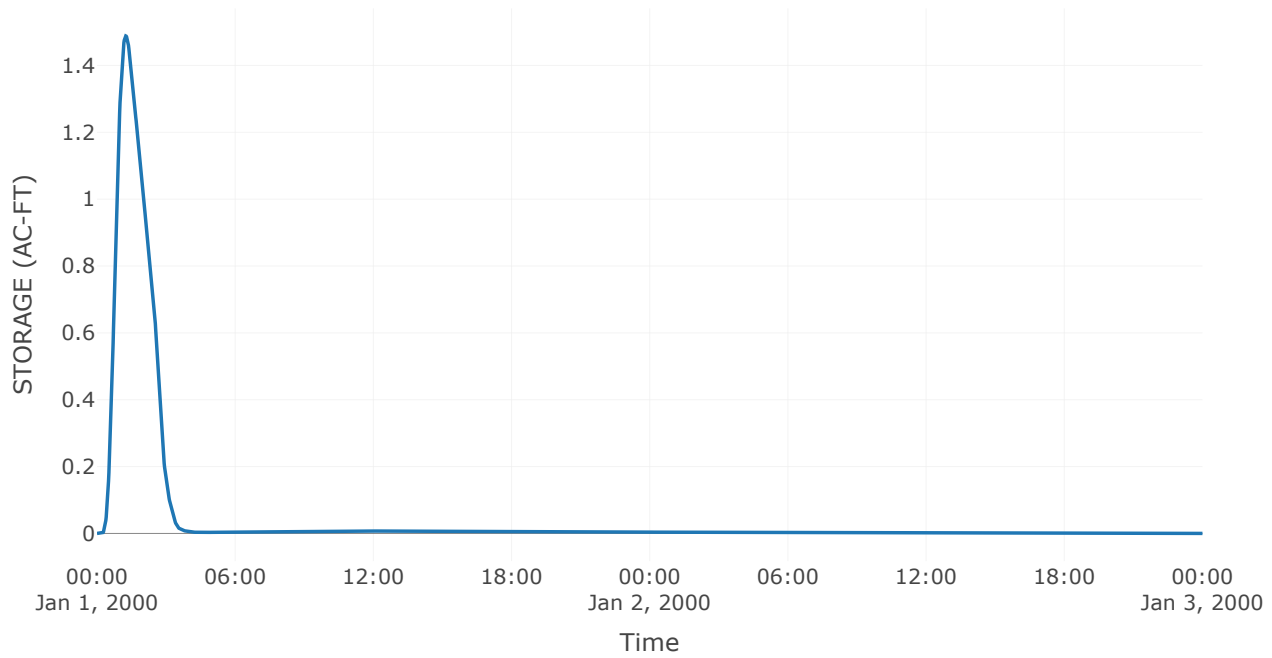
Downstream : Existing Basin A & B

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

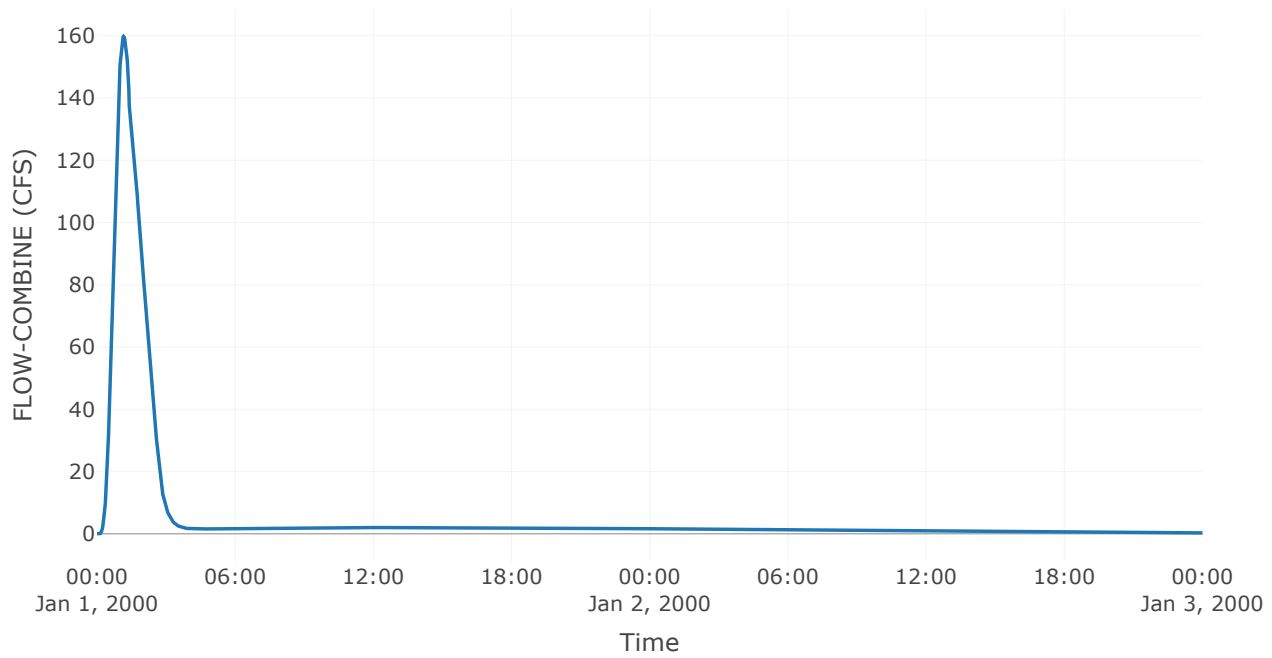
Auxiliary Outflow



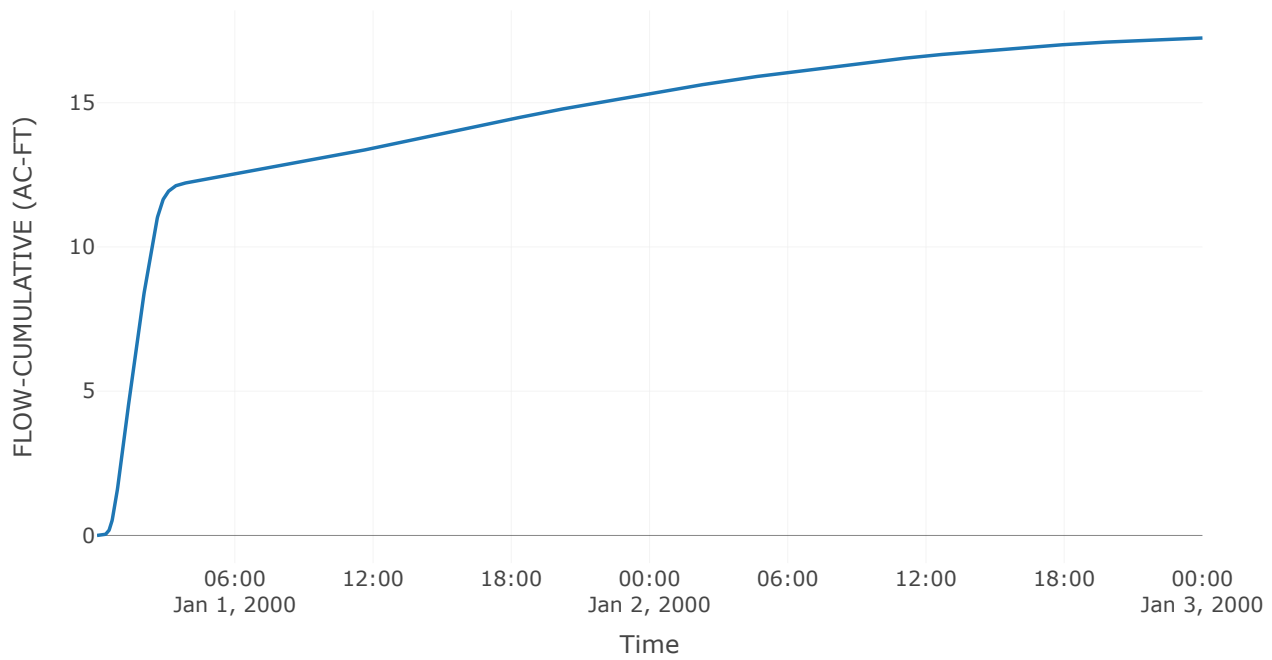
Storage



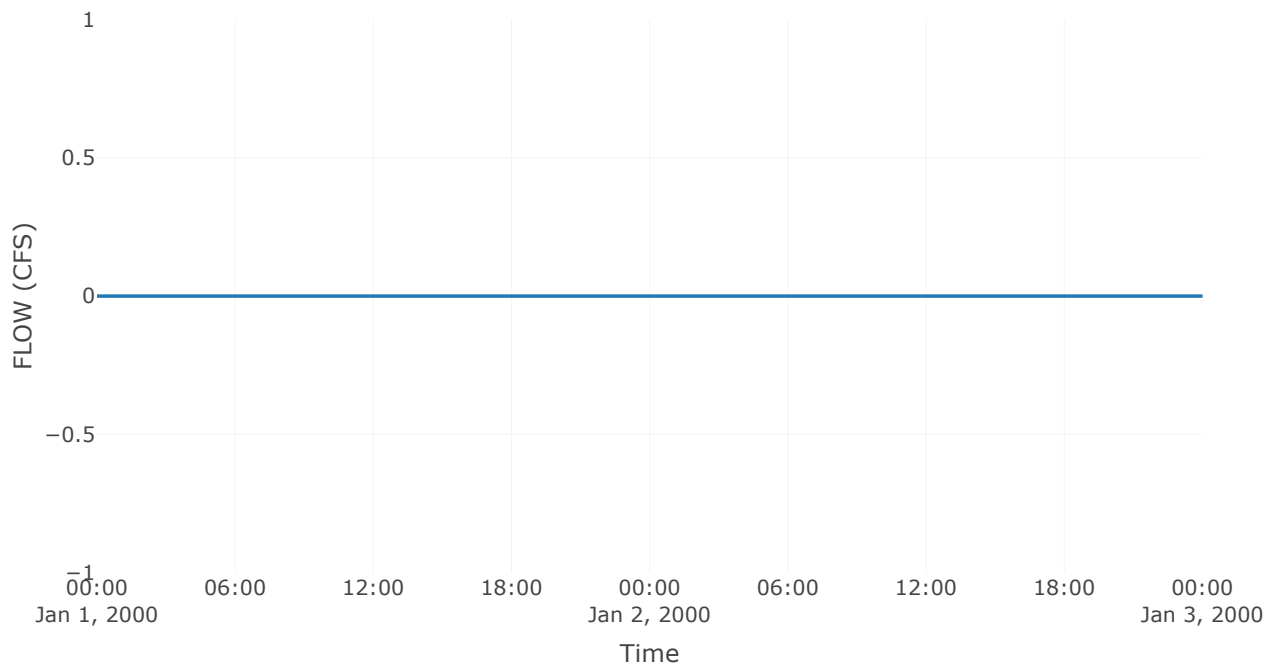
Combined Inflow



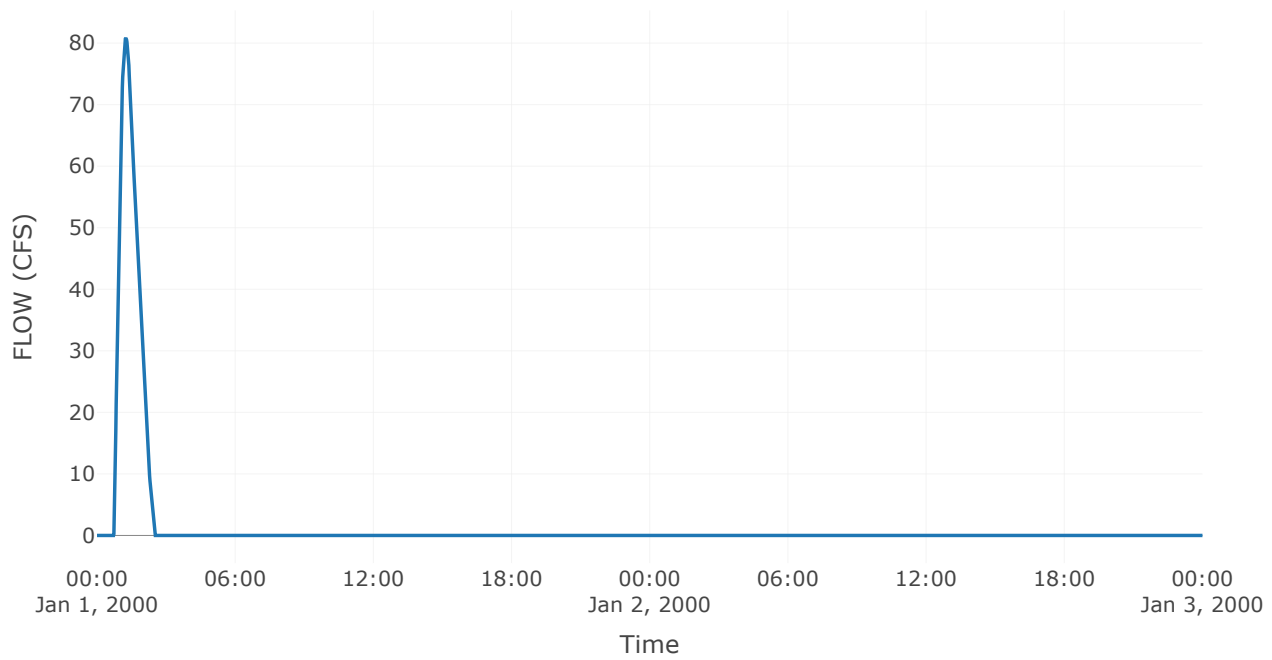
Cumulative Outflow



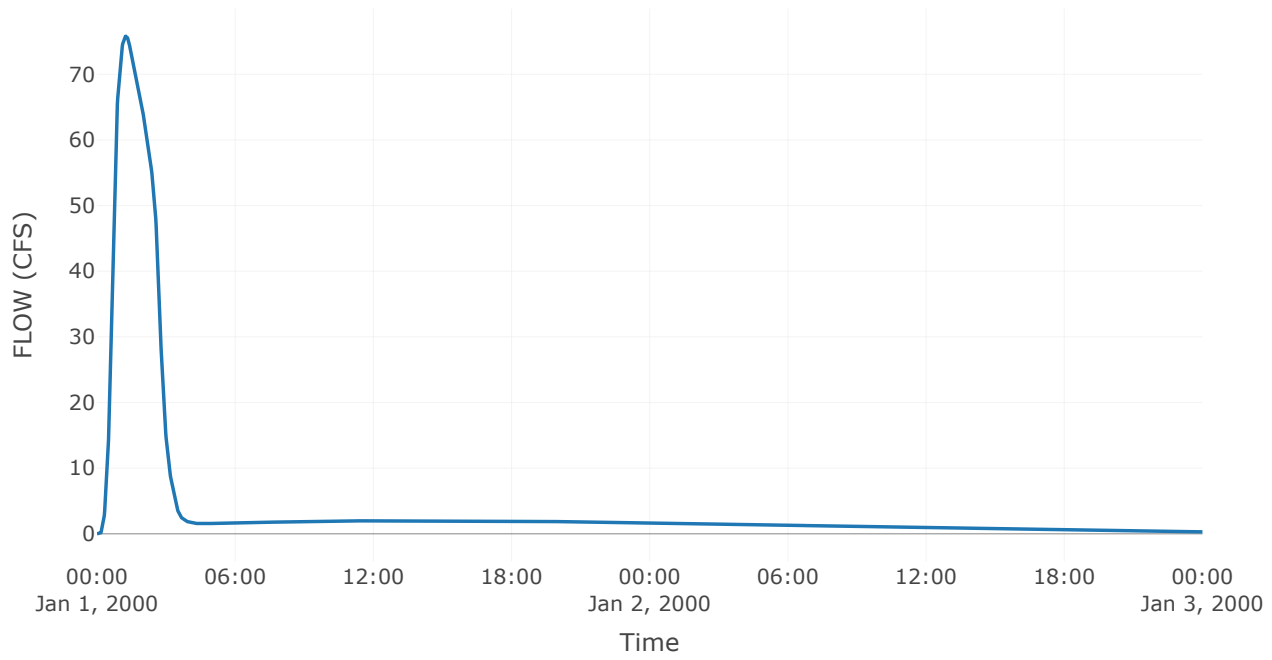
Spillway 1



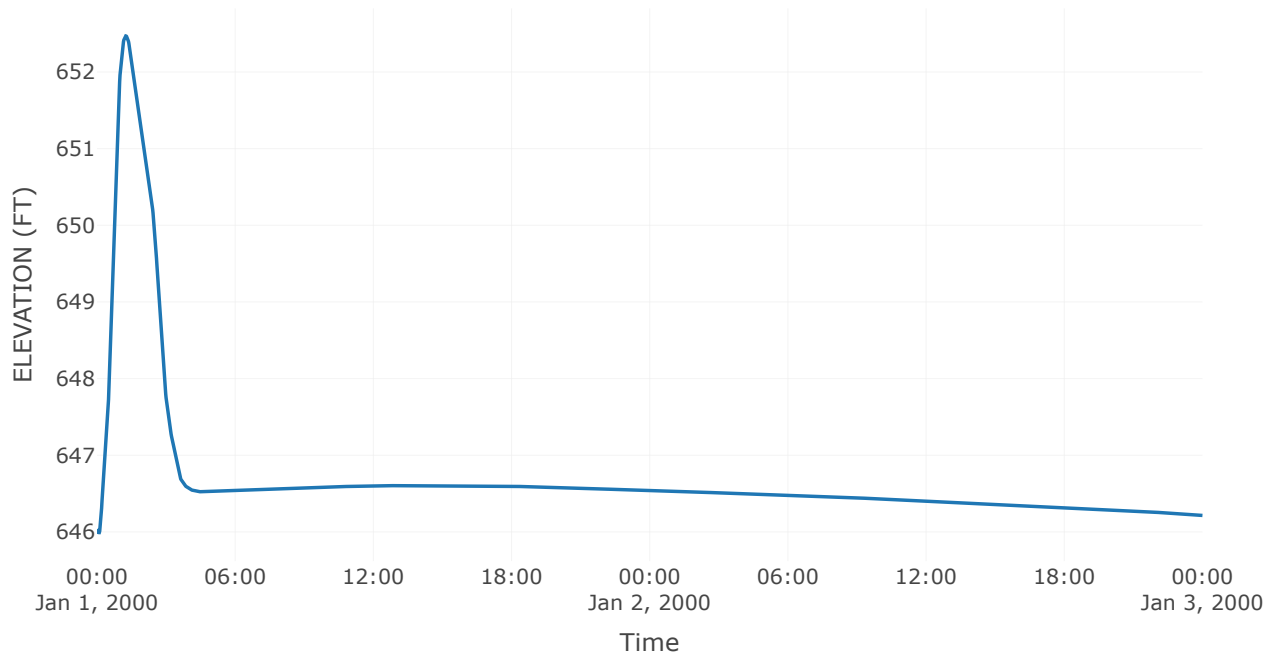
Outlet 2



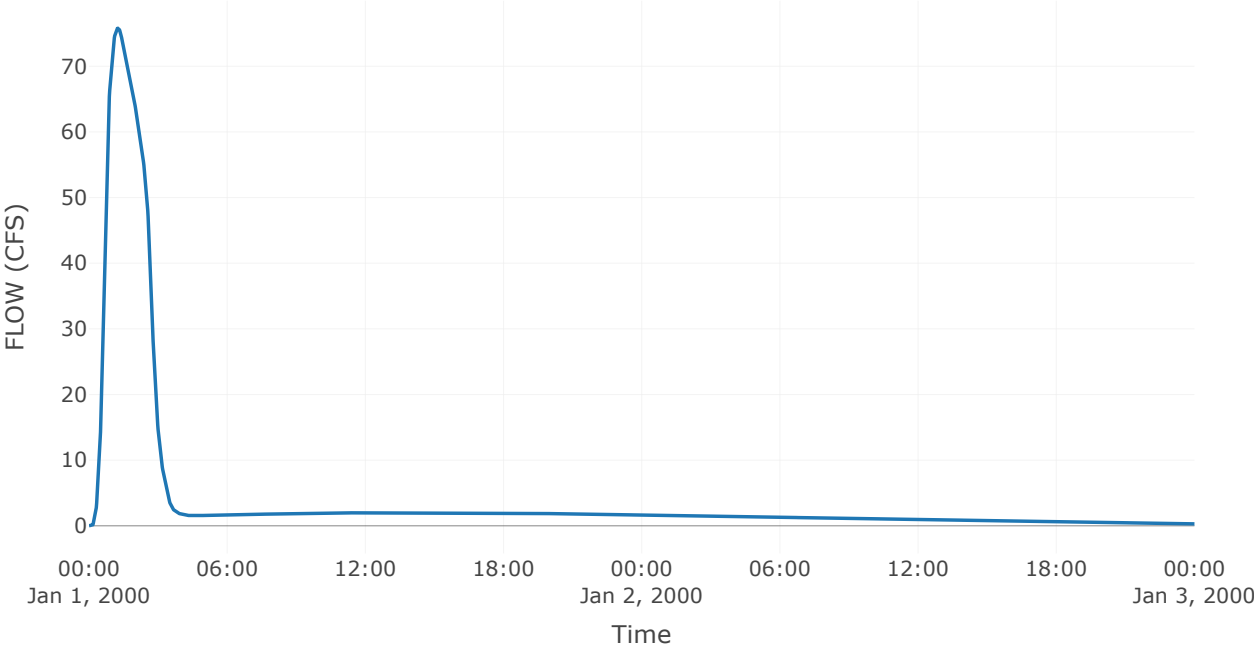
Outlet 1



Pool Elevation



Outflow

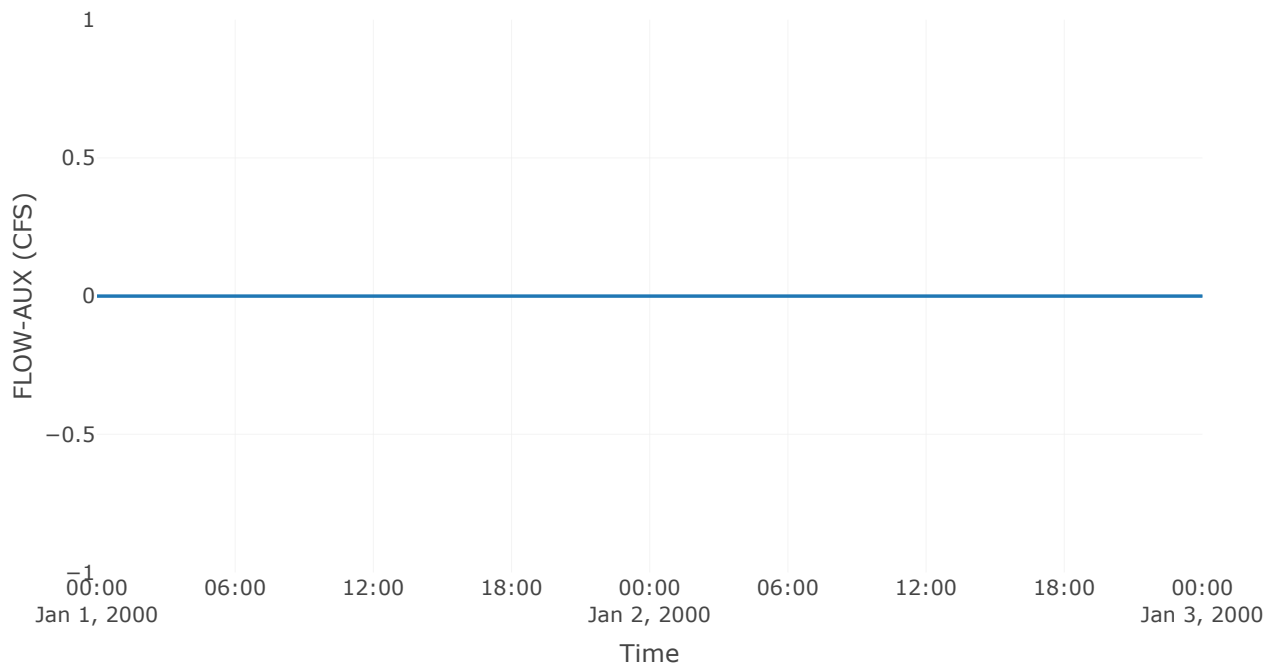


Reservoir: Existing Basin A & B

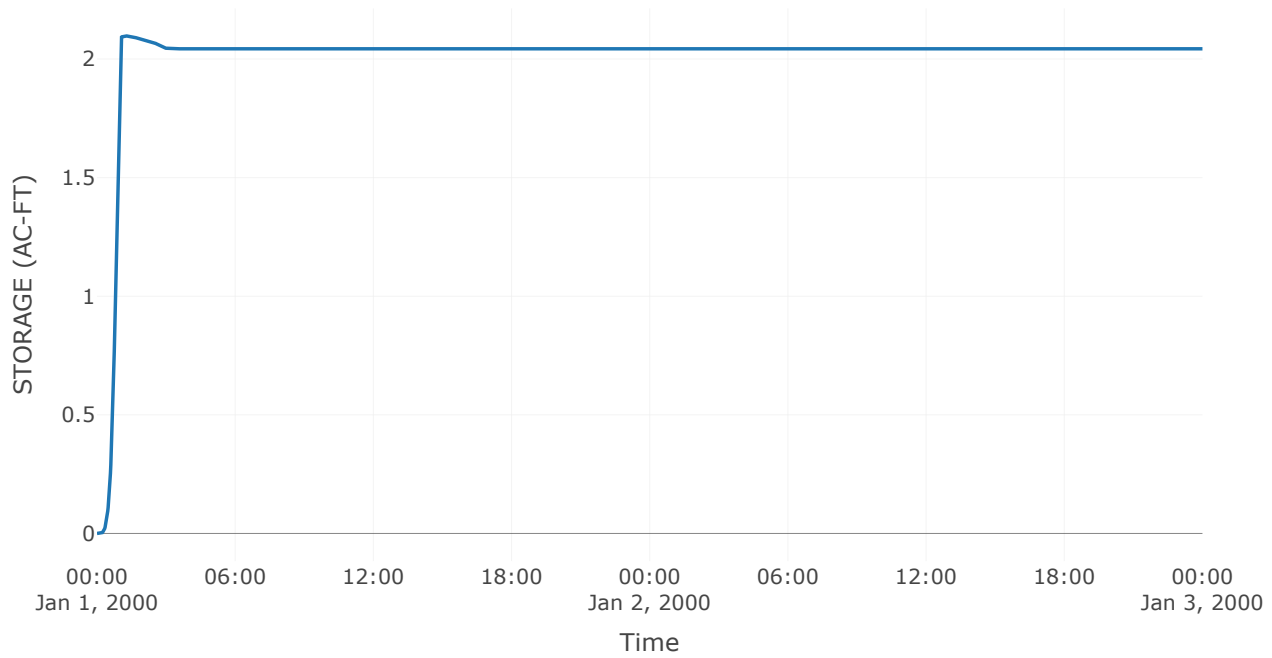
Downstream : 55th Street Outlet

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

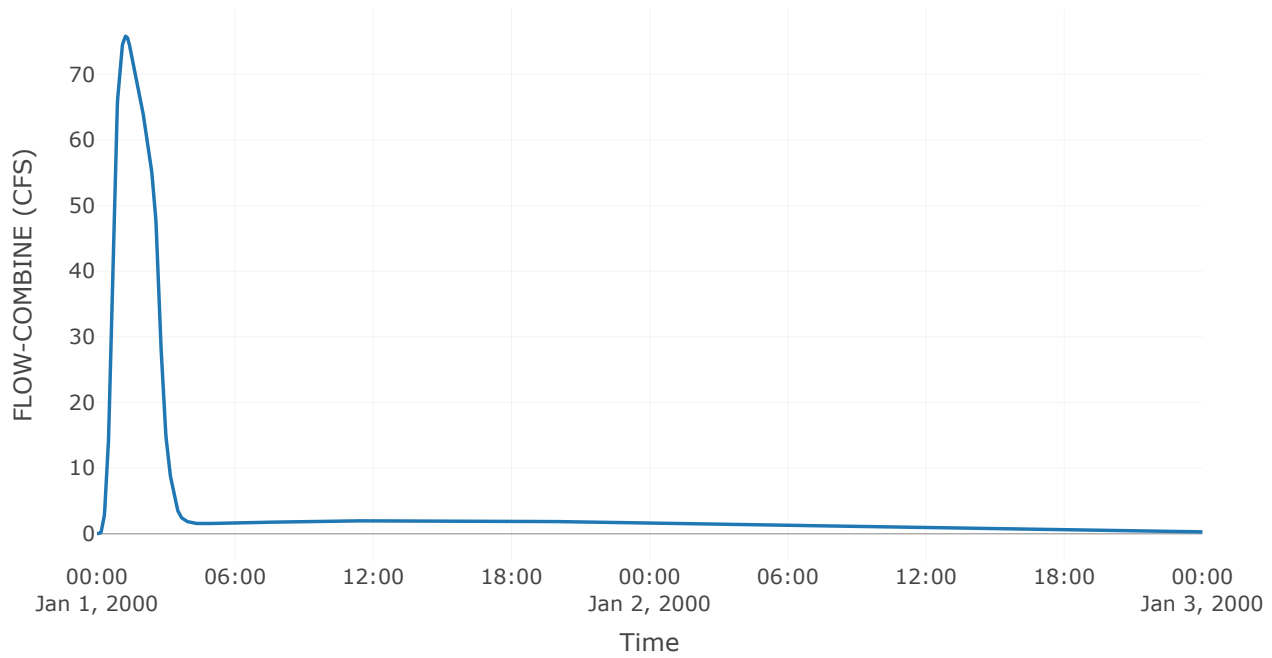
Auxiliary Outflow



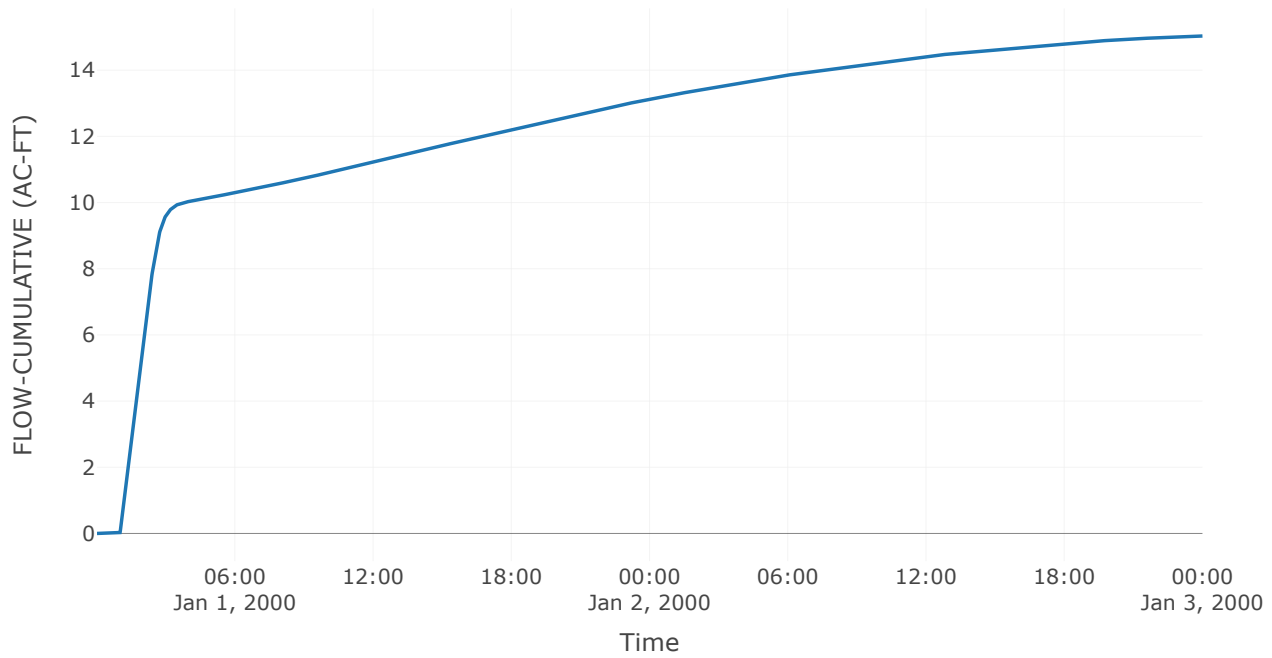
Storage



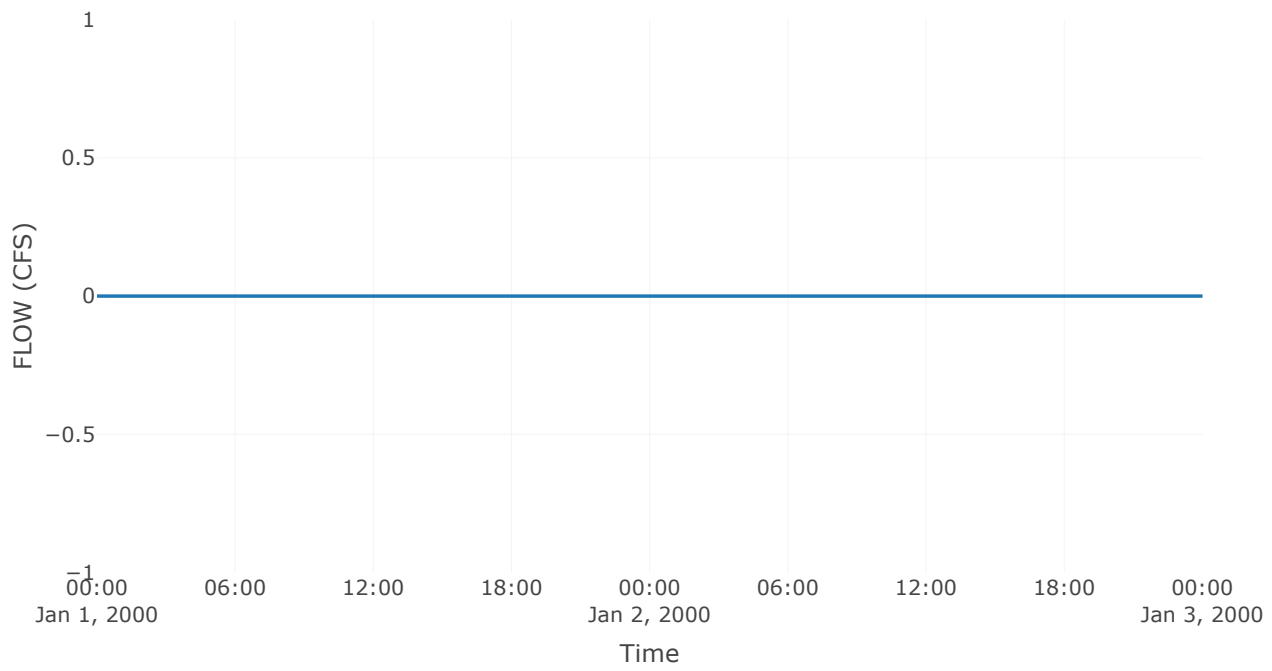
Combined Inflow



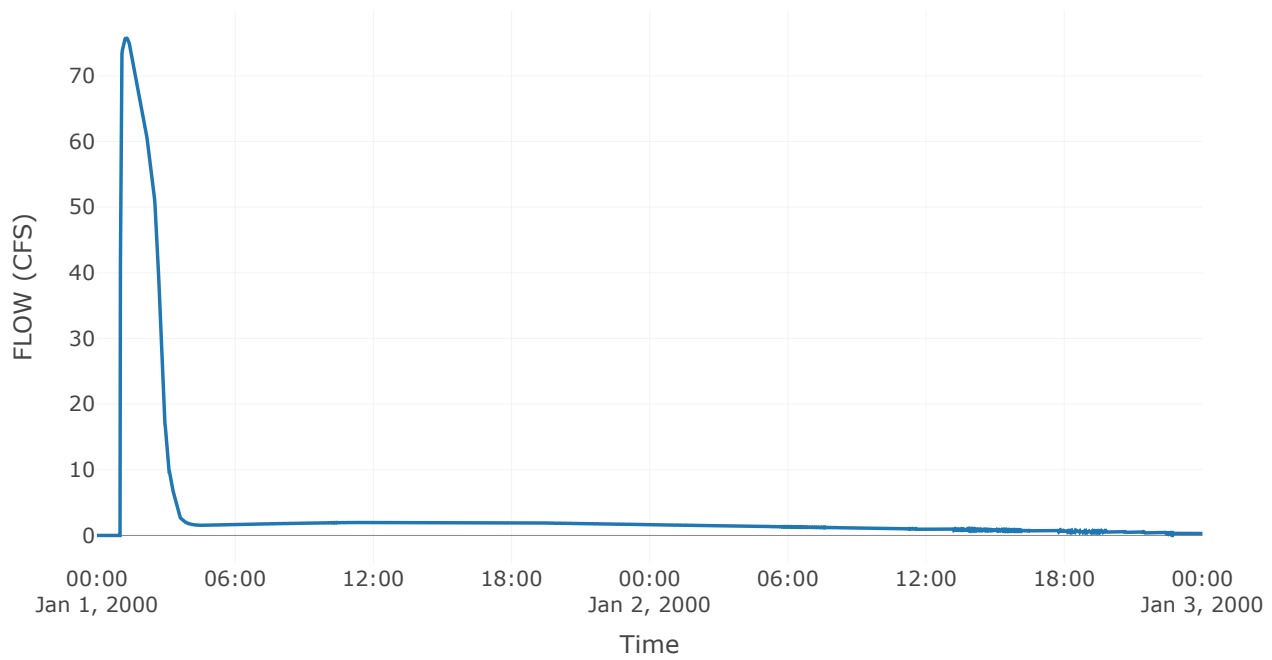
Cumulative Outflow



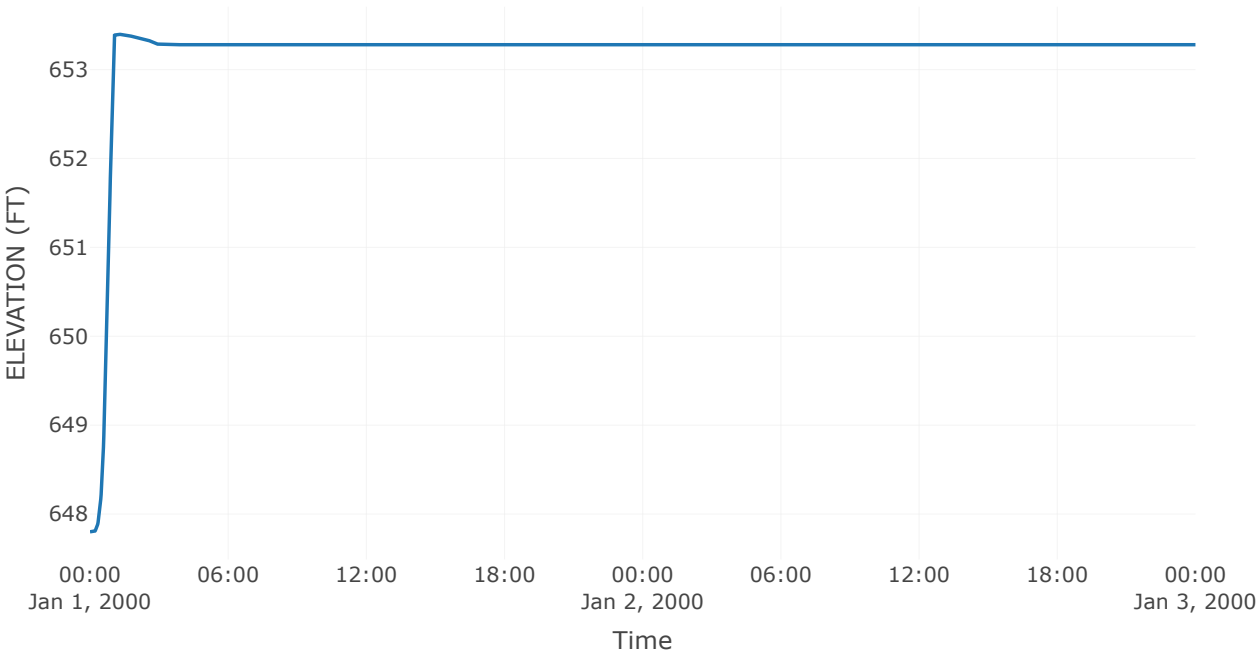
Spillway 1



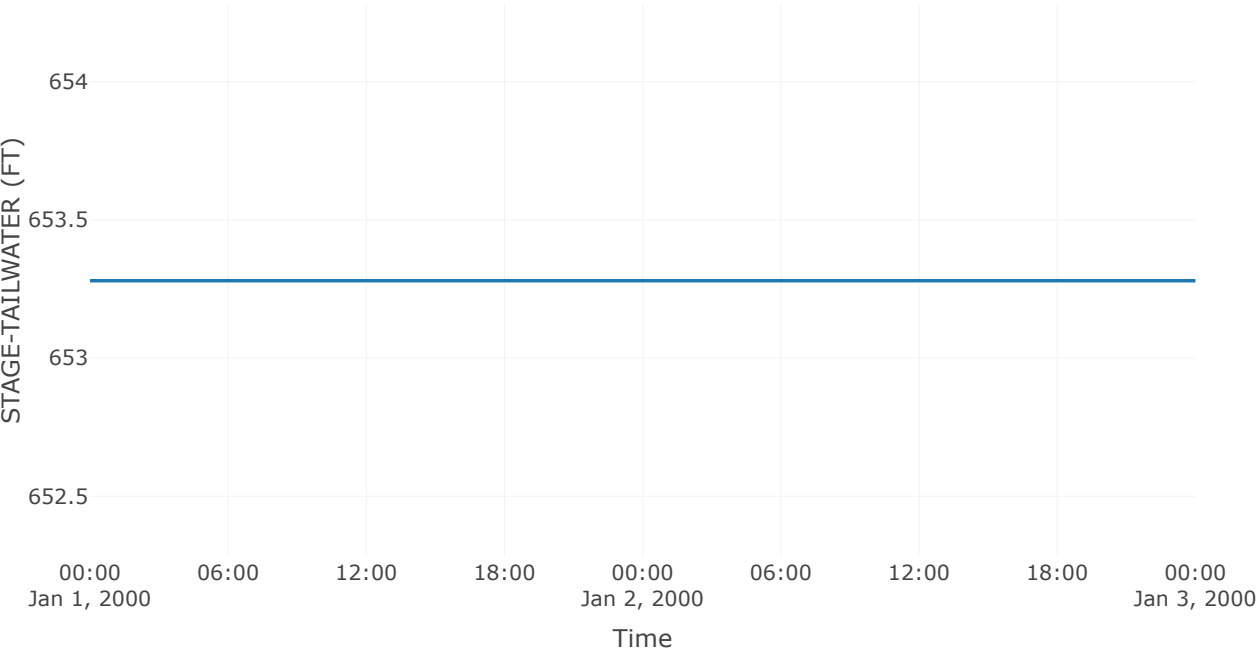
Outlet 1



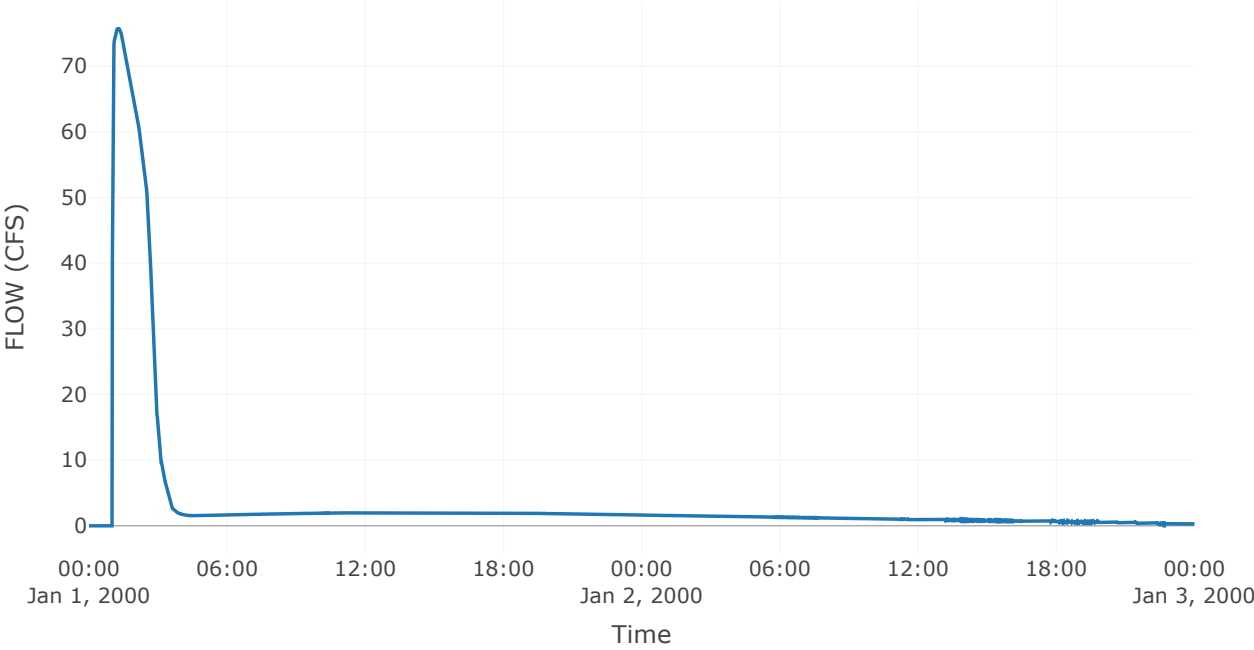
Pool Elevation



Tailwater Stage



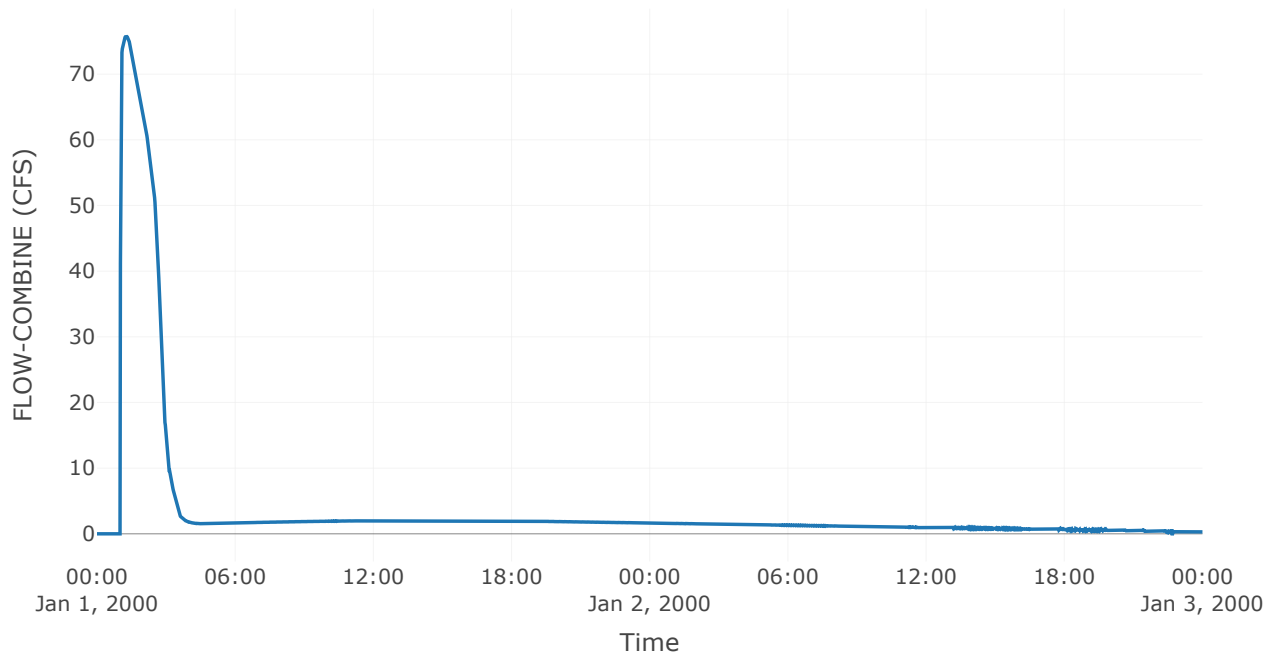
Outflow



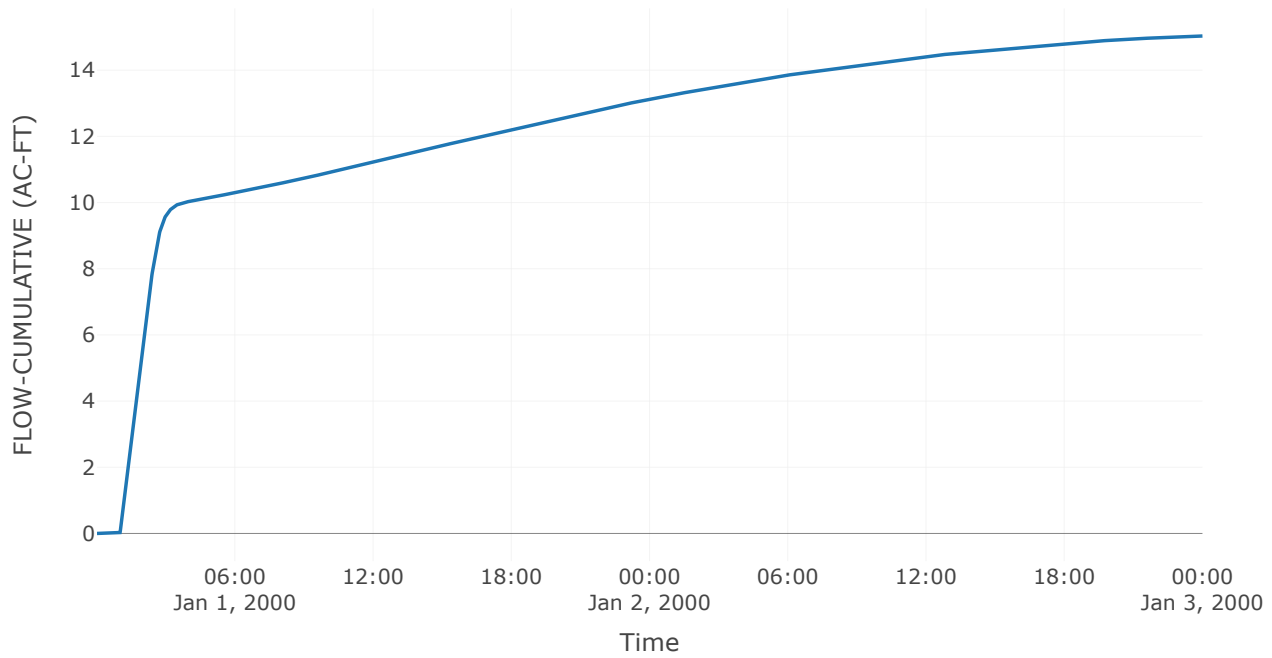
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	75.75
Time of Peak Discharge	01Jan2000, 01:16
Volume (IN)	1.03

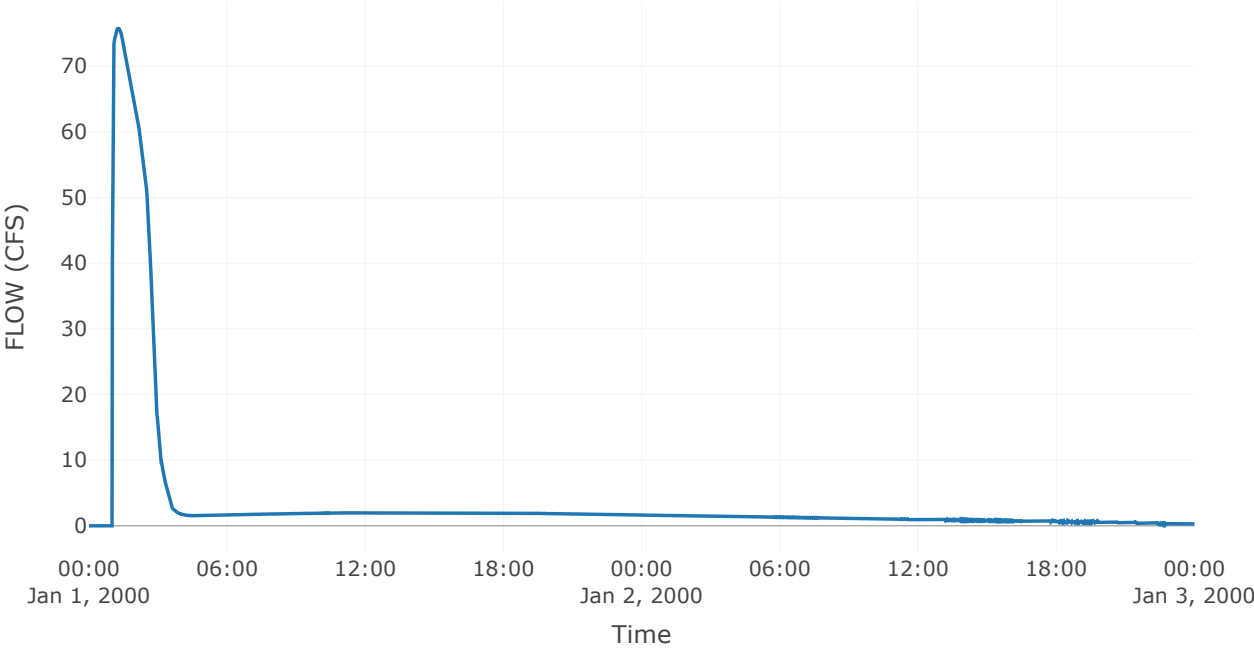
Combined Inflow



Cumulative Outflow



Outflow



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 (MI ²)	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
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Subbasin: On-Site Trib 1

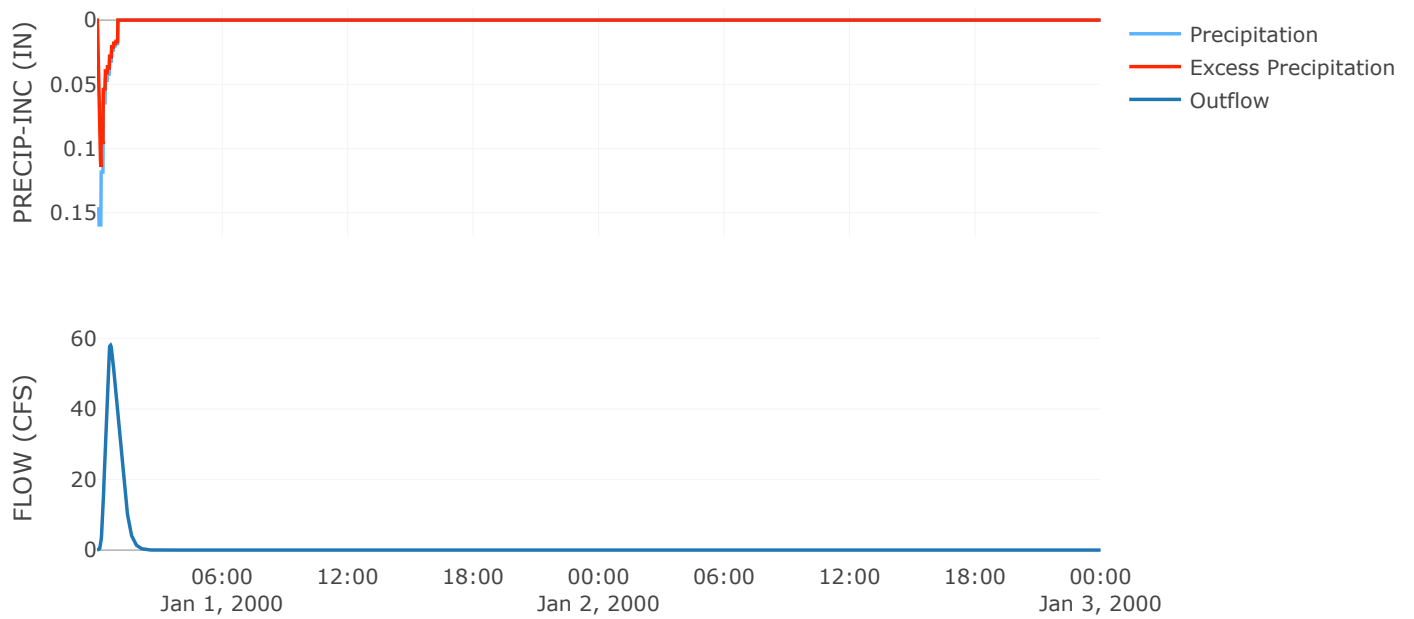
Area (MI²) : 0.03
Downstream : Basin 1

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	86

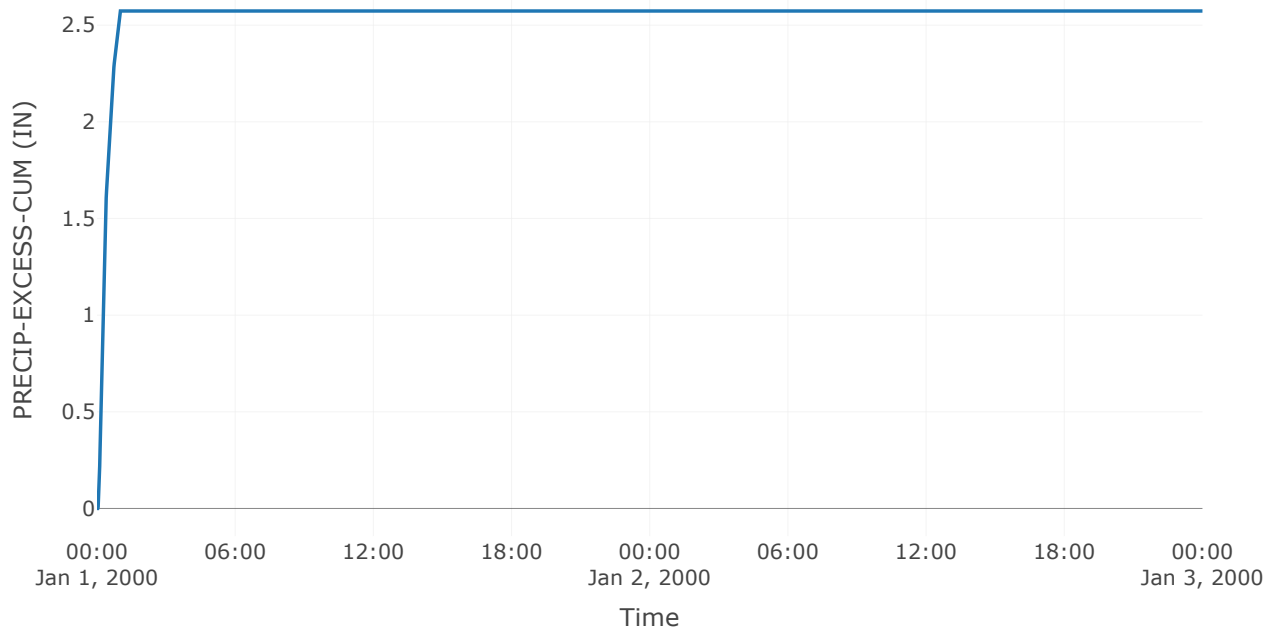
Transform: SCS	
Lag	21
Unitgraph Type	Standard

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

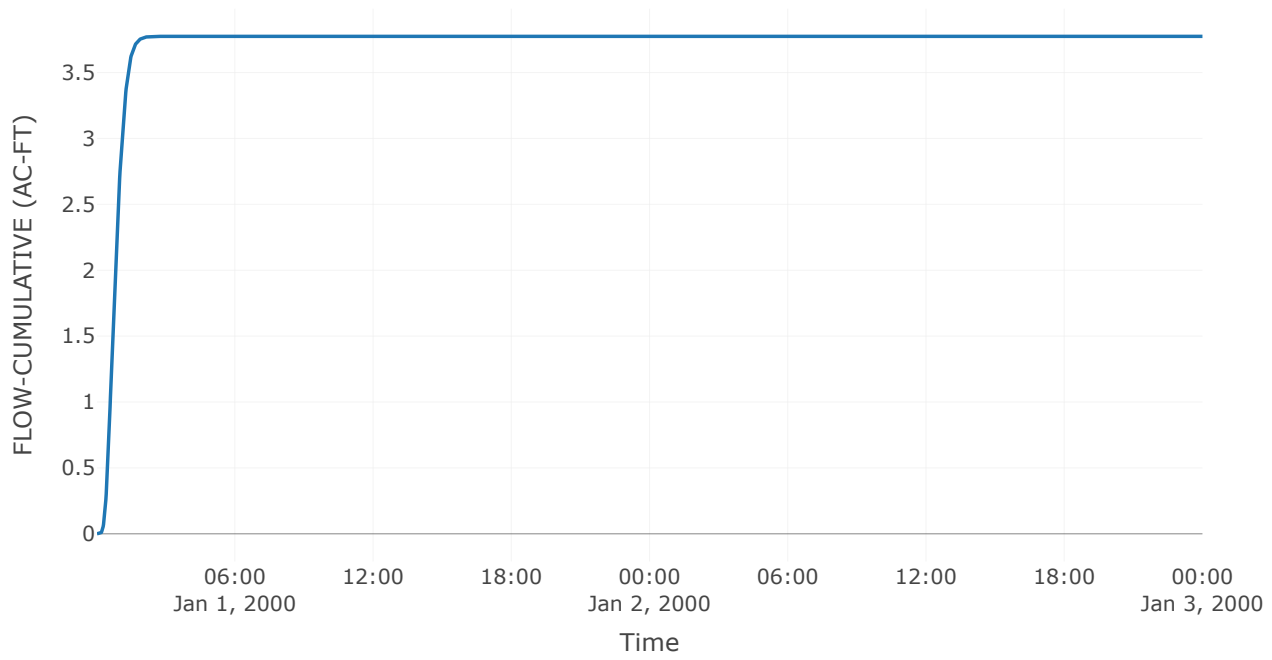
Precipitation and Outflow



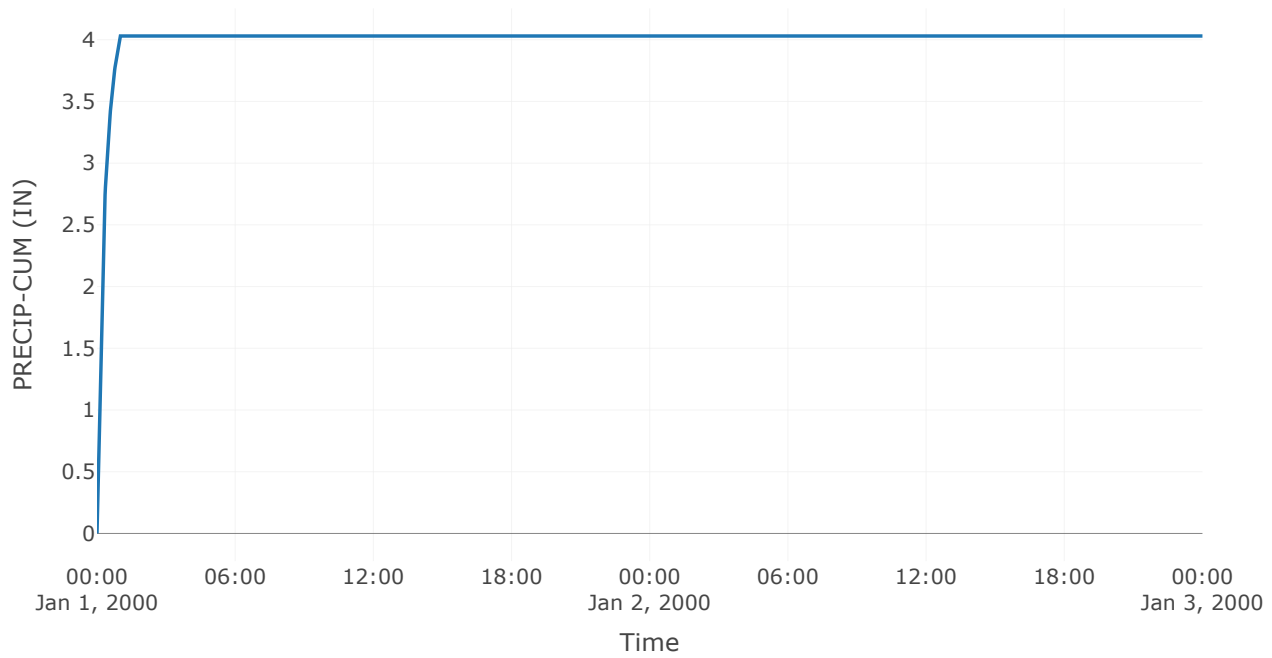
Cumulative Excess Precipitation



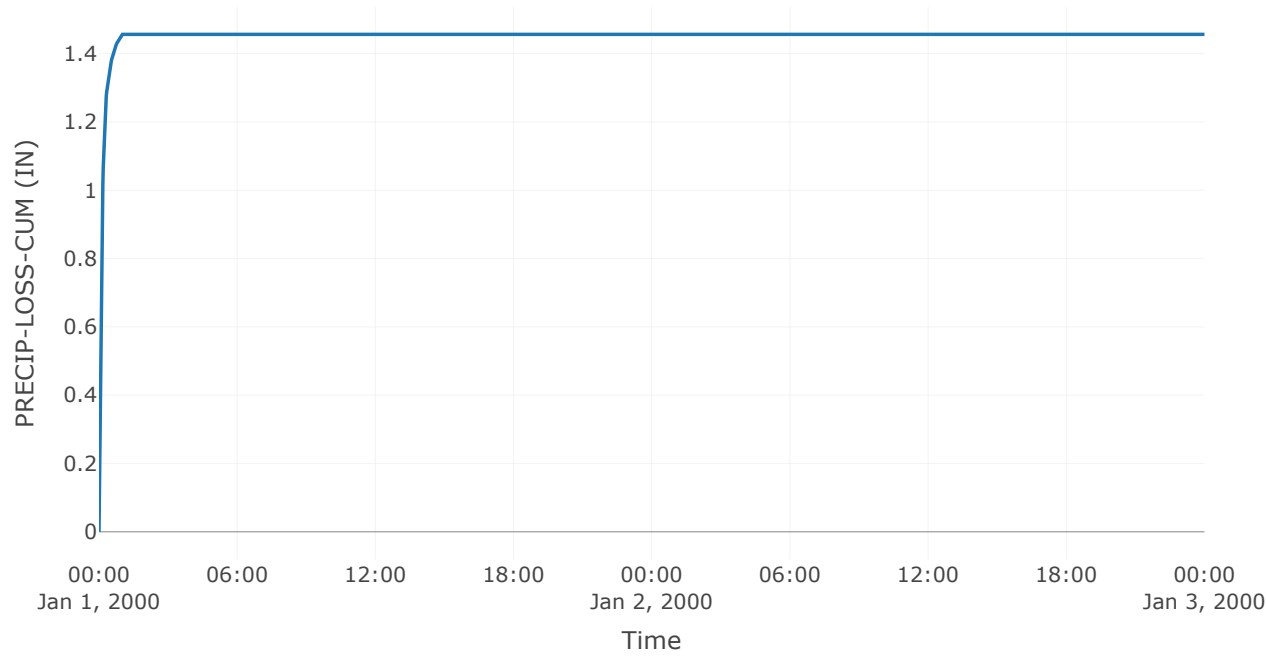
Cumulative Outflow



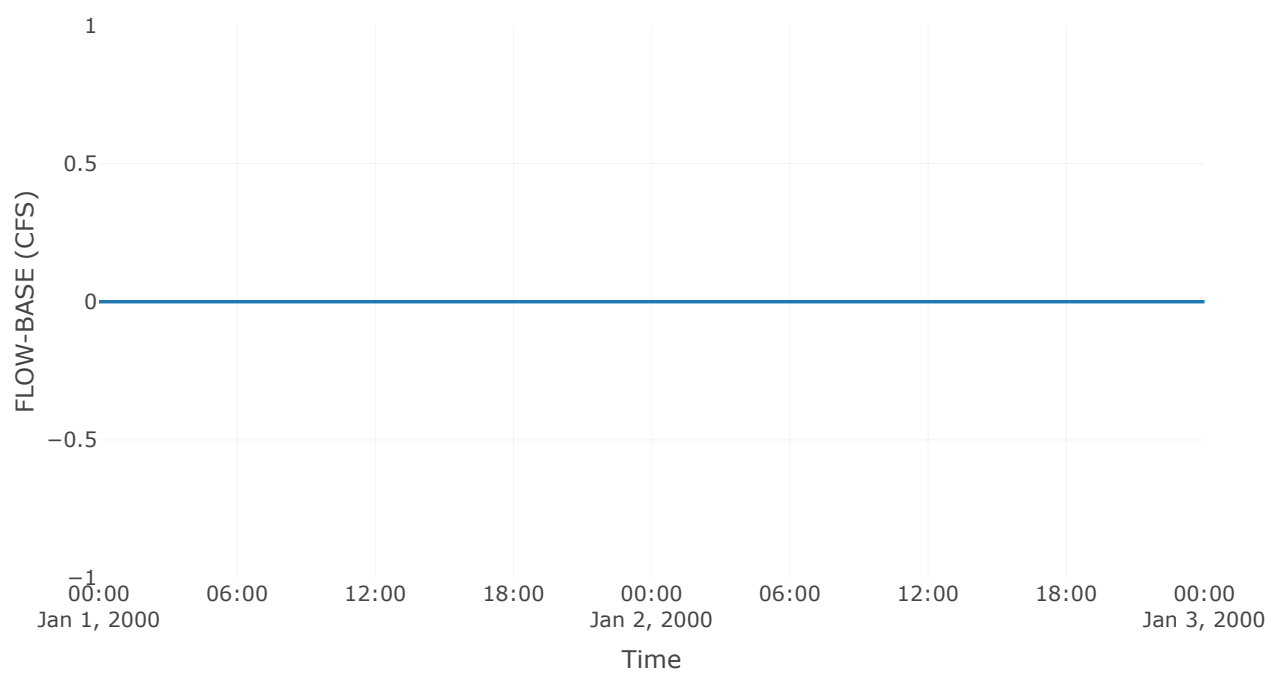
Cumulative Precipitation



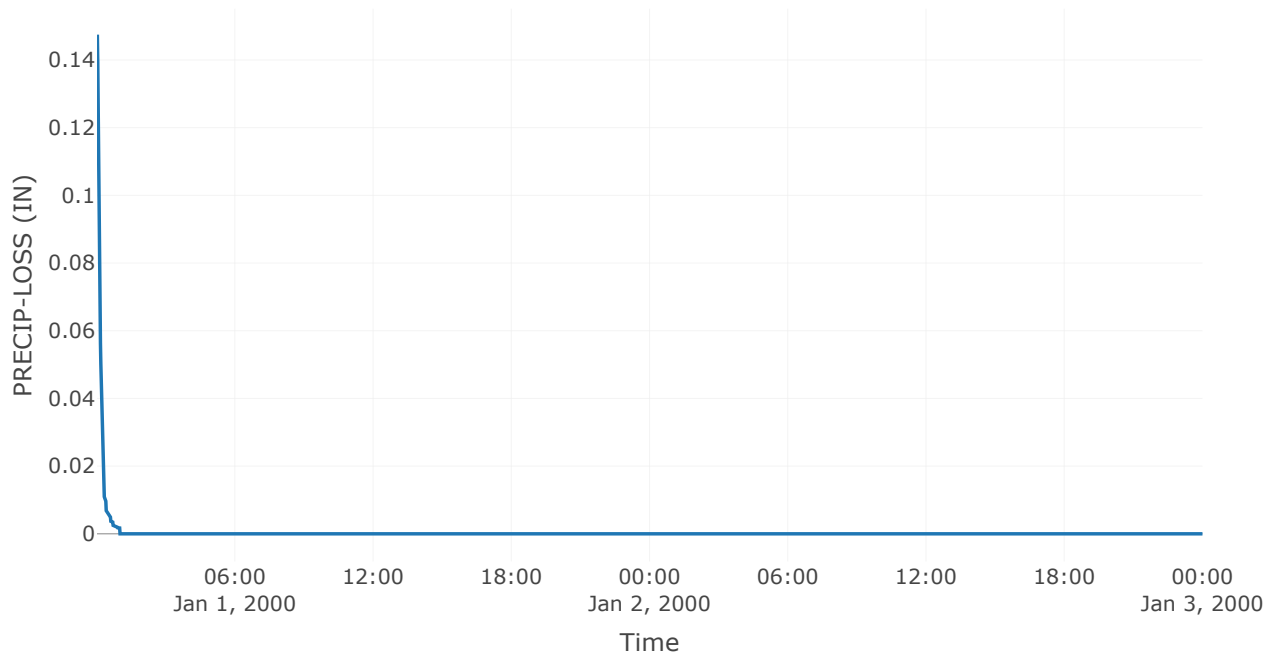
Cumulative Precipitation Loss



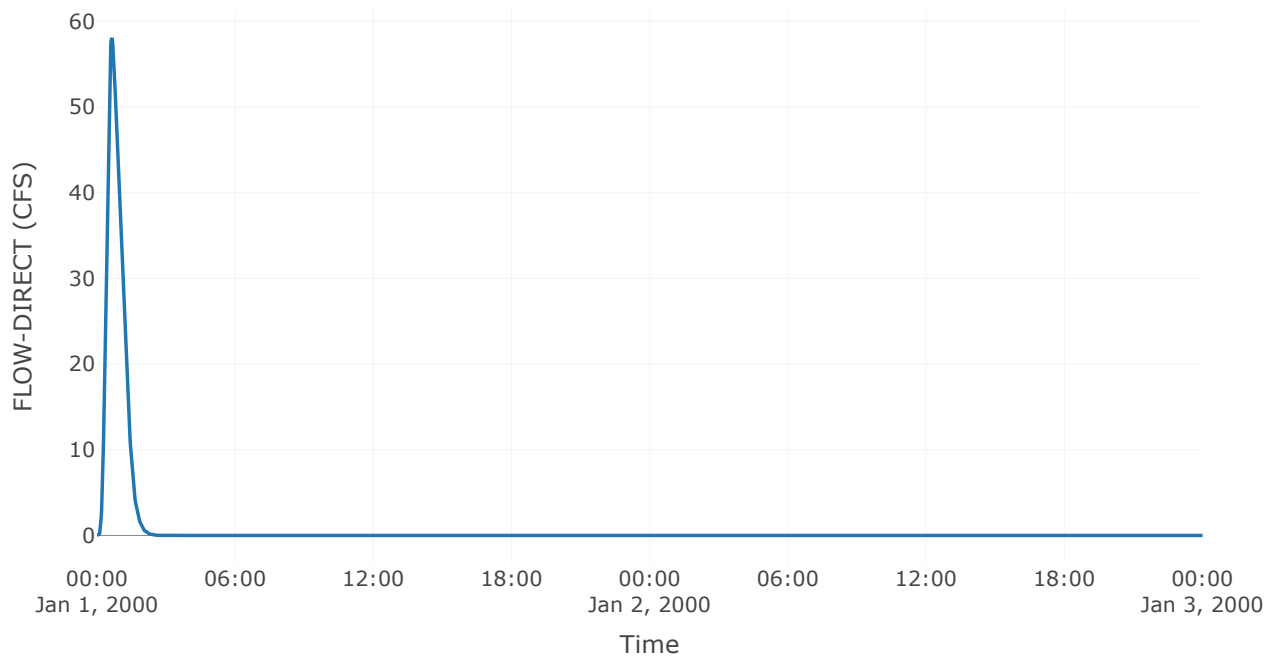
Baseflow



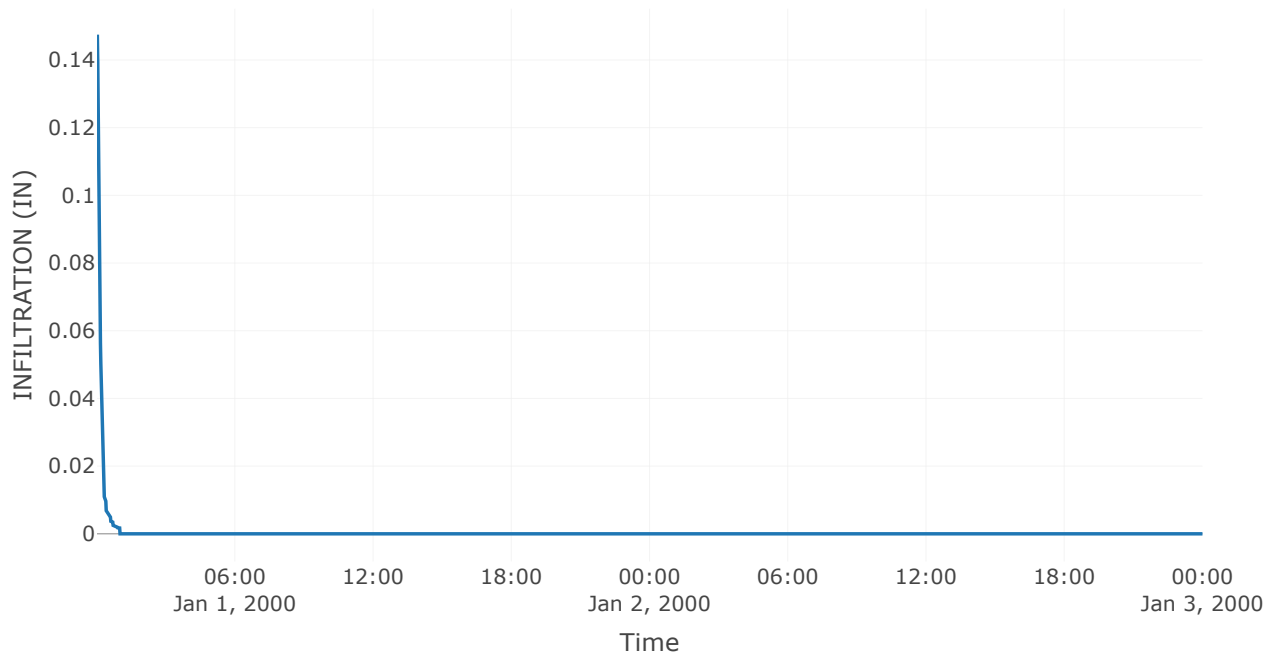
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I South

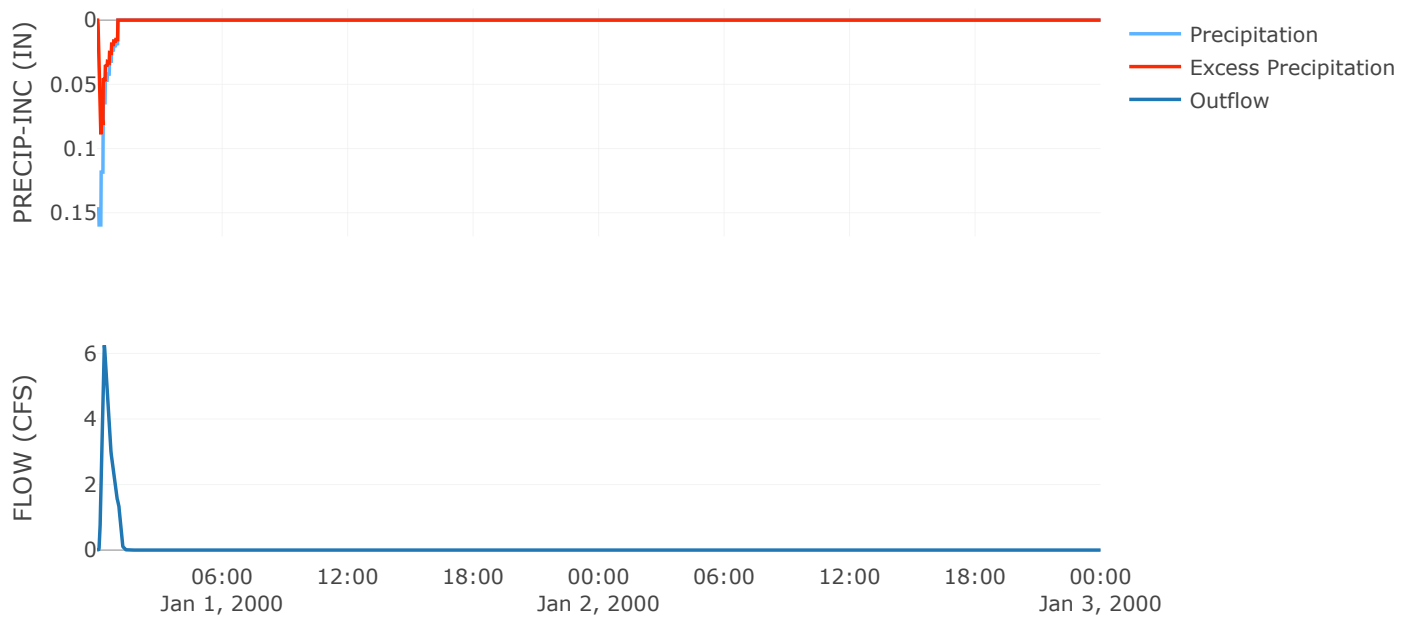
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	80

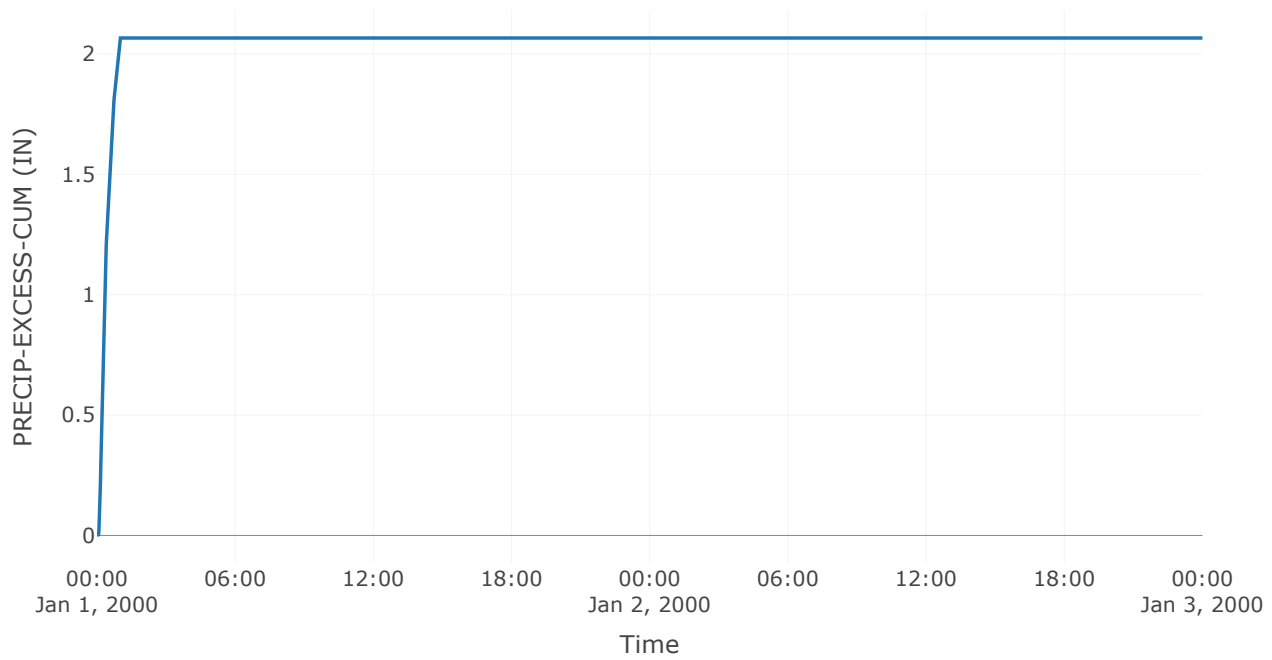
Transform: SCS	
Lag	6
Unitgraph Type	Standard

Results: Off-Site Trib I 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

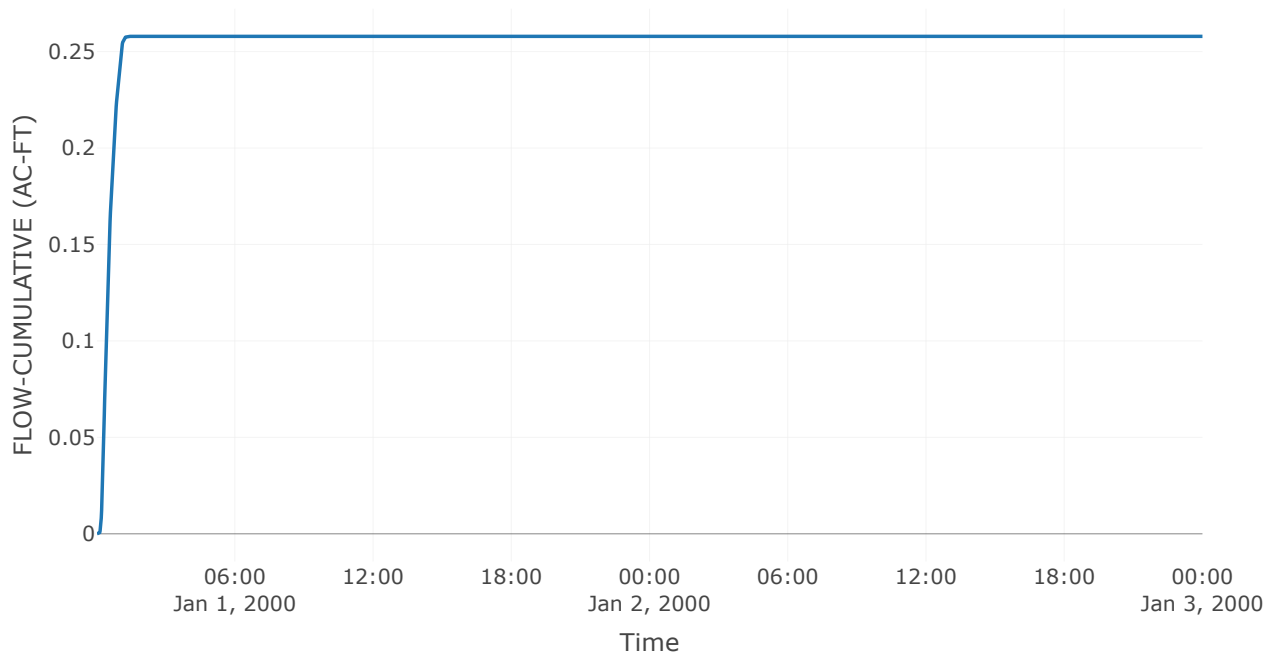
Precipitation and Outflow



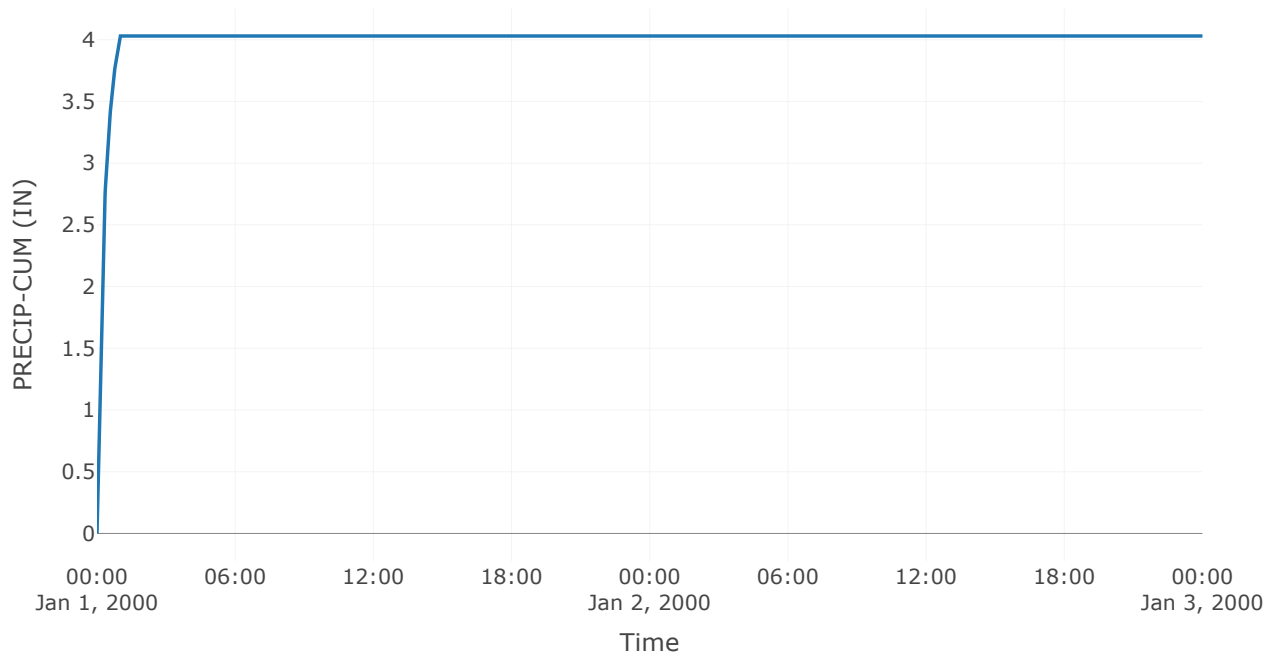
Cumulative Excess Precipitation



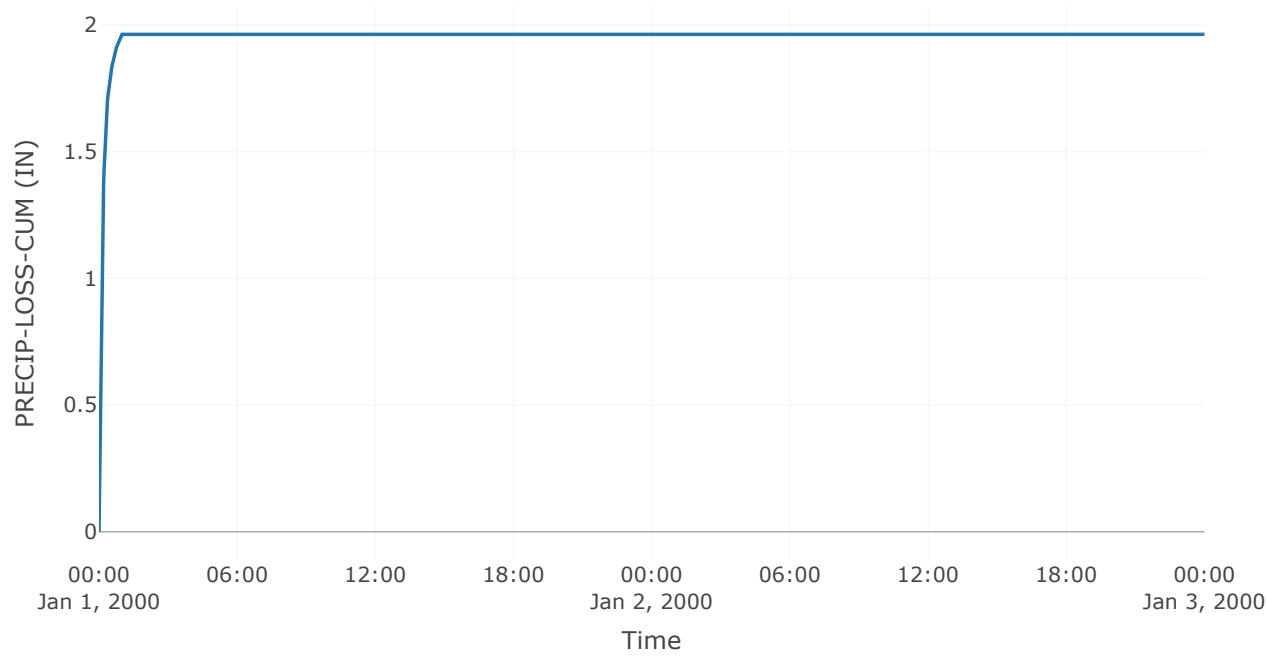
Cumulative Outflow



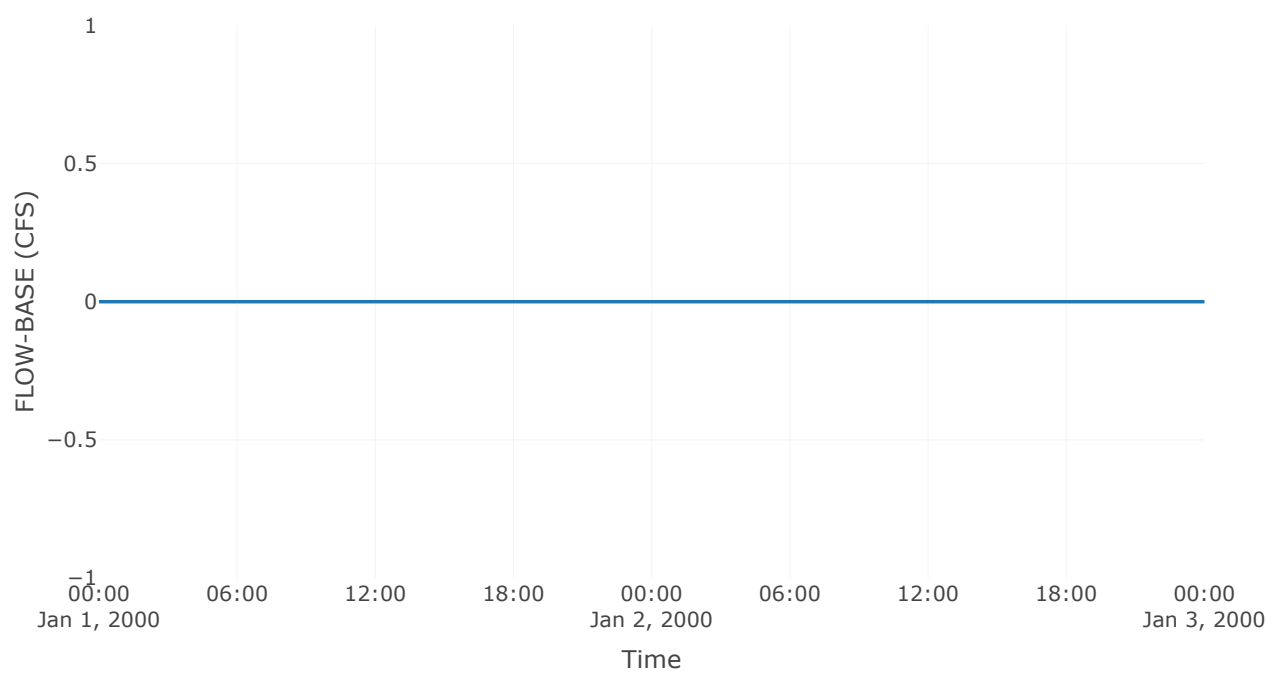
Cumulative Precipitation



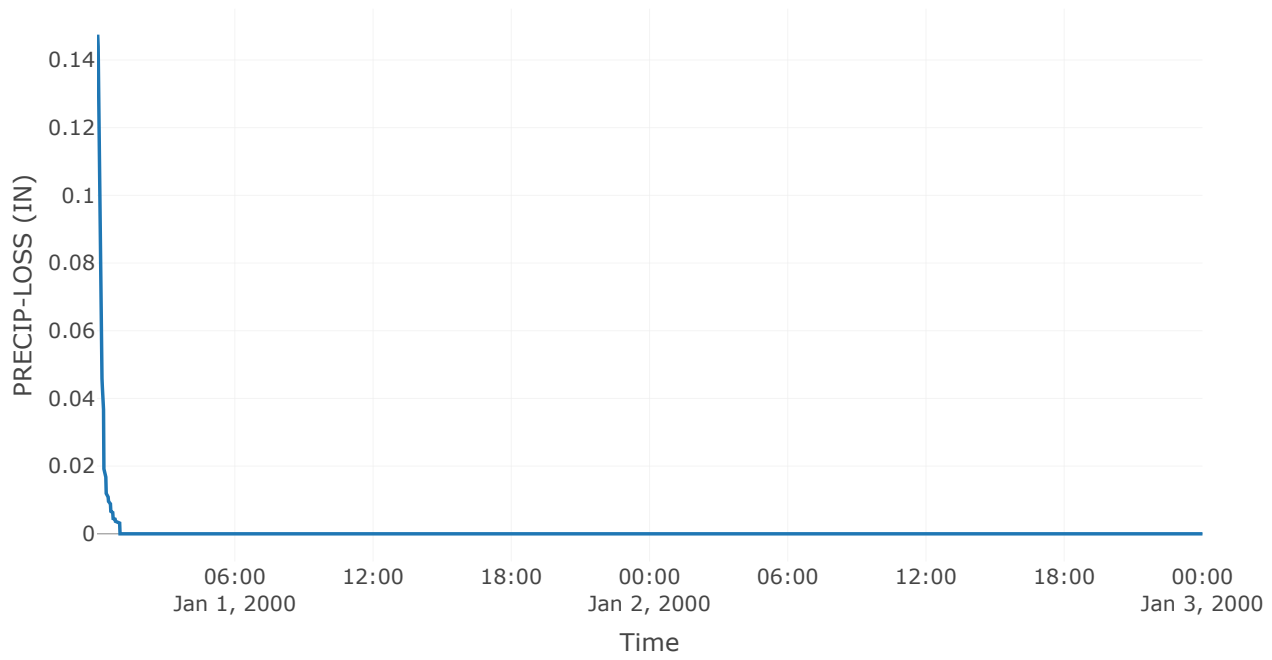
Cumulative Precipitation Loss



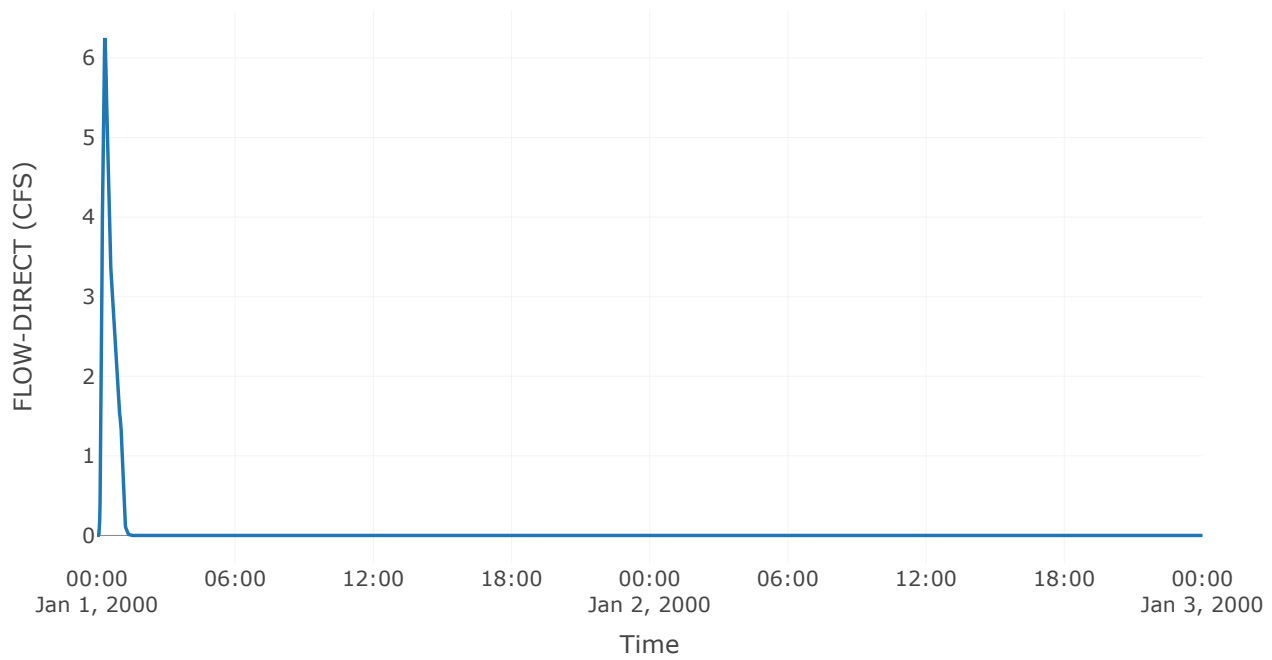
Baseflow



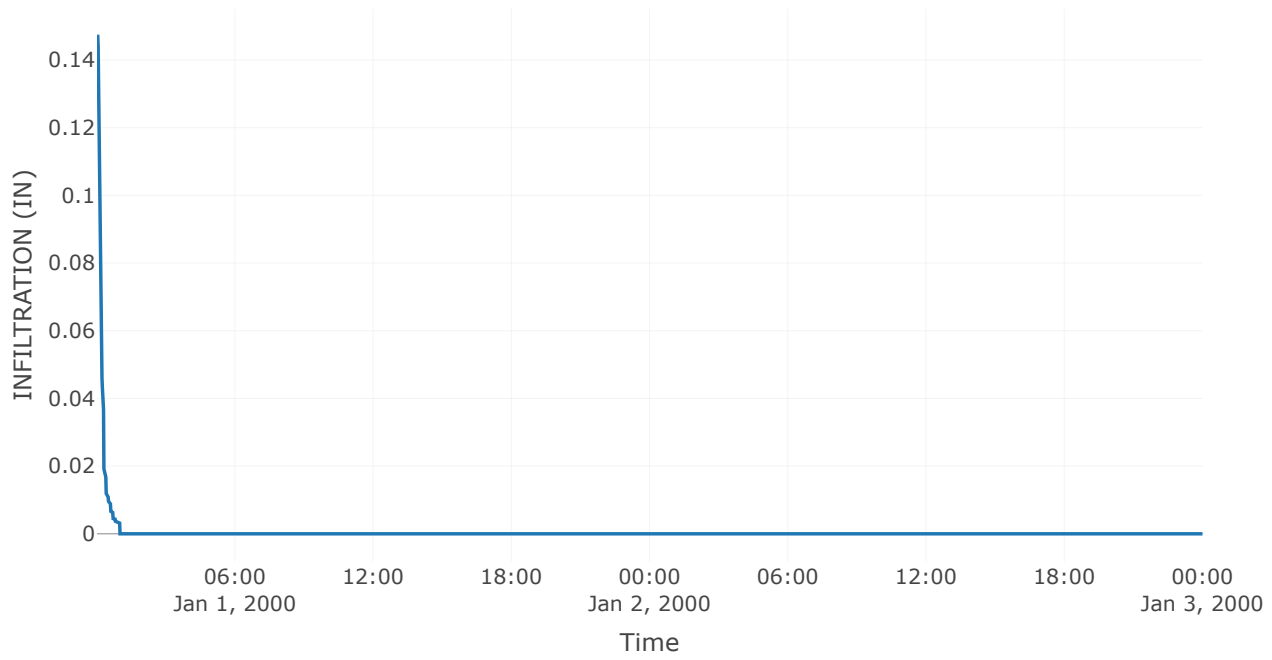
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib I West

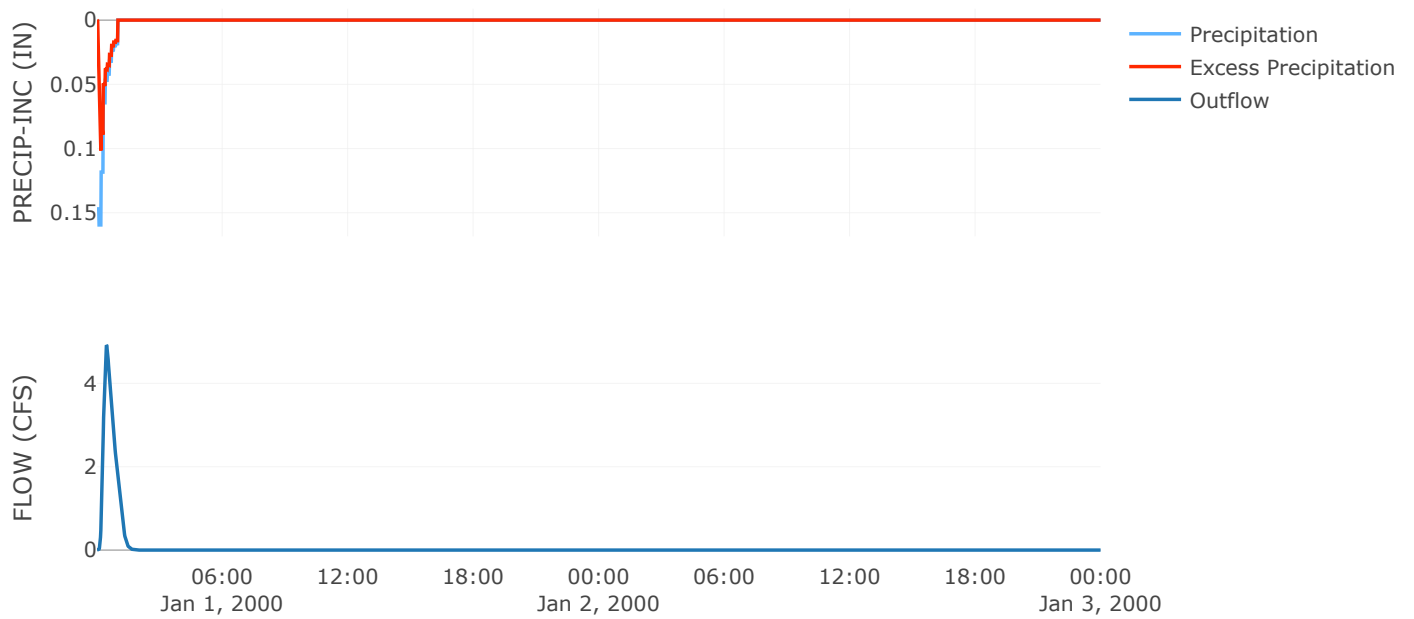
Area (MI²) : 0
Downstream : Basin I

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	83

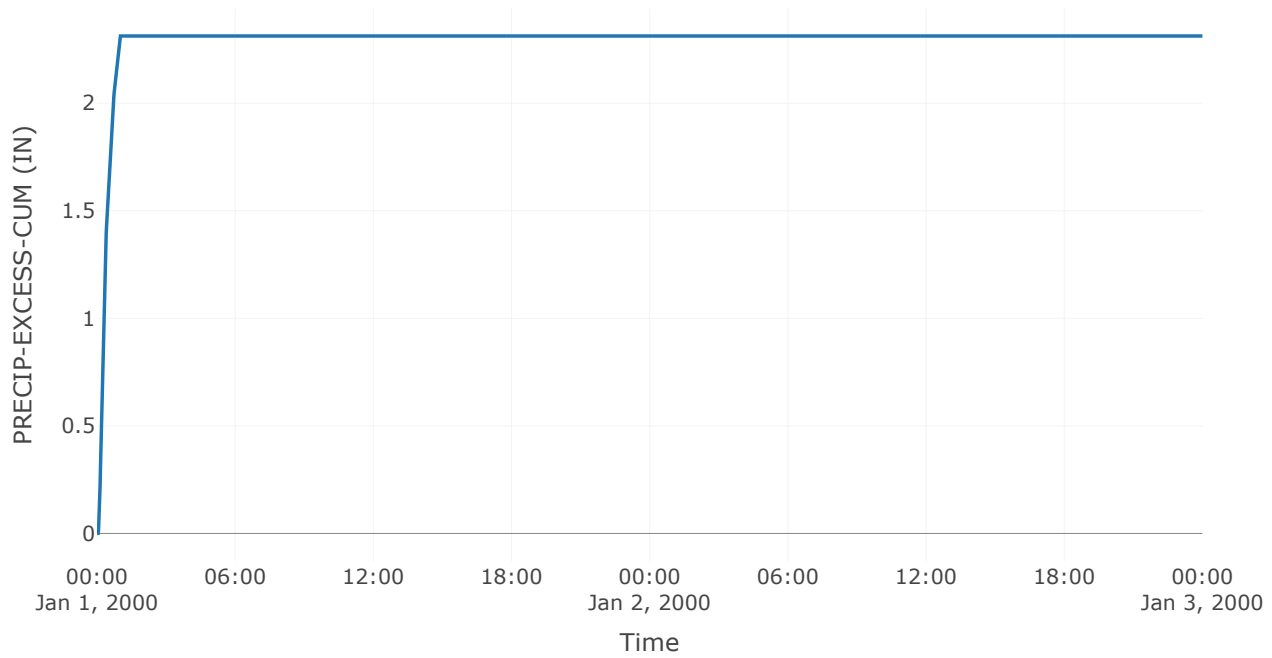
Transform: SCS	
Lag	12
Unitgraph Type	Standard

Results: Off-Site Trib I 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

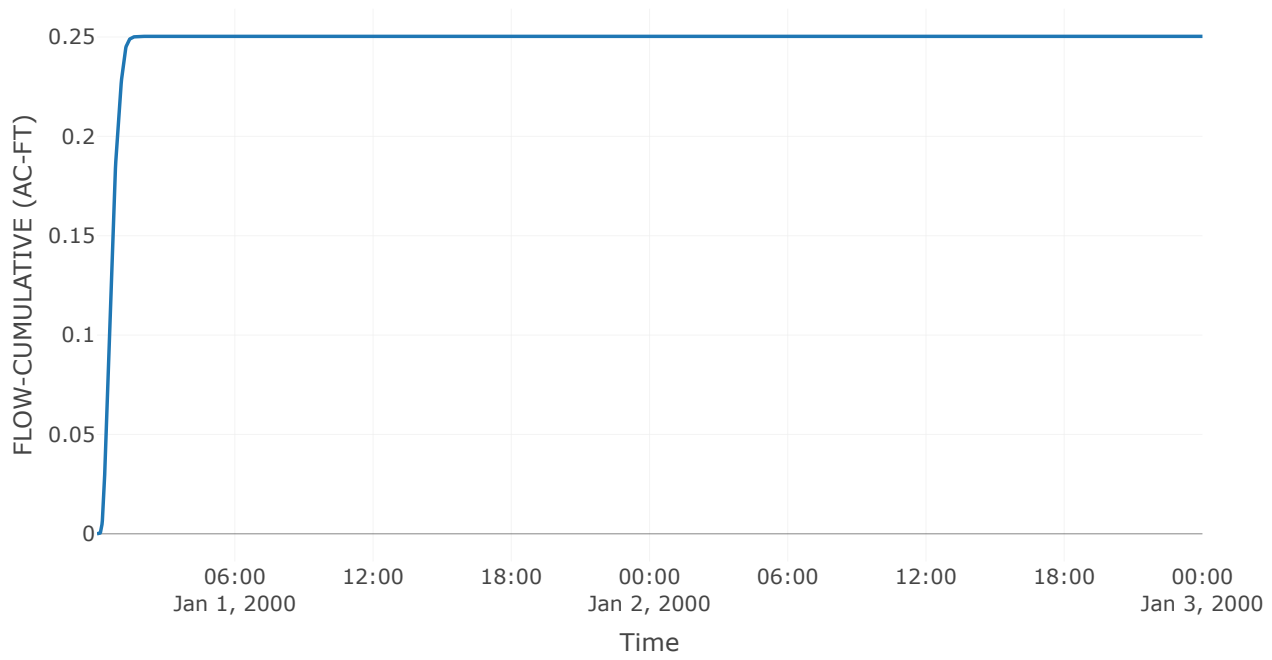
Precipitation and Outflow



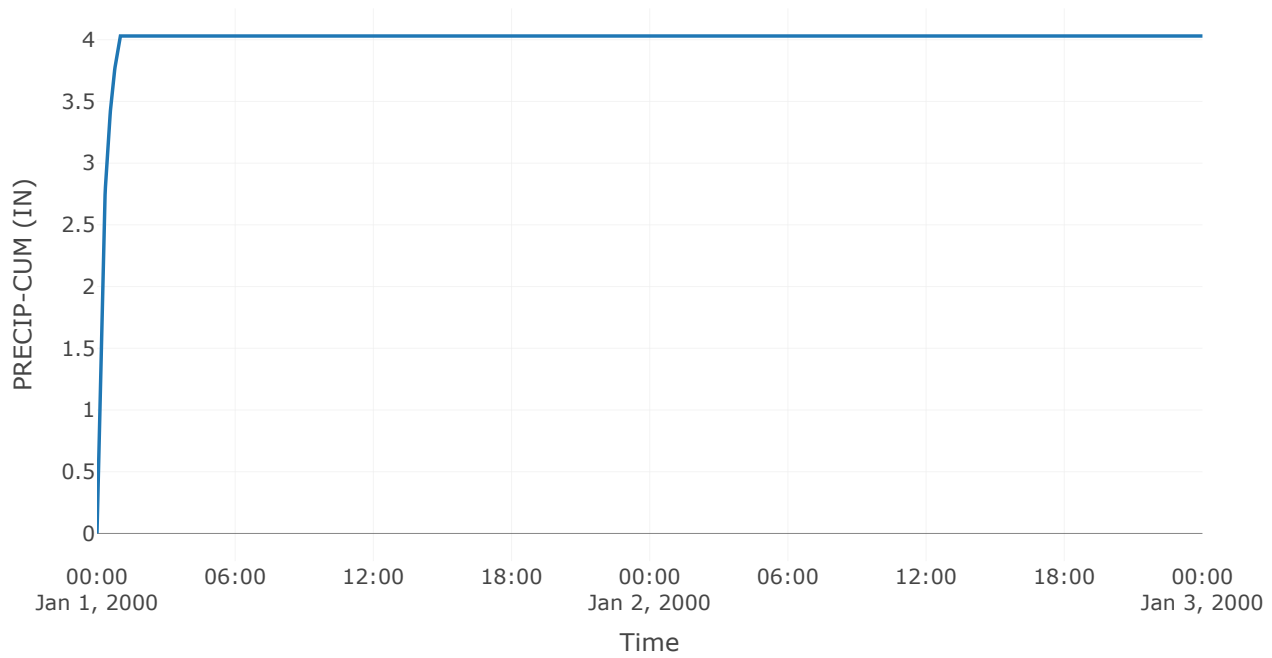
Cumulative Excess Precipitation



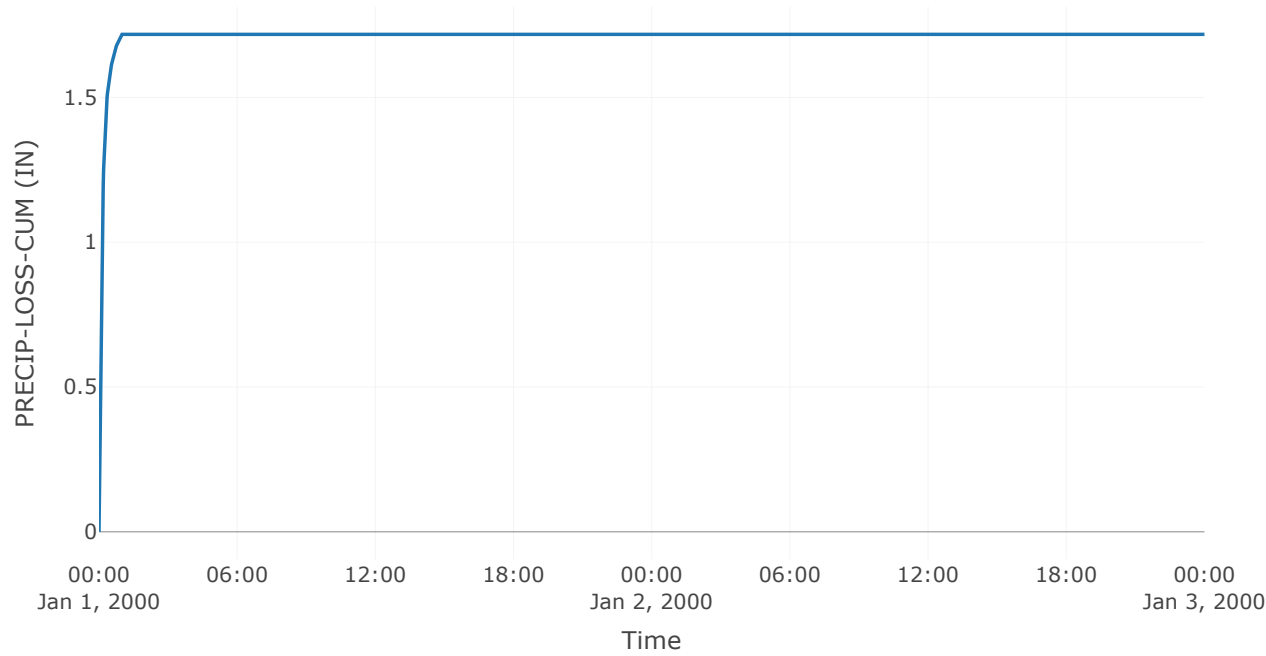
Cumulative Outflow



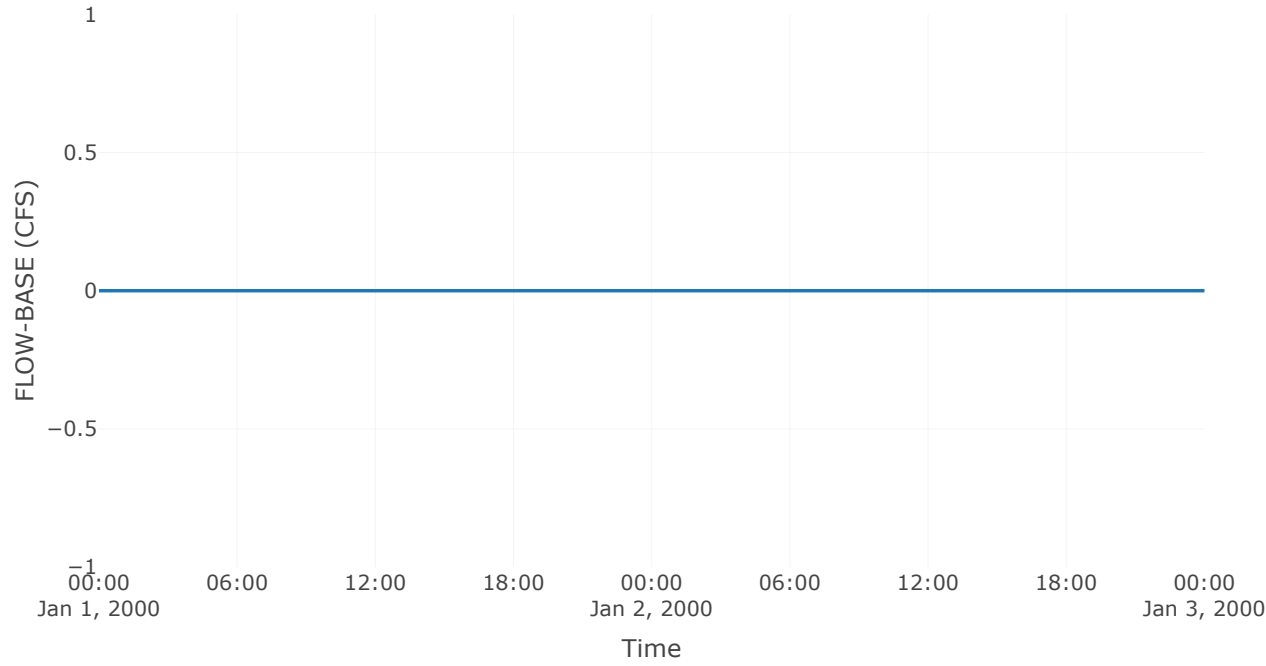
Cumulative Precipitation



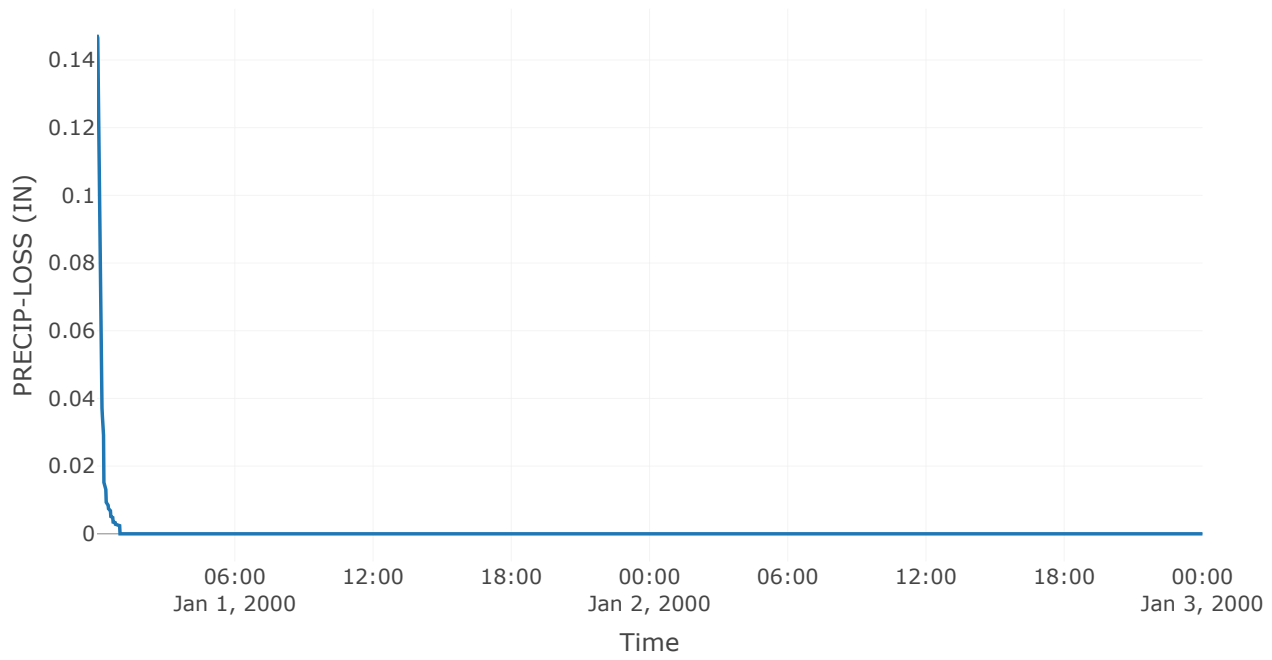
Cumulative Precipitation Loss



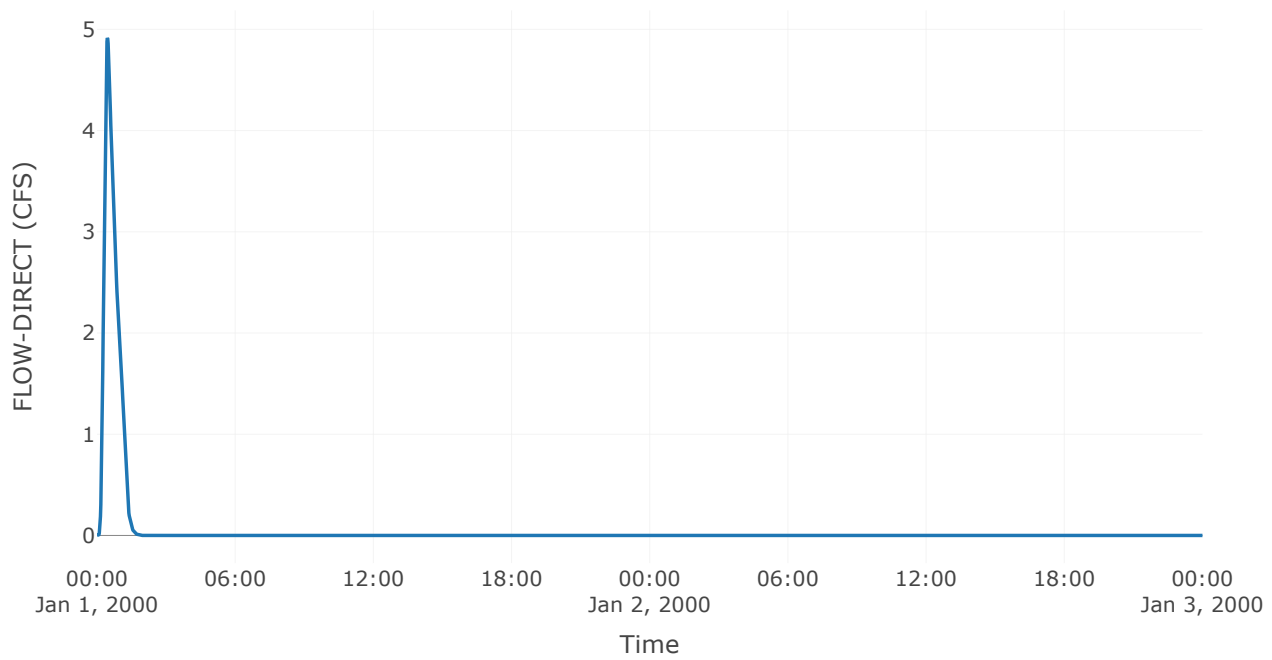
Baseflow



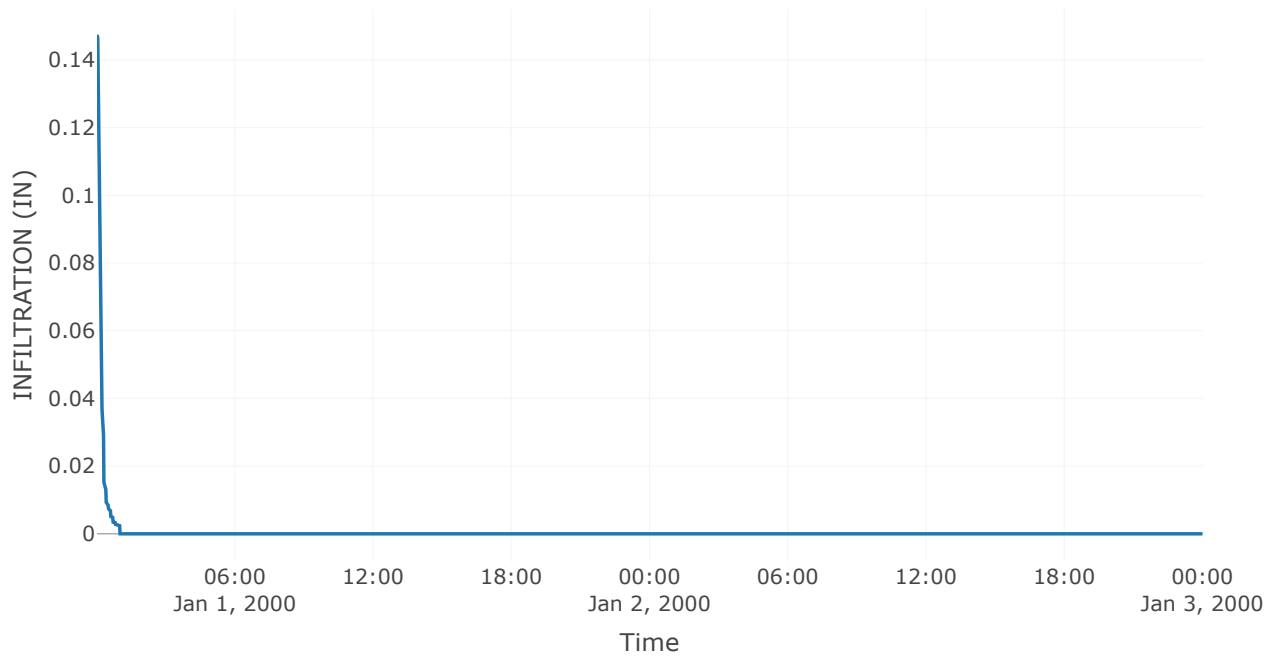
Precipitation Loss



Direct Runoff



Soil Infiltration

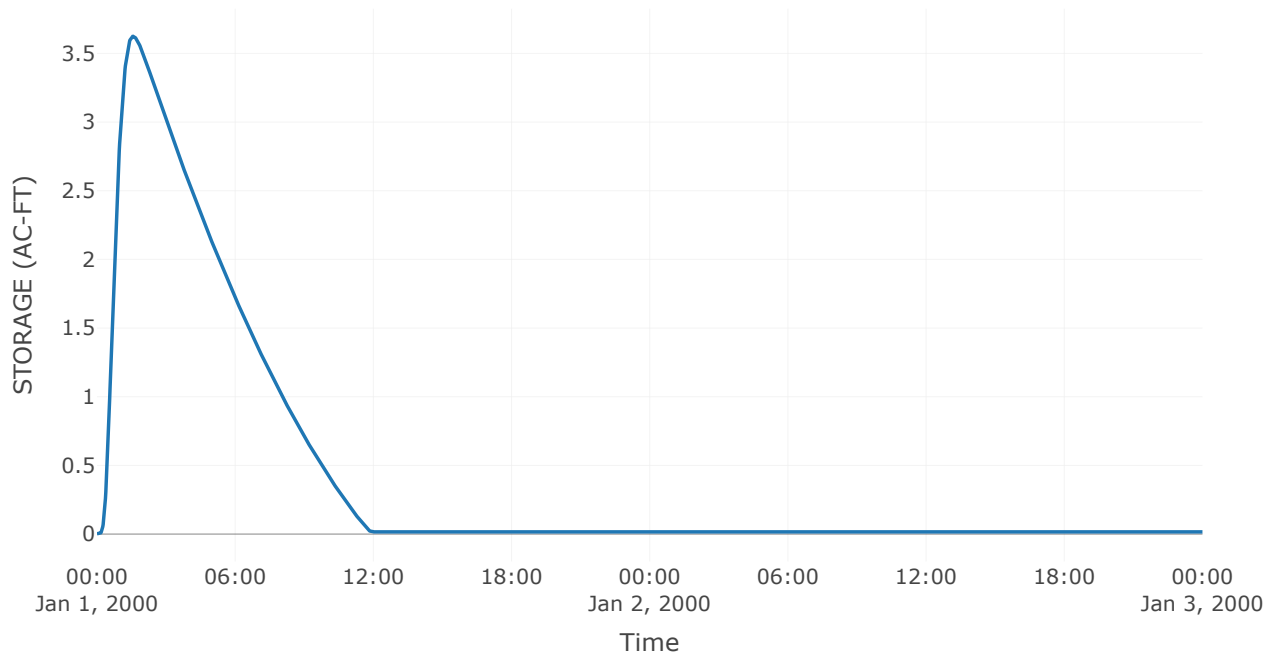


Reservoir: Basin 1

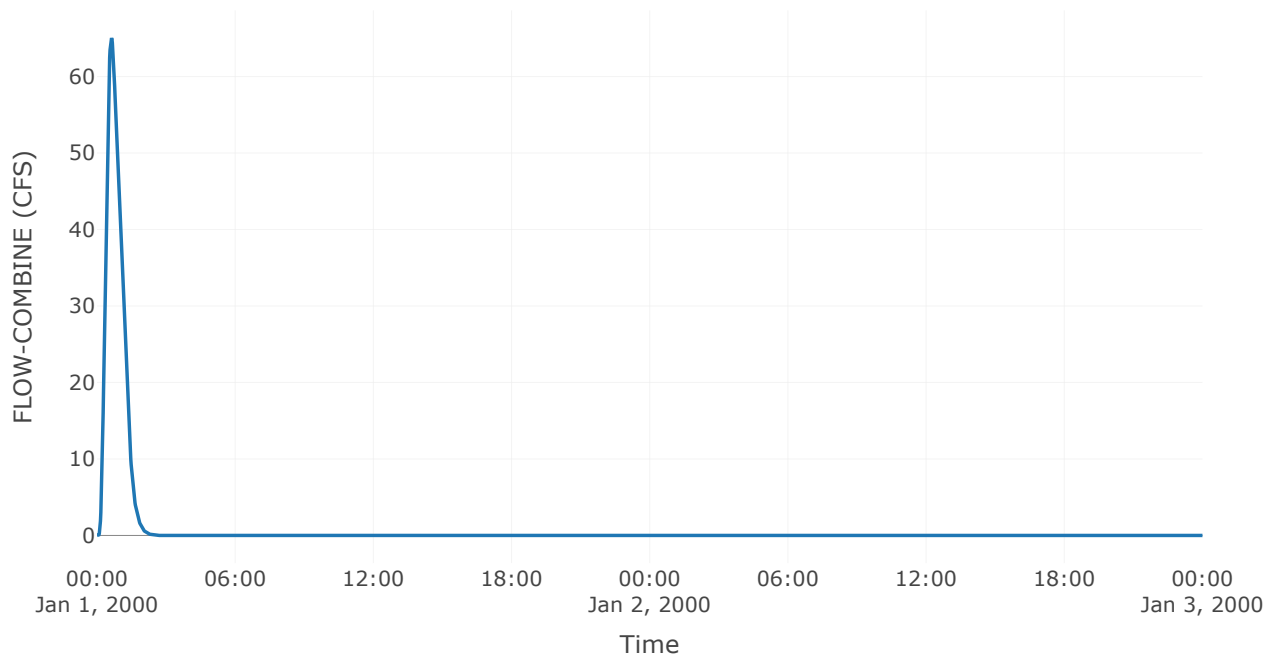
Downstream : Basin 2

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

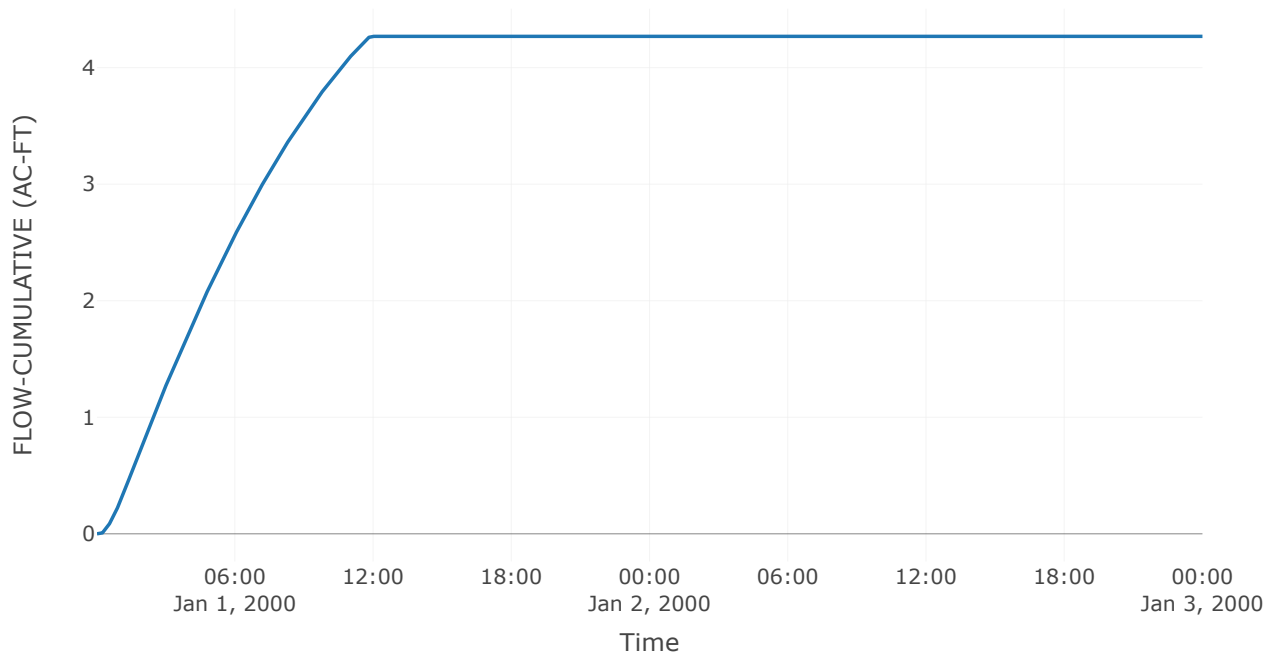
Storage



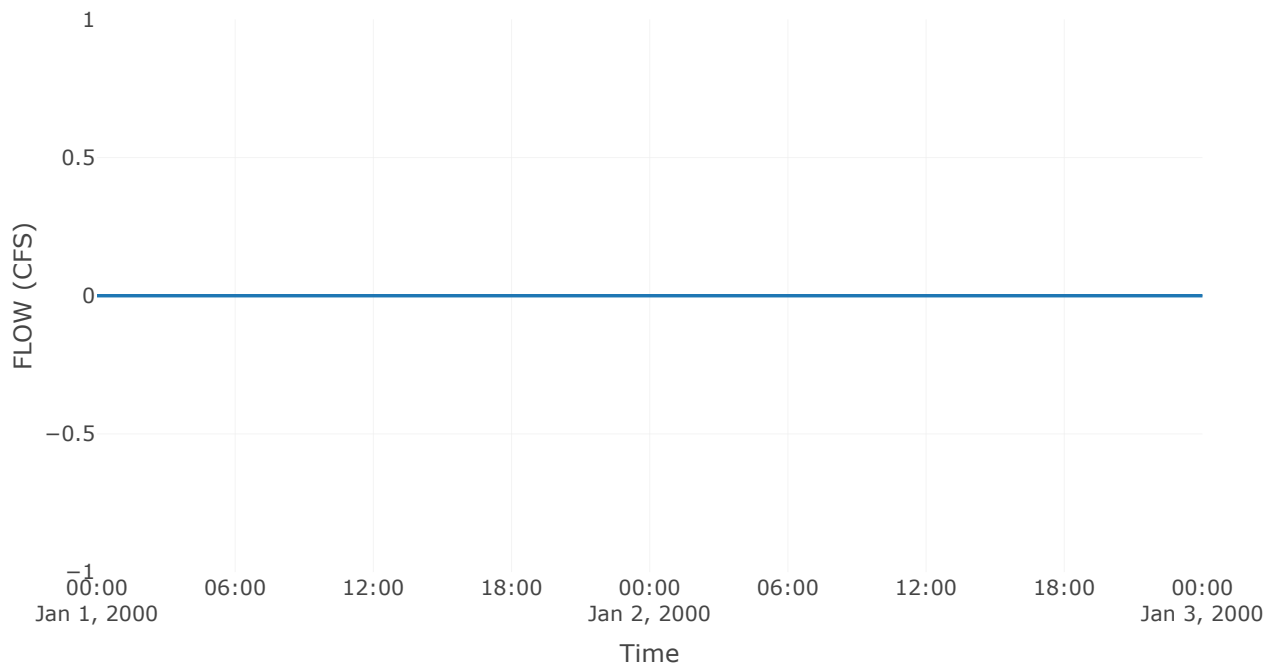
Combined Inflow



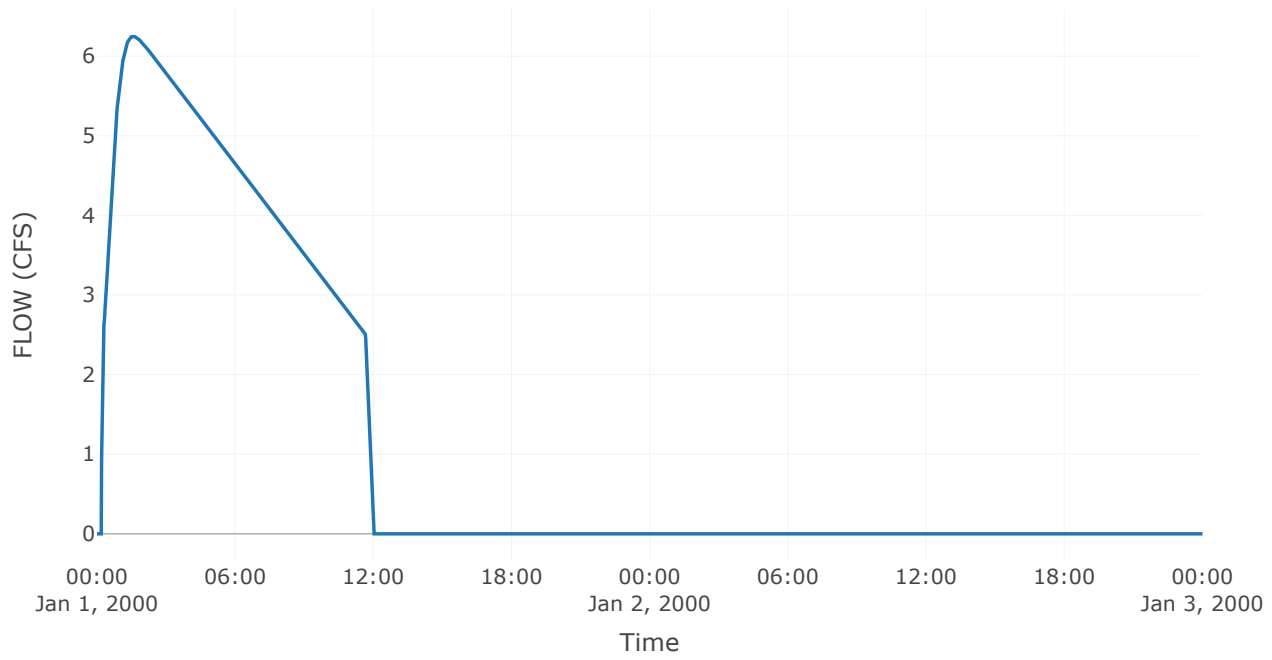
Cumulative Outflow



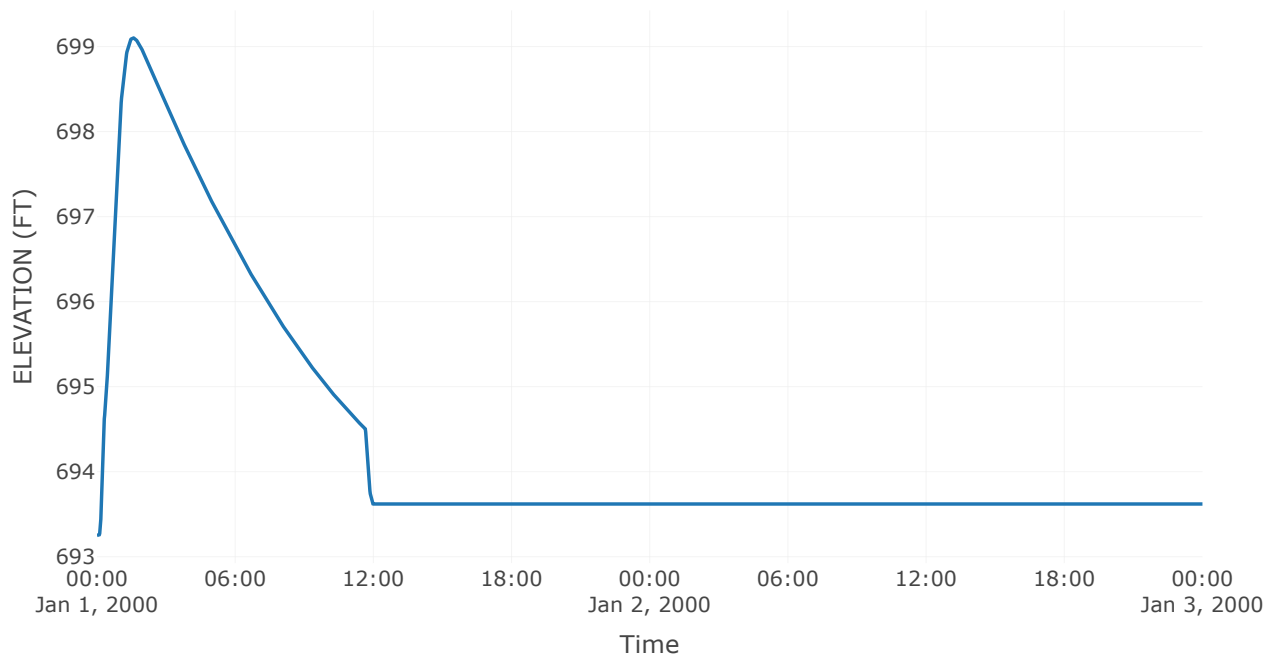
Spillway 1



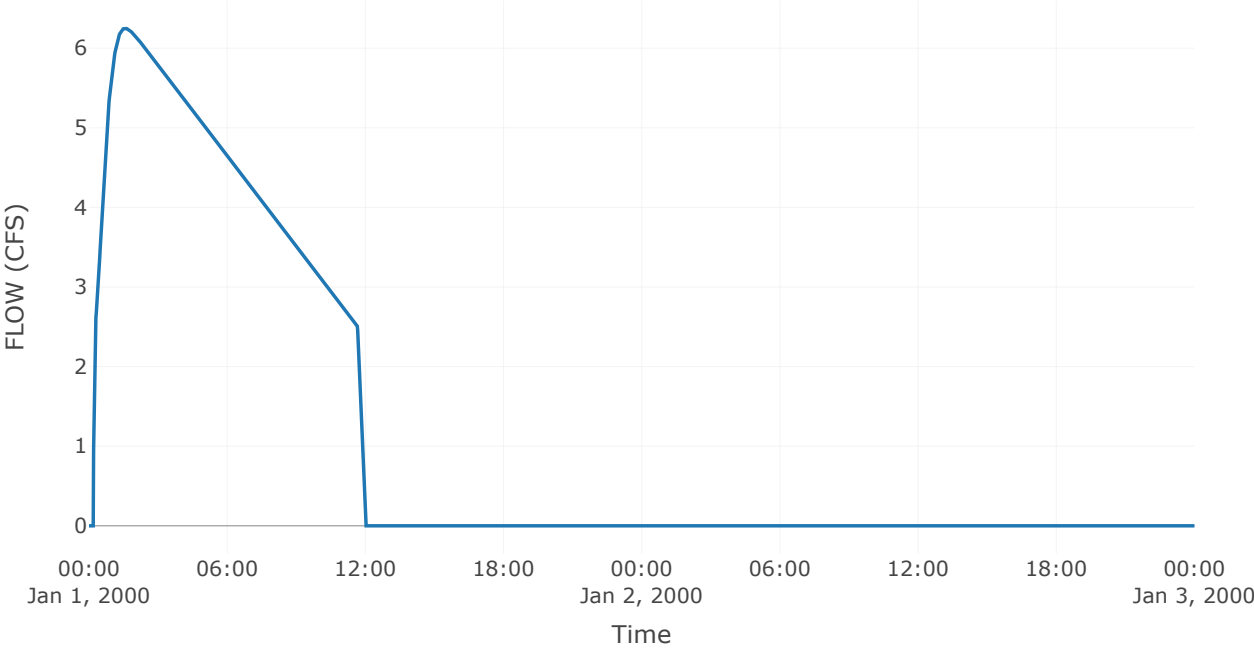
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib 2

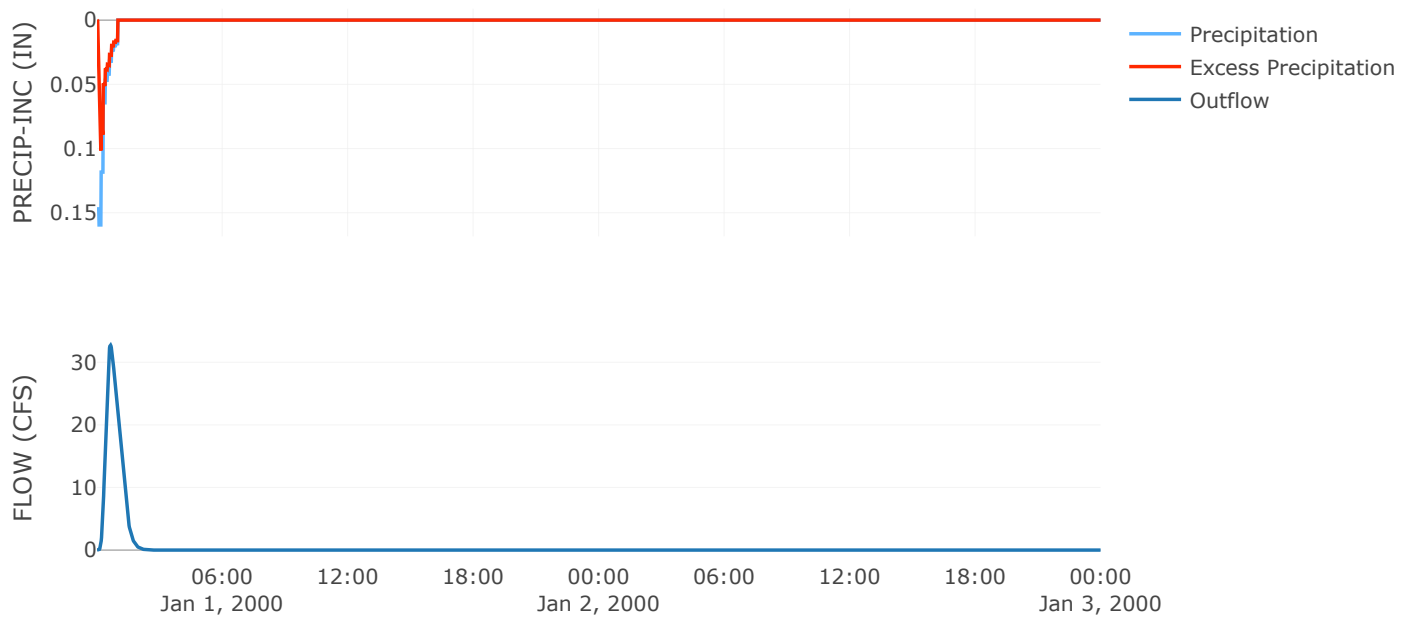
Area (MI2) : 0.02
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

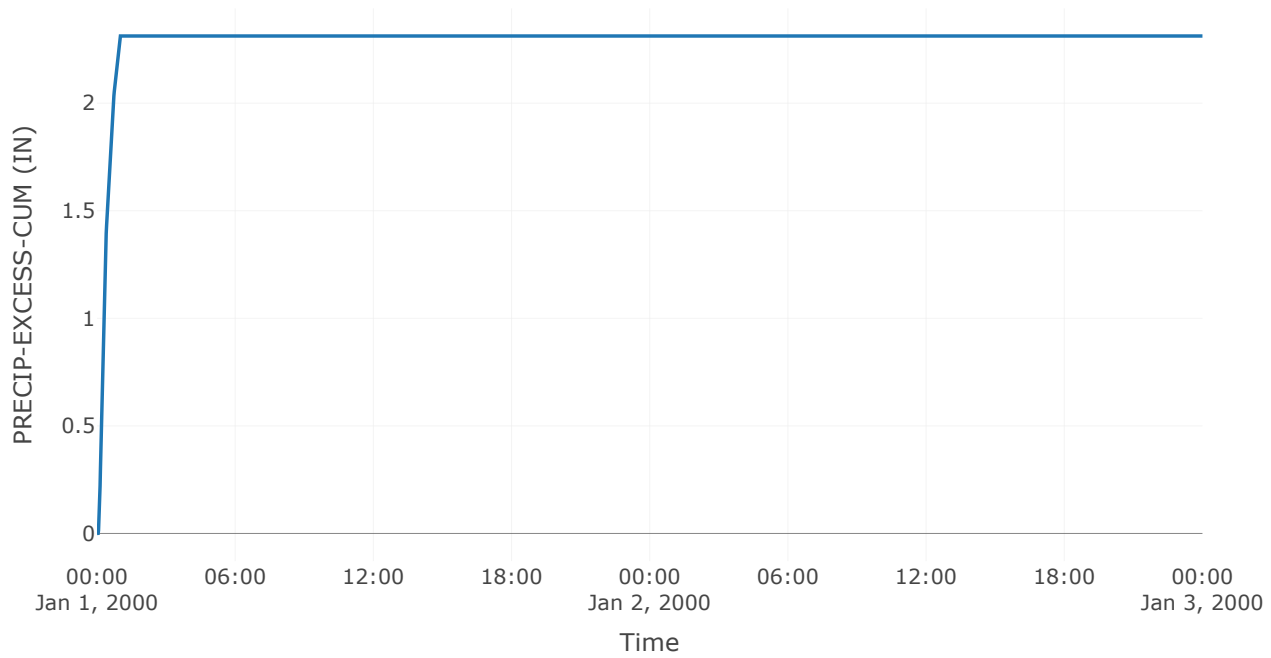
Transform: Scs	
Lag	20.4
Unitgraph Type	Standard

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

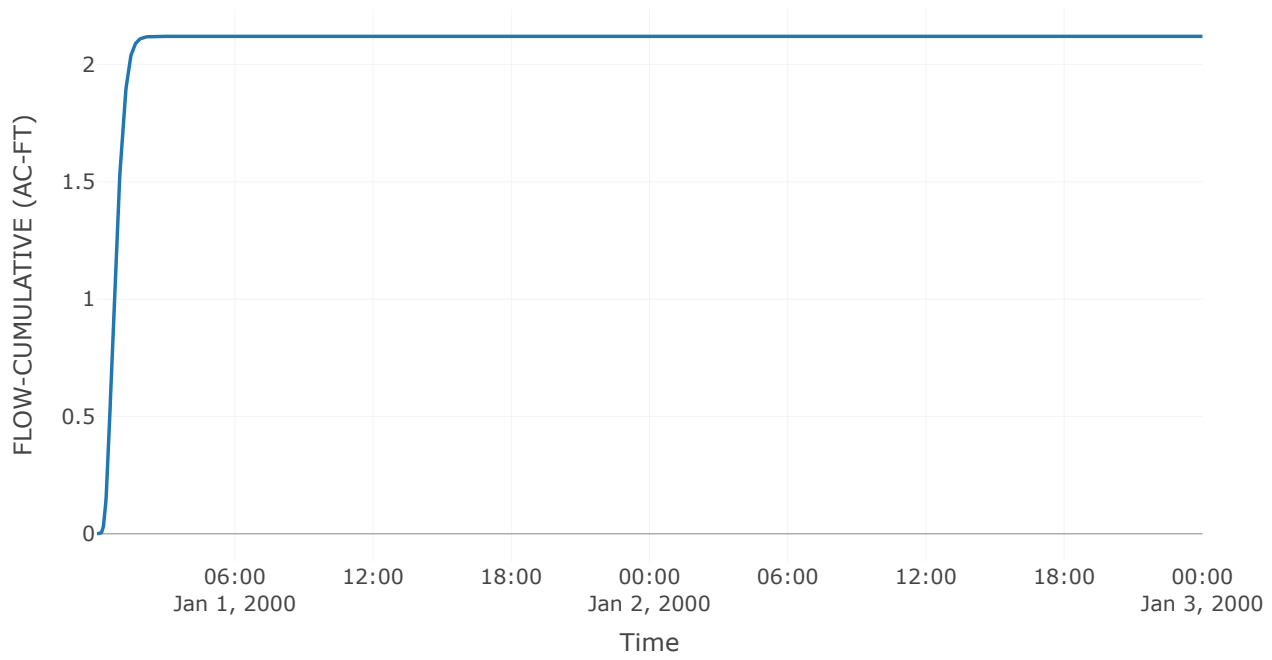
Precipitation and Outflow



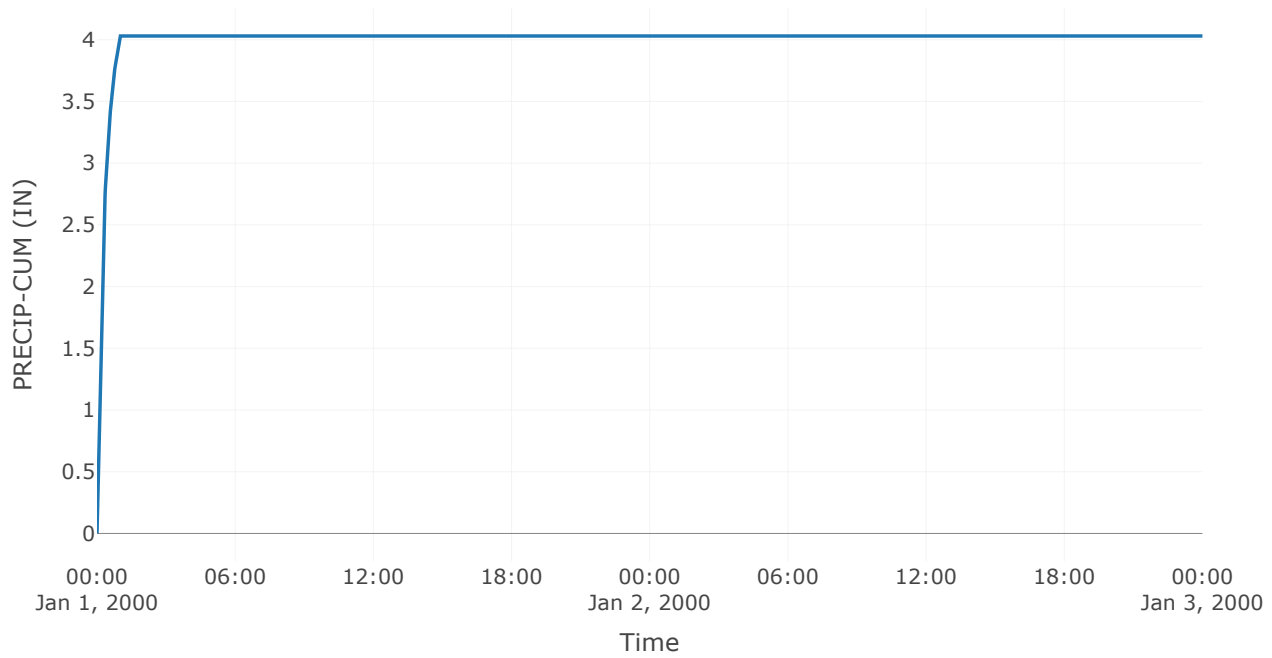
Cumulative Excess Precipitation



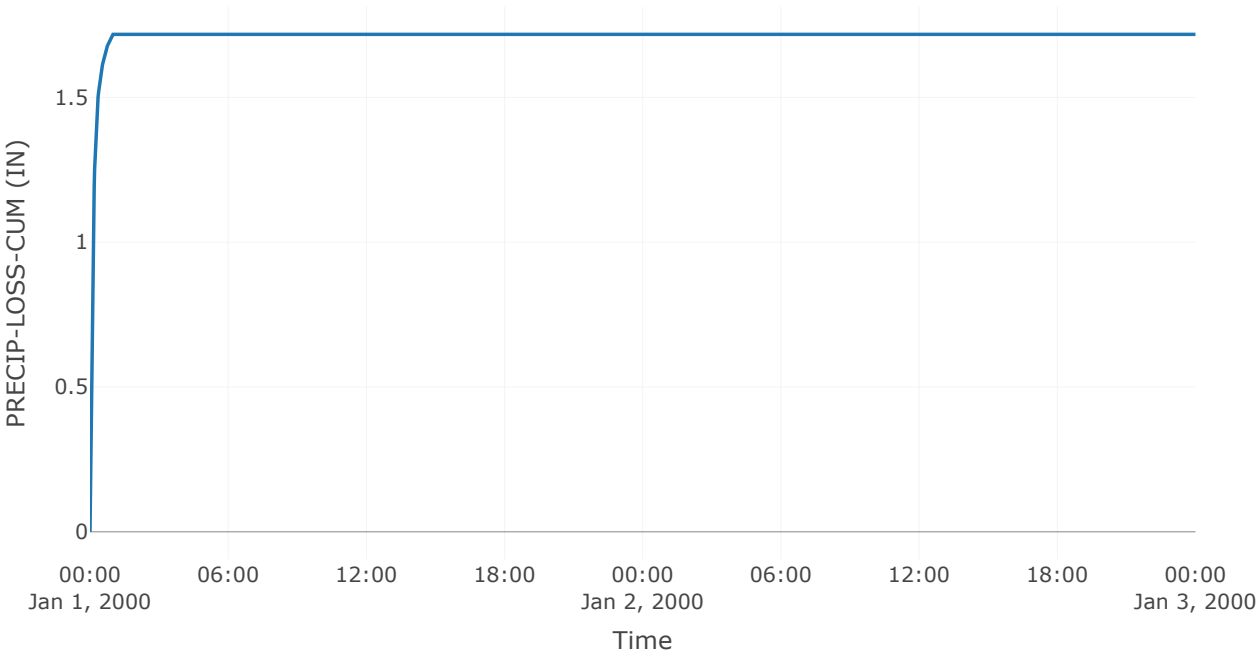
Cumulative Outflow



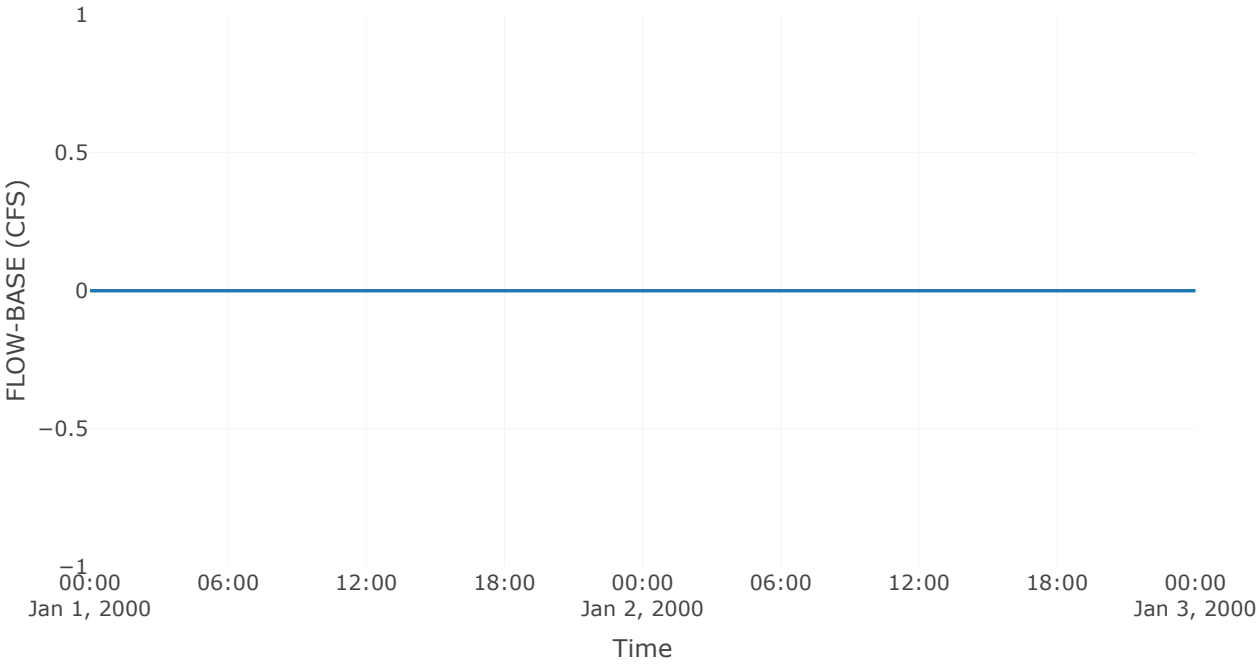
Cumulative Precipitation



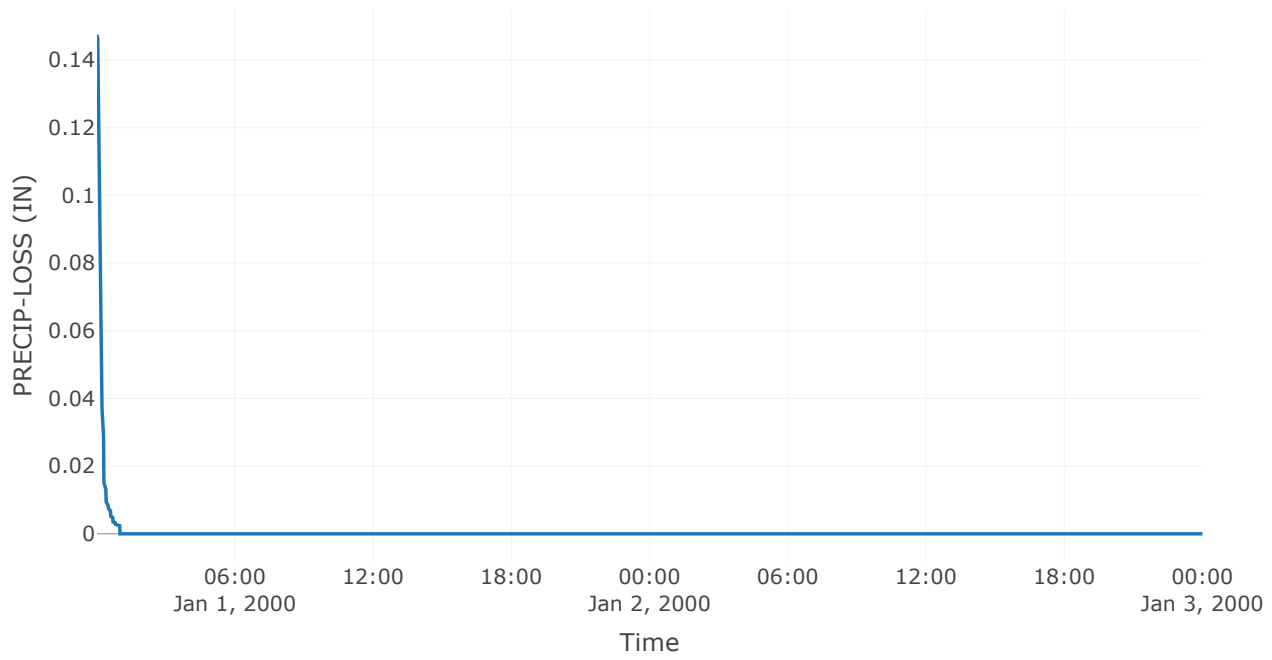
Cumulative Precipitation Loss



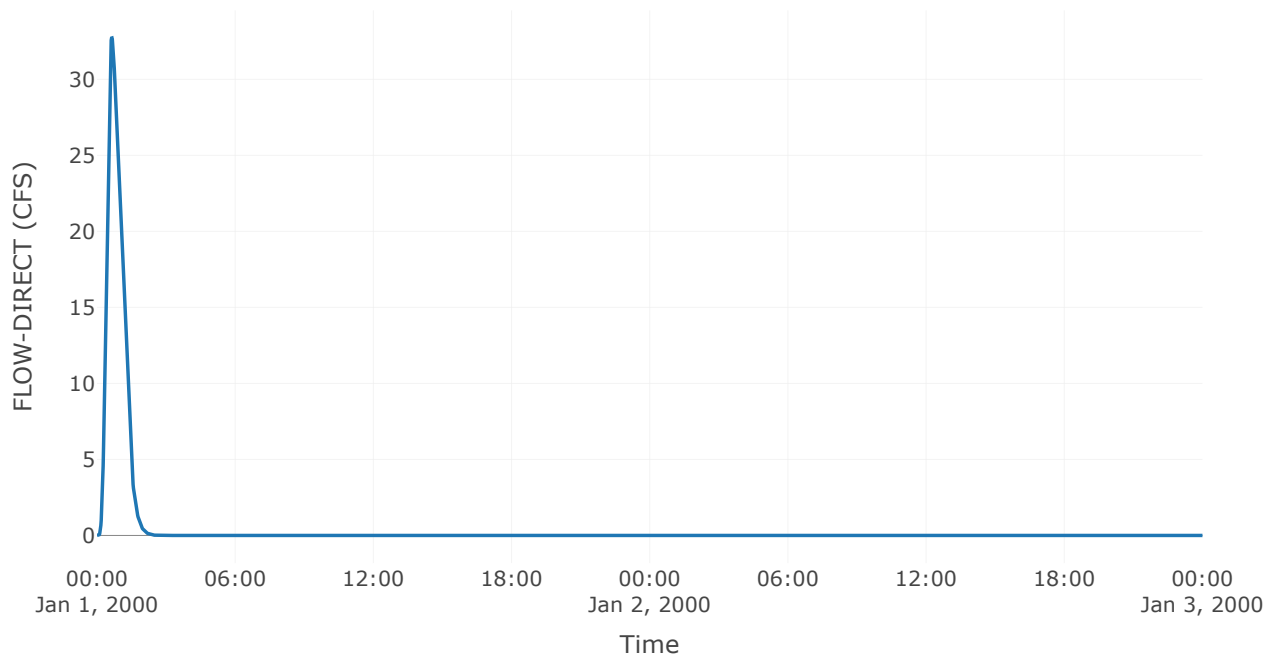
Baseflow



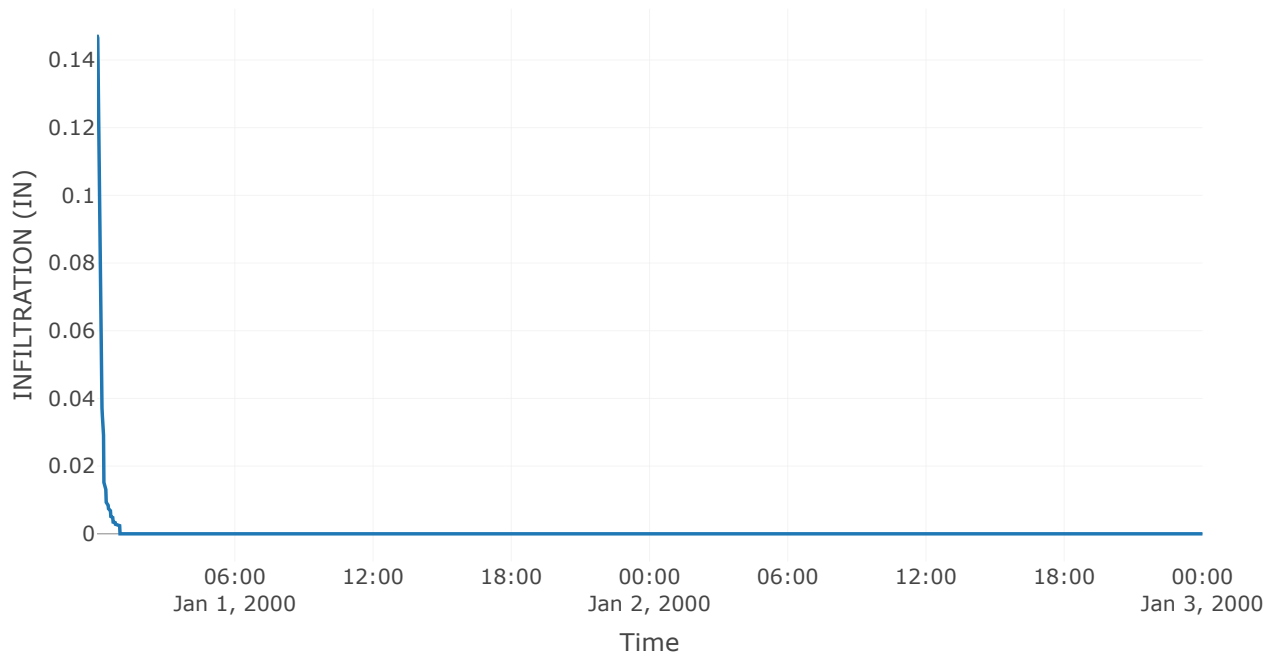
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: Off-Site Trib2

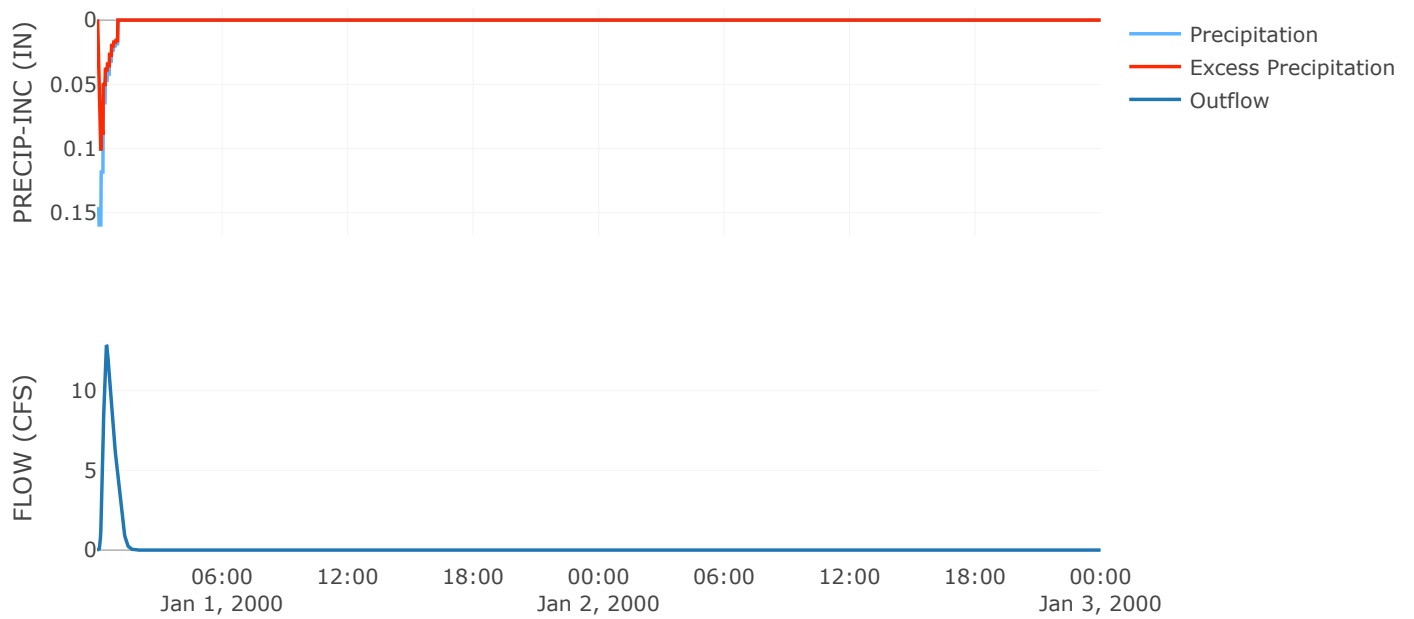
Area (MI2) : 0.01
Downstream : Basin 2

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

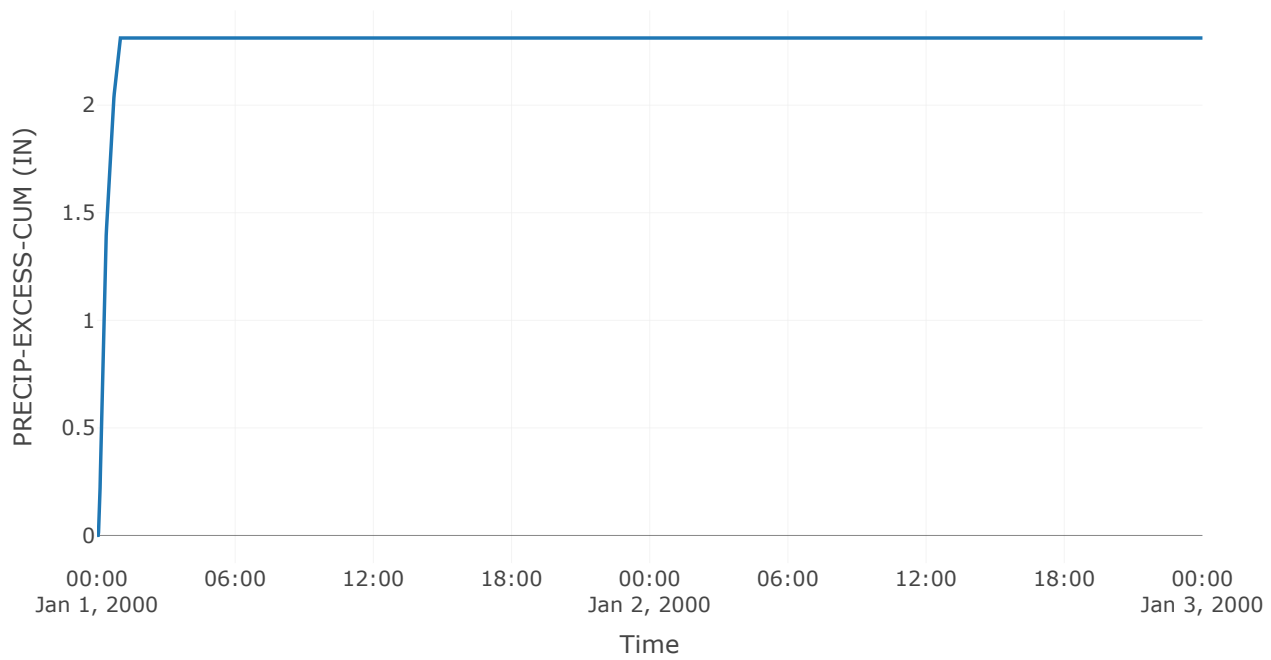
Transform: Scs	
Lag	12
Unitgraph Type	Standard

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

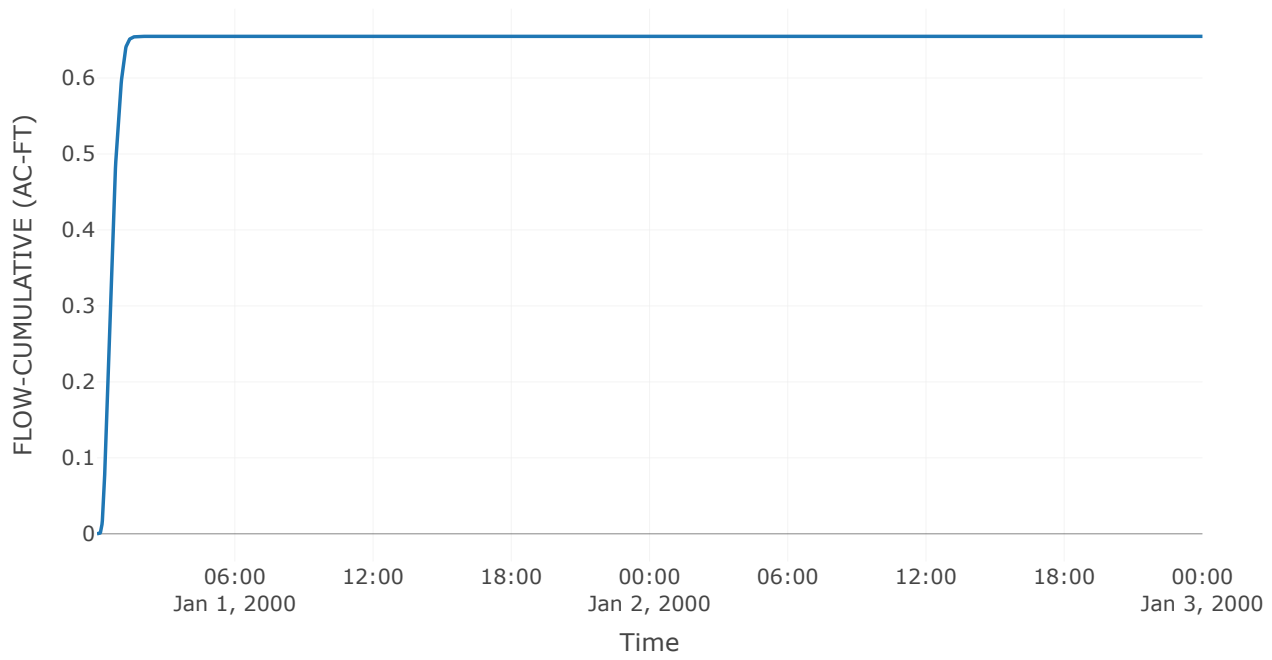
Precipitation and Outflow



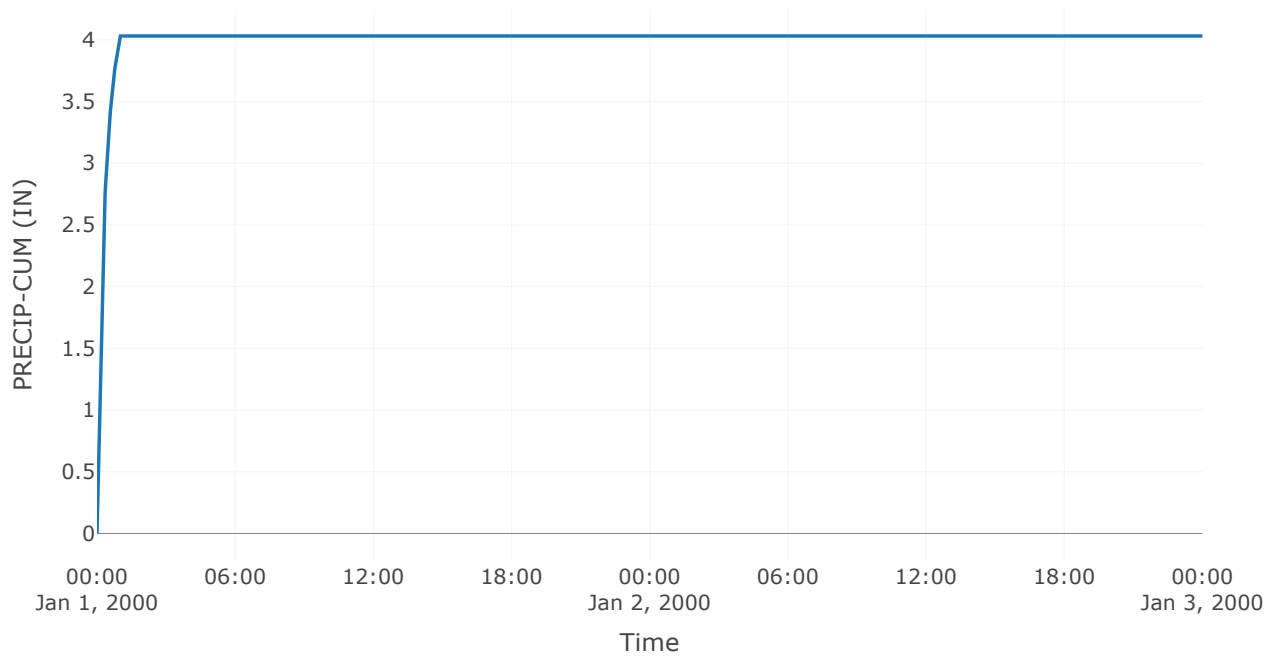
Cumulative Excess Precipitation



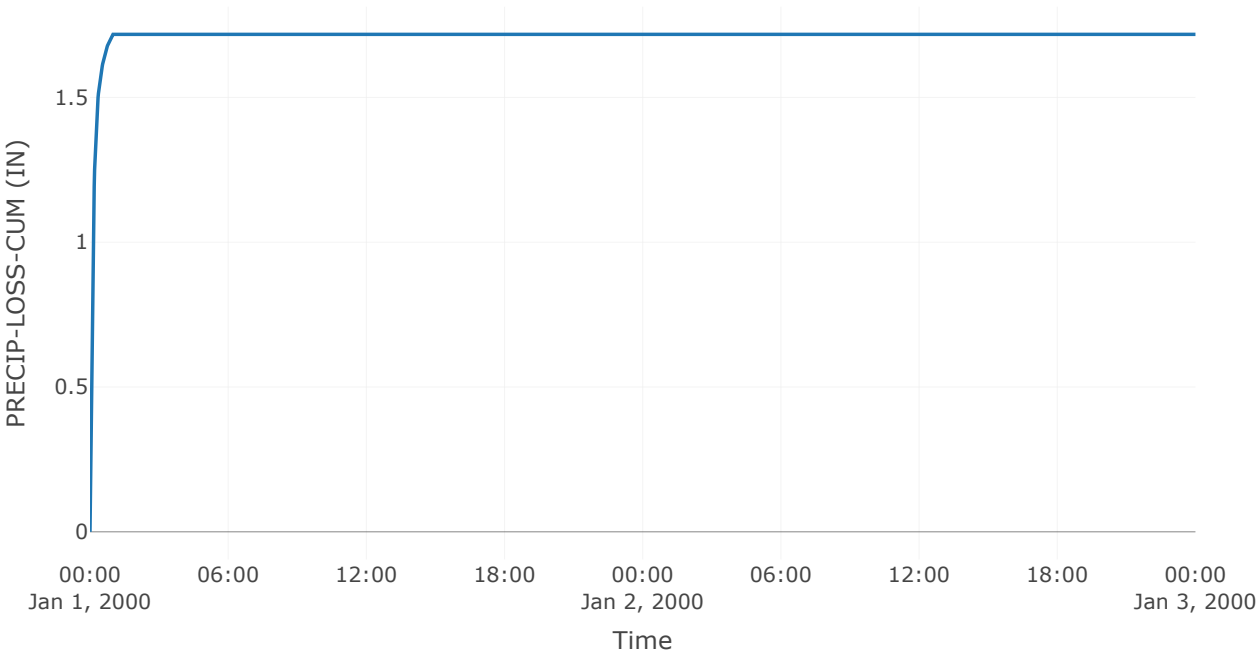
Cumulative Outflow



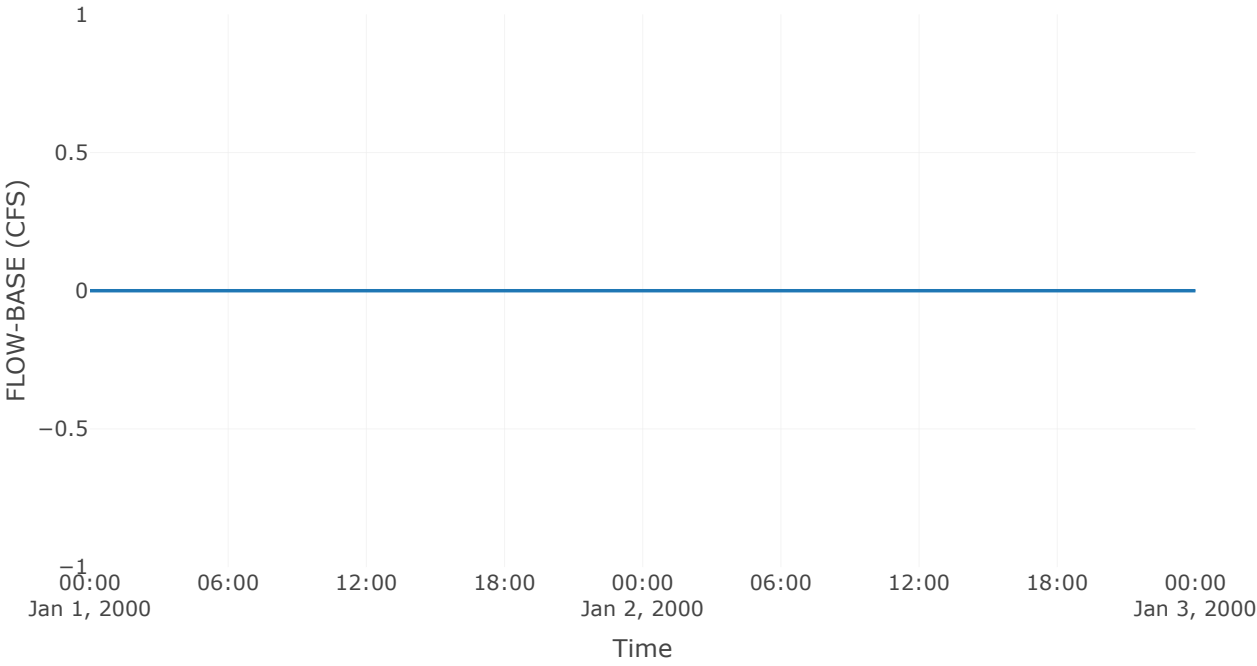
Cumulative Precipitation



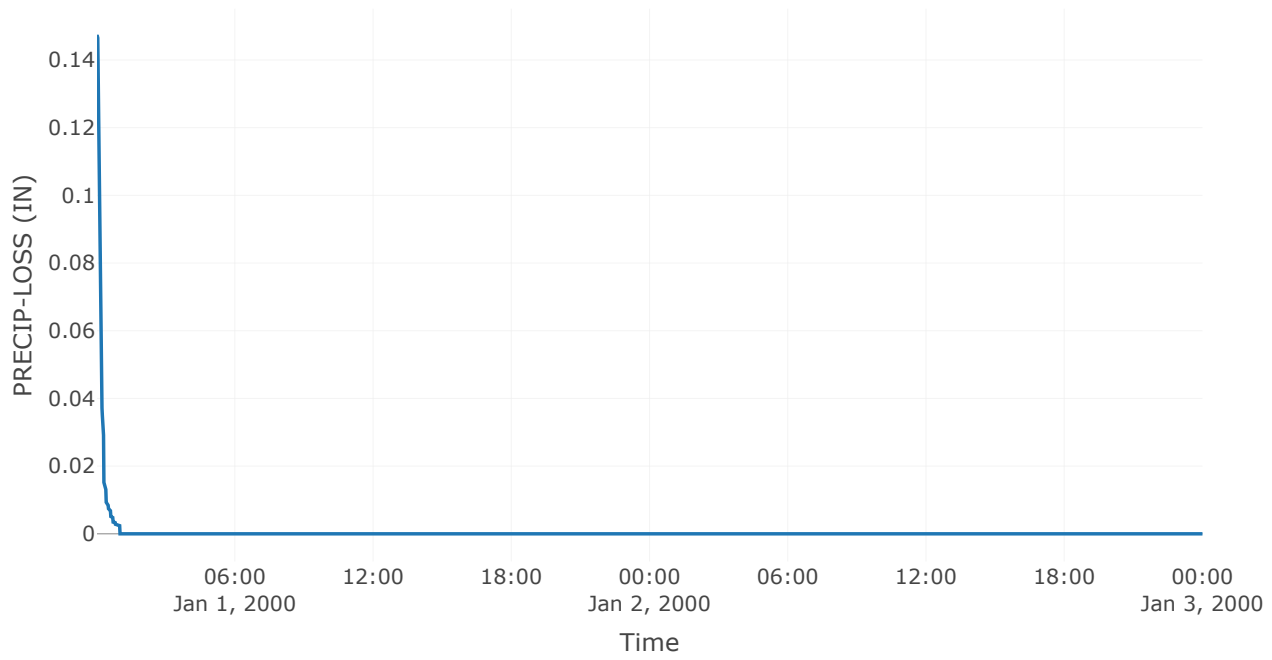
Cumulative Precipitation Loss



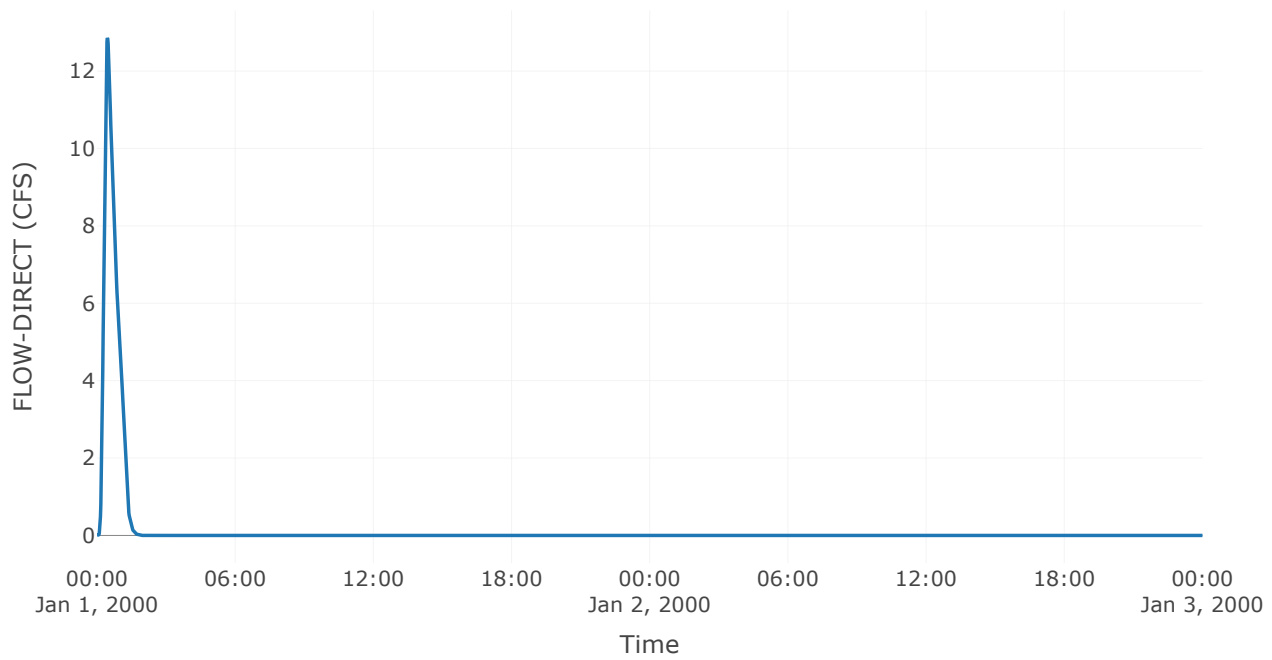
Baseflow



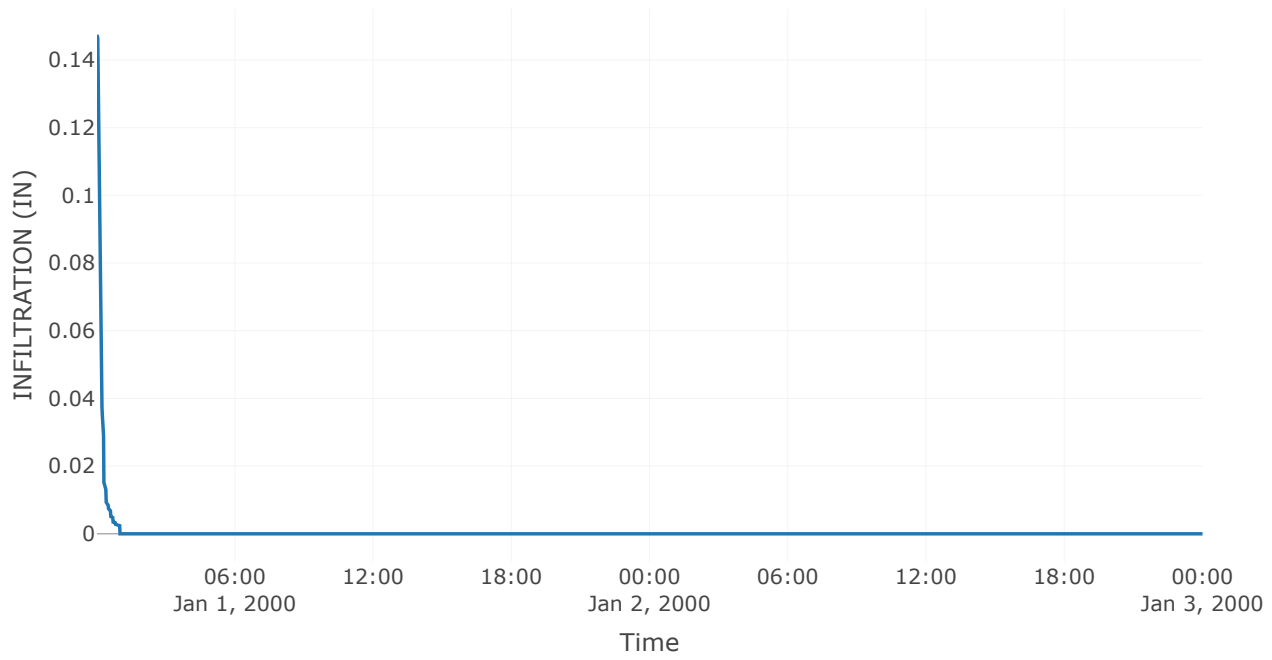
Precipitation Loss



Direct Runoff



Soil Infiltration

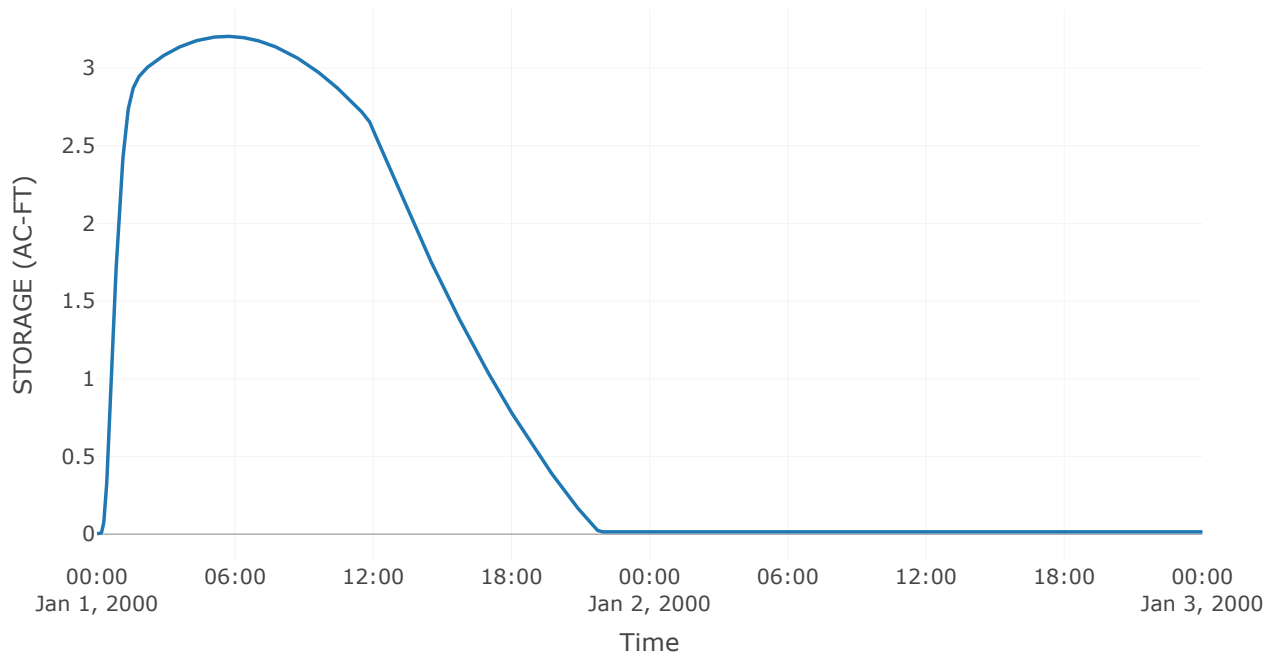


Reservoir: Basin 2

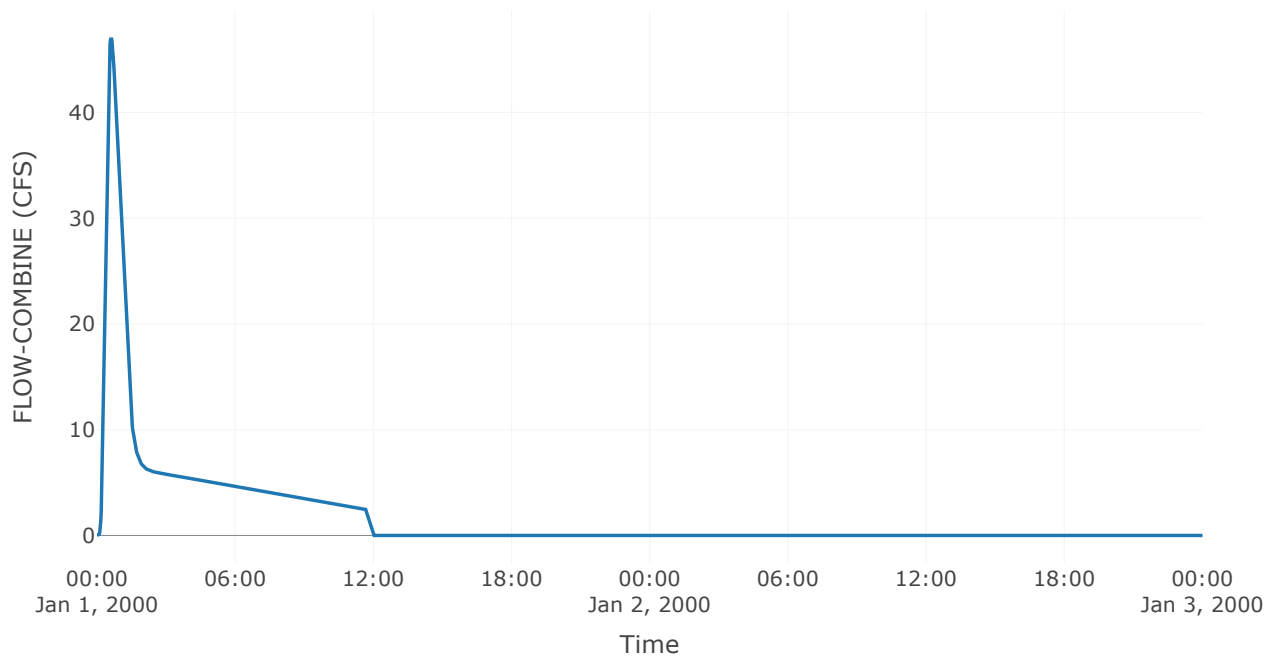
Downstream : Basin 3

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

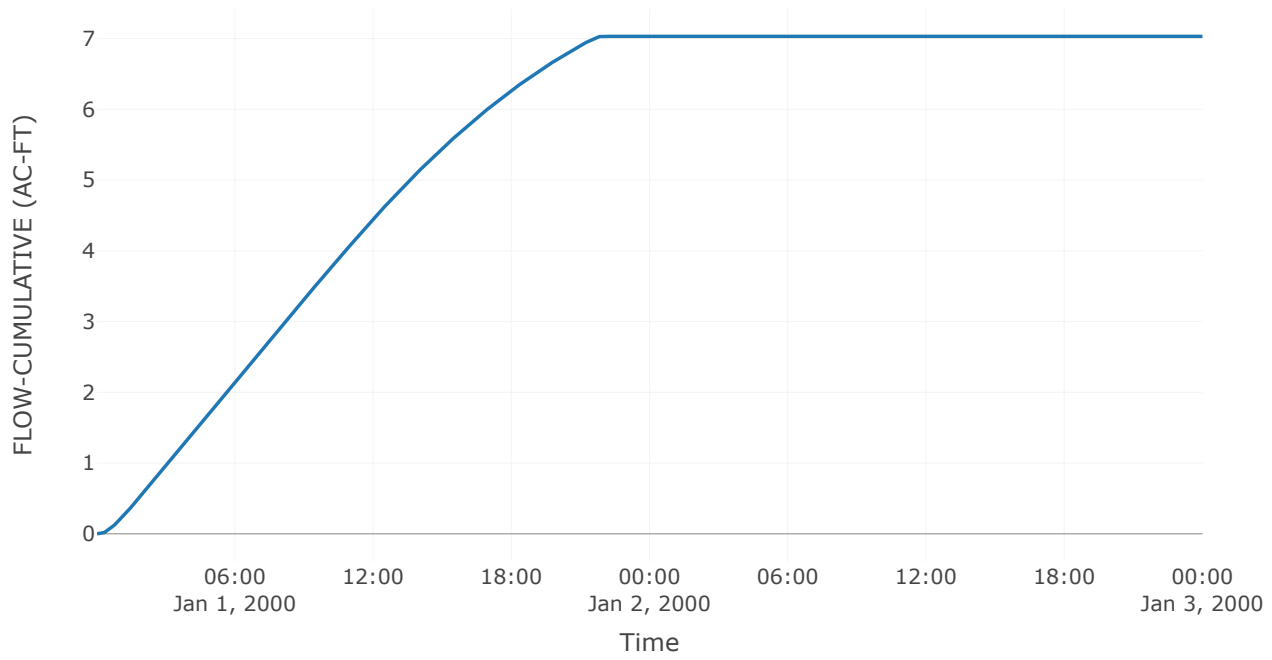
Storage



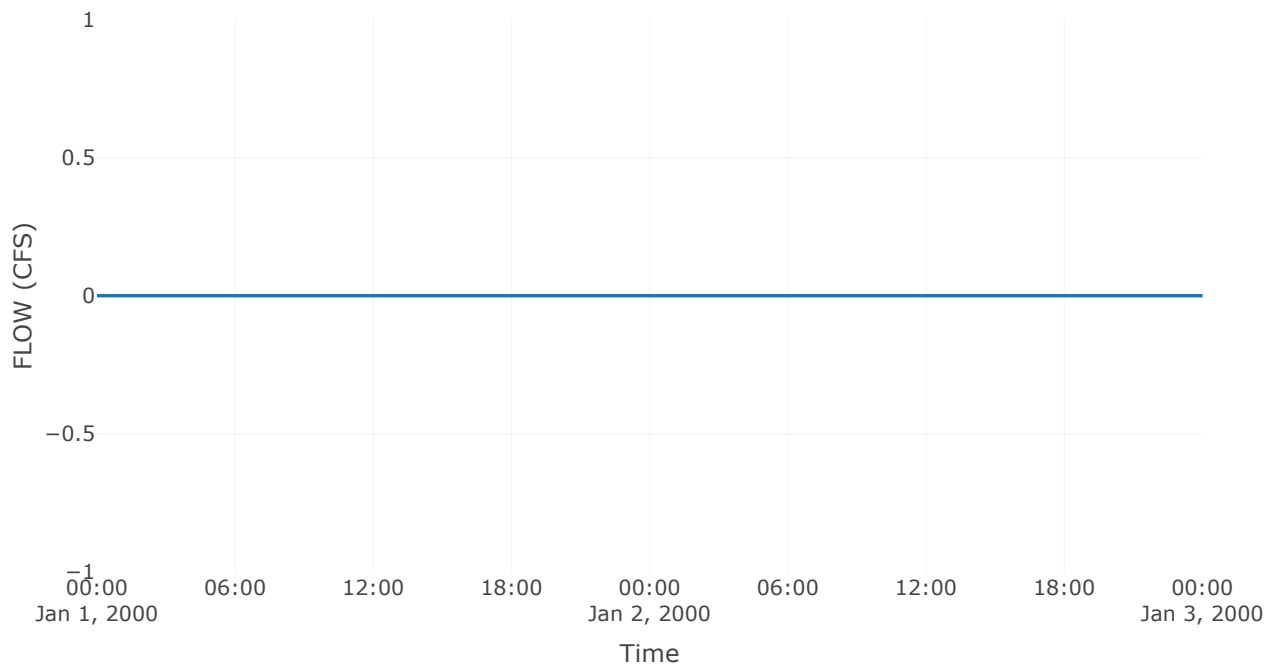
Combined Inflow



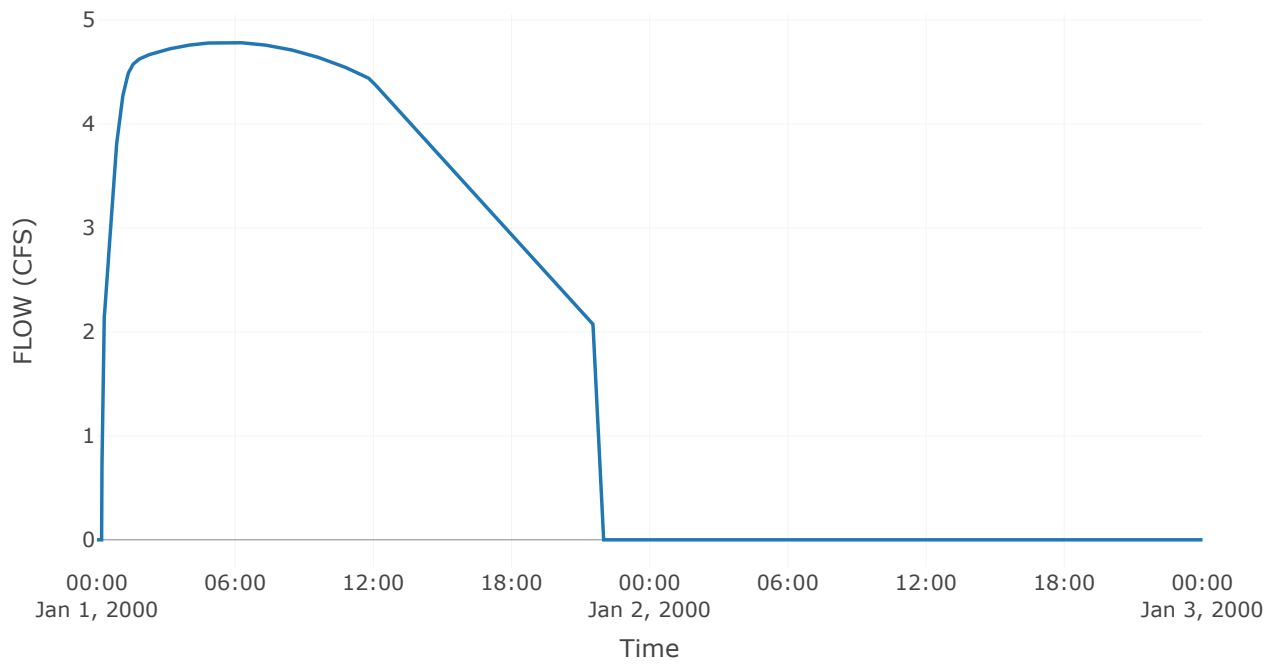
Cumulative Outflow



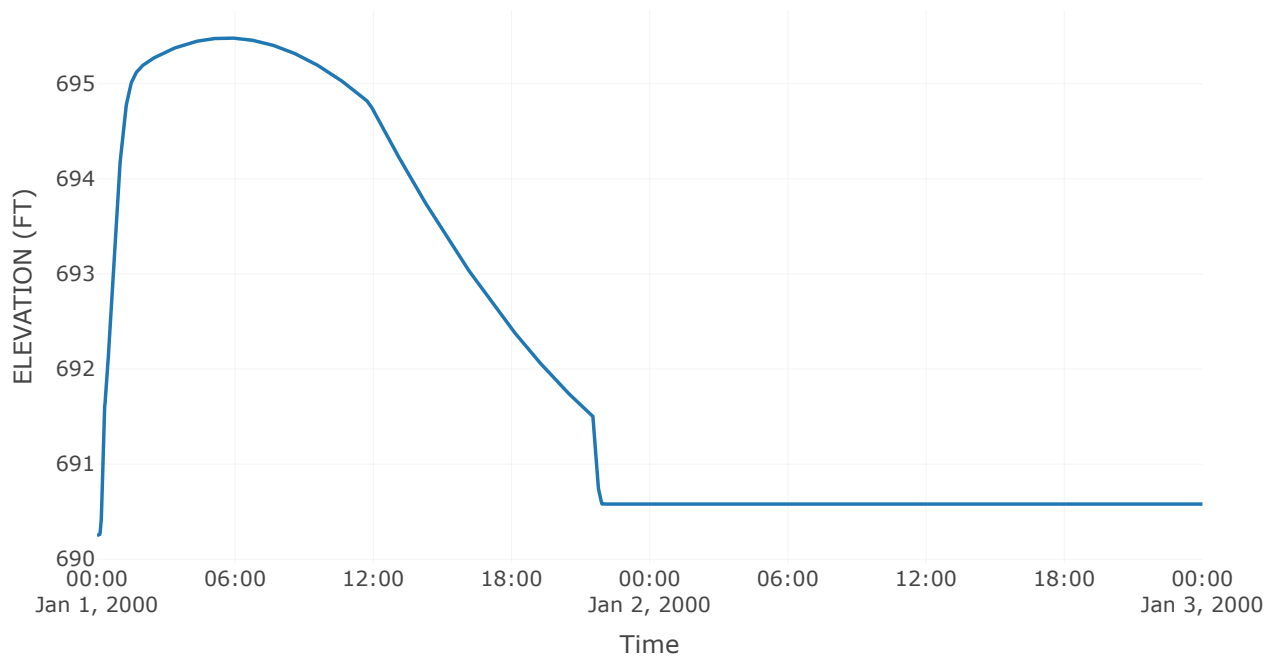
Spillway 1



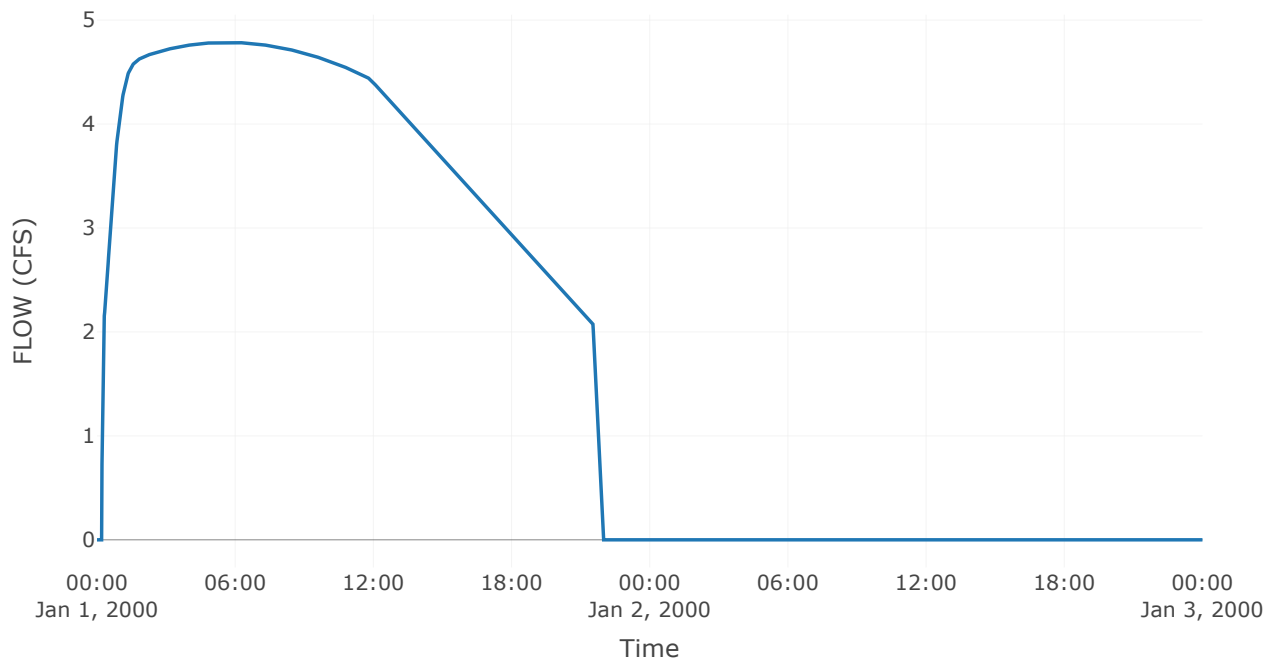
Outlet 1



Pool Elevation



Outflow



Subbasin: On-Site Trib-Area 3

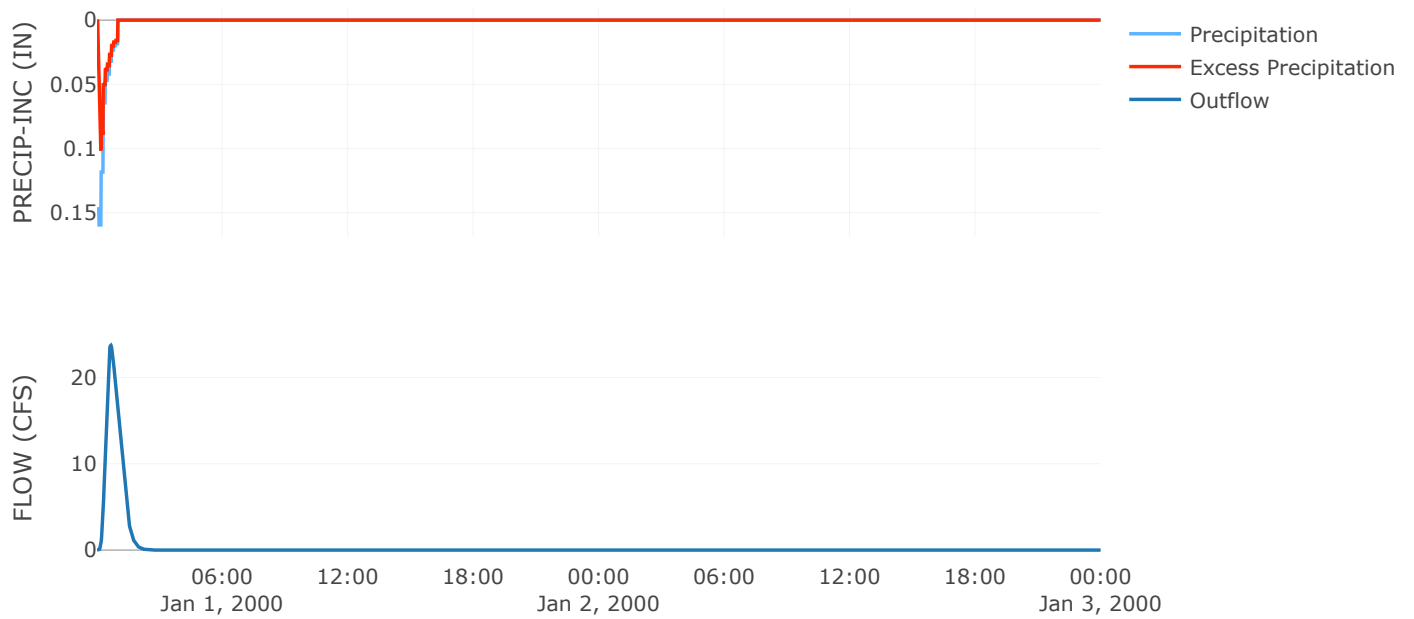
Area (MI2) : 0.01
Downstream : Basin 3

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	83

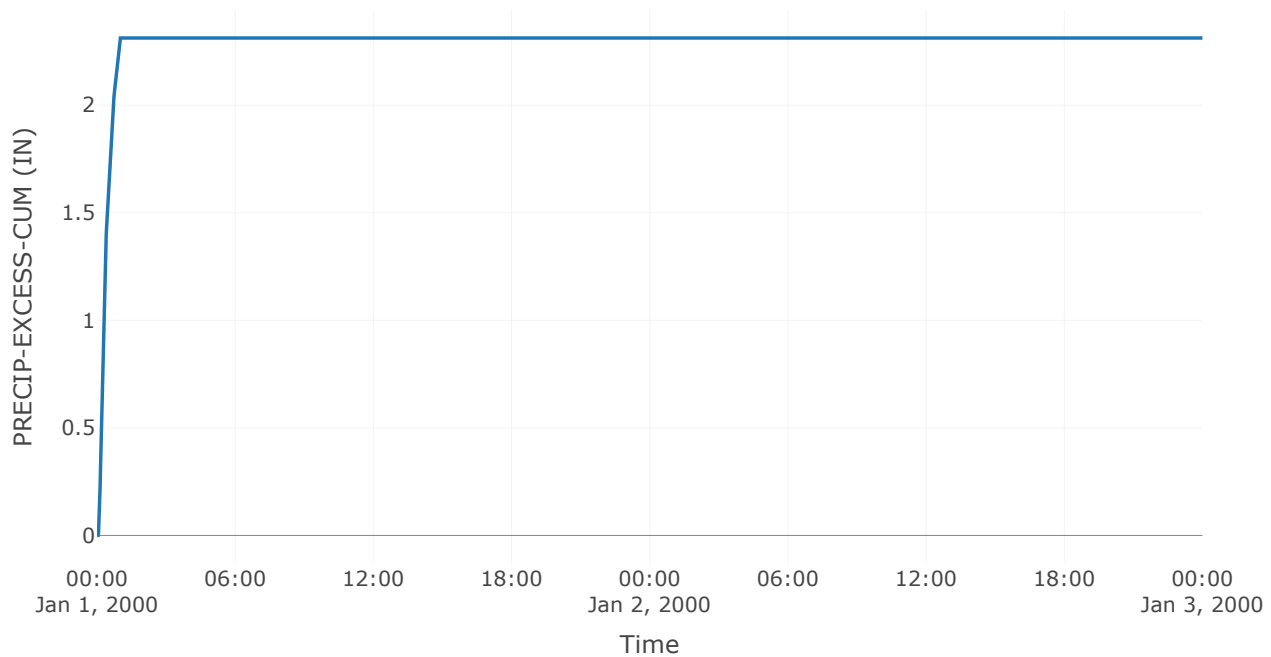
Transform: Scs	
Lag	21
Unitgraph Type	Standard

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

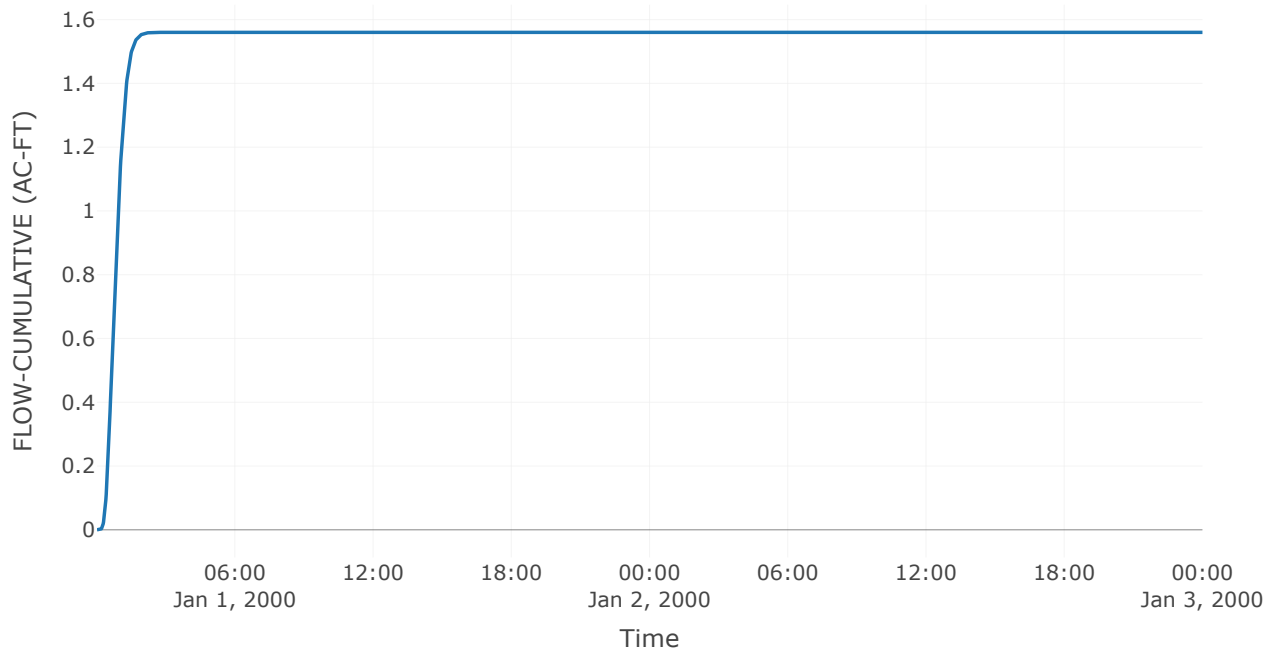
Precipitation and Outflow



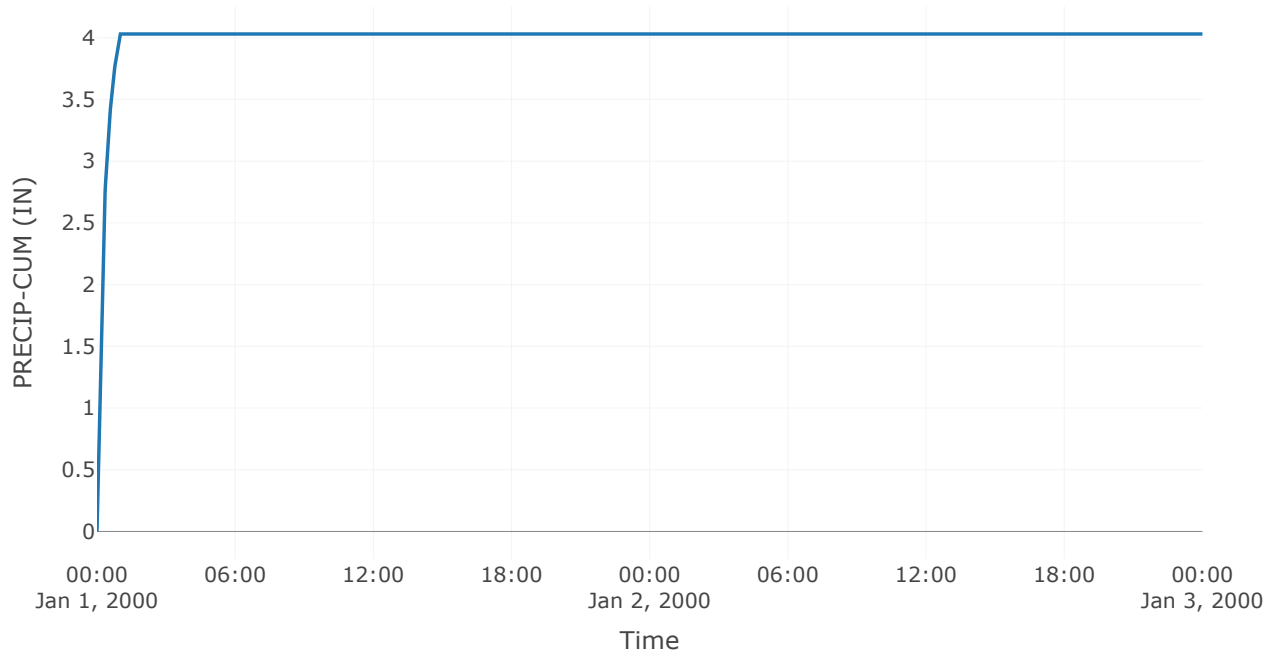
Cumulative Excess Precipitation



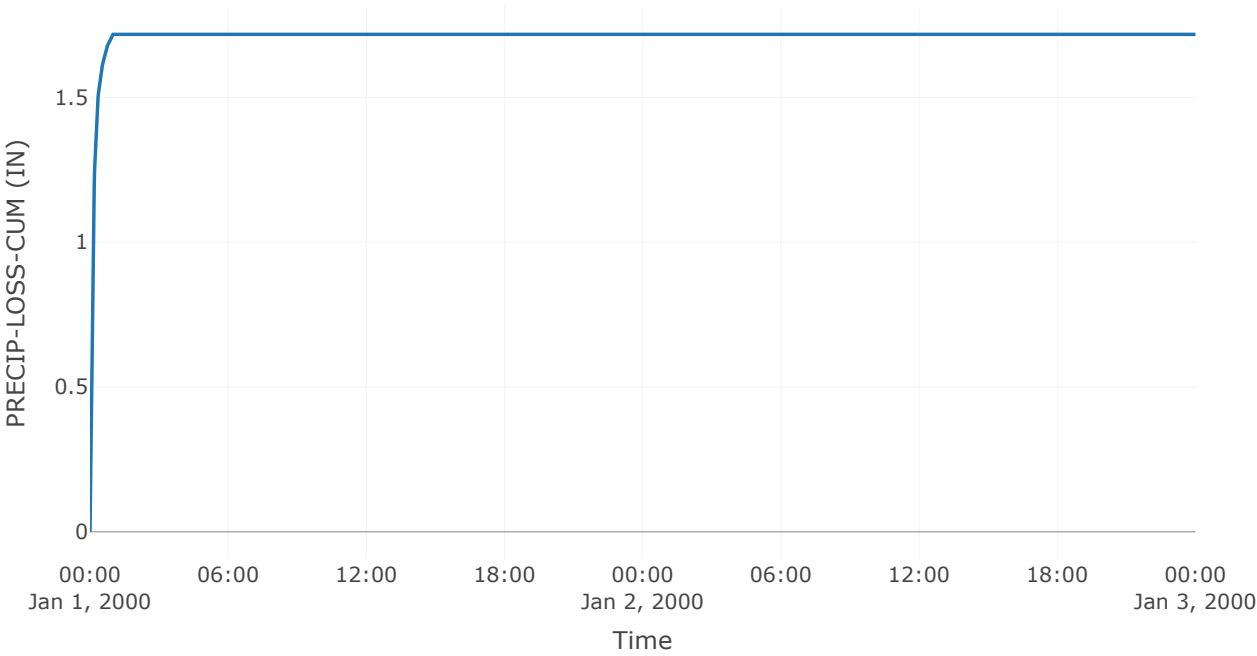
Cumulative Outflow



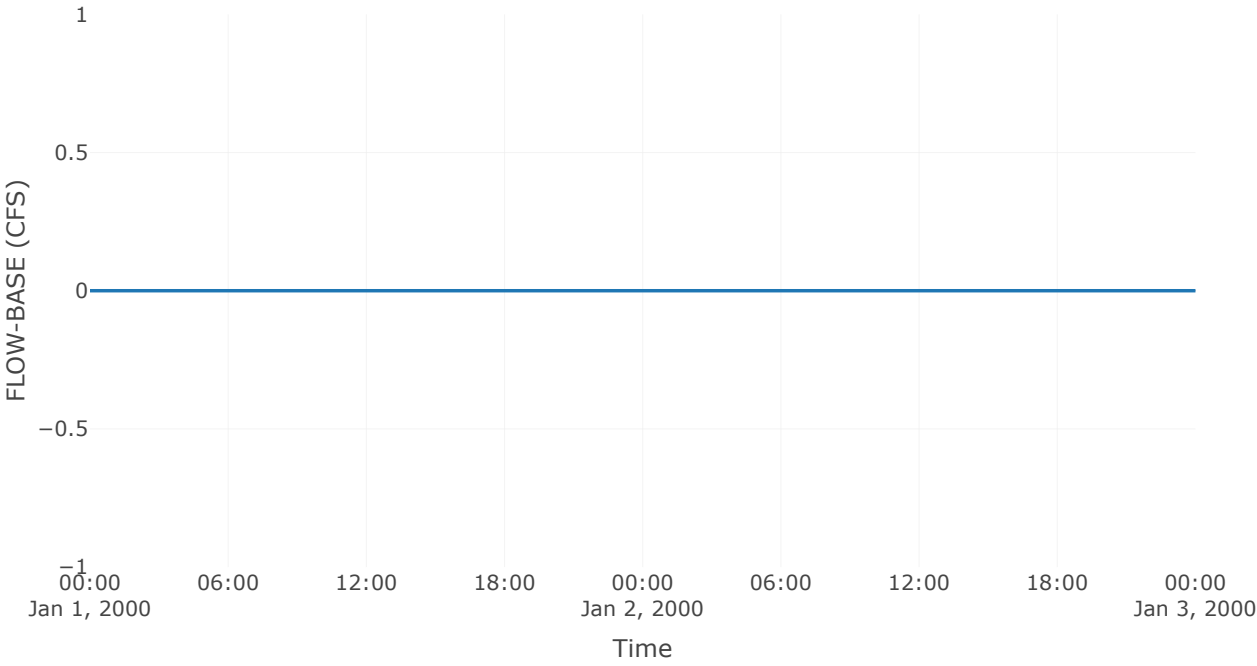
Cumulative Precipitation



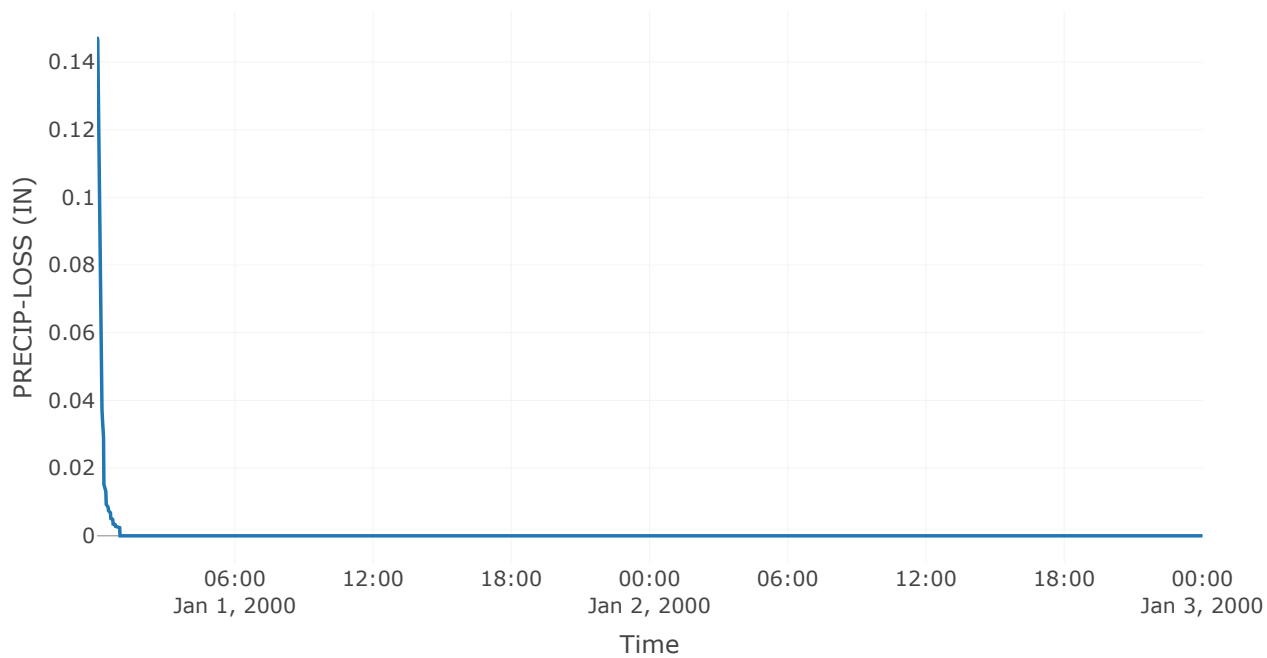
Cumulative Precipitation Loss



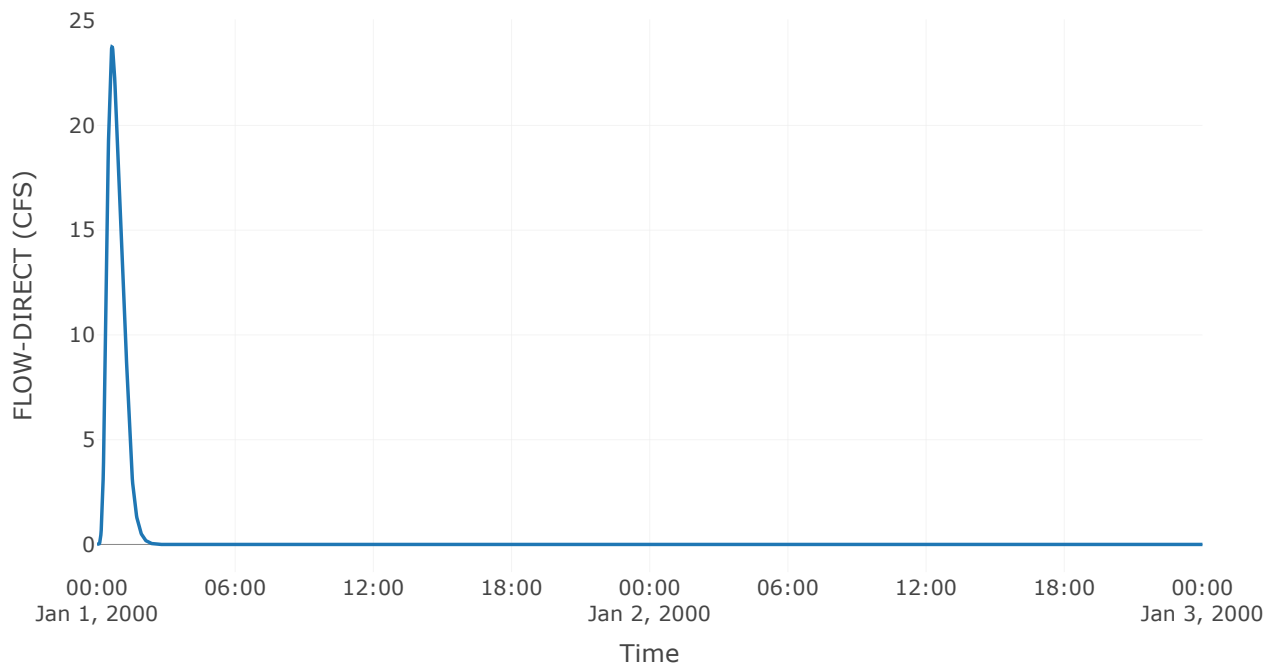
Baseflow



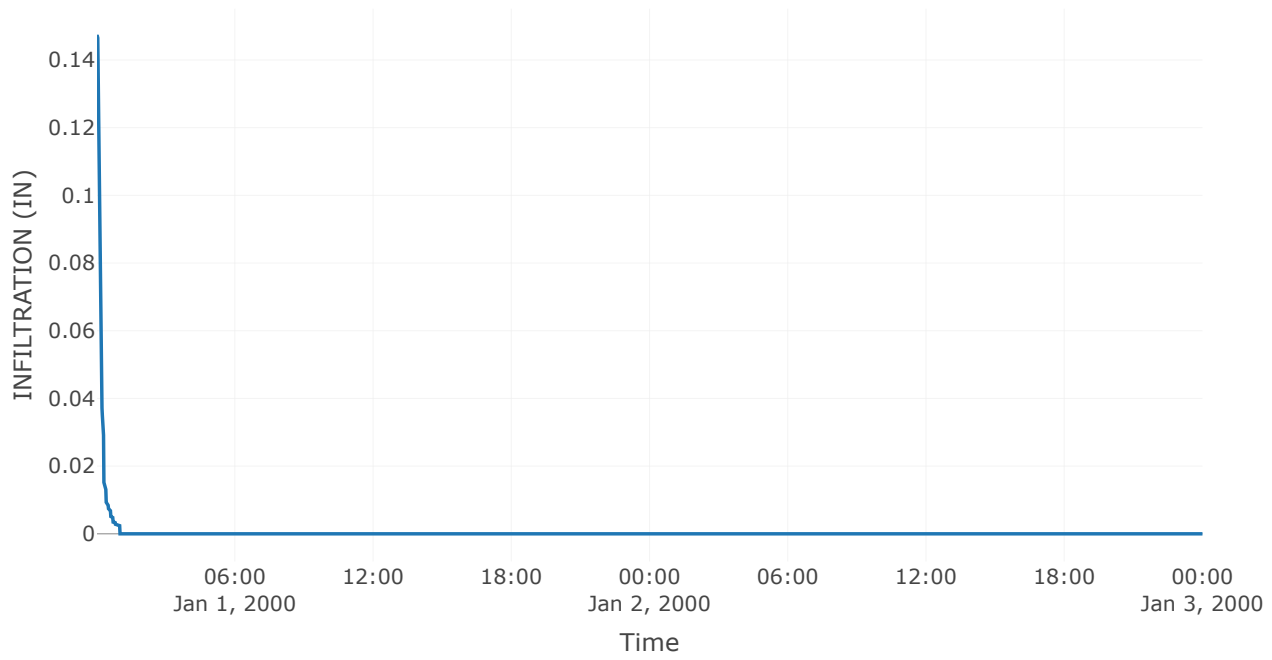
Precipitation Loss



Direct Runoff



Soil Infiltration



Subbasin: LaGrange Highlands Off-Site

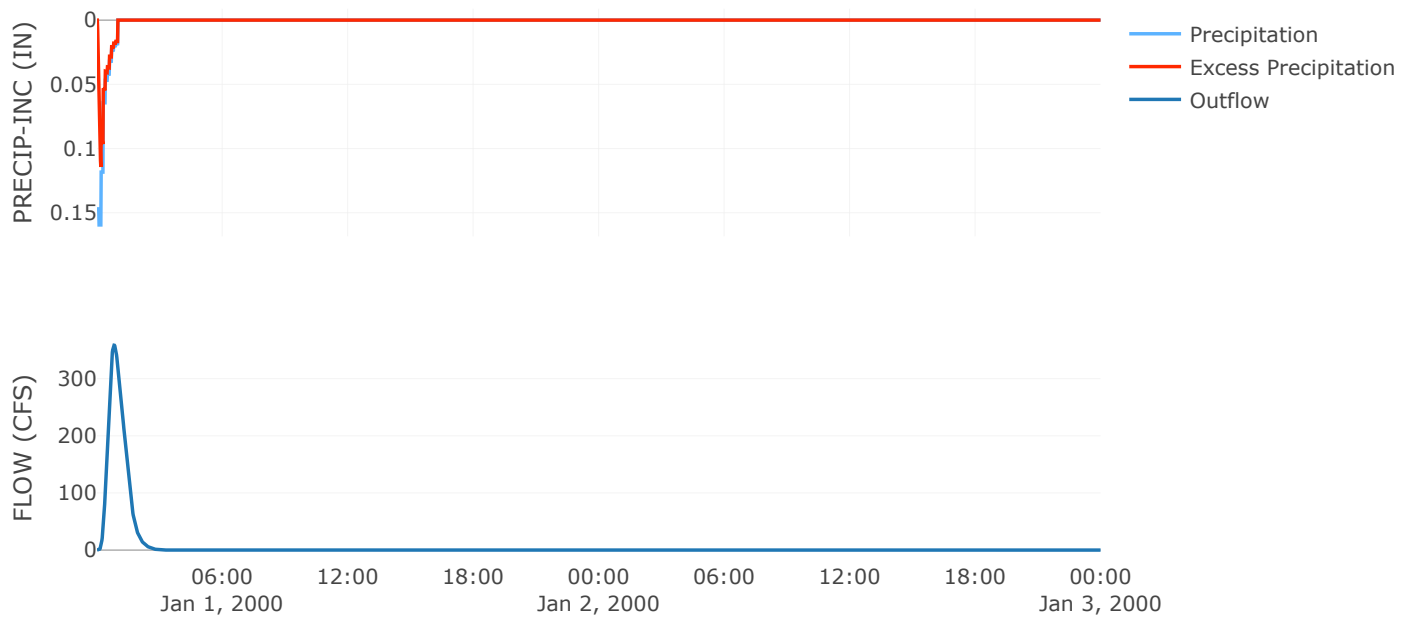
Area (MI2) : 0.2
Downstream : Off - Site Tributary Area

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	86

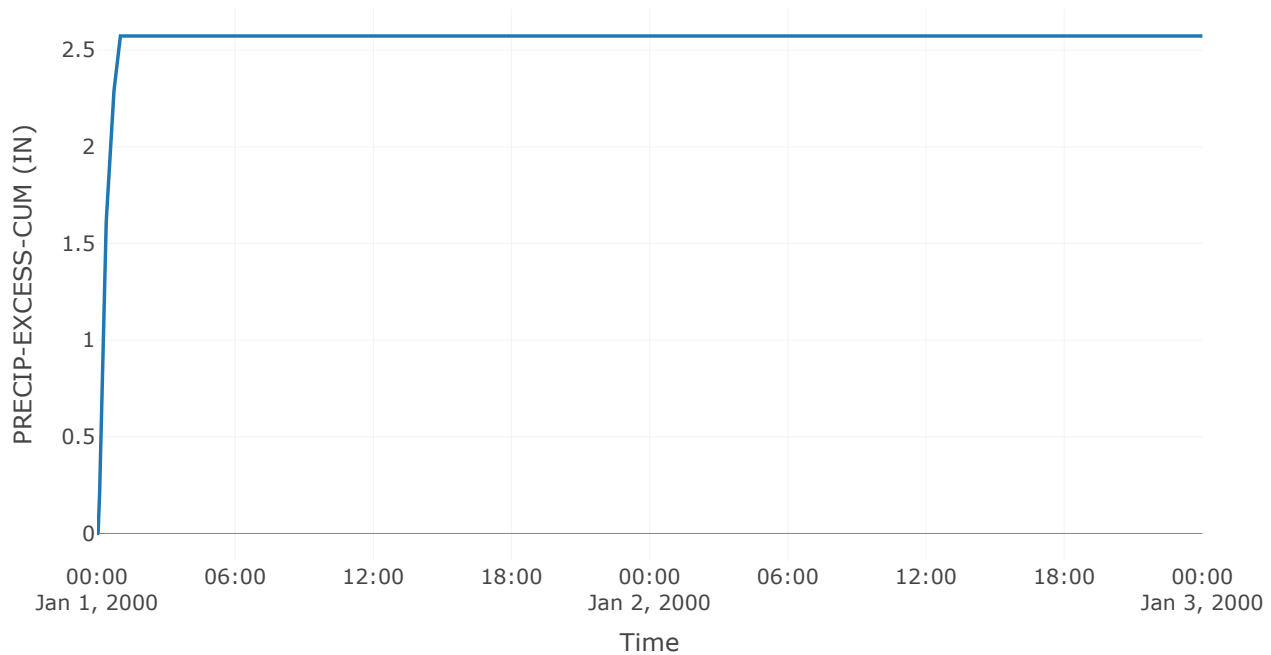
Transform: Scs	
Lag	29.2
Unitgraph Type	Standard

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

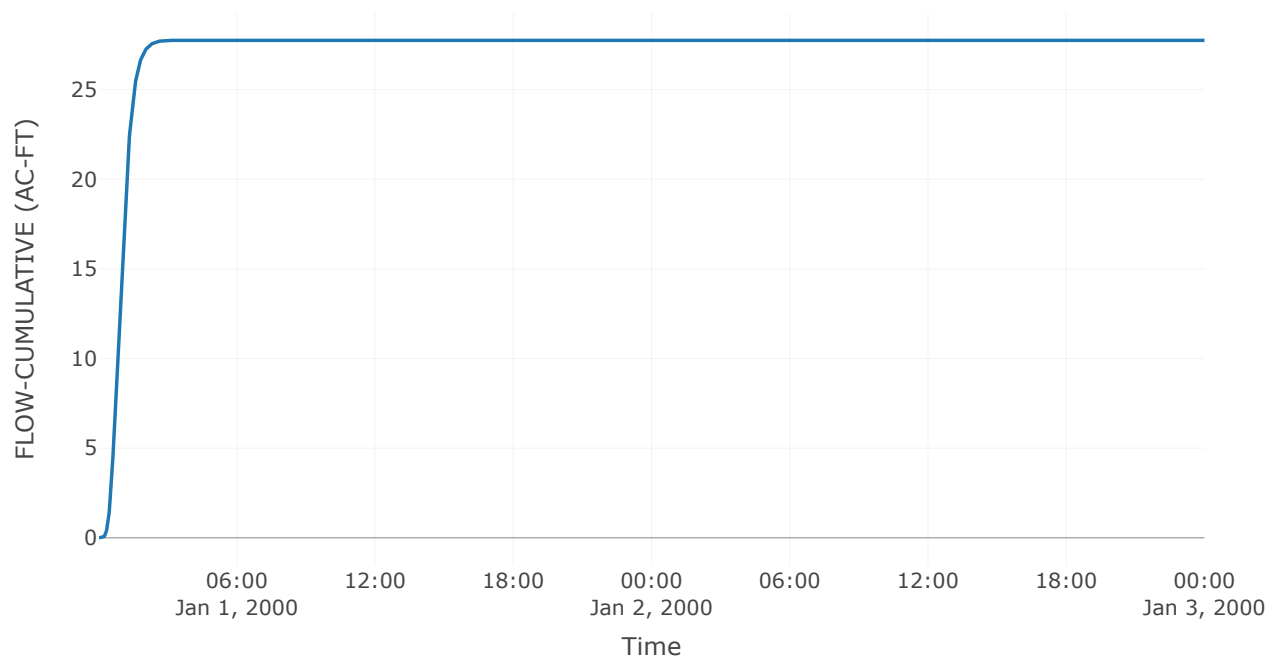
Precipitation and Outflow



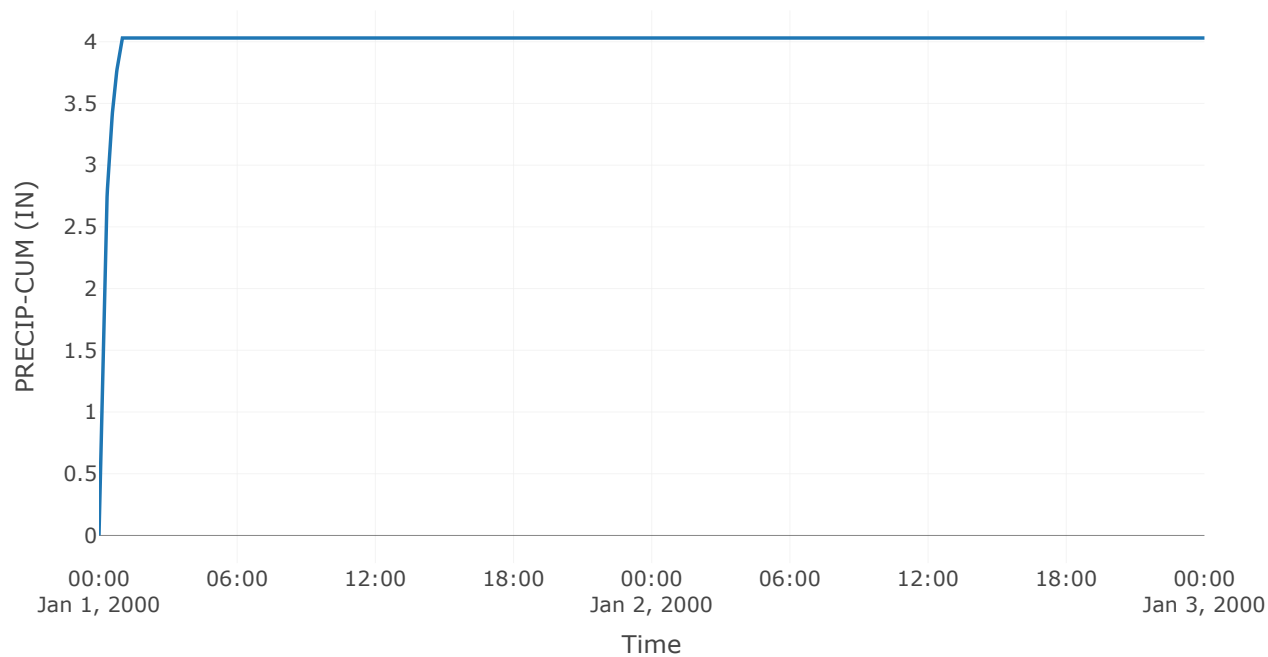
Cumulative Excess Precipitation



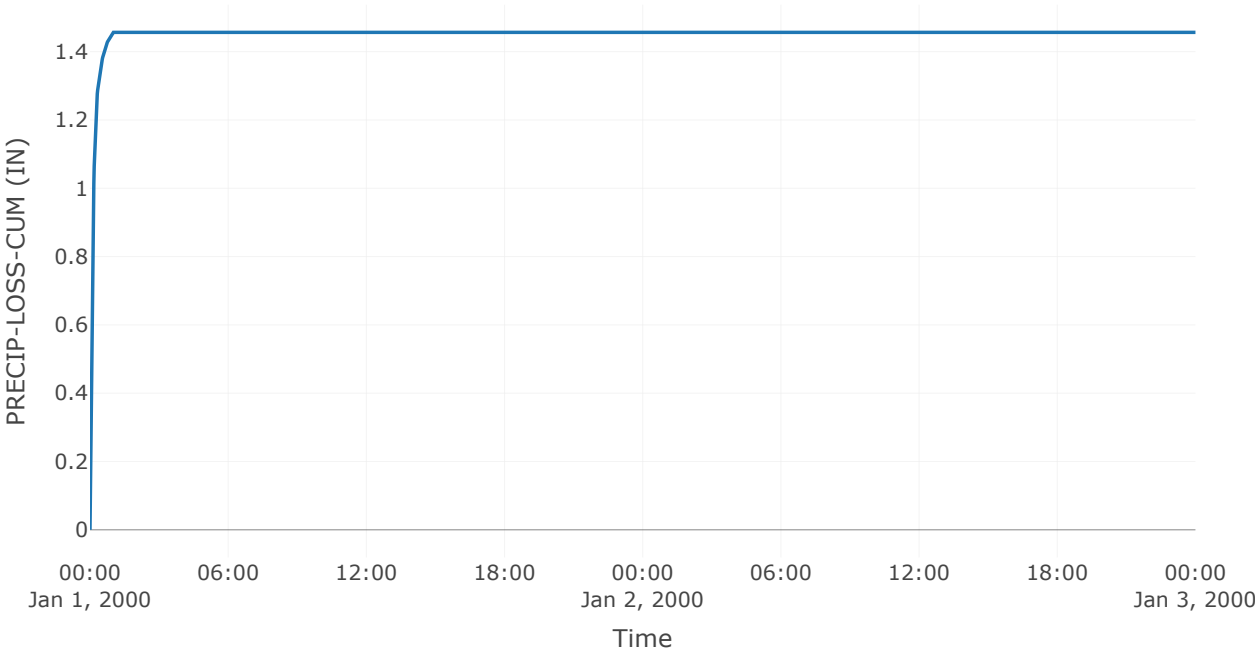
Cumulative Outflow



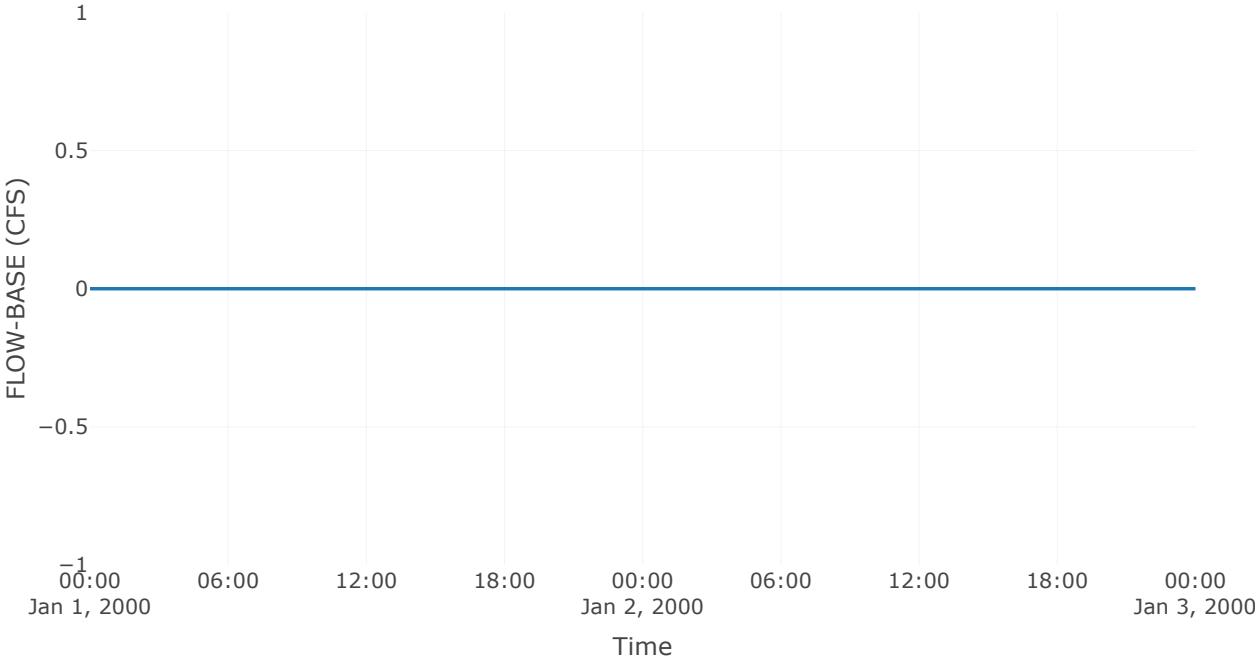
Cumulative Precipitation



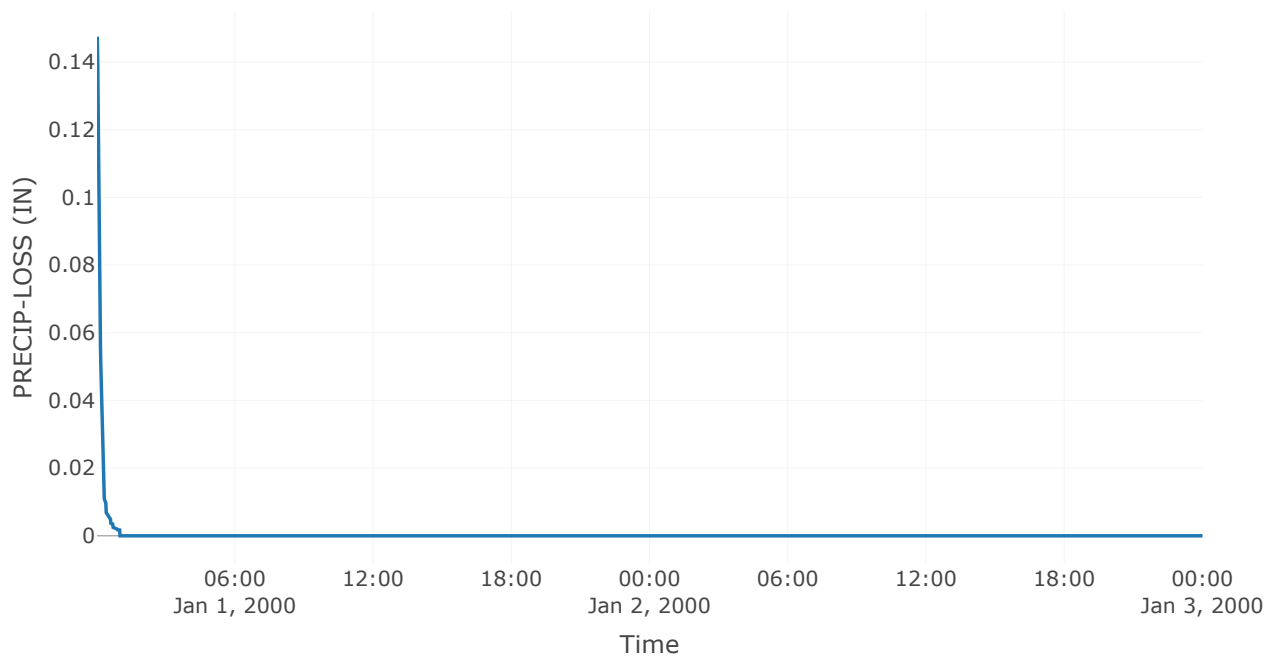
Cumulative Precipitation Loss



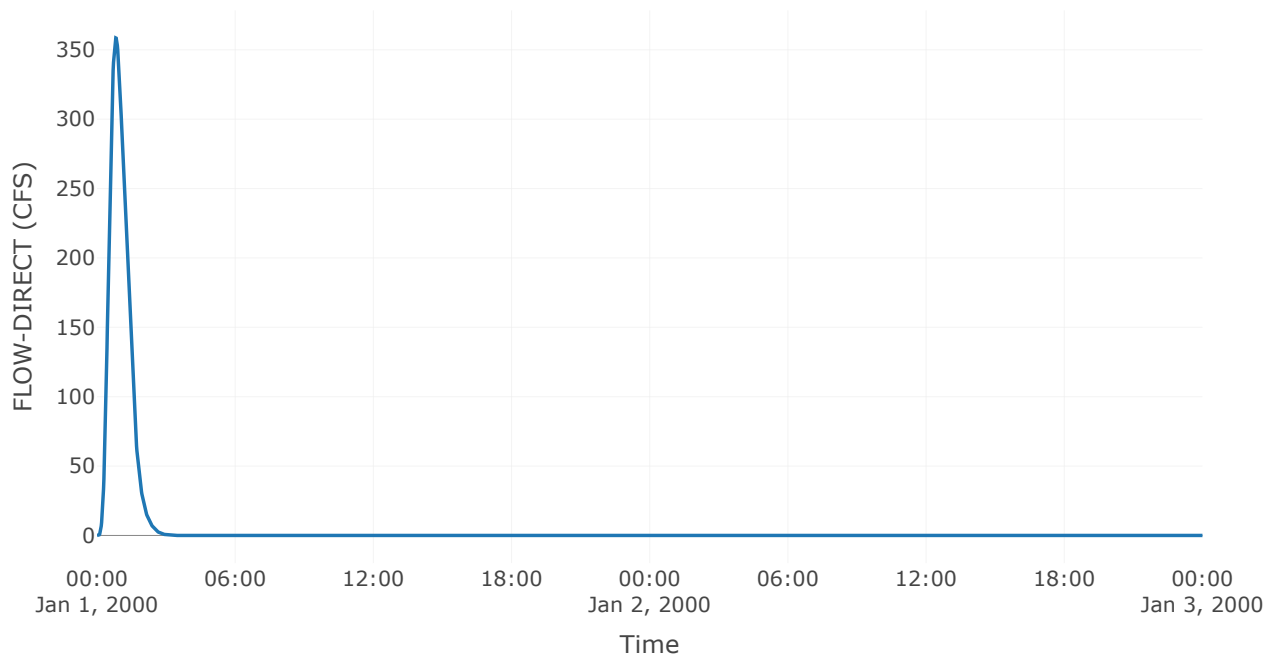
Baseflow



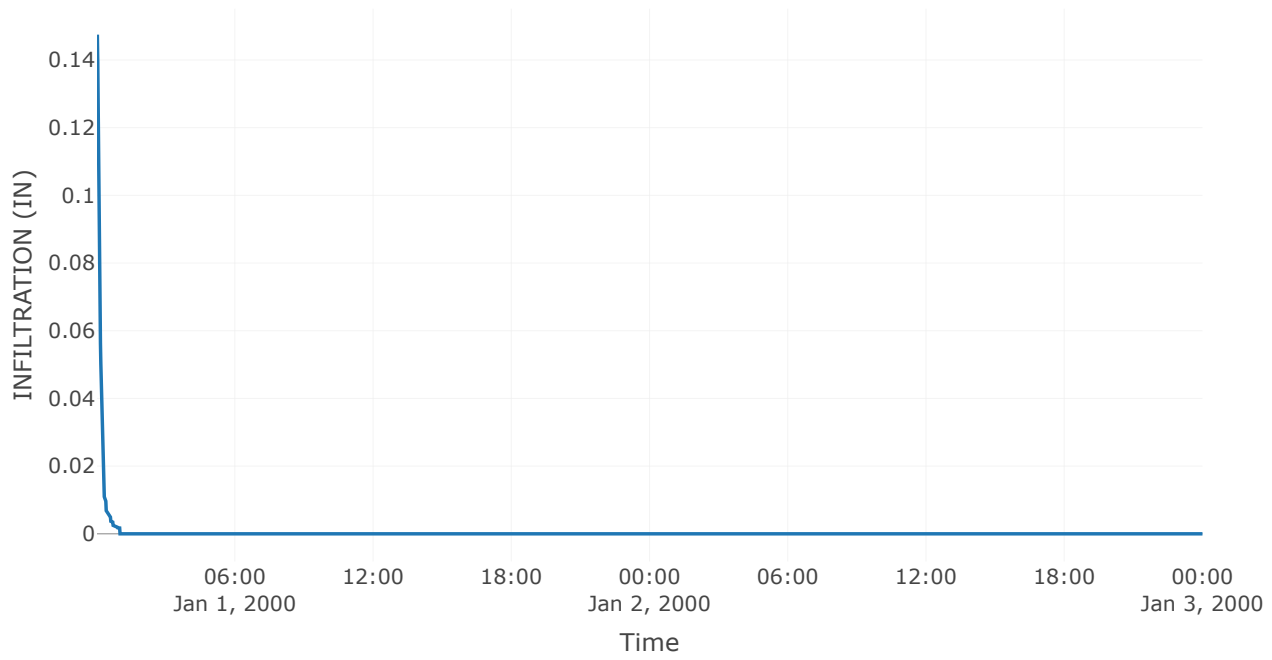
Precipitation Loss



Direct Runoff



Soil Infiltration

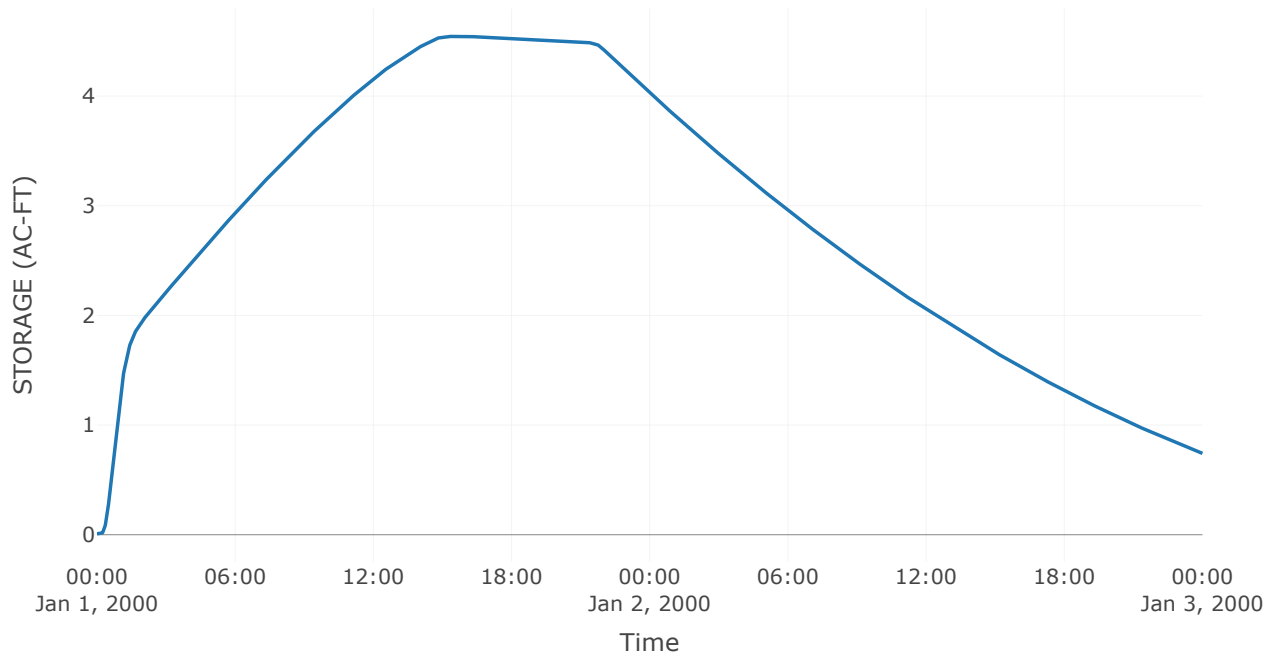


Reservoir: Basin 3

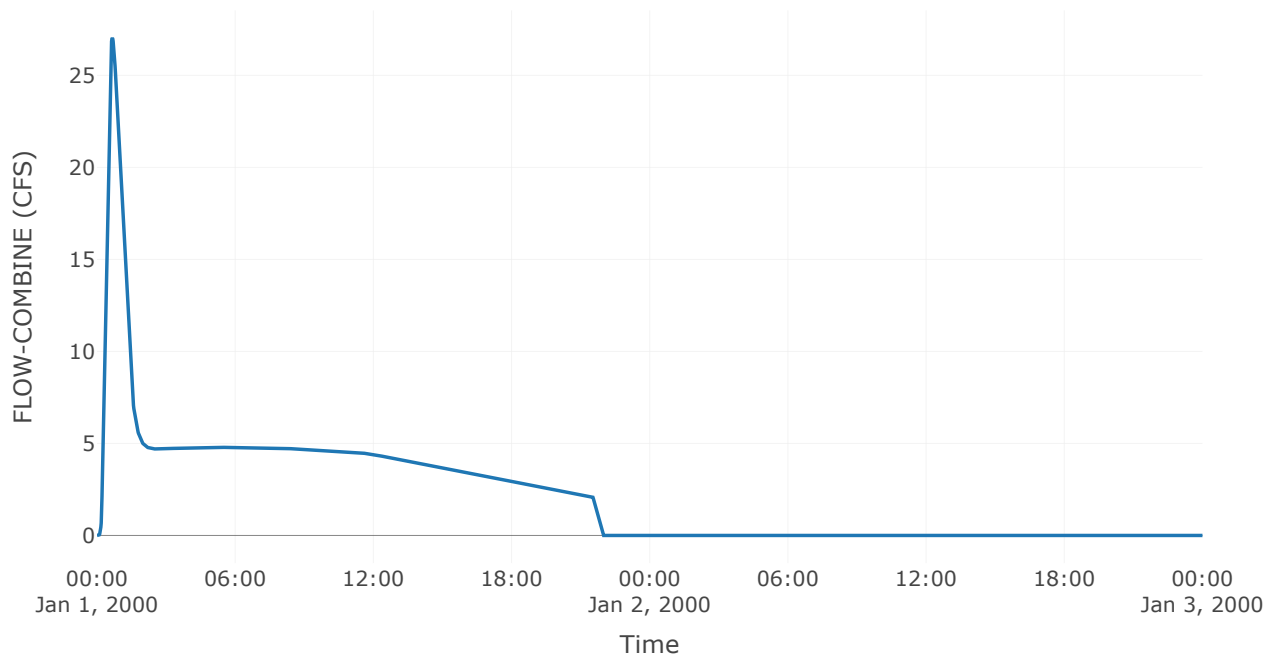
Downstream : Off - Site Tributary Area

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

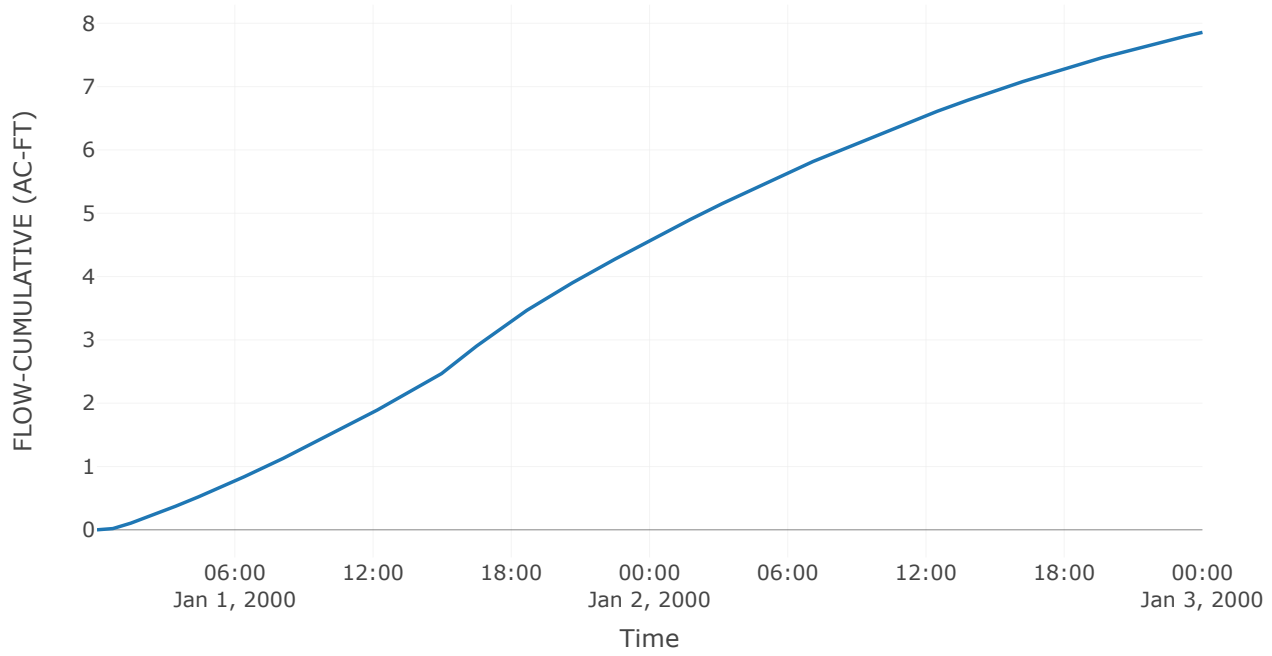
Storage



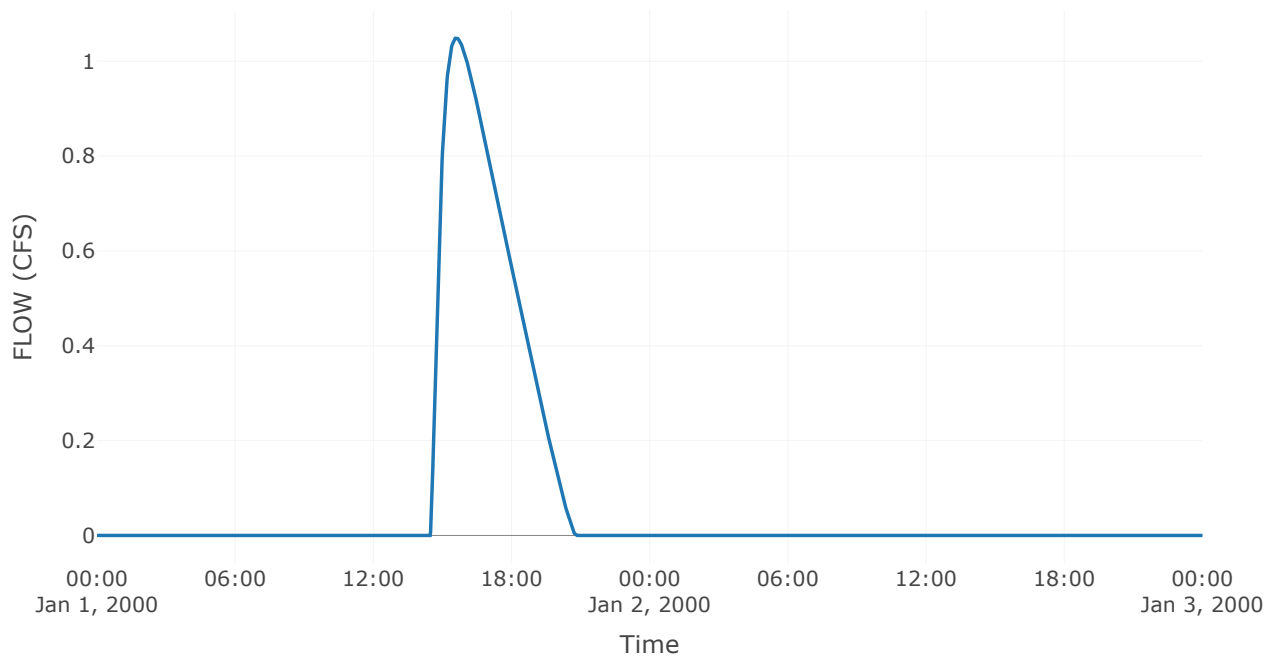
Combined Inflow



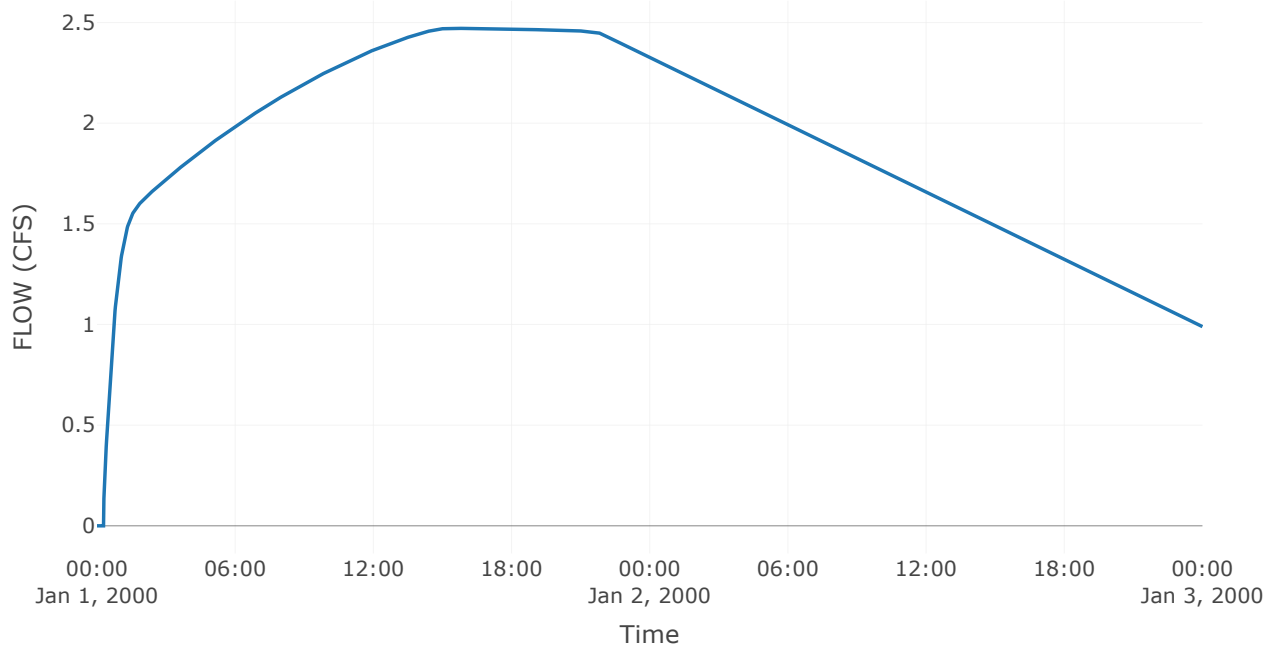
Cumulative Outflow



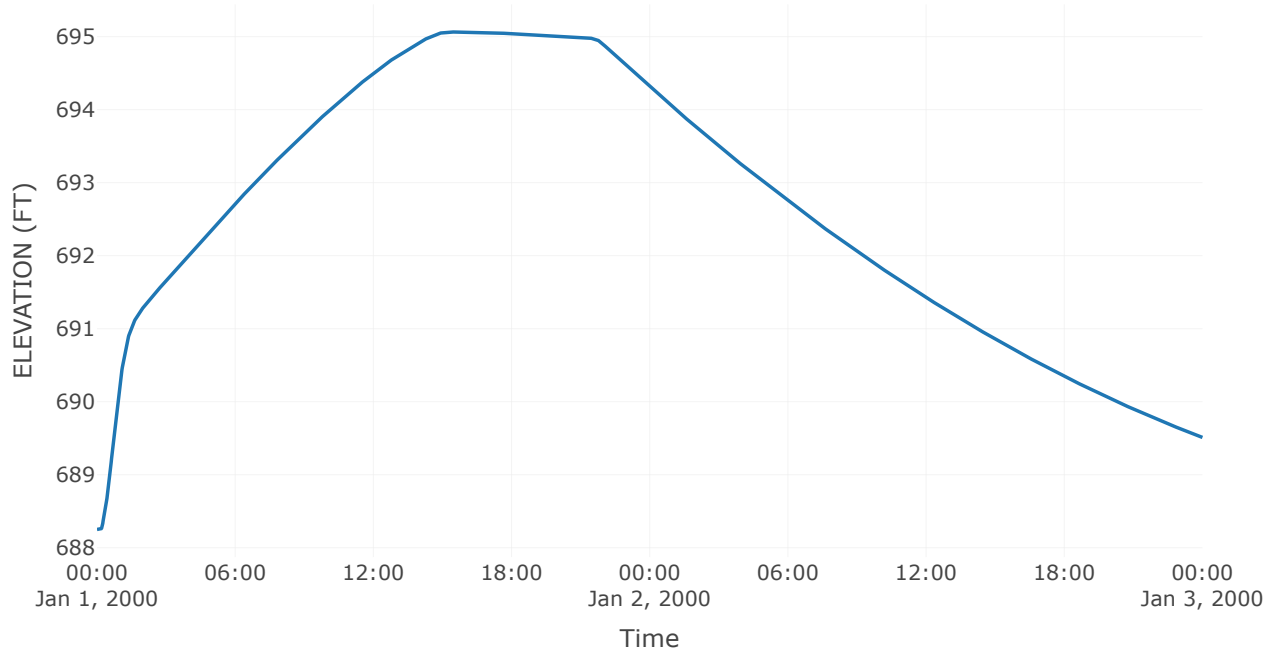
Spillway 1



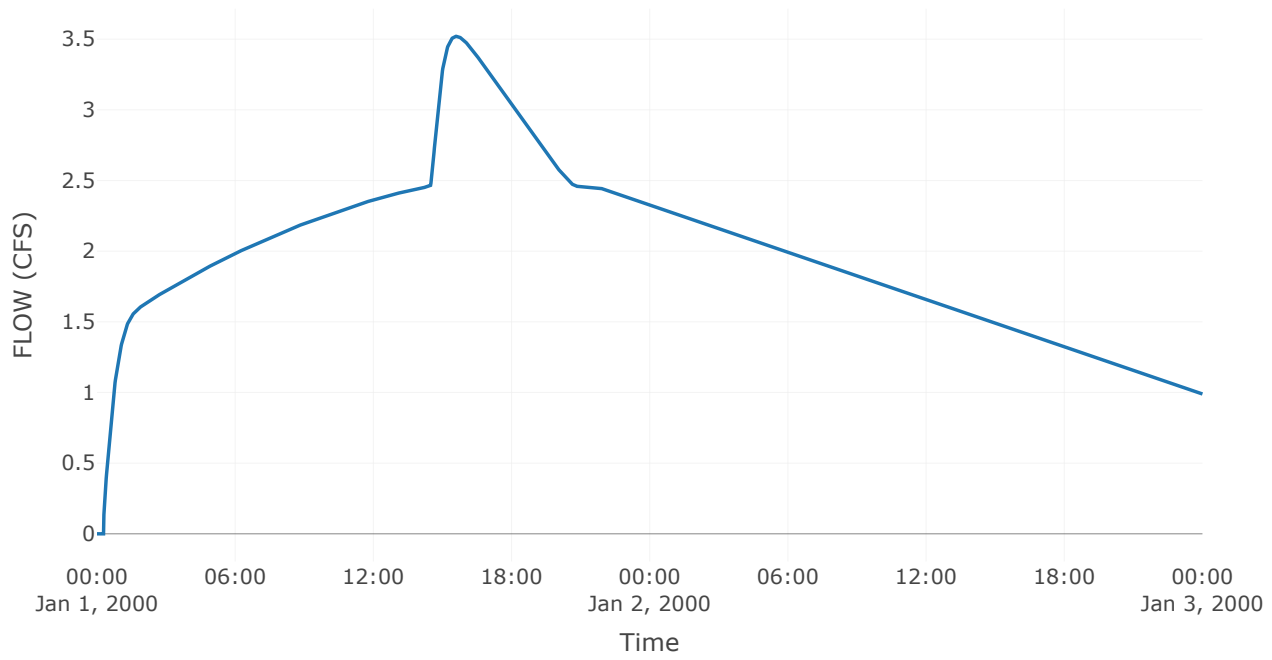
Outlet 1



Pool Elevation



Outflow

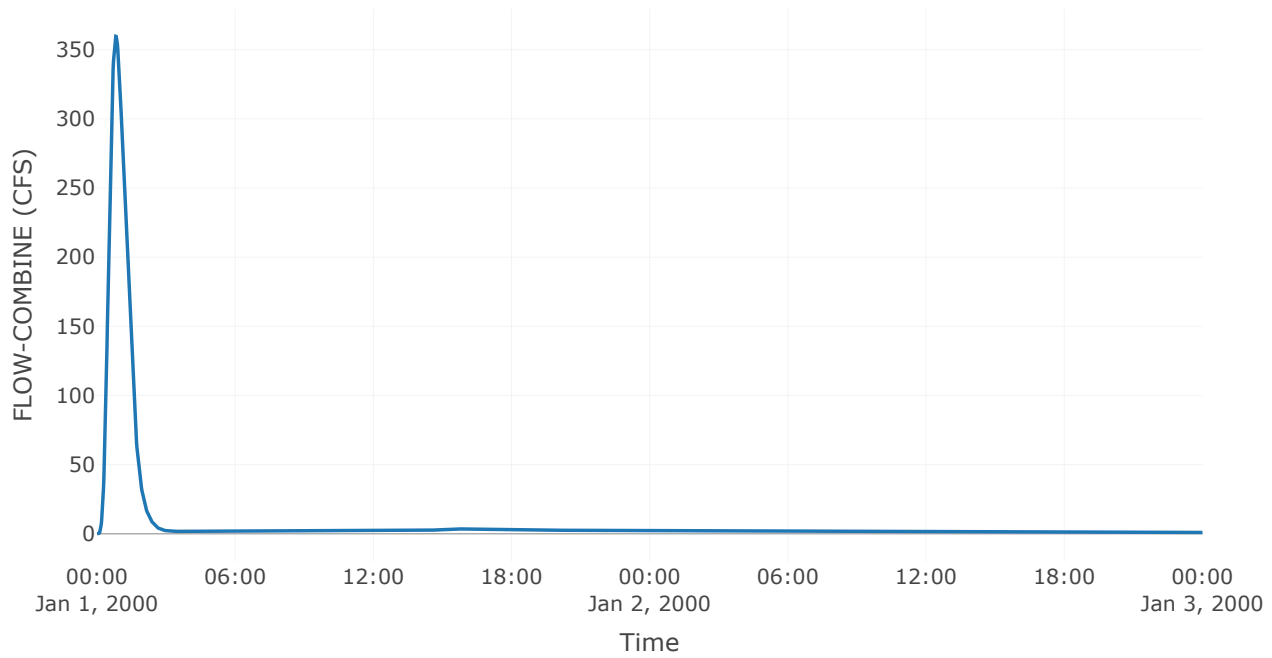


Junction: Off-Site Tributary Area

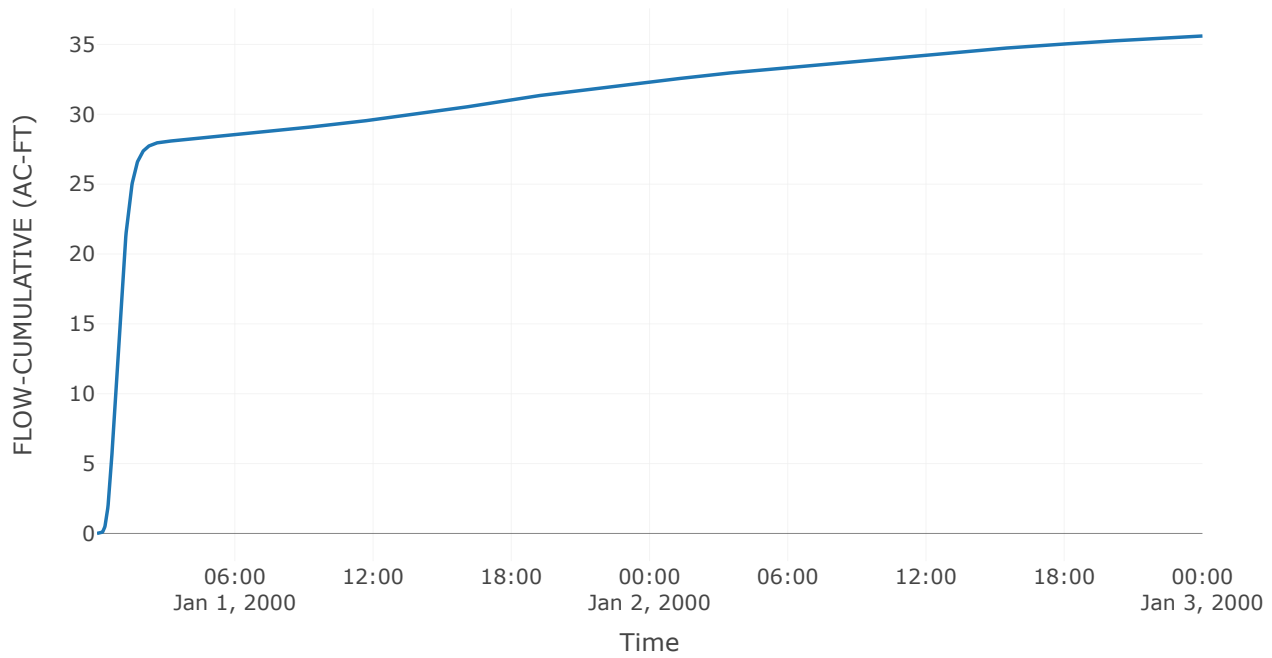
Downstream : Storage East of Wolf Road

Results: Off-Site Tributary Area	
Peak Discharge (CFS)	359.61
Time of Peak Discharge	01Jan2000, 00:49
Volume (IN)	2.48

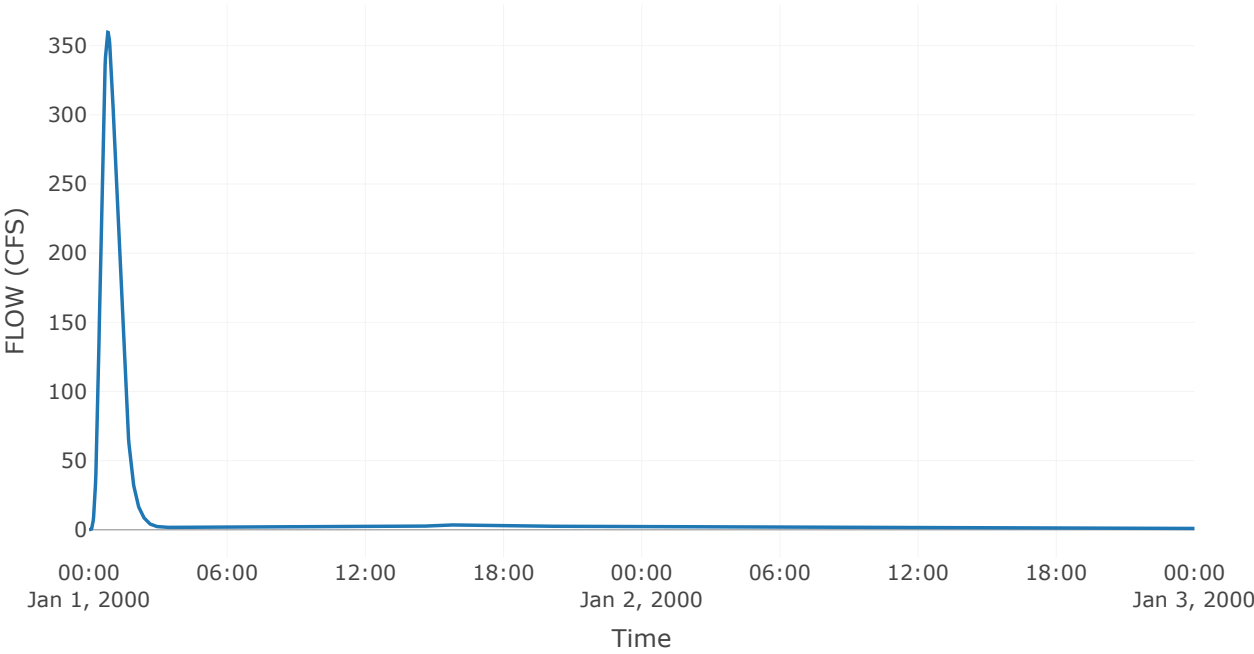
Combined Inflow



Cumulative Outflow



Outflow

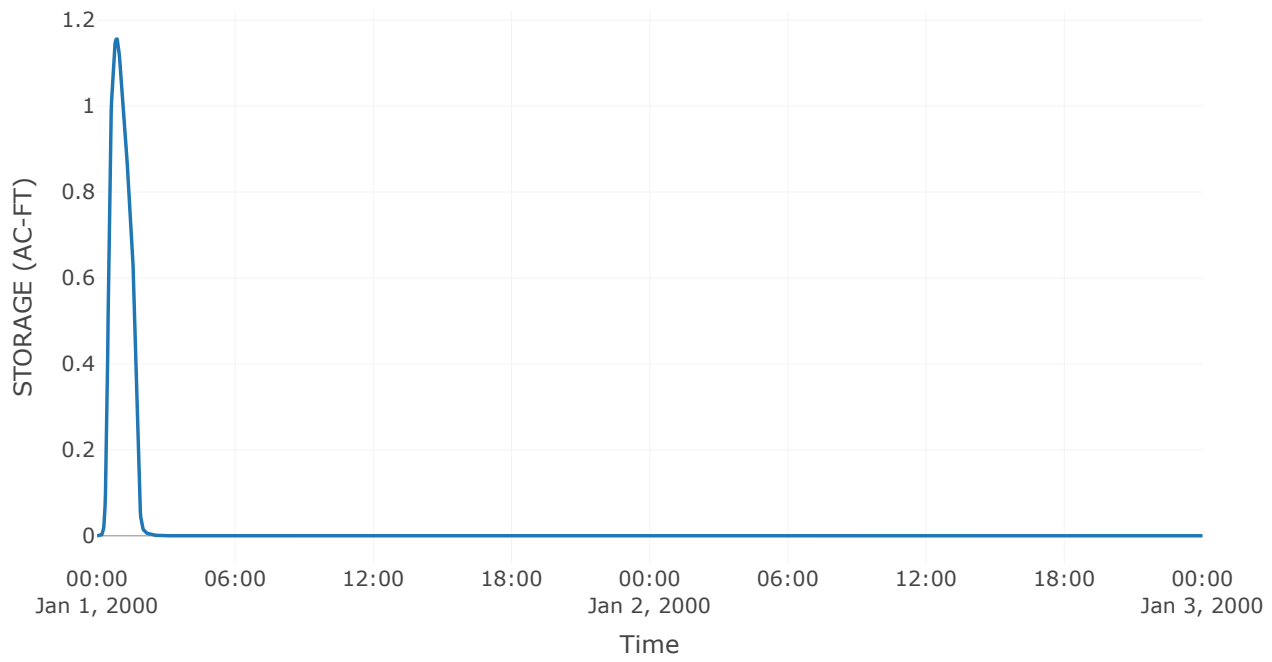


Reservoir: Storage East of Wolf Road

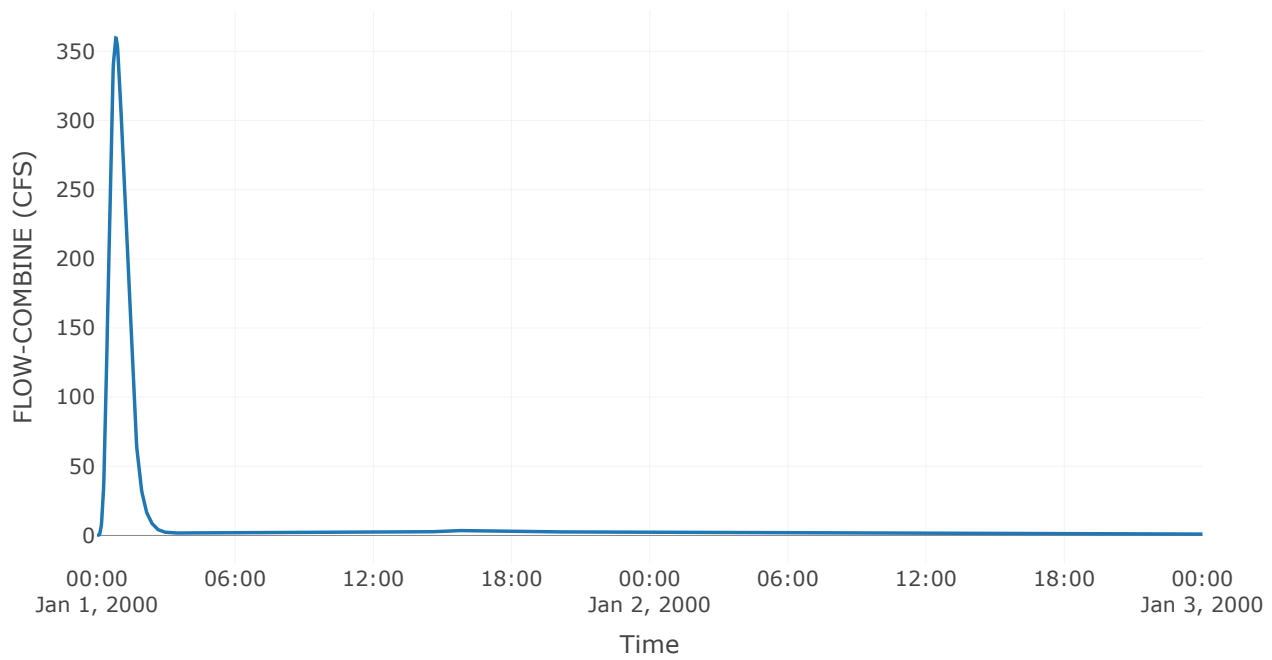
Downstream : Box Inlet - East Side Wolf Rd

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

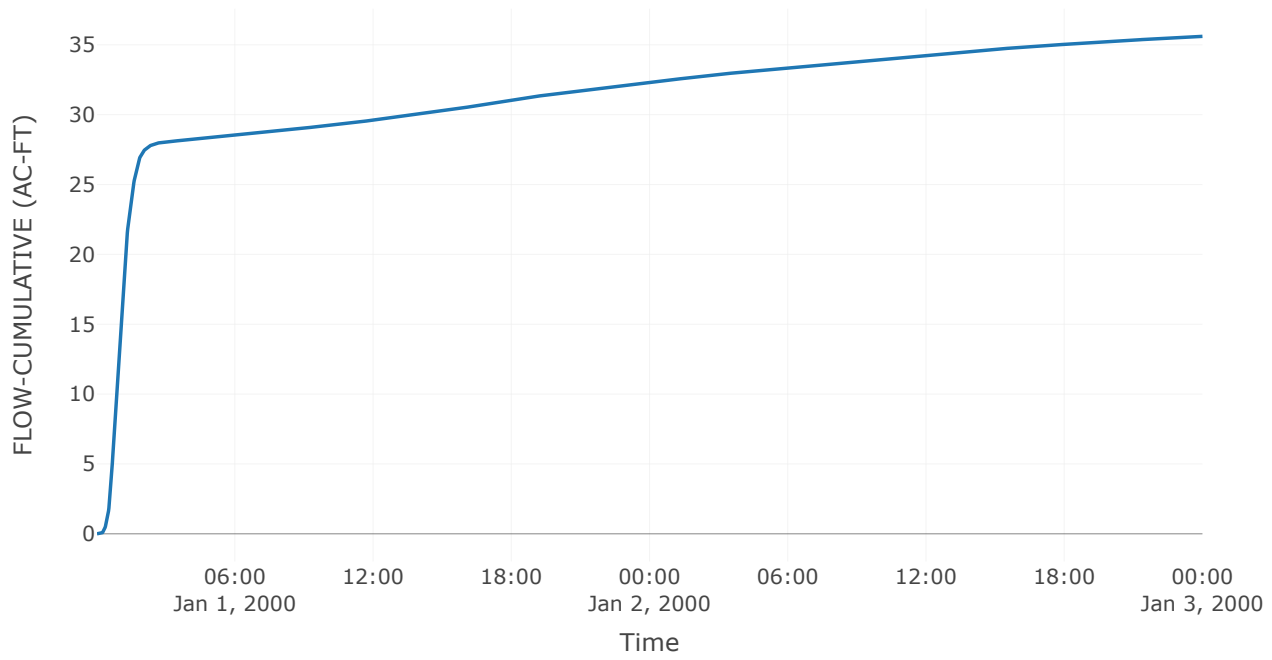
Storage



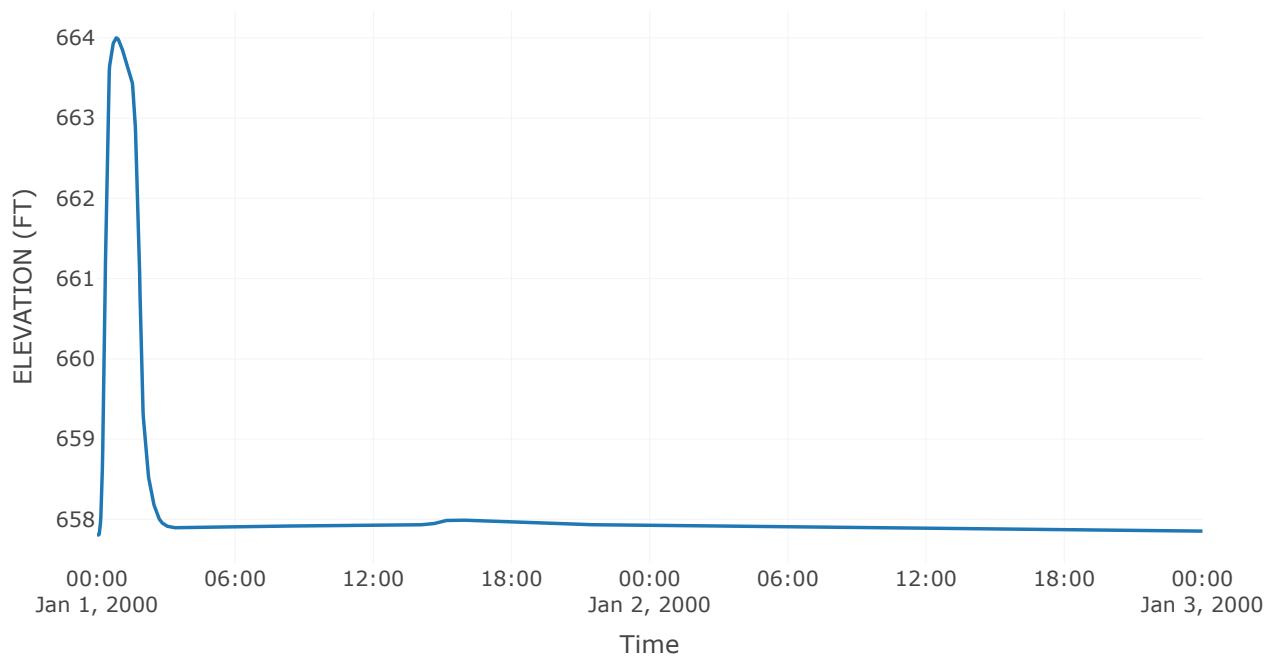
Combined Inflow



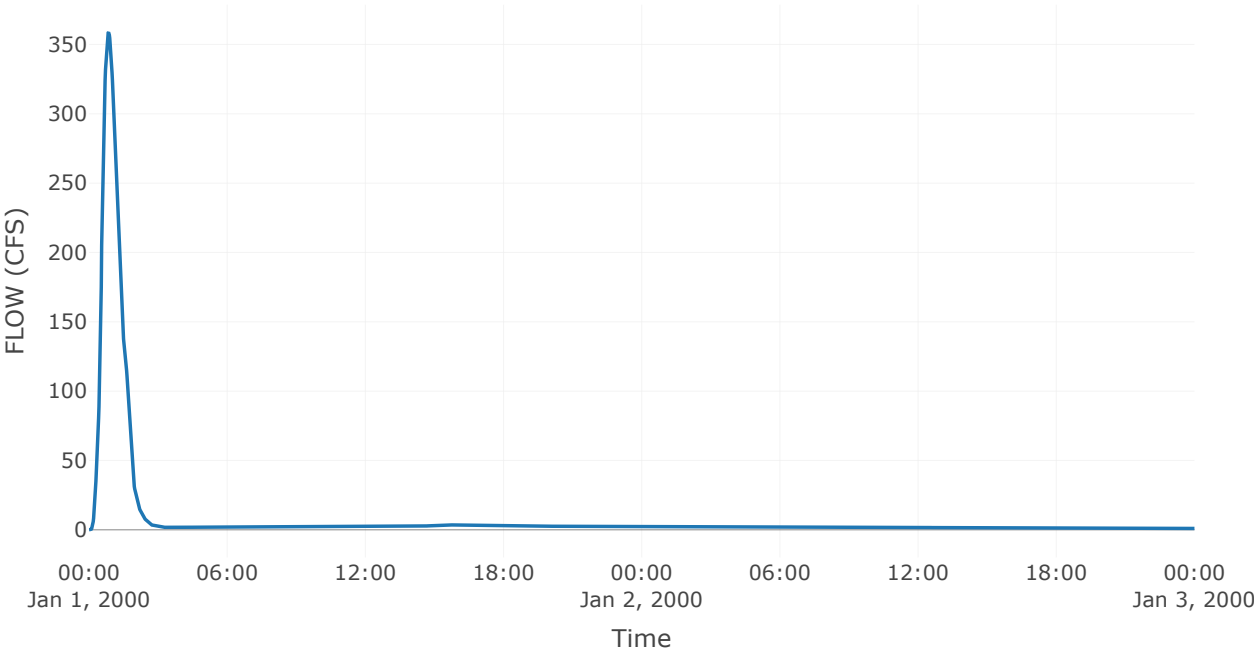
Cumulative Outflow



Pool Elevation



Outflow

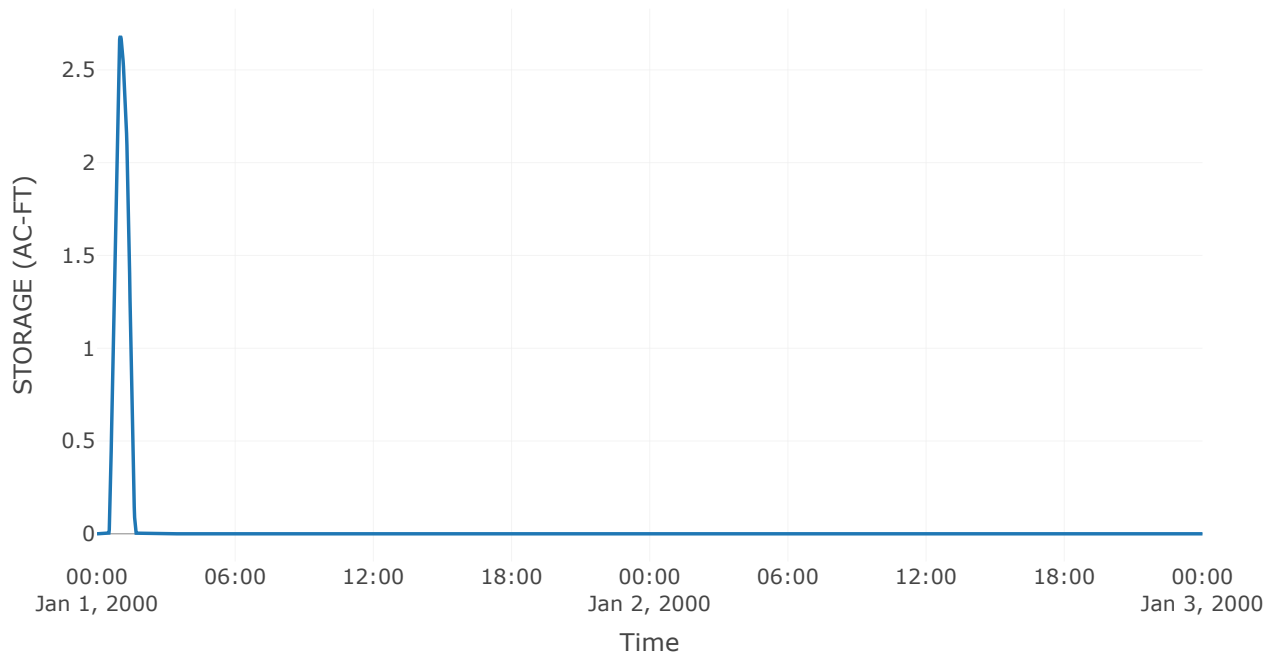


Reservoir: Box Inlet-East Side Wolf Rd

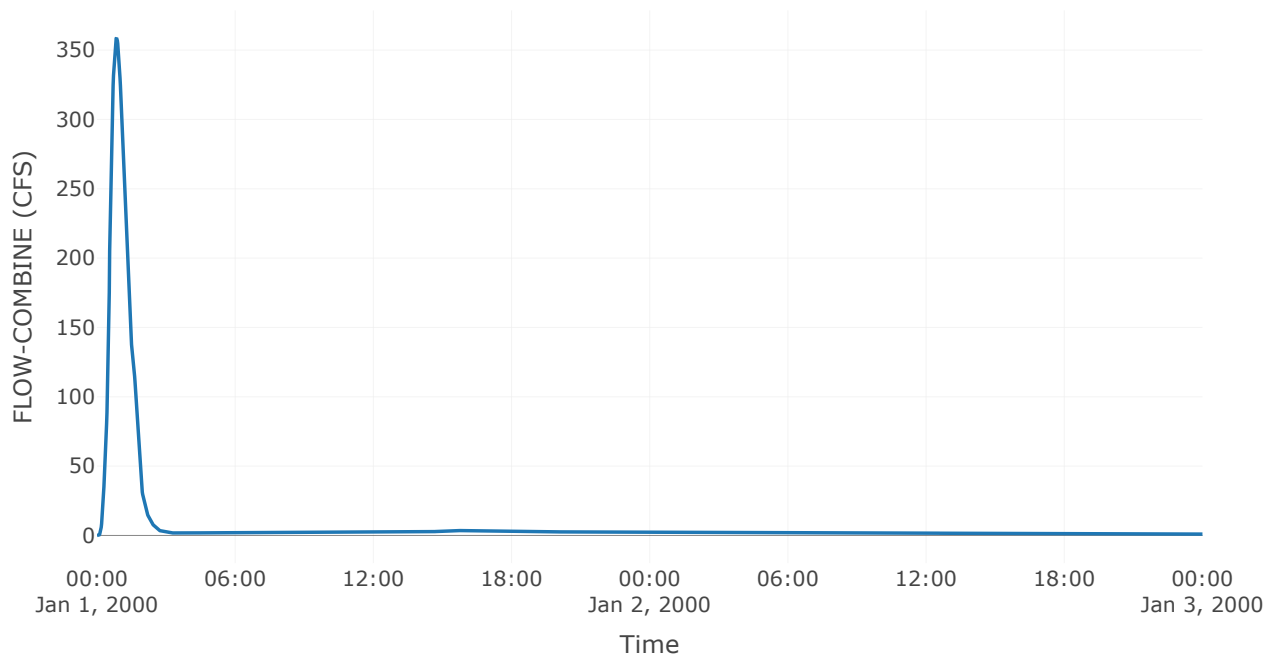
Downstream : Prop Storage West of Wolf Rd

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

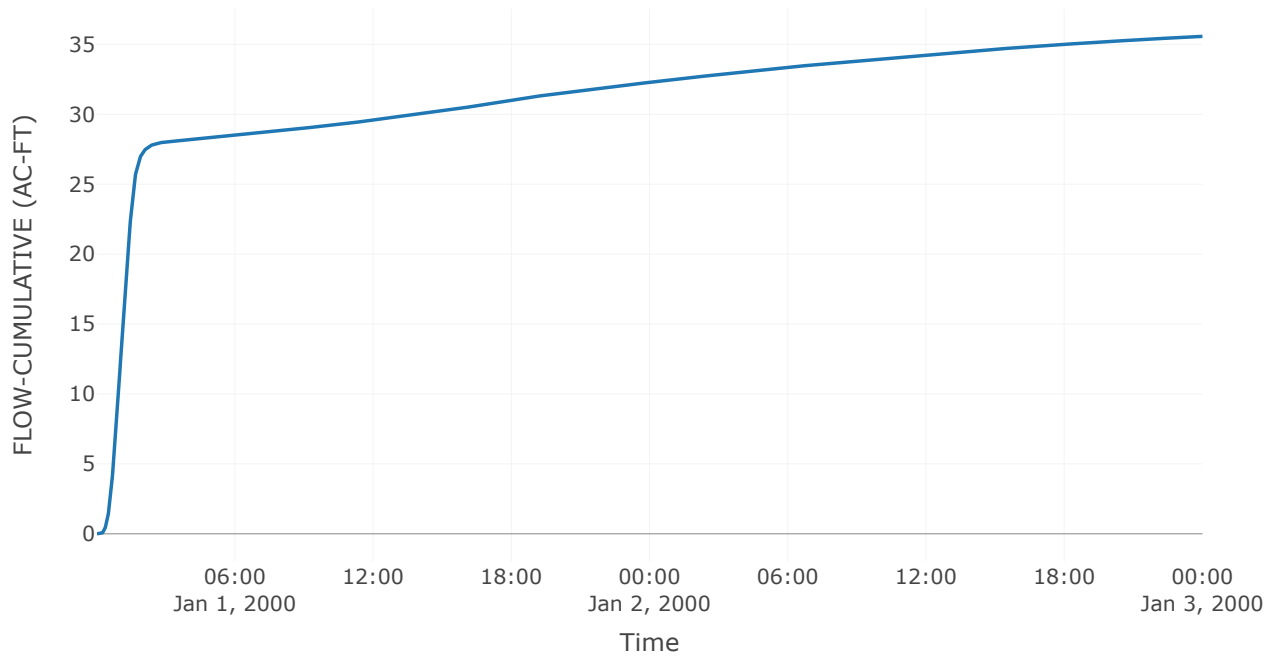
Storage



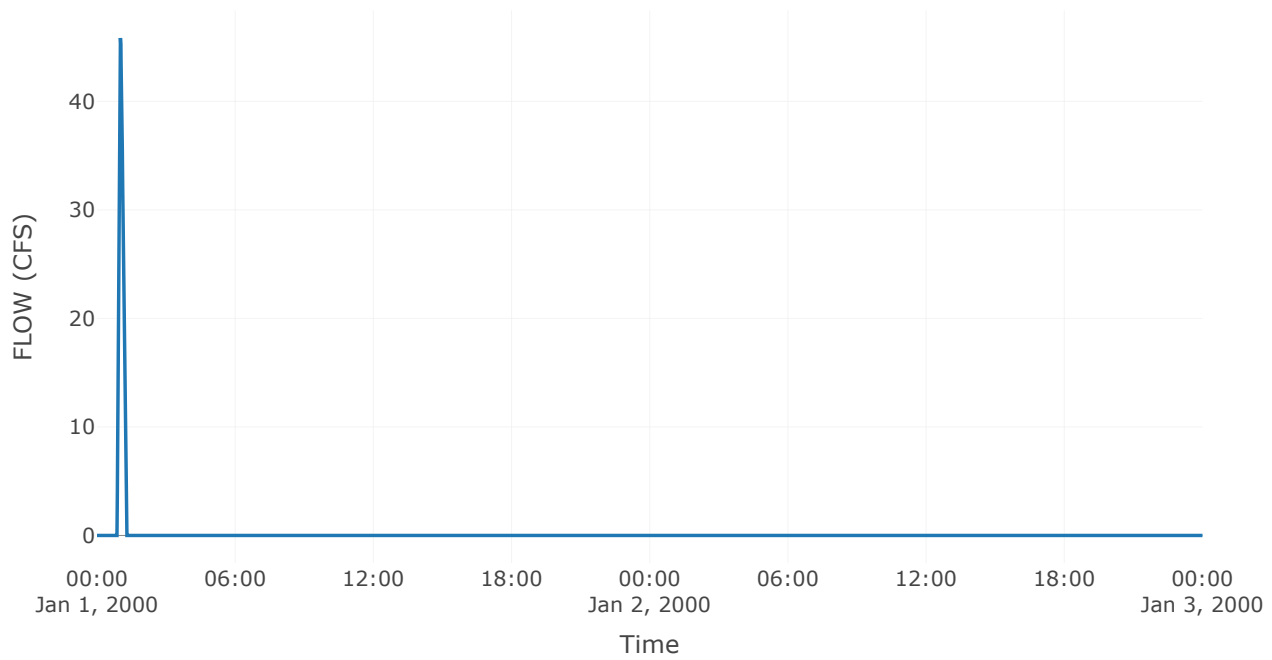
Combined Inflow



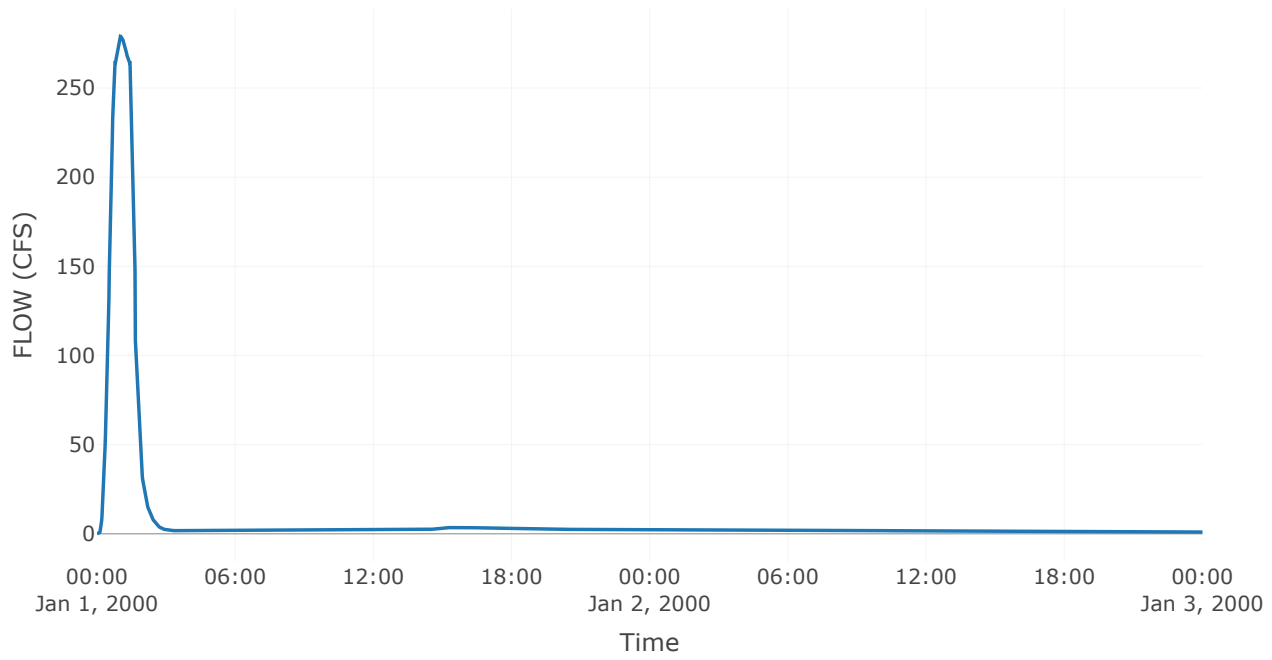
Cumulative Outflow



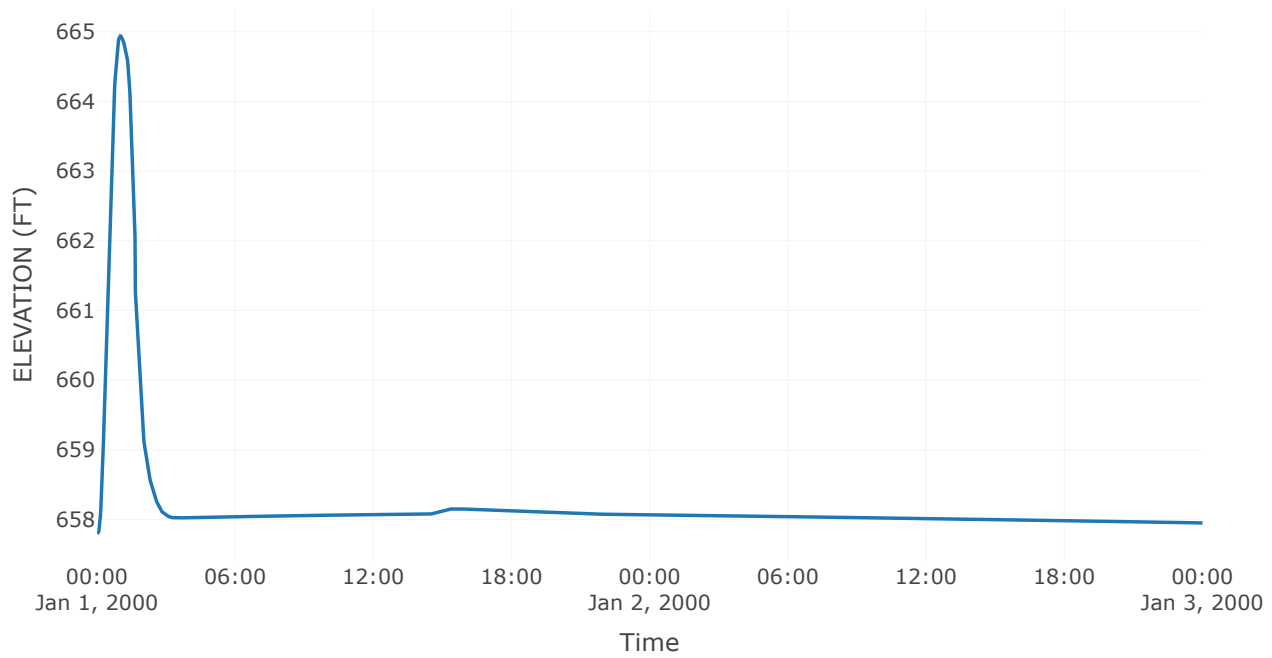
Spillway 1



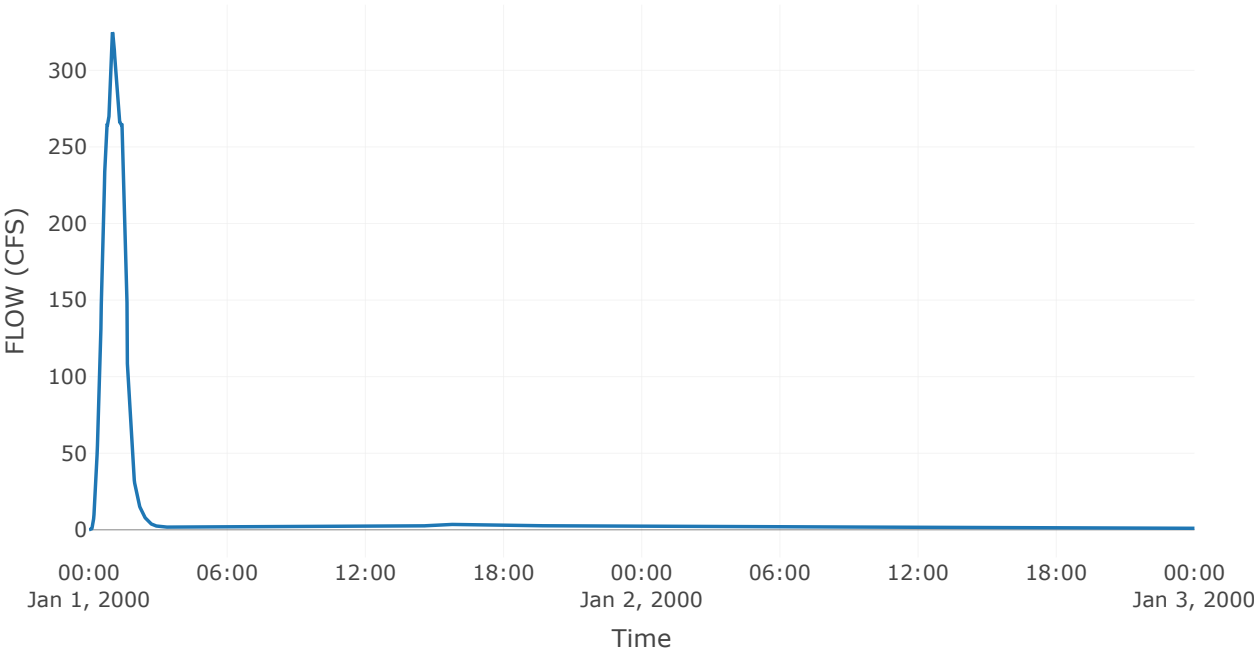
Outlet 1



Pool Elevation



Outflow

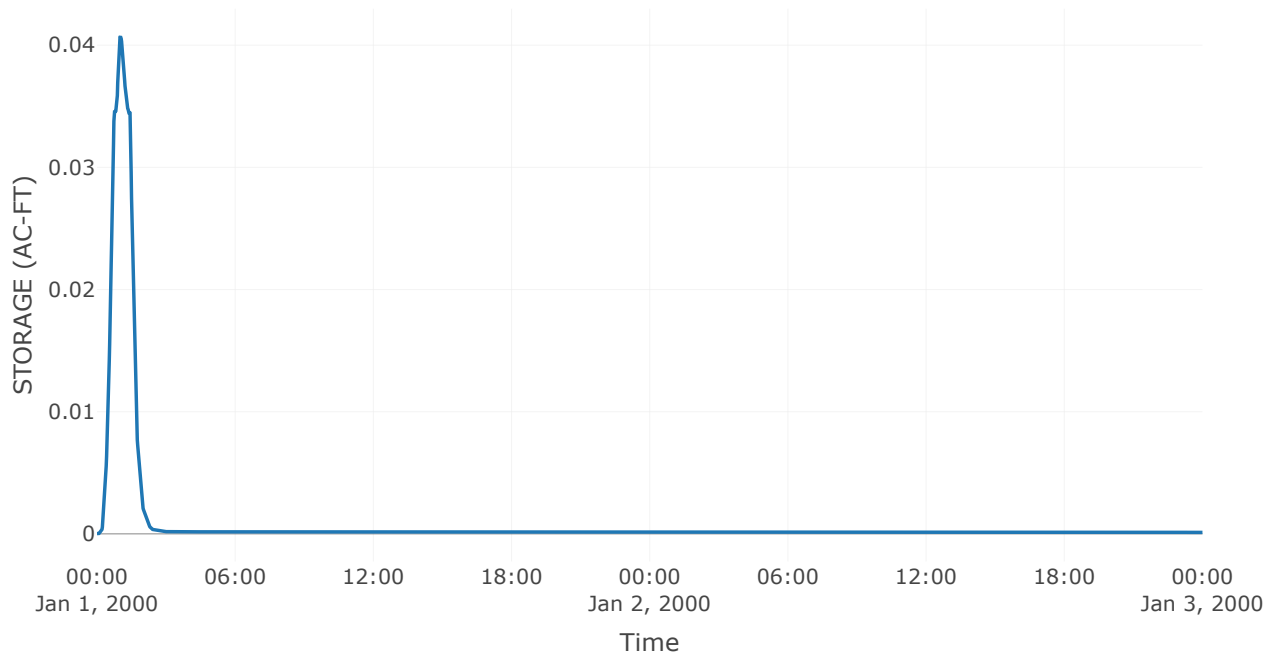


Reservoir: Prop Storage West of Wolf Rd

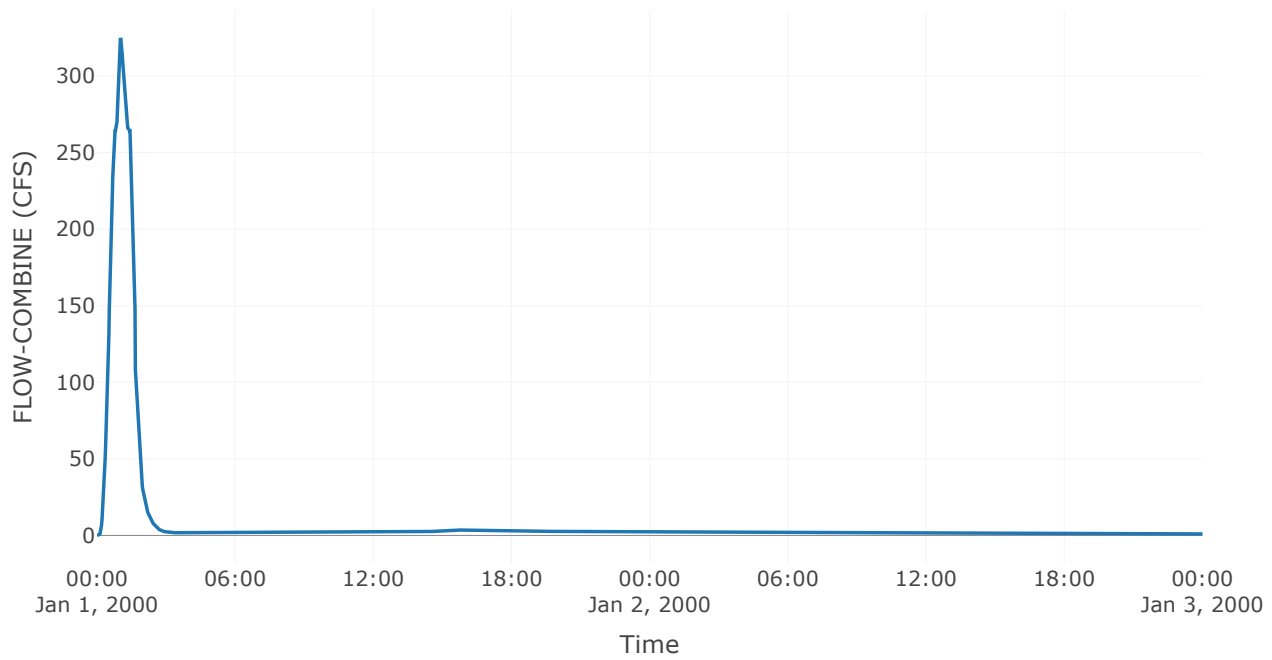
Downstream : Proposed Basin C

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

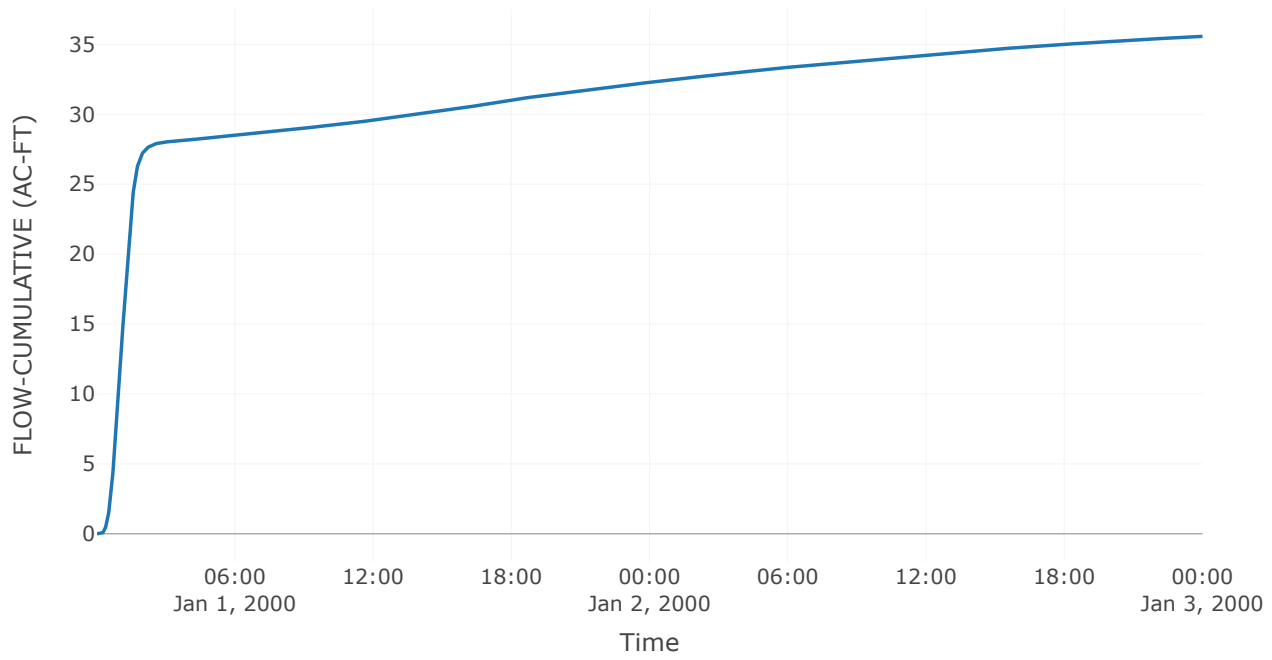
Storage



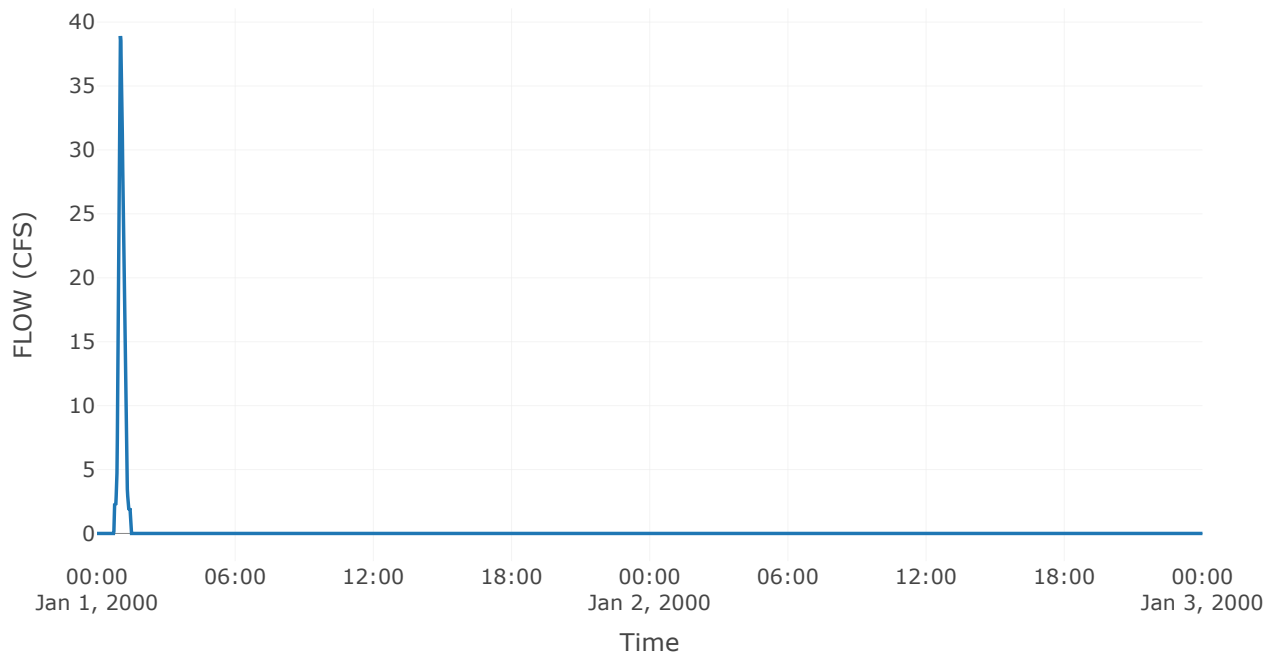
Combined Inflow



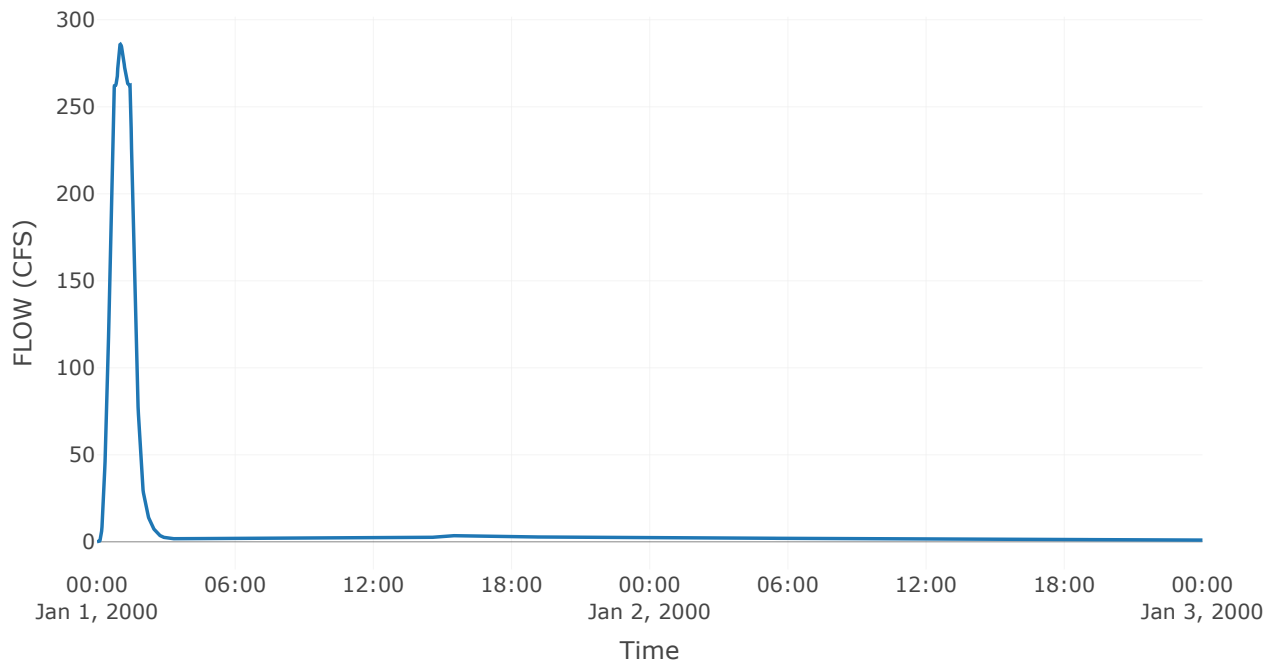
Cumulative Outflow



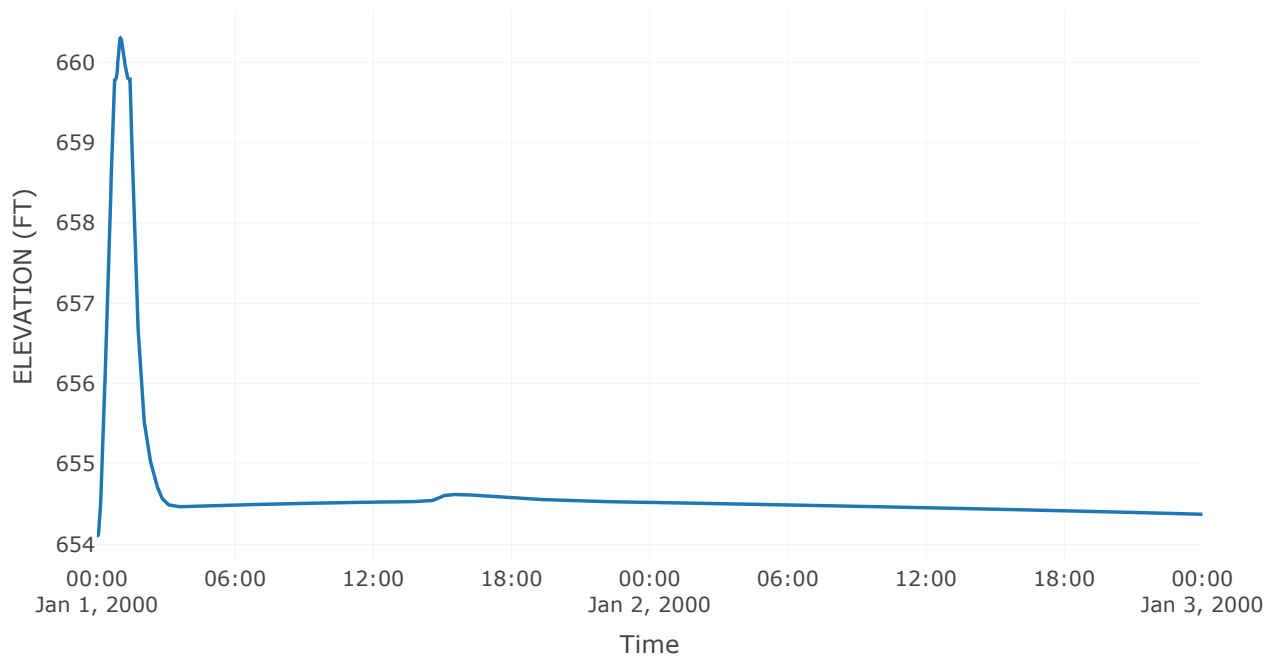
Spillway 1



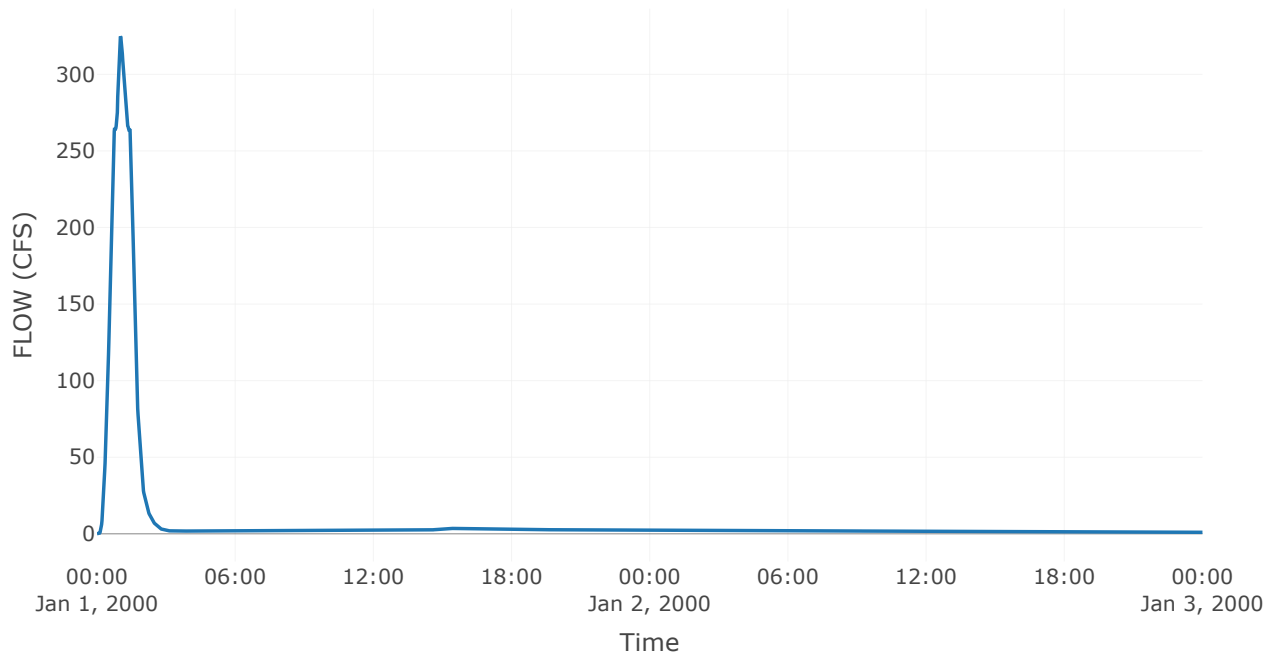
Outlet 1



Pool Elevation



Outflow



Subbasin: Prop On-Site

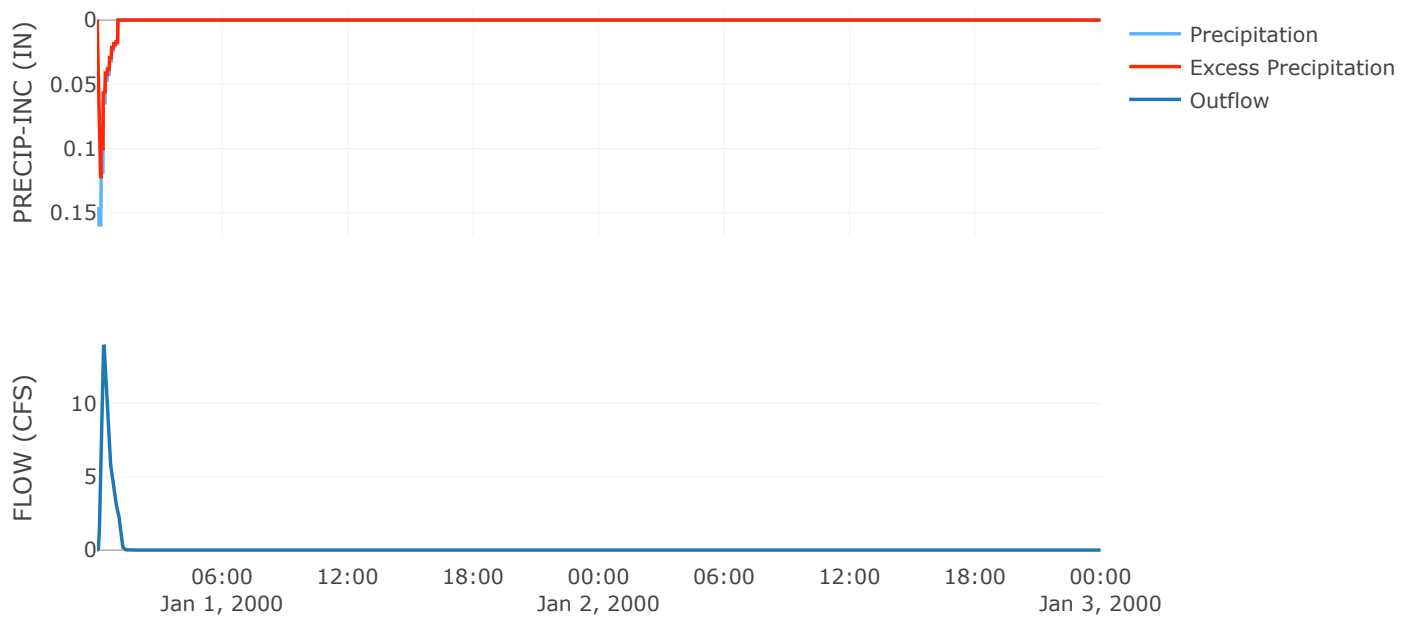
Area (MI²) : 0
Downstream : Proposed Basin C

Loss Rate: SCS	
Percent Impervious Area	0
Curve Number	88.03

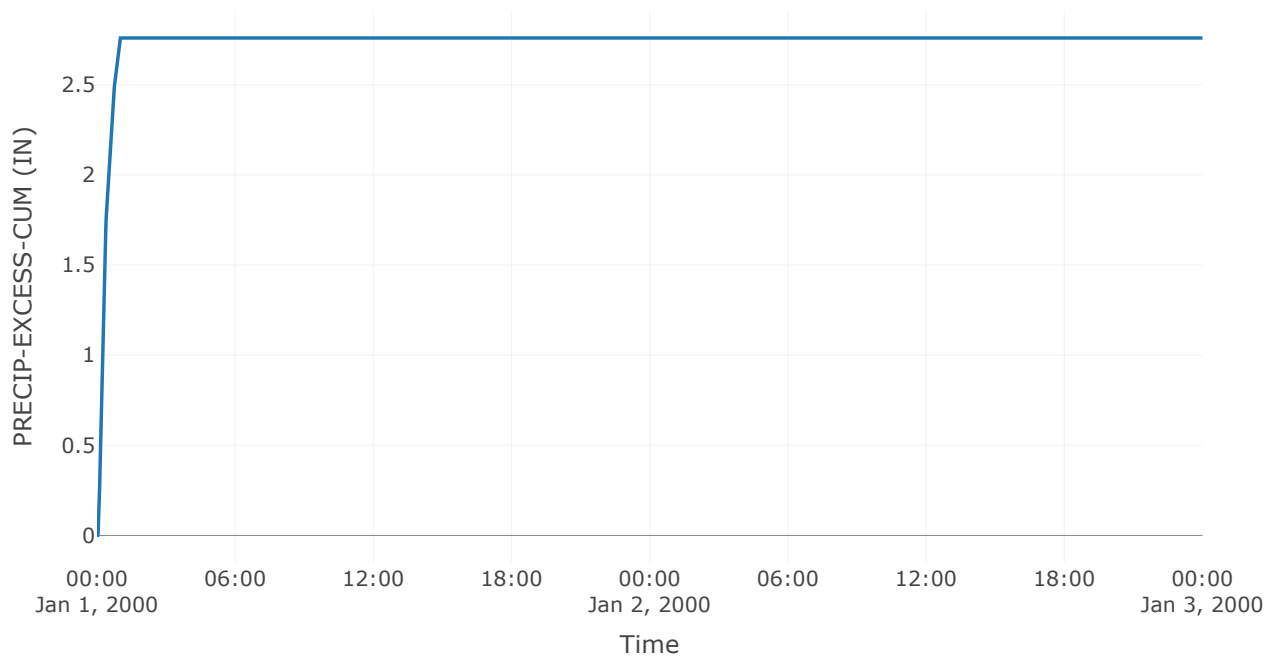
Transform: SCS	
Lag	6
Unitgraph Type	Standard

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

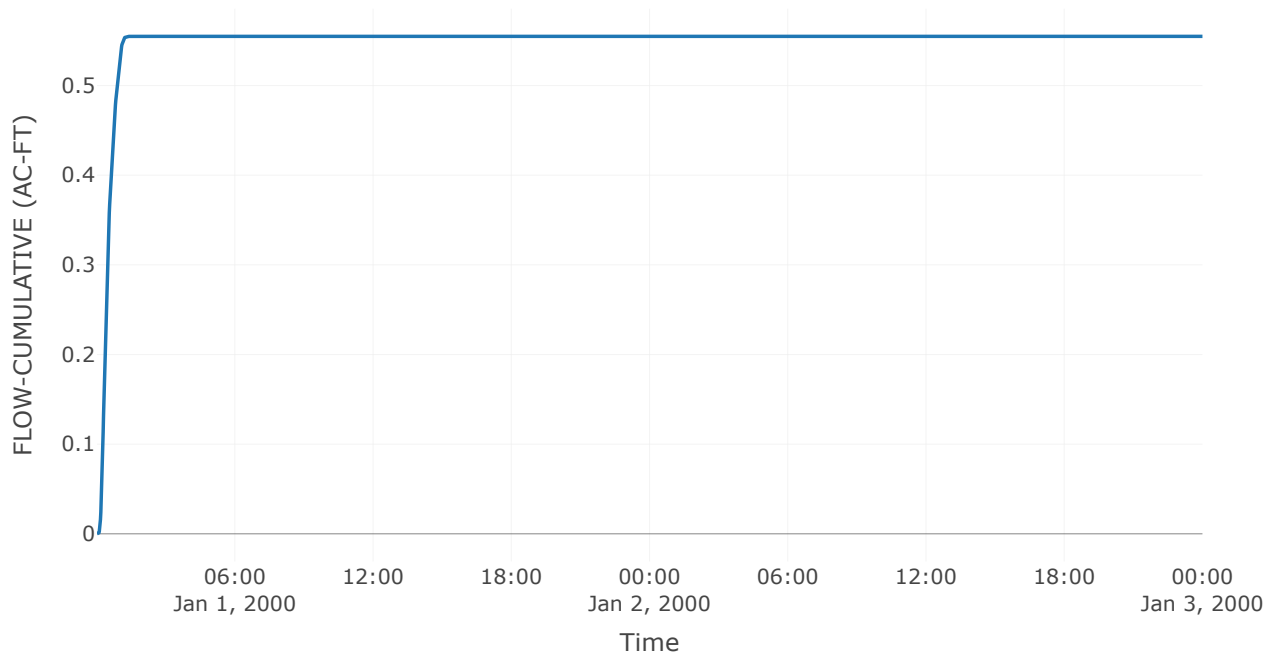
Precipitation and Outflow



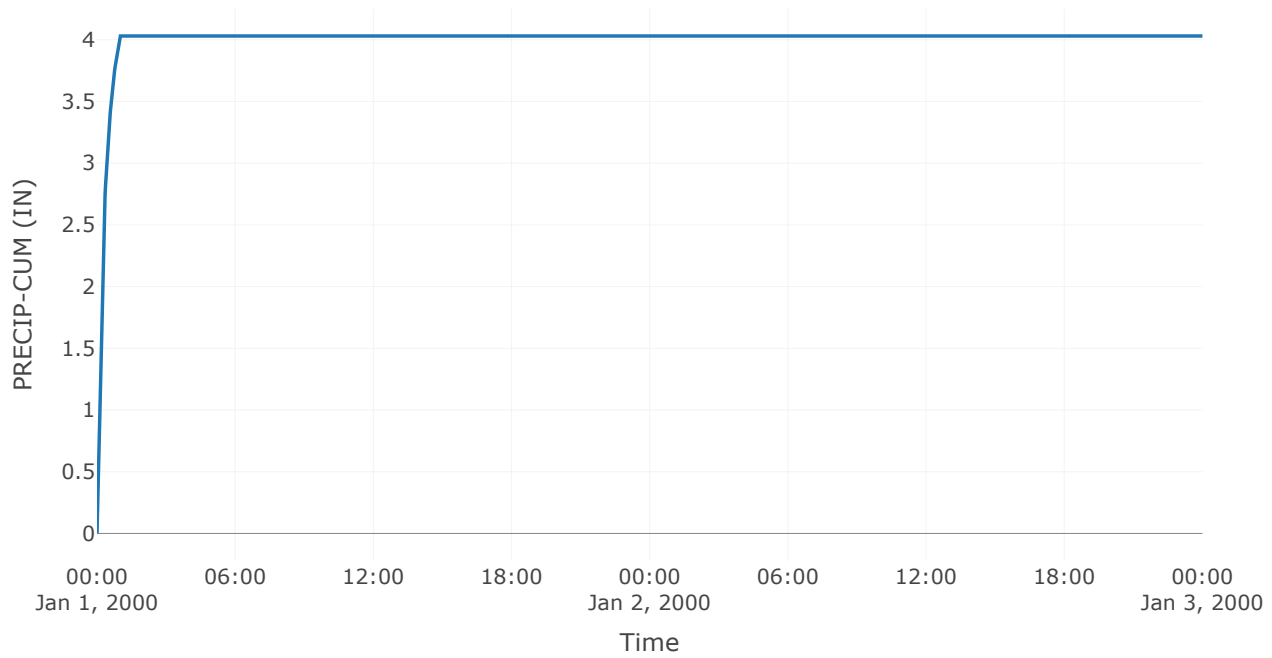
Cumulative Excess Precipitation



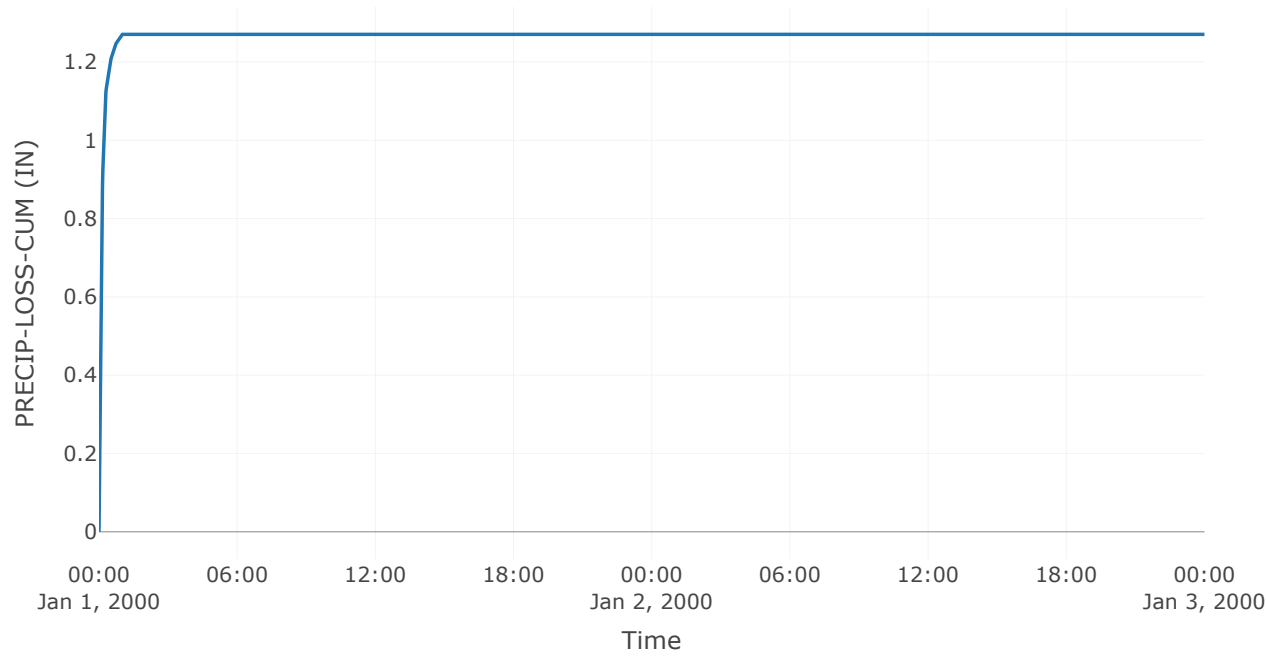
Cumulative Outflow



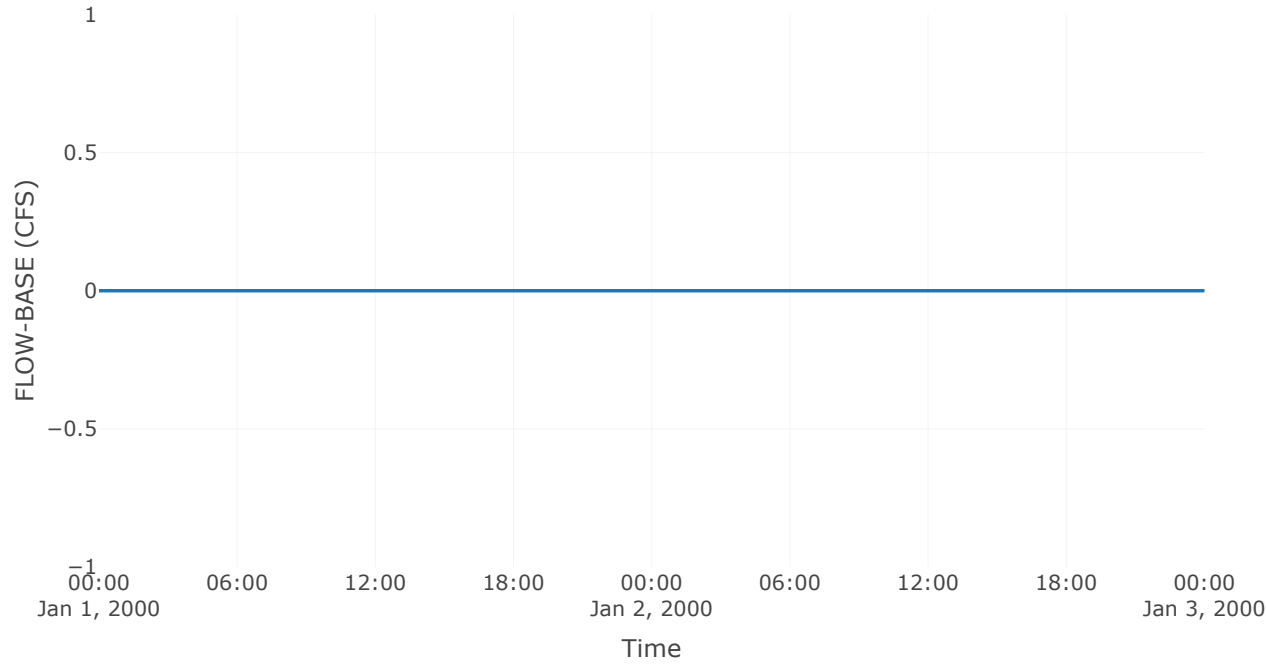
Cumulative Precipitation



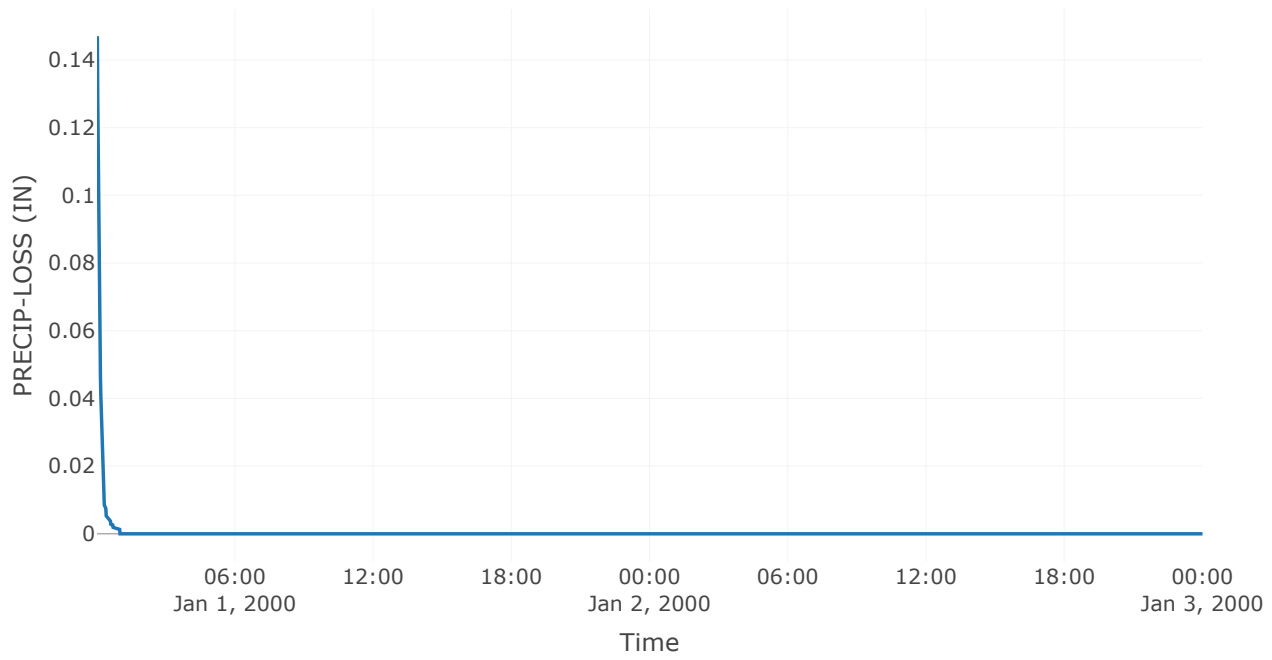
Cumulative Precipitation Loss



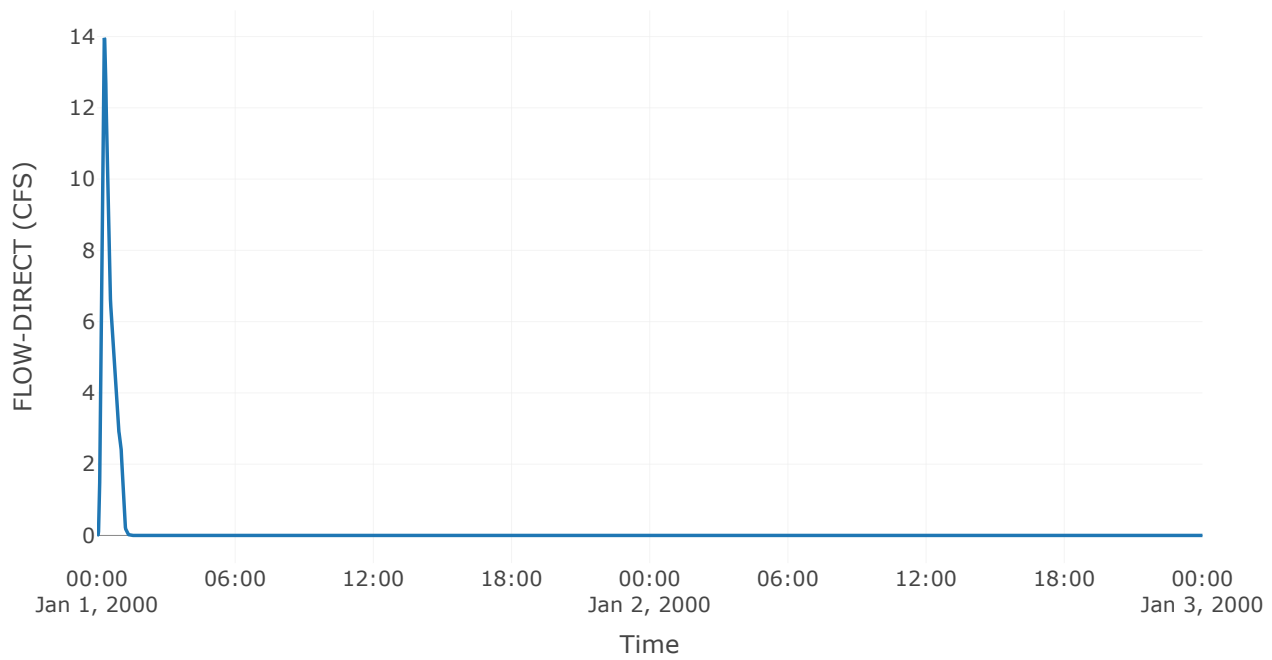
Baseflow



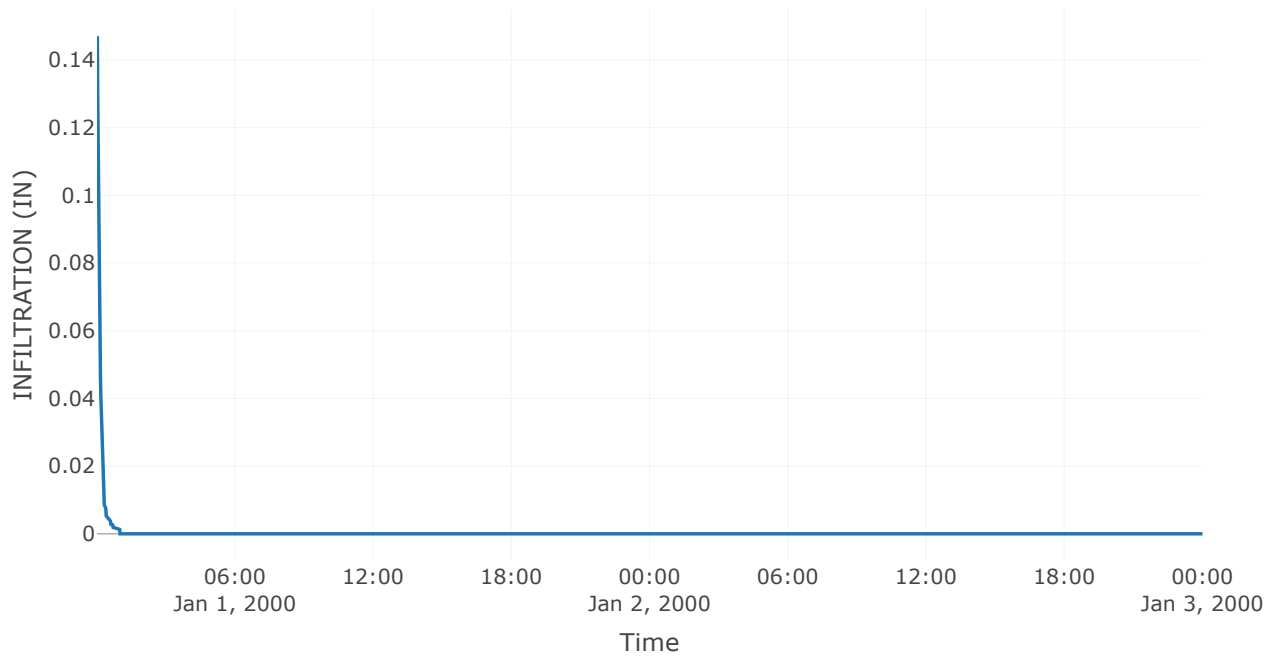
Precipitation Loss



Direct Runoff



Soil Infiltration

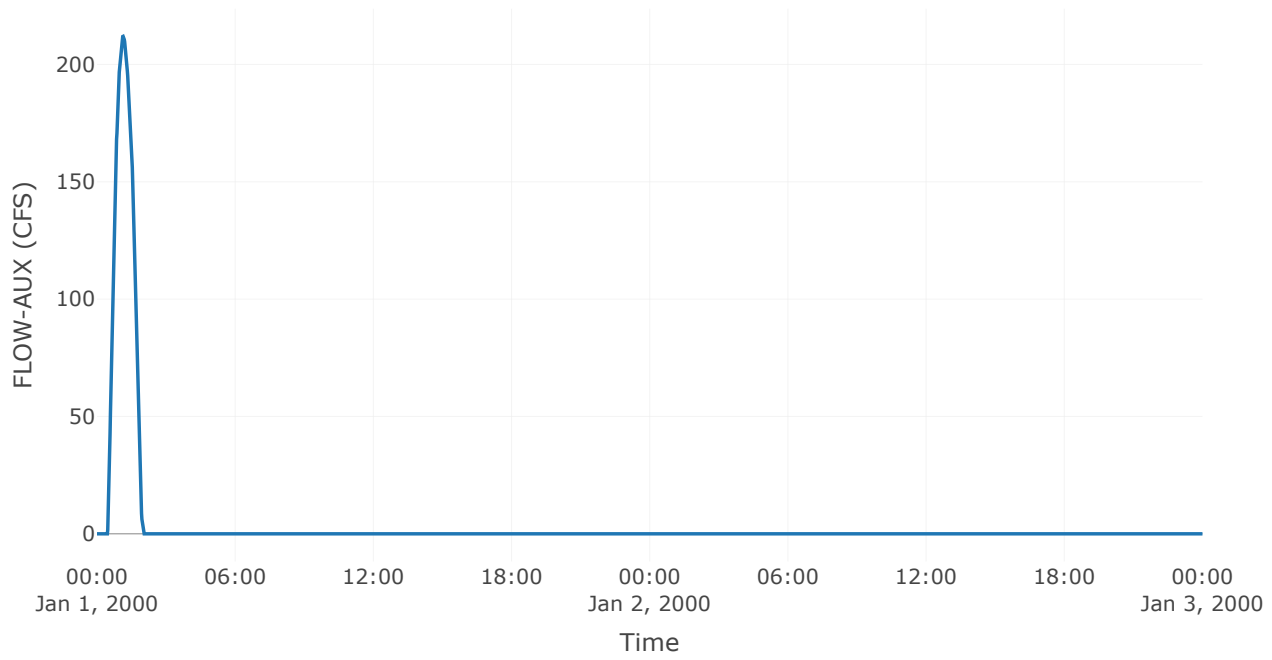


Reservoir: Proposed Basin C

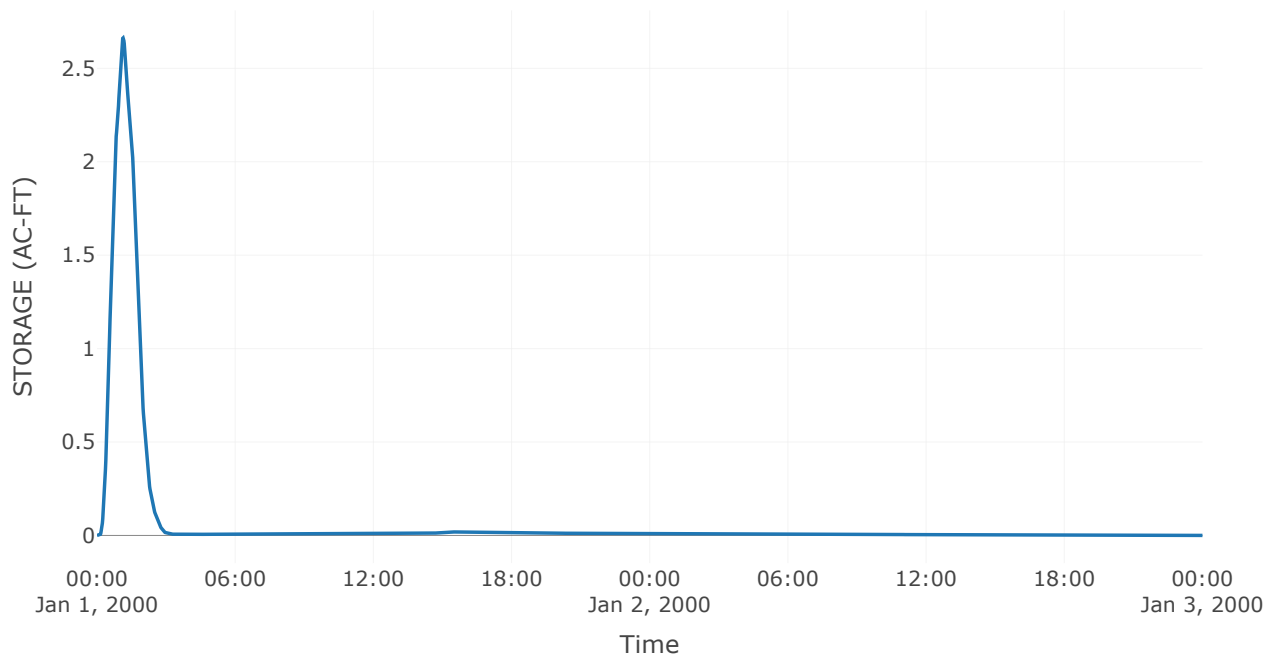
Downstream : Existing Basin A & B

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

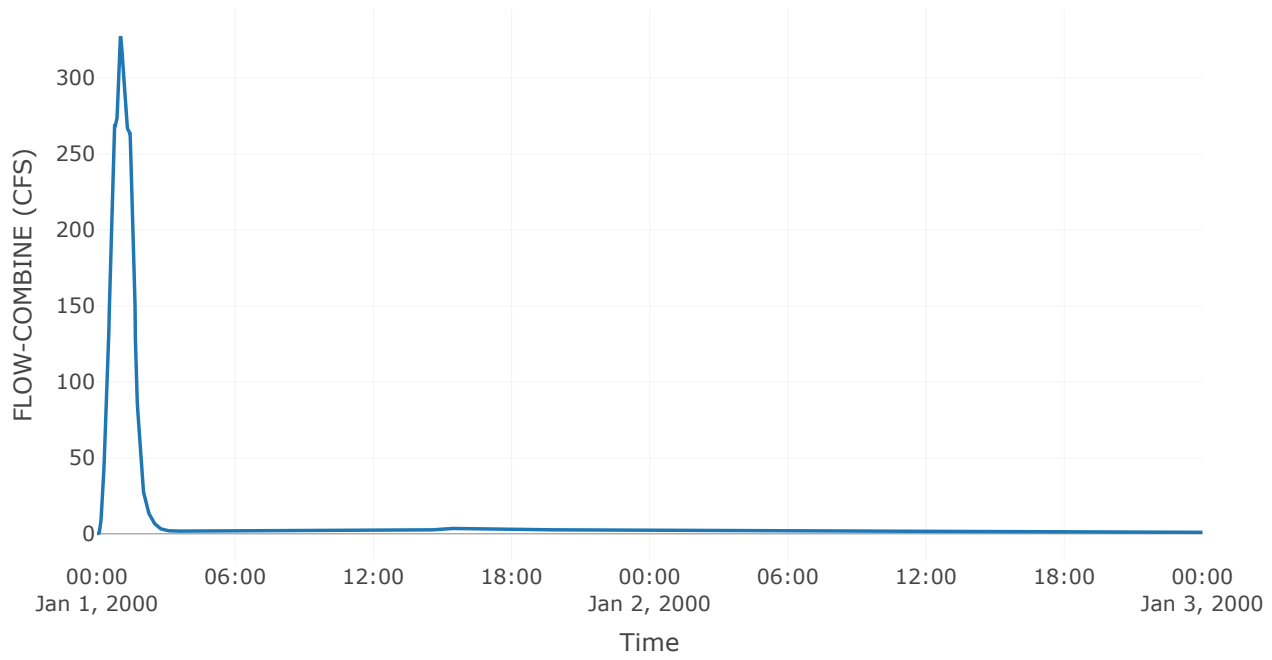
Auxiliary Outflow



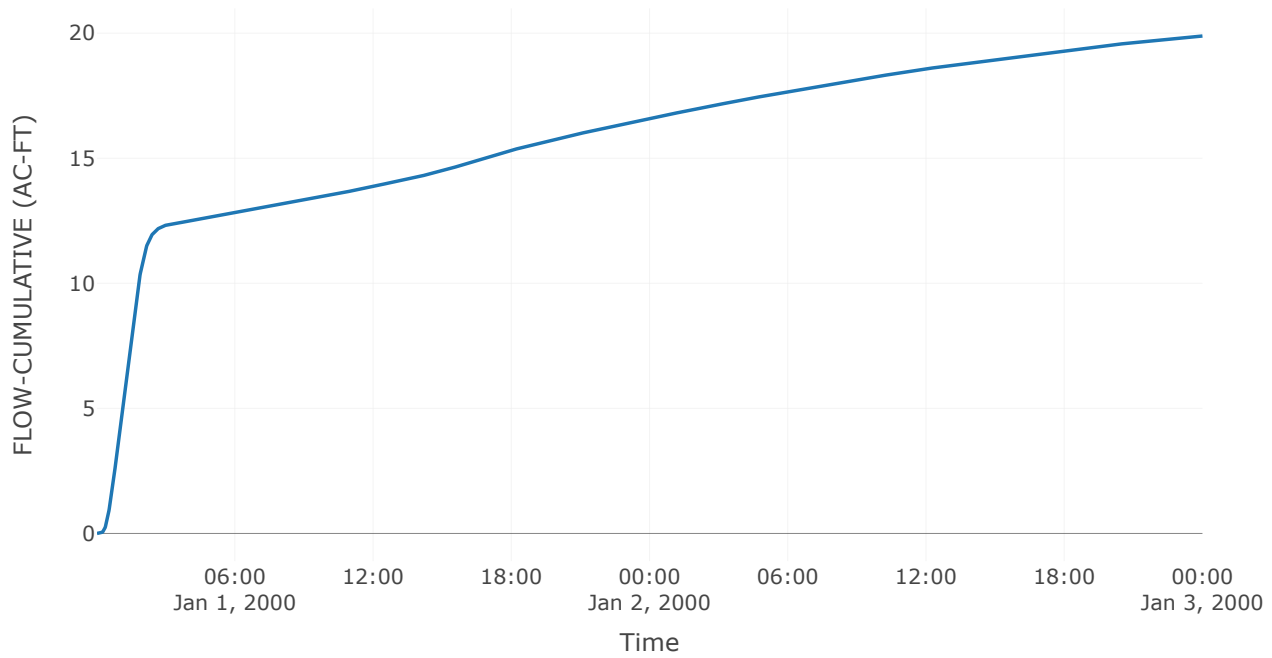
Storage



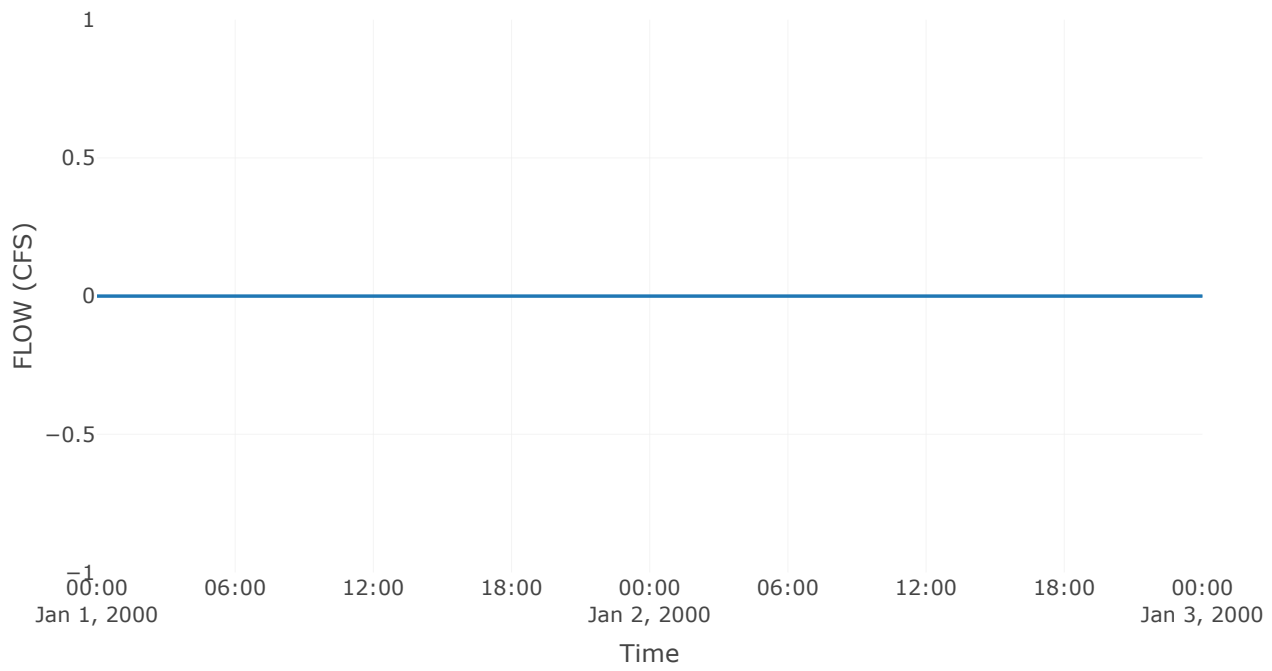
Combined Inflow



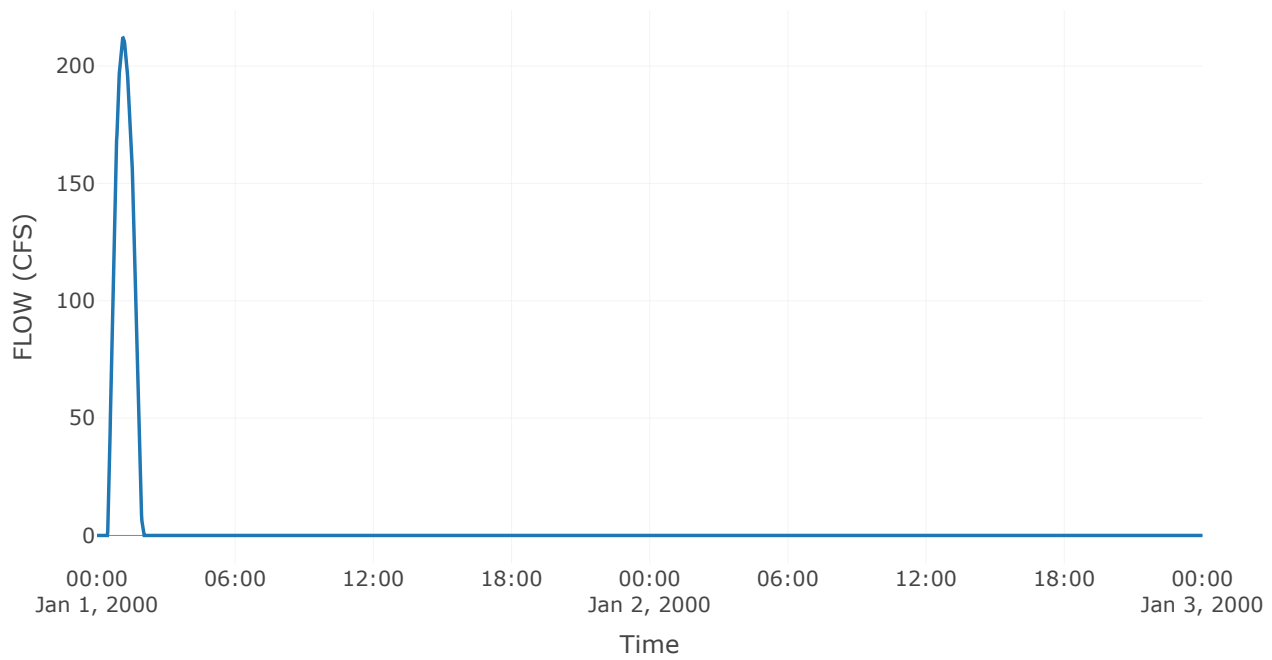
Cumulative Outflow



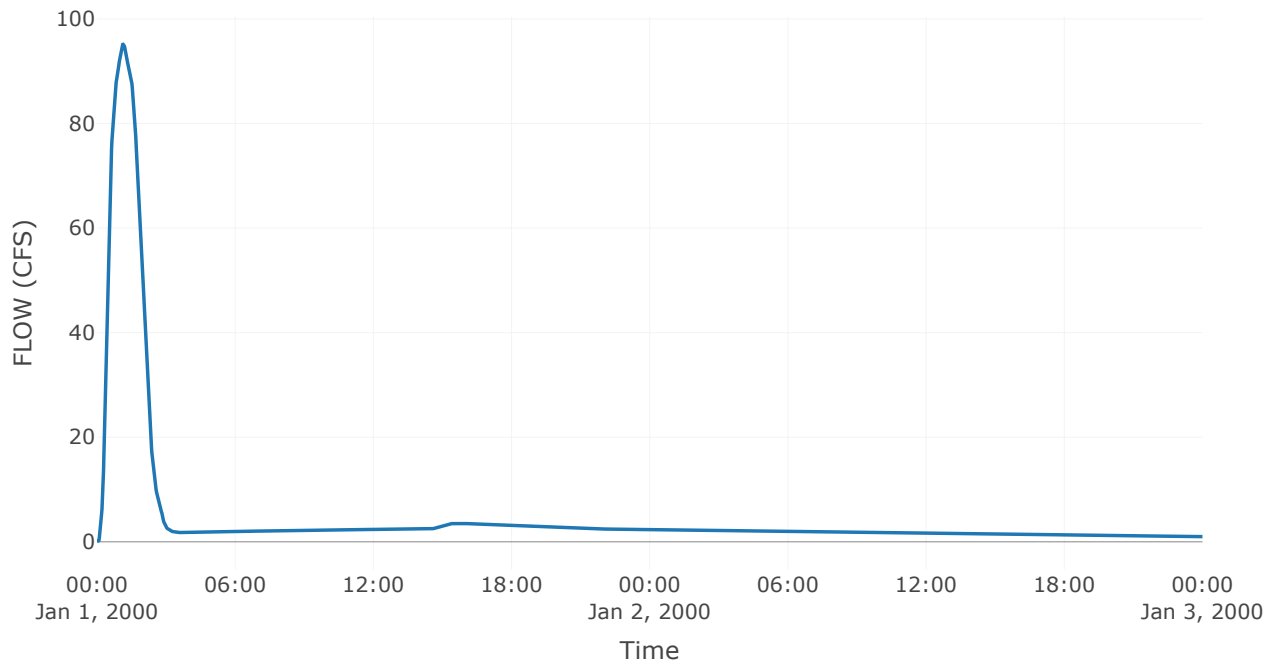
Spillway 1



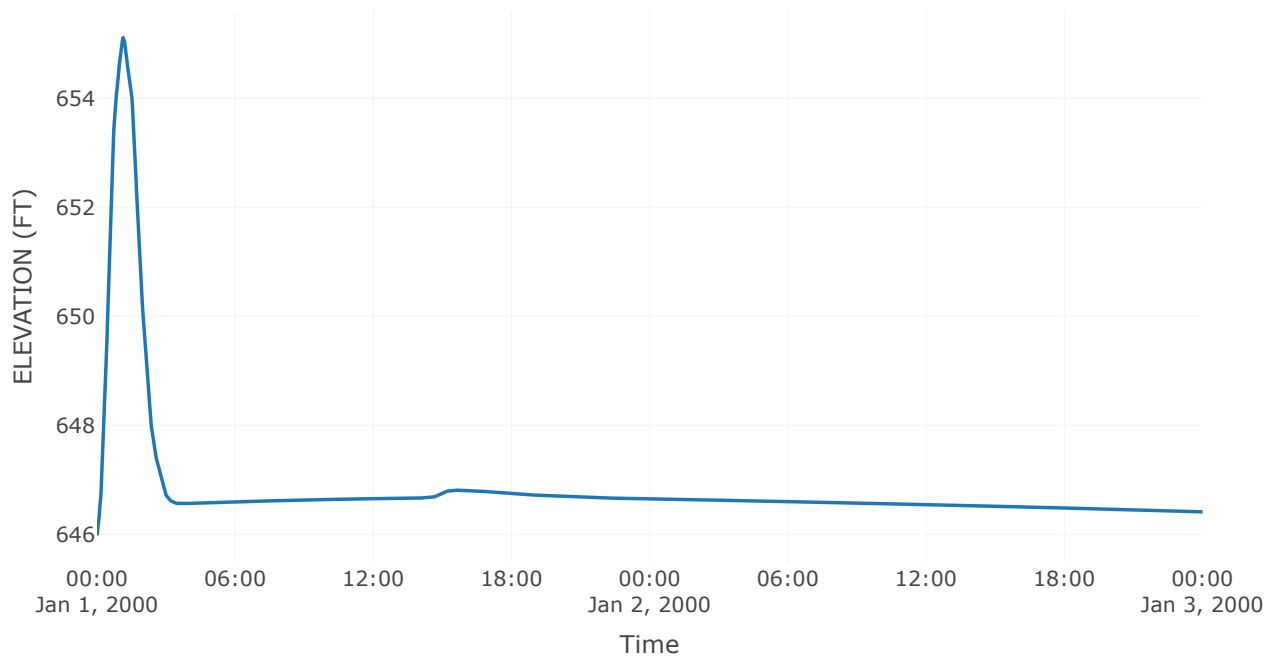
Outlet 2



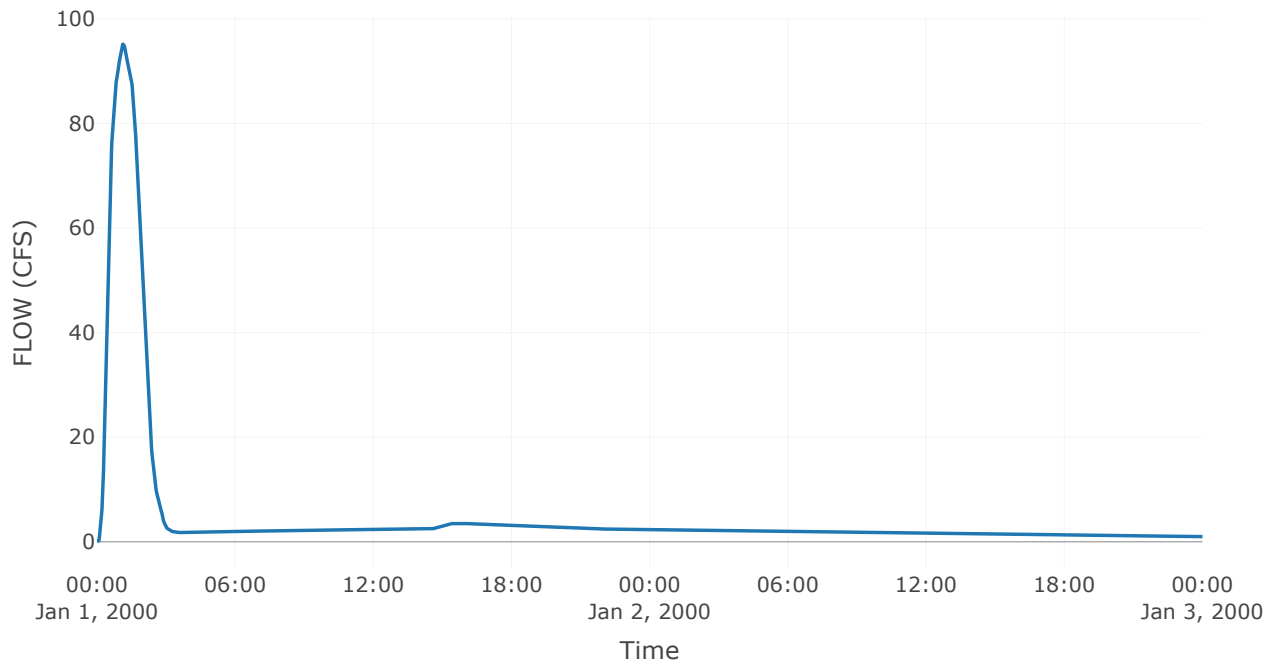
Outlet 1



Pool Elevation



Outflow

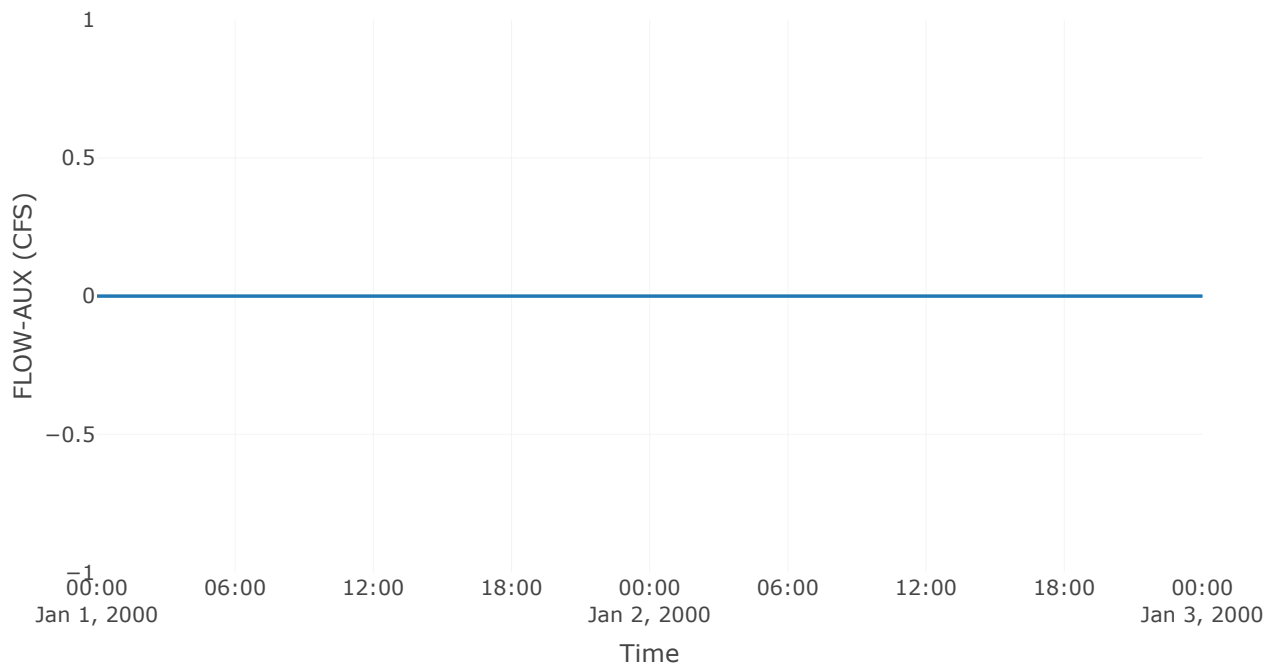


Reservoir: Existing Basin A & B

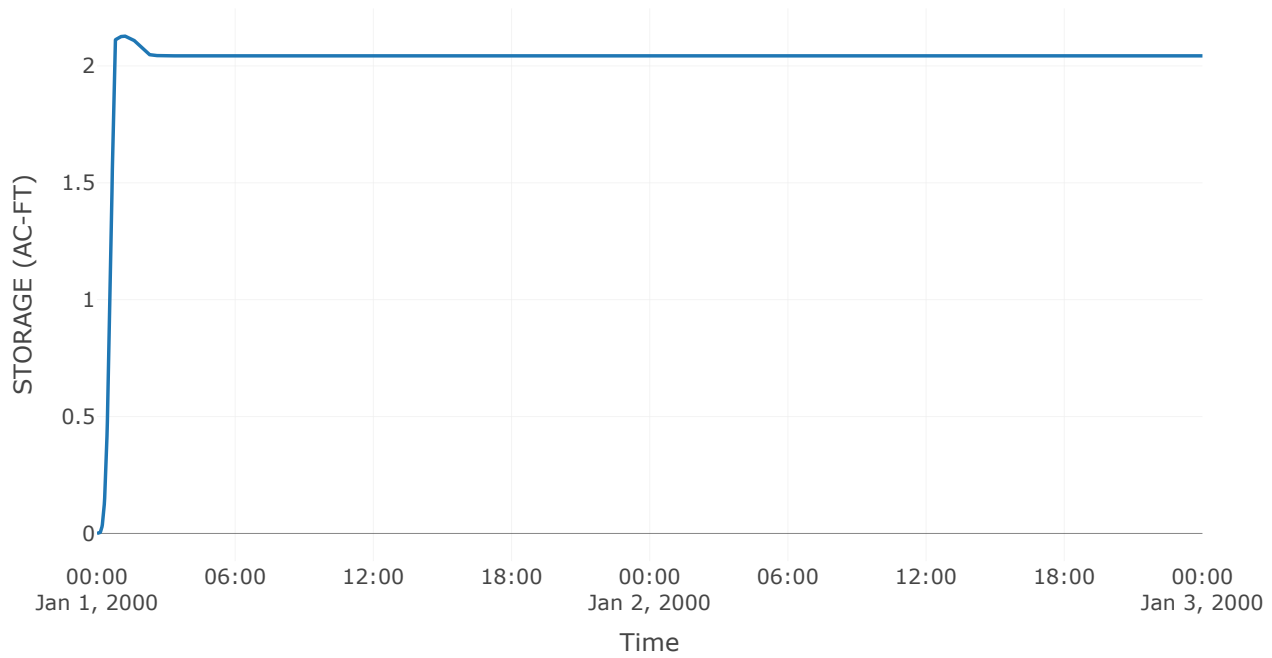
Downstream : 55th Street Outlet

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

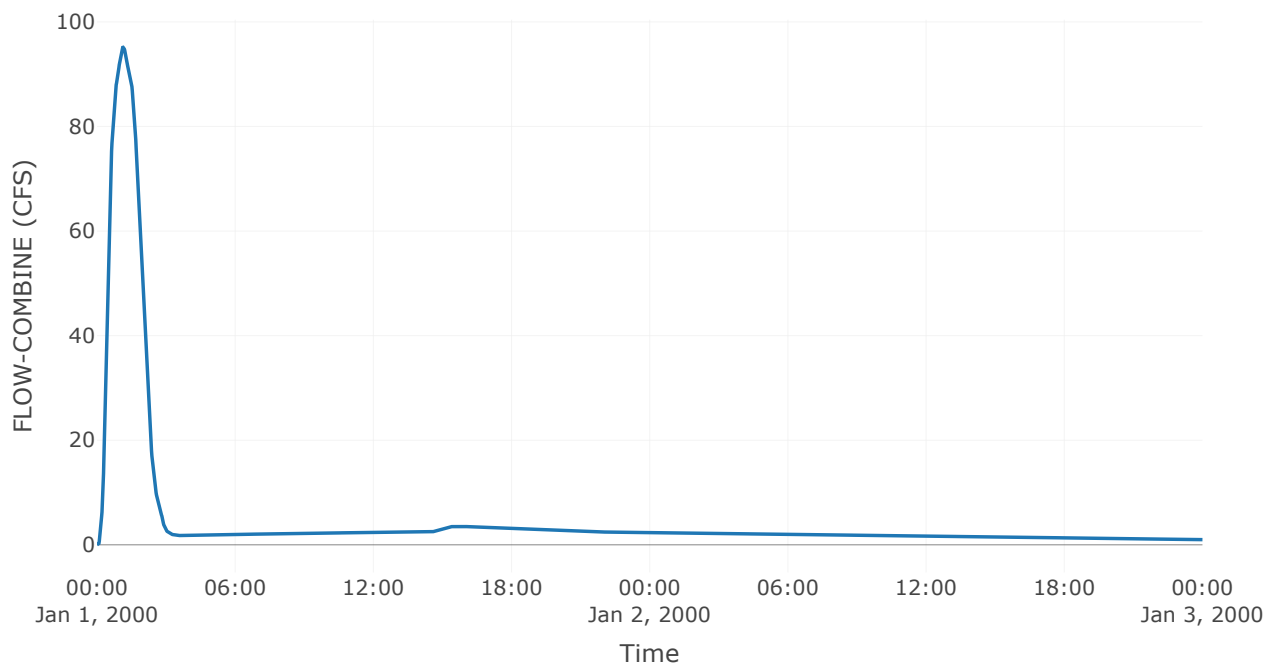
Auxiliary Outflow



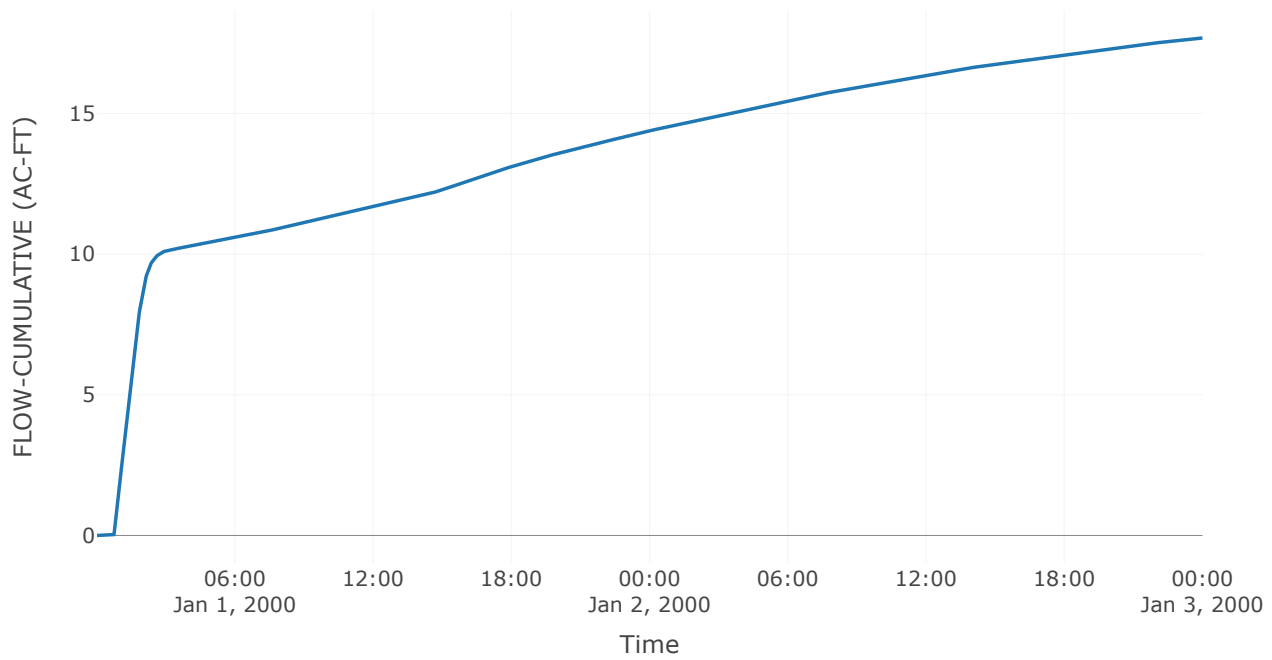
Storage



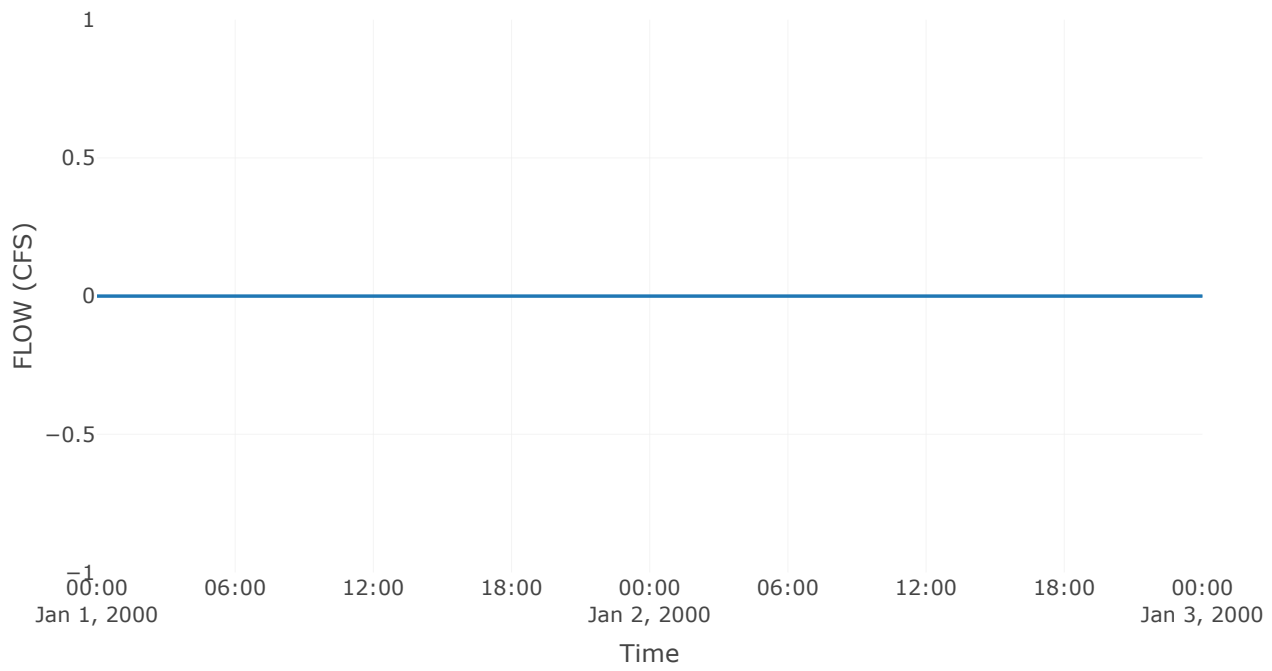
Combined Inflow



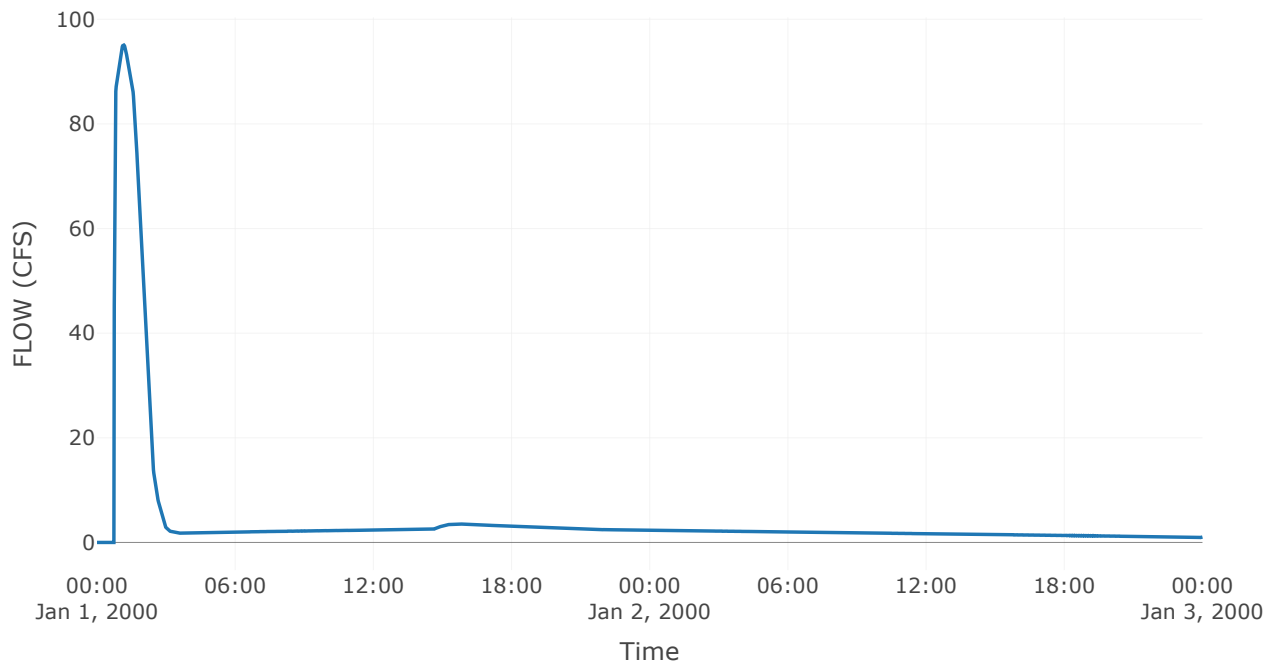
Cumulative Outflow



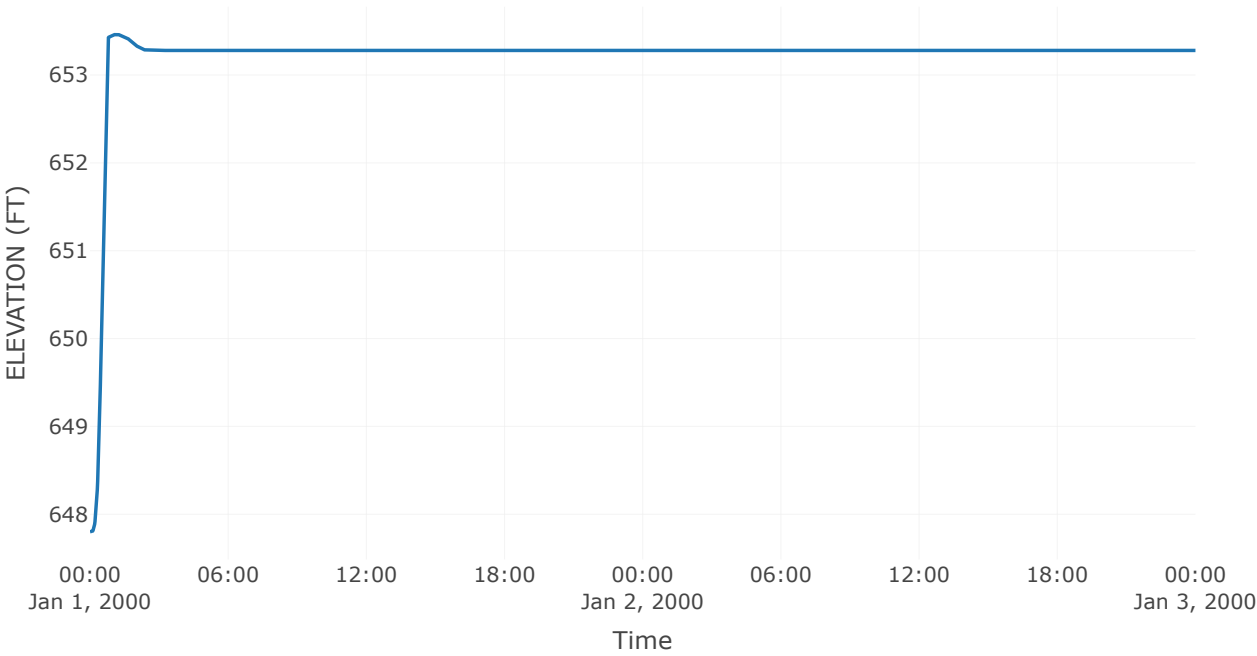
Spillway 1



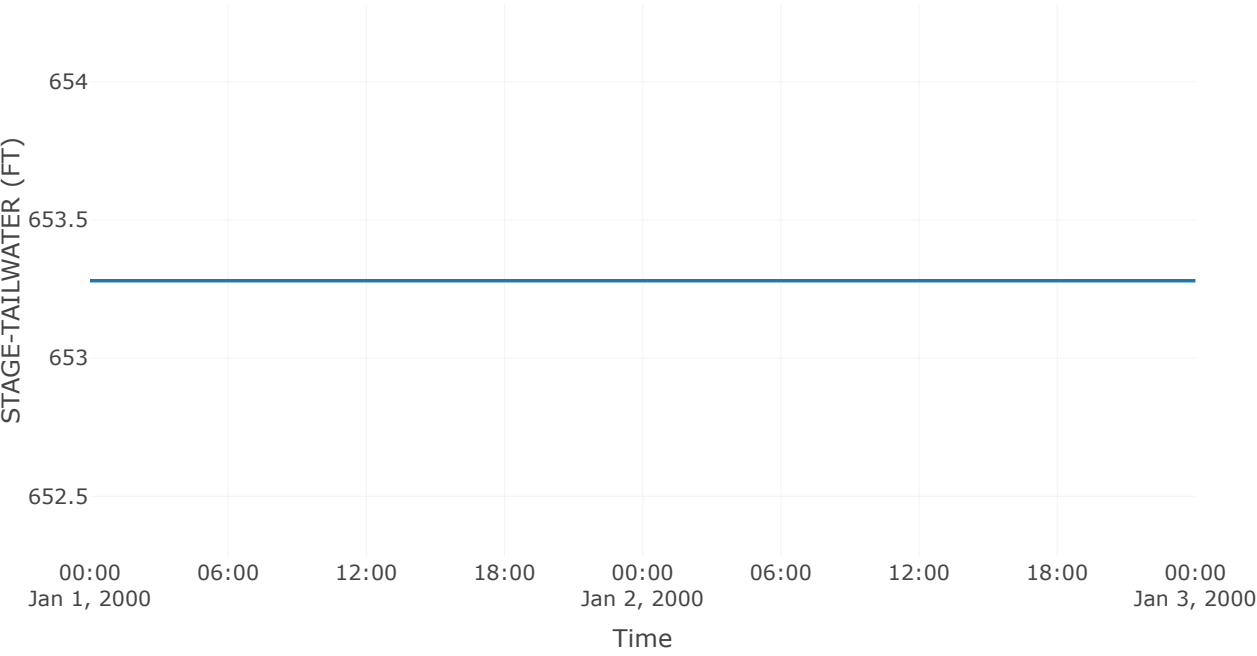
Outlet 1



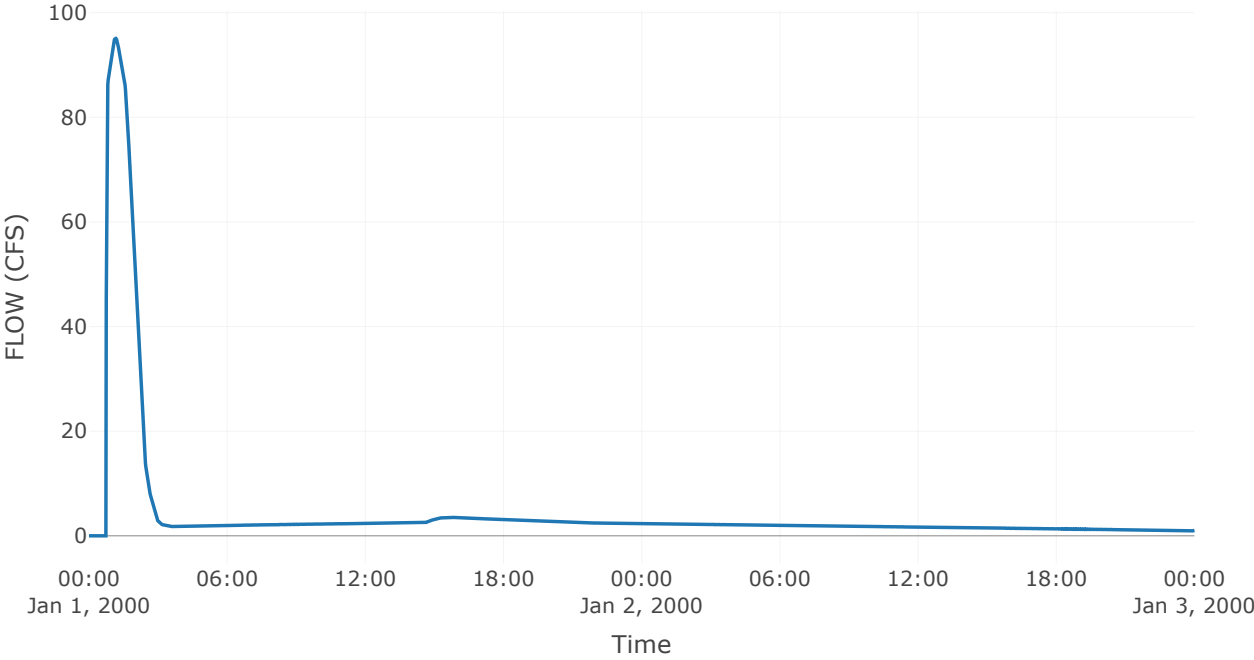
Pool Elevation



Tailwater Stage



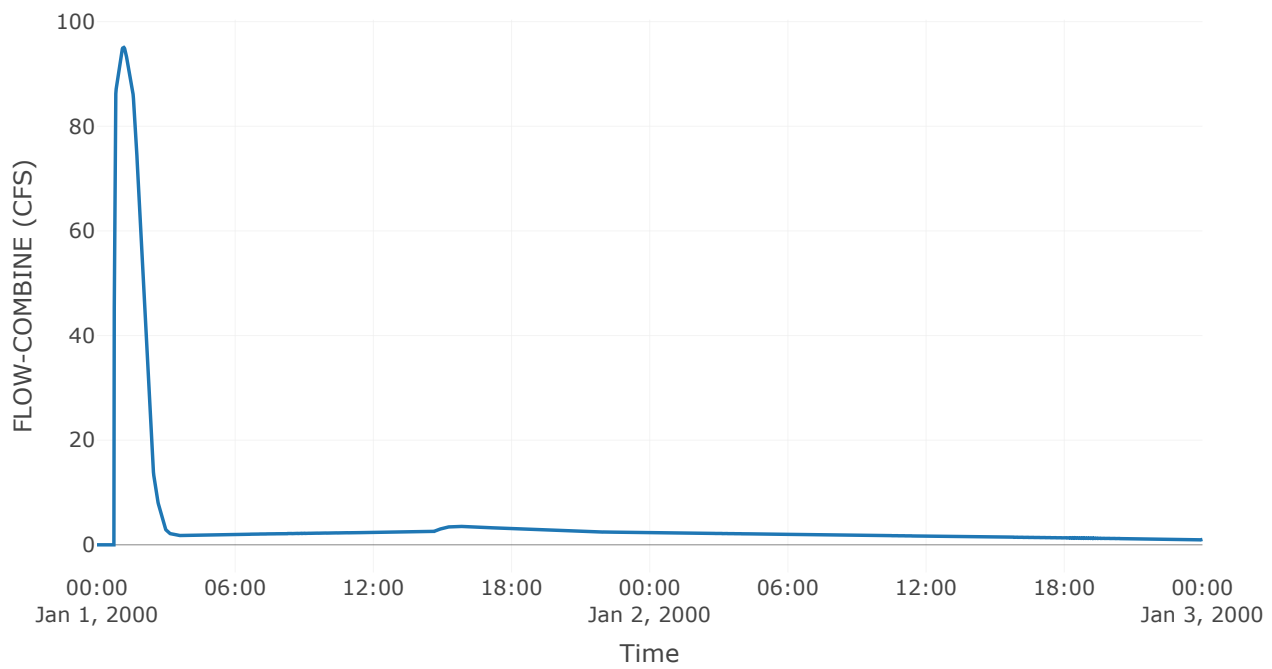
Outflow



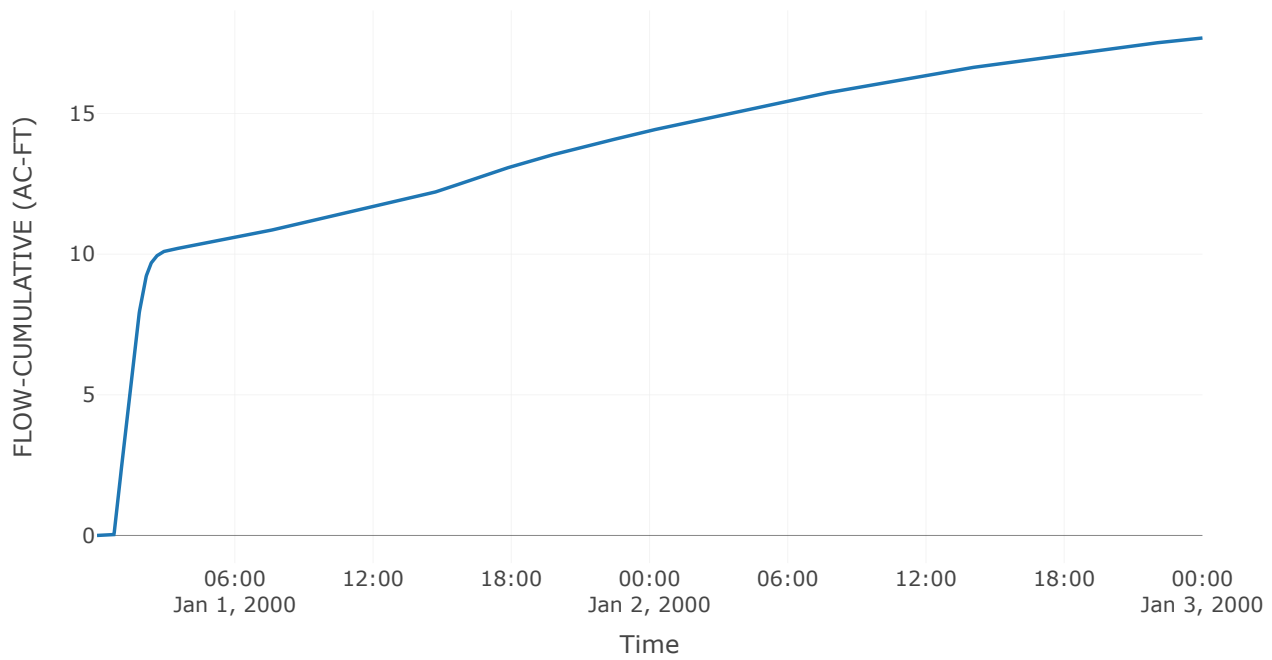
Sink: 55th Street Outlet

Results: 55th Street Outlet	
Peak Discharge (CFS)	95.08
Time of Peak Discharge	01Jan2000, 01:09
Volume (IN)	1.21

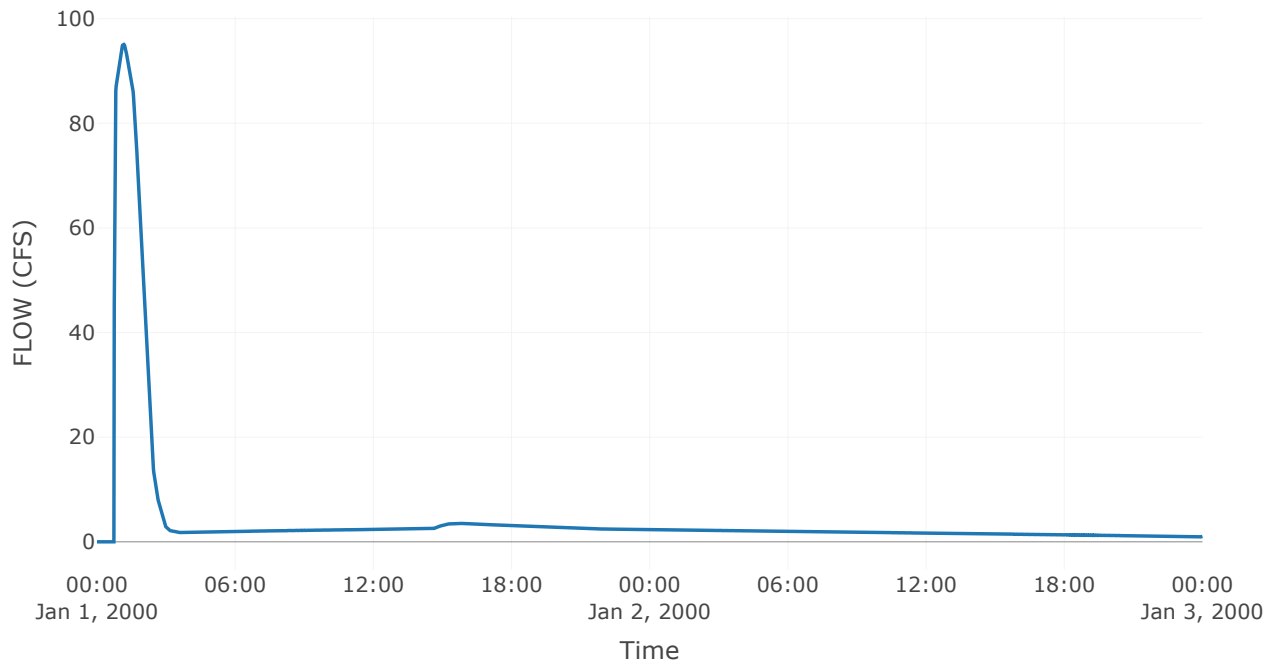
Combined Inflow



Cumulative Outflow



Outflow



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



Waterfall Glen Executive Office Center – 11S220 Jackson Street, Burr Ridge, IL 60527

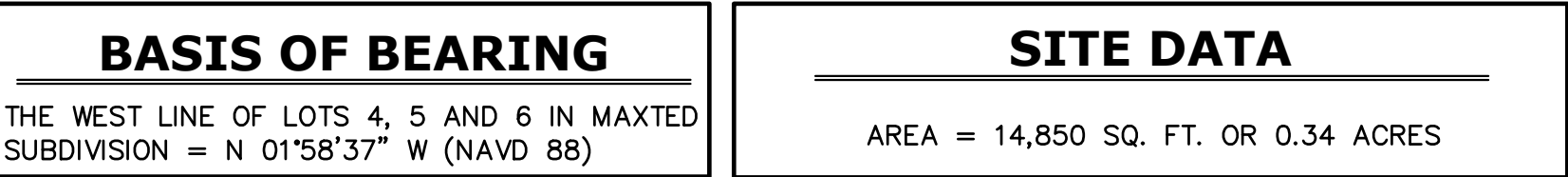
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5600 S. Wolf Road					
Lawn Avenue Detention Pond Budget					
10/8/2024					
EXCAVATION					
Description	Quantity	Unit	Unit Price		Total Cost
Topsoil Stripping and Stockpiling - Pond	100	CY	\$ 9.65	\$ 965.00	
Topsoil Replenishment - Pond	55	CY	\$ 9.65	\$ 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

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNSHIPS, 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. 196103959, LYING WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 4 (EXCEPT THE EAST FEET THEREOF), LOTS 5 AND 6 IN MARKET SUBDIVISION RECORDED NOVEMBER 13, 1968, AS DOCUMENT NO. 144442019, 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.



LINE TYPES		ABBREVIATIONS	
	PROPERTY LINE	N	NORTH
	EXISTING RIGHT-OF-WAY LINE	S	SOUTH
	ADJACENT LOT LINE	E	EAST
	CENTERLINE	W	WEST
	BUILDING SETBACK LINE	(###-##)	RECORD/DEED
		###-##	MEASURED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

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____.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

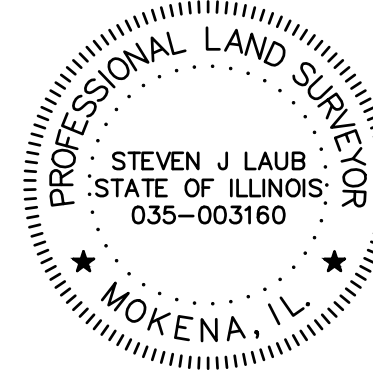
APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AT A MEETING
HELD THIS ____ DAY OF _____, A.D., 20____.

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., 2024.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEY NO. 035-003160
LICENSE EXPIRES NOVEMBER 30, 2024

[illegible]

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



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

GRAPHIC SCALE

30 0 10 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)

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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BY: _____ TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

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

NOTARY PUBLIC

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____.

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., 2024.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEY NO. 035-003160
LICENSE EXPIRES NOVEMBER 30, 2024

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "MOKENA, IL." at the bottom, separated by two stars. The inner circle contains the text "STEVEN J. LAUB", "STATE OF ILLINOIS", and "035-003160".

[illegible]

MCNAUGHTON DEVELOPMENT I

FOR
UTILITY & STORM SEWER EASEMENTS
WESTERN SPRINGS, ILLINOIS

9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692

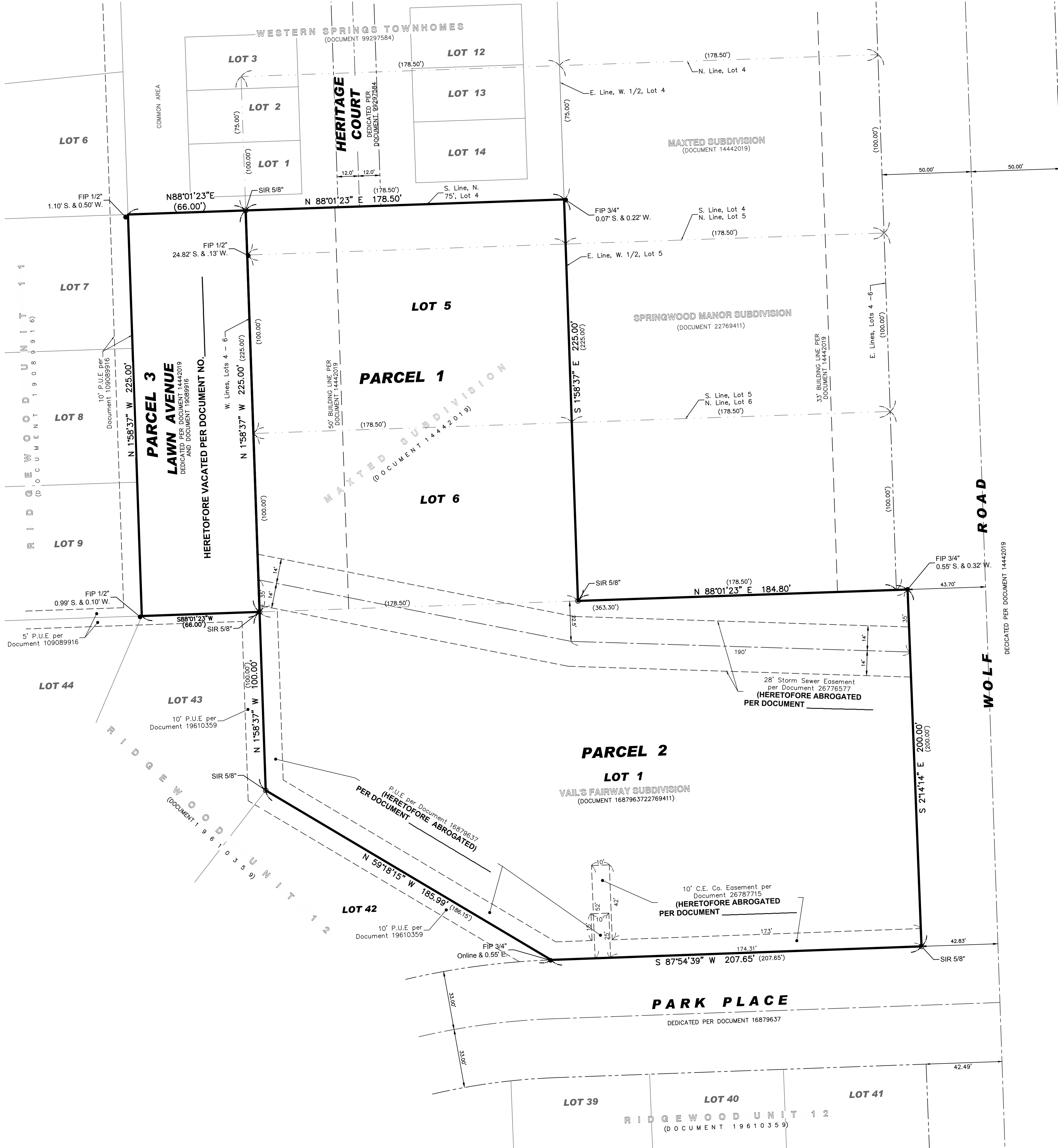
04/23/2017 10:17

EASEMENT ABROGATION

PROJECT INFORMATION

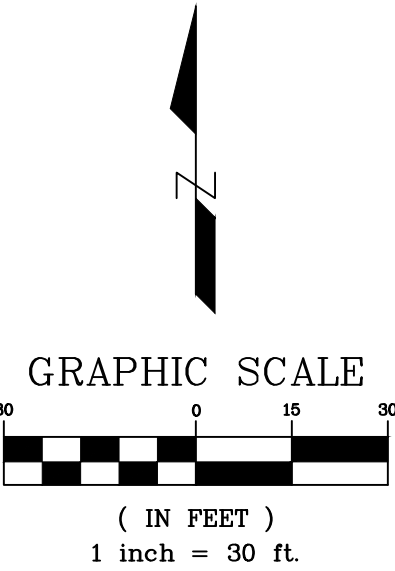
Project No.: 24-0001
Scale: 1" = 30'
Date: 10/15/2024
Date: N/A
Drawn By: SJL
Checked By: SDD

1 OF 1



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.



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

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

REVISIONS		DESCRIPTION
NO.	DATE	
1	10/16/24	LOT ACCESS GEOMETRY
2	11/06/24	LOT GEOMETRY

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
ILL. PROF. LIC. NO.: 184-003740



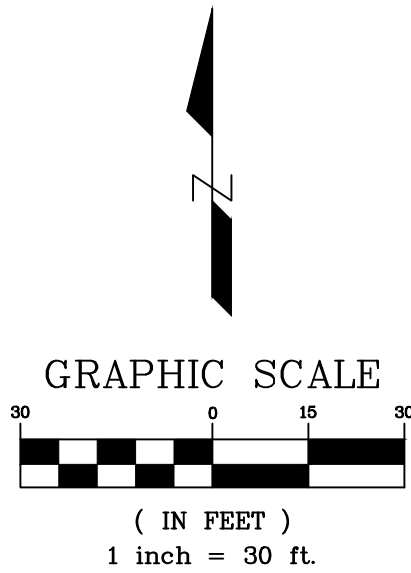
PROJECT INFORMATION	
Project No.:	24-0001
Scale:	1" = 30'
Date:	07/10/2024
Field Date:	04/17/2024
Drawn By:	SLL
Checked By:	SDD

1
OF
3

EXISTING 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.



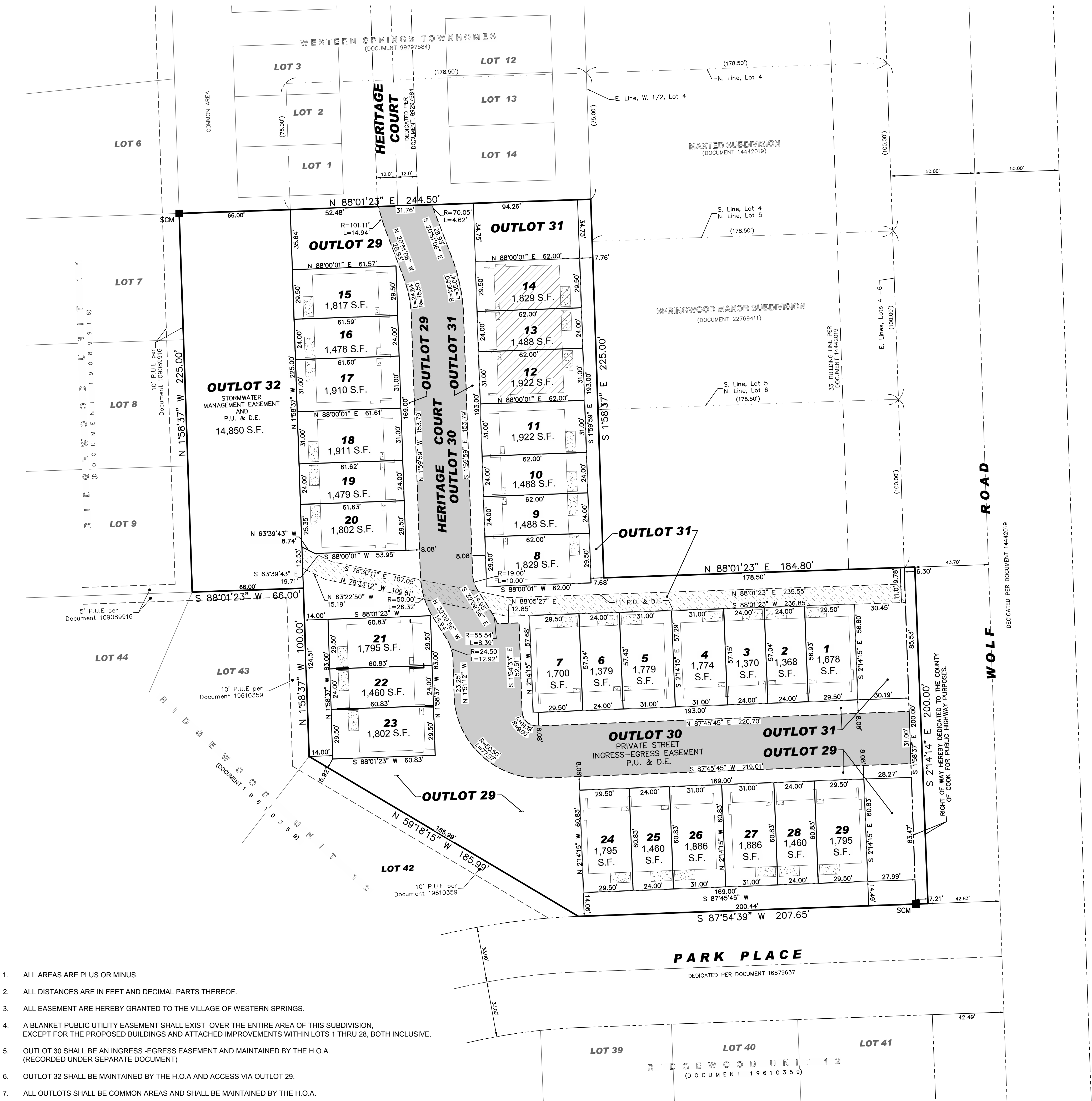
BASIS OF BEARING
THE WEST LINE OF LOTS 4, 5 AND 6 IN MAXTED SUBDIVISION = N 01°58'37" W (NAVD 88)

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
[Hatched Box] EXCEPTION TO BLANKET EASEMENT

ABBREVIATIONS
FD. FOUND
((###)) RECORD DIMENSION
MEASURED DIMENSION
FIP FOUND IRON PIPE
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
N NORTH
S SOUTH
E EAST
W WEST



- ALL AREAS ARE PLUS OR MINUS.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENT ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS.
- 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.
- OUTLOT 30 SHALL BE AN INGRESS-EGRESS EASEMENT AND MAINTAINED BY THE H.O.A. (RECORDED UNDER SEPARATE DOCUMENT)
- OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESS VIA OUTLOT 29.
- ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
- THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 29 AND 31.
- THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 29

REVISIONS		NO.	DATE	DESCRIPTION
1		10/16/24	1	LOT ACCESS GEOMETRY
2		11/06/24	2	LOT GEOMETRY

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



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

OWNER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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

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.

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 in as an appurtenance to the separately owned lots, parcels or areas within the subdivision, but which is not to 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 garden, landscape uses, and other purposes (not including the use of the area as a parking area or for other purposes). 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 utility 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.

Send all future tax bills to:

Submitted by:

Return the original Mylar to:

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

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

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

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 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.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 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, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN WAL'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 17031C04674, 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

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #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

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

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.**

Ms. Heather Valone
Ms. Kelsey Fawell
October 16, 2024
Page 2

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).**

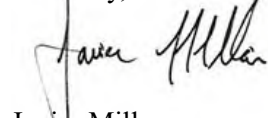
Please see the revised TIS with access shown off Wolf Road.

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:



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.

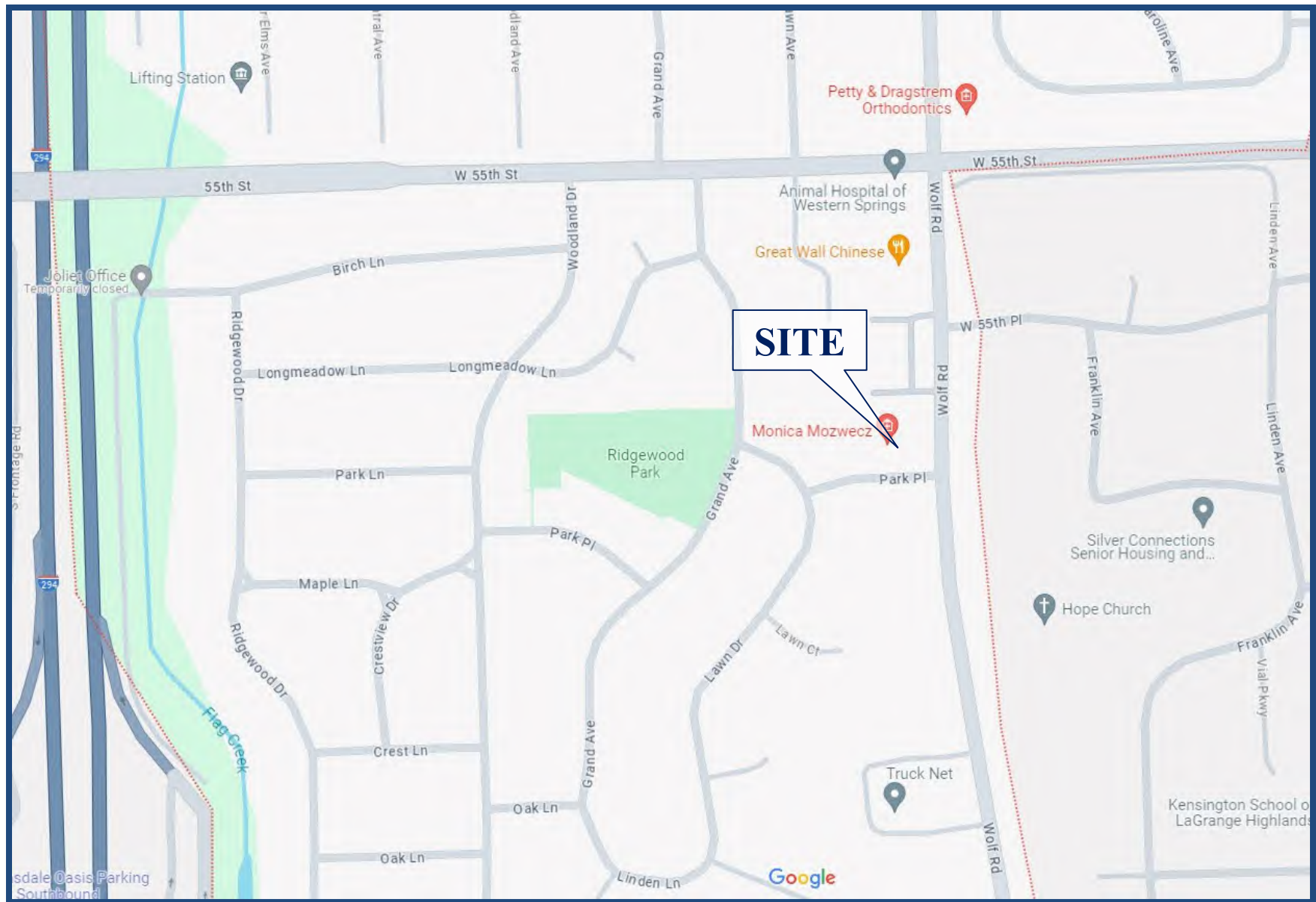
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **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

*Proposed Residential Development
Western Springs, Illinois*

Figure 1



Aerial View of Site

Figure 2

*Proposed Residential Development
Western Springs, Illinois*

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**.

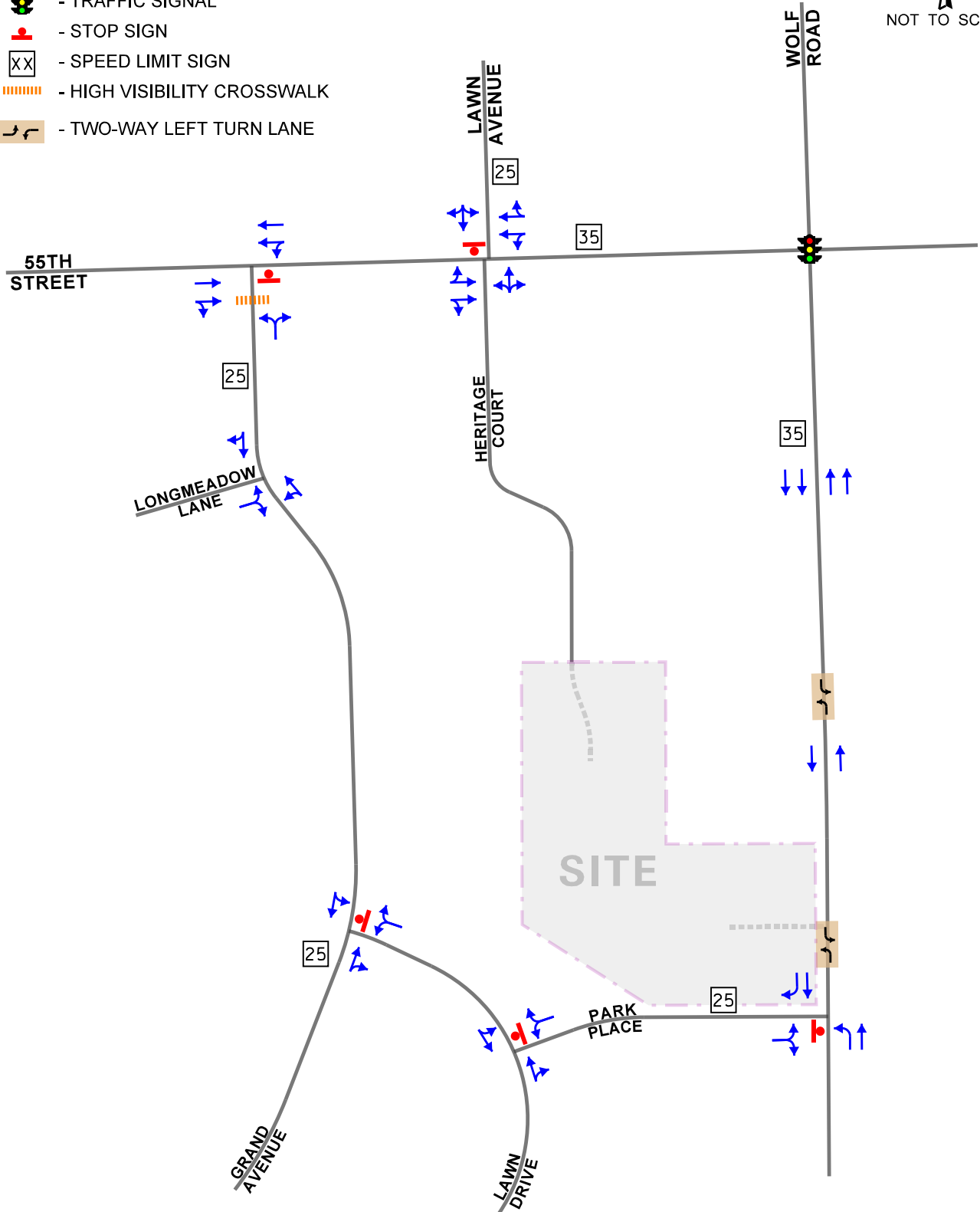
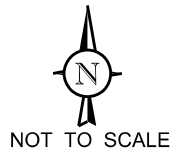
Wolf Road (Cook County Highway W22) is a north-south minor arterial roadway that provides one lane in each direction divided by a striped median. At its unsignalized intersection with Park Place, Wolf Road provides an exclusive left-turn lane and a through lane on the northbound approach. The southbound 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.

LEGEND

- - TRAVEL LANE
- 🚦 - TRAFFIC SIGNAL
- 🛑 - STOP SIGN
- XX - SPEED LIMIT SIGN
- ||||| - HIGH VISIBILITY CROSSWALK
- ↩↪ - TWO-WAY LEFT TURN LANE



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.

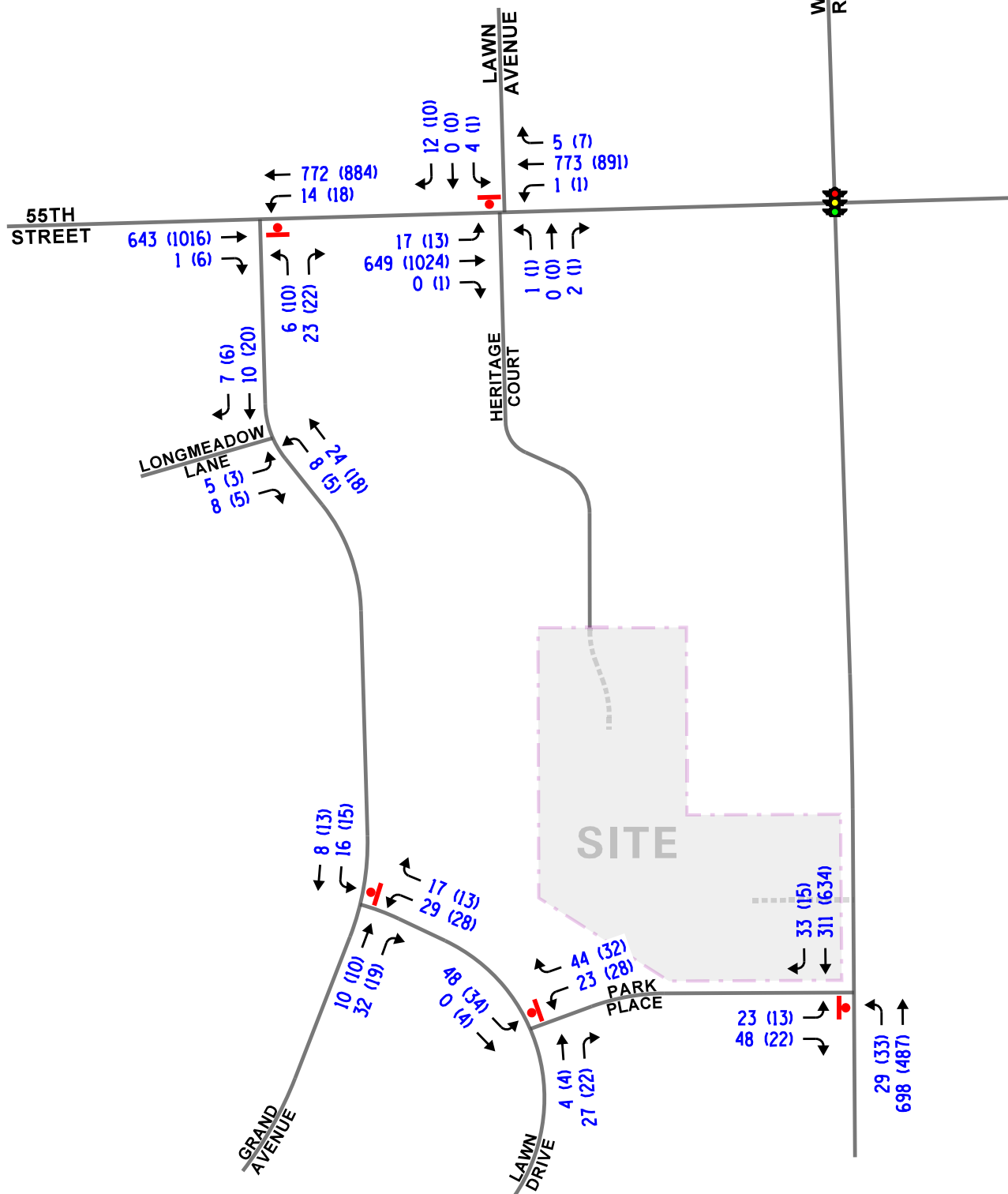
LEGEND

00 - AM PEAK HOUR (7:30-8:30 AM)

(00) - PM PEAK HOUR (4:15-5:15 PM)



NOT TO SCALE



Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes

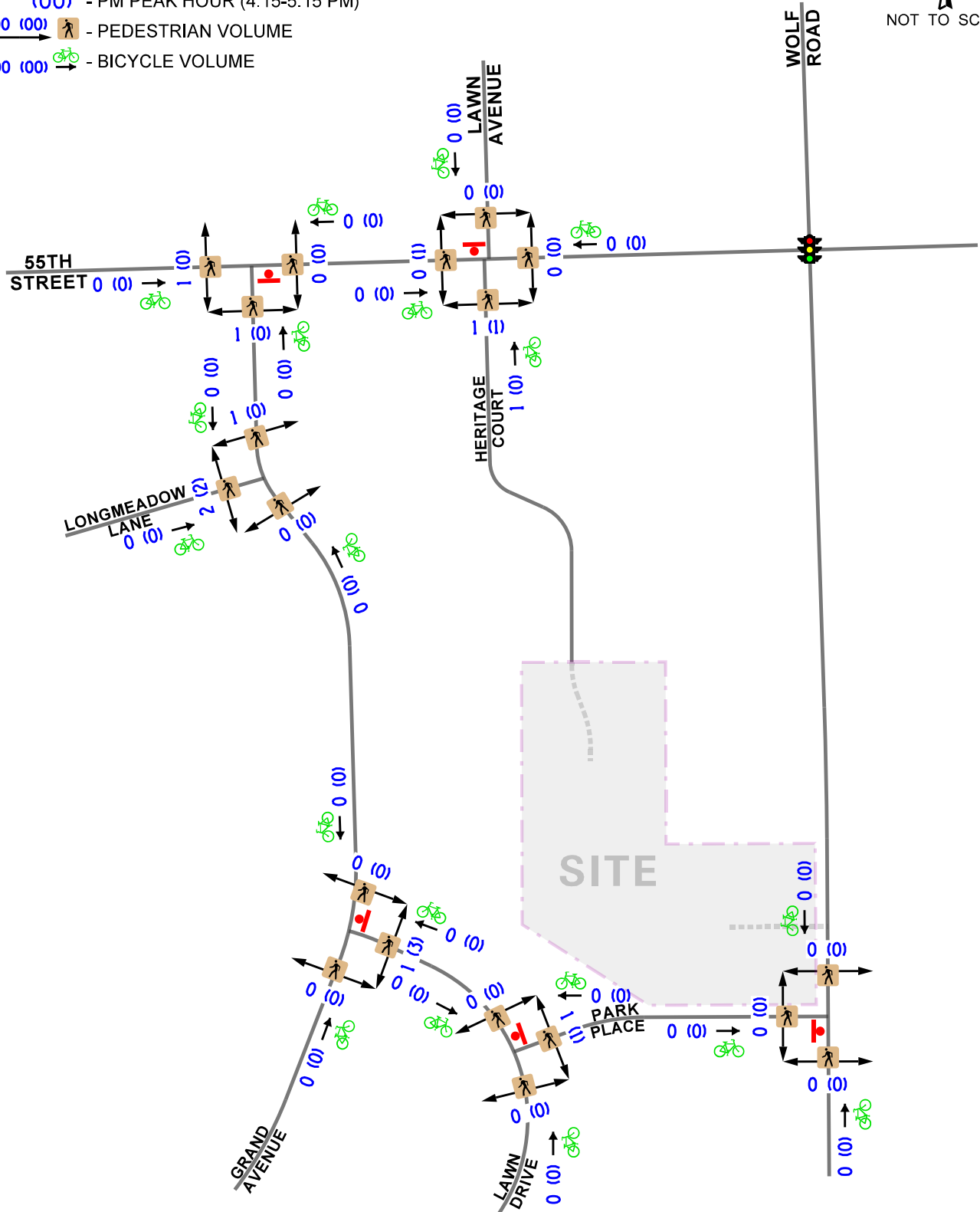
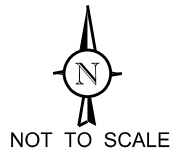


Job No: 24-068

Figure: 4A

LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:15-5:15 PM)
- 00 (00) [pedestrian icon] - PEDESTRIAN VOLUME
- 00 (00) [bicycle icon] - BICYCLE VOLUME

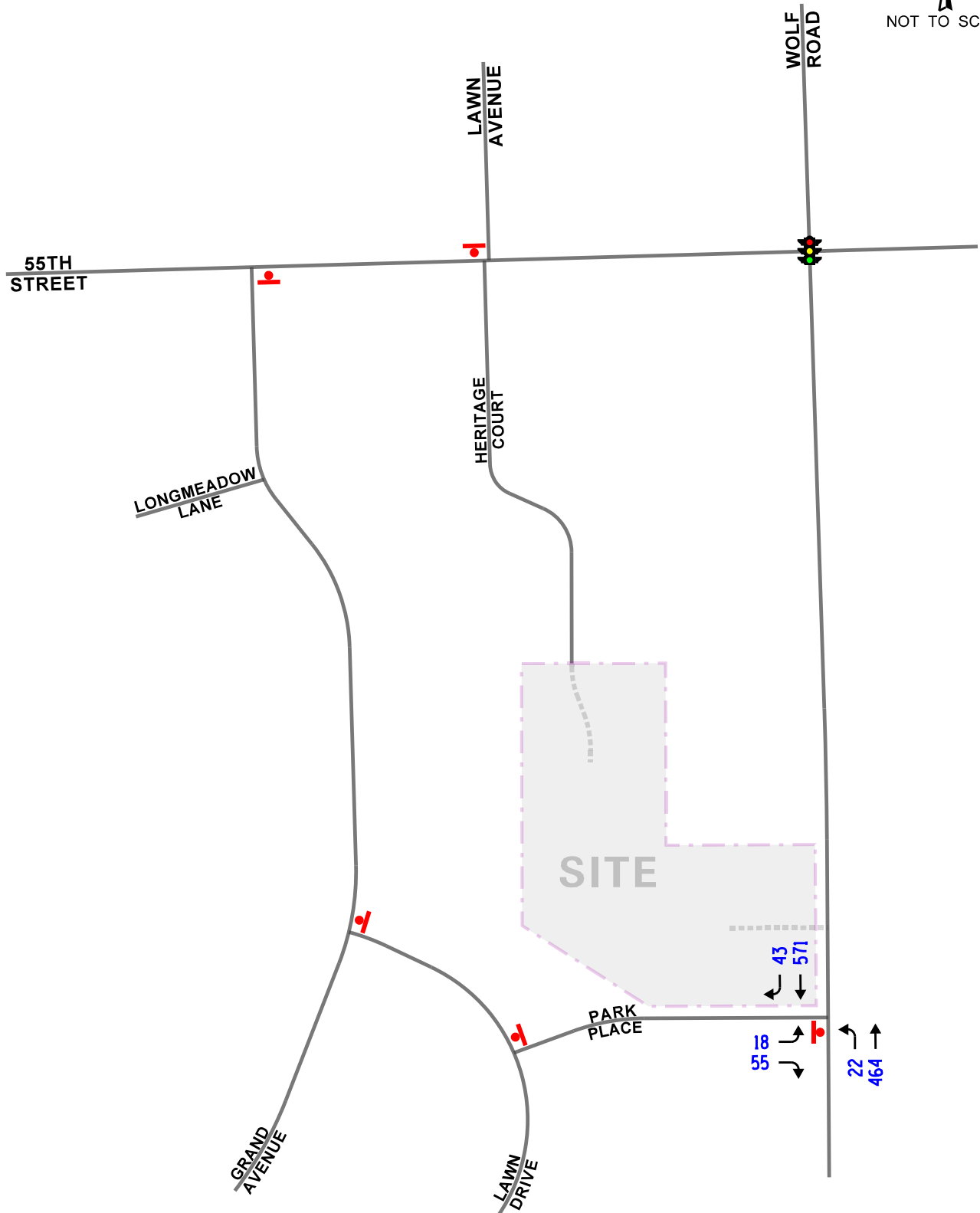
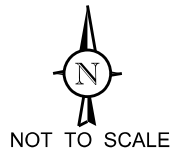


Heritage Crossings
Western Springs, Illinois

Existing Pedestrian and Bicycle
Traffic Volumes

LEGEND

00 - AFTERNOON PEAK HOUR (3:00-4:00 PM)



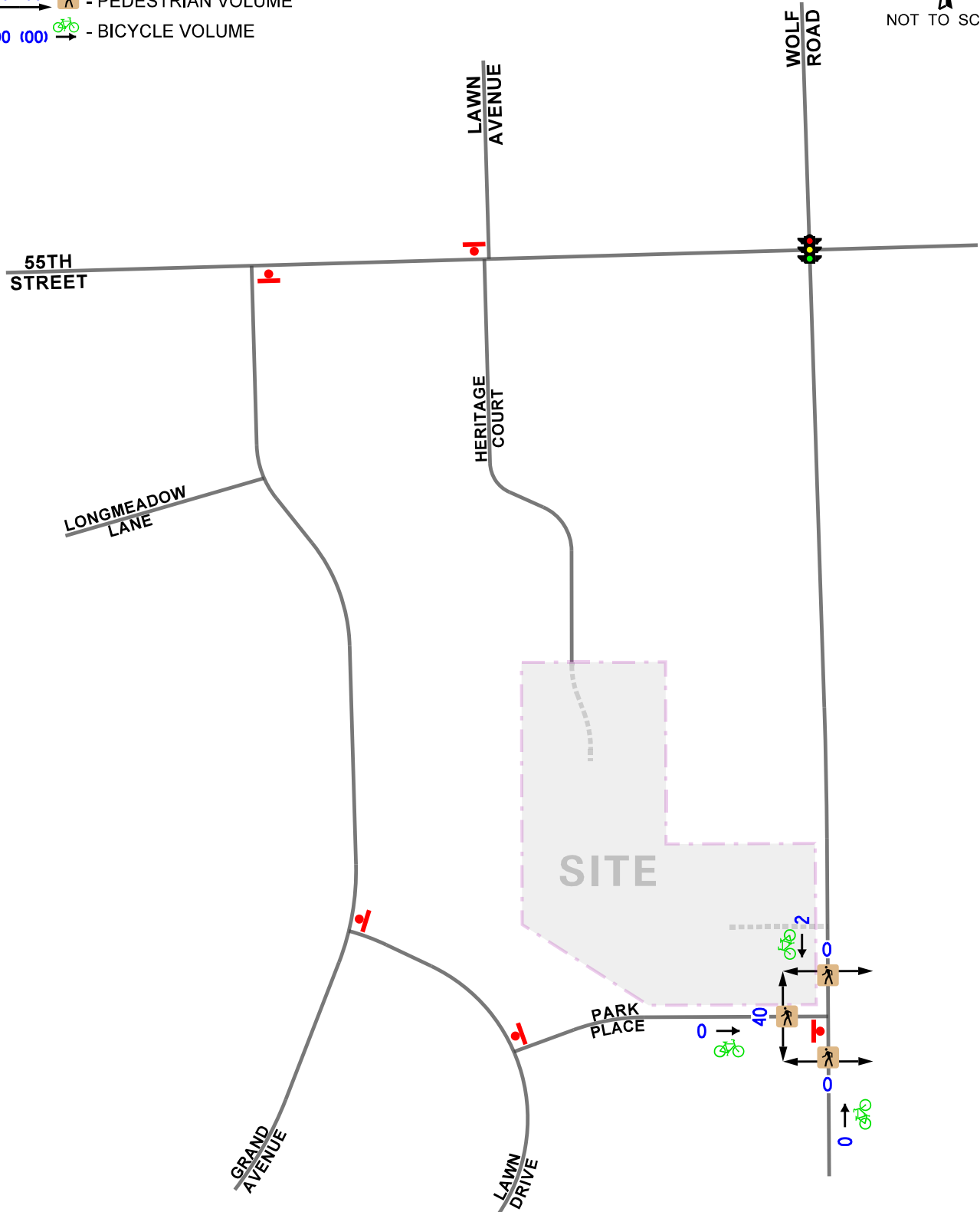
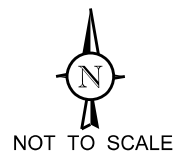
Heritage Crossings
Western Springs, Illinois

Existing Traffic Volumes
(Afternoon Peak Hour)

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 24-068 Figure: 5A

LEGEND

- 00 - AFTERNOON PEAK HOUR (3:00-4:00 PM)
- 00 (00) [pedestrian icon] - PEDESTRIAN VOLUME
- 00 (00) [bicycle icon] - BICYCLE VOLUME



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.

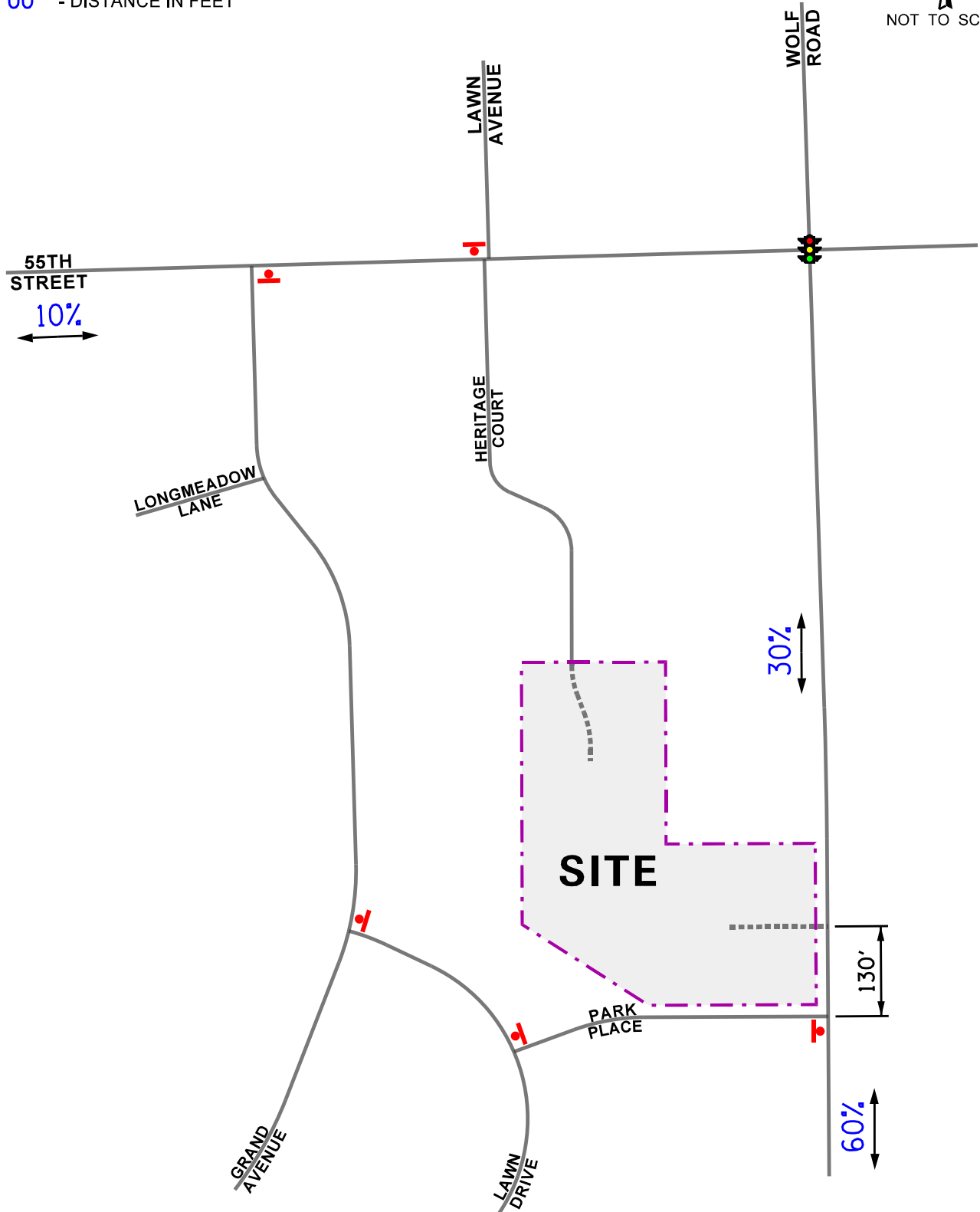
LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



NOT TO SCALE



Heritage Crossings
Western Springs, Illinois

Directional Distribution



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 (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

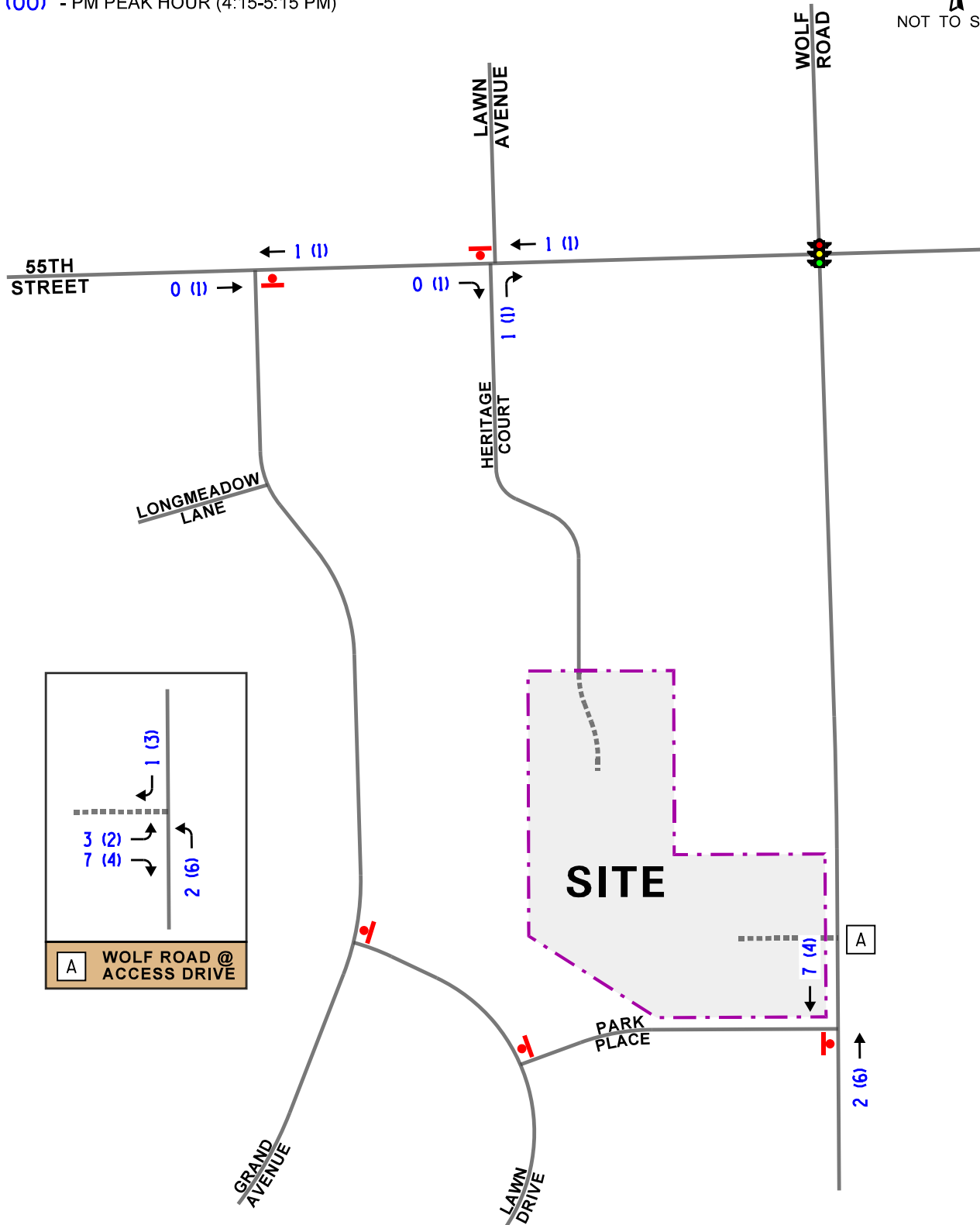
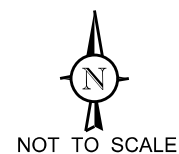
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago 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.

00 - AM PEAK HOUR (7:30-8:30 AM)
(00) - PM PEAK HOUR (4:15-5:15 PM)



Site-Generated Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 24-068 Figure:

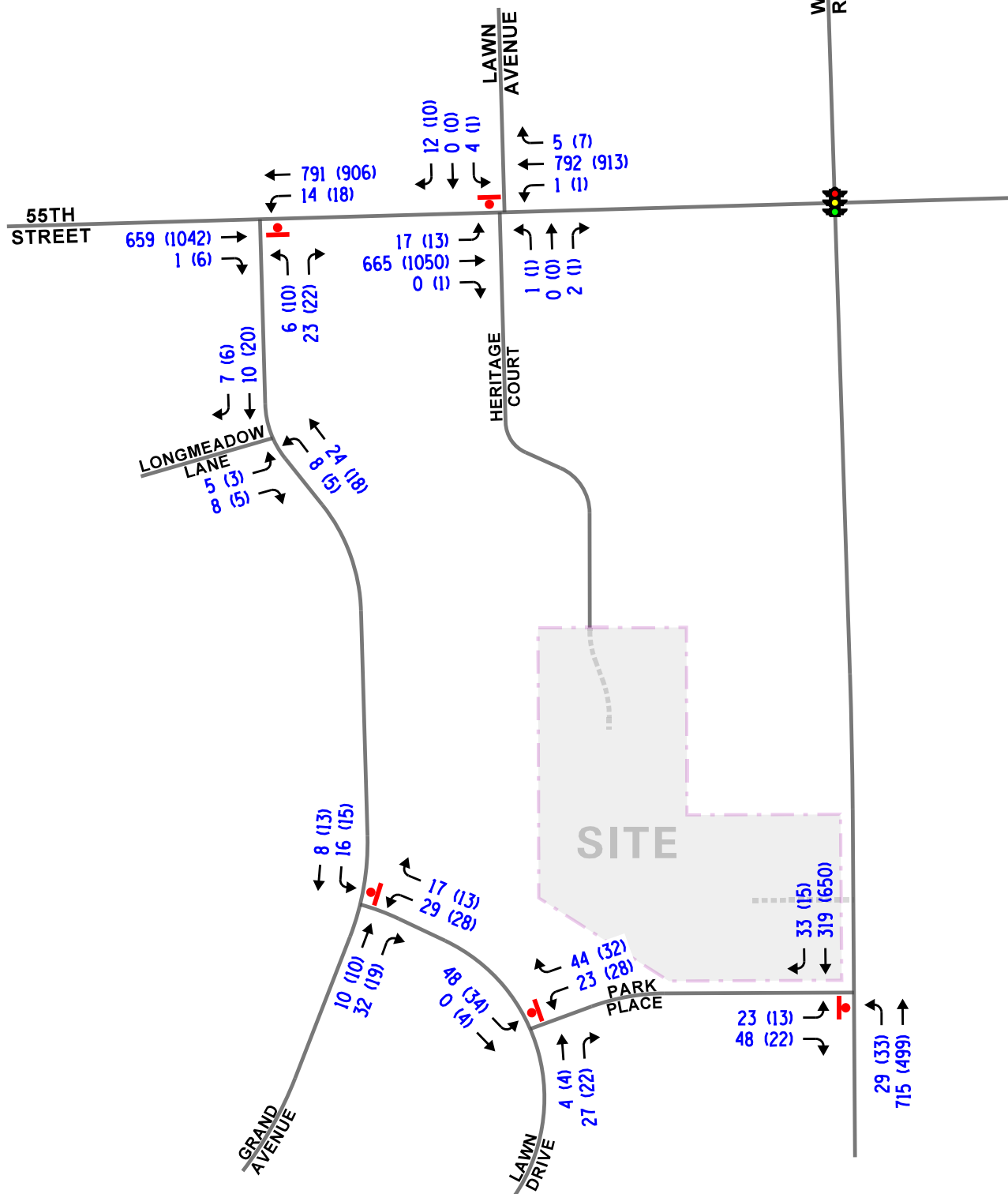
LEGEND

00 - AM PEAK HOUR (7:30-8:30 AM)

(00) - PM PEAK HOUR (4:15-5:15 PM)



NOT TO SCALE



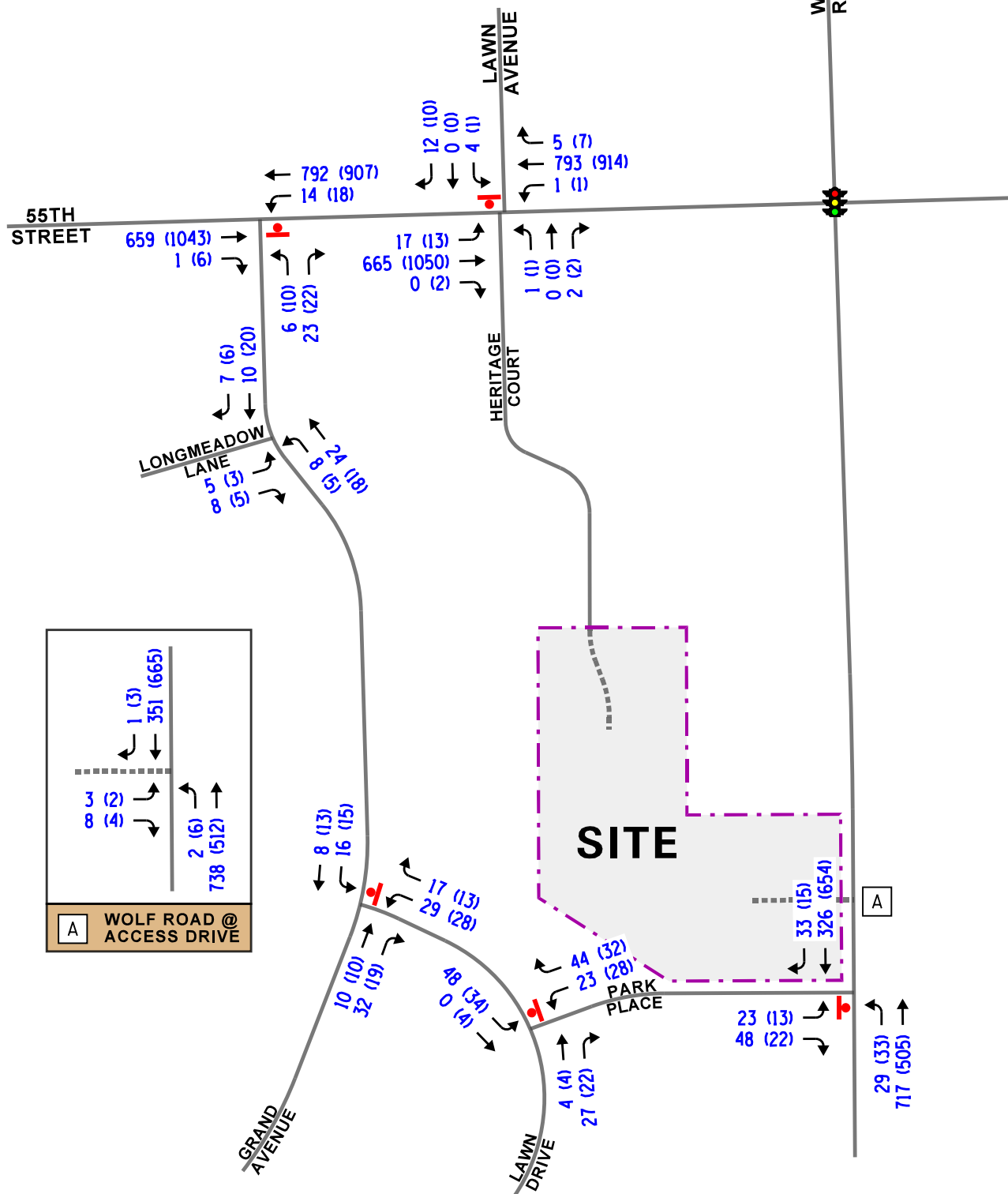
LEGEND

00 - AM PEAK HOUR (7:30-8:30 AM)

(00) - PM PEAK HOUR (4:15-5:15 PM)



NOT TO SCALE



Heritage Crossings
Western Springs, Illinois

Year 2030 Total Traffic Volumes



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.

Proposed Residential Development Western Springs, Illinois

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 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 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)

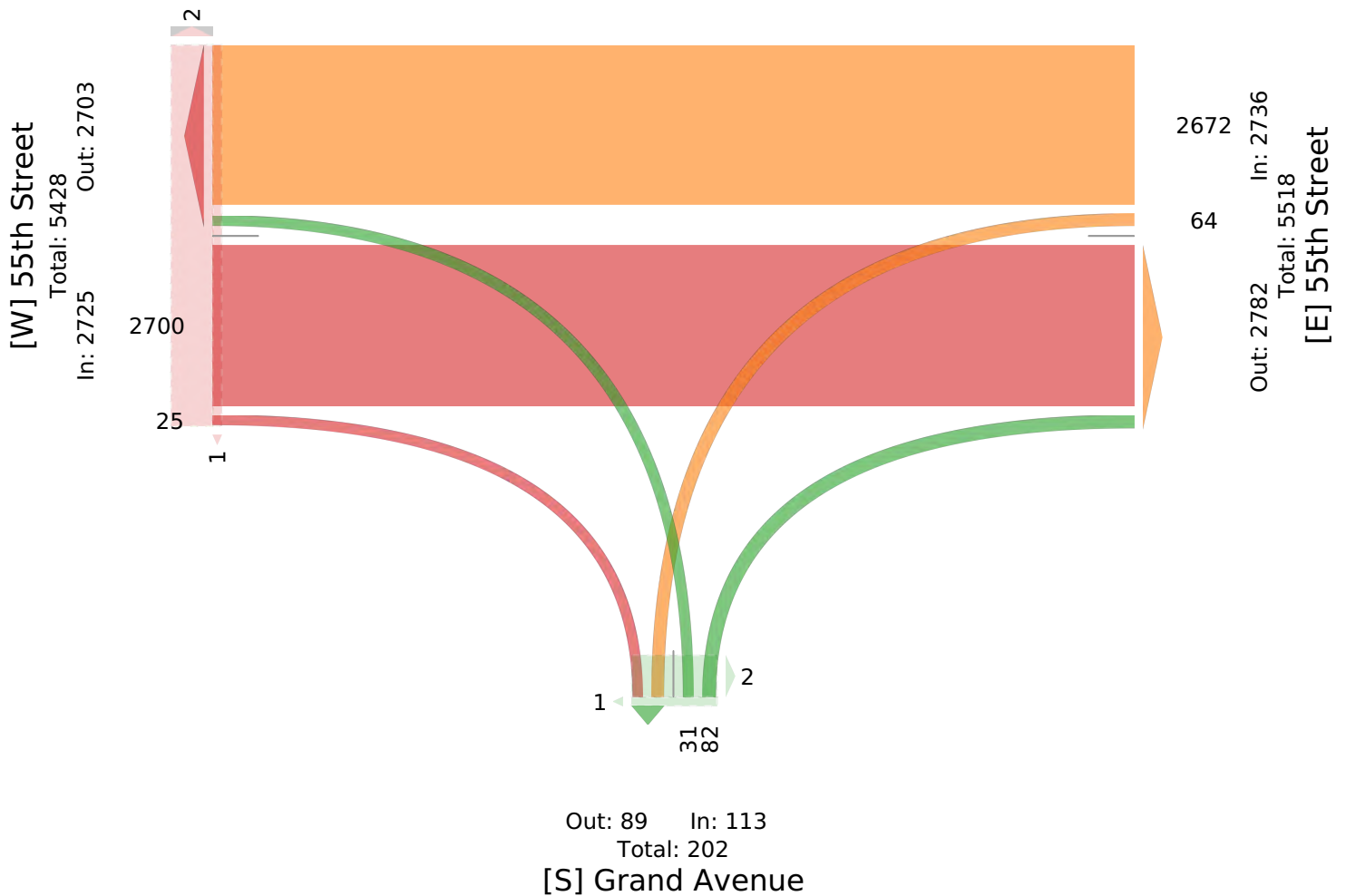
All Movements

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 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 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)

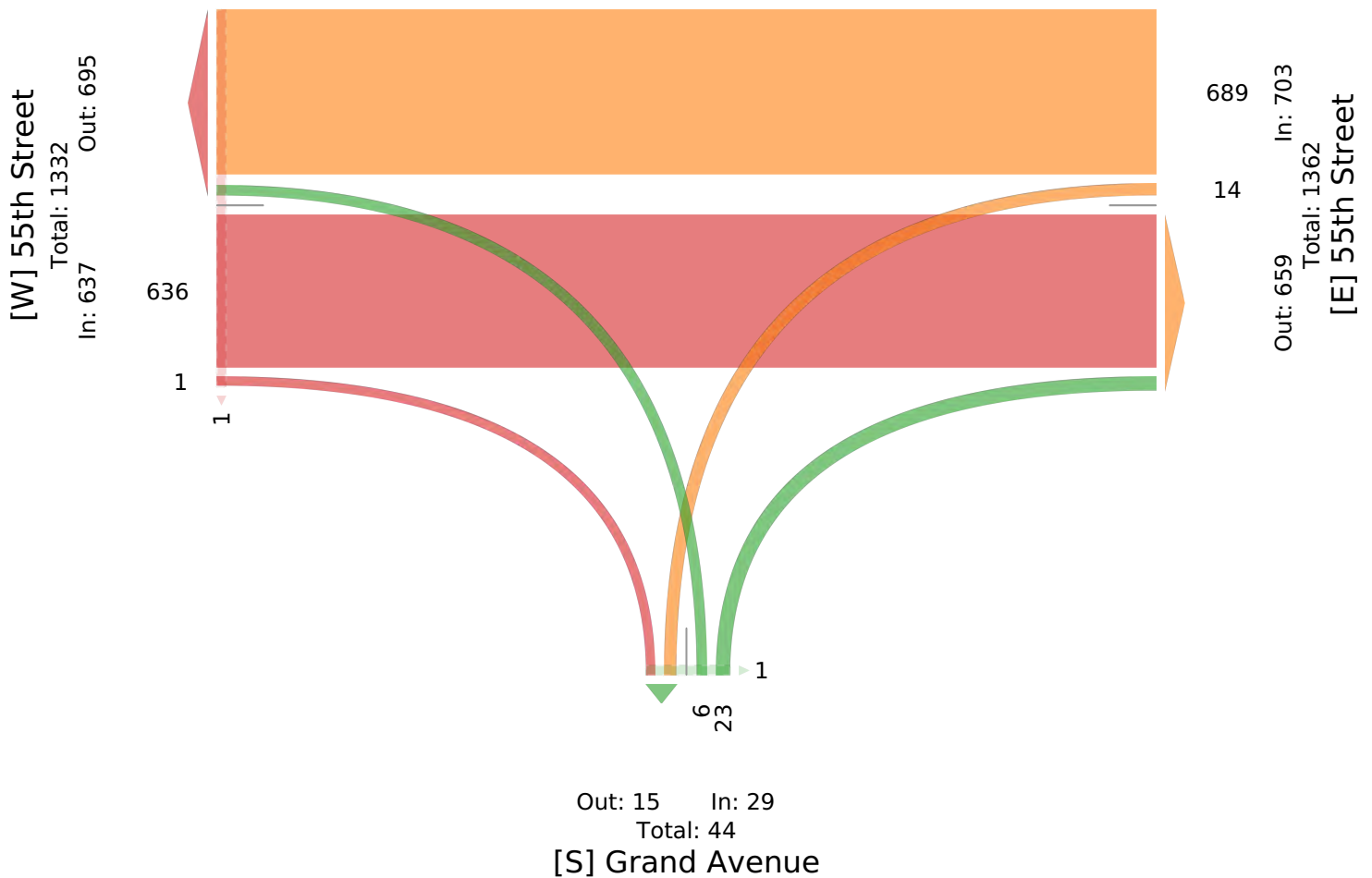
All Movements

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)

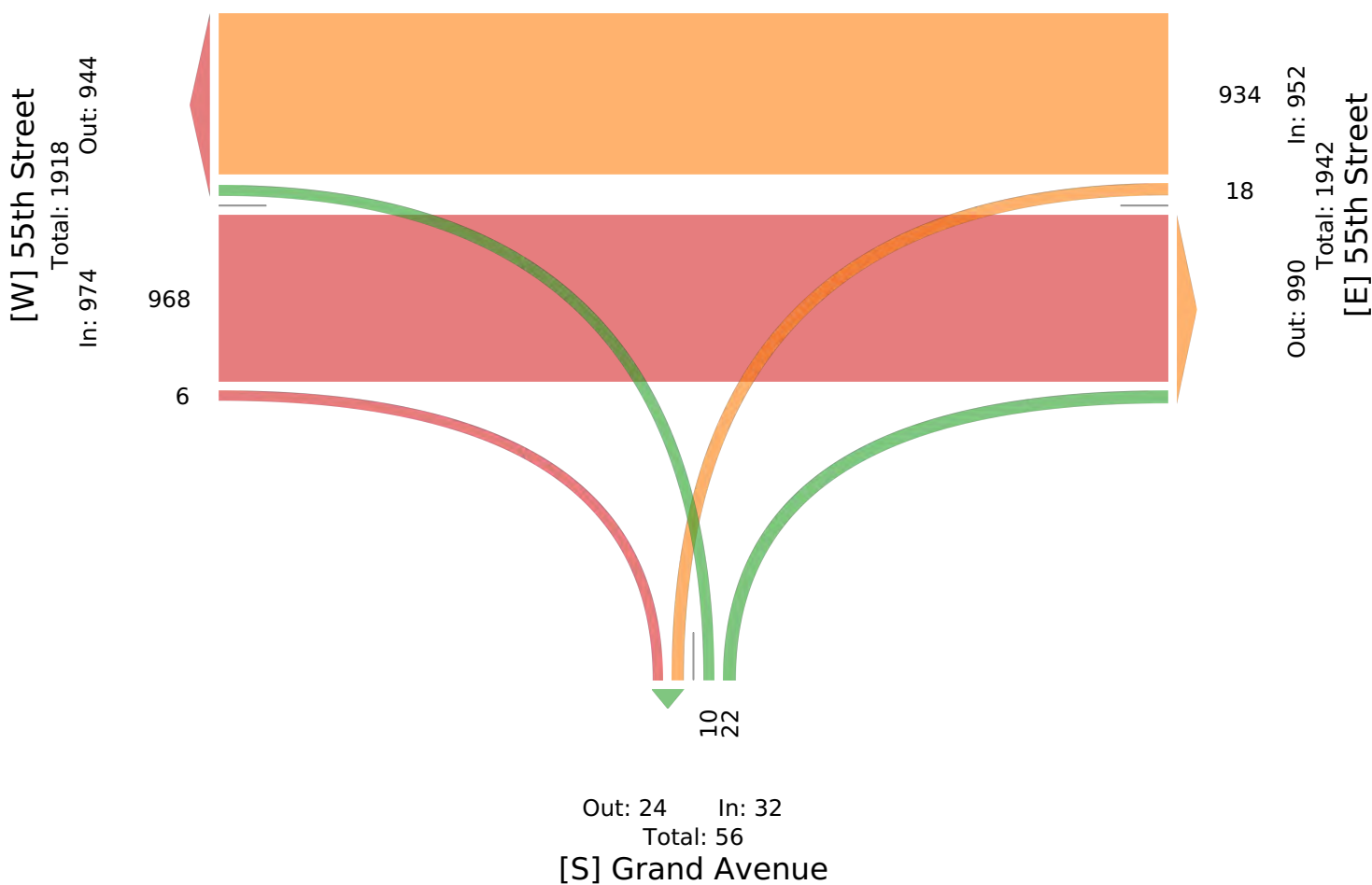
All Movements

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



Heritage 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 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 7:00AM	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

[N] Lawn Avenue

Total: 128

In: 55 Out: 73

44
11

1

[W] 55th Street

Total: 6507
In: 3296 Out: 3211

1
47

3245

3

1

25

3160

3

Out: 3260 In: 3188
Total: 6448

[E] 55th Street

2

6
11

2

Out: 6 In: 11

Total: 17

[S] Heritage Avenue

Heritage 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

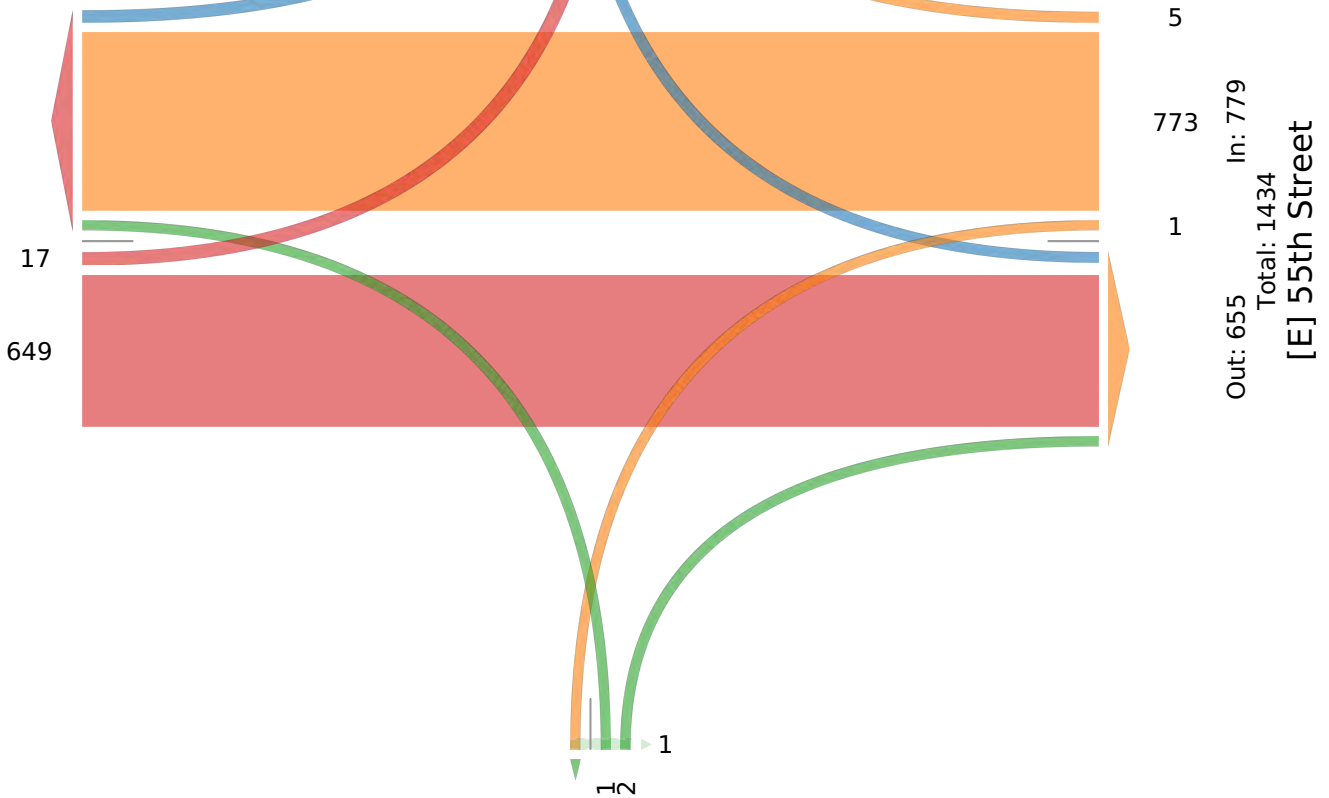
[N] Lawn Avenue

Total: 38

In: 16 Out: 22

12
4

[W] 55th Street
Total: 1452
In: 666 Out: 786



Out: 1 In: 3
Total: 4
[S] Heritage Avenue

Heritage 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

Heritage 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

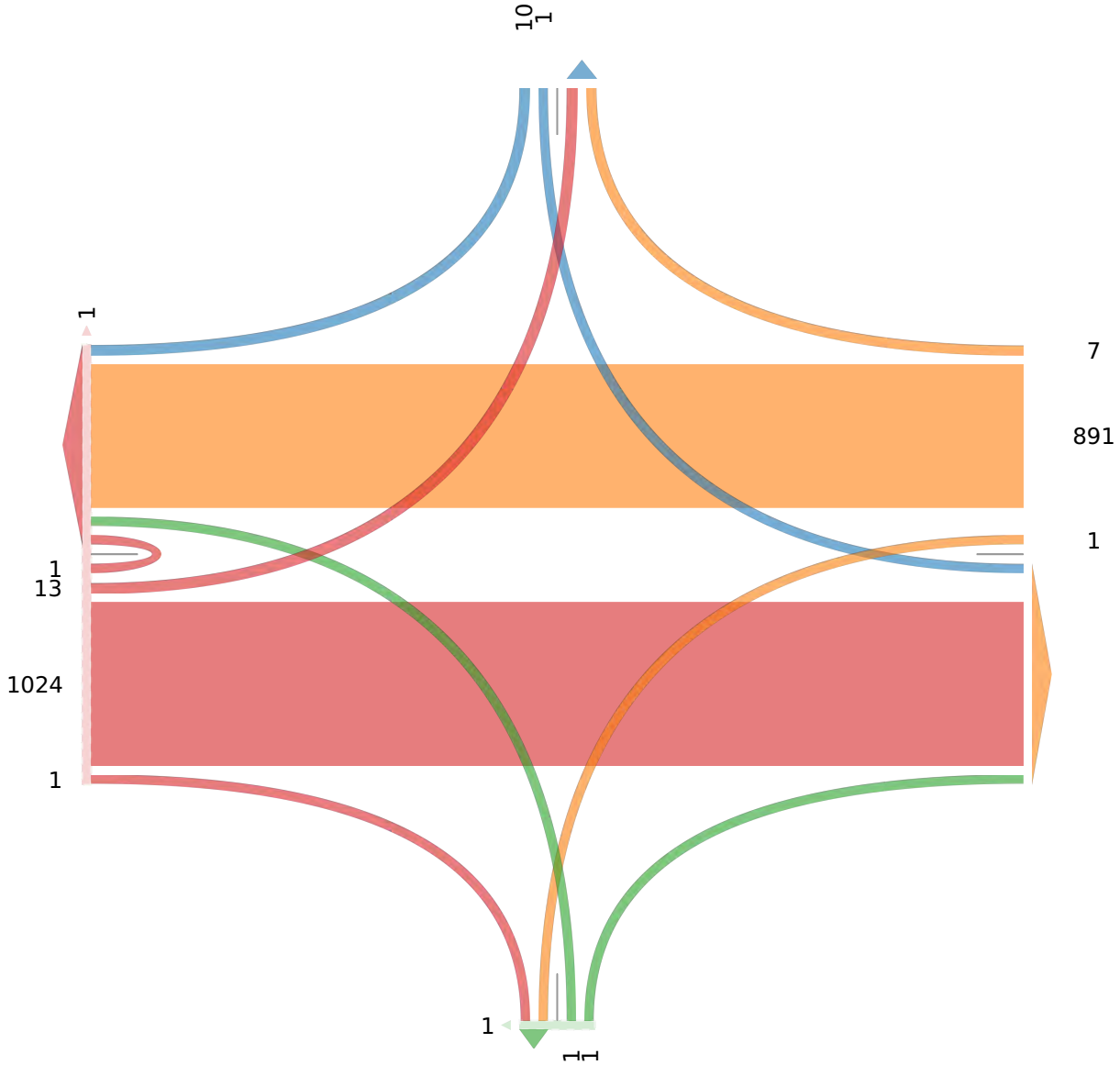
[N] Lawn Avenue

Total: 31

In: 11 Out: 20

10
1

[W] 55th Street
Total: 1942
In: 1039 Out: 903



Out: 1026 In: 899
Total: 1925
[E] 55th Street

Out: 2 In: 2
Total: 4

[S] Heritage Avenue

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 grand/longmeadow

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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 Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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 Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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 Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
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				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
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

[N] Wolf Road

Total: 4144

In: 1906

Out: 2238

86

1820

[W] Park Place

Total: 366

In: 183 Out: 183

3
65
118
2

97

2173

Out: 1938

In: 2270

Total: 4208

[S] Wolf Road

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

[N] Wolf Road

Total: 1065

In: 344

Out: 721

33

311

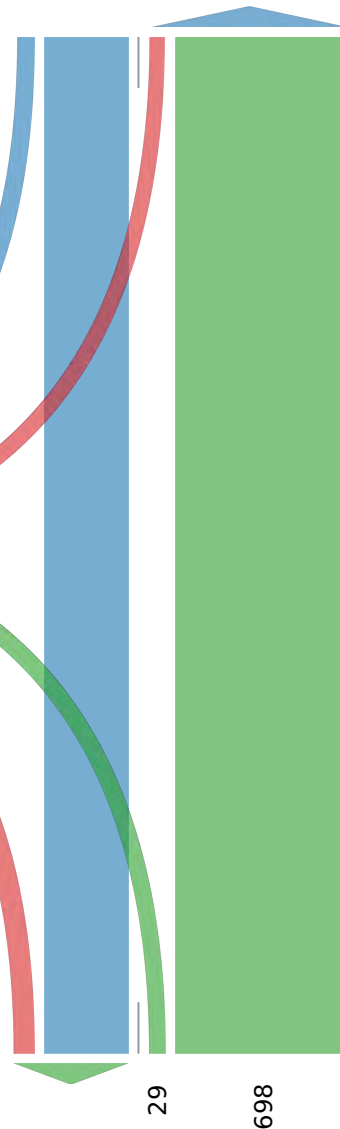
[W] Park Place

Total: 133

In: 71

Out: 62

23
48



Out: 359

In: 727

Total: 1086

[S] Wolf Road

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

[N] Wolf Road

Total: 1149

In: 649

Out: 500

15

634

[W] Park Place

Total: 83

In: 35 Out: 48

13
22

33

487

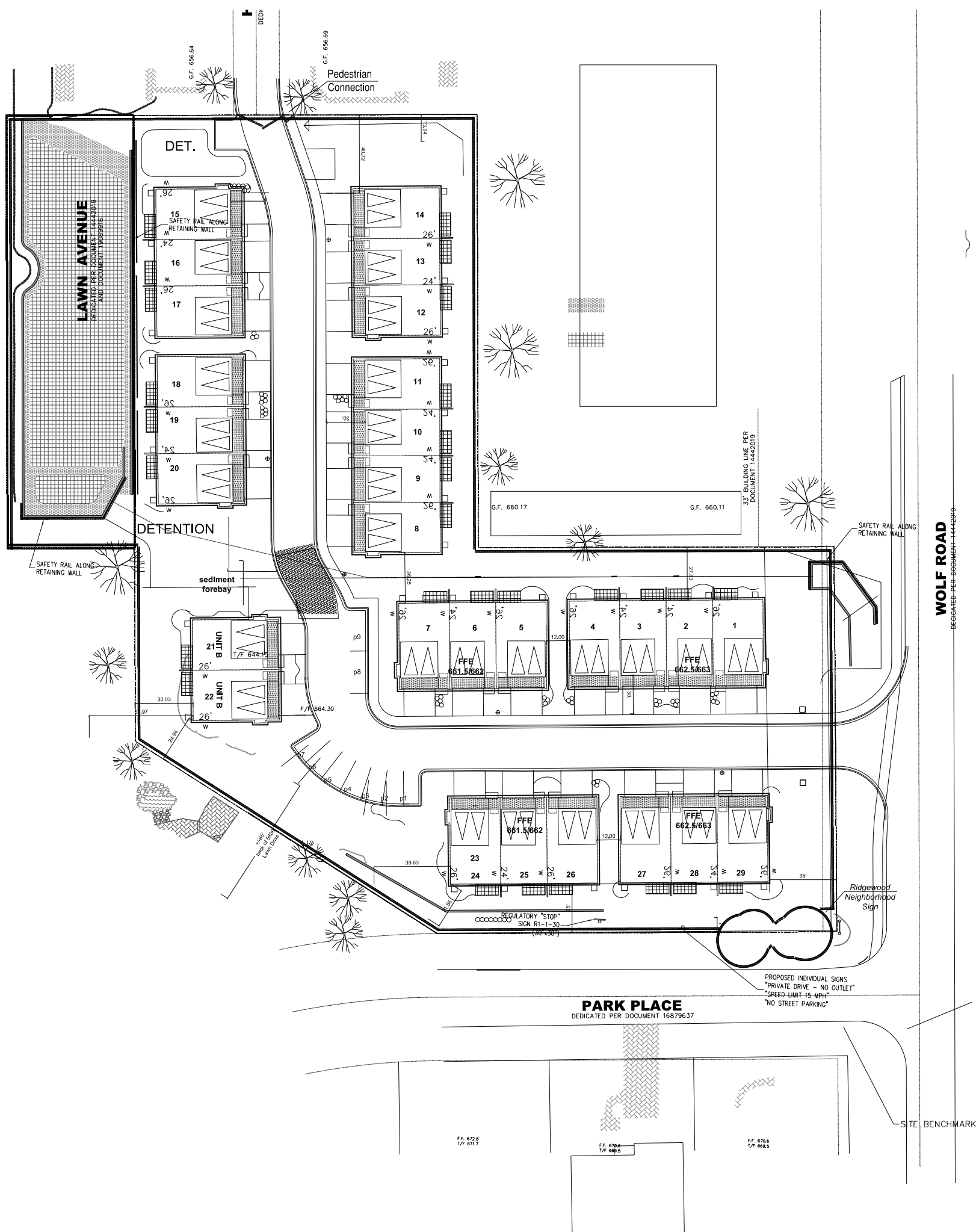
Out: 656

In: 520

Total: 1176

[S] Wolf Road

Site Plan



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

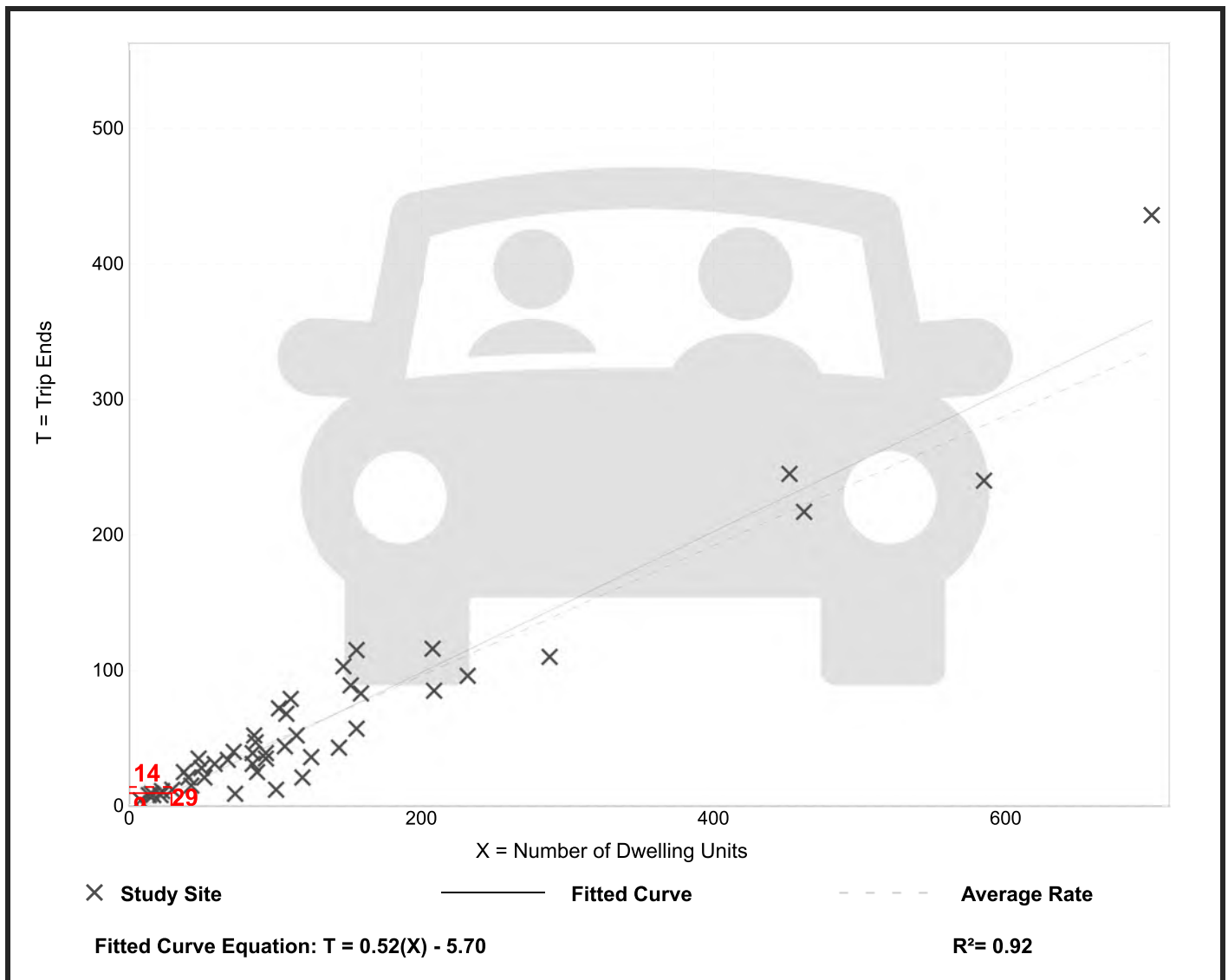
Avg. Num. of Dwelling Units: 135

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

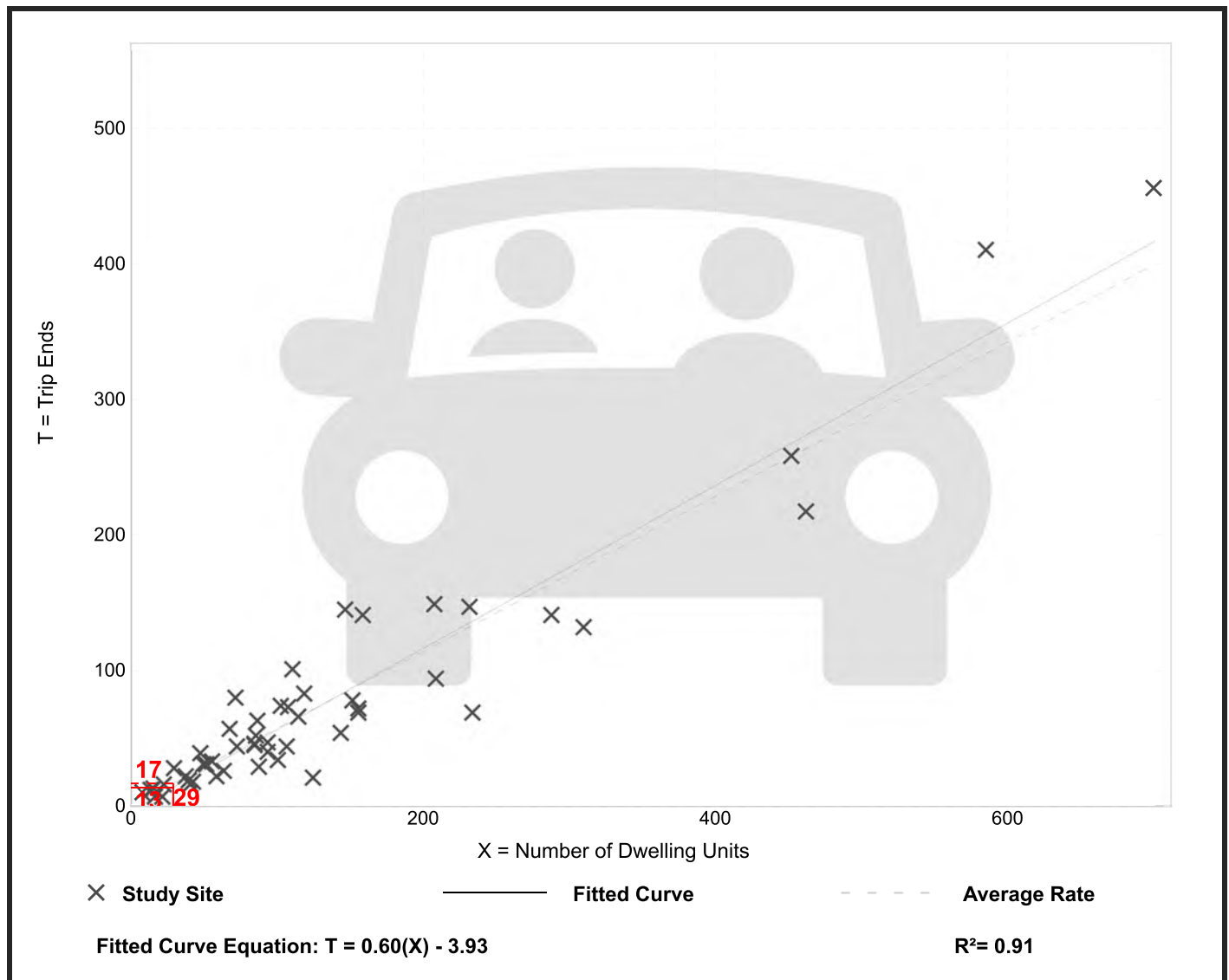
Avg. Num. of Dwelling Units: 136

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)

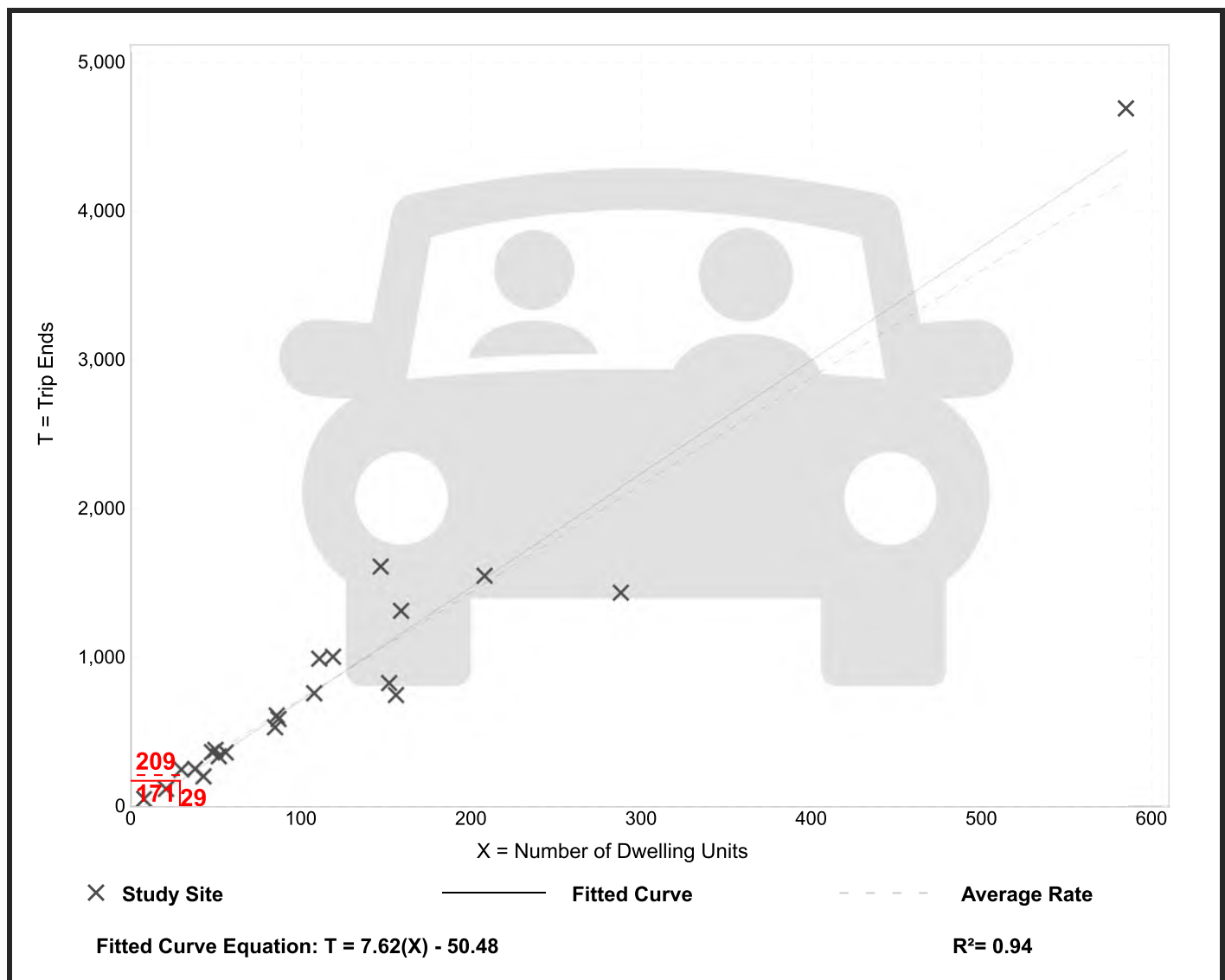
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Single-Family Attached Housing

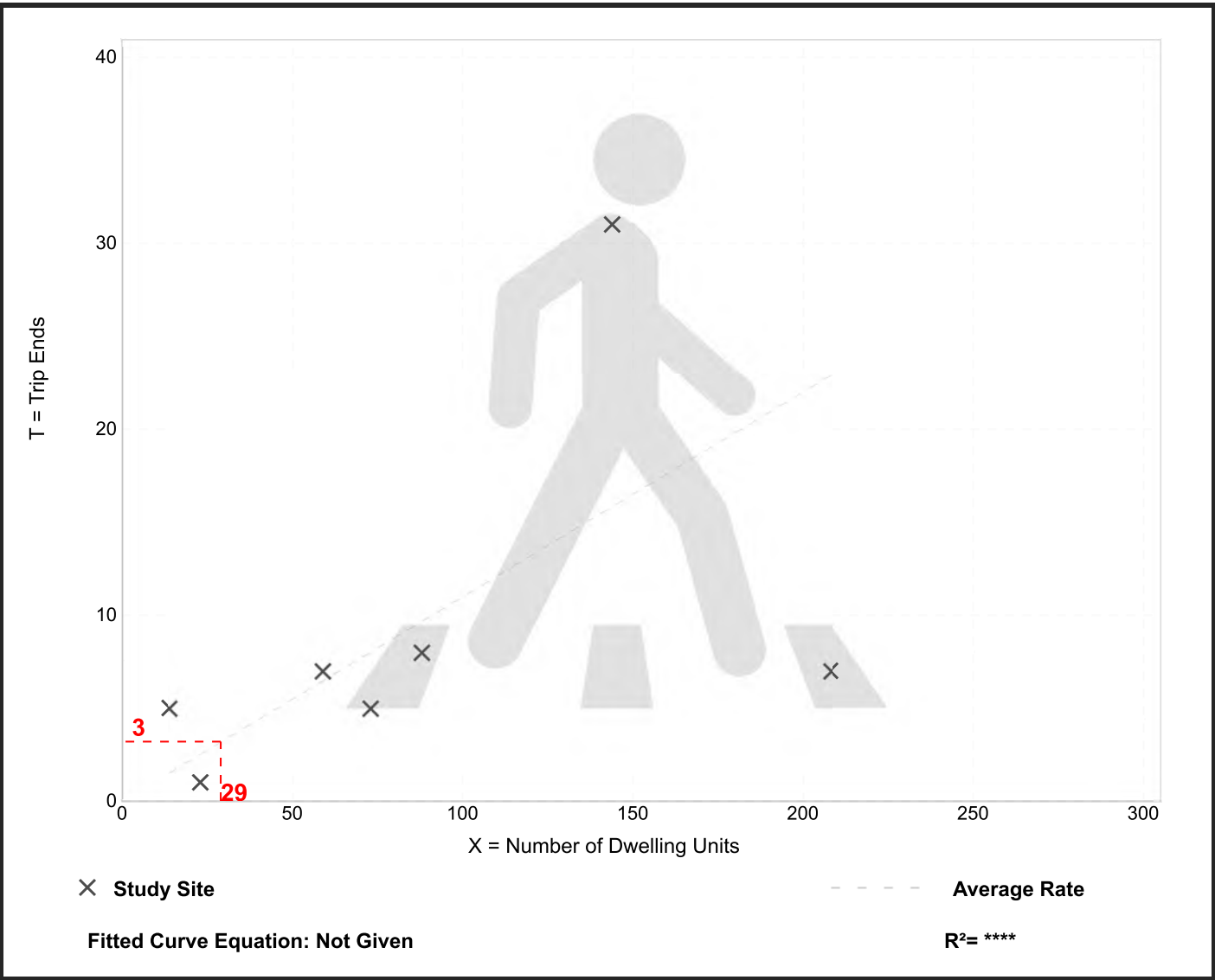
(215)

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



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

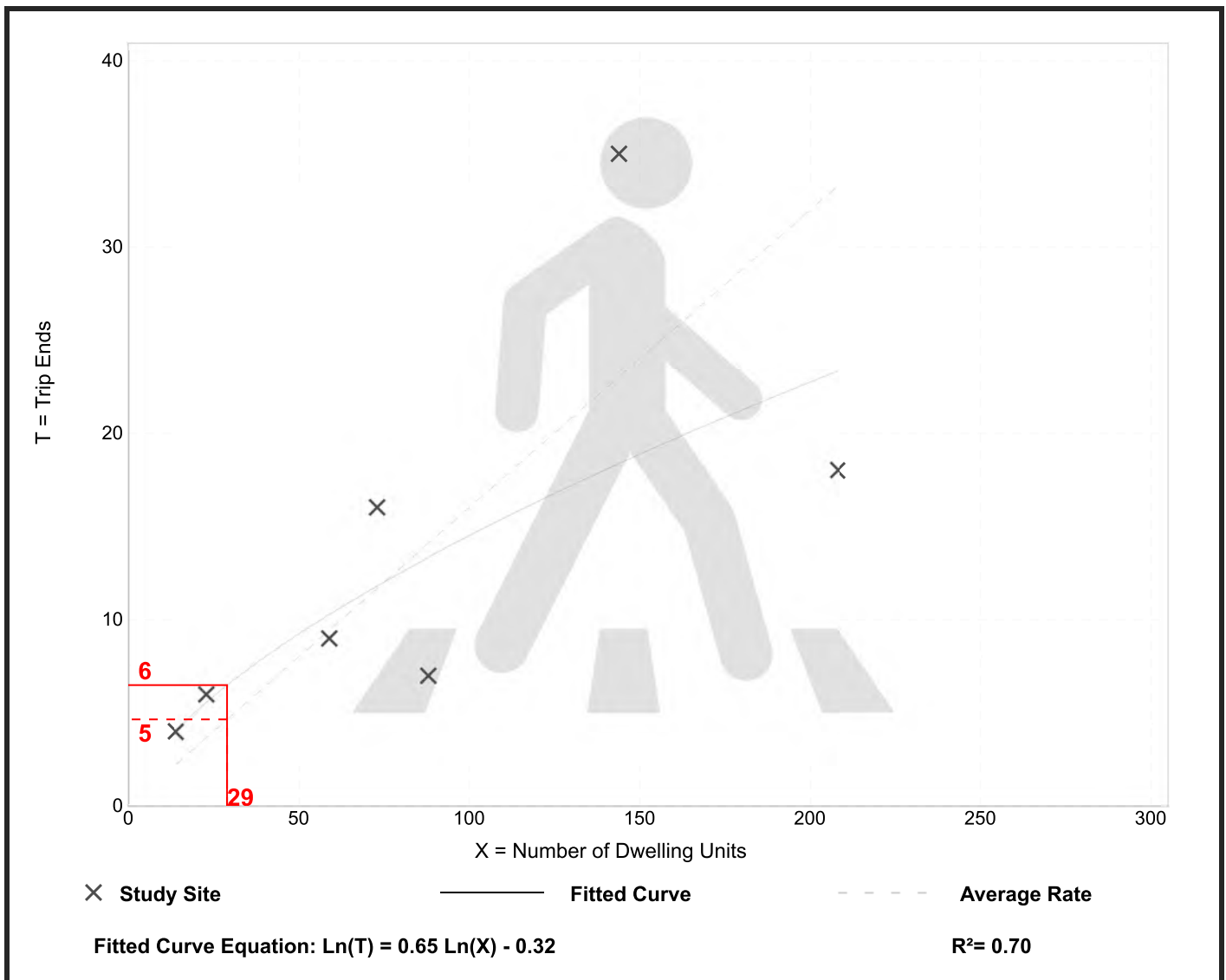
Avg. Num. of Dwelling Units: 87

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



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%

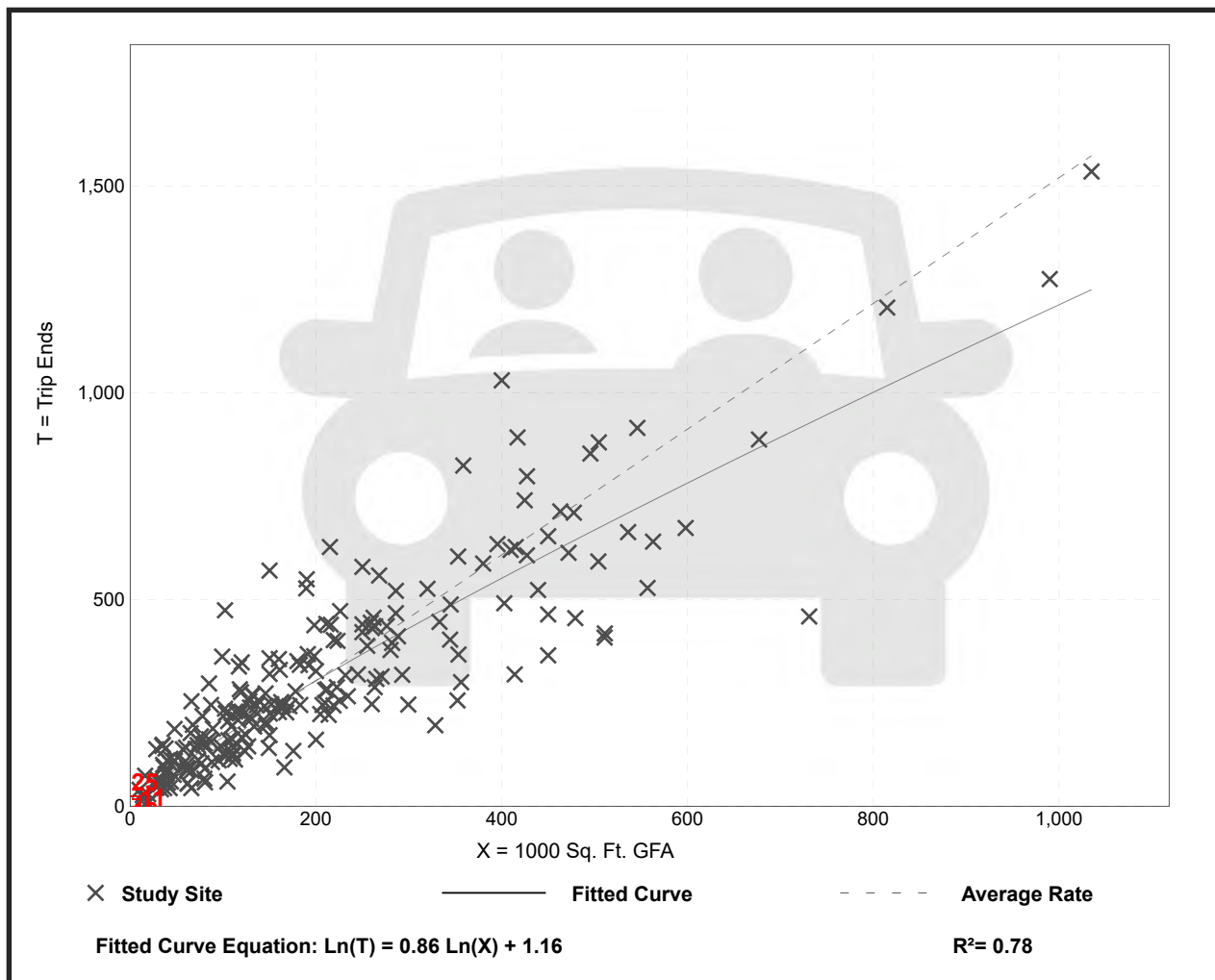
General Office Building (710)

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



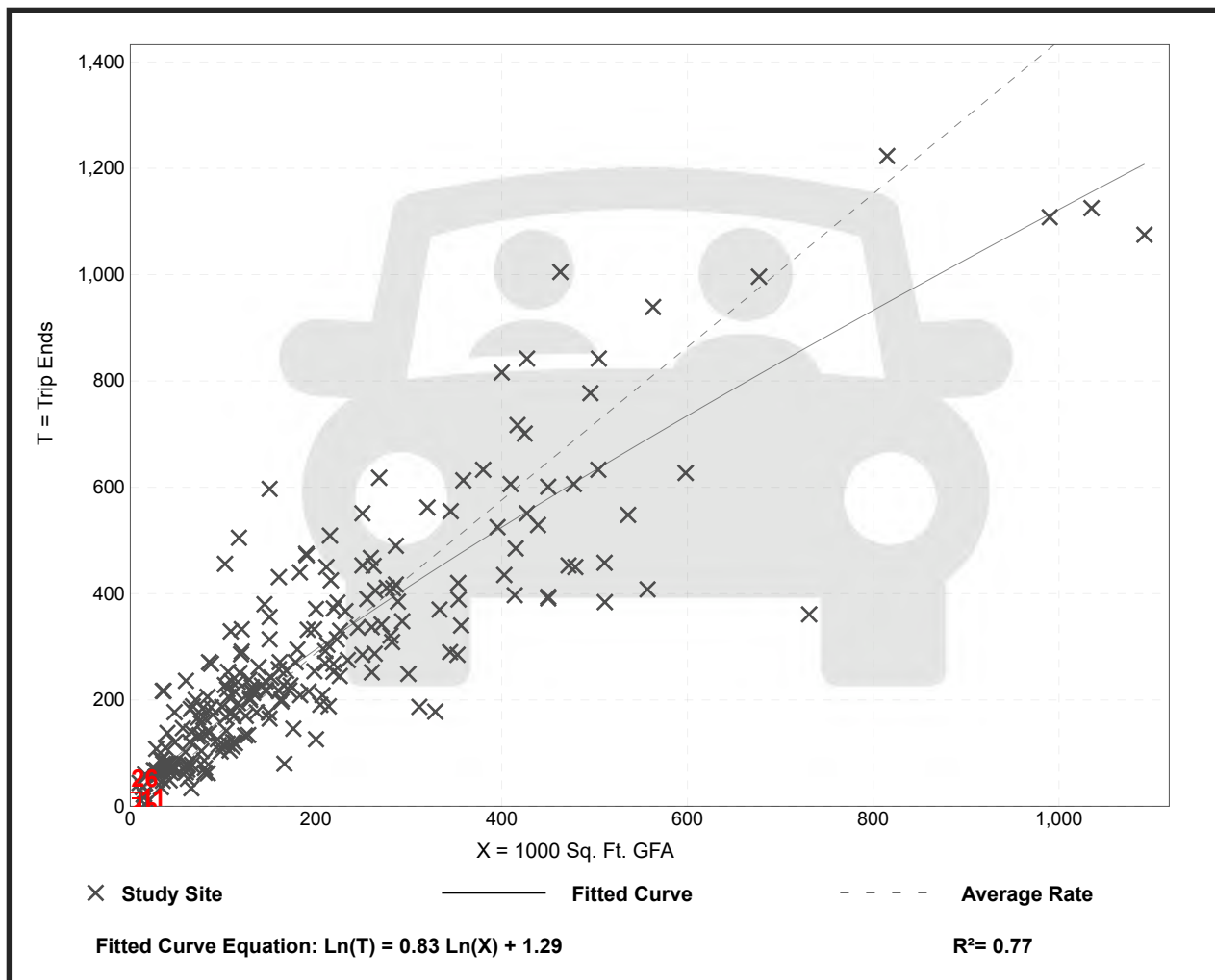
General Office Building (710)

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



General Office Building (710)

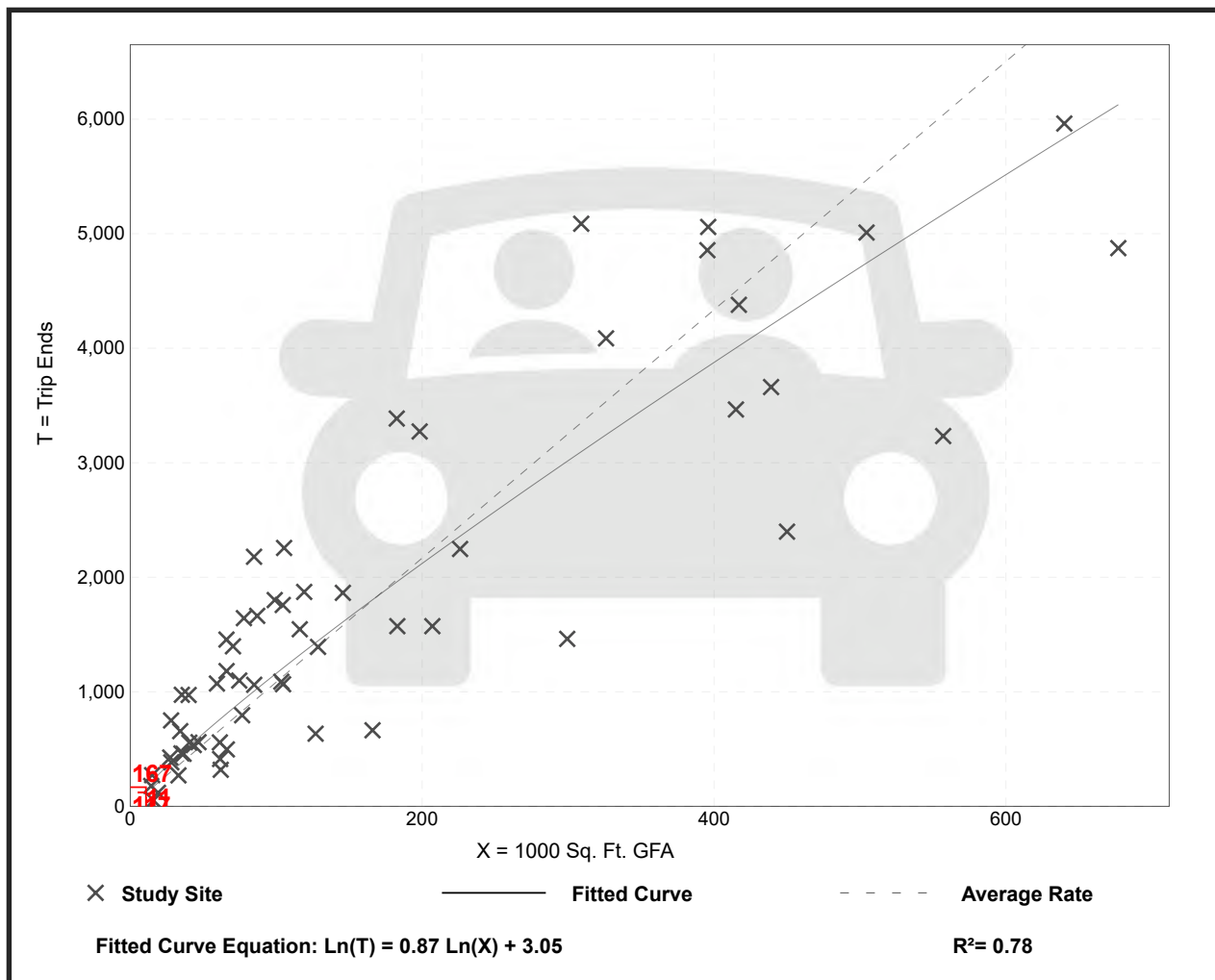
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



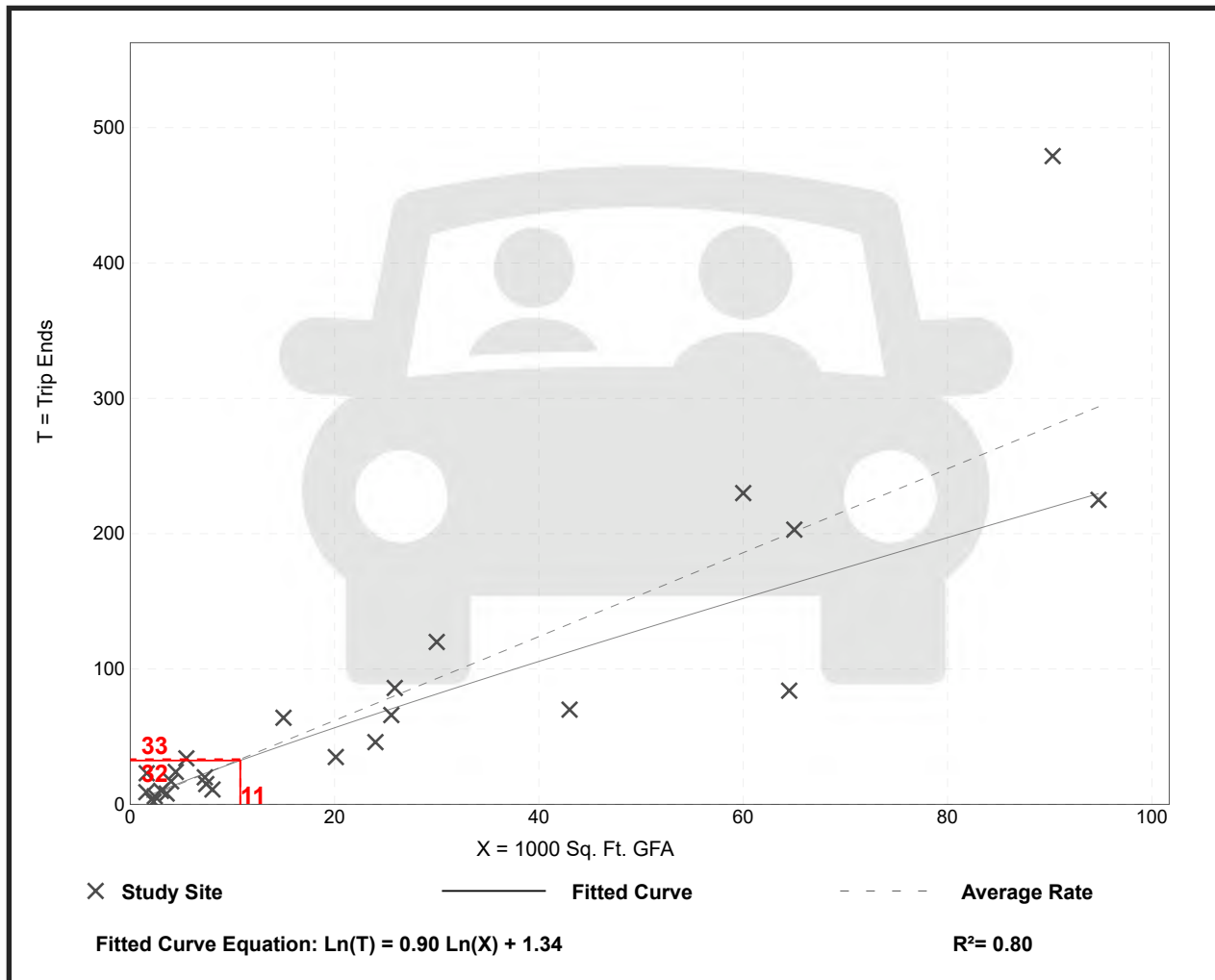
Medical-Dental Office Building - Stand-Alone (720)

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



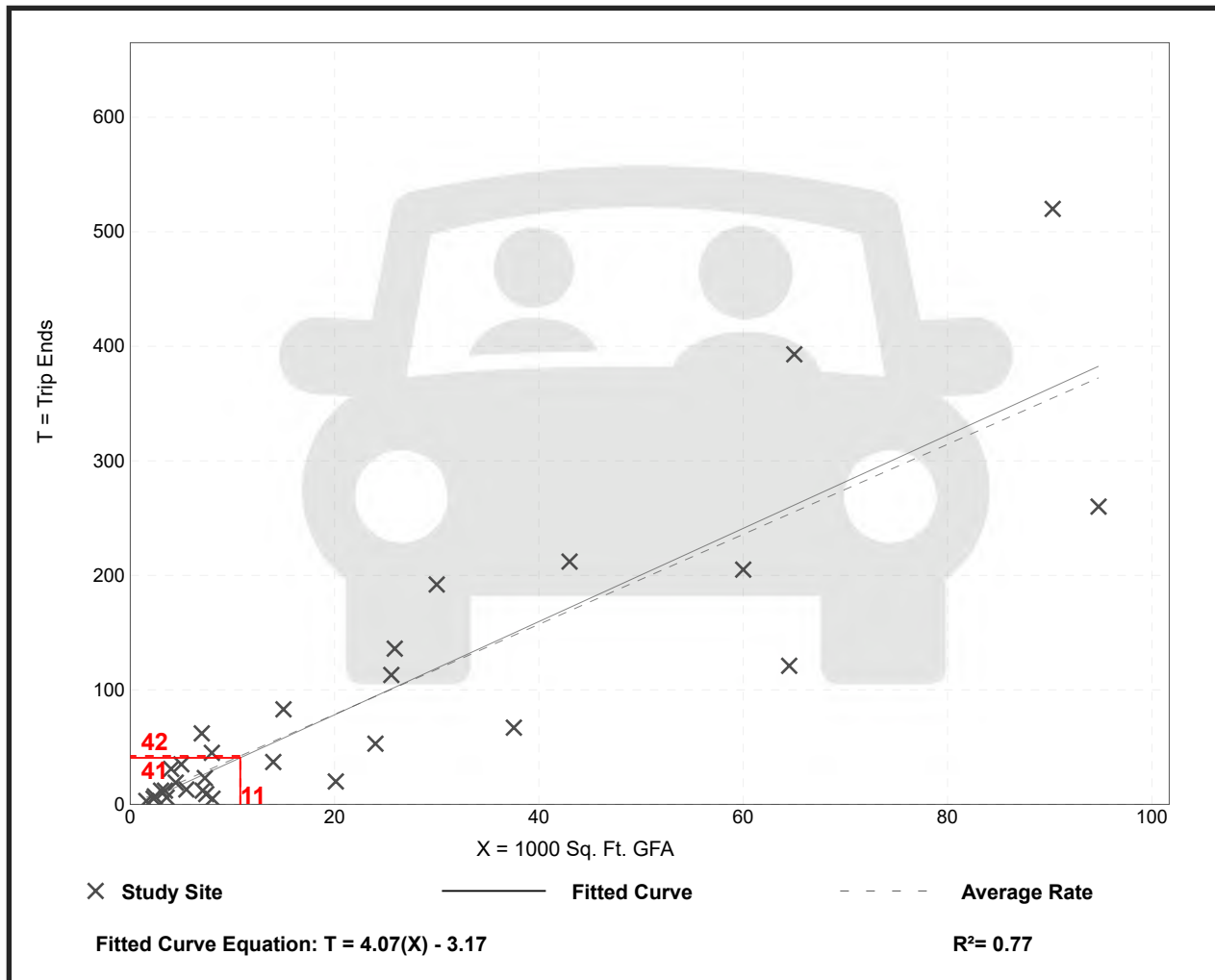
Medical-Dental Office Building - Stand-Alone (720)

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



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

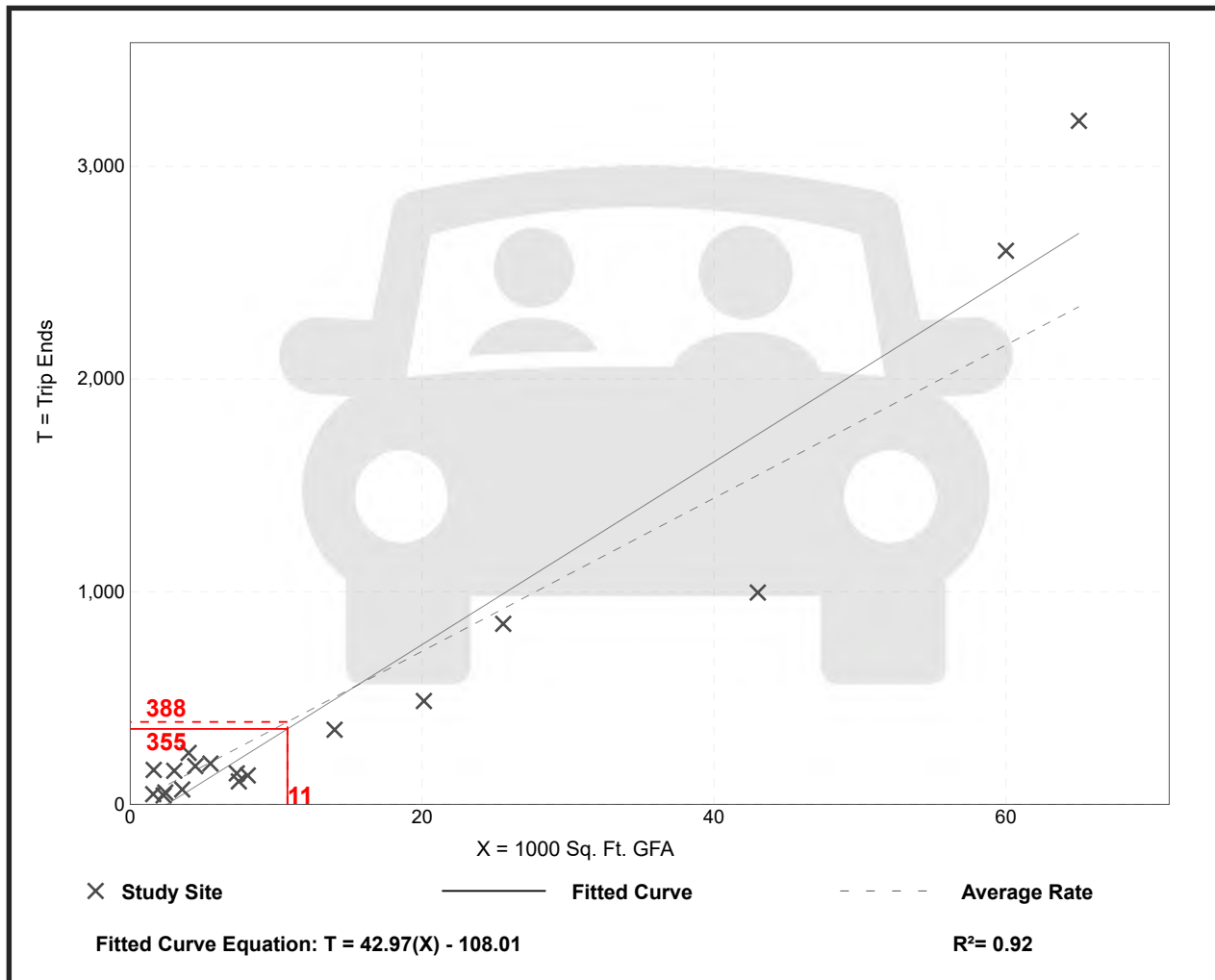
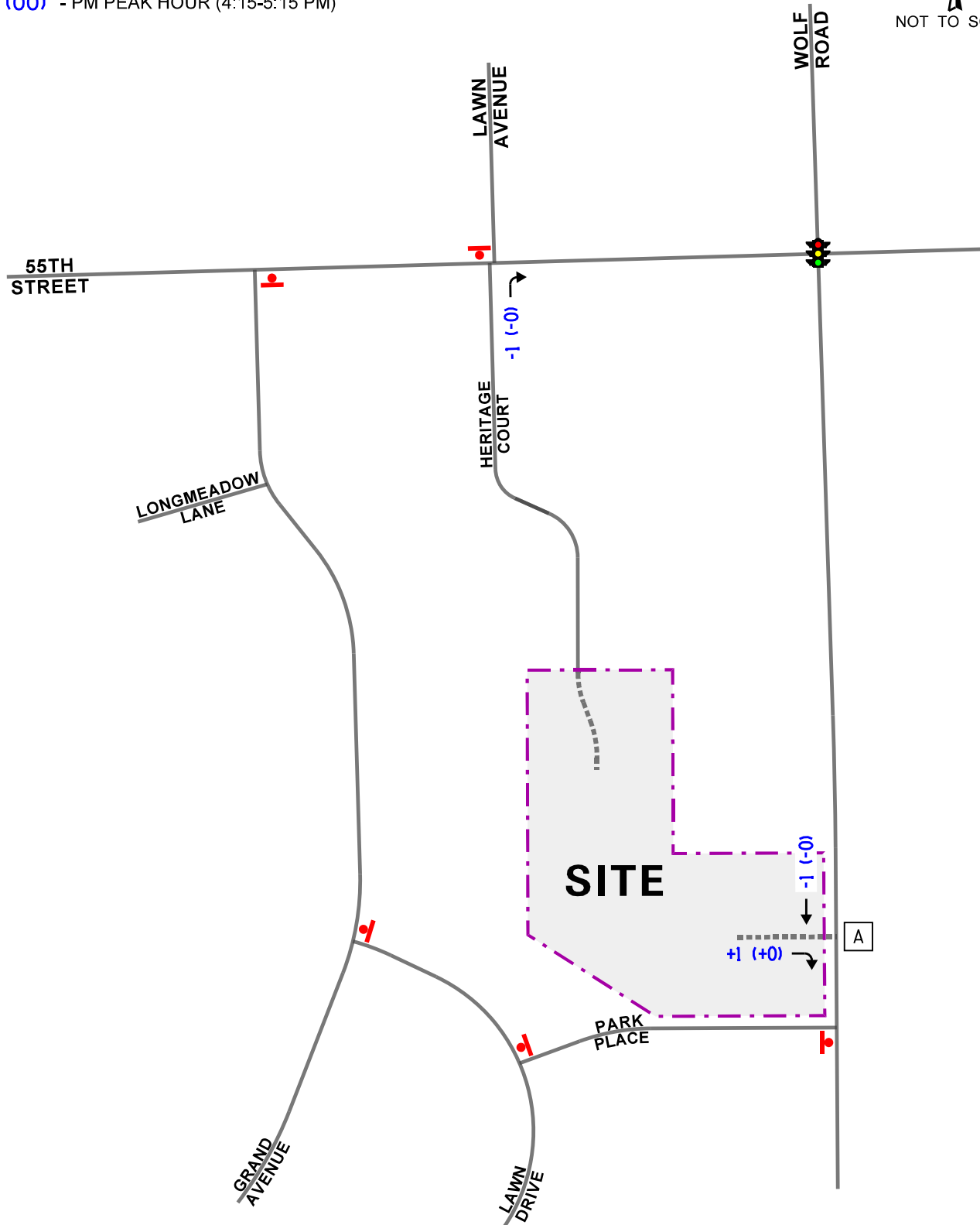
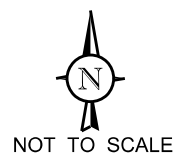


Figure A

00 - AM PEAK HOUR (7:30-8:30 AM)
(00) - PM PEAK HOUR (4:15-5:15 PM)



Heritage Court Townhomes Reassignment

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 24-068 Figure: A

CMAP Projections Letter



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

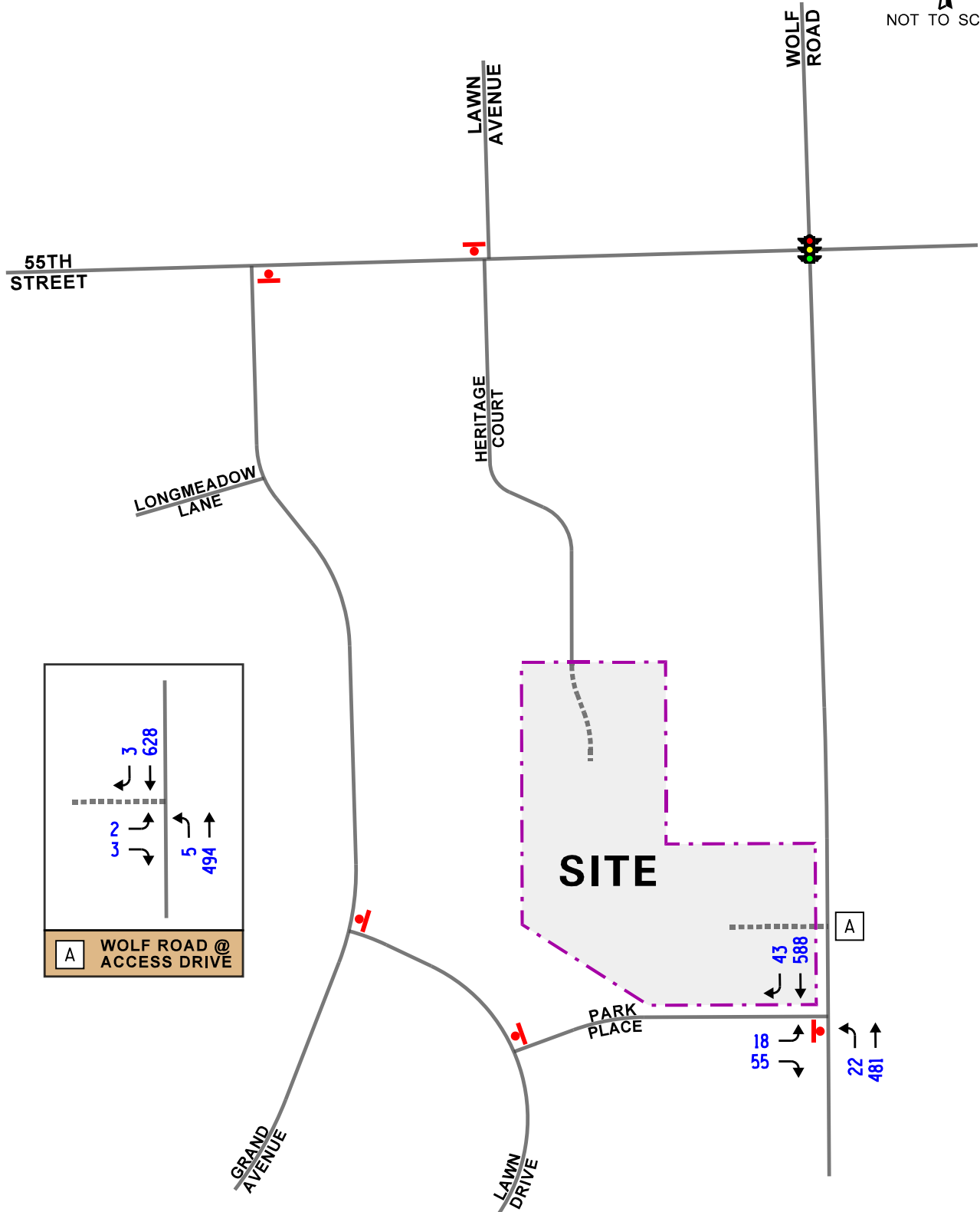
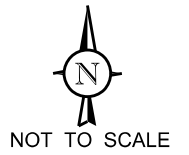
Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\WesternSprings\ck-32-24\ck-32-24.docx

Figure B

LEGEND

00 - AFTERNOON PEAK HOUR (3:00-4:00 PM)



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: <i>Highway Capacity Manual</i> , 6 th Edition.		

Capacity Analysis Summary Sheets
Weekday Morning Peak Hour – Existing Conditions

HCM 7th TWSC
3: Grand Avenue & 55th Street

04/17/2024

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
Stage 1	-	-	-	-	708
Stage 2	-	-	-	-	456
Critical Hdwy	-	-	4.24	-	6.8
Critical Hdwy Stg 1	-	-	-	-	5.8
Critical Hdwy Stg 2	-	-	-	-	5.8
Follow-up Hdwy	-	-	2.27	-	3.5
Pot Cap-1 Maneuver	-	-	854	-	191
Stage 1	-	-	-	-	455
Stage 2	-	-	-	-	611
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	853	-	186
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	-

HCM 7th TWSC
4: Grand Avenue & Longmeadow Lane

04/17/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

04/17/2024

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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

04/17/2024

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	NBRWBLn1	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	-	

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

04/17/2024

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	NBRWBLn1		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

HCM 7th TWSC
3: Grand Avenue & 55th Street

04/17/2024

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
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.1	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.2	-
Pot Cap-1 Maneuver	-	643	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	643	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

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	-

HCM 7th TWSC
4: Grand Avenue & Longmeadow Lane

04/17/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

04/17/2024

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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

04/17/2024

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
Stage 1	17	-	-
Stage 2	78	-	-
Critical Hdwy	6.4	6.2	-
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	-
Pot Cap-1 Maneuver	909	1067	-
Stage 1	1011	-	-
Stage 2	950	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	887	1066	-
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	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1592
HCM Lane V/C Ratio	-	-	0.067	0.023
HCM Control Delay (s/veh)	-	-	9	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

04/17/2024

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
Stage 1	24	-	-
Stage 2	47	-	-
Critical Hdwy	6.4	6.2	-
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	-
Pot Cap-1 Maneuver	938	1058	-
Stage 1	1004	-	-
Stage 2	981	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	926	1055	-
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	NBRWBLn1	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
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

HCM 7th TWSC
10: Wolf Road & Park Place

11/06/2024

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

HCM 7th TWSC
3: Grand Avenue & 55th Street

04/17/2024

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
Stage 1	-	-	-	-	726
Stage 2	-	-	-	-	466
Critical Hdwy	-	-	4.24	-	6.8
Critical Hdwy Stg 1	-	-	-	-	5.8
Critical Hdwy Stg 2	-	-	-	-	5.8
Follow-up Hdwy	-	-	2.27	-	3.5
Pot Cap-1 Maneuver	-	-	840	-	183
Stage 1	-	-	-	-	445
Stage 2	-	-	-	-	603
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	840	-	178
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	-

HCM 7th TWSC
4: Grand Avenue & Longmeadow Lane

04/17/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

04/17/2024

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/v17.11		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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

04/17/2024

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	NBRWBLn1	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	-	

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

04/17/2024

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
Stage 1	28	-	-
Stage 2	43	-	-
Critical Hdwy	6.4	6.2	-
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	-
Pot Cap-1 Maneuver	937	1053	-
Stage 1	999	-	-
Stage 2	984	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	927	1053	-
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	NBRWBLn1	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
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0

Capacity Analysis Summary Sheets
Weekday Evening Peak Hour – No-Build Conditions

HCM 7th TWSC
3: Grand Avenue & 55th Street

04/17/2024

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	-

HCM 7th TWSC 4: Grand Avenue & Longmeadow Lane

04/17/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

04/17/2024

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/v21.28		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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

04/17/2024

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	NBRWBLn1		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	-	

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

04/17/2024

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
Stage 1	24	-	-
Stage 2	47	-	-
Critical Hdwy	6.4	6.2	-
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	-
Pot Cap-1 Maneuver	938	1058	-
Stage 1	1004	-	-
Stage 2	981	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	926	1055	-
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	NBRWBLn1	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
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Capacity Analysis Summary Sheets
Weekday Morning Peak Hour – Projected Conditions

HCM 7th TWSC
3: Grand Avenue & 55th Street

10/14/2024

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
Stage 1	-	-	-	-	726
Stage 2	-	-	-	-	467
Critical Hdwy	-	-	4.24	-	6.8
Critical Hdwy Stg 1	-	-	-	-	5.8
Critical Hdwy Stg 2	-	-	-	-	5.8
Follow-up Hdwy	-	-	2.27	-	3.5
Pot Cap-1 Maneuver	-	-	840	-	183
Stage 1	-	-	-	-	445
Stage 2	-	-	-	-	603
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	840	-	178
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	-

HCM 7th TWSC
4: Grand Avenue & Longmeadow Lane

10/14/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

10/14/2024

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	-	-

HCM 7th TWSC
11: Wolf Road & Access Drive

10/14/2024

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/v13.53		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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

10/14/2024

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	NBRWBLn1	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	-	

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

10/14/2024

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	NBRWBLn1		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

HCM 7th TWSC
3: Grand Avenue & 55th Street

10/14/2024

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
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	627
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	627
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

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	-

HCM 7th TWSC
4: Grand Avenue & Longmeadow Lane

10/14/2024

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

HCM 7th TWSC
10: Wolf Road & Park Place

10/14/2024

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/vt	1.51	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	-	-

HCM 7th TWSC
11: Wolf Road & Access Drive

10/14/2024

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/v16.98		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	-	-

HCM 7th TWSC
12: Lawn Drive & Park Place

10/14/2024

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	NBRWBLn1	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	-	

HCM 7th TWSC
15: Grand Avenue & Lawn Drive

10/14/2024

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	NBRWBLn1		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	-	

HCM 7th TWSC
10: Wolf Road & Park Place

11/06/2024

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/v19.44		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



McNaughton Deveopment
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 Development
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 Development
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 Development
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 Development
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 Development
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 Deveopment
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	<u>29</u>				

McNaughton Development
Heritage Crossing
Fiscal Impact Analysis
Tax Assumptions - Tax Year 2022 Tax Rates

Assessment Ratio	10%
Equalization Multiplier	2.9237
Total Tax Rate	<u>7.439%</u>
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 Development
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 Development
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 Development
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 Deveopment
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 Deveopment
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 Deveopment
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 Deveopment
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 Deveopment
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 Development
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 Deveopment
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 Deveopment
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 Deveopment
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 Deveopment
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 Development
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
Prsk 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 Development
Heritage Crossing
Fiscal Impact Analysis
School Children

Single-Family Attached Townhomes

Grades K-8					
Type of Unit	Number of Units	Standard Ratio of Children/Unit	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/Unit	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
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Population Figures Based on Illinois School Consulting Services - Associated Municipal Consultants, Inc. Naperville, Illinois Copyright 1996

**McNaughton Development
Heritage Crossing
Fiscal Impact Analysis
School District 204 Cost
Cost Assumptions**

Operational Cost Per Student	\$	22,156
2023		

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 \(usinflationcalculator.com\)](https://www.usinflationcalculator.com/consumers/consumer-price-index/)

**McNaughton Development
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 \(usinflationcalculator.com\)](https://www.usinflationcalculator.com/)

McNaughton Deveopment
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 Development
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 Development
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 Deveopment
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 Development
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 Development
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

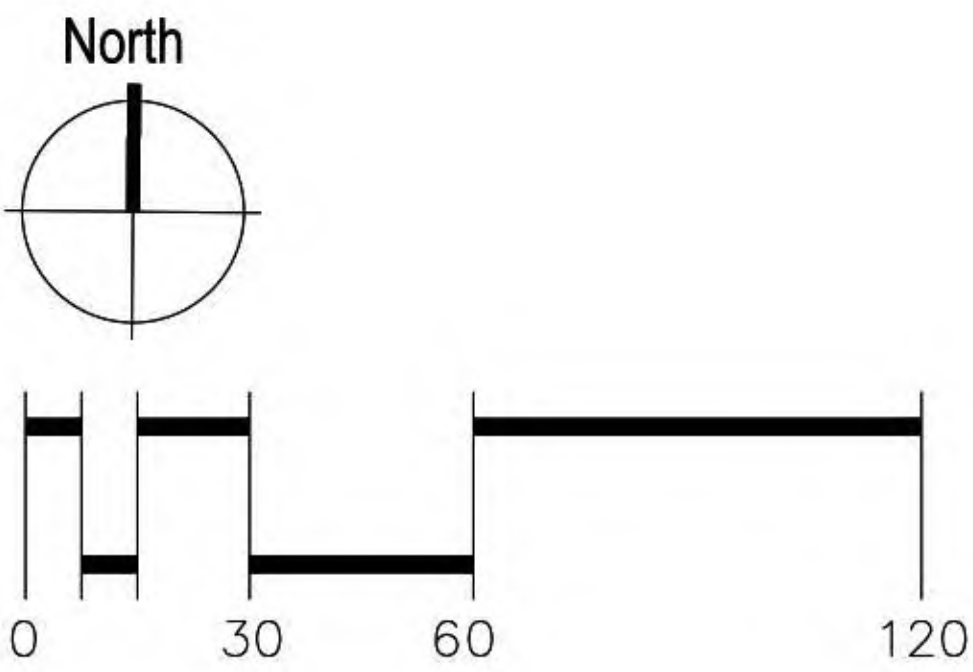
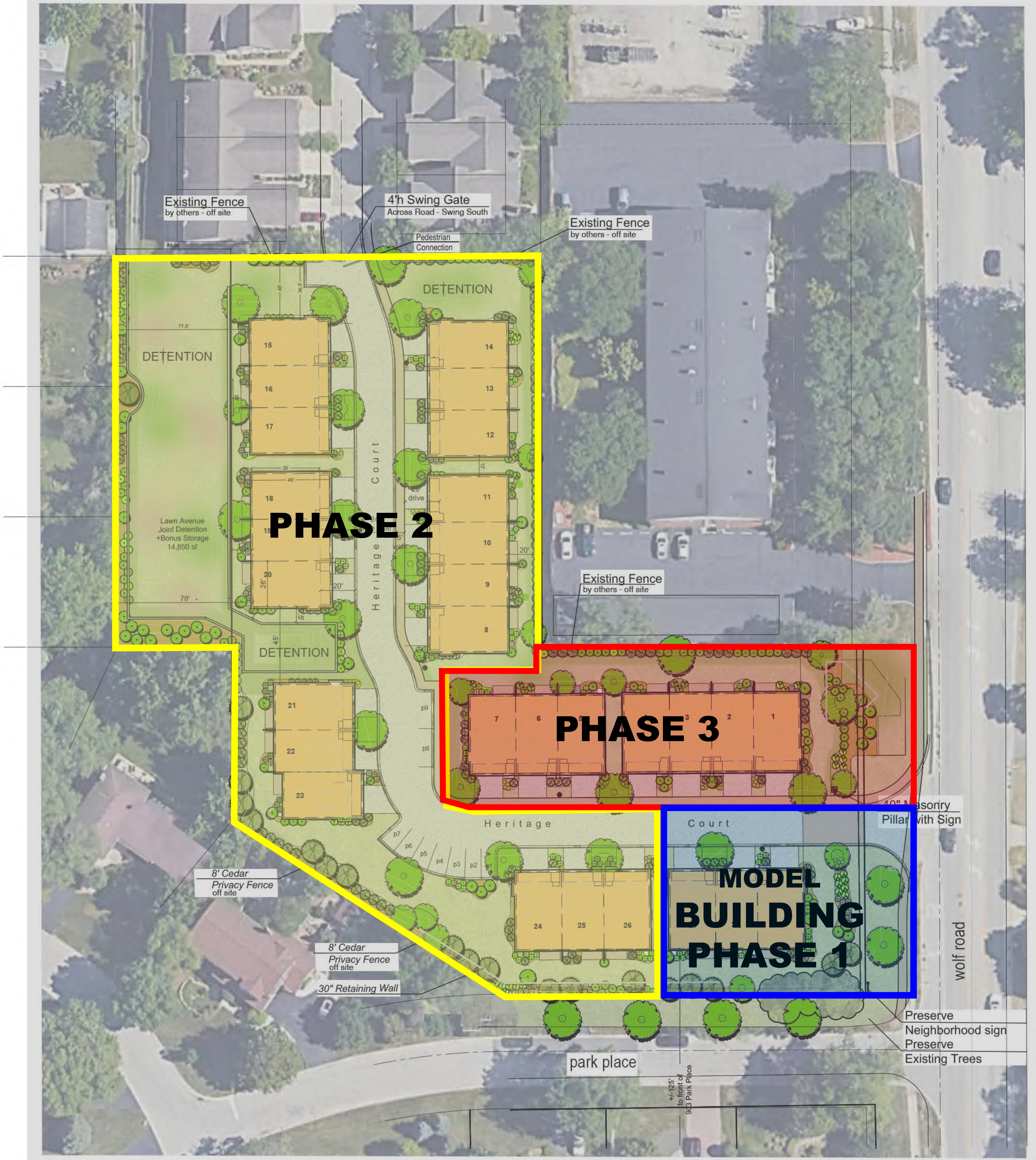
- Building demolition & site clearing of parking lot – **1/13/2025 – 2/7/2025**
- Site development work - **2/9/2025 – 4/18/2025**
 - Removal of existing storm sewer
 - Pond excavation and site grading
 - Commence construction on model home building Units #26 - # 28
 - Installation of new underground 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



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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SITE PLAN
Heritage Crossing
Western Springs, Illinois

Revised: November 5, 2024



L0.01
Site Plan

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
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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

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**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 #XXXXXXXXXXXX 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 judgments 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 patterns; 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.~~
- ~~(E) — 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/Condemnation

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 covering 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 iteration 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 rule 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 responsibility 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



Memorandum

11/15/2024

To: HEATHER VALONE, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT
From: JEFF KOZA, PE, VILLAGE ENGINEER
RE: 5600 Wolf Road Site Development – Heritage Crossing –Engineering Update for November 18, 2024 Plan Commission Meeting

Engineering Services has completed a detailed review of the October 18, 2024 and November 6, 2024 submittals from the developer's engineer. Detailed review comments were provided to Community Development under a separate cover letter. The purpose of the memo is to touch on the status of the stormwater management plans for the development. Detailed discussion on all stormwater related issues can be found in the Engineering Services review memo and exhibits.

The developer's engineer has completed detailed hydraulic modeling of the offsite stormwater the site receives and its impacts on the development site. They created a HEC-HMS hydraulic model to review how the proposed site design will perform under varying levels of rainfall events ranging from 2 year to 100 year storms. The Village again utilized a consultant engineer, Baxter & Woodman, to assist with the technical review of the stormwater plans and modeling. It should be noted that the developer did not provide an updated stormwater management report or the actual hydraulic modeling files with the original October 18, 2024 submittal. The Village requested these materials from the developer on October 25, 2024 after Baxter & Woodman had completed their initial review of the submittal. However, the requested information was not received until the evening of November 6, 2024 making it extremely difficult for Village Staff and Baxter & Woodman staff to complete a proper review prior to issuance of the Plan Commission agenda packet.

- B&W completed an expedited review of the developer's hydraulic modeling. B&W did have several comments and questions on the modeling, and these should be addressed before determining that the HEC-HMS modeling is a reasonably accurate representation of the site conditions.
- The updated stormwater management report did not have any narrative discussing how the HEC HMS model was developed which made it challenging to review. The developer's engineer was directed to update the stormwater report to include a narrative discussing the modeling development and assumptions made. The lack of narrative was a glaring omission indicative of a rushed submittal.
- The developer revised the site grading plan and unit layout to address concerns about street flooding. The prior submittal had street flooding occurring filling the new street with stormwater in front of several northern units. This would be a violation of Village Code. They were able to adjust the grading plan to elevate the site above the modeled maximum flooding elevation. They shifted the northern units southward allowing for open space which keeps the flood waters away from the units. There will be street flooding on the northern end of the new street but this is unavoidable as in order to make the connection to the existing development the street must match the existing elevation of the existing street.
- There were comments made on the prior submittal that there would be a loss of stormwater storage if the ground adjacent to the Lawn Avenue detention basin was raised. Currently during flooding events stormwater does overflow the Lawn Avenue basin and some of the overflow spills onto the existing parking lot. The developer's engineer provided calculations that show despite the raising of the ground



adjacent to the detention basin there is still a net increase in total stormwater storage provided on the site. These calculations were checked and appeared to be reasonably accurate.

- In the October submittal the developer complied with the request from Engineering Services to add a small pocket of stormwater storage between units 20 and 21. The storage area was shrunk by the developer with the addition of a unit that was done in the November 6, 2024 plans. Any additional storage that can be provided is worth providing given the regional stormwater issues.
- The revised engineering plans showed installation of stormwater inlets on private property just north of the development. This was due to the design of the roadway connection that had a low point in the roadway profile located north of the development property line. The Heritage Springs HOA was not in favor of the placement of the drainage structures on their property. These structures will be owned and maintained by the development's HOA. Placing the structures outside the development property limits could lead to confusion as to maintenance responsibilities. Engineering Services agrees with the Heritage Springs HOA and review comments have directed the developer's engineer to revise the roadway profile so placement of the inlet structures at the local low point of the roadway will be on the developer's property.
- It is Engineering Services understanding coordination with Cook County on the Wolf Road access is ongoing. It appears the developer is proposing to extend the Wolf Road culvert north and east of the current location. Ultimately Cook County will determine whether this culvert extension is acceptable. Engineering Services provided review comment that the open channel area that is shown between the Wolf Road culvert and the twin culvert bypass pipes must be secured so the public cannot access this open channel flow area.
- There were no changes to the proposed Lawn Avenue detention basin. The basin is still proposed to be deepened to gain added stormwater storage. This remains a benefit to the watershed though as previously stated the deepening of the detention basin does not solve the areas flooding problems.

The developer's engineer'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 current engineering plans show elevations and proposed grades of the site around the northern units that are high enough that floodwaters will be kept away from the proposed units. The plans show that based on the proposed elevation of the street in front of the units that the owners will be able to get out of their driveways without issue during a flood event. The developer's hydraulic modeling and engineering plans demonstrate the proposed development will not exacerbate the current Ridgewood Subdivision flooding issues and should at a minimum provide an incremental benefit based on the 0.88 acre-ft of added stormwater storage to be provided in the Lawn Avenue Detention Basin.

The is work remaining to do on the engineering plans, the hydraulic modeling, and there are several outside agency approvals still needed. As currently proposed, it appears that the stormwater management concepts laid out in the plans are feasible once corrections are made.



Memorandum

11/15/2024

To: Kelsey Fawell, Senior Planner
From: Jeff Koza, PE, Village Engineer
CC: Ellen Baer, Village Manager
Heather Valone, AICP, Director of Community Development
Mike Jurusik, Village Attorney

RE: Zoning Application Review: Heritage Crossing 5600 Wolf Road Development–
Engineering Services - Review 03

The Village Engineering Services Department is in receipt of the October 2024 submittal for the subject development. The Village Engineering Department received assistance with the review from Baxter & Woodman Consulting. The separate review letter from Baxter and Woodman Consulting is attached. During the review of this submittal the developer submitted a revised site plan adding a 29th unit. This was received on the evening of November 6, 2024. The updated Stormwater Management Report was not provided until November 6, 2024. Though the developer did not provide adequate time to Engineering Services to review the revised submittal in advance of the Plan Commission meeting on November 18, 2024, Engineering Services did its best to expedite a re-review the updated submittal and provided the following comments on the updated submittal documents.

The following submittal documents were reviewed by Engineering Services:

- Final Engineering Plans for Heritage Crossing – Revision Date 11-4-2024
- Final Plat of Heritage Crossing - Revision Date 11-6-2024
- Final Stormwater Management Report – 11-6-2024

The Village's consultant, Baxter & Woodman Consulting Engineers, Ltd. (B&W) reviewed the stormwater management component of the development. Their comments are provided under a separate letter. B&W also expedited a review of the November 6, 2024 submittal.

Outstanding Review Comments from Prior Submittals

Below is a summary of the review comments provided on prior submittals that have not yet been fully addressed or resolved. The developer provided a disposition of comments letter dated October 22, 2024. A copy of the disposition letter is provided for reference. Please refer to prior review letters for a complete history of these comments.

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.
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.
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.

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.
44. Add Site Coverage Data for the existing and proposed conditions as previously requested.
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.
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.
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.
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.
78. A fire hydrant spacing and coverage exhibit was requested to confirm compliance with Village Code. It has not yet been provided.
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.
- 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)*

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.
- 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.
- 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.
- 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.
- 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.

(Prior comments either not addressed or acknowledged by developer's engineer that it remains outstanding)

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.

- 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

- 02-15 Provide an exhibit showing the street light photometrics conform with Village Code. Provide a table comparing Village Code to what is proposed.
- 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)*
- 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)*

Third Review Comments

Enclosed with this review letter from Engineering Services are review comments marked in the electronic submittal files. Comments were provided in the electronic files of the Final Engineering Plans, Final Plat, and Final Stormwater Management Report. We request the developer or their engineer provide a complete

disposition of comments to all marked up review comments with their next submittal. Below are select comments from the review.

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.

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.
- 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.
- 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.

- d. The new and old walls appear to be misaligned at the northwest corner of the property. Clarify intent.

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."*
- 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.
- 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.
- 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.

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.
- b. Re-evaluate grading near unit 23. See plan comments
- 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.
- 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.

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.
- 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.
- 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.
- d. Secure the bypass ditch area between the Wolf Road culvert and the twin bypass culverts.
- 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.

- 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.

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.
- 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.
- 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).

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.
- 03-10. Discuss how the hydraulic modeling impacted the subdivision grading plan.
- 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.
- 03-12. Baxter & Woodman has completed their review. The comments are enclosed. Please address the comments with the next submittal.

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.

Please contact me if there are questions or if clarification of any comments is needed. I can be reached at 708-246-1800 ext. 202 or via email jkoza@wsprings.com.

Sincerely,
VILLAGE OF WESTERN SPRINGS

A handwritten signature in black ink, appearing to read 'Jeff Koza', with a long horizontal flourish extending to the right.

Jeff Koza, PE
Village Engineer

Encl: Exhibit 1 – Baxter & Woodman Review Letter Dated November 14, 2024.
Exhibit 2 – Final Engineering Plan Review Comments Dated November 13, 2024
Exhibit 3 – Final Plat Engineering Review Comments Dated November 13, 2024
Exhibit 4 – Final Stormwater Management Report Review Comments Dated November 13, 2024
Exhibit 5 – Developer's Engineer Disposition of Comments dated October 22, 2024
Exhibit 6 – Engineering Services Review 02 Comment Letter dated August 1, 2024

November 14, 2024

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 #4

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 4 dated November 4, 2024
- Revised Stormwater Report, prepared by DesignTek Engineering, Inc. and dated November 6, 2024
- HEC-HMS files and results associated with H&H analysis

We have the following comments for the developer:

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.
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.
3. Prior to final approval, the retaining wall design shall be reviewed, signed, and sealed by an Illinois-registered Structural Engineer.
4. The silt fence protecting the pond shall be revised to be double-rowed per section 5.3.4.2 of the WMO.
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.
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.
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.
8. Provide grading near the property line north of Unit 14 to prevent overland flow from continuing onto the Heritage Springs property.
9. Provide a pavement cross-section or spot grades to ensure proper drainage at the offsite parking stalls in Heritage Springs (Sheet 7).

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.
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.
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.
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.
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.

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

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	→
→	CONTOUR	→
FM	FORCE MAIN	FM
→	SPOT GRADES	→
→	OVERFLOW ARROW	→
TF XXXX.XX	TOP OF FOUNDATION	TF XXXX.XX
FG XXXX.XX	FINISH GRADE	FG XXXX.XX
FF XXXX.XX	FINISH FLOOR	FF XXXX.XX
GF XXXX.XX	GARAGE FLOOR	GF XXXX.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 VAL'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.

RETURNED FOR
CORRECTIONS

Engineering Services Review
Review 03
Review by: Jeff Koza, Village Engineer
Review date: 11-13-24

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 WOLFPAC 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:

- 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.
- 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 UTILTY 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

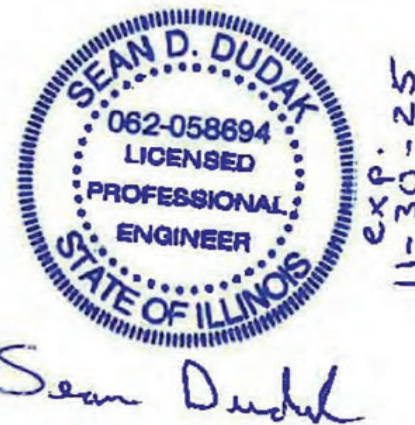
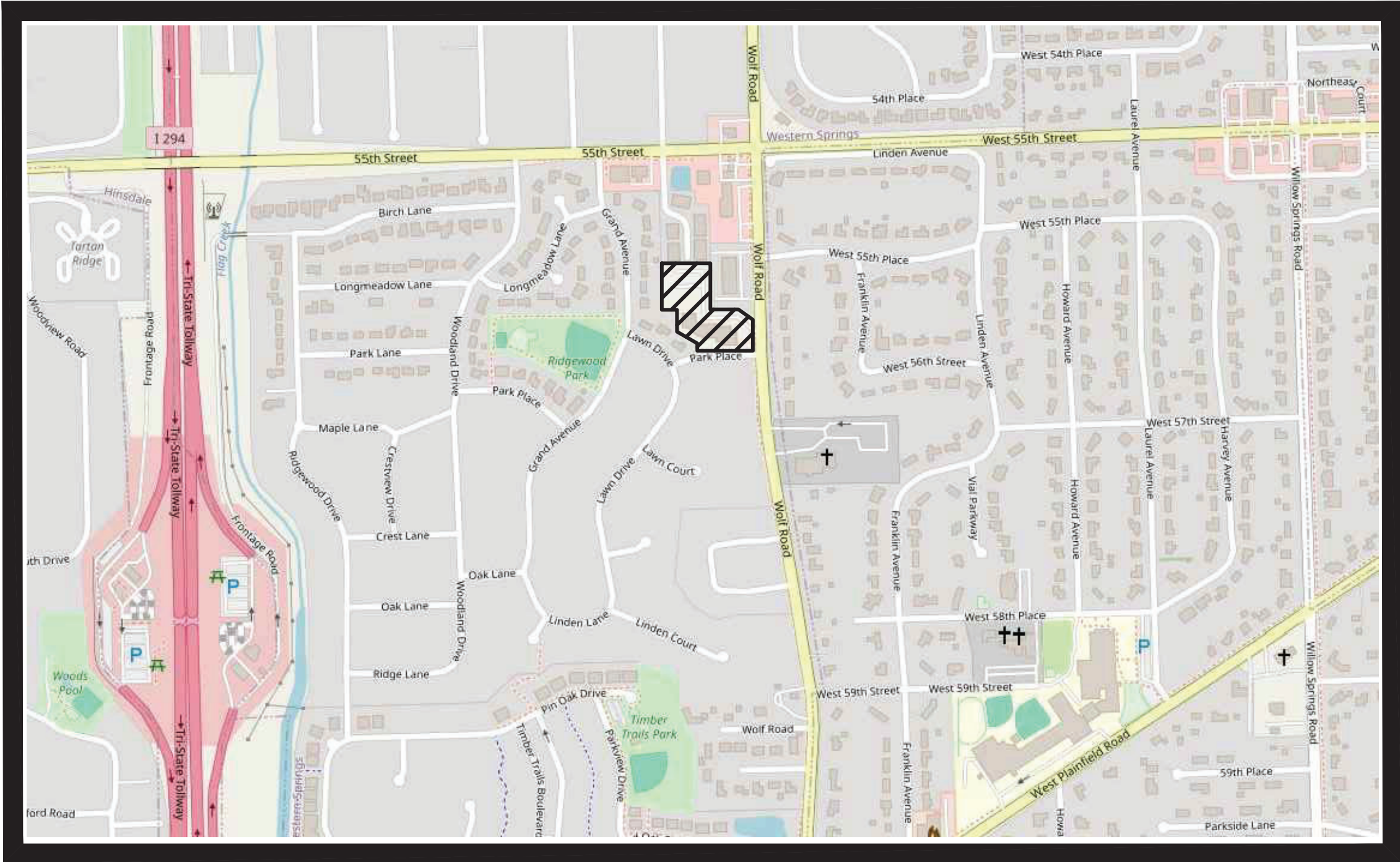


Exhibit 2 FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING

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	XXXXXX	XX-XX-24
IEPA - WATER	XXXXXX	XX-XX-24
IEPA - SANITARY	XXXXXX	XX-XX-24
LaGRANGE HIGHLANDS - SANITARY SEWER MAIN	XXXXXX	XX-XX-24
NPDES AND APPROPRIATE SCD	XXXXXX	XX-XX-24
CCDOH	XXXXXX	XX-XX-24

Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.

P (708) 588-4055
E WMOJobStart@mwrdd.org

INDEX OF PLAN SHEETS

- COVER SHEET
3. PROJECT SPECIFICATIONS, GENERAL NOTES & EXHIBITS
- EXISTING CONDITIONS & REMOVAL
- SOIL EROSION & SEDIMENT CONTROL PLAN , NOTES & SPECIFICATIONS.
- SOIL EROSION & SEDIMENT CONTROL DETAIL SHEET
- GEOMETRIC PLAN
- GRADING PLAN
- UTILITY PLAN
- UTILITY SERVICES PLAN
- PLAN & PROFILE
- INTERIM BY-PASS DRAINAGE SWALE PLAN
- 13-15. PROJECT CONSTRUCTION DETAILS
- 16-17. CROSS SECTION WOLF ROAD
- ADA INTERSECTION DETAILS
- WOLF ROAD DETAILS



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING
DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	DESCRIPTION	BY
1	08-17-24	PER LAGRANGE HIGHLANDS SCD	DNV		
2	08-26-24	PER WESTERN SPRINGS REVIEW	SDD		
3	10-17-24	PER VILLAGE REVIEW	SDD		
4	11-04-24	PER CDOH REVIEW	DNV		

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



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

L:\Projects\2024\24-0001\Engineering\Drawings\24-0001 Final Plot Date:11/14/2024 3:52:31 PM By:aducos

EARTHWORK	UNDERGROUND UTILITIES - GENERAL	SANITARY SEWER	WATER MAIN	STORM SEWER
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, on 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. Payment 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.	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 filets 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. 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.	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 feetet 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. CD-ROM format and submitted with written reports to the Village Engineer for review and approval prior to acceptance of the sewer improvements by the Village. d. LaGrange Highlands will be the agency responsible for sewer main acceptance.	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. 9. 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.	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.				
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 DESIGN/TEK 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 PROJECT INFORMATION Project No.: 24-0001 Scale: NONE Date: MAY 22, 2024 Design By: SDD Drawn By: DEI Checked By: SDD 2 OF 19 REVIEW SET NOT FOR CONSTRUCTION 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 the Village 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, et al.

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. Standard Specifications for Road and Bridge Construction (latest edition), by the Illinois Department of Transportation (IDOT 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 (MWRD) 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 708-986-4055).

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 with new construction, immediately notify the engineer so that the conflict can be resolved. call J.U.I.L.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 mwrđ and the municipality unless changes are approved by MWRD, the Municipality, or the authorized agent. The construction 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 Contractor 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 or 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	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F-DY=46	ASTM D-3035	ASTM D-3212, F-477 (gasketed)
High Density Polyethylene (HDPE)		
	ASTM D-3350	ASTM D-3261, F-2620 (heat fusion)
	ASTM D-3035	ASTM D-3212, F-477 (gasketed)
Water Main Quality PVC		
4-inch to 12-inch	ASTM D-2241	ASTM D-3139
14-inch to 48-inch	AWWA C900	ASTM D-3139
	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to District review and approval prior to use. A special condition will be added to the permit when the pipe material listed 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 1/4" to 1" in size with minimum bedding thickness equal to 1/4 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 ("shower-Tap" machine or similar) and proper installation of hubwe 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.

c. 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 measures.

d. 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.

e. 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.

f. Mortar washout facilities shall be constructed in addition to concrete washout facilities for any brick and mortar building envelope construction activities.

6. 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.

7. 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.

8. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).

9. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.

10. 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.

11. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.

12. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.

13. 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.

14. 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.

15. The contractor 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.

16. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.

17. 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.

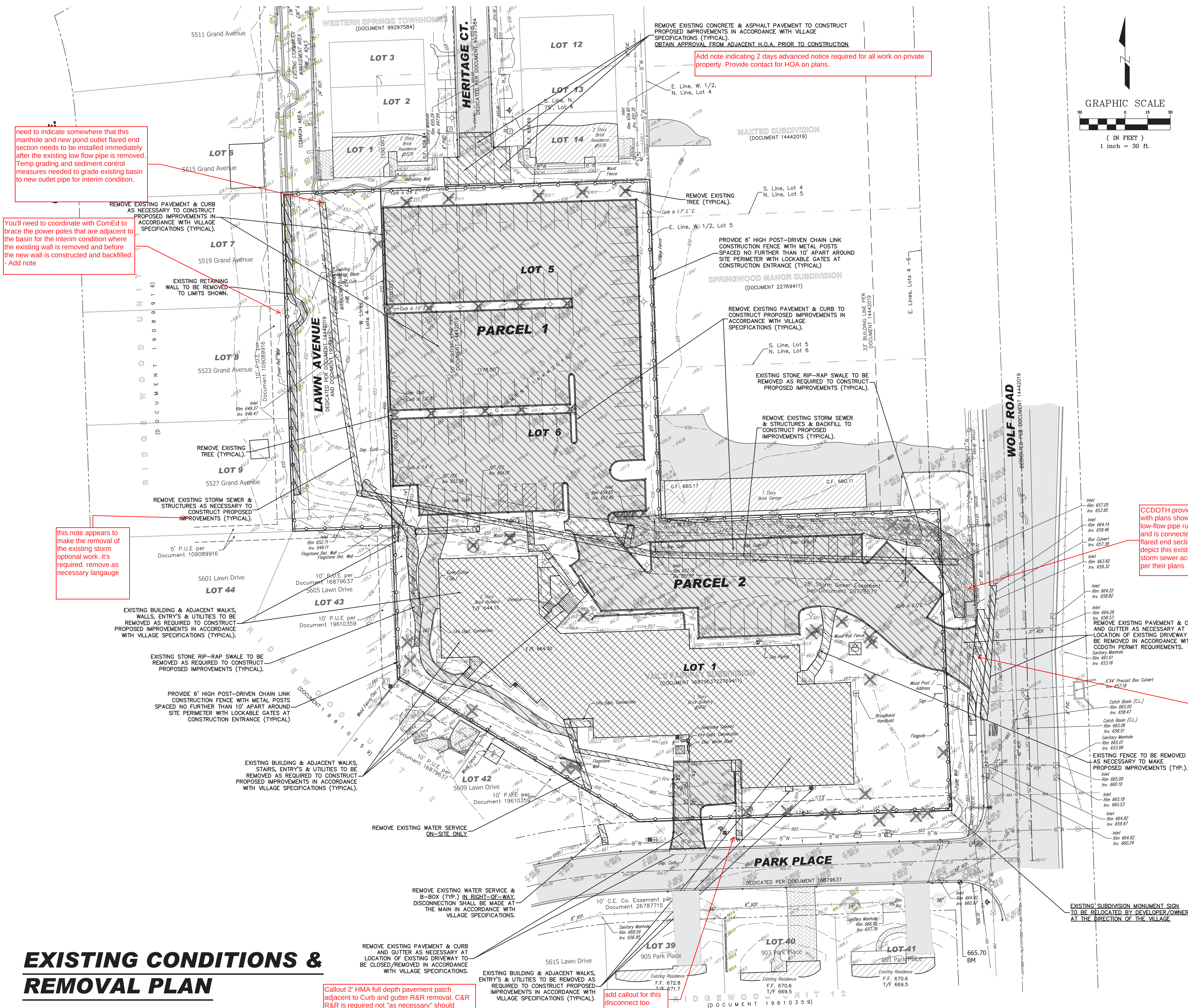
18. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.

19. 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 | | DESCRIPTION | BY |
|-----------|----------|--------------------------------|-----|
| NO. | DATE | | |
| 1 | 08-17-24 | PER LAGRANGE HIGHLANDS SD ONLY | SD |
| 2 | 08-26-24 | PER WESTERN SPRINGS REVIEW | SD |
| 3 | 10-17-24 | PER VILLAGE REVIEW | SD |
| 4 | 11-04-24 | PER CDDOTH REVIEW | DMV |
| | | | |
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| | | | |
| | | | |
- 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
-
- | PROJECT INFORMATION | |
|---------------------|--------------|
| Project No.: | 24-0001 |
| Scale: | NONE |
| Date: | MAY 22, 2024 |
| Design By: | SD |
| Drawn By: | DEI |
| Checked By: | SD |
- 3
OF
19
- PROJECT SPECIFICATIONS & GENERAL NOTES
- Page 1102 of 1243

EXISTING CONDITIONS & REMOVAL PLAN

add callout for this disconnect too

REVIEW SET
NOT FOR CONSTRUCTION



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08-17-24	PER LAGRANGE HIGHLAND'S SD	DNV
2	08-26-24	PER WESTERN SPRINGS REVIEW	SDD
3	10-04-24	PER CREDIT REVIEW	SDD
4	11-04-24	PER CREDIT REVIEW	DNV

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FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

FAX: (708) 326-4962



PROJECT INFORMATION

Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDS

4

OF

19

EXISTING CONDITIONS AND REMOVAL PLAN

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF 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 PERMANENTLY. THE CONTRACTOR SHALL BE REQUIRED TO 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 CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE AFE AND 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. IT 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 ON 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 DUSTS BE PRESENTED WHEN REACHED BY 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 BASINS, 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 PLACE UNTIL THE DISTURBED AREA IS STABILIZED. IN ADDITION, SILT FENCE SHALL BE PROVIDED FOR AREAS DRAINING 200' AND GREATER IN LENGTH WITH A SPACING OF 400' TO 800'.

10. SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:

- A. CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING.
- B. BEGIN THE 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:

ACTIVITY	FALL	2024
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 & SOIL STABILIZATION. ALL OPEN AND CONDUIT TO BE PROTECTED. 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 UPWARD RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.

14. THE PROTECTION OF THE OPEN ULD DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAIL. ALL OPEN ULD DRAINAGE STRUCTURES LOCATED IN VARIOUS AREAS AND SEDIMENTATION/STABILIZATION BASIN MUST BE PROTECTED. INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN ULD DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BARRIERS INSTALLED UNDER THE ULD. 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 GREATER THAN STEEPER (1:1) AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. 5175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.

16. SOIL PROFILES 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. WATER DRAINING 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 VILLAGE AND CONDUCT 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 AND THE VILLAGE HAS BEEN ADVISED OF VEGETATION. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.

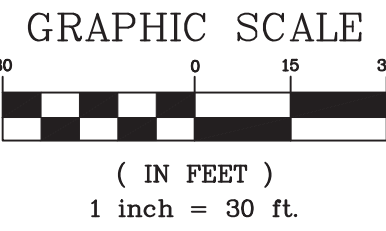
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND GASEOUS WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

3	CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
4	SILT FENCE PER NRCS SPECIFICATIONS
5	CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-610
6	CONCRETE WASHOUT AREA
7	INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATION
8	CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-508SF
9	DOUBLE ROW OF SILT FENCE PER NRCS SPECIFICATIONS
10	SEDIMENT FOREBAY (SEE MWRD DETAIL SHEET XX)

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.

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC	C. SPRING OATS 100 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC	D. WHEAT OR CEREAL RYE 150 LBS/AC
	E. SOD
	F. STRAW MULCH 2 TONS/AC

SOIL EROSION & SEDIMENTATION CONTROL PLAN



REVIEWS			BY
NO.	DATE	DESCRIPTION	
1	06-17-24	PER LAGRANGE, HIGHLANDS SD	DNV
2	06-26-24	PER WESTERN SPRINGS REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER COOHOE REVIEW	DNV

McNAUGHTON DEVELOPMENT
15220 JACKSON ST. Ste. 10
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

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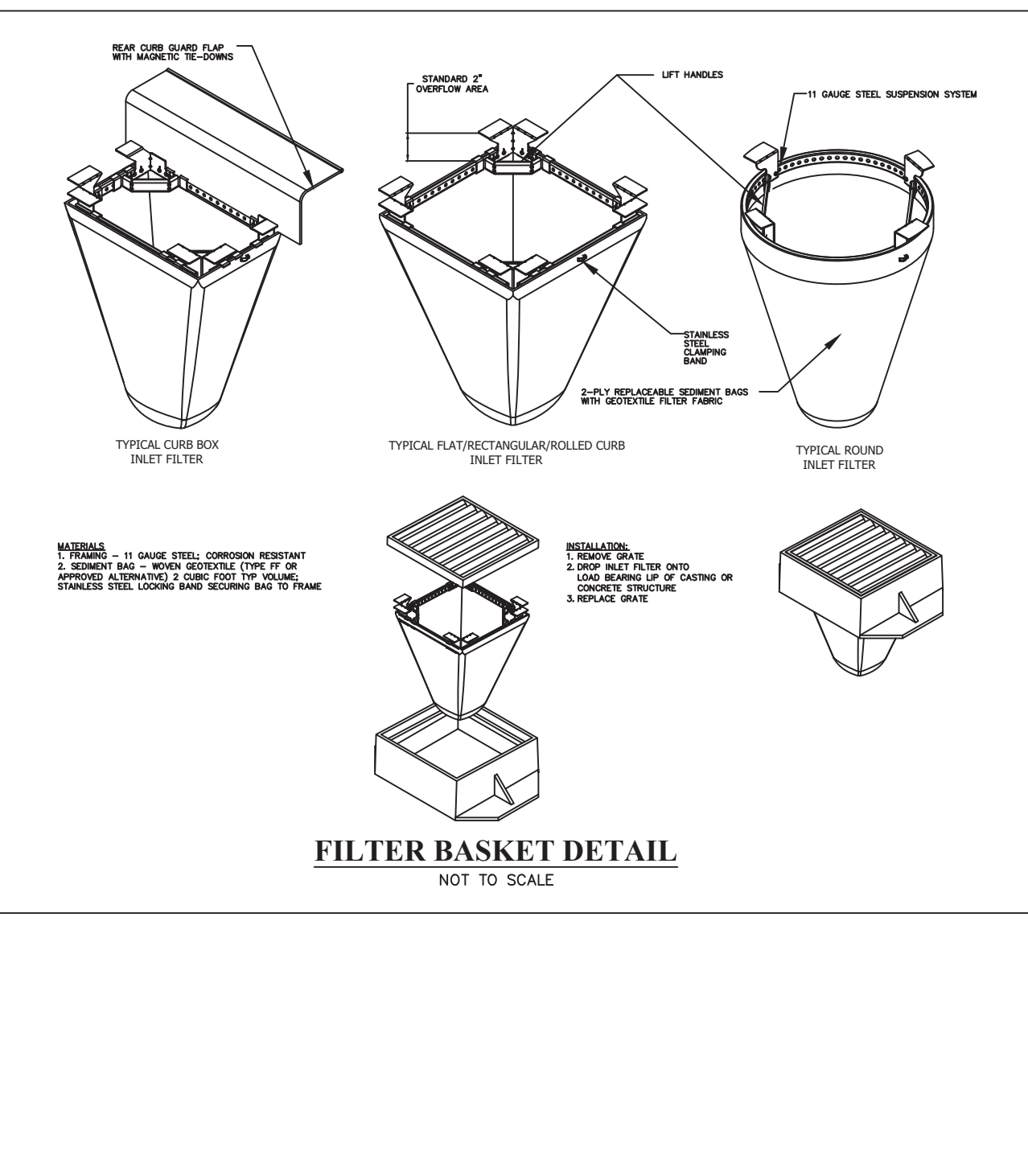
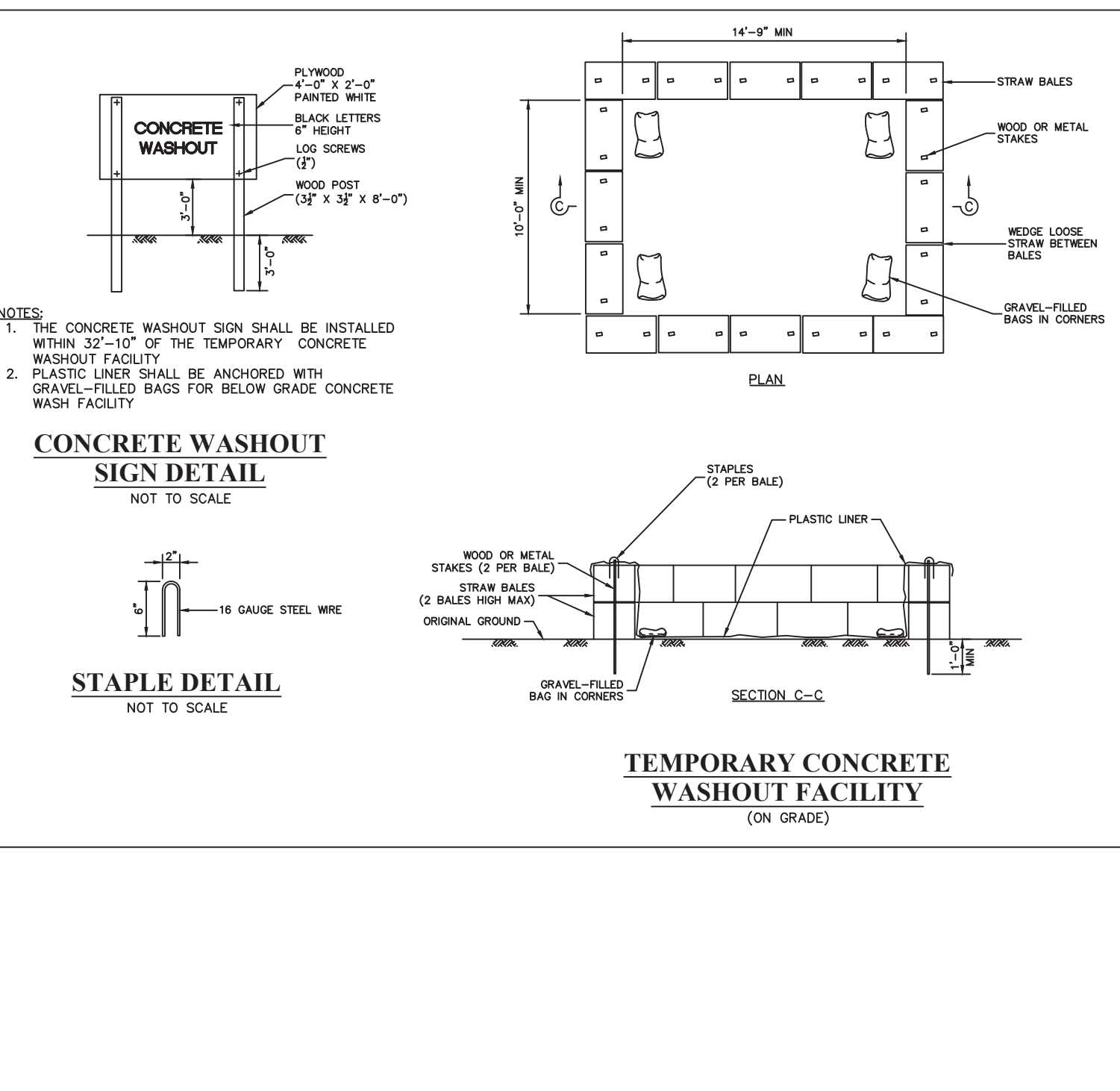
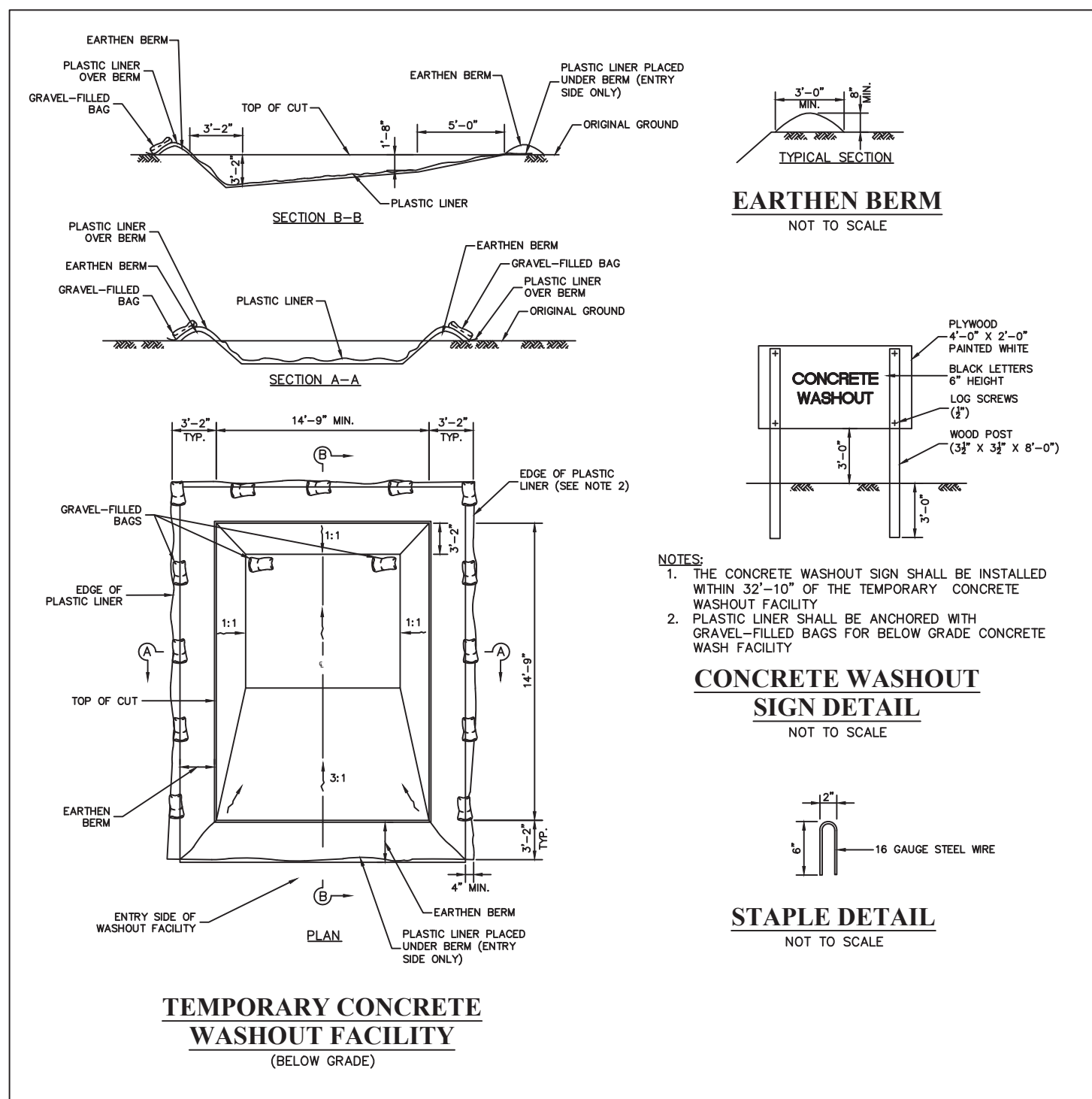
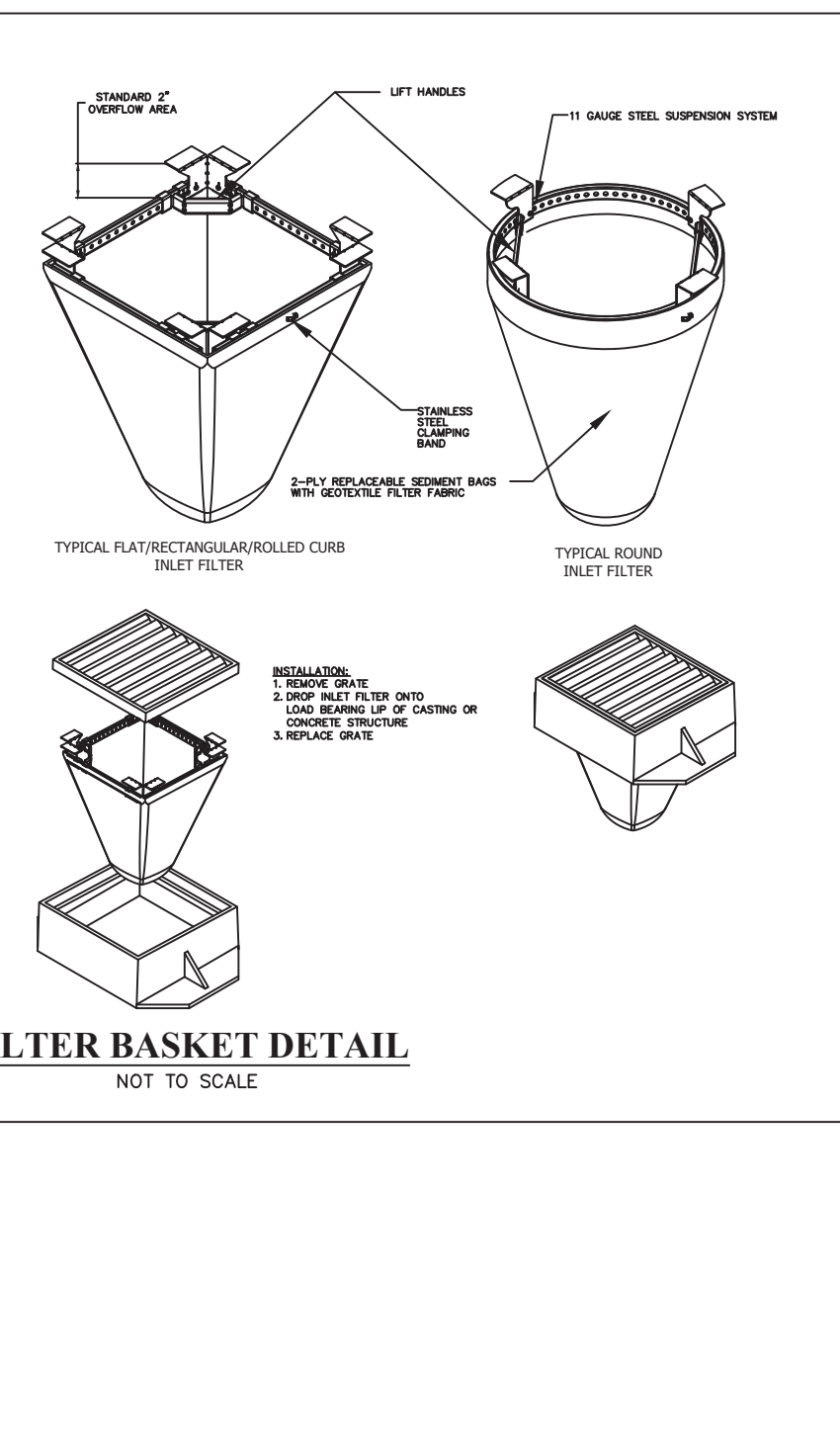
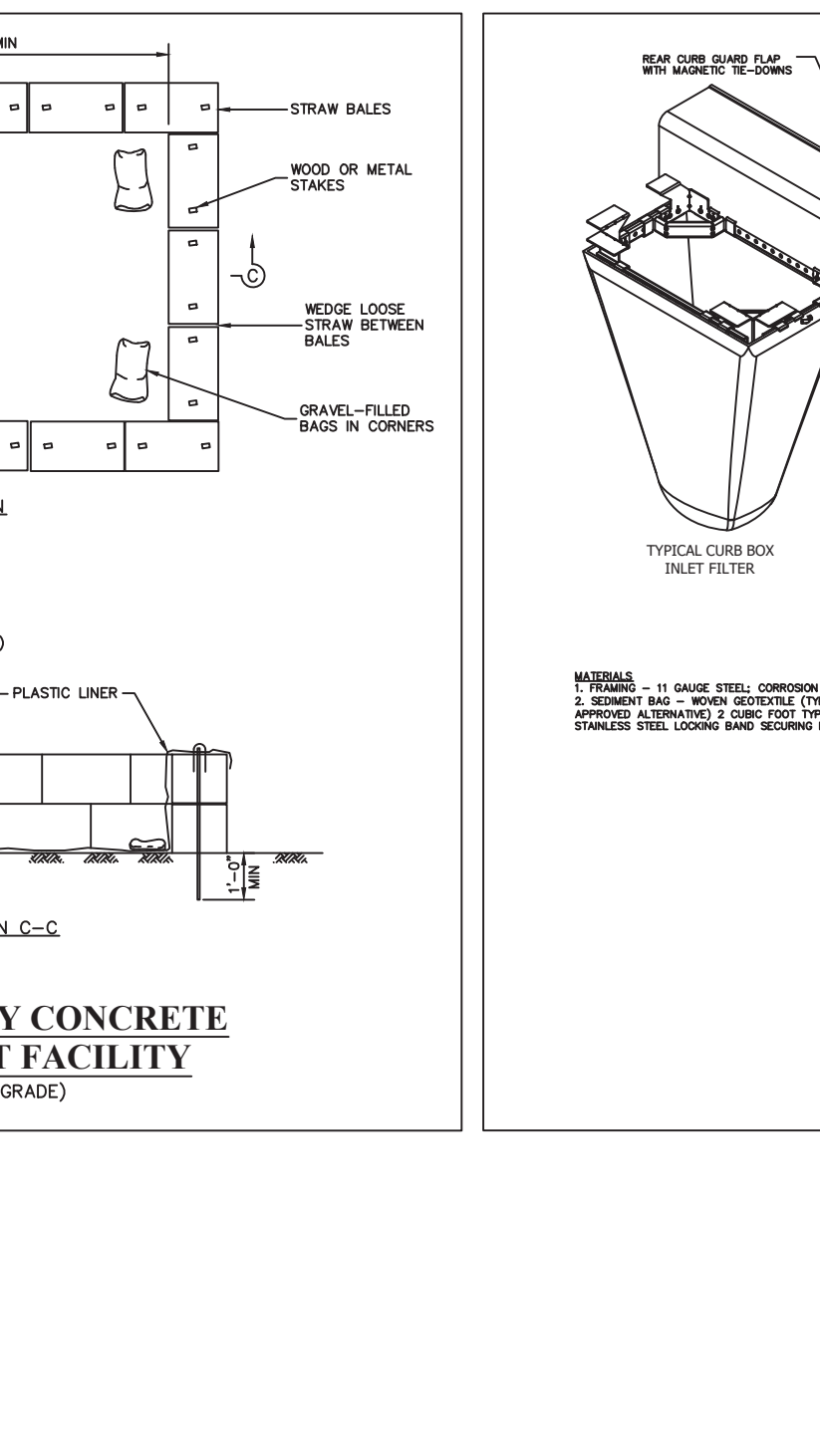
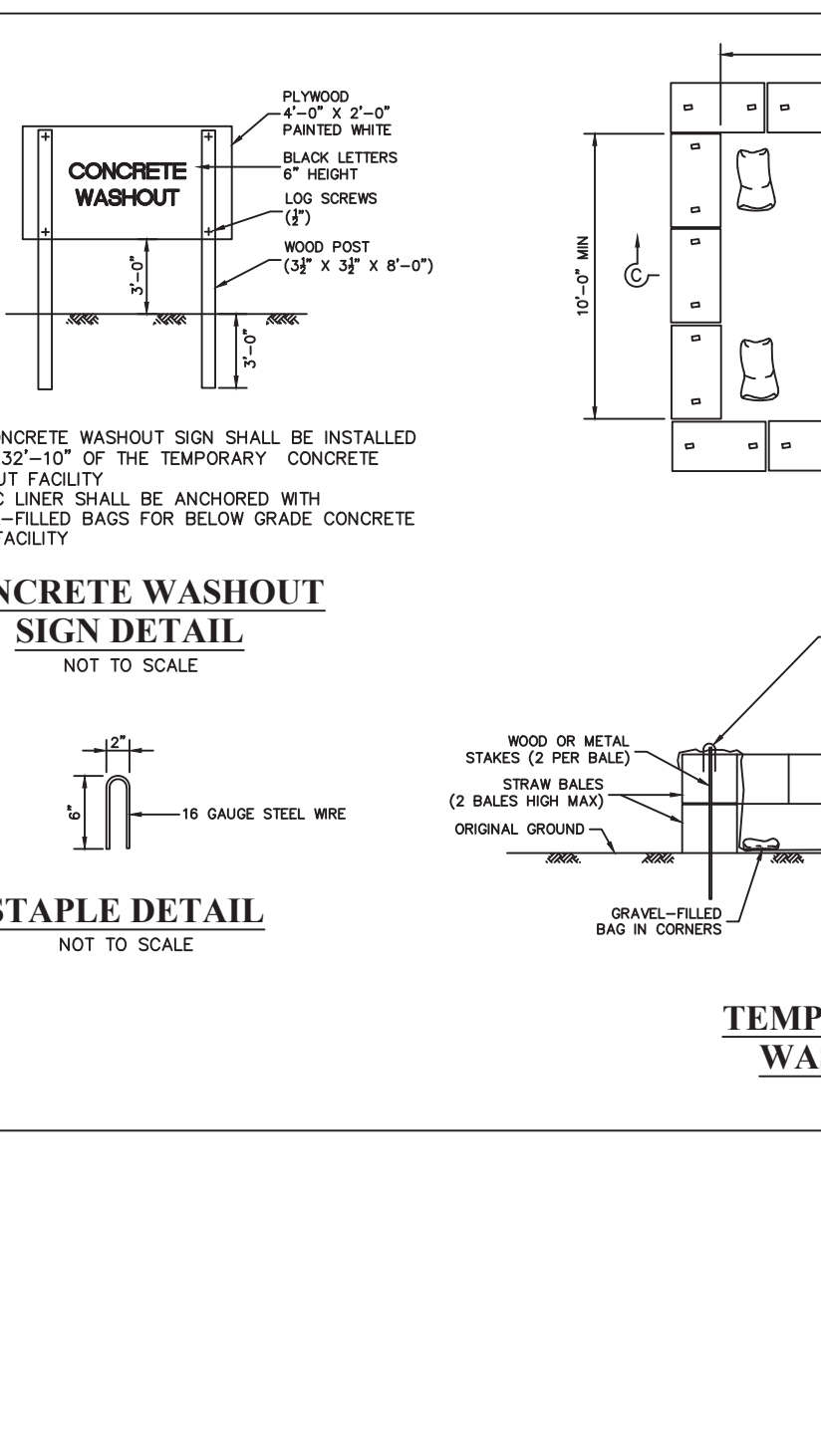
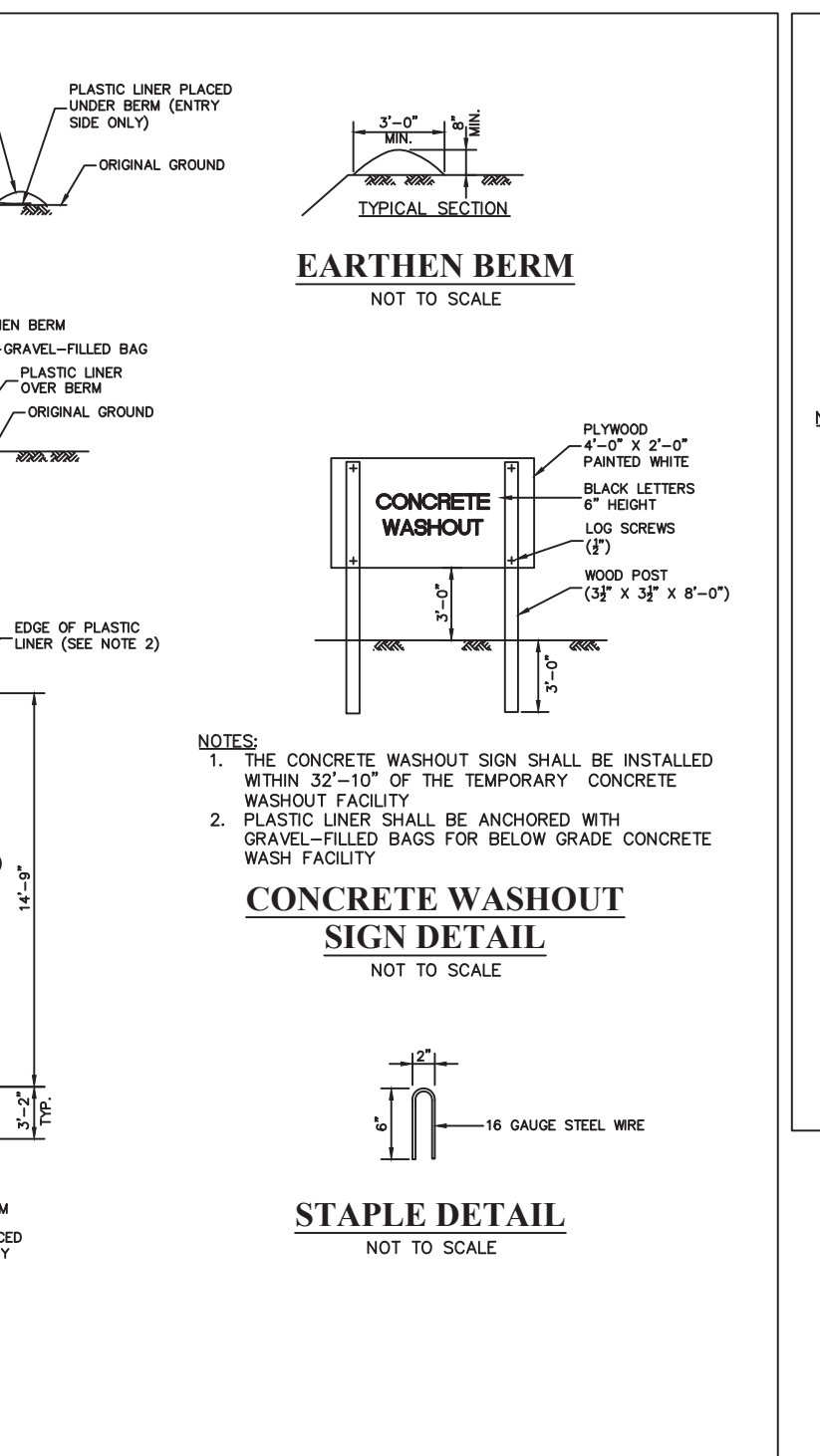
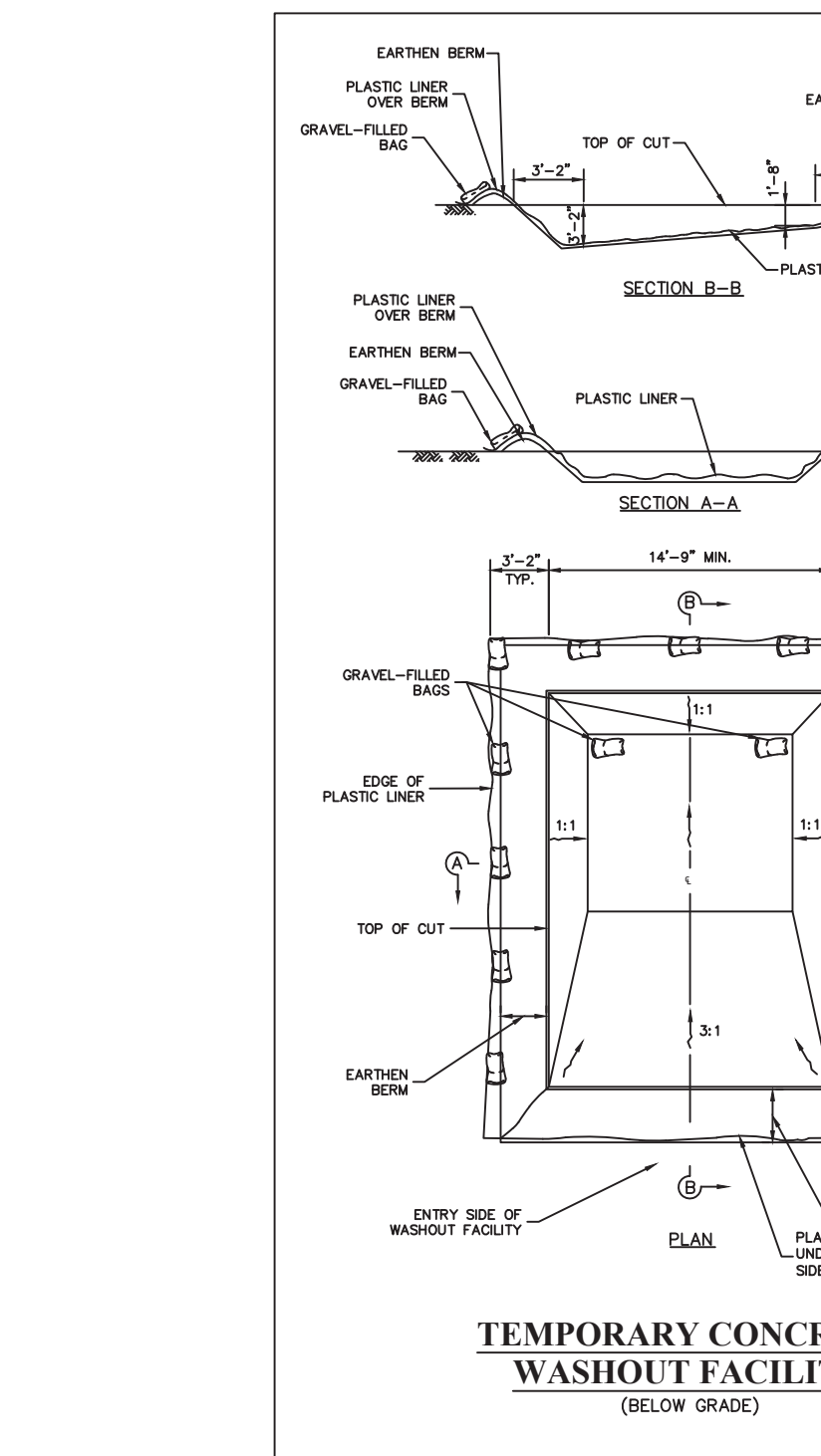
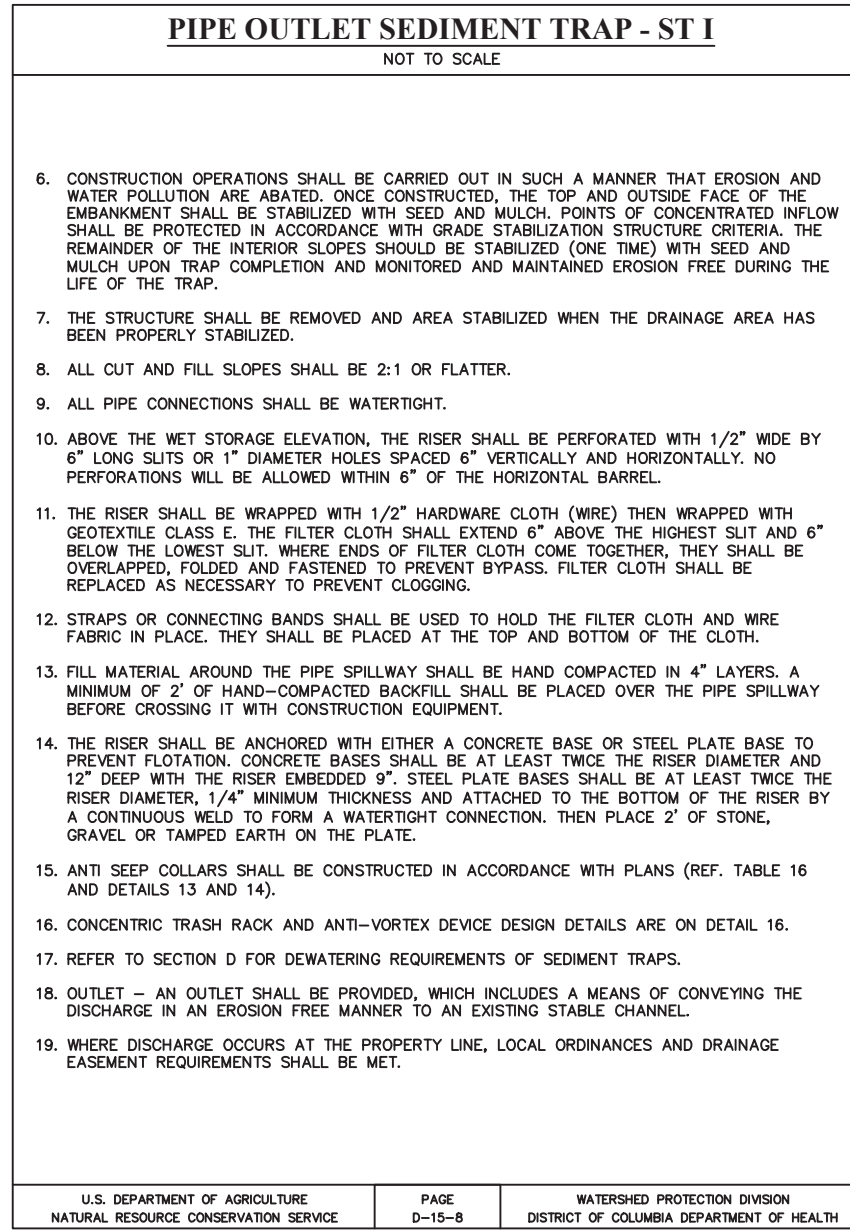
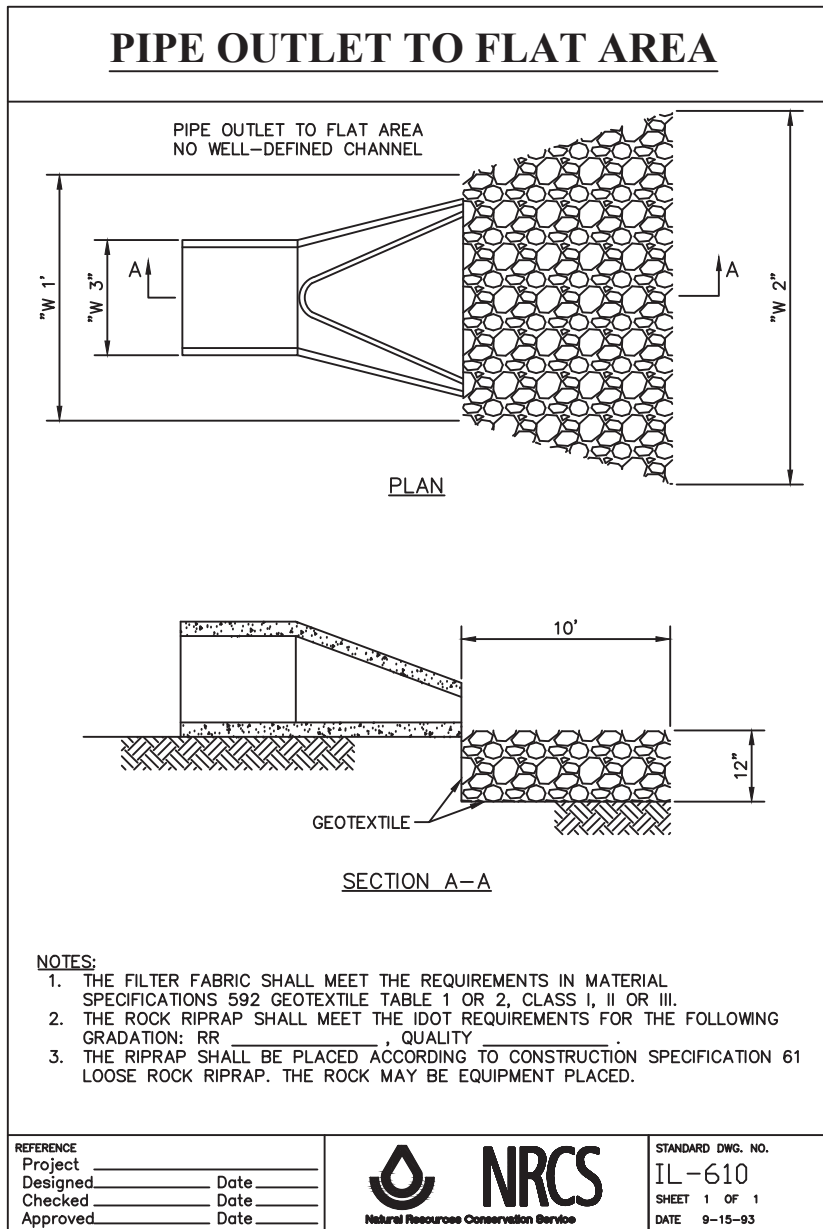
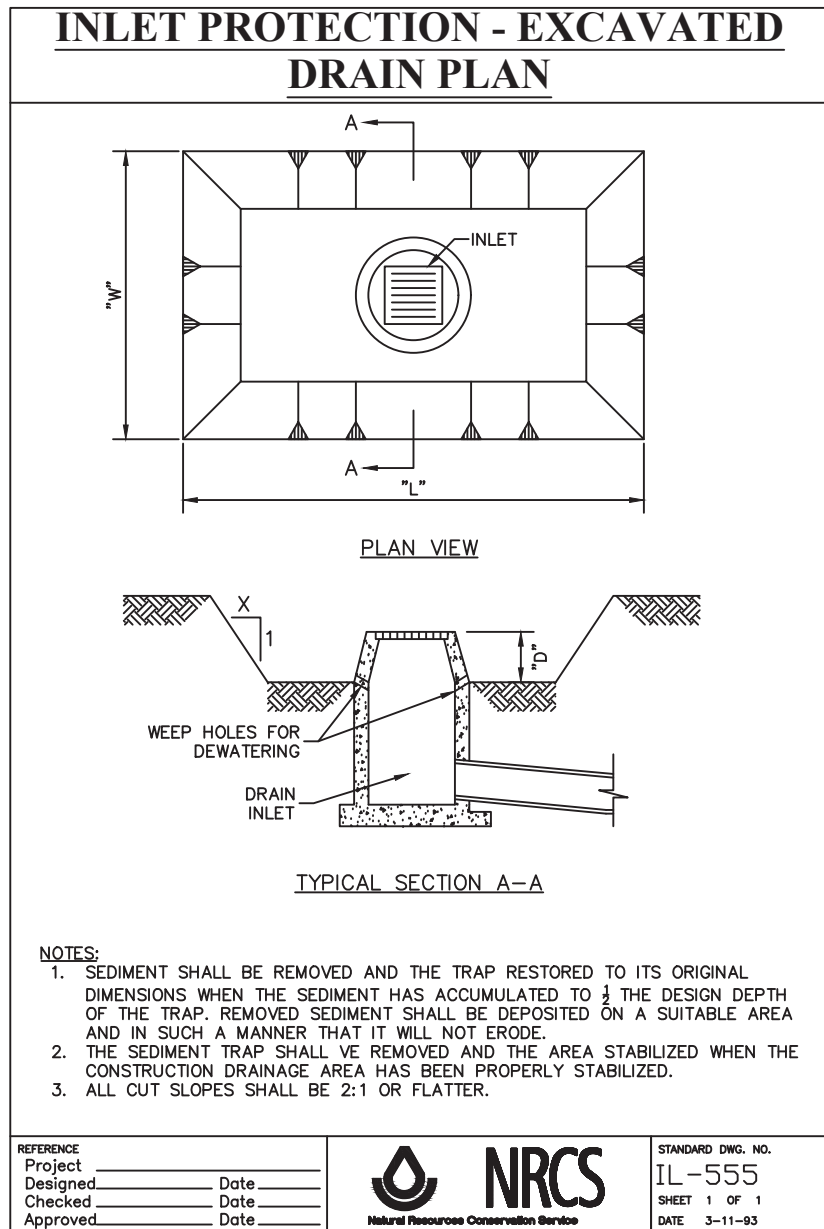
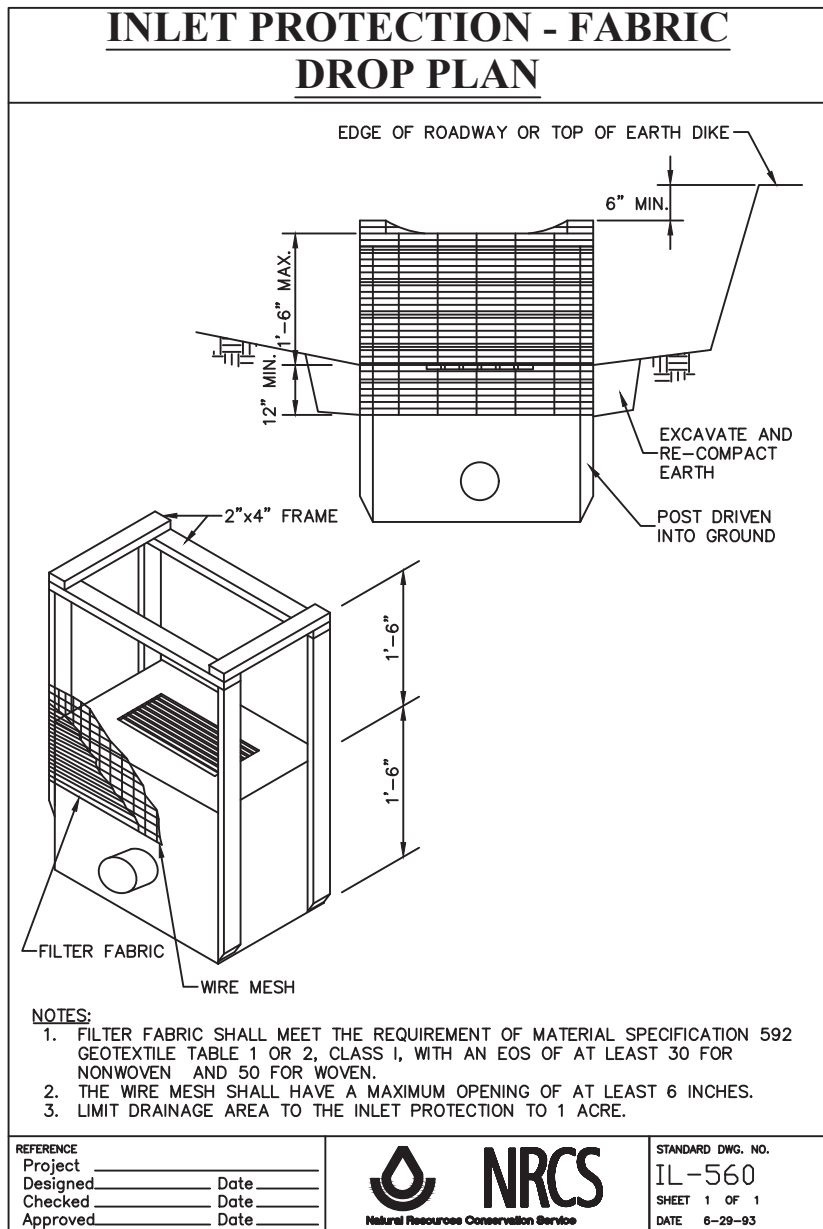
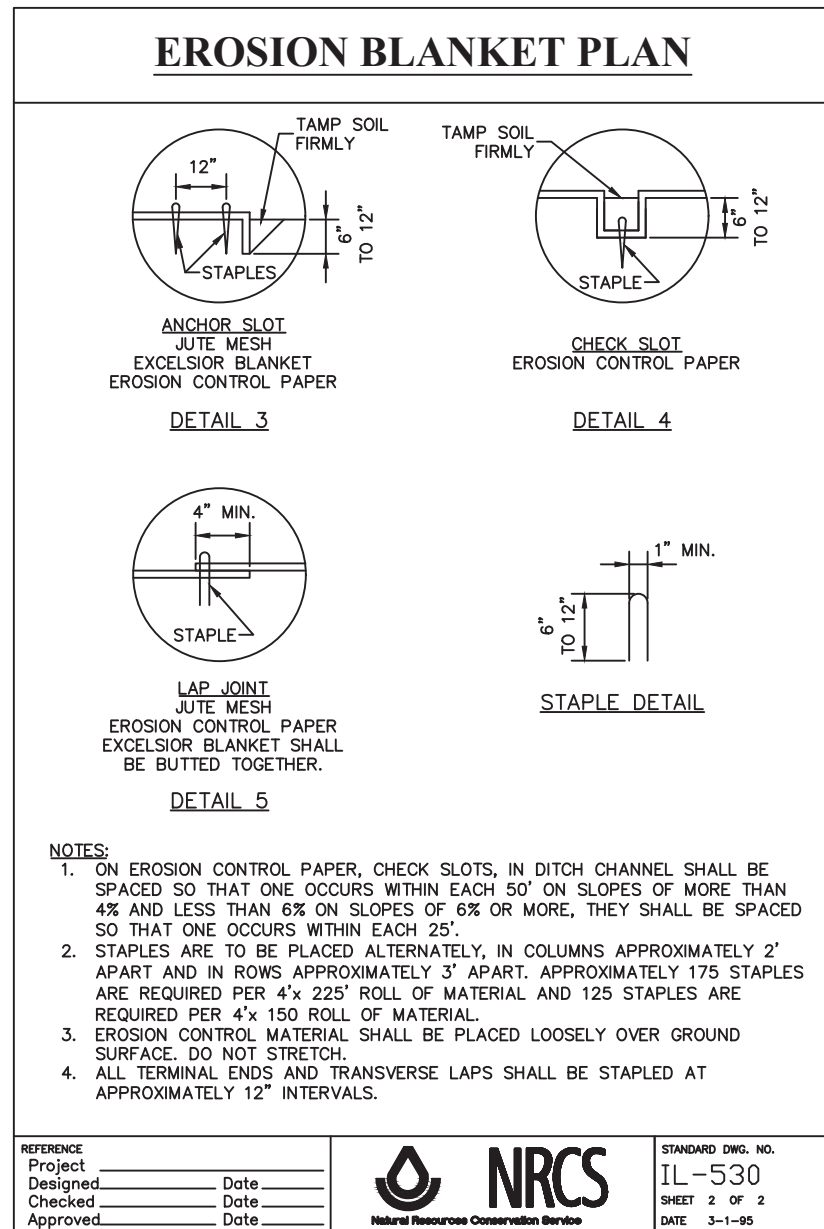
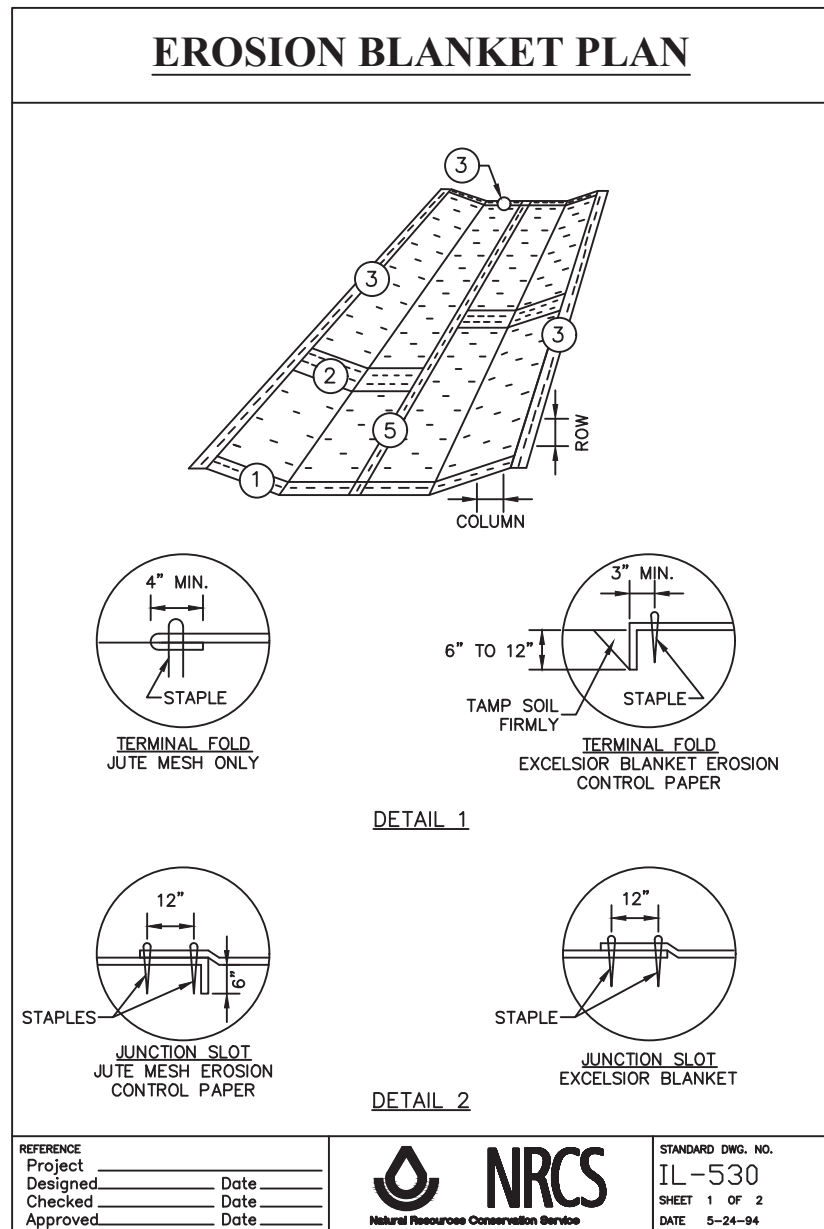
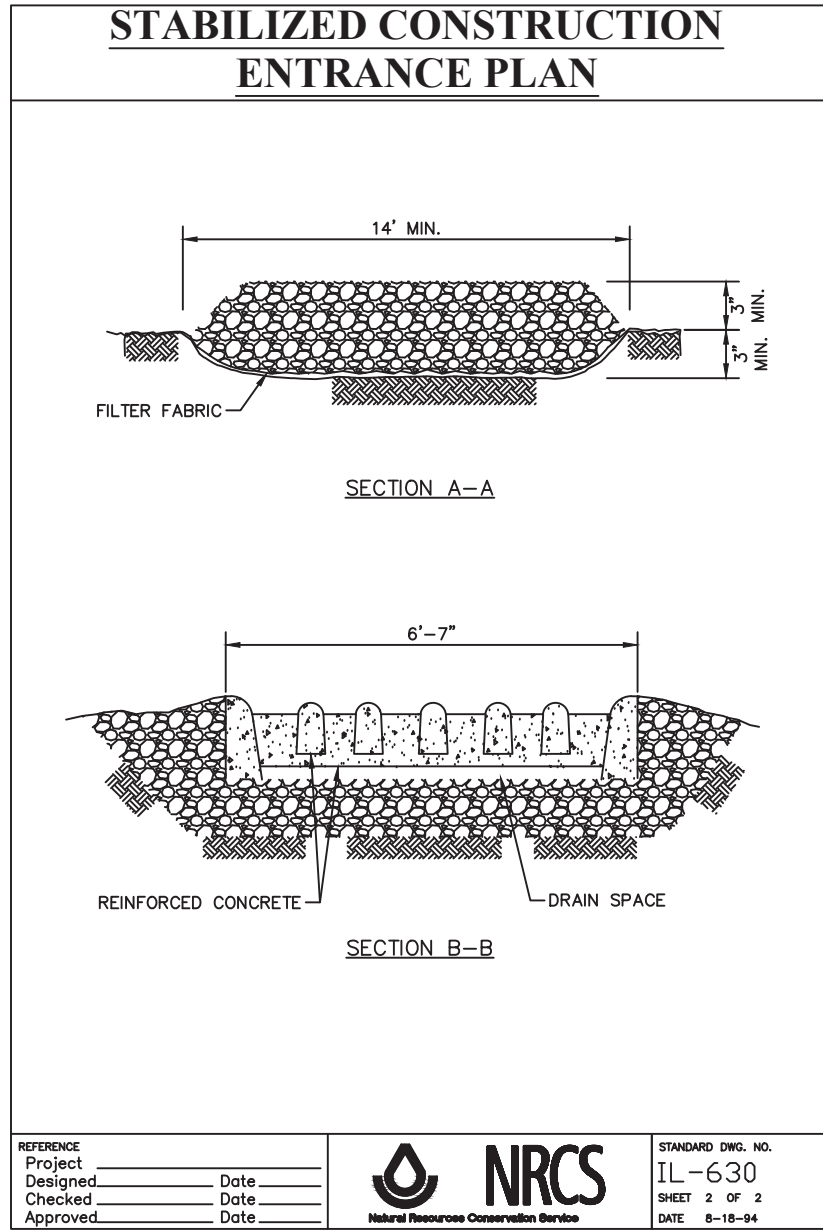
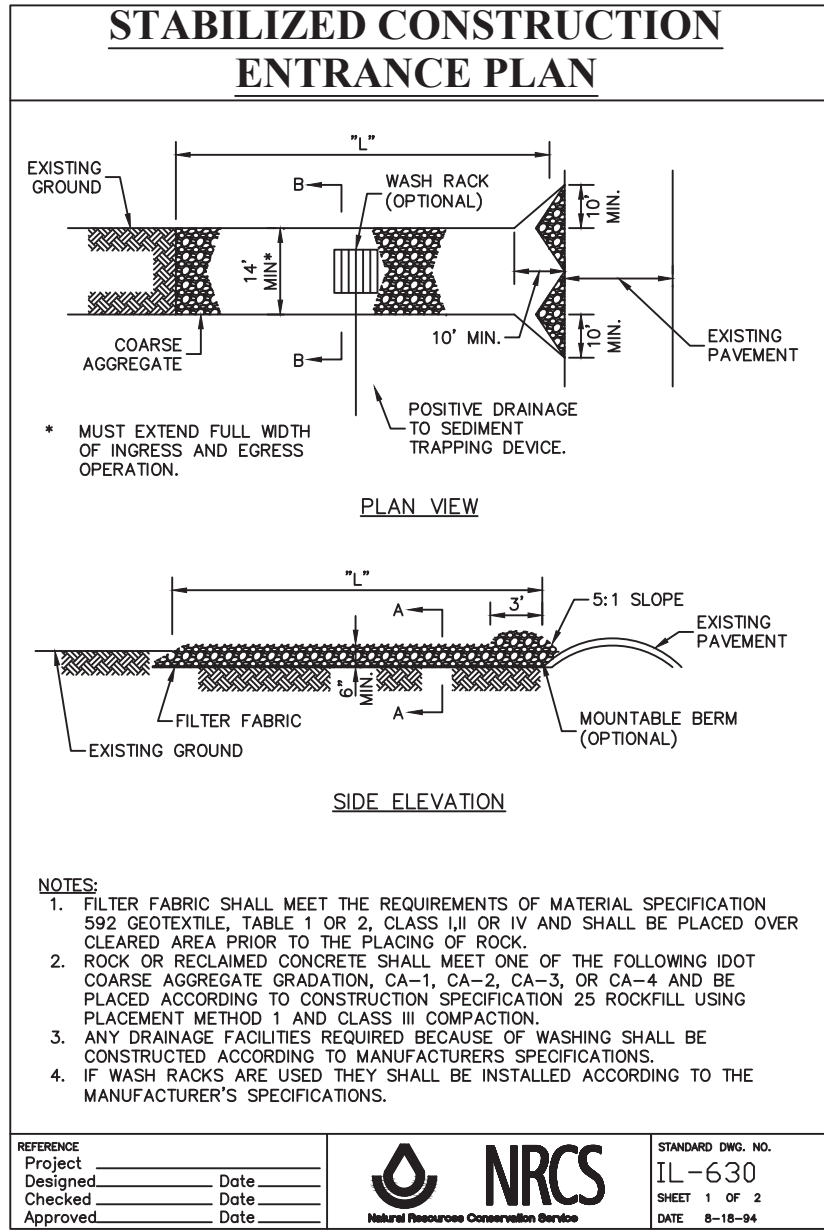
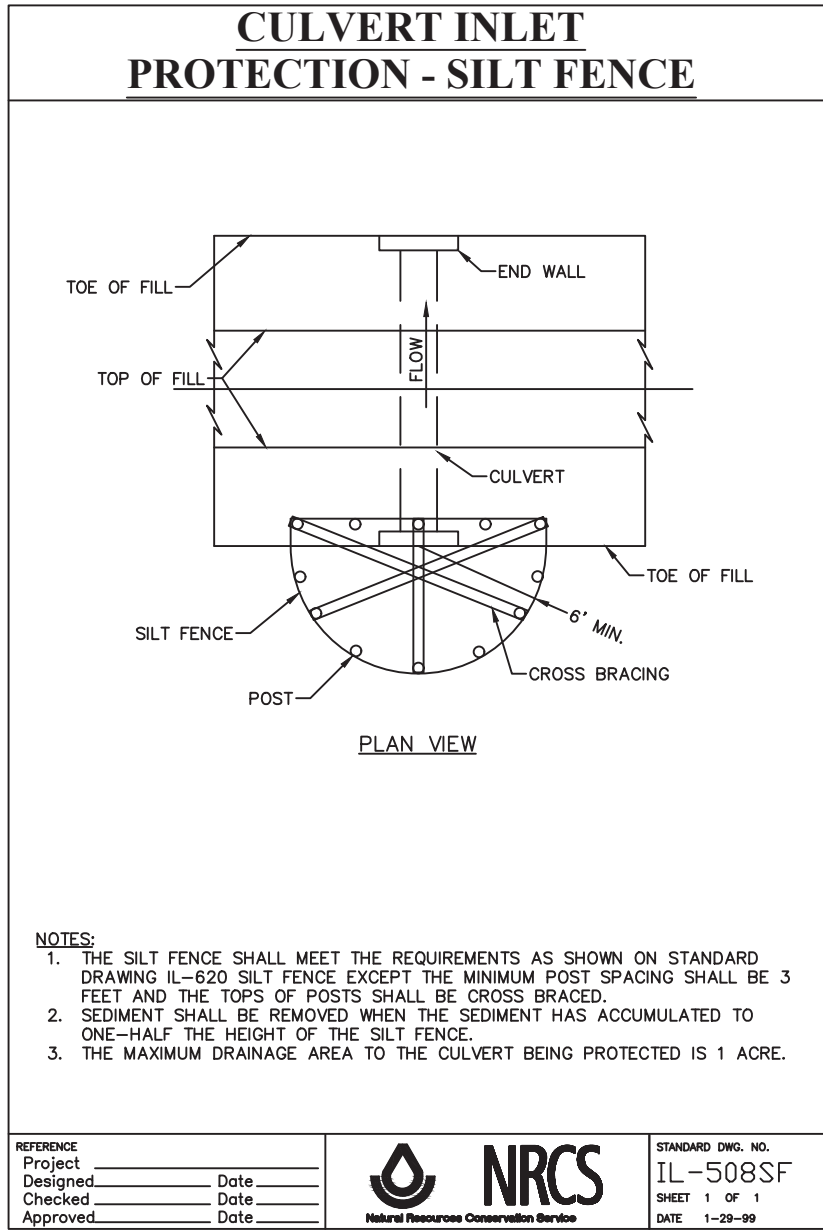
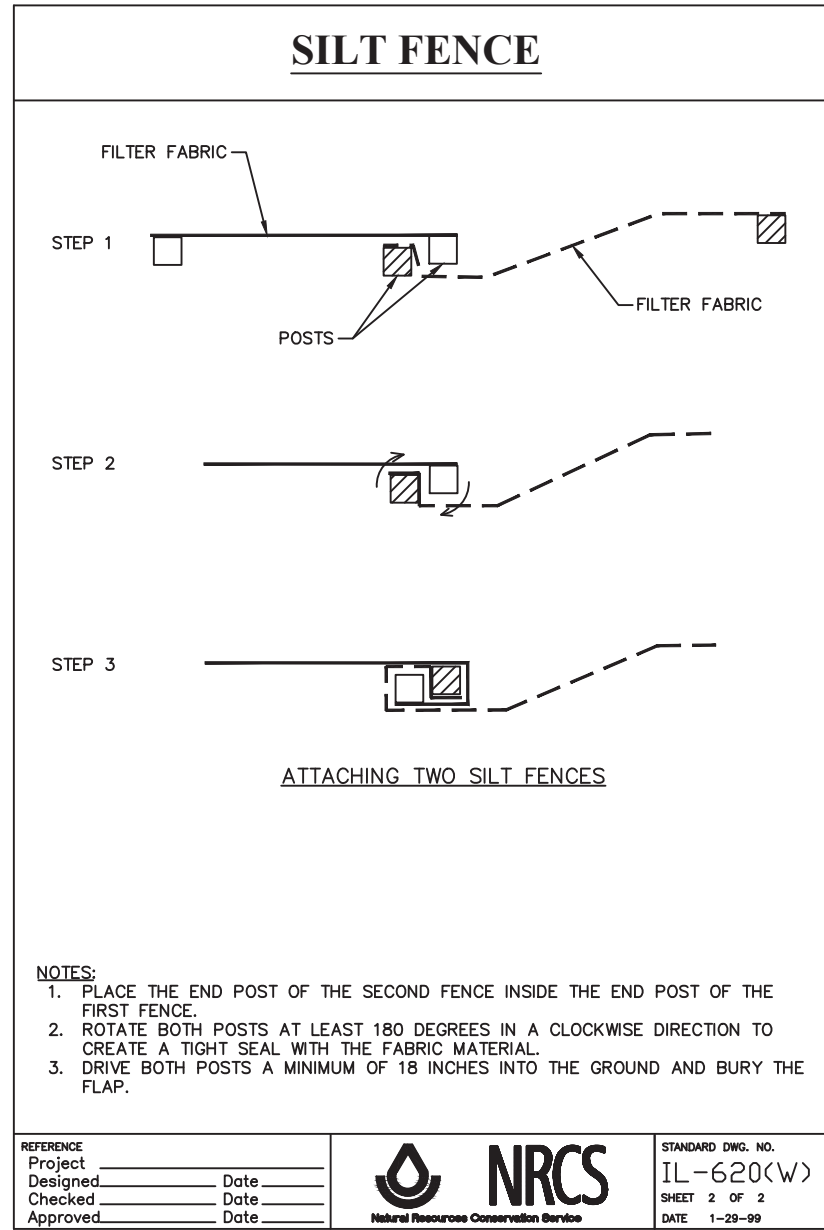
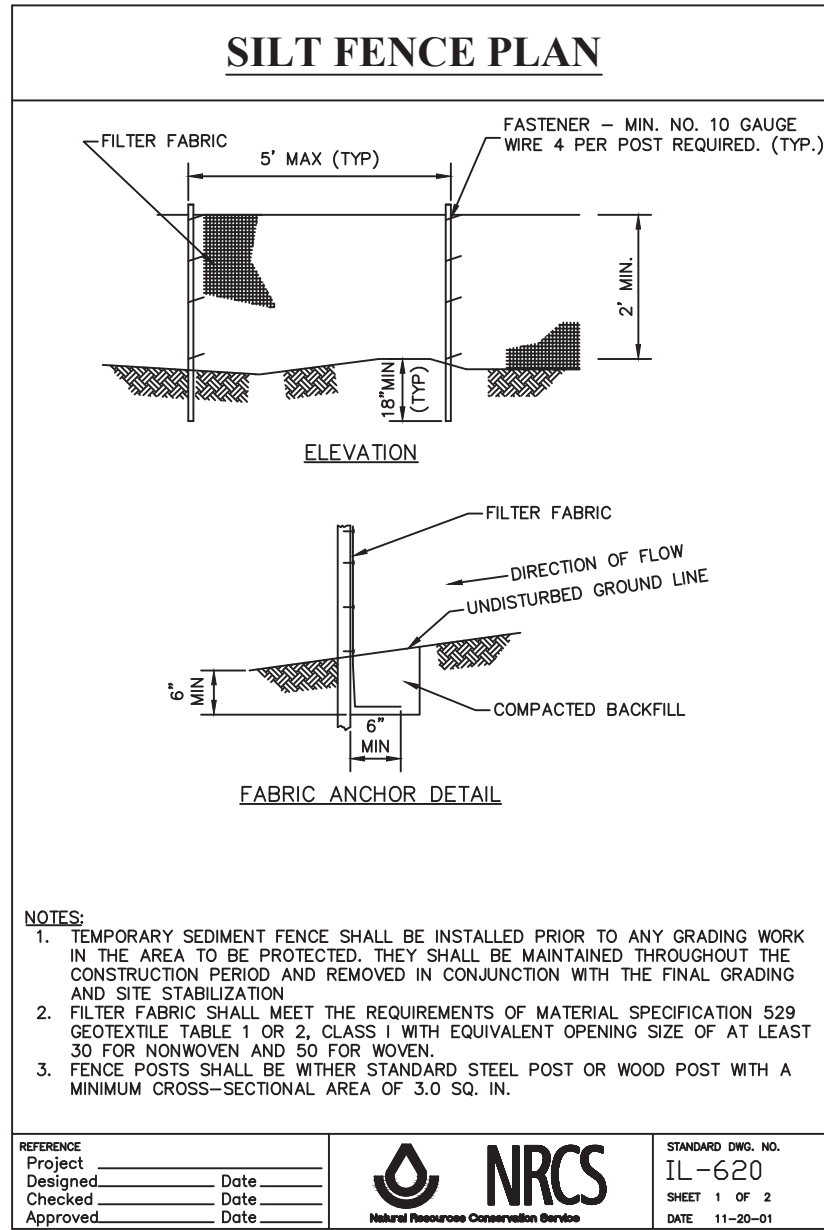
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Scale: 1" = 30'
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

5

OF

19

REVIEW SET
NOT FOR CONSTRUCTION



REVISIONS		BY	
NO.	DATE	DESCRIPTION	BY
1	08-17-24	PER LARRANGE - HIGHLANDS SD	DMV
2	08-26-24	PER WESTERN SPRINGS REVIEW	SDD
3	10-17-24	PER VILLAGE REVIEW	SDD
4	11-04-24	PER CDOOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
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FINAL ENGINEERING PLANS FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

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DEI

PROJECT INFORMATION
Project No.: 24-0001
Scale: 1" = 30'
Date: MAY 22, 2024
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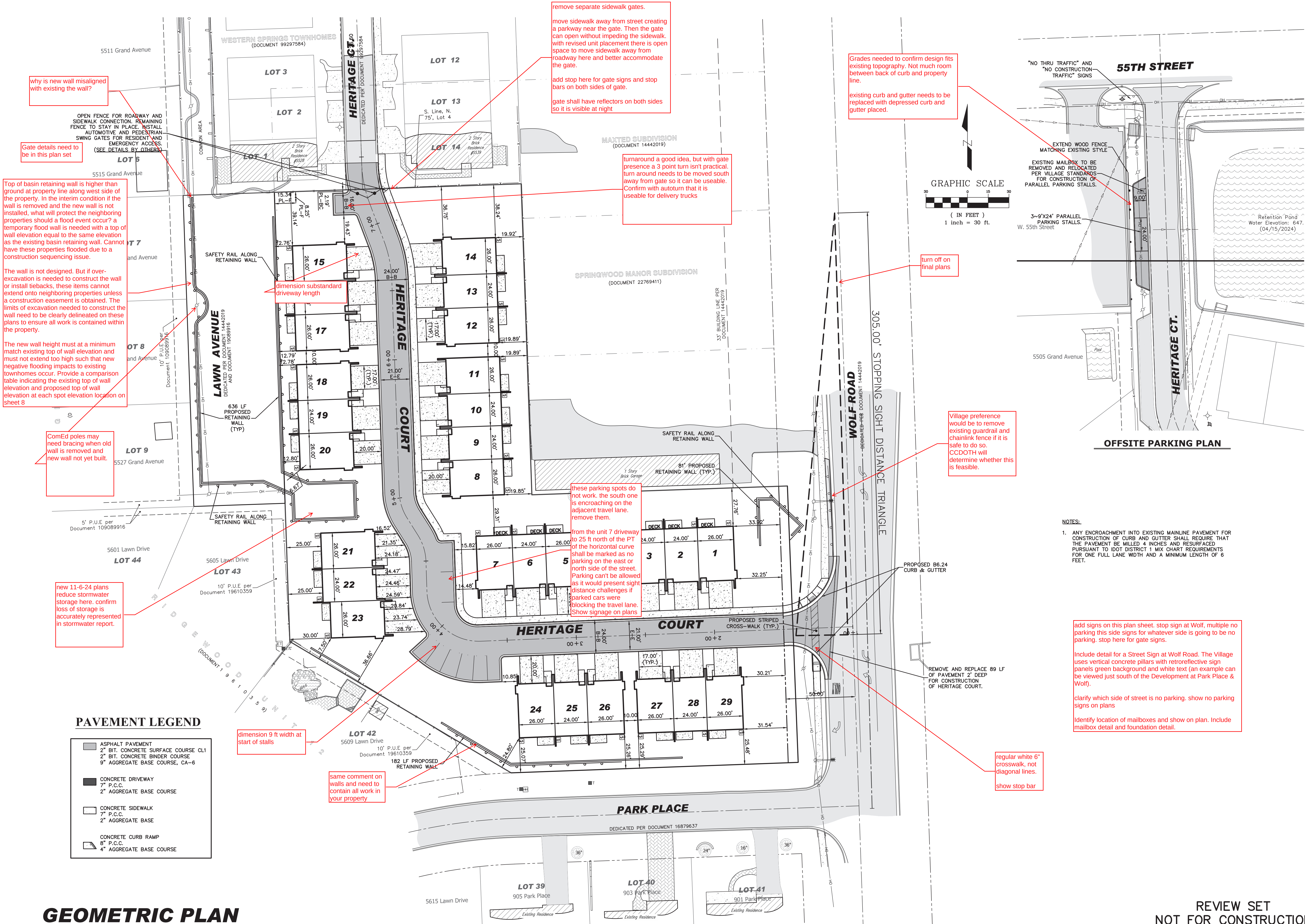
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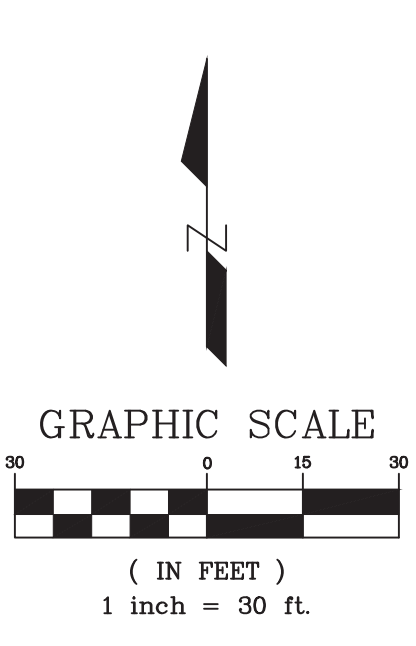
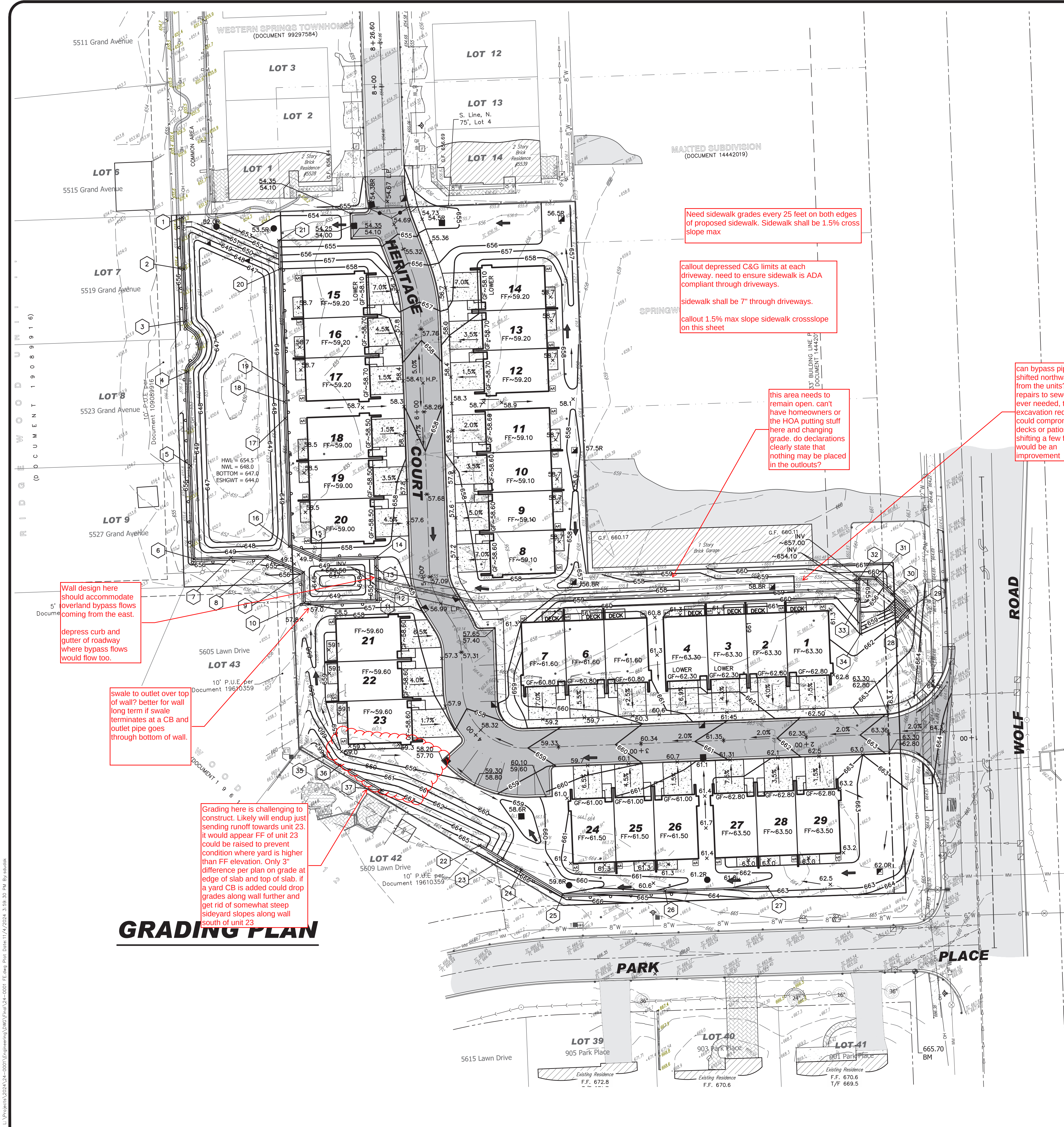
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GEOMETRIC PLAN

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



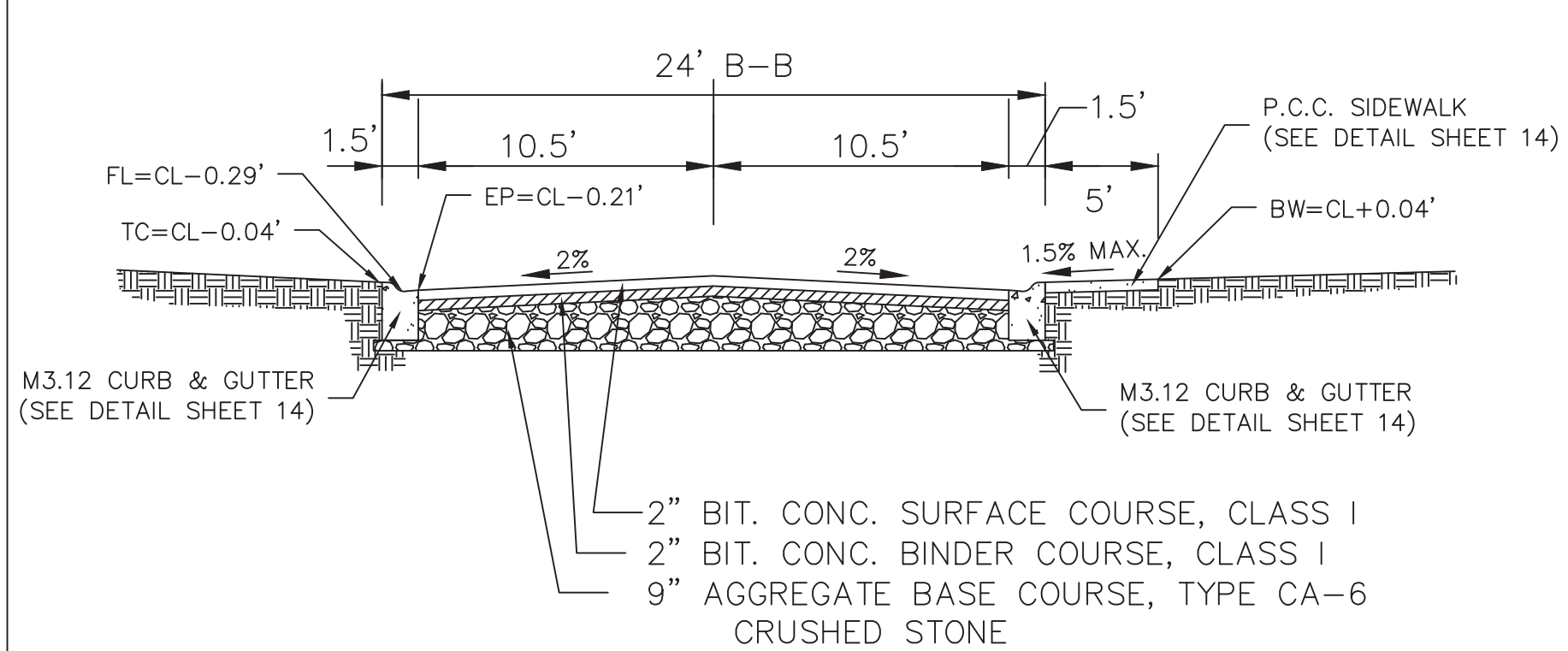


RETAINING WALL

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~656.50 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~650.00	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

why are all callouts rotated this way?
please rotate the callouts 90 degrees clockwise

Confirm that the pavement design is adequate for the anticipated traffic volumes and that the pavement was designed with a 20 year design life.



TYPICAL ROADWAY SECTION

Sta. 1+51.90 to Sta. 7+29.40

- NOTES:
- 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.
 - ALL DOWNSPOUT DISCHARGES MUST BE 5' MAXIMUM FROM BUILDINGS.

GRADING PLAN

NO.	DATE	REVISIONS	DESCRIPTION
1	08-17-24	BY SDD	PER LAGRANGE-HIGHLANDS SD
2	08-26-24	BY SDD	PER WESTERN SPRINGS REVIEW
3	10-17-24	BY SDD	PER VILLAGE REVIEW
4	11-04-24	BY DMV	PER CDDOTH REVIEW

McNAUGHTON DEVELOPMENT
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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



PROJECT INFORMATION	
Project No.:	24-0001
Scale:	1" = 30'
Date:	MAY 22, 2024
Design By:	SDD
Drawn By:	DEI
Checked By:	SDD

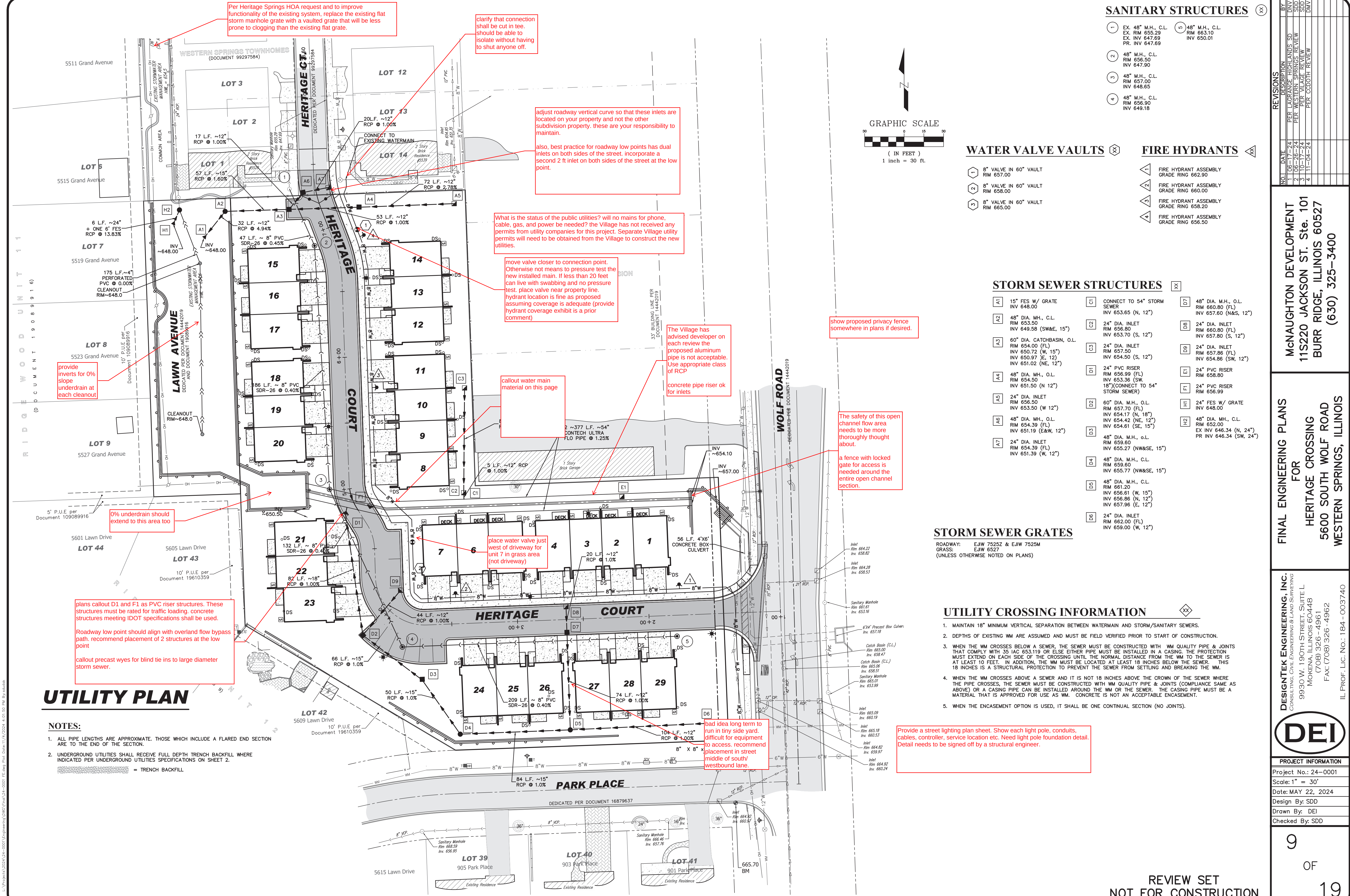
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UTILITY PLAN

NOTES:

- ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
- UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.

■ TRENCH BACKFILL



REVISIONS		BY	DATE
NO.	DESCRIPTION		
1	08-17-24	PER LAGRANGE - HIGHLANDS SD	SD
2	08-26-24	PER WESTERN SPRINGS REVIEW	SD
3	10-17-24	PER VILLAGE REVIEW	SD
4	11-04-24	PER CDOOTH 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

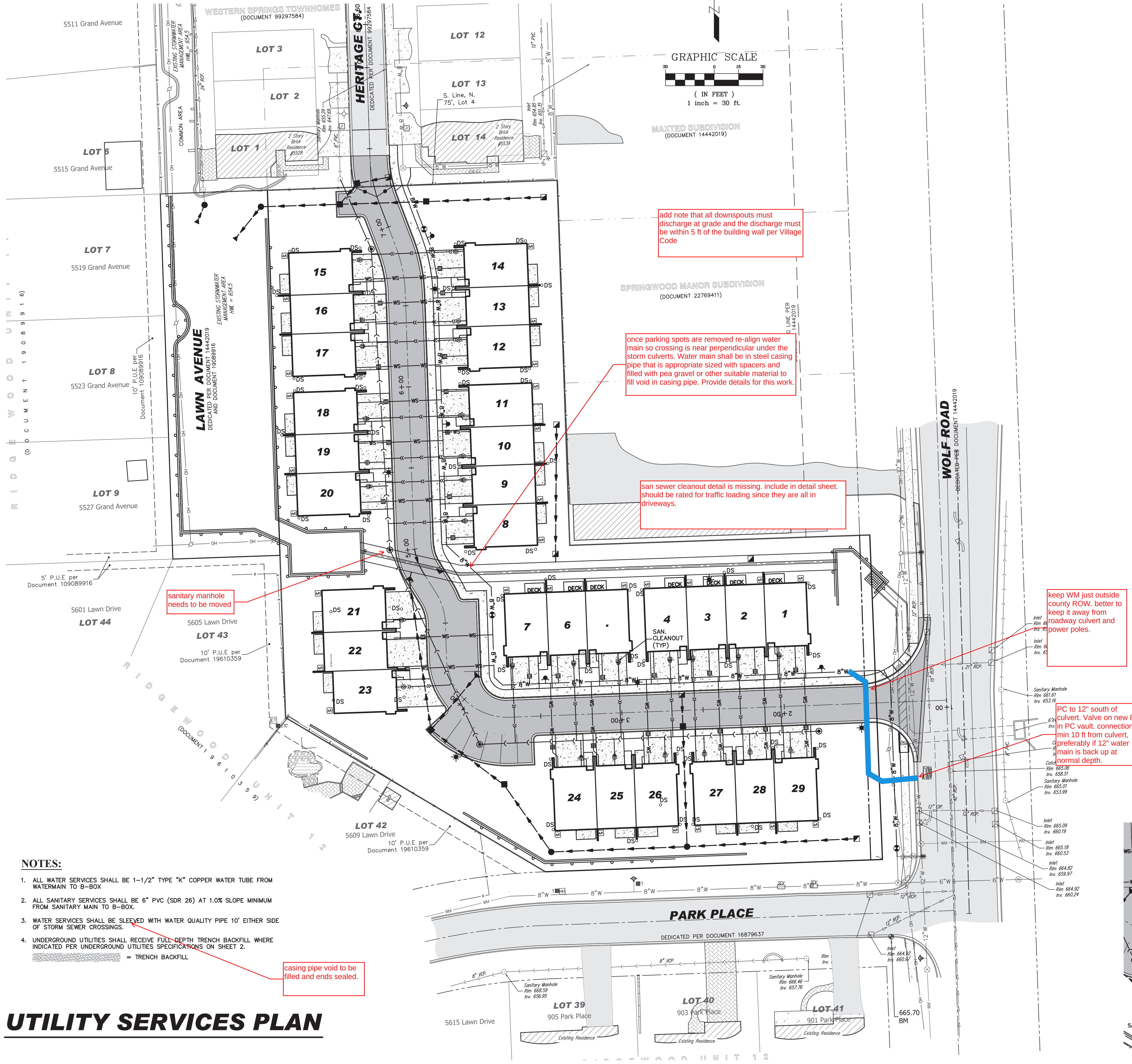
DESIGNTEK ENGINEERING, INC.
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9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
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IL PROF. LIC. NO.: 184-003740

DEI

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Checked By:	SDD

9 OF 19

UTILITY PLAN



add note that all downspouts must discharge at grade and the discharge must be within 5 ft of the building wall per Village Code

once parking spots are removed re-align water main so crossing is near perpendicular under the storm culverts. Water main shall be in steel casing pipe that is appropriate sized with spacers and filled with pea gravel or other suitable material to fill void in casing pipe. Provide details for this work.

san sewer cleanout detail is missing. include in detail sheet. should be rated for traffic loading since they are all in driveways.

keep WM just outside county ROW. better to keep it away from roadway culvert and power poles.

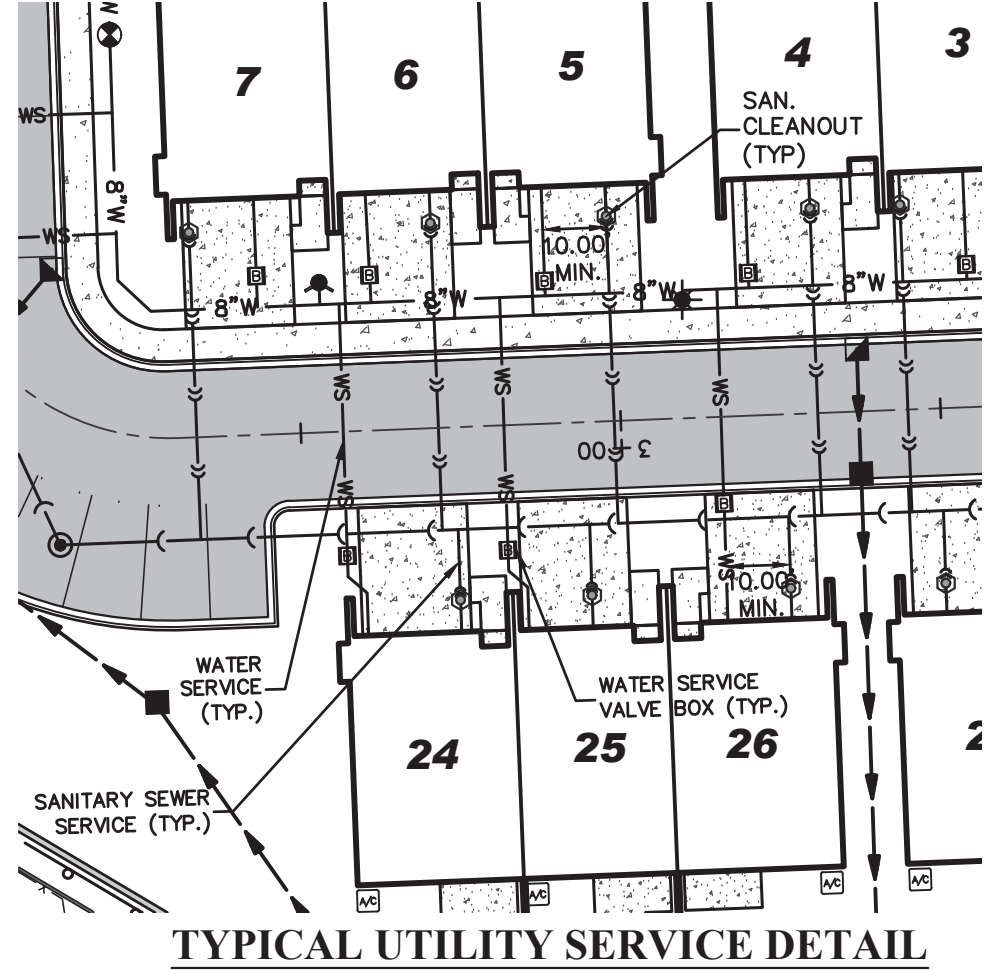
PC to 12" south of culvert. Valve on new 8 in PC vault. connection min 10 ft from culvert, preferably if 12" water main is back up at normal depth.

sanitary manhole needs to be moved

casing pipe void to be filled and ends sealed.

- NOTES:**
- ALL WATER SERVICES SHALL BE 1-1/2" TYPE "K" COPPER WATER TUBE FROM WATERMAIN TO B-BOX
 - ALL SANITARY SERVICES SHALL BE 6" PVC (SDR 26) AT 1.0% SLOPE MINIMUM FROM SANITARY MAIN TO B-BOX.
 - WATER SERVICES SHALL BE SLEEVED WITH WATER QUALITY PIPE 10' EITHER SIDE OF STORM SEWER CROSSINGS.
 - UNDERGROUND UTILITIES SHALL RECEIVE FULL-DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 2.
- TRENCH BACKFILL

UTILITY SERVICES PLAN



REVIEW SET
NOT FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION	BY
1	08-17-24	PER LAGRANGE-HIGHLANDS SDD	DMV
2	108-26-24	PER WESTERN SPRINGS REVIEW	SDD
3	110-17-24	PER VILLAGE REVIEW	DMV
4	111-04-24	PER CDDOTH REVIEW	DMV

McNAUGHTON DEVELOPMENT
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FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

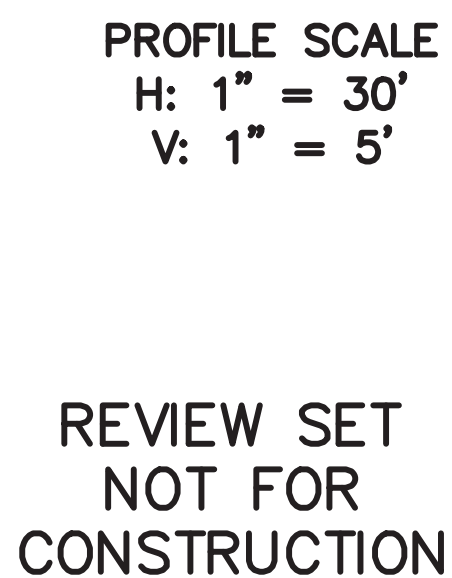
DESIGNTEK ENGINEERING, INC.
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MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 24-0001
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Date: MAY 22 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

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OF
19

UTILITY SERVICES PLAN

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McNAUGHTON DEVELOPMENT
115220 JACKSON ST. Ste. 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
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IL PROF. LIC. No.: 1184 - 003740



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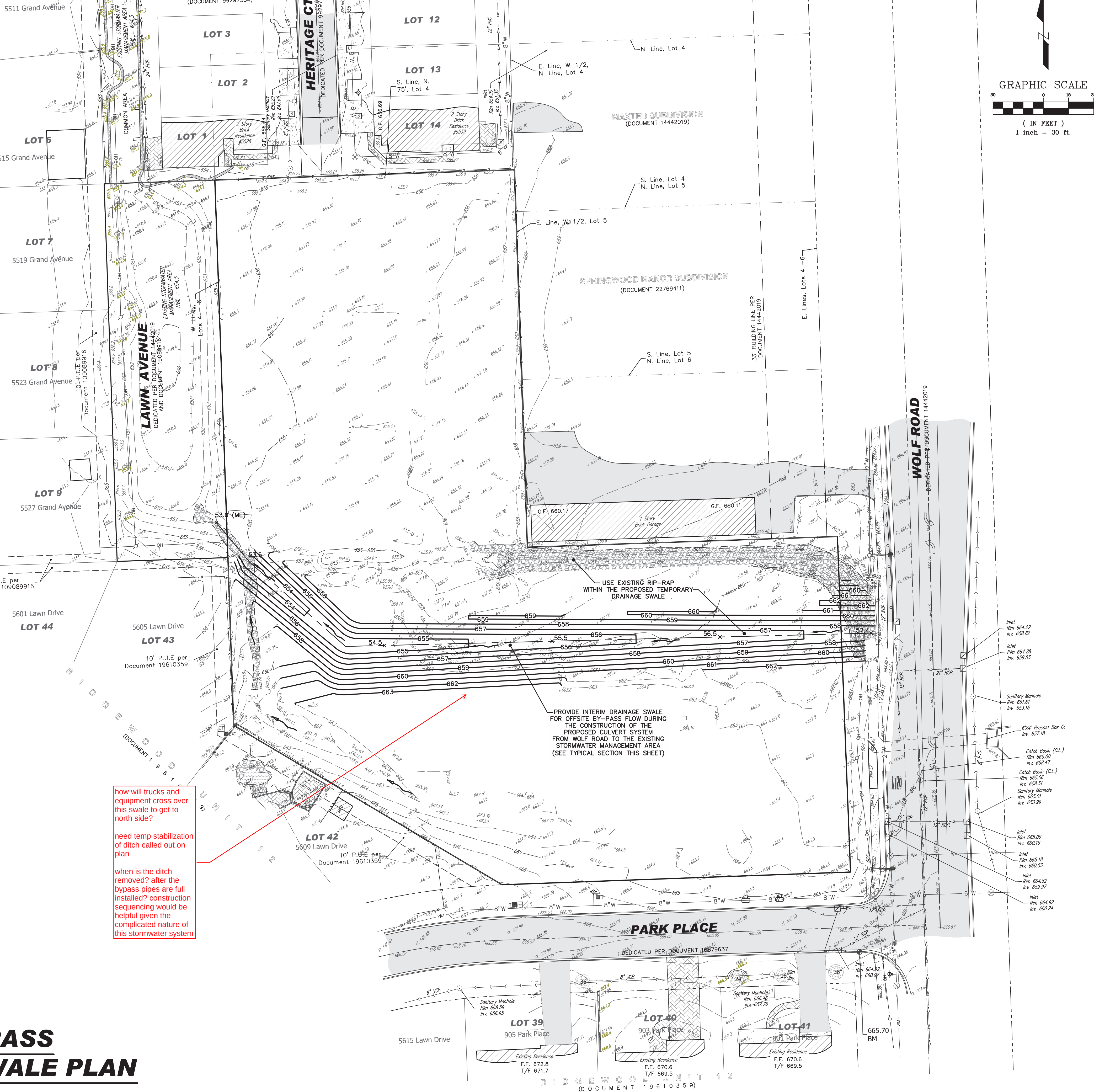
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Scale: AS SHOWN
Date: MAY 22, 2024
Design By: SDD
Drawn By: DEI
Checked By: SDD

11 OF 19

INTERIM BY-PASS DRAINAGE SWALE PLAN

GRAND AVE.

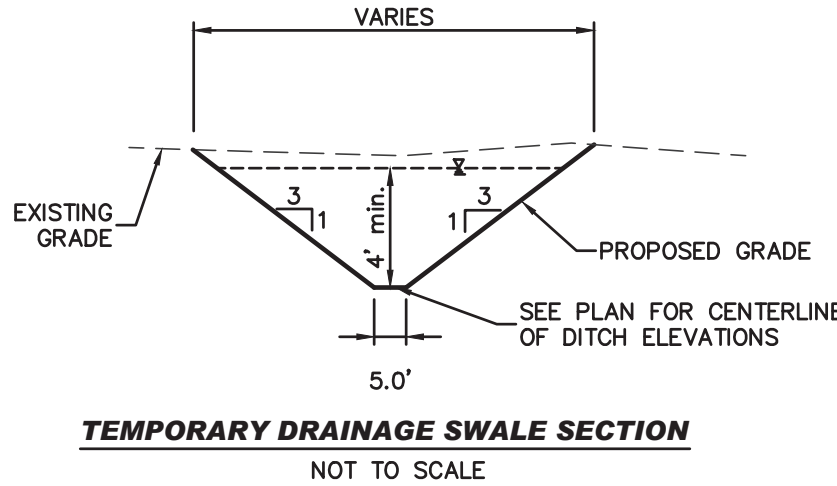
RIDGEWOOD UNIT 11
(DOCUMENT 19089916)



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 full installed? construction sequencing would be helpful given the complicated nature of this stormwater system



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3		10-17-24	PER VILLAGE REVIEW	DMV	
4		11-04-24	PER CDDOTH REVIEW	DMV	

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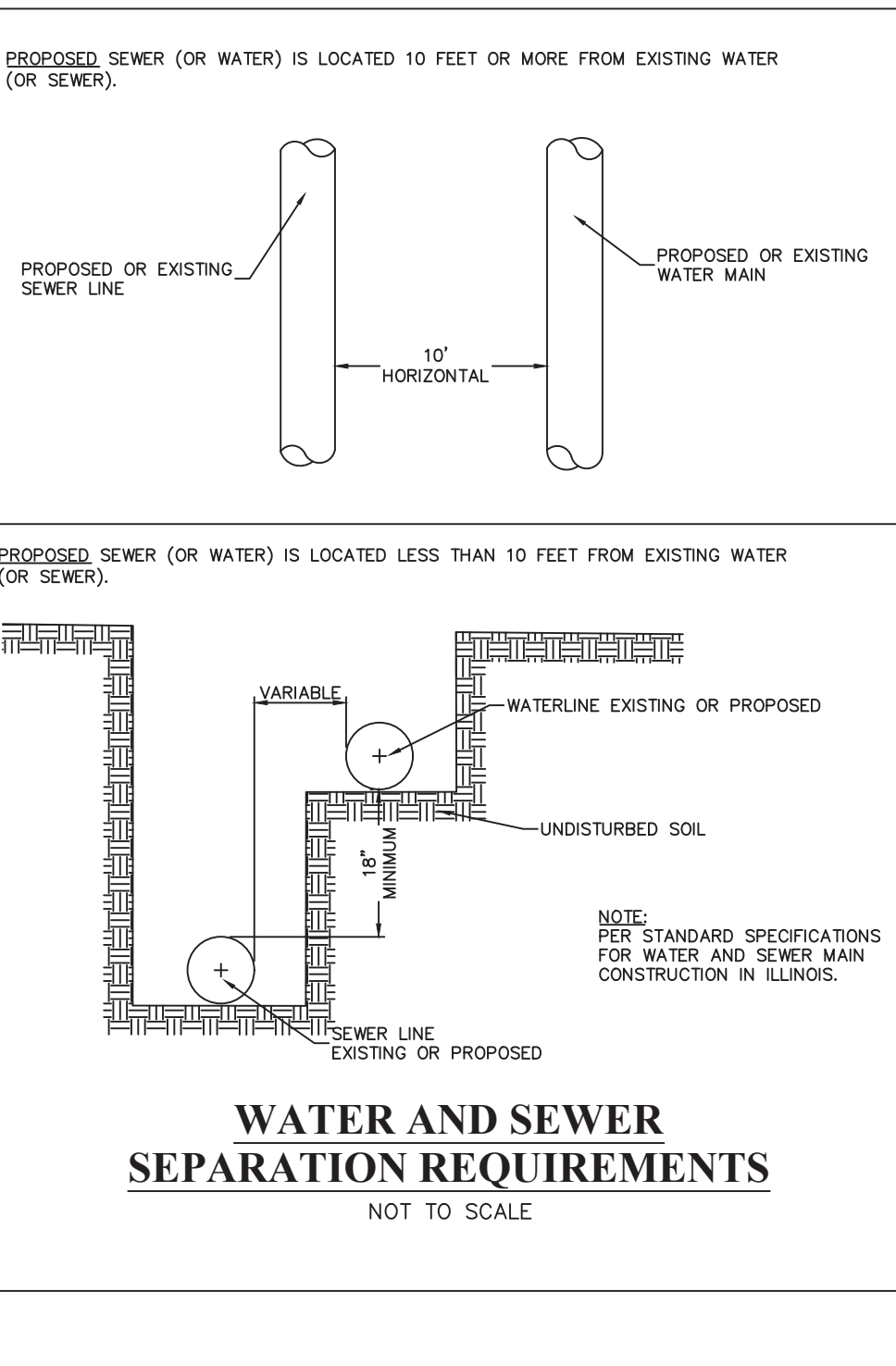
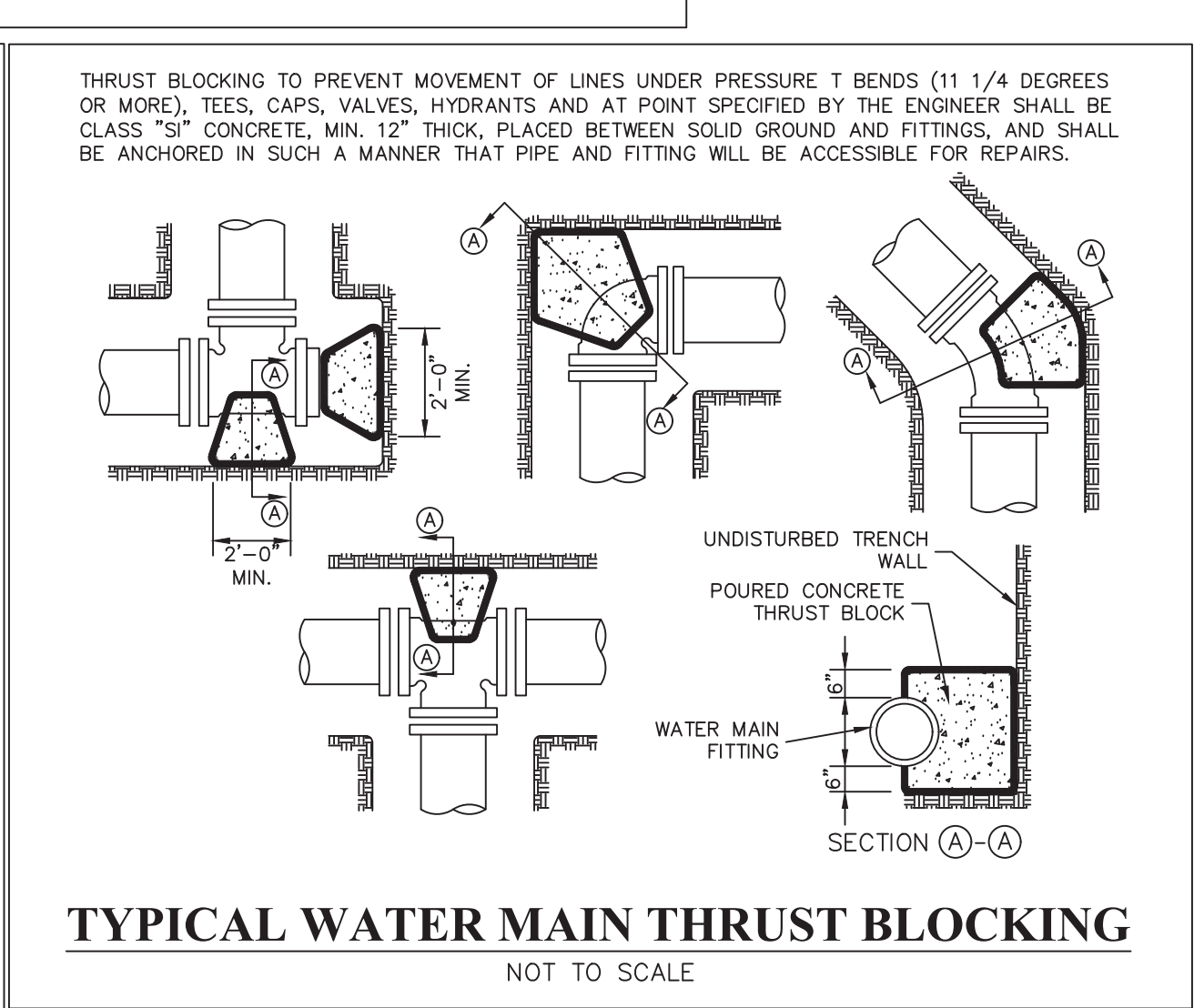
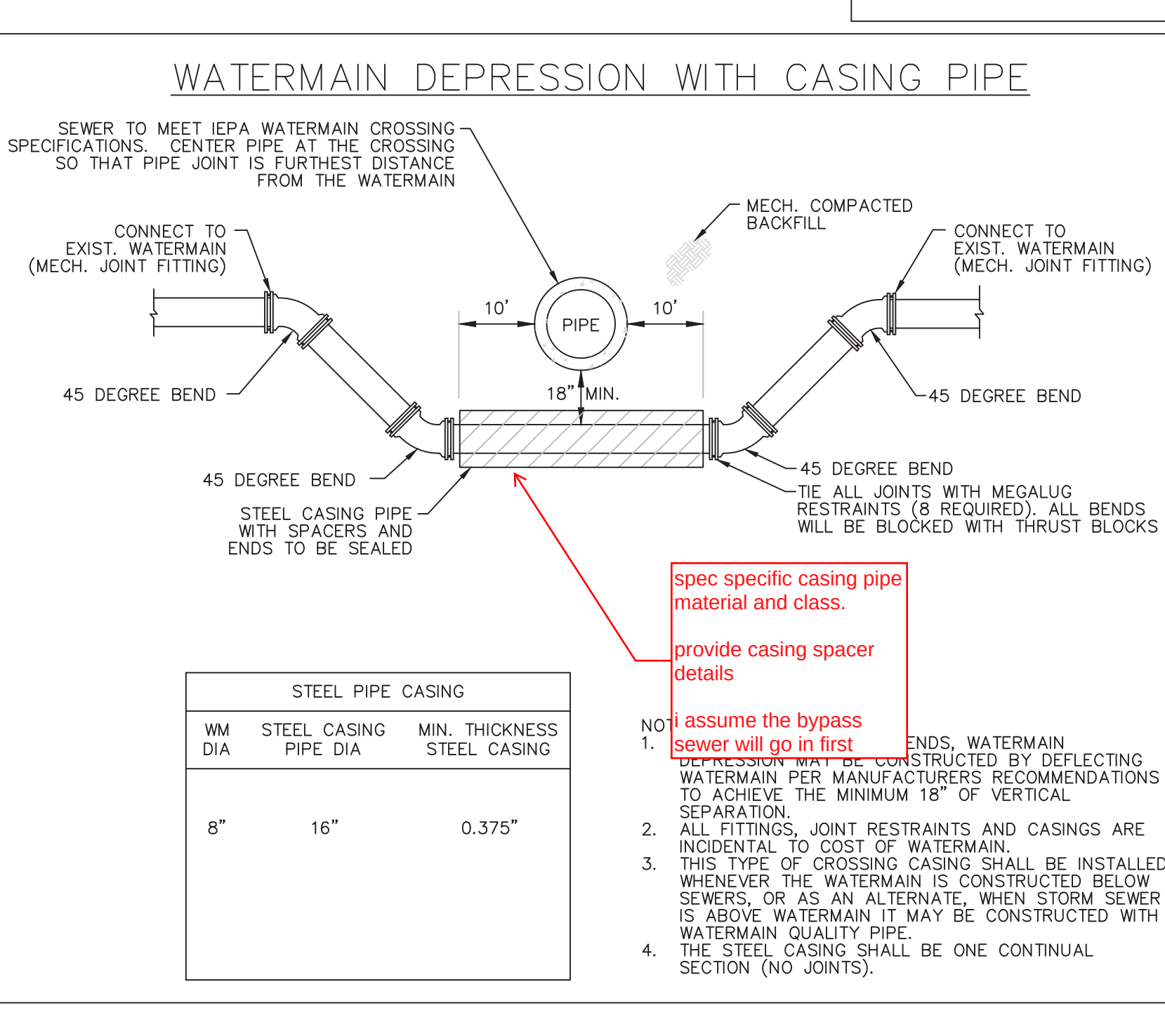
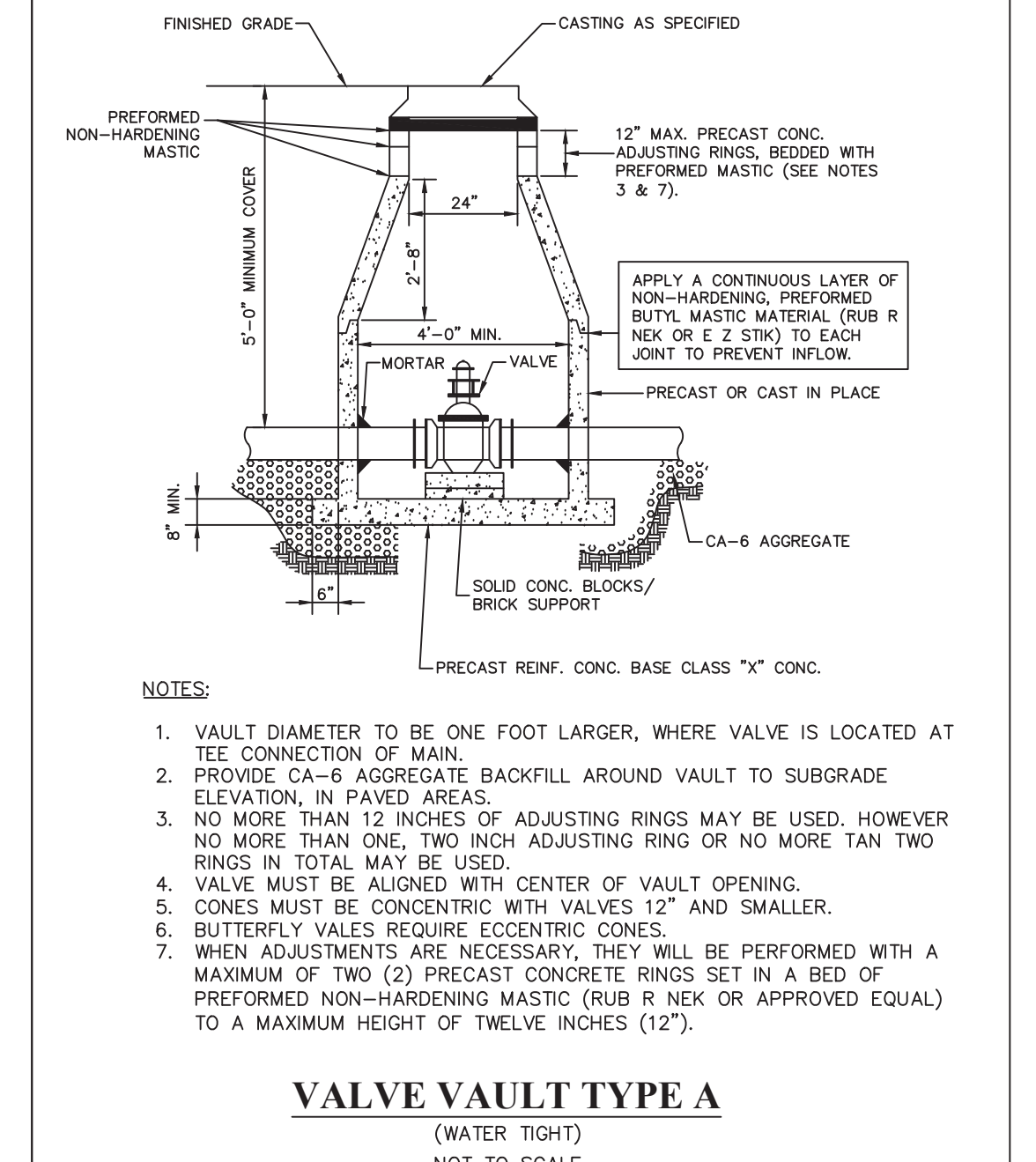
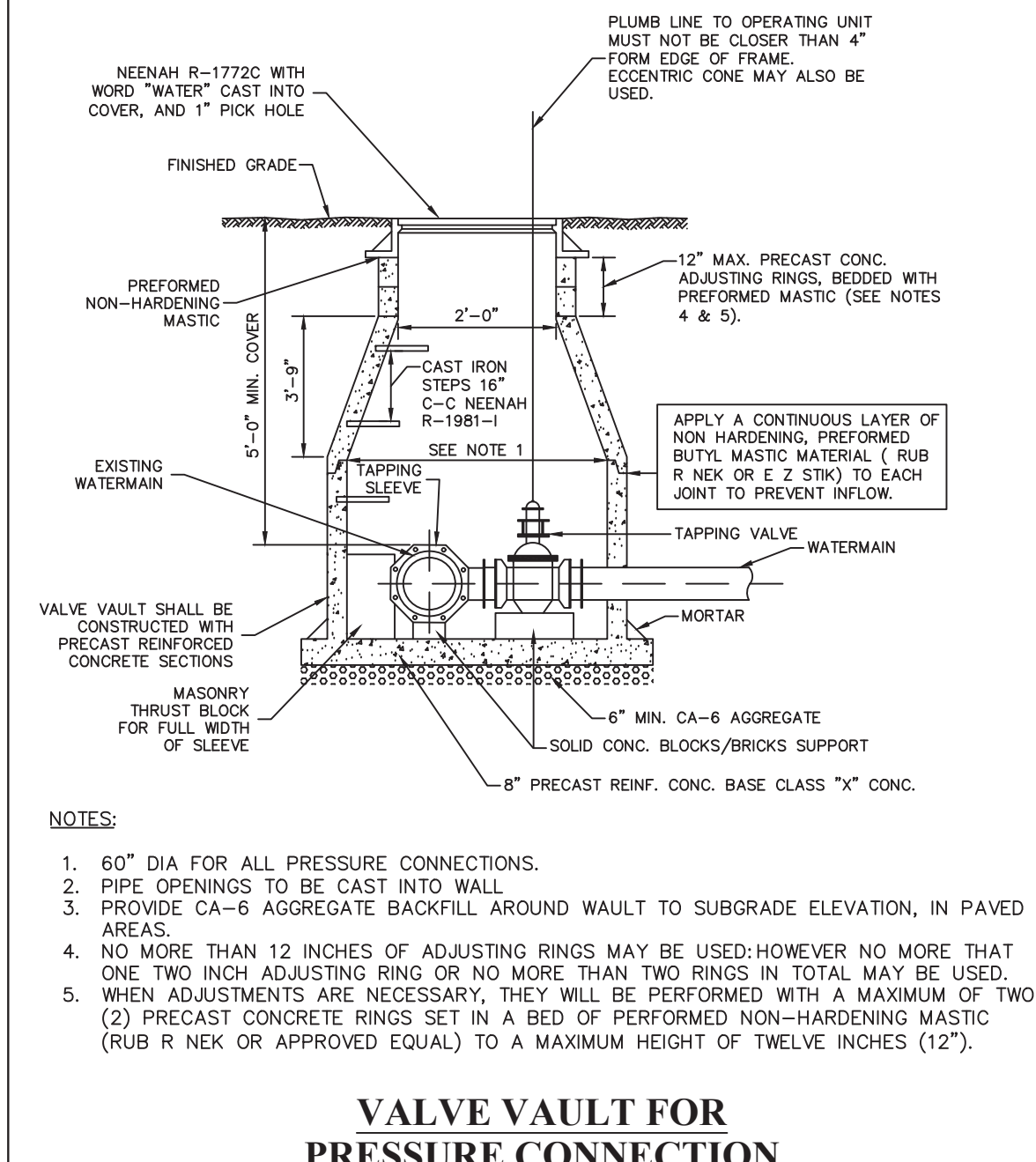
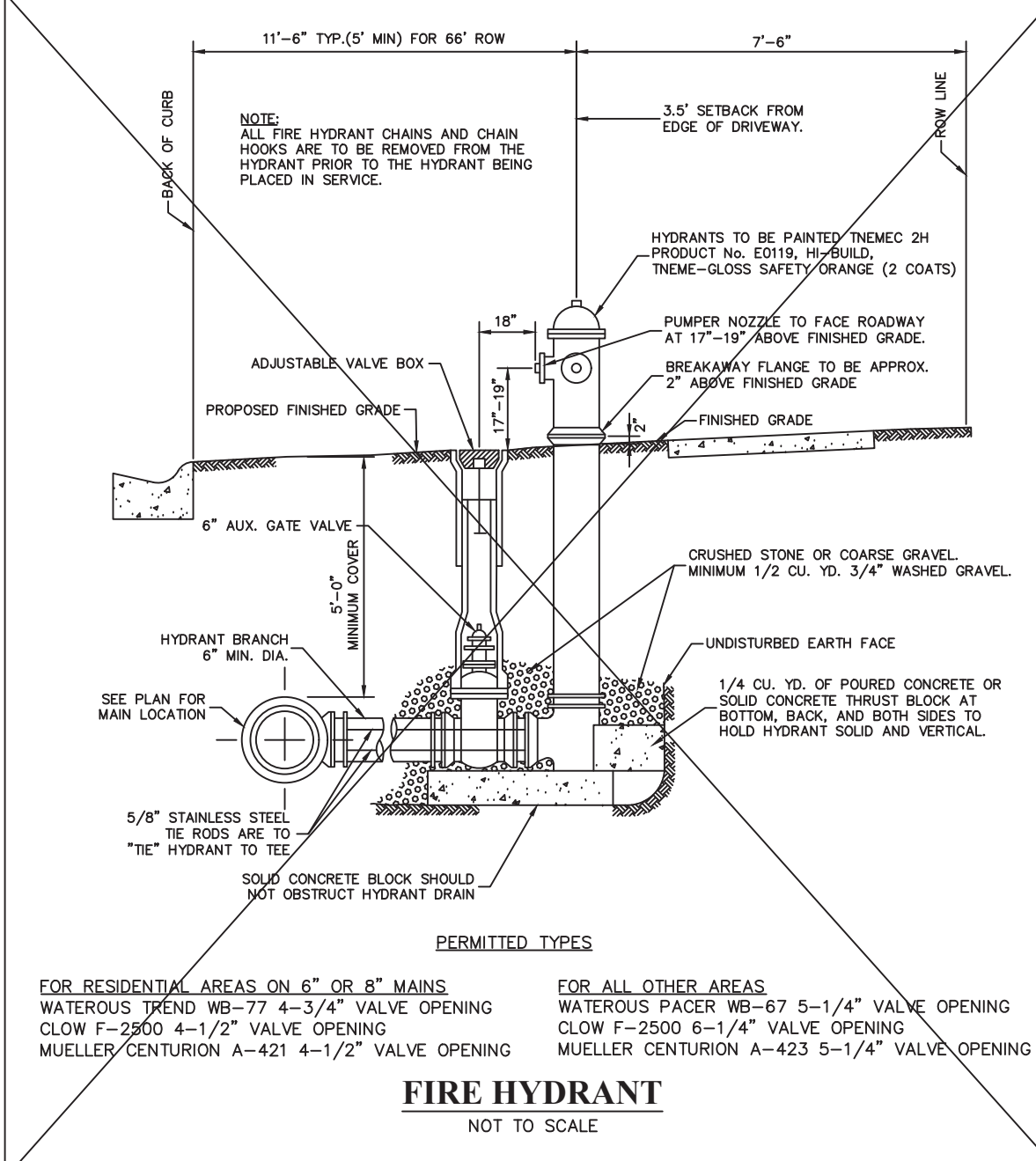
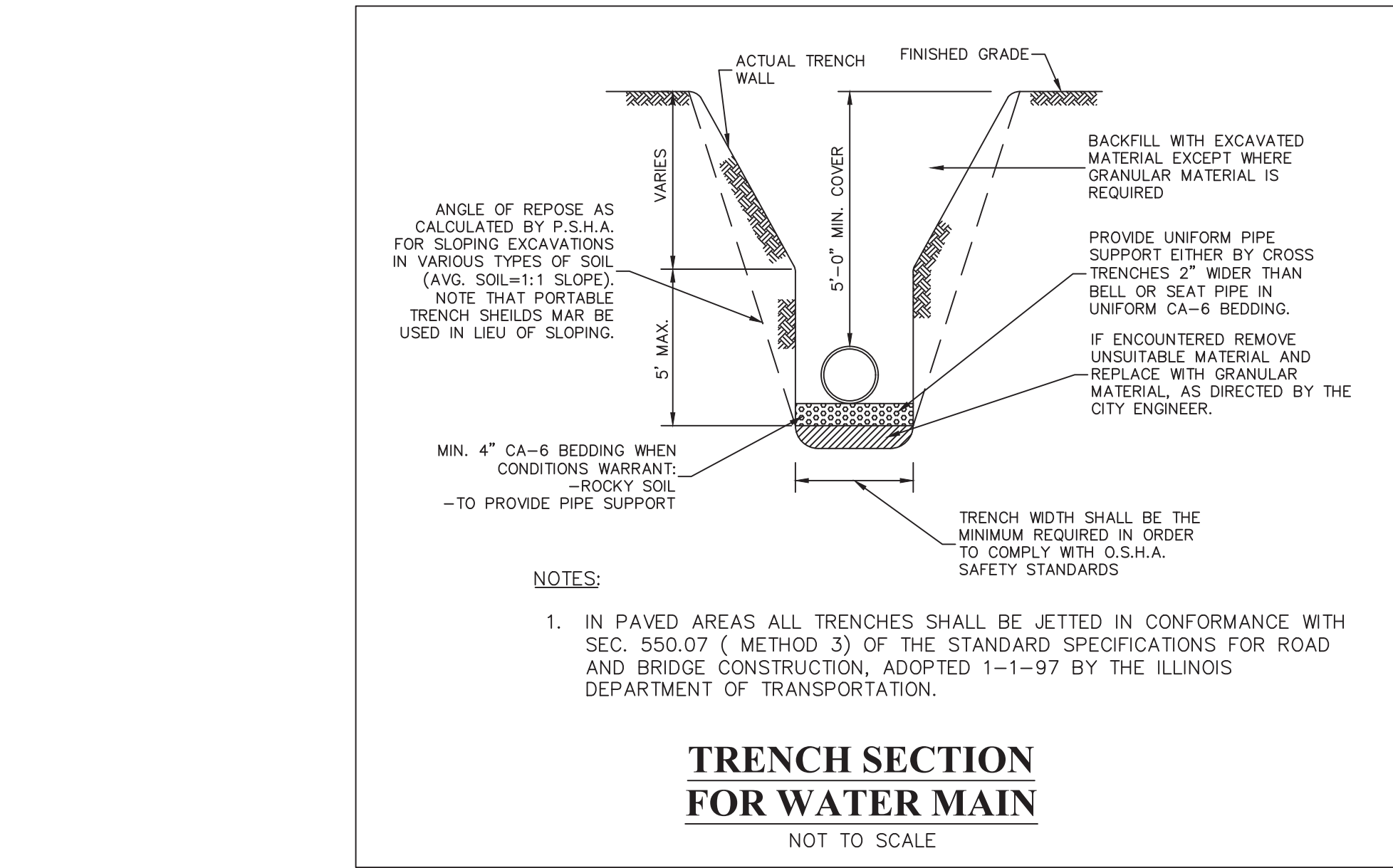
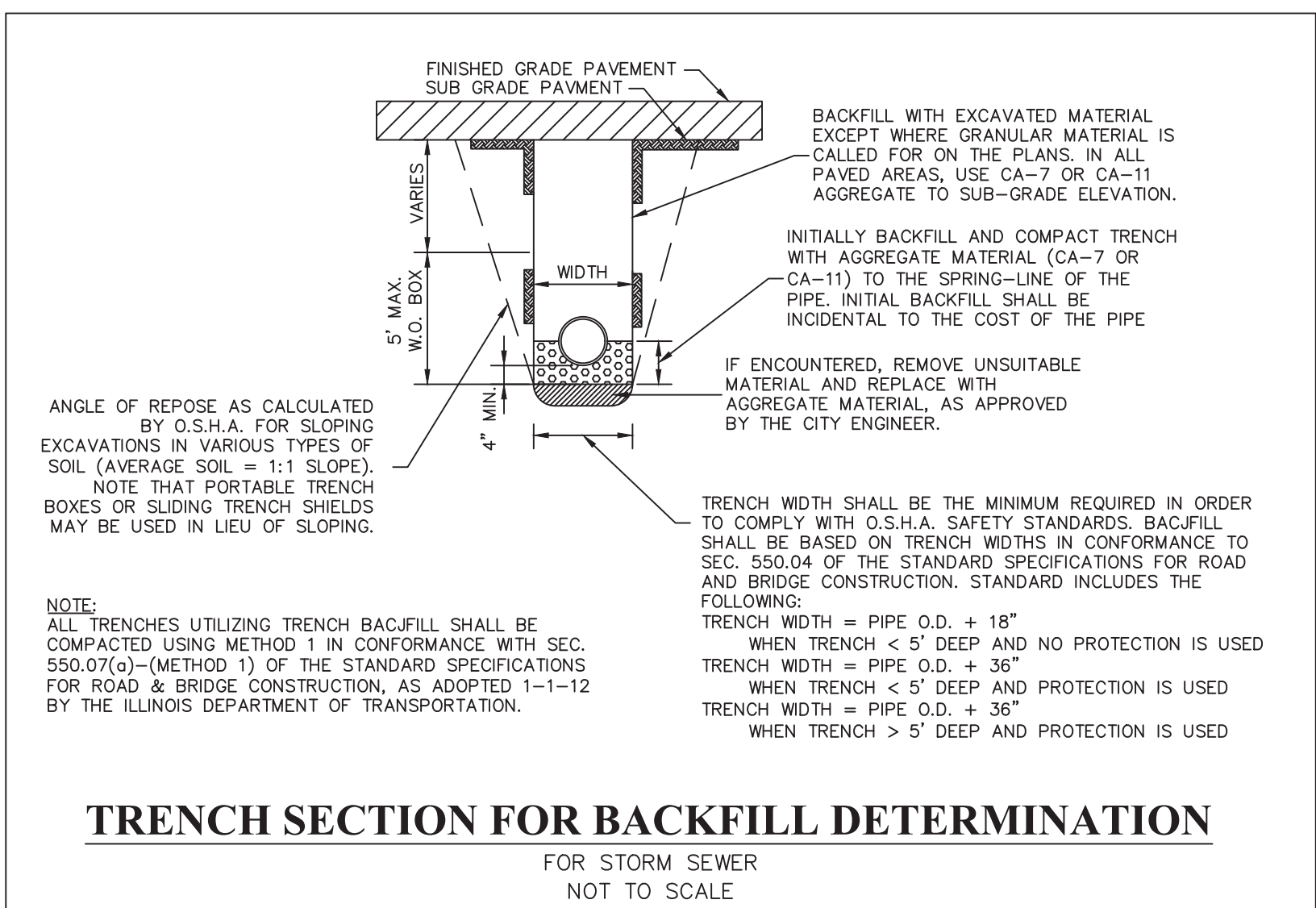
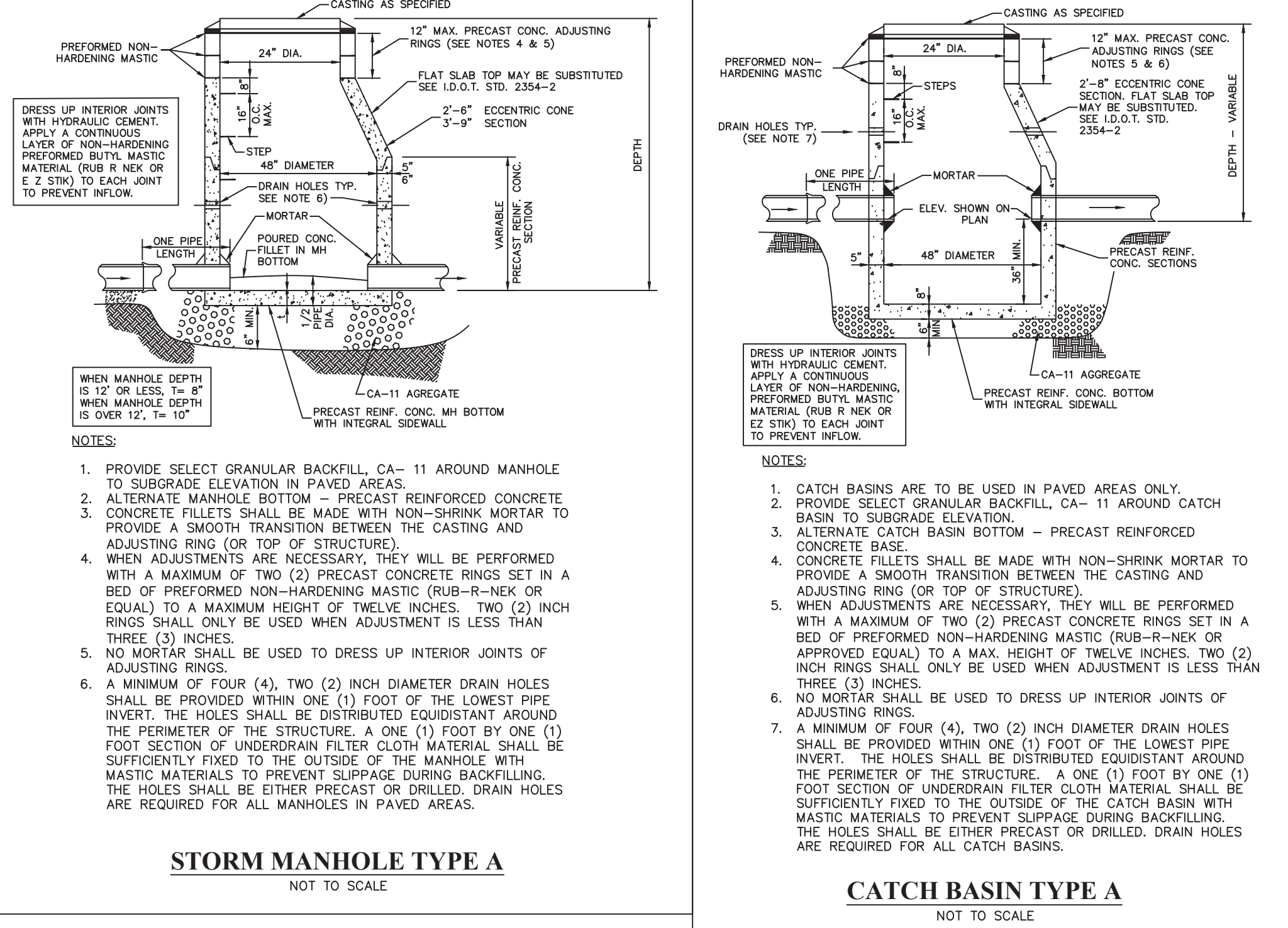
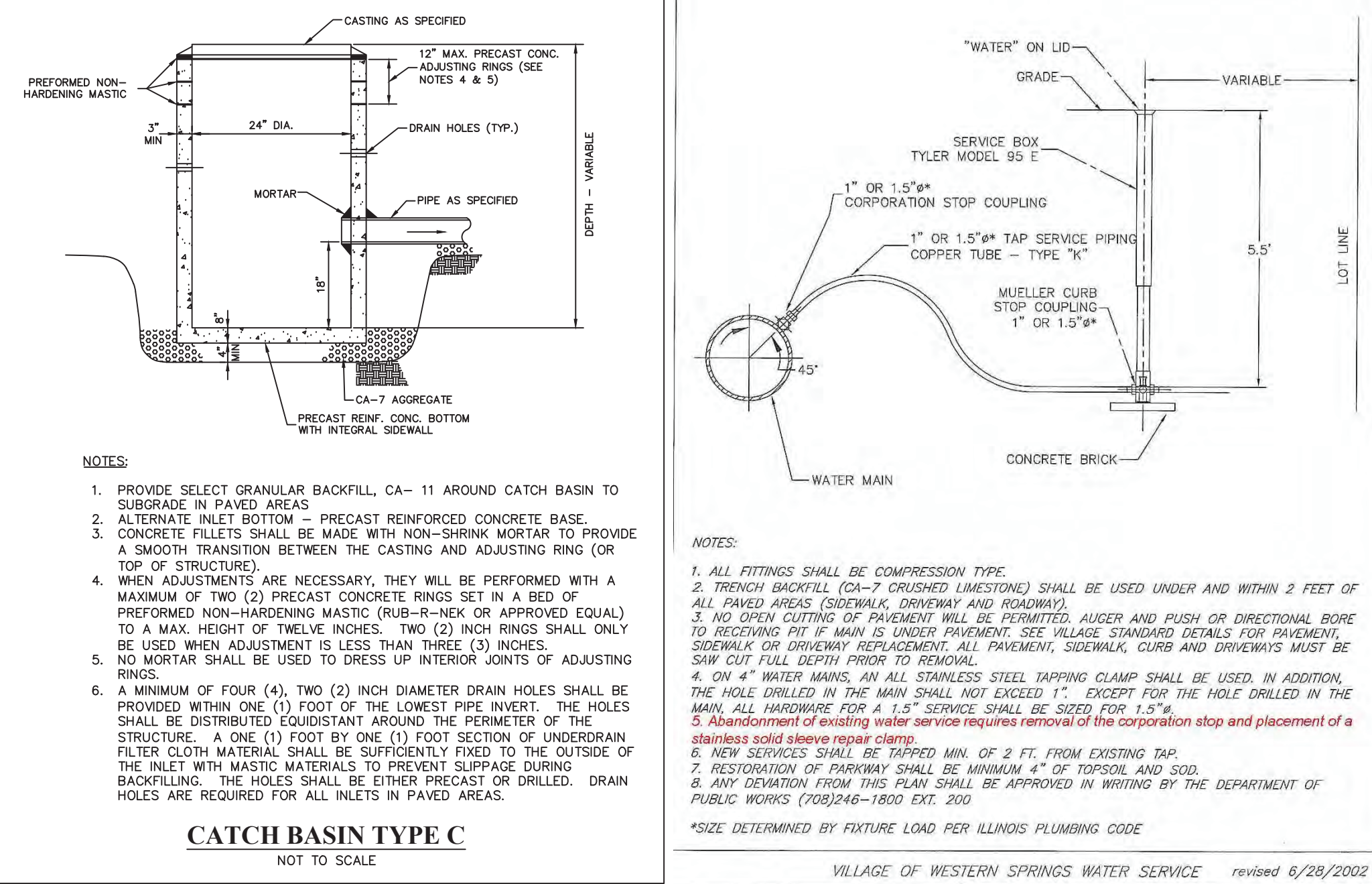
PROJECT INFORMATION	
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Design By:	SDD
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Checked By:	SDD

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OF
19

REVIEW SET
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INTERIM BY-PASS DRAINAGE SWALE PLAN

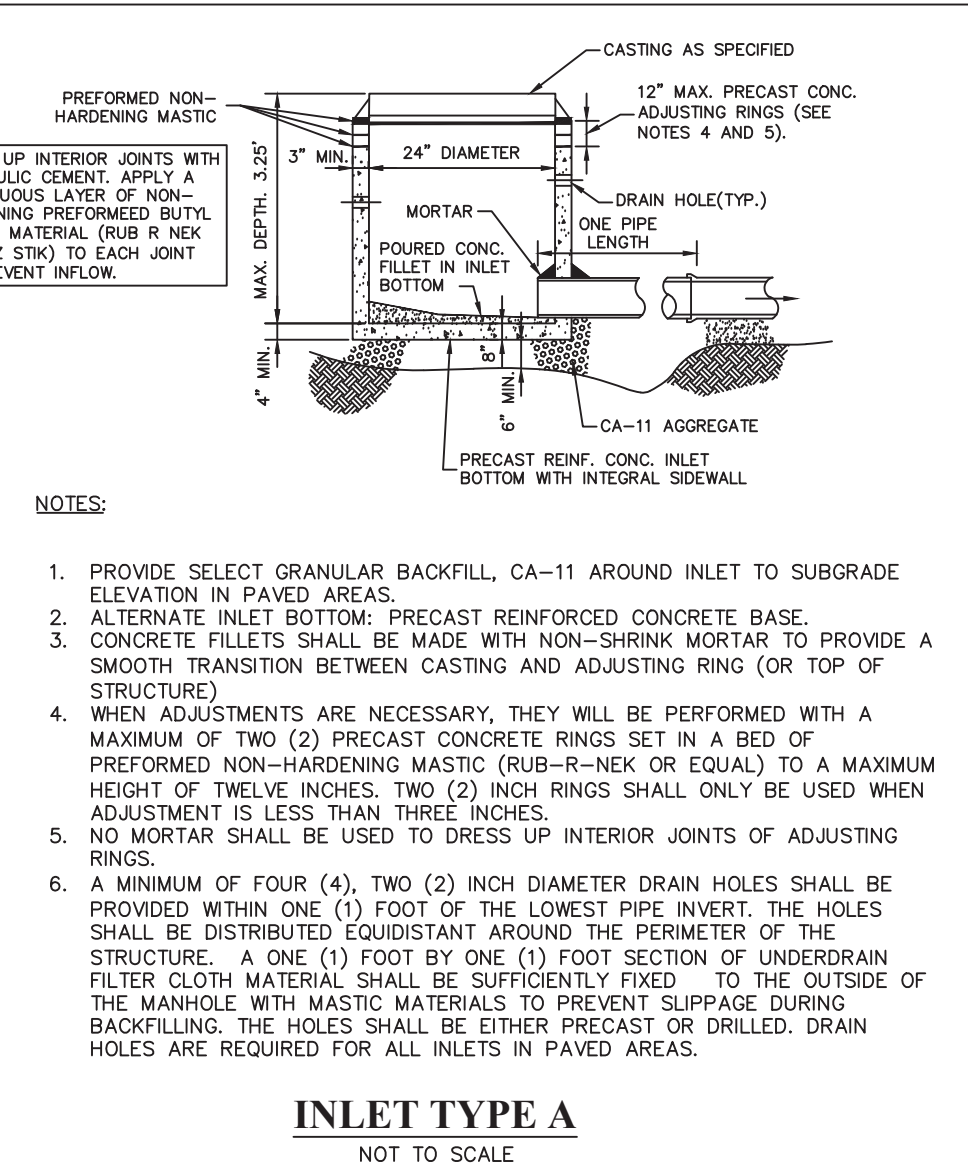
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PIPE DIA.	APPROX. WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	24"	6'-0" 7/8"	24"	2"	9"	1:2.4
15"	740	2 1/4"	6"	27"	3'-10"	6'-1"	30"	2 1/4"	1:2.4
18"	990	3"	8"	31"	3'-10"	6'-1"	36"	2 1/2"	1:2.4
21"	1280	2 3/4"	9"	35"	6'-1"	3'-6"	2 3/4"	13'	1:2.4
24"	1520	3"	9 1/2"	3'-7 1/2"	30"	6'-1 1/2"	4'-0"	3"	1:2.5
30"	2190	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	3'-1 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"	39"	8'-2"	7'-0"	5"	22' 1:2.5
60"	8730	6"	36"	7'-0"	39"	8'-3"	8'-0"	5"	1:11.9

NOTE: END CONNECTION TO FIT PIPE USED

*** RADIUS AS FURNISHED BY MANUFACTURER ALL SLOPES ARE TO BE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H)**



REVISIONS		NO.	DATE	DESCRIPTION	BY
1		08-17-24	PER LAGRANGE-HIGHLANDS SD	ONLY	
2		08-26-24	PER WESTERN SPRINGS REVIEW	SD	
3		10-17-24	PER VILLAGE REVIEW	SD	
4		11-04-24	PER CDDH REVIEW	DMV	

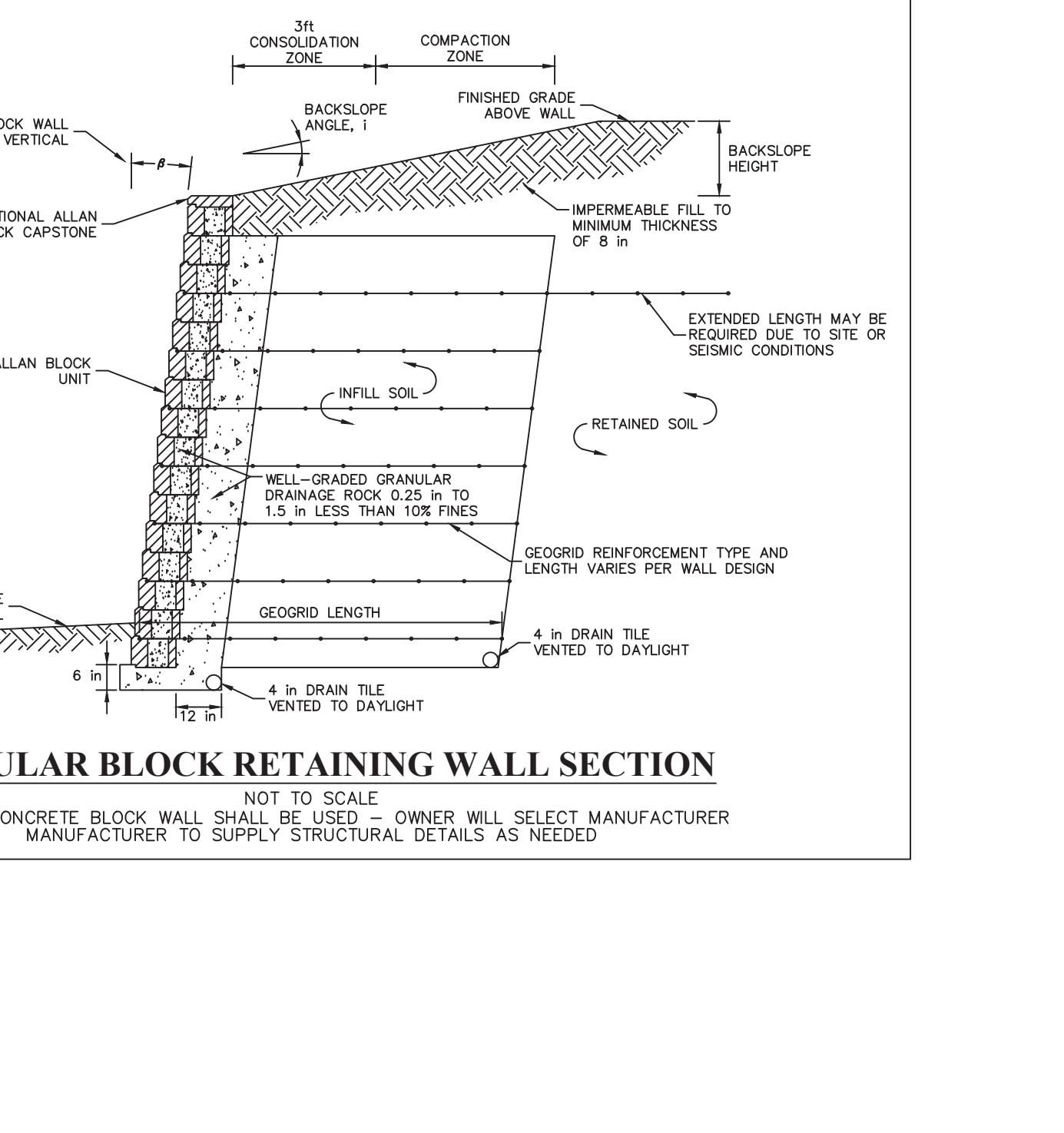
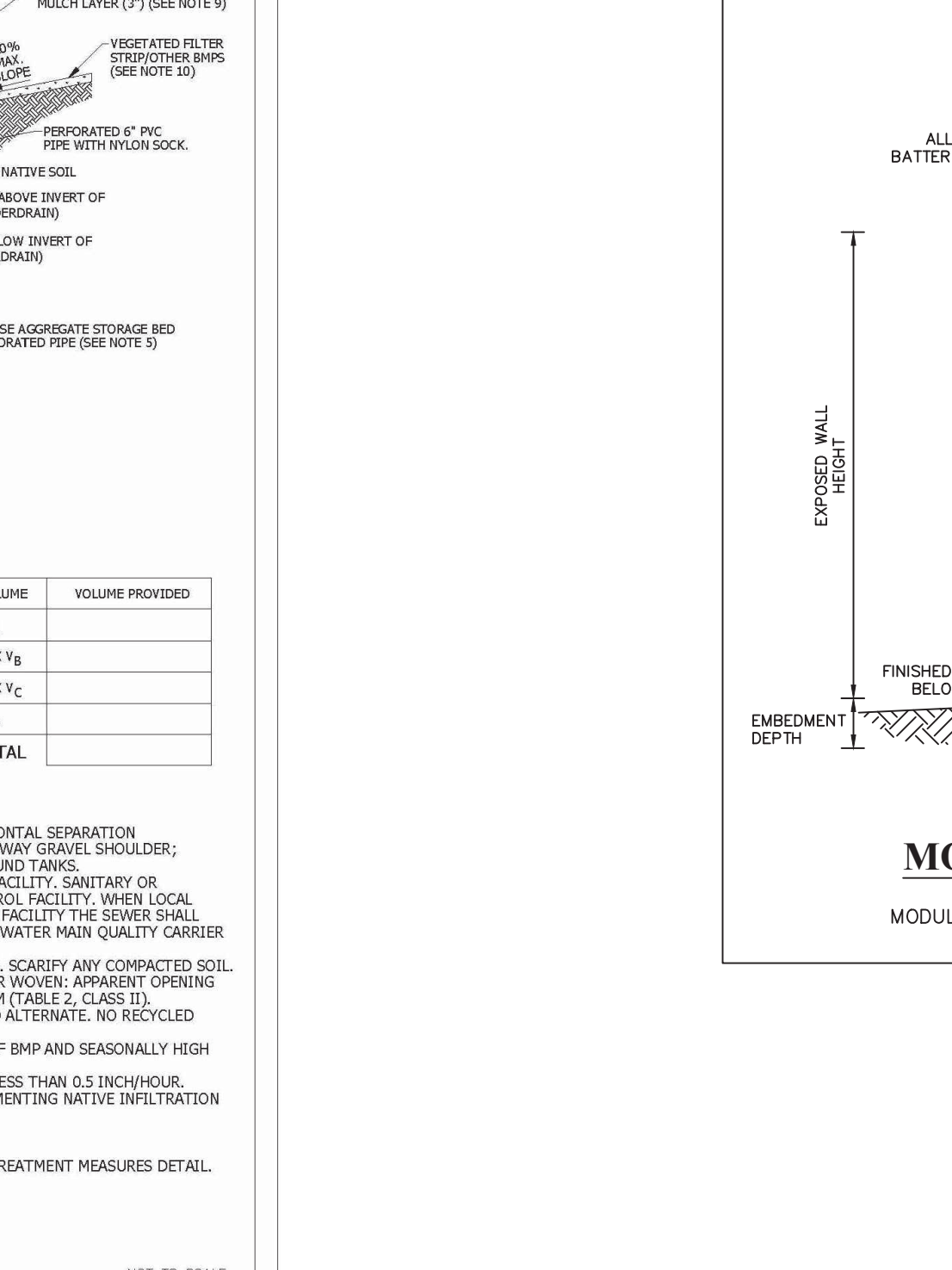
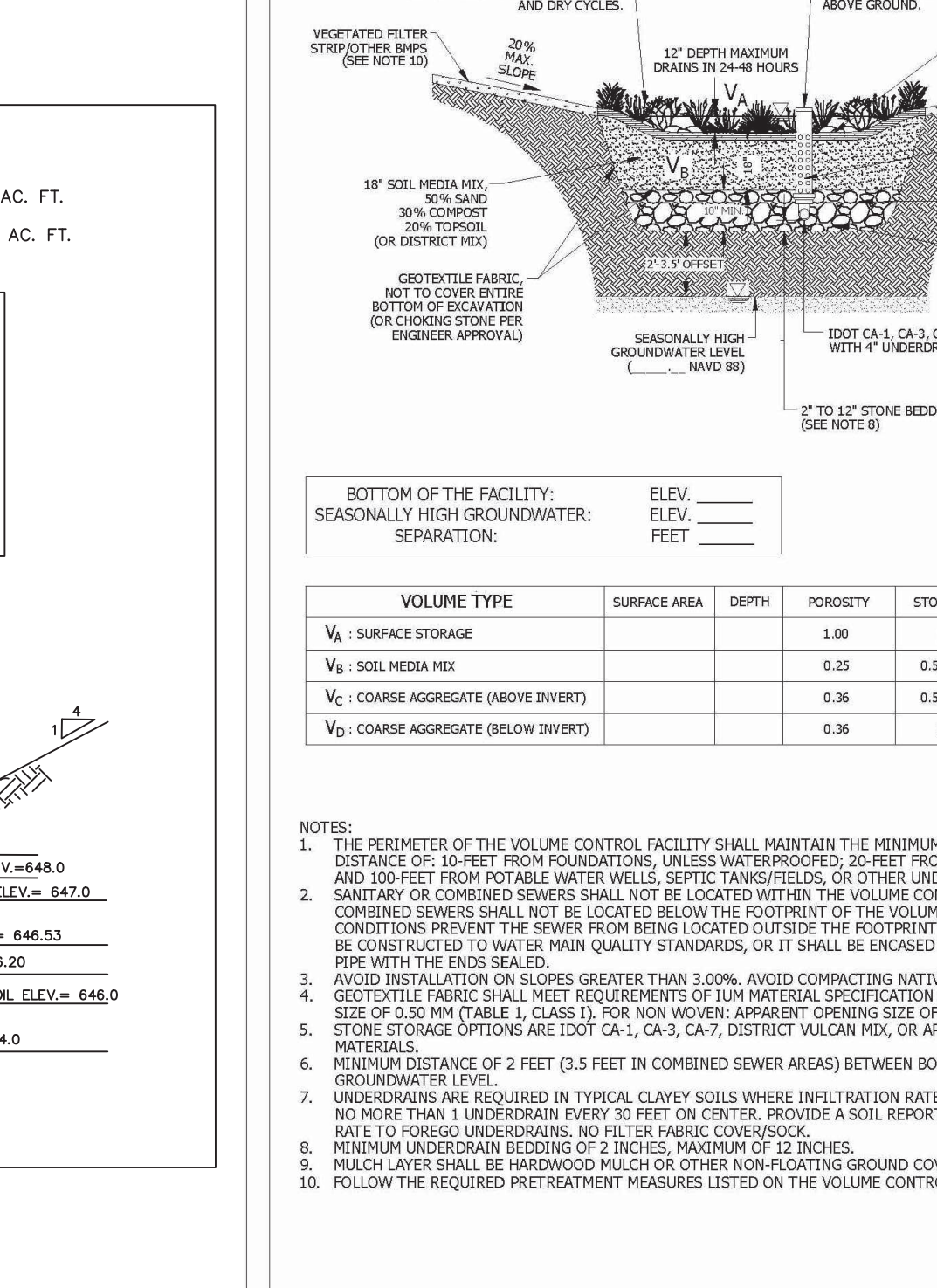
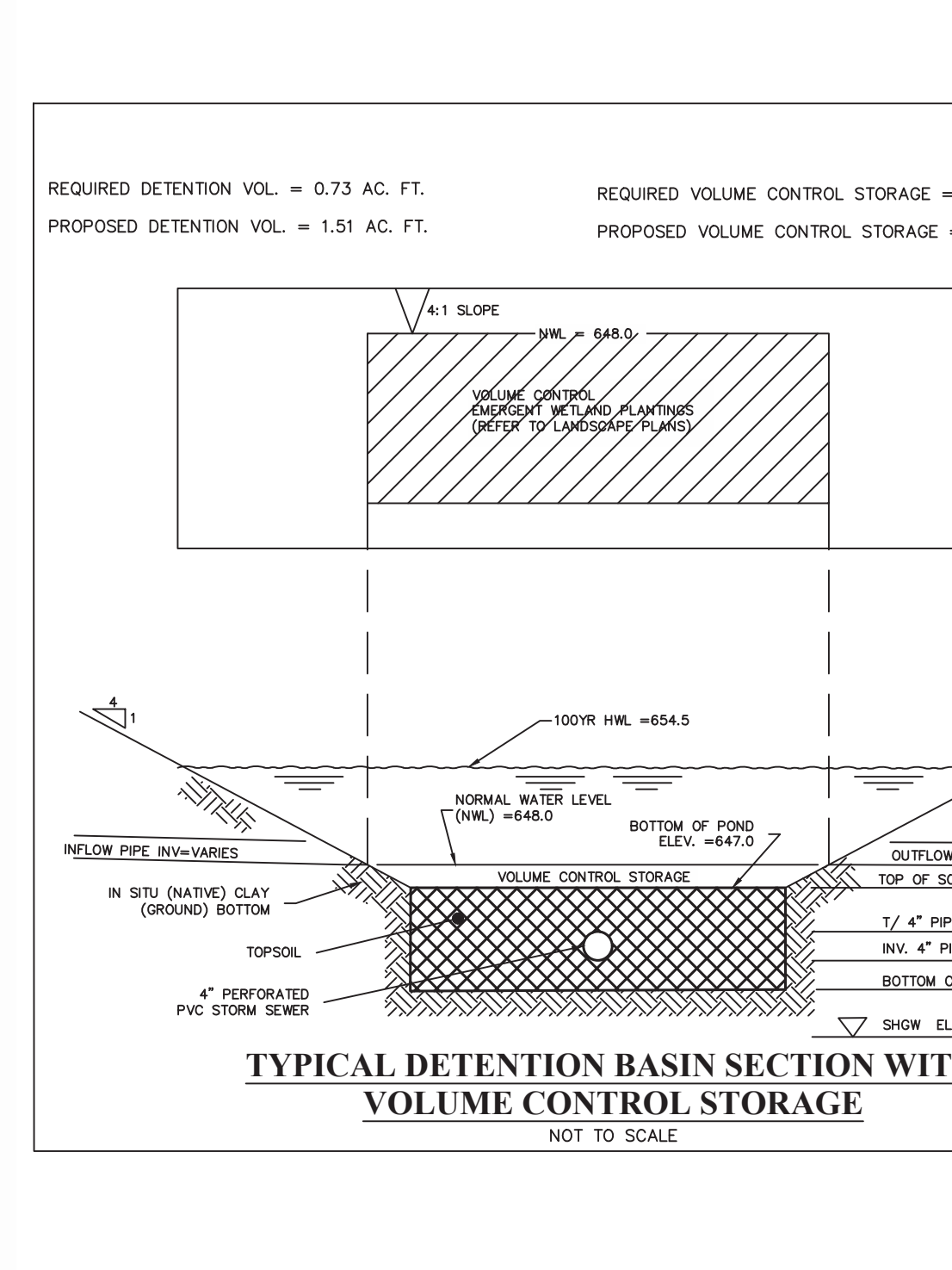
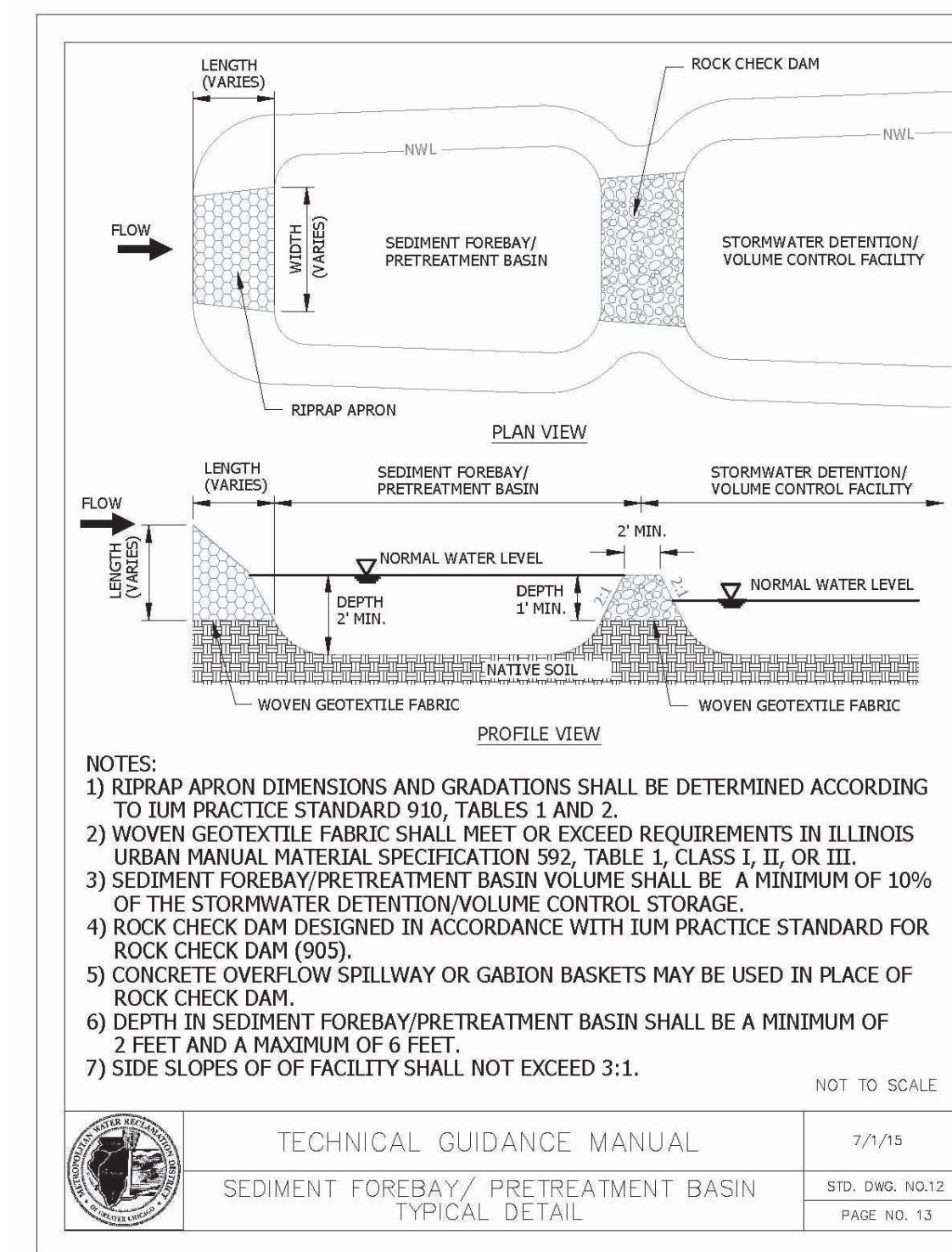
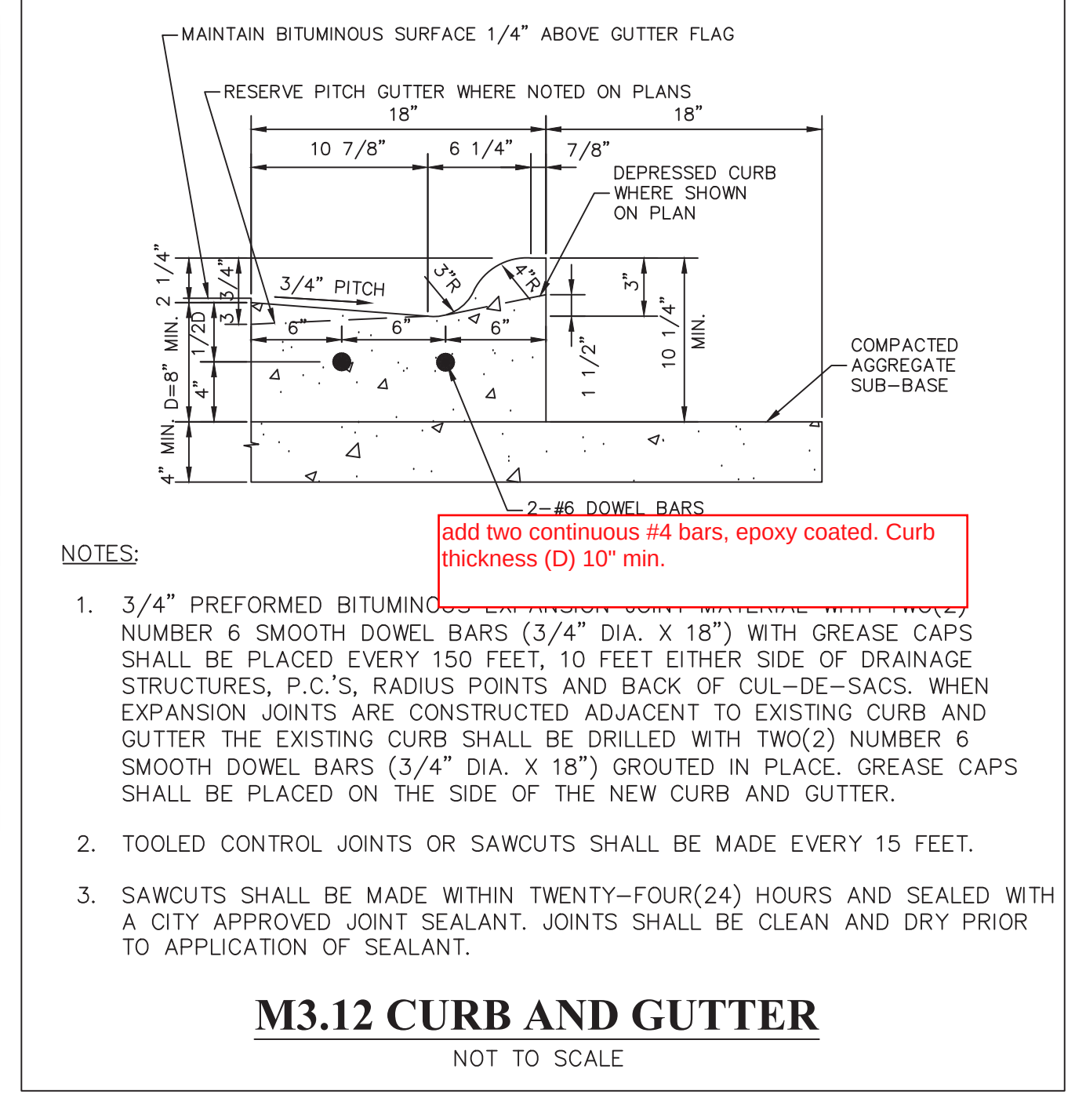
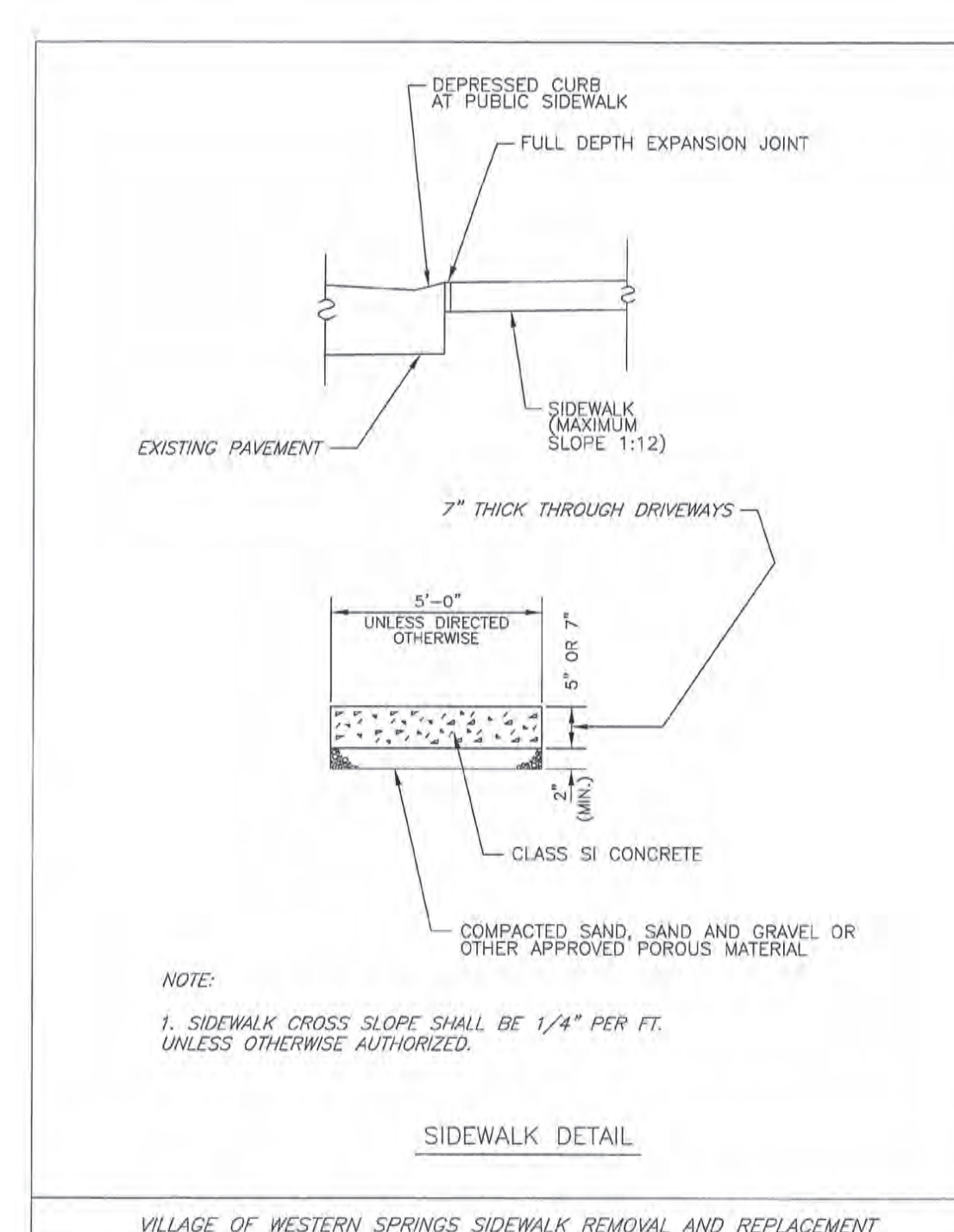
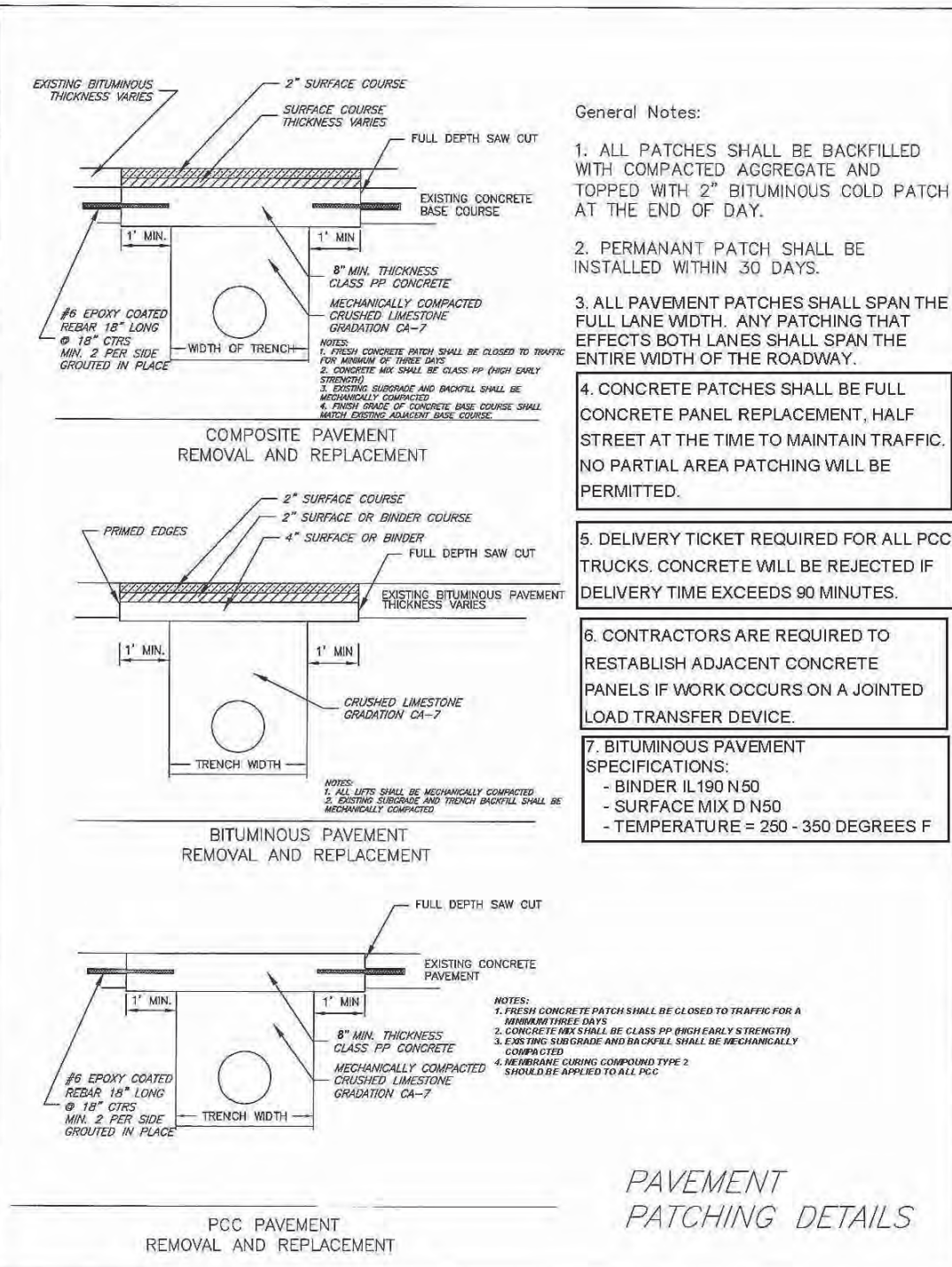
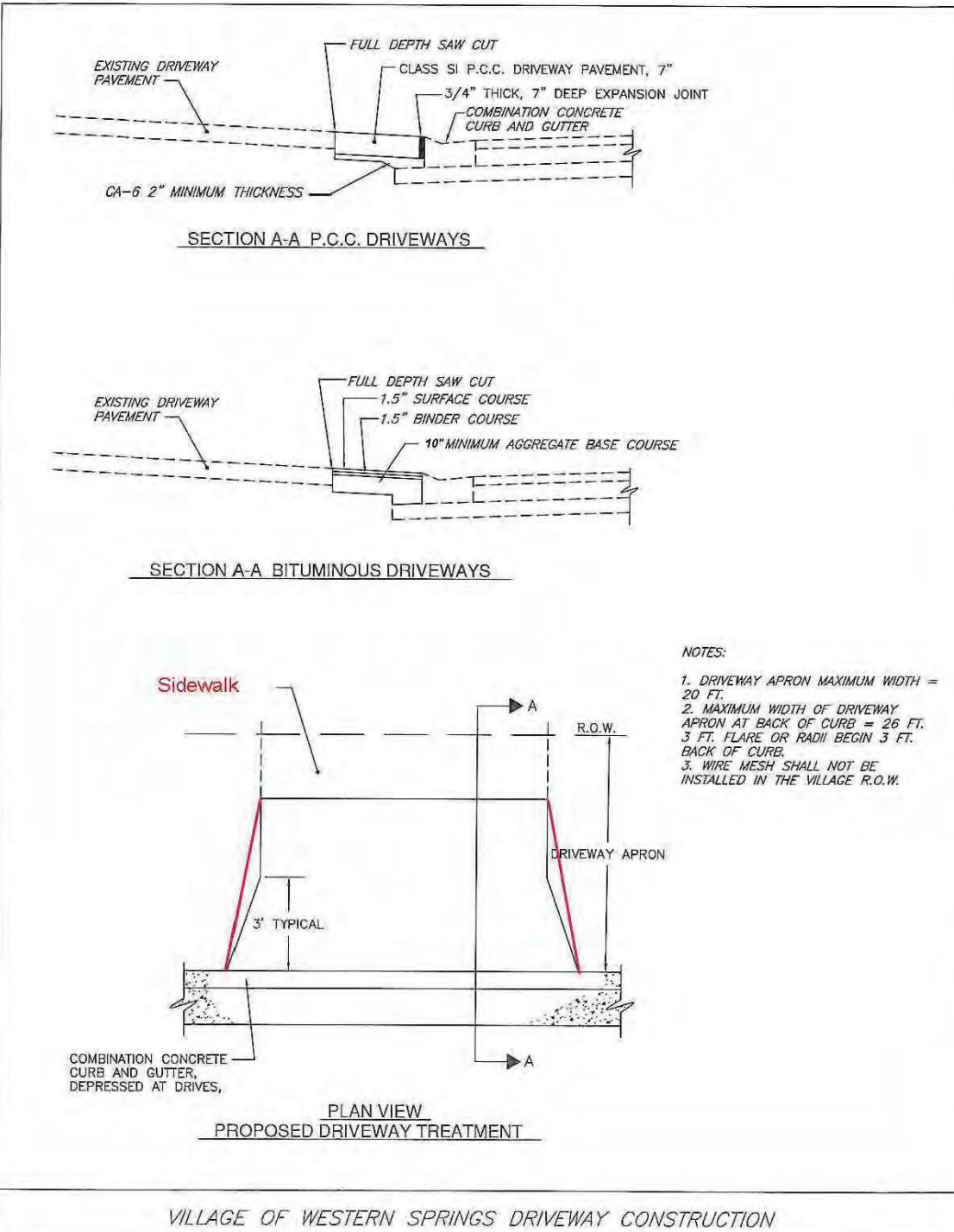
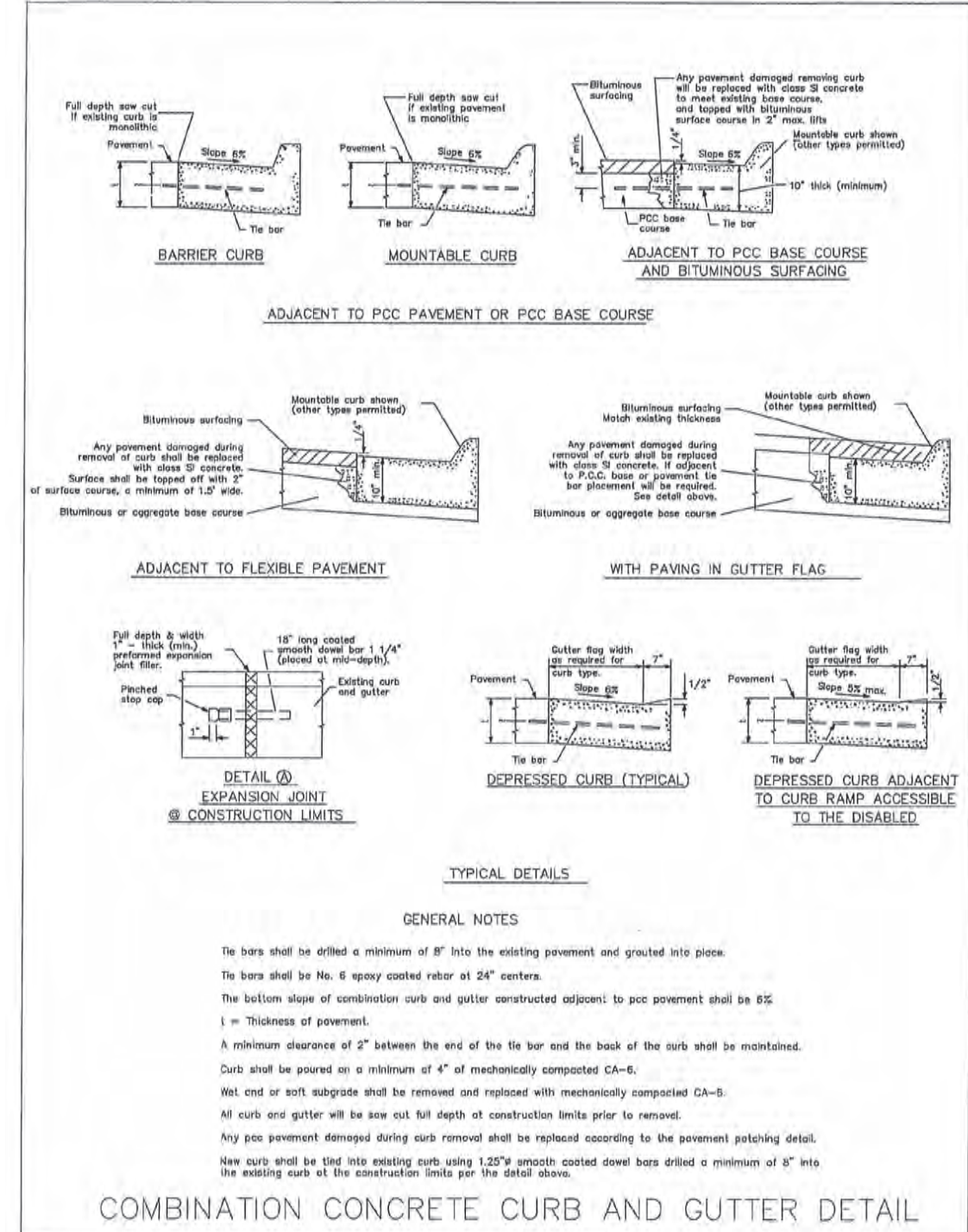
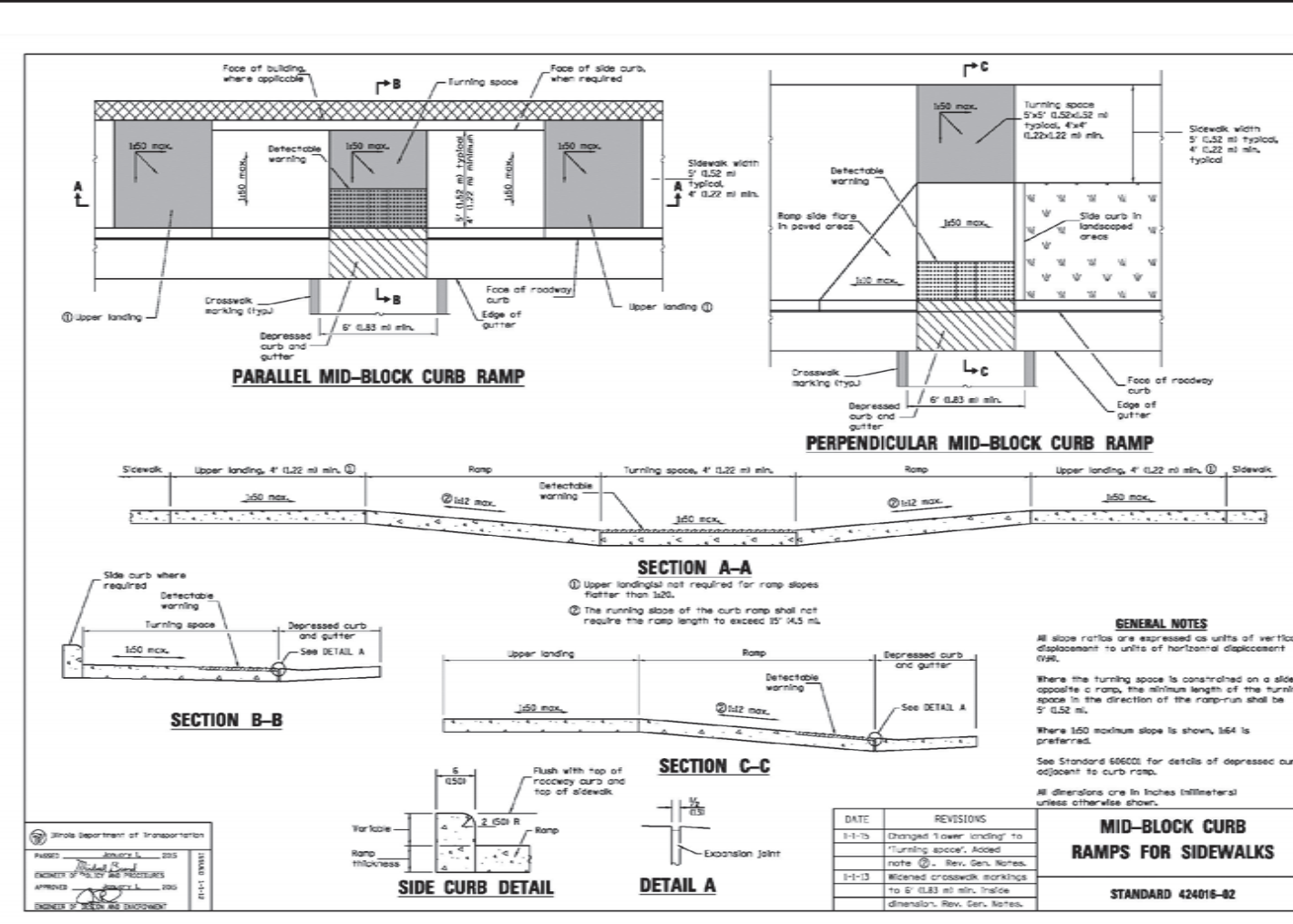
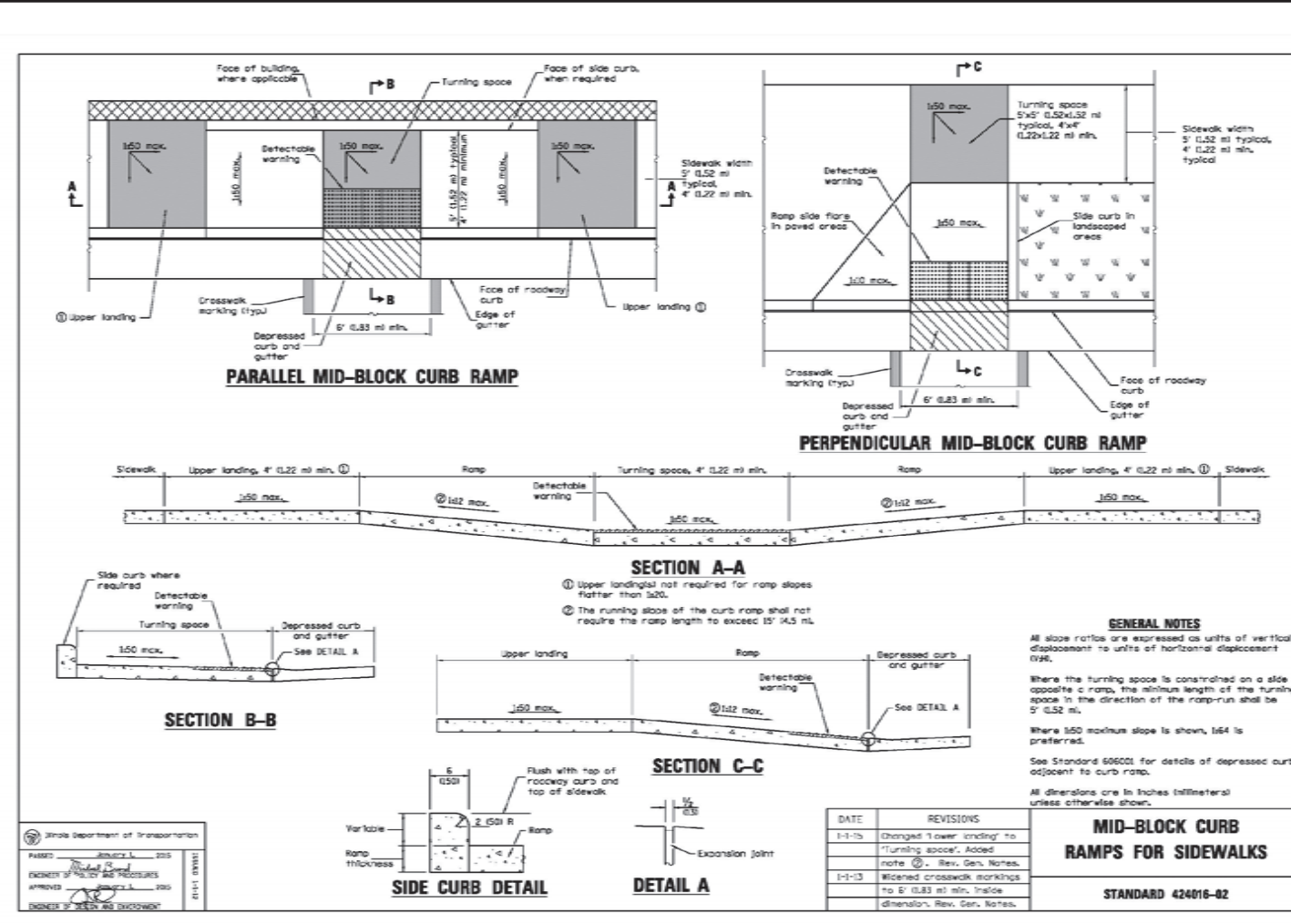
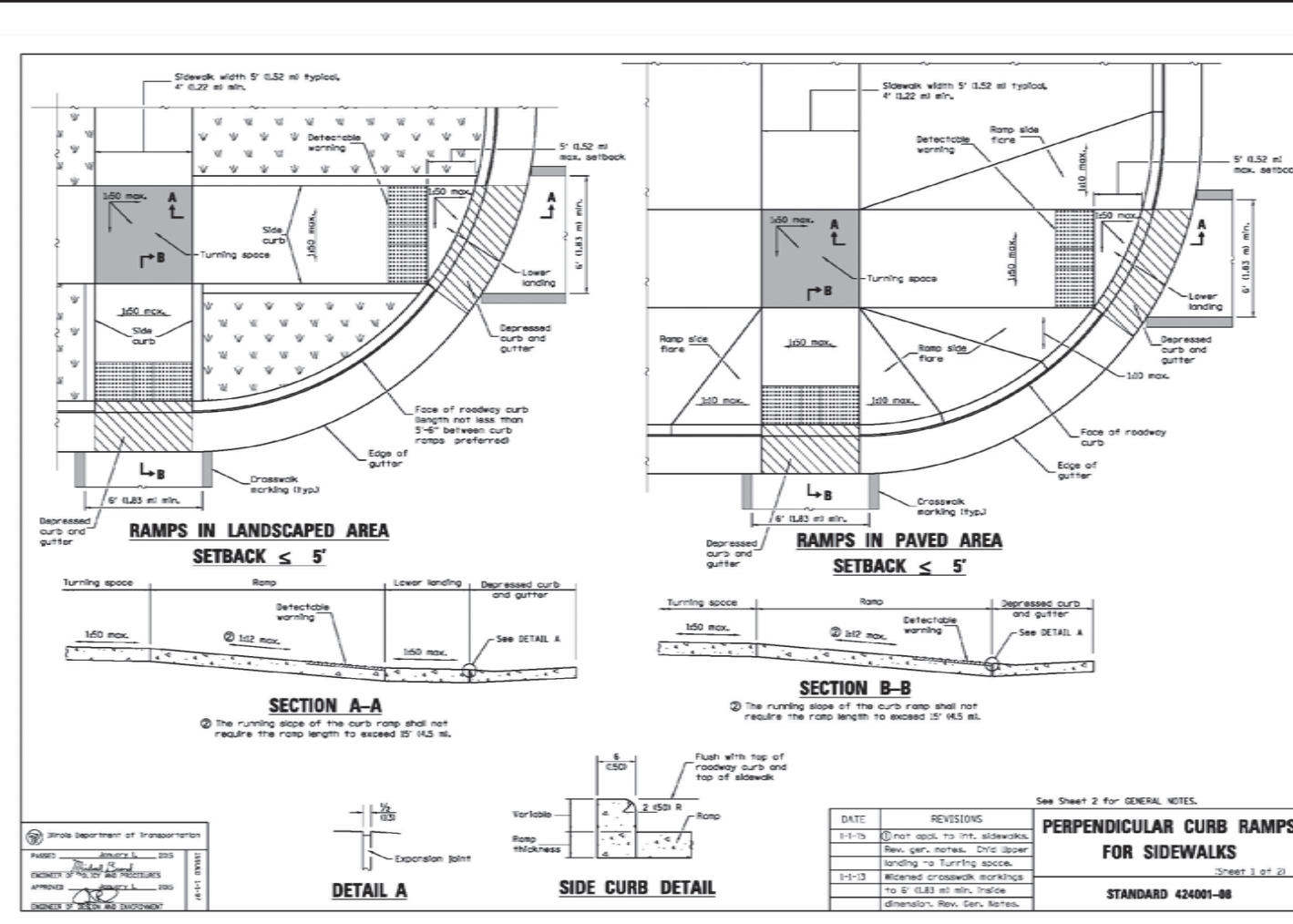
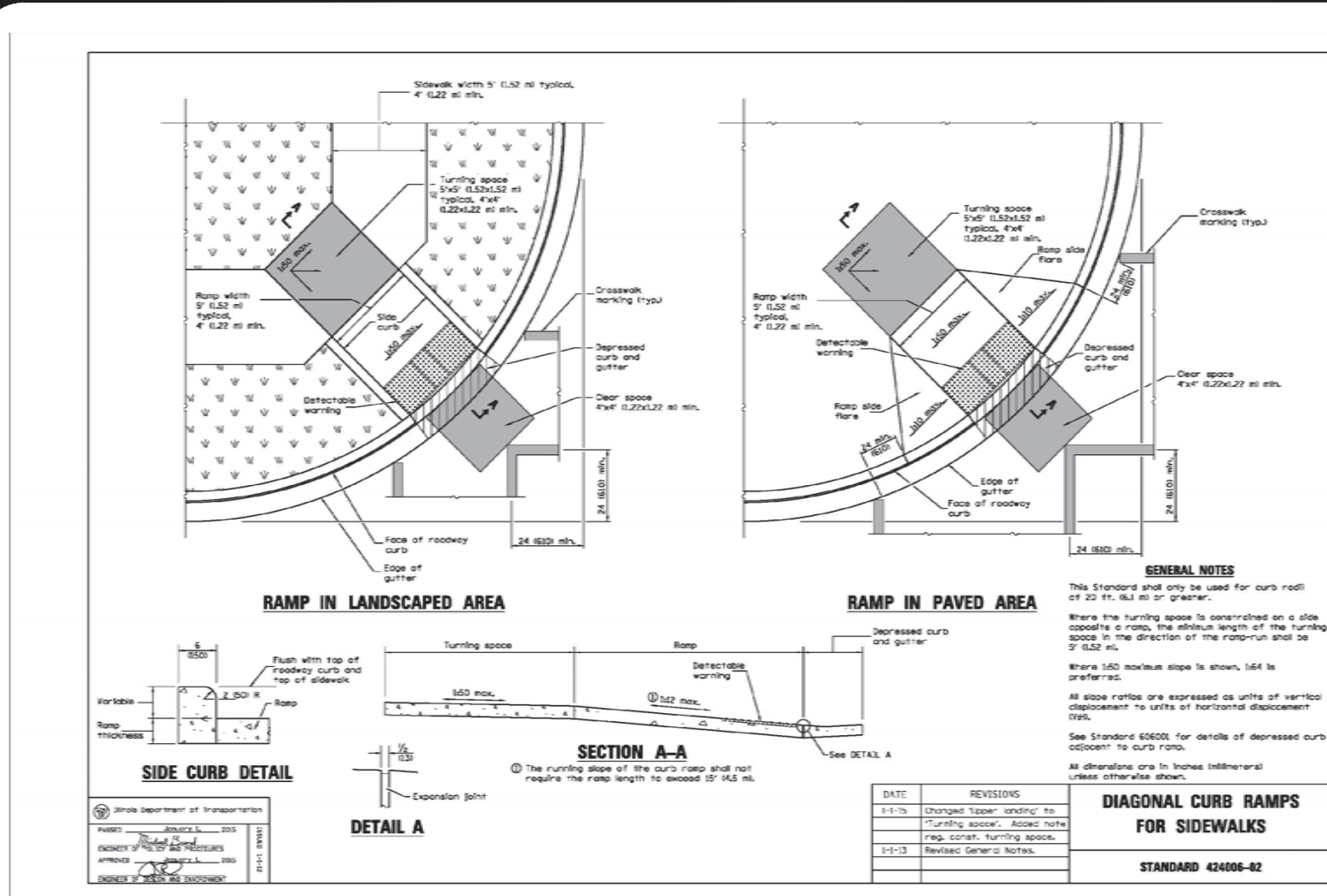
McNAUGHTON DEVELOPMENT
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BURR RIDGE, ILLINOIS 60527
(630) 325-3400

FINAL ENGINEERING PLANS		FOR
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5600 SOUTH WOLF ROAD		
WESTERN SPRINGS, ILLINOIS		

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MOKENA, ILLINOIS 60448
(708) 326-4961
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IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION	
Project No.: 24-0001	
Scale: NONE	
Date: MAY 22, 2024	
Design By: SDD	
Drawn By: DEI	
Checked By: SDD	

DEI



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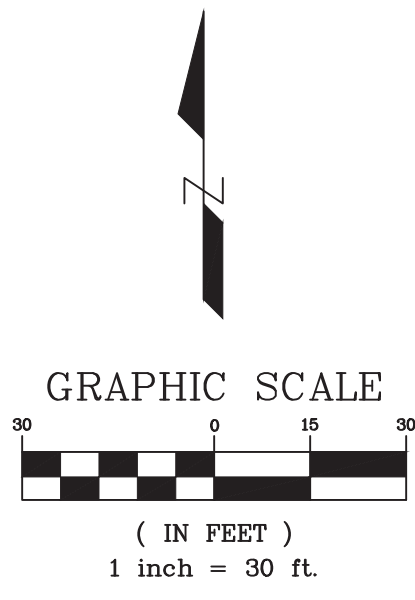
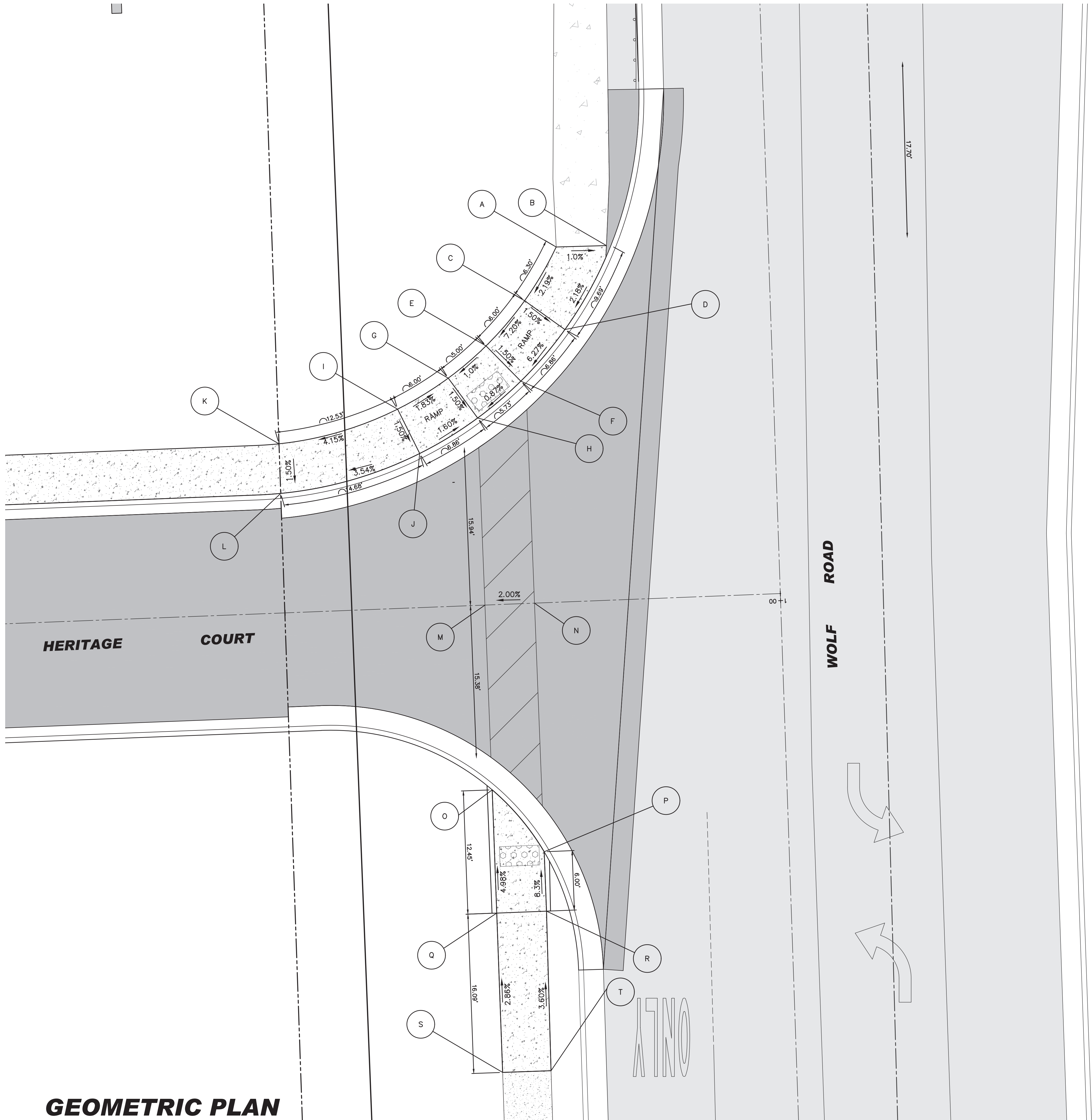
PROJECT INFORMATION
Project No.: 24-0001
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Drawn By: DEI
Checked By: SDD

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OF
19

PROJECT DETAILS

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GEOMETRIC PLAN



	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
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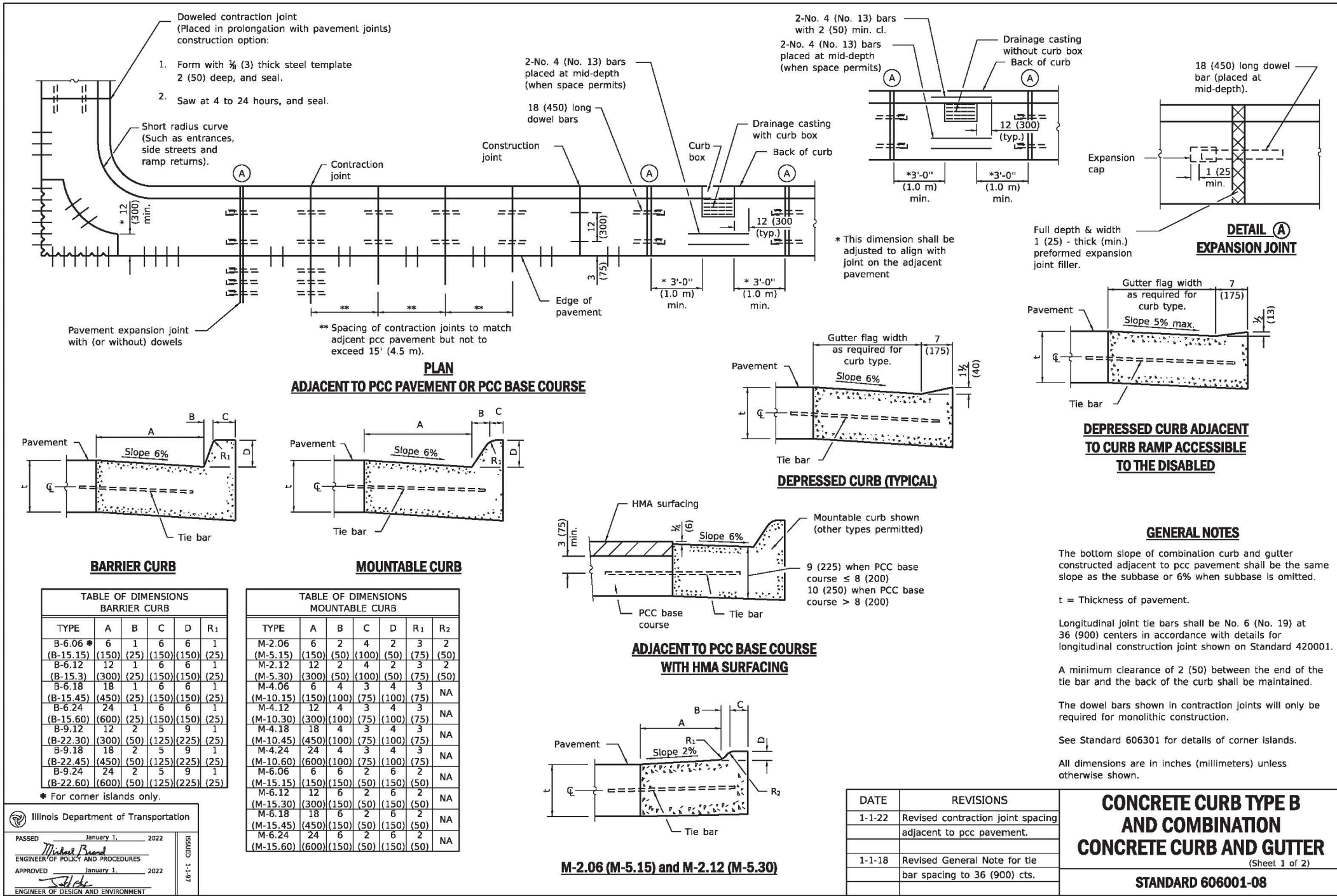
PROJECT INFORMATION
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Drawn By: DEI
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18
OF
19

McNAUGHTON DEVELOPMENT
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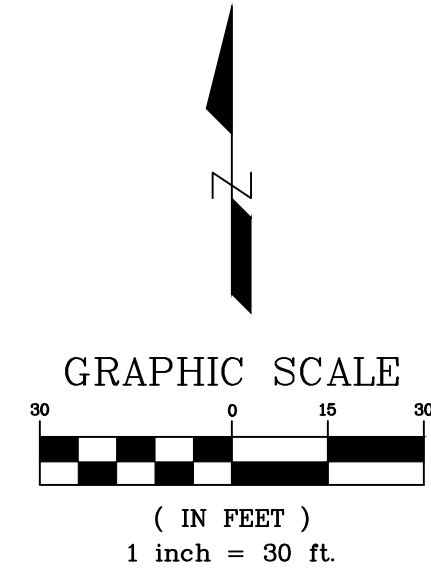
FINAL ENGINEERING PLANS
FOR
HERITAGE CROSSING
5600 SOUTH WOLF ROAD
WESTERN SPRINGS, ILLINOIS

ADA DETAIL



11/12/2024
by: Jeff Koza, Village Engineer

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.



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

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

PARCEL 1:	1023 W. 55TH STREET WESTERN SPRINGS, IL 60558
PARCEL 2:	5600 WOLF ROAD WESTERN SPRINGS, IL 60558

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

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

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		

provide copies. should be completed before this plat is finalized

McNAUGHTON DEVELOPMENT

FINAL PLAT
FOR
HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS

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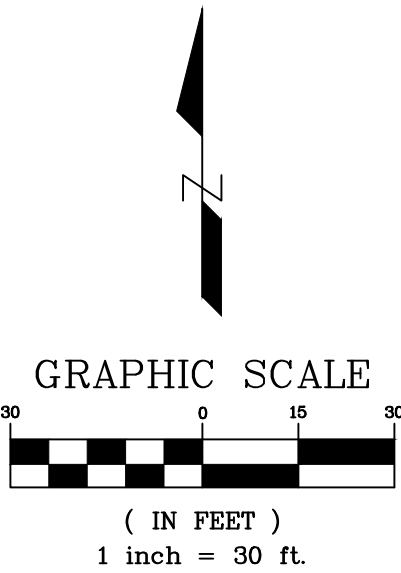
Project No.: 24-0001
Scale: 1" = 30'
Date: 07/10/2024
Field Date: 04/17/2024
Drawn By: SJL
Checked By: SDD

3

EXISTING 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.



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.
BULIDABLE 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
RECORD DIMENSION
MEASURED DIMENSION
FIP FOUND IRON PIPE
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

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 easement
provide all documents that are indicated as (separate document) that this plat is calling on.

- ALL AREAS ARE PLUS OR MINUS.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENT ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS.
- 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.
- OUTLOT 30 SHALL BE AN INGRESS-EGRESS EASEMENT AND MAINTAINED BY THE H.O.A. (RECORDED UNDER SEPARATE DOCUMENT)
- OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESS VIA OUTLOT 29.
- ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
- THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 29 AND 31.
- THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 29

REVISIONS		NO.	DATE	DESCRIPTION
BY				
S/L				
LOT ACCESS GEOMETRY		1	10/16/24	
LOT GEOMETRY		2	11/06/24	

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:	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

In accordance with Village Code 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.
(G) The county clerk as to unpaid taxes.
(H) Modify the Village Clerk and Village Board signature blocks to have language that states acceptance of all easement rights
(J) State of Illinois chief highway engineer when the subdivision includes or is adjacent to a state highway or local highway authority when property involves access to all other roadways.
In this case 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
(L) Mortgagee's consent to all easements, dedications and other rights granted or reserved to the village and other third parties.

OWNER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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

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.

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

list items village (Water main) and highlands sanitary (Sewer main) are responsible for, and all others are HOA. Water service lines and bbox HOA or individual unit?

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 in part as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though 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 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, landscaping areas, and other purposes, but no such use shall be made which would 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 utility 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.

Send all future tax bills to:

Submitted by:

Return the original Mylar to:

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

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

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

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 dont end up with chaos?

Village code calls for a 5 ft utility easement along rear and side yard property lines

didn't see this ETBE callout on any linework. Only saw in legend and the 3 units hatched

LaGrange Highlands Sanitary District needs to be listed

BLANKET EASEMENT PROVISIONS

A blanket easement is hereby granted for ingress and egress, watermain, sanitary sewer, storm sewer systems, drainage and detention for the Village of Western Springs and those public utility companies operating within the Village of Western Springs, said utility companies being the A Telephone Company, Comcast Company, Nicor Gas Company, Comcast Communications Corporation, and their respective successors and assigns. Areas depicted on the plat hereon drawn as "blanket easement" areas excepting therefrom those areas designated as E.T.B.E. or "Exception To Easement" within the dashed lines labeled "E.T.B.E." on the plat hereon drawn, or subsequent to this plat being recorded, the easement shall include foundations and attached sidewalks, stoops, decks, patios, to install, lay construct, renew, operate and maintain conduits, cables and wires, all sanitary sewer and water mains and drainage swales, above and other equipment for the purpose of serving the subdivision and other property electric, sewer and water service and drainage purposes, the right to enter upon the lots at all times to install, lay, construct, renew operate within said blanket easement areas solid conduits, cables, wires, manholes, water valves and other equipment, and for the installation, maintenance 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 alterations made, including the final topographical grading plan in 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.

reference declaration document as that will have maintenance responsibilities for stormwater and other items not listed on the plat.

dormant SSA would be a better tool than a lien on an HOA.

this needs to cover all outlots as stormwater management infrastructure exists on each outlot.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

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 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, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN WAL'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 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 ADORPTED 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 17031C04674, 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

update date to 2026 or whatever renewal is.



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

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



DESIGNTEK ENGINEERING, INC.

CONSULTING AND SITE DESIGN ENGINEERS

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FINAL Exhibit 4 **STORMWATER MANAGEMENT REPORT**



FOR:

**HERITAGE CROSSING
WESTERN SPRINGS, ILLINOIS**

Prepared For:

**McNaughton Development
11S220 Jackson Street – Suite 101
Burr Ridge, Illinois 60527
(630) 325-3400**

November 6, 2024



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FEMA FIRM

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move soils reports to end of report,
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- Analysis Documentation
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- 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)

include lawn ave vacation in development area

lossing re-development is approximately 2.41 gross acres with the current use of commercial office buildings with associated parking lot areas. The proposed re-development consists of residential single family attached units with related roadway, utilities, and 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.

Add a discussion on the HEC HMS modeling development and results. The resulting worst case

Add a discussion on the HEC HMS modeling development and results. The resulting worst case scenario modeling that shows the 656 max flooding height.

discuss street flooding at north end how it doesnt comply with code due to existing conditions on north property.

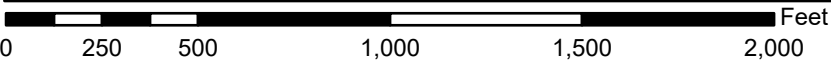
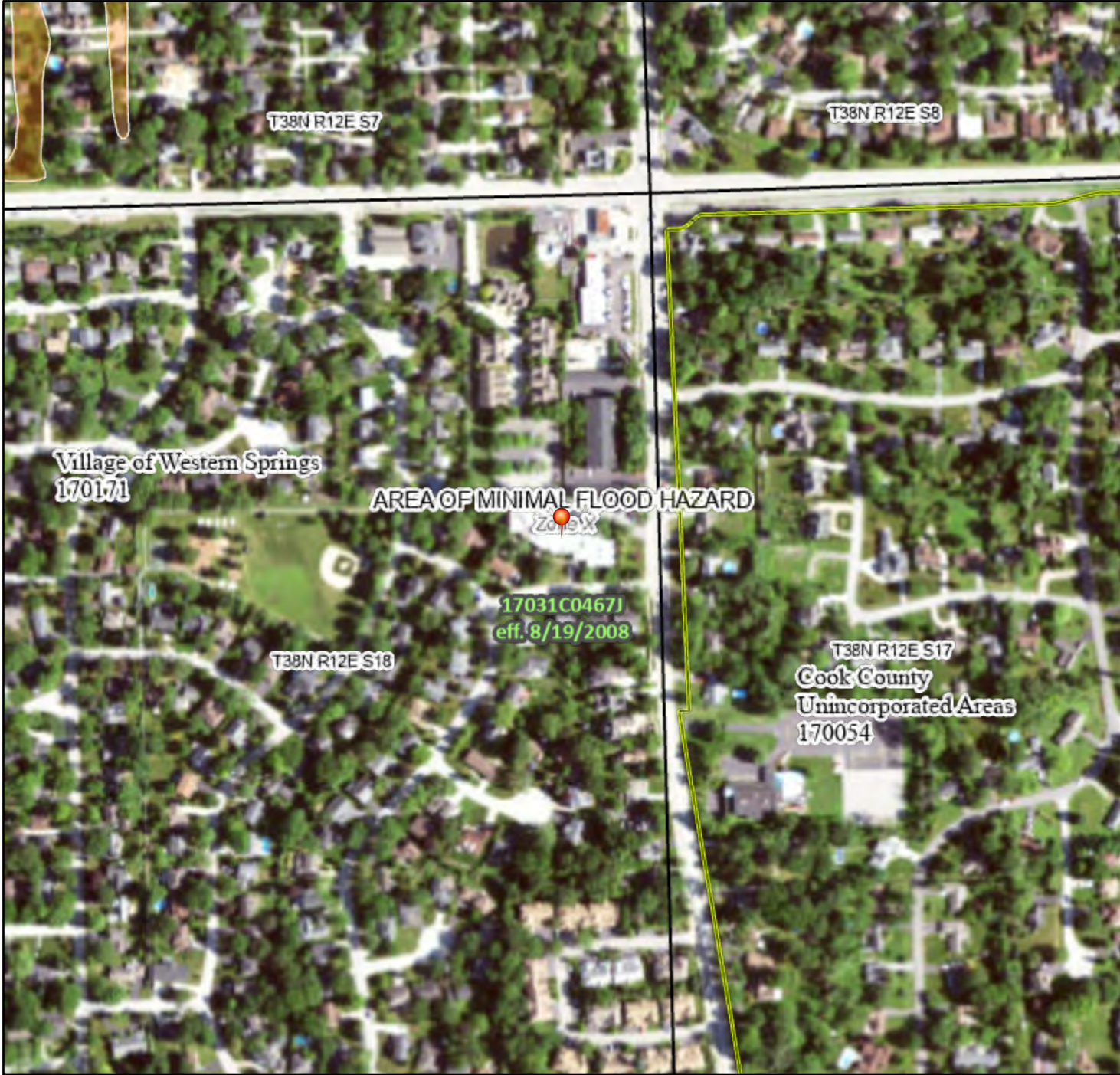
provide summary discussion of existing and proposed worst case flooding and storage volumes. include exhibits that were sent to me on 10/31/24 in this report. Explicitly state how much overflow storage is being lost but that it appears there is still a net gain of storage despite the overflow storage loss.

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National Flood Hazard Layer FIRMette



87°54'14"W 41°47'28"N



1:6,000

87°53'36"W 41°47'1"N

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 Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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.



October 22, 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 Memorandums
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 has been revised according to the memorandum review letters by the Village Staff, dated September 20, 2024, and August 1, 2024 the following is an item-by-item response to those comments:

Village Engineer Memorandum – 9/20/2024

Wolf Road Access

Additional consultation with the Cook County Highway Department concluded that if the appropriate sight triangle and stopping site distance could be achieved that a new proposed roadway connection could be made to Wolf Road in the generally vicinity of the existing curb-cut along the west side of Wolf Road north of Park Place. Please see the stopping site distance exhibit completed by the traffic engineer (KLOA) and the revised Final Engineering plans for reference which would remove the existing sight line obstructions. A complete formal submittal is currently being compiled for the Cook County Highway Department with all final documents for review as per their detailed design specifications. Therefore, we are requesting that the plan be brought to the plan commission as designed and with the available information.

Hydraulic Stormwater Modeling

After further discussion and coordination with Village staff regarding the street ponding conditions created by the connection to the existing Heritage Court street elevations at the north property line it was determined that it would be acceptable to have the floodwater encroachment onto the proposed street extension south if the stormwater inundation is kept off all of the proposed driveways and that all residents are able to get out of their driveways at all times. If this was achieved, then staff would recommend approval of a variance for the Village code (10-11-11-C.2) allowing minimal floodwater to inundate the proposed private street. Please reference the enclosed revised Final Engineering plans for the street profile and adjacent grading and the

Proposed Conditions Flooding Exhibit in which all floodwater for the critical duration rainfall event is confined to the street and is not located in front of any proposed driveways which was agreed is the best approach for the situation. This scenario would be better long-term for the residents allowing the proposed street connection even if there is periodic short-term inundation within the proposed street.

Also, previously proposed residential housing units were eliminated along the north property line to create additional greenspace and further reduce the impervious area while providing additional floodwater storage and decreasing housing density.

Further Expansion of the Lawn Avenue Detention Basin

The revised land plan also provided for additional expansion of the stormwater management area between proposed residential units 20 & 21. The existing conditions floodwater storage volume for the Lawn Avenue basin (Basin "C") and adjacent overflow areas has a cumulative storage capacity of 2.51 acre-feet, and the proposed condition which includes raising the existing parking area and the deepening of the basin with the inclusion of retaining walls and open space has a cumulative storage capacity of 3.39 acre-feet. The net floodwater storage gained by the proposed site modifications would be 0.88 acre-feet (+/- 38,333 cubic-feet). Please refer to the enclosed revised Final Engineering plans and the individual Existing & Proposed Basin "C" Volume Tables for reference.

Review of the Development is Ongoing

We acknowledge that while Planning Commission approval is still being pursued that staff will present any additional review comments and recommendations as they see fit.

Village Engineer Memorandum – 8/01/2024

Outstanding Review Comments from Submittal 01 (May 2024)

15. Overland flow areas have been depicted on the Final Engineering plans and the Existing and Proposed Flooding Exhibits.
16. The owner/developer is currently obtaining access rights from the adjacent HOA to the north and will provide a copy of the construction access agreement when it is finalized.
18. Refer to the Interim By-Pass Swale Plan and the Erosion Control Plan and Details. Only the Wolf Road driveway will be utilized for construction traffic. The deepening of the existing basin will not result in loss of storage capacity please refer to the Existing and Proposed Basin "C" Volume Tables.
26. The existing dry-stack modular block retaining wall is being removed and replaced with a new wall, please refer to the revised Final Engineering plans.
28. The required fall protection is depicted on the revised Final Engineering plans for reference.
34. The temporary erosion control silt fence is not depicted off-site and is located only where positive drainage leaves the subject site.

- 37. The sediment forebay between proposed units 20 and 21 has stone rip-rap for energy dissipation and sediment protection is proposed downstream before the outlet release structure.
- 39. The appropriate items have been added to the legend.
- 44. The CN calculation sheet previously provided the total of each impervious item for the site development. Individual lot coverage will be itemized on future plan sheets for reference.
- 45. The proposed sidewalks have been re-located as per the newest land plan which depicts vehicular access to Wolf Road.
- 48. The existing "Ridgewood of Western Springs" sign will now remain at the corner of Park Place and Wolf Road since the proposed access is now proposed north of Park Place onto Wolf Road.
- 53. Additional parking stalls have been incorporated into the site design along the street. ADA accessible spaces are in the driveways and garages which are the closest to the building entrances. The site design follows the applicable ADA requirements per the 2018 Illinois Accessibility Code.
- 55. Further site investigation found lack of maintenance to the existing drainage system can potentially cause exaggerated floodwater conditions in small rainfall events. Extensive hydrologic and hydraulic modeling of the existing conditions (with no maintenance issues) for the critical duration storm events concluded that the water levels can get within inches of the top of the existing retaining wall along the west property line as witnessed by staff and residents.
- 57. To maintain the 20' minimum driveway length the sidewalk is 5' in width along the private street.
- 60. The pavement section can be appropriately depicted as per the code requirements once the specific pavement design manual is designated by the Village Engineer.
- 71. The detailed existing watermain location will be field verified prior to construction with the public works department.
- 72. The gate is depicted on the Final Engineering plans and the owner/developer is currently obtaining detailed drawings and specifications for the gate system.
- 78. Hydrant locations for the new revised land plan are depicted on the Final Engineering plans for reference.
- 85. The owner/developer has retained a structural engineer who is currently compiling detailed designs for the retaining walls and the accompanying details and specifications signed and sealed by the engineer will be provided once completed.

New review comments from Submittal 2 (July 2024) Review Comments

- 02-1 Coordination with CCDOTH has included staff and the owner/developer with the site plan being revised to incorporate the proposed street connection to Wolf Road instead of Park Place as recommended.
- 02-2 With the incorporation on Planning Commission/Resident comments and the newly revised site plan revision clouds were excluded because of the drastic changes but can be added in future revisions moving forward.

- 02-3 For clarity the general notes have not been revised other than to comply with previous review comments by staff.
- 02-4 Construction and silt fencing have been revised accordingly to adhere to the new revised land plan, please refer to the Final Engineering plans.
- 02-5 The topsoil stockpile location has been positioned in a location with an underlying existing elevation of 656 or higher. The stockpile is encompassed by a double row of silt fence to stop silt from escaping during rainfall events.
- 02-6 The offsite parking stalls are currently being evaluated by the HOA and their consultant and detailed callouts with notes and specifications will be added to the plan set once the re-configuration layout is approved.
- 02-7 Proposed preliminary stormwater management bypass flow management calculations were previously provided to adequately convey the off-site flows for the critical duration rainfall events. Coordination with CCDOTH is also on-going for the proposed conditions and a detailed operations and maintenance plan will be compiled once the final design is approved by all governing agencies. We acknowledge that the operations and maintenance plan will be required to be incorporated into the Final Plat and declaration documents.
- 02-8 The stormwater management area has been expanded from previous submittals to provide more storage volume capacity as discussed above in the items above. As previously agreed, the amount of volume gained by the proposed design will not solve the floodwater issues, but we are providing as much as possible within reason to help lessen some of the effects of the large off-site tributary area that is bypassed through the subject site.
- 02-9 The appropriate volume control is being provided within the proposed basin below the outlet pipe and an underdrain is being incorporated into the basin bottom because of the low infiltration rate as required by the MWRD WMO to alleviate the chance of loss capacity in a possible subsequent new rainfall event.
- 02-10 The owner/developer is consulting with a senior ecologist who will be developing a planting plan that adheres to the MWRD WMO and has proven to be successful and beneficial on previous completed projects after construction.
- 02-11 The above-mentioned expert will provide a 3-year Maintenance and Monitoring Plan and the owner/developer will have a mechanism in place to fund the required maintenance activities.
- 02-12 The computer numerical model analysis of the worst-case flooding event (critical duration rainfall event) was completed for both the existing and proposed conditions with associated flooding elevations and floodwater inundation exhibits being provided for both scenarios. The methodology utilized was discussed with Village staff and the Village consultant prior to providing the preliminary results. The flooding of the new street has been analyzed and the Village staff agrees with a variance being granted for the infrequent and short-duration street flooding as described in the items listed above within this letter which do not impede the proposed driveways.
- 02-13 The owner/developer has previously submitted a cost impact statement under a separate cover that outlines absorbing the Lawn Avenue right-of-way and the associated stormwater management area for consideration.
- 02-14 The required underdrain system has been designed to standards outlined within the MWRD WMO and implemented within previously approved basins under the jurisdiction of MWRD. Construction details and specific callouts are included within the plans.
- 02-15 The street light photometric plan by others is forthcoming if not already submitted by the owner/developer.

- 02-16 With the new revised land plan being implemented the associated parkway trees have been denoted on the Landscape Plan accordingly with the species specified as required.
- 02-17 Once approved by the Planning Commission/Village Board and when the Village staff is ready to sign the MWRD permit applications the documents will be revised accordingly to represent the total area and the total number of units being serviced as referred to on the Planning Commission/Village Board approved plans.
- 02-18 The owner/developer acknowledges that the appropriate applications will not be signed until the zoning change is legally approved by the Village.
- 02-19 The summary table will be revised accordingly on the MWRD document once the associated permit applications have been revised and are ready for signatures to ensure that they match.
- 02-20 The ownership and summary of responsibilities will be revised accordingly for the initial MWRD submittal and prior to the Village signing the required permit applications (i.e after the zoning change is approved).
- 02-21 We acknowledge the consultant letter, and the plans/calculations have been revised accordingly.

BAXTER & WOODMAN ENGINEERING COMMENTS – Dated July 25, 2024

Engineering Plans

1. The area immediately downstream of the existing Wolf Road culvert has been left open for a short length to provide stone rip-rap as an energy dissipater before off-site stormwater enters the proposed dual culverts reducing flow water velocity similar to the existing condition. The existing open area currently has retaining walls with safety guards, as we are simply expanding the current design implemented by the CCDOTH.
2. The area has been expanded and additional storage volume has been provided. The MWRD WMO volume control requirements have been implemented into the stormwater management area.
3. The galvanized metal piping is a Contech Ultra Flow product with a smooth interior like reinforced concrete pipe (RCP) and plastic pipe (HDPE) and is designed for the appropriate above ground loading. Contech is the largest manufacturer of these types of underground stormwater products, and they are the most custom product available, and the materials are the most conducive for this application.
4. The bends in the proposed dual culvert offsite by-pass system have been eliminated.
5. Risers have been specified at connection points into the dual culvert system.
6. Theoretical design velocities are slightly higher than 10 feet per second (+/- 11 feet per second) only for the 1% chance infrequent maximum flow storm event, but as stated above and depicted on the plans rip-rap is incorporated at the upstream and downstream ends to act as an energy dissipator drastically reducing velocities prior to entering and exiting the dual pipes. If a method to quantify the reduction in velocity by the upstream energy dissipator can be utilized, please refer or suggest a generally accepted method. To reduce the flow velocity for the infrequent storm event the slope would have to be lessened hence reducing the conveyance capacity, and if the pipe size is increased there will be cover issues.

7. We have been consulting with a structural engineer throughout the design process to determine wall setbacks for placement and installation requirements. We acknowledge that the final retaining wall design shall be reviewed, signed, and sealed by an Illinois-registered structural engineer. These plans will be provided if the Planning Commission recommends overall approval, and the project progresses to the next Committee.
8. The sediment forebay between proposed units 20 and 21 has stone rip-rap for energy dissipation and sediment protection is proposed downstream before the outlet release structure. The volume control practice will be installed toward the end of the construction schedule and once installed will be protected by a double row of silt fence until the on-site tributary area has been fully stabilized.
9. The construction fence is appropriately depicted on the Existing Conditions and Removal Plan since it is not an erosion control measure and for clarity with reducing clutter on the erosion control sheet.
10. The existing and proposed impervious areas are detailed in the stormwater report with the calculated reduction.
11. Recent computer numerical hydrologic/hydraulic modeling for the floodwater conditions have established elevations for the critical duration storm events in lieu of utilizing the conservative approach of existing retaining wall elevations. Although the completed modeling showed the maximum elevation to be just inches below the existing wall for the worst-case scenario.

Heritage Springs Stormwater Exhibit

1. The previous exhibit has been incorporated into both the Existing and Proposed Conditions Flooding Exhibits to depict the entire area from 55th Street to Park Place in relation to floodwater inundation.

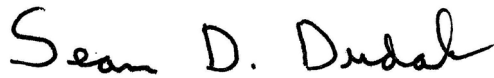
Stormwater Management Report

1. The final stormwater report will be officially signed and sealed by an Illinois licensed Professional Engineer after the Village approves the re-zoning and site plan approval.
2. The decrease in impervious area would reduce developmental site runoff and the previous preliminary analysis of existing and proposed conditions demonstrated that there are no adverse impacts.
3. Previous preliminary analysis of existing and proposed conditions generated results for the worst-case scenario flooding for both pre-project and post-project for comparison. There were no adverse impacts to the existing Heritage Springs development to the north.
4. As discussed previously the parameters with which the analysis was completed included the fact that if there were consecutive 100-year storms that the storage volume in those three ponds would not be available. This is what is typically required in other areas of Cook County from our prior experience.
5. Previous preliminary analysis of existing and proposed conditions generated results for the critical duration storm events scenario to demonstrate flooding conditions for comparison. There were no adverse impacts to the Wolf Road culvert on the upstream or downstream sides.

6. The displacement of the stormwater storage volume was analyzed in the previous preliminary analysis of existing and proposed conditions generated results for the critical duration storm events scenario to demonstrate flooding conditions for comparison. This analysis also included the proposed stormwater storage expansion of the Lawn Avenue (Basin "C") stormwater management area.
7. The previous reported area and Tc were correct, and the exhibit was revised accordingly. The individual runoff analysis for the 2.41-acre development site in both the existing and proposed conditions generated a decrease in flowrates, but was negligible in comparison to the total off-site flowrate for the 183 acres therefore the same flowrate was utilized for the existing and proposed conditions when analyzing the floodwater conditions.
8. Previous preliminary analysis of the existing and proposed conditions generated results for the critical duration storm events scenario to demonstrate flooding conditions for comparison. This analysis included the existing condition tailwater scenario and the proposed condition tailwater scenario with no adverse impacts or rise in water elevations on the west side of Wolf Road upstream near the culvert entrance for any of the critical duration storm events.

If you have any questions or need additional information, please contact me at 708-326-4961 x229 or sdudak@dtekcorp.com. Thank you.

Sincerely,
DESIGNTEK ENGINEERING, INC.



Sean Dudak, P.E., P.L.S., CFM
Senior Project Manager

Encl.

Cc : John Barry – McNaughton Development – (via email)
File

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To: Kelsey Fawell, Senior Planner

From: Jeff Koza, PE, Village Engineer

CC: Ellen Baer, Village Manager
Heather Valone, AICP, Director of Community Development
Mike Jurusik, Village Attorney

RE: Zoning Application Review: Heritage Crossing 5600 Wolf Road Development—
Engineering Services - Review 02

The Village Engineering Services Department is in receipt of the July 2024 submittal for the subject development. This is the second submittal for this development. We have completed a review of this submittal. The Village Engineering Department received assistance with the review from Baxter & Woodman Consulting. The separate review letter from Baxter and Woodman Consulting is attached.

Outstanding Review Comments from Submittal 01 (May 2024)

Staff reviewed the first plan submittal and marked up a PDF copy of the plans (Exhibit K) with review comments. With their second submittal the developer's engineer, as requested, typed out each plan review comment from the plan markup in a July 17, 2024 letter response letter to the Village. We have reviewed the responses and it is our opinion that the below listed comments have not yet been completely and adequately addressed. The format of the outstanding comments is as follows: The numbering from the July 17, 2024 response letter was utilized. The developer's engineer response to each comment is labeled as "Developer Response" and is in red text. Lastly the Village's new follow up comment is provided as "Village Response" and is shown as blue text.

15. Original Comment: Overflow routing of stormwater flows many ways. we wish it was as simple as your exhibit shows it. There is an existing 36" storm sewer (green line) that handles low flow events. My understanding is it ultimately discharges to the south parkway swale on 55th Street east of Woodland, and then flows overland west to creek. Our sewer atlas shows a connection to a 48" IDOT sewer but I'm not sure if that exists or not. suggest field verifying whatever that low flow pipe can't handle leaves your site heading northward to the existing retention pond south of 55th Street. During significant rainfall events, that basin fills and spills over at NW corner. The overflow path follows the red arrows not the arrows you marked. It runs down Longmeadow drive and eventually fills up Ridgewood Drive with 3-4 feet of water. it then slowly drains out to the creek through a few storm outfalls that existing on Ridgewood drive.

Developer Response: The overland flow route locations have been revised on the Storm Routing Exhibit.



Village Response: Add the overland overflow arrows to the exhibit. Especially locations where flow through properties occurs. An accurate depiction of the worst-case scenario with all flow paths should be clearly shown.

16. Provide temporary easement or other proof you have access to this private property. Construction limits should be clearly identified

Developer Response: A note has been added to obtain approval from adjacent property HOA prior to construction. Owner/Developer will provide approval from the adjacent property HOA president.

Village Response: The Village will not approve the plans without proof of the access rights established. Provide a copy of the temporary easement or construction access agreement with the existing HOA to the Village prior to final plan approval.

18. You need to provide guidance and a plan to handle the bypass flows while the project is being constructed. These plans show removal of low flow pipes. How will existing lawn ave basin be drained after rain events? can permanent basin inlet be constructed first? The site needs to be kept in such a way that if a flooding event were to happen the bypass flows would follow their normal path through the site. I feel this should be clearly documented in the plan.

Developer Response: Sheet 13 – Interim By-Pass Drainage Swale Plan has been added to the Final Engineering Plans.

Village Response: Much more detail is needed. How will the temporary swale prevent sediment and “muddy water” from entering the existing Lawn Avenue detention basin? Will a settling basin be needed? The plan mentions re-use of the existing riprap but it’s unclear if there is enough material present to ensure the entire swale will be rock lined. Will a temp seed be used for the swale and allowed to establish prior to putting the temporary swale in an active state? What was the design criteria used to ensure the temporary swale has adequate capacity. Provide a discussion on the swale sizing in the stormwater report so there is record of the design intent. The 100 year storm “worst-case” scenario is appropriate.

The Village will require use of the existing Wolf Road driveway access for construction traffic for as long as possible and for sure during the initial stages of construction when this bypass is needed. The proposed temporary swale that is shown in the current plans makes accessing anything on the side north of the temporary swale impractical for semi-dump trucks and other equipment needed to construct the new storm sewer bypass. Verify the design is compatible with the construction sequencing.

The original comment asked how the Lawn Avenue detention basin will remain in service during the modification of the basin. This question is not addressed with the new plan sheet that was added. The deepening of the basin needs to be completed in such a manner that no capacity of the existing basin is lost. The construction phasing of the Lawn Avenue detention basin needs to be addressed in the plans. There should be specific guidance to the contractor indicating when heavy rainfall events are expected

or are occurring what measures are needed to ensure the existing basin can function to its pre-project capacity and at the same time ensure that no sediment is leaving the site.

26. Has existing paver wall been inspected? is it in good condition. provide response on condition status with next submittal

Developer's Response: The existing modular block wall appears to be in good condition and an assessment by the structural engineer can be provided.

Village Response: Provide a copy of the assessment by a structural engineer to the Village. Any repair recommendations shall be incorporated into the next plan submittal.

28. Indicate all locations where safety rails and fall protection are needed near retaining walls. Show on plan sheets and include details.

Developer's Response: The location of the safety rails and fall protection have been added to Geometric Plan Sheet 6. Details will be included with structural engineering plans for retaining walls.

Village Response: A Geometric Plan is on Sheet 7 and this comment will remain open until the details are provided.

34. can't encroach on private property with silt fence

Developer's Response: The silt fence has been removed from private property.

Village Response: It looks like the silt fence has almost entirely been removed from the plans. That was not the intent of the comment. The comment was asking to show the silt fence on your property and not outside of the property limits. Include perimeter silt fence in the plans where appropriate except behind the west detention basin retaining wall that is to remain since there will be no ground disturbance behind the west detention basin retaining wall.

37. Sediment control for flows leaving basin during interim condition needs to be identified on plans.

Developer's Response: A sediment forebay has been added in the detention basin for the interim condition.

Village Response: The forebay is shown where flows enter the basin but as discussed in our response to comment 18 we are concerned with a major rain event that could occur while the basin is being constructed when it will not be vegetated. See response to comment 18 above.

39. add legend items for silt fence and construction fence

Developer's Response: A legend is included below the north.

Village Response: Provide legend for the construction fence on Sheet 4.

44. Add Site Coverage Data for the existing and proposed conditions

Developer's Response: The existing condition (professional office buildings) has impervious area of 1.67 acres with the proposed re-development (residential) consisting of 1.50 acres equating to a total reduction in the impervious area of 0.17 acres or 10%.

Village Response: Add lot coverage data on the plan. For the existing and proposed conditions. Coverage should be provided in a table and each component for existing and proposed broken down in the table. Similar items like patios, sidewalks driveways need not be individually listed by the total area shall be shown.

45. Per Village code, sidewalk replacement across entire frontage required. With driveway removed, relocate sidewalk to 1 ft off property line. remove old sidewalk and driveway grades every 25 ft, 1.5% cross slope max, would appear pitching sidewalk away from road is needed since road is higher than property line. provide grades from ex. Wolf Road top of curb to confirm Wolf Road grading plan is proper. provide detail for new ADA compliant sidewalk ramp for NW corner of park/wolf intersection. County Permit application should include this work.

Developer's Response: The sidewalk at the existing Wolf Road entrance has been proposed to be removed and replaced along with the adjacent curb and gutter. The remainder of the sidewalk along Wolf Road is in good condition and relocating it would interfere with existing utility poles and the off-site by-pass flow area

Village Response: The comment was not addressed. The sidewalk must be relocated as shown in the 1st review. Per Village Code, existing sidewalk replacement is required. Additional comments on the culvert area will be provided under a separate comment.

48. Remove existing Ridgewood of Western Springs sign and landscaping. Provide new sign and landscaping south of new sidewalk. New sign shall be consistent with existing sign. Sign to be placed in location that will not block sight distance. Ridgewood Civic Association approval of proposed sign/landscaping required. provide to Village.

Developer's Response: A note has been added to Sheet 4 about the removal and relocation of the existing subdivision sign.

Village Response: The comment was not addressed. Ridgewood Civic Association (RCA) approval is needed. Village preference is to get this done and included in the approved plans rather than trying to figure it out during construction. You should provide a plan to the RCA for their review and approval. The plan should show the proposed sign and proposed landscaping. The new sign should be shown as proposed on all proposed condition plan sheets. Ensure the proposed sign location does not create a sight distance issue for pedestrians or vehicles.

53. Can a spot be added here? is ADA complaint parking required? provide comment on issue. how was quantity of guest parking determined? There is zero ability to park on street in this development so it

would seem more than 6 guest spots is warranted.

Developer's Response: The land planner has determined that another spot is not feasible in that location. There is additional street parking available between the buildings and driveways

Village Response: The comment was not fully addressed. Provide confirmation to the Village that ADA parking is not required.

55. you are dropping the ground elevation at the property line for the roadway connection about 0.6 ft. You need to survey the existing retaining wall drainage system to determine at what elevation it overtops the walls. I did not see this discussed in the stormwater report. My observations from past events have stormwater flowing from the site through side yards between 5505 and 5511 Grand Avenue. It also overtops near 55th Street by their detention basin. need to know this overtopping elevation as that elevation should guide your designs on the north end of your development. FF of 20 and 21 may be very close to that overtopping elevation. might make sense to raise elevation of east basin retaining wall depending on overtopping elevation existing subdivision has flooding near STA 8+50 (using your stationing) at a local low point. we provided these photos to you at a prior meeting. this flooding appears to occur because the street elevation is below the overflow elevation. Based on your proposed grading this exact same thing will happen at the low point near STRs A3 and A4 (STA 7+00). in fact the basin will overflow east along property line since grades appear to be below nearby floodwall height. Flood depths on street could prevent emergency vehicle access to homes. It will also create a flooding area that does not currently exist for existing sub and your northern most homes. What can be done to prevent this street flooding from happening? berm up lot 20 side yard and install pumped system to drain A3-A4 during flood events keeping road clear?

Developer's Response: Based on the recent topographic survey completed for the existing stormwater management areas within this subject site and the Heritage Springs development to the north (see enclosed Heritage Springs stormwater exhibit) and our review of that data it appears as stated by the Village engineer the overland overflow for the subject area is at the southwest corner of Heritage Court and 55th Street. The corresponding overflow elevation in that area is approximately 653.4, and conservatively worst-case scenario the top of the existing retaining walls along the west side of south detention area (Lawn Ave.) are at elevation 655.5 approximately 1 foot higher than the pond HWL with positive drainage to the west as depicted on the Heritage Springs stormwater exhibit. The proposed site was designed with these elevations in mind elevating all critical structures higher than elevation 655.5 for any possible required flood protection. Regarding the roadway area along the north property line, we must transition into the existing pavement grades to the north on Heritage Court and this will create a low point to collect any stormwater tributary from the existing Heritage Springs development and the subject site. Due to the existing conditions this will create low spot with roadway elevations higher than the above-mentioned overflow of 653.4 but lower than the conservative elevation of 655.5, but the tributary area is minimal and the storm system was sized for the 100 year storm event and an overland flow route is available along the north side of building unit 20 to the stormwater management area.

Village Response: We disagree with the response. As stated in the original comment, we have seen during a flood event that stormwater runs from the Heritage Springs site westward between the homes on Grand Avenue. I am not sure if it is overtopping the retaining wall or how this side yard flow occurs

but it is sizable and clearly it is coming from Heritage Springs. My fear is the fact runoff is leaving the Heritage Springs property and flowing west between homes at 5507 and 5511 Grand is that this side yard flow is demonstrating that the surface elevation of the water contained in the existing detention system is above the roadway elevations that you are proposing on the north end of the development. It would explain why during flood events the existing low spot on Heritage Ct (surveyed at a similar elevation to the proposed elevation you are setting your new roadway's low spot to be) has street flooding during the rain events. If the water in the detention channel/basins is higher than this proposed roadway elevation it will not drain away from the street and will pond on the street. We can't have your new street flood the same way the existing Heritage Springs street floods. It would make the street inaccessible for emergency vehicles. More work is needed by the developer's engineer to analyze a flood event where the drainage system is at capacity. The modeling needs to incorporate actual flood event observations and not just rely on survey topography. Perhaps an XPSWMM model showing flooding areas is needed. Show what level the water rises to and what that will look like post development. Baxter & Woodman shares the same concern that the new roadway will flood during flood events (see their review letter).

57. IDOT BLR manual calls for 6 ft sidewalk width for back of curb carriage walk. Recommend adhering to the IDOT guidance and using a 6 ft sidewalk for this project. Sidewalk shall be ADA compliant for running and cross slope. How will sidewalk at each driveway be handled to achieve slope requirements for sidewalk? provide TOC and BW grades every 25 feet for sidewalk. Include relevant notes indicating sidewalk slopes to be ADA compliant.

Developer's Response: With the limitations of the appropriate building setbacks and the proposed building footprints a 20' minimum driveway length is being integrated as to not have vehicles overhanging the carriage walk. With the previously described and the roadway section of 24' from back of curb to back of curb the restrictions only allow for a 5-foot-wide sidewalk. The maximum sidewalk slope has been depicted on the typical detail and will be different than the driveway slope which varies from building unit to building unit.

Village Response: I understand your preference is to keep the sidewalk at 5 ft in width, but the sidewalk will function much better using the standard 6 ft carriage walk width as recommended by IDOT's BLR Design manual. Revise the sidewalk to 6 ft width.

60. typical section should be much larger in size. perhaps its own page or combined with other notes/details. Village Code 10-10-7,B-2 cites several design manuals for determining pavement thickness. The proposed pavement thickness does not appear to be adequate when compared to what code would require. in fact the 7"PCC driveways and sidewalks proposed are better suited to handle traffic long term than the HMA street pavement proposed. use correct IDOT pavement material callouts

Developer's Response: The typical section has been revised per village comment.

Village Response: This comment was not addressed. There is no change to the pavement section. The comment sought clarification as to which Village design standard was used to determine pavement section (thickness). The pavement design shall meet Village standard. Address all aspects of the original

comment and revise the pavement design to a thicker/stronger/more durable pavement. Provide calculations to show compliance with Village code.

71. sub. div. as built shows WM heading south after valve vault before heading east. Field verify this. if as built correct, should be able to isolate the section south of ex. valve and Wolf Road. Could install cut in 8x8x8 tee, place new valve & vault to south of tee, and then head south with new water main eliminating the jog in the system. and because of valving locations, no water outage needed to make this connection.

Developer's Response: The existing condition is being further investigated in the field and will be revised accordingly.

Village Response: Comment to remain as an outstanding comment until the developer's engineer provides updated information.

72. -show gate on plans. -detail needed. -make sure gate has reflective markings on both sides so it -can be seen at night. -gate ahead signage (or whatever is standard language) in advance of gate is recommended. -Village will need gate buttons, amount TBD -confirm gate opening time from start to finish -what are gate impacts to sidewalk. whether opened or closed it should not encroach on the sidewalk.

Developer's Response: Gate is shown on plans see details by others.

Village Response: I searched the new plan set and saw a callout referencing the "detail by others" but I was unable to find the detail in the plan set nor was I able to find it by search for that text. Please clarify what page the detail is on or if it was mistakenly omitted, include a detail that addresses everything from the original comment.

78. more desirable to move hydrant to side yard of lot 11? hydrant spacing should still be ok, but verify.

Developer's Response: This location would not meet the hydrant spacing requirements.

Village Response: Provide hydrant spacing exhibit for review.

85. these details and any required structural signoffs need to be included with the permit plans. specify color. show all drain tile and outlets on utility plan. maintenance plan for the wall required. plan should include all require routine maintenance to keep wall in working order. should also specify excavation area restrictions if tiebacks/geogrid used.

Developer's Response: Landscape, Structural and maintenance plans will be submitted under cover

Village Response: Structural details shall be included in the plans signed and sealed by licensed structural engineer. Maintenance plans will need to be incorporated and memorialized in the HOA declaration document.

New review comments from Submittal 2 (July 2024) Review Comments

02-1 When the development concept plan showing Park Place access was first proposed to Village Staff, Staff had initial concerns about the proposal and Staff immediately tasked the Developer with coordinating with Cook County to verify what type of access (if any) to Wolf Road from the development would be possible. Unfortunately, the initial correspondence to the Cook County Department of Transportation and Highways (CCDOTH) from the Developer included a permit plan submittal showing the removal of the existing Wolf Road driveway and showing access to the development off Park Place. The Developer sought concurrence from CCDOTH for this plan. After an initial review of the Developer's permit application, CCDOTH stated they concurred with this recommendation and that CCDOTH prefers this option. Village Staff feels the Developer's approach on this task that included sending the permit plans to CCDOTH that showed the removal of the driveway was the wrong approach. Staff is not surprised CCDOTH would prefer removal of access to their roadway as most permitting agencies would prefer to reduce the number of access points to their highways. Over the last several weeks Village Staff has sought a dialogue with CCDOTH staff to discuss the Wolf Road access matter. CCDOTH staff provided the Village with an email on 8/1/2024 confirming CCDOTH's preference for the development's access to be off Park Place, but CCDOTH advised it would permit a Wolf Road access to the development provided several concerns were addressed. An excerpt of the 8/1/2024 email from Brian Roberts, PE, PTOE – Traffic Manager with CCDOTH is copied below:

"...With regard to CCDOTH's stance on potential options: given the presence of the existing southbound right turn lane at Park Place, the presence of the dedicated northbound left turn lane at Park Place, and just general access management best practice, the preferred option by CCDOTH would be to eliminate the existing curb cut on Wolf Road and utilize a full access curb cut on Park Place. However, CCDOTH would be open to a curb cut on Wolf Road – roughly where the existing one is today – in lieu of a curb cut on Park Place, but if this option is pursued, a sight distance exhibit would need to be developed that shows adequate sight distance between motorists exiting the driveway (i.e., eastbound) and southbound motorists on Wolf Road. Even if it is determined that sight distance is adequate in the scenario which utilizes a curb cut on Wolf Road, geometric/drainage/guardrail impacts would also need to be further evaluated..."

A follow up email from CCDOTH indicated they were willing to meet with both the Developer and Village Staff to review the matter. A tentative meeting has been set for August 15, 2024.

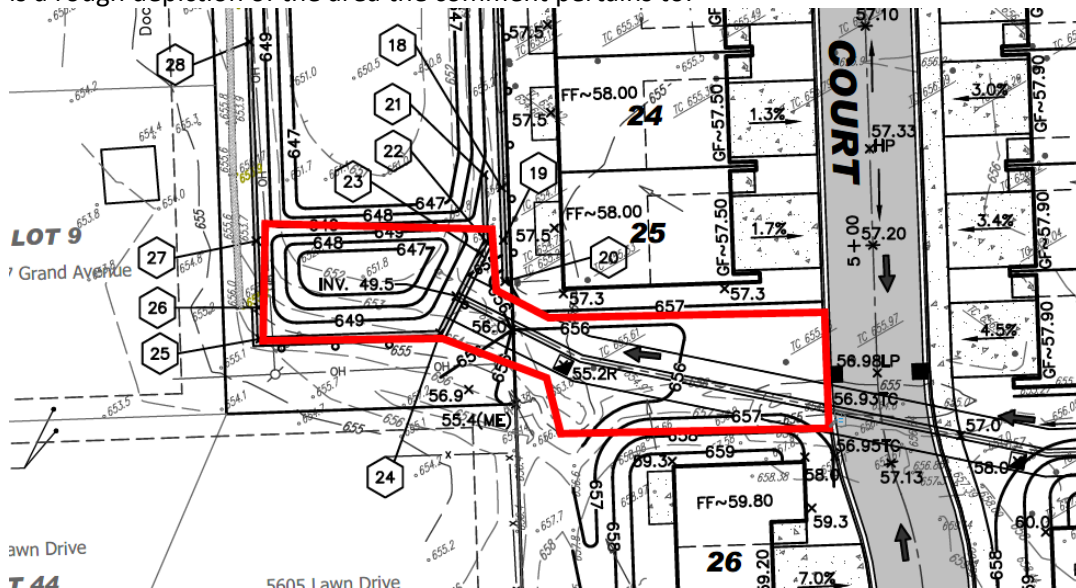
- 02-2 On future submittals please utilize revision clouds to highlight plan changes. Once the project and plans are ready for final approval, it is acceptable to the Village to remove the revision clouds on the final plan set that would be approved by the Village. But in the interim, the revision clouds help us efficiently and effectively re-review this plans.
- 02-3 Confirm no changes to the general notes other than changes made to comply with prior review comments.
- 02-4 Sheet 5 of 16 – Erosion Control plan – Please show the construction fencing on this plan sheet. Please show all perimeter silt fence on this plan sheet (also discussed in prior review comment #34). The Wolf Road culvert and ditch area will also need to be secured. It would make sense to extend the construction

fencing on the plans to the existing Wolf Road sidewalk if CCDOTH permits. If not, then notes should be added indicating the Contractor is to properly secure the work area so pedestrians walking by on Wilf Road are safe.

- 02-5 Sheet 5 of 16 – Erosion Control plan – Village preference would be to place a topsoil stockpile on existing ground that is above elevation 657. The proposed stockpile location is placed on ground that is lower than 656 in elevation. The top of existing west side detention system retaining walls all seem to be between 656.1 and 656.5 so in a severe flooding event the topsoil pile is not taking possible stormwater space. Admittedly I am not sure if this scenario would occur but if the topsoil pile can be moved to higher ground without causing much issue it would be the preference.
- 02-6 Sheet 7 of 16 Geometric Plan – 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 curblin 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.
- 02-7 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.
 - 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.
 - c. After discussion with CCDOTH Bureau of Design, they share our concern about the proposed section of open channel flow between the Wolf Road culvert and your new proposed 54" pipes. You show retaining walls with a height of approximately 9 feet at maximum. What was the rationale for leaving the short 50 foot segment of the bypass flow channel open? It is our understanding CCDOTH would prefer the system be completely enclosed provided the design is appropriate. The Village agrees that since the bypass will be enclosed on private property it would be best to keep the system entirely enclosed starting at the Wolf Road culvert and avoid use of retaining walls in Wolf Road right of way.
 - 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.
 - 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.

- 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.
- g. See comment 02-8 below for further discussion on the termini of the enclosed bypass pipes and the Lawn Avenue detention facility

02-8 Stormwater Management – Bypass pipes west of Heritage Court: One of the benefits of an open bypass system from the original concept plan that was present to the Village that we liked was it could also handle MWRD required volume control storage thus freeing up added capacity of the Lawn Avenue basin. Though the Village agrees the amount of detention gained by doing this will not “solve” the stormwater issues in the watershed, we believe this development must store as much stormwater as possible so it can best help with the issues at hand in this area. There is an opportunity to create more storage and handle volume control storage immediately west of Heritage Court between the roadway and the detention basin. This area is a side yard between units 25 and 26. Revise the plans with retaining walls and place the volume control and addition detention storage in this area. Below is a rough depiction of the area the comment pertains to:



02-9 Stormwater Management – Lawn Avenue basin outlet inverts: Building off comment 02-8, if volume control is stored as described then the invert of the outlet structure can be lowered 12" to 18" which gains additional storage that might otherwise be lost if the volume control were to be kept in the main basin. Due to expected clay soils, it is expected the volume control retention water will take a long time to infiltrate the soils so while it is present it reduces the capacity of the basin to accept new stormwater from rain events.

- 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.
- 02-11 Stormwater Management – Detention Basin Maintenance and Operational plan: Following up on comment 02-10, 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.
- 02-12 Stormwater Management – Analysis of worst-case flooding scenarios: For this development to be successful long term the worst-case flooding event must be more closely analyzed. The biggest question I have with this development is what is the maximum elevation the does stormwater reach on site? The Developer needs to generate a model showing the maximum flooding elevations in the proposed conditions. Generate an exhibit that shows the maximum flood elevations with the new development and units overlaid. The hydraulic model cannot only rely on field surveyed elevation data but must also use past flooding observations. The field survey data from the Developer appears to show the stormwater should be overflowing only at 55th Street but then why has the existing Heritage Court seen 6" to 12" of water at its lowest point near the south end of the existing development? Why has Village Staff seen stormwater flowing between houses on the 5500 block of Grand? This would appear to stormwater overtopping the west retaining wall of the channel. This top of wall was surveyed over a foot higher than the 55th Street overflow elevation. Depending on the maximum elevation of floodwaters in the Lawn Avenue detention basin, the Developer's proposed grading and filling of the existing parking lot that is needed to construct the townhome units could prove to be problematic. If the existing asphalt parking lot located east of the Lawn Avenue detention basin is providing detention during worst case flooding events the filling of the parking lot needed to construct the townhome units would need to be considered a loss of detention volume and represented in stormwater detention calculations. The Village does not want to see the new street

flood with 6" to 12" of stormwater like the existing Heritage Court has. Emergency vehicles cannot be stopped by flooded streets. No one wants to see floodwaters creep close to the new units that are adjacent to the basin.

- 02-13 It is my understanding that the developer is seeking to acquire the Lawn Avenue detention basin property at no cost from the Village. The Village has a right of way policy in place and historically anytime Village right of way is acquired by private entities there is payment made to the Village based on a price schedule. A full explanation of the policy can be found on our website at: <https://www.wsprings.com/393/Public-Right-of-Way-Sales>

The Village Board has the ability to deviate from the policy if there is justification to do so. In this case the development includes added stormwater benefits that go above the minimum requirements set forth in Village code and the MWRD WMO. So, in order to properly consider your request to acquire the property at no cost from the Village we will need to see an itemized breakdown of the costs to construct the "additional" stormwater benefits that the development includes. Please be sure to only include items related to the construction of the added detention storage. Items such as the required bypass flow piping and volume control retention are mandatory requirements required by codes. The costs presented should be itemized and only include the modifications needed to deepen and increase capacity of the detention basin. This will give the Village Board a clear picture of the effort and cost involved to provide the added detention volume benefit.

- 02-14 Sheet 9 of 16, Detention basin underdrain: The plans show an underdrain with no slope (0%) in the detention basin. The cleanout rims are 1 foot above the bottom of the basin elevation. Was that the design intent? There are no inverts provided for the underdrain. Structure H2 did not have an invert for the underdrain. More clarity is needed. If underdrains are to be used provided a detail showing trench backfill and possible use of a "sock" is needed if underdrain is to be used. The cleanout needs a detail too. Clarify intent.
- 02-15 Provide an exhibit showing the street light photometrics conform with Village Code. Provide a table comparing Village Code to what is proposed.
- 02-16 New parkway trees are needed on Park Place along the property frontage. The Village's Forestry department is developing a planting plan but the plan is not yet ready and thus not included. They will provide a recommended tree species and location. Incorporate these parkway trees into the engineering plans.
- 02-17 The development plan involves acquiring the Lawn Avenue Detention parcel. This area should be included in the total area calculations for the development. The MWRD permit application and calculations need to utilize the total areas as well. Update all relevant documents/calculations to include the detention parcel as a part of the development.
- 02-18 The developer is advised that the Village will not sign an MWRD permit application until the property's zoning change has been approved by the Village Board. I am unable to sign a permit application as the Municipal Engineer unless I can attest that the application is in "compliance with all applicable requirements". The fact that currently the property zoning is not in compliance with the proposed

application prevents me from signing an MWRD application. This issue came up on another recent development project and I am following the direction I received from our attorney.

- 02-19 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.
- 02-20 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.
- 02-21 Baxter & Woodman has reviewed the July 2024 submittal. Their comment letter is attached. Please revise the plans/calculations as directed and provide a response to their comments.

I’d request the developer or their engineer provide a disposition of comments to the review comments with their next submittal. Please contact me if there are questions or if clarification of any comments is needed. I can be reached at 708-246-1800 ext. 202 or via email jkoza@wsprings.com.

Sincerely,
VILLAGE OF WESTERN SPRINGS



Jeff Koza, PE
Village Engineer

Encl: Baxter & Woodman Review Letter Dated July 25, 2024.

July 25, 2024

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 #2

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
- Final Stormwater Management Report, prepared by DesignTek Engineering, Inc. and dated May 22, 2024
- Topographic Map, prepared by DesignTek Engineering, Inc. and dated April 2, 2024
- Revised application package from McNaughton Development, Inc., dated July 12, 2024; included are responses from DesignTek Engineering, Inc.

We have the following comments for the developer:

Engineering Plans

1. The design shall incorporate a fully enclosed system between the existing Wolf Road culvert and the west side.
2. The area between Heritage Court and the detention pond shall be open and contain as much of the site's required volume control as possible. If not all of the required volume control can be provided in this area, the remainder could be provided within the detention basin, following appropriate WMO volume control requirements.
3. We recommend that the 54" diameter storm sewers shall be made of reinforced concrete or plastic.
4. Base T or L structures are to be used for bends in the culverts.
5. Risers shall be provided at the connections of the local inlets to the dual culverts.
6. The slope of the dual culverts suggests flow velocities in excess of 10 feet per second. Revise the design to lower maximum flow velocities.
7. Prior to final approval, the retaining wall design shall be reviewed, signed, and sealed by an Illinois-registered Structural Engineer.
8. The pond shall be protected during construction according to section 5.3.4.2 of the WMO, including double silt fences.
9. The construction fence is still not included in the legend on Sheet 5.
10. Existing and proposed impervious areas shall be shown on the plans.
11. The explanation given as a response to redline comment 55 unsatisfactorily addresses the flooding concerns at the north end of the site. Using the conservative elevation of the south detention area's retaining walls, the overflow elevation is

approximately a foot higher than the elevation Heritage Court at the north end of the site, causing 12" of flooding. Please show how this can be avoided, potentially with a berm and a pump or backflow preventer on a pipe sized for the 100-year event.

Heritage Springs Stormwater Exhibit

1. The box culverts shown reference details that are not included. Revise to either include details or dimension information for box culverts.

Stormwater Management Report

1. The report should be signed and sealed by an Illinois licensed PE prior to final approval
2. A comparison of peak site runoff (i.e. detention pond release rates) in the existing and proposed conditions is needed to ensure there are no adverse impacts for downstream areas. While it is acknowledged that the increase in impervious area would result in less runoff, it has not been demonstrated that there are no adverse impacts. For instance, replacing the existing 24"-diameter storm sewer with the dual 54"-diameter culverts would result in significantly more flow reaching the pond via storm sewers under proposed conditions; it has not been discussed or demonstrated that runoff in excess of the 24"-diameter storm sewer's capacity reaches the existing pond via overland flow routes. It must be shown that the detention pond release rates are not increasing under proposed conditions.
3. The report shall show modeling results of pre-project and post-project worst-case flooding scenarios. The design must not alter overflow flooding patterns and this discussion of the worse-case scenarios needs to be included, and shall indicate any flooding that will be experienced in the proposed development. Assurances and verification is needed to show the development does not negatively impact the existing Heritage Springs development to the north.
4. It does not appear that the three ponds in the tributary area were considered for the analysis. The topography provided indicates that these ponds would provide storage above their normal water levels and would also impact time of concentration calculations. While it is acknowledged that this was done intentionally to provide a conservative estimate of the off-site flow rate, a more accurate value should be utilized when analyzing the Wolf Road culvert's capacity and potential overtopping of Wolf Road.
5. Prior to approval, the existing Wolf Road culvert shall be analyzed under existing and proposed conditions for capacity and tailwater.
6. The existing ditch north of the existing Parcel 2 parking lot provides some detention volume upstream of the main detention basin; this volume is being removed under proposed conditions, but this change in volume does not appear to be reflected in the total detention volume being reported. Please clarify.
7. The tributary area exhibit appears to have been revised to include the subject site as part of the tributary area, but neither the reported area nor the time of concentration have been revised. Please clarify.
8. The storm sewer summary report for the dual culverts indicates an HGL on the upstream end of 660.66', which would create significant tailwater conditions for the

Wolf Road culvert. Furthermore, additional design and analysis are necessary to show how this surcharge will reach the detention pond without flooding existing or proposed buildings.

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

MEMORANDUM

To: Heather Valone, AICP – Village of Western Springs
Kelsey Fawell – Village of Western Springs

From: Rory Fancier, AICP, PTP – Kimley-Horn

Date: November 13, 2024

Subject: Heritage Crossing - Traffic Review Resubmittal
5600 Wolf Road
Western Springs, Illinois

Kimley-Horn and Associates, Inc. (Kimley-Horn) has completed a review of the revised *Traffic Impact Study for Proposed Residential Development*, prepared by KLOA (dated July 9, 2024; revised November 6, 2024) and the *Sight Distance Study*, prepared by KLOA (dated August 26, 2024). This memorandum encompasses a review of these submittal documents. Where appropriate, comments on other submittal documents are provided below.

Site Plan

1. The site plan referenced for the TIS reflects the following access configuration per direction from the Plan Commission on September 24, 2024.
 - a. Full-access drive to Wolf Road
 - b. Gated access to Heritage Court

Based on the proposed access configuration, the site plan reflects 29 townhome units. A total of nine buildings are proposed. Seven of the buildings would include three units; two buildings would include four units.

2. The two parallel parking spaces should be removed on the east side of Heritage Court. These spaces do not provide adequate visibility to westbound traffic on Heritage Court.
3. The proposed parking supply exceeds Village requirements. Per Section 10-4-7 (Off Street Parking) of the *Western Springs Code of Ordinances*, multiple-family dwellings (more than 3 units per building) are required to provide 1.5 spaces per unit, respectively. The proposed 29-unit development is required to provide a total of 44 spaces.
 - a. The proposed development would provide a total of 119 parking spaces per the Engineering Plan prepared by DEI (revised 11/4/2024). This includes 4 spaces per unit, including 2-car garages and 2 spaces on the driveway (minimum 19' length) with three exceptions. Based on the driveway length for Unit 8, Unit 15, and Unit 21, 1 parking space would be accommodated (driveway length less than 19'). In addition to the parking provided for each unit, 6 guest spaces would be provided on Heritage Court (excludes 2 parallel spaces).
 - b. The Final Engineering Plans prepared by DEI (revised 11/4/2024) show 6 guest parking spaces (excludes 2 parallel parking spaces) whereas the landscape plans prepared by BSB Design (revised November 5, 2024) shows 7 guest parking spaces. Please update the plans for consistency.
4. To accommodate parking on the driveway, a minimum length of 19 feet is required. Most vehicles are 14-17 feet in length. To minimize vehicle and pedestrian conflicts along Heritage Court (private street), the declaration of covenants should prohibit vehicle overhang to the sidewalk or the street.
5. We understand the 16-foot-wide paved area immediately south of the gate is intended as a turnaround area for passenger vehicles only.

- a. An AutoTURN analysis is required to verify vehicle turnaround.
 - b. To discourage parking in this location, consider use of Grasscrete or other material approved by the Village.
 - c. “No Parking” signage should be posted.
6. Per Village requirements for new development, sidewalk installation is required along the property frontage on Park Place.
7. In order to minimize vehicle conflicts near its intersection with Wolf Road, parking should be prohibited on the north side of the Park Place. Parking should be prohibited for the segment from Wolf Road to Lawn Drive.
8. On the color site plan prepared by BSB Design (revised November 5, 2024), the crosswalk should be shown perpendicular (not angled) to Heritage Court, consistent with the Final Engineering Plans for Heritage Crossing, prepared by DEI (revised 11/4/2024).
9. The proposed 40” masonry sign shown on the Site Dimension Plan prepared by BSB Design (revised November 5, 2024) is setback from the intersection of Wolf Road/Heritage Court and is not expected to impact sight distance. For purposes of Cook County Department of Transportation and Highways (CCDoTH) submittal, suggest showing the location of the sign relative to the sight distance triangle.
10. The access to Wolf Road will be subject to CCDoTH review and approval. A copy of all correspondence with CCDoTH should be provided to the Village.
 - a. The existing storage/taper for the southbound right-turn lane on Wolf Road at Park Place should be reviewed relative to the proposed Heritage Court intersection.

Traffic Impact Study (TIS)

1. Update the TIS to reflect the proposed 29 units (analysis currently reflects 28 units).
 - a. The revised analysis is expected to be generally consistent with the results presented in the current TIS. No changes to recommendations and conclusions are anticipated. The update is requested for purposes of consistency with the proposed development.
2. We generally concur with the methodology, analysis, and key findings in the TIS.
 - a. The proposed access to Wolf Road is projected to operate at acceptable levels of delay with minimal 95th percentile queues in the peak hours.
 - b. Site-generated traffic is not expected to materially impact the study intersections.
3. Per review comments dated September 13, 2024, we generally concur with the findings of the sight distance study (incorporated into the TIS on page 30). No further comments.
4. Based on the supplemental pedestrian count conducted by the Village in September 2024 (page 7), review the crosswalk condition on Park Place. Where needed as defined by the Village, restripe the crosswalk to improve visibility.
5. Clarify if Figure 5B 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.
6. Figure 7 does not match the trip generation presented in Table 3. Please update accordingly. Note that Figure 9 reflects the correct site trip assignment.

Additional comments may be provided on future resubmittals. Please contact Village staff should you have any questions regarding this review.



Memorandum

11/15/2024

To: Kelsey Fawell, Senior Planner

From: John Mastandona, Director of Finance

CC: Ellen Baer, Village Manager
Heather Valone, AICP, Director of Community Development
Mike Jurusik, Village Attorney

RE: Zoning Application Review: 5600 Wolf Road – Finance

I have reviewed the Updated Fiscal Impact Projections, dated 5/8/2024, including 29 total units. The projections and assumptions used within the report seem reasonable. Agency rates utilized within the report are from the 2022 levy year. Agency rates and equalization rate may vary year-to-year. Updating the rates and equalization factor to the 2023 numbers, and maintaining the same FMV, would decrease the amount collected by each agency listed within the report. 2023 Agency Rates became available from the County in August 2024. A table of the differences in Year 1 is below:

	<u>2022</u> <u>Agency</u> <u>Rates</u>	<u>Amount</u> <u>(From Report)</u>	<u>2023</u> <u>Agency</u> <u>Rates</u>	<u>Amount</u>	<u>Year 1</u> <u>Difference</u>
District #204	2.359%	\$ 138,940	1.919%	\$ 116,605	\$ (22,335)
District #106	3.609%	\$ 212,563	2.874%	\$ 174,634	\$ (37,929)
Village of Western Springs	1.082%	\$ 63,728	0.868%	\$ 52,746	\$ (10,985)
Village of Western Springs Library	0.249%	\$ 14,666	0.196%	\$ 11,910	\$ (2,756)
Western Springs Park District	0.140%	\$ 8,246	0.112%	\$ 6,805	\$ (1,440)

*The differences in the table reflects the change of Agency Rates and the Equalization Multiplier used in 2023 compared to the report, which is 2022.

Importantly, calculations are dependent on the Fair Market Value (FMV) of the units within the development. Increases or decreases of the FMV of the total units would affect the results of the impact projections.





Landscape Plan Review #4

Date: November 7, 2024

To: Heather Valone, Director of Community Development
Village of Western Springs

From: Tim King, Hitchcock Design Group (HDG)

RE: 5600 Wolf Road - Heritage Crossing Landscape Submittal Review #4

The village has received an entitlement application for the property located at 5600 South Wolf Road. The applicant is requesting to rezone the property under a Planned Unit Development with an underlying Zoning District of R-4 for a multi-family residential development.

The following comments are provided based on the Landscape Plans included with the entitlement submittal #4 prepared by BSB Design and dated November 5, 2024. We offer the following comments based on our review of the submitted Landscape Plans.

1. 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.
2. 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.
3. Maples are not allowed in the public right-of-way per the Village [Urban Forest Management Plan](#), they are an over-represented species within the Village. Replace with another species.
4. Indicate Gingko biloba to be male species to avoid fruit production.
5. Locate Catalpa speciosa away from sidewalks to avoid seed pods dropping on walkways.
6. 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.
7. Note: Additional comments regarding compliance of construction details may be made during the building permit review process.

We recommend that the village require that the petitioner address these comments with the landscape plan resubmittal documents.

Date: November 15, 2024

Attachment 8

EXHIBIT D

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, LLC, SUBDIVISION

Commented [MJ1]: Confirm INC. or LLC within the Declaration

DATE OF CURRENT COVENANTS: [insert date] July 5, 2024

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**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

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WHEREAS, these covenants, conditions and restrictions pertain to the Lots located in the
Final Subdivision Plat of Townhomes at Heritage Crossing (Lots A through -I) set forth on
Exhibit "B"
("Premises") attached hereto and made a part hereof; and

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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 (Association) 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 multi-family dwelling for
resale and not his own occupancy.

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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.

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Article 1. Section 7: "Corporate Authorities" shall mean the President and Trustees of the Village of Western Springs, Cook County, Illinois. ~~"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 ~~filed within the offices of~~ the Cook County Clerk's Office, Recording of Division ("CCCORD") ~~reads~~ ("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 (Association) in this Declaration.

Article 1. Section 17: "Occupant" shall mean any person who is a Dwelling Unit Owner or lessee of a Dwelling Unit.

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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, an Illinois municipal corporation, located in Cook County, Illinois.

Article 1. Section 22: "Planned Development" shall mean the townhomes or residences and other improvements constructed by the Developer on the Premises, as part of the Final Subdivision Plat of Townhomes at Heritage Crossing, as approved by the Corporate Authorities of the Village of Western Springs, Illinois with the passage of Ordinance No. 24- (INSERT TITLE) on day of , 2024 (the "Planned Development Ordinance").

Article 1. Section 23: "Maintenance and Development Agreement" shall mean the two-party agreement entered into by the Developer and the Village, as a condition of the Village's approval of the Planned Development Ordinance and prior to the issuance of any Village permit relative to the construction of the Development, which contains certain development obligations that the Developer will be required to satisfy as part of the construction of the Development.

Article 1. Section 24: "Special Service Area" shall mean a Special Service Area established by the Village, pursuant to 35 ILCS 200/27-5 *et seq.*, 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** as further described in Article 6 (Special Service Area) below.

Article 1. Section 25: "SSA Maintained Improvements" shall mean those public and privately-owned and developed improvements within the Development or within utility easements outside the Premises that are necessary to support and serve some or all of the Development including, but not limited to, new or the replacement, extension or upsizing of existing public or private stormwater detention and drainage facilities, the Lawn Avenue Detention Basin and the other stormwater drainage basins to be constructed on Outlot 31 and Outlot 33 (each detention basin shall be privately-owned and maintained by the Association), (privately-owned Heritage Court, the Heritage Court Gate Access Improvements and its Opticom sensor system, roads, 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.

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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~~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 (5) 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 (Definitions), Section 8 (Common Areas).

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.

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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, the Village 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

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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 any work permitted pursuant to this Article 2 (General Purposes), 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 (General Purposes), 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 ~~discharged~~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~~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 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 Premises, 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 (including but not limited to all expenses related to the management, repair, alteration, and improvement of the Common Areas and Association owned infrastructure improvements (snow removal, landscape services, private utilities, parking spaces, stormwater drainage basins, open spaces, landscape areas, pedestrian paths / sidewalks, Heritage Court, the Heritage Court gate access, driveways, exterior components of each Dwelling Unit, etc.), administrative and operational expenses incurred by the Association,;
- (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 EE.
- (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~~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.

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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

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Owner's assessment) or proves to exceed funds reasonably needed, then the Board may increase or decrease the assessment payable under Article 12 ([Annexing Additional Property](#)), -Section 3(~~5~~)[Effect of Supplemental Declaration](#)) 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 mortgagor 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 – Establishment of Special Service Area, Architectural Review Committee

Article 6. Section 1: 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 that the

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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.

"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

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~~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 insure 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.~~

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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 Heritage Court gate access at the north end of ~~the Development Area~~

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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 Village, or they are approved by the Village as part of an amendment to the Planned

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| Development Ordinance, by the ARC.

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- (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 Village as part of an amendment to the PUD Planned Development Ordinance.~~ARC~~
- (E) Open air laundry facilities are prohibited.
- (F) ~~Exterior television and radio antennas and satellite disks larger than 18" in diameter are prohibited.~~ Owners shall not cause or permit anything to be placed on outside walls, doors and windows of the Property, and no sign, awning, canopy, shutter, air conditioning unit, radio, or television antenna shall be affixed to or placed in, through or upon the exterior walls, doors, windows, or roof or any part thereof, without the prior consent of the Association. Exterior television and radio antennas and satellite disks larger than 18" in diameter are prohibited. No fencing or patios shall be built adjoining any Unit except those built by the Declarant and/or the Developer. All Owners shall comply with any Village Sign Ordinance.
- (G) Swimming pools are prohibited.
- (H) Dog runs are prohibited. No animals of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that up to two (2) total dogs, cats, or other usual household pets may be kept in Units, subject to rules and regulations adopted by the Association; provided that they are not kept, bred, or maintained for any commercial purposes; and provided further that any such pet kept in violation of rules and regulations adopted by the Association or causing or creating a nuisance or unreasonable disturbance. After causing more than one (1) violation, the subject pet shall be permanently removed from the property upon three (3) days' written notice from the Association. All Owners shall further comply with the Village Animal Ordinance/ keeping of livestock restrictions.
- (I) There will be no alteration of retention or detention ponds unless otherwise stated in this Declaration. subject to approval of the Village as part of an amendment to the Planned Development Ordinance
- (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.
- (L) No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out or exposed on any part of the Common Elements. Temporary holiday lighting is exempted from this provision.
- (M) No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be

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conducted, maintained or permitted in any Unit. All Owners shall further comply with the Village Home Occupation Ordinance.

~~(K)(N)~~ All Owners shall also comply with applicable “For Sale” and “For Rent” Village Sign Ordinance.

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ARTICLE 8 – Variation and Departures

Subject to the limitations on variances imposed on the Development by the Planned Development Ordinance and the Village Code, which cannot be varied or waived without Village approval, and excluding the mandatory requirements of the Special Service Area,

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/Condemnation

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

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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 (6) 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 and the Village for compliance with the Planned Development Ordinance. 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 covering 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, or (v) to make any other modifications that the Declarant deems necessary to further the best interests of the Development, provided, however, that such modifications cannot amend, alter or change the approvals as set forth in the Planned Development Ordinance without the Developer / Owner and/or Association first submitting a petition for and receiving Village approval of an amendment to the Planned Development Ordinance in accordance with the applicable Village Code provisions governing such amendments (i.e., See procedures for Authorized Administrative Changes, Minor Changes In A Final Plan and Major Changes In A Final Plan as set forth in the planned development regulations of the Village Code). ~~-(v) Developer may petition the Village for and has the sole authority to authorize a change to the product line and elevations for any of the Units, but such change(s) are subject to a public hearing and require Village approval of an amendment to the Planned Development Ordinance, 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 hithérance 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~~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.

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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, the Village and other governmental entities, 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.

As part of the Plat of Subdivision, the Developer / Owner shall reserve and grant to and for the

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benefit of the Village a Stormwater Facility Maintenance Easement (the "SFM Easement") on the Premises on that portion containing that stormwater facility as defined herein pursuant to Section 10-11-11F of the Western Springs Flood Plain and Storm Water Management Chapter of the Western Springs Development Control Ordinance entitled "Storm Water Management Requirements for all Developments – Maintenance" (the "SWM Ordinance"). Pursuant to the requirements of Section 10-11-11F, the Developer / Owner understands, acknowledges and agrees that:

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1. The Developer / Owner, or the authorized representative of the Developer / Owner, shall install or has installed certain storm water facilities (the "Stormwater Facilities") on the Premises, for the benefit of and use by the Development, in accordance with storm water management facility plans (the "Approved Plans") and pursuant to a Village-issued development permit (the "Permit") for the Development, as required by the SWM Ordinance and the Planned Development Ordinance. For the purposes of this Easement, "Stormwater Facilities" shall mean and include all the aboveground and underground retention basin, the Lawn Avenue Detention Basin, conduits, culverts, pipes, tiles, swales, sewers, or other natural or artificial structures or measures that serve as means of detaining, retaining or draining surface and subsurface water on or from the Premises and other land. "Developer / Owner" includes "all successors in interest, assignees, transferees, subsequent purchasers or owners of the Premises or any portions thereof, subsequent purchasers, and owners of each of the Dwelling Units and the Heritage Crossing of Western Springs Townhome Association (the "Association").

2. The Developer / Owner understands and agrees that the Stormwater Facilities to be built on the Premises pursuant to the grant of the Permit will affect the detention, retention, drainage and flow of stormwater on the Premises and in the surrounding area, and that the Developer / Owner is fully responsible for the management, operation and continued maintenance of any and every portion of the Stormwater Facilities governed by the Permit in accordance with this Easement and the SWM Ordinance and the Planned Development Ordinance so that the Stormwater Facilities continue to operate and function in accordance with its design capacity and functionality.

3. Except for that portion of the Premises improved with Dwelling Units and any permanent accessory structure, the Developer / Owner grants to the Village (or its contractor), on, over, across, under and above the Premises, (a) a drainage easement for the use and benefit of the Village for the sole purpose of stormwater detention, retention and, drainage, and (b) a right of access to the Premises at any time for the reasonable exercise of the rights granted to the Village in this Easement to enforce the provisions of this Easement and the applicable provisions of the SWM Ordinance and the Planned Development Ordinance.

4. No change shall be made in the finished grade of the Premises nor shall any building or other structure, pavement or plant material (other than grass or ground cover) of any kind whatsoever be placed or permitted to exist on the Premises that might materially affect the proper management, operation or continued maintenance of any Stormwater Facilities or impede stormwater drainage in or on the Premises or materially reduce the stormwater detention or retention capacity thereof as provided in the Approved Plans. No work of the type described in the preceding sentence shall be commenced prior to submission to, and approval by, the Village Engineer of sufficient documentation, prepared by a registered professional engineer, to demonstrate that such work will not violate the prohibitions of the preceding sentence.

5. In the event the Village determines, in its sole and absolute discretion, that the prohibitions of the preceding Paragraph 4 or the applicable provisions of the SWM Ordinance and the Planned Development Ordinance have been violated or that proper maintenance of the Stormwater

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Facilities is not being performed or that proper operation of the Stormwater Facilities is not occurring, on the Premises at any time, the Village may assess a fine for the violation of the SWM Ordinance and the Planned Development Ordinance or after ten (10) days prior written notice to the Developer / Owner and/or the Association, as appropriate, may, but shall not be obligated to, enter upon any or all of the Premises for the purposes of (a) correcting any violation of Chapter 11, the Permit or this Easement and (b) performing maintenance work on and to the Stormwater Facilities. If the Developer / Owner and/or the Association commences and diligently pursues corrective action or maintenance work within forty-eight (48) hours of receipt of a written notice from the Village that details the nature and scope of the violation, the Village agrees to withhold assessing a fine or performing any corrective action or maintenance work while such corrective action or maintenance work is being performed.

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6. In the event that the Village shall cause to be performed any work pursuant to this Easement, the Village shall have the right to charge the Developer / Owner and/or the Association, as appropriate, an amount sufficient to pay the entire cost of such work including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the Developer / Owner and/or the Association, as appropriate, within thirty (30) days following a demand in writing by the Village for such payment, such charge, together with interest at the statutory rate for judgments and costs of collection (including attorney's fees), shall become a lien upon the Premises and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien in foreclosure proceedings as pursuant to State law.

7. Nothing in this Easement shall be construed to constitute a dedication of any portion of the Stormwater Facilities to, or an acceptance thereof by, the Village.

8. The Village shall be under no obligation to exercise the rights granted in this Easement except as it shall determine to be in its best interest. No failure to exercise at any time any right herein granted to the Village shall be construed as a waiver of that or any other rights or as an impediment to the Village's exercise of any other remedy provided by Chapter 11, the Permit, this Easement or the law of Illinois.

9. This Easement shall run with the Premises and shall be binding upon and inure to the benefit the Developer / Owner's successors in interest, assignees, transferees, subsequent purchasers or owners of the Premises or any portions thereof, subsequent purchasers and owners of each of the Dwelling Units and the Association and all parties claiming by, through and under them. Enforcement of this Easement, may be sought by the Village by any proceeding at law or in equity against any person or persons violating or attempting to violate any provision, either to restrain violation, to compel affirmative action, or to recover damages, and against the Premises to enforce any lien created by this Easement.

10. This Stormwater Facility Maintenance Easement will become a permanent record in the file maintained by the Village on the Premises, and shall be recorded, at the expense of the Developer / Owner, against the Premises in the CCCORD.

11. Any notice to the Developer / Owner and/or the Association, as appropriate, under this Easement shall be given to the last name and address shown on the most recent real estate tax bill issued by the Cook County Treasurer. Any notice to the Village under this Easement shall be given to: Village of Western Springs, 740 Hillgrove Avenue, Western Springs, Illinois 60558, or to such other address at which the principal administrative offices of the Village are located from time to time.

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

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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 [ProjectDevelopment](#)". 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, vehicle parking areas, stormwater drainage improvements, etc.) as the Declarant deems to be necessary or appropriate or as required by the Planned Development Ordinance. 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~~Village or ~~any other~~ governmental authority which has jurisdiction over ~~the Premises or any portion thereof~~such real estate. Declarant shall also have the right to reserve or grant easements over the Common Areas to ~~the Village and~~ 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. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Village or other governmental authority which has jurisdiction over the Common Area, subject to the Village or other governmental authority accepting the dedication at an open public meeting by approving a plat of dedication. The plat of dedication shall be recorded by the Association at the Association's cost and a recorded copy of the plat shall be provided to the Village or other governmental authority. 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 Board, 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. The Association shall provide at least ninety (90) calendar days prior written notice to the Village of its intent to lease or grant easements, licenses, or concessions to any person or entity with regard to any portions or all of the Common Area, and shall also provide to the Village with the notice a current copy of the proposed lease or grant of easements, licenses, or concessions, so that the Village can review the proposed lease or grant of easements, licenses, or concessions to assess whether the proposal creates any conflicts with or the need for relocation of utilities or infrastructure or structures owned or operated by the Village, other governmental agencies, other utilities or the Association. If the proposal creates a conflict with or the need for relocation of utilities or infrastructure or structures owned or operated by the Village, other utilities or the Association, the Association, at its cost, will work cooperatively with the Village, other governmental agencies, and other utilities to resolve the conflict or plan for the relocation.

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 10. Section 9: "Approval and Filing of Plats". The Plat of Subdivision for the Development, and any amendments thereto, and any plats of easements or other plats, such as a plat prepared in accordance with the Illinois Condominium Property Act, shall be subject to approval by the Corporate Authorities of the Village prior to their filing with the CCCORD.

ARTICLE 11 – General Provisions

Article 11. Section 1: “Enforcement by Association”-. The Association, shall have the right to enforce, by any proceeding at law or in equity~~yp~~, 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, unless the Declarant or any successor Developer decides to file a plat of condominium that is subject to the Illinois Condominium Act.

Article 11. Section 2: “Enforcement by Village”. In addition to its enforcement and collection rights under the Special Service Area, the Village is granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Village shall have the right, but shall not be obligated, to give notice to the Association or the offending Owner or Owners of its or their failure to perform its or their obligations hereunder. If such notice is given and the Association or offending Owner or Owners does not perform to the satisfaction of the Village within fifteen (15) calendar days after the giving of such notice, then the Village may, but shall not be obligated to, enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Village. The Association or the offending Owner or Owners shall, upon demand, reimburse the Village for the reasonable cost of such work and if payment is not made within fifteen (15) calendar days after demand, then the amount due shall become a lien on the Lot of the offending Owner or Owners or, in the case of the Association, the property of the Association and the Owners; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which such cost becomes a lien against the Lot as provided above. In order to assist the Village with reimbursement of funds expended under this Subsection or the payment of its lien, the Association shall charge a special assessment against the Owner or the Owners for purposes of collecting funds to repay the Village and satisfy its lien. The Village shall be authorized to take all other legal action and legal remedies to recoup the Village’s funds spent on the enforcement of the covenants and obligations of the Association or the Owners 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 covenants and obligations of the Association or the Owners hereunder. The Corporate Authorities of the Village, in their sole discretion, may decide to collect any money due the Village for enforcement actions brought under this Section or any other Section of this Declaration either by the extending a special service area property tax levy and collection of such tax pursuant to the Article 6 (Special Service Area) for matters related to the SSA Maintained Improvements or by filing a lien and pursuing the lien foreclosure rights of this Section.

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Commented [MJ3]: Discuss developer comment in 11.5.2024 email to Village staff (10:58 AM) - sent via email to MTJ 11.12.2024 (8:12 AM)

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Article 11. Section 32: "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 43: "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~~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 54: "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 rule 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 Prtizker at the time this Declaration is Recorded.

Article 11. Section 65: "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 DE.

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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

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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 Declaration 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.

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Article 12. Section 3: "Effect of Supplemental Declaration". Upon the Recording of a Supplemental Declaration by Declarant, which annexes and subjects Added Premises or Added Community Area, ~~there~~ benefits and privileges set forth and described herein shall run with and bind the Added Premises or Added Community Area, and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises or Added Community Area in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises and to all, ~~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. The ~~;~~ Premises, ~~(including the Added Community Area or the Added Parcels, if any,)~~ made subject to this Declaration by any such Supplemental Declaration and shall run with and be binding on the Owners, mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises or Added Community Area, were subjected to this Declaration at the time of the Recording hereof. ~~;~~

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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:

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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; Cost-Sharing Agreement: The Association and the Heritage 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 Owners Association, Inc. The Heritage 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 respective development. The respective homeowners associations will bear the responsibility of their own driveway clearing. This cost-sharing agreement will be memorialized in the Easement documents that are prepared for, approved by and executed by the authorized corporate officers of the Association and the Heritage Owners Association, Inc. and then filed with the CCCORD.

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 detention basin area will be borne by the Association. For the avoidance of doubt, Heritage Owners Association, Inc. shall have no obligations whatsoever with respect to the Lawn Avenue detention basin 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, LLC 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 of the Common 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 ~~134~~ (-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 ~~134~~ (-Declarant Disclosure). Failure to include this Article ~~134~~ (-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 ~~134~~ (-Declarant Disclosure) by virtue of its recordation ~~with in the office of the~~ CCCORD.-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, ~~LLC 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 “~~E~~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 DE – 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 EF – PROFORMA BUDGET

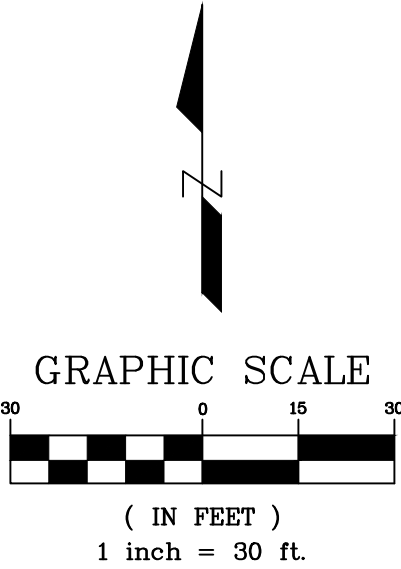
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FINAL PLAT
OF
HERITAGE CROSSING

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.



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.
BULIDABLE 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
[Hatched Box] EXCEPTION TO BLANKET EASEMENT

ABBREVIATIONS
FD. FOUND
RECORD DIMENSION
MEASURED DIMENSION
FIP FOUND IRON PIPE
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
N NORTH
S SOUTH
E EAST
W WEST

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 easement
provide all documents that are indicated as (separate document) that this plat is calling on.

- ALL AREAS ARE PLUS OR MINUS.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF WESTERN SPRINGS.
- 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.
- OUTLOT 30 SHALL BE AN INGRESS-EGRESS EASEMENT AND MAINTAINED BY THE H.O.A. (RECORDED UNDER SEPARATE DOCUMENT)
- OUTLOT 32 SHALL BE MAINTAINED BY THE H.O.A AND ACCESS VIA OUTLOT 29.
- ALL OUTLOTS SHALL BE COMMON AREAS AND SHALL BE MAINTAINED BY THE H.O.A.
- THERE SHALL BE NO ACCESS TO WOLF ROAD FROM OUTLOTS 29 AND 31.
- THERE SHALL BE NO ACCESS TO PARK PLACE FROM OUTLOT 29

REVISIONS		NO.	DATE	DESCRIPTION
BY				
S/L				
LOT ACCESS GEOMETRY		1	10/16/24	
LOT GEOMETRY		2	11/06/24	

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:	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.

OWNER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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: 115220 JACKSON STREET, SUITE #101, BURR RIDGE, ILLINOIS 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 APPOINTED 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 }
COUNTY OF COOK } SS

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 }
COUNTY OF COOK } SS

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 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 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 on 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 in part as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though 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 situated 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, landscaping areas, and other purposes, but not for any other use that would 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 utility 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.

Send all future tax bills to:

Submitted by:

Return the original Mylar to:

McNAUGHTON DEVELOPMENT, LLC
115220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

McNAUGHTON DEVELOPMENT, LLC
115220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

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 dont end up with chaos?

Village code calls for a 5 ft utility easement along rear and side yard property lines

didn't see this ETBE callout on any linework. Only saw in legend and the 3 units hatched

LaGrange Highlands Sanitary District needs to be listed

BLANKET EASEMENT PROVISIONS

A blanket easement is hereby granted for ingress and egress, watermain, sanitary sewer, storm sewer systems, drainage and detention for the Village of Western Springs and those public utility companies operating within the Village of Western Springs, said utility companies being the Telephone Company, Comcast Company, Nicor Gas Company, Comcast Communications Corporation, and their respective successors and assigns. Areas depicted on the plat hereon drawn as "blanket easement" areas excepting therefrom those areas designated as E.T.B.E. or "Exception To Easement" within the dashed lines labeled "E.T.B.E." on the plat hereon drawn, or subsequent to this plat being recorded, the easement shall include foundations and attached sidewalks, stoops, decks, patios, to install, lay construct, renew, operate and maintain conduits, cables and wires, all sanitary sewer and water mains and drainage swales, above and other equipment for the purpose of serving the subdivision and other property within said blanket easement areas solid conduits, cables, wires, manholes, water valves and other equipment, and for the installation, maintenance, 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 on the plat hereon drawn, or subsequent to this plat being recorded, the easement shall include foundations and attached sidewalks, stoops, decks, patios, to install, lay construct, renew, operate and maintain conduits, cables and wires, all sanitary sewer and water mains and drainage swales, above and other equipment for the purpose of serving the subdivision and other property within said blanket easement areas solid conduits, cables, wires, manholes, water valves and other equipment, and for the installation, maintenance, 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.

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.

reference declaration document as that will have maintenance responsibilities for stormwater and other items not listed on the plat.

dormant SSA would be a better tool than a lien on an HOA.

this needs to cover all outlots as stormwater management infrastructure exists on each outlot.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 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, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN WAL'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 8, 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 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 ADORPTED 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 17031C04674, 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

update date to 2026 or whatever renewal is.

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

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

GRAPHIC SCALE

30 0 10 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 (NAV D 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	ABBREVIATIONS
— EASEMENT BOUNDARY LINE	N NORTH
- - - EXISTING RIGHT-OF-WAY LINE	S SOUTH
— ADJACENT LOT LINE	E EAST
- - - CENTERLINE	W WEST
— BUILDING SETBACK LINE	(###°#) RECORD/DEED

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

BY: _____ TITLE: _____

[illegible]

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

[illegible]

HELD THIS ____ DAY OF _____, A.D., 20__.

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

DATED THIS 15TH DAY OF OCTOBER, A.D., 2024.

12/19

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEY NO. 035-003160
LICENSE EXPIRES NOVEMBER 30, 2024

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "MOKENA, IL." at the bottom, separated by two stars. The center of the seal contains the text "STEVEN J. LAUB", "STATE OF ILLINOIS", and "035-003160".

[illegible]

McNAUGHTON DEVELOPMENT

UTILITY & STORM SEWER EASEMENTS
FOR
WESTERN SPRINGS, ILLINOIS
PLAT OF ABROGATION

DESIGN TEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9930 W. 190TH STREET, SUITE L
MORENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692

IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION

Project No.: 24-0001

Scale: 1" = 30'

Date: 10/15/2024

Field Date: N/A

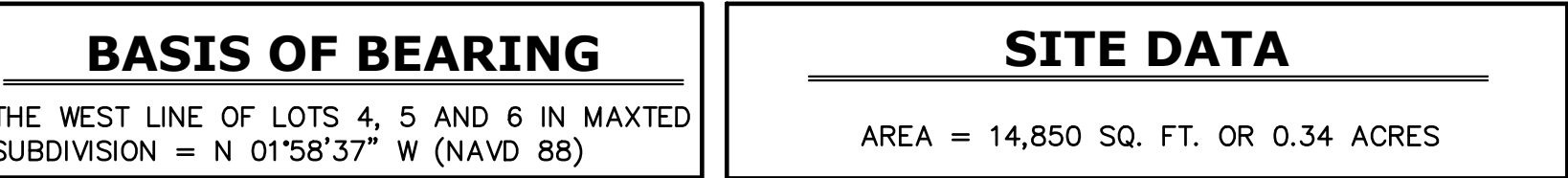
Drawn By: SJL

Checked By: SDD

1 OF

EASEMENT ABROGATION

THAT PART OF THE 66 FEET WIDE LAWN AVENUE, LYING SOUTH OF THE NORTH LINE OF WESTERN SPRINGS TOWNSHIPS, RECORDED MARCH 29, 1999, AS DOCUMENT NO. 9927584, 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 15 FEET THEREOF), LOTS 5 AND 6 IN MAXWELL SUBDIVISION, RECORDED NOVEMBER 13, 1948, AS DOCUMENT NO. 1948056, LYING WEST 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.



LINE TYPES		ABBREVIATIONS	
	PROPERTY LINE	N	NORTH
	EXISTING RIGHT-OF-WAY LINE	S	SOUTH
	ADJACENT LOT LINE	E	EAST
	CENTERLINE	W	WEST
	BUILDING SETBACK LINE	(###-##)	RECORD/DEED
		###-##	MEASURED

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: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

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____.

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____.

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., 2024.

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

[illegible]

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



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

THE CONTENT OF THIS DRAFT RECOMMENDATION, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE PLAN COMMISSION SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION ON THE APPLICATION.
WESTERN SPRINGS PLAN COMMISSION

REPORT AND RECOMMENDATION NO. 24-02

PLAN COMMISSIONERS PRESENT: *Jocelyn Brumbaugh, Ryan DeProsperis, Peter Glimco, Peter Hanson, Michele Johann, Patrick Turner and Steve Winegar.*

ABSENT: [INSERT]

OTHER: [INSERT]

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/DENIAL] of a Map Amendment to Rezone the Below Described Property from the O – Limited Office Zoning District to the R4 - Multi-Family Residence District to Construct a Townhome Development Referred to as "Heritage Crossing" (the "Project" or "Development").

[APPROVAL/DENIAL] 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.

[APPROVAL/DENIAL] of Variations from District Regulations Applicable Only to the Development:

- Variations from Section 10-10-7 (Street Design Criteria): Pavement Width – Required twenty-seven (27') feet street width from face of curb to face of curb. The Applicant is requesting twenty-four (24') feet. Required horizontal curve minimum one hundred and fifty (150') foot radius. The Applicant is requesting less than one hundred and fifty (150') feet. The required vertical curves minimum of one hundred (100') feet. The Applicant is requesting fifty (50') feet.
- 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 Park Place frontage.

- 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 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 - Multi-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 - Multi-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')

[APPROVAL/DENIAL] 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.

[APPROVAL/DENIAL] 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.

[APPROVAL/DENIAL] 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.)).

[APPROVAL/DENIAL] 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.

Applicant:	McNaughton Development, LLC
Property Owner:	Casey and Fran Gaik
Property:	5600 Wolf Road, Western Springs, Illinois 60558
Current Zoning:	O – Limited Office
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") filed a General Information Application for Land Use and Development in the Village with supporting documents (the "Application") for the 5600 Wolf Road Property (the "Property"). Casey and Fran Gaik (the "Property Owner") are the owners of the Property.

2. The Applicant submitted the Application and supporting 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 a townhome development consisting of nine (9) buildings of varying unit count. Each dwelling will have balconies, rear patios, and attached garages with driveways accessed by a private street through the Development. 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 (Subsection 10-8-8(B.4.d.): (a) sight lighting plan and (b) financial information.

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 rezones the Property from the O – Limited Office Zoning District to the R4 - Multi-Family Residence Zoning District.
- d. A map amendment to re-zone the Property from the O – Limited Office Zoning District to the R4 - Multi-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 - Multi-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 - Multi-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 real Property to be used for its intended purposes in accordance with the filed petition shall also be considered for Village approval.

f. 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 (R4PUD) - Multiple-Family Residence District 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; and
- 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 conducted a public hearing to consider the Requested Zoning Relief.

10. The hearing was continued to September 24, 2024, and November 18, 2024 (the "Public Hearings").

11. At the Public Hearings, 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 representative ([INSERT]), Village Attorney Michael Marrs and Michael Jurusik, the Interested Parties, the Community Development Director (Heather Valone), the Senior Planner (Kelsey Fawell), and the public. All of the written and oral testimony, exhibits and a transcript of the Public Hearings were 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, Public Hearings 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 Hearings (each being incorporated by reference into this Recommendation and retained on file with the Community Development Department), consisting of:

- Supplemental Application Materials (**Group Exhibit “F”**): [INSERT]
- Village Supplemental Materials (**Group Exhibit “G”**): [INSERT]
- Materials Submitted by Interested Parties (**Group Exhibit “H”**): [INSERT]
 - Emails dated July 22, 2024, and November 15, 2024 (three page) and prepared by Marie Raffl (incorporated by reference as Group Exhibit "H-1").
 - Emails dated July 21, 2024, August 15, 2024, and September 22, 2024, (13 total page(s)) and prepared by Ron Lejcar (incorporated by reference as Group Exhibit "H-2").
 - Emails and letter dated July 17, 2024, August 26, 2024, September 16, 2024, October 8, 2024, and November 14, 2024, (seven total page(s)) and prepared by Deborah David (incorporated by reference as Group Exhibit "H-3").
 - Email dated July 24, 2024, (three page(s)) and prepared by Casey Burch (incorporated by reference as Group Exhibit "H-4").
 - Emails dated July 24, 2024, and September 23, 2024 (four total page(s)) and prepared by Claudia Kelly (incorporated by reference as Group Exhibit "H-5").
 - Email dated July 24, 2024, (one page) and prepared by Conner Stout (incorporated by reference as Group Exhibit "H-6").
 - Letter / Email dated July 24, 2024, August 15, 2024, and September 25, 2024 (nine total page(s)) and prepared by Daniel Lombard (incorporated by reference as Group Exhibit "H-7").
 - Emails dated July 24, 2024, and August 14, 2024, (three total page(s)) and prepared by Michele Manley (incorporated by reference as Group Exhibit "H-8").
 - Email dated July 24, 2024, (one page) and prepared by Rebecca Plunkett (incorporated by reference as Group Exhibit "H-9").
 - Email dated July 23, 2024, (two page(s)) and prepared by Sandra Munizzo (incorporated by reference as Group Exhibit "H-10").
 - Email dated August 5, 2024, (one page) and prepared by Rachel Muldowney (incorporated by reference as Group Exhibit "H-11").
 - Email dated August 6, 2024, (one page) and prepared by Vickey Van Alphen (incorporated by reference as Group Exhibit "H-12").
 - Email dated August 6, 2024, (one page) and prepared by Robin Polich (incorporated by reference as Group Exhibit "H-13").
 - Email dated August 10, 2024, (two page(s)) and prepared by Lauren Stoltz (incorporated by reference as Group Exhibit "H-14").
 - Emails dated August 12, 2024, and September 23, 2024, (two total page(s)) and prepared by Jim and Dianne Kaiser (incorporated by reference as Group Exhibit "H-15").
 - Emails dated August 12, 2024, September 17, 2024, and November 12, 2024 (seven total page(s)) and prepared by George Rodgers (incorporated by reference as Group Exhibit "H-16").
 - Email dated August 13, 2024, (two page(s)) and prepared by John and Cathy Grundke (incorporated by reference as Group Exhibit "H-17").
 - Emails dated August 13, 2024, and September 24, 2024, (two total page(s)) and prepared by Diana MacGillis (incorporated by reference as Group Exhibit "H-18").

- Email dated August 13, 2024, (two page(s)) and prepared by Doug Stoltz (incorporated by reference as Group Exhibit "H-19").
- Email dated August 13, 2024, (one page) and prepared by Tara Reynolds (incorporated by reference as Group Exhibit "H-20").
- Emails dated August 13, 2024, and September 24, 2024, (two total page(s)) and prepared by Jamie Macander (incorporated by reference as Group Exhibit "H-21").
- Email dated August 13, 2024, (one page) and prepared by Tracy Vedok (incorporated by reference as Group Exhibit "H-22").
- Email dated August 14, 2024, (one page) and prepared by Jennifer Dixon (incorporated by reference as Group Exhibit "H-23").
- Email dated August 14, 2024, (one page) and prepared by Aimee Hojnicky (incorporated by reference as Group Exhibit "H-24").
- Emails dated July 24, 2024 and August 15, 2024, (five total page(s)) and prepared by Berry Allen (incorporated by reference as Group Exhibit "H-25").
- Letter dated August 15, 2024, (two page(s)) and prepared by Casey and Frances Gaik (incorporated by reference as Group Exhibit "H-26").
- Email dated August 15, 2024, (one page) and prepared by Kim and Chris Fronk (incorporated by reference as Group Exhibit "H-27").
- Email dated August 16, 2024, (one page) and prepared by Kate Fus (incorporated by reference as Group Exhibit "H-28").
- Email dated August 28, 2024, (four page(s)) and prepared by Renee Rowley (incorporated by reference as Group Exhibit "H-29").
- Email dated September 24, 2024, (two page(s)) and prepared by Springwood Manor Condo Association (incorporated by reference as Group Exhibit "H-30").
- Letter dated September 24, 2024, (four page(s)) and prepared by Amanda Nawrocki (incorporated by reference as Group Exhibit "H-31").
- Email dated July 24, 2024, (one page) and prepared by Cathy Barten (incorporated by reference as Group Exhibit "H-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 Hearings 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 Hearings, 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 (R4PUD) - Multiple-Family Residence District in order to allow for the construction and operation of the 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 Residential Zoning 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 / does not find*** 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 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. 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 Place ROW 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 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 – Multi-Family Residence District (DCO 10-6-5) for a multi-building townhome redevelopment **meets / does not meet** 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 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 granting 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 one 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 / is not** suitable for the proposed conditional use listed within the R4 – Multi-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. While the surroundings 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 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 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 1990’s into the early 2000’s 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 / is not** suitable for the proposed conditional use listed within the R4 – Multi-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 Law Avenue ROW Area in 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 1980’s 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 / is not** compatible with the permitted uses and conditional uses listed in the R4 – Multi-Family Residence District, being residential and multi-family in nature. The surrounding properties are all have either A - Single-Family Residence or R4 Multiple-Family Residence 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 / will not** be met by this Map Amendment and it will **have / 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 / will not** be detrimental to or endanger the public health, safety, morals, comfort or general welfare. In fact, the proposed residential Project **will / will not** enhance the community by being more in context with the surrounding residential uses. The proposed number of dwelling units **will / will not** generate enough traffic to become a detriment to the public. The new residential use **should / should not** 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 through 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, staff recommends the Applicant install a sidewalk to the south of the Subject Property, along Park Place. A sidewalk along Park Place would reduce the number of pedestrian and vehicle interactions within proximity to the Subject Property and the intersection of Wolf Rd and Park Place. The recommendation **would / would not** 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 / 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 / will not** 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 / will not** 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 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 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 a 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 poses issues for the Property and many properties that are downstream. Although the proposed Project will not solve the stormwater issues in the area, it **will / will not** 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 northside of the Property. The existing Heritage Court, a private street, is only twenty-four (24) foot 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 / will not** 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 / is not** 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 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 watermain 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 the Greater Chicago Area (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 / has not** 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 / 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 / is not** contrary to the objectives of the current Comprehensive Plan, as an amendment to allow for the multi-family residential development of the Property is requested with this 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 / will not** conform to the applicable regulations of the R4 - Multiple-Family Residential 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 / does not find** 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 / does not find** 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 / does not find** 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 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 / is not** 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 / does not find** 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 / does not find** 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 – Multi-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 / does not meet** 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 / does not meet** 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 Multi-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 / does not meet** 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 architectural are proposed to offset the proposed variation requests and additional design benefits. architectural plans.

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 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 / does not meet** 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 the**
 - 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 ROW stormwater detention basin located within the 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 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 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 "I"**. 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. 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 of 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. 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/DENIAL]** of the Application and the Requested Zoning Relief as follows:

V. CONDITIONS

The recommendation of **[APPROVAL/DENIAL]** of the Applicant's request for the issuance of a Conditional Use Permit is conditioned upon and subject to the following conditions:

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 and shall file the Declaration with the Cook County Clerk's Office, Recording Department ("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 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. 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.

5. 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.
6. 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.
7. The Site Plan (revision date November 5,2024) shall be updated to include all labels depicting all building setbacks.
8. The engineering plans shall be revised to address the Village Engineer and consulting engineer's comments.
9. 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. 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 Village 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.

10. The landscaping plans shall be revised to address the Village Engineer's comments related to the stormwater basin plantings.
11. The development plans shall be revised to address any outstanding comments from the Village Engineer and consulting engineer related to the Heritage Court roadway elements.
12. The development plans shall be revised to address any outstanding comments from the Village's traffic consultant.
13. Provide a current and up-to-date materials board detailing all proposed exterior construction materials for the Development for Village Board approval as part of its consideration of the planned development ordinance. The exterior of the newly constructed buildings and other above grade structures of the Project shall be constructed primarily of high quality brick, 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.
14. Provide detailed plans related to the proposed development signage for Heritage Crossing (lighting, dimensions, materials, and etc.). for the Development for Village Board approval as part of its consideration of the planned development ordinance.
15. Provide information on any roadway signage related to street name and type (private) for Village review for the Development for Village Board approval as part of its consideration of the planned development ordinance.
16. 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 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.
17. The Applicant, at its cost, shall install a new eight inch (8.00") ductile iron water main and new fire hydrants to service the Development. The Developer shall obtain an IEPA permit for the new water main. 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 an adequate water main and service line connections to the Development.

18. 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 is paid to the Village
19. Vehicles parked in the driveway of units 8, 15, and 21 may not overhang the curb.
20. 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.
21. Per Section 10-11-11 (Stormwater Management Requirements For All Developments)(F) 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.
22. The Applicant, at its cost, shall construct a fence and swing gate across Heritage Court at north lot line where the new Heritage Court meets the existing Heritage Court that serves the Heritage Springs Subdivision. The gate shall be operated by an Opticom sensor that shall be taller than the proposed fence/gate. Additional design plans and operational detail for the gate and the Opticom system shall be submitted by the Applicant to the Village as part of the Village plan review and approval process. The Applicant shall enter into an operations and maintenance agreement with the homeowner's association for the Heritage Springs Subdivision relative to the swing gate and the Opticom sensor.
23. Prior to the issuance of any occupancy permits for the Development, ADA compliant sidewalks within the Development as shown on the engineering plans and along the north side of Park Place extending from the right-of-way line of [INSERT STREET] to the south connecting to the Wolf Road sidewalk to the east shall be installed by the Applicant, at its cost, weather permitting

24. Provide for the continued location of 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 location on and shall also obtain a dedication or easement over of 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.
25. 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 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 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.
26. The Applicant agrees that, if and when developed, the residential buildings will provide a visual variety and a high quality aesthetic appearance, not monotonous structures or barracks-like construction. The Applicant will use various methods of land planning, building pad placement and high quality building design to prevent monotony, which is understood to mean a sameness of building designs, materials, facades, building silhouettes, rooflines, window placement, and style.
27. The existing drainage pattern for the Property will not be altered by the construction of the Development, the storm water drainage system, the landscaping or any of the related improvements.
28. 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.

29. The uses generally approved for this planned development / conditional use permit 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 planned development / conditional use permit 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.
30. In regard to the construction, operation and maintenance of the Development, these conditions shall be the only conditional use and planned unit 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.
31. 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).
32. In the event that the Applicant does not obtain 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 this Project, the Conditional Use Permit 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 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.
33. All conditions as listed in the Village Staff Memorandum dated November 15, 2024 (included in **Group Exhibit C**).

Motion to [APPROVE/DENY] the Application made by Commissioner _____; seconded by Commissioner _____ (Votes in Favor of Motion: _____; Votes Not in Favor of Motion: _____; and Absent from Meeting / Voting: _____).

[APPROVED/DENIED] by a vote of the Members of the Plan Commission on this 18 day of November 2024.

Village of Western Springs Plan Commission

By: _____
Peter Glimco, Chair

DRAFT

Exhibit List

From Public Hearings 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 "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, 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"

Additional documents submitted to the Plan Commission during the Public Hearings

Group Exhibit "F":

Supplemental Application Materials

Group Exhibit "G"

Village Supplemental Materials

Group Exhibit "H"

Materials Submitted by Interested Parties
(attached)

Exhibit "I"
Lawn Avenue Detention Pond Budget

DRAFT

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 & Surveying 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 & Surveying revised dated 11/4/2024
Stormwater Management Report prepared by DesignTek Engineering & Surveying 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 & Surveying 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 & Surveying dated 10/15/2024
Plat of Vacation for Lawn Avenue prepared by DesignTek Engineering & Surveying dated 7/10/2024
Existing Flooding Conditions Exhibit prepared by DesignTek Engineering & Surveying dated 9/5/2024
Proposed Flooding Exhibit Conditions prepared by DesignTek Engineering & Surveying dated 9/5/2024
Fire Strobe 2000 prepared by Access Products, Inc. submitted 11/6/2024

Conditions of Final Approval for Conditional Use Permit for
Planned Development known as
the “Heritage Crossing” Townhomes

[INSERT]

DRAFT

Kelsey Fawell

From: Kelsey Fawell
Sent: Thursday, October 10, 2024 10:13 AM
To: Kelsey Fawell
Subject: FW: Follow up to September meeting

From: Deb David <>
Sent: Tuesday, October 8, 2024 4:49 PM
To: Heather Valone <hvalone@wsprings.com>
Subject: Follow up to September meeting

1) adding a turn lane/3rd lane to the proposed entrance on Park Place is an absolute nonstarter. That would do nothing but make an already chaotic and dangerous intersection even worse. Especially for children on their way to or from school. And, as we have made quite clear, any entrance on Park Place is a hard no.

2) construction traffic - this project will take a minimum of 18 months to complete. Where will all the trailers bringing in heavy equipment park? Where would the construction entrance be? Who is going to clean up the mud and debris left on Park Place? Who will police the street to make sure there aren't nails, etc littering the streets and causing flat tires?

3) storm water issue - we were appalled to learn that some of our neighbors that live on the shores of Lake Longmeadow and Lake Grand have to keep a cache of sandbags on hand to protect their property from rising flood waters. This has been an ongoing issue for years and the village has done nothing to address this problem. No one is convinced that the developer has a solution to keep his project from making it worse. Storm water management is an inexact science. We were also surprised to learn that the site was a wetland before it was developed. And apparently the water issue didn't exist when the site was a wetland. We all know that the Illinois Department of Natural Resources would never allow a wetland to be destroyed today. Solution - convert the site back to its original state as a wetland.

Thank you,

Deborah

Deborah David

Gerber Glass / Glass America

Account Manager Glass America

Heather Valone

From: Deb David <>
Sent: Thursday, November 14, 2024 6:52 AM
To: Heather Valone
Subject: Follow-up to last meeting

Heather - I've written several times (as have many others in Ridgewood) outlining concerns about the proposed development at 5600 S Wolf.

In summary:

- 1) the increase in traffic flow with the accompanying increase in safety risk to children and pedestrians.
- 2) the development does not fit in a beautiful subdivision full of very nice single family homes. It is totally out of character with our neighborhood.
- 3) the 18-24 month duration of the construction phase with congestion caused by the vehicles lining Park Place. Not to mention the tire damage etc caused by construction related debris on the street.
- 4) the storm water runoff downhill which will negatively impact our neighbors on Grand and Longmeadow. No one has provided solid evidence that this development won't make it worse.

Many other comments and objections have been written over the past few months.

And I have to say I'm getting the impression the village doesn't care about the impact to our neighborhood community. The property tax revenue of \$400,000 minimum per year is the carrot for the village.

Deborah David
Gerber Glass / Glass America
Account Manager

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

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.

Heather Valone

From: Marie Raffl <>
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