

REGULAR MEETING PLAN COMMISSION/ZONING BOARD OF APPEALS MARCH 16, 2020 7:00PM VILLAGE HALL - BOARD ROOM

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

- I. ROLL CALL
- II. APPROVAL OF MARCH 2, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 3, 2020 and February 17, 2020

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

B. Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

IV. CORRESPONDENCE

- A. Board Report March 9, 2020
- B. Activity Memo February 2020

VI. OTHER PETITIONS

VII. PUBLIC COMMENT

VIII. FUTURE SCHEDULED MEETINGS

- A. April 6, 2020
- Z-06-2020: Zoning Ordinance Amendments; Planned Landscaping

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

B. April 20, 2020

No business is currently scheduled. If no business is scheduled by the conclusion of the April 6, 2020 meeting, staff recommends this meeting be cancelled.

IX. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF MARCH 2, 2020

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 7 – Stratis, Broline, Petrich, Farrell, Hoch, Irwin and Trzupek

ABSENT: 0 - None

Village Administrator Doug Pollock and Assistant Village Administrator Evan Walter were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Hoch to approve the minutes of the February 17, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Broline, Petrich, Stratis, Farrell, and Trzupek

NAYS: 0 - None

ABSTAIN: 2 – Hoch and Irwin

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Mikie Smit, representative of a property owner at 166 Shore Drive. The petitioner requests a text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal

Building" on the subject property at 166 Shore Drive. The purpose of the request is to seek approval to build a 950-square foot accessory building in the rear yard of the subject property.

Chairman Trzupek asked for public comment. None was given.

Commissioner Petrich asked for confirmation that the petitioner would be eliminating five public spaces as part of the site plan. Mr. Walter said this was correct. Commissioner Petrich asked how often the 5% FAR size limitation would come into effect, as the minimum lot size for parcels in the G-I General Industrial District was 2 acres. Mr. Walter said that it would be very rare for the 5% FAR rule to come into effect but that there were examples of sub-standard lots in the Village in which this would take effect.

Commissioner Irwin asked how accessory buildings would be used. Mr. Walter said that the Plan Commission did not want accessory buildings to be used for everyday office use, and that they be restricted for storage or overflow space for the principal building. Commissioner Irwin asked how the Village would identify the use of buildings. Mr. Walter said that because all accessory buildings would become special uses, it would become a requirement that petitioners who want to erect such a building that the use of said building be identified through the petition.

Chairman Trzupek said that he concurred and wanted to strengthen the language of the proposed amendments to clarify that the buildings not be used for occupancy purposes.

At 7:09pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Farrell, Petrich, Irwin, Broline, Hoch, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A MOTION was made by Commissioner Stratis and SECONDED by Commissioner Irwin to recommend approval of a text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District as well as a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District as denoted in Exhibit A, subject to further elaboration by staff regarding use restrictions for accessory buildings.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Irwin, Farrell, Petrich, Broline, Hoch, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend approval of special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property, subject to the submitted site plan and building elevations.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Irwin, Farrell, Petrich, Broline, Hoch, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

Z-06-2020: Zoning Ordinance Amendments: Planned Landscaping

Chairman Trzupek requested an overview of the petition. Mr. Walter said this is a public hearing to consider amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts. The Village has in the past, by internal action, allowed for the managed installation of Landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations. This petition seeks to clarify the Village's regulations by either interpretation or amendments. At this time, the Village's regulations regarding plant material in residential yards and subdivisions is limited to two specific areas in the Municipal Code (height of plants) and Zoning Ordinance (where gardens may be located).

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew, said that she was supportive of any amendments that would encourage the installation and maintenance of planned landscaping. Ms. Krampits said that she would not want residents to feel burdened by the need to get a permit or otherwise receive permission from the Village to introduce these plants into one's yard.

Commissioner Irwin said that he liked to see front yards be manicured and a percentage limitation be placed on each yard but otherwise did not see a need to have many restrictions at this time.

Commissioner Petrich said that he would want to encourage installation of plantings in wetlands or stormwater-prone areas, but would otherwise want to see front yards be manicured.

Commissioner Broline said he did not want to control plantings. Commissioner Broline said that while he had some decorative grasses in his front yard, he could understand some restrictions being placed on front yards. Commissioner Broline said he would be worried about controlling unwanted seed dispersion from one yard into another.

Commissioner Hoch said that each setting in the Village is unique, and that the goal should be to mitigate nuisances, not mitigate creativity. Commissioner Hoch said that she felt that in some circumstances, such plantings would be appropriate in front yards, while not so much in others. Commissioner Hoch said she would likely not support strict rules in this application.

Commissioner Farrell said she did not have information to have a firm sense of what she preferred. Commissioner Farrell said further definition of concepts would be helpful.

Commissioner Stratis asked how the Stormwater Committee wanted the Village to encourage additional plantings through additional restrictions. Mr. Walter said that the Stormwater Committee did not necessarily recommend additional restrictions; rather, the Stormwater Committee said that they did not want the ability of property owners restricted if it meant a loss of control and ability to create positive stormwater benefits on their lots. Commissioner Stratis said that he did not support restrictions on setbacks in rear or side yards or requiring a permit be obtained, but did support the concept of a setback requirement from front lot lines, such as 30 feet.

Chairman Trzupek asked what was being sought in terms of solutions. Mr. Walter said that a final recommendation might take a number of forms, including simple clarification of rules presently stated or adding tweaks or wholesale changes that may encourage or restrict the installation of plantings. Chairman Trzupek asked if there was any way to encourage the installation of such plantings. Mr. Walter said that the Village could do more to inform residents about the benefits of plantings, but stated that the only legal incentive would be a bonus for impervious surfaces if plantings replaced grasses. There was no support for such amendments at this time.

The Plan Commission agreed by consensus that such plantings did generally have a positive environmental effect.

Mr. Walter said that staff would take the comments and return with a more structured concept for consideration.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to continue the public hearing to April 6, 2020.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Hoch, Broline, Petrich, Farrell, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

- IV. CORRESPONDENCE
- V. OTHER PETITIONS
- VII. FUTURE SCHEDULED MEETINGS

A. March 16, 2020

• Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

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Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

B. April 6, 2020

• Z-06-2020: Zoning Ordinance Amendments: Planned Landscaping

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts.

VII. ADJOURNMENT

A MOTION was made by Commissioner Stratis and SECONDED by Commissioner Broline to ADJOURN the meeting at 8:03p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 8:03p.m.

Respectfully Submitted:		
	Evan Walter, Assistant Village Administrator	



Z-04-2020: 15W230 North Frontage Road (Bobak); Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the corner side and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; an off-street loading berth in a side yard adjoining a street; and insufficient setbacks for off-street parking as well as off-street parking located in the front yard of the subject property.

HEARING:

March 16, 2020; continued from February 17, 2020 and February 3, 2020

TO:

Greg Trzupek, Chairman Plan Commission

FROM:

Evan Walter Assistant Village Administrator

PETITIONER:

John Bobak

PETITIONER STATUS:

Contract Property Purchaser

EXISTING ZONING:

T-1 Transitional

LAND USE PLAN:

Recommends Parks/Open Space or Single-Family Residential

EXISTING LAND USE:

Vacant

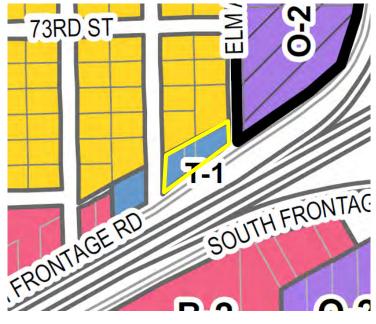
SITE AREA:

0.7 Acres

SUBDIVISION:

Babson Park





Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020 and February 3, 2020

This petition was continued from February 3, 2020 and February 17, 2020. The petitioner is John Bobak, prospective buyer of the property at 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building with associated parking in the T-1 Transitional District. This site plan was revised from the initial submittal to require fewer variations than the initial proposal. Accommodation of the request requires the following variations from the Zoning Ordinance:

- A principal building that exceeds the maximum FAR requirements
- Insufficient setbacks for a principal building on the corner side and rear yards
- A trash dumpster located nonadjacent to the rear wall of the principal building
- An insufficient number of parking spaces for an office use
- An off-street loading berth in a side yard adjoining a street
- Insufficient setbacks for off-street parking as well as off-street parking located in the front yard

The Zoning Ordinance defines the purpose of the T-1 Transitional District as follows:

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

Historical Petition Comparison

The subject property has frontage on Elm Street (east), North Frontage Road (south), and Hamilton Avenue (west). It is situated between the Oak Grove Park (east), the Babson Park residential subdivision (north), and a strip of commercial land uses along North Frontage Road (west).

The most recent Village action on the subject property was a 2008 Plan Commission petition, which sought rezoning from the R-1 Residential District to either the T-1 Transitional District or the O-1 Small Scale Office District, as well as a special use for the purpose of erecting a 6,000-square foot, 2-story office building. The 2008 petition with rezoning to the T-1 Transitional District was approved, but development of the office building did not ultimately occur. Because a development on the subject property was previously approved with many similar variations, a comparison of the past and current petition may be helpful in considering the current petition's merits. Such a comparison may be found in Table 1 below. Staff also included the petitioner's original site plan proposal as "2020 First Petition" in addition to the current proposal ("2020 Second Petition"). The minutes reflecting the discussion over the 2008 petition and final ordinance approving said petition are included as Exhibit B.

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020 and February 3, 2020

		Table 1		
Concept	Regulation	2008 Petition	2020 First Petition	2020 Second Petition
Front Setback (E)	100 Feet	84 Feet	107 Feet	170 Feet
Rear Setback (W)	60 Feet	75 Feet	47 Feet	25 Feet
Corner Setback (S)	50 Feet	26 Feet	0 Feet	10 Feet
Interior Setback (N)	20 Feet	20 Feet	29 Feet	20 Feet
Building Uses	N/A	Office	Office/Warehouse	Office/Warehouse
Building Pad Size	N/A	4,500 Square Feet	7,000 Square Feet	6,500 Square Feet
Total Building SF	N/A	6,000 Square Feet	10,000 Square Feet	9,500 Square Feet
Floor Area Ratio	0.24	0.191	0.321	.309
Building Height	30'/2 Stories	30'/2 Stories	30'/2 Stories	30'/2 Stories
Parking Spaces	Dependent	18 (24 Required)	24 (40 Required)	24 (40 Required)
Exterior Dumpster	Rear Wall	None	Yes; Interior Wall	Yes; East Lot Line
Roof Style	No Specific	Pitched	Flat	Flat
Exterior Materials	Brick/Stone	Brick	Concrete/Aluminum	Concrete/Aluminum
Loading Dock Faces	No Specific	No Dock	East/West	South

Compliance with the Zoning Ordinance

Land Use

The petitioner proposes to use the building primarily for an office with ancillary storage space, which exceeds the typical accessory storage area for an office use. The petitioner also proposes to include a loading dock to accommodate occasional deliveries to the building facing the corner side yard along North Frontage Road. This proposed location of a loading dock requires a variation as such a use may not be located in a side yard adjoining a street. A loading dock is not required for an office building of this size and is typically not provided. The petitioner has stated that the truck dock would be used no more than six times per year, providing only deliveries to the business for use in the day-to-day sales operations of the business. The facility is not intended to act as a distribution center.

Parking and Drive Aisles

The petitioner has stated that the space will be used mostly as an office use but will also have a small amount of product storage within the building; for simplicity, staff has elected to treat the entire building as an office use for zoning purposes for determining parking requirements. The Zoning Ordinance states that one parking space per 250 square feet of floor area is required for professional office uses. In total, the site plan shows 24 parking spaces divided amongst two lots;

Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020 and February 3, 2020

40 spaces are required to be compliant with the Zoning Ordinance if the entire building is classified as an office use. All of the parking lots show adequate drive-aisle width as well as width and depth for all parking spaces. The site plan shows four drive aisles on the corner and rear lot lines. All driveways meet the width requirements for non-residential driveway width. Each of the driveways also are sufficiently distanced from the lot corners and property lines along North Frontage Road.

Landscaping

No landscaping plan was included in the petition; approval of a site plan in a T-1 Transitional District includes approval of a landscaping plan. The petitioner has stated that a final landscaping plan will be submitted upon consensus approval being received for a general site plan and building elevations. Several plants are shown on the elevation pages of the petitioner's plans, but no specificity regarding plant species is noted. Section VII.B.10 of the Zoning Ordinance describes the standards for landscaping design in the T-1 Transitional District as follows:

Site Plan Review will include the review of proposed landscape design and improvements. All land and uses must be landscaped in accordance with the general appearance in the residential areas of the Village. Further, all such land and uses must be buffered from adjacent residential uses and residentially zoned properties, except schools and churches, through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan to be submitted to and approved by the Village. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping; provided, however, cyclone and chain-link fences and concrete block walls are prohibited. Land adjoining schools or churches, where substantial boundary berming and landscaping is not required, shall provide one landscaped island for each 10 parking spaces within the parking area.

The proposed buffering or parking lot landscaping plan shall be filed with the Community Development Director who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the findings of the Village Forester at the first meeting following receipt of a report of his findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.

Architectural

Building elevations have been included in the petition, along with building materials. The building's proposed materials are a combination of VistaWall, a type of clear glass building materials, aluminum, brick, and wood. Specific designations of the quantities and locations of these materials are generally designated on the elevations, but not specifically. Section VII.B.9 of the Zoning Ordinance describes the standards for building design in the T-1 Transitional District as follows:

a. All buildings and structures located within the transitional districts, except for churches and schools, which by their very nature have unique architectural designs, shall be so designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects

Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020 and February 3, 2020

a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas. All buildings and structures shall also comply with the requirements for building height, setbacks, lot size and lot width set forth in this Section.

- b. All exterior building facades in the Transitional Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Transitional Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
 - 1. The majority of the building's façade should be brick, natural stone, precast stone, architectural pre-cast panels, or glass.
 - 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
 - 3. Stucco shall be installed as per the manufacturer's specifications.

Public Hearing History

Several public hearings have been held regarding the subject property. These include:

- 2007 Rezoning from R-1 Residential to B-2 Business. Withdrawn.
- 2008 Rezoning from R-1 Residential to T-1 Transitional and a special use with variations, as previously described. Approved.
- 2011 Special use for a fence to be erected on the subject property, with variation for a fence on a property without a principal structure. Approved.

Public Comment

Resident feedback related to the initial site plan was provided at the initial public hearing on February 3, 2020. The minutes of said meeting are included as Exhibit B. No written correspondence has been received to date.

Findings of Fact and Recommendation

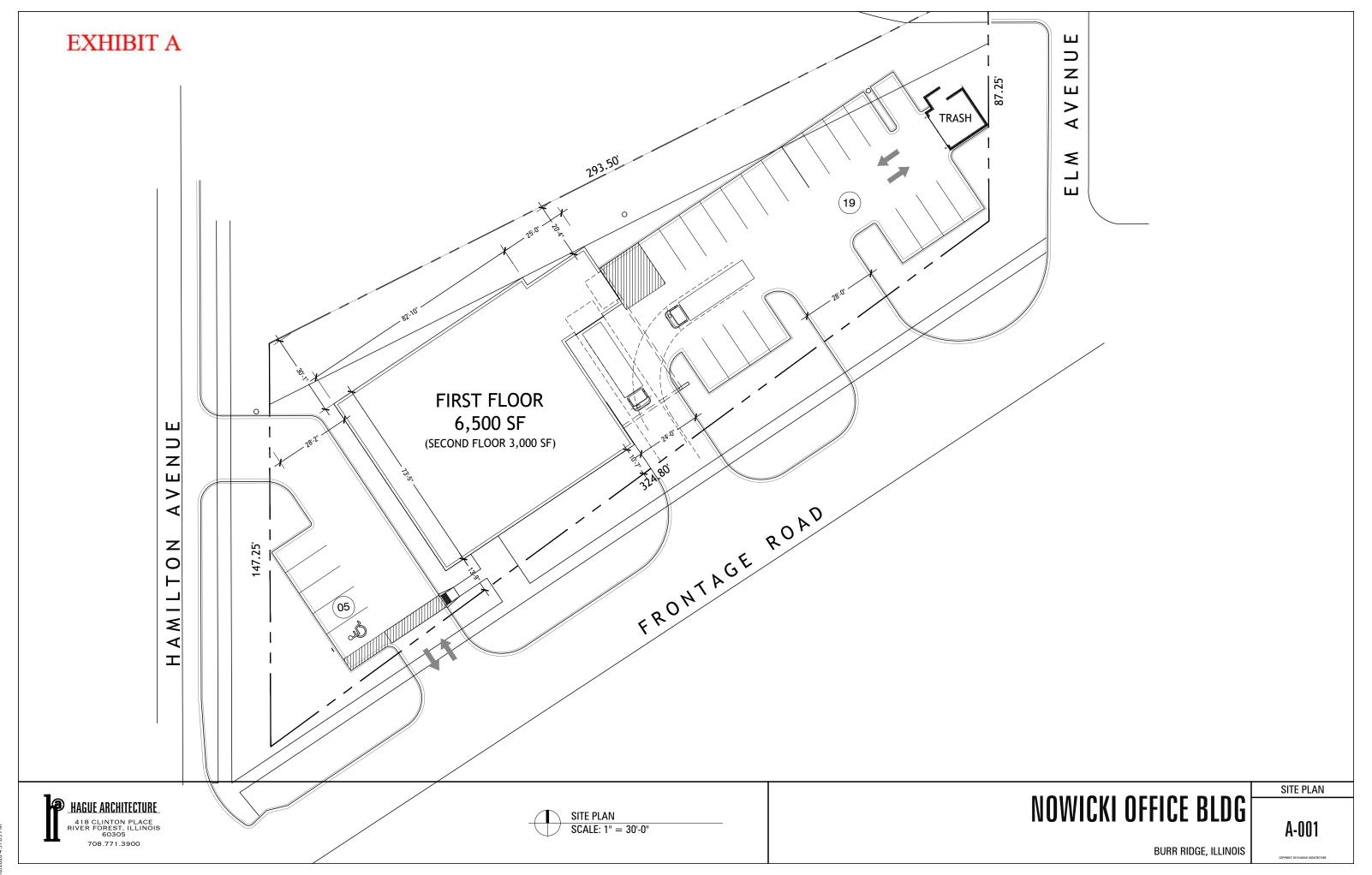
The petitioner has provided Findings of Fact related to this petition. If the subject property's proposed use as an office building is considered appropriate, the petitioner requests the opportunity to submit the site plan along with a landscaping plan and more detailed building elevations and material sheets at a later meeting, as the petition is considered incomplete without the latter two documents.

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – February 3, 2020 Meeting Minutes

Exhibit C - 2008 Petition Materials







NOWICKI OFFICE BLDG

A-002

BURR RIDGE, ILLINOIS

RENDERING

As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out
 - The proposed development was designed to take in the current conditions of the site. The proposed layout provides visitor and employee parking per the owners program requirements.
- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

The property doesn't benefit any financial gain from the approval.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
 - Due to the boundary and irregular shape we will require the proposed setbacks to provide a safe and functional site.
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.
 - There is no financial gain to be had by the approval of this property any more than any other development.
- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
 - The difficulty in the site is in the geometry and requirements by the Village for any new building.

f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed development will not be detrimental to the public welfare and was designed to be a safe and functional development.

g. The granting of the variation will not alter the essential character of the neighborhood or locality.

This site and building was designed to enhance to neighborhood.

h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

This site will not impair any light to surrounding properties, the ingress and egress has multiple points on the site and will not endanger the public.

i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

The proposed plan aligns with the general outline for future developments and continues the commercial development along Frontage Road. While the Comprehensive plan suggest the site be a park we feel the extension of the commercial property aligns with a continuous zoning district.



As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The proposed office & warehouse building is allowed in the T1 zoning district

b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The proposed use and development will be beneficial to the neighborhood

c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

The proposed use will not be in competition to any neighboring buildings and will enhance the current neighborhood.

d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The current land is a vacant parcel, the proposed development is a permitted use.

e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

The proposed development of the site provides all the necessary facilities adequately.

f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed site plan provides multiple access points to the site including ingress and egress off the streets to minimize congestion.

g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The proposed plan aligns with the general outline for future developments and continues the commercial development along Frontage Road. While the Comprehensive plan suggest the site be a park we feel the extension of the commercial property aligns with a continuous zoning district.

h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

We feel the proposed site conforms to the applicable regulations however will require deviations to provide a safe, functional, and successful development.



- 2. The commercial vehicle shall be permitted to be stored in the designated guest parking area as noted within the petitioner's submitted materials. The commercial vehicle may not be parked within any public or private roadway when not in use.
- 3. The commercial vehicle shall be permitted to be located at the designated guest parking area from November 15 through April 1 on an annual basis.

Commissioner Broline requested that the letter in the packet from the HOA Board be included in the findings of fact. There was consensus on this request.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Petrich, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 4-0.

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact

Prior to discussion, Commissioner Broline stated that he represented the seller of the subject property, and would be recusing himself from any discussion or voting on the petition. Commissioner Broline's recusal was noted by the Plan Commission, and he returned to the audience at this time.

Due to Commissioner Broline's recusal, there were only three Commissioners present, meaning that a quorum was no longer present. Chairman Trzupek explained that no action could be taken, but because residents had attended the meeting, he wished to begin the discussion of the petition and receive feedback from both residents and Plan Commission.

Chairman Trzupek asked Mr. Walter to review the public hearing request. The petitioner is John Bobak, prospective purchaser of the property commonly known as 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. Accommodation of the request requires the following variations from the Zoning Ordinance:

- A principal building that exceeds the maximum FAR requirements
- Insufficient setbacks for a principal building on the interior side, corner side, and rear yards
- A driveway which exceeds the maximum allowable width in a non-residential district
- Insufficient setbacks for a driveway from a property line
- An off-street loading berth in a yard adjoining a residential district that is not fully enclosed
- A trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building
- An insufficient number of parking spaces for an office use

• Insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property

Mr. Walter explained each variation required, noting specifically that even if no variations were required to construct a building, the petition would still require a special use due to it being a new building in a T-1 Transitional District. Mr. Walter said that a previous petition for an office building on the subject property was approved in 2008, and staff included the parameters of said petition in the staff report to add context for the present petition. Mr. Walter said that the petition was incomplete in that the landscaping plan was incomplete and no engineering plans were provided, and so he stated that the petition was incomplete.

Jonathan Hague, representative of the petitioner, stated that there were challenges in the size of the subject property, which resulted in so many variations being required to build the proposed building.

Chairman Trzupek said that he strongly opposed the presence of a drive aisle on the north side of the site plan. Mr. Hague said that because a vacated alley was previously located in this area, it seemed like a natural area for such infrastructure. Mr. Hague noted that while semi-trucks were drawn on the site plan, deliveries would come via box trucks.

Chairman Trzupek asked for public comment.

Frank Mensik, 7339 Hamilton, said he lived directly adjacent to the northwest of the subject property and was concerned with truck traffic as well as the impacts of water runoff. Mr. Mensik opposed the plan as shown but felt that a small office building would be appropriate.

Ken Burnett, 7339 Park, said that he felt the site was inappropriate for truck traffic and opposed the plan as shown. Mr. Burnett said that the roads in the area were not engineered for major truck traffic.

Scott Madsen, 7309 Hamilton, said that he concurred with the previous statements made about the plan, opposing it as shown. Mr. Madsen said that the roads in the area were very narrow and had very little sub-base, therefore being inappropriate for truck traffic.

Oscar Pederson, 7250 Elm, said that the area has a "no truck traffic" ordinance, prohibiting streets in the area from being used for truck traffic, thus making the plan incompatible with the area. Mr. Pederson said he opposed the plan as shown.

Linda Bedoe, 321 79th Street, said that she opposed the plan as shown, stating that the building being proposed for the area did not make sense as a sound wall would eventually be built between the subject property and I-55. Some discussion followed regarding this topic.

Holly Adkins, 7219 Hamilton, said that she opposed the plan as shown. Ms. Atkins felt that the lack of sidewalks in the area made pedestrian access challenging, which would be incompatible with further truck traffic.

Susan Pederson, 7250 Elm, said that the use being used partially as a warehouse was not appropriate for the area or the T-1 Transitional District. Ms. Pederson said she also opposed the plan because of the truck traffic that would be present if developed.

Julie Mensik, 7339 Hamilton, said that she opposed the plan due to the presence of trucks on site. Ms. Mensik said that she was opposed to any use that would not be residential in character.

Commissioner Stratis disclosed that he and Mr. Hague once shared a common client many years ago, but felt that the relationship did not rise to the level requiring a recusal. The Plan Commission concurred with Commissioner Stratis' assertion.

Commissioner Stratis asked for clarification as to proposed truck traffic on the site. Mr. Hague said that an error was made and he would correct the issue. Commissioner Stratis asked how the neighbor received legal access to their driveway, which was shown to terminate on the subject property. Mr. Mensik said that the driveway previously terminated into the common alley that had been vacated and that no access easement was ever established to permit such movement. Commissioner Stratis asked if there would be a service wall separating the loading dock from the office. Mr. Hague confirmed that such a feature would be present on any later plan. Commissioner Stratis asked where the driveway that exceeded the maximum width was located. Mr. Walter identified the driveway in the northeast corner as being too wide. Commissioner Stratis asked what percentage of the building was office and warehouse. Mr. Hague said that about 60% of the building would be office. Commissioner Stratis asked what the parking requirement would be if it were more specifically calculated, nothing that the staff report was the most conservative estimate. Mr. Walter said that the office portion would be 24 spaces, while the warehouse space depended on the number of employees. Mr. Walter estimated that it would likely be around 30-32 total spaces, not knowing the number of total employees who would be working on site. Commissioner Stratis concurred with this estimate. Commissioner Stratis said that the building was designed beautifully, but did not meet the character of the neighborhood. Commissioner Stratis said that he understood the design but ultimately said that the design was too much for the neighborhood.

Commissioner Petrich asked where the power lines shown on the site plan would be relocated. Mr. Hague said that they attempted to retain the power lines on the site plan as shown. Commissioner Petrich said that he agreed with Commissioner Stratis' comments and felt that the site plan was not feasible as shown based upon the bulk, non-transitional design, and presence of a loading dock facing the residential properties to the north.

Chairman Trzupek concurred with Commissioners Stratis and Petrich, noting that of 10 major regulations comparing the 2008 and 2020 petitions, eight of the 2020 petition's plan were less compliant than the 2008 petition. Chairman Trzupek said that the encouragement of trucks to the north of the property was a major issue with the site plan.

As a quorum was not present, automatic continuation of the meeting was required. Mr. Hague requested that the next discussion take place on March 16, 2020. Mr. Walter said that the petition would appear on the February 17 agenda but only to continue the petition to March 16.

No further discussion was held on this petition.

- IV. CORRESPONDENCE
- V. OTHER PETITIONS
- VII. FUTURE SCHEDULED MEETINGS
- A. February 17, 2020
- Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact

Requests text amendment to Section X.F of the Zoning Ordinance add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property.

• Z-05-2020: 410 Village Center (Hassan); Special Use and Findings of Fact

Requests an amended special use to accommodate an expansion of an existing "Dental Office with Ancillary Retail Sales" use at the subject property.

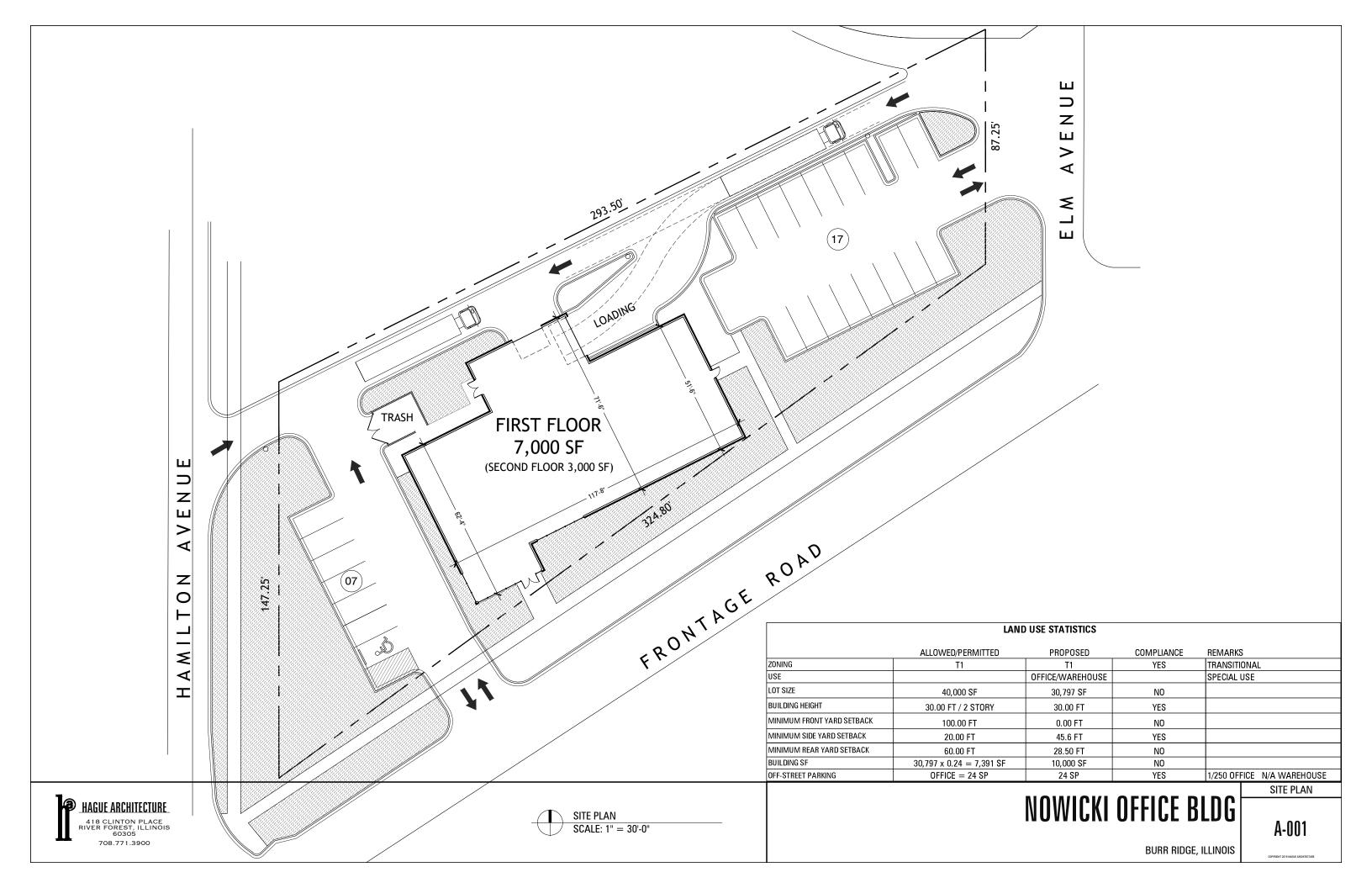
- B. March 2, 2020
- Z-07-2020: Zoning Ordinance Amendments; Planned Landscaping

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

VII. ADJOURNMENT

A MOTION was made by Commissioner Stratis and SECONDED by Commissioner Broline to ADJOURN the meeting at 8:15p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 8:15p.m.

Respectfully		
Submitted:		
	Evan Walter, Assistant Village Administrator	







NOWICKI OFFICE BLDG

BURR RIDGE, ILLINOIS

RENDERING

A-002

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SOUTH ELEVATION



WEST ELEVATION

NOWICKI OFFICE BLDG

ELEVATIONS

A-003

BURR RIDGE, ILLINOIS

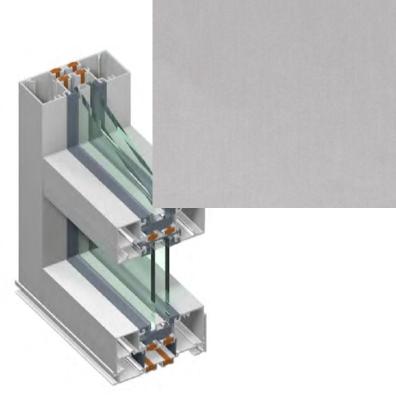




STOREFRONT: VISTAWALL OR EQUAL CLEAR ALUMINUM



BRICK: ENDICOTT MANGANESE IRONSPOT



STOREFRONT: VISTAWALL OR EQUAL CLEAR ALUMINUM



ASH

EXTERIOR WOOD PANEL:

NICHIHA WOOD SERIES

COLOR - ASH





HAGUE ARCHITECTURE

418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

NOWICKI OFFICE BLDG

ELEVATIONS

A-004

BURR RIDGE, ILLINOIS

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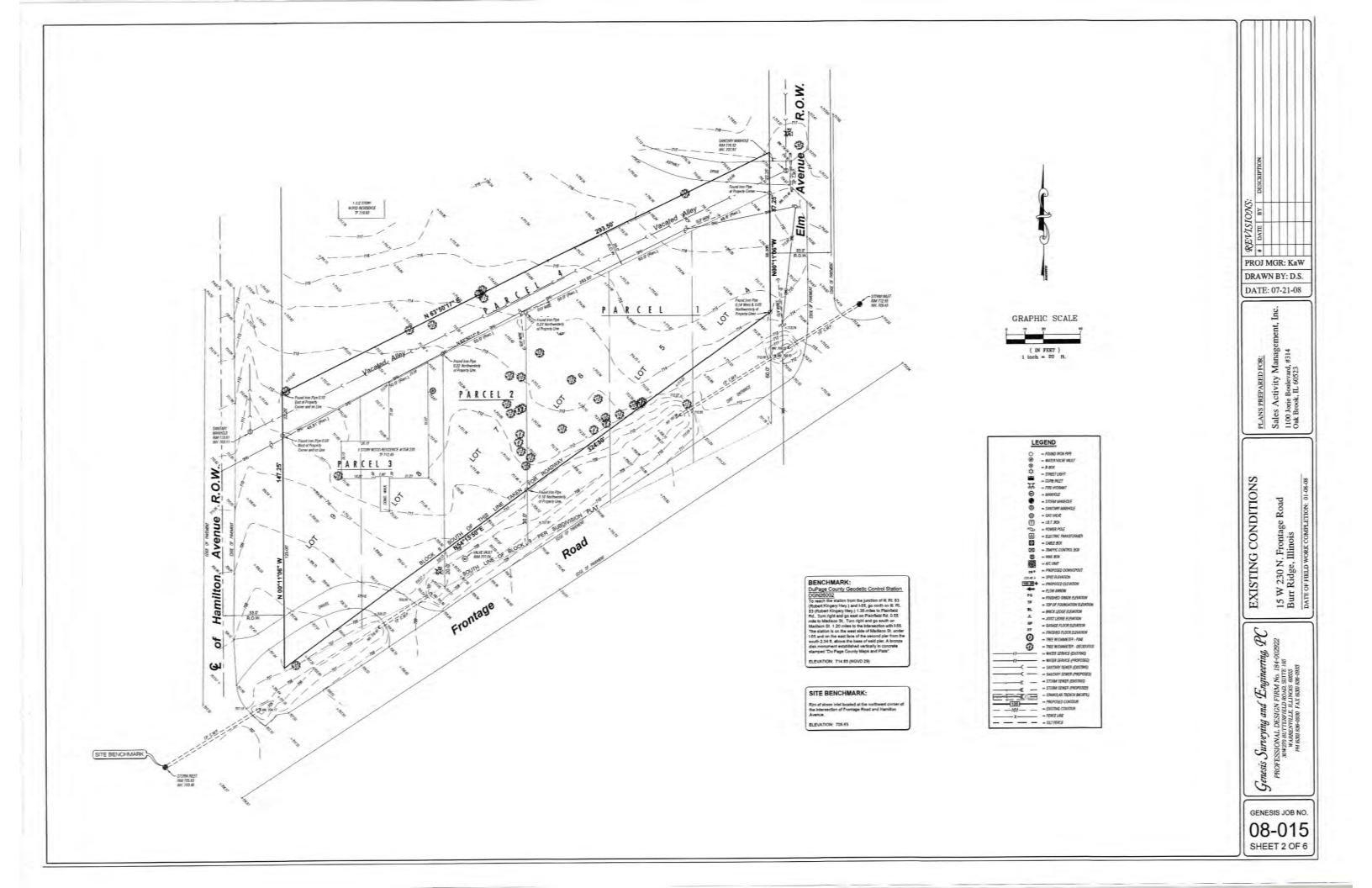


EXHIBIT C

ORDINANCE NO. A-834-12-08

AN ORDINANCE GRANTING SPECIAL USES PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE (Z-04-2008: 15W230 North Frontage Road - Straub)

whereas, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on March 3 and March 17, 2008 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

<u>Section 2</u>: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W230 North Frontage Road, Burr Ridge, Illinois, is Mr. Michael C. Straub (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VII.C.2(i) of the Zoning Ordinance for an office in a Transitional District and a special use approval as per Section IV.J.2 to erect a fence in a non-residence district.
- B. That the office use will not be detrimental to surrounding properties because the architecture of the building is residential in nature and the use will not conflict with the other non-residence uses along North Frontage Road.
- C. That the special use approvals will not be detrimental to the general welfare of the community because adequate on-site parking, circulation, and buffering from the adjacent residential area are being provided.

<u>Section 3</u>: That a special use as per Section VII.C.2(i) of the Zoning Ordinance for an office in a Transitional District and a special use approval as per Section IV.J.2 to erect a fence in a non-residence district *is hereby granted* for the property commonly known as 15W230 North Frontage Road and legally described as follows:

Parcel 1: Lots 4, 5, 6 in Block 9 (except that part of Lots 4, 5, 6 lying South of a straight line which intersects the East line of Lot 4, 60 feet North of the Southeast corner of Lot 4 and intersects the Southeast corner of Lot 6, 30 feet North of the Southwest corner of Lot 6 on the West line thereof) in Second Addition to Babson Park, a subdivision of that part of part of the West ½ of the Northeast ¼ of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Joliet Road, according to the plat thereof recorded November 24, 1926 a Document 225519, in DuPage County, Illinois.

Parcel 2: Lot 7 in Block 9 (except highway) in Second Addition to Babson Park, being a subdivision of part of the West ½ of the Northeast ¼ of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 24, 1926 as Document 225519, in DuPage County, Illinois.

Parcel 3: That Part of Lots 8 and 9 lying North of a straight line which the East line of Lot 8 at a point 20 feet North of the Southeast corner of Lot 8 and which extends to the Southwest corner of Lot 9 in Second Addition to Babson Park, being a Subdivision of that part of the West of the Northeast 4 of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Joliet Road, according to the plat thereof recorded November 24, 1926 as Document 225519, in DuPage County.

PERMANENT REAL ESTATE INDEX NUMBER: 09-25-208-008 09-25-208-009

09-25-208-010

<u>Section 4</u>: That the approval of this special use is subject to compliance with the following conditions:

- A. All improvements shall comply with the attached **Exhibit**A including site plan, landscaping plan, and building elevations provided herein except as specifically modified by any of the following conditions.
- B. A revised landscaping plan shall be provided for staff review prior to issuance of a building permit and the revised landscaping plan shall provide additional planting materials around the parking lot and on the berms as required by Sections VII.B.10 and XI.C.11 of the Zoning Ordinance.
- C. Final sign plans shall be submitted for conditional sign review and approval by the Plan Commission.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 14th day of April, 2008, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

Trustees Grela, Wott, Sodikoff, Paveza, Allen AYES:

NAYS:

ABSENT: Trustee DeClouette 1

APPROVED by the President of the Village) of Bury 14th day of April, 2008.

Village Clerk

Architects Carrenon IIIIs, Illinos 60514

By Deslign, P.C. Thone: (630) 323-9816

Archydesktabwedikiechydesktacon 15 M. 230 Frontage Road Burr Ridge, IL 60527 DRAWN BY: J.S.P. Sales Activity Management, :eoitto wen A

1 OF 1 SHEETS SHEET NO:

COPYRIGHT @ 2008 ARCHITECTS BY DESIGN, P.C.

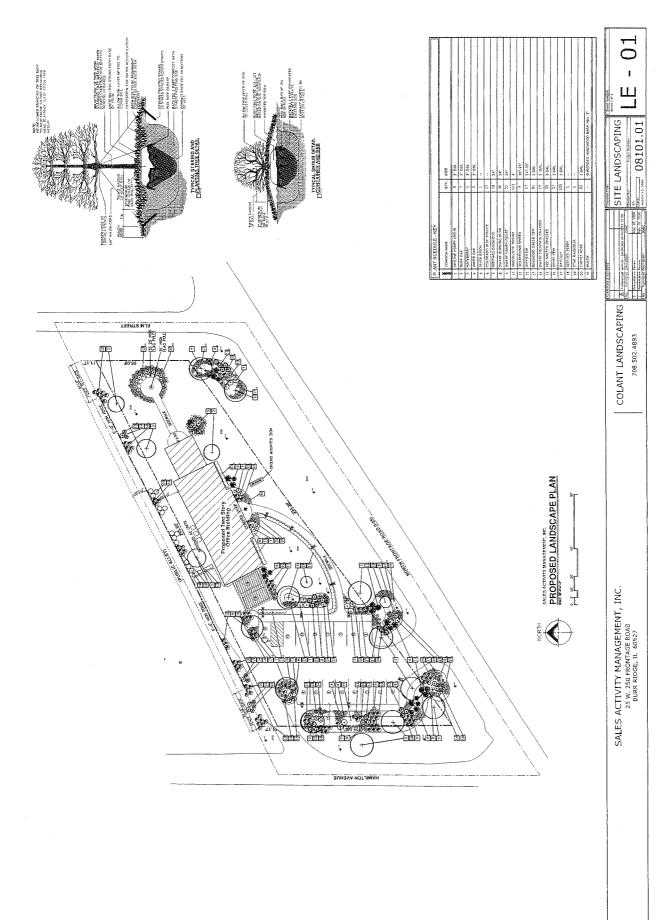
	REQUIRED	ACIUAL
LOT ZONING	(t-1)	R-(
LOT 512E	40,000 sq. ft.	* 28,0000 sq, ft.
гот жертн	1290.	. 76'-2"
LOT DEPTH	N/A	
OPEN SPACE	5562 sq. ft. (20%)	14,975,0 sq. Pt.
COVERAGE	REQUIRED	ACTUAL
LAND COVERAGE	18,480 sq. ft. (66%)	*12,825 sq. ft
BUILDING COVERAGE		3864 sq. ft
FAR	6720 sq. ft.	6000 sq, ft.
ACCESSORY SURCINE		N/A
BULLDING HEIGHT	30'-0"	28'-0"
PARKING		
	4 PER 1000 S.F. = 24	*IB-2+20
BLD6, SETBACKS	REQUIRED	ACTUAL
FRCNT (EAST)	\$0.08	9757
FRONT PATIO (EAST)	,0-05	26e.
CORNER SIDE (NORTH)	20.02	* 20.0

ACTUAL REQUIRED PARKING SETBACKS CORNER SIDE (SOUTH)
CORNER STOOP (SOUTH)
REAR YARD (NEST)

• DOES NOT WELL ENSINE THE REQUIREMENTS

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CORNER SIDE (NORTH)
CORNER SIDE (SOUTH)
REAR (MEST)

TARATE MAS Site Plan Al Proposed Two Story Office Building



CXHIBIT

25 M. 230 Frontage Road Burt Ridge, IL 60527 B90 Design, P.C. Poner, (630) 323-9694

Rational State of the Company of the Comp I OF I SHEETS A-1FILE NO: OT-1742 Sales Activity Management, Inc. Architects Charendon Hills, illinois 60514 COPYRIGHT @ 2008 ARCHITECTS BY DESIGN, P.C. Front Fleration (South)

EXHIBIT A



Z-01-2020: 6101 County Line Road (King-Bruwaert House); Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

HEARING:

March 16, 2020

TO:

Plan Commission Greg Trzupek, Chairman

FROM:

Evan Walter Assistant Village Administrator

PETITIONER:

King-Bruwaert House

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

R-1 Residential PUD

LAND USE PLAN:

Recommends Residential Uses

EXISTING LAND USE:

Senior Living Facility

SITE AREA:

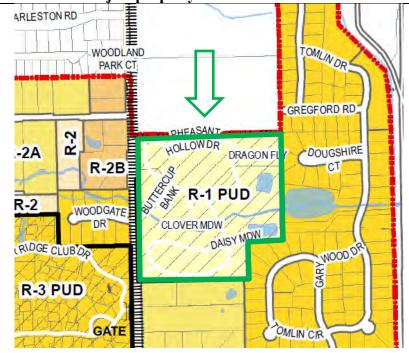
35 Acres

PARKING:

161 Spaces

SUBDIVISION:

King-Bruwaert





Staff Report and Summary

Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

The petitioner is King-Bruwaert House (KBH), a senior living facility consisting of assisted living, memory care, skilled nursing and independent living care options located at 6101 County Line Road. The petitioner requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property. The purpose of the amendment is to renovate and expand the three primary buildings developed in the 1980s on the northern side of KBH's property. Because the amendments to the PUD are limited to a specific area of the subject property, the analysis offered in this section will be limited to this area. No changes are proposed to the PUD outside of the specified area. There are three main buildings in which meaningful work will occur to add bulk to the subject property; for clarity, staff will refer to these buildings as "Building A"; "Building B"; and "Building C". A map designating these buildings is designated as Exhibit A.

King-Bruwaert House has operated a skilled nursing facility in its present location since 1933 and has been part of the Village since its annexation in 1975. The annexation did not include a rezoning; under State law, when a property is annexed into a municipality without being rezoned, it is automatically zoned to the least dense zoning classification, which in the case of the Village is R-1 Residential. In 1992, KBH was granted a PUD that permitted the development of the subject property as is presently observed. Since this time, the Village has granted two minor amendments to the PUD, which are discussed in more detail under "Public Hearing History." Because of the significance of the redevelopment proposed for the subject property, staff is using the 1992 PUD as the subject property's primary use and site plan. The subject property is zoned R-1 PUD and is approximately 35 acres in size. The subject property is surrounded by residential developments within Burr Ridge of varying density on all sides, except for Katherine Legge Park (KLP) to the north, which is owned by the Village of Hinsdale.

Proposed PUD Elements

Building Alterations and Elevations

The petition proposes to add 144,016 square feet of primary building space to the subject property, although the net square footage will be slightly less due to the proposed removal of three small buildings within the northeast section of the subject property. The additions will occur in three distinct buildings, which staff will refer to as Building A, B, and C. Most of the new square footage will be located within the all-new Building A that will be connected to the main house; the proposed use of this building will move from skilled nursing towards apartment-style independent living. New amenities will be added to Building A, including a fitness center, grill-style dining room, bar/lounge, game room, and event space that can accommodate up to 200 persons. Building B currently contains primary medical center offices; the use of Building B will not change except for interior upgrades and the addition of a grade-level porte cochere on the north side permitting direct vehicle access to the building. The porte cochere will be 13 ½ feet tall with a 17' wide roadway, which will allow two vehicles to pass through simultaneously. Building C represents a new addition, which will include employee lounge areas in the basement, 14 memory care rooms on the first floor, and 14 skilled nursing rooms on the second floor. Buildings A and B will remain 56' in height; Building C will be approximately 45' in height. No additions would result in further encroachment towards the north or east lot lines. Each of the primary buildings will be constructed using matching brick façades, wood frame windows, and asphalt roof shingles.

Staff Report and Summary

Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

Interior Street Layout and Parking

If the PUD is approved, KBH plans to increase its employee count from 118 personnel to 140 personnel, most of which work on shifts. There are currently 161 parking spaces located on the subject property; the petition proposes to increase the parking capacity by 97 spaces to 258 parking spaces. The petition would be required to provide 243 total parking spaces on the subject property if each use (skilled nursing, per employee, per doctor, etc.) were included in the parking calculation. Sixty-four spaces would be added within a new underground garage under Building A. The underground garage is shown with one-way access through the parking aisle; the garage will include storage areas, mechanical rooms, and elevator access for residents. Additionally, 33 new spaces would be added along the northern property line facing KLP; in an expanded lot east of Building C; and to the southwest of Building A. It should be noted that while some parking spaces are presently located along the northern property line, both the existing and proposed surface parking spaces are shown located within an 8' setback line.

The petition proposes to straighten several drive aisles that border the primary buildings on the subject property. The petitioner states that the purpose of this revision is to allow for simpler drive aisles as well as to add parking along these drive aisles. One general-use building near the new entrance to an underground garage will be demolished to create room for the relocation of the interior roadway.

The petition proposes to demolish two small buildings used for employee housing along the eastern property line and replace their footprints with surface parking. The setback between this parking lot and the eastern lot line meets the 8' setback requirement, while 6-8' evergreen trees are shown in this vicinity between the parking lot and property line. Staff recommends that an existing chain link fence abutting the three parcels to the east of KBH be replaced with a 6' solid wood fence oriented towards the subject property for light shielding and security purposes.

Two new banks of parking are proposed near the southwest side of the subject property along Pleasant Hollow Drive. These spaces are proposed to be setback 24' from Building A and 35' from the nearest residence on the south side of the street. The Zoning Ordinance states that any parking located in front of the principal buildings in non-residential areas shall be buffered with 4' landscape screening. Several shade trees are shown on the landscape plan near these parking spaces, but no specific screening is designated. Staff recommends that a landscape barrier be installed between the parking spaces on the southern side of Pleasant Hollow Drive and the residences in this area.

The southern parking space bank in the parking lot north of the stormwater detention pond has more than 15 consecutive spaces without a required landscape island; Section XI.C.11.b states that one parking lot island with one shade tree shall be provided for every 15 consecutive parking spaces. The petitioner has stated that they will add a landscape island with shade tree halfway through this aisle to comply with this requirement.

All of the new parking spaces and drive aisles shown on the proposed site plan meet the minimum size and width requirements of the Zoning Ordinance for off-street parking.

Site Plan

Staff Report and Summary

Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

The 1992 PUD petition permitted 70.6% of the subject property to be preserved as open space; the petition reduces the amount of open space to 66%. The R-1 Residential District states that not less than 70% of a property shall be used for open space. The Floor Area Ratio (FAR) within the subject property would increase from 22.8% to 29.6%.

The petition plans to add a small landscape berm not more than 6' in height near the front entrance of the subject property. The petitioner has stated that this will serve to highlight the front entrance, which is sometimes not noticed by drivers along County Line Road due to its proximity to the entrance of KLP. No signs or materials besides landscaping will be placed on the landscape berm. The Village of Burr Ridge is currently constructing a new sidewalk that will extend from Longwood Drive to KLP near the area where the landscape berm is proposed; KBH is not a party to this development, nor will any element of this petition otherwise interfere or affect with this project.

The addition of surface parking lots along the east side of the principal buildings includes the expansion of the on-site stormwater detention pond as well as for new drainage pipes to be installed. The Village Engineer has stated that the proposed infrastructure will create improved stormwater control on the east side of the subject property due to the elimination of buildings as well as new infrastructure being installed in the same area. The petitioner plans to upsize the water mains within the subject property to account for additional capacity within each building. No work is proposed for the 63rd Street Ditch, which runs through the subject property.

Two dumpsters are currently located along the northern property line behind the maintenance building. The petitioner has stated that they will eliminate one dumpster from the site by adding a trash compactor inside the maintenance building; the petitioner has committed to screening the remaining dumpster with a decorative wood fence matching any new fences in the area in compliance with the Zoning Ordinance.

New retaining walls of 4', 6', and 12' in height are shown near the south and east sides of Building A; the Zoning Ordinance restricts retaining walls to be 42" tall. The retaining walls are all shown with 4' safety railings on the top of each wall. The Village Engineer has stated that these retaining walls are required to facilitate the necessary grade changes in this area. A decorative metal fence is shown at grade near the east wall of Building C; the petitioner states that this fence will be 7' tall and at least 50% open. Fences are permitted to be 5' tall; however, the Village has permitted taller fences at non-residential uses in the past. No specific elevation of any fence was provided.

The photometric plan complies with the standards set forth by the Zoning Ordinance. As a further security measure, staff recommends requiring that any light pole located within 20' of a property line be equipped with a matching light shield to direct light back towards the subject property.

The petition would add two courtyards on the east and west side of the principal building, which will be professionally landscaped upon completion of construction of the nearby buildings. A rendering of these courtyards is included in the petition.

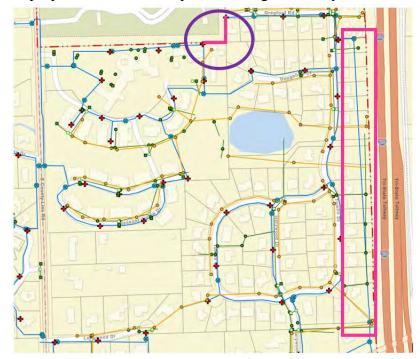
Public Benefit

Section XIII of the Zoning Ordinance states that all PUD's must be evaluated in terms of the extent of public benefit produced in terms of meeting the objectives and standards of the Village. To

Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

fulfill this requirement, staff proposes that KBH finance the construction of a new water main extension between the northeast corner of the subject property and the cul de sac on Gregford Road, shown as a pink line with a purple circle in the map. The Village currently maintains a

secondary water main located in the rear yards of 20 properties on the east side of Tomlin Drive abutting the Tollway; location of this main is shown in the tall, pink rectangular box in the map. This water main provides service redundancy for these properties; however, this main is over 60 years old, and maintenance performing requires accessing rear yards break site. The near the proposed extension would provide necessary water service redundancy for the homes along Tomlin Drive that is currently provided by the rear yard main, thus allowing the Village to abandon this main.



There are two potential routes for the proposed main extension: through KLP in Hinsdale or through existing public utility easements in the rear yards of single-family residences at 638 Gregford Road and 51 Dougshire Drive, both located in Burr Ridge. The route through KLP would require an intergovernmental agreement with the Village of Hinsdale and may necessitate additional conditions to secure legal access-for example, the potential construction of a fence along the entire northern property line that would then be maintained by KBH. Village staff estimates that the main extension will cost between \$400,000 and \$600,000, and notes that the option of going through KLP would be cheaper due to a shorter linear distance as well as the presence of trees and utilities already present in the public utility easements that would require removal and relocation as part of the project. Staff recommends that the Plan Commission make its recommendation subject to the merit of the general public benefit provided by the proposed main extension, as the Board of Trustees will be in a position to determine whether staff should negotiate an agreement with Hinsdale or work in the rear yards of properties within the Burr Ridge.

Public Hearing History

1975 – The subject property was annexed into the Village without being rezoned; as such, the property was automatically zoned R-1 Residential.

1988 – An expansion of Building A was approved despite the use remaining legally non-compliant. The Village stipulated that a text amendment be brought forward to allow the property to conform to the Village's zoning regulations.

Staff Report and Summary

Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact

1992 – A text amendment establishing "Sheltered/Skilled Care Facility" as a special use in the R-1 Residential District allowed KBH to become a legal, conforming use. A PUD was granted to memorialize the development presently on the site.

2009 – A PUD amendment was granted to add additional surface parking spaces along the entryway drive near Building A.

2016 – A PUD amendment was granted to allow for the construction of a bistro within Building A which served a limited menu of food and beverages along with the sale of alcoholic beverages.

Public Comment

Staff has received numerous letters from residents living at KBH as well as one letter from a resident on Garywood Drive supporting the petition. Staff received no objections to the petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission desires to recommend approval of an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features at King-Bruwaert House, staff recommends that the recommendation be made subject to the submitted site plans, building elevations, and engineering plans, as well as subject to King-Bruwaert financing the potential construction of a new water main extension at the terminus for Gregford Drive.

Appendix

Exhibit A – Building Map

Exhibit B – Petitioner's Materials

Exhibit C – Resident Statements

EXHIBIT A

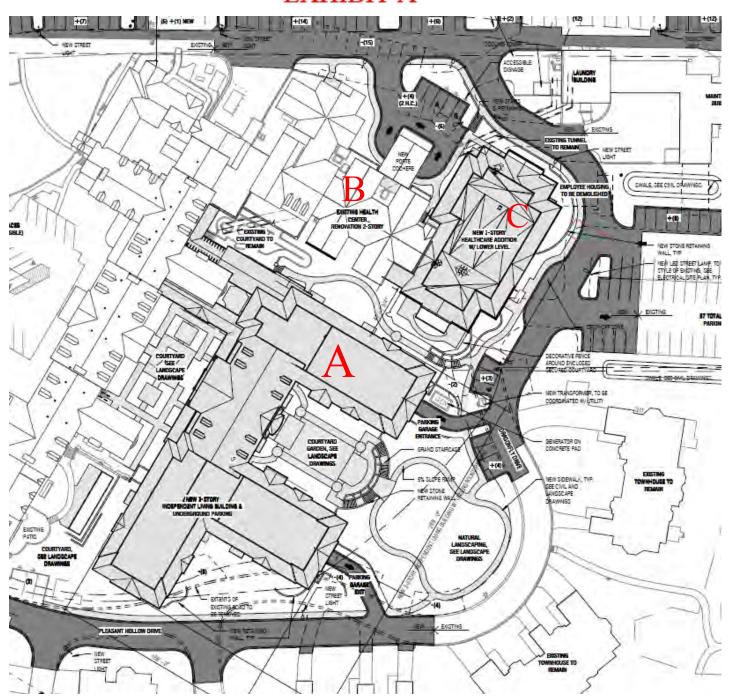




EXHIBIT B

KING-BRUWAERT HOUSE 6101 S. COUNTY LINE ROAD, BURR RIDGE, IL

ADDENDUM TO PETITION FOR AMENDMENT TO CONDITIONAL PERMITTED USE PERMIT

<u>Background</u>: King-Bruwaert House has been in existence in its current location since 1933. In 1992, the Village of Burr Ridge granted a conditional permitted use permit to King-Bruwaert House covering its existing licensed sheltered and skilled care facility, and 58 new cottage homes. (Ordinance No. A-454-14-92). In its northwestern 11 acres, King-Bruwaert House operates a 3-story, Georgian-style retirement home with approximately 78 resident suites or rooms (the "House"), providing assisted living, memory care and skilled care services. The House also contains a geriatric clinic staffed by board-certified geriatricians, therapy/fitness areas, a main dining room and a bistro. South of the House are 24 acres improved with 58 cottages, known as the Woods of King-Bruwaert.

Proposed Construction – Skilled and Memory Care Building. King-Bruwaert House seeks permission to rebuild and renovate its skilled and memory care wing built in the mid-1980s. King-Bruwaert House will construct a 2-story structure with a basement adjacent to the existing skilled care building. This new building will have 14 memory care rooms on the first floor, 14 skilled care rooms on the second floor and laundry, storage and employee locker rooms and lounge areas in the basement. This building will have a separate dedicated exterior entrance which will serve the skilled/memory care wing, the geriatric clinic and therapy areas. The memory and skilled care rooms will be configured in an open, "neighborhood" style with short hallways and generous common gathering spaces for light cooking, dining and socializing. Upon completion of the new 2-story wing, the existing skilled and memory care residents will move into the 2 floors of new rooms and the existing skilled care wing will be renovated to provide a third wing of 14 skilled care rooms and similar open living and dining areas. Currently King-Bruwaert House has a total of 49 skilled/memory care rooms; upon completion of construction of the new wing and renovation of the existing skilled care rooms there will be 42 skilled/memory care rooms (a decrease of 7 rooms).

Proposed Construction - Independent Apartments with Services. Through a series of market studies and focus groups, King-Bruwaert House has identified a need in its community for apartment style units, connected to the House, where residents live independently but with services (i.e., meals, housekeeping and a variety of optional nursing/caregiver services). King-Bruwaert House also seeks permission to construct a new wing, connected to the eastern part of the House, with 49 independent apartments, ranging in size from 900 - 1550 square feet. There will be a mix of unit types (1 bed/1.5 bath; 2 bed/2.5 bath; 2 bed/2.5 bath with den). This addition will also include new interior amenity spaces (a 64-space underground parking garage, a wellness / fitness center, grill-style dining room, bar/lounge, card/game room and a flexible event space that can accommodate up to 200 persons but can also be divided into smaller rooms for crafts, clubs, lectures, meetings and other smaller gatherings). The amenity spaces will be available to existing residents of King-Bruwaert House and Woods, besides the new apartment

residents. King-Bruwaert House will also install new landscaping and gardens around the new independent apartments and skilled/memory care buildings, improved ADA-accessible outdoor walking paths and 32 additional outdoor parking spaces primarily along the north boundary of the property, for employees, residents, guests and clinic patients.

Business Plan: The skilled/memory care units, when fully completed, will add no new rooms (in fact, the total bed count will decrease by 7). The 49 new independent apartments (restricted to ages 60 or older) will add between 55 and 70 new residents (depending upon the ratio of single residents to couples). Each apartment will be entitled to one underground parking space so the impact upon parking and traffic should be minimal.

The independent apartments and related indoor and landscaping amenities will be funded by a short term construction loan supplemented by draws from King-Bruwaert House's endowment fund. The new health care/memory care building and related improvements will be funded by a mix of endowment draws and a 2-phase construction loan that upon completion of construction will convert to an amortizing term loan with a final maturity of 7 years.

King-Bruwaert House currently employs 118 full time equivalent (FTE) employees. Upon completion of the entire project, it will employ a total of approximately 140 FTE employees (scattered among 3 shifts). The addition of the 32 parking spaces, plus the current employee parking lot, will provide sufficient parking for all employees.

KING-BRUWAERT HOUSE

Tomi Boyen Chief Eventing Office

FINDINGS OF FACT FOR A SPECIAL USE PERMIT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

King-Bruwaert House wishes to modernize, renovate and rebuild its skilled/memory care unit (built in the mid-1980s), to better serve the needs of its current and prospective residents. A new dedicated entrance to the skilled/memory care facility and geriatric clinic, on the north end of its site, will improve ingress and egress by residents, emergency vehicles, clinic patients and guests. Its construction of 49 apartment-style independent living units, connected to the main House, will meet the needs of prospective residents who wish to live independently but with services (e.g., meals and housekeeping). The added amenity spaces will allow for a variety of programming (wellness, social, educational, cultural)and gathering areas (a grill type restaurant, fitness/wellness center, lounge, card/game room, meeting rooms and larger event space)to better serve the needs of House, Woods and new apartment residents.

b. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

King-Bruwaert House serves the public health, safety, and general welfare by providing all levels of retirement home care (independent living, assisted living, memory care, and skilled care). The addition of 49 independent apartments will provide another option for persons who wish to live independently but to receive meal and housekeeping services. Its facilities also promote the general welfare of the community by offering music, art, theater, travel, literary, fitness and geriatric programs for the greater Burr Ridge community. The addition of an improved entrance to the geriatric clinic, skilled and memory care units will better facilitate ingress and egress to these areas by patients, residents and their families.

c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

To the north is KLM Park (Hinsdale); to the east is an R-3 subdivision. Adjacent to the south (beyond the Woods cottages) are R-2A subdivided lots; adjacent to west is R-3 PUD (Burr Ridge Club), R-3 (Woodgate Subdivision), and R-2B lots along Sedgley Road. The main House building is currently set back more than 200 feet from County Line Road. The western, southern and eastern setback areas of the site will remain unchanged. Along the northern boundary,

abutting KLM Park,additional parking spaces will be installed but will be shielded from view by a large swath of trees along KLM Park's southern boundary. The 49 independent living units, grill room, lounge, fitness/wellness center, card/game room and large gathering space are all indoor improvements which will not affect neighboring owners in the immediate vicinity of the site and will be visible only from the interior of the site. Significant landscaping improvements will enhance the view of adjacent owners to the east.

- d. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- Since 1933, King-Bruwaert House has been a not-for-profit continuing care retirement /life plan community situated on 35 acres of heavily wooded land. Its 1993 addition of 58 cottage homes and other amenities (walking paths, fishing pond, resident garden, chapel and theater) have preserved the rustic, wooded character of the site, particularly along County Line Road. It is a focal point in the gateway along County Line Road from Hinsdale into Burr Ridge. Its addition of 49 apartment style units, additional amenity spaces, renovated skilled care/memory care and additional parking spaces will not change the overall look of its site and will not affect development or improvement of surrounding properties.
- e. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

Adequate utilities will be provided through expansion, upgrades and replacement to provide appropriate water and storm water capacities and upgraded infrastructure as well as other utilities. All site drainage will be upgraded with new swales and sewer work to comply with all local and MWRD requirements. No new access roads are being added to the site but existing roads are being reconfigured to provide better flow around the site.

f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Existing ingress and egress is adequate for the site and no substantial increase in impact is expected. Two new dedicated building entrances are being provided at the skilled/memory care facility addition. One, a porte cochere for resident and visitor drop off with adjacent parking for short term use and ambulance stops, with shorter travel distances and improved exiting than currently exists. The second will provide a new employee entrance to be located immediately across the street from the existing employee parking lot. Pedestrian access is being addressed by adding additional sidewalks throughout site. Roadway reconfiguration and signage will better separate maintenance and staff areas from resident and visitor spaces. The 49 apartment style units will have adequate parking provided in a parking garage below to limit surface parking.

g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The current use of the property is not intended to change from the currently approved use. Granting the proposed amendment to the existing special use will allow the King Bruwaert community to enhance and modernize the existing facility while providing amenities not readily available to the residents, community, and Village of Burr Ridge as a whole.

h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

The P.U.D. amendments proposed will not deviate in a significant manner from the previously approved special use. Existing approved setbacks and building heights will be maintained to fit within the fabric of the existing facility and community. The removal of structures near the rear of the property and the improvements being proposed will provide a more efficient and cohesive use of the PUD than originally granted.

FINDINGS OF FACT FOR A PLANNED UNIT DEVELOPMENT

a. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations.

The proposed plan preserves open/green space, natural vegetation, recreational areas, walking paths and the gently sloping topography of the site. The new dedicated entrance to the skilled/memory care facility and geriatric clinic will improve ingress and egress by residents, emergency vehicles, clinic patients and guests. The 49 apartment-style independent living units, connected to the main House, will provide another choice for seniors -- both current Woods residents and residents of the surrounding communities -- who wish to live independently but with services (e.g., meals and housekeeping).

b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The planned unit development regulations emphasize landscaping and outdoor space. The proposed plan includes several gardens adjacent to skilled care and the new apartments, which will provide outdoor spaces to enjoy. Many of the apartments have covered balconies or covered patios. The addition of an improved entrance to the geriatric clinic, skilled and memory care units and improved walkways around the new buildings will better facilitate ingress and egress to these areas by patients, residents and families. The proposed plan meets standards of the existing PUD by limiting all new development to the previously approved 56' or 4 story height requirement. Further, no changes to the gross site area are proposed by acquisitions of any new land or expansion; and setbacks as previously written are not encroached upon, but are in fact improved by the removal of existing buildings on site that currently encroach on setback requirements.

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed work deviates from the previously approved P.U.D. by increasing the building lot coverage by 2.8% and floor area ratio (FAR) by .068, while slightly decreasing the open space by 4.6%. There will be 32 additional on grade parking spaces provided on site, exceeding parking requirements when considering the additional 62 underground parking spaces. These proposed amendments to the existing P.U.D. serve the public interest by increasing the availability and range of living unit types of the existing continuing care retirement community, increasing the amenities which are available to residents of the community, creating gardens more easily accessible and usable than are currently arranged, allowing all persons safer mobility throughout the entire site, and providing a more enjoyable and updated living space to the residents otherwise out of reach.

d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.

King-Bruwaert House, with its 35 acres of heavily forested land, is a focal point in the County Line Road gateway leading from Hinsdale into Burr Ridge. Its addition of 49 apartment style units, additional indoor and outdoor amenity spaces, renovated skilled care/memory care and separate entrance to skilled care the geriatric clinic will provide a public benefit to the community. Pedestrian access is being improved by adding additional sidewalks throughout site. Roadway reconfiguration and signage will better separate maintenance and staff areas from resident and visitor spaces. The additional parking spaces and underground parking lot will provide more parking than what is required by the Zoning Code), but will also preserve the open character of the site.

e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

Adequate utilities will be provided through expansion, upgrades and replacement to provide appropriate water and storm water capacities and upgraded infrastructure as well as other utilities. All site drainage within scope of work will be upgraded with new swales and sewer work to comply with all local and MWRD requirements. No new access roads are being added to the site but existing roads are being reconfigured to provide better flow around the site. Improved access to existing green space and creation of new gardens meeting ADA guidelines allow increased access to more of the open space and recreational land on the site while new sidewalks connect the previously disconnected areas together. The land will be regraded to eliminate icy or slippery slope hazards and provide new sidewalks to keep pedestrians out of the street. All of these items provide for better enjoyment of amenities available both inside and outside the facility, increase recreational use and provide and increased visual enjoyment of the property for all.

f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

None of the improvements to the site will be immediately adjacent to surrounding residences. Parking spaces will be added to the north portion of the site adjoining KLM Park, but they will be buffered by dense landscaping on the southern boundary of the Park. Existing approved setbacks and building heights will be maintained to keep the existing facility compatible with adjacent properties. The removal of structures to the rear of the site will improve the views of persons who live east of the site.

g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

The proposed plan will enhance and modernize the existing skilled/memory care facilities while providing amenities not readily available to the residents, community and Village of Burr Ridge as a whole. The 49 apartments will bring more people to the Village of Burr Ridge commercial areas while still preserving the beauty of this site and the County Line Road corridor vista.

h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The Comprehensive Plan emphasizes high quality, low density, distinctive homes, and natural wooded settings which create a "tranquil environment." Both the current P.U.D. and the proposed plan achieve all of these goals. The proposed plan will also preserve the County Line Road corridor in its well-landscaped, rural state.

i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

This plan conforms to the standards set forth in Section XIII.L.7 (which are listed above).



ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING 6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

TITLE SHEET



ZONING DATA					
DESCRIPTION	APPROVED P.U.D.	CURRENT CONDITIONS:	PROPOSED:		
ZONING CATEGORY:	ORDINANCE A-452-14-92	NO CHANGE	NO CHANGE		
GROSS SITE AREA:	35.89 ACRES	NO CHANGE	NO CHANGE		
BUILDING LOT:	NOT SPECIFIED	11.8%	14.4%		
FLOOR AREA RATIO:	NOT SPECIFIED	.228	.296		
OPEN SPACE:	70%	70.6%	66%		
FRONT SETBACK:	*100'	NO CHANGE	NO CHANGE		
REAR SETBACK:	*100'	NO CHANGE	NO CHANGE		
SIDE SETBACK:	INTERIOR: 40' CORNER: 100'	NO CHANGE	NO CHANGE		
BUILDING HEIGHT:	56' OR 4 STORIES	3 STORIES	NO CHANGE		

:	
	HEALTH CARE
	SKILLED NURSING
	MEMORY SUPPORT
	ASSISTED LIVING
	INDEPENDENT LIVING
	P.U.I
	TYPF

BUILDING	HEIGHT:	56' OR 4 STORIES	3 STORIES	NO CHANGE		UNDERGROUND	0	64 (2 H.C.)	+64 (+2 H.C.)	
*= PUD DOES NOT SPECIFY, R-1 ZONING REQUIREMENT SHOWN				TOTAL SPACES:	161 (2 H.C.)	258 (8 H.C.)	+96 (+6 H.C.)			

KING BRUW	AERT - HO)USE: PRO	JECT DA	ιΤΑ
	EXISTING	PROPOSED	DIFF.	TOTAL
ALTH CARE				
SKILLED NURSING	49 BEDS	28 BEDS	-21 BEDS	28 BEDS
MEMORY SUPPORT	10 BEDS	14 BEDS	+4 BEDS	14 BEDS
SSISTED LIVING	34 APTS	N/A	N/A	34 APTS
DEPENDENT LIVING	N/A	49 APTS.	+49 APTS	6. 49 APTS.
P.U.	D. PROPO	SED PARK	ING	
TYPE	EXISTING P.	U.D. PRO	POSED	DIFFERENCE

64 (2 H.C.) +64 (+2 H.C.)

S.F EXISTING BUILDING + HC RENOVATION				
Level	GROSS AREA			
EX - BASEMENT - OCCUPANCY	43371 SF			
EX - SECOND FLOOR - OCCUPANCY	23535 SF			
EX - THIRD FLOOR - OCCUPANCY	6880 SF			
T/EXIST. HC FIRST FLOOR (686'-4") 47144 SF				
TOTAL EXISTING AND RENOVATED S.F.: 120930 SF				

S.F HC ADDITION			
Level	GROSS AREA		
Not Placed	0 SF		
00 - GARDEN LEVEL (674'-10")	10899 SF		
01 - 1ST FLOOR (686'-4")	3497 SF		
B1 - BASEMENT (662'-10")	8509 SF		
TOTAL HC ADDITION S.F.: 22905 SF			

S.F IL BUILDING			
Level	GROSS AREA		
Not Placed	0 SF		
PARKING GARAGE	24320 SF		
GARDEN	30338 SF		
1ST. FLOOR	29698 SF		
2ND. FLOOR	28552 SF		
	TOTAL IL S.F.: 112908 SF		

IL COURT	ΓYARD P	ERSPE(CTIVE
		- Auto-	



BIRDS EYE PERSPECTIVE

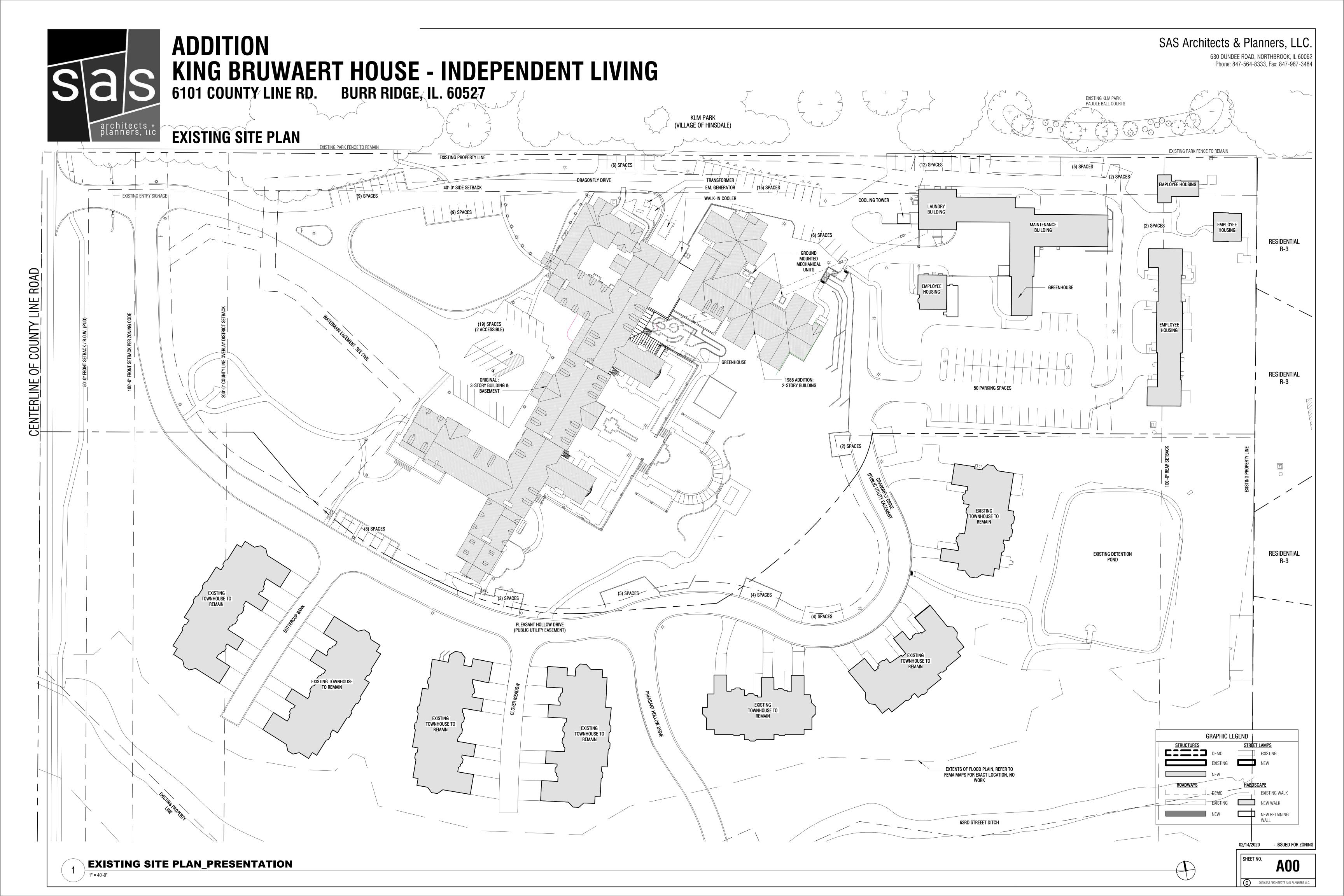
AREA OF WORK
AREA OF WORK

TOTAL SPACES REQ.: 243

	ZONING SHEET INDEX
SHEET NUMBER	SHEET NAME
01 - GENERAL	
T1.0	TITLE SHEET
03 - ARCHITECTURAL	
A00	EXISTING SITE PLAN
A01	PROPOSED SITE PLAN
A02	ENLARGED SITE PLAN
A03	BASEMENT/ PARKING LEVEL
A04	GARDEN FLOOR PLAN
A05	FIRST FLOOR PLAN
A06	SECOND FLOOR PLAN
A07	ELEVATIONS
A08	ELEVATIONS
09 - ELECTRICAL	
E002	SITE PHOTOMETRIC PLAN
11 - CIVIL	
1	PLAT OF SURVEY
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	MWRD NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C2.2	DEMOLITION PLAN
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES & DETAILS
C5.0	OVERALL GRADING PLAN
C5.1	GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.4	GRADING PLAN
C6.0	OVERALL UTILITY PLAN UTILITY PLAN
C6.1	
C6.2	UTILITY PLAN
C6.3	UTILITY PLAN
C6.4	UTILITY PLAN
C6.5	SANITARY PROFILES
C6.6	FIRE HYDRANT COVERAGE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	MWRD DETAILS
12 - LANDSCAPING	
L-01	PROPOSED LANDSCAPE PLAN
L-02	TREE PRESERVATION AND REMOVAL PLAN

1	PROPOSED S	SITE PLAN -	KEY PLAN



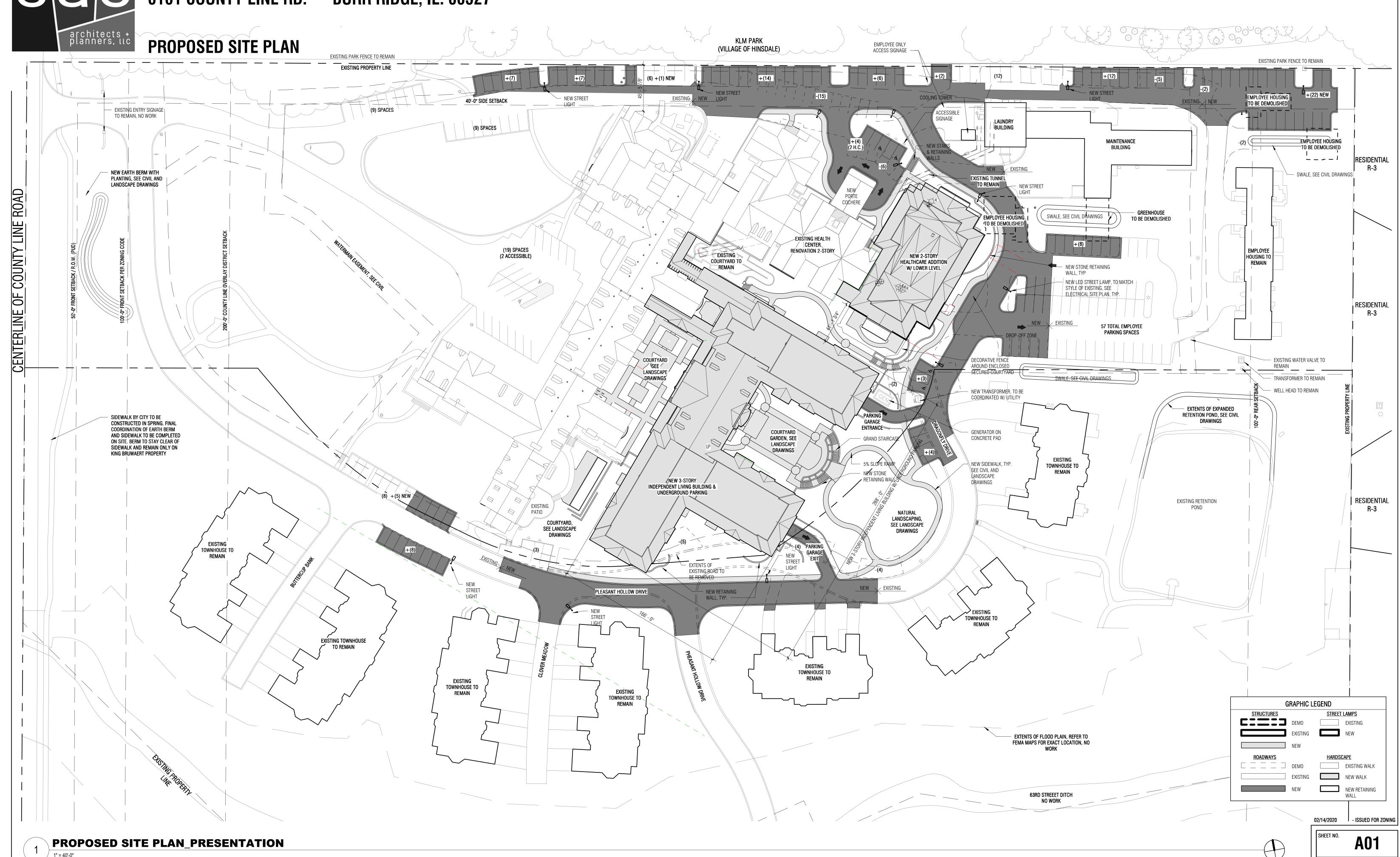


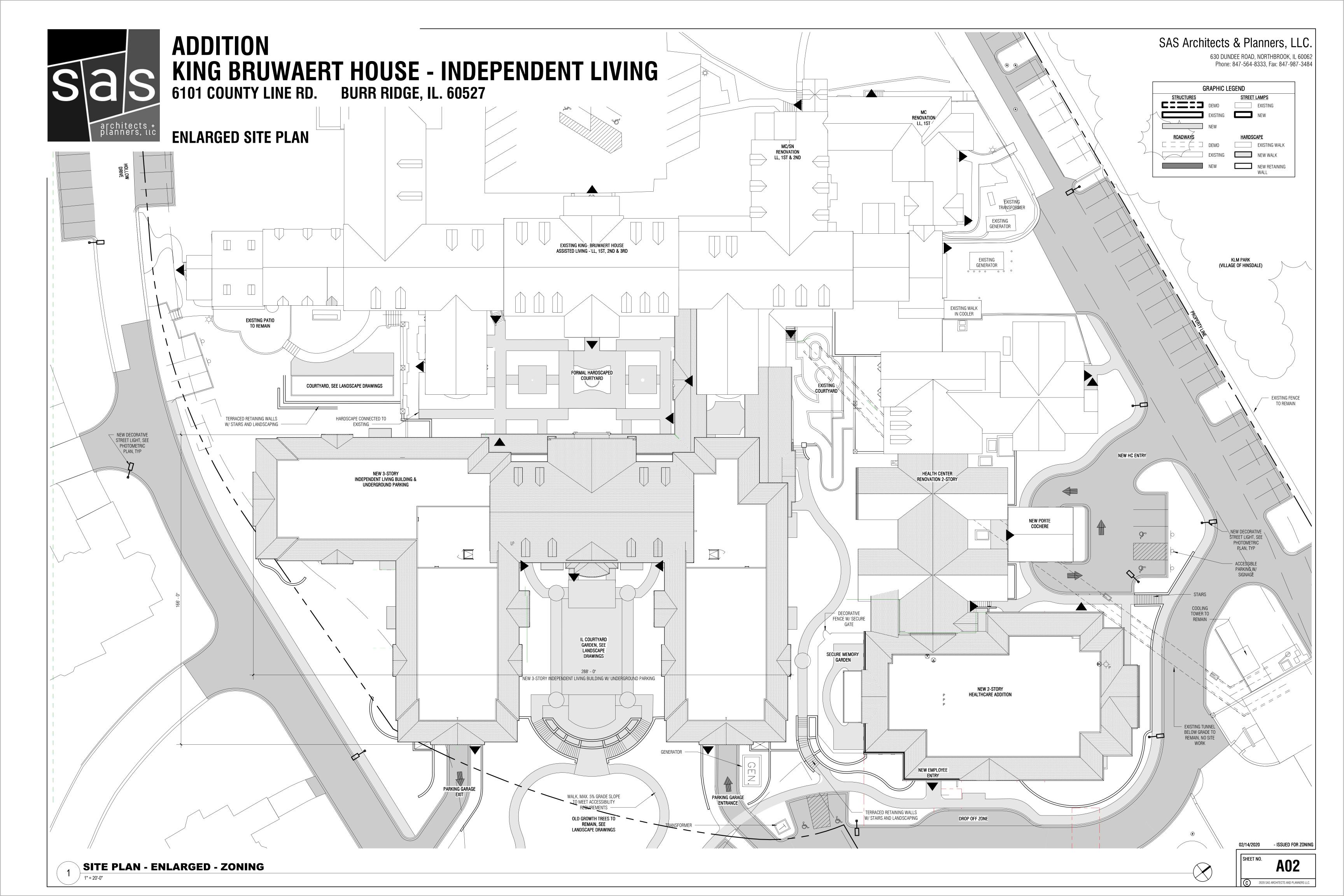
630 DUNDEE ROAD. NORTHBROOK. IL 60062

Phone: 847-564-8333, Fax: 847-987-3484

2020 SAS ARCHITECTS AND PLANNERS LLC

ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING 6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

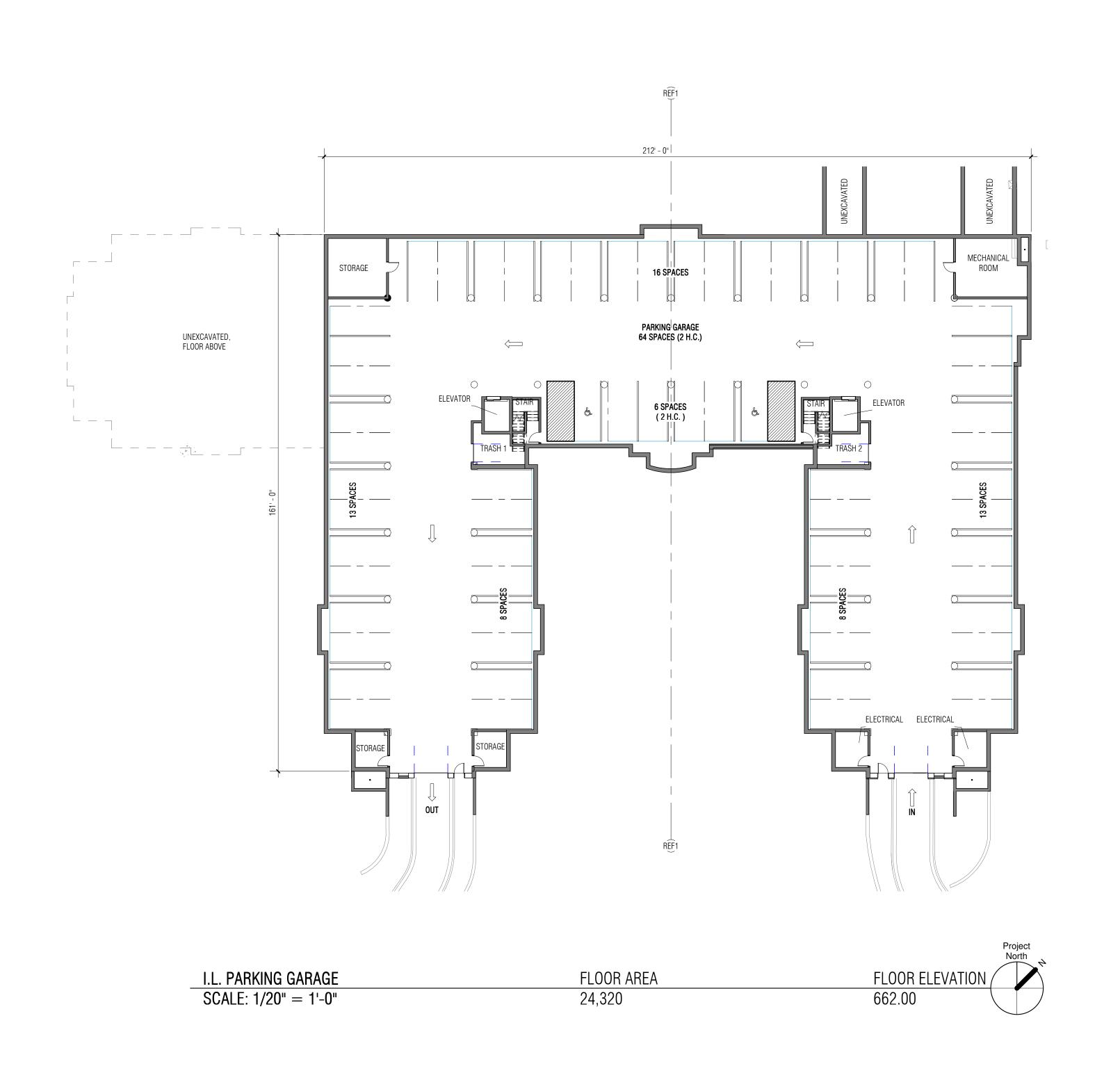


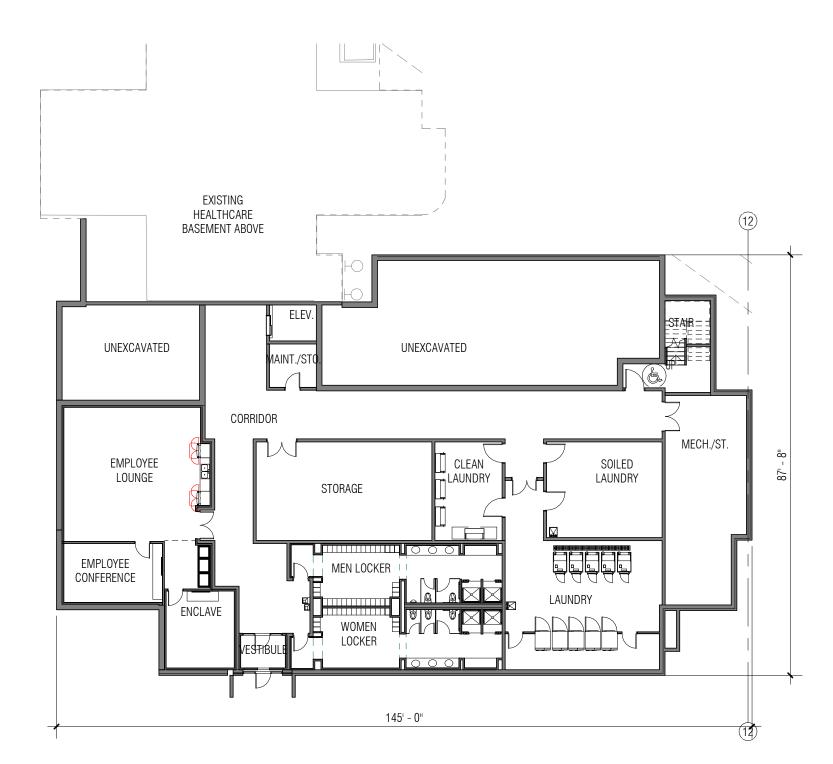




ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING 6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

BASEMENT/ PARKING LEVEL





FLOOR AREA

8,563

FLOOR ELEVATION

662.83

H.C. BASEMENT LEVEL

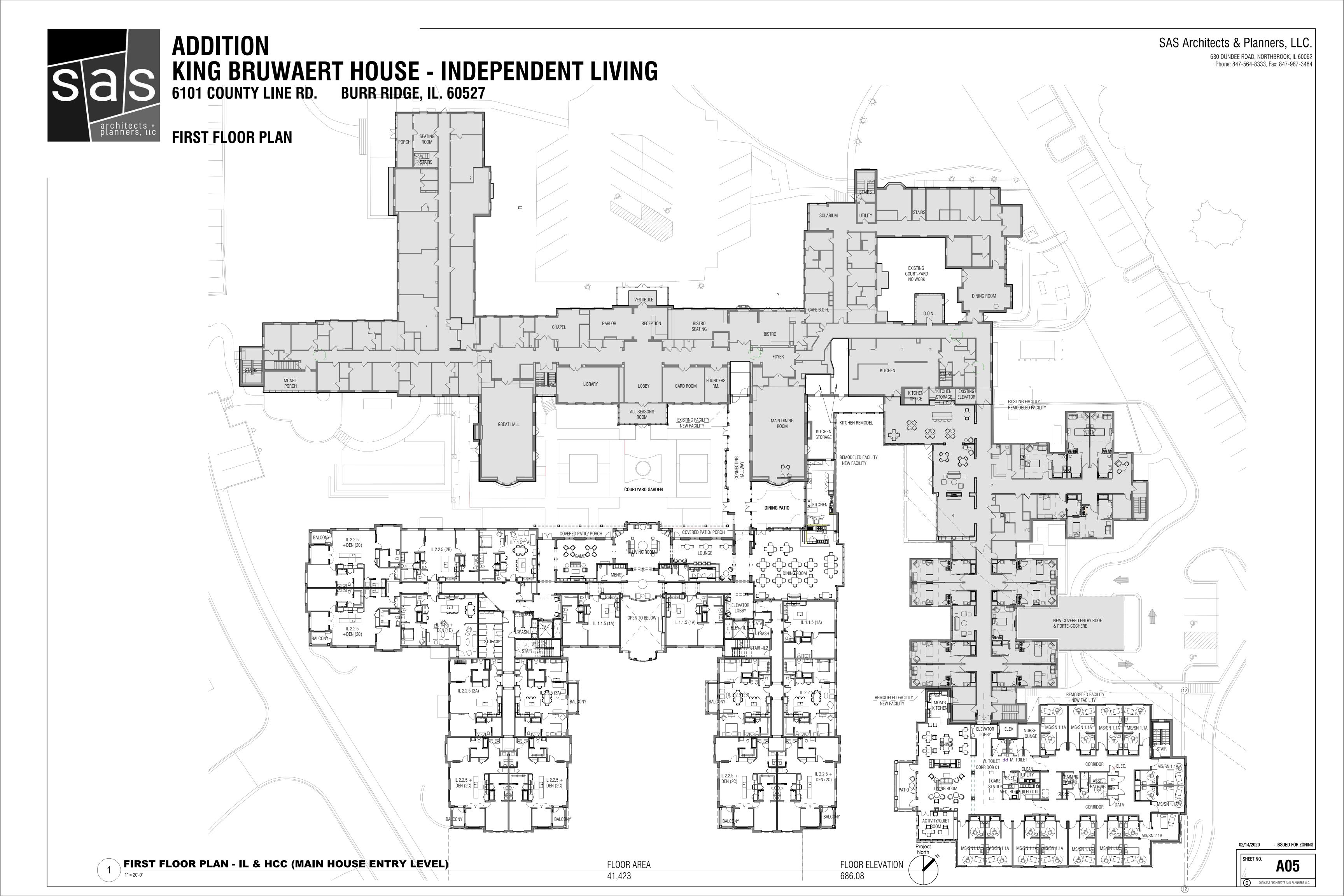
SCALE: 1/20" = 1'-0"

02/14/2020 - ISSUED FOR ZONING

A03

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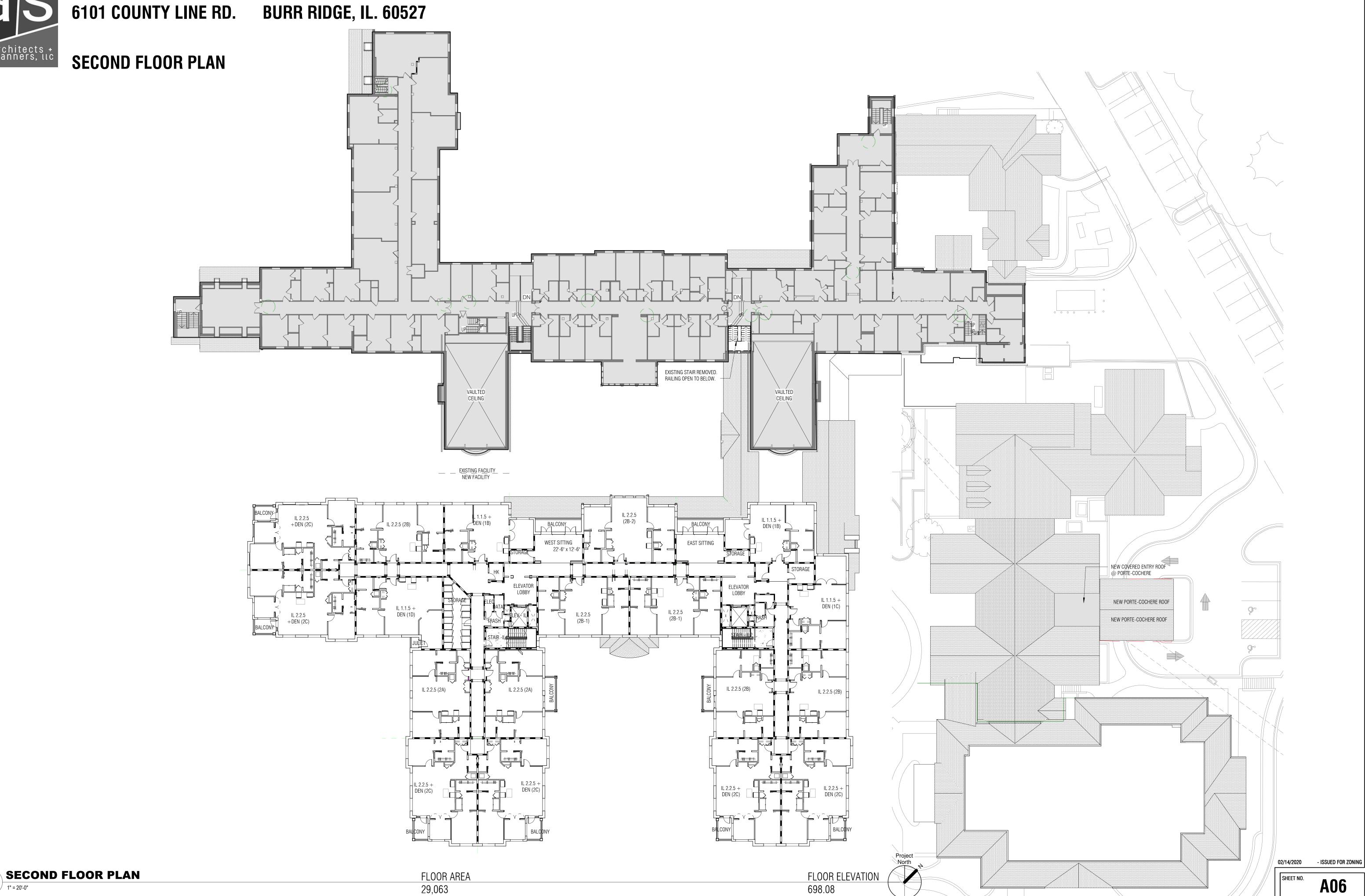
2020 SAS ARCHITECTS AND PLANNERS LLC.



2020 SAS ARCHITECTS AND PLANNERS LLC.



ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING

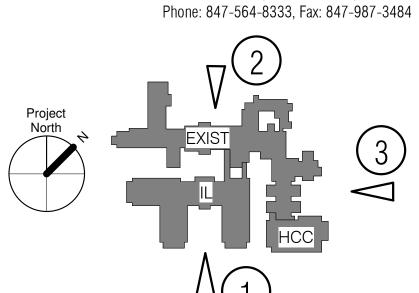




ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING

6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

ELEVATIONS



SAS Architects & Planners, LLC.

630 DUNDEE ROAD, NORTHBROOK, IL 60062



SINGLE HUNG ALUMINUM CLAD

3 EAST ELEVATION - OVERALL - HCC

02/14/2020 - ISSUED FOR ZONING

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ADDITION KING BRUWAERT HOUSE - INDEPENDENT LIVING 6101 COUNTY LINE RD. BURR RIDGE, IL. 60527

WEST ELEVATION - HC - OVERALL

SAS Architects & Planners, LLC.



02/14/2020 - ISSUED FOR ZONING

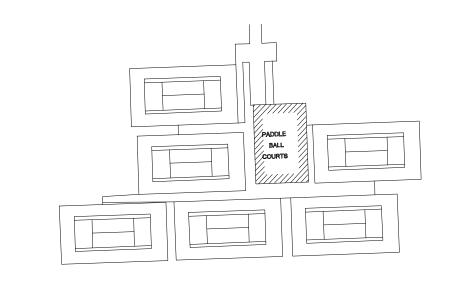
2020 SAS ARCHITECTS AND PLANNERS LLC.

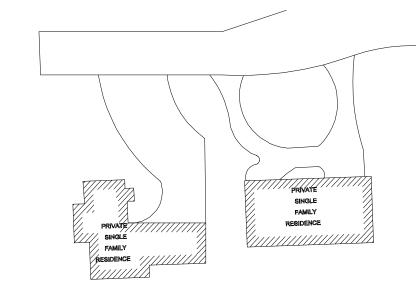
- COPPER GUTTERS AND DOWNSPOUTS

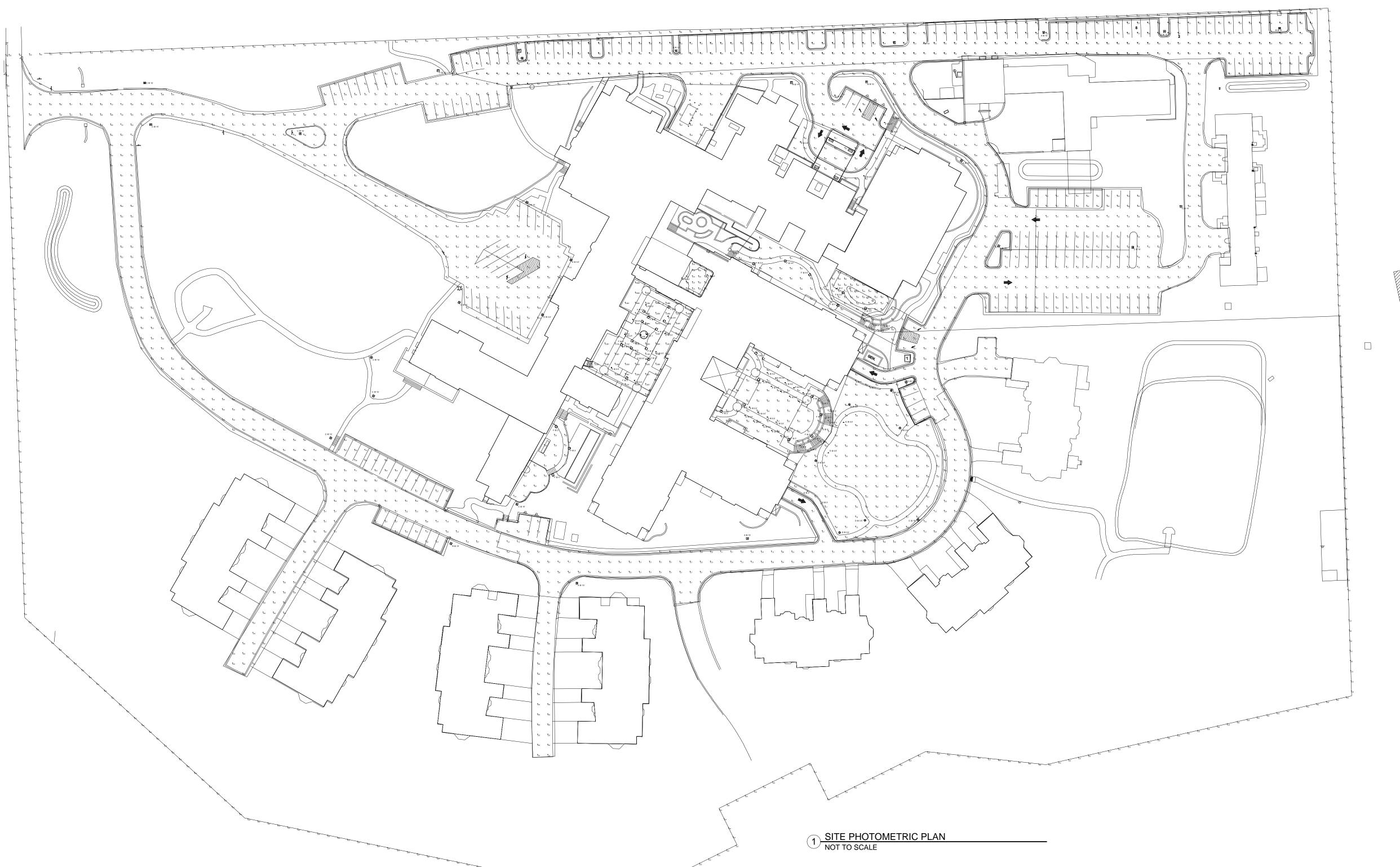


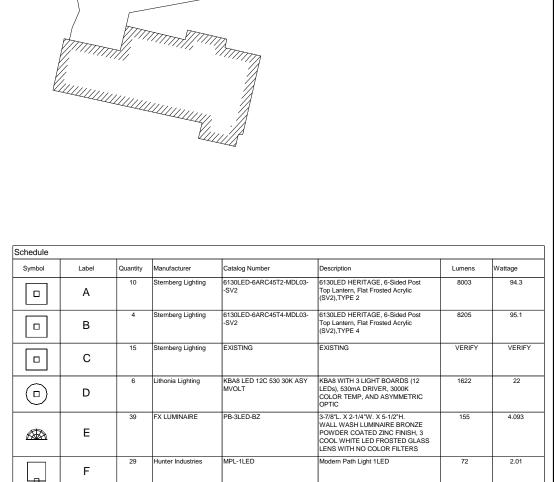


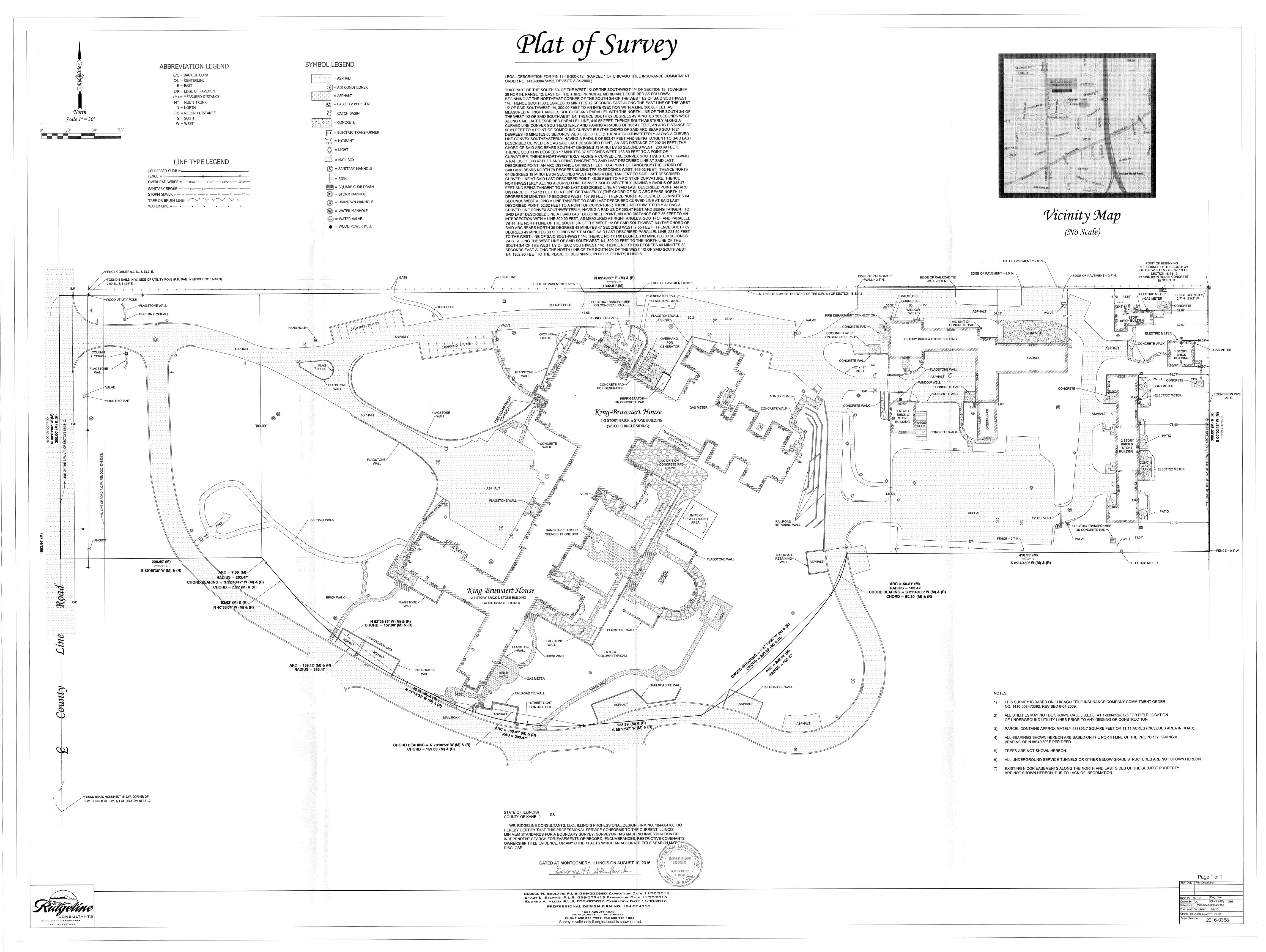
630 DUNDEE ROAD, NORTHBROOK, IL 600 Phone: 847-564-8333, Fax: 847-987-34











PRELIMINARY ENGINEERING PLANS KING BRUWAERT HOUSE

6101 S. COUNTY LINE ROAD BURR RIDGE, IL 60527

UTILITY AND GOVERNING AGENCY CONTACTS

VILLAGE OF BURR RIDGE 451 COMMERCE STREET TEL: (630) 323-4733 CONTACT: DAVID PREISSIG, P.E.

WATER & SEWER SERVICE TEL: (630) 323-4733

CONTACT: JIM LUKAS

METROPOLITAN WATER RECLAMATION DISTRICT 100 EAST ERIE STREET

COMMONWEALTH EDISON 1040 NORTH JANES AVENUE BOLINGBROOK, IL 60440 TEL: (630) 650-1003 CONTÀCT: STEVE WOLSKI

NATURAL GAS COMPANY NICOR GAS 90 NORTH FINLEY ROAD GLENN ELYNN, IL 60137 TEL: (630) 629-2500

6000 COMMERCE DRIVE

CHICAGO, IL 60611 TEL: (708) 588-4055

LOCATION MAP (NOT TO SCALE) W. 55TH ST W. 57TH ST **PROJECT** LOCATION W. 59TH ST HOLLOW DRIVE 60TH ST

	SHEET INDEX
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	MWRD NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C2.2	DEMOLITION PLAN
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
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C3.1	SITE PLAN
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C3.3	SITE PLAN
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C5.0	OVERALL GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	GRADING PLAN
C5.4	GRADING PLAN
C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C6.3	UTILITY PLAN
C6.4	UTILITY PLAN
C6.5	SANITARY PROFILES
C6.6	FIRE HYDRANT COVERAGE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	MWRD DETAILS

PROJECT TEAM

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DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IS SUCH SURFACE WATER DRAINAGE WILL CHANGE, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 2020.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-056580 MY LICENSE EXPIRES ON NOVEMBER 30, 2019

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF SAS ARCHITECTS & PLANNERS, LLC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS	DAY OF	,	A.D.,	2020

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-056580 MY LICENSE EXPIRES ON NOVEMBER 30, 2019

Kimley » Horn

∞ SAS Architects & Planners, LLC.

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ORIGINAL ISSUE: 12/01/19 KHA PROJECT NO. 168757000

SHEET NUMBER

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GENERAL NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:
 - 2631 GINGER WOODS PARKWAY, SUITE 100 AURORA, IL 60502
- COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH
- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- 3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- 4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:
- A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF BURR RIDGE, UNLESS OTHERWISE NOTED ON THE PLANS.
- F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- 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 THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS. SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR 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 THE CONTRACTOR'S 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.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- 10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS
- 11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTO SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF 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 AND EASEMENTS. 13. 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
- 14. NOTIFICATION OF COMMENCING CONSTRUCTION:

THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

- 14.A. THE CONTRACTOR SHALL NOTIFY 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, THE VILLAGE OF BURR RIDGE, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
- 14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE
- 15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- 16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. AS DIRECTED BY THE ENGINEER, ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- 17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITEC AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. REES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS. BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE
- 18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERI WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- 19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- 20. 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. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- 21. 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 THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH
- 22. 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 HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- 23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF BURR RIDGE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF BURR RIDGE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- 24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO 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 STORM SEWERS CONSTRUCTED AS PART OF HE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS

CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

- 25. 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 PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF BURR RIDGE FOR UTILITY LOCATIONS.
- 26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL
- 28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- 29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND

- B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER 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 MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.
- 60. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM. IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S (EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- . IF SOFT, SPONGY. OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK I ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BI CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- 3. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- 4. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED. THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE
- STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 35. 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. 6. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER. HAS DEVELOPED.
- 7. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN AL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY—HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR
- ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION. B. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.
- 9. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT
- . ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER
- 2. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS. . WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE

PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALI

ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER. 4. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF BURR RIDGE, AS NECESSARY.

IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE

EARTHWORK NOTES

- 1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS 1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN
- DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS. 1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE

AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

- FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR. 1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVEN STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED
- I.S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL FROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY,
- 6 PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THE CONTRACTOR SHALL FRECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
- TOPSOIL EXCAVATION INCLUDES:
- . EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
- 2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE
- .3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE
- 2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- 2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS. EARTH EXCAVATION INCLUDES:
- 5.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
- 5.2. PLACEMENT OF 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. THE FILL MATERIALS 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
- 5.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- 5.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
- UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE FLEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- MISCELLANEOUS. THE CONTRACTOR SHALL:
- 5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS. 5.2. SCARIFY, DISC, AERATE, 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. 5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
- 5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. TESTING AND FINAL ACCEPTANCE
- 1.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX—WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE

:2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND

REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

- PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL
- . COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 93%; SUBBASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM
- 1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL

DENSITY, PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

- DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF BURR RIDGE CODE. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR
- MINUS, OF PLAN ELEVATION, THE CONTRACTOR SHALL CONFIRM THAT THE SURGRADE HAS REFN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE
- PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING
- 2.2.1. SCARIFY, DISC, AND AERATE.
- 2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
- 2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.
- 2.2.4. USE OF GEOTEXTILE FABRIC
- (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA. 2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO

ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF

2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX

(6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3.500 PSI COMPRESSIVE STRENGTH AT FOLIRTEEN

(14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL

WO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH

- CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. 2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH
- 3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
- 3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF
- JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
- 3.6. CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
- 3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
- 4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, IL-19, N50; AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
- 4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT
- 4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER. TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE
- OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS. 4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES. TESTING AND FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND
- PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER. 2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE VILLAGE OF BURR RIDGE, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
- 5.3. WHEN REQUIRED BY THE VILLAGE OF BURR RIDGE. THE CONTRACTOR SHALL OBTAIN SPECIMENS OF TH FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.
- 5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF BURR RIDGE CODE. WHEN
- CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.
- SIGNAGE AND PAVEMENT MARKING NOTES ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH

TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)

- REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD. . POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- I. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS. 5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC. 6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW—WEAR" APPLICATIONS,
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50

SANITARY SEWER NOTES

LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC

DEGREES FAHRENHEIT AND RISING.

SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.

STANDARDS.

- SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL. SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS. ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR-26), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND VILLAGE OF BURR RIDGE PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241) DIP DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- . BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 704.01 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OR CA-13 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT
- . ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER IDOT STANDARDS.
- ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS

- 5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND 3. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE VILLAGE OF BURR RIDGE.
- WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS
- FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS 3. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:
- A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE VILLAGE OF BURR RIDGE IN WRITING PRIOR TO BEGINNING CONSTRUCTION. B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.
- ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION O.ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER—TIGHT SLEEVES. THE
- BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS. I1.FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF—SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND
- CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE. 12.A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE—ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE. 13.CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL
- 14. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SEWER AND WATER MAIN
- 15. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF BURR RIDGE 6.TELEVISING: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE VILLAGE OF BURR RIDGE BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS WATER LEVEL LEAKS AND LENGTHS IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN
- 17.TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST
- 18.CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC 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 STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.
- 19.CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER. ENGINEER AND VILLAGE OF BURR RIDGE PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- - REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241) HIGH DENSITY POLYETHYLENE PIPE DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL
- STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE
- A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND
- 3. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS. D. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION
- AND TESTING. 10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE VILLAGE OF BURR RIDGE. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED
- TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE 12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE

VILLAGE OF BURR RIDGE REQUIREMENTS.

- WATERMAIN NOTES WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS-COATED CEMENT-LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151), CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104), THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS CONFORMING TO ANSI A21.11 (AWWA C11 ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER
- AND VILLAGE OF BURR RIDGE PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS. ALL VALVES SHALL TURN

- TYPE "K" COPPER PIPE FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C110).
- COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE-MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS
- VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES FIVE (5) FEET IN DIAMETER, AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE ACCORDING TO THE DETAIL ON THE PLANS, WITH "WATER" EMBOSSED ON THE LID. FIRE HYDRANTS: SEE PLANS FOR APPROVED FIRE HYDRANT DETAIL, FIRE HYDRANTS SHALL BE INSTALLED

WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. FIRE HYDRANTS SHALL HAVE AUXILIARY VALVES

- WITH A HYDRANT BARREL TO VALVE BOX RESTRAINING DEVICE. THE PUMPER CONNECTION SHALL FACE PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL. THE BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA
- SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6) FEET OF BURY. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS

12. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH. 3. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

A MINIMUM DEPTH OF COVER OF 5-FEET. 6-INCHES SHALL BE MAINTAINED OVER THE WATER LINES. THE

- MAXIMUM COVER SHALL BE EIGHT (8) FEET, EXCEPT AT SPECIAL CROSSINGS AND ONLY AS DESIGNATED 15. "MEGA-LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA-LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS. THE COST FOR THIS WORK SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE PIPE
- 16.1.1. WATERMAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

16. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) AND VILLAGE OF BURR RIDGE WATERMAIN

PROTECTION:

16.1. HORIZONTAL SEPARATION

- 16.1.2. WATERMAINS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN: 16.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET;
- THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE
- THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN 16.1.2.3.
- UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP—ON OR MECHANICAL JOINT CAST OR DUCTLE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION AND IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. THE DRAIN OR SEWER SHALL BE PRESSURE—TESTED TO THE
- MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. 16.2. <u>VERTICAL SEPARATION</u> A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE

CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY

SEWERS, OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

16.2.1.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR

- 16.2.1.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN. BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION OR THE STORM SEWER SHALL BE CONSTRUCTED USING "O" RING GASKET JOINTS, PER ASTM C-443, OR THE WATERMAIN MAY
- BE IN ENCASED IN A WATERTIGHT CASING PIPE WHEN: 16.2.2. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND
- CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET. 7. ALL WATERMAINS SHALL BE PRESSURE—TESTED FOR A MIN. OF 2 HOURS AT 200 PSI, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND VILLAGE OF BURR RIDGE SPECIFICATIONS. EACH VALVE

ANY VISIBLE LEAKAGE FROM THE MAIN.

SECTION SHALL BE PRESSURE-TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE IS 1

BE ONLY THAT WHICH IS PREDETERMINED BY THE VILLAGE OF BURR RIDGE. AT NO TIME IS THERE TO BE

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ORIGINAL ISSUE: 12/01/19 KHA PROJECT NO

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 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS: * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE

ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION; * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST

EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

MUNICIPAL CODE; * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED

MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL; * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

_ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS | PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION

SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION. 10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL PIPE SPECIFICATIONS JOINT SPECIFICATIONS VITRIFIED CLAY PIPE ASTM C-700 ASTM C-425 REINFORCED CONCRETE SEWER PIPE ASTM C-76 ASTM C-443 CAST IRON SOIL PIPE ASTM A-74 ASTM C-564 DUCTILE IRON PIPE ANSI A21.51 ANSI A21.11 POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 ASTM D-3034 ASTM D-3212 18-INCH TO 27-INCH DIAMETER F/DY=46 ASTM F-679 ASTM D-3212 ASTM D-3261,F-2620 (HEAT FUSION) HIGH DENSITY POLYETHYLENE (HDPE) **ASTM D-3350 ASTM D-3035** ASTM D-3212,F-477 (GASKETED) 4-INCH TO 36-INCH ASTM D-2241 4-INCH TO 12-INCH AWWA C900 ASTM D-3139 ASTM D-3139 14-INCH TO 48-INCH AWWA C905

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

<u>PIPE MATERIAL</u> POLYPROPYLENE (PP) PIPE	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4 " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12' ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY"

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE. b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH

c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY

b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR

GREEN INFRASTRUCTURE PRACTICES. 19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFÉCTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

COMMENCEMENT OF DEWATERING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

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ORIGINAL ISSUE:

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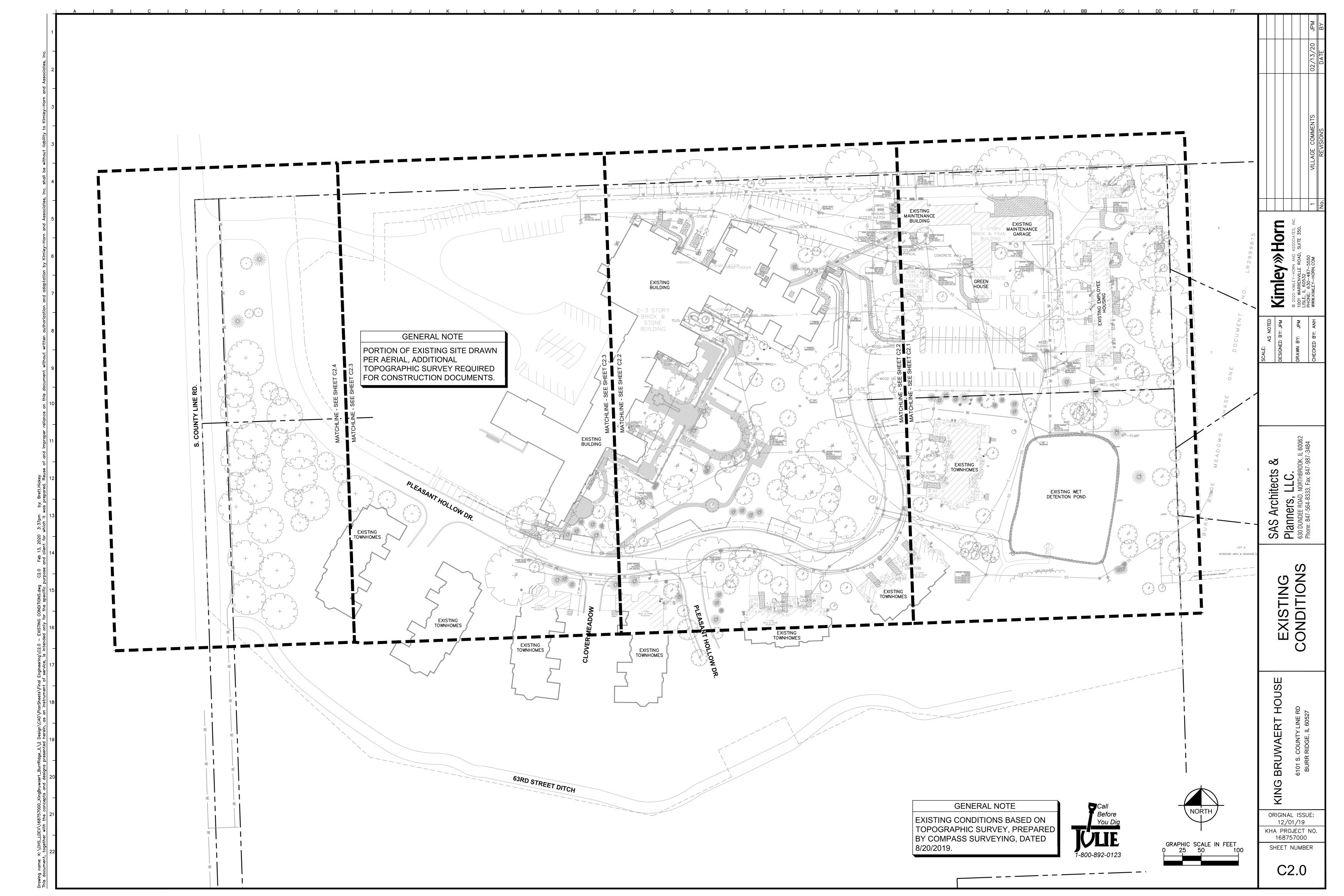
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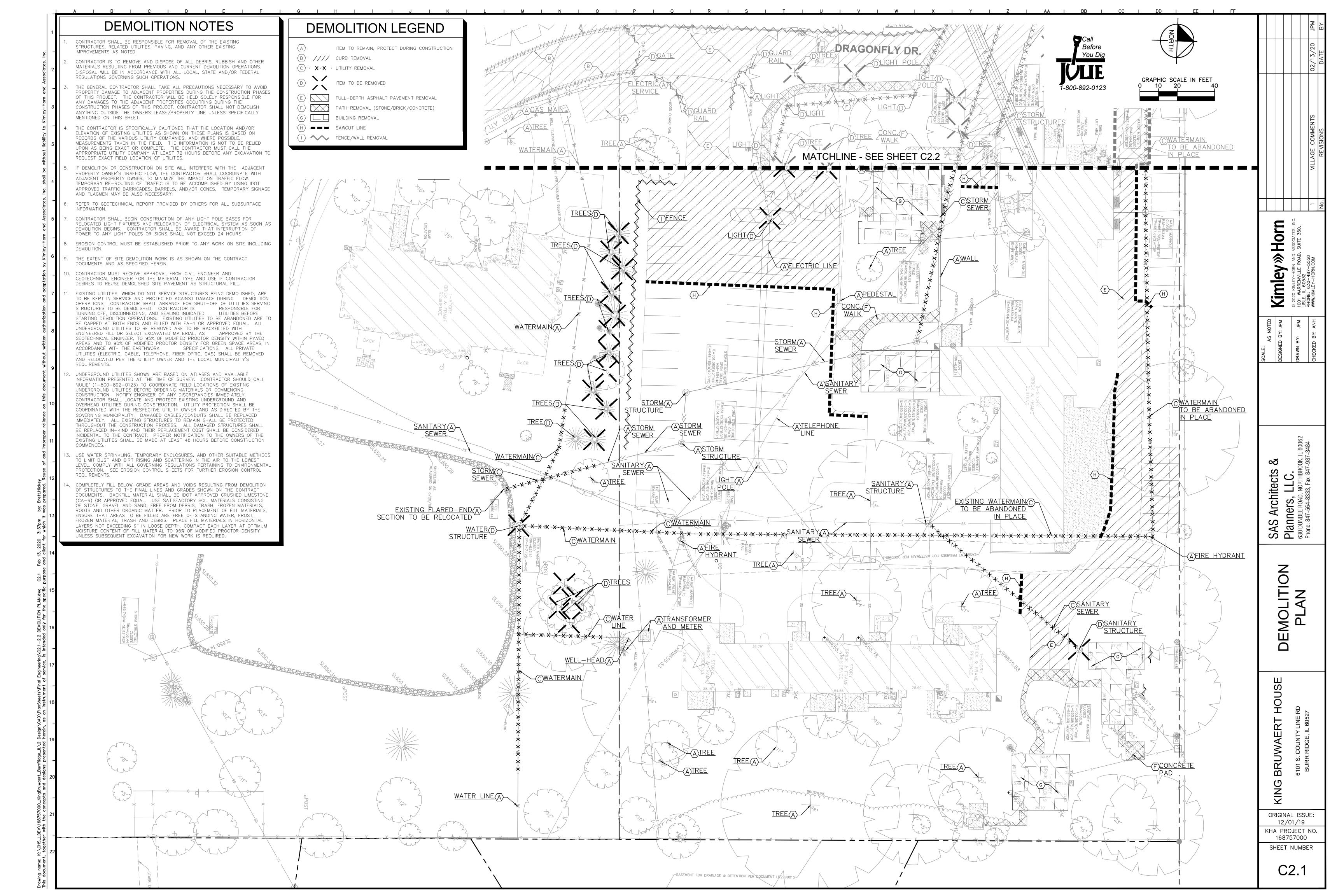
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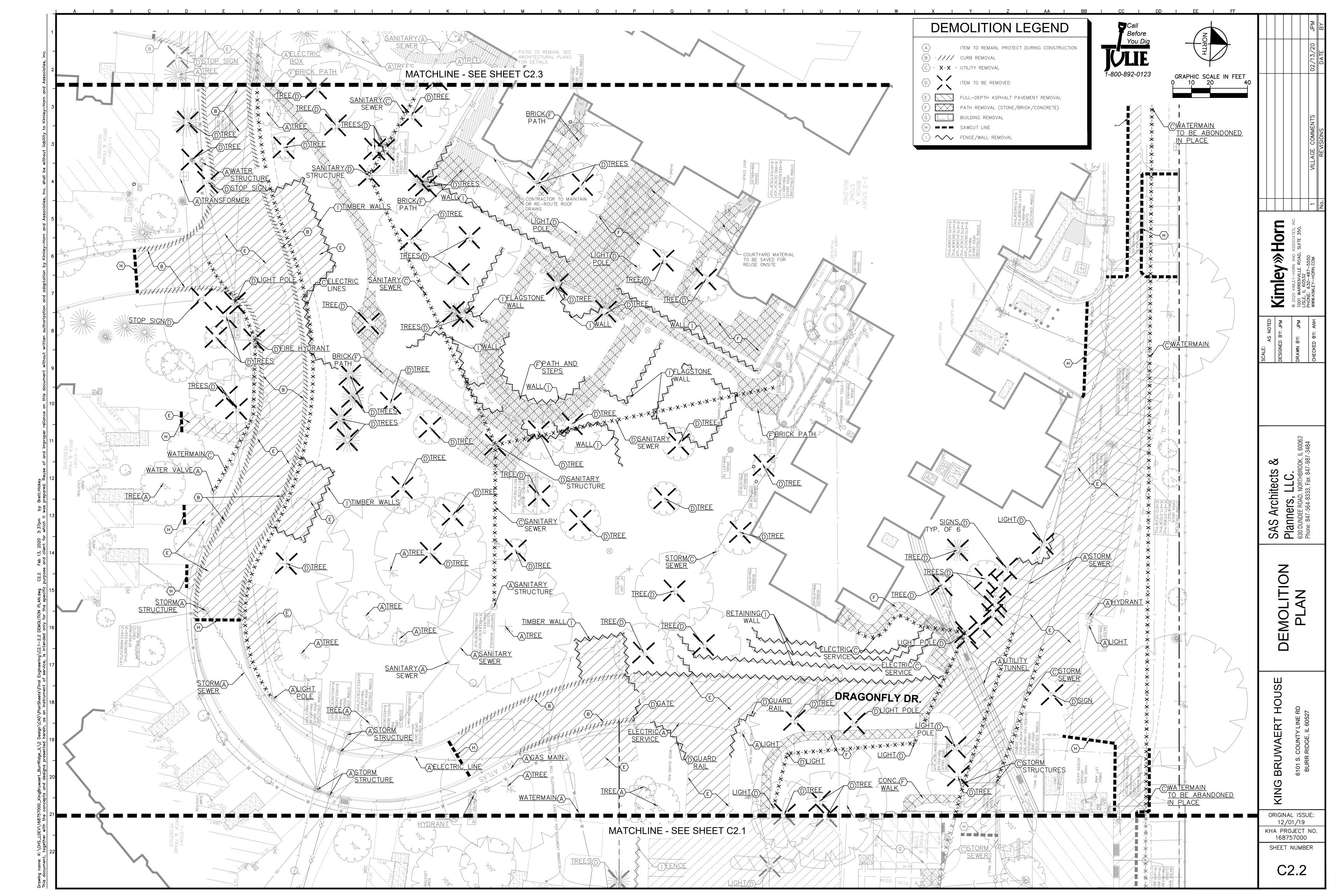
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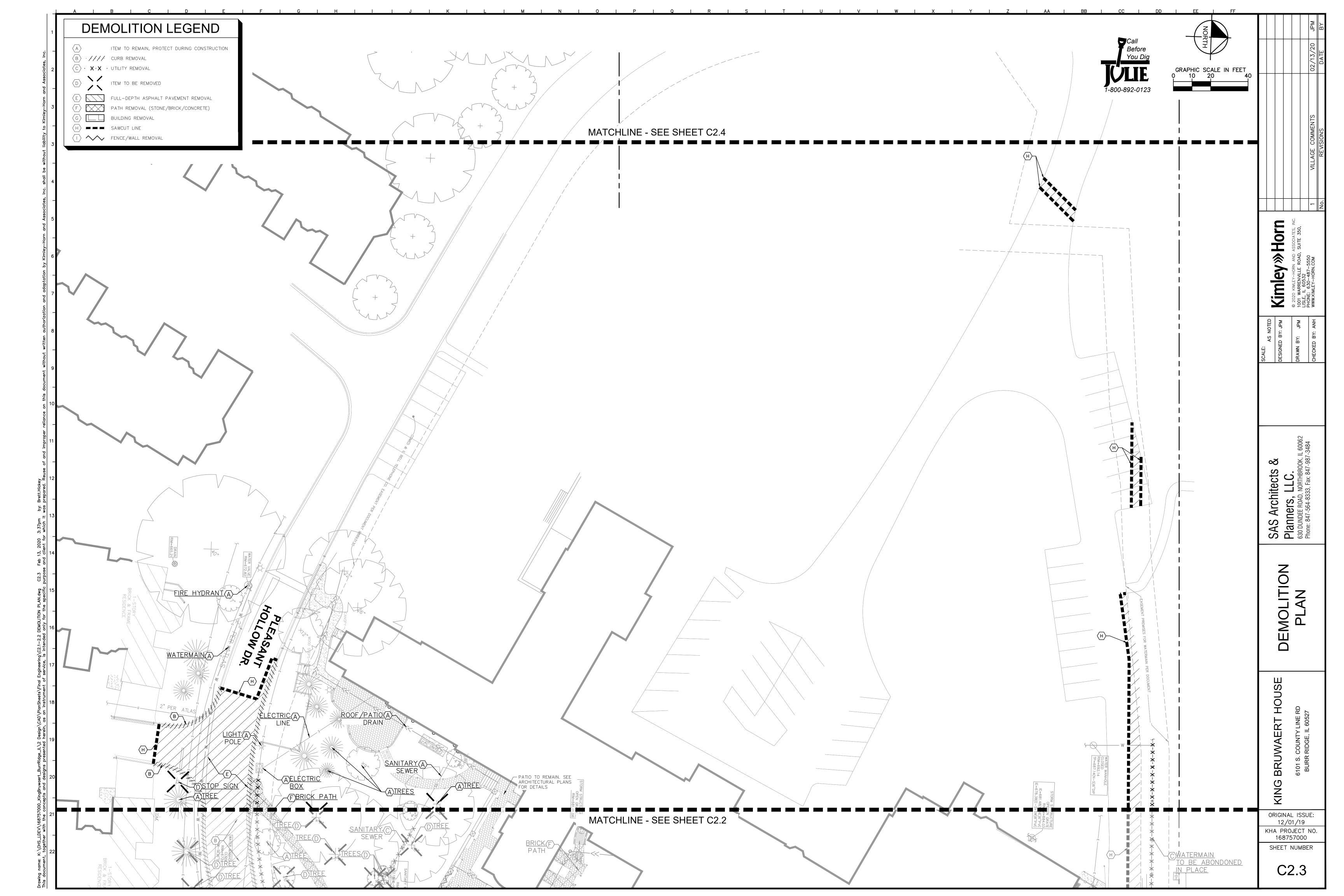
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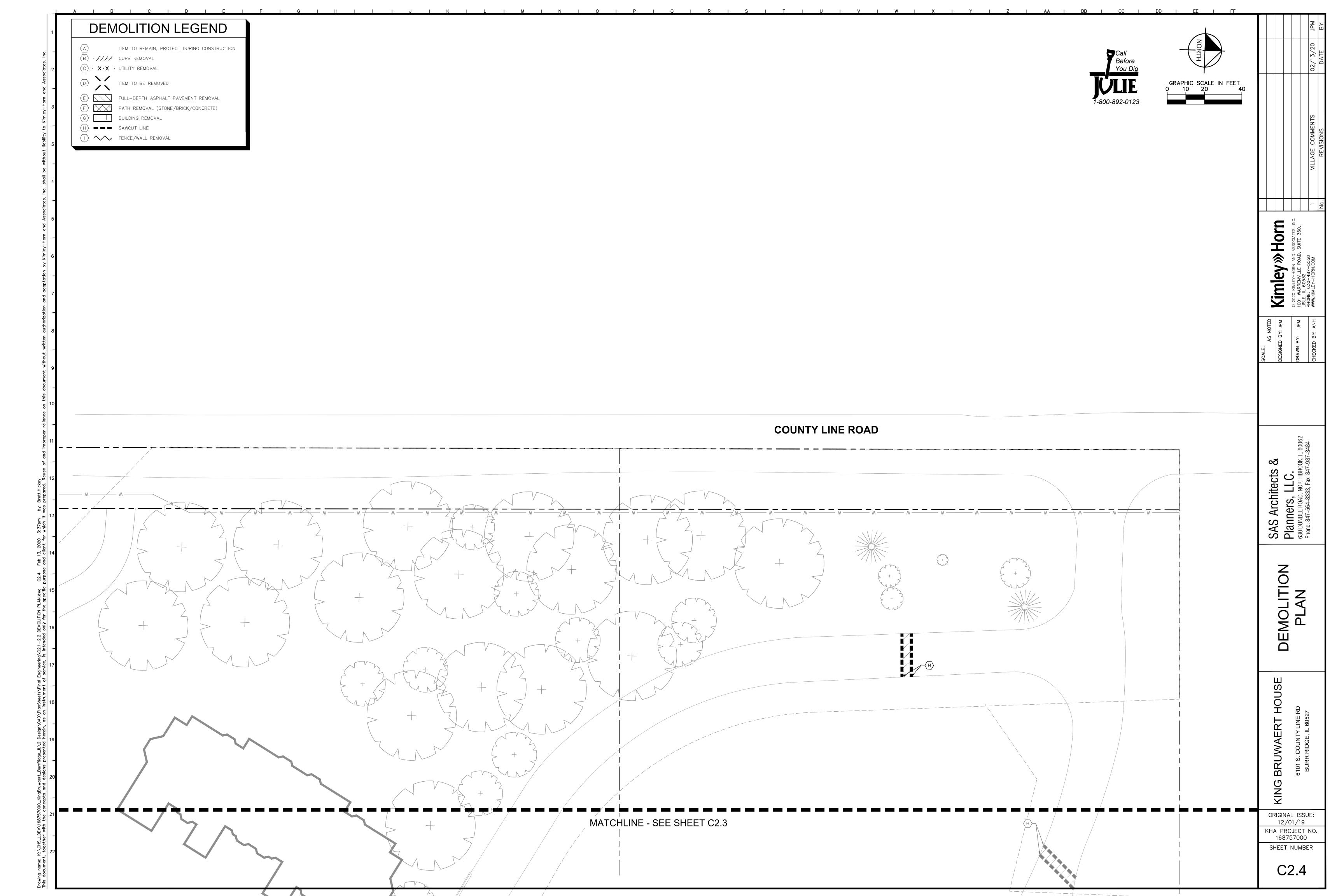
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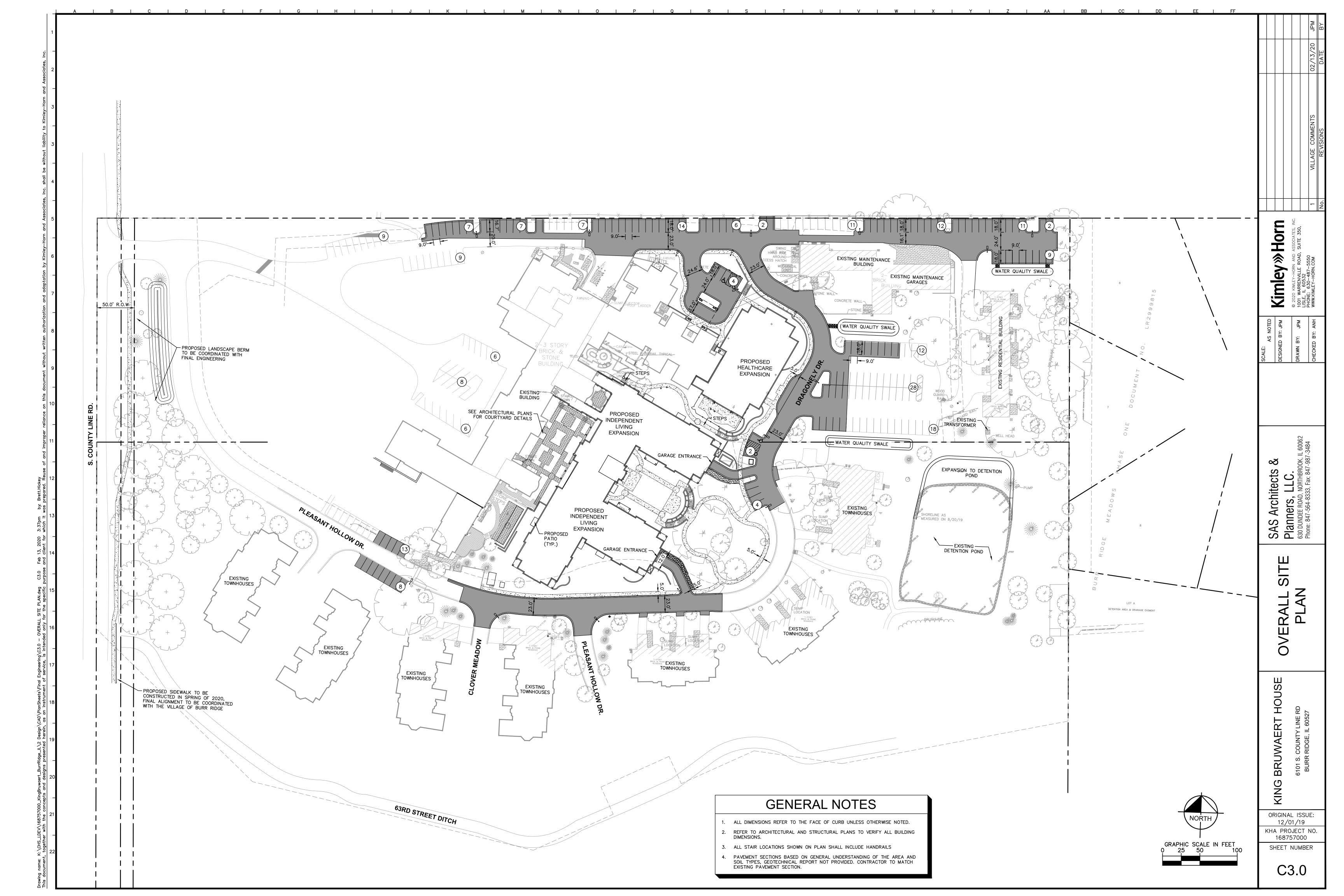


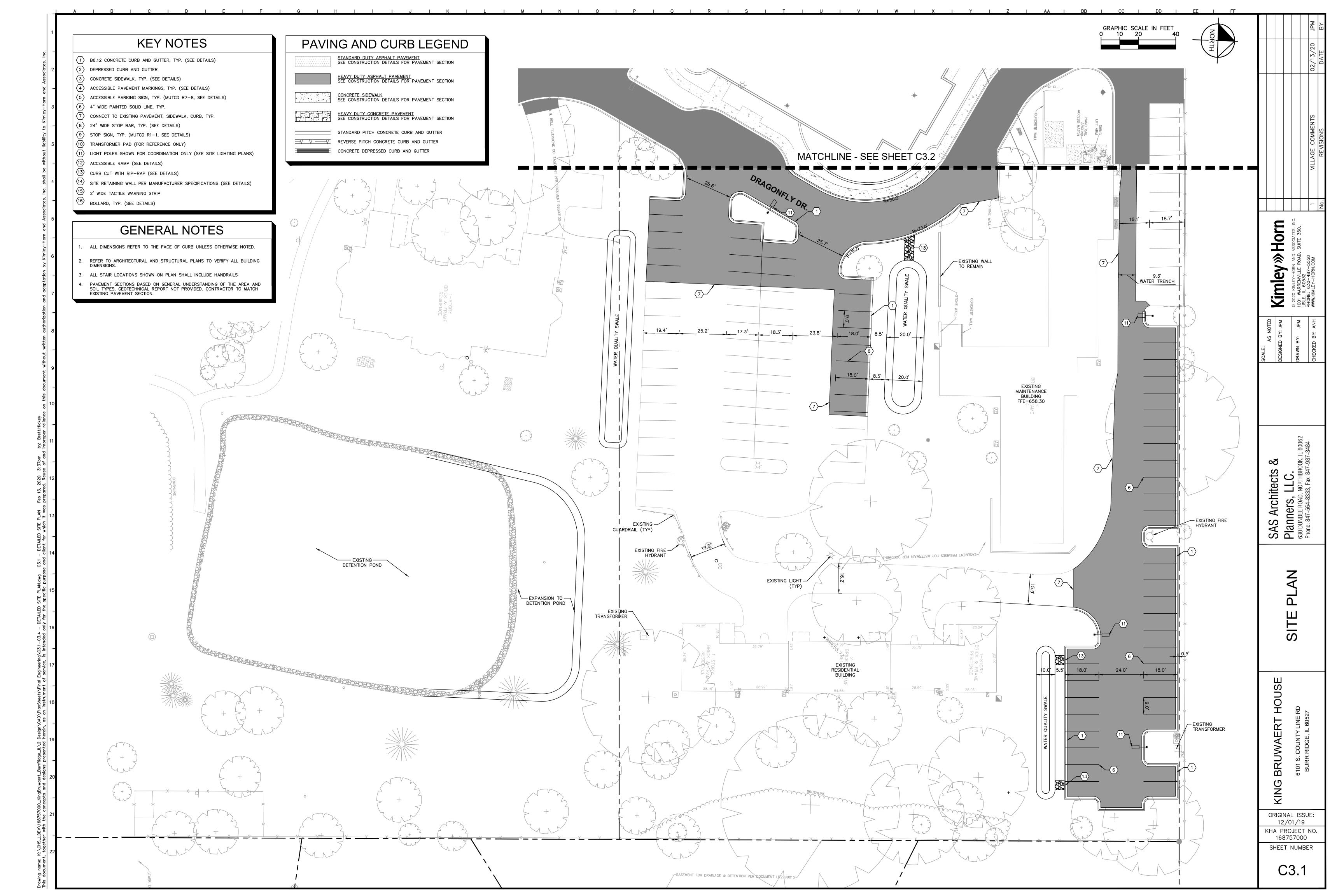


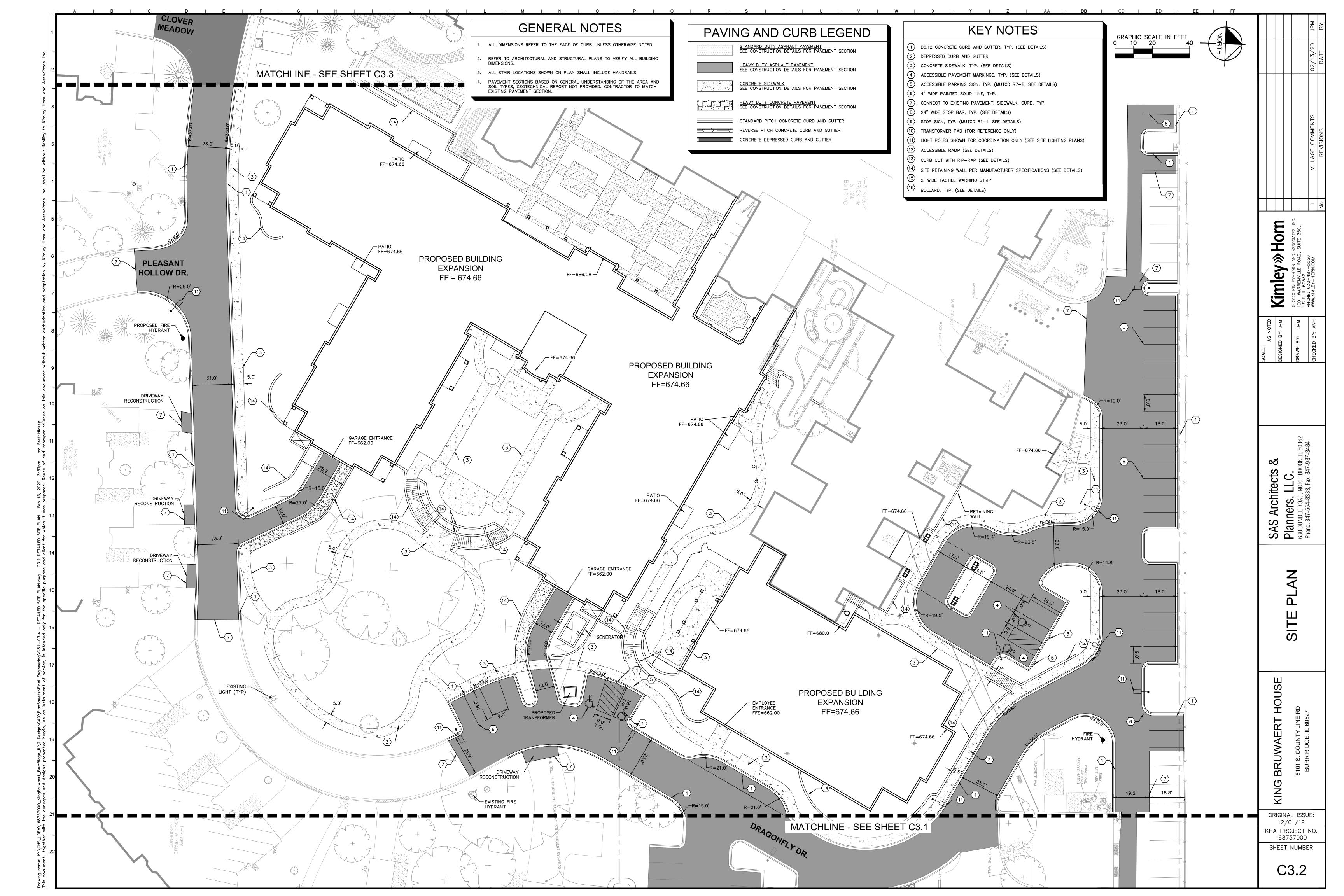


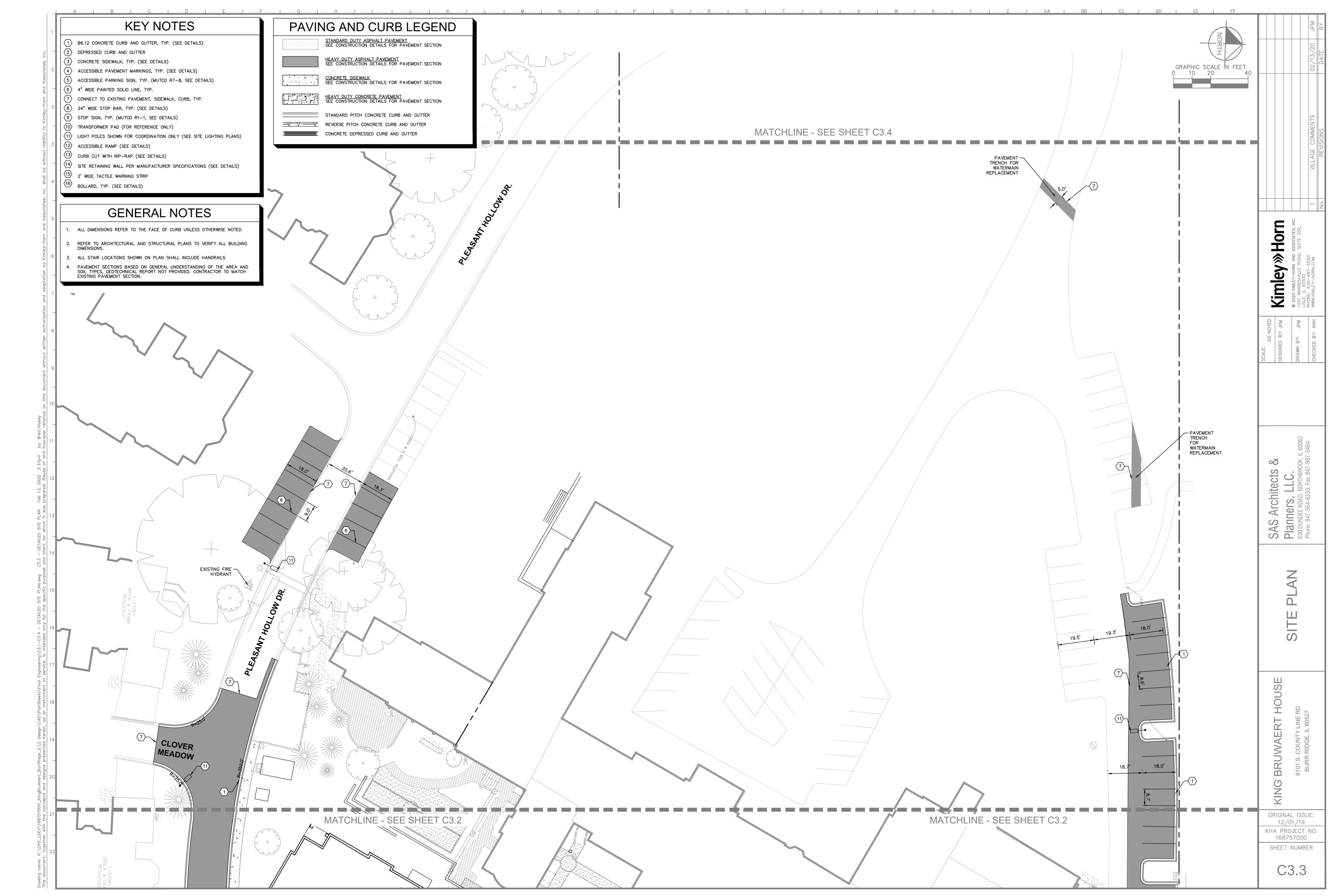


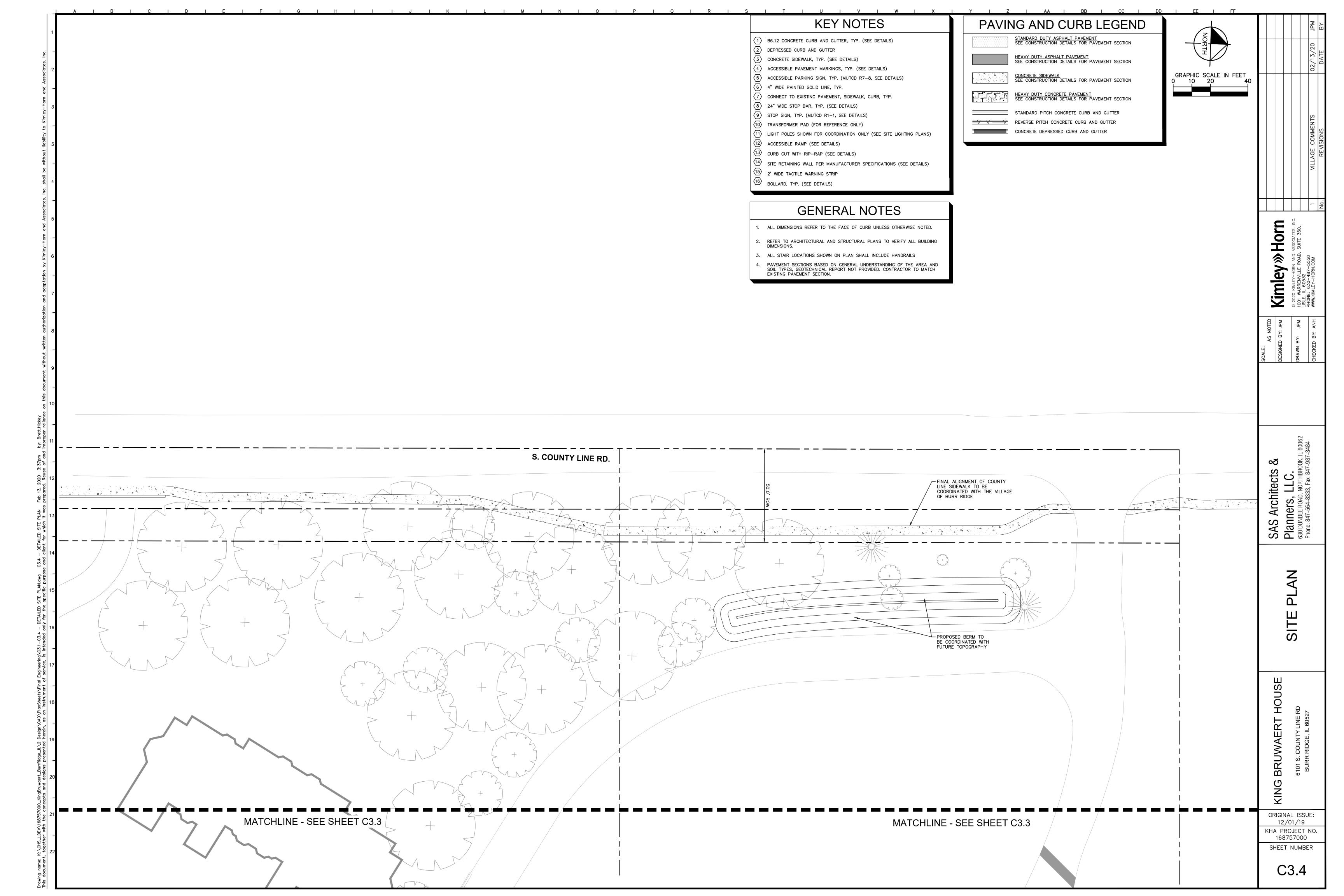


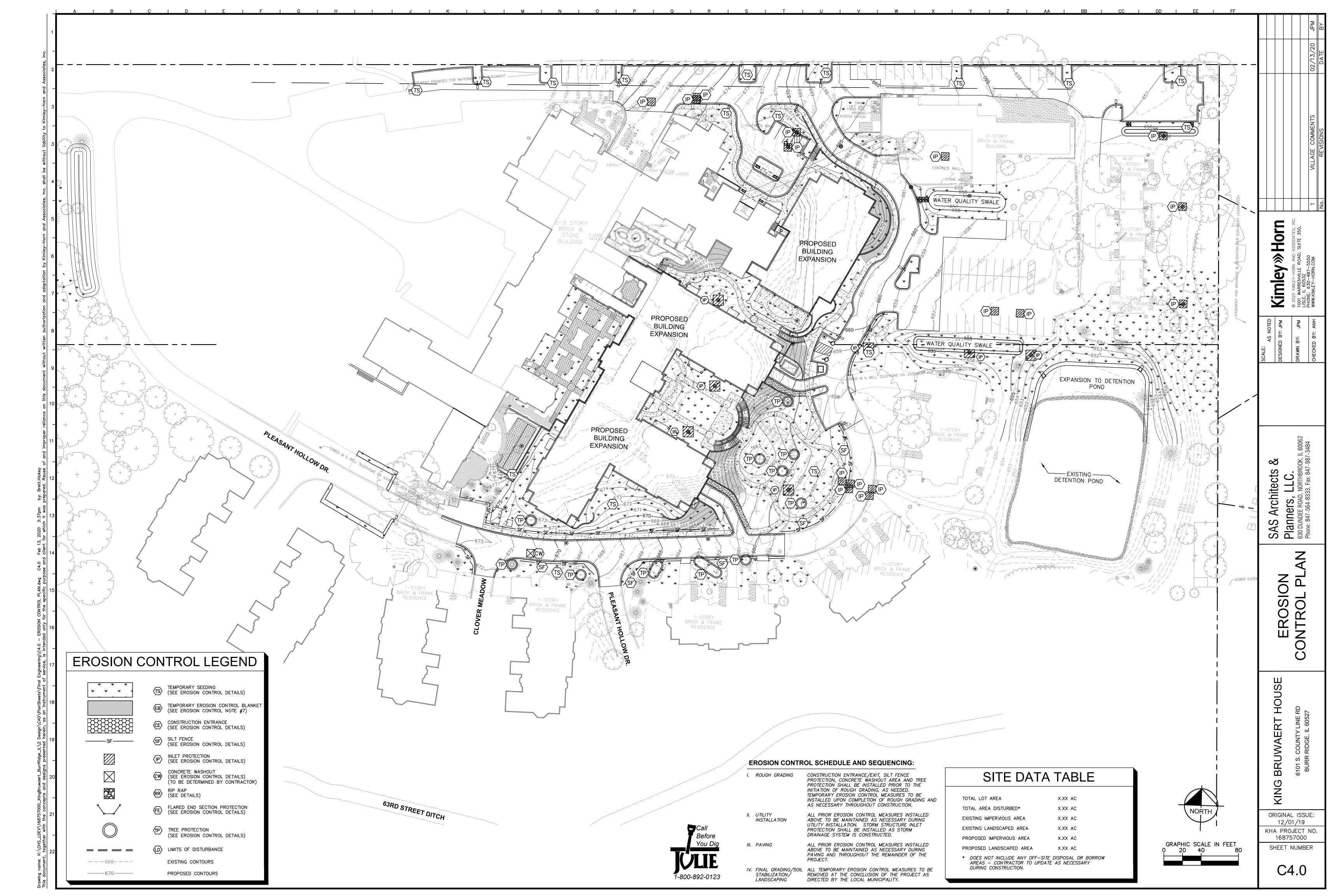






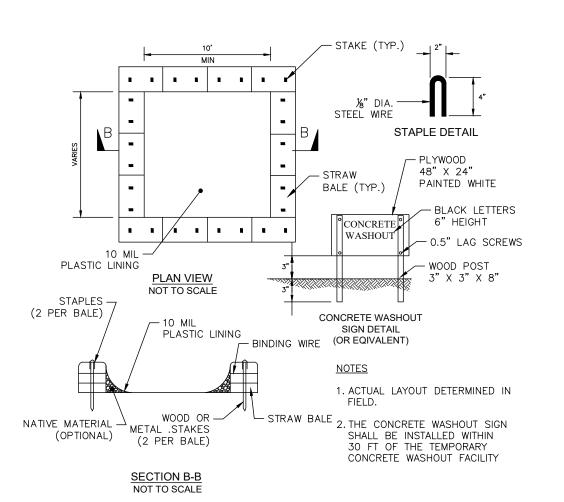






EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- 10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- 13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- 14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- 15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- 6. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR
- 7. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES, MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- 18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- 9. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- 20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
- WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.



CONCRETE WASHOUT

- LIFT HANDLES

FRAME

STAINLESS STEEL

GEOTEXTILE FILTER BAG -

OUTER MESH

AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR

LOCKING BAND

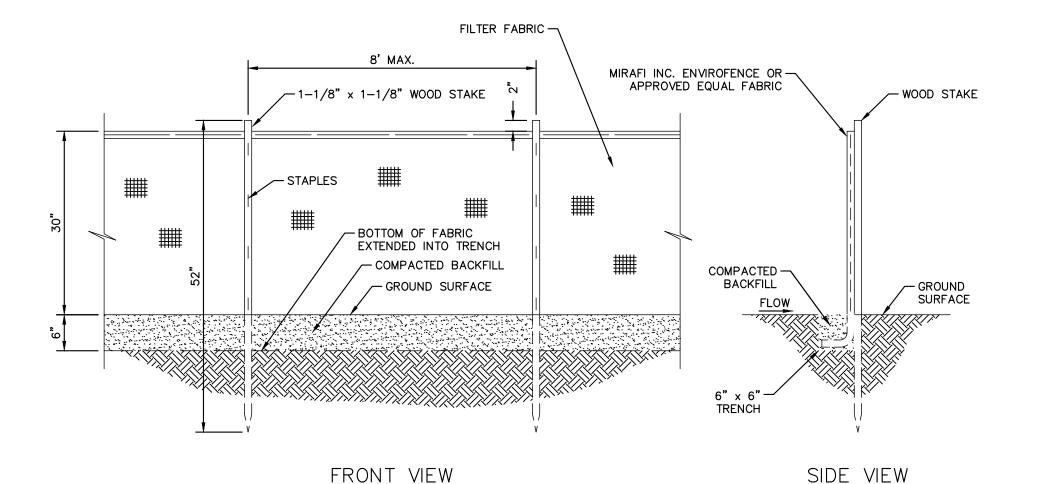
WITH REINFORCED POLYESTER

REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

APPROVED EQUAL.

GALVANIZED STEEL



FEB. JUNE SEPT. OCT. STABILIZATION TYPE JAN. MAR. APR. MAY AUG. PERMANENT SEEDING DORMANT SEEDING **TEMPORARY** SEEDING SODDING MULCHING * WATERING NEEDED DURING JUNE AND JULY A KENTUCKY BLUEGRASS 90

LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE B KENTUCKY BLUEGRASS 135 E SOD

LBS/ACRE MIXED WITH PERENNIAL

RYEGRASS 45 LBS/ACRE + 2

TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE WHEAT OR CEREAL RYE 150 LBS/ACRE

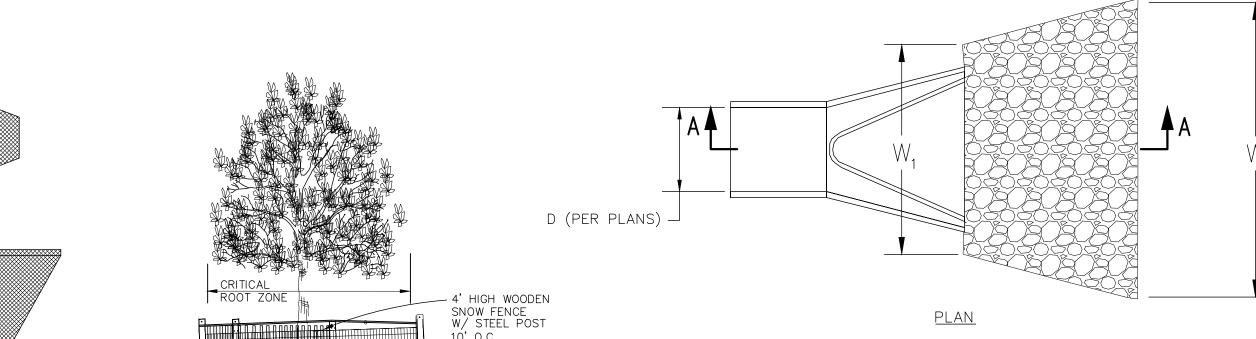
STRAW MULCH 2 TONS/ACRE

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

≥ 50

SEEDING CHART

DIMENTATION/SILT FENCE	√CE\
N.T.S.	\ <u></u> 3r/



NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH

OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS

TREE PROTECTION

__BURY END OF GEOTEXTILE 12" MIN GEOTEXTILE SECTION A-A

PIPE OUTLET TO FLAT AREA

NO WELL-DEFINED CHANNEL

NO.	TES:											
1.	THE	ROCK	RIPRAP	SHALL	MEET	IDOT	REQUIREMENTS	FOR	GRADATION	NO.	RR-3	&
	RR-	4 , QU	ALITY D	ESIGNA	TION "	Α".						

- 2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
- 2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.)
- 2.2. TENSILE STRENGTH (LB) ASTM D 4632 2.3. ELONGATION AT FAILURE (%) ASTM D 4632
- 2.4. PUNCTURE (LB) ASTM D 4833 2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70 MAX 40 SIEVE
- 2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 2.7. PERMITTIVITY SEC-1 ASTM D 4491
- 3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE
- 4. APRON WIDTH W1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W2 SHALL BE EQUAL TO L_A PLUS THE PIPE DIAMETER.
- 5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D_{100} SIZE.
- 6. APRON LENGTH LA AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

	RIPRAP DIMENSION TABLE									
INLET PIPE SIZE d (IN)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)	AREA OF RIPRAP (SY)	VOLUME OF RIPRAP (CY)			
12	10	6	3.00	13.00	15	8.89	3.7			
15	10	6	3.75	13.75	15	9.72	4.1			
18	15	9	4.50	19.50	20	20.00	11.1			
21	15	9	5.25	20.25	20	21.25	11.8			
24	18	9	6.00	24.00	20	30.00	16.7			
27	18	9	6.75	24.75	20	31.50	17.5			
30	20	9	7.50	27.50	20	38.89	21.6			
36	24	12	9.00	33.00	28	56.00	43.6			
42	27	12	10.50	37.50	30	72.00	60.0			
48	27	15	12.00	39.00	32	76.50	68.0			
54	27	15	13.50	40.50	32	81.00	72.0			
60	36	15	15.00	51.00	32	132.00	118.0			
72	44	18	18.00	62.00	32	195.56	174.0			

-MIN. 0.5% GRADE DOWN FROM PUBLIC STREET. EX. PAVEMENT OR -4"-6" CLEAN STONE

CONSTRUCTION ENTRANCE

RIP RAP DETAIL OUTLET PROTECTION

Architects ners, LLC. S

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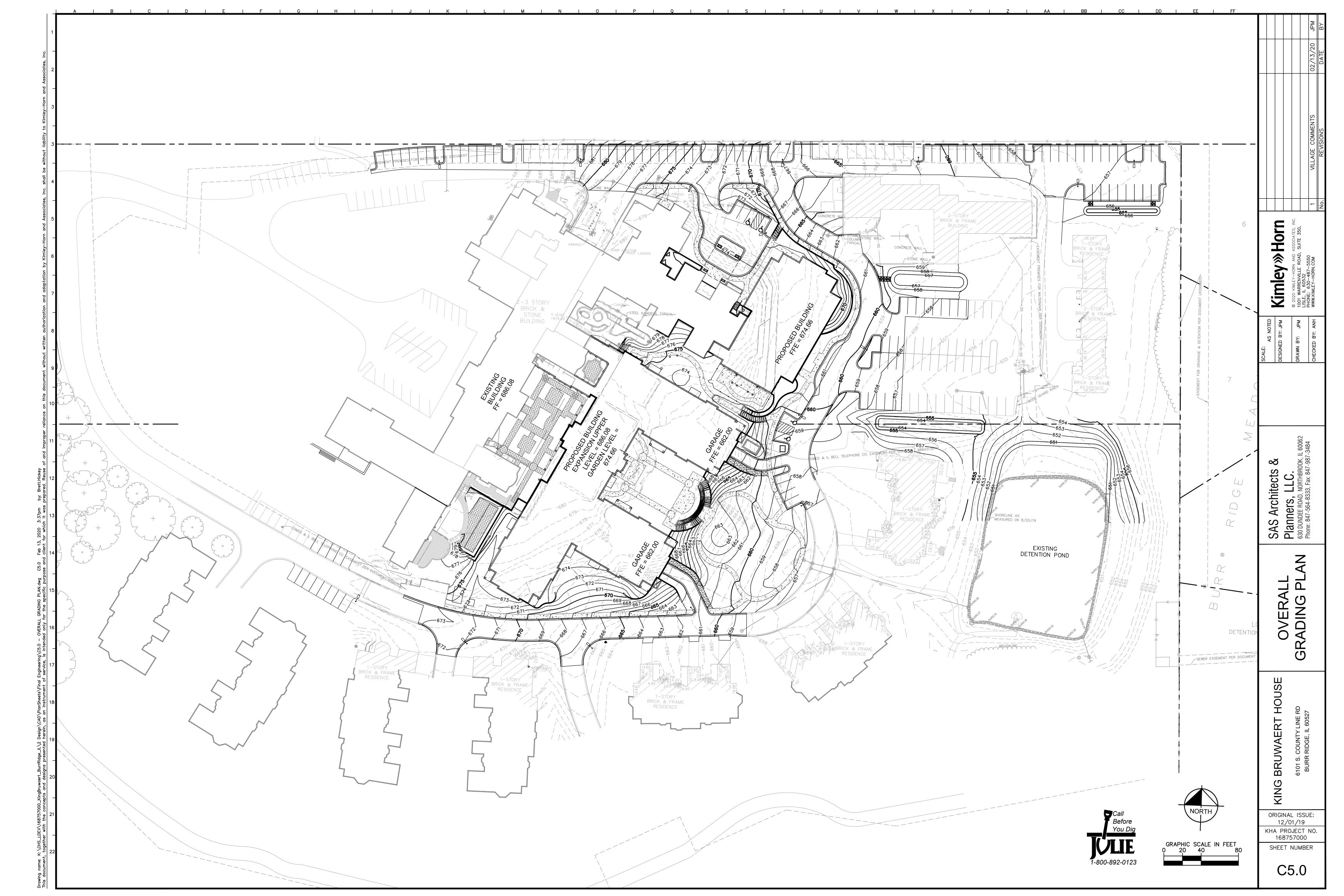
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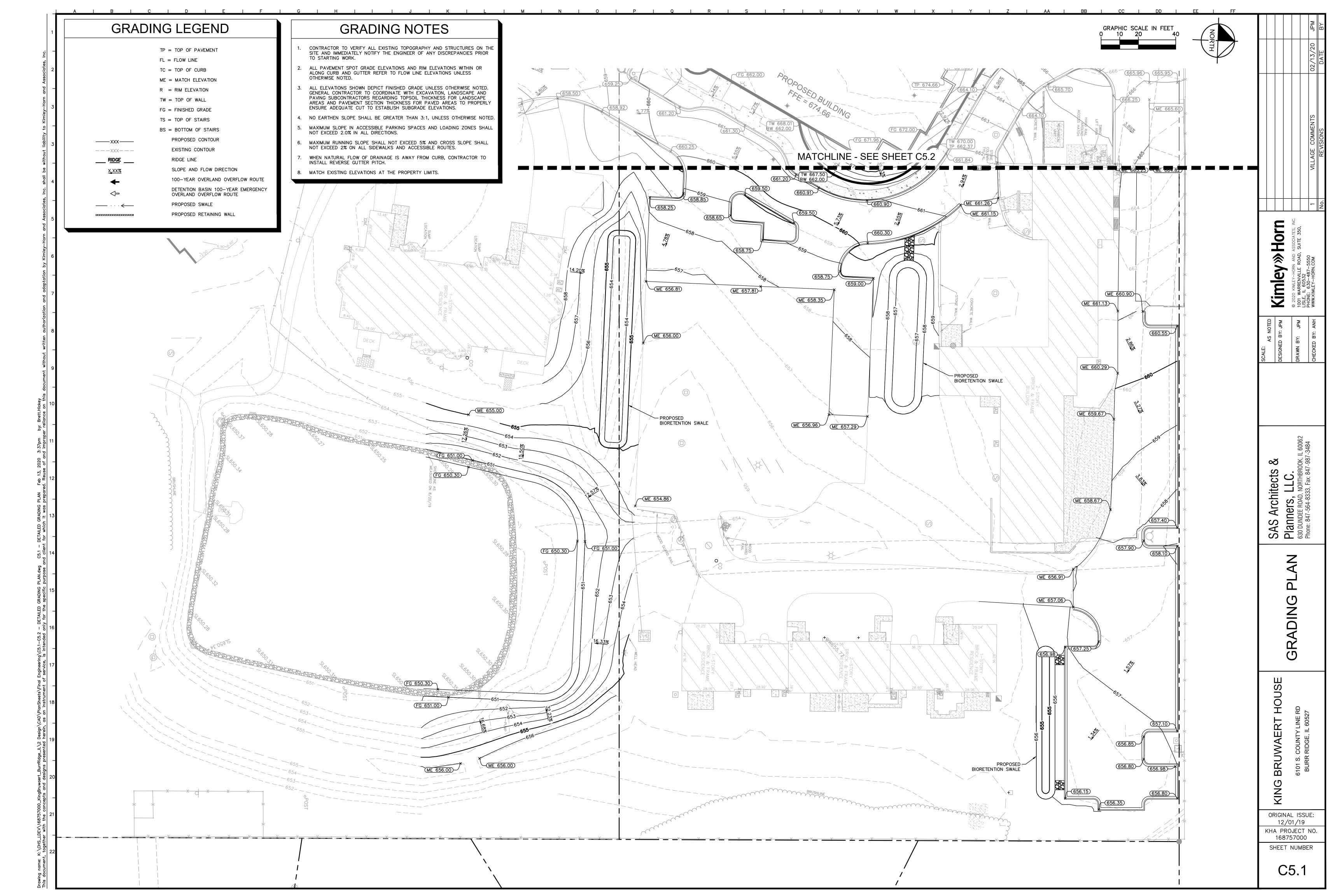
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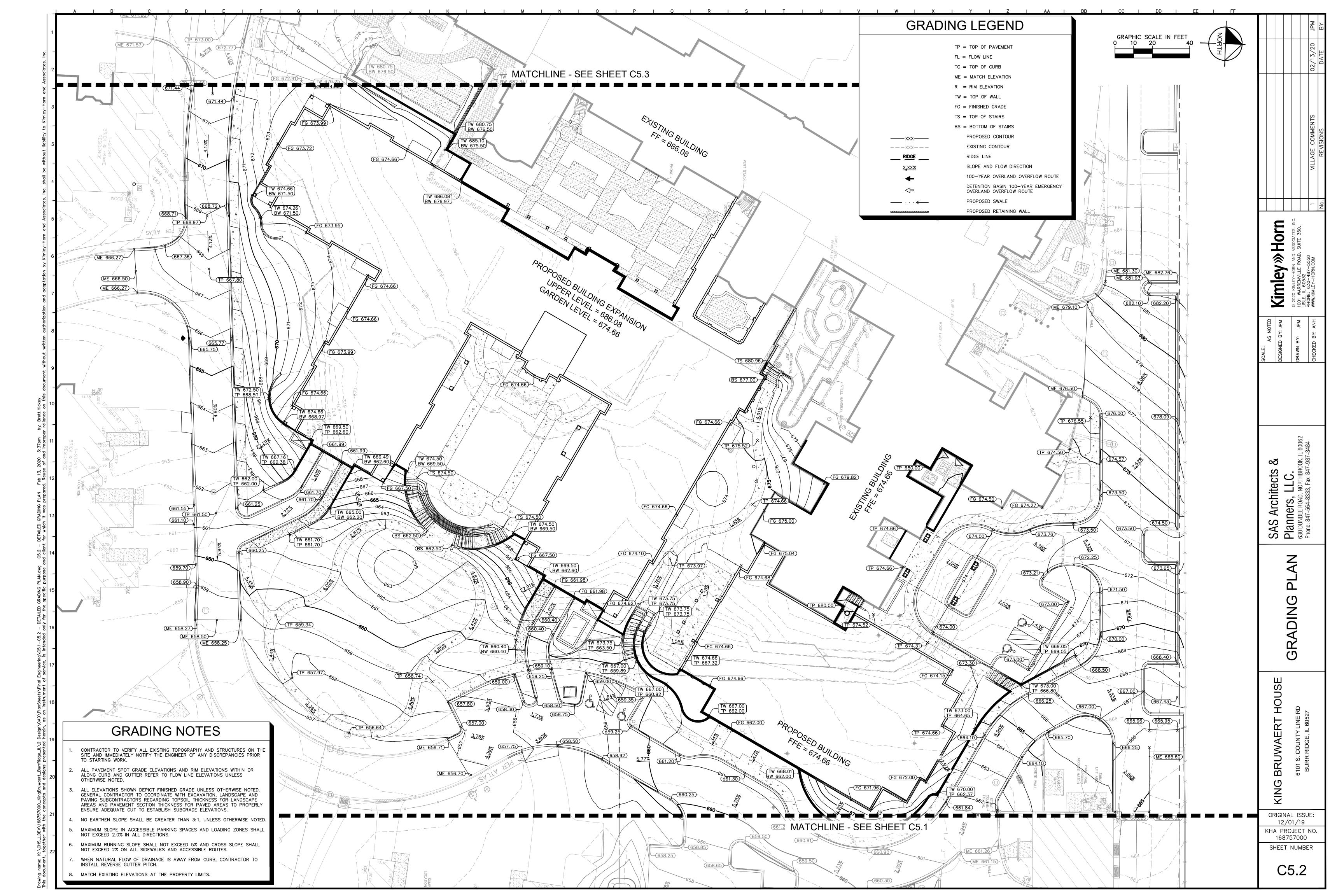
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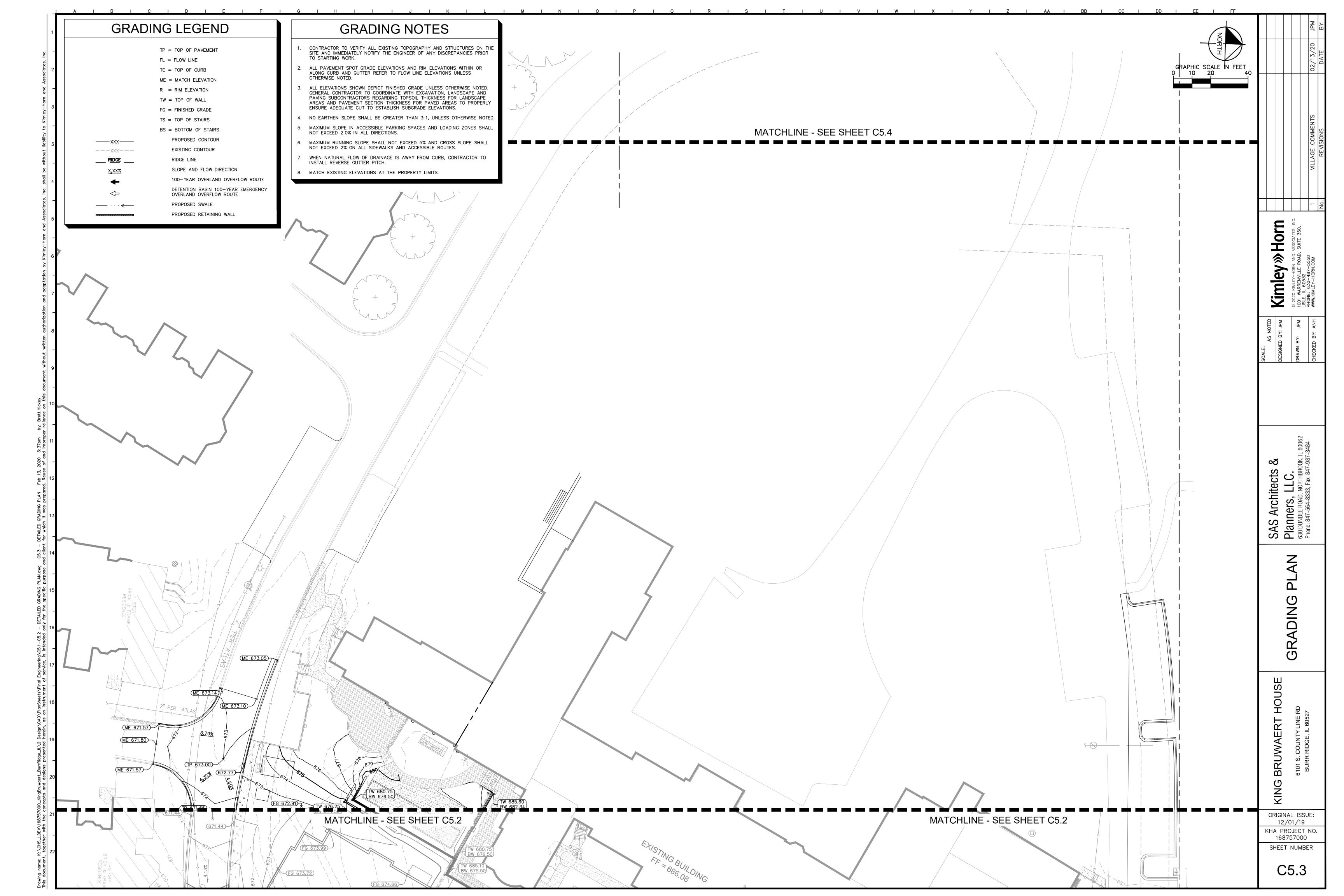
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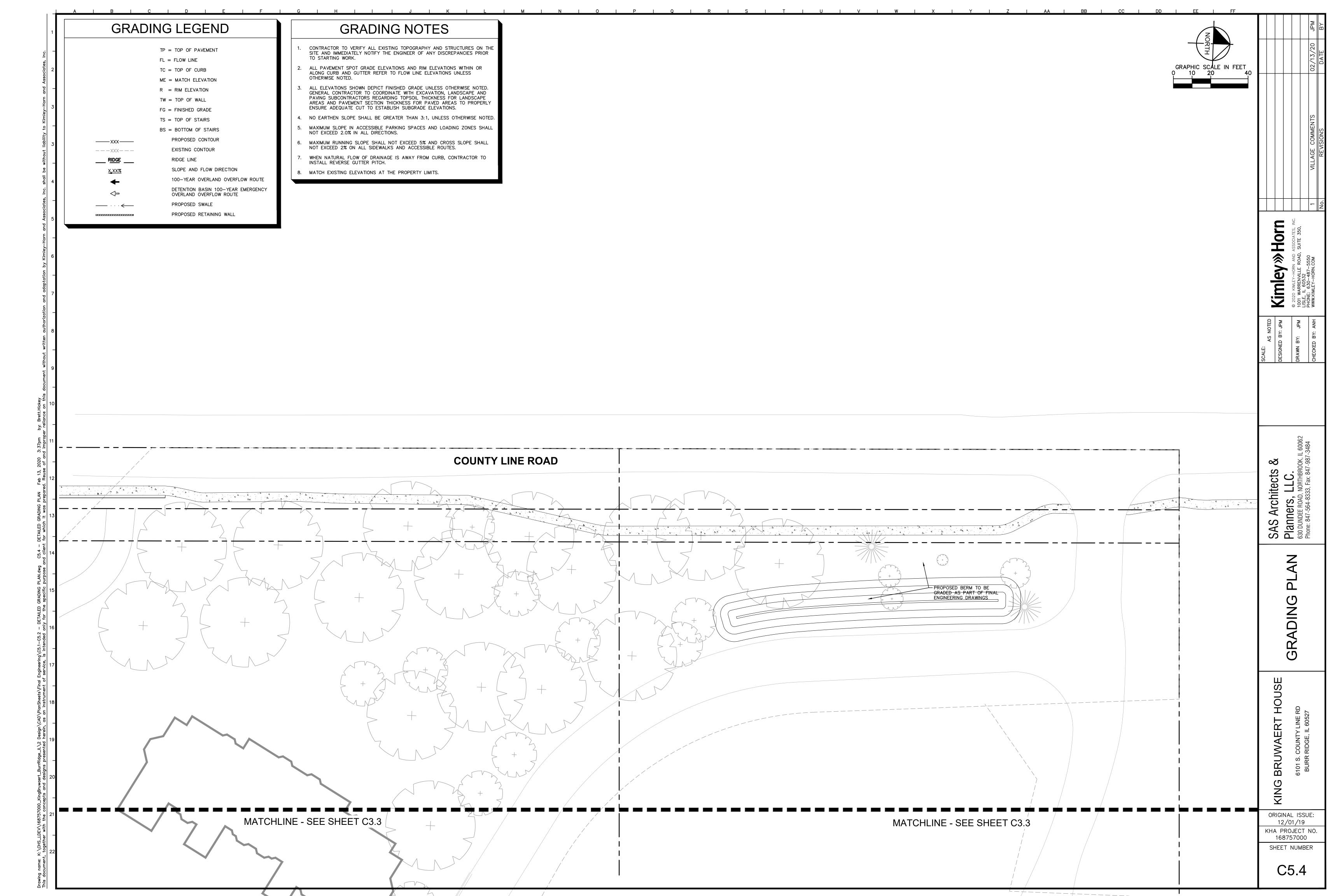
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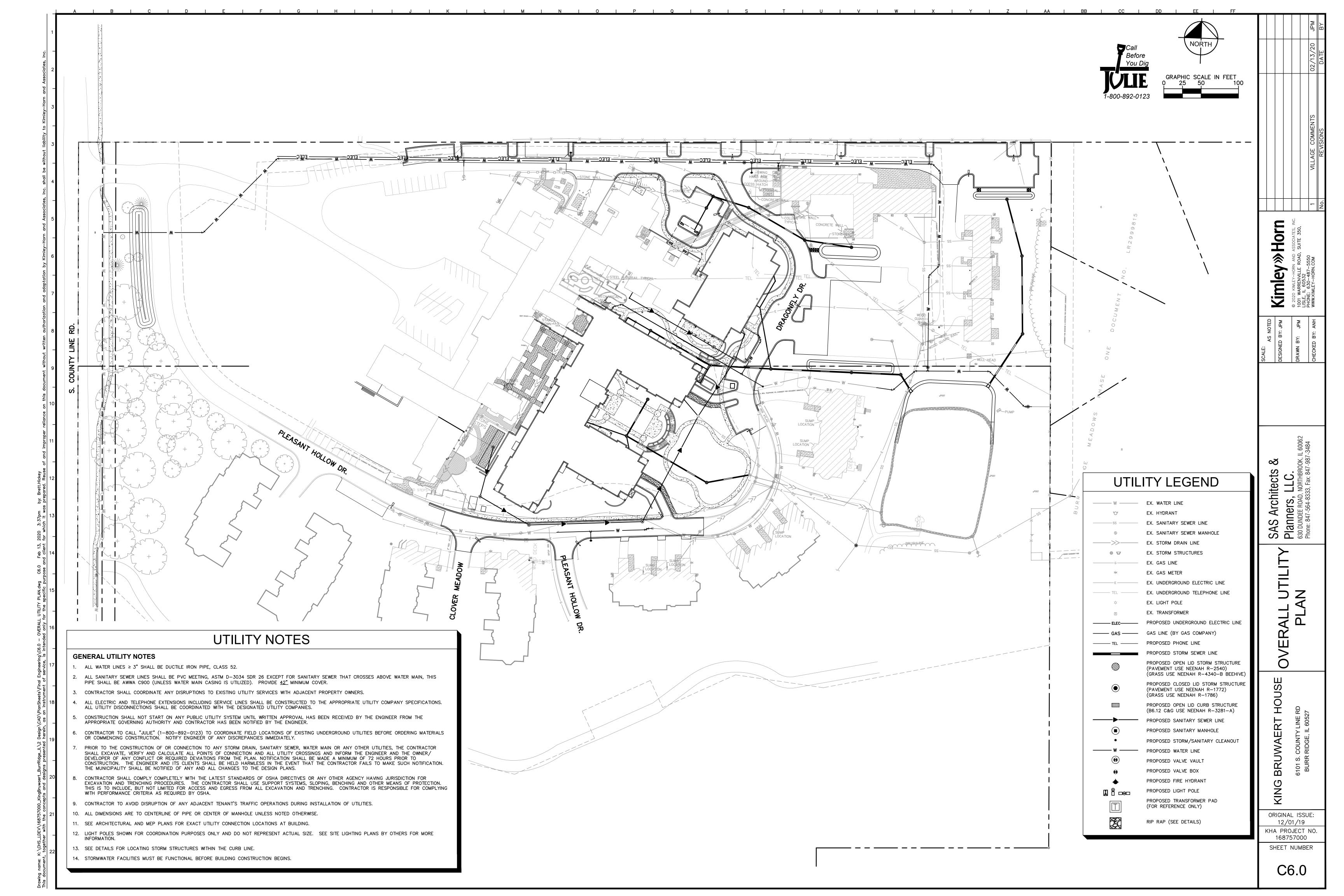


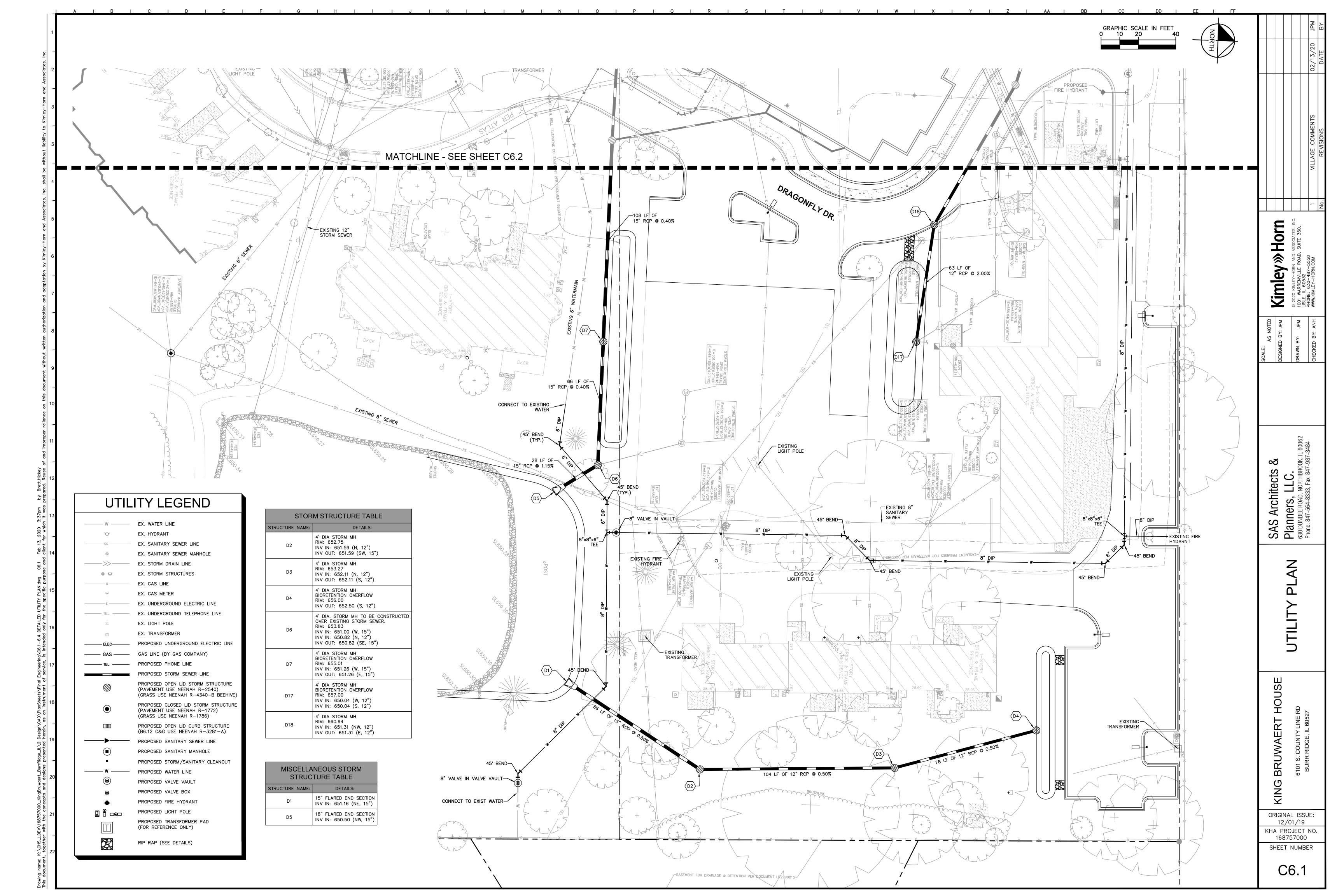


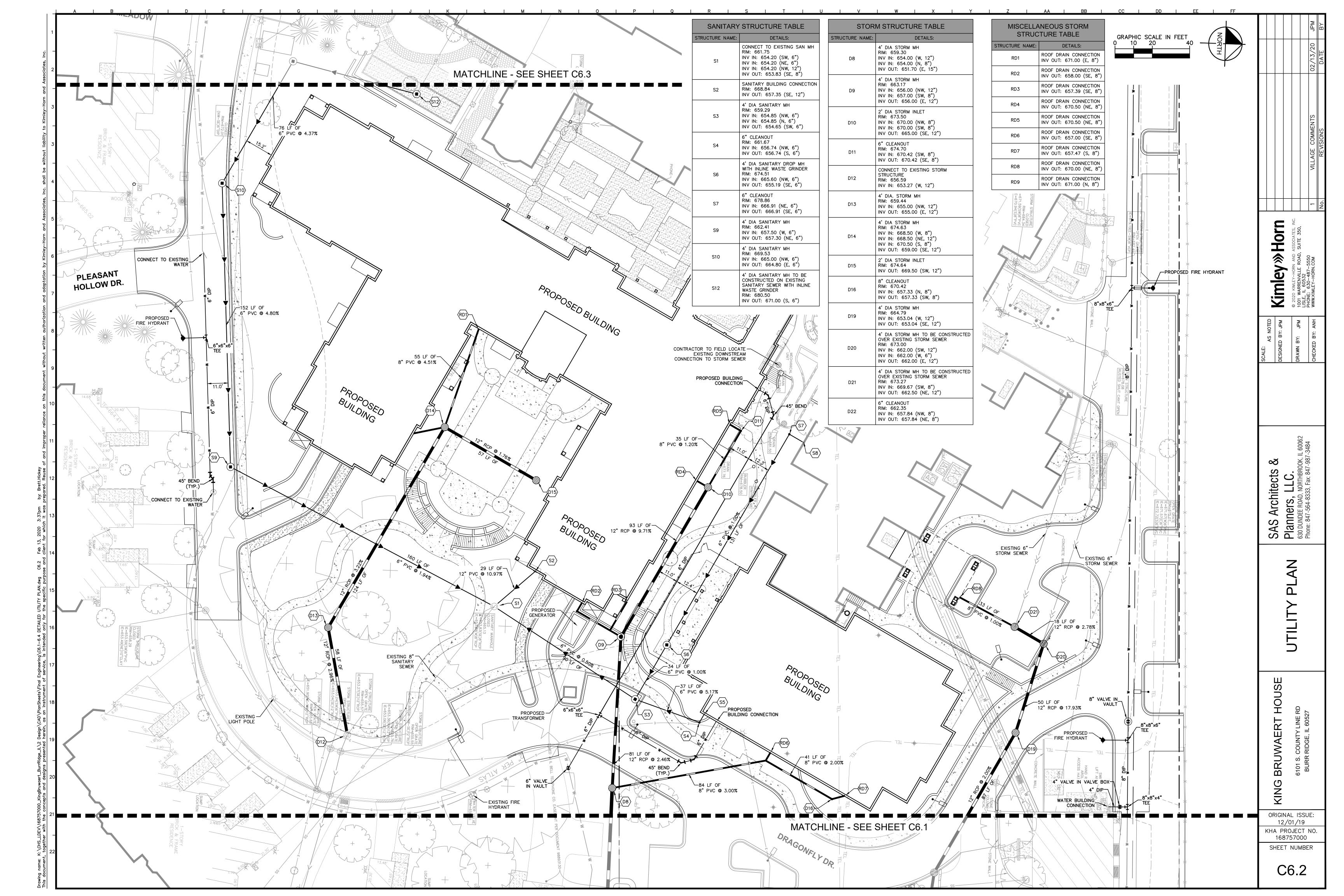




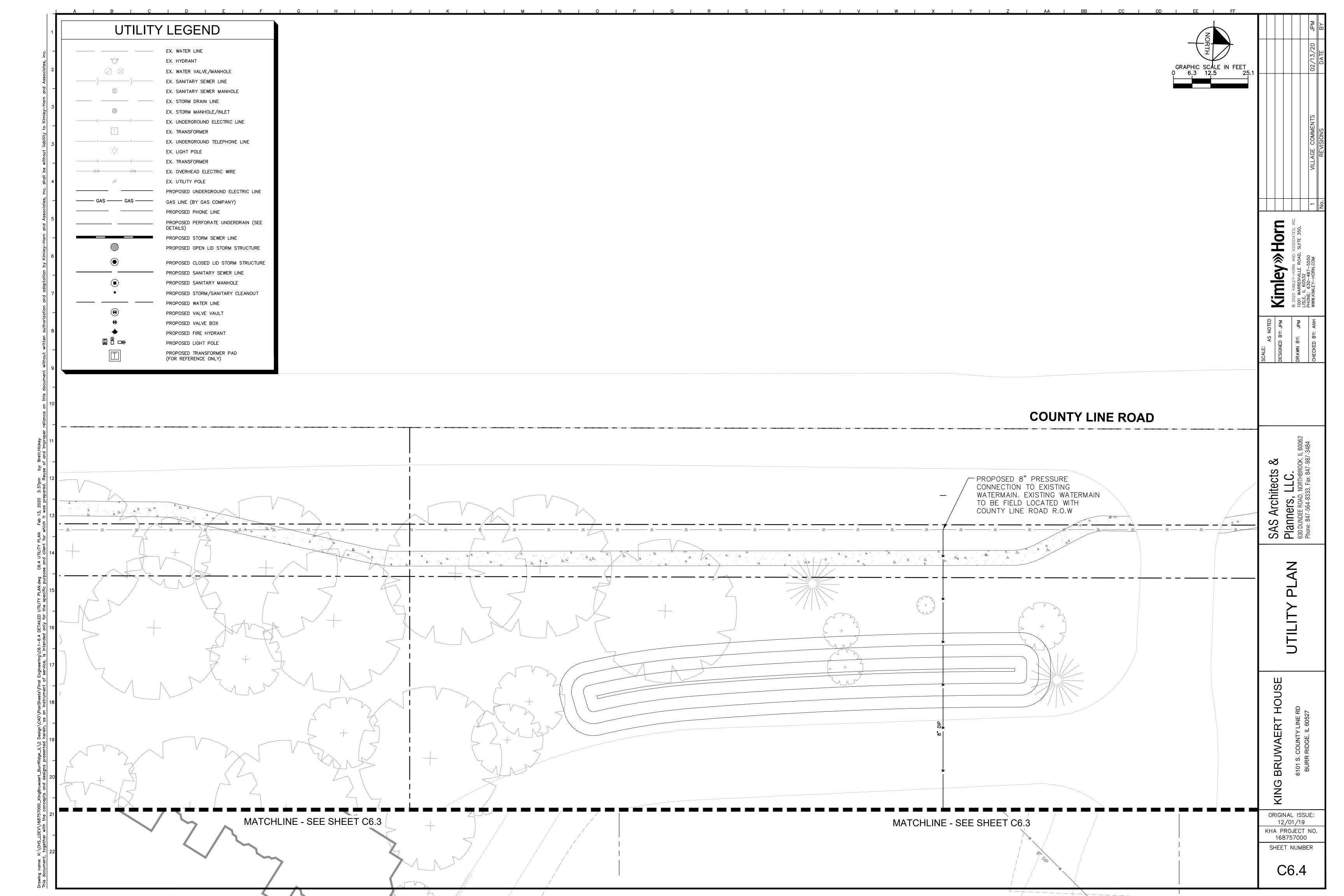


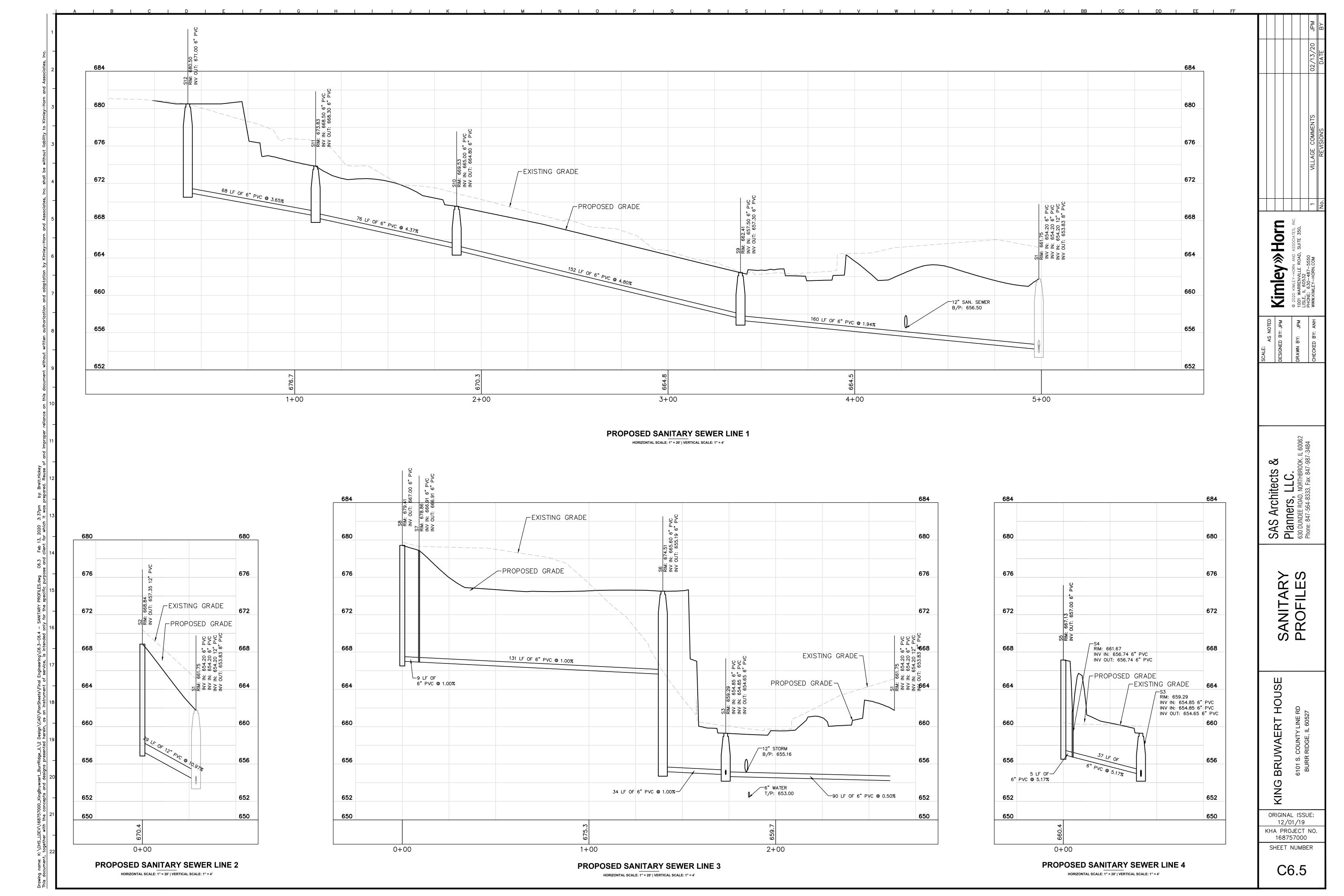


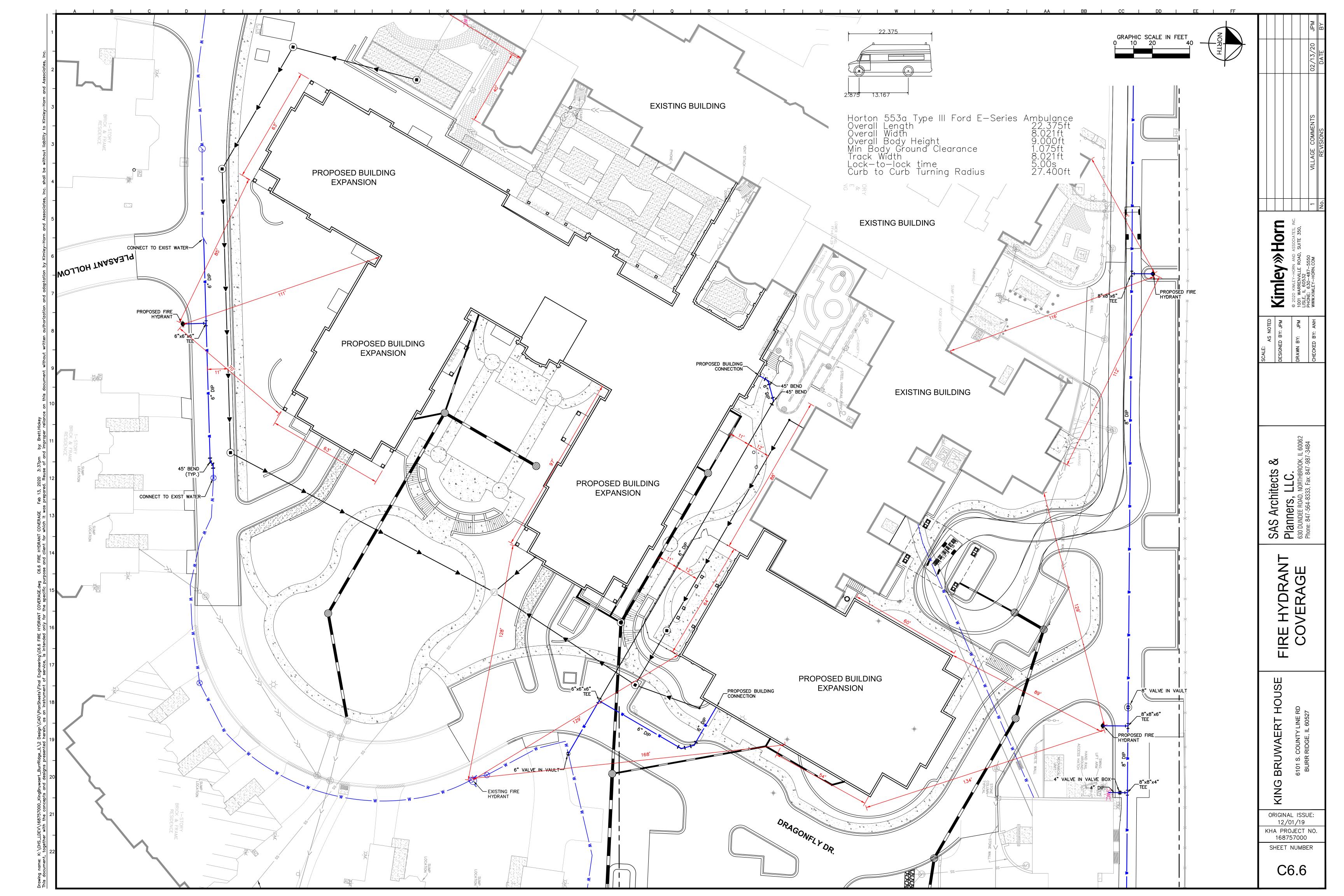


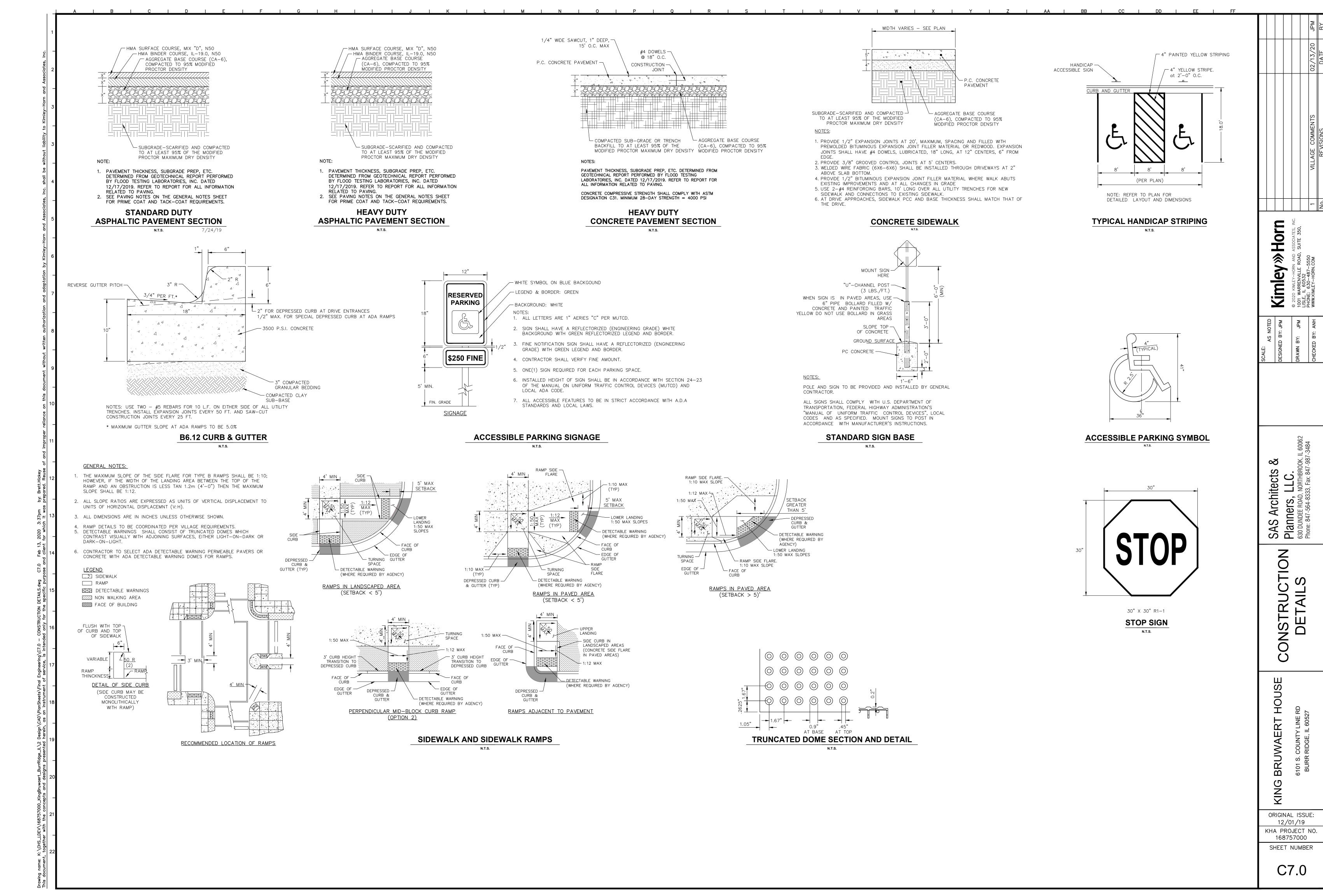


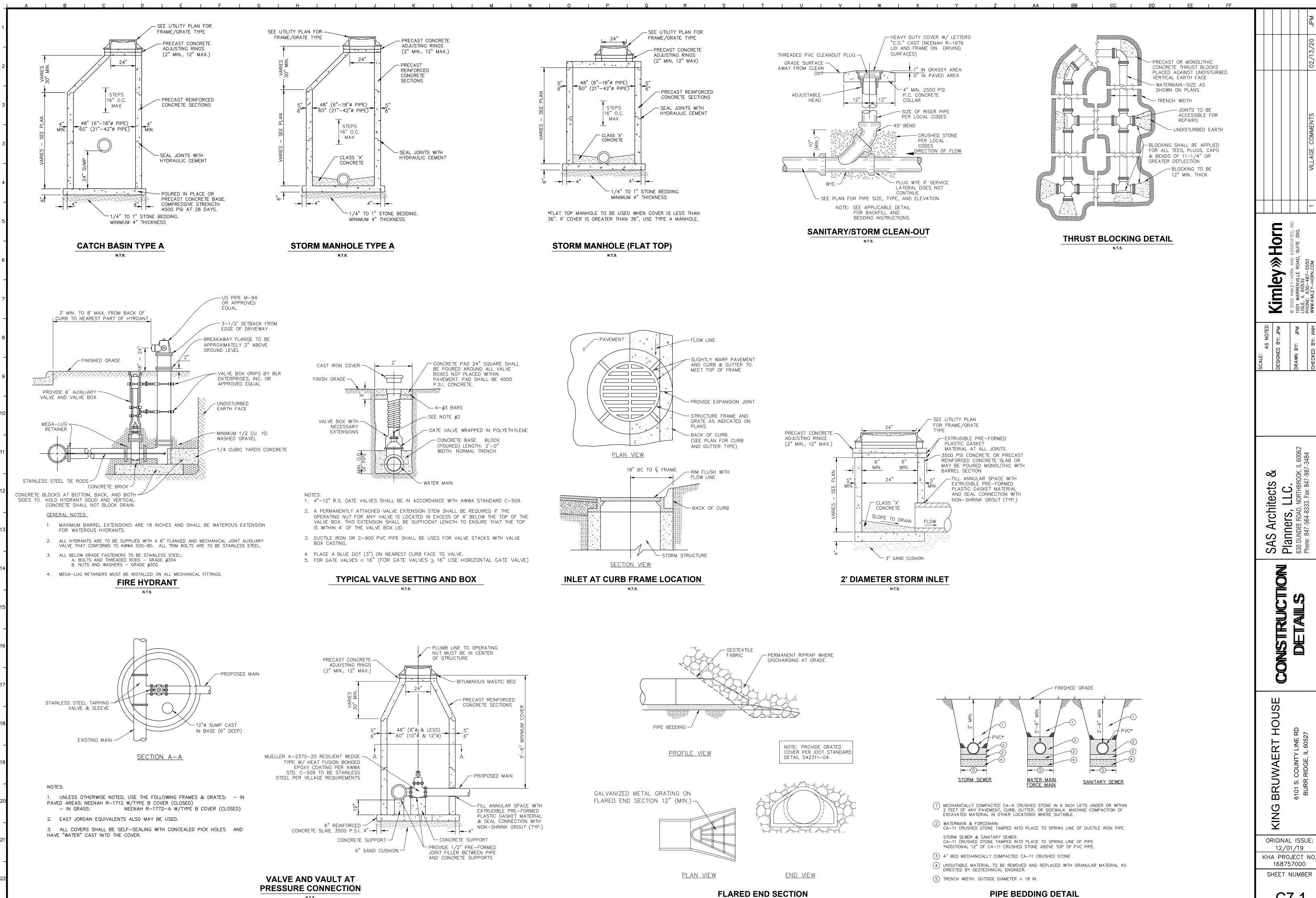




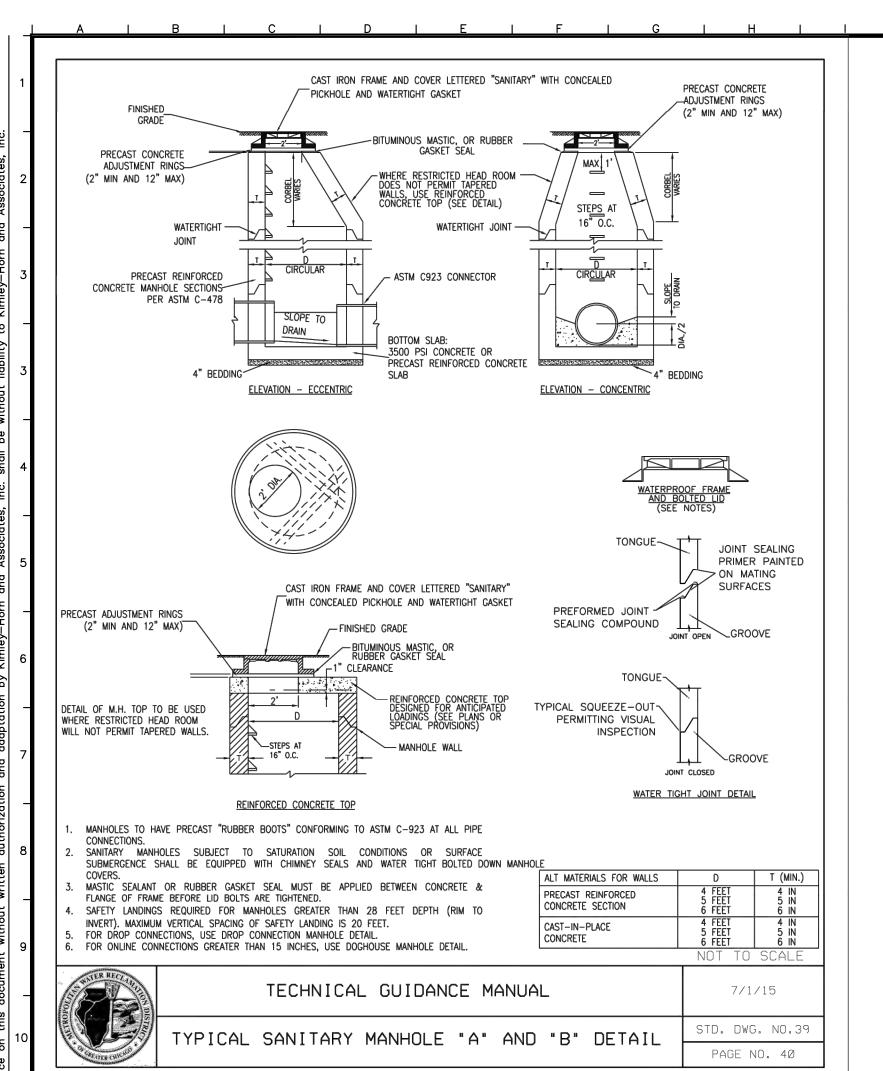


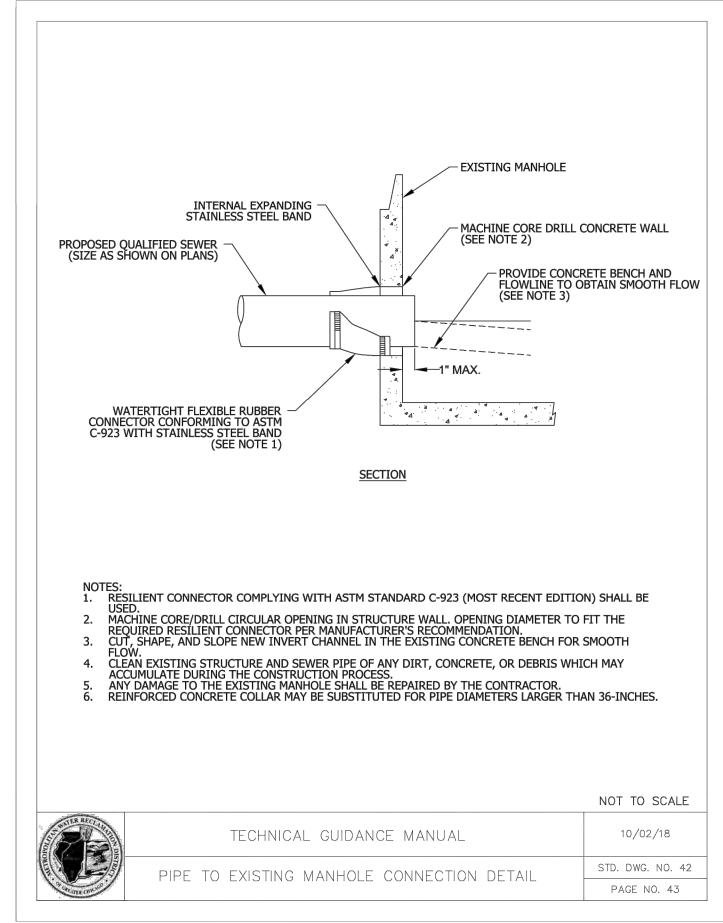


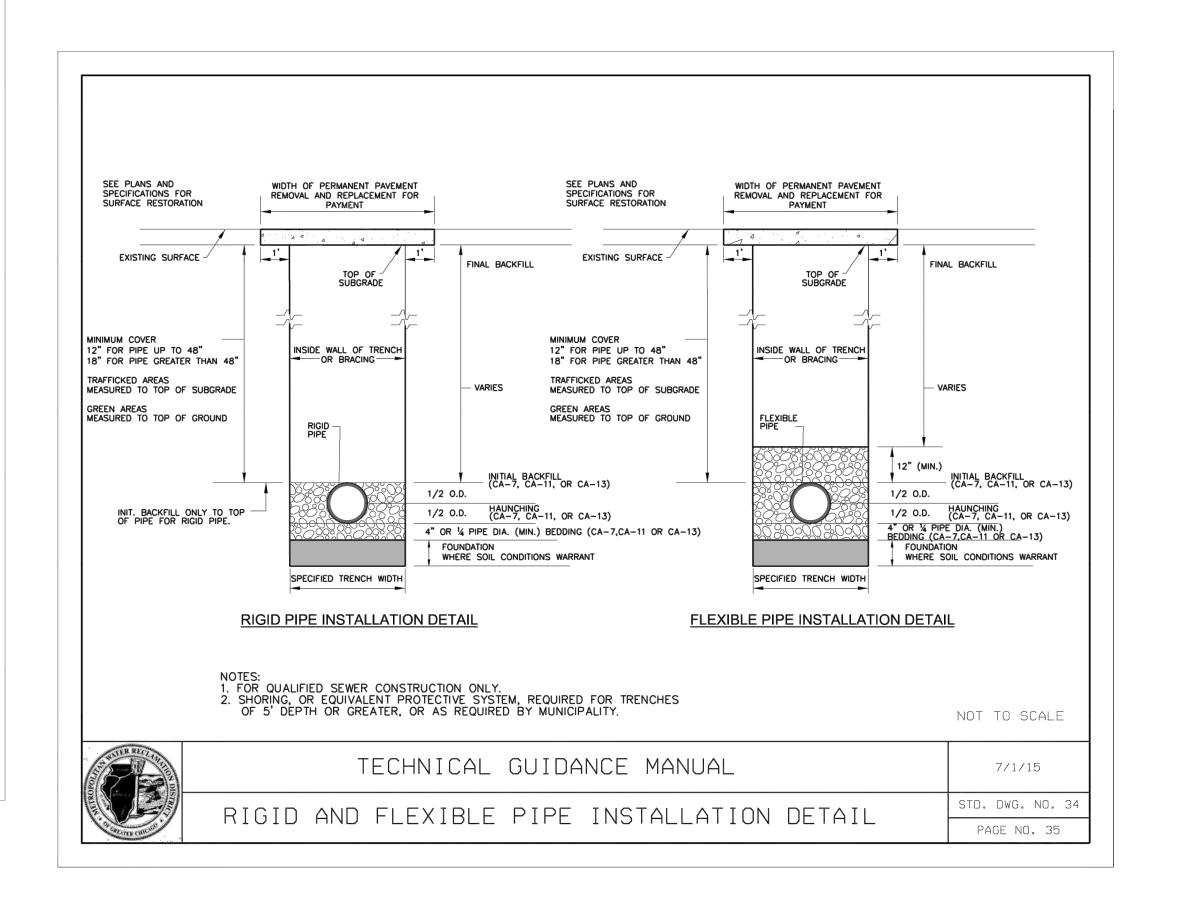


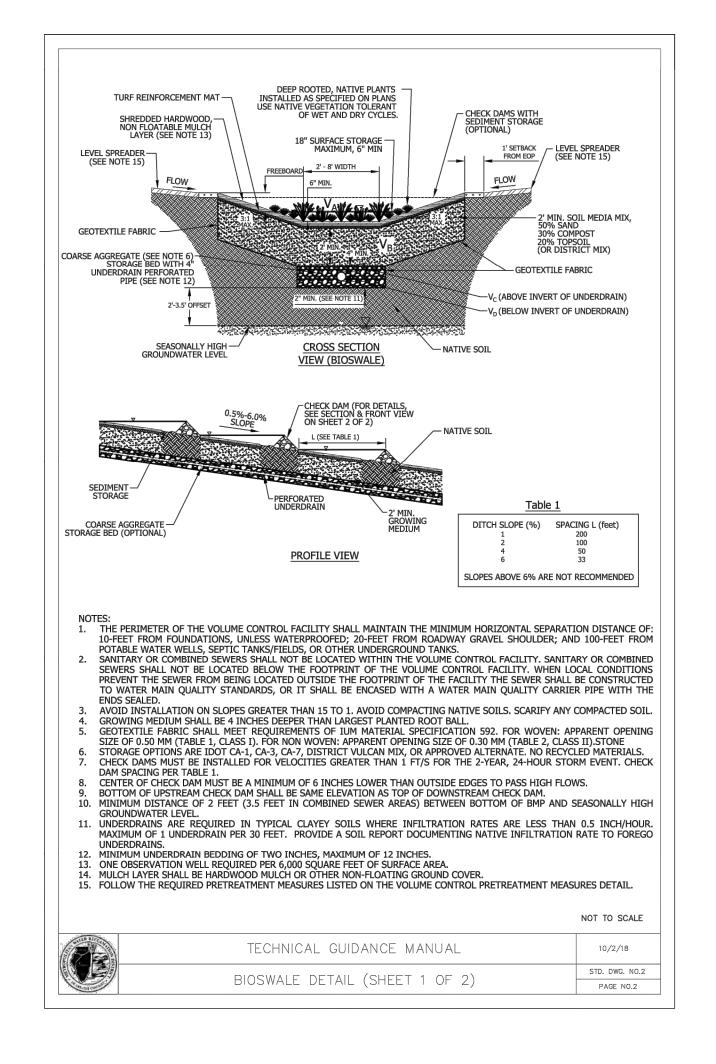


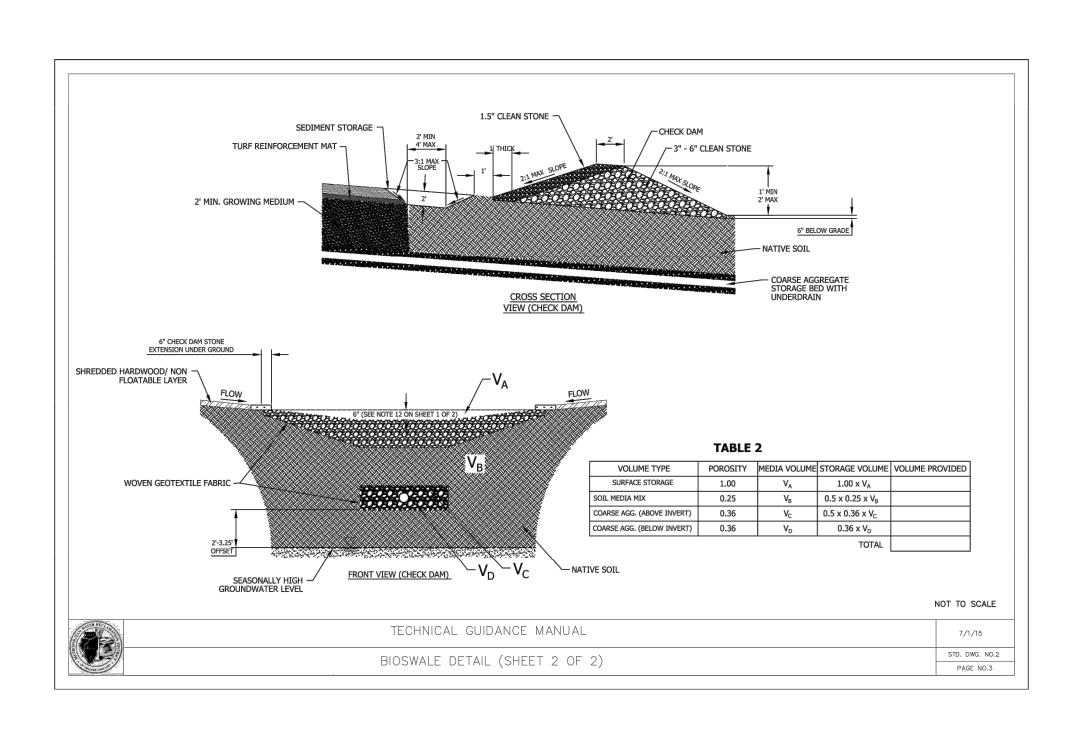
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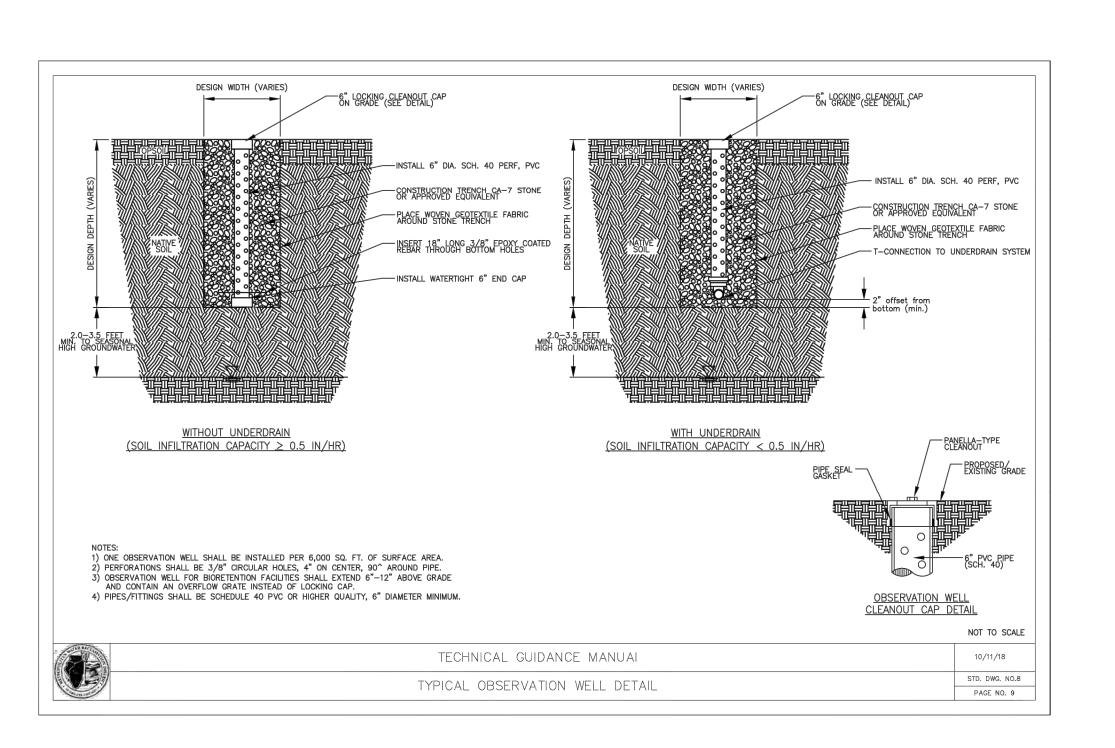












AS NOTED

| KIMPLY| HOFT|
| DESIGNED BY: JPM | © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM | No. | REVISIONS | DATE | BY |

SAS Architects & Planners, LLC.
630 DUNDEE ROAD, NORTHBROOK, IL 600 Phoner. 847-564-8333 Fax: 847-987-3484

MAWRD DETAILS

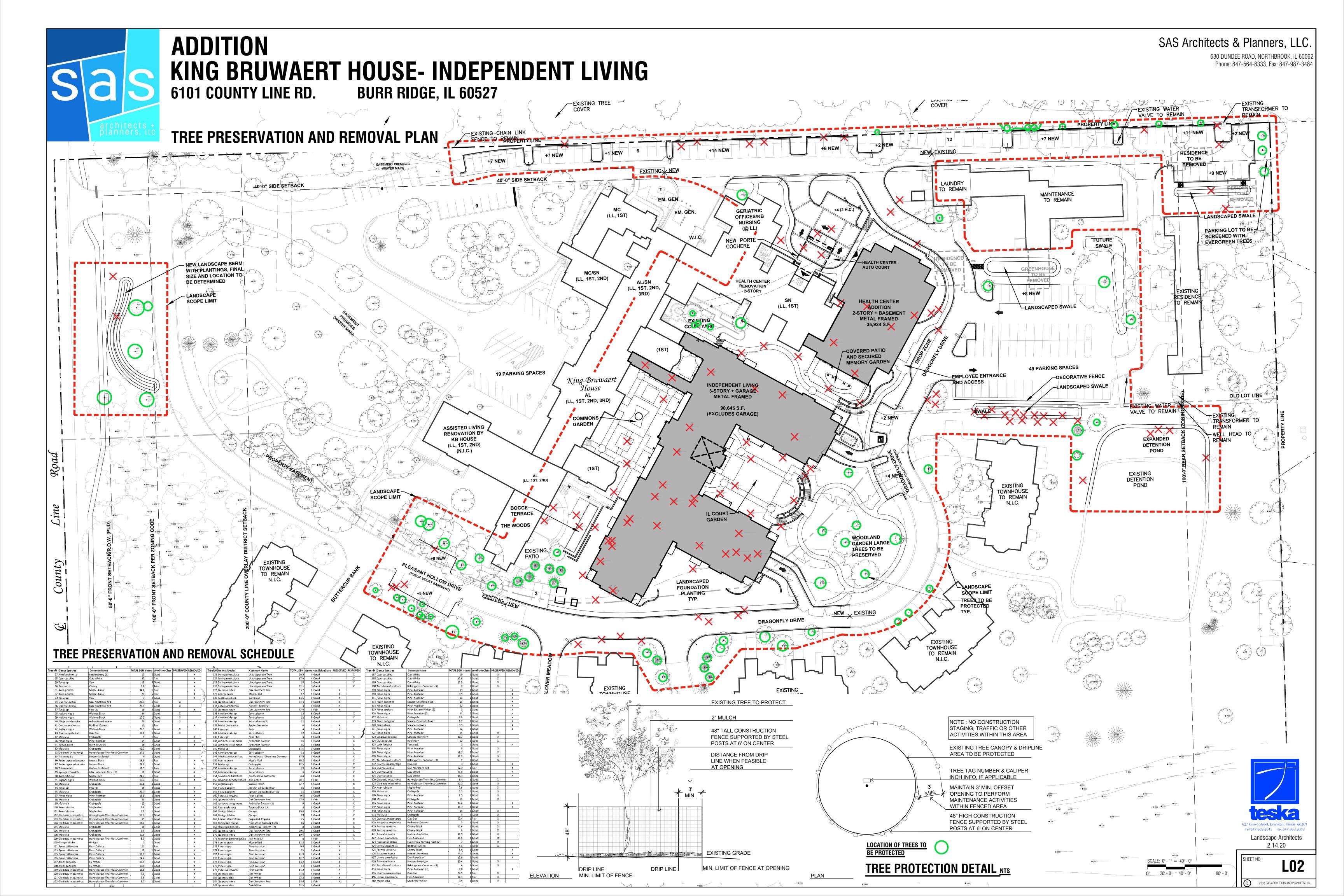
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BURR RIDGE, IL 60527

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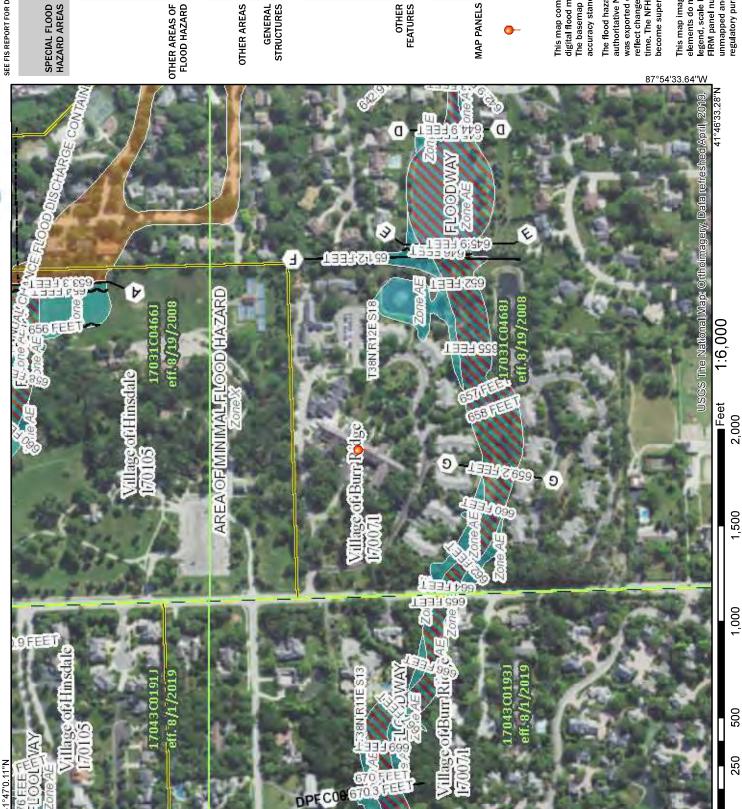
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National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Regulatory Floodway SPECIAL FLOOD HAZARD AREAS 0.2% Annual Chance Flood Hazard, Areas depth less than one foot or with drainage areas of less than one square mile Zone X of 1% annual chance flood with average

Future Conditions 1% Annual

Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee See Notes Zone X Area with Flood Risk due to Levee Zone D

Area of Minimal Flood Hazard Zone NO SCREEN

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

GENERAL | ---- Channel, Culvert, or Storn STRUCTURES | 1111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Coastal Transect Baseline Jurisdiction Boundary

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and was exported on 12/12/2019 at 5:22:38 PM and does not time. The NFHL and effective information may change or The flood hazard information is derived directly from the become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for



630 Dundee Rd, suite 110 Northbrook, IL 60062 t: 847.564.8333 sasarch.com

Address: 6101 County Line Road

Subject: King Bruwaert House PUD Amendment, Preliminary Engineering Review

Mr. Evan Walter, February 14, 2020

We received comments completed by the Village of Burr Ridge Public Works and Engineering and provided to SAS Architects on December 18, 2019. The following are our responses and revisions based on those comments:

Water, Sewer, and Stormwater Infrastructure Impacts and Associated Improvements:

1) Proposed addition of the "Independent Living 2 Story + Garage" will require the replacement of the sanitary service line for this building.

Response: New sanitary service has been proposed for the Independent Living building, see sheet C6.0-C6.5 of the Preliminary Engineering Plans.

2) An in-line wastewater grinder will be required in the new sanitary service to protect the downstream sewer system from clogs by flushable sanitary wipes and other non-degradable items generated in this facility.

Response: An in-line wastewater grinder has been provided on the proposed sanitary system. Details will be provided as part of the Final Engineering Documents. See sheet C6.0-C6.5 of the Preliminary Engineering Plans.

3) Sanitary sewer modifications would be permitted through a Watershed Manage Ordinance (WMO) of the metropolitan Water Reclamation District of Greater Chicago (MWRD) with initial review and routing through the Bur r Ridge Village Engineer. Also, an IEPA sanitary sewer construction permit will be required, which will generally consist of the submittal of an MWRD-approved WMO permit.

Response: Comment noted. Permit applications will be submitted with Final Engineering documents after PUD Amendment Approval.

4) The proposed "Health Center Addition" and the addition to "Independent Living 3 Story + Garage" will require a new water main along re-aligned Dragonfly Drive, to provide water service to these buildings and fire hydrants around their exterior perimeters.

Response: See sheet C6.0-C6.5 of the Preliminary Engineering Plans for the new water layout and hydrant locations. In addition, a fire hydrant coverage exhibit has been included with this submittal.



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5) Existing water main along the north and east sides of the property is undersized and outdated, and must be replaced and extended to enhance water flow and system redundancy for fire and residential uses. A new connection through the adjacent KLM Park to the water main stub on Gregford Road, provided for this purpose, is to be made as part of the proposed improvements.

Response: The watermain along the north and east sides of the property has been replaced with an 8" DIP watermain. See sheets C6.0-C6.5 of the Preliminary Engineering Plans. At this time, the applicant requests that the new connection to Gregford Road be excluded from the proposed improvements as discussed.

6) Existing water main along the north side of the existing pond will be impacted by proposed expansion of this pond for storm water volume control and detention. The existing water main must be replaced in a similar alignment and connection to Dougshire Court to maintain flow and redundancy for fire and residential uses.

Response: The existing watermain along the north side of the detention pond has been relocated, maintaining the connection to Dougshire Court. See sheets C6.0-C6.5 of the Preliminary Engineering Plans.

7) Disconnection permits for the water, sewer, and other utilities will be required before proposed demolition of the buildings on the east side of the development.

Response: Comment Noted. Disconnect permits will be submitted as part of the building permit process, prior to the demolition of the building.

8) Other recommendations regarding fire hydrant placement around the new structures should be obtained by the Pleasantview Fire Protection District.

Response: Comment noted, the fire hydrant coverage exhibit included with this submittal will also be submitted to the Pleasantview Fire Protection District for their review and approval.

Water main additions and other modifications would be permitted through a construction permit for the IEPA Division of Public Water Supplies with initial review and routing through the Burr Ridge Village Engineer. The developer is later required to obtain an operating permit from the IEPA Division of Public Water Supplies before putting newly constructed mains and hydrants into operation or connecting water services.

Response: Comment noted. Permit applications will be submitted with Final Engineering documents after PUD Amendment Approval.

10) Illinois Department of Public Health, Division of Environmental Health, has jurisdiction and permitting authority regarding water service connections to the proposed facilities.

Response: Comment noted. Permit applications will be submitted with Final Engineering documents after PUD Amendment Approval.

11) A storm water management report must be prepared that follows the provisions, submittal forms, supporting documentation as required in the Watershed Management Ordinance (WMO) for the MWRD.

Response: Comment noted. Permit applications and a stormwater management report will be submitted with Final Engineering documents after PUD Amendment Approval.



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Burr Ridge Municipal Code Sec. 8.02 "Release Rate" provides conditions and storm water release rates applicable to this development. The release rate is more stringent than the WMO but is in accordance with Section 202(3) of the WMO.

Response: Comment noted. The detention pond calculations will reflect both the WMO and Village of Burr Ridge release rate requirements. Calculations and design narrative to be included as part of the Storm Water Management Report, submitted with Final Engineering.

The Burr Ridge Municipal Code places certain maintenance obligations on the sites with wet (retention) storm water storage facilities. Please review Chapter 9 of the Municipal Code to comply with the concept of natively-vegetated basin.

Response: Comment Noted.

Verify the predominant soil types(s) in this area, which must be confirmed by soil testing and considered in the design of the green infrastructure (ex. "Nature Swale") and otherwise required in the best management practice (BMP).

Response: Borings have been conducted in the proposed green infrastructure areas. The bioretention section and underdrain will be designed in accordance with the results of the study.

None is currently proposed; however, if any work will extend to the "63rd Street Ditch", then further survey and study of he flood pain, floodway, wetlands, and riparian area associated with this regulated waterway would be required.

Response: Comment Noted. No work is expected within the 63rd Street Ditch.

Preliminary Plans: Geometric and Access Improvements:

Proposed sidewalks within the development must be constructed with accessible ramps and detectable warnings, and all sidewalk slopes checked for compliance with the Americans for Disabilities Act (ADA) guidelines.

Response: Sidewalks and ramps will be designed in accordance with ADA guidelines to the maximum extent possible. Portions of the site require stairs due to the existing topography. Ramp details to be provided as part of the Final Engineering Plans.

17) Consider improving resident traffic circulation and access for emergency medical services by extending Pheasant Hollow Drive from the existing townhomes to County Line Road as a new south entrance with a right-in-right-out configuration.

Response: The applicant does not wish to extend Pheasant Hollow Drive as a part of these improvements at this time, as discussed previously.



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t: 847.564.8333 sasarch.com

Consider moving the main (north) entrance for this development to the KLM Park entrance as a shared driveway aligning with 60th Street. This new configuration would provide better visibility and intersection sight distance, which is an often-cited complaint from the current residents. An abbreviated study could also be conducted to determine if an all-way traffic control device (stop sign or traffic signal) would then be warranted.

Response: The applicant does not wish to reconfigure the County Line Road entrance as a part of these improvements at this time, as discussed previously.

19) Identify new sidewalk constructed (Spring 2020) along the east side of the Country Line Road.

Response: The approximate location of the County Line Road sidewalk has been shown on the Preliminary Engineering Plans

Other Permitting Requirements and Written Dispositions:

20) A permit from Cook County Department of Transportation and Highways is required for any work within the County Line Road right-of-way.

Response: Comment Noted. No work is proposed within County Line Road at this time. The existing watermain near County Line Road will be field located to confirm whether a permit will be required for the proposed utility connection.

A tree survey and tree preservation plan must be prepared for review by the Village's forestry consultant. Trees must be shown with unique identifiers, type, size, and condition.

Response: Comment noted, See Sheet L02 Tree Preservation and Removal Plan.

22) If new trees are proposed, then proposed tree species must follow the Burr Ridge Municipal Code and adhere to best practices for diversity (not exceed 30% from any family, 20% from any genus, or 10% from and single species.

Response: Comment noted, trees and planting areas are identified on proposed landscape plan and planting schedule, see Proposed Landscape sheet L01. Teska Associates will provide this detailed planting plan on finalized permit submittal that will follow the Burr Ridge Municipal Code and adhere to best practices for diversity.

A Preliminary Landscaping Plan should be included to show trees (if any) and native vegetation (i.e. "Nature Swale") to be proposed.

Response: Comment noted, trees and planting areas are identified on proposed landscape plan and planting schedule see Proposed Landscape sheet L01.

A Storm Water Pollution Prevention Plan (SWPPP) will be required. The USEPA has published a guide http://www.epa.gov/npdes/pubs/sw swppp guide.pdf.

Response: A SWPPP will be submitted as part of the Final Engineering Documents, after PUD Amendment Approval.



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sasarch.com

25) Include topographic survey benchmark data, and tie to existing Burr Ridge benchmarks. Burr Ridge survey monuments can be found at http://www.burr-ridge.gov/public-works/engineering/village-benchmarks/

Response: Benchmark data and ties to existing Burr Ridge benchmarks will be included as part of the Final Engineering Plans.

26) The developer should provide written disposition of comments with subsequent submittals. Please contact Village Engineer David Preissig, P.E., if you have any questions at (630) 323-4733, extension 6000.

Response: Comment Noted.

We trust that we have satisfactorily responded to the issues raised regarding the preliminary zoning review.

Should you have any questions or require additional information, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,

SAS Architects & Planners, LLC.

James T. Moyer

CC: Terri Bowen

SAS File

King Bruwaert

To Whom it May Concern:

This letter is to show support for the work that King-Bruwaert House is planning for improving our skilled nursing unit, known as Health Care. King-Bruwaert has long been known as a retirement community for gracious living, but it is an old building and some of it clearly needs some updating. I know that plans include infrastructure updates, but there will also be updates that will appeal to future residents, such as smaller units that appear to be less like a hospital with a more home-like atmosphere. Residents these days do not like to have to share their bedrooms or bathrooms, so this is a change that will also appeal to new people coming to King-Bruwaert.

As the President of King-Bruwaert's Resident Council, it is my job to look out for the best interests of all our in-house residents. There are many residents, like myself, who will probably eventually be needing the skilled nursing care that our Health Care unit provides, and there's no question that the planned updates will be done with our comfort, safety, and happiness in mind. I appreciate King-Bruwaert's consideration of our needs and am happy to support this project on behalf of the in-house residents at King-Bruwaert House.

Sincerely,

Lillian LaPalio

Resident Council President

Falling La Balis

King-Bruwaert House.

To Whom It May Concern,

I appreciate this opportunity to write a letter supporting the improvements that are being planned for our community's skilled nursing units. As a resident of one of King-Bruwaert's independent homes—and as President of our Resident Council—I've given a lot of thought about the possibility that I or my cohorts may someday require assistance and placement in those units. As much as King-Bruwaert House has an excellent reputation for nursing care and service, the environment has become somewhat outdated and, considering its age, infrastructure improvements are undoubtedly warranted.

Speaking for our group of independent residents, I appreciate that King-Bruwaert has put thought and energy into what our residents—and the neighboring communities' residents, I imagine—would like if we find ourselves in a position where we need extra care. Private rooms and bathrooms; a smaller, more intimate sized unit; and a comfortable, homey setting sounds like a place I might like to reside, if that time should come. We also appreciate that King-Bruwaert's forethought is likely to ensure the King-Bruwaert community's solvency into the future.

Thank you for this opportunity share my thoughts, and for considering the needs of our community.

Sincerely

Bill Sutton

Resident Council President

The Woods of King-Bruwaert



January 27, 2020

To Whom It May Concern,

With great enthusiasm in representing the staff and members of The Community House in Hinsdale, I would like to offer praise and endorsement for the Certificate of Need application qualifying support for the Skilled Nursing and Memory Care construction project proposed by King-Bruwaert House in Burr Ridge. As a neighboring, non-profit organization that opened its doors in 1941, The Community House has had the honor of collaborating on a variety of projects and events with King-Bruwaert House over the span of many years. Most of our shared activities have focused on specific programs that inform, educate, enlighten and assist local seniors and their families who benefit from our combined and shared knowledge, efforts and resources.

Both of our historic organizations have continued a commitment of providing an abundance of community services for senior adults. While hosting our senior-related programs, we regularly interact with older adults who share their interests, desired services and needs. We believe the Skilled Nursing and Memory Care project planned by King-Bruwaert House will provide a comforting and professional health care environment for those who require services in a skilled setting. Throughout its long journey since 1933, King-Bruwaert House has earned an excellent reputation for providing quality care, making steady improvements and investing in dedicated, experienced and well-trained staff. King-Bruwaert House is well respected as a continuous care community - and we earnestly support their interest in making the necessary improvements that will focus on the well-being of our senior adult population.

Sincerely.

Dan Janowick Executive Director

DuPage Medical Group

WE CARE FOR YOU

November 20, 2019

To Whom It May Concern,

King-Bruwaert House is a long-term care community, providing excellent care to Burr Ridge area seniors for over 86 years. In my capacity as Medical Director, I have had the opportunity to observe the community from the standpoint of an interdisciplinary team member providing medical care for residents, as well as being an office occupant of the building-the offices of DuPage Medical Group Geriatrics are located within the building.

King-Bruwaert House currently provides several levels of care. There are residents in Independent Care both on and off campus; and residents in Sheltered Care, Memory Care, and Skilled Nursing within the building. Over the 15 years that I have been affiliated with King-Bruwaert House, there have been many changes to improve the residents' experiences and to address the needs of the surrounding community.

King-Bruwaert House is proud of its history and of its responses to reflect the changing needs and expectations of the communities it serves. The senior living industry, once satisfied with shared bedrooms and bathrooms in a clinical setting, now seeks privacy within a more home-like atmosphere. King-Bruwaert's leadership has responded to that need by making plans to remodel the existing Health Care Center. Plans would provide private bedrooms and bathrooms, and a two-story addition which would include Skilled Nursing on one floor and Skilled Memory Care on the other. These three units will provide care for 14 residents each—decreasing the numbers of residents per unit and enhancing the home-like atmosphere.

This commitment to seniors in the Burr Ridge area is a key reason why I enthusiastically support the development plans for King-Bruwaert House. It is evident that resident-centered care is behind this ambitious project, and their residents—my patients—will benefit from these forward-thinking changes.

Sincerely yours,

Rahmawati Sih, MD

Medical Director, King-Bruwaert House

Ralimanati Sing



November 21, 2019

To Whom It May Concern:

The purpose of this letter is to provide validation of the need for a construction and remodeling project being proposed by King-Bruwaert House. There are various levels of care being provided by this 85+ year-old community. Amita Health Hospice has had many opportunities to provide care to their residents in their final days through our St. Thomas Hospice. Inasmuch as the building is beautiful and well cared for, it is evident in the Health Care Unit that updating and improvements would be desirable for further enriching the lives of their residents.

My understanding of this project is that KB's skilled nursing and memory care units will be reconfigured into three smaller units to provide a more home-like setting with private rooms and bathrooms. I understand that there will also be infrastructure updates that are targeted to provide a more comfortable environment for their residents. Since comfort is something that's very important to elderly residents—and to my staff whose primary purpose is to provide comfort for residents and their families—I couldn't be more pleased about these planned changes.

I'm excited to see this project come to fruition. Meeting the necds and surpassing the expectations of the elderly population in the Burr Ridge/Hinsdale is why KB has enjoyed these many years of success. I'm happy to add my name to the list of those supporting this project.

Sincerely.

Bonnie O'Guinn

System Director

Amita Health Hospice and Palliative Care



PLEASANTVIEW

FIRE PROTECTION DISTRICT

1970 PLAINFIELD ROAD LAGRANGE HIGHLANDS, IL 60525 PHONE (708) 352-9229 FAX (708) 579-2058 FAX (708) 784-0386 (ADMIN) www.plvw.org CHIEF STEVE NORVILAS DEPUTY CHIEF KARL ARGAST

TRUSTEES

JAMES F. GAY, PRESIDENT

BROOKS FULLER, JR, SECRETARY

JUAN MANUEL GIRON,

TREASURER

VERNON MILLSAP, TRUSTEE

EDWARD SANTEN, TRUSTEE

December 10, 2019

To Whom It May Concern:

This letter is to confirm the need for a construction and remodeling project being proposed by King-Bruwaert House. In an 85-year-old building, it is understandable—and even desirable—that upgrades and replacement of certain areas might be necessary. Pleasantview Fire protection District has had the honor of working with staff for years to make sure that vital fire protection systems are inspected and in good working order. This project will ensure that updating of critical systems for fire protection and infrastructure will continue.

I understand that this project will allow KB's skilled nursing and memory care units to be reconfigured into three smaller units. Their goal is to provide a more home-like setting that will include private rooms and bathrooms, which are more attractive choices for seniors. We understand that there will also be infrastructure updates that are targeted to provide a more comfortable and safe environment for their residents. Updates to the fire protection systems in this type of community will ensure that residents are well protected well into the future.

King-Bruwaert House's commitment to seniors in the Burr Ridge/LaGrange/Willowbrook area is evident and one of the reasons we are happy to support these development plans for King-Bruwaert House. Residents will benefit from these innovative plans and the upgrades that come with it.

Sincerely,

Arthur Peters

Bureau of Fire Prevention (708) 352-3021 Ext 2244

apeters@plvw.org.

2019 OFFICERS AND BOARD OF DIRECTORS

PRESIDENT
Brad Kmetz
Kmetz Financial Group

VICE PRESIDENT
Mike Quinn
Republic Bank

SECRETARY Kyle Wetzel Farmers Insurance

TREASURER
Mia Verc
Monarch Accounting
Group, Inc

BOARD MEMBERS: John Adolf Adolf Funeral Home & Cremation Services, Ltd.

Glen Batson Batson Chiropractic

Michelle D'Andrea Crowne Plaza Chicago SW-Burr Ridge

> Diane Konicek Unique Balloon Decorating

Denise Marchetti Mutual of Omaha

Dave Ricordati County Line Properties

Mike Schultz Turtle Wax, Inc.

Michael Simmons Bullseye Cleaning Service, Inc.

Cathie Stuart Events by Cathie

Debbie Jackson Sterling Engineering



WILLOWBROOK/BURR RIDGE CHAMBER OF COMMERCE AND INDUSTRY 15W256 N Frontage Rd, Burr Ridge, Illinois 60527 Tel 630.654.0909 www.wbbrchamber.org

On behalf of the Willowbrook-Burr Ridge Chamber of Commerce, I would like to offer support and endorsement of the Certificate of Need application submitted by King-Bruwaert House in Burr Ridge. King-Bruwaert House, with its longstanding reputation for quality care and services, plans to renovate and reconfigure its Skilled Nursing and Memory Care units to better serve our growing population of senior adults.

With the proposed changes, King-Bruwaert House will offer an accommodating, comfortable and professional health care setting featuring private rooms and bathrooms and unit upgrades that will better serve older adults. As an active Chamber of Commerce, we place great value on local member businesses that seek to advance initiatives that benefit our local residents. We believe the changes planned by King-Bruwaert House will bring great benefit to our area with improvements that will meet and exceed the changing needs of our population.

As a Chamber, we recognize King-Bruwaert House for celebrating 86 successful years of providing outstanding and compassionate care. Built in 1933, King-Bruwaert House is recognized as one of the oldest, most established businesses in our community - with a dedicated staff of experienced, tenured professionals. Over the years, the community has made every effort to make ongoing changes to keep pace with the evolving needs identified by local seniors. We are proud of their commitment to bring quality care and updated services and improvements to our area.

Sincerely,

Brad Kmetz

President, Willowbrook-Burr Ridge Chamber of Commerce

Owner, Kmetz Financial Group

DISCLOSURE OF BENEFICIAL INTEREST

Being first duly sworn, the undersigned states that the attached copy of the Trust Agreement between Harris Bank Hinsdale, as Trustee under Trust Agreement L-3114 and King-Bruwaert House, an Illinois not-for-profit corporation, as sole beneficiary of said Trust, dated November 4, 1992, is a true and correct copy of said Trust Agreement.

Subsequent to November 4, 1992, said Trust Agreement has not been amended and is presently in full force and effect in its original form.

Subsequent to November 4, 1992, there have been no contracts or commitments made or executed regarding the conveyance, transfer, encumbrance, or alienation of the trust property.

Subscribed and sworn to this 11 day of February, 2020.

Chicago Title Land Trust Company, as successor in interest to Harris Bank Hinsdale, not individually but as Trustee under Trust Agreement dated November 4, 1992, and known as Trust No. L-3114

The Information contained in this certification has been furnished to the Isad trustee by the beneficiaries of trust no. 2 3/1/2, and the certification is made solely in relative thereon and no responsibility is assumed by the trustee in its Individual capacity, for the truth or accuracy of the facts therein stored

By: Mugaet O' Dimet

I, the tenders a notary public in and for said County in the State aforesaid, do hereby certify that MARGARETODONNEL he ASST. VICE PRESIDENT of Chicago Title Land Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Trustee as therein mentioned he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _// day of February, 2020,

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
SELENE SANDOVAL
Notary Public, State of Illinois
My Commission Expires 06/03/23

Beneficiary of Land Trust:

KING-BRUWAERT HOUSE

Cathleen M. Keating, Vice Chairman

Katharine Sylvester, Secretary

COUNTY OF

)SS

STATE OF ILLINOIS

a notary public in and for said County in the State aforesaid, do hereby certify that Cathleen M. Keating, Vice Chairman, and Katharine Sylvester, Secretary, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this Way of February, 2020.

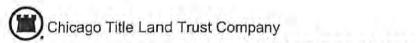
Notary Public

Official Seal Notary Public - State of Illinois

My Commission Expires Oct 19, 2022

TRACY A ALFANO

My Commission Expires:



CORPORATE RESOLUTIONS

I DO HEREBY CERTIFY that I am not for profit	m the duly elected and qualified Secretary of King-Bruwaert House, an , a corporation organized and existing under the laws of
Illinois	, and that the following is a true and correct copy of certain
resolutions duly adopted at a met that such resolutions are now in f	eting of the Board of Directors thereof held on January 21, 2020 , and full force and effect:
	rs of this corporation are authorized to execute a Trust Agreement on behalf of the result of the re
widt Chicago Title Latid Trust Col	OR
BE IT RESOLVED that this corpo known as Trust No. with Chicago Title Land Trust Cor	oration accept an assignment of the beneficial interest in and to that certain Trust under Trust Agreement dated mpany.
AND BE IT FURTHER RESOLVE are hereby given the authority to	
to the property (3) In all matters regardi AND BE IT FURTHER RESOLVE	er deeds, mortgages, notes and any and all other documents pertaininging the Trust
writing to the contrary, the trustee loaning money or otherwise dealir these officers and no one shall be	D, that the authority of the following officers be continuing and, unless notified in any purchaser of the real estate or of the beneficial interest, or any personing with the following officers shall be fully protected in relying the direction of required to see to the application of monies or assets paid or delivered to these on or to inquire into the propriety of the exercise of their authority: TITLE SIGNATURE Chairman, Bd of Directors
Cathleen M. Keating	Vice Chairman, Bd of Dir Culler h. Keeting
Katharine Sylvester	Secretary Cathaliuh Sand Liver
corporate seal of the corporation, names of the persons authorized to Trust Company is hereby authoriz formally advised of any changes h	to said Chicago Title Land Trust Company, a copy of these resolutions and the to said Chicago Title Land Trust Company, a copy of these resolutions and the to act on behalf of the corporation in the premises, and said Chicago Title Land sed to rely upon such certificates of the Secretary of the corporation until it is herein by a subsequent certificate and under the corporate seal. Thereunto affixed my name as Secretary, and have caused the corporate seal of ed, this
State of Illnois) SS TRACY A ALFAND
County of DuDage) SS TRACY A ALFANO Official Seaf Notacy Public - State of Illinois
, the undersigned, a Notary Public in and fo	or the County and State aforesaid, do hereby certify that My Commission Expires Oct 19, 2022
John P. Grube, Cathleen M. Keati	
and acknowledged that he/she/they signed	me person(s) whose name is subscribed to this instrument appeared before me this day in person and delivered the said instrument as his/her/their own free and voluntary act.
Sive under my hand and inhtarial Sea Hhis	We do harshy pertify that the within consisting of 10 pages,
Notary Public	represents a true and correct copy of the original according to our files.
Rev. 12/2016	CHICAGO TITLE LAND TRUST COMPANY

AMENDMENT TO TRUST AGREEMENT

Whereas, Chicago Title Land Trust Company, Trustee under the terms of a certain agreement dated November 4, 1992 and known as Trust Number L-3114/HTHL3114 is presently holding the record title to certain real estate;

And, whereas, the undersigned beneficiaries own the beneficial interest in said trust;

And, whereas, said trust in accordance with the provisions thereof, terminates twenty years from the date of said agreement;

And, whereas, it is the desire of the undersigned to extend the terms of said trust for an additional twenty years,

Now, therefore, for and in consideration of the sum of one dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the compensation of the Trustee for signing deeds and other instruments shall be its current schedule of charges for services. In addition, the Trustee shall receive each year in advance for continuing to hold title to the real estate, an annual fee equal to the fee charged by the Trustee prior to the date of this amendment, or a fee as determined by the Trustee's then current rate schedule, such final fee determination to be made at the sole discretion of the Trustee.

KING-BRUWAERT HOUSE, AN IL NOT-FOR-PROFIT CORPORATION

By Signature: John P. KAYSER, PRESIDENT

Address: 6101 S. County Line Rd Phone: 630-323
City, State, Zip-Code: Prof. Ridge, 1L 60521

By W. B. NARTIN GROSS, SECRETARY

CHICAGO TITLE LAND TRUST COMPANY

By: Muzaut O Trust Officer



Assignment

This Transaction is exempt under the provisions of

		paragraph e Section 31-45 of the Real Estate Transfer
Hinsdale, Illinois August 22, 19	97	Tax Law 35ILCS 200/31-45.
		Cathleen Keats Date 8/24/97
		If applicable, sign here
FOR VALUE RECEIVED I/WE hereby sell, assi	gn, transfer and set over unto_K	ing-Bruwaert House, an Illinois
not-for-profit corporation	direction privileges and benefic	ial interest in and to that certain Trust Agreement,
dated the <u>4th</u> day of <u>November</u>		
HARRIS BANK HINSDALE, N.A. including all		
_		
The power of direction under this trust hereafter	shall be exercised by: <u>Presi</u>	<u>dent and Secretary of King-Bruwaert</u>
		,
House		
housessessessesses	ASSIGNOR (S)	•
"OFFICIAL SEAL"	ASSIGNOR (S)	waert Woods
CATHLEEN M. KEATING Notary Public, State of Illinois	ву: Д	A
My Commission Expires 03/19/01	т уу /В. М	rtin Gross, Its President
	By: David	Jones, Its Secretary
an / 1	. 1	
Subscribed and sworn to before me this 22nd day of Augus	19 77 . 10 whom so	all inquiries, notices and other matters be referred?
ethle h. Kea		all bills be mailed? See address below.
NOTARY PUBLIC	H	ARRIS BANK HINSDALE, N,A.
		· March /1122.00
No. 1. Land Control of the Control o	ACCEPTANCE BY	Vice President
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	_, above mentioned, hereby acc	ept the foregoing assignment subject to all of the
provisions of said Trust Agreement. King-Bruwaert House		
By: gafry	Address 2215 York Ro	ad, Suite 550, Oak Brook, IL 60523
w. B. Martin Gross, Its President	Social Security No. 3	5-3845162 Telephone 472-3400
Rilo.		
Darkard forest Barbara Jones, Its Secretary	Address	
Barbara Jones, its Secretary	Social Security No	Telephone
	Address	
	Social Security No	Telephone
	Address	Telephone
	Social Security No	Telephone
D. J. J. Bert. of the formalist and second	and accompany	
Received a duplicate of the foregoing assignment	· ·	·
	HARRIS BAI	NK HINSDALE, N.A., AS TRUSTEE
. / /	0	//t
DATE: 8/27/97	BY: Stinet	Hall Assistant Vice President
	V	Assistant vice President
210mm	D DE ENTE CHIMES THE TAILET TO	CATE DV BOTH ASSICNOD AND ASSICNED
NOTE: THIS ASSIGNMENT SHOUL	TO BE EXECUTED IN DUPLA	CATE BY BOTH ASSIGNOR AND ASSIGNEE A. This assignment shall not be binding on the
and one executed copy lodged	. with Harris Dally Himstate' L	erve warm secondarians mines man no naturally our and

THIS ASSIGNMENT MUST BE RECORDED BY FACSIMILE IF PROPERTY IS LOCATED IN COOK COUNTY

Trustee unless and until the original or a duplicate thereof is lodged with the Trustee and its acceptance indicated

thereon.

HADDIC DANK	UNICDALE				-
	HINSDALE, a corpor		and existing under the la	ws of the United States of At County, Illinois:	nerics, as trustee hereunder, i
	the following described real estate is			County, Innois:	
SEE EXHIBIT	A ATTACHED FOR LEG	GAL DESCE	RIPTION.		
otherwise known as Pha	ase I of The Woods	of King	Bruwaert		
trusts herein stated and be subject. The following named person	title thereto, or accepted title to an ct to the terms and conditions of thi ns and their successors in interest sha	is Trust Agreeme	mt. Trustee has sole discr	etion and may decline in writ	ing to accept any additional p
set forth, to wit: KING	BRUWAERT WOODS COR	PORATION	. an Illinois	Not-for-profit	t Corporation.
		-	,	mar del produ	, corporation,
				•	
Written inquiries, legal n	otices, bills, and other similar m	natters should	be forwarded to:K	ING BRUWAERT WO	ODS CORPORATION
6101 South C	County Line Road, B	Burr Ridg	e, Illinois (i0521	
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_(Scal)

Address_

Telephone

The interest of every beneficiated of any person who may become entitled to a control this trust shall consist only of (1) the power to direct the trustee to dear with title to the property; (2) the power to manage; possess, use and control the property; and (3) the right to receive the earnings, avails and proceeds from leases and other uses and from mortgages, sales and other dispositions of the property. Such rights and powers shall be personal property and may be assigned as such. On the death of any beneficiary his interest, except as otherwise specifically provided, shall pass to his executor or administrator and not to his heirs at law. No beneficiary at any time shall have any right, title or interest in or to any portion of the legal or equitable title to the property. The death of any beneficiary shall not terminate the trust or affect the rights or powers of the trustee or of the beneficiaries except as provided by law.

By amendments in writing delivered to and accepted by the trustee, any beneficiary having a vested interest hereunder shall at any time or times have the right to revoke, alter or amend the provisions of this trust agreement relative to the person or persons who may be entitled from time to time to the ownership and enjoyment of said beneficiary's interest hereunder.

No assignment of any beneficial interest shall be binding on the trustee until the original or executed duplicate of the assignment is delivered to the trustee and accepted by it in writing. Every assignment of any beneficial interest, the original or duplicate of which shall not have been so delivered to and accepted by the trustee, shall be ineffective as to all subsequent assignees or purchasers without notice.

The trustee shall have no obligation to file any income, profit or other tax reports or returns or pay such or any other taxes. The beneficiaries will make all such returns and reports, and pay general real estate and all other taxes or charges payable with respect to the property and to the earnings, avails and proceeds of the property or based on their interests under this agreement.

If the trustee shall make any advances or incur any expenses on account of this trust or the property or shall incur any expenses by reason of being made a party to any litigation in connection with this trust or the property or if the trustee shall be compelled to pay money on account of this trust or the property, whether for breach of contract, injury to person or property, lines or penalties under any law, or otherwise, the beneficiaries jointly and severally on demand shall pay to the trustee, with interest at the highest rate per annum permitted by law, the amount of all such expenses, advances or payments made by the trustee, plus all its expenses, including attorneys' fees. The trustee shall not be obligated to convey, transfer or otherwise deal with the property or any part of it until all of the payments, advances and expenses made or incurred by it shall have been paid, with interest.

The trustee shall not be obligated to pay any money for this trust or the property or to prosecute or defend any legal proceeding involving this trust or the property unless it shall elect to do so and be furnished with sufficient funds or be indemnified to its satisfaction. If the trustee is served with process or notice of legal proceedings or of any other matter concerning the trust or the property, the sole duty of the trustee shall be to forward the process or notice to the person named herein as the person to whom inquiries or notices shall be sent, or, in the absence of such designation, to the beneficiaries. The latest address appearing in the records of the trustee shall be used for all mailings.

It shall not be the duty of the purchaser of the property or of any part of it to see to the application of the purchase money, nor shall anyone who may deal with the trustee be required or privileged to inquire into the necessity or expediency of any act of the trustee, or into the provisions of this agreement.

This agreement shall not be recorded in the county in which the property is situated, or elsewhere, but any recording shall not be notice of the rights of any person derogatory to the title or powers of the trustee. In this agreement the plural includes the singular, and vice versa, and the masculine gender includes the feminine.

The trustee may at any time resign by sending by registered or certified mail a notice of such intention to each of the then beneficiaries at his latest address appearing in the records of the trustee. Such resignation shall become effective twenty days after such mailing. On such resignation a successor may be appointed in writing by the persons then entitled to direct the trustee in the disposition of the property, and the trustee shall thereupon convey or transfer the property to such successor. If no successor is named as above provided within twenty days after the mailing of such notices by the trustee may convey or transfer the trust property to the beneficiaries in accordance with their interests hereunder, and the conveyance may be recorded or registered, as the case may be, by the trustee and such recording or registration shall constitute delivery of the conveyance or transfer to the beneficiaries. The trustee, at its option, may file a complaint for appropriate relief in any court of competent jurisdiction.

Every successor trustee shall become fully vested with all the title, estate, rights, powers, trusts, and shall be subject to the duties and obligations of its predecessor.

It is agreed by the parties and by any person who may hereafter acquire any interest in this trust that the trustee will deal with the trust property including cash or other assets of any kind which may have become subject to the trust only when authorized to do so in writing.

On the written direction of the party or parties designated on the reverse side hereof as having the power of direction the trustee will make deeds for, or mortgages or trust deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or execute leases or otherwise deal with the title to the trust property including cash or other assets subject to the trust. The beneficiaries by written instrument delivered to the trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. Such instrument shall be signed by all the then beneficiaries. The trustee shall not be required to inquire into the propriety of any direction.

On the written direction of the party or parties designated as having the power of direction, the trustee may convey the trust property directly to another trustee on behalf of said beneficiaries, or others named by said beneficiary.

The trustee shall not be required to assume any personal obligation or liability in dealing with the property or to make itself liable for any damages, costs, expenses, lines or penalties, or to deal with title to the property so long as any money is due to it becaused.

The beneficiaries shall have the sole possession, management and control of the selling, renting, repairing, maintaining and handling of the property and the trustee shall have no right or duty in respect to any such matters. The beneficiaries shall have the right to execute leases and collect rents in their own name or through their agents. The trustee shall have no right or duty in respect to the payment of taxes or assessments or insurance, litigation or other matters relating to the property, except on written direction accepted by it as above provided and after the payment to it of all money necessary in its opinion to carry out the directions without liability to it. The beneficiaries are not the agents of the trustee for any purpose and do not have any authority to contract or to execute leases or do any other act for or in the name of the trustee or to obligate the trustee personally or as trustee.

The trustee shall not be required to execute any instrument containing covenants of warranty.

The trustee shall be under no obligation to execute, deliver or record any environmental disclosure document required under the provisions of the Responsible Property Transfer Act of 1988 (the RPTA), or any amendments or modification thereto, or under similar laws. The beneficiaries hereby covenant and agree to fully comply with any applicable provisions of the RPTA or similar laws, and to hold trustee harmless and indemnify trustee against any loss, damage, liability or expense (including attorneys' fees and costs of defense) incurred by trustee as a result of the failure of beneficiaries to comply with said laws. The trustee may, but shall not be obligated to, require such evidence of such law, or of the inapplicability of such law, as trustee, in its sole discretion, deems satisfactory before accepting any direction to convey, mortgage, lease or otherwise deal with title to the trust property or accepting or acknowledging any transfer of any beneficial interest in, to and under this trust agreement.

If any property remains in this trust twenty years from the date of this agreement or any extension thereof, it shall be sold at public sale by the trustee on reasonable notice as determined by it and the net proceeds of the sale shall be divided among those who are then entitled thereto under this agreement in the proportions in which they are then entitled.

The trustee shall receive for its services in accepting this trust and taking title hereunder an acceptance fee, and in addition each year in advance for holding title after one year from the date hereof an annual fee, each fee as determined by the trustee's then current rate schedule and also its regular scheduled fees for executing deeds, mortgages or other instruments. It shall receive reasonable compensation for any special services which may be rendered by it and for taking and holding any other property which may hereafter be conveyed to it hereunder, which fees, charges and other compensation the beneficiaries jointly and severally agree to pay. If the value of the property is increased for any reason after the trustee has accepted title thereto, the trustee shall be entitled to a reasonable additional annual fee, in accordance with its scheduled fees for holding title to the property.

Harris Bank Hinsdale is hereby authorized to loan money to the trust or to its trust beneficiaries and to have full right of enforcing the loan permitted to all other creditors who are not trustees.

PHASE 1

THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH OO DEGREES OO MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 300.00 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LAST DESCRIBED POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE. 410.58 FEET: THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 103.47 FEET, AN ARC DISTANCE OF 50.81 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 21 DEGREES 40 MINUTES 05 SECONDS WEST, 50.30 FEET); THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 503.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 202.04 FEET (THE CHORD OF SAID ARC BEARS SOUTH 47 DEGREES 13 MINUTES 53 SECONDS WEST, 200.69 FEET); THENCE SOUTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 133.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 303.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARCHDISTANCE OF 160.91 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 79 DEGREES 30 MINUTES 59 SECONDS WEST, 159.03 FEET); THENCE NORTH: 64 DEGREES 19 MINUTES 34 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 48.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 383.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT. AN ARC DISTANCE OF 159.12 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 52 DEGREES 26 MINUTES 19 SECONDS WEST, 157.98 FEET); THENCE NORTH 40 DEGREES 33 MINUTES 04 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 52.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 263.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 7.55 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 (THE CHORD OF SAID ARC BEARS NORTH 39 DEGREES 43 MINUTES 47 SECONDS WEST, 7.55 FEET); THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 228.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH OO DEGREES 03 MINUTES OO SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 250.00 FEET TO A POINT 550.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4;

THENCE	SOUTH	45	DEGREES	47	MINUTES	19	SECONDS	EAST,	292.86	FEET;
Ħ	SOUTH	76	и ;	27	-	44	Ħ	EAST,	387.02	";
n	NORTH	65	**	35	×	00		EAST,	117.32	";
11	NORTH	24	Ħ	25		00	и.	WEST,	40.00	";
11	NORTH	65	н	35	н	00	н	EAST,	100.00	n .
79	SOUTH	24	H	25	н	00	н	EAST,	40.00	` " ;
	NORTH	65	· #	35	Ħ	00	17	EAST,	107.00	f1 ,
H	SOUTH		ri .	50	14	31	, u	EAST,	118.80	98 . 3
11	NORTH		ग	10	81	13	11	EAST.	308.86	17

TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 673.55 FEET SOUTH OF THE MORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH OO DEGREES OO MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 373.55 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

DISCLOSURE OF BENEFICIAL INTEREST

Being first duly sworn, the undersigned states that the attached copy of the Trust Agreement between Harris Bank Hinsdale, as Trustee under Trust Agreement L-3644 and King-Bruwaert House, an Illinois not-for-profit corporation, as sole beneficiary of said Trust, dated August 22, 1997, is a true and correct copy of said Trust Agreement.

Subsequent to August 22, 1997, said Trust Agreement has not been amended and is presently in full force and effect in its original form.

Subsequent to August 22, 1997, there have been no contracts or commitments made or executed regarding the conveyance, transfer, encumbrance, or alienation of the trust property.

Subscribed and sworn to this 11 day of February, 2020.

Chicago Title Land Trust Company, as successor in interest to Harris Bank Hinsdale, not individually but as Trustee under Trust Agreement dated August 22, 1997, and known as Trust No. L-3644

the information contained in this certification has been furnished to the land trustee by the beneficiaries of trust no. Land trustee in the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

By: Margant O. Dmill
its: ABST. VICE PRESIDENT

COUNTY OF <u>Cork</u>)
SS
STATE OF ILLINOIS)

I, the White a notary public in and for said County in the State aforesaid, do hereby certify that MARGAHET O'DONNELL the ASST. VICE PRESIDENT of Chicago Title Land Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Trustee as therein mentioned he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this // day of February, 2020,

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
SELENE SANDOVAL
Notary Public, State of illinois
My Commission Expires 06/03/23

Beneficiary of Land Trust:

KING-BRUWAERT HOUSE

By:

Cathleen M. Keating, Vice Chairman

By: (aut

Katharine Sylvester, Secretary

COUNTY OF

SS

STATE OF ILLINOIS

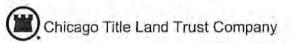
I, Valy (HADD), a notary public in and for said County in the State aforesaid, do hereby certify that Cathleen M. Keating, Vice Chairman, and Katharine Sylvester, Secretary, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this Utday of February, 2020.

Notary Public

My Commission Expires: 1

TRACY A ALFANO Official Seal Notary Public - State of Illinois My Commission Expires Oct 19, 2022



CORPORATE RESOLUTIONS

I DO HEREBY CERTIFY that I am the not for profit	e duly elected and qu , a corpo	ualified Secretar, ration organized	y of King-Bruwa d and existing unde	ert House, an er the laws of
Illinois	, and that	t the following is	a true and correct	copy of certain
resolutions duly adopted at a meeting that such resolutions are now in full for		ctors thereof he	ld on January 21	L, 2020 , and
BE IT RESOLVED that the officers of the corporation dated August 2 with Chicago Title Land Trust Compa	22, 1997 , and I	authorized to ex known as Trust		
ttal cilibago ilao zana iliao compo	OF	3		
BE IT RESOLVED that this corporation known as Trust No.	under Tru	ent of the bene st Agreement d		to that certain Trust
with Chicago Title Land Trust Compa	ny.			
AND BE IT FURTHER RESOLVED, to are hereby given the authority to direct		of the followi	ng described office	rs of this corporation
 (1) To convey title to said real (2) To execute and deliver detection to the property (3) In all matters regarding to 	eeds, mortgages, not	es and any and	all other document	s pertaining
AND BE IT FURTHER RESOLVED, t assignments, assigning all or part of t			ing officers are auti trust.	horized to execute
loaning money or otherwise dealing we these officers and no one shall be requestions of pursuant to their direction of PRINTED NAME	uired to see to the ap or to inquire into the p TITLE	plication of mon ropriety of the e	ies or assets paid xercise of their auti	or delivered to these
John P. Grube	Chairman, Bd of	Directors	John F. D	noe
Cathleen M. Keating	Vice Chairman,	Bd of Dir	Cathlea In	· Herry
Katharine Sylvester	Secretary		Cathabiel	Dull. Sie los
AND BE IT FURTHER RESOLVED, to corporate seal of the corporation, to so names of the persons authorized to a Trust Company is hereby authorized to formally advised of any changes here IN WITNESS WHEREOF, I have here said corporation to be hereto affixed, I	aid Chicago Title Lan ct on behalf of the co to rely upon such cert in by a subsequent co eunto affixed my name	d Trust Compar rporation in the p ificates of the S ertificate and und e as Secretary, a	ny, a copy of these premises, and said ecretary of the cor- der the corporate s	resolutions and the Chicago Title Land poration until it is eal.
State of Illnois)		2000	
county of Dipage		SS	4	RACY A ALFANO Official Seal
, the undersigned, a Notary Public in and for the	County and State aforest	aid, do hereby certify		ublic - State of Illinois ion Expires Oct 19, 2022
John P. Grube, Cathleen M. Keating				
s/are personally known to me to be the same p and acknowledged that he/she/they signed and	delivered-the said instrum	ent as his/her/their o	wn free and voluntary a	e me this day in person act.
Given under my hand and Notarial Seal ninist	Meday of +EDICO	_ We	do hereby certify that the within	
Notacy-Public Rev. 12/2016		repi		of the original according to our files.

AMENDMENT TO TRUST AGREEMENT

Whereas, Chicago Title Land Trust Company, Trustee under the terms of a certain agreement dated August 27, 1997 and known as Trust Number L-3644HTHL3644 is presently holding the record title to certain real estate;

And, whereas, the undersigned beneficiaries own the beneficial interest in said trust;

And, whereas, said trust in accordance with the provisions thereof, terminates twenty years from the date of said agreement;

And, whereas, it is the desire of the undersigned to extend the terms of said trust for an additional twenty years,

Now, therefore, for and in consideration of the sum of one dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agree that said trust shall continue under the same terms and conditions for an additional twenty years, except however, that the compensation of the Trustee for signing deeds and other instruments shall be its current schedule of charges for services. In addition, the Trustee shall receive each year in advance for continuing to hold title to the real estate, an annual fee equal to the fee charged by the Trustee prior to the date of this amendment, or a fee as determined by the Trustee's then current rate schedule, such final fee determination to be made at the sole discretion of the Trustee.

In witness whereof, the beneficiaries have set their hands and seals, and the Trustee has caused these presents to be executed by its Trust Officer, and attached its corporate seal, on the <u>22nd</u> day of <u>22nd</u>, 2016.

Signature of primary beneficiary

KING-BRUWAERT HOUSE, AN IL NOT-FOR-PROFIT CORPORATION
By John P. Kayser, PRESIDENT
Address (10) S. Caus the line Rd. Phone: 630 3232256
City, State, Zip-Code: Bur Ridge 1L 60527
By B. MARTIN GROSS, SÉCRÉTARY
Signature: W. B. MARTIN GROSS, SECRETARY

CHICAGO TITLE LAND TRUST COMPANY

By: Mayaut C

This Trust Agr 19 97 and known as Trust	eement. Dated this	22nd	day of	August	
19 97 and known as Trust	Number L-3644	, is to certify th	at Harris Bank	Hinsdale, a National Asso	ciation
organized and existing under the	ne National Banking Laws of t	he United States of Am	erica, and duly a	authorized to accept and o	execute
trusts within the State of Illinois	s, as Trustee hereunder, is abo	ut to be named as a Gra	antee in a deed	of conveyance to the fol	lowing
described real estate in	Cook Co	ounty, Illinois, to wit: (A	Attach Legal D	escription on Separate I	Rider.)
otherwise known as 6101 S.	County Line Road, Bu	ırr Rigde, IL 60)521		
and that when it has taken the title	e thereto, or to any other real est	ate deeded to it as Trustee	hereunder, it wi	ll hold it for the uses and pu	irposes
and upon the trusts herein set fo	rth. The following named person	ons shall be entitled to th	ie earnings, avail	is and proceeds of said rea	u estate
according to the respective inte	rests herein set forth to wit:				
Time Description of Taxon	an Illinois not-for-	profit corporati	075		
king-bluwdelt house,	an illimois not for	profite corporate	O.1. •		
The power of direction referred to on the	ary of King-Bruwaert	House			
president and secret	ary or king-browderc	nouse			
Harris Bank Hinsdale, N.A. shall receiv	e for its service in accepting this Trus	t and in taking title hereunder	r the sum of \$		
Hams Bank Hinsdale, N.A. Shan receiv	e for its service in accepting this 1743	t mit in thing has here			
also the sum of \$per	vear or a sum in conformance with its	fee schedules for holding title	after the	day of	
19, subject to adjustment in acc	ordance with its schedule of fees from t	ime to time in effect, so long as	the trustee shall act w	nder this Trust Agreement; also it	ts regular
schedule of fees for making deeds, morte	gages, other instruments as may be requ	ired hereunder, from time to tin	ne, and it shall receive	e reasonable compensation for an	y special
services which may be rendered by it he	reunder, or for taking and holding any	other property which may be	reafter be deeded to:	it hereunder, which fees charges	s or other
compensation, the beneficiaries hereund	er jointly and severally agree to pay and	l it is hereby understood and ag	reed that all such fee	s and compensation shall constitu	ute a first
lien on the real estate and property held	hereunder.				
May the name of any beneficiary be dis	closed to the public?				
					,
Inquiries, bills, legal notices and proces	s shall be mailed to: W. B. Man	tin Gross, 2215	York Road,	Suite 550, Oak Br	<u>гоок,</u> 11 50523
THIS AGREEMENT IS SUBJECT	TO ADDITIONAL PROVISIONS	SET FORTH ON THE RE	VERSE SIDE HE	REOF AND WHICH ARE H	EREBY
INCORPORATED HEREIN AND M	ADE A PART HEREOF BY REFER	RENCE.			
In Cestinung hereof,	Harris Bank Hinsdale, a National Ass	sociation, has caused these p	resents to be signed	by its	
				Frust Officer, and caused its corpo	mate seat
to be hereto attached as and for the act a	ind deed of said association, the day as	nd date above written.			
		нарр	IS BANK HING	SDALE, N.A. AS TRUST	TEE.
		IIIXXX	do Dank ima	/ / / / / / / / / / / / / / / / / / /	
	ARRIS	BY:	Greek	- Hale	
(A. 三 B/	<u> INK</u>	# A	101	(Y Assistant Vice I	resident
HILL HI	NSDALE _{NA®}	ATTEST:	(Mary (Moch	
		11111111	0//	VICE PR	ESIDENT
And on said day, the beneficiaries have	signed this Declaration of Trust and T	rust Agreement in order to sig	mify their assent to the	` /	
Kind-Brawaert House	agnet and promise of their area		7		
By. Cellent	(Seal)	,		
Its President	Social Security # 36-384516			Telephone	
		•			
Darbare Jones	/ (Seal)			
Its Secretary	Social Security # 36-3845162			Telephone	
-		•			
	(Seal				
	Social Security #	Address		Telephone	
	(Scal				<u></u>
	Social Security#	Address		Telephone	

IT IS UNDERSTOOD AND AGREED between the to, and by any person or persons who may become entitled to tunder this trust, that the interest of my beneficiary hereunder shall consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said real estate, and that such right in the avails of said real estate shall be deemed to be personal property, and may be assigned and transferred as such; in the case of death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator and not to his or her heirs at law; and that no beneficiary now has and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the Trustee hereunder. No assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the Trustee, shall be void as to all subsequent assignees or purchasers without notice.

Nothing herein contained shall be construed as imposing my obligation on the Trustee, to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interest under this Trust Agreement.

In case said Trustee shall be required in its discretion to make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law, judgment or decree, or otherwise or in case the Trustee shall deem it necessary on account of this trust, to consult or retain counsel and shall thereby incur attorney's fees, or in the event the Trustee shall deem it necessary to place certain insurance for its protection hereunder, the beneficiaries hereunder do hereby jointly and severally agree that they will, on demand, pay to said Trustee, with interest thereon at the highest rate annum permitted by law, all such disbursements or advances or payments made by said Trustee together with its expenses, including attorney's fees, and that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or in property or interest thereunder.

In the event the Trustee is served with process or notice of legal proceedings or of any other matter concerning the Trust or the Trust property, the sole duty of the Trustee, in connection therewith shall be to forward the process or notice to the person designated herein as the person to whom inquiries or notices shall be sent or, in the absence of such designation, to the beneficiaries. The last address appearing in the records of the Trustee shall be used for such mailing.

The Trustee may at any time resign by sending a notice of its intention to do so by registered or certified mail to each of the then beneficiaties hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notices by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled hereunder to direct the Trustee in the disposition of the Trust property, and the Trustee shall thereupon convey the trust property to such successors in Trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee they convey the Trust property to the beneficiaries in accordance with their respective interest hereunder and record its Trustee's deed or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee, not with standing such resignation, shall continue to have a first lien on the trust property for its costs, expenses and for its reasonable compensation.

This Trust Agreement shall not be placed on record in the Recorder's Office of the county in which the real estate is situated, or elsewhere and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said Trustee.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trust, duties and obligations of its, his or their predecessor.

While Harris Hinsdale, N.A. is the sole owner of record of the real estate referred to herein, and so far as the public is concerned, has full power to deal therewith, it is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, or a beneficiary hereunder that the said Harris Bank Hinsdale, N.A. will (subject to the rights of the Trustee as aforesaid) convey title to said real estate, execute and deliver deeds for or otherwise deal with the title to said real estate only when authorized to do so in writing and that it will (not withstanding any change in the beneficiaries) on the written direction of the party or parties designated as having the power of direction, make deeds for or deeds conveying directly to a trust grantee, or mortgages or Trust Deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or otherwise deal with the title to the trust property including cash or assets subject to the Trust. The Trustee hereby reserves the right to add to any such instrument, a provision, as they deem necessary or destrable to exclude liability on the Trustee's part. The beneficiaries by written instrument delivered to the Trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. The instrument shall be signed by all the then beneficiaries. The Trustee shall not be required to enter into any personal obligation or liability in dealing with said real estate or to be made liable for any damages, costs, expension, and the propriety in the title to it is the remarked of the propriety in the propriet

If the party with the power of direction is not a trust beneficiary, that party as between the trustee and the beneficiaries, shall be the duly authorized agent of the beneficiaries at any time the party with the power of direction lodges a direction with the trustee; and the beneficiaries agree to be bound by any agreements made between the trustee and the party with the power of direction, especially as same relates to the legal relationship between the beneficiaries and the Trustee.

The Beneficiaries, their agents, their successors and assigns hereunder agree to indemnify, defend and save the Trustee hamless from and against any and all claims, losses, damages and actions arising by allegation that the property in this Trust in any way violates Federal or State environmental, hazardous waste or substances laws, as from time to time enacted and amended. When directed to execute any instrument or document, Harris Bank Hinsdale, N.A. reserves the right to exculpate themselves from any said liability under the Federal or State, Environmental or Hazardous Waste laws. Should the beneficiaries agree to pay the Trustee all reasonable costs and attorneys frees and expenses incurred by said Trustee in defending Harris Bank Hinsdale, N.A. against any claims or actions and in any event, the beneficiaries agree to forthwith astisfy any judgement recovered against the Trustee for claims subject to indemnification hereunder.

The beneficiary or beneficiaries hereunder shall in his, her or their own right have the full management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall collect and handle the rents, earnings, avails and proceeds thereof, and the said Trustee shall have no duty in respect to the management or control of said property or in respect to the payment of taxes or assessments, or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all moneys necessary to carry out said instructions. No beneficiary, agent, successor or assign hereunder shall have any authority to contract for or in the name of the Trustee or to bind the Trustee personally.

At any time and from time to time additional property may be conveyed to the Trustee, and such property and the proceeds thereof shall be held, dealt with and disposed of under the terms of this agreement in the same manner as the property above described, or any deed or deeds by which other property may be conveyed to the Trustee hereunder shall constitute and be construed as part of this agreement.

If any property remains in this Trust twenty years from the	nis date or any extension thereof, it shall be so	old at public sale by the	Trustee on reasonable	notice, and the proceeds	of the sale shall be divided among
Signatures and addresses of the persons having a p	ower of direction if other than a be	neficiary.			
	(Seal)	Address			
Social Security #					
	(Seal)	Address			
Social Security #					

Form HIN, N.A. 100 (Back) - R6/96

THAT PART OF 1. OUTH 3/4 OF THE WEST 1/2 OF OUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 300.00 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 410.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 103.47 FEET, AN ARC DISTANCE OF 50.81 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 21 DEGREES 40 MINUTES 05 SECONDS WEST, 50.30 FEET); THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 503.47 FEET: AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 202.04 FEET (THE CHORD OF SAID ARC BEARS SOUTH 47 DEGREES 13 MINUTES 53 SECONDS WEST, 200.69 FEET); THENCE SOUTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 133.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 303.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 160.91 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 79 DEGREES 30 MINUTES 59 SECONDS WEST, 159.03 FEET); THENCE NORTH 64 DEGREES 19 MINUTES 34 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 48.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 383.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 159.12 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 52 DEGREES 26 MINUTES 19 SECONDS WEST, 157.98 FEET); THENCE NORTH 40 DEGREES 33 MINUTES 04 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 52.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 263.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 7.55 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 (THE CHORD OF SAID ARC BEARS NORTH 39 DEGREES 43 MINUTES 47 SECONDS WEST, 7.55 FEET); THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 228.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 03 MINUTES OO SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300.00 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 1302.90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY REPORT

PREPARED BY:
PREMIER TITLE
a policy issuing agent of
FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO.: 2020-00624-PT Effective Date: January 30, 2020

NAME(S) OF GRANTEES IN LAST DEED OF RECORD:

Chicago Title Land Trust Company, as successor trustee under trust agreement dated November 4, 1992 and known as trust number L-3114, as to Parcels 1 and 3;

Chicago Title Land Trust Company, as successor trustee under trust agreement dated August 22, 1997 and known as trust number L-3644, as to Parcel 2

TAX INFORMATION, ENCUMBRANCES, JUDGMENTS AND OTHER LIENS OF RECORD:

1. Taxes for the year(s) 2019 and 2020

Taxes for the year 2020 are not yet due or payable.

First installment of 2019 taxes is not billed. Final installment of 2019 taxes is not yet due or payable.

The general taxes as shown below are marked exempt on the collector's warrants: Year 2018 and prior. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if and when issued, will be subject to said taxes.

Permanent Index Number: 18-18-300-012-0000 (1 of 2) (Affects part of the land)

Note: Beginning with the first installment of 2009 taxes, payable in 2010, the amount of the first installment of Cook County real estate taxes shall be 55% (not 50%) of the preceding year's total tax bill for each permanent index number (Public Act 96-490, effective August 14, 2009, amends section 21-30 of the Property Tax Code, 35 ILCS 200/21-30).

2. Taxes for the year(s) 2019 and 2020

Taxes for the year 2020 are not yet due or payable.

First installment of 2019 taxes in the amount of \$224,864.59 is not delinquent before March 3, 2020. Final installment of 2019 taxes is not yet due or payable.

Permanent Index Number: 18-18-300-013-0000 (2 of 2) (Affects part of the land)

Note: Beginning with the first installment of 2009 taxes, payable in 2010, the amount of the first installment of Cook County real estate taxes shall be 55% (not 50%) of the preceding year's total tax bill for each permanent index number (Public Act 96-490, effective August 14, 2009, amends section 21-30 of the Property Tax Code, 35 ILCS 200/21-30).

END

Form (Property Report) 2020-00624-PT

EXHIBIT "A"

File No.: 2020-00624-PT

PROPERTY DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 300.00 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 410.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 103.47 FEET, AN ARC DISTANCE OF 50.81 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 21 DEGREES 40 MINUTES 05 SECONDS WEST, 50.30 FEET); THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 503.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 202.04 FEET (THE CHORD OF SAID ARC BEARS SOUTH 47 DEGREES 13 MINUTES 53 SECONDS WEST, 200.69 FEET); THENCE SOUTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 133.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 303.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 160.91 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 79 DEGREES 30 MINUTES 59 SECONDS WEST, 159.03 FEET); THENCE NORTH 64 DEGREES 19 MINUTES 34 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT 48.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 383.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 159.12 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 52 DEGREES 26 MINUTES 19 SECONDS WEST, 157.98 FEET); THENCE NORTH 40 DEGREES 33 MINUTES 04 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 52.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 263.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 7.55 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 (THE CHORD OF SAID ARC BEARS NORTH 39 DEGREES 43 MINUTES 47 SECONDS WEST, 7.55 FEET); THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 228.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300.00 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, THENCE NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 1302.90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 300.00 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LAST DESCRIBED POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID

EXHIBIT "A"

(Continued)

File No.: 2020-00624-PT Commitment No.: 2020-00624-PT

LAST DESCRIBED PARALLEL LINE, 410.58 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 103.47 FEET, AN ARC DISTANCE OF 50.81 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 21 DEGREES 40 ALONG A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 503.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 202.04 FEET (THE CHORD OF SAID ARC BEARS SOUTH 47 DEGREES 13 MINUTES 53 SECONDS WEST, 200.69 FEET); THENCE SOUTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 133.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 303.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 160.91 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 79 DEGREES 30 MINUTES 59 SECONDS WEST, 159.03 FEET); THENCE NORTH 64 DEGREES 19 MINUTES 34 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT 48.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 383.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 159.12 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 52 DEGREES 26 MINUTES 19 SECONDS WEST, 157.98 FEET); THENCE NORTH 40 DEGREES 33 MINUTES 04 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 52.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 263.47 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 7.55 FEET TO AN INTERSECTION WITH A LINE 300.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 (THE CHORD OF SAID ARC BEARS NORTH 39 DEGREES 43 MINUTES 47 SECONDS WEST, 7.55 FEET); THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 228.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 250.00 FEET TO A POINT 550.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 45 DEGREES 47 MINUTES 19 SECONDS EAST, 292.86 FEET; THENCE SOUTH 76 DEGREES 27 MINUTES 44 SECONDS EAST, 387.02 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 117.32 FEET; THENCE NORTH 24 DEGREES 25 MINUTES 00 SECONDS WEST, 40.00 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 100.00 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES 00 SECONDS EAST, 40.00 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 107.00 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES 31 SECONDS EAST, 118.80 FEET; THENCE NORTH 79 DEGREES 10 MINUTES 13 SECONDS EAST, 308.86 FEET: TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 673.55 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 373.55 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 550.00 FEET TO A POINT FOR A PLACE OF BEGINNING: THENCE SOUTH 45 DEGREES 47 MINUTES 19 SECONDS EAST, 292.86 FEET; THENCE SOUTH 76 DEGREES 27 MINUTES 44 SECONDS EAST, 387.02 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 117.32 FEET; THENCE NORTH 24 DEGREES 25 MINUTES 00 SECONDS WEST, 40.00

EXHIBIT "A" (Continued)

File No.: 2020-00624-PT Commitment No.: 2020-00624-PT

FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 100.00 FEET; THENCE SOUTH 24 DEGREES 25 MINUTES 00 SECONDS EAST 40.00 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 00 SECONDS EAST, 107.00 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES 31 SECONDS EAST, 118.80 FEET; THENCE NORTH 79 DEGREES 10 MINUTES 13 SECONDS EAST, 308.86 FEET; TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 673.55 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 272.45 FEET TO AN INTERSECTION WITH A LINE 946.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 312.13 FEET TO AN INTERSECTION WITH A LINE 990.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 332.00 FEET TO AN INTERSECTION WITH A LINE 1278.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 990.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 28.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.





7660 County Line Rd. • Burr Ridge, IL 60527 (630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso Mayor

Karen J. Thomas Village Clerk

J. Douglas Pollock Village Administrator

February 18, 2020

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by King-Bruwaert House for an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property. The petition number and property address is **Z-01-2020**: 6101 County Line Road and the Permanent Real Estate Index Numbers are 18-18-300-012-0000 and 18-18-300-013-0000.

A public hearing to consider this petition is scheduled for:

Date: Monday, March 16, 2020

Time: 7:00 P.M. or as soon thereafter as the matter may be heard.

Location: Village of Burr Ridge

Board Room

7660 South County Line Road

Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant Village Administrator (630) 654-8181 ext. 2010 ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.

Mark Bergnach Michael Maley Koya Dolar 165 Tomlin 1424 Tomlin Dr 45 Tomlin Cr Burr Ridge, IL 605274884 Burr Ridge, IL 605274886 Burr Ridge, IL 605274800 PIN 18183020230000 PIN 18183020200000 PIN 18183020380000 James J Nahser Kathleen Oconnell Joseph Paganessi 6191 S County Line Rd 1432 Tomlin Drive 43N Dougshire Court Burr Ridge, IL 605274868 Burr Ridge, IL 605274872 Burr Ridge, IL 605274800 PIN 18183020120000 PIN 18183020210000 PIN 18183000100000 Burr Ridge Mdws Imp Thomas A Pagano Javaraiah Swamy Po Box 74 1237 Laurie Ln 2240 Lake Ridge Dr Hinsdale, IL 605220074 Belmont, NC 0 Hinsdale, IL 605274864 PIN 18183020430000 PIN 18181070020000 PIN 18183040160000 Dionissios D Papadias Joseph O Chan Richard K Morley 749 Tomlin Dr 1456 Garywood Dr 69 Tomlin Circle Burr Ridge, IL 605274840 Burr Ridge, IL 605274887 Burr Ridge, IL 605274884 PIN 18183040021000 PIN 18183020410000 PIN 18183020350000 Terrence J Shakon Robert C Clarke 725 Tomlin Dr 3676 Woodgate Dr Burr Ridge, IL 605274840 St Joseph, MI 490858223 PIN 18183040021000 PIN 18181080010000 PIN 18183060010000 Burr Ridge Meadows Imp James A Doppke Jr Singh Sanjeev 19 Dougshire Ct Po Box 74 1301 Laurie Lane Burr Ridge, IL 605274872 Hinsdale, IL 605220074 Burr Ridge, IL 605274826 PIN 18181070190000 PIN 18183020090000 PIN 18183040080000 Leroy A Marcheschi Patrick Regnery 700 Gregford Rd 1240 Laurie Ln Burr Ridge, IL 605274813 Burr Ridge, IL 605274825 0 PIN 18183020030000 PIN 18191000100000 PIN 18181030070000 Chris Rimbos Kevin & Jennifer Mccar **Kevin Caplis** 6402 Pinecrest Dr 98 Tomlin Cir 125 Tomlin Circle Burr Ridge, IL 605274883 Burr Ridge, IL 605274802 Burr Ridge, IL 605274886

PIN 18183070010000 PIN 18183060070000

1486 Tomlin Dr Burr Ridge, IL 605274878 PIN 18183050030000

Betty Lou Miller Trust 16 Dougshire Ct Burr Ridge, IL 605274872 PIN 18183020190000

1486 Tomlin Llc

Thomas & Neera Walsh 708 Gregford Dr Burr Ridge, IL 605274813 PIN 18183020040000

PIN 0

36 Dougshire Ct Burr Ridge, IL 605274872 PIN 18183020170000

PIN 18183020280000

R & L Gehlmann

G Rimawi 1419 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040040000

Cynthia M Martin 708 South Drive Burr Ridge, IL 605274833 PIN 18181070230000

Matthew Walsh 11820 Plainfield Rd Burr Ridge, IL 605275707 PIN 18191000160000

Peter Buhelos 1469 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040120000

David J Baran 701 Gregford Rd Burr Ridge, IL 605274812 PIN 18183030040000

Yogrsh Tejpal 1479 Garywood Dr Burr Ridge, IL 605274889 PIN 18183050070000

T D Ahlgren 716 Gregford Rd Burr Ridge, IL 605274813 PIN 18183020050000

Sonia Vera 1435 Tomlin Drive Burr Ridge, IL 605274879 PIN 18183040060000

Dharmesh Patel 1493 Garywood Dr Burr Ridge, IL 605274889 PIN 18183050090000

Chung Kuang Chen 242 Timber Trail Dr Oak Brook, IL 605231456 PIN 18183050100000

M Asbahi & L Shahbanda 44 Dougshire Court Burr Ridge, IL 605274872 PIN 18183020160000 Morgan Finley 1247 Laurie Ln Burr Ridge, IL 605274864 PIN 18181070200000

R Todd Allen 1224 Laurie Lane Burr Ridge, IL 605274825 PIN 18181030040000

Maria M Redondo 5 Longwood Dr Burr Ridge, IL 605278906 PIN 18183070030000

Amin Habib 1449 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040090000

Jeffrey T Rumph 646 Gregford Rd Burr Ridge, IL 605274811 PIN 18183020020000

Samuel K Appavu Po Box 3637 Oak Brook, IL 605223637 PIN 18183040130000

Paul Naffah 6161 County Line Rd Burr Ridge, IL 605274868 PIN 18183000140000

Thomas D Mccarthy 1339 Laurie Ln Burr Ridge, IL 605274863 PIN 18183030050000

John & K Blaschek 1481 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040140000

B Shields & S Kennedy 1462 Garywood Burr Ridge, IL 605274887 PIN 18183020400000 Mr & Mrs Lawrence 725 Gregford Rd Burr Ridge, IL 605274812 PIN 18183030010000

Murad Fazal 1401 Tomlin Dr Burr Rdge, IL 605274879 PIN 18183010080000

Greg & Marie Pusinelli 4 Longwood Dr Burr Ridge, IL 605278906 PIN 18191040030000

Hahn, Gail 5950 S County Line Rd Burr Ridge, IL 605210000 PIN 09134050220000

Thomas C Mcguigan 1457 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040100000

Reilly, Maralyn A 1504 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080410000

Iltifat A Alavi 133 Tomlin Cr Burr Ridge, IL 605274886 PIN 18183020270000

Dmc Holding Group 17260 Germano Ct Naples, IL 605210000 PIN 09132140180000

R & L Johnson 28 Dougshire Ct Burr Rdge, IL 605274872 PIN 18183020180000

T B Eichler Jr 1232 Laurie Lane Burr Ridge, IL 605274825 PIN 18181030050000 PIN 18183000010000

Magdalena Lopez 1427 S Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040050000

Crawford, Tyler & Ryan 22 Woodgate Dr Burr Ridge, IL 605270000 PIN 09134070070000

A Joseph Oleary 60 Dougshire Ct Burr Ridge, IL 605274872 PIN 18183020140000

Kenneth Hanna 1 Erin Lane Burr Ridge, IL 605278903 PIN 18191000110000

Wm J & Mary R King 93 Tomlin Cr Burr Ridge, IL 605274884 PIN 18183020320000

Stachowiak & Hesslau 717 Gregford Rd Burr Ridge, IL 605274812 PIN 18183030020000

Jianwei Tan 616 W 31St St Chicago, IL 606163023 PIN 18183050020000

Zickert, Maribeth 8 Charleston Rd Hinsdale, IL 605210000 PIN 09132140080000

James M Burns 1480 Tomlin Dr Burr Ridge, IL 605274878 PIN 18183050040000 Anna Maria Brotto 721 Tomlin Drive Burr Ridge, IL 605274840 PIN 18183040021000

Homer Diadula 157 Tomlin Circle Burr Ridge, IL 605274886 PIN 18183020240000

La Salle Bk Tr 106181 53 Tomlin Cr Burr Ridge, IL 605274884 PIN 18183020370000

Burr Ridge Imp Assn Po Box 74 Hinsdale, IL 605220074 PIN 18183020220000

Thomas Kern 732 Gregford Rd Burr Ridge, IL 605274813 PIN 18183020070000

Brennan, John L & Jean M 1601 Burr Ridge Club Burr Ridge, IL 605270000 PIN 09134090160000

Napleton, Mary 15W030 60Th St Burr Ridge, IL 605210000 PIN 09134050230000

Saleem S Ukani 1499 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040170000

Wei Wu P O Box 50 Westmont, IL 605590050 PIN 18191040060000

Ctltc 2000991004 10 S Lasalle St #2750 Chicago, IL 606031108 PIN 18183020150000 Brett Blacher 27 Dougshire Crt Burr Ridge, IL 605274872 PIN 18183020100000

Katherine Legge Tr 180 N Michigan Av Chicago, IL 606017401 PIN 18183010030000

Ryan, Mary A 12 Salt Creek Ln Hinsdale, IL 605270000 PIN 09134080290000

Neal J O'Connor 1413 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040030000

Liu, Chuanbo & Xiaolian 6 Woodgate Dr Burr Ridge, IL 605270000 PIN 09134070110000

Paul Colianni 1216 Laurie Ln Burr Ridge, IL 605274825 PIN 18181030030000

Martin P Slark 3 Erin Ln Burr Ridge, IL 605278903 PIN 18191000120000

Mc Naughton, Wm & Mary 16W344 83Rd St Burr Ridge, IL 605210000 PIN 09132140190000

Joseph Tinaglia 1471 Garywood Dr Burr Ridge, IL 605274889 PIN 18183050060000

Gerald S King 1348 Laurie Ln Burr Ridge, IL 605274827 PIN 18181030150000 S & K Koulermos 85 Tomlin Cir Burr Rdge, IL 605274884 PIN 18183020330000

John Gilmore 8 Longwood Dr Burr Ridge, IL 605278906 PIN 18191040050000

G & J Welch 729 Tomlin Dr Burr Ridge, IL 605274840 PIN 18183040021000

John L Eisel 148 Tomlin Circle Burr Ridge, IL 605274885 PIN 18183060090000

King Bruwaert Woods 6101 S County Line Rd Burr Ridge, IL 605278132 PIN 18183000130000

Alessio Foracappa 1487 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040150000

Bitar & Alahmad 109 Tomlin Circle Burr Ridge, IL 605274886 PIN 18183020300000

Soltwisch, W L Trustee 15W070 Sedgley Rd Burr Ridge, IL 605270000 PIN 09134050060000

Jack Mossburg 51 Douglshire Court Burr Ridge, IL 605274872 PIN 18183020130000

Donald K Phillip 700 South Dr Burr Ridge, IL 605274833 PIN 18181070010000 Christopher Bryant 638 Gregford Rd Burr Ridge, IL 605274811 PIN 18183020010000

Dr James F Von Druska 60 Tomlin Ci Burr Ridge, IL 605274883 PIN 18183060050000

Katherine Karen Oleary 1300 Laurie Lane Burr Ridge, IL 605274827 PIN 18181030090000

Beau Parillo 6181 County Line Rd Burr Ridge, IL 0 PIN 18183000150000

Richard K Morley 69 Tomlin Circle Burr Ridge, IL 605274884 PIN 18183060030000

Coate Nathaniel 77 Tomlin Cir Burr Ridge, IL 605274884 PIN 18183020340000

Gerald S Goldstein 1545 Garywood Dr Burr Ridge, IL 605274898 PIN 18191000020000

Maday, James T & Teresa A 15W151 60Th St Burr Ridge, IL 605210000 PIN 09134060020000

Christy Hale 709 Gregford Rd Burr Ridge, IL 605274812 PIN 18183030030000

Rocco J Martino 1468 Garywood Av Burr Ridge, IL 605274887 PIN 18183020390000 Timyan, Nancy L Tr 404 Burr Ridge Club Burr Ridge, IL 605270000 PIN 09134080190000

Brent Knouse 1463 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183040110000

Jijun Feng & Yongli Ca 11 Doughsire Ct Burr Ridge, IL 605274872 PIN 18183020080000

Ryan, Mary A 12 Salt Creek Ln Hinsdale, IL 605270000 PIN 09134080310000

Hyun Oh 6 Longwood Dr Burr Ridge, IL 605278906 PIN 18191040040000

Kamel Ibrahim 126 Tomlin Cir Burr Rdge, IL 605274885 PIN 18183060080000

Terri Lynne Miller 1485 Garywood Drive Burr Ridge, IL 605274889 PIN 18183050080000

Alexander De Los Reyes 141 Tomlin Ci Burr Ridge, IL 605274886 PIN 18183020260000

A & H Demetis 1241 Laurie Ln Burr Ridge, IL 605274864 PIN 18181070210000

, 0 PIN 18183000120000 Gregorio Dy 1407 Tomlin Dr Burr Ridge, IL 605274879 PIN 18183010090000

Gina M Knox 82 Tomlin Circle Burr Ridge, IL 605274883 PIN 18183060060000

Joseph P Giammanco 1309 Laurie Ln Burr Ridge, IL 605274826 PIN 18181070180000

M Szczodry 1472 Tomlin Dr Burr Ridge, IL 605274878 PIN 18183050050000

Thomas S Manfre 1403 350 S Collier Blvd Marco Island, FL 341454902 PIN 18183030100000

Shahrooz Sepahdari 1490 Garywood Burr Ridge, IL 605274888 PIN 18183060020000

Gibson, Wesley & Linda 1 Charleston Rd Hinsdale, IL 605210000 PIN 09132100120000

King Children Trust Partn 1415 W 22Nd St Oak Brook, IL 605210000 PIN 09134060250000

Burr Ridge Imp Assn Po Box 74 Hinsdale, IL 605220074 PIN 18183040070000

Joseph & Mary Mullen 101 Tomlin Circle Burr Ridge, IL 605274886 PIN 18183020310000 Michelle Balich 723 Tomlin Dr Burr Ridge, IL 605274840 PIN 18183040021000

Anwar S Choudhry 149 Tomlin Circle Burr Ridge, IL 605274886 PIN 18183020250000

Gaik, Frances 1503 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080400000

Robert Eilers 53 Tomlin Circle Burr Ridge, IL 605274884 PIN 18183020360000

Angela Arrieta 724 Gregford Rd Burr Ridge, IL 605274813 PIN 18183020060000

Haase, Dale & Leslye 104 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080320000

Domingo C Velasco 1510 Tomlin Dr. Burr Ridge, IL 605274881 PIN 18183050010000

Blaine, Elizabeth E 401 Burr Ridge Club Burr Ridge, IL 605270000 PIN 09134080200000

Samir D Undevia 35 Dougshire Crt Burr Ridge, IL 605274872 PIN 18183020110000

P & J Deshpande 1450 Tomlin Dr Burr Ridge, IL 605274800 PIN 18183020420000 William E Gerwing 3 Longwood Dr Burr Ridge, IL 605278906 PIN 18183070020000

Van Fleet, Todd & Karla 10 Woodgate Dr Burr Ridge, IL 605270000 PIN 09134070100000

F Dahleh 12025 W Edgewood Dr Homer Glen, IL 604916828 PIN 18191000140000

Paul M Halloran 1248 Laurie Ln Burr Ridge, IL 605274825 PIN 18181030080000

Joseph A Franco 46 Tomlin Circle Burr Ridge, IL 605274883 PIN 18183060040000

Thomas Parrott 1340 Laurie Ln Burr Ridge, IL 605274827 PIN 18181030140000

Lisy, Angela B 402 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080260000

Kalber, Betty Tr 302 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080300000

Smith Tr, Brian T 702 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080030000

Singer, Candace S 701 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080010000

Thornton, Peter Rose Scott Bernhard N Sabki & Y Tabbaa 403 Burr Ridge Club 717 Tomlin Dr 1523 Tomlin Dr Burr Ridge, IL 605270000 Burr Ridge, IL 605274840 Burr Ridge, IL 605274882 PIN 09134080250000 PIN 18183040021000 PIN 18183040200000 Hill, Gene R Craig Griffith Tzinares, Angelo & Cheryl 1603 Burr Ridge Club 716 Tomlin Dr 3 Woodgate Dr Burr Ridge, IL 605270000 Burr Ridge, IL 605274841 Burr Ridge, IL 605210000 PIN 18183030090000 PIN 09134060130000 PIN 09134090180000 Kathryn J Bergholz Ernest K Miller Taxpayer Of 1324 Laurie Ln 737 Tomlin Dr 1515 Tomlin Dr Burr Ridge, IL 605274840 Burr Ridge, IL 605274827 Burr Ridge, IL 605274882 PIN 18181030120000 PIN 18183040021000 PIN 18183040190000 Louise D Broucek Hodge, Ernest & Claire Msl Holdings Ltd 345 E 59Th St 15W120 60Th St 700 Tomlin Dr Burr Ridge, IL 605274841 Hinsdale, IL 605210000 Burr Ridge, IL 605270000 PIN 18183030070000 PIN 09134050190000 PIN 09134050250000 Kendall A Henry 1331 Laurie Ln Burr Ridge, IL 605274863 PIN 18184070390000 PIN 18183030060000 PIN 18184070310000 Leo J Perion Sterling, Kurt & Amy Hendrickson, Steve 4016 Shady Oak Ct 747 Tomlin Dr 50 S Lasalle St Burr Ridge, IL 605274840 Lake Mary, FL 605270000 Chicago, IL 605210000 PIN 18183040021000 PIN 09134060110000 PIN 09134080460000 Dittus, Barry & Danielle Opler, Sue Ann Oremus, Jack Alan 15 Woodgate Dr 523 Macon St 803 Burr Ridge Clb Burr Ridge, IL 605270000 Brookfield, MO 605210000 Burr Ridge, IL 605275269 PIN 09134060100000 PIN 09134080100000 PIN 09134090080000 Gregory S Szymski Schaar, Diane H Cimala, R & E Mc Laughlin 18 Woodgate Dr 724 Tomlin Dr 1501 Burr Ridge Club Burr Ridge, IL 605270000 Burr Ridge, IL 605274841 Burr Ridge, IL 605270000 PIN 18183030110000 PIN 09134080480000 PIN 09134070080000 Margaret J Stelle Inter Contl Burr Ridge Dennis N Kladis 1505 Tomlin Dr 2221 Camden Ct 4 Erin Lane Burr Ridge, IL 605274882 Oak Brook, IL 605231273 Burr Ridge, IL 605278903

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PIN 18191050030000

PIN 18183040180000

Michael J Mcgreal 745 Tomlin Dr Burr Ridge, IL 605274840 PIN 18183040021000

PIN 18191000130000

Inter Contl Burr Ridge Pooja Bhat David Schmiege 1531 Garywood 117 Tomlin Cr 2221 Camden Ct #200 Burr Ridge, IL 605274898 Burr Ridge, IL 605274886 Oak Brook, IL 605234606 PIN 18183040210000 PIN 18183020290000 PIN 18191050040000 Floodstrand, Michael & J Steinbarth, Ralph H 1401 Burr Ridge Club 14 Woodgate Dr Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 09134070090000 PIN 18183010050000 PIN 09134090110000 Performance Ent Fund Marlas, Thomas C 330 S County Line Rd 667 Fairway Ln Hinsdale, IL 605270000 Frankfort, IL 604239516 PIN 18184070320000 PIN 09134070260000 PIN 18183040021000 Stefan, J William Jose L & Diana Gonzale Lind, David R 1402 Burr Ridge Club 201 Burr Ridge Club 1308 Laurie Ln Burr Ridge, IL 605210000 Burr Ridge, IL 605274827 Burr Ridge, IL 605270000 PIN 09134070270000 PIN 18181030100000 PIN 09134090120000 Anne Vechiola Johnston, Edith B Tr 715 Tomlin Dr 21 Woodgate Dr Burr Ridge, IL 605270000 Burr Ridge, IL 605274840 PIN 18183040021000 PIN 09134060090000 PIN 18181020070000 David T Allen John Harrell Grayheck Tr, Nancy 103 Burr Ridge Club 1332 Laurie Lane 1316 Laurie Ln Burr Ridge, IL 605274827 Burr Ridge, IL 605274827 Burr Ridge, IL 605210000 PIN 18181030130000 PIN 09134080330000 PIN 18181030110000 John L Pietrzak Dean Tegia Malinowski, Diana R 9 Longwood Dr 7 Longwood Dr 434 Woodland Park Ct Burr Ridge, IL 605278906 Burr Ridge, IL 605278906 Hinsdale, IL 605210000 PIN 18183070040000 PIN 18183070050000 PIN 09134050300000 1St Midwest Bank Burr Ridge R & R Llc 1801 S Meyers Rd 2801 W Jefferson St Oakbrook Terr, IL 605270000 Joliet, IL 605210000 PIN 18184070400000 PIN 09134050040000 PIN 09134080420000 Verven, Theodore & Olga Nahele Properties Llc Hanna & Gloria Wakim 15W130 60Th St 200 S Wacker Dr 6333 S County Line Rd Burr Ridge, IL 605274866 Burr Ridge, IL 605270000 Chicago, IL 605210000 PIN 18191040070000 PIN 09134050240000 PIN 09134060120000

Cox, John L & Mary Jo

Burr Ridge, IL 605270000

1207 Burr Ridge Club

PIN 09134080470000

Joseph & Bridgett Yopp

PIN 18183030080000

Burr Ridge, IL 605274841

708 Tomlin Dr

Mc Kay, Richard H & F M

Burr Ridge, IL 605210000

1403 Burr Ridge Club

PIN 09134090100000

Benish, John & Ellen Iantorno, Anthony & Karen Oescara, Domenico & Karen 1203 Burr Ridge Club 301 Burr Ridge Club 4 Charleston Rd Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 09134080350000 PIN 09134080220000 PIN 09132140100000 Wahl, Deborah L Maloney, Edward&Elizabeth Real Estate Taxpayer 743 Tomlin Drive 102 Burr Ridge Club 1736 Pierce St Burr Ridge, IL 605274840 Burr Ridge, IL 605270000 Birmingham, MI 605270000 PIN 09134080340000 PIN 18183040021000 PIN 09134060270000 Hardek, Ann Marie Tr Halikias, Michael Angelopoulos, Gregory & S 105 Burr Ridge Club 6110 S County Line Rd 327 E 59Th St Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 09134080230000 PIN 09134060290000 PIN 09134050150000 Bonniwell, Donald & Ana P Sleepeck, Michael & Mary 1602 Burr Ridge Club 603 Burr Ridge Club Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 PIN 09134070130000 PIN 09134090170000 PIN₀ Coons, Robert R & Susan N Cruickshank, Tiffany & M Day, Marcia U 10 Charleston Rd 15W047 60Th St 14 Charleston Rd Hinsdale, IL 605210000 Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 09132140070000 PIN 09134060280000 PIN 09132140050000 Smith, Penelope &R Witzel Harty, Tomm Hofer, Roy E & Cynthia A 15W125 Sedgley Rd 505 Burr Ridge Club 341 E 59Th St Hinsdale, IL 605210000 Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 PIN 09134060140000 PIN 09134070220000 PIN 09134050180000 Mckenna. Steve & Dawn Schuster, Stephen 9045 Strada Stell Ct 15W051 Sedgley Rd Naples, FL 605210000 Burr Ridge, IL 605270000 PIN₀ PIN 09134060240000 PIN 09242010120000 Lowe, Richard J Clark, Callie Anne 1502 Burr Ridge Club 333 E 59Th St Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 18184070350000 PIN 09134080430000 PIN 09134050160000

Samad, Marwan 6116 County Line Rd Burr Ridge, IL 605270000 PIN 09134070120000

Petty, Abigail L 101 Chanticleer Ln Hinsdale, IL 605210000 PIN 09132160010000 Thomas & Judith Rodden 735 Tomlin Dr C3 Burr Ridge, IL 605274840 PIN 18183040021000

PIN 0

Schrade, Griff E 349 E 59Th St Hinsdale, IL 605210000 PIN 09134050200000

Hla, Ommar & L Buccellato 6 Charleston Rd Hinsdale, IL 605210000 PIN 09132140090000 Bottom, Dale& E Mcauliffe Rybak, William R & Jane M Fu, Meimei 502 Burr Ridge Club 606 Burr Ridge Club 1604 Burr Ridge Club Burr Ridge, IL 605270000 Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 PIN 09134070320000 PIN 09134070190000 PIN 09134090190000 Robrets, Jerome & Kelly Regan, D F & C Singer Trs Patricia Halikias 501 Burr Ridge Club 438 Woodland Park Ct 2221 Camden Ct #200 Burr Ridge, IL 605270000 Hinsdale, IL 605210000 Oak Brook, IL 605234606 PIN 09134070200000 PIN 09134050310000 PIN 18191050050000 Ellyn Wendy Adams Chianelli, Dorothy Trust Pmt Npl Financing 2015-1 739 Tomlin Dr 607 Burr Ridge Club 27001 Agoura Rd Burr Ridge, IL 605274840 Burr Ridge, IL 605210000 Calabasas, CA 605210000 PIN 18183040021000 PIN 09134070330000 PIN 09134050290000 Miller, Marcia L Smothers, Bruce 101 Burr Ridge Club 1202 Burr Ridge Club Burr Ridge, IL 605210000 Burr Ridge, IL 605210000 PIN 09134080240000 PIN 18184120010000 PIN 09134080380000 Stanley P Kimont Malloy, Patricia A 727 Tomlin Dr 1205 Burr Ridge Club Burr Ridge, IL 605270000 Burr Ridge, IL 605274840 PIN₀ PIN 18183040021000 PIN 09134080390000 Ali. Rashid Miller, Deirdre G 12 Charleston Rd 503 Burr Ridge Club Burr Ridge, IL 605270000 Hinsdale, IL 605210000 PIN 09134070180000 PIN₀ PIN 09132140060000 Van Vlymen, Douglas & C Burr Ridge Park District 10S474 S Madison 1106 Burr Ridge Club Burr Ridge, IL 605210000 Burr Ridge, IL 605270000 PIN 09134090020000 PIN 18184070340000 PIN 09361090780000 Ctltc A7710645307 Curto, Jane A Robinson, Sharon L 506 Burr Ridge Rd 203 Burr Ridge Club 10 S Lasalle St Burr Ridge, IL 605270000 Burr Ridge, IL 605210000 Chicago, IL 605210000 PIN 09134070230000 PIN 09132140110000 PIN 09134070280000 Palumbo, Edward A Butler, Daniel & Heidi L Richard A Saavedra Sr 1204 Burr Ridge Club 5 Charleston Rd 733 Tomlin Dr C 2 Burr Ridge, IL 605210000 Burr Ridge, IL 605274840 Hinsdale, IL 605210000 PIN 09134080360000 PIN 09132100100000 PIN 18183040021000

Miller Erskine, Jackie L

PIN 09134070010000

Burr Ridge, IL 605210000

6017 S Elm St

Knaff, Leo J

605 Burr Ridge Club

PIN 09134070170000

Burr Ridge, IL 605210000

Bajadek, Daniel J

Hinsdale, IL 605210000 PIN 09134050170000

337 59Th St

Hopkinson, Deborah M 351 E 59Th St Hinsdale, IL 605210000 PIN 09134050210000 Whiteside, Geraldine C Tr 1003 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080370000

Bonnie Keller 1029 Esplanade Av #15 New Orleans, LA 701163516 PIN 18183040021000

PIN 18184110010000

Sylvester, Katharine 504 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134070210000

Woodland Park Club Homeow 16W347 83Rd St Burr Ridge, IL 605210000 PIN 09132140200000

Wangard, Robert E & Helen 3 Charleston Rd Hinsdale, IL 605210000 PIN 09132100110000

John MIsna 741 Tomlin Dr Burr Ridge, IL 605274840 PIN 18183040021000

PIN 18184070380000

Mc Cormick, Thomas 703 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080050000

Singer, Candace S 701 Burr Ridge Club Burr Ridge, IL 605210000 PIN 09134080010000



VILLAGE OF BURR RIDGE PLAN COMMISSION AND ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:	6101 S. Countyline Rs, Burr Ridge, Il
Property Owner or Petitioner:	TERM BOWEN (Print Name)
	Verse Bourn



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6101 S. County Line Rd. PIN # 18-18-300-012, -013
GENERAL INFORMATION PETITIONER: King-Bruwaert House, an Illinois not for profit corporation (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS 6101 S. County Line Road, Burr Ridge, IL 60527 PHONE: 630-323-2250 EMAIL: terrib@kbh.org; cmk@mccslaw.com PROPERTY OWNER: CT Trust #3114, 3644 STATUS OF PETITIONER: Sole beneficiary OWNER'S ADDRESS: 1100 Lake St., Oak Park, IL PHONE: 708-383-4268
PROPERTY INFORMATION PROPERTY ACREAGE/SQ FOOTAGE: 35 ac EXISTING ZONING: R-1 PUD EXISTING USE/IMPROVEMENTS: Sheltered/skilled care facility, geriatric clinic, bistro and 58 townhome style semi-attached cottages SUBDIVISION: A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED
DESCRIPTION OF REQUEST PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S): Special Use Rezoning Text Amendment Variation(s) See attached Addendum with detailed description of proposed special use. Please Provide Written Description of Request - Attach Extra Pages If Necessary
The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition. February 14, 2020 Petitioner's Signature King-Bruwaert House, by Terri Bowen, Chief Executive Officer

EXHIBIT C

 From:
 Jeff Frommelt

 To:
 Evan Walter

 Subject:
 King-Bruwaert House

Date: Wednesday, March 4, 2020 2:48:32 PM

To the village of Burr Ridge,

We are writing to add our support for the proposed construction of the "Gardens" project at King-Bruwaert House (K-B).

We are residents of the Woods cottages at K-B. We know what kind of care and compassion this not-for-profit organization provides its residents. It is a quality healthcare provider that deserves your support.

The proposed project is one that is needed to replace older care facilities at K-B as well as provide a quality level of continuing care facilities not now available. The addition of these facilities will allow many of the area citizens on the K-B waiting list to remain in Burr Ridge for their retirement years.

The project is needed and will enhance community services.

Sincerely, Jeffrey and Janet Frommelt 169 Pheasant Hollow Drive Burr Ridge 708-565-5653

Sent from my iPad

From: Nan Barnhart
To: Evan Walter
Cc: Terri Bowen
Subject: King-Bruwaert

Date: Wednesday, March 4, 2020 1:37:45 PM

Evan,

I support the K-B House apartment and new health care project. Nan Barnhart 29 Godair Circle

Sent from my iPad

From: Donald Gralen
To: Evan Walter

Cc: <u>Terri Bowen</u>; <u>Jane Gralen</u>

Subject: King-Bruwaert House Zoning Petition for the Gardens Expansion

Date: Wednesday, March 4, 2020 11:48:02 AM

To the Village of Burr Ridge:

I write in support of the King-Bruwaert House ("KB") expansion plan now pending for approval before the Village. My wife and I have been residents in a cottage in the Woods at KB for about eight years and are very pleased and satisfied with our life experience here. The facilities, buildings and grounds are very well managed and maintained and are very accessible to the residents. The programs and events are varied and interesting and add an important dimension to our life here.

At this time a person seeking to join the KB community has only the choice of an assisted living unit or a cottage (with a long waiting list). The KB Board has determined that an additional choice between assisted living and a cottage should be made available to the community and that choice is embodied in the Gardens project now before you. The Board has determined that there is market demand for the apartments constituting the Gardens project and has arranged appropriate financing to complete the project.

I believe the Gardens project will enhance and improve KB itself but in addition provide different and varied housing opportunities within Burr Ridge and approval by the Village is in the public interest. Therefore I urge approval to allow this project to move forward.

Don Gralen 113 Clover Meadow 3/4/2020
 From:
 Mary Anglin

 To:
 Evan Walter

 Cc:
 TerriB@KBhouse.org

Subject: King-Bruwaert Expansion Project

Date: Tuesday, March 3, 2020 3:18:16 PM

Mr Walter:

I am writing to you to show my support for the King-Bruwaert expansion project. I feel the building will improve the community of King-Bruwaert and the residential opportunities in the Village of Burr Ridge.

Mary Anglin 114 Clover Meadow Burr Ridge, Illinois

Sent from my iPad

 From:
 Gene Beube

 To:
 Evan Walter

 Cc:
 Don and Jane Gralen

Subject: King Bruwaert House proposed expansion - "Gardens" project

Date: Tuesday, March 3, 2020 3:03:18 PM

To: Village of Burr Ridge,

I am writing today in support of the "Gardens" expansion plan proposed for King Bruwaert House (KB).

King Bruwaert House manages a continuous care retirement community (CCRC), located in Burr Ridge along County Line Road, which offers very high quality residential living facilities ranging from independent living houses to assisted living apartments (of various types) and to nursing care.

The nursing care has available special sections for types of disability and dementia care. To current and prospective residents, this is highly attractive as care is taken to ensure an individual will be placed in a professionally managed section that fits the needs and requirements of the resident. I have been an independent resident since 2016.

The availability of senior living facilities in Chicago has, in general, been expanding. However, most do not offer the full range of living units or support services as KB. While the field has become more competitive (availability and price), KB has distinguished itself as a careful and home like premium CCRC. The demand for high quality living facilities is growing as seniors are demanding ever more comprehensive facilities. KB's planned "Garden" expansion has the foresight of adding larger apartments (with indoor parking) to create a continuum of choice for the resident. This facilitates the ability of a resident to enter KB at the point best suited for the needs of the resident and to move from one type to another as personal needs require. The proposed KB Gardens building fits this this need well. It is positioned between independent living and assisted living offering more space per unit than Assisted Living but less than the larger Independent Living houses. "Gardens will still have good parking available for residents (+ 96 spaces) and also provides an internal walkway to access the dining and meeting rooms in the main building.

My overall conclusion is that the proposed expansion will maintain the quality facilities of KB while enhancing its attractiveness to a wider group of potential residents. I am extremely satisfied with our decision to live at King Bruwaert. I urge the Village of Burr Ridge to approve this expansion plan for the premier senior living facility in the Western suburbs of Chicagoland.

L. Gene Beube 185 Pheasant Hollow Drive Burr Ridge, Illinois 60527 Village of Burr Ridge Attn: Mr. E. Walter

Please be advised that the undersigned are residents of the Woods at King-Bruwaert House in Burr Ridge and support and approve the proposed new apartments and healthcare center and other changes shown and described in the plans now before the Village for hearing and approval.

Dated: March 5, 2020

187 PHERSANTHOLLOW DR.

Jane R. Tellinghast 187 PHEASANT HOLDON DR. March 4, 2020

To Whom It May Concern:

I am happy to support the 49 independent living apartments and three 14-bed skilled nursing units project being planned by King-Bruwaert House. This project has created excitement among my friends and family, and from all I've heard, the plan is to maintain the natural beauty of the campus and keep consistent styles in the construction. It's something to be excited about!

Sincerely,

Jody Pringle

King-Bruwaert House Resident (Carrington Hall)

May 4, 2020

To Whom it May Concern,

I would like to express my support for the ongoing construction plans that will bring approximately 50 new independent apartments and update and build a new skilled nursing Health Center at King-Bruwaert House.

I am an assisted living resident at the King-Bruwaert Manor House now, but I lived for many years in Independent Living at Godair Park. I appreciate that King-Bruwaert intends to continue to offer gracious living in a beautiful setting for new residents to enjoy.

Sincerely,

Carol Hanson

Carol & Hanson

To Whom It May Concern:

My name is Adele Mayer, and I have been a long-time resident of the King-Bruwaert House community—for many years as an independent resident of The Woods, and now in Assisted Living in Carrington Hall, in "the Big House." The CEO at KBH has kept residents informed as to the plans to improve the current community, and I'm excited that there will be more independent people coming into the community in the 50 or so new apartments that are planned.

What I'm probably even more excited about is the improvements to the Health Care wing. I know that they have always had a great reputation for providing wonderful care, and I have been a closer witness than most—as my husband and sister both were provided care there. To have an updated environment will be the icing on the cake, with the updated private rooms and bathrooms.

I am happy to add my name to the long list of KB residents who are happy to support the new project. I appreciate that the plans are to be respectful of the beautiful environment and the integrity of the architecture. These improvements will help to continue the "gracious living" that KB is known for.

Sincerely,

Adele Mayer

Carrington Hall Resident

King-Bruwaert House

To Whom it May Concern,

I am a resident of King-Bruwaert House's independent cottages called "The Woods." I have been paying attention to the planned rehab and construction of our community and want to provide support for the project. At this time, I am able to enjoy my independence, but there may be a time when I will need to be closer to the care and attention that will be available with the independent apartments and nursing units that are being planned. Many of my friends and neighbors will also benefit.

In the discussions that I have been privy to, I have heard that the trends in retirement communities are that people are looking for certain amenities even in nursing units. I understand that providing these amenities is expensive and that KB has to look for creative ways to finance such a project. It makes sense to me that building independent apartments that will pay for themselves can also help pay for the nursing units that will be built and renovated. I appreciate that KB has given a lot of consideration to the future of our community and has ways to keep it competitive and viable.

Thanks for giving me this opportunity to show my support and enthusiasm for this project.

Sincerely,

Bill Sutton
Burr Ridge, IL
Residual Council President - Woos

Bill Sulton

From: <u>Terri Bowen</u>
To: <u>Evan Walter</u>

Subject: FW: King-Bruwaert House Zoning Petition for the Gardens Expansion

Date: Monday, March 9, 2020 10:53:33 AM

Hi, just wanted to make sure you got this letter as well.

Have a good day,

Terri

From: Ronald Eshleman <clawdem193@aol.com>

Sent: Sunday, March 8, 2020 12:24 PM

To: EWalter@burr-ridge.gov

Cc: Terri Bowen <TerriB@kbhouse.org>; Don Gralen <dgralen@gmail.com> **Subject:** King-Bruwaert House Zoning Petition for the Gardens Expansion

It is my pleasure to support the King-Bruwaert House ("KB") expansion plan now pending for approval before the Village.

My wife and I have lived in the Woods in independent living for over ten years. I have been very pleased with the management of KB and the maintenance of the property. The opportunity for social activity has been astounding.

At the present time there are limited opportunities for those seeking to join the KB community. Applicants for independent living have to wait as long as ten years for admission. Assisted living opportunities are restricted by an 86 year old property. The health care facilities are aging and need upgrading. I have had the opportunity to visit numerous facilities dedicated to aging adults and have found that the trend is apartment style living. For this reason I feel that it is important for the future of KB to provide living arrangements of this nature. In addition, it may relieve the long waiting time for those interested in independent living.

As a former officer and director of a not-for-profit corporation I know KB is true to its mission as a continued care facility. KB has done its duty in giving to the community.

Therefore I believe this expansion will protect this valuable asset for future service of its residents and the community.

Ron Eshleman, Ph.D, P.E. 183 Pheasant Hollow Drive, 3/8/2020.

Roxanne M. Martino 1468 Garywood Drive Burr Ridge, IL 60527

March 6, 2020

Village of Burr Ridge Plan Commission/Zoning Board 7660 County Line Rd Burr Ridge, IL 60527

RE: Petition Z-01-2020: 6101 County Line Road

To the Plan Commission/Zoning Board of Appeals:

I am in support of King-Bruwaert House request to amend the PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several existing buildings, additional parking spaces, and revisions of the interior roadways and related engineering features of their property.

King-Bruwaert is a wonder institution in our community and I support its efforts to serve more senior citizens. They are a first-class organization that has served our community with professionalism and care.

I have lived behind Kin-Bruwaert House for 30 years and found them to be terrific neighbors.

I hope they are there for me when I need them.

Gratefully,

Roxanne M. Martino



VILLAGE OF BURR RIDGE

MEMORANDUM

Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter, Assistant Village Administrator

DATE: March 16, 2020

RE: Board Report

At its March 9, 2020 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-05-2010: 410 Village Center (Hassan); The Board of Trustees approved an ordinance approving an amendment to an existing special use to expand a Dental Office with Ancillary Retail Sales use at the subject property. The Board included all conditions prescribed in the Plan Commission's recommendation.

Z-02-2020: 166 Shore Drive (Smit); The Board of Trustees directed staff to prepare an ordinance approving text amendments to Section X.F of the Zoning Ordinance to add "Accessory Building to a Principal Building" as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District; and a special use as per Section X.F of the amended Zoning Ordinance to permit an "Accessory Building to a Principal Building" on the subject property, subject to the petitioner's site plan and building elevations.



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission

Greg Trzupek, Chairman

FROM: Evan Walter

Assistant Village Administrator

DATE: March 16, 2020

RE: Activity Memo

The following developments have occurred related to recent Plan Commission hearings and considerations.

582 Village Center Drive – Sephora opened on Valentine's Day to much fanfare. Initial sales reports appear to be very strong.

16W260 83rd Street – Apex Motorworks has vacated the subject property after a court ordered eviction.