



Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

VILLAGE BOARD MEETING AGENDA

Tuesday, April 19, 2022 - 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Village President has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Board and the public due to the pandemic. Therefore, some of the Village Board members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/89162763915>

Meeting ID: 891 6276 3915

Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at info@villageofgilberts.com. Any comments received by 5:00 p.m. on April 19, 2022 will be submitted into the record of the meeting.

ORDER OF BUSINESS

1. CALL TO ORDER / PLEDGE OF ALLIEGENCE

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT*

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the April 5, 2022 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated April 19, 2022
- C. A Motion to approve the March 2022 Treasurer's Report
- D. A Motion to approve Ordinance 06-2022, an Ordinance Amending the Fiscal Year 2022 Budget for the Fiscal Year Ending April 30, 2022
- E. A Motion to approve Resolution 10-2022, Resolution Authorizing a Reduction in the Performance Securities for Neighborhoods 2A-1, 2A-2, and 2B-1 of the Conservancy

5. ITEMS FOR APPROVAL

- A. Public Hearing on the Proposed Fiscal Year 2023 Budget
- B. A Motion to approve Ordinance 07-2022, an Ordinance Adopting the Fiscal Year 2023 Budget for the Fiscal Year Ending April 30, 2023
- C. A Motion to approve Ordinance 08-2022, an Ordinance Approving a Special Use Permit for an Animal Hospital (Red Barn Animal Hospital – Northwest Corner of Route 72 and Center Drive)

6. ITEMS FOR DISCUSSION

- A. Concept Presentation Regarding a Development Proposal by Cratos Industrial

7. STAFF REPORTS

8. TRUSTEES' REPORTS

9. PRESIDENTS' REPORT

10. EXECUTIVE SESSION**

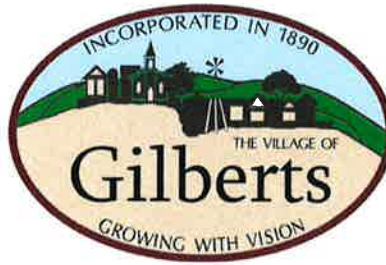
11. ADJOURNMENT

***Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.

****Executive Session Information**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2(c) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters.



**MINUTES FOR VILLAGE OF GILBERTS
BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, April 5, 2022**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

President Zambetti called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees Corbett, Allen, Redfield, and Hacker. Trustees LeClercq and Coats were absent. Others present: Village Administrator Brian Bourdeau, Public Works Director Aaron Grosskopf, and Finance Director Taunya Fischer.

3. PUBLIC COMMENT

There were no public comments at this time.

4. CONSENT AGENDA

- A. A Motion to approve Minutes from the March 15, 2022 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated April 5, 2022

A Motion was made by Trustee Allen and seconded by Trustee Corbett to Approve Consent Agenda items A-B as Presented. Roll call vote: Trustees Corbett, Allen, Hacker, and Redfield voted Aye. 0-nays, 0-abstained. Motion carried.

5. ITEMS FOR APPROVAL

There were no items for approval at this time.

6. ITEMS FOR DISCUSSION

FY2023 Draft Budget Presentation – Administrator Bourdeau advised the Board of the budget item requests from Bison Baseball which included installation of batting cages at Town Center Park, dugout covers at baseball fields, and another baseball field to be installed at Town Center Park. After discussing the costs involved in these projects, the general consensus of the Board was to not include them in the proposed FY2023 budget at this time.

Administrator Bourdeau discussed the possibility of utilizing the \$2,000 Dunkin Donuts donation from 2018 to go towards park improvements, such as a possible basketball court, to Memorial Park. Administrator Bourdeau also discussed the proposed projects for Memorial Park such as improvements to the parking lot and resurfacing the previous skate park for a new sports surface. There were no objections from the Board for these items. Director Grosskopf advised the Board of the proposed on-call pay for the utilities employees that would come from the Water Fund and is a common practice in other municipalities. There were no objections from the Board.

7. STAFF REPORTS

Administrator Bourdeau

- There will be a Plan Commission Meeting next week on Wednesday, April 13.
- There was an issue with refuse collection on Evergreen Circle last week due to construction. Staff has communicated to residents to temporarily place trash totes on the curb of Evergreen Circle to be collected.
- The comprehensive plan website will be live next week.

Director Grosskopf

- The ponds will be stocked with fish this Saturday.
- The contractors are almost done with the concrete work for the current road program.

8. TRUSTEES' REPORTS

Trustee Allen

- Trustee Allen and Management Analyst Riley Lynch were on the radio to speak about Gilberts Community Days.

9. PRESIDENTS' REPORT

President Zambetti asked the Board if there was any interest in discussing restrictions regarding solar panels. The general consensus of the Board was to not implement any solar panel restrictions at this time.

10. EXECUTIVE SESSION

An executive session did not take place.

11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 8:00 pm.** Voice vote carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Courtney Baker', written in a cursive style.

Courtney Baker
Village Clerk

Department: 00 GENERAL FUND

ANCEL GLINK, P.C.	ESCROWS PAYABLE	1,595.00
KANE COUNTY RECORDER	ESCROWS PAYABLE	168.00
SCHROEDER ASPHALT SERVICES, INC	CAPITAL EQUIPMENT	236,601.00
Total: 00 GENERAL FUND		238,364.00

Department: 01 ADMINISTRATIVE

ANCEL GLINK, P.C.	LEGAL EXPENSE	10,505.00
B&B NETWORKS, INC.	COMMUNICATIONS	329.91
CARD SERVICES	OPERATING EXPENSE	464.99
CARD SERVICES	COMMUNITY RELATIONS	446.89
CARD SERVICES	OFFICE SUPPLIES	43.61
CARD SERVICES	CONTRACTUAL SERVICES	52.98
CARDUNAL OFFICE SUPPLY	OFFICE SUPPLIES	250.62
CURRENT TECHNOLOGIES, INC.	CONTRACTUAL SERVICES	116.25
J J KELLER & ASSOCIATES INC.	OPERATING EXPENSE	450.75
MARCO TECHNOLOGIES LLC	RENTAL-EQUIPMENT	425.00
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	87.44
PADDOCK PUBLICATIONS	LEGAL NOTICES	56.35
PEERLESS	COMMUNICATIONS	439.18
VERIZON WIRELESS	COMMUNICATIONS	178.19
Total: 01 ADMINISTRATIVE		13,847.16

Department: 02 POLICE

ACTION AUTO WORKS INC	MAINTENANCE VEHICLES	1,123.04
BEAR AUTO GROUP	MAINTENANCE VEHICLES	300.65
CARD SERVICES	UNIFORMS	16.82
CARD SERVICES	OPERATING EXPENSE	357.85
CARD SERVICES	MAINTENANCE BUILDING	104.41
CARD SERVICES	TRAINING EXPENSE	386.25
KIESLER POLICE SUPPLY	TRAINING EXPENSE	1,160.22
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	37.10
PEERLESS	COMMUNICATIONS	95.22
STEPHEN D. TOUSEY LAW OFFICE	LEGAL EXPENSE	400.00
SWIFT WASH, LLC	MAINTENANCE EQUIPMENT	102.00
VERIZON WIRELESS	COMMUNICATIONS	211.65
WRIGHT EXPRESS FSC	GASOLINE	3,140.98
Total: 02 POLICE		7,436.19

Department: 03 PUBLIC WORKS

AEP ENERGY	STREETLIGHTING	2,113.01
BLUE TARP FINANCIAL	SMALL TOOLS AND EQUIPMENT	421.69
CARDUNAL OFFICE SUPPLY	OPERATING EXPENSE	38.26
CENTURY SPRINGS	CONTRACTUAL SERVICES	80.00
FOX VALLEY SECURITY SYSTEMS	CONTRACTUAL SERVICES	65.00
MCCANN INDUSTRIES, INC.	MAINTENANCE EQUIPMENT	1,075.46
NAPA AUTO PARTS	SMALL TOOLS AND EQUIPMENT	115.86
PEERLESS	COMMUNICATIONS	(185.26)
VERIZON WIRELESS	COMMUNICATIONS	176.42
WRIGHT EXPRESS FSC	GASOLINE	870.57
Total: 03 PUBLIC WORKS		4,771.01

Department: 04 BUILDING

CARD SERVICES	OFFICE SUPPLIES	59.36
CARDUNAL OFFICE SUPPLY	OFFICE SUPPLIES	4.82
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	350.67
PEERLESS	COMMUNICATIONS	(185.26)
VERIZON WIRELESS	COMMUNICATIONS	101.17

Total: 04 BUILDING 330.76

Department: 06 PARKS

AEP ENERGY	UTILITIES	23.21
PEERLESS	COMMUNICATIONS	242.53
Total: 06 PARKS		265.74

Department: 07 ENHANCED DUI PROGRAM

CDW GOVERNMENT, INC.	SMALL TOOLS AND EQUIPMENT	2,283.37
Total: 07 ENHANCED DUI PROGRAM		2,283.37

Department: 08 GARBAGE HAULING

MDC ENVIRONMENTAL SVCS.	GARBAGE HAULING EXPENSE	59,000.14
Total: 08 GARBAGE HAULING		59,000.14

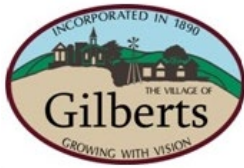
Department: 10 WATER SYSTEMS

ALTERNATE POWER INDUSTRIES INC	CONTRACTUAL SERVICES	1,356.30
BATTERIES PLUS	MAINTENANCE BUILDING	49.92
CONSTELLATION NEWENERGY, INC	UTILITIES	7,270.37
FERGUSON WATERWORKS	WATER METERS	2,718.42
JOS D. FOREMAN & CO.	MAINTENANCE PARTS & MATERIALS	313.00
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	74.88
PACE ANALYTICAL SERVICES	LABORATORY TESTING	652.50
PEERLESS	COMMUNICATIONS	550.79
USA BLUEBOOK	LAB SUPPLIES & EQUIPMENT	123.01
VERIZON WIRELESS	COMMUNICATIONS	126.99
WRIGHT EXPRESS FSC	GASOLINE	421.41
Total: 10 WATER SYSTEMS		13,657.59

Department: 20 WASTEWATER SYSTEMS

ALEXANDER CHEMICAL CORPORATION	CHEMICALS	9,792.12
ALTERNATE POWER INDUSTRIES INC	CONTRACTUAL SERVICES	453.20
BATTERIES PLUS	MAINTENANCE BUILDING	49.91
MARCO TECHNOLOGIES LLC	CONTRACTUAL SERVICES	74.88
PEERLESS	COMMUNICATIONS	233.30
SUBURBAN LABORATORIES	LABORATORY TESTING	274.50
VERIZON WIRELESS	COMMUNICATIONS	126.99
WRIGHT EXPRESS FSC	GASOLINE	421.41
Total: 20 WASTEWATER SYSTEMS		11,426.31

*** GRAND TOTAL *** 351,382.27



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Memorandum

TO: Village President Zambetti and Village Board of Trustees
CC: Brian Bourdeau, Village Administrator
FROM: Taunya Fischer, Finance Director
DATE: April 15, 2022
SUBJECT: March 31, 2022 Treasurer's Report

Here is a brief snapshot of the Village's Budget vs. Actual as of March 31, 2022 for the General and Water Funds.

General Fund	Budget	Actual	% BDGT Used
Revenues	4,459,748.00	5,013,389.45	112%
Expenditures	4,451,615.00	3,878,627.97	87%
Net of Rev & Exp	8,133.00	1,134,761.48	

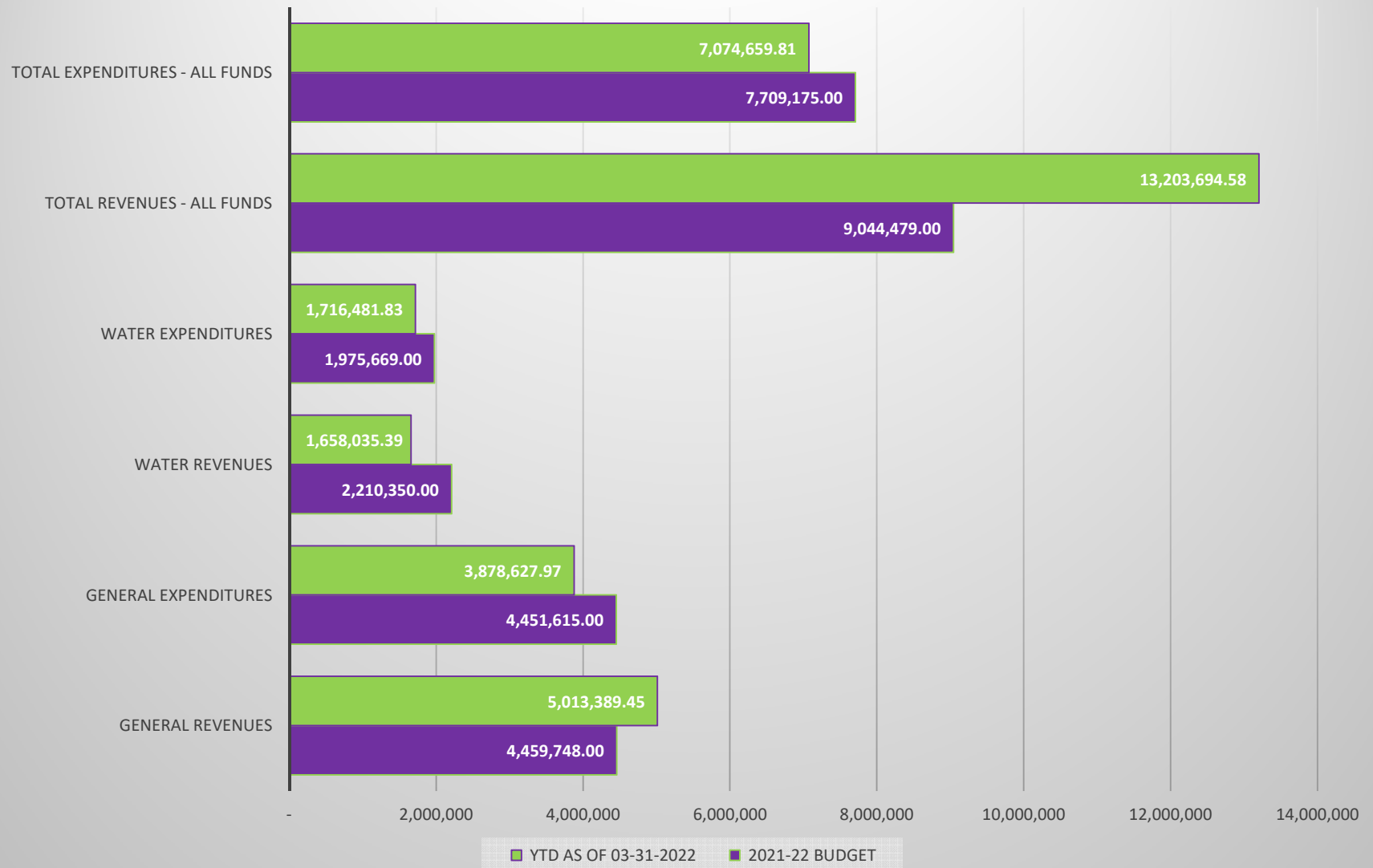
Water Fund	Budget	Actual	% BDGT Used
Revenues	2,210,350.00	1,658,035.39	75%
Expenditures	1,975,669.00	1,716,481.83	87%
Net of Rev & Exp	234,681.00	(58,446.44)	

The percent of fiscal year completed for this report is 92%. The General Fund revenues are at 112% and expenditures are at 80%; Water Fund revenues are at 75% and expenditures are at 87%. Looking at all funds, village-wide revenues are at 146% due to the receipt of the bond proceeds; expenditures are at 92%. When the budget is amended to include the bonds the revenue percentage will be more accurately reflected. The ARPA funds have been moved to Unearned Revenue and as the Village spends those funds they will be changed over to actual revenue.

Also included in this report for March 31, 2022 are:
Revenue and Expense Budget vs. 03/31/22 YTD chart
Summary – All Funds report
Detail – All Funds report

Respectfully submitted,
Taunya Fischer, Finance Director

Village of Gilberts Revenues vs. Expenditures 2021-22 Budget vs. YTD as of 03/31/2022



REVENUE AND EXPENDITURE REPORT FOR GILBERTS VILLAGE
PERIOD ENDING 03/31/2022 - SUMMARY
 % Fiscal Year Completed: 91.78

GL NUMBER	2021-22 BUDGET	YTD BALANCE 03/31/2022	ACTIVITY FOR MONTH 03/31/2022	AVAILABLE BALANCE	% BDGT USED
Fund 01 - GENERAL FUND:					
TOTAL REVENUES	4,459,748.00	5,013,389.45	(259,127.16)	(553,641.45)	112
TOTAL EXPENDITURES	4,451,615.00	3,878,627.97	300,510.88	572,987.03	87
NET OF REVENUES & EXPENDITURES	8,133.00	1,134,761.48	(559,638.04)	(1,126,628.48)	
Fund 11 - COMMUNITY DAYS:					
TOTAL REVENUES	47,400.00	-	-	47,400.00	0
TOTAL EXPENDITURES	46,126.00	67.95	-	46,058.05	0
NET OF REVENUES & EXPENDITURES	1,274.00	(67.95)	-	1,341.95	
Fund 12 - INFRASTRUCTURE FUND:					
TOTAL REVENUES	355,700.00	4,664,164.28	54,722.37	(4,308,464.28)	1311
TOTAL EXPENDITURES	254,000.00	287,110.49	1,129.91	(33,110.49)	113
NET OF REVENUES & EXPENDITURES	101,700.00	4,377,053.79	53,592.46	(4,275,353.79)	
Fund 20 - WATER SYSTEM:					
TOTAL REVENUES	2,210,350.00	1,658,035.39	105,721.43	552,314.61	75
TOTAL EXPENDITURES	1,975,669.00	1,716,481.83	148,459.06	259,187.17	87
NET OF REVENUES & EXPENDITURES	234,681.00	(58,446.44)	(42,737.63)	293,127.44	
Fund 30 - MFT:					
TOTAL REVENUES	418,074.00	436,347.32	92,107.96	(18,273.32)	104
TOTAL EXPENDITURES	75,000.00	40,735.07	23,038.85	34,264.93	54
NET OF REVENUES & EXPENDITURES	343,074.00	395,612.25	69,069.11	(52,538.25)	
Fund 31 - PERFORMANCE BOND:					
TOTAL REVENUES	413.00	103.59	40.41	309.41	25
TOTAL EXPENDITURES	-	-	-	-	0
NET OF REVENUES & EXPENDITURES	413.00	103.59	40.41	309.41	
Fund 34 - TIF#1 CENTRAL REDEVELOPMENT:					
TOTAL REVENUES	179,024.00	218,065.86	49.25	(39,041.86)	122
TOTAL EXPENDITURES	1,000.00	-	-	1,000.00	0
NET OF REVENUES & EXPENDITURES	178,024.00	218,065.86	49.25	(40,041.86)	
Fund 35 - TIF#2 HIGGINS ROAD IND. PARK:					
TOTAL REVENUES	895,616.00	886,721.32	49.98	8,894.68	99
TOTAL EXPENDITURES	815,765.00	984,981.10	-	(169,216.10)	121
NET OF REVENUES & EXPENDITURES	79,851.00	(98,259.78)	49.98	178,110.78	
Fund 40 - DRUG FORFEITURE PD ACCOUNT:					
TOTAL REVENUES	15.00	16.73	4.13	(1.73)	112
TOTAL EXPENDITURES	-	-	-	-	0
NET OF REVENUES & EXPENDITURES	15.00	16.73	4.13	(1.73)	
Fund 43 - POLICE PENSION FUND:					
TOTAL REVENUES	478,139.00	326,850.64	(11,662.33)	151,288.36	68
TOTAL EXPENDITURES	90,000.00	166,655.40	16,528.32	(76,655.40)	185
NET OF REVENUES & EXPENDITURES	388,139.00	160,195.24	(28,190.65)	227,943.76	
TOTAL REVENUES - ALL FUNDS	9,044,479.00	13,203,694.58	(18,093.96)	(4,159,215.58)	146
TOTAL EXPENDITURES - ALL FUNDS	7,709,175.00	7,074,659.81	489,667.02	634,515.19	92
NET OF REVENUES & EXPENDITURES	1,335,304.00	6,129,034.77	(507,760.98)	(4,793,730.77)	

REVENUE AND EXPENDITURE REPORT FOR GILBERTS VILLAGE
PERIOD ENDING 03/31/2022 - DETAIL
% Fiscal Year Completed: 91.78

GL NUMBER	DESCRIPTION	2021-22 BUDGET	YTD BALANCE 03/31/2022	ACTIVITY FOR		% BDGT USED
				MONTH 03/31/2022	AVAILABLE BALANCE	
Fund 01 - GENERAL FUND						
Revenues						
Dept 00 - GENERAL FUND						
01-00-3010	PROPERTY TAX	1,289,930.00	1,261,071.55	-	28,858.45	98
01-00-3020	PERSONAL PROPERTY REPL TAX	300.00	688.75	153.79	(388.75)	230
01-00-3030	TAX-SALES	281,960.00	459,509.18	42,716.19	(177,549.18)	163
01-00-3040	TAX-STATE INCOME	766,493.00	949,827.23	61,606.60	(183,334.23)	124
01-00-3041	STATE LOCAL USE TAX	300,050.00	265,233.09	38,052.76	34,816.91	88
01-00-3043	CANNABIS USE TAX	6,137.00	10,530.81	1,229.61	(4,393.81)	172
01-00-3060	LICENSE-LIQUOR	11,900.00	16,100.00	-	(4,200.00)	135
01-00-3090	PULLTABS & JAR GAMES TAX	848.00	673.54	-	174.46	79
01-00-3100	FEE-BUSINESS REGISTRATION	3,800.00	4,675.00	-	(875.00)	123
01-00-3110	FEE-CABLE FRANCHISE	62,350.00	60,245.17	-	2,104.83	97
01-00-3140	UTIL TAX-ELECTRIC	169,450.00	186,202.35	16,280.80	(16,752.35)	110
01-00-3150	ULT TAX-GAS	75,000.00	139,626.13	29,508.13	(64,626.13)	186
01-00-3160	CONTRACTOR REGISTRATION	10,000.00	10,035.00	725.00	(35.00)	100
01-00-3180	ULIT TAX-COMMUNICATIONS	85,000.00	61,521.36	5,735.48	23,478.64	72
01-00-3200	ZBA/PLAN.COMM. HEARINGS	-	2,000.00	-	(2,000.00)	100
01-00-3210	MISCELLANEOUS INCOME	5,000.00	70,696.77	8,225.00	(65,696.77)	1414
01-00-3211	PLANNED USE OF FUND RESERVES	190,245.00	-	-	190,245.00	0
01-00-3220	FINES-COURT	15,000.00	22,227.71	807.86	(7,227.71)	148
01-00-3230	FINES-OTHER	2,400.00	8,945.00	1,145.00	(6,545.00)	373
01-00-3240	FINES-CODE BUILDING	-	100.00	-	(100.00)	100
01-00-3250	FEES-BUILDING PERMITS	26,288.00	227,589.31	4,638.24	(201,301.31)	866
01-00-3260	OVERWT/SIZE PERMIT FEE	3,500.00	5,870.00	130.00	(2,370.00)	168
01-00-3280	BUILDING ENGINEERING FEES	15,188.00	10,293.52	-	4,894.48	68
01-00-3290	RECYCLING LICENSE	2,500.00	2,500.00	2,500.00	-	100
01-00-3330	PARK PAVILION RENTAL	175.00	800.00	140.00	(625.00)	457
01-00-3400	CD INTEREST	3,000.00	103.76	-	2,896.24	3
01-00-3410	INTEREST EARNED	550.00	5,310.14	2,222.90	(4,760.14)	965
01-00-3440	PARK IMPACT FEES	42,420.00	131,344.85	-	(88,924.85)	310

01-00-3451	GILBERTS POLICE REPORT REQUEST	200.00	320.00	15.00	(120.00)	160
01-00-3460	MUNICIPAL UTILITY IMPACT FEE	7,500.00	500.00	-	7,000.00	7
01-00-3470	INTEREST EARNED - ILLINOIS FUNDS	8,800.00	373.68	-	8,426.32	4
01-00-3480	ANTENNA RENTAL	65,380.00	66,157.32	8,434.22	(777.32)	101
01-00-3500	GRANT REVENUE	5,334.00	5,334.00	(549,509.82)	-	100
01-00-3530	VACANT PROP / BUILDING REGISTRATION	380.00	200.00	-	180.00	53
01-00-3540	RAFFLE LICENSE	70.00	110.00	30.00	(40.00)	157
01-00-3550	FOOD VENDOR REGISTRATION	-	115.00	100.00	(115.00)	100
01-00-3560	GARBAGE HAULER LICENSE	800.00	400.00	-	400.00	50
01-00-3580	VIDEO GAMING	65,000.00	147,104.73	12,801.86	(82,104.73)	226
01-00-3590	VIDEO GAMING LICENSE	1,050.00	1,075.00	-	(25.00)	102
01-00-3630	MUNICIPAL IMPACT FEE	41,250.00	60,973.18	-	(19,723.18)	148
01-00-3960	REIMBURSED INCOME	-	1,257.60	-	(1,257.60)	100
Total Dept 00 - GENERAL FUND		3,565,248.00	4,197,640.73	(312,311.38)	(632,392.73)	118
Dept 07 - ENHANCED DUI PROGRAM						
01-07-3007	ENHANCED DUI- DUI TOWING	1,000.00	500.00	500.00	500.00	50
01-07-3017	ENHANCED DUI - VEHICLE SEIZURE	3,000.00	4,500.00	500.00	(1,500.00)	150
Total Dept 07 - ENHANCED DUI PROGRAM		4,000.00	5,000.00	1,000.00	(1,000.00)	125
Dept 08 - GARBAGE HAULING						
01-08-3018	GARBAGE REVENUE	847,000.00	770,509.94	49,151.61	76,490.06	91
01-08-3028	FRANCHISE REVENUE -GARBAGE	39,000.00	34,341.88	2,946.50	4,658.12	88
01-08-3080	LATE FEES	4,500.00	5,896.90	86.11	(1,396.90)	131
Total Dept 08 - GARBAGE HAULING		890,500.00	810,748.72	52,184.22	79,751.28	91
TOTAL REVENUES		4,459,748.00	5,013,389.45	(259,127.16)	(553,641.45)	112

Expenditures

Dept 01 - ADMINISTRATIVE

01-01-5010	WAGES-BOARD	24,000.00	21,125.00	1,750.00	2,875.00	88
01-01-5020	WAGES-PLANNING AND ZBA	2,100.00	375.00	150.00	1,725.00	18
01-01-5030	WAGES-GENERAL	290,405.00	259,830.06	32,711.21	30,574.94	89
01-01-5032	WAGES - OVERTIME	1,000.00	-	-	1,000.00	0
01-01-5040	FICA	17,471.00	16,879.85	2,094.33	591.15	97
01-01-5050	MEDICARE	4,086.00	3,947.72	489.79	138.28	97
01-01-5051	STATE UNEMPL TAX	8,000.00	1,925.88	-	6,074.12	24
01-01-5052	IMRF	36,238.00	30,207.39	3,500.12	6,030.61	83
01-01-5054	GROUP HEALTH INS	43,579.00	39,019.15	3,632.31	4,559.85	90

01-01-5056	WORKER'S COMP INS	36,172.00	38,458.00	2,390.50	(2,286.00)	106
01-01-5060	OPERATING EXPENSE	3,500.00	1,477.06	14.99	2,022.94	42
01-01-5070	DUES	6,930.00	6,460.25	-	469.75	93
01-01-5080	LEGAL NOTICES	1,500.00	1,631.90	-	(131.90)	109
01-01-5090	COMMUNICATIONS	8,352.00	9,132.65	1,063.47	(780.65)	109
01-01-5100	POSTAGE	2,300.00	1,641.02	-	658.98	71
01-01-5110	PRINTING	7,100.00	5,964.42	-	1,135.58	84
01-01-5150	COMMUNITY RELATIONS	7,130.00	3,281.23	175.62	3,848.77	46
01-01-5170	PUBLICATIONS/BROCHURES	120.00	-	-	120.00	0
01-01-5190	RENTAL-EQUIPMENT	6,000.00	4,173.56	425.00	1,826.44	70
01-01-5200	OFFICE SUPPLIES	3,500.00	7,469.79	1,659.36	(3,969.79)	213
01-01-5210	NISRA EXPENSE	900.00	-	-	900.00	0
01-01-5220	LEGAL LITIGATION	8,000.00	-	-	8,000.00	0
01-01-5230	LEGAL EXPENSE	65,000.00	55,971.22	3,204.55	9,028.78	86
01-01-5234	UTILITY IMPACT EXPENSE - FIBER	4,500.00	-	-	4,500.00	0
01-01-5240	ACCOUNTING SERVICES	25,000.00	22,230.00	-	2,770.00	89
01-01-5252	STORM WATER MGMT. PROFESSIONAL	10,000.00	-	-	10,000.00	0
01-01-5270	BANK FEES	175.00	-	-	175.00	0
01-01-5310	INSURANCE LIABILITY	33,872.00	37,394.00	-	(3,522.00)	110
01-01-5320	INSURANCE VEHICLES & EQUIP.	13,370.00	9,660.00	-	3,710.00	72
01-01-5360	ENGINEERING SERVICES	15,800.00	10,047.50	-	5,752.50	64
01-01-5400	MAINTENANCE EQUIPMENT	600.00	-	-	600.00	0
01-01-5410	MAINTENANCE BUILDING	7,935.00	1,500.82	314.81	6,434.18	19
01-01-5450	CONTRACTUAL SERVICES	28,872.00	36,265.04	839.92	(7,393.04)	126
01-01-5480	CAPITAL EQUIPMENT	40,245.00	34,142.30	-	6,102.70	85
01-01-5491	EMPLOYEE ENGAGEMENT	1,515.00	1,681.33	-	(166.33)	111
01-01-5560	VILLAGE PLANNER SERVICES	15,000.00	2,212.58	2,212.58	12,787.42	15
01-01-5580	TRAINING EXPENSE	14,005.00	5,315.00	-	8,690.00	38
01-01-5661	73 INDUSTRIAL PRINCIPAL	25,000.00	24,070.50	2,191.47	929.50	96
01-01-5671	73 INDUSTRIAL INTEREST	17,000.00	15,877.09	1,319.07	1,122.91	93
01-01-8500	TRANSFERS OUT	900.00	-	-	900.00	0
Total Dept 01 - ADMINISTRATIVE		837,172.00	709,367.31	60,139.10	127,804.69	85
Dept 02 - POLICE						
01-02-5030	WAGES-POLICE	842,618.00	763,943.33	92,327.93	78,674.67	91
01-02-5031	WAGES - HOLIDAY WORKED	25,000.00	21,111.05	2,093.04	3,888.95	84
01-02-5032	WAGES - OVERTIME	15,000.00	28,787.07	1,038.41	(13,787.07)	192
01-02-5040	FICA	54,661.00	48,805.91	5,725.08	5,855.09	89

01-02-5050	MEDICARE	12,784.00	11,414.27	1,338.95	1,369.73	89
01-02-5052	IMRF	3,599.00	4,047.20	515.26	(448.20)	112
01-02-5054	GROUP HEALTH INS	130,055.00	104,002.32	9,552.70	26,052.68	80
01-02-5058	UNIFORMS	13,100.00	11,720.87	819.79	1,379.13	89
01-02-5060	OPERATING EXPENSE	5,750.00	2,268.58	873.28	3,481.42	39
01-02-5070	DUES	3,645.00	2,897.00	21.00	748.00	79
01-02-5080	LEGAL NOTICES	300.00	-	-	300.00	0
01-02-5090	COMMUNICATIONS	10,000.00	8,412.00	704.38	1,588.00	84
01-02-5110	PRINTING	500.00	1,200.35	-	(700.35)	240
01-02-5170	PUBLICATIONS/BROCHURES	150.00	147.47	-	2.53	98
01-02-5180	SMALL TOOLS AND EQUIPMENT	500.00	181.55	-	318.45	36
01-02-5200	OFFICE SUPPLIES	2,000.00	2,248.95	-	(248.95)	112
01-02-5230	LEGAL EXPENSE	5,500.00	4,400.00	400.00	1,100.00	80
01-02-5300	DISPATCHING	86,571.00	84,771.00	-	1,800.00	98
01-02-5370	GASOLINE	23,000.00	21,079.21	2,540.15	1,920.79	92
01-02-5390	MAINTENANCE VEHICLES	29,150.00	25,916.39	2,763.03	3,233.61	89
01-02-5400	MAINTENANCE EQUIPMENT	3,000.00	2,791.64	286.99	208.36	93
01-02-5410	MAINTENANCE BUILDING	7,560.00	3,760.17	-	3,799.83	50
01-02-5450	CONTRACTUAL SERVICES	13,637.00	16,145.23	1,193.96	(2,508.23)	118
01-02-5480	CAPITAL EQUIPMENT	47,000.00	50,607.12	744.00	(3,607.12)	108
01-02-5570	COMMUNITY RELATIONS	1,500.00	989.60	-	510.40	66
01-02-5580	TRAINING EXPENSE	12,500.00	7,633.30	510.23	4,866.70	61
Total Dept 02 - POLICE		1,349,080.00	1,229,281.58	123,448.18	119,798.42	91

Dept 03 - PUBLIC WORKS

01-03-5030	WAGES-PPW	236,602.00	217,277.48	26,422.00	19,324.52	92
01-03-5032	WAGES - OVERTIME	14,000.00	12,299.75	4,082.76	1,700.25	88
01-03-5040	FICA	15,538.00	13,607.93	1,844.86	1,930.07	88
01-03-5050	MEDICARE	3,634.00	2,972.88	431.45	661.12	82
01-03-5052	IMRF	32,228.00	27,412.17	3,264.04	4,815.83	85
01-03-5054	GROUP HEALTH INS	42,289.00	37,244.60	3,369.74	5,044.40	88
01-03-5058	UNIFORMS	1,500.00	694.86	-	805.14	46
01-03-5060	OPERATING EXPENSE	1,150.00	1,313.84	-	(163.84)	114
01-03-5070	DUES	360.00	360.00	-	-	100
01-03-5090	COMMUNICATIONS	4,000.00	3,638.42	301.01	361.58	91
01-03-5180	SMALL TOOLS AND EQUIPMENT	2,500.00	2,716.43	598.26	(216.43)	109
01-03-5190	RENTAL-EQUIPMENT	1,500.00	2,477.50	120.00	(977.50)	165
01-03-5251	NPDES PERMITS	3,000.00	1,000.00	-	2,000.00	33

01-03-5260	STREETLIGHTING	38,100.00	33,451.15	4,331.94	4,648.85	88
01-03-5370	GASOLINE	14,000.00	10,248.95	920.77	3,751.05	73
01-03-5380	SIGNS EXPENSE	12,500.00	15,062.02	3,119.60	(2,562.02)	121
01-03-5390	MAINTENANCE VEHICLES	20,000.00	21,982.62	921.45	(1,982.62)	110
01-03-5400	MAINTENANCE EQUIPMENT	10,000.00	16,060.91	499.24	(6,060.91)	161
01-03-5410	MAINTENANCE BUILDING	1,600.00	4,747.97	36.44	(3,147.97)	297
01-03-5420	MAINTENANCE STREETS	28,000.00	15,225.21	704.51	12,774.79	54
01-03-5440	MAINTENANCE GROUNDS	3,000.00	528.96	-	2,471.04	18
01-03-5441	TREE/SIDEWALK REPLACEMENT	2,500.00	1,485.96	-	1,014.04	59
01-03-5450	CONTRACTUAL SERVICES	36,518.00	35,247.31	2,515.67	1,270.69	97
01-03-5461	WEATHER SIREN MAINTENANCE	2,500.00	-	-	2,500.00	0
01-03-5480	CAPITAL EQUIPMENT	175,000.00	158,263.00	-	16,737.00	90
01-03-5580	TRAINING EXPENSE	3,000.00	1,417.17	60.00	1,582.83	47
Total Dept 03 - PUBLIC WORKS		705,019.00	636,737.09	53,543.74	68,281.91	90
Dept 04 - BUILDING						
01-04-5030	WAGES-BUILDING	91,574.00	73,492.80	5,093.43	18,081.20	80
01-04-5040	FICA	5,678.00	4,537.21	315.79	1,140.79	80
01-04-5050	MEDICARE	1,328.00	1,061.12	73.86	266.88	80
01-04-5052	IMRF	5,621.00	4,878.43	545.01	742.57	87
01-04-5054	GROUP HEALTH INS	-	36.30	3.30	(36.30)	100
01-04-5058	UNIFORMS	200.00	-	-	200.00	0
01-04-5070	DUES	360.00	320.00	-	40.00	89
01-04-5090	COMMUNICATIONS	3,000.00	2,741.51	225.76	258.49	91
01-04-5110	PRINTING	10,770.00	-	-	10,770.00	0
01-04-5200	OFFICE SUPPLIES	1,000.00	178.03	-	821.97	18
01-04-5250	BUILDING PERMIT EXPENSE	2,000.00	2,368.00	-	(368.00)	118
01-04-5280	BUILDING PERMIT EXPENSE-PASS THRU	22,000.00	66,488.50	-	(44,488.50)	302
01-04-5370	GASOLINE	1,000.00	664.34	-	335.66	66
01-04-5390	MAINTENANCE VEHICLES	2,000.00	-	-	2,000.00	0
01-04-5450	CONTRACTUAL SERVICES	5,500.00	5,687.76	431.41	(187.76)	103
01-04-5580	TRAINING EXPENSE	1,000.00	-	-	1,000.00	0
Total Dept 04 - BUILDING		153,031.00	162,454.00	6,688.56	(9,423.00)	106
Dept 06 - PARKS						
01-06-5030	REG WAGES	27,717.00	13,454.95	-	14,262.05	49
01-06-5040	FICA	1,719.00	961.64	-	757.36	56
01-06-5050	MEDICARE	402.00	434.53	-	(32.53)	108

01-06-5060	OPERATING EXPENSE	250.00	-	-	250.00	0
01-06-5090	COMMUNICATIONS	2,520.00	2,499.78	242.70	20.22	99
01-06-5120	UTILITIES	4,200.00	3,268.46	(7,394.71)	931.54	78
01-06-5190	RENTAL-EQUIPMENT	2,500.00	-	-	2,500.00	0
01-06-5211	MAINTENANCE SUPPLIES	1,300.00	1,195.00	600.00	105.00	92
01-06-5350	MINOR PARK PROJECTS	1,200.00	-	-	1,200.00	0
01-06-5370	GASOLINE	600.00	600.00	600.00	-	100
01-06-5391	MAINTENANCE-SPORTS/PLAYGROUND EQUIP.	500.00	740.98	-	(240.98)	148
01-06-5400	MAINTENANCE EQUIPMENT	6,100.00	5,991.25	4,539.00	108.75	98
01-06-5410	MAINTENANCE BUILDING	5,700.00	3,709.28	-	1,990.72	65
01-06-5440	MAINTENANCE GROUNDS	2,000.00	952.82	-	1,047.18	48
01-06-5450	CONTRACTUAL SERVICES	4,750.00	4,460.00	(802.00)	290.00	94
01-06-5480	CAPITAL EQUIPMENT	142,000.00	55,491.20	-	86,508.80	39
Total Dept 06 - PARKS		203,458.00	93,759.89	(2,215.01)	109,698.11	46
Dept 07 - ENHANCED DUI PROGRAM						
01-07-5030	WAGES-ENHANCED DUI	8,000.00	-	-	8,000.00	0
01-07-5040	FICA	500.00	-	-	500.00	0
01-07-5050	MEDICARE	116.00	-	-	116.00	0
01-07-5180	SMALL TOOLS AND EQUIPMENT	2,500.00	-	-	2,500.00	0
Total Dept 07 - ENHANCED DUI PROGRAM		11,116.00	-	-	11,116.00	0
Dept 08 - GARBAGE HAULING						
01-08-5068	GARBAGE HAULING EXPENSE	660,000.00	631,289.10	58,906.31	28,710.90	96
01-08-5078	ADMINISTRATIVE COSTS	27,000.00	-	-	27,000.00	0
01-08-8500	TRANSFERS OUT	90,000.00	-	-	90,000.00	0
Total Dept 08 - GARBAGE HAULING		777,000.00	631,289.10	58,906.31	145,710.90	81
Dept 89 - GPD DOWN STATE PENSION FUND						
01-89-5621	GPD DOWNSTATE PENSION FUND	415,739.00	415,739.00	-	-	100
Total Dept 89 - GPD DOWN STATE PENSION FUND		415,739.00	415,739.00	-	-	100
TOTAL EXPENDITURES		4,451,615.00	3,878,627.97	300,510.88	572,987.03	87
Fund 01 - GENERAL FUND:						
TOTAL REVENUES		4,459,748.00	5,013,389.45	(259,127.16)	(553,641.45)	112
TOTAL EXPENDITURES		4,451,615.00	3,878,627.97	300,510.88	572,987.03	87
NET OF REVENUES & EXPENDITURES		8,133.00	1,134,761.48	(559,638.04)	(1,126,628.48)	

Fund 11 - COMMUNITY DAYS

Revenues

Dept 00 - GENERAL FUND

11-00-3015	COMMUNITY DAYS DONATIONS	14,000.00	-	-	14,000.00	0
11-00-3210	OTHER INCOME	17,000.00	-	-	17,000.00	0
11-00-3520	VENDOR FEES	3,500.00	-	-	3,500.00	0
11-00-3980	BEVERAGE SALES	12,000.00	-	-	12,000.00	0
11-00-8100	TRANSFERS IN	900.00	-	-	900.00	0
Total Dept 00 - GENERAL FUND		47,400.00	-	-	47,400.00	0
TOTAL REVENUES		47,400.00	-	-	47,400.00	0

Expenditures

Dept 00 - GENERAL FUND

11-00-5060	BEVERAGE OPERATIONS	8,466.00	-	-	8,466.00	0
11-00-5070	PERMITS & LICENSES	55.00	-	-	55.00	0
11-00-5079	ADVERTISING / MARKETING	3,670.00	67.95	-	3,602.05	2
11-00-5130	MISCELLANEOUS EXPENSES	410.00	-	-	410.00	0
11-00-5159	ENTERTAINMENT	29,625.00	-	-	29,625.00	0
11-00-5610	EQUIPMENT & SERVICES	3,900.00	-	-	3,900.00	0
Total Dept 00 - GENERAL FUND		46,126.00	67.95	-	46,058.05	0
TOTAL EXPENDITURES		46,126.00	67.95	-	46,058.05	0

Fund 11 - COMMUNITY DAYS:

TOTAL REVENUES		47,400.00	-	-	47,400.00	0
TOTAL EXPENDITURES		46,126.00	67.95	-	46,058.05	0
NET OF REVENUES & EXPENDITURES		1,274.00	(67.95)	-	1,341.95	

Fund 12 - INFRASTRUCTURE FUND

Revenues

Dept 00 - GENERAL FUND

12-00-3011	BOND PROCEEDS	-	4,203,380.35	-	(4,203,380.35)	100
12-00-3031	NON HOME RULE 1% SALES TAX	258,000.00	421,657.07	40,678.67	(163,657.07)	163
12-00-3050	TAX-ROAD AND BRIDGE	7,600.00	9,212.09	-	(1,612.09)	121
12-00-3390	SSA#24 BOND INTEREST	100.00	27,378.99	13,689.49	(27,278.99)	27379
12-00-3410	INTEREST EARNED	-	2,535.78	354.21	(2,535.78)	100
12-00-8100	TRANSFERS IN	90,000.00	-	-	90,000.00	0
Total Dept 00 - GENERAL FUND		355,700.00	4,664,164.28	54,722.37	(4,308,464.28)	1311
TOTAL REVENUES		355,700.00	4,664,164.28	54,722.37	(4,308,464.28)	1311

Expenditures

Dept 00 - GENERAL FUND

12-00-5360	ENGINEERING SERVICES	20,000.00	52,952.16	1,129.91	(32,952.16)	265
12-00-5490	GO BOND PRINCIPAL	225,000.00	225,000.00	-	-	100
12-00-5491	GO BOND INTEREST	9,000.00	9,158.33	-	(158.33)	102
Total Dept 00 - GENERAL FUND		254,000.00	287,110.49	1,129.91	(33,110.49)	113
TOTAL EXPENDITURES		254,000.00	287,110.49	1,129.91	(33,110.49)	113

Fund 12 - INFRASTRUCTURE FUND:

TOTAL REVENUES		355,700.00	4,664,164.28	54,722.37	(4,308,464.28)	1311
TOTAL EXPENDITURES		254,000.00	287,110.49	1,129.91	(33,110.49)	113
NET OF REVENUES & EXPENDITURES		101,700.00	4,377,053.79	53,592.46	(4,275,353.79)	

Fund 20 - WATER SYSTEM

Revenues

Dept 00 - GENERAL FUND

20-00-3022	INCOME - WASTEWATER	750,000.00	721,649.51	44,876.31	28,350.49	96
20-00-3032	INCOME - WATER	850,000.00	822,799.95	46,044.31	27,200.05	97
20-00-3080	LATE FEES	20,000.00	24,433.83	704.50	(4,433.83)	122
20-00-3210	MISCELLANEOUS INCOME	-	70.48	-	(70.48)	100
20-00-3211	PLANNED USE OF FUND RESERVES	549,500.00	-	-	549,500.00	0
20-00-3310	FEE-TAP-ON - WATER	1,700.00	3,500.00	-	(1,800.00)	206
20-00-3360	METER SALES	7,050.00	52,581.76	-	(45,531.76)	746
20-00-3390	SSA#24 BOND INTEREST	100.00	27,379.03	13,689.50	(27,279.03)	27379
20-00-3400	CD INTEREST	4,000.00	131.03	-	3,868.97	3
20-00-3410	INTEREST EARNED	24,000.00	5,336.55	406.81	18,663.45	22
20-00-3470	INTEREST EARNED - ILLINOIS FUNDS	4,000.00	153.25	-	3,846.75	4
Total Dept 00 - GENERAL FUND		2,210,350.00	1,658,035.39	105,721.43	552,314.61	75
TOTAL REVENUES		2,210,350.00	1,658,035.39	105,721.43	552,314.61	75

Expenditures

Dept 10 - WATER SYSTEMS

20-10-5030	REG. WAGES	188,223.00	164,958.26	19,797.75	23,264.74	88
20-10-5032	WAGES - OVERTIME	7,000.00	-	-	7,000.00	0
20-10-5040	FICA	11,831.00	9,667.04	1,180.71	2,163.96	82
20-10-5050	MEDICARE	2,767.00	2,260.93	276.12	506.07	82
20-10-5052	IMRF	24,540.00	19,804.37	2,118.39	4,735.63	81
20-10-5054	GROUP HEALTH INS	40,873.00	34,326.99	2,933.28	6,546.01	84
20-10-5056	WORKER'S COMP INS	15,502.00	16,482.00	1,024.50	(980.00)	106
20-10-5058	UNIFORMS	1,000.00	717.55	-	282.45	72
20-10-5070	DUES	450.00	796.92	-	(346.92)	177
20-10-5080	LEGAL NOTICES	100.00	-	-	100.00	0
20-10-5090	COMMUNICATIONS	7,600.00	7,162.99	679.34	437.01	94
20-10-5091	JULIE LOCATE SUPPLIES	500.00	245.99	-	254.01	49
20-10-5100	POSTAGE	3,250.00	2,905.23	448.34	344.77	89
20-10-5110	PRINTING	2,900.00	2,571.33	370.66	328.67	89
20-10-5120	UTILITIES	94,000.00	108,538.98	23,270.80	(14,538.98)	115
20-10-5180	SMALL TOOLS AND EQUIPMENT	6,000.00	4,183.10	3,292.60	1,816.90	70
20-10-5190	RENTAL-EQUIPMENT	500.00	-	-	500.00	0
20-10-5200	OFFICE SUPPLIES	1,000.00	278.19	-	721.81	28

20-10-5213	OUTSIDE SERVICES	10,000.00	460.00	-	9,540.00	5
20-10-5262	LAB SUPPLIES & EQUIPMENT	8,000.00	9,297.35	393.79	(1,297.35)	116
20-10-5281	CHEMICALS	28,600.00	19,793.62	3,915.81	8,806.38	69
20-10-5301	MAINT SUPPLIES-JANTORIAL	450.00	200.00	-	250.00	44
20-10-5310	INSURANCE LIABILITY	21,656.00	23,261.00	-	(1,605.00)	107
20-10-5320	INSURANCE VEHICLES & EQUIP.	8,548.00	6,176.00	-	2,372.00	72
20-10-5360	ENGINEERING SERVICES	10,000.00	15,846.65	388.00	(5,846.65)	158
20-10-5370	GASOLINE	3,000.00	2,769.60	298.03	230.40	92
20-10-5381	MAINTENANCE PARTS & MATERIALS	10,000.00	9,476.16	730.29	523.84	95
20-10-5390	MAINTENANCE VEHICLES	3,500.00	2,419.41	-	1,080.59	69
20-10-5410	MAINTENANCE BUILDING	2,000.00	1,737.54	-	262.46	87
20-10-5431	HYDRANT MAINTENANCE	5,000.00	-	-	5,000.00	0
20-10-5450	CONTRACTUAL SERVICES	58,103.00	51,817.87	1,852.66	6,285.13	89
20-10-5480	CAPITAL EQUIPMENT	554,500.00	552,140.96	-	2,359.04	100
20-10-5510	WATER METERS	31,185.00	26,599.62	1,156.58	4,585.38	85
20-10-5520	LABORATORY TESTING	10,000.00	7,729.61	1,852.75	2,270.39	77
20-10-5580	TRAINING EXPENSE	3,300.00	546.13	375.00	2,753.87	17
20-10-5601	REPAIRS-WATER DISTRIBUTION SYS.	10,000.00	2,529.92	542.05	7,470.08	25
20-10-5652	BRINE HAULING EXPENSES	40,000.00	26,455.79	2,821.93	13,544.21	66
20-10-5662	IEPA LOAN-PRINCIPAL	25,826.00	25,825.07	12,974.54	0.93	100
20-10-5672	IEPA LOAN - INTEREST	7,156.00	7,165.75	3,520.87	(9.75)	100
Total Dept 10 - WATER SYSTEMS		1,258,860.00	1,167,147.92	86,214.79	91,712.08	93
Dept 20 - WASTEWATER SYSTEMS						
20-20-5030	WAGES	179,346.00	148,310.54	17,097.18	31,035.46	83
20-20-5032	WAGES - OVERTIME	7,000.00	-	-	7,000.00	0
20-20-5040	FICA	11,554.00	8,760.11	1,027.59	2,793.89	76
20-20-5050	MEDICARE	2,703.00	2,048.66	240.32	654.34	76
20-20-5052	IMRF	23,964.00	17,794.12	1,829.37	6,169.88	74
20-20-5054	GROUP HEALTH INS	34,731.00	28,506.43	2,177.93	6,224.57	82
20-20-5058	UNIFORMS	800.00	679.53	-	120.47	85
20-20-5090	COMMUNICATIONS	3,800.00	3,757.04	360.80	42.96	99
20-20-5091	JULIE LOCATE SUPPLIES	400.00	246.00	-	154.00	62
20-20-5100	POSTAGE	3,250.00	2,717.93	448.34	532.07	84
20-20-5110	PRINTING	2,900.00	2,571.32	370.66	328.68	89
20-20-5120	UTILITIES	126,000.00	108,264.31	20,710.07	17,735.69	86
20-20-5180	SMALL TOOLS AND EQUIPMENT	2,500.00	562.45	-	1,937.55	23
20-20-5190	RENTAL-EQUIPMENT	1,500.00	1,789.37	-	(289.37)	119

20-20-5200	OFFICE SUPPLIES	1,000.00	291.70	-	708.30	29
20-20-5213	OUTSIDE SERVICES	15,000.00	2,087.40	-	12,912.60	14
20-20-5251	NPDES PERMITS	20,000.00	20,000.00	-	-	100
20-20-5262	LAB SUPPLIES & EQUIPMENT	8,500.00	1,757.69	-	6,742.31	21
20-20-5281	CHEMICALS	35,000.00	29,522.50	-	5,477.50	84
20-20-5301	MAINT SUPPLIES-JANITORIAL	450.00	200.00	-	250.00	44
20-20-5360	ENGINEERING SERVICES	10,000.00	5,458.00	204.00	4,542.00	55
20-20-5370	GASOLINE	4,000.00	2,769.60	298.02	1,230.40	69
20-20-5381	MAINTENANCE PARTS & MATERIALS	15,000.00	20,080.59	541.87	(5,080.59)	134
20-20-5390	MAINTENANCE VEHICLES	4,000.00	2,286.36	-	1,713.64	57
20-20-5410	MAINTENANCE BUILDING	1,000.00	1,411.29	17.06	(411.29)	141
20-20-5450	CONTRACTUAL SERVICES	63,311.00	55,419.75	1,852.64	7,891.25	88
20-20-5480	CAPITAL EQUIPMENT	66,300.00	42,288.64	11,561.68	24,011.36	64
20-20-5520	LABORATORY TESTING	30,000.00	25,917.81	3,089.10	4,082.19	86
20-20-5580	TRAINING EXPENSE	2,800.00	918.00	315.00	1,882.00	33
20-20-5602	REPAIRS-W/WATER COLLECTION SYS.	10,000.00	-	-	10,000.00	0
20-20-5660	COLLECTION SYS. PUMP MAINT.	30,000.00	12,916.77	102.64	17,083.23	43
Total Dept 20 - WASTEWATER SYSTEMS		716,809.00	549,333.91	62,244.27	167,475.09	77
TOTAL EXPENDITURES		1,975,669.00	1,716,481.83	148,459.06	259,187.17	87
Fund 20 - WATER SYSTEM:						
TOTAL REVENUES		2,210,350.00	1,658,035.39	105,721.43	552,314.61	75
TOTAL EXPENDITURES		1,975,669.00	1,716,481.83	148,459.06	259,187.17	87
NET OF REVENUES & EXPENDITURES		234,681.00	(58,446.44)	(42,737.63)	293,127.44	

Fund 30 - MFT

Revenues

Dept 00 - GENERAL FUND

30-00-3410	INTEREST EARNED	120.00	964.93	395.23	(844.93)	804
30-00-3450	MOTOR FUEL TAX	415,954.00	435,305.50	91,712.73	(19,351.50)	105
30-00-3470	INTEREST EARNED - ILLINOIS FUNDS	2,000.00	76.89	-	1,923.11	4
Total Dept 00 - GENERAL FUND		418,074.00	436,347.32	92,107.96	(18,273.32)	104
TOTAL REVENUES		418,074.00	436,347.32	92,107.96	(18,273.32)	104

Expenditures

Dept 00 - GENERAL FUND

30-00-5462	MFT RESOLUTION	75,000.00	40,735.07	23,038.85	34,264.93	54
Total Dept 00 - GENERAL FUND		75,000.00	40,735.07	23,038.85	34,264.93	54
TOTAL EXPENDITURES		75,000.00	40,735.07	23,038.85	34,264.93	54

Fund 30 - MFT:

TOTAL REVENUES		418,074.00	436,347.32	92,107.96	(18,273.32)	104
TOTAL EXPENDITURES		75,000.00	40,735.07	23,038.85	34,264.93	54
NET OF REVENUES & EXPENDITURES		343,074.00	395,612.25	69,069.11	(52,538.25)	

Fund 31 - PERFORMANCE BOND

Revenues

Dept 00 - GENERAL FUND

31-00-3410	INTEREST EARNED	413.00	103.59	40.41	309.41	25
Total Dept 00 - GENERAL FUND		413.00	103.59	40.41	309.41	25
TOTAL REVENUES		413.00	103.59	40.41	309.41	25

Fund 31 - PERFORMANCE BOND:

TOTAL REVENUES		413.00	103.59	40.41	309.41	25
TOTAL EXPENDITURES		-	-	-	-	0
NET OF REVENUES & EXPENDITURES		413.00	103.59	40.41	309.41	

Fund 34 - TIF#1 CENTRAL REDEVELOPMENT

Revenues

Dept 00 - GENERAL FUND

34-00-3010	PROPERTY TAX	178,659.00	217,511.52	-	(38,852.52)	122
34-00-3410	INTEREST EARNED	365.00	554.34	49.25	(189.34)	152
Total Dept 00 - GENERAL FUND		179,024.00	218,065.86	49.25	(39,041.86)	122
TOTAL REVENUES		179,024.00	218,065.86	49.25	(39,041.86)	122

Expenditures

Dept 00 - GENERAL FUND

34-00-5061	ADMINISTRATIVE FEES	1,000.00	-	-	1,000.00	0
Total Dept 00 - GENERAL FUND		1,000.00	-	-	1,000.00	0
TOTAL EXPENDITURES		1,000.00	-	-	1,000.00	0

Fund 34 - TIF#1 CENTRAL REDEVELOPMENT:

TOTAL REVENUES		179,024.00	218,065.86	49.25	(39,041.86)	122
TOTAL EXPENDITURES		1,000.00	-	-	1,000.00	0
NET OF REVENUES & EXPENDITURES		178,024.00	218,065.86	49.25	(40,041.86)	

Fund 35 - TIF#2 HIGGINS ROAD IND. PARK

Revenues

Dept 00 - GENERAL FUND

35-00-3010	PROPERTY TAX	894,966.00	885,990.15	-	8,975.85	99
35-00-3410	INTEREST EARNED	650.00	731.17	49.98	(81.17)	112
Total Dept 00 - GENERAL FUND		895,616.00	886,721.32	49.98	8,894.68	99
TOTAL REVENUES		895,616.00	886,721.32	49.98	8,894.68	99

Expenditures

Dept 00 - GENERAL FUND

35-00-5061	ADMINISTRATIVE FEES	10,550.00	5,951.57	-	4,598.43	56
35-00-5071	TIF NOTE INTEREST	288,215.00	316,529.53	-	(28,314.53)	110
35-00-5081	TIF NOTE PRINCIPAL	517,000.00	662,500.00	-	(145,500.00)	128
Total Dept 00 - GENERAL FUND		815,765.00	984,981.10	-	(169,216.10)	121
TOTAL EXPENDITURES		815,765.00	984,981.10	-	(169,216.10)	121

Fund 35 - TIF#2 HIGGINS ROAD IND. PARK:

TOTAL REVENUES		895,616.00	886,721.32	49.98	8,894.68	99
TOTAL EXPENDITURES		815,765.00	984,981.10	-	(169,216.10)	121
NET OF REVENUES & EXPENDITURES		79,851.00	(98,259.78)	49.98	178,110.78	

Fund 40 - DRUG FORFEITURE PD ACCOUNT

Revenues

Dept 00 - GENERAL FUND

40-00-3410	INTEREST EARNED	15.00	16.73	4.13	(1.73)	112
Total Dept 00 - GENERAL FUND		15.00	16.73	4.13	(1.73)	112
TOTAL REVENUES		15.00	16.73	4.13	(1.73)	112

Fund 40 - DRUG FORFEITURE PD ACCOUNT:

TOTAL REVENUES		15.00	16.73	4.13	(1.73)	112
TOTAL EXPENDITURES		-	-	-	-	0
NET OF REVENUES & EXPENDITURES		15.00	16.73	4.13	(1.73)	

Fund 43 - POLICE PENSION FUND

Revenues

Dept 00 - GENERAL FUND

43-00-3421	UNREALIZED GAIN/LOSS	-	(160,864.64)	(20,698.38)	160,864.64	100
43-00-3490	EMPLOYER CONTRIBUTIONS	415,739.00	415,739.00	-	-	100
43-00-3491	EMPLOYEE CONTRIBUTIONS	62,400.00	71,976.28	9,036.05	(9,576.28)	115
Total Dept 00 - GENERAL FUND		478,139.00	326,850.64	(11,662.33)	151,288.36	68
TOTAL REVENUES		478,139.00	326,850.64	(11,662.33)	151,288.36	68

Expenditures

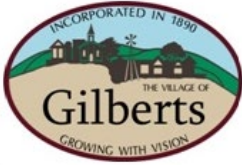
Dept 00 - GENERAL FUND

43-00-5321	PROFESSIONAL FEES	-	19,766.90	1,528.32	(19,766.90)	100
43-00-5509	PENSION EXPENSES	90,000.00	146,888.50	15,000.00	(56,888.50)	163
Total Dept 00 - GENERAL FUND		90,000.00	166,655.40	16,528.32	(76,655.40)	185
TOTAL EXPENDITURES		90,000.00	166,655.40	16,528.32	(76,655.40)	185

Fund 43 - POLICE PENSION FUND:

TOTAL REVENUES		478,139.00	326,850.64	(11,662.33)	151,288.36	68
TOTAL EXPENDITURES		90,000.00	166,655.40	16,528.32	(76,655.40)	185
NET OF REVENUES & EXPENDITURES		388,139.00	160,195.24	(28,190.65)	227,943.76	

TOTAL REVENUES - ALL FUNDS		9,044,479.00	13,203,694.58	(18,093.96)	(4,159,215.58)	146
TOTAL EXPENDITURES - ALL FUNDS		7,709,175.00	7,074,659.81	489,667.02	634,515.19	92
NET OF REVENUES & EXPENDITURES		1,335,304.00	6,129,034.77	(507,760.98)	(4,793,730.77)	



Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zambetti and Board of Trustees
Cc: Brian Bourdeau, Village Administrator
From: Taunya Fischer, Finance Director
Date: April 19, 2022 Village Board Meeting
Re: Item 4.D: FY 2022 Budget Amendments

Background

As the Village is under the Budget Ordinance form of budgeting, changes made to the overall fund and/or fund transfers need to be approved by the board.

Recommendation

The following budget amendments need to be authorized by the board prior to fiscal year end so that the actual transfer can take place, to record the sales of the road bonds and to account for the water tower painting that was finished this fiscal year. Another budget amendment could come at a later date for budgetary cleanup purposes, however, those are not as time sensitive as the ones listed below. This chart shows the Description, the Account Number, the Old Amount, the New Amount and the reason the change is necessary.

FY 2022 Budget Amendment				
Description	Account #	Old Amount	New Amount	Reason
Transfers Out	01-01-8500	-	25,000.00	Transfer to Community Days
Transfers In	11-00-8100	900.00	25,900.00	Transfer from General Fund
Bond Proceeds	12-00-3011	-	4,200,000.00	Sale of Road Program bonds
Planned Use of Fund Reserves	20-00-3211	549,900.00	766,290.00	Water Tower Painting
Capital Equipment	20-10+5480	554,500.00	771,290.00	Water Tower Painting

VILLAGE OF GILBERTS

ORDINANCE 06-2022

AN ORDINANCE AMENDING THE FISCAL YEAR 2022 BUDGET FOR THE FISCAL YEAR ENDING APRIL 30, 2022

WHEREAS, the Village of Gilberts, an Illinois municipal corporation (the “Village”), situated in Kane County, Illinois, as contemplated under ILCS section 65 of the Illinois State Statues, and the passage of this Ordinance constitutes and exercise of the Village powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Village of Gilberts acting by and through its President and Board of Trustees has previously approved the Budget Ordinance for the Fiscal Year Ending April 30, 2022 as a part of Ordinance 06-2021; and

WHEREAS, it is necessary and appropriate to delete, add to, or otherwise change certain line items in said Budget Ordinance as provided in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Gilberts, Kane County, Illinois, as follows:

Section 1: That the amendments to the Budget Ordinance for the Fiscal Year Ending April 30, 2022 are as follows:

Description	Account #		New Budget
Transfers Out	01-01-8500	is amended to	25,000.00
Transfers In	11-00-8100	is amended to	25,900.00
Bond Proceeds	12-00-3011	is amended to	4,200,000.00
Planned Use of Fund Reserves	20-00-3211	is amended to	766,290.00
Capital Equipment	20-10-5480	is amended to	771,290.00

Section 2. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity of unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 3. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section 4. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this _____ day of _____, 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

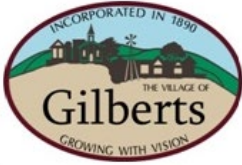
APPROVED this _____ day of _____, 2022

(SEAL)

Village President Guy Zambetti

ATTEST: _____
Courtney Baker, Village Clerk

Published: _____



Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
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To: Village President and Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: April 19, 2022 Village Board Meeting
Re: Item 4.E: A Resolution Authorizing a Reduction in the Performance Securities for NH2A-1, NH2A-1 and NH2B-1 of the Conservancy

Performance Security for NH2A-1

On August 20, 2019, Letter of Credit No. LC1960 issued in favor of the Village of Gilberts by Texas Capital Bank for public improvements in Neighborhood 2A-1 of the Conservancy was reduced to \$402,346.83 by Resolution 19-2019. In 2020, the Village was notified by Texas Capital Bank that the Letter of Credit would not be renewed. Gilberts Development LLC subsequently provided an appropriate alternative performance security through a Subdivision Labor and Material Payment Bond, Bond No. POA1002980 issued by Seneca Insurance Company, Inc. in the amount of \$402,346.83. Gilberts Development LLC recently requested an additional partial reduction in the performance security. The request and supporting documentation has been reviewed by Robinson Engineering. Upon review, Robinson has recommended a partial reduction in the amount of \$138,346.83 of the performance security for a revised total amount of \$264,000.00. The revised amount reflects an estimated \$240,000.00 of remaining improvement work plus a 10% contingency of \$24,000.00.

The Village is not accepting any public improvements at this time nor has the maintenance period for any public improvements commenced for Neighborhood 2A-1.

Performance Security for NH2A-2

On May 7, 2021, Subdivision Performance and Payment Bond, Bond No. 6213000663 was issued in favor of the Village of Gilberts by United States Fire Insurance Company at the request of and for the account of Gilberts Development LLC in the amount of \$1,393,233.75 for public improvements in Neighborhood 2A-2 of the Conservancy.

Gilberts Development, LLC recently requested a partial reduction in the performance security. The request and supporting documentation has been reviewed by Robinson Engineering. Upon review, Robinson has recommended a partial reduction in the amount of \$1,030,233.75 of the performance security for a revised total amount of \$363,000.00. The revised amount reflects an estimated \$330,000.00 of remaining improvement work plus a 10% contingency of \$33,000.00.

The Village is not accepting any public improvements at this time nor has the maintenance period for any public improvements commenced for Neighborhood 2A-2.

Performance Security for NH2B-1

On September 30, 2020, Subdivision Performance and Payment Bond, Bond No. POA1003312 was issued in favor of the Village of Gilberts by Seneca Insurance Company, Inc. at the request of and for the account

of Gilberts Development LLC in the amount of \$3,460,587.00 for public improvements in Neighborhood 2B-1 of the Conservancy.

Gilberts Development, LLC recently requested a partial reduction in the performance security. The request and supporting documentation has been reviewed by Robinson Engineering. Upon review, Robinson has recommended a partial reduction in the amount of \$2,921,587.00 of the performance security for a revised total amount of \$539,000. The revised amount reflects an estimated \$490,000.00 of remaining improvement work plus a 10% contingency of \$49,000.00.

The Village is not accepting any public improvements at this time nor has the maintenance period for any public improvements commenced for Neighborhood 2B-1.

If you have any questions or concerns, please feel free to contact me.

SUBDIVISION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that Gilberts Development, LLC, of 340 W. Butterfield Road, Unit 2D, Elmhurst, IL 60126, as Principal (Contractor), and Seneca Insurance Company, Inc., of 160 Water Street, New York, NY 10038, as Surety, a corporation organized and existing under the laws of the State of New York (Surety), are held and firmly bound unto the Village of Gilberts, as Obligee (Village), for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of Four Hundred Two Thousand Three Hundred Forty Six and 83/100 Dollars (\$402,346.83), to be paid to it or the claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves and their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Village has approved the project pursuant to Ordinance No. 18-2017 approving a final plat of subdivision/planned unit development for certain real property in the Village (Village Approvals) called The Conservancy Neighborhood 2 Phase 2A-1 Improvements, (Village Approvals), by and pursuant to which Contractor has the obligation to construct and install certain improvements (Improvements) for the development of such subdivision/planned unit development (Property); the terms and conditions of the Village Approvals are by this reference incorporated herein as though fully set forth herein. The Improvements are more fully described on Exhibit A.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Village Approvals (1) to provide, perform, and complete at the Property and in the manner specified in the Village Approvals all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for the construction, installation, and completion of the Improvements required in the Village Approvals; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith; (3) to pay all applicable federal, state, and local taxes; (4) to do all other things required of Contractor by the Village Approvals; and (5) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Village Approvals, all of which is herein referred to as the "Work," whether or not any of the Work enters into and becomes a component part of the Improvements contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a "claimant" is defined as one having a direct contract with Contractor or with a subcontractor of Contractor to provide, perform, or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, or rentals of or service or

repairs on machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Village shall not be liable for the payment of any costs or expenses of any such suit. To the extent applicable, the provisions of 30 ILCS 550/1 and 30 ILCS 550/2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Village may sue on this bond if Village is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Village to pay any claimant.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of Village or Contractor to the other in or to the terms of the Village Approvals; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to Village-furnished facilities, equipment, material, service, or site; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor or of Village's termination of Contractor being hereby waived by Surety.

Signed and sealed this 29th day of March, 2022.

CONTRACTOR: Gilberts Development, LLC SURETY: Seneca Insurance Company, Inc.

By:  _____

By:  _____

Title: Manager _____

Title: Joshua Sanford, Attorney-in-Fact _____

Telephone: (847) 774-9435 _____

Telephone: (212) 344-3000 _____

POWER OF ATTORNEY
SENECA INSURANCE COMPANY, INC.
PRINCIPAL OFFICE, NEW YORK, NEW YORK

92001

KNOW ALL MEN BY THESE PRESENTS: That SENECA INSURANCE COMPANY, INC., a corporation duly organized and existing under the laws of the State of New York, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Michelle Anne McMahon, Alexis R. Apostolidis, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco, Kathryn Pryor, Rebecca M. Josephson, Amanda Pierina D'Angelo, Eric Strba, Gentry Stewart, Jennifer Gail Godere

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind the Corporation thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of the Corporation at its principal office, in amounts or penalties not exceeding: UNLIMITED.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to unanimous written consent passed the 19th day of September 2011 by the directors of Seneca Insurance Company, Inc. in accordance with Article II, Section 12 of the By-Laws of Seneca Insurance Company, Inc.

Resolved that the President, Vice President, Secretary and Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signatures, which may be attested or acknowledged by any officer or attorney of the Company, qualifying the attorney or attorneys named in the given power of attorney to execute on behalf of, and acknowledge as the act and deed of the Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto.

IN WITNESS WHEREOF, SENECA INSURANCE COMPANY, INC. has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 11th day of March, 2019.



Corporate Seal:

SENECA INSURANCE COMPANY, INC.

Daniel Sussman
Senior Vice President

STATE OF NEW JERSEY,
ss.:

COUNTY OF MORRIS

On this 11th day of March, 2019 before me, a Notary Public, personally appeared the above named officers, Daniel Sussman and Laura Schneider, who, being duly sworn, acknowledged that they signed the above Power of Attorney as Senior Vice President and Vice President of the said SENECA INSURANCE COMPANY, INC. and acknowledged said instrument to be the voluntary Act and Deed of said Company. They are both personally known to me.

SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024

Sonia Scala, Notary Public

No. 2163686

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Seneca Insurance Company, Inc. on the 11th day of March, 2019



Laura Schneider
Senior Vice President

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that Gilberts Development, LLC, of 340 W. Butterfield Road, Unit 2D, Elmhurst, IL, 60126, as Principal (Contractor), and United States Fire Insurance Company, of 305 Madison Avenue, Morristown, NJ 07960, as Surety, a corporation organized and existing under the laws of the State of Delaware (Surety), are held and firmly bound unto the Village of Gilberts, as Obligee (Village), in the full and just sum of One Million Three Hundred Ninety Three Thousand Two Hundred Thirty Three and 75/100 Dollars (\$1,393,233.75) for the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves and their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest, and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its contract with Village, said contract being more fully described below, and to include attorneys' fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Village has approved the project pursuant to Ordinance No. 20-2020 approving a final plat of subdivision/planned unit development for certain real property in the Village (Village Approvals) called Gilberts Conservancy NH2A-2 by and pursuant to which Contractor has the obligation to construct and install certain improvements (Improvements) for the development of such subdivision/planned unit development; the terms and conditions of the Village Approvals are by this reference incorporated herein as though fully set forth herein. The Improvements are more fully described on Exhibit A.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT Contractor shall well, truly, and promptly perform all the undertakings, covenants, terms, conditions, and agreements of said Contractor under the Village Approvals relating to the construction of the Improvements described therein, including, but not limited to, the following obligations under the Village Approvals (1) to provide, perform, and complete the Improvements in the manner specified in the Village Approvals all necessary work, materials, transportation, equipment, materials, apparatus, machinery, tools, fuels, waste disposal, information, data, and other means and items necessary for the installation, and completion of the Improvements required in the Village Approvals; (2) to procure and furnish all permits, licenses, and other governmental approvals necessary in connection therewith; (3) to pay all applicable federal, state, and local taxes and do all other things required of Contractor by the Village Approvals; and (5) to install, and complete all of the foregoing in a proper and workmanlike manner and in accordance with, and as required by and pursuant to, the Village Approvals; all of which are herein referred to as the "Work," whether or not any of the Work enters into and becomes a component part of the Improvements contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of

NH2A-2

either Village or Contractor to the other in or to the terms of the Village Approvals; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to the mode or manner of payment therefor; or in or to Village-furnished facilities, equipment, material, service, or sites shall in any way release Contractor and Surety or either of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor being hereby waived by Surety.

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Village Approvals in the absence of such Contractor default.

In the event of a default or defaults by Contractor, Village shall have the right to take over and complete Contractor's obligations under the Village Approvals upon 30 calendar days' written notice to Surety, in which event Surety shall pay Village all costs incurred by Village in taking over and completing the Village Approvals.

At its option, Village may instead request that Surety take over and complete Contractor's obligations under the Village Approvals, in which event Surety shall take reasonable steps to proceed promptly with completion no later than 30 calendar days from the date on which Village notifies Surety that Village wants Surety to take over and complete Contractor's obligations under the Village Approvals.

Village shall have no obligation to actually incur any expense or correct any deficient performance of Contractor in order to be entitled to receive the proceeds of this bond.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Village or the heirs, executors, administrators, or successors of Village.

Signed and sealed this 7th day of May, 2021.

CONTRACTOR: Gilberts Development, LLC SURETY: United States Fire Insurance Company

By: 

By: 

Title: MANAGER

Title: Nicholas Turecamo, Attorney-in-Fact

Telephone: 847-774-9435

Telephone: (973) 490-6600

SUBDIVISION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that Gilberts Development, LLC, 340 W. Butterfield Road, Unit 2D, Elmhurst, IL, 60126, and United States Fire Insurance Company, 305 Madison Avenue, Morristown, NJ 07960, as Surety, a corporation organized and existing under the laws of the State of Delaware (Surety), are held and firmly bound unto the Village of Gilberts, as Obligee (Village), for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of One Million Three Hundred Ninety Three Thousand Two Hundred Thirty Three and 75/100 Dollars (\$1,393,233.75), to be paid to it or the claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves and their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Village has approved the project pursuant to Ordinance No. 20-2020 approving a final plat of subdivision/planned unit development for certain real property in the Village (Village Approvals) called Gilberts Conservancy NH2A-2, (Village Approvals), by and pursuant to which Contractor has the obligation to construct and install certain improvements (Improvements) for the development of such subdivision/planned unit development (Property); the terms and conditions of the Village Approvals are by this reference incorporated herein as though fully set forth herein. The Improvements are more fully described on Exhibit A.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Village Approvals (1) to provide, perform, and complete at the Property and in the manner specified in the Village Approvals all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for the construction, installation, and completion of the Improvements required in the Village Approvals; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith; (3) to pay all applicable federal, state, and local taxes; (4) to do all other things required of Contractor by the Village Approvals; and (5) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Village Approvals, all of which is herein referred to as the "Work," whether or not any of the Work enters into and becomes a component part of the Improvements contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a "claimant" is defined as one having a direct contract with Contractor or with a subcontractor of Contractor to provide, perform, or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, or rentals of or service or repairs on machinery, equipment, and tools consumed or used in connection with the furnishing

of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Village shall not be liable for the payment of any costs or expenses of any such suit. To the extent applicable, the provisions of 30 ILCS 550/1 and 30 ILCS 550/2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Village may sue on this bond if Village is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Village to pay any claimant.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of Village or Contractor to the other in or to the terms of the Village Approvals; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to Village-furnished facilities, equipment, material, service, or site; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor or of Village's termination of Contractor being hereby waived by Surety.

Signed and sealed this 7th day of May, 2021.

CONTRACTOR: Gilberts Development, LLC SURETY: United States Fire Insurance Company

By: 

By: 

Title: MANAGER

Title: Nicholas Turecamo, Attorney-in-Fact

Telephone: 847-774-9435

Telephone: (973) 490-6600

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor, Michelle Anne McMahon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Knower, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED.**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of March, 2016.



UNITED STATES FIRE INSURANCE COMPANY

ARR

Anthony R. Slimowicz, President

State of New Jersey }
County of Morris }

On this 10th day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

Sonia Scala

Sonia Scala (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 7th day of May 20 21



UNITED STATES FIRE INSURANCE COMPANY

Peter M. Quim

Peter M. Quim, Senior Vice President



ENGINEER'S OPINION OF PROBABLE COST
 THE CONSERVANCY NEIGHBORHOOD 2
 PHASE 2A-2 - 34 LOTS
 VILLAGE OF GILBERTS, ILLINOIS
 PER PLAN REVISED 12/2/2020
 DATED: 12/17/20

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
<i>Note - Mass Grading has been completed)</i>					
1	Mobilization	0	LUMP SUM	\$5,000.00	\$0.00
2	Silt Fence (Non-Wire Back)	-	LF	\$2.50	\$0.00
3	Topsoil Stripping and Stockpiling	-	CY	\$3.50	\$0.00
4	Topsoil Strip and Unclassified Fill	-	CY	\$6.00	\$0.00
5	Structural Cut and Structural Fill	-	CY	\$8.00	\$0.00
6	Structural Fill from Existing Stockpile	-	CY	\$10.00	\$0.00
7	Fine Grading Allowance	20,000	SY	\$1.00	\$20,000.00
8	Erosion Control Allowance	13.0	AC	\$500.00	\$6,500.00

TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS **\$26,500.00**

SCHEDULE II - UNDERGROUND IMPROVEMENTS

A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer Service (Long)	18	EACH	\$2,800.00	\$50,400.00
2	6" PVC Sanitary Sewer Service (Short)	16	EACH	\$900.00	\$14,400.00
3	8" PVC Sanitary Sewer - 0'-12' Depth	2,500	LF	\$50.00	\$125,000.00
4	4' Diameter Manhole - 8'-12'	7	EACH	\$4,000.00	\$28,000.00
5	Trench Backfill - Mains 0'-12' Depth	180	LF	\$60.00	\$10,800.00
6	Connection to Existing Manhole	4	EACH	\$3,000.00	\$12,000.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$240,600.00
B. WATER MAIN IMPROVEMENTS					
1	8" DI Water Main	2,075	LF	\$44.00	\$91,300.00
2	8" Valve and Vault	5	EACH	\$3,100.00	\$15,500.00
3	1.5" House Service Type K (short)	18	EACH	\$1,200.00	\$21,600.00
4	1.5" House Service Type K (long)	16	EACH	\$1,900.00	\$30,400.00
5	Fire Hydrant with Auxiliary Valve	6	EACH	\$4,600.00	\$27,600.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$186,400.00
C. STORM SEWER IMPROVEMENTS					
1	4" PVC Storm Sewer Service (Short)	34	EACH	\$500.00	\$17,000.00
2	12" RCP Storm Sewer Pipe	112	LF	\$30.00	\$3,360.00
3	15" RCP Storm Sewer Pipe	350	LF	\$35.00	\$12,250.00
4	18" RCP Storm Sewer Pipe	34	LF	\$40.00	\$1,360.00
5	21" RCP Storm Sewer Pipe	154	LF	\$45.00	\$6,930.00
6	Precast Concrete Flared End Section w/Grate 15"	1	EACH	\$1,200.00	\$1,200.00
7	2'-0" Diameter Inlet	4	EACH	\$1,100.00	\$4,400.00
8	4'-0" Diameter Manhole	4	EACH	\$4,000.00	\$16,000.00
9	4'-0" Diameter Catch Basin	3	EACH	\$4,000.00	\$12,000.00
10	Rip Rap w/Fabric	25	SY	\$125.00	\$3,125.00
11	Trench Backfill	220	LF	\$30.00	\$6,600.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$84,225.00

TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS **\$511,225.00**



ENGINEER'S OPINION OF PROBABLE COST
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2A-2 - 34 LOTS
VILLAGE OF GILBERTS, ILLINOIS
PER PLAN REVISED 12/2/2020
DATED: 12/17/20

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	7,099	SY	\$2.00	\$14,198.00
2	Aggregate Base Course - 10"	7,099	SY	\$14.00	\$99,386.00
3	Hot-Mix Asphalt Binder Course, N50 - 3.5"	6,106	SY	\$18.00	\$109,908.00
4	Hot-Mix Asphalt Surface Course, N50 - 2"	6,106	SY	\$13.00	\$79,378.00
5	Concrete Curb Type B-6.12	4,277	LF	\$16.00	\$68,432.00
6	PCC Sidewalk - 4" with Subbase (Excl. Ind. Lot Frontage)	21,880	SF	\$4.50	\$98,460.00
7	Street Lights	6	EACH	\$7,500.00	\$45,000.00
8	Signage and Striping Allowance	1	LS	\$1,500.00	\$1,500.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$516,262.00
SCHEDULE IV - LANDSCAPE IMPROVEMENTS					
1	Parkway Restoration	3,800	LF	\$6.00	\$22,800.00
2	Parkway Trees	108	EA	\$350.00	\$37,800.00
3	Open Space Trees	-	EA	\$350.00	\$0.00
4	Open Space Shrubs	-	EA	\$50.00	\$0.00
TOTAL SCHEDULE IV - LANDSCAPE IMPROVEMENTS					\$60,600.00
SUBTOTAL SCHEDULES I-IV					\$1,114,587.00
CONTINGENCY @25%					\$278,646.75
TOTAL					\$1,393,233.75

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

SUBDIVISION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that Gilberts Development, LLC, of 340 W. Butterfield Road, Unit 2D, Elmhurst, IL 60126, as Principal (Contractor), and Seneca Insurance Company, Inc., of 160 Water Street, New York, NY 10038, as Surety, a corporation organized and existing under the laws of the State of New York (Surety), are held and firmly bound unto the Village of Gilberts, as Obligee (Village), for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of Three Million Four Hundred Sixty Five Hundred Eighty Seven and 00/100 Dollars (\$3,460,587), to be paid to it or the claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves and their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Village has approved the project pursuant to Ordinance No. 21-2020 approving a final plat of subdivision/planned unit development for certain real property in the Village (Village Approvals) called The Conservancy Townhomes NH2B-1 Improvements, (Village Approvals), by and pursuant to which Contractor has the obligation to construct and install certain improvements (Improvements) for the development of such subdivision/planned unit development (Property); the terms and conditions of the Village Approvals are by this reference incorporated herein as though fully set forth herein. The Improvements are more fully described on Exhibit A.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Village Approvals (1) to provide, perform, and complete at the Property and in the manner specified in the Village Approvals all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for the construction, installation, and completion of the Improvements required in the Village Approvals; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith; (3) to pay all applicable federal, state, and local taxes; (4) to do all other things required of Contractor by the Village Approvals; and (5) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Village Approvals, all of which is herein referred to as the "Work," whether or not any of the Work enters into and becomes a component part of the Improvements contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a "claimant" is defined as one having a direct contract with Contractor or with a subcontractor of Contractor to provide, perform, or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, or rentals of or service or

repairs on machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Village shall not be liable for the payment of any costs or expenses of any such suit. To the extent applicable, the provisions of 30 ILCS 550/1 and 30 ILCS 550/2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Village may sue on this bond if Village is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Village to pay any claimant.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of Village or Contractor to the other in or to the terms of the Village Approvals; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to Village-furnished facilities, equipment, material, service, or site; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor or of Village's termination of Contractor being hereby waived by Surety.

Signed and sealed this 30th day of September, 2020.

CONTRACTOR: Gilberts Development, LLC

SURETY: Seneca Insurance Company, Inc.

By:  _____

By:  _____

Title:  _____

Title: Noah William Pierce, Attorney-In-Fact

Telephone: _____

Telephone: (212) 344-3000

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that Gilberts Development, LLC, of 340 W. Butterfield Road, Unit 2D, Elmhurst, IL 60126, as Principal (Contractor), and Seneca Insurance Company, Inc., of 160 Water Street, New York, NY 10038, as Surety, a corporation organized and existing under the laws of the State of New York (Surety), are held and firmly bound unto the Village of Gilberts, as Obligee (Village), in the full and just sum of Three Million Four Hundred Sixty Five Hundred Eighty Seven and 00/100 Dollars (\$3,460,587). For the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves and their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest, and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its contract with Village, said contract being more fully described below, and to include attorneys' fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Village has approved the project pursuant to Ordinance No. 21-2020 approving a final plat of subdivision/planned unit development for certain real property in the Village (Village Approvals) called The Conservancy Townhomes NH2B-1 Improvements, by and pursuant to which Contractor has the obligation to construct and install certain improvements (Improvements) for the development of such subdivision/planned unit development; the terms and conditions of the Village Approvals are by this reference incorporated herein as though fully set forth herein. The Improvements are more fully described on Exhibit A.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall well, truly, and promptly perform all the undertakings, covenants, terms, conditions, and agreements of said Contractor under the Village Approvals relating to the construction of the Improvements described therein, including, but not limited to, Contractor's obligations under the Village Approvals (1) to provide, perform, and complete at the Property and in the manner specified in the Village Approvals all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for the construction, installation, and completion of the Improvements required in the Village Approvals; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith; (3) to pay all applicable federal, state, and local taxes; (4) to do all other things required of Contractor by the Village Approvals; and (5) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Village Approvals; all of which are herein referred to as the "Work," whether or not any of the Work enters into and becomes a component part of the Improvements contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of

either Village or Contractor to the other in or to the terms of the Village Approvals; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to the mode or manner of payment therefor; or in or to Village-furnished facilities, equipment, material, service, or sites shall in any way release Contractor and Surety or either of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor being hereby waived by Surety.

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Village Approvals in the absence of such Contractor default.

In the event of a default or defaults by Contractor, Village shall have the right to take over and complete Contractor's obligations under the Village Approvals upon 30 calendar days' written notice to Surety, in which event Surety shall pay Village all costs incurred by Village in taking over and completing the Village Approvals.

At its option, Village may instead request that Surety take over and complete Contractor's obligations under the Village Approvals, in which event Surety shall take reasonable steps to proceed promptly with completion no later than 30 calendar days from the date on which Village notifies Surety that Village wants Surety to take over and complete Contractor's obligations under the Village Approvals.

Village shall have no obligation to actually incur any expense or correct any deficient performance of Contractor in order to be entitled to receive the proceeds of this bond.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Village or the heirs, executors, administrators, or successors of Village.

Signed and sealed this 30th day of September, 2020.

CONTRACTOR: Gilberts Development, LLC SURETY: Seneca Insurance Company, Inc.

By: 

By: 

Title: President / Manager

Title: Noah William Pierce, Attorney-In-Fact

Telephone: _____

Telephone: (212) 344-3000



ENGINEER'S OPINION OF PROBABLE COST
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2B-1 - 94 MULTI-FAMILY UNITS
VILLAGE OF GILBERTS, ILLINOIS
PER PLAN REVISED: 12/2/20
DATED: 12/17/20

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
17	5'-0" Diameter Catch Basin	1	EACH	\$4,500.00	\$4,500.00
18	5'-0" Diameter Manhole	3	EACH	\$4,500.00	\$13,500.00
19	6'-0" Diameter Manhole	1	EACH	\$5,000.00	\$5,000.00
20	6'-0" Diameter Restrictor Manhole	3	EACH	\$6,000.00	\$18,000.00
21	Trench Backfill	325	LF	\$30.00	\$9,750.00
22	Rip Rap w/Fabric	200	SY	\$125.00	\$25,000.00
23	Inlet Filter	25	EACH	\$330.00	\$8,250.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$353,700.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$1,434,830.00
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	10,945	SY	\$2.00	\$21,890.00
2	Aggregate Base Course - 6"	1,816	SY	\$10.00	\$18,160.00
3	Aggregate Base Course - 10"	9,129	SY	\$14.00	\$127,806.00
4	Hot-Mix Asphalt Binder Course, N50 - 3.5"	9,129	SY	\$18.00	\$164,322.00
5	Hot-Mix Asphalt Surface Course, N50 - 2"	9,129	SY	\$13.00	\$118,677.00
6	Concrete Curb Type M-3.12	4,266	LF	\$15.00	\$63,990.00
7	Concrete Curb Type B-6.12	2,487	LF	\$16.00	\$39,792.00
8	PCC Sidewalk - 4" with Subbase	31,667	SF	\$4.00	\$126,668.00
9	Bituminous Path	1,077	SY	\$5.00	\$5,385.00
10	Street Lights	13	EACH	\$7,500.00	\$97,500.00
11	Signage and Striping Allowance	1	LS	\$2,500.00	\$2,500.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$786,690.00
SCHEDULE IV - LANDSCAPE IMPROVEMENTS					
1	Parkway Restoration	4,320	LF	\$6.00	\$25,920.00
2	Parkway Trees	123	EA	\$350.00	\$43,050.00
3	Open Space Trees	50	EA	\$350.00	\$17,500.00
4	Open Space Shrubs	89	EA	\$50.00	\$4,450.00
TOTAL SCHEDULE IV - LANDSCAPE IMPROVEMENTS					\$90,920.00
SUBTOTAL SCHEDULES I-IV					\$2,502,440.00
CONTINGENCY @25%					\$625,610.00
TOTAL					\$3,128,050.00

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable



ENGINEER'S OPINION OF PROBABLE COST
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2B-1 - 94 MULTI-FAMILY UNITS
VILLAGE OF GILBERTS, ILLINOIS
PER PLAN REVISED: 12/2/20
DATED: 12/17/20

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
<i>Note - Mass Grading has been completed)</i>					
1	Mobilization	0	LUMP SUM	\$5,000.00	\$0.00
2	Silt Fence (Non-Wire Back)	-	LF	\$2.50	\$0.00
3	Topsoil Stripping and Stockpiling	-	CY	\$3.50	\$0.00
4	Topsoil Strip and Unclassified Fill	-	CY	\$6.00	\$0.00
5	Structural Cut and Structural Fill	-	CY	\$8.00	\$0.00
6	Structural Fill from Existing Stockpile	-	CY	\$10.00	\$0.00
7	Detention Fine Grading, Topsoil Respread and Seeding	42,500	SY	\$4.00	\$170,000.00
8	Erosion Control Allowance	40.0	AC	\$500.00	\$20,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$190,000.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A. SANITARY SEWER IMPROVEMENTS					
1	6" PVC Sanitary Sewer Service (Long)	48	EACH	\$2,800.00	\$134,400.00
2	6" PVC Sanitary Sewer Service (Short)	46	EACH	\$900.00	\$41,400.00
3	8" PVC Sanitary Sewer - 0'-12' Depth	2,214	LF	\$50.00	\$110,700.00
4	4' Diameter Manhole - 8'-12'	11	EACH	\$4,000.00	\$44,000.00
5	Trench Backfill - Mains 0'-12' Depth	200	LF	\$60.00	\$12,000.00
6	Connection to Existing Manhole	1	EACH	\$3,000.00	\$3,000.00
7	4" PVC Force Main	875	LF	\$30.00	\$26,250.00
8	Lift Station	1	EACH	\$250,000.00	\$250,000.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$621,750.00
B. WATER MAIN IMPROVEMENTS					
1	8" DI Water Main	4,470	LF	\$44.00	\$196,680.00
2	Fire Hydrant with Auxiliary Valve	15	EACH	\$4,600.00	\$69,000.00
3	8" Valve and Vault	13	EACH	\$3,100.00	\$40,300.00
4	1.5" House Service Type K (short)	48	EACH	\$1,200.00	\$57,600.00
5	1.5" House Service Type K (long)	46	EACH	\$1,900.00	\$87,400.00
6	Trench Backfill - Mains 0'-12' Depth	280	LF	\$30.00	\$8,400.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$459,380.00
C. STORM SEWER IMPROVEMENTS					
1	12" RCP Storm Sewer Pipe	857	LF	\$30.00	\$25,710.00
2	15" RCP Storm Sewer Pipe	74	LF	\$35.00	\$2,590.00
3	18" RCP Storm Sewer Pipe	388	LF	\$40.00	\$15,520.00
4	21" RCP Storm Sewer Pipe	564	LF	\$45.00	\$25,380.00
5	24" RCP Storm Sewer Pipe	772	LF	\$50.00	\$38,600.00
6	30" RCP Storm Sewer Pipe	545	LF	\$60.00	\$32,700.00
7	36" RCP Storm Sewer Pipe	300	LF	\$70.00	\$21,000.00
8	12" Precast Concrete Flared End Section w/Grate	2	EACH	\$1,000.00	\$2,000.00
9	18" Precast Concrete Flared End Section w/Grate	3	EACH	\$1,500.00	\$4,500.00
10	21" Precast Concrete Flared End Section w/Grate	3	EACH	\$1,800.00	\$5,400.00
11	24" Precast Concrete Flared End Section w/Grate	7	EACH	\$2,000.00	\$14,000.00
12	30" Precast Concrete Flared End Section w/Grate	4	EACH	\$2,500.00	\$10,000.00
13	36" Precast Concrete Flared End Section w/Grate	3	EACH	\$3,000.00	\$9,000.00
14	2'-0" Diameter Inlet	3	EACH	\$1,100.00	\$3,300.00
15	4'-0" Diameter Catch Basin	1	EACH	\$4,000.00	\$4,000.00
16	4'-0" Diameter Manhole	14	EACH	\$4,000.00	\$56,000.00

VILLAGE OF GILBERTS

RESOLUTION 10-2022

A RESOLUTION AUTHORIZING A REDUCTION IN THE PERFORMANCE SECURITIES FOR NEIGHBORHOODS 2A-1, 2A-2 AND 2B-1 OF THE CONSERVANCY

WHEREAS, Gilberts Development LLC (“*Developer*”) is the Developer of the Neighborhood 2A-1 (“*NH2A-1*”), Neighborhood 2A-2 (“*NH2A-2*”) and Neighborhood 2B-1 (“*NH2B-1*”) of the Conservancy; and

WHEREAS, the Developer posted a performance security for NH2A-1 in the form of a Letter of Credit (LC 1960) in the amount of \$1,655,984.00 which was partially reduced by Resolution 02-2018 in the amount of \$967,315.70 to \$688,668.30 and further reduced by Resolution 18-2019 in the amount of \$286,321.47 to \$402,346.83; and

WHEREAS, the Developer subsequently substituted an alternate performance security (Bond No. POA1002980) issued by Seneca Insurance Company Inc. for Letter of Credit (LC 1960) issued by Texas Capital Bank for Neighborhood 2A-1 in the amount of \$402,346.83 and has requested a reduction in the amount of the performance security; and

WHEREAS, the Village Engineer has reviewed the request and provided a recommendation that Bond No. POA1002980 be partially reduced in the amount of \$138,346.83 to \$264,000.00 attached at Exhibit A; and

WHEREAS, the Village is not accepting any public improvements in Neighborhood 2A-1 at this time and the maintenance period for any public improvements has not commenced;

WHEREAS, the Developer posted a performance security for NH2A-2 (Bond No. 6213000663) issued by United States Fire Insurance Company in the amount of \$1,393,233.75 and has requested a reduction in the amount of the performance security; and

WHEREAS, the Village Engineer has reviewed the request and provided a recommendation that Bond No. 6213000663 be partially reduced in the amount of \$1,030,233.75 to \$363,000.00 attached at Exhibit A; and

WHEREAS, the Village is not accepting any public improvements in Neighborhood 2A-2 at this time and the maintenance period for any public improvements has not commenced; and

WHEREAS, the Developer posted a performance security for NH2B-1 (Bond No. POA1003312) issued by Seneca Insurance Company in the amount of \$3,460,587.00 and has

requested a reduction in the amount of the performance security; and

WHEREAS, the Village Engineer has reviewed the request and provided a recommendation that Bond No. POA1003312 be partially reduced in the amount of \$2,921,587.00 to \$539,000.00 attached at Exhibit A; and

WHEREAS, the Village is not accepting any public improvements in Neighborhood 2B-1 at this time and the maintenance period for any public improvements has not commenced.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, ILLINOIS, as follows:

Section 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

Section 2. Approval; Authorization. The Village Board of Trustees hereby authorizes a partial reduction of Bond No. POA1002980 posted by the Developer in the amount of \$138,346.83 to a revised total of \$264,000.00, a partial reduction of Bond No. 6213000663 in the amount of \$1,030,233.75 to a revised total of \$363,000.00, and a partial reduction of Bond No. POA1003312 in the amount of \$2,921,587.00 to a revised total of \$539,000.00.

Section 3. Effective Date. This Resolution shall be in full force and effect after its approval in the manner provided by law.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of _____ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS ____ DAY OF _____, 2022

Village President, Guy Zambetti

(SEAL)

ATTEST:

Village Clerk, Courtney Baker

Brian Bourdeau

From: Hubert J. Loftus Jr <hloftus@manhard.com>
Sent: Tuesday, February 15, 2022 8:24 AM
To: Albert K. Stefan
Cc: Brian Bourdeau; Emo Barbieri; troymertz@gmail.com
Subject: The Conservancy NHs 2A-1, 2A=2 & 2B-1
Attachments: Bond Reduction Phase 2A-1 EOPC 02-09-22.pdf; Bond Reduction Phase 2A-2 EOPC 02-09-22.pdf; Bond Reduction Phase 2B-1 EOPC_2020-02-09-22.pdf

Al,
Attached are Bond Reduction requests for NHs 2A-1, 2A-2 & 2B-1 for your review and approval. Let us know if you need anything else from us for this request.
Regards,
Hugh

Hubert J. Loftus Jr, P.E. | Engineering Manager

700 Springer Drive, Lombard, IL 60148
d: 630.925.1125 | c: 630.277.6068 | manhard.com



Civil Engineering | Surveying | Water Resources Management
Construction Management | Landscape Architecture | Planning

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ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
 THE CONSERVANCY NEIGHBORHOOD 2
 PHASE 2A-1 - 51 LOTS
 VILLAGE OF GILBERTS, ILLINOIS
 2/9/2022
 PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS							
1	Silt Fence (Non-Wire Back)	11,180	LF	\$1.75	\$19,565.00	100%	\$19,565.00
2	Construction Entrance	1	LUMP SUM	\$3,500.00	\$3,500.00	100%	\$3,500.00
3	Erosion Control Blanket	8,775	SY	\$1.50	\$13,162.50	100%	\$13,162.50
4	Inlet Filter	53	EACH	\$280.00	\$14,840.00	100%	\$14,840.00
5	Mass Grading (Basin)	1	LUMP SUM	\$105,000.00	\$105,000.00	100%	\$105,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$156,067.50		\$156,067.50
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS REDUCTION							\$156,067.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS							
A. SANITARY SEWER IMPROVEMENTS							
1	6" PVC Sanitary Sewer Service (Long)	31	EACH	\$1,700.00	\$52,700.00	100%	\$52,700.00
2	6" PVC Sanitary Sewer Service (Short)	20	EACH	\$475.00	\$9,500.00	100%	\$9,500.00
3	Sanitary Sewer Riser	23	EACH	\$300.00	\$6,900.00	100%	\$6,900.00
4	8" PVC Sanitary Sewer - 0'-12' Depth	1,636	LF	\$29.00	\$47,429.50	100%	\$47,429.50
5	8" PVC Sanitary Sewer - 12'-16' Depth	938	LF	\$33.00	\$30,937.50	100%	\$30,937.50
7	4' Diameter Manhole - 8'-12'	5	EACH	\$1,900.00	\$9,500.00	100%	\$9,500.00
8	4' Diameter Manhole - 12'-16'	3	EACH	\$2,200.00	\$6,600.00	100%	\$6,600.00
9	4' Diameter Manhole - 16'-20'	1	EACH	\$2,900.00	\$2,900.00	100%	\$2,900.00
11	Trench Backfill - Mains 12'-16' Depth	120	LF	\$45.00	\$5,400.00	100%	\$5,400.00
13	Connection to Existing	4	EACH	\$1,900.00	\$7,600.00	100%	\$7,600.00
14	Televise Sanitary Sewer	2,573	EACH	\$2.50	\$6,432.50	100%	\$6,432.50
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$185,899.50		\$185,899.50
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS REDUCTION							\$185,899.50
B. WATER MAIN IMPROVEMENTS							
1	8" PVC Water Main	2,924	LF	\$24.00	\$70,176.00	100%	\$70,176.00
2	8" Valve and Vault	7	EACH	\$2,800.00	\$19,600.00	100%	\$19,600.00
3	1.5" House Service Type K (short)	31	EACH	\$800.00	\$24,800.00	100%	\$24,800.00
4	1.5" House Service Type K (long)	20	EACH	\$1,700.00	\$34,000.00	100%	\$34,000.00
5	Fire Hydrant with Auxiliary Valve	8	EACH	\$3,600.00	\$28,800.00	100%	\$28,800.00
6	Dry Connection	3	EACH	\$1,200.00	\$3,600.00	100%	\$3,600.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$180,976.00		\$180,976.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS REDUCTION							\$180,976.00
C. STORM SEWER IMPROVEMENTS							
1	4" PVC Storm Sewer Service (Short)	51	EACH	\$200.00	\$10,200.00	100%	\$10,200.00
2	12" RCP Storm Sewer Pipe	999	LF	\$22.00	\$21,978.00	100%	\$21,978.00
3	15" RCP Storm Sewer Pipe	792	LF	\$25.00	\$19,800.00	100%	\$19,800.00
4	18" RCP Storm Sewer Pipe	460	LF	\$27.00	\$12,420.00	100%	\$12,420.00
5	21" RCP Storm Sewer Pipe	339	LF	\$31.00	\$10,509.00	100%	\$10,509.00
6	24" RCP Storm Sewer Pipe	277	LF	\$35.00	\$9,695.00	100%	\$9,695.00
7	27" RCP Storm Sewer Pipe	531	LF	\$40.00	\$21,240.00	100%	\$21,240.00
8	30" RCP Storm Sewer Pipe	588	LF	\$45.00	\$26,460.00	100%	\$26,460.00
9	36" RCP Storm Sewer Pipe	433	LF	\$58.00	\$25,114.00	100%	\$25,114.00
10	42" RCP Storm Sewer Pipe	399	LF	\$70.00	\$27,930.00	100%	\$27,930.00
11	Precast Concrete Flared End Section w/Grate 15"	1	EACH	\$1,400.00	\$1,400.00	100%	\$1,400.00
12	Precast Concrete Flared End Section w/Grate 24"	3	EACH	\$1,600.00	\$4,800.00	100%	\$4,800.00
13	Precast Concrete Flared End Section w/Grate 30"	2	EACH	\$2,200.00	\$4,400.00	100%	\$4,400.00
14	Precast Concrete Flared End Section w/Grate 42"	1	EACH	\$3,500.00	\$3,500.00	100%	\$3,500.00
15	2'-0" Diameter Inlet	10	EACH	\$750.00	\$7,500.00	100%	\$7,500.00
16	4'-0" Diameter Catch Basin	5	EACH	\$1,900.00	\$9,500.00	100%	\$9,500.00
17	5'-0" Diameter Catch Basin	5	EACH	\$2,150.00	\$10,750.00	100%	\$10,750.00
18	4'-0" Diameter Manhole	14	EACH	\$1,600.00	\$22,400.00	100%	\$22,400.00
19	5'-0" Diameter Manhole	16	EACH	\$1,800.00	\$28,800.00	100%	\$28,800.00
20	6'-0" Diameter Restrictor Manhole	1	EACH	\$3,500.00	\$3,500.00	100%	\$3,500.00
21	6'-0" Diameter Manhole	1	EACH	\$3,500.00	\$3,500.00	100%	\$3,500.00
22	7'-0" Diameter Manhole	1	EACH	\$7,000.00	\$7,000.00	100%	\$7,000.00



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2A-1 - 51 LOTS
VILLAGE OF GILBERTS, ILLINOIS
2/9/2022
 PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
23	Rip Rap w/Fabric	120	SY	\$115.00	\$13,800.00	100%	\$13,800.00
24	Trench Backfill	450	LF	\$20.00	\$9,000.00	100%	\$9,000.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$315,196.00		\$315,196.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS REDUCTION							\$315,196.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$682,071.50		\$682,071.50
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS							
1	Subgrade Preparation - Fine Grading	9,603	SY	\$1.00	\$9,603.00	100%	\$9,603.00
2	Aggregate Base Course - 10"	9,603	SY	\$10.50	\$100,831.50	100%	\$100,831.50
3	Hot-Mix Asphalt Binder Course, N50 - 3.5"	8,028	SY	\$12.00	\$96,336.00	100%	\$96,336.00
4	Hot-Mix Asphalt Surface Course, N50 - 2"	8,028	SY	\$10.50	\$84,294.00	0%	\$0.00
5	Concrete Curb Type B-6.12	5,563	LF	\$13.50	\$75,100.50	100%	\$75,100.50
6	PCC Sidewalk - 5" with Subbase	27,610	SF	\$3.50	\$96,635.00	100%	\$96,635.00
7	Street Lights	12	EACH	\$5,000.00	\$60,000.00	100%	\$60,000.00
8	Traffic Signs	5	EACH	\$650.00	\$3,250.00	100%	\$3,250.00
9	Pavement Marking 24"	50	LF	\$5.50	\$275.00	0%	\$0.00
10	Pavement Marking 4"	504	LF	\$0.75	\$378.00	0%	\$0.00
11	Bike Path (2" Bituminous, 6" CA-6 Crushed Limestone Base)	1,865	SY	\$14.00	\$26,110.00	100%	\$26,110.00
12	Parkway Trees	107	EACH	\$400.00	\$42,800.00	100%	\$42,800.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$595,613.00		\$510,666.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$84,947.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS REDUCTION							\$510,666.00
SUBTOTAL SCHEDULES I-III					\$1,433,752.00		\$1,348,805.00
ORIGINAL LOC/BOND AMOUNT TOTAL					\$1,577,127.20		
NEW REDUCED LOC/BOND AMOUNT TOTAL							\$228,322.20

Prepared By: Manhard Consulting, Ltd.
 700 Springer Drive
 Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
 THE CONSERVANCY NEIGHBORHOOD 2
 PHASE 2A-2 - 35 LOTS
 VILLAGE OF GILBERTS, ILLINOIS
 2/9/2022
 PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS							
1	Inlet Filter	11	EACH	\$280.00	\$3,080.00	100%	\$3,080.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$3,080.00		\$3,080.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS REDUCTION							\$3,080.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS							
A. SANITARY SEWER IMPROVEMENTS							
1	6" PVC Sanitary Sewer Service (Long)	18	EACH	\$1,700.00	\$30,600.00	100%	\$30,600.00
2	6" PVC Sanitary Sewer Service (Short)	16	EACH	\$475.00	\$7,600.00	100%	\$7,600.00
3	Sanitary Sewer Riser	10	EACH	\$300.00	\$3,000.00	100%	\$3,000.00
4	8" PVC Sanitary Sewer - 0'-12' Depth	1,463	LF	\$29.00	\$42,427.00	100%	\$42,427.00
5	8" PVC Sanitary Sewer - 12'-16' Depth	352	LF	\$33.00	\$11,616.00	100%	\$11,616.00
6	8" PVC Sanitary Sewer - 16'-20' Depth	283	LF	\$38.00	\$10,754.00	100%	\$10,754.00
7	4' Diameter Manhole - 8'-12'	4	EACH	\$1,900.00	\$7,600.00	100%	\$7,600.00
8	4' Diameter Manhole - 12'-16'	2	EACH	\$2,200.00	\$4,400.00	100%	\$4,400.00
9	Trench Backfill - Mains 0'-12' Depth	90	LF	\$40.00	\$3,600.00	100%	\$3,600.00
10	Trench Backfill - Mains 12'-16' Depth	60	LF	\$45.00	\$2,700.00	100%	\$2,700.00
11	Connection to Existing	4	EACH	\$1,900.00	\$7,600.00	100%	\$7,600.00
12	Televise Sanitary Sewer	2,098	EACH	\$2.50	\$5,245.00	100%	\$5,245.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$137,142.00		\$137,142.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS REDUCTION							\$137,142.00
B. WATER MAIN IMPROVEMENTS							
1	8" PVC Water Main	2,094	LF	\$24.00	\$50,256.00	100%	\$50,256.00
2	8" Valve and Vault	5	EACH	\$2,800.00	\$14,000.00	100%	\$14,000.00
3	1.5" House Service Type K (short)	18	EACH	\$800.00	\$14,400.00	0%	\$0.00
4	1.5" House Service Type K (long)	16	EACH	\$1,700.00	\$27,200.00	0%	\$0.00
5	Fire Hydrant with Auxiliary Valve	6	EACH	\$3,600.00	\$21,600.00	100%	\$21,600.00
6	Dry Connection	1	EACH	\$1,200.00	\$1,200.00	100%	\$1,200.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$128,656.00		\$87,056.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$41,600.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS REDUCTION							\$87,056.00
C. STORM SEWER IMPROVEMENTS							
1	4" PVC Storm Sewer Service (Short)	34	EACH	\$200.00	\$6,800.00	100%	\$6,800.00
2	12" RCP Storm Sewer Pipe	112	LF	\$22.00	\$2,464.00	100%	\$2,464.00
3	15" RCP Storm Sewer Pipe	493	LF	\$25.00	\$12,325.00	100%	\$12,325.00
4	18" RCP Storm Sewer Pipe	33	LF	\$27.00	\$891.00	100%	\$891.00
5	21" RCP Storm Sewer Pipe	154	LF	\$31.00	\$4,774.00	100%	\$4,774.00
6	Precast Concrete Flared End Section w/Grate 15"	1	LF	\$1,400.00	\$1,400.00	100%	\$1,400.00
7	2'-0" Diameter Inlet	4	EACH	\$750.00	\$3,000.00	100%	\$3,000.00
8	4'-0" Diameter Catch Basin	3	EACH	\$1,900.00	\$5,700.00	100%	\$5,700.00
9	4'-0" Diameter Manhole	4	EACH	\$1,600.00	\$6,400.00	100%	\$6,400.00
10	Trench Backfill	225	LF	\$20.00	\$4,500.00	100%	\$4,500.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$48,254.00		\$48,254.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS REDUCTION							\$48,254.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$314,052.00		\$272,452.00



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
THE CONSERVANCY NEIGHBORHOOD 2
PHASE 2A-2 - 35 LOTS
VILLAGE OF GILBERTS, ILLINOIS
2/9/2022
 PREPARED BASED ON MCL PLANS DATED 06/22/17

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS							
1	Subgrade Preparation - Fine Grading	7,505	SY	\$1.00	\$7,505.00	100%	\$7,505.00
2	Aggregate Base Course - 10"	7,505	SY	\$10.50	\$78,802.50	100%	\$78,802.50
3	Hot-Mix Asphalt Binder Course, N50 - 3.5"	6,279	SY	\$12.00	\$75,348.00	100%	\$75,348.00
4	Hot-Mix Asphalt Surface Course, N50 - 2"	6,279	SY	\$10.50	\$65,929.50	0%	\$0.00
5	Concrete Curb Type B-6.12	4,304	LF	\$13.50	\$58,104.00	100%	\$58,104.00
6	PCC Sidewalk - 5" with Subbase	21,857	SF	\$3.50	\$76,499.50	0%	\$0.00
7	Street Lights	7	EACH	\$5,000.00	\$35,000.00	0%	\$0.00
8	Traffic Signs	7	EACH	\$650.00	\$4,550.00	100%	\$4,550.00
9	Pavement Marking 24"	63	LF	\$5.50	\$346.50	100%	\$346.50
10	Pavement Marking 4"	342	LF	\$0.75	\$256.50	100%	\$256.50
11	Parkway Trees	84	EACH	\$400.00	\$33,600.00	0%	\$0.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$435,941.50		\$224,912.50
ESTIMATE TO COMPLETE CONSTRUCTION							\$211,029.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS REDUCTION							\$224,912.50
SUBTOTAL SCHEDULES I-III					\$753,073.50		\$500,444.50
ORIGINAL LOC/BOND AMOUNT TOTAL					\$828,380.85		
NEW REDUCED LOC/BOND AMOUNT TOTAL							\$327,936.35

Prepared By: Manhard Consulting, Ltd.
 700 Springer Drive
 Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
 THE CONSERVANCY NEIGHBORHOOD 2
 PHASE 2B-1 - 94 MULTI-FAMILY UNITS
 VILLAGE OF GILBERTS, ILLINOIS
 PER PLAN REVISED: 12/2/20
 2/9/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS							
<i>Note - Mass Grading has been completed)</i>							
1	Mobilization	0	LUMP SUM	\$5,000.00	\$0.00	0%	\$0.00
2	Silt Fence (Non-Wire Back)	-	LF	\$2.50	\$0.00	0%	\$0.00
3	Topsoil Stripping and Stockpiling	-	CY	\$3.50	\$0.00	0%	\$0.00
4	Topsoil Strip and Unclassified Fill	-	CY	\$6.00	\$0.00	0%	\$0.00
5	Structural Cut and Structural Fill	-	CY	\$8.00	\$0.00	0%	\$0.00
6	Structural Fill from Existing Stockpile	-	CY	\$10.00	\$0.00	0%	\$0.00
7	Detention Fine Grading, Topsoil Respread and Seeding	42,500	SY	\$4.00	\$170,000.00	100%	\$170,000.00
8	Erosion Control Allowance	40.0	AC	\$500.00	\$20,000.00	100%	\$20,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$190,000.00		\$190,000.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS REDUCTION							\$190,000.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS							
A. SANITARY SEWER IMPROVEMENTS							
1	6" PVC Sanitary Sewer Service (Long)	48	EACH	\$2,800.00	\$134,400.00	100%	\$134,400.00
2	6" PVC Sanitary Sewer Service (Short)	46	EACH	\$900.00	\$41,400.00	100%	\$41,400.00
3	8" PVC Sanitary Sewer - 0'-12' Depth	2,214	LF	\$50.00	\$110,700.00	100%	\$110,700.00
4	4' Diameter Manhole - 8'-12'	11	EACH	\$4,000.00	\$44,000.00	100%	\$44,000.00
5	Trench Backfill - Mains 0'-12' Depth	200	LF	\$60.00	\$12,000.00	100%	\$12,000.00
6	Connection to Existing Manhole	1	EACH	\$3,000.00	\$3,000.00	100%	\$3,000.00
7	4" PVC Force Main	875	LF	\$30.00	\$26,250.00	100%	\$26,250.00
8	Lift Station	1	EACH	\$250,000.00	\$250,000.00	100%	\$250,000.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					\$621,750.00		\$621,750.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS REDUCTION							\$621,750.00
B. WATER MAIN IMPROVEMENTS							
1	8" DI Water Main	4,470	LF	\$44.00	\$196,680.00	100%	\$196,680.00
2	Fire Hydrant with Auxiliary Valve	15	EACH	\$4,600.00	\$69,000.00	100%	\$69,000.00
3	8" Valve and Vault	13	EACH	\$3,100.00	\$40,300.00	100%	\$40,300.00
4	1.5" House Service Type K (short)	48	EACH	\$1,200.00	\$57,600.00	100%	\$57,600.00
5	1.5" House Service Type K (long)	46	EACH	\$1,900.00	\$87,400.00	100%	\$87,400.00
6	Trench Backfill - Mains 0'-12' Depth	280	LF	\$30.00	\$8,400.00	100%	\$8,400.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					\$459,380.00		\$459,380.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS REDUCTION							\$459,380.00
C. STORM SEWER IMPROVEMENTS							
1	12" RCP Storm Sewer Pipe	857	LF	\$30.00	\$25,710.00	100%	\$25,710.00
2	15" RCP Storm Sewer Pipe	74	LF	\$35.00	\$2,590.00	100%	\$2,590.00
3	18" RCP Storm Sewer Pipe	388	LF	\$40.00	\$15,520.00	100%	\$15,520.00
4	21" RCP Storm Sewer Pipe	564	LF	\$45.00	\$25,380.00	100%	\$25,380.00
5	24" RCP Storm Sewer Pipe	772	LF	\$50.00	\$38,600.00	100%	\$38,600.00
6	30" RCP Storm Sewer Pipe	545	LF	\$60.00	\$32,700.00	100%	\$32,700.00
7	36" RCP Storm Sewer Pipe	300	LF	\$70.00	\$21,000.00	100%	\$21,000.00
8	12" Precast Concrete Flared End Section w/Grate	2	EACH	\$1,000.00	\$2,000.00	100%	\$2,000.00
9	18" Precast Concrete Flared End Section w/Grate	3	EACH	\$1,500.00	\$4,500.00	100%	\$4,500.00
10	21" Precast Concrete Flared End Section w/Grate	3	EACH	\$1,800.00	\$5,400.00	100%	\$5,400.00
11	24" Precast Concrete Flared End Section w/Grate	7	EACH	\$2,000.00	\$14,000.00	100%	\$14,000.00
12	30" Precast Concrete Flared End Section w/Grate	4	EACH	\$2,500.00	\$10,000.00	100%	\$10,000.00
13	36" Precast Concrete Flared End Section w/Grate	3	EACH	\$3,000.00	\$9,000.00	100%	\$9,000.00
14	2'-0" Diameter Inlet	3	EACH	\$1,100.00	\$3,300.00	100%	\$3,300.00
15	4'-0" Diameter Catch Basin	1	EACH	\$4,000.00	\$4,000.00	100%	\$4,000.00
16	4'-0" Diameter Manhole	14	EACH	\$4,000.00	\$56,000.00	100%	\$56,000.00



ENGINEER'S OPINION OF PROBABLE COST FOR BONDING PURPOSES
 THE CONSERVANCY NEIGHBORHOOD 2
 PHASE 2B-1 - 94 MULTI-FAMILY UNITS
 VILLAGE OF GILBERTS, ILLINOIS
 PER PLAN REVISED: 12/2/20
 2/9/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	COMPLETION PERCENTAGE	REDUCTION AMOUNT
17	5'-0" Diameter Catch Basin	1	EACH	\$4,500.00	\$4,500.00	100%	\$4,500.00
18	5'-0" Diameter Manhole	3	EACH	\$4,500.00	\$13,500.00	100%	\$13,500.00
19	6'-0" Diameter Manhole	1	EACH	\$5,000.00	\$5,000.00	100%	\$5,000.00
20	6'-0" Diameter Restrictor Manhole	3	EACH	\$6,000.00	\$18,000.00	100%	\$18,000.00
21	Trench Backfill	325	LF	\$30.00	\$9,750.00	100%	\$9,750.00
22	Rip Rap w/Fabric	200	SY	\$125.00	\$25,000.00	100%	\$25,000.00
23	Inlet Filter	25	EACH	\$330.00	\$8,250.00	100%	\$8,250.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					\$353,700.00		\$353,700.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$0.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS REDUCTION							\$353,700.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					\$1,434,830.00		\$1,434,830.00
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS							
1	Subgrade Preparation - Fine Grading	10,945	SY	\$2.00	\$21,890.00	100%	\$21,890.00
2	Aggregate Base Course - 6"	1,816	SY	\$10.00	\$18,160.00	100%	\$18,160.00
3	Aggregate Base Course - 10"	9,129	SY	\$14.00	\$127,806.00	100%	\$127,806.00
4	Hot-Mix Asphalt Binder Course, N50 - 3.5"	9,129	SY	\$18.00	\$164,322.00	100%	\$164,322.00
5	Hot-Mix Asphalt Surface Course, N50 - 2"	9,129	SY	\$13.00	\$118,677.00	0%	\$0.00
6	Concrete Curb Type M-3.12	4,266	LF	\$15.00	\$63,990.00	100%	\$63,990.00
7	Concrete Curb Type B-6.12	2,487	LF	\$16.00	\$39,792.00	100%	\$39,792.00
8	PCC Sidewalk - 4" with Subbase	31,667	SF	\$4.00	\$126,668.00	50%	\$63,334.00
9	Bituminous Path	1,077	SY	\$5.00	\$5,385.00	100%	\$5,385.00
10	Street Lights	13	EACH	\$7,500.00	\$97,500.00	100%	\$97,500.00
11	Signage and Striping Allowance	1	LS	\$2,500.00	\$2,500.00	50%	\$1,250.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					\$786,690.00		\$603,429.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$183,261.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS REDUCTION							\$603,429.00
SCHEDULE IV - LANDSCAPE IMPROVEMENTS							
1	Parkway Restoration	4,320	LF	\$6.00	\$25,920.00	50%	\$12,960.00
2	Parkway Trees	123	EA	\$350.00	\$43,050.00	50%	\$21,525.00
3	Open Space Trees	50	EA	\$350.00	\$17,500.00	100%	\$17,500.00
4	Open Space Shrubs	89	EA	\$50.00	\$4,450.00	100%	\$4,450.00
TOTAL SCHEDULE IV - LANDSCAPE IMPROVEMENTS					\$90,920.00		\$56,435.00
ESTIMATE TO COMPLETE CONSTRUCTION							\$34,485.00
TOTAL SCHEDULE IV - LANDSCAPE IMPROVEMENTS REDUCTION							\$56,435.00
SUBTOTAL SCHEDULES I-IV					\$2,502,440.00		\$2,284,694.00
ORIGINAL LOC/BOND AMOUNT TOTAL					\$2,752,684.00		
NEW REDUCED LOC/BOND AMOUNT TOTAL							\$467,990.00

Prepared By: Manhard Consulting, Ltd.
 700 Springer Drive
 Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.



Municipal Expertise. Community Commitment.

Al Stefan, PE
Direct Line: (815)412-2706
Email: astefan@reltd.com

April 15, 2022

Project #18-R0565

Village of Gilberts
87 Gallagan Road
Gilberts, IL 60136

Attn: Brian Bourdeau

RE: Gilberts Conservancy Neighborhood 2A-1
Request for Letter of Credit Reduction No. 3

Dear Mr. Bourdeau:

The developer for the subject project subdivision has submitted a request for a reduction to one of the Improvement Completion Guarantee Bonds for improvements for the subject development.

Our office has reviewed the remaining work and finds that, in our best judgement, the work associated with the requests is in substantial compliance with the approved development plans. Therefore, we recommend Board action for the following reduction Improvement Completion Guarantee Bond:

Values of Initial Letter of Credit	\$1,655,984.00
Max allowable reduction (Unified Development Ord. 12-4.E)	\$165, 598.00
Value of Remaining Work	\$240,000
10% Retainage	+ \$24,000
Recommended Reduction Value of LOC	<u>\$264,000</u>

Should you have any questions or require any further information, please feel free to contact me.

Very truly yours,

ROBINSON ENGINEERING, LTD.

Albert K. Stefan, PE
Engineer
/oh

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Municipal Expertise. Community Commitment.

Al Stefan, PE
Direct Line: (815)412-2706
Email: astefan@reltd.com

April 15, 2022

Project #18-R0565

Village of Gilberts
87 Gallagan Road
Gilberts, IL 60136

Attn: Brian Bourdeau

RE: Gilberts Conservancy Neighborhood 2A-2
Request for Letter of Credit Reduction

Dear Mr. Bourdeau:

The developer for the subject project subdivision has submitted a request for a reduction to one of the Improvement Completion Guarantee Bonds for improvements for the subject development.

Our office has reviewed the remaining work and finds that, in our best judgement, the work associated with the requests is in substantial compliance with the approved development plans. Therefore, we recommend Board action for the following reduction Improvement Completion Guarantee Bond:

Values of Initial Letter of Credit	\$1,393,233.75
Max allowable reduction (Unified Development Ord. 12-4.E)	\$139,233.00
Value of Remaining Work	\$330,000
10% Retainage	+ \$33,000
(Unified Development Ord. 12-4.B)	
28,3802Recommended Reduction Value of LOC	<hr/> <u>\$363,000</u>

Should you have any questions or require any further information, please feel free to contact me.

Very truly yours,

ROBINSON ENGINEERING, LTD.

Albert K. Stefan, PE
Engineer



Municipal Expertise. Community Commitment.

Al Stefan, PE
Direct Line: (815)412-2706
Email: astefan@reltd.com

April 15, 2022

Project #18-R0565

Village of Gilberts
87 Gallagan Road
Gilberts, IL 60136

Attn: Brian Bourdeau

RE: Gilberts Conservancy Neighborhood 2B-1
Request for Letter of Credit Reduction

Dear Mr. Bourdeau:

The developer for the subject project subdivision has submitted a request for a reduction to one of the Improvement Completion Guarantee Bonds for improvements for the subject development.

Our office has reviewed the remaining work and finds that, in our best judgement, the work associated with the requests is in substantial compliance with the approved development plans. Therefore, we recommend Board action for the following reduction Improvement Completion Guarantee Bond:

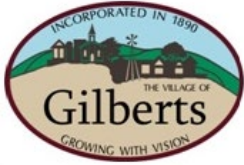
Values of Initial Letter of Credit	\$3,460,587.00
Max allowable reduction (Unified Development Ord. 12-4.E)	\$346,059.00
Value of Remaining Work	\$490,000
10% Retainage	+ \$49,000
(Unified Development Ord.12-4.B)	
Recommended Reduction Value of LOC	<u>\$539,000</u>

Should you have any questions or require any further information, please feel free to contact me.

Very truly yours,

ROBINSON ENGINEERING, LTD.

Albert K. Stefan, PE
Engineer



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zambetti and Board of Trustees
From: Brian Bourdeau, Village Administrator
Taunya Fischer, Finance Director
Date: April 19, 2022 Village Board Meeting
Re: Item 5.A and 5.B: FY2023 Budget Public Hearing and Adoption

Included in your packet is the proposed FY2023 Budget for consideration and adoption.

Attached to this memo is a general summary of revenues and expenditures for the General Fund as well as summary sheet for all funds. The only change to the Budget subsequent to the April 5, 2022 Village Board discussion was the re-budget of the Meadows Lift Station fence from FY2022 in the Water Fund in the amount of \$15,000. The fence was to be completed in FY2022; however, the Village was recently informed that the selected contractor modified their quote due to outside economic pressures and therefore, staff will be re-quoting the project during the coming months.

On behalf of Taunya and myself, I would like to once again thank the Village Board and staff for all the feedback and help in preparing this budget, with specific recognition to Public Works Director Grosskopf and Utilities Superintendent Ruemelin for their efforts preparing 5-year CIP plans for Public Works and Utilities.

**NOTICE OF A HYBRID
PUBLIC HEARING
On the Adoption of the
Annual Budget Ordinance
for the**

Village of Gilberts

The Village President of the Village of Gilberts has determined that it is not practical or prudent to schedule an exclusively in-person meeting due to local trends in the COVID-19 pandemic, therefore, this meeting will be held in a hybrid format in accordance with Section 7(e) of the Open Meetings Act.

Notice is hereby given that the Corporate Authorities of the Village of Gilberts will hold a public hearing on the proposed Budget Ordinance for the Village of Gilberts for the Fiscal Year May 1, 2022 - April 30, 2023 on April 19, 2022 at 7:00 p.m. at the Village of Gilberts, 87 Galligan Road, Gilberts, Illinois. Due to the COVID-19 pandemic, some or all of the members of the Village Board may participate in the hearing remotely. The public is encouraged to attend and participate in the public hearing remotely via the following zoom link: (<https://us06web.zoom.us/j/89162763915>) or via phone at (+1 312 626 6799) with the meeting ID of (891 6276 3915). Members of the public can also submit written comments via email at info@villageofgilberts.com. Any written comments received by 5:00 p.m. on April 19, 2022 will be submitted into the record of the meeting, but may not appear in their totality in the minutes. Copies of the proposed Budget Ordinance are now accessible for examination on the Village website at www.villageofgilberts.com or by appointment at Village Hall between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday.

Courtney Baker

Village Clerk

Published in Daily Herald
April 7, 2022 (4580618)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/07/2022 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4580618

BUDGET REPORT FOR GILBERTS VILLAGE
PROPOSED BUDGET FY 2023
SUMMARY OF GENERAL FUND

GL NUMBER	2022-23 BUDGET
ESTIMATED REVENUES	
Totals for dept 00 - GENERAL FUND	4,903,356
Totals for dept 07 - ENHANCED DUI PROGRAM	3,000
Totals for dept 08 - GARBAGE HAULING	844,500
TOTAL ESTIMATED REVENUES	5,750,856
 APPROPRIATIONS	
Totals for dept 01 - ADMINISTRATIVE	1,818,783
Totals for dept 02 - POLICE	1,433,090
Totals for dept 03 - PUBLIC WORKS	871,594
Totals for dept 04 - BUILDING	91,980
Totals for dept 06 - PARKS	216,318
Totals for dept 07 - ENHANCED DUI PROGRAM	2,500
Totals for dept 08 - GARBAGE HAULING	708,000
Totals for dept 89 - GPD DOWN STATE PENSION FUND	326,723
TOTAL APPROPRIATIONS	5,468,988
NET OF REVENUES/APPROPRIATIONS - FUND 01	281,868

BUDGET REPORT FOR GILBERTS VILLAGE
PROPOSED BUDGET FY 2023
SUMMARY OF ALL FUNDS

GL NUMBER	2022-23 BUDGET
TOTAL ESTIMATED REVENUES	5,750,856
TOTAL APPROPRIATIONS	5,468,988
NET OF REVENUES/APPROPRIATIONS - FUND 01	281,868
TOTAL ESTIMATED REVENUES	78,400
TOTAL APPROPRIATIONS	63,766
NET OF REVENUES/APPROPRIATIONS - FUND 11	14,634
TOTAL ESTIMATED REVENUES	3,369,200
TOTAL APPROPRIATIONS	3,322,022
NET OF REVENUES/APPROPRIATIONS - FUND 12	47,178
TOTAL ESTIMATED REVENUES	85,000
NET OF REVENUES/APPROPRIATIONS - FUND 15	85,000
TOTAL ESTIMATED REVENUES	3,673,811
TOTAL APPROPRIATIONS	3,673,811
NET OF REVENUES/APPROPRIATIONS - FUND 20	
TOTAL ESTIMATED REVENUES	477,944
TOTAL APPROPRIATIONS	125,000
NET OF REVENUES/APPROPRIATIONS - FUND 30	352,944
TOTAL ESTIMATED REVENUES	45
NET OF REVENUES/APPROPRIATIONS - FUND 31	45
TOTAL ESTIMATED REVENUES	200,400
TOTAL APPROPRIATIONS	1,000
NET OF REVENUES/APPROPRIATIONS - FUND 34	199,400
TOTAL ESTIMATED REVENUES	886,650
TOTAL APPROPRIATIONS	802,550
NET OF REVENUES/APPROPRIATIONS - FUND 35	84,100
TOTAL ESTIMATED REVENUES	10
NET OF REVENUES/APPROPRIATIONS - FUND 40	10
TOTAL ESTIMATED REVENUES	402,768
TOTAL APPROPRIATIONS	190,444
NET OF REVENUES/APPROPRIATIONS - FUND 43	212,324
ESTIMATED REVENUES - ALL FUNDS	14,925,084
APPROPRIATIONS - ALL FUNDS	13,647,581
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS	1,277,503

VILLAGE OF GILBERTS

ORDINANCE 07-2022

AN ORDINANCE ADOPTING THE FISCAL YEAR 2022-2023 ANNUAL BUDGET

WHEREAS, the Village of Gilberts, an Illinois municipal corporation organized and operating pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq. and all laws supplementary thereto; and

WHEREAS, the Village determined that it was in the public interest to provide for the budget procedure and adopted such procedure by ordinance as established by law pursuant to Illinois Compiled Statutes, 65 ILCS 5/8-2-9.1; and

WHEREAS, the Budget Officer has compiled a budget for fiscal year 2022-2023 as provided pursuant to Illinois Compiles Statutes, 65 ILCS 5/8-2-9.3; and

WHEREAS, the corporate authorities have made the proposed 2022-2023 Annual Budget conveniently available for public inspection at least (10) days prior to the public hearing on the budget and copies have been made available; and

WHEREAS, notices of availability for public inspection of the budget and of the public hearing have been given at least ten (10) days prior to the time of the hearing by publication in the Daily Herald, a newspaper having general circulation in the municipality; and

WHEREAS, not less than one week after the publication of the tentative annual budget and prior to final action on the budget, the corporate authorities have held at least one (1) public hearing on the tentative annual budget, after which the budget may be further revised and passed without further inspection or notice of hearing.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section One. The fiscal year 2022-2023 Annual Budget attached hereto and made a part hereof is hereby passed and adopted by a majority vote of the corporate authorities now holding office, including the President of the Board, which passage and approval is before the beginning of the fiscal year for 2022-2023. Passage of the 2022-2023 Annual Budget Ordinance shall be in lieu of an annual appropriation ordinance as required by 65 ILCS 5/8-2-9.1.

Section Two. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the validity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Three. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Four. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this _____ day of _____, 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Dave LeClercq	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____

APPROVED THIS ____ DAY OF April, 2022

Village President, Guy Zambetti

(SEAL)

ATTEST: _____
Village Clerk, Courtney Baker

Published: _____

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
01-00-3010	PROPERTY TAX	1,289,412
01-00-3020	PERSONAL PROPERTY REPL TAX	350
01-00-3030	TAX-SALES	400,000
01-00-3040	TAX-STATE INCOME	1,049,096
01-00-3041	STATE LOCAL USE TAX	294,064
01-00-3043	CANNABIS USE TAX	15,498
01-00-3060	LICENSE-LIQUOR	11,900
01-00-3090	PULLTABS & JAR GAMES TAX	675
01-00-3100	FEE-BUSINESS REGISTRATION	3,800
01-00-3110	FEE-CABLE FRANCHISE	55,000
01-00-3140	UTIL TAX-ELECTRIC	170,000
01-00-3150	ULT TAX-GAS	95,000
01-00-3160	CONTRACTOR REGISTRATION	8,300
01-00-3180	ULIT TAX-COMMUNICATIONS	65,000
01-00-3210	MISCELLANEOUS INCOME	5,000
01-00-3211	PLANNED USE OF FUND RESERVES	549,510
01-00-3220	FINES-COURT	17,000
01-00-3230	FINES-OTHER	5,000
01-00-3250	FEES-BUILDING PERMITS	26,288
01-00-3260	OVERWT/SIZE PERMIT FEE	4,000
01-00-3290	RECYCLING LICENSE	2,500
01-00-3330	PARK PAVILION RENTAL	250
01-00-3410	INTEREST EARNED	2,000
01-00-3440	PARK IMPACT FEES	19,860
01-00-3451	GILBERTS POLICE REPORT REQUEST	200
01-00-3460	MUNICIPAL UTILITY IMPACT FEE	7,500
01-00-3480	ANTENNA RENTAL	66,935
01-00-3500	GRANT REVENUE	553,908
01-00-3530	VACANT PROP / BUILDING REGISTRAT	200
01-00-3540	RAFFLE LICENSE	60
01-00-3560	GARBAGE HAULER LICENSE	800
01-00-3580	VIDEO GAMING	130,000
01-00-3590	VIDEO GAMING LICENSE	12,000
01-00-3630	MUNICIPAL IMPACT FEE	41,250
01-00-3680	APPLICATION FEE - POLICE DEPT.	1,000
Totals for dept 00 - GENERAL FUND		4,903,356
Dept 07 - ENHANCED DUI PROGRAM		
01-07-3017	ENHANCED DUI - VEHICLE SEIZURE	3,000
Totals for dept 07 - ENHANCED DUI PROGRAM		3,000
Dept 08 - GARBAGE HAULING		
01-08-3018	GARBAGE REVENUE	800,000
01-08-3028	FRANCHISE REVENUE -GARBAGE	40,000
01-08-3080	LATE FEES	4,500
Totals for dept 08 - GARBAGE HAULING		844,500
TOTAL ESTIMATED REVENUES		5,750,856
APPROPRIATIONS		
Dept 01 - ADMINISTRATIVE		
01-01-5010	WAGES-BOARD	24,000
01-01-5020	WAGES-PLANNING AND ZBA	2,100
01-01-5030	WAGES-GENERAL	292,622
01-01-5032	WAGES - OVERTIME	1,000
01-01-5040	FICA	19,761
01-01-5050	MEDICARE	4,621
01-01-5051	STATE UNEMPL TAX	8,000
01-01-5052	IMRF	31,311
01-01-5054	GROUP HEALTH INS	53,688
01-01-5056	WORKER'S COMP INS	38,000
01-01-5060	OPERATING EXPENSE	3,500
01-01-5070	DUES	7,100
01-01-5080	LEGAL NOTICES	1,600
01-01-5090	COMMUNICATIONS	14,100
01-01-5100	POSTAGE	2,300
01-01-5110	PRINTING	7,400
01-01-5150	COMMUNITY RELATIONS	7,000
01-01-5190	RENTAL-EQUIPMENT	6,693
01-01-5200	OFFICE SUPPLIES	4,000
01-01-5210	NISRA EXPENSE	900
01-01-5220	LEGAL LITIGATION	8,000
01-01-5230	LEGAL EXPENSE	65,000
01-01-5240	ACCOUNTING SERVICES	40,000
01-01-5252	STORM WATER MGMT. PROFESSIONAL	10,000
01-01-5270	BANK FEES	175

GL NUMBER	DESCRIPTION	
APPROPRIATIONS		
Dept 01 - ADMINISTRATIVE		
01-01-5310	INSURANCE LIABILITY	39,000
01-01-5320	INSURANCE VEHICLES & EQUIP.	10,000
01-01-5360	ENGINEERING SERVICES	15,800
01-01-5400	MAINTENANCE EQUIPMENT	600
01-01-5410	MAINTENANCE BUILDING	4,150
01-01-5450	CONTRACTUAL SERVICES	35,657
01-01-5480	CAPITAL EQUIPMENT	48,500
01-01-5491	EMPLOYEE ENGAGEMENT	3,000
01-01-5560	VILLAGE PLANNER SERVICES	105,000
01-01-5580	TRAINING EXPENSE	24,105
01-01-5661	73 INDUSTRIAL PRINCIPAL	80,200
01-01-5671	73 INDUSTRIAL INTEREST	15,000
01-01-8500	TRANSFERS OUT	784,900
Totals for dept 01 - ADMINISTRATIVE		1,818,783
Dept 02 - POLICE		
01-02-5030	WAGES-POLICE	795,439
01-02-5031	WAGES - HOLIDAY WORKED	25,000
01-02-5032	WAGES - OVERTIME	20,000
01-02-5040	FICA	49,317
01-02-5050	MEDICARE	11,534
01-02-5052	IMRF	4,893
01-02-5054	GROUP HEALTH INS	123,832
01-02-5058	UNIFORMS	11,800
01-02-5060	OPERATING EXPENSE	7,150
01-02-5070	DUES	3,460
01-02-5090	COMMUNICATIONS	10,000
01-02-5110	PRINTING	1,000
01-02-5170	PUBLICATIONS/BROCHURES	150
01-02-5180	SMALL TOOLS AND EQUIPMENT	750
01-02-5200	OFFICE SUPPLIES	2,500
01-02-5230	LEGAL EXPENSE	5,500
01-02-5300	DISPATCHING	92,000
01-02-5370	GASOLINE	28,000
01-02-5390	MAINTENANCE VEHICLES	26,200
01-02-5400	MAINTENANCE EQUIPMENT	3,000
01-02-5410	MAINTENANCE BUILDING	22,350
01-02-5450	CONTRACTUAL SERVICES	12,915
01-02-5480	CAPITAL EQUIPMENT	129,750
01-02-5570	COMMUNITY RELATIONS	2,000
01-02-5580	TRAINING EXPENSE	9,550
01-02-8500	TRANSFERS OUT-POLICE	35,000
Totals for dept 02 - POLICE		1,433,090
Dept 03 - PUBLIC WORKS		
01-03-5030	WAGES-PPW	238,641
01-03-5032	WAGES - OVERTIME	14,000
01-03-5040	FICA	14,796
01-03-5050	MEDICARE	3,460
01-03-5052	IMRF	25,535
01-03-5054	GROUP HEALTH INS	51,237
01-03-5058	UNIFORMS	1,500
01-03-5060	OPERATING EXPENSE	1,650
01-03-5070	DUES	370
01-03-5090	COMMUNICATIONS	4,000
01-03-5180	SMALL TOOLS AND EQUIPMENT	8,500
01-03-5190	RENTAL-EQUIPMENT	1,500
01-03-5251	NPDES PERMITS	1,000
01-03-5260	STREETLIGHTING	38,100
01-03-5370	GASOLINE	15,000
01-03-5380	SIGNS EXPENSE	12,500
01-03-5390	MAINTENANCE VEHICLES	25,500
01-03-5400	MAINTENANCE EQUIPMENT	15,000
01-03-5410	MAINTENANCE BUILDING	11,000
01-03-5420	MAINTENANCE STREETS	28,000
01-03-5440	MAINTENANCE GROUNDS	3,000
01-03-5441	TREE/SIDEWALK REPLACEMENT	2,500
01-03-5450	CONTRACTUAL SERVICES	37,555
01-03-5461	WEATHER SIREN MAINTENANCE	2,500
01-03-5480	CAPITAL EQUIPMENT	295,000
01-03-5580	TRAINING EXPENSE	4,750
01-03-8500	TRANSFERS OUT	15,000
Totals for dept 03 - PUBLIC WORKS		871,594
Dept 04 - BUILDING		
01-04-5030	WAGES-BUILDING	45,247

GL NUMBER	DESCRIPTION	
APPROPRIATIONS		
Dept 04 - BUILDING		
01-04-5040	FICA	2,805
01-04-5050	MEDICARE	656
01-04-5052	IMRF	4,841
01-04-5054	GROUP HEALTH INS	40
01-04-5070	DUES	361
01-04-5200	OFFICE SUPPLIES	1,000
01-04-5250	BUILDING PERMIT EXPENSE	21,030
01-04-5450	CONTRACTUAL SERVICES	15,500
01-04-5580	TRAINING EXPENSE	500
Totals for dept 04 - BUILDING		91,980
Dept 06 - PARKS		
01-06-5030	REG WAGES	24,336
01-06-5040	FICA	1,509
01-06-5050	MEDICARE	353
01-06-5060	OPERATING EXPENSE	250
01-06-5090	COMMUNICATIONS	2,520
01-06-5120	UTILITIES	4,200
01-06-5190	RENTAL-EQUIPMENT	2,000
01-06-5211	MAINTENANCE SUPPLIES	1,800
01-06-5350	MINOR PARK PROJECTS	500
01-06-5370	GASOLINE	600
01-06-5391	MAINTENANCE-SPORTS/PLAYGROUND EQ	1,000
01-06-5400	MAINTENANCE EQUIPMENT	2,000
01-06-5410	MAINTENANCE BUILDING	700
01-06-5440	MAINTENANCE GROUNDS	20,050
01-06-5450	CONTRACTUAL SERVICES	9,500
01-06-5480	CAPITAL EQUIPMENT	110,000
01-06-8500	TRANSFERS OUT-PARKS	35,000
Totals for dept 06 - PARKS		216,318
Dept 07 - ENHANCED DUI PROGRAM		
01-07-5180	SMALL TOOLS AND EQUIPMENT	2,500
Totals for dept 07 - ENHANCED DUI PROGRAM		2,500
Dept 08 - GARBAGE HAULING		
01-08-5068	GARBAGE HAULING EXPENSE	708,000
Totals for dept 08 - GARBAGE HAULING		708,000
Dept 89 - GPD DOWN STATE PENSION FUND		
01-89-5621	GPD DOWNSTATE PENSION FUND	326,723
Totals for dept 89 - GPD DOWN STATE PENSION FUND		326,723
TOTAL APPROPRIATIONS		5,468,988
NET OF REVENUES/APPROPRIATIONS - FUND 01		281,868
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
11-00-3015	COMMUNITY DAYS DONATIONS	14,000
11-00-3210	OTHER INCOME	17,000
11-00-3211	PLANNED USE OF FUND RESERVES	31,000
11-00-3520	VENDOR FEES	3,500
11-00-3980	BEVERAGE SALES	12,000
11-00-8100	TRANSFERS IN	900
Totals for dept 00 - GENERAL FUND		<u>78,400</u>
TOTAL ESTIMATED REVENUES		<u>78,400</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
11-00-5060	BEVERAGE OPERATIONS	12,466
11-00-5070	PERMITS & LICENSES	55
11-00-5079	ADVERTISING / MARKETING	3,670
11-00-5130	MISCELLANEOUS EXPENSES	410
11-00-5159	ENTERTAINMENT	41,065
11-00-5610	EQUIPMENT & SERVICES	6,100
Totals for dept 00 - GENERAL FUND		<u>63,766</u>
TOTAL APPROPRIATIONS		<u>63,766</u>
NET OF REVENUES/APPROPRIATIONS - FUND 11		<u>14,634</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
12-00-3031	NON HOME RULE 1% SALES TAX	360,000
12-00-3050	TAX-ROAD AND BRIDGE	9,000
12-00-3211	PLANNED USE OF FUND RESERVES	3,000,000
12-00-3410	INTEREST EARNED	200
Totals for dept 00 - GENERAL FUND		<u>3,369,200</u>
TOTAL ESTIMATED REVENUES		<u>3,369,200</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
12-00-5360	ENGINEERING SERVICES	200,000
12-00-5480	CAPITAL EQUIPMENT	2,800,000
12-00-5490	GO BOND PRINCIPAL	215,000
12-00-5491	GO BOND INTEREST	107,022
Totals for dept 00 - GENERAL FUND		<u>3,322,022</u>
TOTAL APPROPRIATIONS		<u>3,322,022</u>
NET OF REVENUES/APPROPRIATIONS - FUND 12		<u>47,178</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
15-00-8100	TRANSFERS IN	85,000
Totals for dept 00 - GENERAL FUND		85,000
TOTAL ESTIMATED REVENUES		
NET OF REVENUES/APPROPRIATIONS - FUND 15		85,000
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
20-00-3022	INCOME - WASTEWATER	750,000
20-00-3032	INCOME - WATER	850,000
20-00-3080	LATE FEES	20,000
20-00-3211	PLANNED USE OF FUND RESERVES	1,256,961
20-00-3310	FEE-TAP-ON - WATER	1,700
20-00-3360	METER SALES	7,050
20-00-3390	SSA#24 BOND INTEREST	100
20-00-3410	INTEREST EARNED	4,000
20-00-8100	TRANSFERS IN	784,000
Totals for dept 00 - GENERAL FUND		<u>3,673,811</u>
TOTAL ESTIMATED REVENUES		<u>3,673,811</u>
APPROPRIATIONS		
Dept 10 - WATER SYSTEMS		
20-10-5030	REG. WAGES	167,175
20-10-5032	WAGES - OVERTIME	7,000
20-10-5040	FICA	10,204
20-10-5050	MEDICARE	2,386
20-10-5052	IMRF	17,609
20-10-5054	GROUP HEALTH INS	38,087
20-10-5056	WORKER'S COMP INS	16,300
20-10-5058	UNIFORMS	1,300
20-10-5070	DUES	950
20-10-5080	LEGAL NOTICES	100
20-10-5090	COMMUNICATIONS	7,600
20-10-5091	JULIE LOCATE SUPPLIES	500
20-10-5100	POSTAGE	3,350
20-10-5110	PRINTING	3,100
20-10-5120	UTILITIES	104,000
20-10-5180	SMALL TOOLS AND EQUIPMENT	4,500
20-10-5190	RENTAL-EQUIPMENT	1,500
20-10-5200	OFFICE SUPPLIES	1,000
20-10-5213	OUTSIDE SERVICES	21,000
20-10-5262	LAB SUPPLIES & EQUIPMENT	20,000
20-10-5281	CHEMICALS	80,000
20-10-5301	MAINT SUPPLIES-JANTORIAL	250
20-10-5310	INSURANCE LIABILITY	25,000
20-10-5320	INSURANCE VEHICLES & EQUIP.	6,500
20-10-5360	ENGINEERING SERVICES	10,000
20-10-5370	GASOLINE	5,000
20-10-5381	MAINTENANCE PARTS & MATERIALS	10,000
20-10-5390	MAINTENANCE VEHICLES	5,000
20-10-5410	MAINTENANCE BUILDING	12,000
20-10-5431	HYDRANT MAINTENANCE	5,000
20-10-5450	CONTRACTUAL SERVICES	66,218
20-10-5480	CAPITAL EQUIPMENT	215,000
20-10-5510	WATER METERS	56,670
20-10-5520	LABORATORY TESTING	10,000
20-10-5580	TRAINING EXPENSE	3,450
20-10-5601	REPAIRS-WATER DISTRIBUTION SYS.	13,500
20-10-5652	BRINE HAULING EXPENSES	35,000
20-10-5662	IEPA LOAN-PRINCIPAL	25,826
20-10-5672	IEPA LOAN - INTEREST	7,156
Totals for dept 10 - WATER SYSTEMS		<u>1,019,231</u>
Dept 20 - WASTEWATER SYSTEMS		
20-20-5030	WAGES	138,461
20-20-5032	WAGES - OVERTIME	7,000
20-20-5040	FICA	8,423
20-20-5050	MEDICARE	1,970
20-20-5052	IMRF	14,537
20-20-5054	GROUP HEALTH INS	28,208
20-20-5058	UNIFORMS	1,300
20-20-5090	COMMUNICATIONS	3,800
20-20-5091	JULIE LOCATE SUPPLIES	400
20-20-5100	POSTAGE	3,350
20-20-5110	PRINTING	3,100
20-20-5120	UTILITIES	140,000
20-20-5180	SMALL TOOLS AND EQUIPMENT	3,500
20-20-5190	RENTAL-EQUIPMENT	3,000
20-20-5200	OFFICE SUPPLIES	1,500
20-20-5213	OUTSIDE SERVICES	10,000
20-20-5251	NPDES PERMITS	20,000
20-20-5262	LAB SUPPLIES & EQUIPMENT	8,500
20-20-5281	CHEMICALS	50,000

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
APPROPRIATIONS		
Dept 20 - WASTEWATER SYSTEMS		
20-20-5301	MAINT SUPPLIES-JANITORIAL	250
20-20-5360	ENGINEERING SERVICES	10,000
20-20-5370	GASOLINE	5,000
20-20-5381	MAINTENANCE PARTS & MATERIALS	18,000
20-20-5390	MAINTENANCE VEHICLES	5,000
20-20-5410	MAINTENANCE BUILDING	7,000
20-20-5450	CONTRACTUAL SERVICES	86,831
20-20-5480	CAPITAL EQUIPMENT	2,012,000
20-20-5520	LABORATORY TESTING	30,000
20-20-5580	TRAINING EXPENSE	3,450
20-20-5602	REPAIRS-W/WATER COLLECTION SYS.	10,000
20-20-5660	COLLECTION SYS. PUMP MAINT.	20,000
Totals for dept 20 - WASTEWATER SYSTEMS		<u>2,654,580</u>
TOTAL APPROPRIATIONS		<u>3,673,811</u>
NET OF REVENUES/APPROPRIATIONS - FUND 20		
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
30-00-3410	INTEREST EARNED	500
30-00-3450	MOTOR FUEL TAX	477,444
Totals for dept 00 - GENERAL FUND		<u>477,944</u>
TOTAL ESTIMATED REVENUES		<u>477,944</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
30-00-5462	MFT RESOLUTION	125,000
Totals for dept 00 - GENERAL FUND		<u>125,000</u>
TOTAL APPROPRIATIONS		<u>125,000</u>
NET OF REVENUES/APPROPRIATIONS - FUND 30		<u>352,944</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
31-00-3410	INTEREST EARNED	45
Totals for dept 00 - GENERAL FUND		45
TOTAL ESTIMATED REVENUES		
NET OF REVENUES/APPROPRIATIONS - FUND 31		45
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
34-00-3010	PROPERTY TAX	200,000
34-00-3410	INTEREST EARNED	400
Totals for dept 00 - GENERAL FUND		<u>200,400</u>
TOTAL ESTIMATED REVENUES		<u>200,400</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
34-00-5061	ADMINISTRATIVE FEES	1,000
Totals for dept 00 - GENERAL FUND		<u>1,000</u>
TOTAL APPROPRIATIONS		<u>1,000</u>
NET OF REVENUES/APPROPRIATIONS - FUND 34		<u>199,400</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
35-00-3010	PROPERTY TAX	886,000
35-00-3410	INTEREST EARNED	650
Totals for dept 00 - GENERAL FUND		<u>886,650</u>
TOTAL ESTIMATED REVENUES		<u>886,650</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
35-00-5061	ADMINISTRATIVE FEES	10,550
35-00-5071	TIF NOTE INTEREST	289,643
35-00-5081	TIF NOTE PRINCIPAL	502,357
Totals for dept 00 - GENERAL FUND		<u>802,550</u>
TOTAL APPROPRIATIONS		<u>802,550</u>
NET OF REVENUES/APPROPRIATIONS - FUND 35		<u>84,100</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION		
ESTIMATED REVENUES			
Dept 00 - GENERAL FUND			
40-00-3410	INTEREST EARNED		10
Totals for dept 00 - GENERAL FUND			10
TOTAL ESTIMATED REVENUES			
NET OF REVENUES/APPROPRIATIONS - FUND 40			10
BEGINNING FUND BALANCE			
ENDING FUND BALANCE			

2022-23
FINANCE REVIEW
BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 00 - GENERAL FUND		
43-00-3490	EMPLOYER CONTRIBUTIONS	326,723
43-00-3491	EMPLOYEE CONTRIBUTIONS	76,045
Totals for dept 00 - GENERAL FUND		<u>402,768</u>
TOTAL ESTIMATED REVENUES		<u>402,768</u>
APPROPRIATIONS		
Dept 00 - GENERAL FUND		
43-00-5321	PROFESSIONAL FEES	22,444
43-00-5509	PENSION EXPENSES	168,000
Totals for dept 00 - GENERAL FUND		<u>190,444</u>
TOTAL APPROPRIATIONS		<u>190,444</u>
NET OF REVENUES/APPROPRIATIONS - FUND 43		<u>212,324</u>
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
ESTIMATED REVENUES - ALL FUNDS		14,925,084
APPROPRIATIONS - ALL FUNDS		13,647,581
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		1,277,503
BEGINNING FUND BALANCE - ALL FUNDS		
ENDING FUND BALANCE - ALL FUNDS		

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

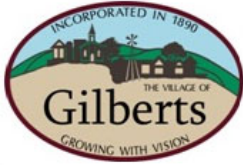
CERTIFICATION OF BUDGET & ESTIMATED REVENUES

I, the undersigned, duly appointed, qualified and acting Finance Director of the Village of Gilberts, Kane County, Illinois, do hereby certify that the attached is a true and correct copy of the Budget and Estimated Revenues of said Village of Gilberts for the fiscal year beginning May 1, 2022, as adopted on April 19, 2022.

(SEAL)

Date: _____

Taunya Fischer, Finance Director



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zambetti and the Board of Trustees
From: Brian Bourdeau, Village Administrator
Date: April 19, 2022 Village Board Meeting
Re: Item 5.C: An Ordinance Approving a Special Use Permit for an Animal Hospital (Red Barn Animal Hospital – Northwest Corner of Route 72 and Center Drive)

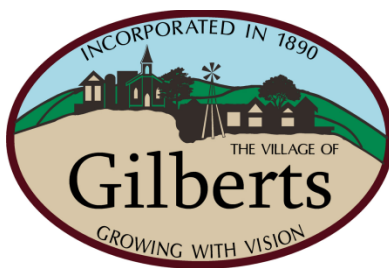
On April 13, 2022, the Plan Commission met to consider a request from Red Barn Animal Hospital for a Special Use Permit to develop the parcel of land at the northwest corner of IL Route 72 and Center Drive as an animal hospital and future animal boarding facility. The Plan Commission conducted a Public Hearing on the proposal. There was no public testimony provided during the Public Hearing. Upon the conclusion of the Public Hearing the Plan Commission deliberated provided a unanimous recommendation to the Village Board that the Special Use Permit be approved subject to the following conditions:

- A. Dog Park Fencing. The Applicant must provide open style fencing around the proposed private dog park on the Property as approved by the Village Administrator.
- B. Compliance with Plans. The development, maintenance, and use of the Property will be in substantial conformance with the plans.
- C. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, final engineering approval.
- D. Compliance with Laws. The UDO, the Annexation Agreement (while in effect), the Building Code, and all other applicable Village ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

Included in your packet is the Ordinance to approve the Special Use Permit. Please note, due to size, the Plan Commission packet is not included in the Village Board packet but is available at the following [link](#).

Village Board Packet Attachments:

1. Ordinance approving the final Special Use Permit



**MINUTES FOR VILLAGE OF GILBERTS
SPECIAL PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, April 13, 2022**

1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Page, Sullivan, Lateer, and Chairman Mills. Commissioners Borgardt, Del Vecchio, and McHone were absent. Others present: Village Administrator Brian Bourdeau and Village Attorney Kurt Asprooth.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to approve Minutes from the January 12, 2022 Plan Commission Meeting.

A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to Approve the Minutes from the January 12, 2022 Plan Commission Meeting. Roll call vote: Commissioners Page, Sullivan, Lateer and Chairman Mills voted Aye. 0-nays. Motion carried.

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 72 AND CENTER DRIVE (02-24-155-003)

A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to open the public hearing. Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau advised the Commission that the Village received an application from the current owner of Gilberts Animal Hospital on the construction of a new facility. Per the GTC Annexation Agreement, the use of the property requires a special use permit.

The applicant's attorney provided a brief overview of the proposed facility. Commissioner Page inquired about the number of animals that would be allowed in the proposed private dog park. The applicant stated that there would never be more than 80 total dogs in the hospital and boarding facility,

and much less than that in the dog park at any given time due to the dogs needing the proper supervision.

A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to close the public hearing. Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

6. RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 72 AND CENTER DRIVE (02-24-155-003)

A Motion was made by Commissioner Page and seconded by Commissioner Lateer to Provide a Positive Recommendation to the Village Board on an Application for a Special Use Concerning the Property Located at the Northwest Corner of Route 72 and Center Drive Subject to the Following Conditions: Comply with Plans Presented, Obtain all Necessary Permits, and the Applicant is to Provide Open-style Fencing as Approved by the Village Administrator. Roll call vote: Commissioners Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

7. NEW BUSINESS

There were no items to discuss at this time.

8. OTHER BUSINESS

Village Administrator advised the Commission the process for the Comprehensive Plan is currently underway and they are currently in the data gathering process. There is now a live website that will accept feedback.

9. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Commissioner Page and seconded by Commissioner Sullivan to adjourn from the public meeting at 7:25 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

Courtney Baker
Village Clerk

ORDINANCE NO. 08-2022

**AN ORDINANCE APPROVING
A SPECIAL USE PERMIT FOR AN ANIMAL HOSPITAL**

(Red Barn Animal Hospital – Northwest Corner of Route 72 and Center Drive)

WHEREAS, Red Barn Holdings, LLC (“*Applicant*”) is the contract purchaser of the property generally located at the northwest corner of Route 72 and Center Drive, Gilberts, Illinois, which property is more specifically described in *Exhibit A* (the “*Property*”); and

WHEREAS, the current owner of the Property is Thomas Burbulis Holdings, LLC (“*Owner*”); and

WHEREAS, the Applicant currently operates the Red Barn Animal Hospital located at 141 E. Higgins Road in the Village; and

WHEREAS, the Applicant desires to relocate its established animal hospital operation to a new and expanded facility on the Property; and

WHEREAS, the Applicant also desires to operate an animal boarding operation on the Property in conjunction with the animal hospital use; and

WHEREAS, the Property is currently zoned in the C-1 Commercial District and is subject to that certain Annexation Agreement and Development Agreement dated April 27, 2005, and recorded on June 13, 2005 in the Office of the Recorder of Deeds of Kane County, Illinois as Doc. No. 2005K066197 (“*Annexation Agreement*”), governing the territory known as the Gilberts Town Center; and

WHEREAS, the Annexation Agreement provides that animal hospitals and similar uses are allowed on the Property subject to the issuance of a special use permit; and

WHEREAS, under Section 4-3 of the Gilberts Unified Development Ordinance (“*UDO*”), animal hospitals, veterinary clinics, and similar and compatible uses are allowed in the C-1 Commercial District subject to the issuance of a special use permit; and

WHEREAS, the Applicant, with the permission of the Owner, has applied for a special use permit to develop and construct an animal hospital and animal boarding facility on the Property; and

WHEREAS, pursuant to notice duly published, the Gilberts Plan Commission/Zoning Board of Appeals held a public hearing and reviewed the Applicant’s request for a special use permit on April 13, 2022; and

WHEREAS, at the conclusion of the public hearing on April 13, 2022 the Gilberts Plan Commission/Zoning Board of Appeals voted to recommend approval of the special use permit to allow the Applicant to develop and operate an animal hospital and animal boarding facility on the Property, subject to certain conditions; and

WHEREAS, the Village Board makes the following findings of fact in reference to the application for approval of the special use permit to allow for the operation of an animal hospital and animal boarding facility on the Property:

1. The proposed special use complies with all provisions of the C-1 Commercial District.
2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large. The Property has been zoned C-1 for many years and has remained vacant, the Applicant will provide appropriate fencing and buffering, and the proposed special use will allow an established business to expand while staying in the Village, thereby encouraging economic development in Gilberts.
3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.
4. Adequate utility, drainage, and other necessary facilities have been or will be provided for the Property.
5. The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district, can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall conform to the applicable regulations of the district; and is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the Village.

WHEREAS, based on the findings of fact detailed above, the Village Board has determined that the Applicant's request meets the standards of both state statute, the Annexation Agreement, and the UDO for approval of a special use permit for the Property, subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois as follows:

Section 1. Recitals. The recitals are incorporated into this Section 1 as if fully set forth.

Section 2. Special Use Permit. Subject to the conditions set forth in Section 3 of this Ordinance, the Village Board of Trustees hereby approves a special use permit for the Applicant to develop and operate an animal hospital and animal boarding facility on the Property.

Section 3. Conditions. The approval granted pursuant to Section 2 of this Ordinance is conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approval granted by Section 2 this Ordinance in accordance with applicable law. In addition, any violation of this Ordinance will be deemed a violation of the UDO and subject the Owners to enforcement proceedings accordingly.

- A. Dog Park Fencing. The Applicant must provide open style fencing around the proposed private dog park on the Property as approved by the Village Administrator.
- B. Compliance with Plans. The development, maintenance, and use of the Property will be in substantial conformance with the plans attached hereto as *Exhibit B*.
- C. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, final engineering approval.
- D. Compliance with Laws. The UDO, the Annexation Agreement (while in effect), the Building Code, and all other applicable Village ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

Section 4. Failure to Comply. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals in Section 2 this Ordinance for the Property (“*Conditioned Approval*”), will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees will not revoke the Conditioned Approval unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees regarding the revocation. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the C-1 Commercial District, as the same may, from time to time, be amended. Further, in the event of revocation, the Village Administrator and Village Attorney are authorized and directed to bring all zoning enforcement action as may be appropriate under the circumstances. The Applicant acknowledges that public notices and hearings have been held with respect to the adoption of this

Ordinance, have considered the possibility of the revocation provided for in this Section 4, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Owner required by this Section 4 is given.

Section 5. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section of this Ordinance are for the sole benefit of, and shall be binding on, the Applicant. Nothing in this Ordinance will be deemed to allow the Special Use Permit granted pursuant to this Ordinance to be transferred to any person or entity without a new application for approval for any person or entity other than the Applicant.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

Section 8. Effective Date. Upon its passage and approval according to law, this Ordinance shall, by authority of the Board of Trustees, be published in pamphlet form; provided, however, that this Ordinance shall be of no force or effect unless and until the Applicant has executed and filed with the Village its unconditional agreement and consent, in the form attached to this Ordinance as *Exhibit C*, within 30 days following the passage of this Ordinance.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of _____ 2022.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee David LeClercq Sr.	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED this _____ day of _____, 2022.

(SEAL)

Village President Guy Zambetti

ATTEST:

Village Clerk, Courtney Baker

Exhibit A

Description of the Property

LOT 290 IN GILBERT TOWN CENTER-UNIT 1A, BEING A PART OF THE NORTH HALF OF SECTION 24, AND PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN THEREOF RECORDED NOVEMBER 22, 2005 AS DOCUMENT 2005K140427, AND ANY AMENDMENTS SUBSEQUENT THERETO IN KANE COUNTY, ILLINOIS.

PIN: 02-24-155-003

Exhibit B
Plans

ZONING DATA

PER THE VILLAGE OF GILBERTS, ILLINOIS ZONING MAP and LOCAL ORDINANCES

ZONING: PROPOSED: C-1 - GENERAL COMMERCIAL

10-4-3: SPECIAL USES - VETERINARY CLINIC (PROPOSED)

BULK SPACE AND YARD REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE (43560 SF)	7.1 ACRES (335,760 S.F. - LOT 2)
LOT WIDTH	150'-0" (MIN)	445'-0" (MIN)
LOT COVERAGE FOR ALL BUILDINGS	30% OF LOT AREA (MAX)	4,993 SF + 6,000 SF = 10,993 SF OR 3.3% OF LOT AREA
FLOOR AREA RATIO FOR ALL BUILDINGS	35% OF LOT AREA (MAX)	
MINIMUM GREEN AREA	15%	187% GREEN AREA
BUILDING HEIGHT	35' MAX (PRINCIPAL)	31'-0"
<u>MINIMUM YARDS</u>		
PERIMETER - ABUTTING IL 72	25' (BUILDING + PARKING)	
PERIMETER - ABUTTING CENTER STREET	20' (BUILDING + PARKING)	
PERIMETER - ABUTTING CENTER STREET	15' (BUILDING + PARKING)	
PERIMETER - OTHER	10' (BUILDING + PARKING)	
INTERIOR - SIDE YARD	10' BUILDING	
	5' PARKING	

PROPOSED ANIMAL HOSPITAL

1ST FLOOR	= 4,993 SF
2ND FLOOR	= 485 SF
TOTAL AREA - PROPOSED ANIMAL HOSPITAL	= 5,478 SF
TOTAL AREA - FUTURE BOARDING FACILITY	= 16,000 SF

PARKING REQUIREMENTS

OFFICE & PROFESSIONAL USES - PROFESSIONAL OFFICES LESS THAN 50,000 SF NET FLOOR AREA:

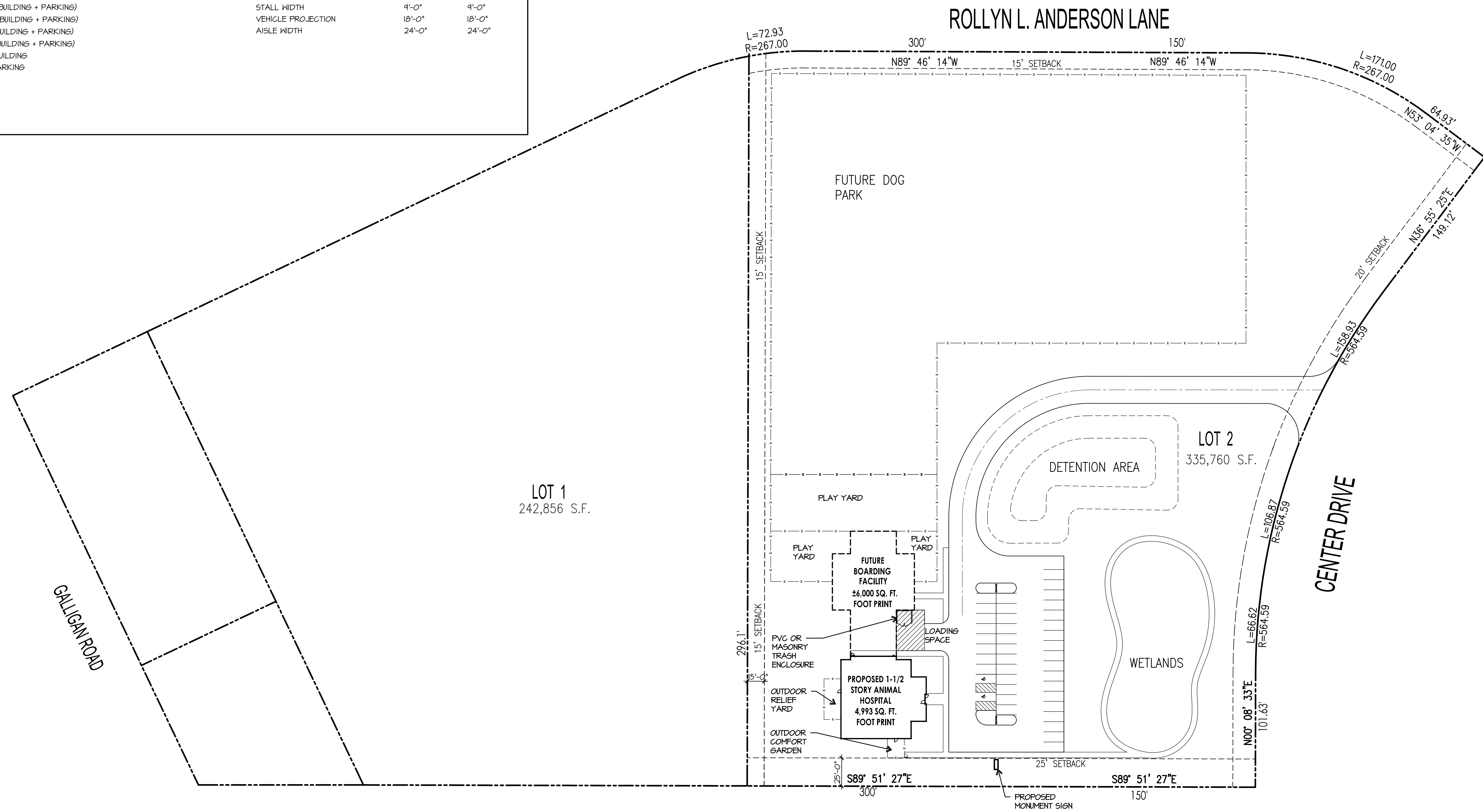
6 PARKING SPACES FOR EACH 1,000 SF OF NET FLOOR AREA FOR THE FIRST 4,000 SF, AND 4 SPACES FOR EACH 1,000 SF NET THEREAFTER.

PROPOSED VETERINARY HOSPITAL = 4,000 SF NET FLOOR AREA
 FUTURE BOARDING FACILITY = 16,000 SF NET FLOOR AREA
 TOTAL = 20,000 SF NET FLOOR AREA

4,000 SF / 1,000 = 4 * 6 SPACES = 24 SPACES
 16,000 SF / 1,000 = 4 * 4 SPACES = 16 SPACES
 SPACES REQUIRED = 40 SPACES

SPACES PROVIDED = 40 STANDARD + 2 H.C. SPACES
 TOTAL PARKING PROVIDED = 42 TOTAL PARKING SPACES

PARKING MODULAR DIMENSIONS	REQUIRED	PROVIDED
STALL WIDTH	9'-0"	9'-0"
VEHICLE PROJECTION	18'-0"	18'-0"
AISLE WIDTH	24'-0"	24'-0"



ROLLYN L. ANDERSON LANE

CENTER DRIVE

HIGGINS ROAD (IL-72)

LOT 1
242,856 S.F.

LOT 2
335,760 S.F.

DETENTION AREA

WETLANDS

FUTURE BOARDING FACILITY
16,000 SQ. FT. FOOTPRINT

PROPOSED 1-1/2 STORY ANIMAL HOSPITAL
4,993 SQ. FT. FOOTPRINT

PVC OR MASONRY TRASH ENCLOSURE

OUTDOOR RELIEF YARD

OUTDOOR COMFORT GARDEN

LOADING SPACE

PLAY YARD

PLAY YARD

PLAY YARD

PLAY YARD

PLAY YARD

PLAY YARD

PLAY YARD

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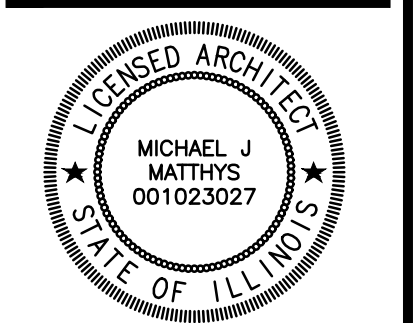


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RED BARN ANIMAL HOSPITAL
GILBERTS, ILLINOIS



Michael J. Matthews

DATE	DRAWN	DESCRIPTION
02-07-2022	MP	ZONING REVIEW
03-24-2022	MP	ZONING REVIEW - REVISION 1

2021-0095
PROJECT NUMBER

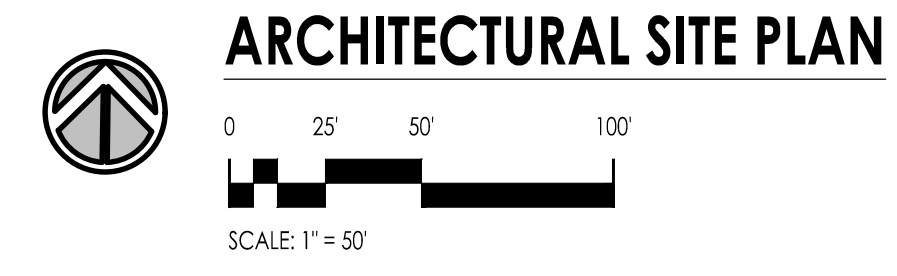
03-24-2022
DATE

MP DRAWN BY
MM FINAL REVIEW

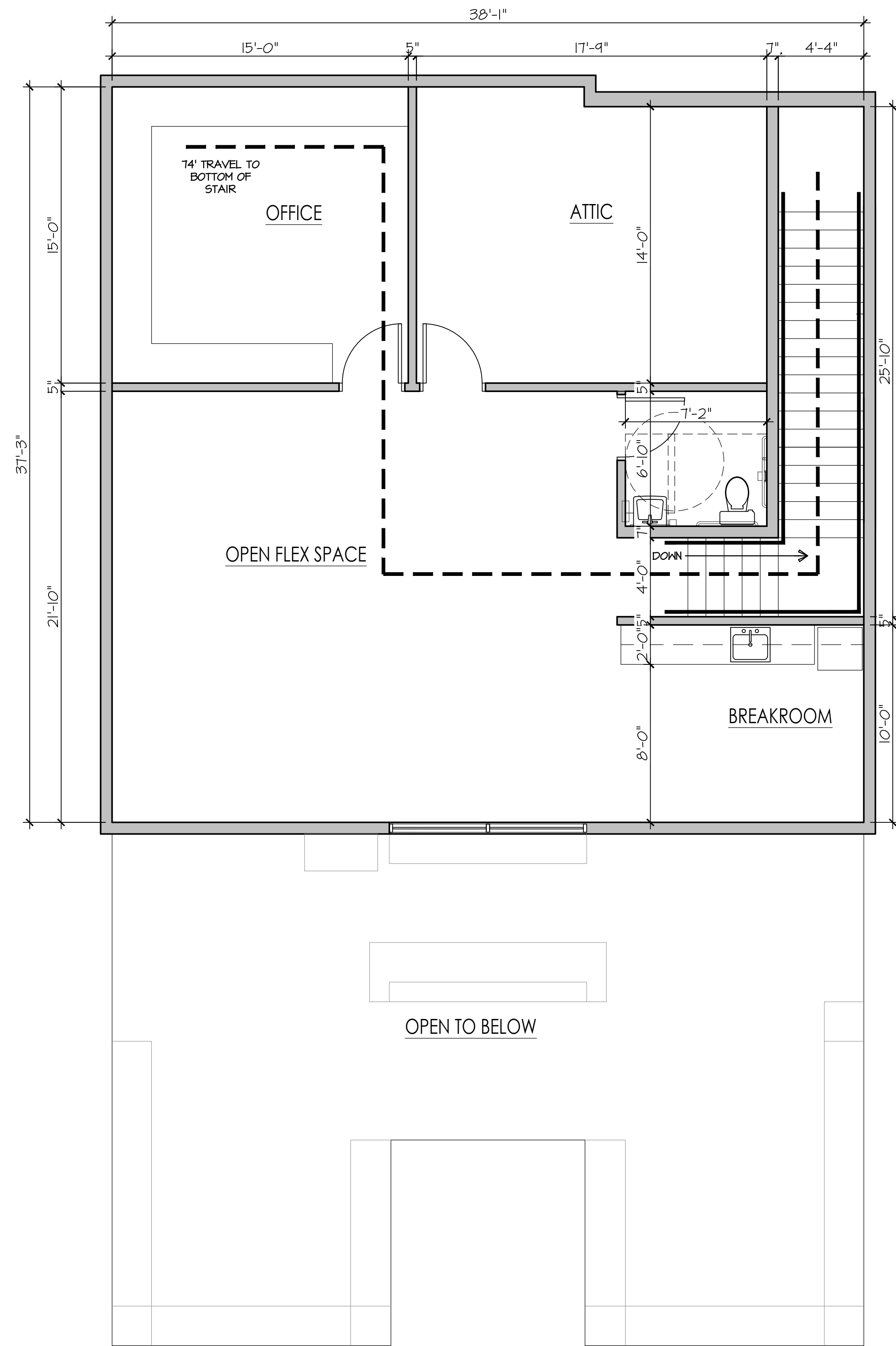
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SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
PD-1



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 LINDEN GROUP INC.



PRELIMINARY MEZZANINE FLOOR
985 SQFT FOOT PRINT

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 2021-0095

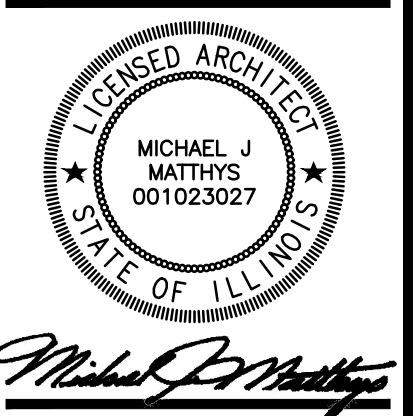


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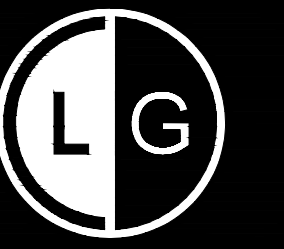
DATE 02-09-2022
 DRAWN BY MP
 DESCRIPTION ZONING REVIEW

PROJECT NUMBER **2021-0095**
 DATE **02-09-2022**
 DRAWN BY **MP** FINAL REVIEW **MM**

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SHEET TITLE
**PRELIMINARY
 MEZZ. FLOOR PLAN**

SHEET NUMBER
PD-2.2

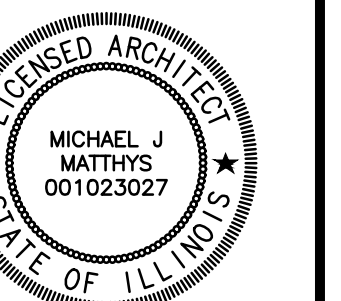


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Michael J. Matthews

DATE: 02-09-2022
DRAWN: MP
DESCRIPTION: ZONING REVIEW

2021-0095

PROJECT NUMBER

02-09-2022

DATE

MP MM

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SHEET TITLE
PRELIMINARY
MEZZ. FLOOR PLAN

SHEET NUMBER

PD-3

T/ROOF
EL.: 31'-0" AFF.

B/TRUSSES
EL.: 12'-0" AFF.

SIDING

STONE

FINISHED FLOOR
EL.: 0'-0" AFF.



PRELIMINARY FRONT ELEVATION

T/ROOF
EL.: 31'-0" AFF.

B/TRUSSES
EL.: 12'-0" AFF.

SIDING

STONE

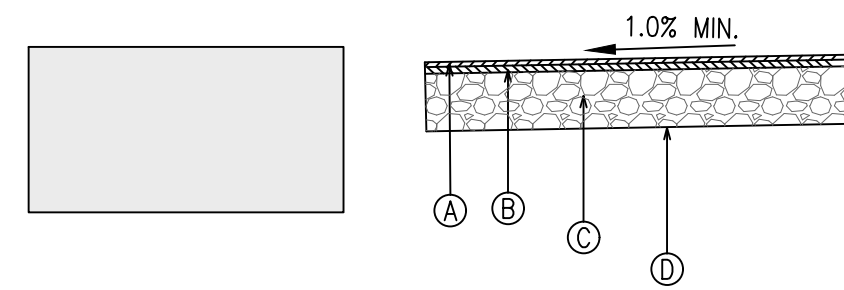
FINISHED FLOOR
EL.: 0'-0" AFF.



PRELIMINARY REAR ELEVATION

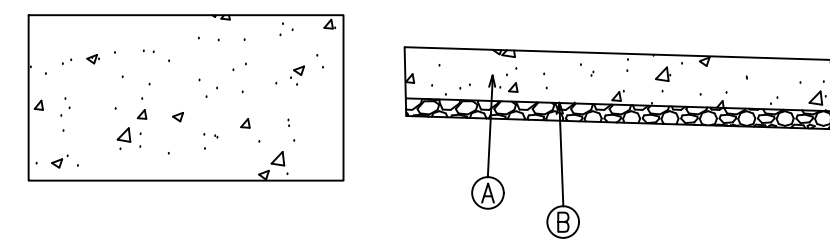
GENERAL NOTES

- ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE.
- ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.L.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NOTIFICATION OF COMMENCING CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLOCATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
- ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHILE CONSTRUCTING THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
- OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADEING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
- NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
- CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO DOT GRADATION CA-11.
- WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADE. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
- THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREA WITHIN MUNICIPALITY ROW SHALL BE RESTORED WITH 4" TOP SOIL & SOD.



- (A) 2" HOT MIX ASPHALT SURFACE COURSE, MIX. C, N50
- (B) 2.5" HOT MIX ASPHALT BINDER COURSE, MIX. C, N50
- (C) 10" MIN. CRUSHED AGGREGATE SUB-BASE, TY. B. (SEE SPECIAL PROVISIONS)
- (D) COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING

PARKING LOT FULL DEPTH PAVEMENT SECTION



- A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
- B 4" CRUSHED AGGREGATE SUB-BASE, CA-11, GRADE B

P.C.C. PAVEMENT, DUMPSTER PAD, HEAVY DUTY SIDEWALK

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 PHONE: (630) 520-2467
 CONTACT: WILLIAM J. ZALEWSKI

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 PHONE: (708) 799-4400
 CONTACT: MICHAEL J. MATTHYS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	VALVE BOX	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT (TO SURFACE)	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, GROUND AT BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	AUTOMATIC SPRINKLER	
	MAIL BOX	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL VAULT	
	TRAFFIC BOX	
	PEDESTAL	
	AIR CONDITIONER	
	WETLAND FLAG	
	TELEPHONE MANHOLE	
	ELECTRIC TOWER	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	GAS METER	
	GAS MANHOLE	
	WATER METER	
	HANDHOLE	
	IRON PIPE	

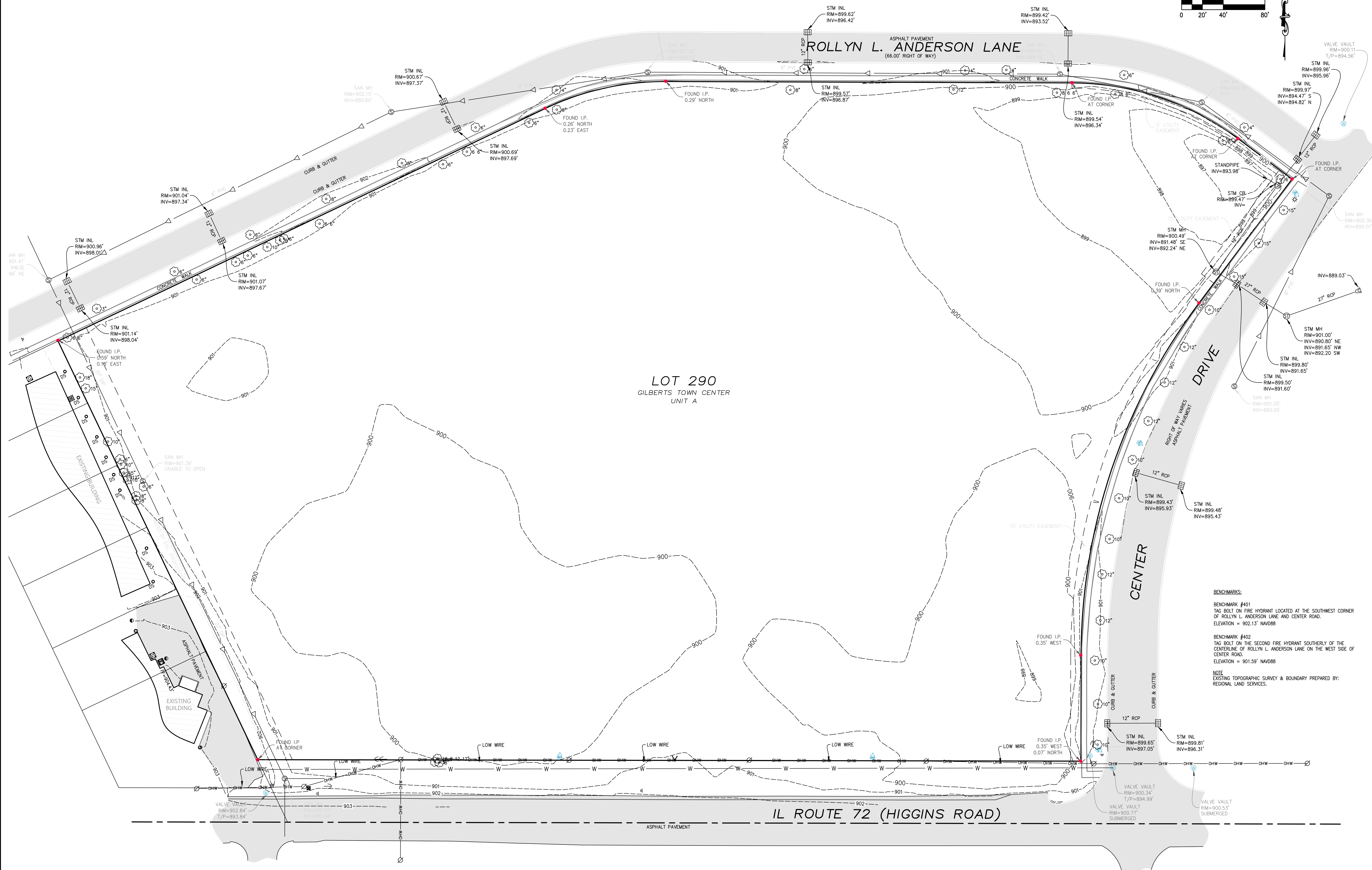
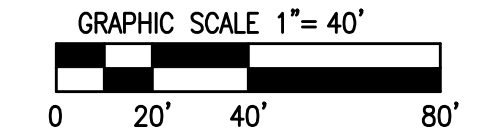
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 BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
 JOB: 21-052

SHEET:
TS1



LOT 290
GILBERTS TOWN CENTER
UNIT A

BENCHMARKS:
 BENCHMARK #401
 TAG BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF ROLLYN L. ANDERSON LANE AND CENTER ROAD.
 ELEVATION = 902.13' NAVD88
 BENCHMARK #402
 TAG BOLT ON THE SECOND FIRE HYDRANT SOUTHERLY OF THE CENTERLINE OF ROLLYN L. ANDERSON LANE ON THE WEST SIDE OF CENTER ROAD.
 ELEVATION = 901.59' NAVD88
 NOTE
 EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
 REGIONAL LAND SERVICES.

NO.	DATE	REMARKS

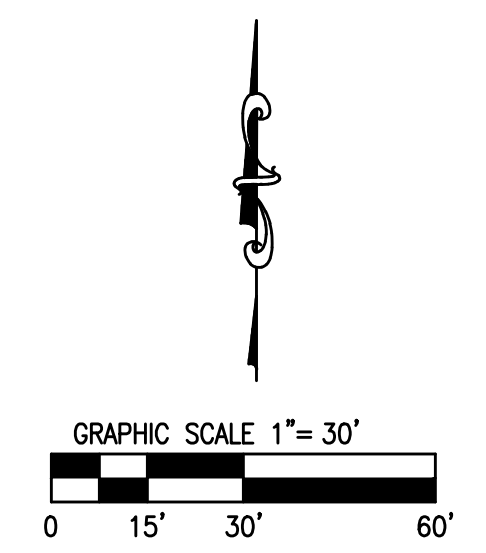
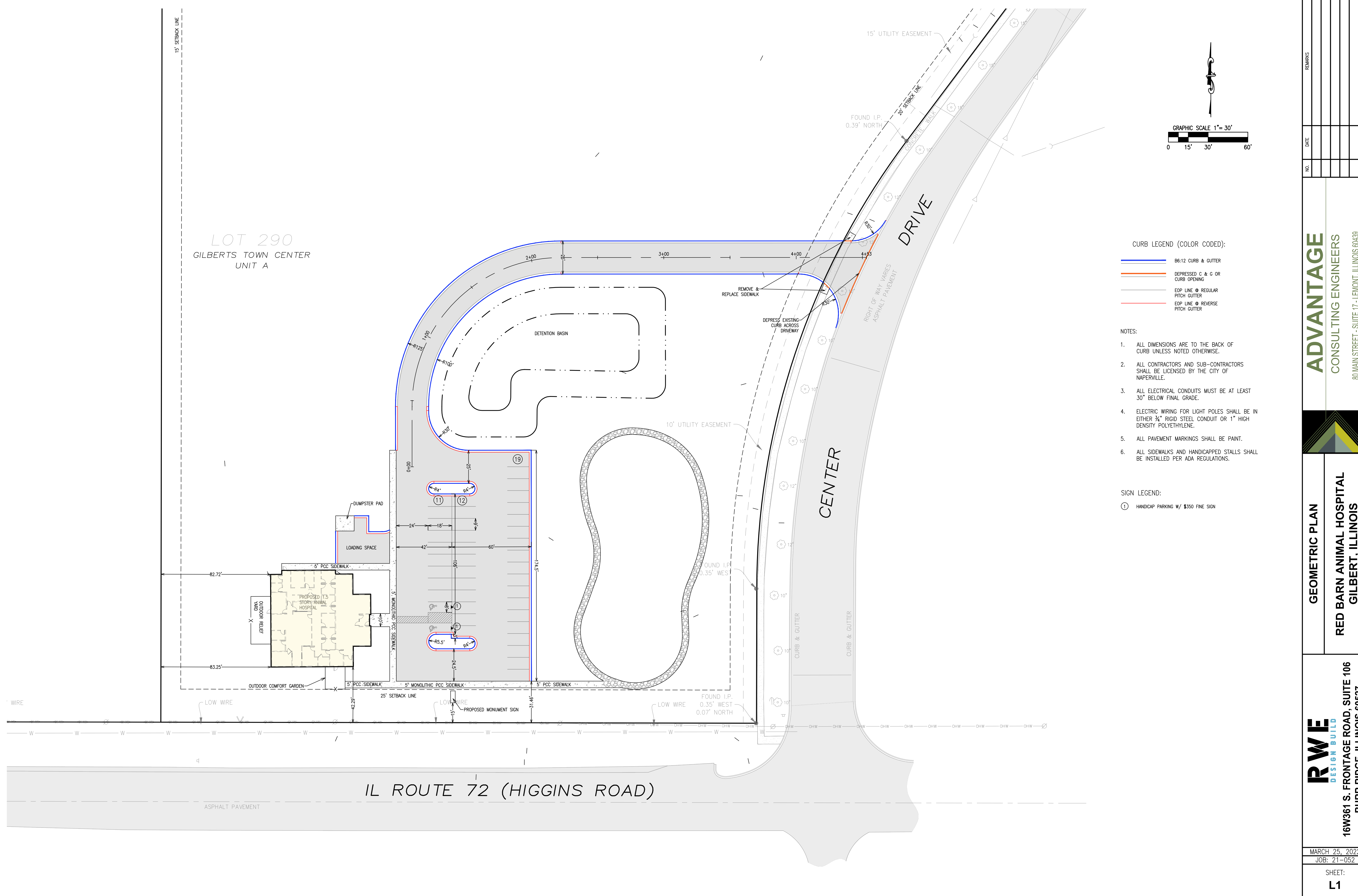
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EXISTING CONDITIONS
RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS

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MARCH 25, 2022
JOB: 21-052
SHEET:
EX1
3 OF 12

LOT 290
GILBERTS TOWN CENTER
UNIT A



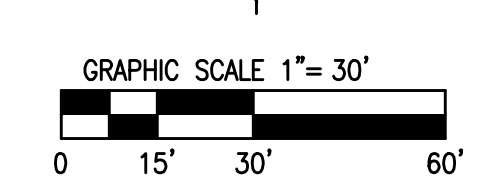
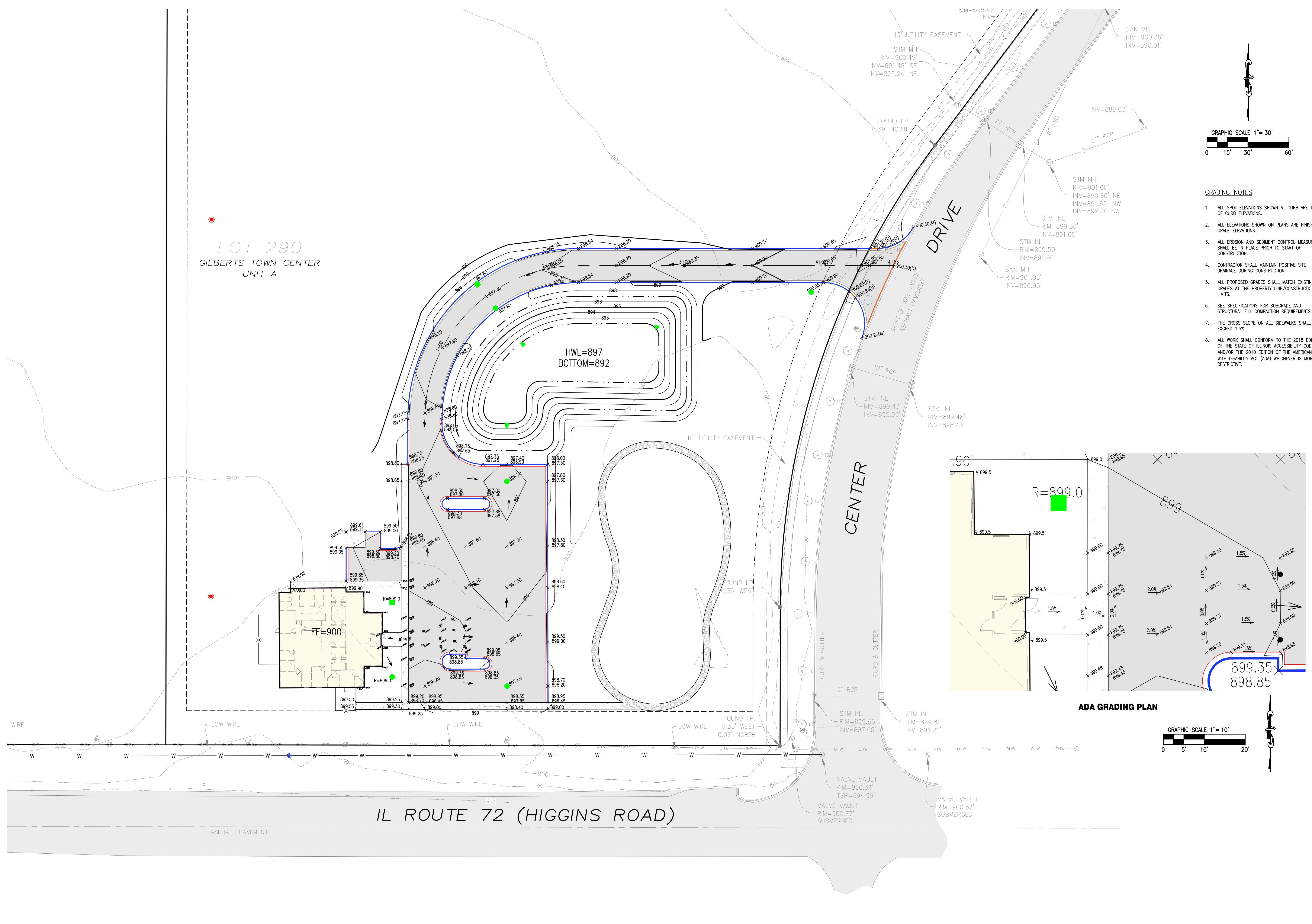
- CURB LEGEND (COLOR CODED):
- 6x12 CURB & GUTTER
 - DEPRESSED C & G OR CURB OPENING
 - EOP LINE ◉ REGULAR PITCH GUTTER
 - EOP LINE ◉ REVERSE PITCH GUTTER

- NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE CITY OF NAPERVILLE.
 3. ALL ELECTRICAL CONDUITS MUST BE AT LEAST 30" BELOW FINAL GRADE.
 4. ELECTRIC WIRING FOR LIGHT POLES SHALL BE IN EITHER 3/4" RIGID STEEL CONDUIT OR 1" HIGH DENSITY POLYETHYLENE.
 5. ALL PAVEMENT MARKINGS SHALL BE PAINT.
 6. ALL SIDEWALKS AND HANDICAPPED STALLS SHALL BE INSTALLED PER ADA REGULATIONS.

- SIGN LEGEND:
- ① HANDICAP PARKING W/ \$350 FINE SIGN

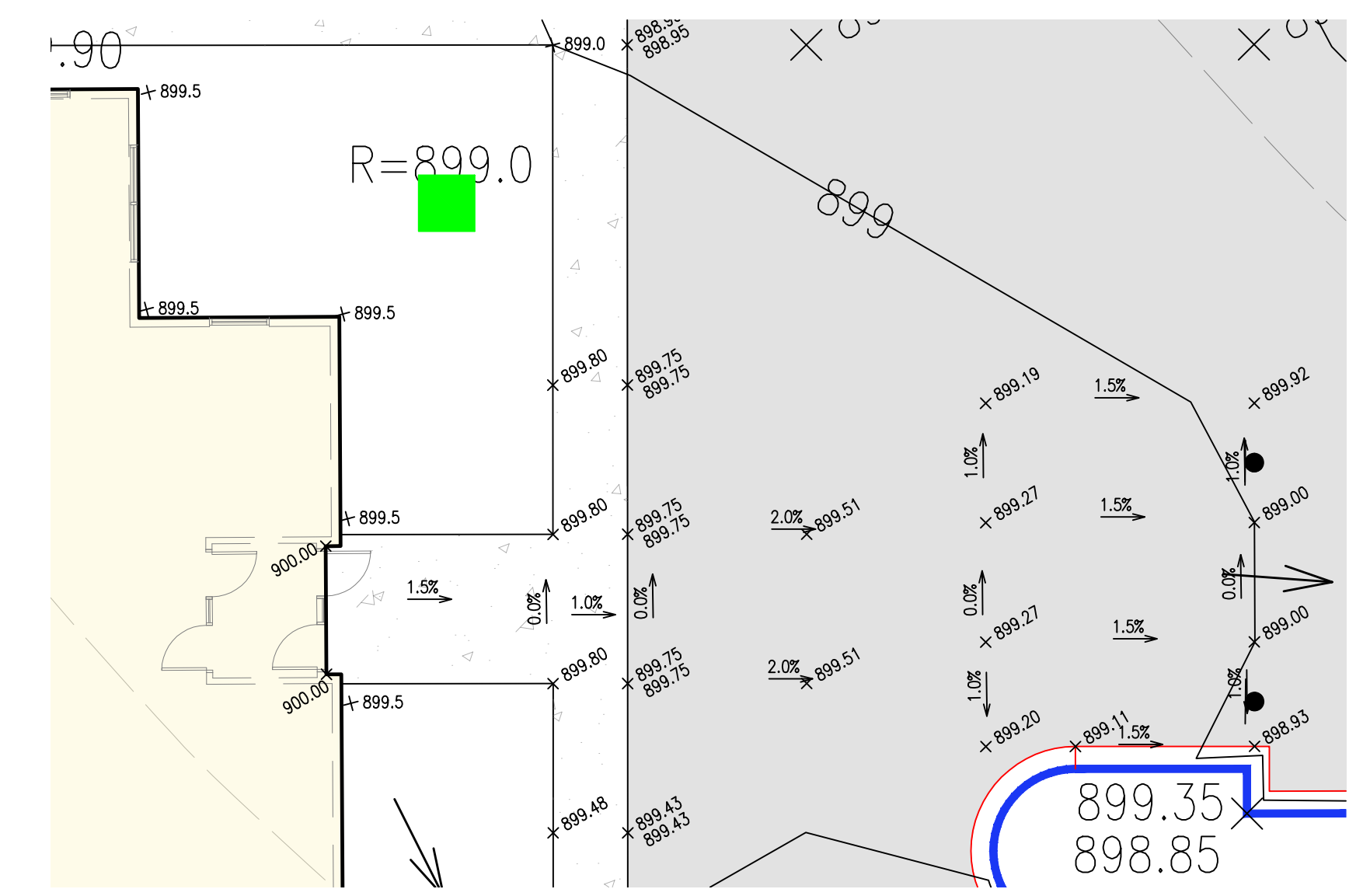
REMARKS	
DATE	
NO.	
<p>ADVANTAGE CONSULTING ENGINEERS</p> <p>80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 WWW.ADVANTAGEIL.COM</p>	
<p>GEOMETRIC PLAN</p> <p>RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS</p>	
<p>RWE DESIGN BUILD</p> <p>16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527</p>	
<p>MARCH 25, 2022 JOB: 21-052</p>	
<p>SHEET: L1</p>	
<p>4 OF 12</p>	

LOT 290
GILBERTS TOWN CENTER
UNIT A

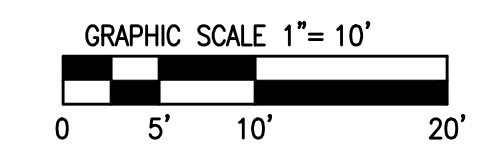


GRADING NOTES

1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS.
2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE/CONSTRUCTION LIMITS.
6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHOEVER IS MORE RESTRICTIVE.



ADA GRADING PLAN



REMARKS					
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<p>GRADING PLAN</p> <p>RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS</p>					
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<p>MARCH 25, 2022 JOB: 21-052</p>					
<p>SHEET: G1</p>					
<p>5 OF 12</p>					

MATCHLINE SEE SHEET U2

LOT 290
GILBERTS TOWN CENTER
UNIT A

275'-6" @ 1.18%

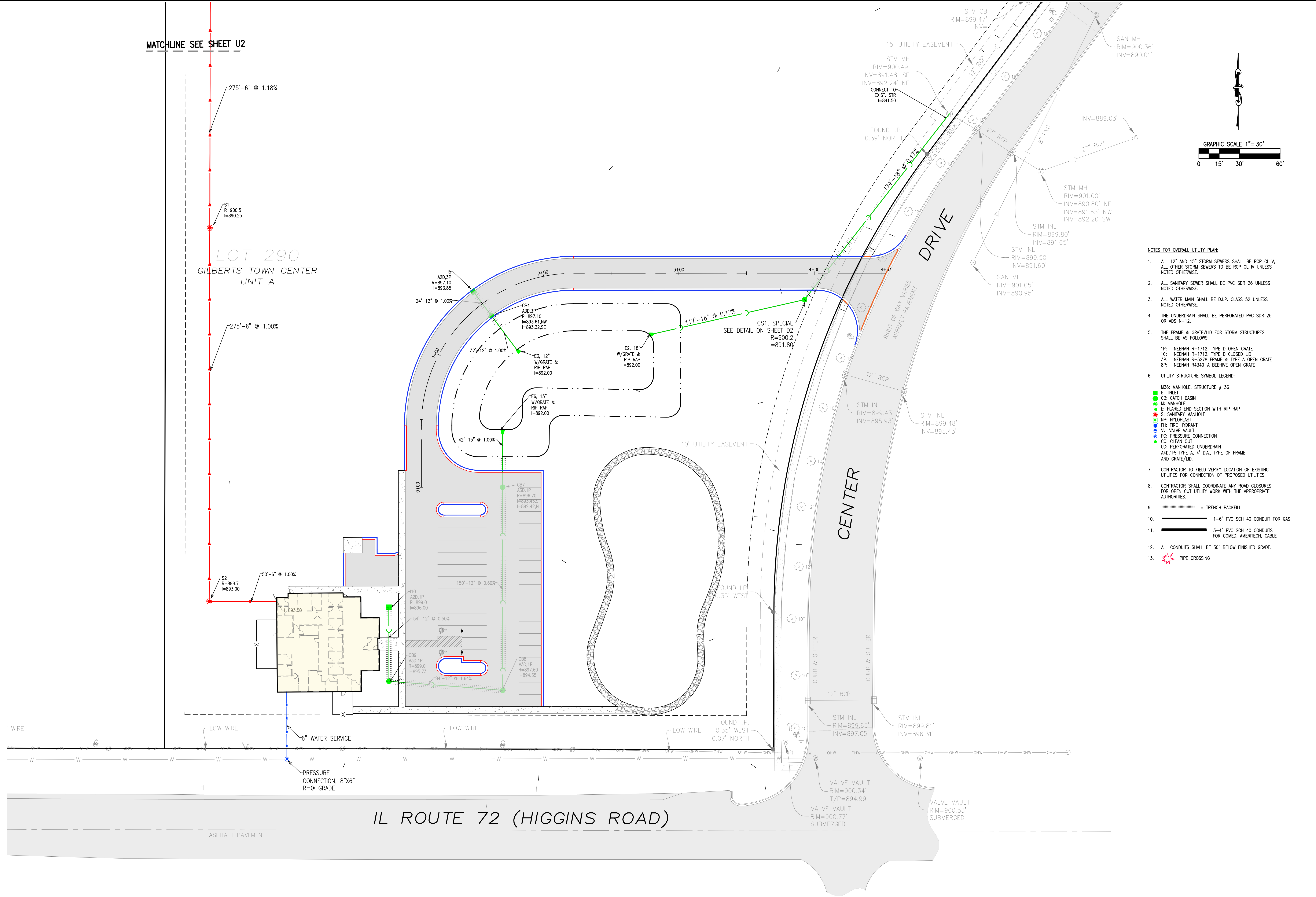
275'-6" @ 1.00%

50'-6" @ 1.00%

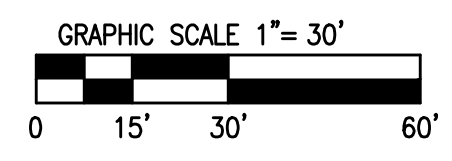
6" WATER SERVICE
PRESSURE CONNECTION, 8"x6"
R=@ GRADE

IL ROUTE 72 (HIGGINS ROAD)

ASPHALT PAVEMENT



- NOTES FOR OVERALL UTILITY PLAN:**
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
 - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
 - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1P: NEENAH R-1712, TYPE D OPEN GRATE
 1C: NEENAH R-1712, TYPE B CLOSED LID
 3P: NEENAH R-3278 FRAME & TYPE A OPEN GRATE
 8P: NEENAH R4340-A BEEHIVE OPEN GRATE
 - UTILITY STRUCTURE SYMBOL LEGEND:
 M36: MANHOLE, STRUCTURE # 36
 I: INLET
 CB: CATCH BASIN
 M: MANHOLE
 E: FLARED END SECTION WITH RIP RAP
 S: SANITARY MANHOLE
 NP: NYLOPLAST
 FH: FIRE HYDRANT
 V: VALVE VAULT
 PC: PRESSURE CONNECTION
 CO: CLEAN OUT
 UD: PERFORATED UNDERDRAIN
 A4D,1P: TYPE A, 4" DIA. TYPE OF FRAME AND GRATE/LID.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - ===== TRENCH BACKFILL
 - 1-6" PVC SCH 40 CONDUIT FOR GAS
 - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
 - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
 - PIPE CROSSING



REMARKS	
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UTILITY PLAN

RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS

RWE
DESIGN BUILD

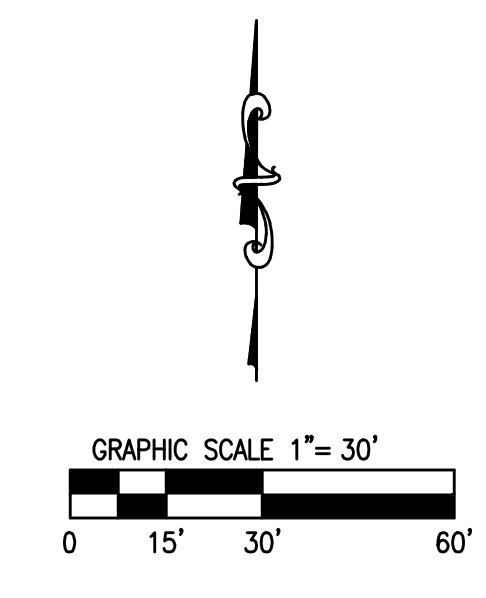
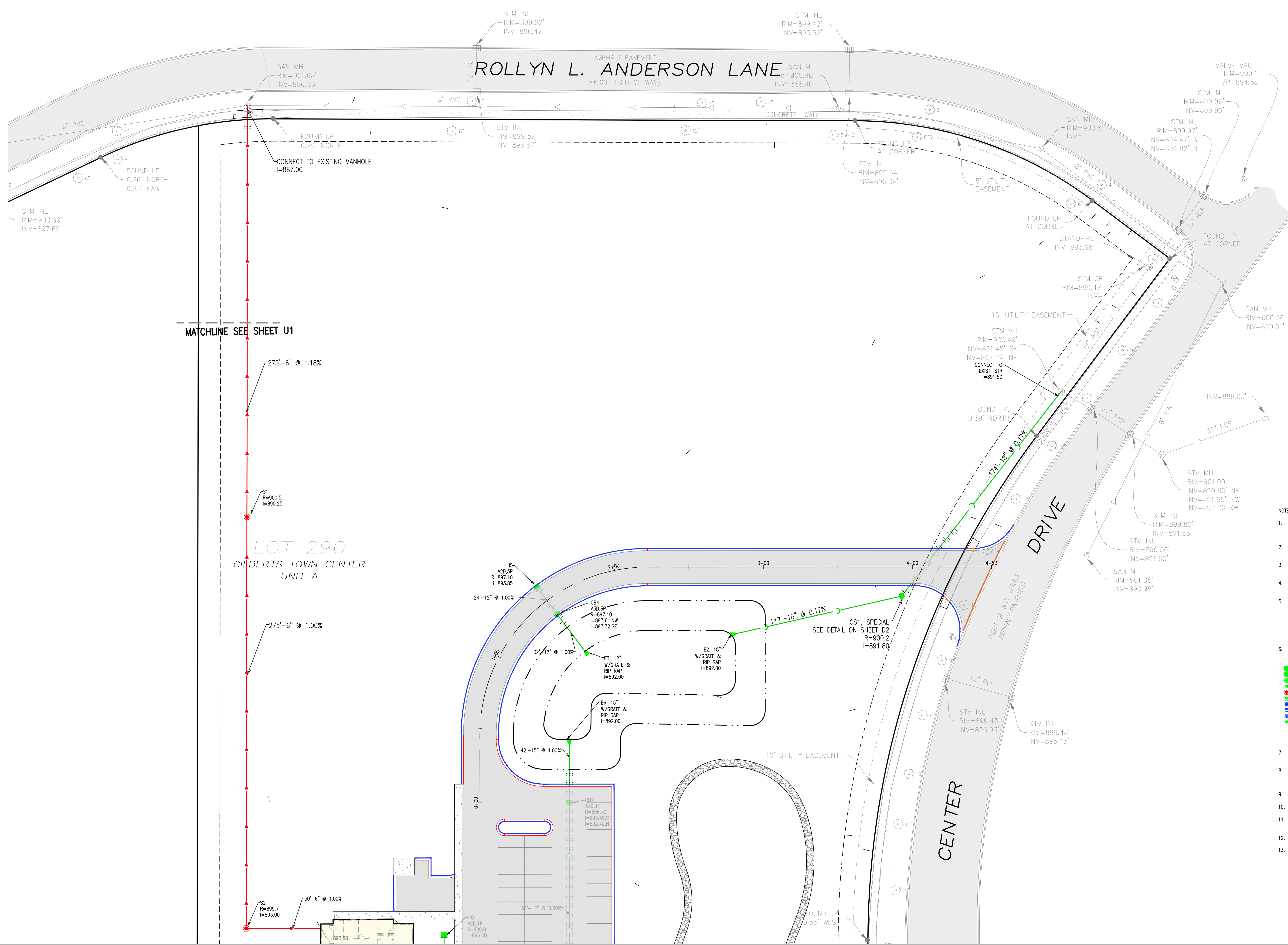
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

SHEET:
U1

6 OF 12

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MATCHLINE SEE SHEET U1

LOT 290
GILBERTS TOWN CENTER
UNIT A

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UTILITY PLAN

**RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS**

RWE
DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022	JOB: 21-052
SHEET: U2	OF 12

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	TS		PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	PS		PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING	DS		SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING	SO		QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN LOCATIONS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING	CC		PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER	P		ADDITIVE INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1 1/2 MONTHS.
	AGGREGATE COVER	AG		PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
DIVERSIONS	PAVING	FV		PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
	RIDGE DIVERSION	RD		TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION	CD		TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
WATERWAYS	COMBINATION DIVERSION	DC		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	CG		SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES	B		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL	VC		PROVIDES ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL	LC		USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	STW		CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	UD		USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SOIL STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.		X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY	SFS		USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY	DRS		SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	W		USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY	BS		SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X		CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	LA		PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X		REPAIR DISLOOSED STONES OR EROSION UNDER RIP-RAP AS NEEDED.
	SEDIMENT BASIN	SB		USED TO COLLECT SMALLER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SEDIMENT TRAP	ST		USED TO COLLECT LARGER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SILT FENCE	SF		USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
MUD AND DUST CONTROL	VEGETATIVE FILTER	VF		USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SITE MUST BE INCISED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
	STABILIZED CONST. ENTRANCE	SE		PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
EROSION CONTROL	DUST CONTROL	DT		PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
	EROSION CONTROL BLANKET	EB		PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED.
	TURF REINFORCEMENT MAT	TM		REINFORCES TURF IN CHANNELS AND SHOULDERLINES.	X	X	REPLACE AS NEEDED.
	CELLULAR CONFINEMENT	CF		USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED.
	GABIONS	GA		USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED.
	GEOTEXTILE FABRIC	GF		USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED.
SEDIMENT CONTROL	GEOBLOCK POROUS PAVEMENT	GP		USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED.
	INLET PROTECTION	IF		USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT	SI		USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	DC		USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG	FL		USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN	SC		USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGON TO FORM.
	PUMPING DISCHARGE BAG	PB		USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL. FABRIC IS TORN, OR HOLES BEGON TO FORM.
	CONCRETE WASHOUT	CW		FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT GRAVEL AREA AS NEEDED.
STREET SWEEPING	SS		USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.	

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION.

1. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:
 THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF AN ANIMAL HOSPITAL. DEVELOPMENT THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:
 A. MASS GRADING
 B. PAVEMENT CONSTRUCTION
 C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS
 D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.
 2. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:
 THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:
 A. INSTALL SILT FILTER AND STABILIZED CONSTRUCTION ENTRANCE
 B. MASS GRADING
 C. UNDERGROUND UTILITIES INSTALLATION
 D. FINE GRADING IN PAVEMENT AREA
 E. PAVEMENT CONSTRUCTION
 3. THE TOTAL ESTIMATED AREA OF THE SITE IS 7.7 ACRES. THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 2.6 ACRES.
 4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR RED BARN ANIMAL HOSPITAL, PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
 THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS 0.7 EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT OR NOT AVAILABLE.

2. CONTROLS.

5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:
 A. SEDIMENT FROM DISTURBED SOILS
 B. PORTABLE SANITARY STATIONS
 C. FUEL TANKS
 D. STAGING AREAS
 E. WASTE CONTAINERS
 F. CHEMICAL STORAGE AREAS
 G. OIL OR OTHER PETROLEUM PRODUCTS
 H. ADHESIVES
 I. TAR
 J. SOLVENTS
 K. DETERGENTS
 L. FERTILIZERS
 M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)
 N. CONSTRUCTION DEBRIS
 O. LANDSCAPE WASTE
 P. CONCRETE AND CONCRETE TRUCKS
 Q. LITTER
 6. THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.
 PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
 SUBSTANCES SHOULD BE KEPT WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.
 MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
 7. WASTE MANAGEMENT
 SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE TO THE WASTES BEING DISCARDED.
 ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
 8. CONCRETE WASTE MANAGEMENT
 CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.
 THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINFALL. THE DRED CONCRETE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.
 9. CONCRETE CUTTING
 CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE FREQUENTLY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.
 10. VEHICLE STORAGE AND MAINTENANCE
 WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOORPLAN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED UNDER VEHICLES.
 MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.
 11. MATERIAL STORAGE AND GOOD HOUSEKEEPING
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 13. SPILL PREVENTION AND CLEAN-UP PROCEDURES
 MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 14. DE-WATERING OPERATIONS
 DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ACCURATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.
 15. OFF-SITE VEHICLE TRACKING
 THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND REPAIRING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.
 16. TOPSOIL STOCKPILE MANAGEMENT
 IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERMITTER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

3. APPROVED STATE OR LOCAL PLANS.
 THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.
 PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
 THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.
 THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:
 A. BARRIER FILTERS
 B. STORM SEWERS
 C. RETENTION/DETENTION PONDS
 D. PERMANENT SEEDING
 E. OUTLET PROTECTION
 5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).
 STORM WATER MANAGEMENT CONTROL INCLUDES:
 A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY)
 B. INLET PROTECTION

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON Ld (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON D/S FACE W1 (FT)	WIDTH OF APRON U/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12	10	6	3.00	13.00	15	8.89	3.7	
ALL	15	10	6	3.75	13.75	15	9.72	4.1	
ALL	18	15	9	4.50	19.50	20	20.00	11.1	
ALL	21	15	9	5.25	20.25	20	21.25	11.8	
ALL	24	18	9	6.00	24.00	20	30.00	16.7	
ALL	27	18	9	6.75	24.75	20	31.50	17.5	
ALL	30	20	9	7.50	27.50	20	38.89	21.6	
ALL	36	24	12	9.00	33.00	28	56.00	43.6	
ALL	42	27	12	10.5	37.50	30	72.00	60.0	
ALL	48	27	15	12.0	39.00	32	76.50	68.0	
ALL	54	27	15	13.5	40.50	32	81.00	72.0	
ALL	60	36	15	15.0	51.00	32	132.00	118.0	
ALL	72	44	18	18.0	62.00	32	195.56	174.0	

CONSTRUCTION SCHEDULE--2022-23

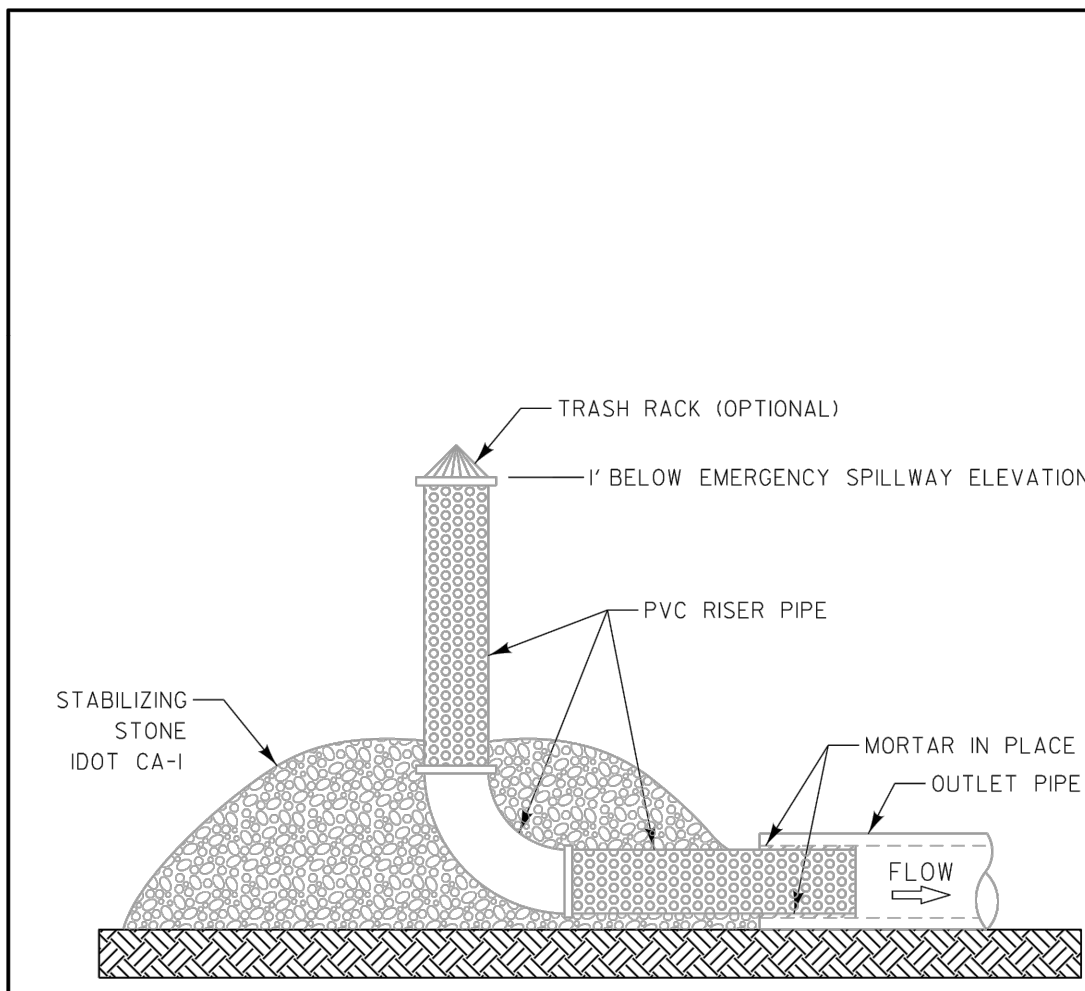
DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

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3. MAINTENANCE
 THE FOLLOWING IS A DESCRIPTION OF PROCEDURES TO WILL BE USED TO MAINTAIN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.
 A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONE, REMOVE AND REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
 B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.
 C. SEDIMENTATION BASINS/TRAPS: SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY SEDIMENT. IN NO CASE SHALL SEDIMENT BE ALLOWED TO BUILD UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.
 D. SILT FILTER FENCE: ANY DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED.
 E. RIP-RAP OUTLET PROTECTION: INSPECTED SALT OCCUR AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONE THAT HAVE BEEN DISLOOSED. DISTURBED RIP RAP SHALL BE REPAIRED IMMEDIATELY.
 F. DUST CONTROL: WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

4. INSPECTIONS
 1. THE OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT THE DISTURBED AREAS OF THE SITE UNDER CONSTRUCTION WHICH HAVE NOT BEEN STABILIZED. ALL STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.
 2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
 3. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
 4. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4. SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH APPLICABLE PART OF THE GENERAL PERMIT.
 5. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE" (NON) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY



PERFORATED PVC RISER PIPE
PERFORATED RISER PIPE DETAIL

DESIGN NOTES:
PVC RISER PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE AND SHALL BE SECURELY FIXED TO THE INSIDE OF THE OUTLET PIPE WITH MORTAR.

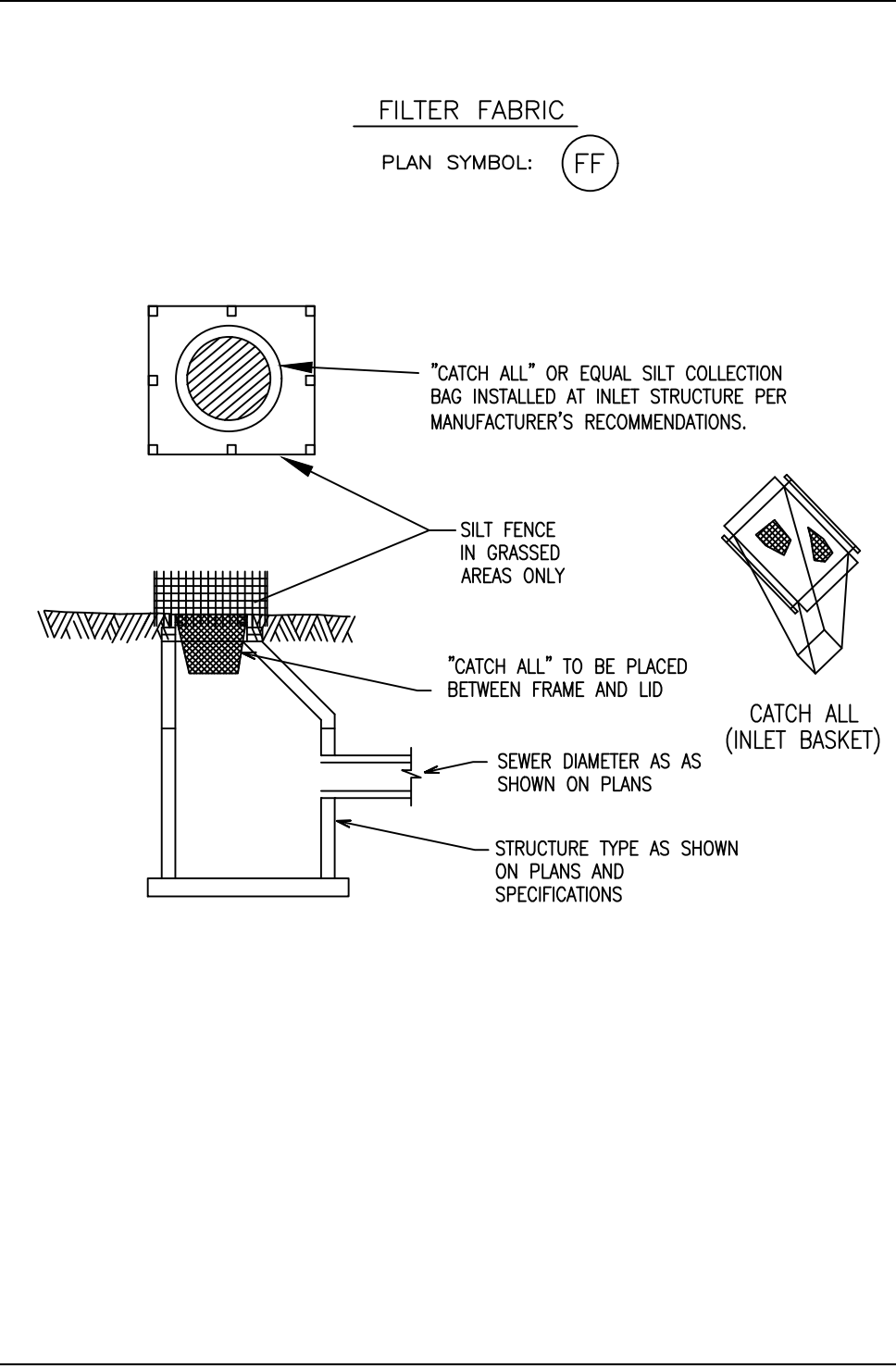
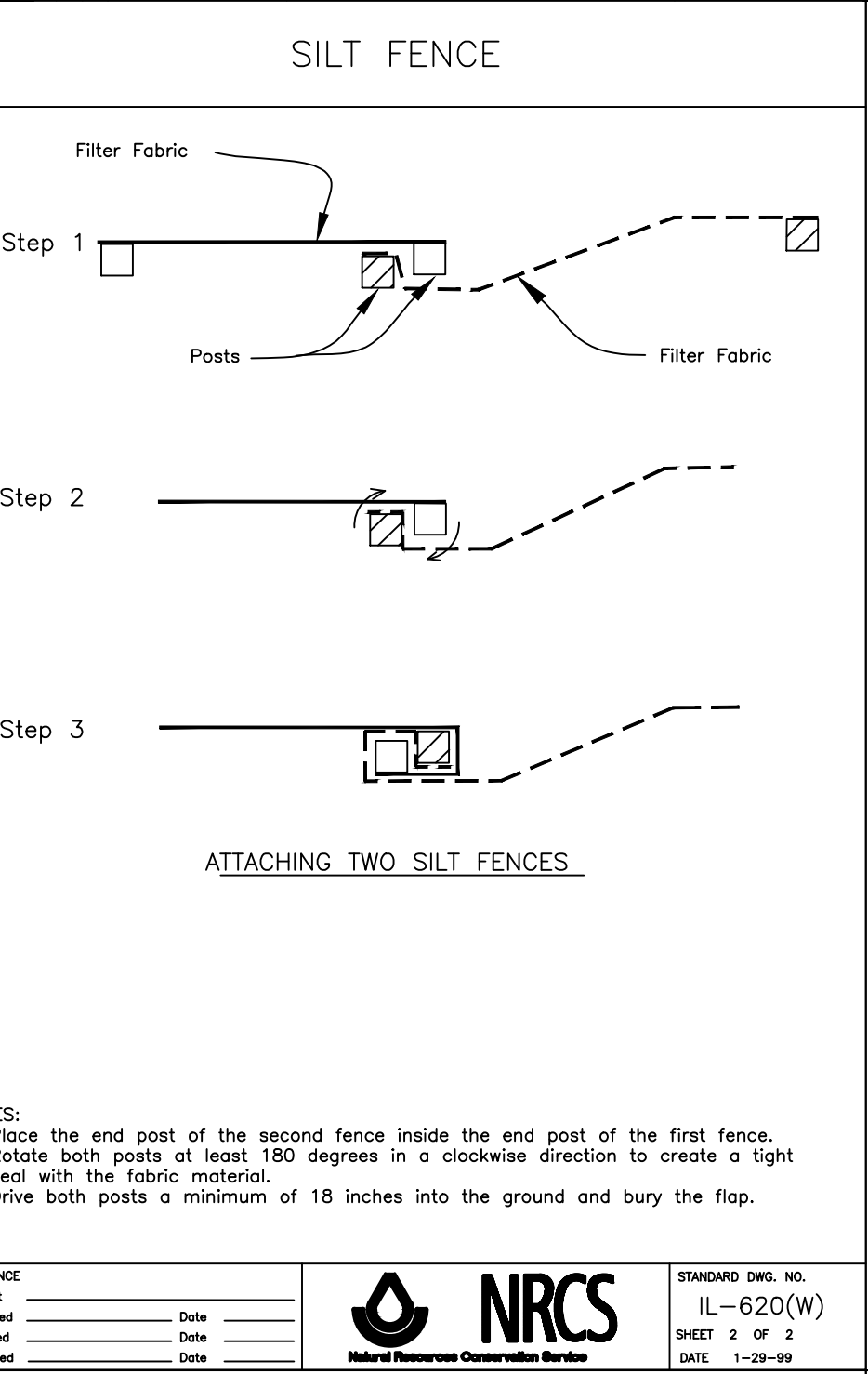
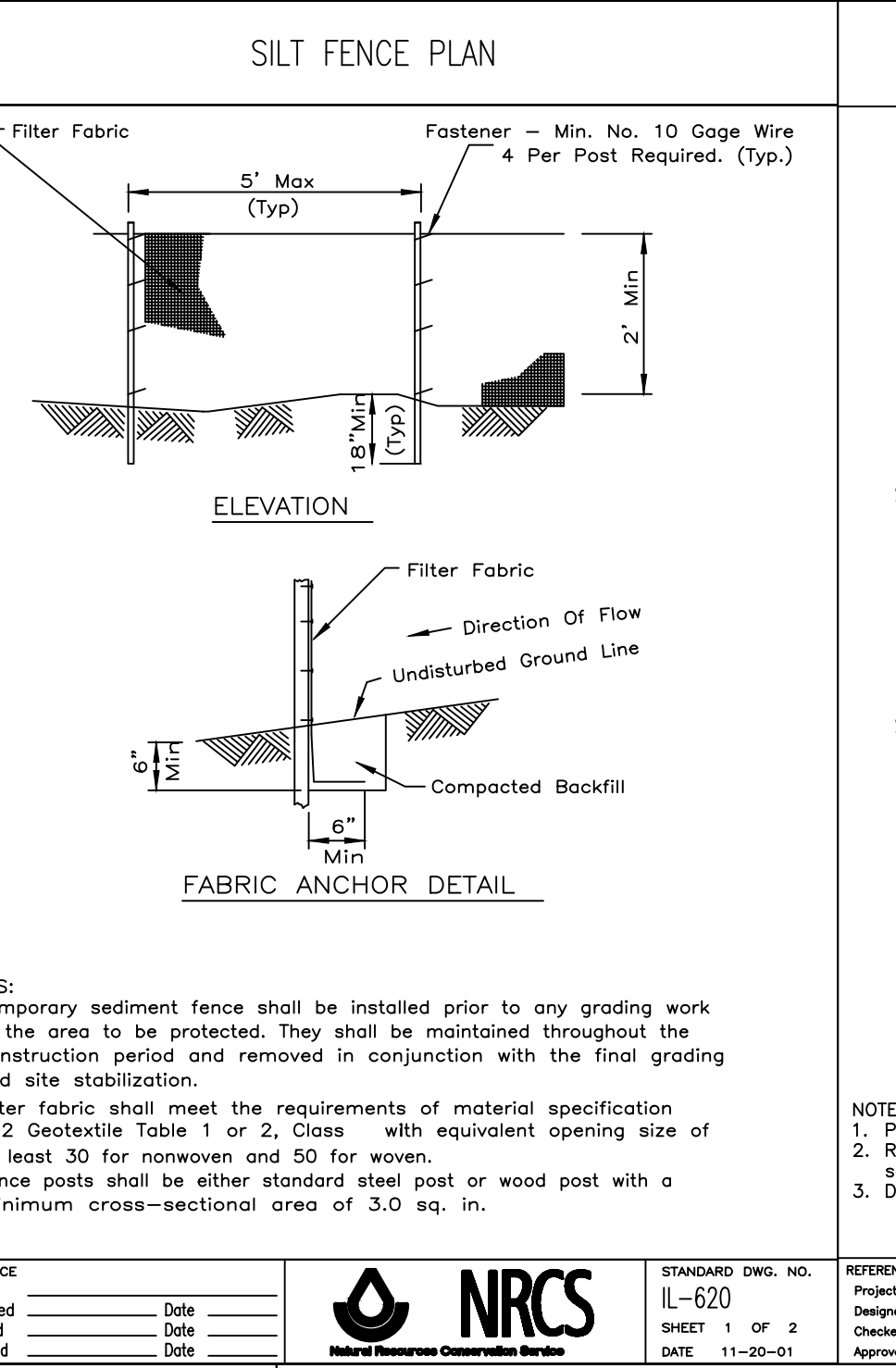
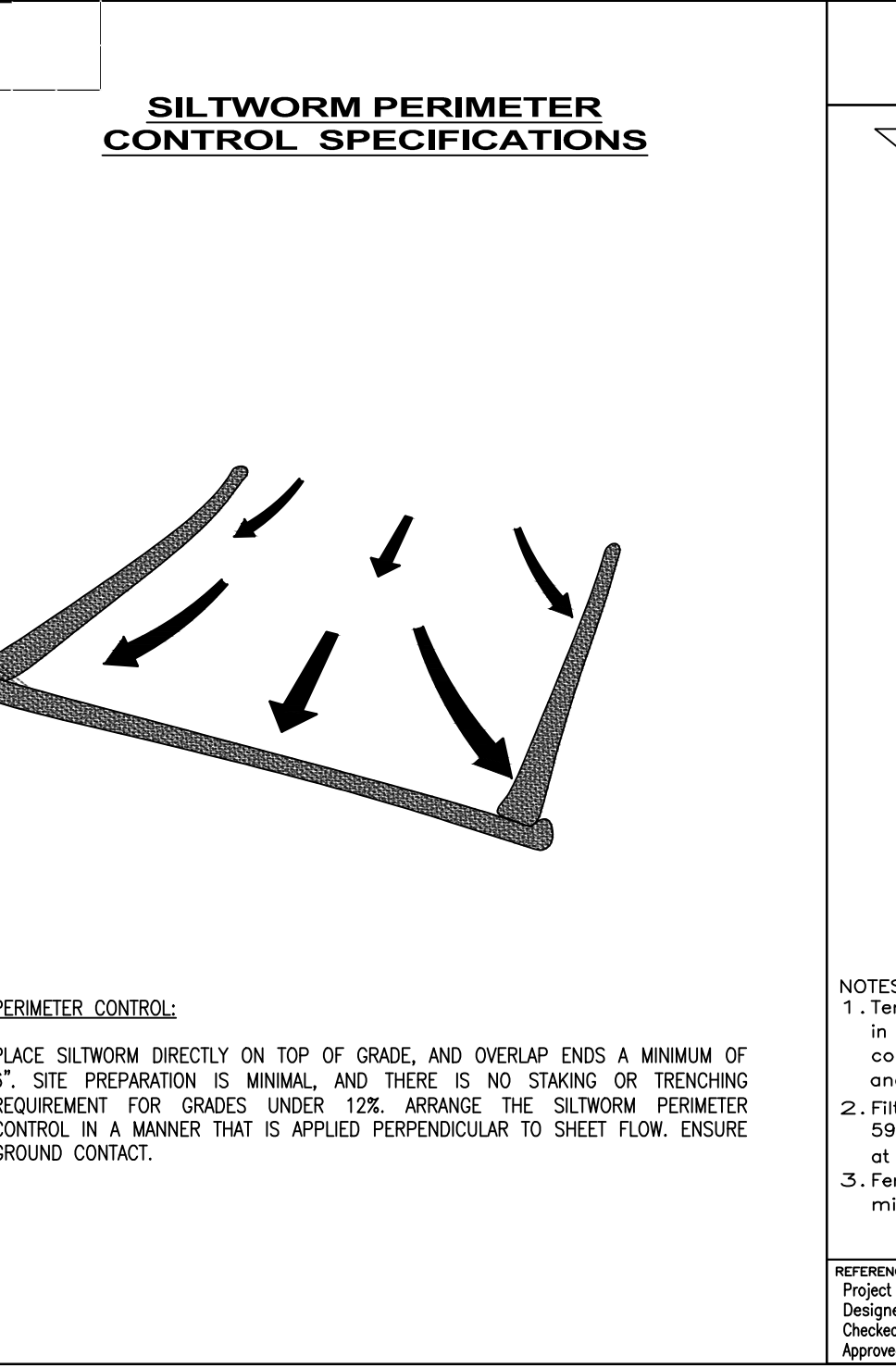
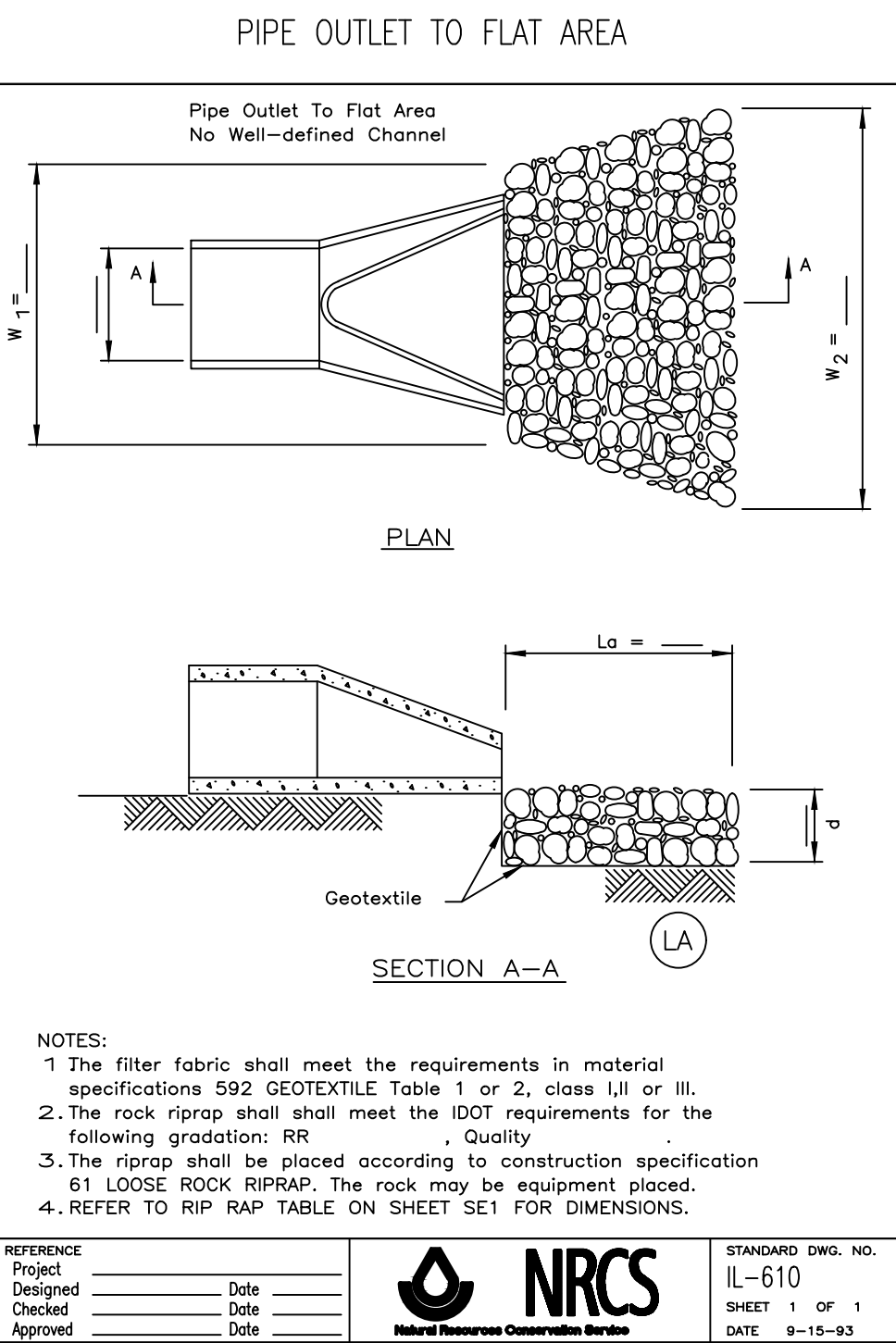
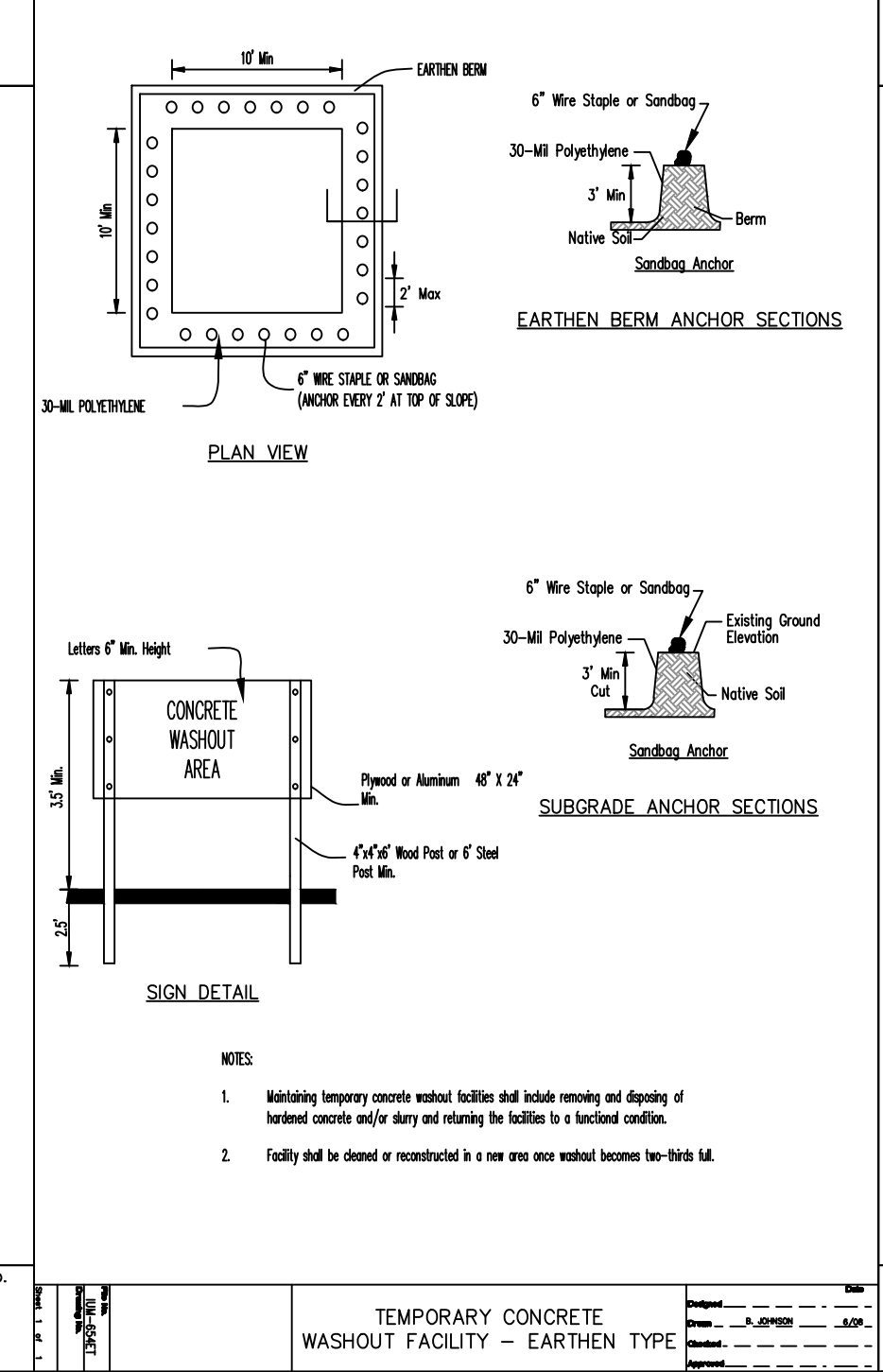
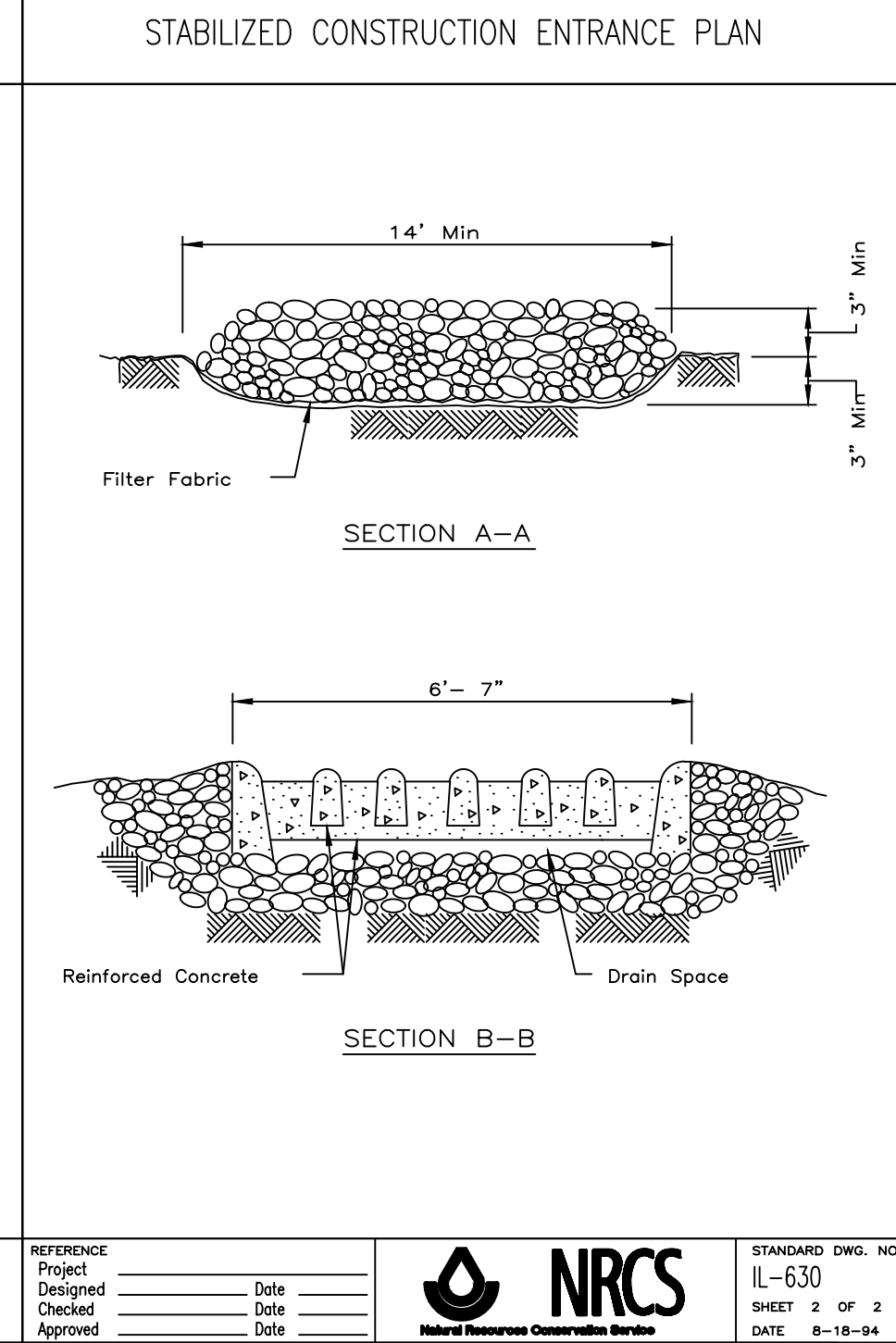
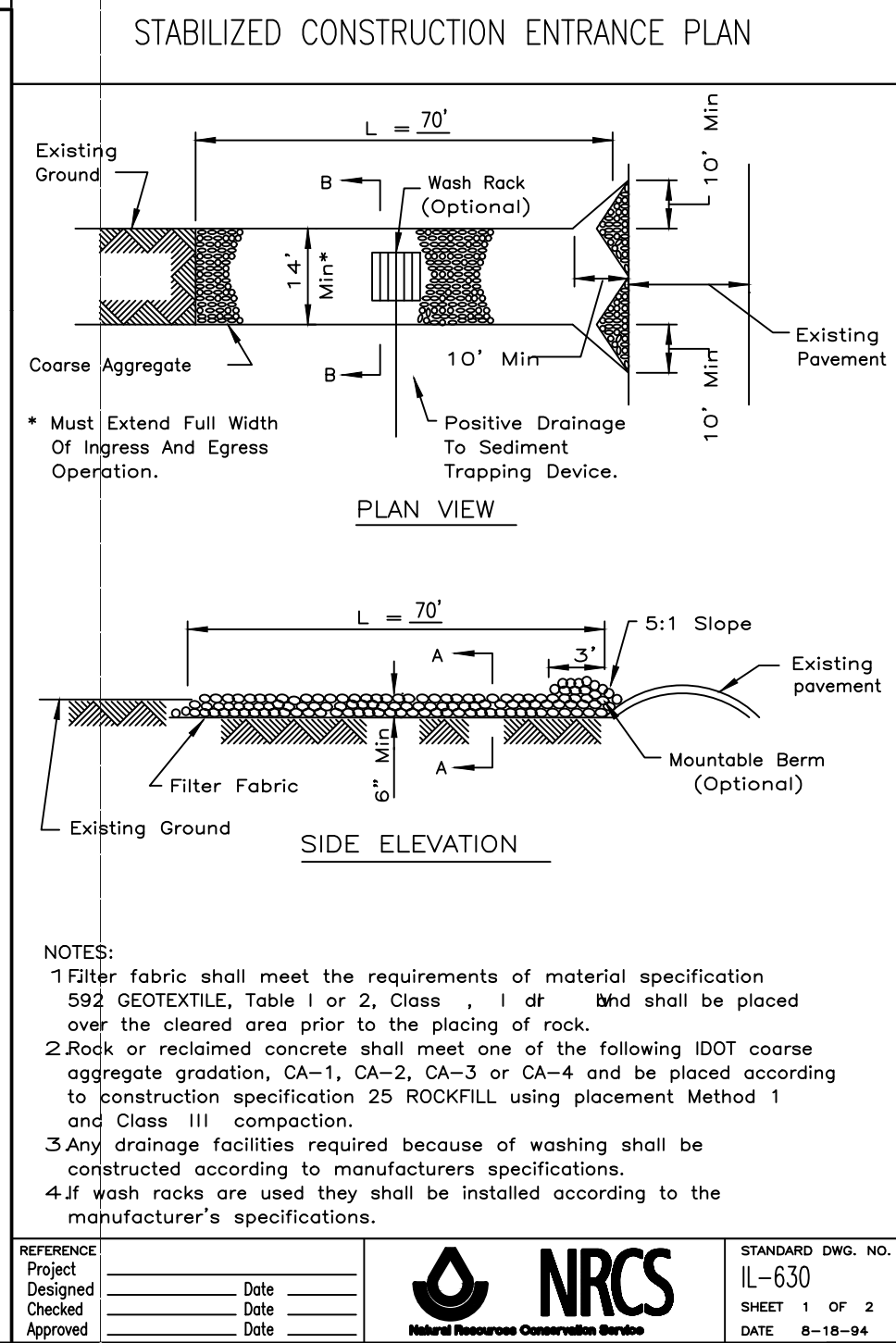
PVC RISER PIPE SHALL HAVE 1" HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE AS FOLLOWS:

PIPE DIA (IN)	NUMBER OF 1" HOLES PER LIN FT OF PIPE
5	25
6	30
8	40
10	50
12	60

PVC RISER PIPE SHALL BE LOOSELY DOUBLE OR TRIPLE WRAPPED WITH CHICKEN WIRE OR 1/4" HARDWARE CLOTH AROUND BOTH MEMBERS AND WRAPPED ON THE OUTSIDE WITH A WOVEN MONOFILAMENT GEOTEXTILE.

PLACE SUFFICIENT CA-1 STONE TO HOLD THE RISER PIPE IN PLACE.

IF TRASH RACK IS PROVIDED, IT SHALL BE SECURELY FASTENED TO THE INLET. TRASH GUARD MAY BE FABRICATED FROM METAL RODS 1/4" DIA MIN OR GALVANIZED WELDED WIRE FABRIC (16 GAGE MIN). THE SPACING BETWEEN VERTICAL MEMBERS SHOULD BE 1 INCH.



SILTWORM INSTALLATION SPECIFICATIONS

SILTWORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTWORM	INSTALLED HEIGHT OF STACKED SILTWORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTWORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0-8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2"-2" - 90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTWORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTWORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTWORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR. WHERE POSSIBLE SILTWORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/4 ACRE PER 100 LF OF SILTWORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTWORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTWORM SHALL CONTINUE UP THE SIDE SLOPES TO THE UP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTWORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTWORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTWORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

SILTWORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

SILTWORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTWORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTWORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILTWORM DITCH CHECK DAM ESTIMATED QUANTITIES

LENGTH (FT)	V - DITCH (1)			TRAPEZOIDAL DITCH (2)		
	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")
20	60	48	24	72	60	

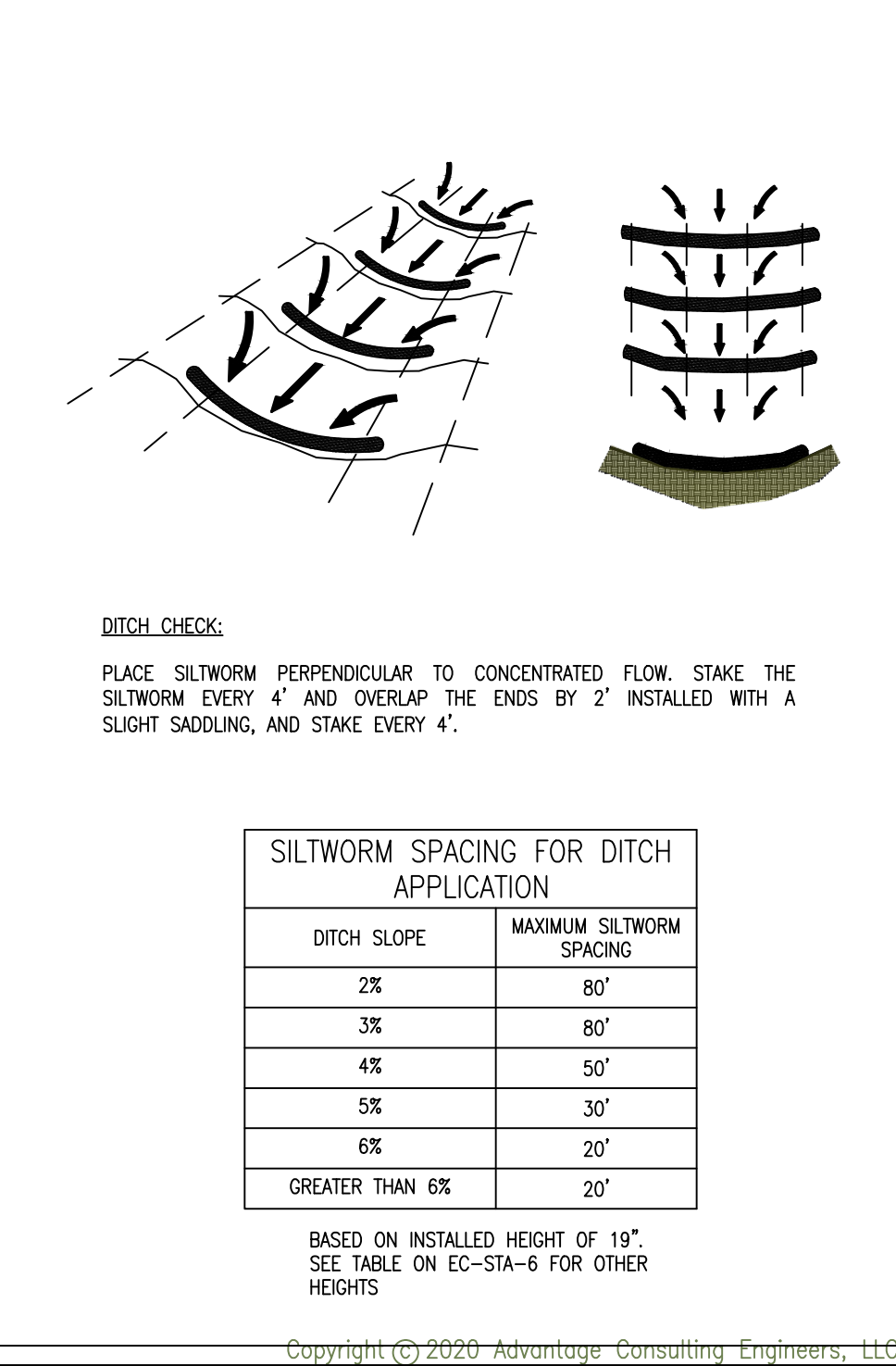
(1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION

(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION

SILTWORM SPACING FOR DITCH APPLICATION

DITCH SLOPE	MAXIMUM SILTWORM SPACING
2%	80'
3%	80'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-STA-6 FOR OTHER HEIGHTS



REMARKS

DATE

NO.

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEWISTON, ILLINOIS 60439
630-520-2467

STORM WATER POLLUTION PREVENTION PLAN

RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS

RWE DESIGN BUILD

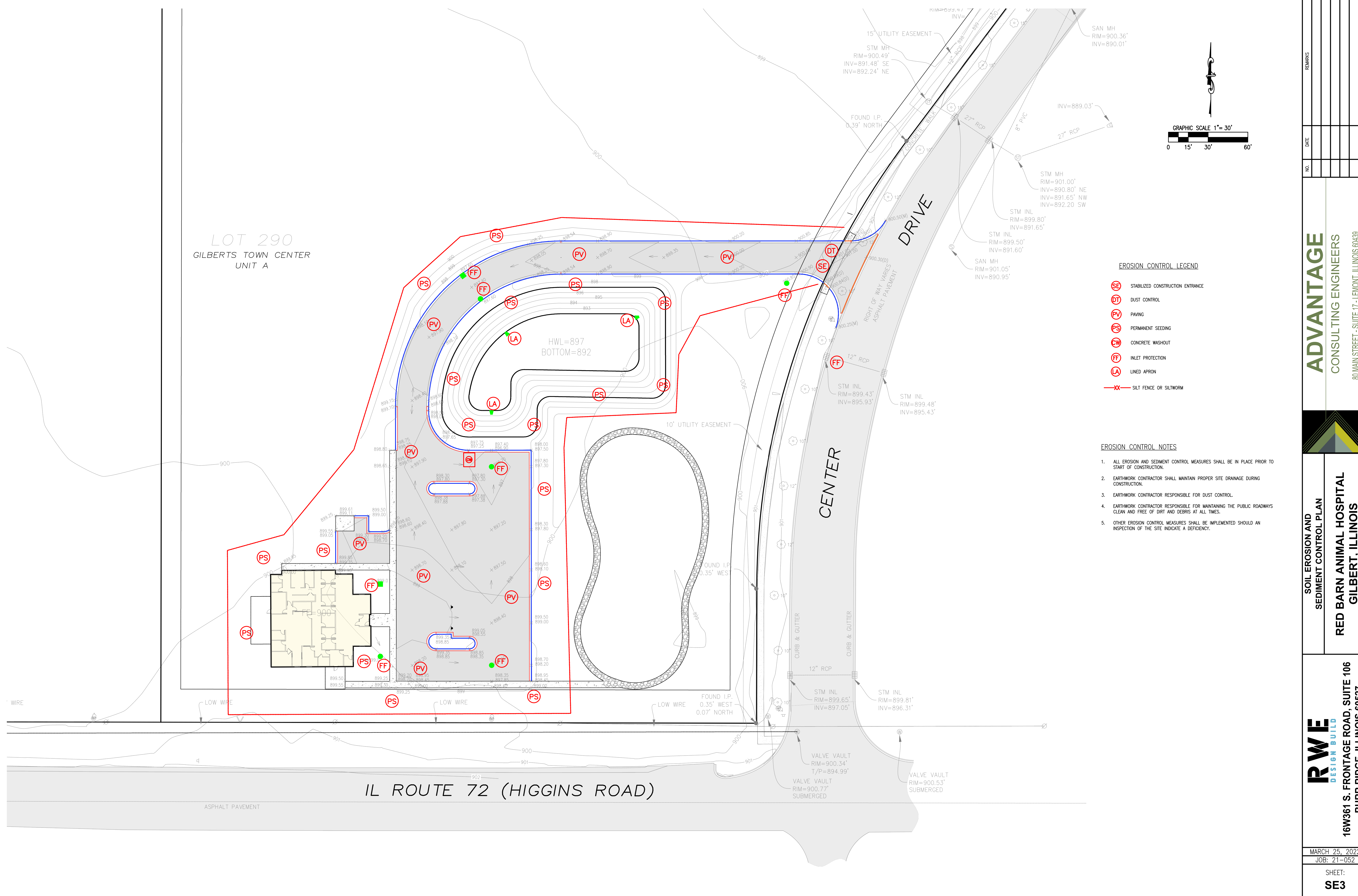
16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

SHEET: **SE2**
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LOT 290
GILBERTS TOWN CENTER
UNIT A



EROSION CONTROL LEGEND

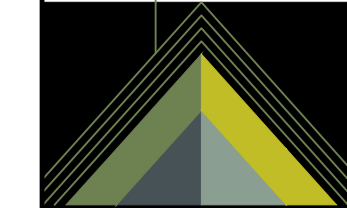
- SE STABILIZED CONSTRUCTION ENTRANCE
- DT DUST CONTROL
- PV PAVING
- PS PERMANENT SEEDING
- CW CONCRETE WASHOUT
- FF INLET PROTECTION
- LA LINED APRON
- XX SILT FENCE OR SILTWORM

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.

NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
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SOIL EROSION AND
SEDIMENT CONTROL PLAN
RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS

RWE
DESIGN BUILD
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052
SHEET:
SE3
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GENERAL NOTES

- 1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREIN AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE RESTRICTIVE CODE WILL TAKE PRECEDENT SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.O.L.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLAN, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. NOTIFICATION OF COMMENCING CONSTRUCTION
A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERMIT TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE GOVERNING REVIEW AGENCY (GRAB) UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE GRA AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, GUTTER AND GUTTER, CURBS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
16. UPON AWARING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES TO CONSTRUCT THE NEW UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION. ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON SITE IS NOT PERMITTED.
22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADES, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE GRA.
23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE GRA. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE GRA PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30. ANY DENATURING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFIRMED COMPRESSIVE STRENGTH LESS THAN 0.5 T.S.F. ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
33. WHEN SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADE. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM CARS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS IS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
37. THE ENGINEER SHALL PROVIDE ONE M-LAR AND REQUIRED BLUELINE SETS OF "RECORD DRAWINGS" TO THE GRA AND OWNER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS INCLUDING VERIFICATION OF ALL BUILDING PADS, TOP OF FOUNDATION, INVERT, RIM, AND SPOT GRADE ELEVATIONS, LOCATION OF ALL WATER SERVICE B-BOXES, SANITARY SERVICES, AND STORM SERVICES AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE GRA. HOWEVER THE CONTRACTOR SHALL PROVIDE ALL SERVICE INFORMATION REQUIRED BY THE GRA TO COMPLETE THE RECORD DRAWINGS.

EARTHWORK

- 1. TOPSOIL EXCAVATION
EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.
PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.
EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
TOPSOIL, RESPAED SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE OWNER OR DIRECTED BY THE OWNER.
MODERATE EXCAVATION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
2. EARTH EXCAVATION
EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.
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 0.1 FEET +/- OF 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 REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.
COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE TO REMAIN SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.
3. UNSUITABLE MATERIAL
UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENT OF THE OWNER.
4. THE GRADING CONTRACTOR SHALL:
MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREA.
SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
SCAFFOLD 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.
POUR WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.
USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.
5. TESTING AND FINAL ACCEPTANCE
THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.
ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.
THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

STORM SEWER

- 1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.
2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, 12" AND 15"PCP SHALL BE CLASS IV UNLESS NOTED OTHERWISE. ADS N-12, OR APPROVED PVC SDR 26 PIPE PIPES SHALL CONFORM TO ASTM STANDARDS. THE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATION AND ASTM STANDARDS. ALL UNDERDRAINS SHALL BE ADS N-12 OR PVC SDR 26.
3. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM 4" MINIMUM PVC SDR26 UNLESS NOTED OTHERWISE OR INTO THE GROUND.
4. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE BUTYL ROPE JOINTS. A MAXIMUM OF SIX (6) INCHES ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN FULL MORTAR BED.
5. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A BEDDING, 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL FOR FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
6. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND IF A PUBLIC LINE THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
7. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
8. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
9. MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRECAUTIONS ARE SPECIFIED.

SIGNING AND PAVEMENT MARKING

- 1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE PAINT PER SSRBC, EXCEPT AS MODIFIED BY THE PLANS.
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISNG. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISNG.

SANITARY SEWER

- 1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3212. THE STANDARD DIMENSION RATIO (SDR) FOR PIPE SHALL BE 26, WHERE SHOWN, PVC SDR 21 SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3359. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO ANMA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO ANMA C900/C905
2. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT ALLOWED.
3. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY AND/OR AUTHORIZED AGENCY.
4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321, CLASS I.
5. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.
6. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWERS SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF 1/2" FOR SANITARY SEWER PIPE. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321 CLASS I.
7. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.
8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.
9. THE TESTING OF PIPES' STRAIGHTNESS, AND FIELD TESTING SHALL BE IN ACCORDANCE WITH DEVELOPMENT CODE OF THE MUNICIPALITY.
10. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST REINFORCE CONCRETE RINGS OR MONOLITHIC CONCRETE CONFORMING TO ASTM D478 AND SHALL HAVE AN ECCENTRIC COLE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE CAST IRON NENAH R-1981-1 AT 16" O.C.
11. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NENAH R-1772 OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY OR SANITARY DISTRICT NAME EMBOSSED ON THE LID.
12. ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL ROPE JOINTS. NO MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL PIPE OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES PER ASTM C-923. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.
13. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FOOT (1') OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE EXTERIOR DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.
14. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AND ALL VISIBLE LEAKAGE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.
15. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE TESTED FOR LOW PRESSURE AIR TEST AND DEFLECTION TEST SHALL CONFORM TO SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY AND SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244.
16. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE DISK AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE STUB LOCATIONS AND DESCRIPTION OF ALL DEFECTS; WATER LEVEL, AND LEAKS. IDENTIFY LENGTHS FROM MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE.
17. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR, OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS NECESSARY TO PASS THE TEST REQUIREMENTS.
18. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212 TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPOUT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.
19. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.
20. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWINGS(S) AND SUBMIT TO GOVERNING PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEVIANCES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

SOIL EROSION AND SEDIMENT CONTROL

- 1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.
2. BEFORE CLEANING AND SITE GRADING BEGINS, THE CONTRACTOR/APPLICANT MUST NOTIFY GOVERNMENT AGENCY 2 WORKING DAYS PRIOR TO STARTING CONSTRUCTION ENTRANCE AND SILT FENCE WHICH SHALL BE INSTALLED AS SHOWN ON THE PLANS.
3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGIN ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT FROM CONSTRUCTION VEHICLES.
4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE STORM STRUCTURES SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NO, NPDES PERMIT & SWPPP PLAN.
8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE THOROUGHLY CLEANED AND FREE OF DIRT AND DEBRIS. SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT INTO THE DOWNSTREAM STORM SEWER SYSTEM OR DETENTION BASIN(S)
9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.
11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS.
B. SOIL STOCK PILES MUST BE STABILIZED OR COVERED AT THE END OF EACH DAY.
C. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THIS DEVELOPMENT SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
14. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THEN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN THE AREA.
15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DOWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.
16. GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY.
17. ALL CONTRACTORS AND SUB CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.
18. THE ENTIRE SITE MUST BE STABILIZED USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
19. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.

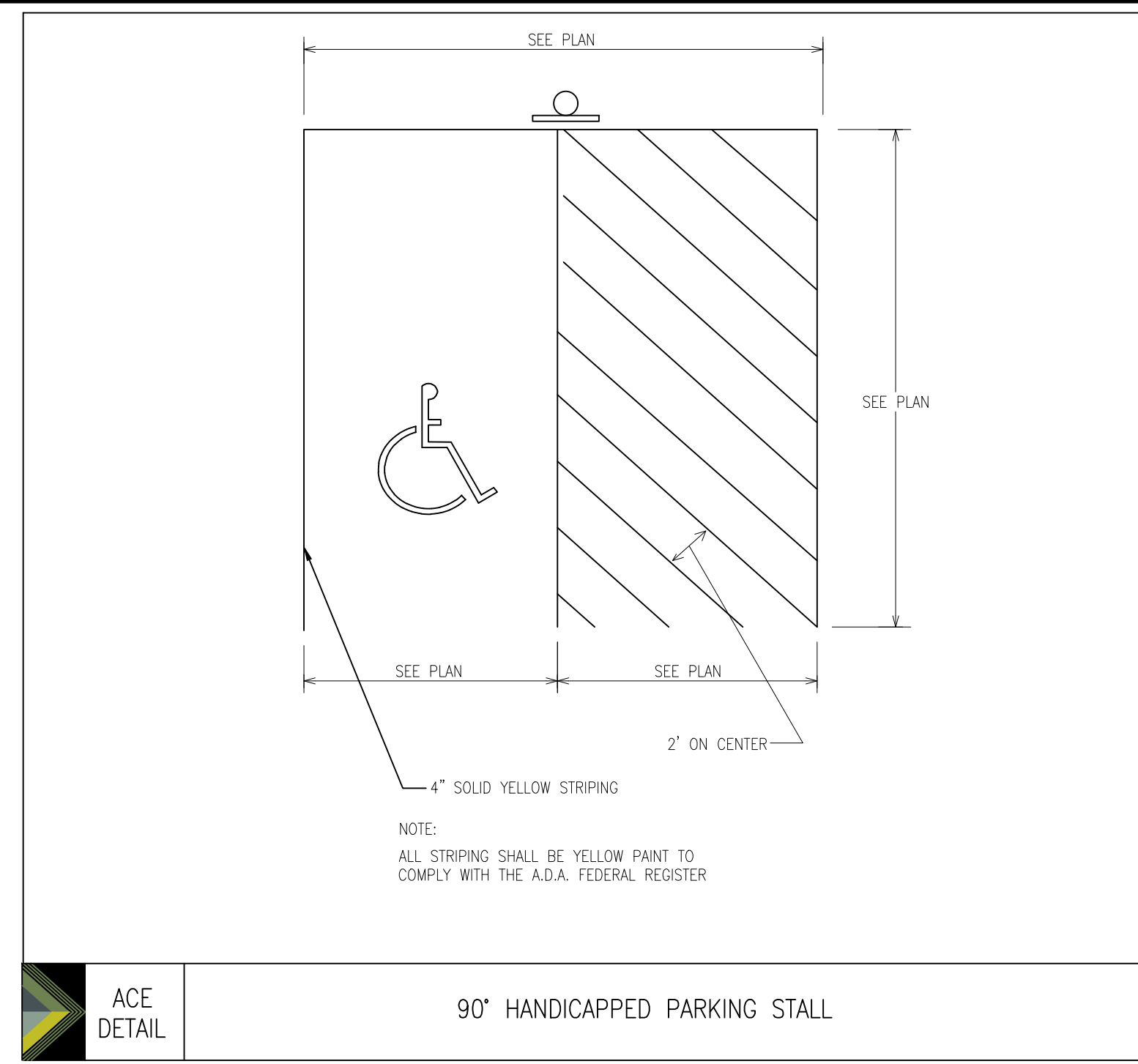
WATER MAIN

- 1. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 52, PIPE CONFORMING TO ANMA C-151 (ANSI A-215.1) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING CONFORMING TO ANSI A-21.4 (ANMA C-104). ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE 28 MILLIMETER POLY WRAFF MINIMUM OR WITH THE MUNICIPAL REGULATIONS.
2. THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-21.11 (ANMA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING/COMPLY WITH ANSI A21.4 OR ANMA C205, STANDARD THICKNESS) AND SEAL COATING (AS SPECIFIED FOR GENERAL USE IN ANSI A21.51 OR ASPHALT COATING PER ANMA C-151) WITH PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.10 (ANMA C-110).MECHANICAL JOINTS RETAINER GLANDS SHALL COMPLY WITH ANSI A21.10 OR A21.53.
3. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON ALL WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC..
4. DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE CONFORMING TO ANMA C-509 LATEST STANDARDS, AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NENAH R-1772 OR APPROVED EQUAL AND LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME.
5. THE TYPICAL MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES.
6. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX LID SHALL HAVE WORD "WATER" EMBOSSED ON THE LID. SEE FIRE HYDRANT DETAIL ON DETAIL SHEET.
7. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND ANMA SPECIFICATIONS.
8. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL NEW WATER MAINS. SEE WATER MAIN DETAIL ON DETAIL SHEET.
9. IEPA WATER MAIN PROTECTION
A. WATER MAINS:
1. HORIZONTAL SEPARATION:
a) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
b) WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND
2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
3) THE WATER MAIN IS IN A SEPARATE TRENCH.
c) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION:
a) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
b) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, THEN ONE OF THE FOLLOWING METHODS SHALL BE FOLLOWED:
1) THE STORM DRAIN SHALL BE CONSTRUCTED OF "O" RING JOINTS AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS.
2) THE WATER MAIN MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE AS INDICATED ON THE PLANS AND AS PER THE SPECIAL CROSSING DETAIL SHOWN ON THE DETAIL SHEET.
c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WHERE DRAIN AND WATER MAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
10. TESTING:
ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH REQUIREMENTS OF THE IEPA AND THE "STANDARD SPECIFICATIONS FOR WATER MAINS AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.
CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER SERVICES AND SHALL NOTIFY THE OWNER OF THE WATER SYSTEM 48 HOURS PRIOR TO TESTING.
THE CONTRACTOR SHALL PRESSURE TEST ALL NEW WATER MAIN BEFORE WATER SERVICED HAVE BEEN INSTALLED. THE CONTRACTOR SHALL PERFORM A PRELIMINARY TEST TO INSURE THAT ALL SEGMENTS OF THE SYSTEM MEET LEAKAGE RATES AS SET FORTH HEREIN.
AFTER ALL MAINS HAVE BEEN PRESSURE TESTED, THE CONTRACTOR SHALL INSPECT THE MAINS IN ACCORDANCE WITH ANMA STANDARD C-651. THE CONTRACTOR WILL SAMPLE THE CHLORINATED DISINFECTING SOLUTION, AFTER FINAL FLUSHING, AND AS WITNESSED BE THE VILLAGE UTILITY 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.

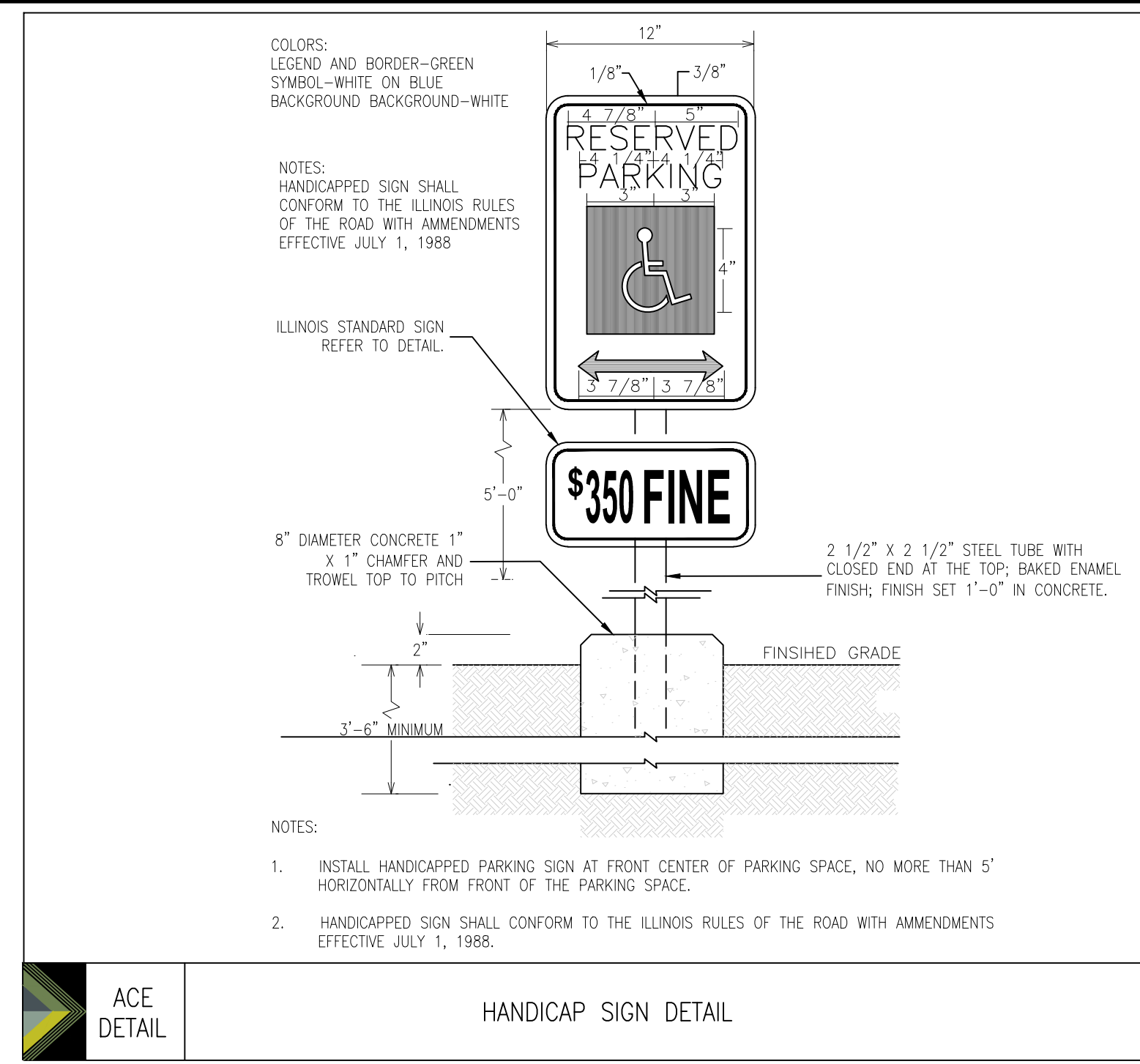
PAVEMENT

- 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 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.
2. CURB AND GUTTER
A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILLED ON THE ENGINEERING PLANS.
B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
C. THE STONE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.
D. THE CURB DEPRESSIONS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER PLANS AND IDOT STANDARDS.
3. PAVEMENT
A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES 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. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
C. PROVIDE CONSTRUCTION, EXPANSION, AND CONTRACTION JOINTS FOR CURB AND GUTTER, AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS.
D. REMOVE ALL EXCESS MATERIALS AND DEBRIS AND DISPOSE OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
5. TESTING AND FINAL ACCEPTANCE
A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE SUBGRADE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE MINIMUM IBR VALUE OF 3.0.
B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE THE CONTRACTOR, WHEN REQUIRED, SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
C. 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 ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER.
B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER, AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
7. BARRICADES
IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADES, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION AND IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.

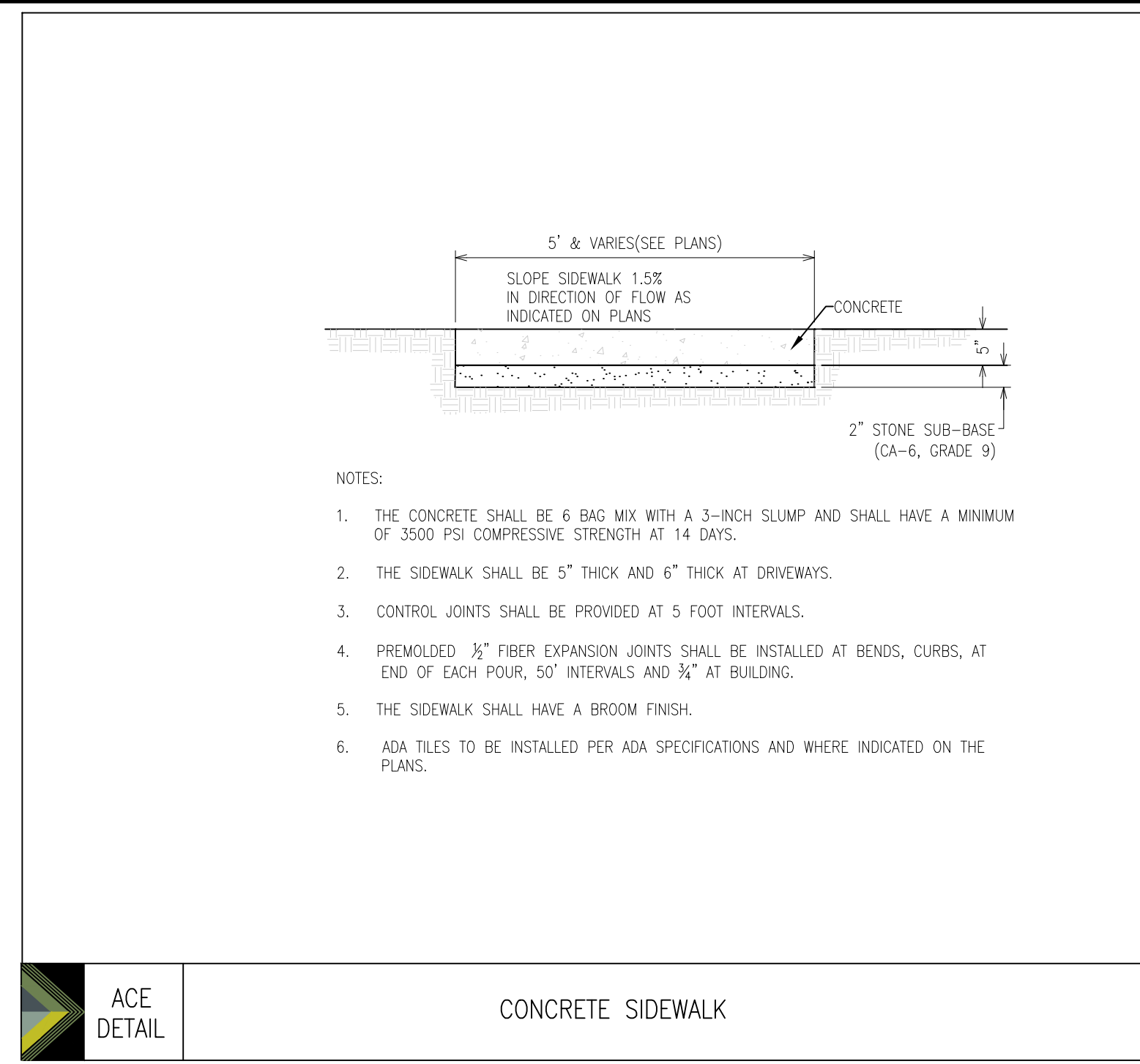
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
(630) 500-9467 www.acebuilts.com
SPECIFICATIONS
RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS
16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527
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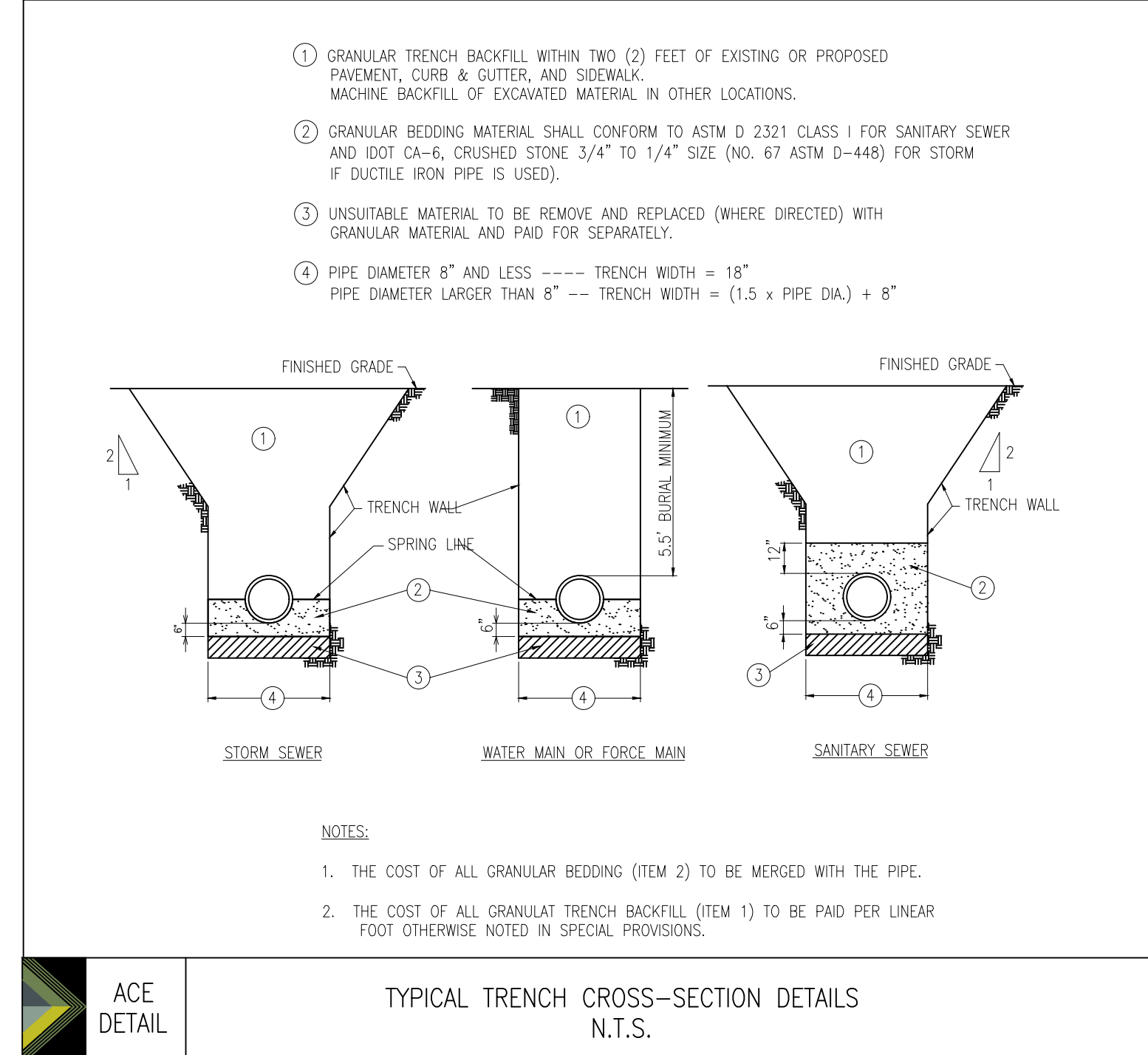
ACE DETAIL 90° HANDICAPPED PARKING STALL



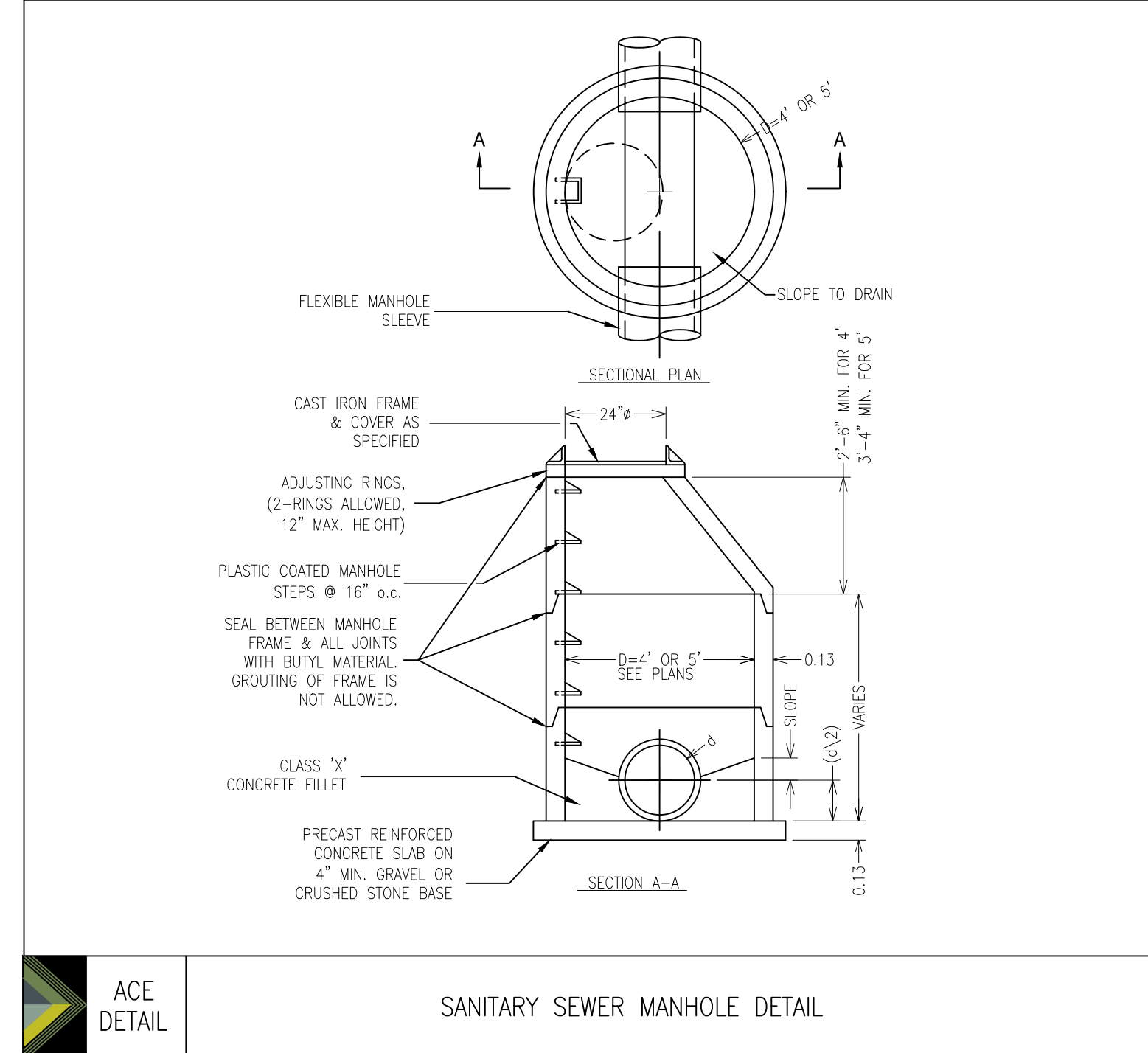
ACE DETAIL HANDICAP SIGN DETAIL



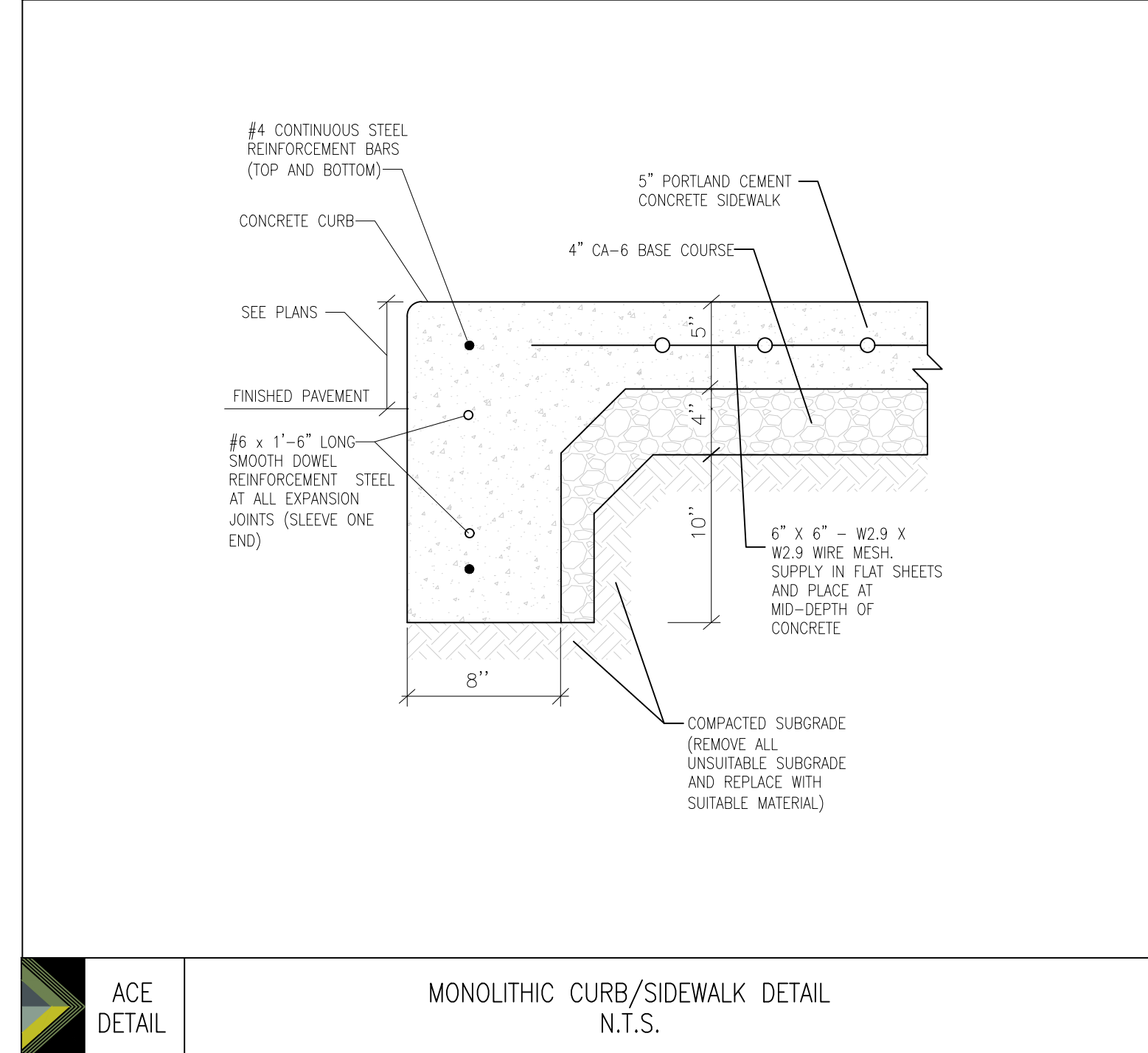
ACE DETAIL CONCRETE SIDEWALK



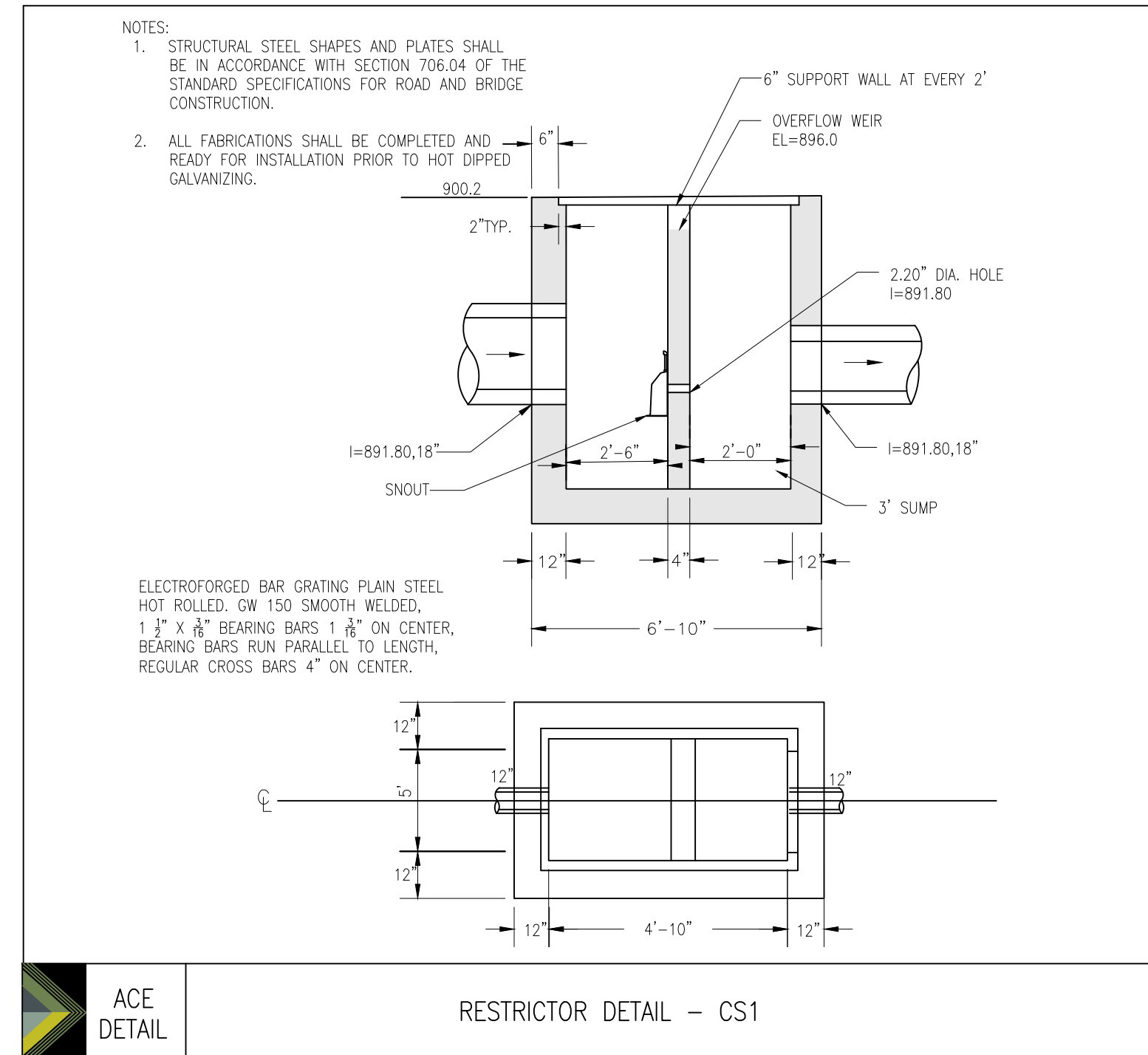
ACE DETAIL TYPICAL TRENCH CROSS-SECTION DETAILS N.T.S.



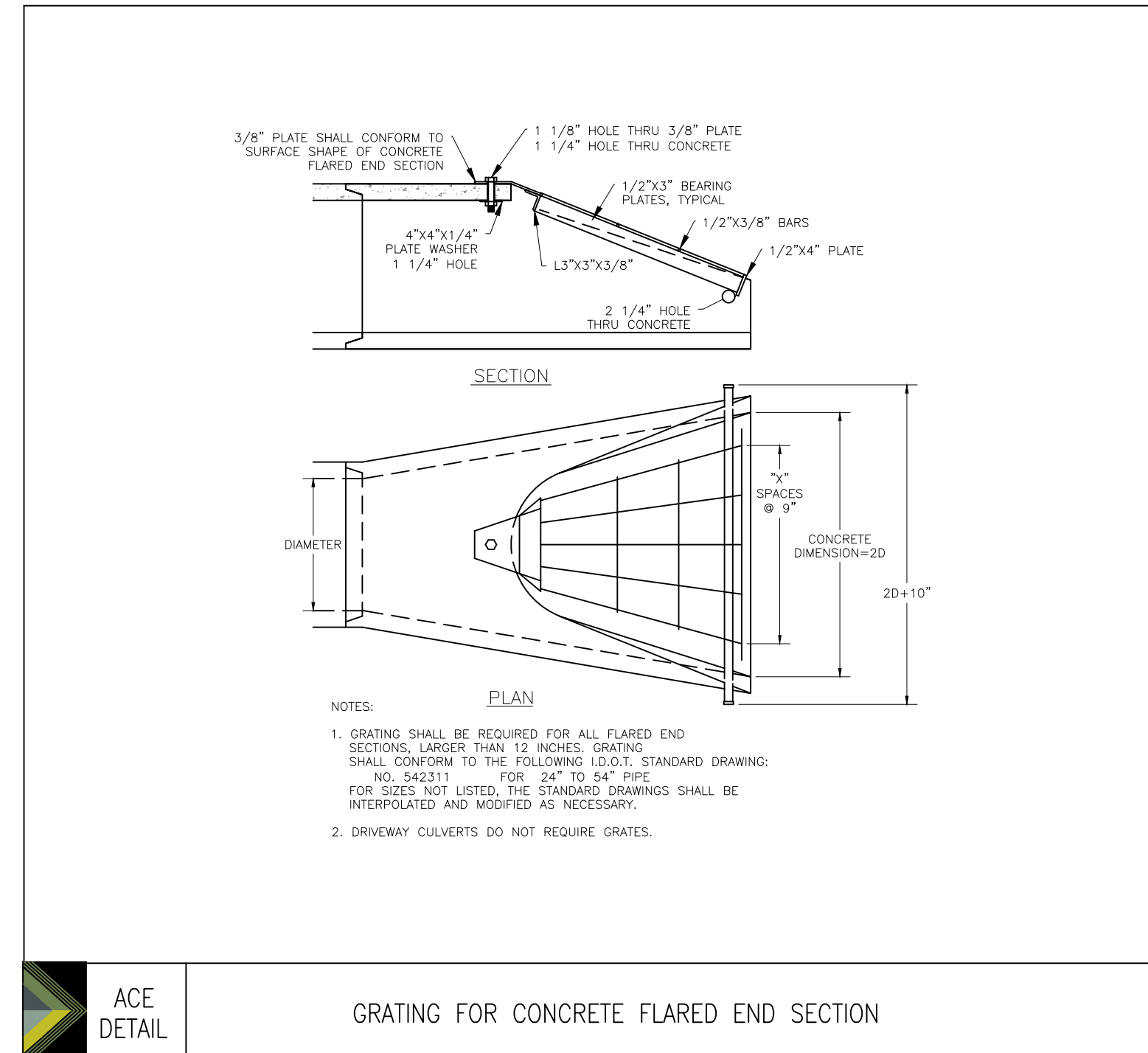
ACE DETAIL SANITARY SEWER MANHOLE DETAIL



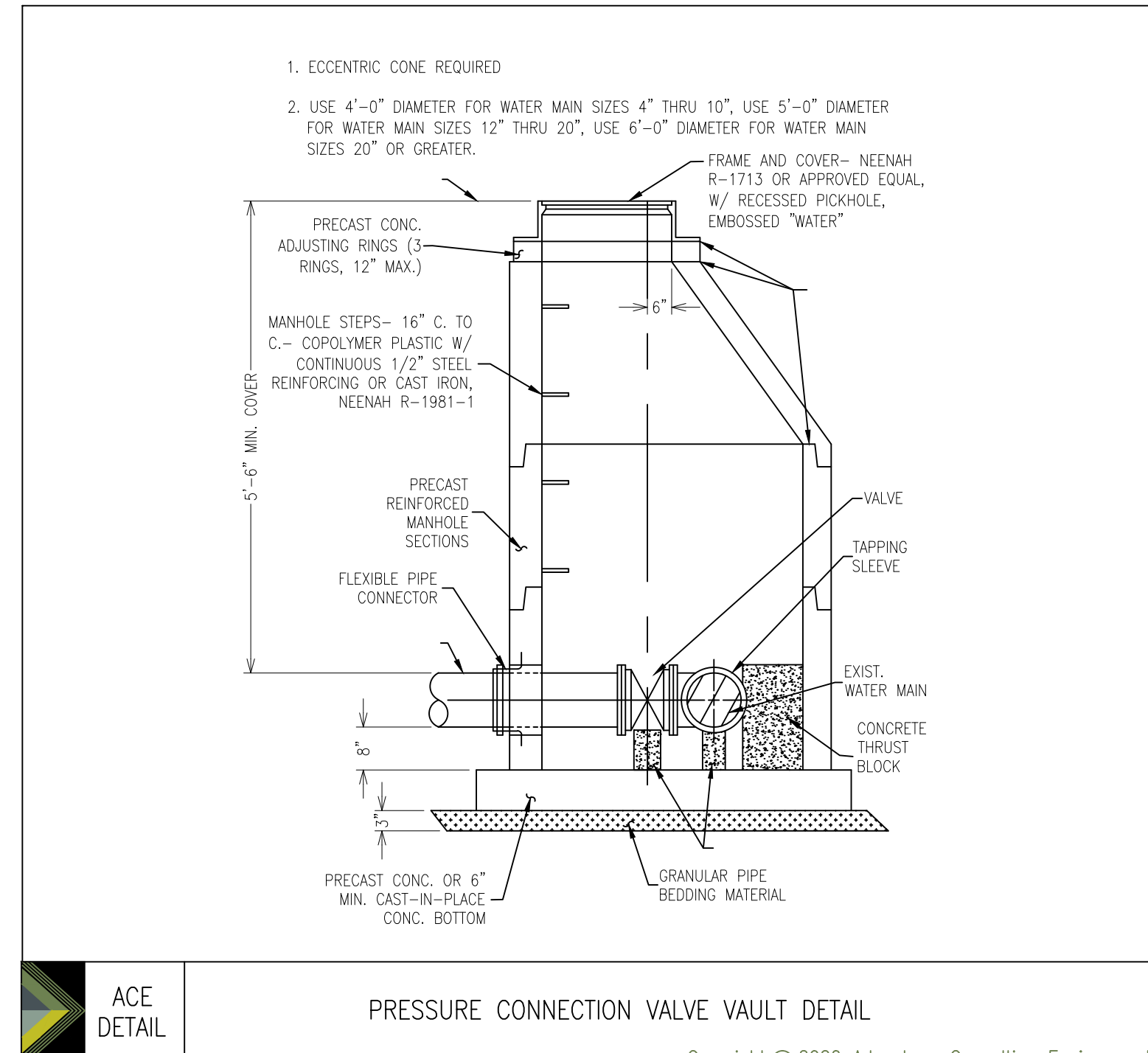
ACE DETAIL MONOLITHIC CURB/SIDEWALK DETAIL N.T.S.



ACE DETAIL RESTRICTOR DETAIL - CS1



ACE DETAIL GRATING FOR CONCRETE FLARED END SECTION



ACE DETAIL PRESSURE CONNECTION VALVE VAULT DETAIL

REMARKS

DATE

NO.

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80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
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DETAILS

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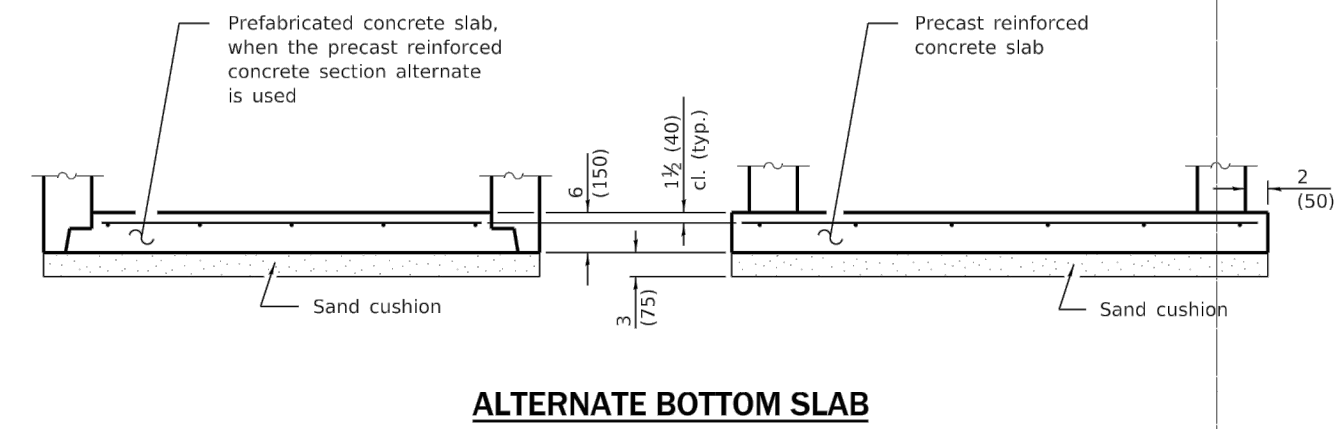
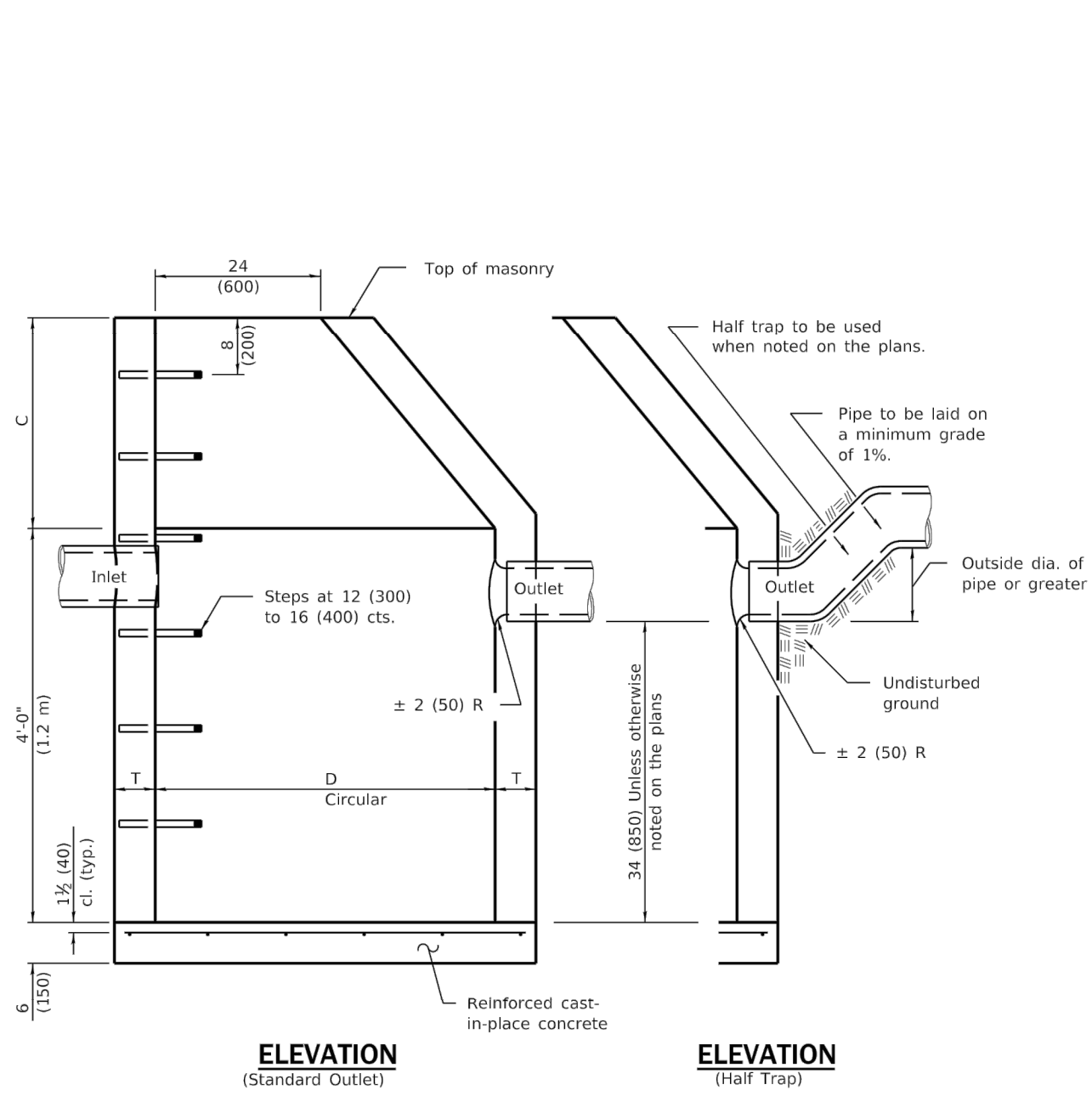
RWE
DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

SHEET:
D1
12 OF 12

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ALTERNATE MATERIALS FOR WALLS	D	C*	T
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft. (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02

Illinois Department of Transportation

APPROVED: *Michael S. ...* January 1, 2011
 ENGINEER OF BRIDGES AND STRUCTURES

DESIGNED: *Michael S. ...* January 1, 2011
 ENGINEER OF DESIGN AND ENVIRONMENT

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	(51)	4	24 (610)	4'-0 1/2" (1.241 m)	6'-0 1/2" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (333)	(57)	6	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2 (51)	11 (280)	1:2.4
18 (450)	990 (450)	(64)	9	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	12 (305)	1:2.4
21 (525)	1280 (580)	(70)	9	35 (889)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	13 (330)	1:2.4
24 (600)	1520 (690)	(76)	9 1/2	37 (942)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	14 (356)	1:2.5
27 (675)	1930 (875)	(83)	10 1/2	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	14 1/2 (368)	1:2.4
30 (750)	2190 (995)	(89)	12	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	15 (381)	1:2.5
33 (825)	3200 (1450)	(95)	12 1/2	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	15 1/2 (394)	1:2.5
36 (900)	4100 (1860)	(102)	15	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	16 (407)	1:2.5
42 (1050)	5380 (2440)	(114)	21	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	22 (559)	1:2.5
48 (1200)	6550 (2970)	(127)	24	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	22 (559)	1:2.5
54 (1350)	8240 (3740)	(140)	27	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:2.0
60 (1500)	8730 (3960)	(152)	30	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:1.9
66 (1650)	10710 (4860)	(165)	33	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:1.7
72 (1800)	12520 (5680)	(178)	36	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:1.8
78 (1950)	14770 (6700)	(191)	36	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:1.8
84 (2100)	18160 (8240)	(203)	36	37 (942)	4'-0" (1.219 m)	6'-1 1/2" (1.854 m)	36 (914)	2 (51)	24 (610)	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

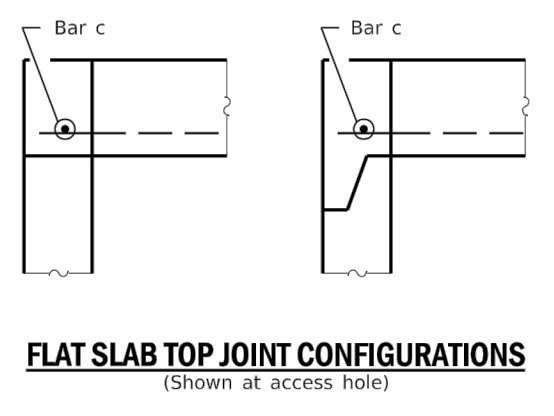
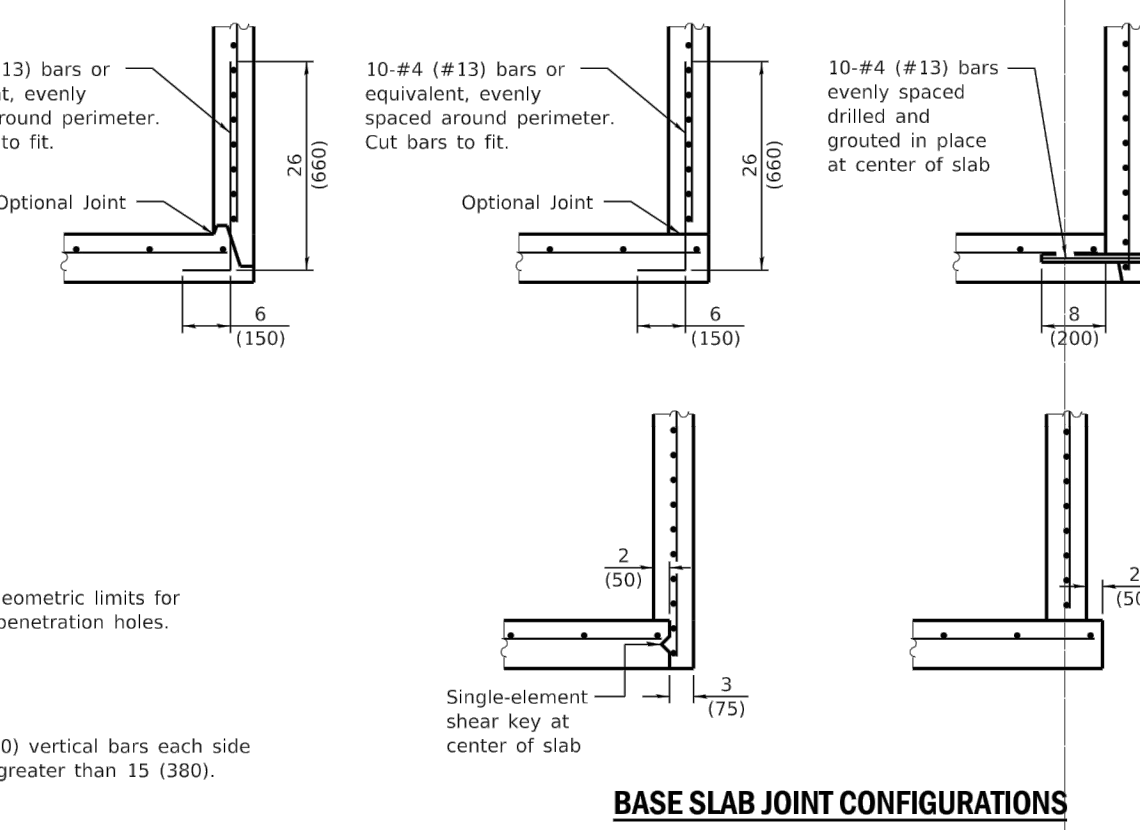
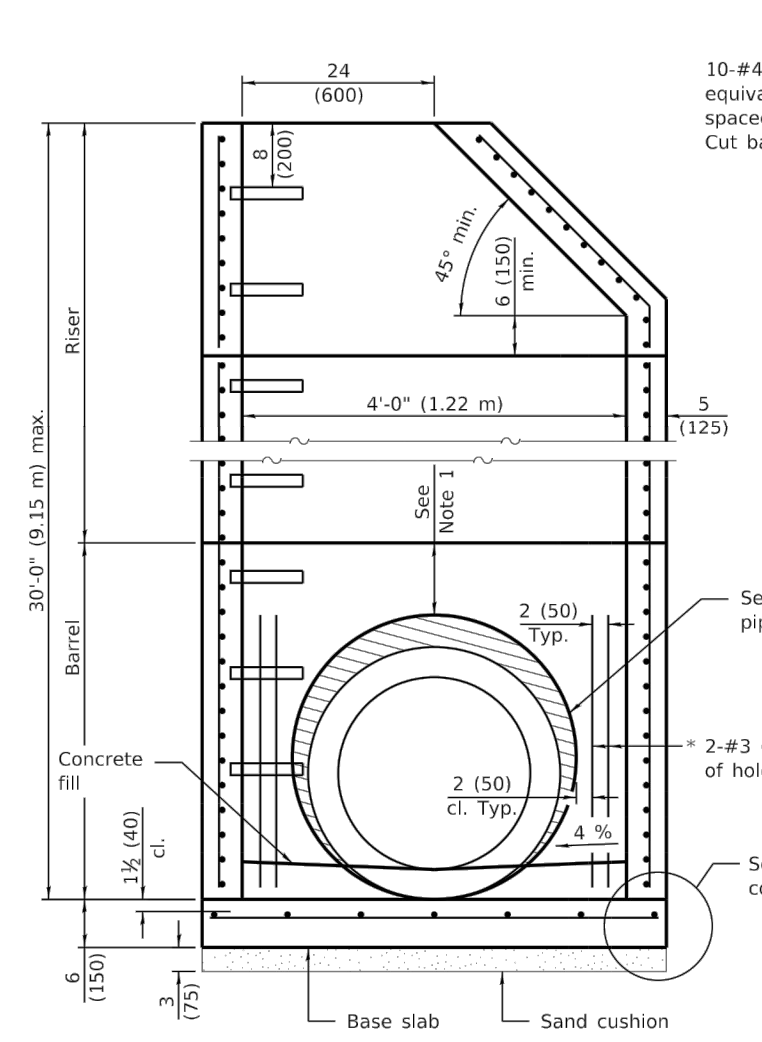
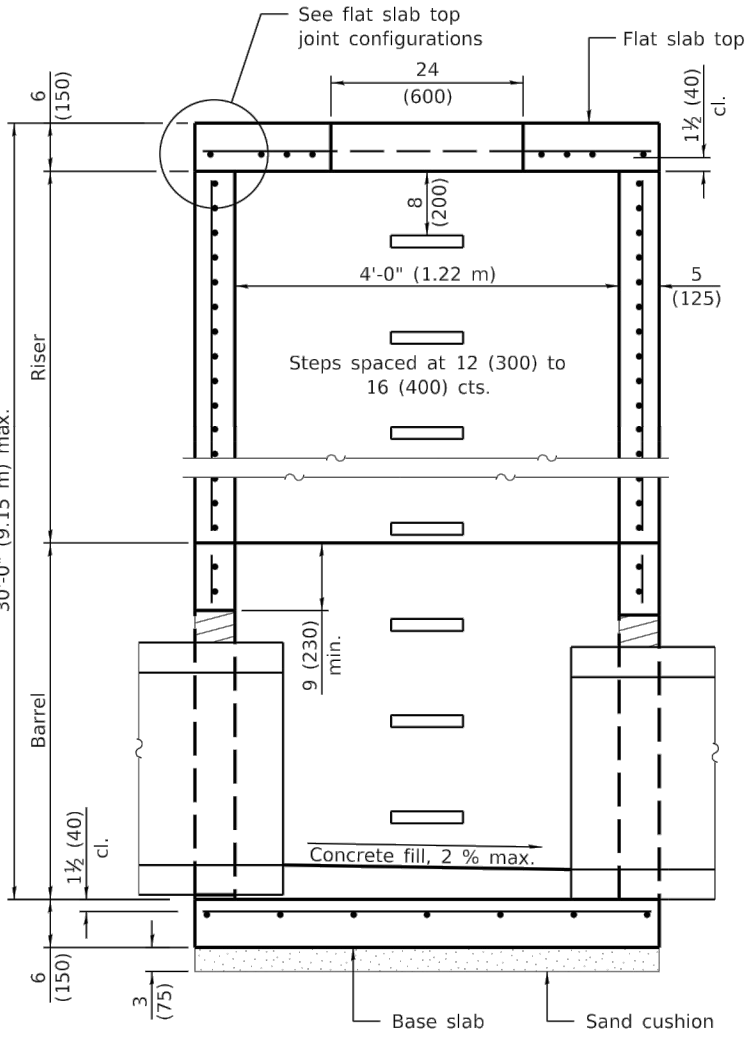
PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

Illinois Department of Transportation

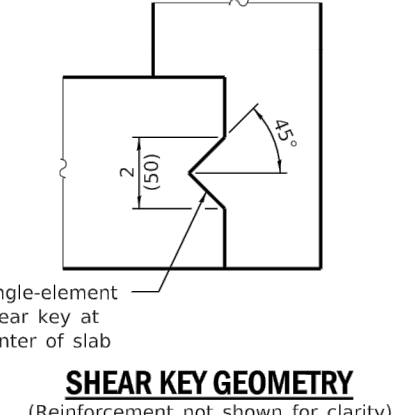
APPROVED: *Michael S. ...* January 1, 2011
 ENGINEER OF BRIDGES AND STRUCTURES

DESIGNED: *Michael S. ...* January 1, 2011
 ENGINEER OF DESIGN AND ENVIRONMENT



GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

- Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).
- Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).
- Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.
- Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.
- Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).
- Note 6: Only pipe penetration holes < 15 (380) are allowed in riser sections.



GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

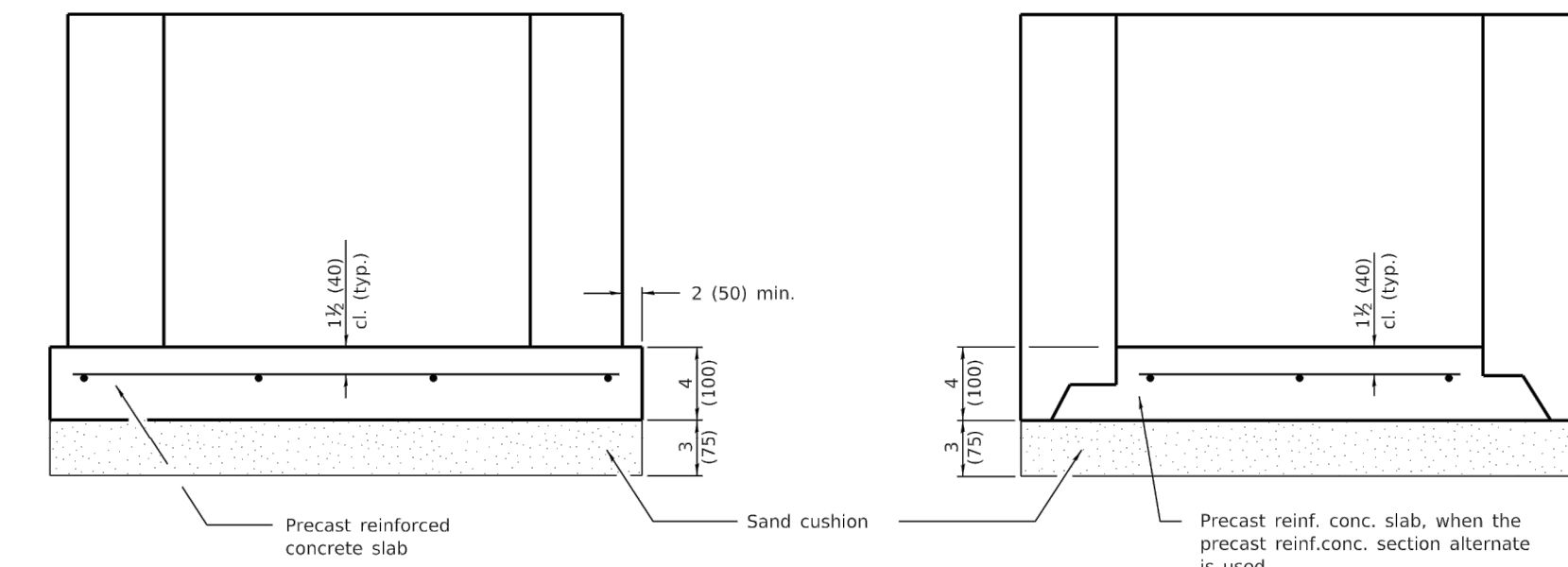
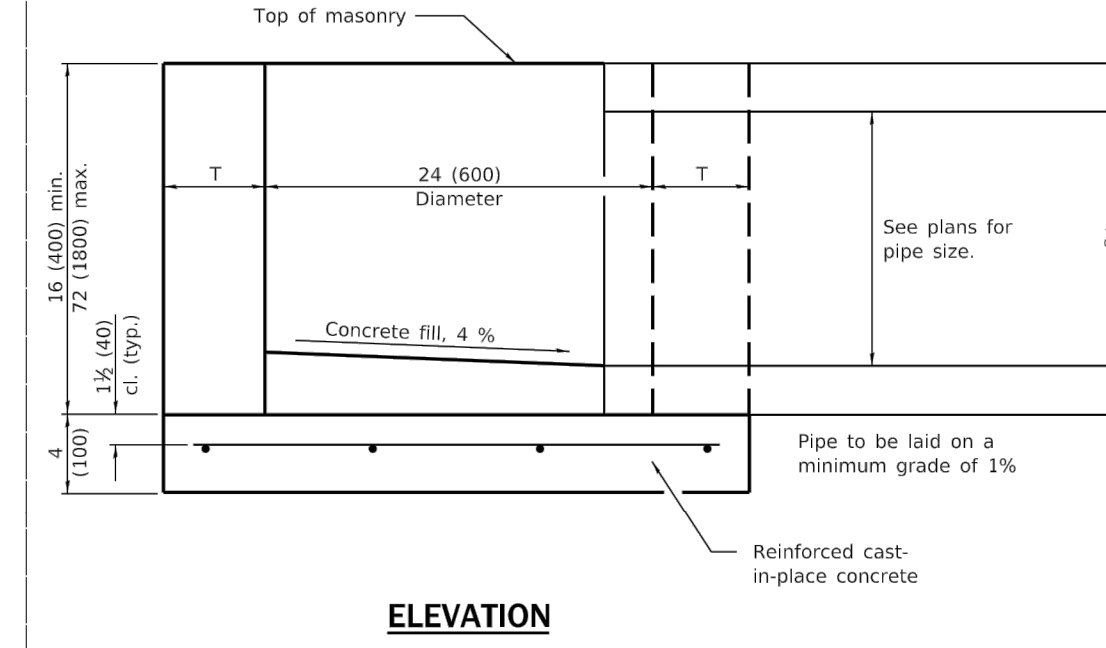
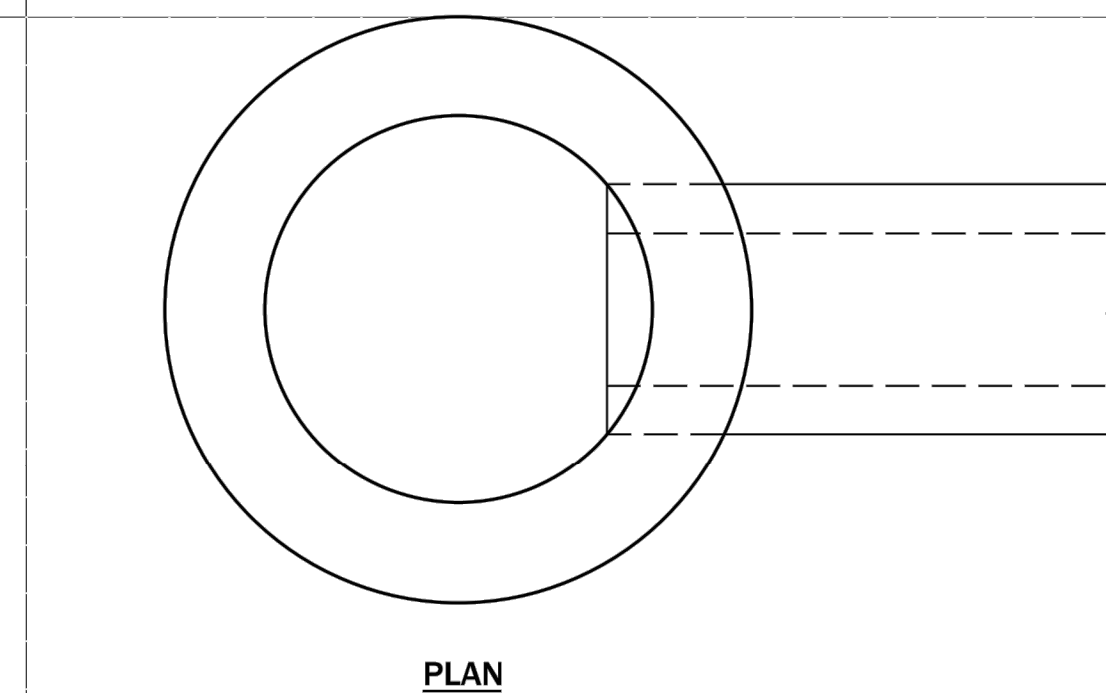
PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

STANDARD 602401-07

Illinois Department of Transportation

APPROVED: *Michael S. ...* January 1, 2014
 ENGINEER OF POLICY AND PROCEDURES

DESIGNED: *Michael S. ...* January 1, 2014
 ENGINEER OF DESIGN AND ENVIRONMENT



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

INLET - TYPE A

STANDARD 602301-04

Illinois Department of Transportation

APPROVED: *Michael S. ...* January 1, 2014
 ENGINEER OF POLICY AND PROCEDURES

DESIGNED: *Michael S. ...* January 1, 2014
 ENGINEER OF DESIGN AND ENVIRONMENT

ADVANTAGE
 CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 630-520-2467
 WWW.ADVANTAGEILL.COM

DETAILS

RED BARN ANIMAL HOSPITAL
 GILBERT, ILLINOIS

RWE
 DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
 BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
 JOB: 21-052

SHEET:
D2

13 OF 12

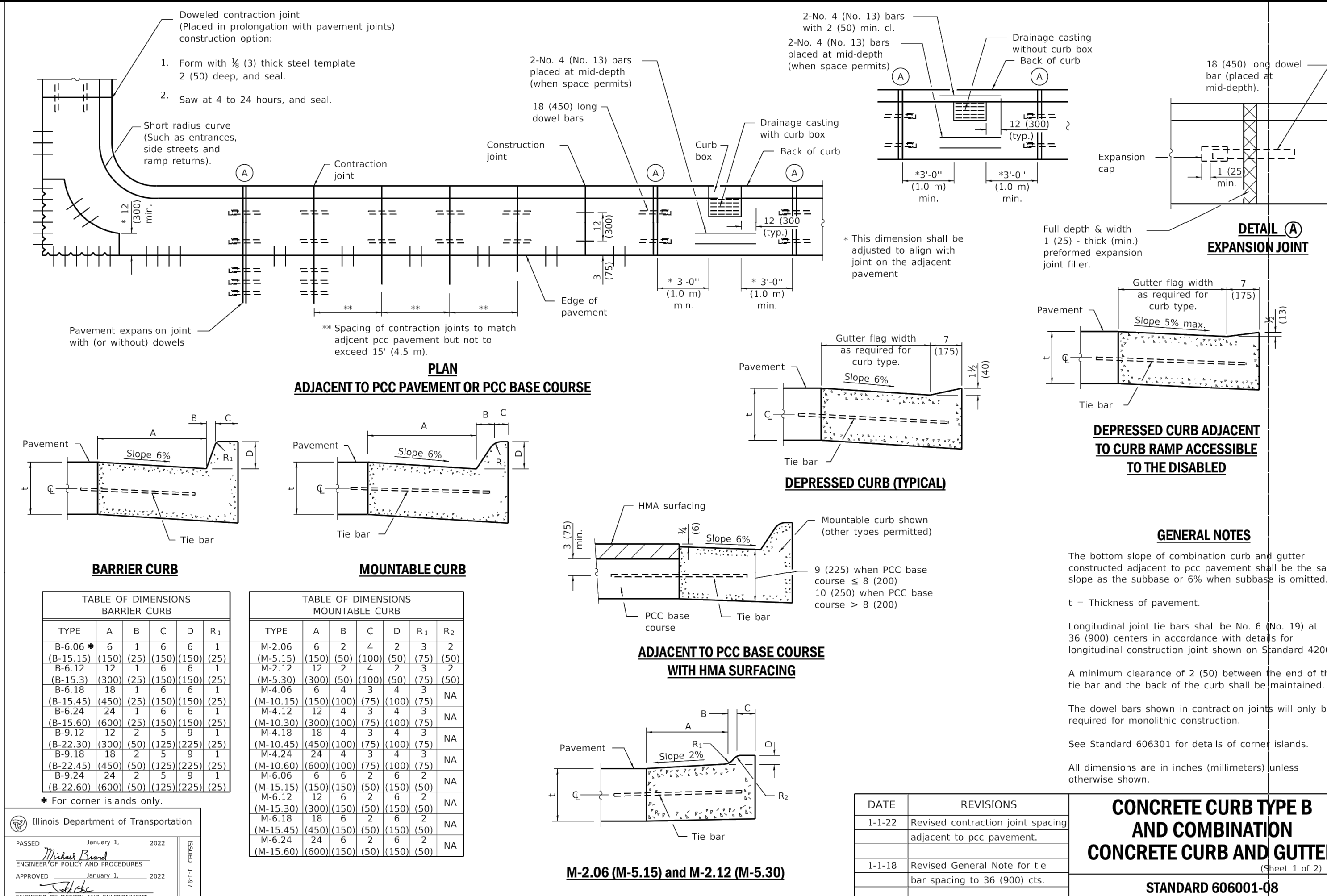


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R ₁
B-6.06	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	9	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	9	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	9	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

• For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

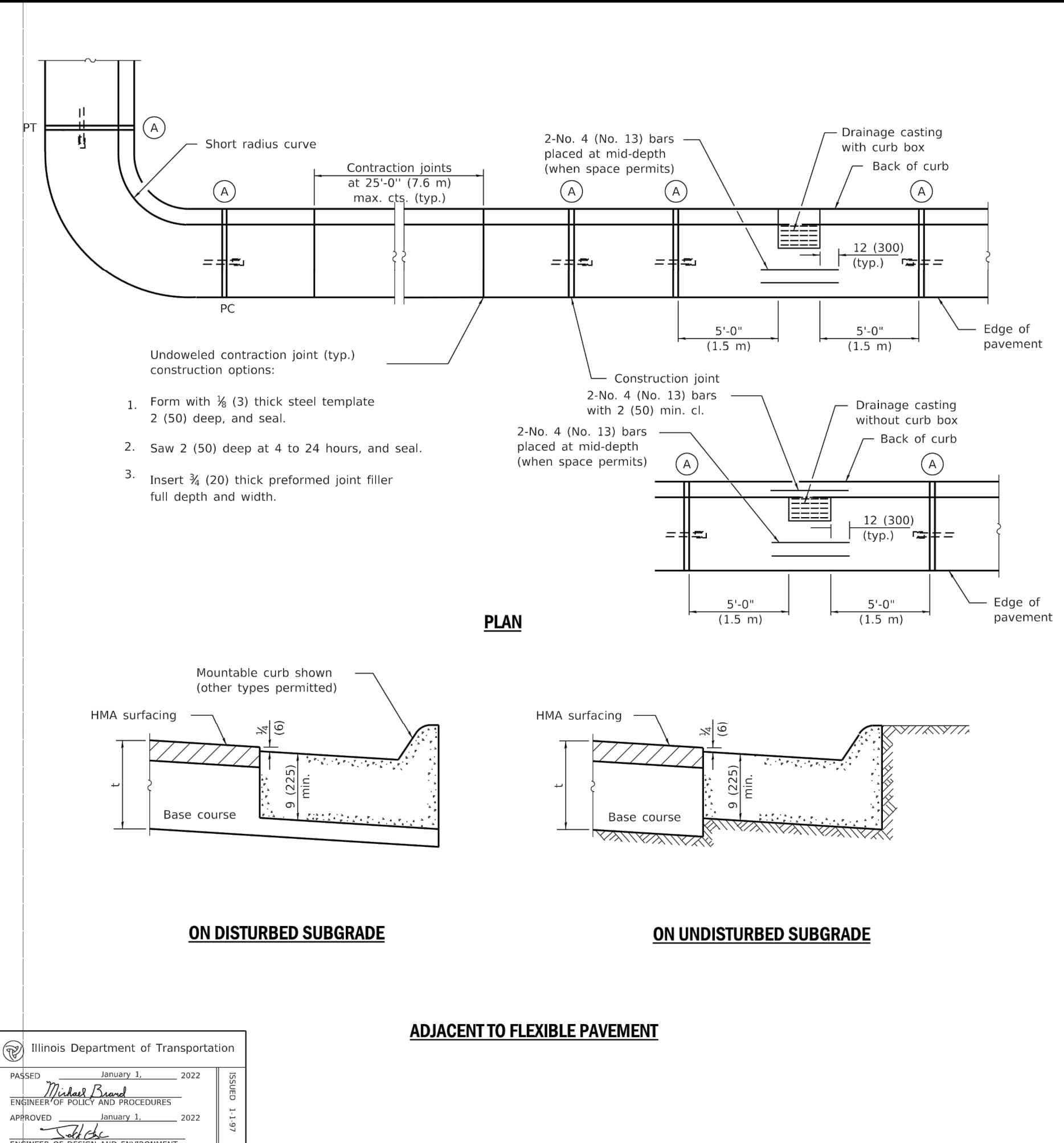
TYPE	A	B	C	D	R ₁	R ₂
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	4	3	4	3	NA
(M-10.15)	(150)	(100)	(75)	(100)	(75)	NA
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	NA
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	NA
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	NA
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	NA
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	NA
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	NA
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	NA

REVISIONS

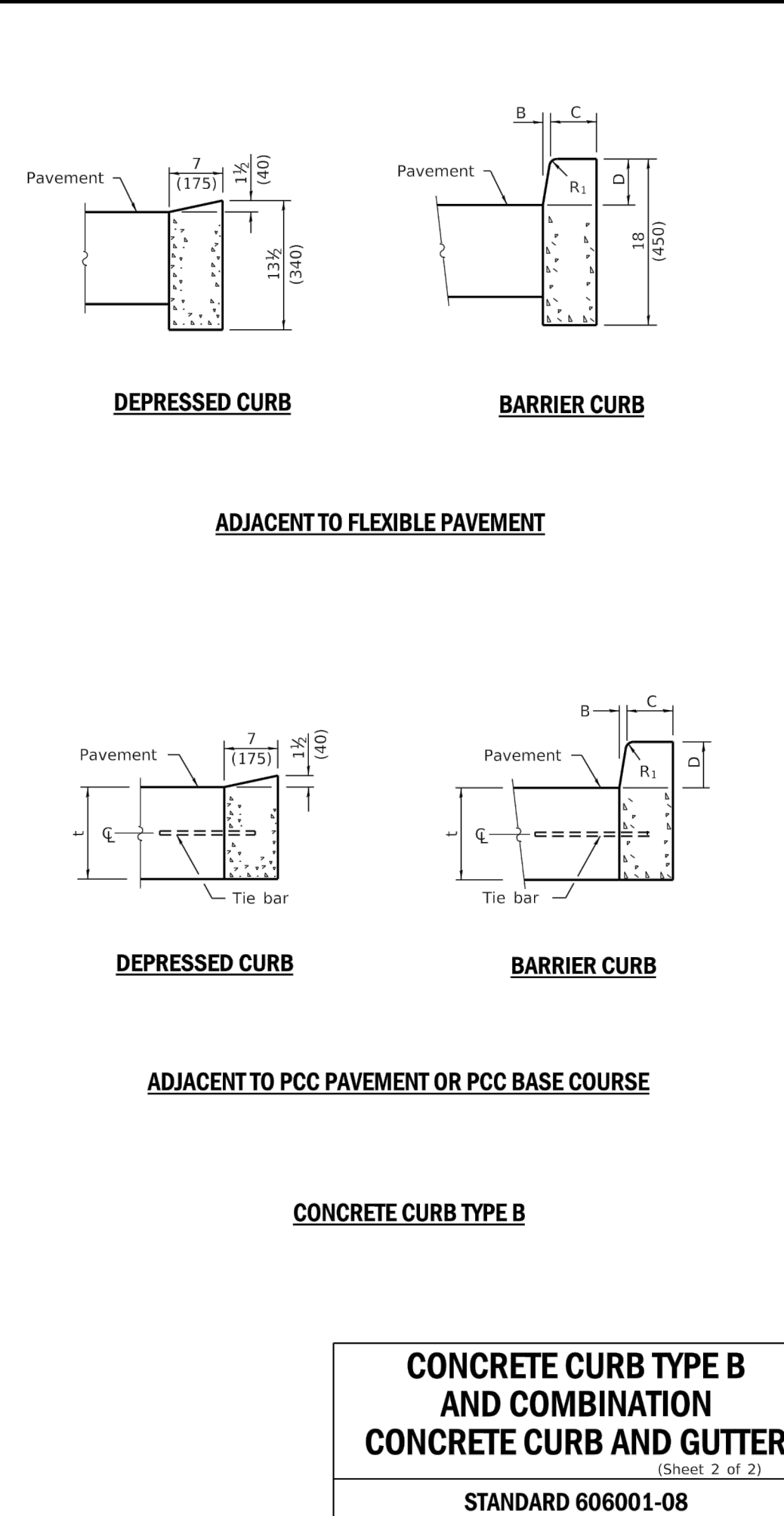
DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
 (Sheet 1 of 2)
STANDARD 606001-08

Illinois Department of Transportation
 PASSED January 3, 2022
 ENGINEER OF POLICY AND PROCEDURES
 APPROVED February 3, 2022
 ENGINEER OF DESIGN AND ENVIRONMENT



Illinois Department of Transportation
 PASSED January 3, 2022
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Illinois Department of Transportation
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 APPROVED February 3, 2022
 ENGINEER OF DESIGN AND ENVIRONMENT

REVISIONS

NO.	DATE	REVISIONS

ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 WWW.ACEENGINEERS.COM
 630-520-2467

DETAILS

RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS

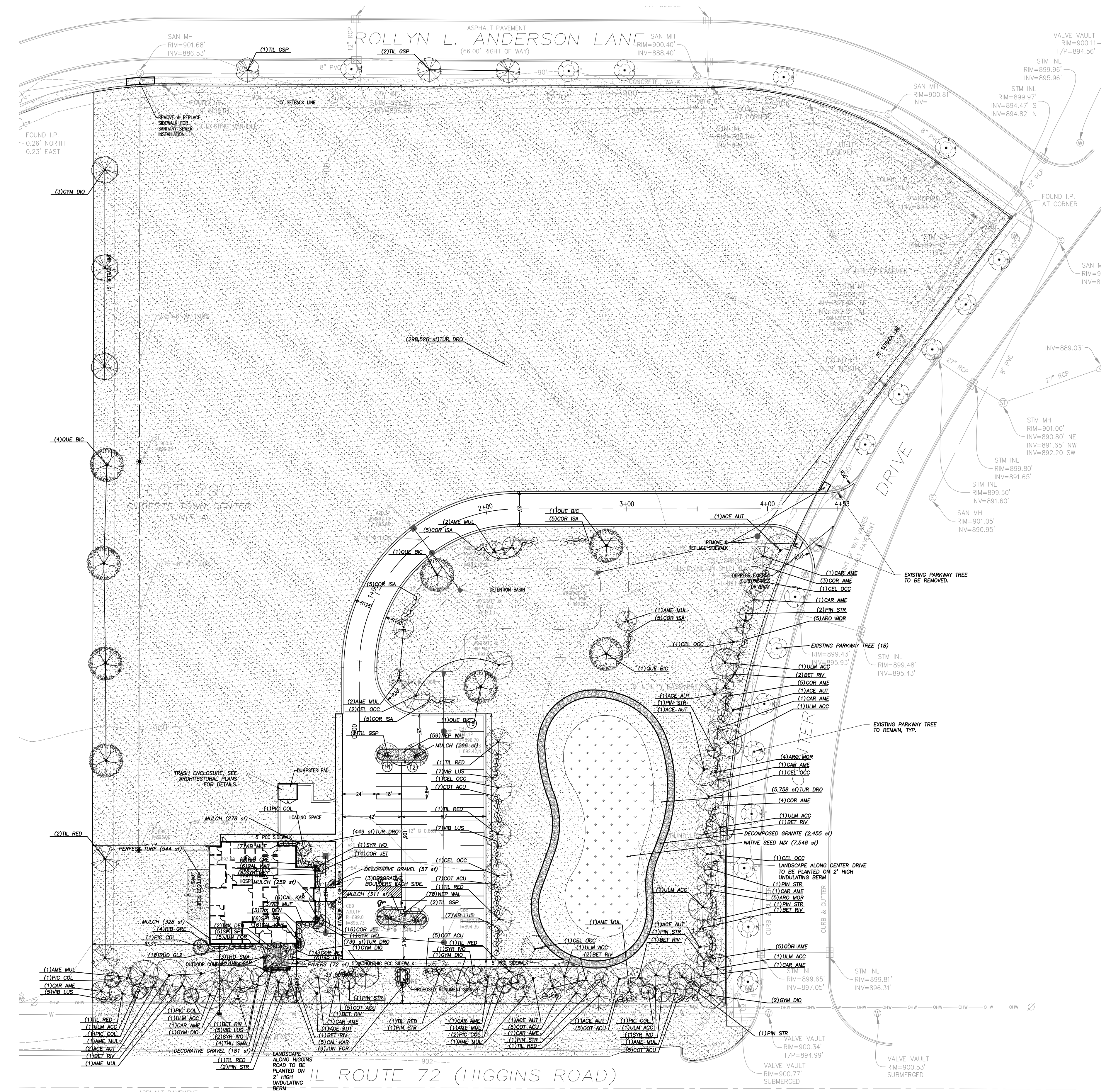
RWE DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
 BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
 JOB: 21-052

SHEET:
D3

14 OF 12



PLANT SCHEDULE

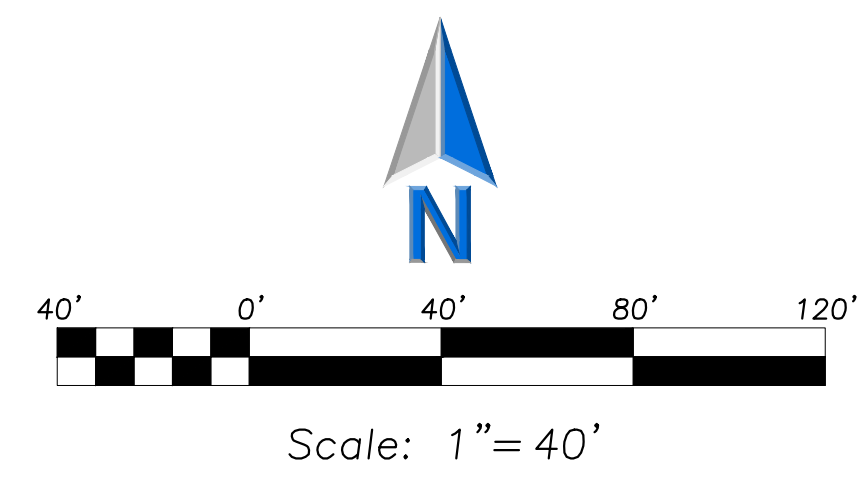
PLANT	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE AUT	ACEFR RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	3" CAL.	10
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL.	9
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	3" CAL.	8
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	8
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	3" CAL.	10
TIL CSP	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	3" CAL.	7
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	3" CAL.	9
EVERGREEN TREES				
PIC COL	PICEA PLUMBENS 'COLORADO GREEN' / COLORADO GREEN BLUE SPRUCE	B & B	6" HT.	8
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6" HT.	12
UNDERSTORY TREES				
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY	B & B	6" MULTI-TRUNK	12
BET RV	BETULA NIGRA / RIVER BIRCH	B & B	8" CLUMP	11
CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM	B & B	2" CAL.	11
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	6
DECIDUOUS SHRUBS				
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	B & B	36" HT.	14
COR ISA	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	B & B	36" HT.	25
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	17
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	39
RIB GRE	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	6
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	18" HT.	11
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	6
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	10
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	37
EVERGREEN SHRUBS				
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	14
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	5
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	6" HT.	7
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	29
PERENNIALS				
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	44
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	129
RUD GL2	RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN	CONT.	QUART	10
TURF GRASS				
TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	COND.	SEED	305,472 SF

SITE MATERIALS SCHEDULE

EXISTING	QTY	REMARKS
EXISTING PARKWAY TREE	18	
NATIVE SEED MIX	7,546 SF	
DECORATIVE GRAVEL	237 SF	
MULCH	1,442 SF	
DECOMPOSED GRANITE	2,455 SF	
PERFECT TURF	544 SF	
PAVERS	72 SF	

LANDSCAPE NOTES:

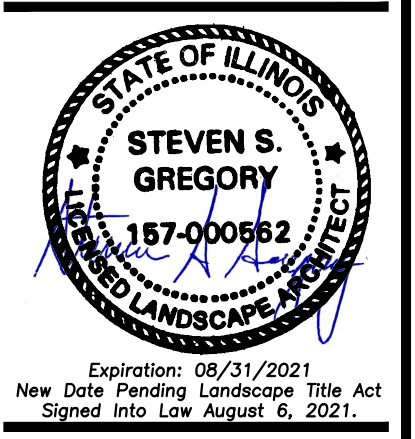
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND CUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIALS THROUGHOUT THE GUARANTEE PERIOD. DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILL WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM



RED BARN ANIMAL HOSPITAL
GILBERTS, ILLINOIS



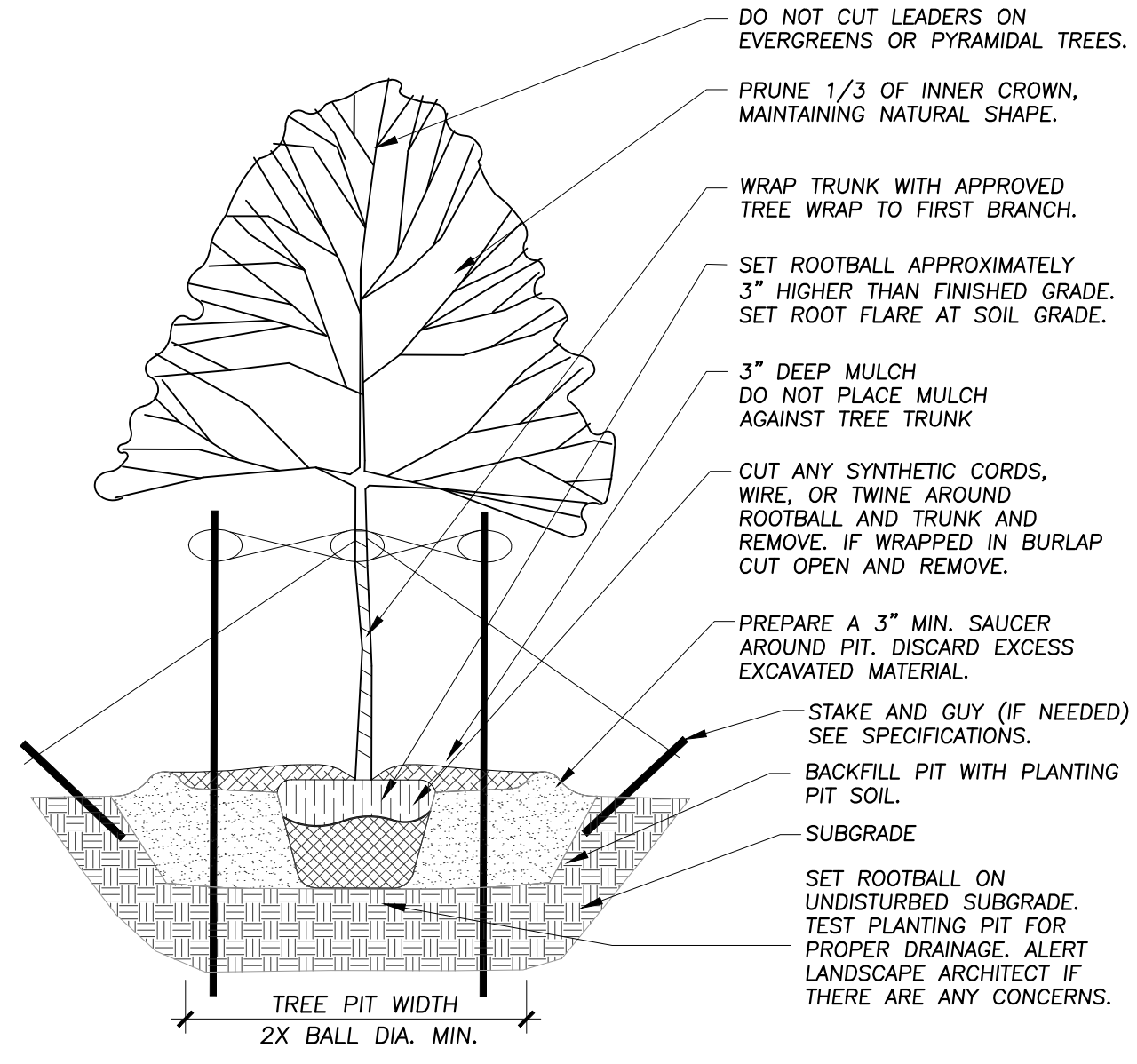
DATE	DESCRIPTION
2022-02-09	SSG OWNER REVIEW
2022-02-09	SSG OWNER REVISIONS
2022-02-23	SSG VILLAGE REVIEW COMMENTS

2021-0095
PROJECT NUMBER
02-07-2022
DATE
SSG MM
DRAWN BY FINAL REVIEW

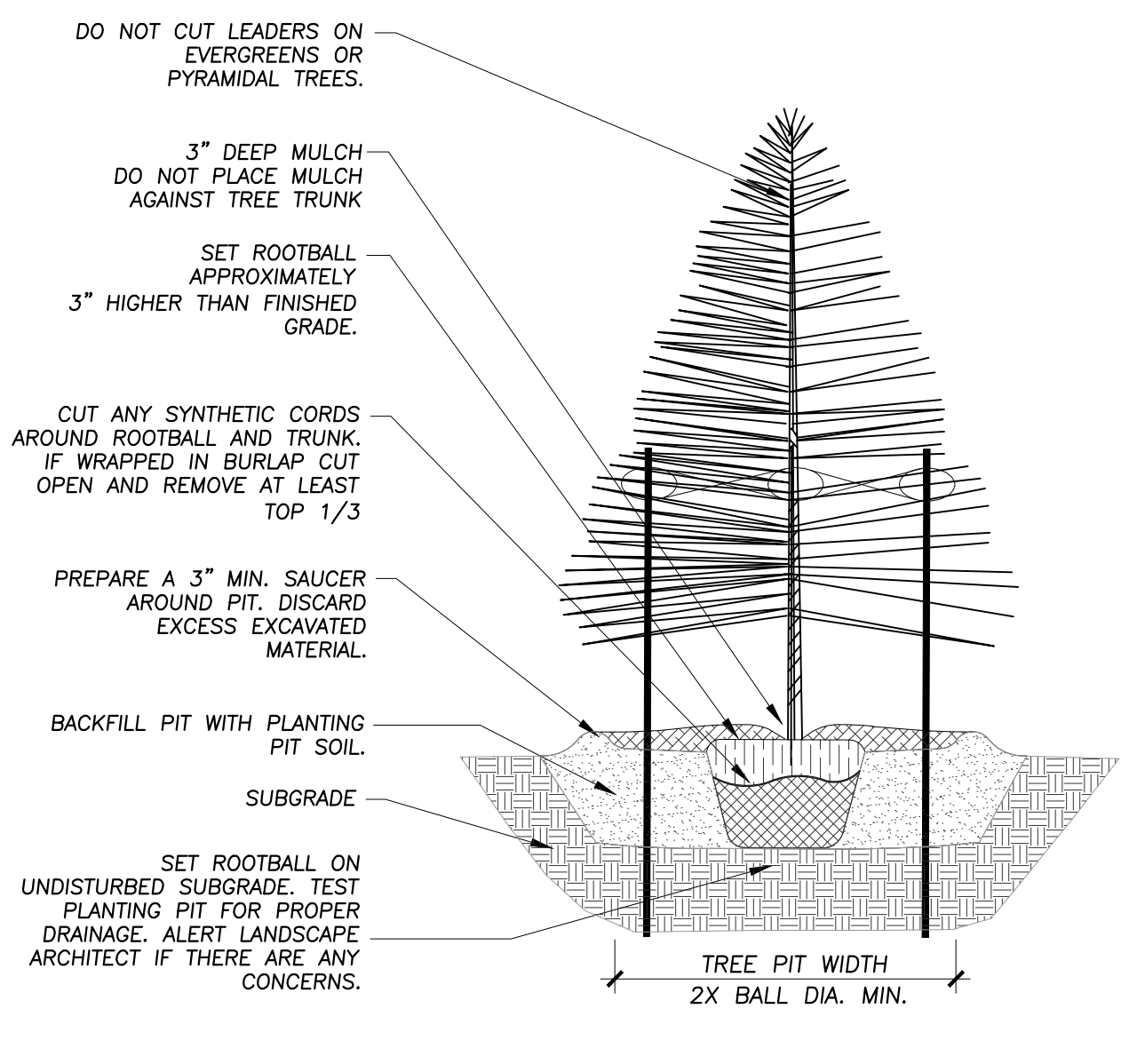
COPYRIGHT - LINDEN GROUP INC. ALL RIGHTS RESERVED.
ALL DIMENSIONS, SPECIFICATIONS, TOLERANCES, MATERIALS, AND FINISHES SHOWN ON THESE DRAWINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES AT THE TIME OF CONSTRUCTION.

SHEET TITLE
LANDSCAPE PLAN

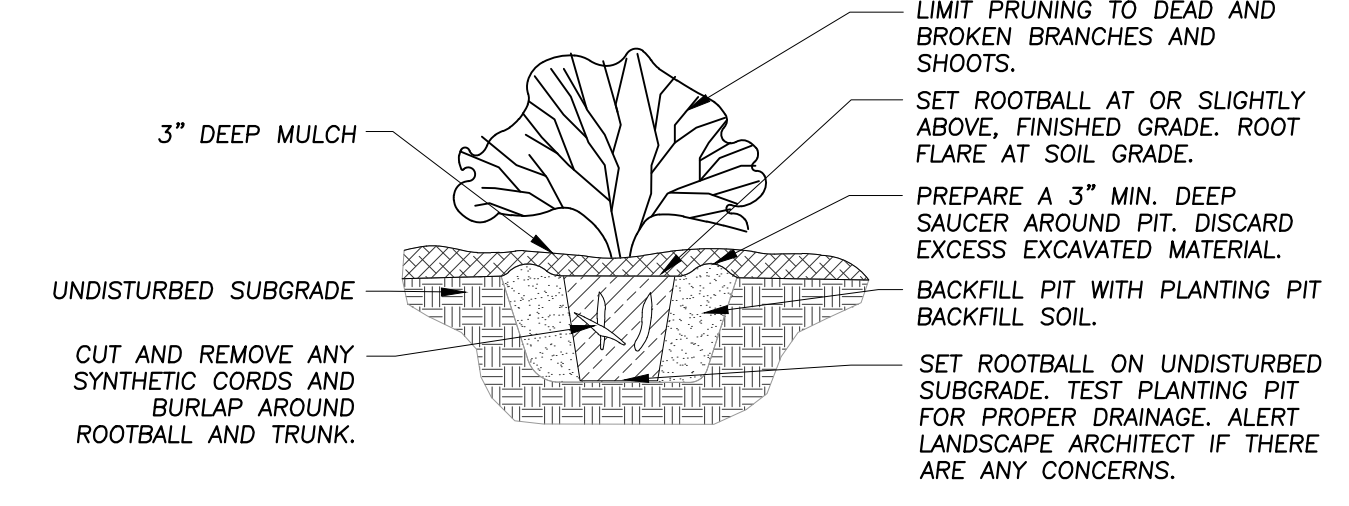
SHEET NUMBER
L-1.0



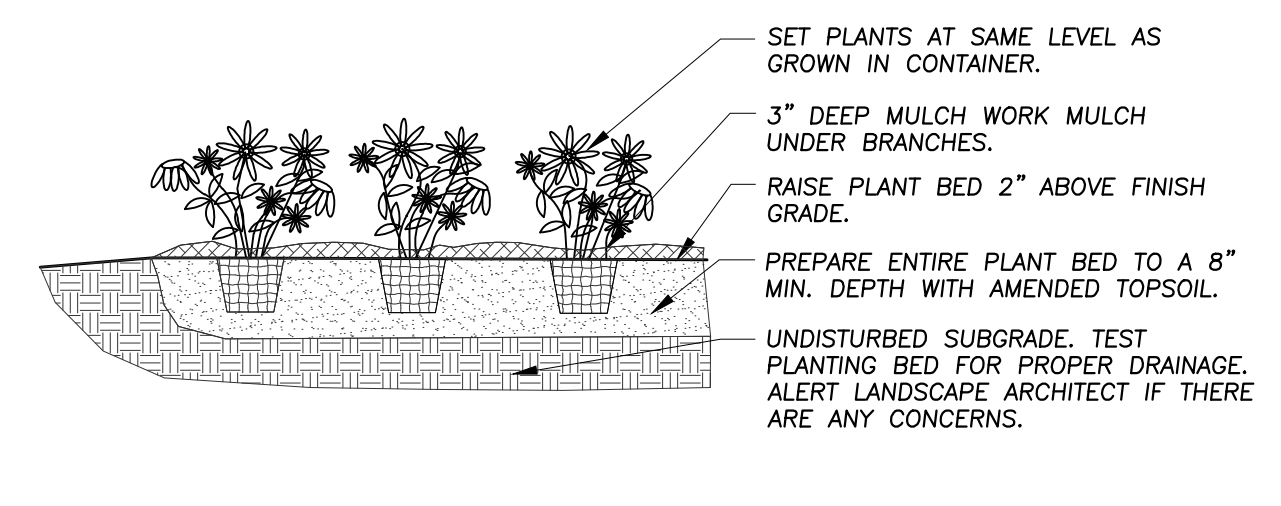
1 TREE PLANTING DETAIL
Not To Scale 329343-01



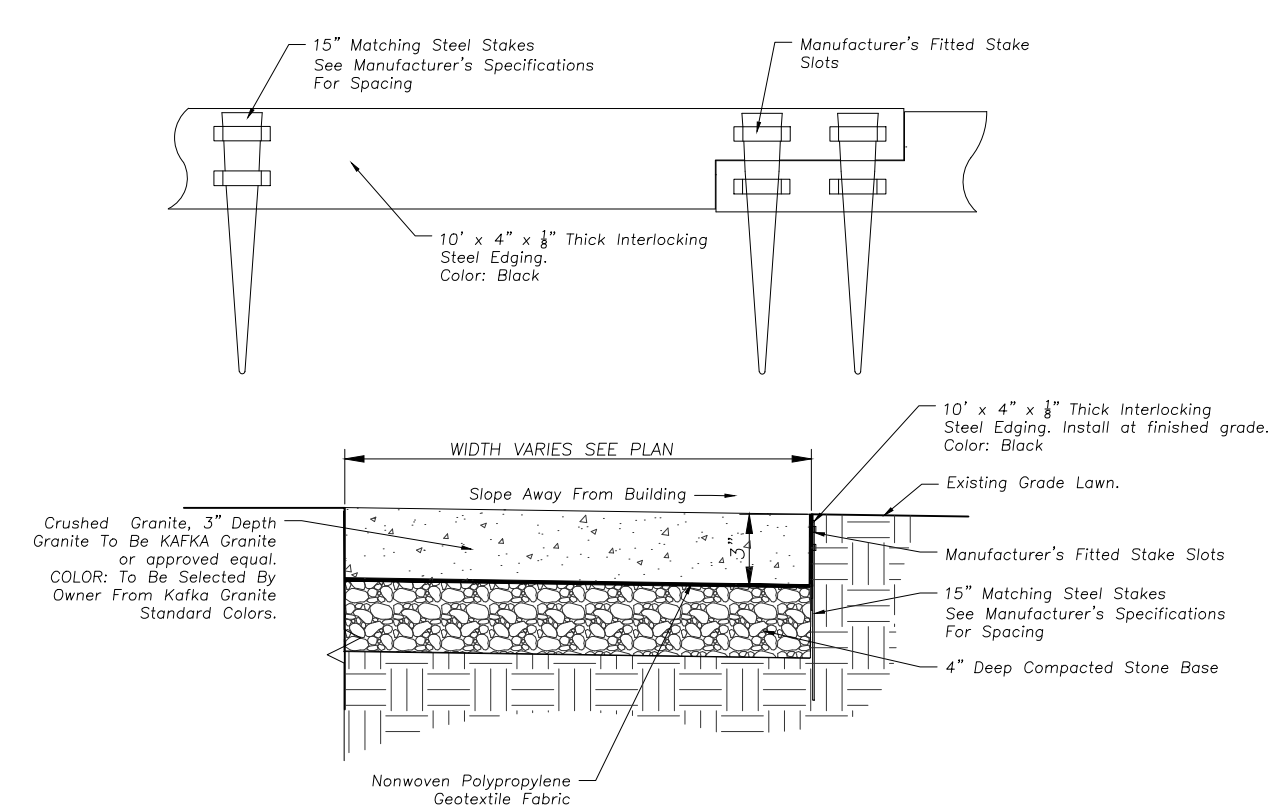
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL
Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03



5 CRUSHED GRANITE PATH DETAIL
NOT TO SCALE 329413.23-11



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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM



RED BARN ANIMAL HOSPITAL
GILBERTS, ILLINOIS



Expiration: 08/31/2021
New Date Pending Landscape Title Act
Signed into Law August 6, 2021.

DRAWN DESCRIPTION	
DATE	
PROJECT NUMBER	2021-0095
DATE	02-07-2022
DRAWN BY	SSG
FINAL REVIEW	MM

COPYRIGHT - LINDEN GROUP INC. ALL RIGHTS RESERVED.
ALL DRAWING SPECIFICATIONS, NOTES, CONDITIONS, AMENDMENTS AND ADDITIONS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INDICATED BY SYMBOLS AND NUMBERING AND IN REFERENCE TO LINDEN GROUP INC. DRAWING AND MANUALS MAY BE REQUIRED TO COMPLETE ANY PROJECTS. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LINDEN GROUP INC.

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L-2.0

C:\Users\james_crow\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\... 2/25/2022 8:58 AM STATE OF ILLINOIS LANDSCAPE DETAILS

PER THE VILLAGE OF GILBERTS, ILLINOIS ZONING MAP and LOCAL ORDINANCES
 ZONING: PROPOSED: C-1 - GENERAL COMMERCIAL

10-4-3: SPECIAL USES - VETERINARY CLINIC (PROPOSED)

MINIMUM REQUIREMENTS, AND YARD REQUIREMENTS

LOT WIDTH 100'-0" (MIN)

LOT COVERAGE FOR ALL BUILDINGS 36% MAX OF LOT AREA (MAX)

FLOOR AREA RATIO FOR ALL BUILDINGS 40% MAX OF LOT AREA (MAX)

BUILDING HEIGHT 32' MAX (PRINCIPAL)

FRONT SIDE YARD SETBACK 22' BUILDING
25' PARKING

CORNER SIDE YARD SETBACK 20' BUILDING
20' PARKING

INTERIOR SIDE YARD SETBACK 15' BUILDING
5' PARKING

REAR YARD SETBACK 15' BUILDING
5' PARKING

1ST FLOOR= 6,000 S.F.
 %MINIMUM FLOOR= 960 S.F.
 PROPOSED TOTAL BUILDING AREA= 6,960 S.F.

MINIMUM STANDARDS

%PARKING REQUIREMENTS

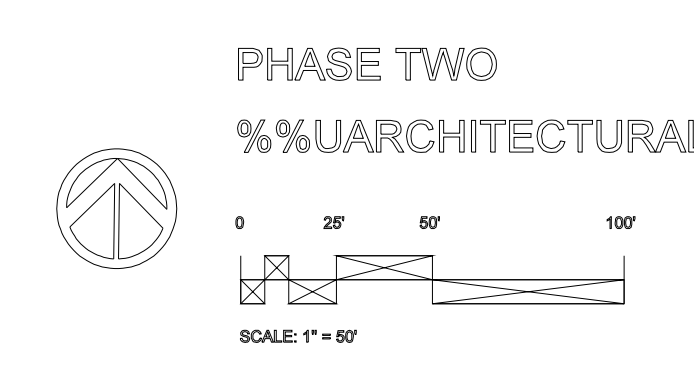
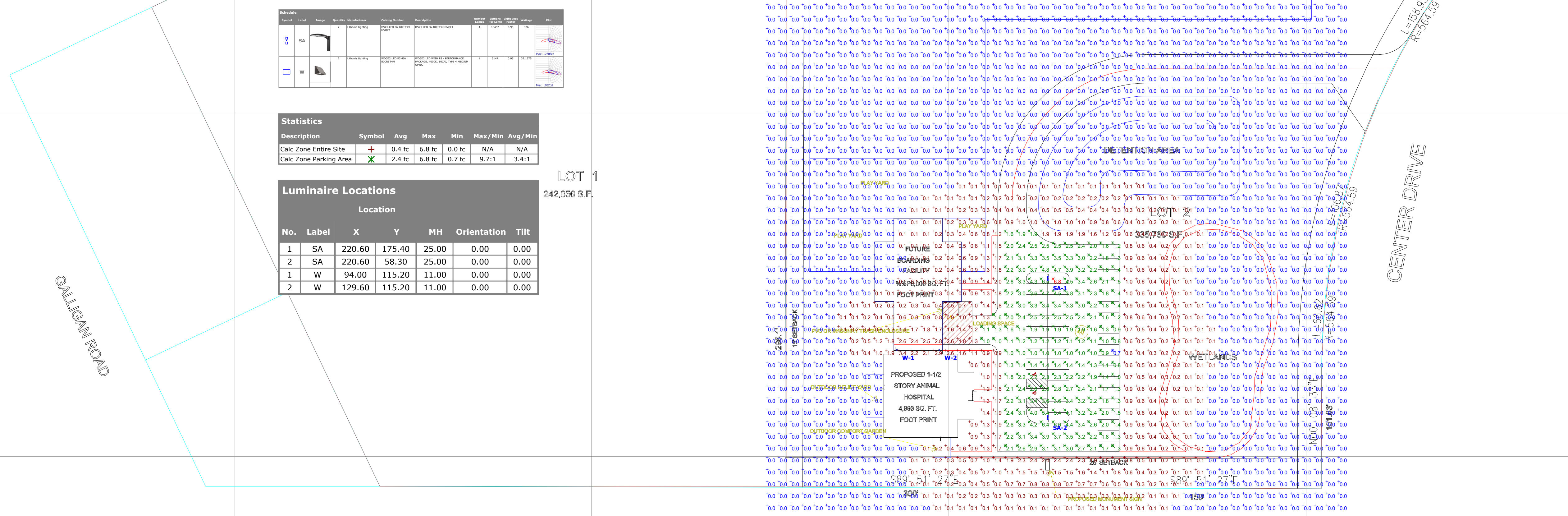
OFFICE - PARKING SPACES = 1 SPACE PER 200 S.F. USABLE
 6,960 / 1000 * 3.3 = 24 SPACES REQUIRED

%USPACES PROVIDED = 38 STANDARD + 2 H.C. SPACES
 TOTAL PARKING PROVIDED = 40 TOTAL PARKING SPACES

Quantity	Label	Symbol	Manufacturer	Model Number	Description	Notes	Lighting	Control	Phot
2	SA		PHILIPS	3000	3000 WATT HPS	3000 WATT HPS	1	1	1
2	W		PHILIPS	3000	3000 WATT HPS	3000 WATT HPS	1	1	1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	0.4 fc	6.8 fc	0.8 fc	N/A	N/A
Calc Zone Parking Area	X	2.4 fc	6.8 fc	0.7 fc	9.7:1	3.4:1

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	SA	220.60	175.40	25.00	0.00	0.00
2	SA	220.60	58.30	25.00	0.00	0.00
1	W	94.00	115.20	11.00	0.00	0.00
2	W	129.60	115.20	11.00	0.00	0.00



C-1 GENERAL COMMERCIAL DISTRICT P.U.D.

Exhibit C

Unconditional Agreement and Consent

Pursuant to Section 8 of Ordinance No. _____, and to induce the Village to grant the approvals provided for in that Ordinance, the undersigned acknowledges for itself and its successors and assigns in title to the Property that it:

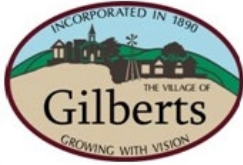
- 1. has read and understand all of the terms and provisions of Ordinance No. _____;
- 2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, the UDO, and all other applicable codes, ordinances, rules, and regulations;
- 3. acknowledges and agrees that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s issuance of any permits for the use of the Property, and that the Village’s issuance of any permit does not, and shall not, in any way, be deemed to insure the owner or lessee against damage or injury of any kind and at any time;
- 4. acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right; and
- 5. represents and acknowledges that the person signing this Unconditional Agreement and Consent is duly authorized to do so on behalf of the Applicant.

Red Barn Holdings, LLC

By: _____

Its: _____

Date: _____



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: President Zambetti and Board of Trustees
From: Riley Lynch
CC: Brian Bourdeau
Date: April 19, 2022 Village Board Meeting
Re: Item 6.A: Concept Presentation Regarding Potential Rezoning and Development of the Plote Properties at the Northeastern Corner of Tyrell Rd and IL Rt 72.

Background & Discussion

Representatives from Cratos Industrial Inc. have approached the Village with a proposal to subdivide, rezone and develop the eastern most portion of Plote parcels at the intersection of Tyrell Road and Route 72 (PINs: 03-19-153-001 & 03-19-153-002). This property is also known as “Commercial Property D” under the Gilberts Town Center Annexation Agreement. The proposed development considers the parcel at the edge of the Village’s eastern boundary and will not include the land directly at the corner of Tyrell and Route 72. Cratos Industrial proposes to develop this parcel and construct a 182,000 sq. ft. facility to be used as a multi-tenant industrial warehouse targeted for e-commerce corporations. The applicant has noted that the targeted e-commerce corporations would be smaller scale and not be organizations like Amazon.

The Applicant met with staff for a preliminary concept proposal meeting on April 6, 2022 and expressed desire in a concept presentation to the Village Board. Please note, at this time Cratos Industrial has not submitted a formal application.

As a reminder, this concept presentation is not a formal hearing or review of Cratos’ proposal. This is a preliminary presentation to allow the developer to provide a general overview of their proposal to the Village Board, and to allow the Village Board to provide informal and advisory feedback to the developer. No final decision or binding determinations will be made at the concept presentation, as the approval of the developer’s land use and zoning requests must first proceed through the formal public hearing process before the Village Board may take any action. Representatives from Cratos will be present on Tuesday, April 19 to present their proposal to the Board.

Attachments:

A) Applicant’s Concept Presentation

Concept Presentation by Cratos LLC

Village of Gilberts
Tuesday April 19, 2022



ABOUT CRATOS

Based out of St. Charles IL, Cratos LLC specializes in the development, acquisition and management of the highest quality class A industrial buildings.

- Buildings are maintained for the long term as part of a privately held industrial only portfolio. We desire to own the highest quality buildings and to be good citizens of the towns in which the buildings are located. We DO NOT build and flip.
- Portfolio targets 150,000-200,000 sq ft. 32ft clear height class A developments
- Current portfolio consists of 3 buildings with approx. 450,000 sq ft located mainly in western and northwestern suburbs of Chicago
- Self financing by Mr. James Coxworth and an internal management team allows for quick decision making with limited to no institutional player due diligence required



Seeking: Subdivision and Zoning Variance

- Retail landscape has changed dramatically since the land was zoned for commercial use in the Gilberts Town Center annexation agreement (2005)
- Ecommerce is expected to grow 2-3 times the rate of retail stores
- Covid has accelerated the adoption of online shopping
- Many retail stores will close in coming years as Ecommerce takes away market share

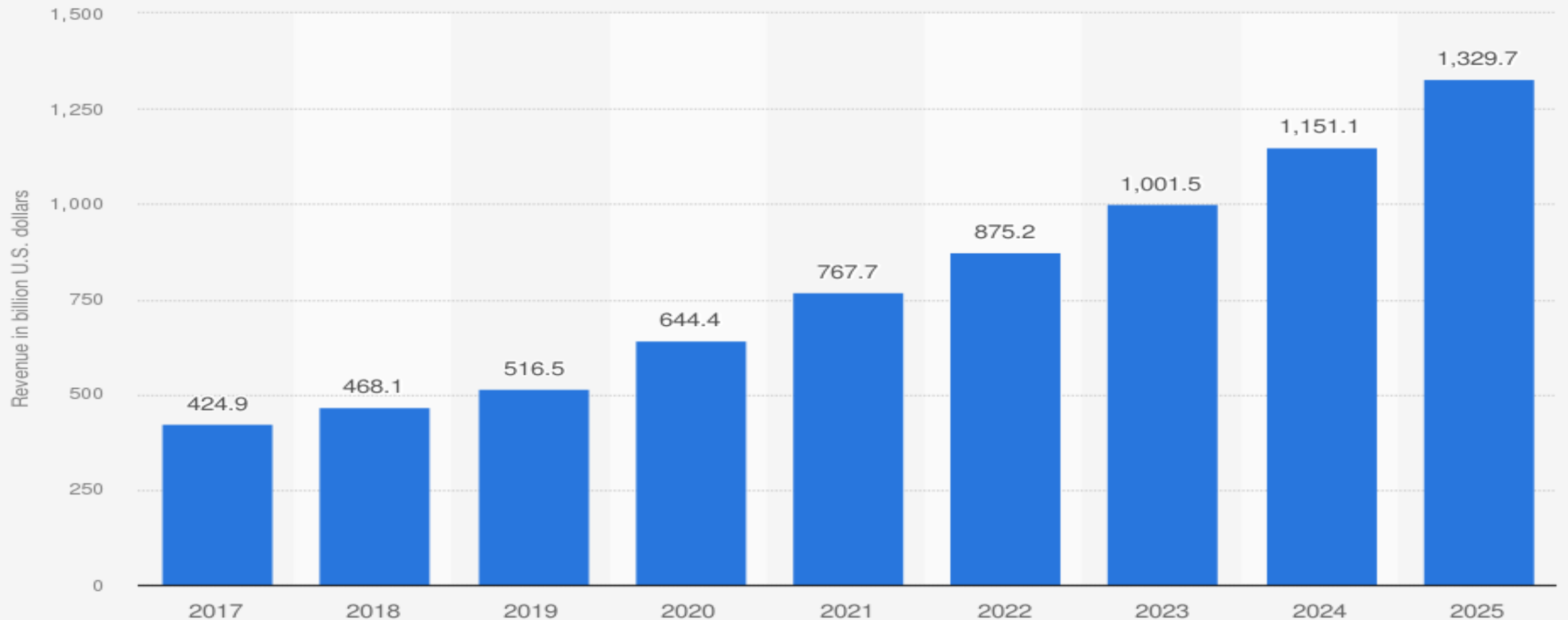
Proposal – 182,000 sq ft Ecommerce Ready Building

- We want to attract the smaller Etailers with sales under \$50M
- We are NOT interested in large Etailers such as Amazon or WalMart.com
- Our tenants typically rent 40-60,000 sq ft and tend to be low volume users
 - Low truck traffic
 - Business ends by 5pm M-F
 - Similar to Prairie Business Park

Advantages of Zoning & Resubdividing Change

- Attractive, high quality building as a gateway to Gilberts managed by a company that cares about Gilberts
- Up to 80 employees spending time and money in Gilberts during the day. Boost to local stores, restaurants and area hotels
- Some tenants may be business to consumer Etailers that could collect significant sales tax revenue – some of which will benefit Gilberts (i.e Toynk Toys)
- Our tenants are low volume users
 - Limited LTL pick ups and deliveries
 - No truck parking
 - Dock traffic ends around 5pm M-F
- Significant increase in property tax collection
- The subdivision will leave 12.5 acres strategically positioned for traditional retail

Retail e-commerce revenue in the United States from 2017 to 2025 (in billion U.S. dollars)



Sources

Statista Digital Market Outlook; Statista
© Statista 2022

Additional Information:

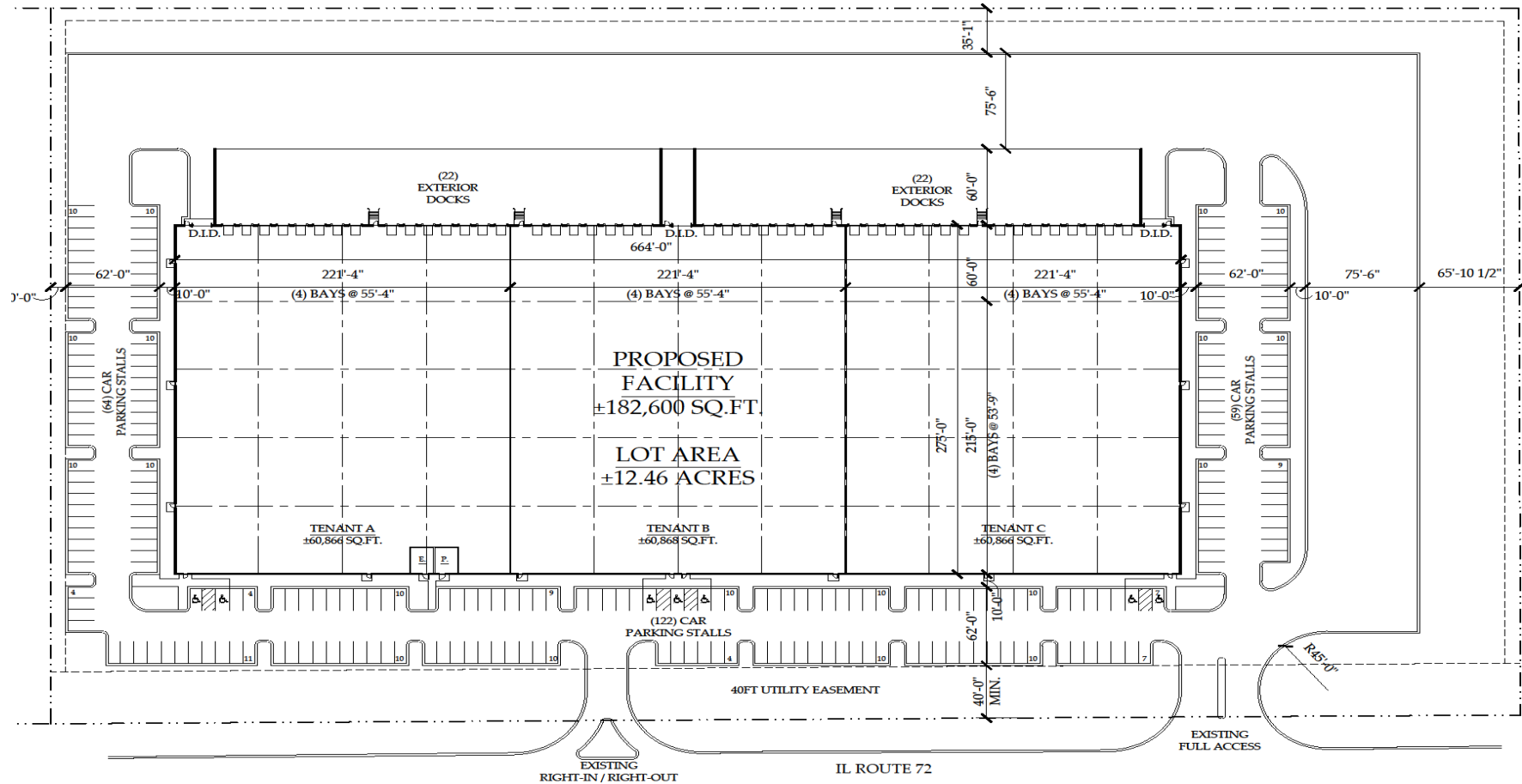
United States; Statista Digital Market Outlook

Prairie Business Park



Batavia – completed 2020

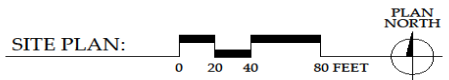




DATA:

SITE AREA:	±542,802 SQ.FT.
	±12.46 ACRES
BUILDING AREA (GROSS):	±182,600 SQ.FT.
EXTERIOR DOCKS:	44 DOCKS
DRIVE-IN-DOORS:	4 DOORS
TRAILER POSITIONS:	0 POSITIONS
CAR PARKING:	245 CARS

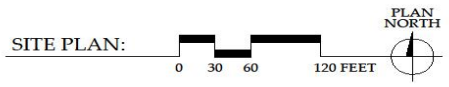
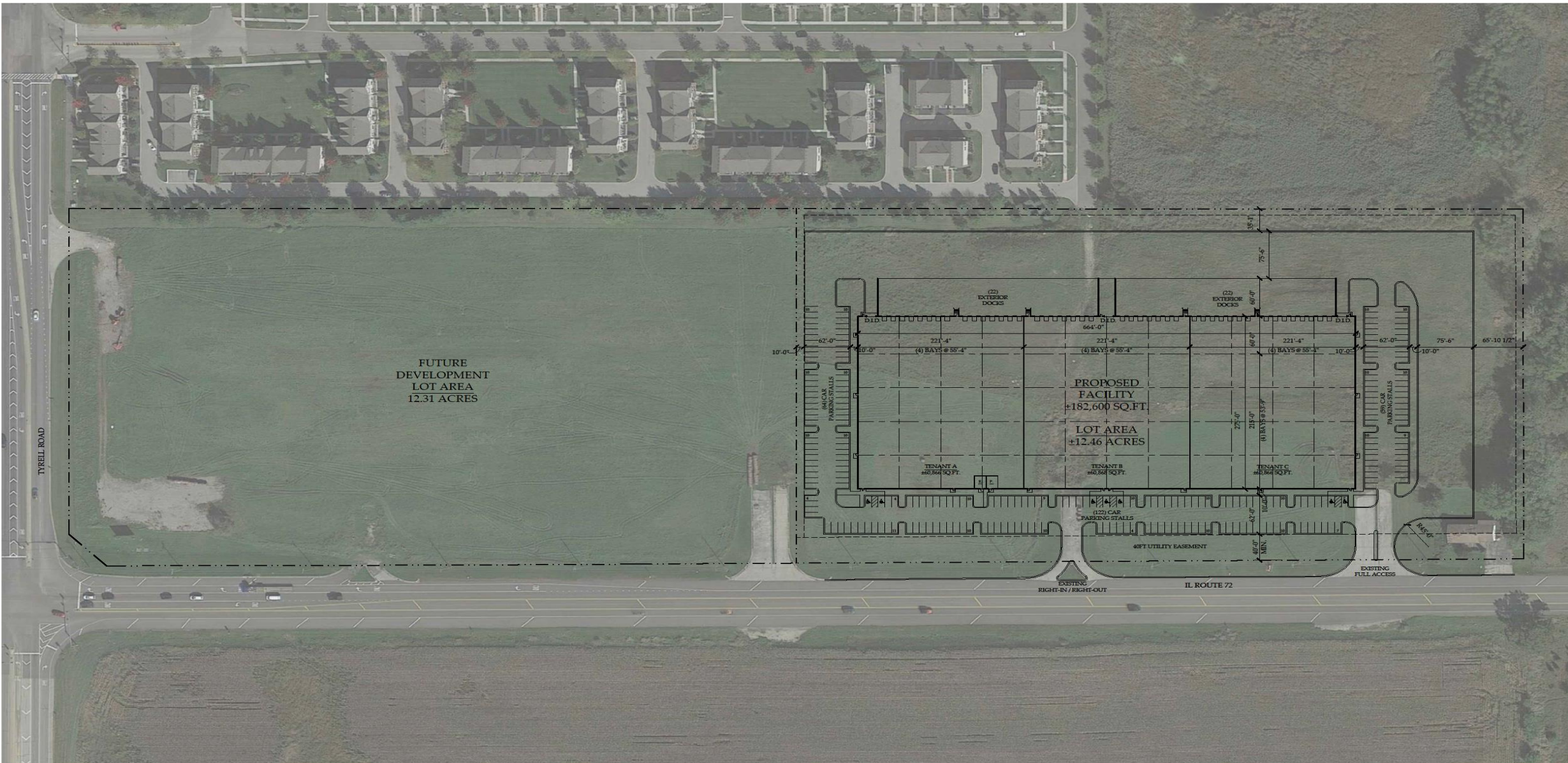
CLEAR HEIGHT:	32 FEET
F.A.R.:	.33



PROPOSED FACILITY

IL. ROUTE 72 & TYRELL ROAD, GILBERTS, ILLINOIS

APRIL 11, 2022 #20437



PROPOSED FACILITY

IL. ROUTE 72 & TYRELL ROAD, GILBERTS, ILLINOIS

APRIL 11, 2022 #20437

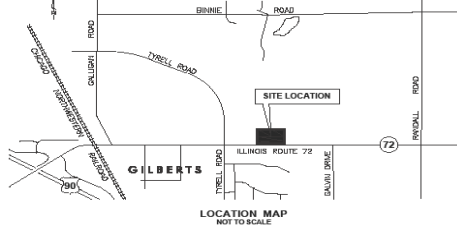
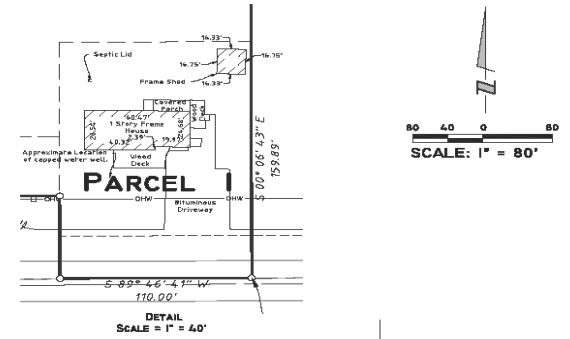
P.I.N. 03-19-100-007
03-19-153-002
02-24-281-001

ALTA / NSPS LAND TITLE SURVEY

OF

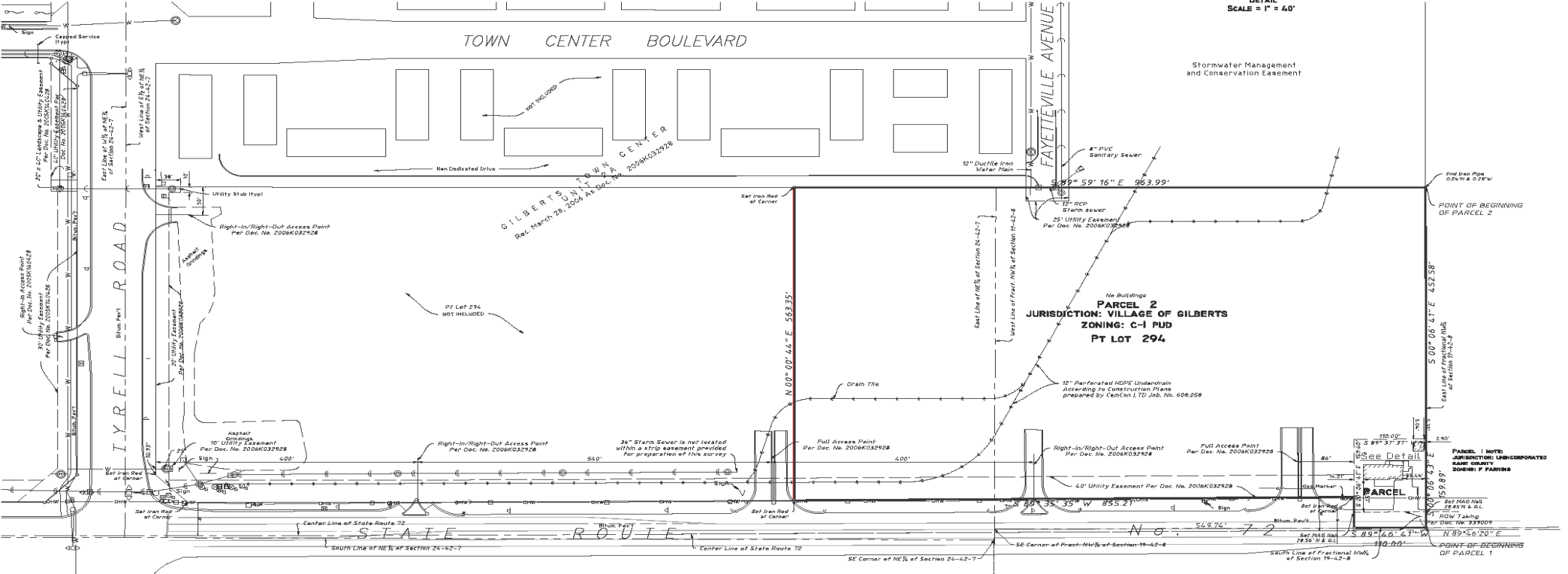
PARCEL 1:
THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 110.0 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 159.9 FEET; THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF STATE ROUTE 72, 110.0 FEET TO THE EAST LINE OF SAID WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 159.9 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILL. 101.

PARCEL 2:
THAT PART OF LOT 294 IN GILBERTS TOWN CENTER - UNIT 2A BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2006, AS DOCUMENT 2006K032926, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 294; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 402.58 FEET TO THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 COURSES: 1) SOUTH 89 DEGREES 37 MINUTES 37 SECONDS WEST, 110.0 FEET; 2) SOUTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, 100.77 FEET; AND 3) SOUTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, 855.21 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, 563.35 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE, 963.99 FEET TO THE POINT OF BEGINNING.



LEGEND

- Manhole
- Catch Basin
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Well Head
- Sprinkler
- Light Pole
- Light Pole With Mast Arm
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fence
- Guardrail
- Pipe Bolard
- Sign
- Gas Valve
- Gas Meter
- Electric Pedestal
- Electric Manhole
- Electric Meter
- Electric Box
- Cup Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Cable TV Pedestal
- Flagpole
- Mailbox
- Curb & Gutter
- Depressed Curb
- Retaining Wall



Surveyor's notes:

- The basis of bearing shown hereon is based on MAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as recorded from Kera Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and structures. Record information is based upon data collected from both public and private sources. The completeness and accuracy of these records cannot be guaranteed, except for items that can be verified by field measurement. Prior to any excavation, contact J.L.I.E. (1-800-892-0223) for utility markings.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17080C0155H dated August 3, 2008 produced by the Federal Emergency Management Agency (FEMA) for Kane County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain."
- In regards to Table A, Item 18 - No observed evidence of current earth moving work, building construction was observed in the process of completing the survey.
- In regards to Table A, Item 17 - No observed evidence of recent staking or sidewalk construction was observed in the process of completing the survey.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 21G42612013LZ REVISION 1 with a Commitment Date of November 2, 2021.

With respect to Schedule B of said commitment

Exception G - Rights of the public, the State of Illinois, County of Kane & Union hereby - Doc. No. 2006K032926 - These shall be 1) restricted right-of-way of access to Type B Road onto Lot 294 at the location shown on the Plat. There shall be at least 2' restricted right-of-way out to access to Illinois Route 72 onto Lot 294 at the location shown on the Plat. There shall be at least 2' out access drive to Illinois Route 72 onto Lot 294 if it is located closer on the Plat.

Exception H - Public Utility Easement - Doc No. 2006K032926 - Pictured and shown herein

Exception I - Note - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception J - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception K - Terms & Provisions Contained in Recapture Agreement - Doc No. 2006K032926 - The subject property is the land described herein, however there are no other items to plat.

Exception L - Ordinance No. 05-32 - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception M - Other Items to Plat

Exception N - Terms, Conditions and Provisions - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception O - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception P - Special Service area No. 15 - Doc. No. 2006K14194 & 2006K142795 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception R - Notes contained in Plat of Gilberts Town Center Unit 2A - Doc. No. 2006K032926 - These shall be 1) restricted right-of-way of access to Type B Road onto Lot 294 at the location shown on the Plat. There shall be at least 2' restricted right-of-way out to access to Illinois Route 72 onto Lot 294 at the location shown on the Plat. There shall be at least 2' out access drive to Illinois Route 72 onto Lot 294 if it is located closer on the Plat.

Exception S - Public Utility Easement - Doc No. 2006K032926 - Pictured and shown herein

Exception T - Note - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception U - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception V - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception W - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception X - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception Y - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

Exception Z - Easement in favor of Commonwealth Edison Company - Doc. No. 2006K032926 - The land described is within the subject property (Parcel 2), however there are no other items to plat.

PARCEL AREA

PARCEL	AREA (S.F.)	PERCENTAGE (%)
PARCEL 1	1,457,251.1	100.0000
ROW	3,130.58	0.2148
NET	1,454,120.52	100.0000
PARCEL 2	628,685.5 F.	42.13693
TOTAL	2,082,806.08 S.F.	142.13693 AC.

State of Illinois)
County of Cook) SS:

To: Crako, LLC,
Lend Lease (LL); and
Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 11a, 16 and 17 of Table A thereof. The field work was completed on December 9, 2021.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois February 9, 2022

By: *[Signature]*
Professional Engineer License No. 3695



Expires 11-30-22

Ordered By: Plole Properties, LLC. Project No. 12-005

HAEGER ENGINEERING
consulting engineers land surveyors

100 East State Parkway, Schaumburg, IL 60197
Tel: 815-294-2400 Fax: 815-294-6000
Illinois Professional Design Firm License No. 184-003192
www.haegerengineering.com



TOWNHOUSE PERSPECTIVE

IL. ROUTE 72 & TYRELL ROAD, GILBERTS, ILLINOIS

MARCH 21, 2022 #20437

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TOWNHOUSE PERSPECTIVE

IL. ROUTE 72 & TYRELL ROAD, GILBERTS, ILLINOIS

MARCH 21, 2022 #20437

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SOUTH ELEVATION:



EAST ELEVATION:



NORTH ELEVATION:



WEST ELEVATION:



Conclusion

- Attractive high quality building as gateway to Gilberts
- Generate Revenue – real estate tax and potential sales tax
- Long term holder with desire for attracting high quality tenants