

DISTRIBUTION:

Trustee Guy Franzese,
Chairperson
Trustee Al Paveza
Trustee Tony Schiappa
Nancy Montelbano
Alice Krampits
David Allen
Vacant
Doug Pollock
Evan Walter
David Preissig

AGENDA**STORMWATER COMMITTEE**

Tuesday, November 14th, 2017

7:00 p.m.

**Public Works Conference Room
451 Commerce Street**

- 1) CALL TO ORDER**
- 2) ROLL CALL**
- 3) APPROVAL OF AUGUST 8, 2017 MINUTES**
- 4) DISCUSSION REGARDING FLOODING EVENTS OF OCTOBER 14-15, 2017**
- 5) STATUS OF MODIFICATIONS TO CULVERT PIPE ORIGINATING IN KATHERINE LEGGE MEMORIAL PARK**
- 6) CONSIDERATION OF DEER PATH TRAIL DRAIN PIPE REPAIR PROJECT**
- 7) CONSIDERATION OF PEPPERMILL COURT DRAINAGE CONCERNS**
- 8) CONSIDERATION OF INCENTIVES RELATED TO PERMEABLE PAVERS**
- 9) UPDATE REGARDING RESIDENT'S CONCERN FOR DRAINAGE ON PROPERTY ADJACENT TO 15W619 81ST STREET**
- 10) DISCUSSION REGARDING SAWMILL CREEK WATER QUALITY WATERSHED-BASED PLAN**
- 11) DISCUSSION REGARDING PROPOSAL TO DEVELOP 7950 DREW AVENUE**
- 12) CONSIDERATION OF CY 2018 COMMITTEE MEETING DATES**
- 13) AUDIENCE DISCUSSION**
- 14) ADJOURNMENT**



M E M O

To: Chairperson Guy Franzese
Members of the Village of Burr Ridge Stormwater Committee

From: David Preissig, P.E., Director of Public Works & Village Engineer

Date: November 10, 2017

Subject: Agenda Summary for Stormwater Committee Meeting on November 14, 2017

1) CALL TO ORDER

2) ROLL CALL

3) APPROVAL OF MINUTES FROM AUGUST 8, 2017 STORMWATER COMMITTEE MEETING

Please see attached minutes for consideration [*Attachment A*].

4) DISCUSSION REGARDING FLOODING EVENTS OF OCTOBER 14-15, 2017

In the early morning on Saturday, October 14, 2017, the National Weather Service issued a flash flood warning for our region. Heavy rains inundated the area Saturday, totaling 5.5 inches before an additional 2.5 inches of rainfall inundated Burr Ridge into early Sunday. The amount and intensity of the rainfall, in conjunction with falling leaves, had blocked storm sewer inlets, flooded roadways, overtopped detention ponds, and persistent flooding in area waterways.

Burr Ridge Public Works crews responded to numerous locations, many of which were recorded in GIS as noted on the pavement flooding location map [*Attachment B*]. Public Works crews cleared blocked grates, placed barricades in flooded areas, and continued to monitor the flooding in coordination with the Police and Fire Protection Districts. A Nixle message was sent Village-wide on Saturday afternoon by the Public Works and the Police Departments.

As is typical in these heavy rains, the following recurring locations experienced roadway flooding, which locations are either natural floodplain or engineered-designs to retain water on the street pavement:

- 60th between Elm St. & Sedgley Ct.
- Sedgley Ct.
- Pepper Mill Ct.
- Elm St. near Elm School where the creek passes under the road
- 79th St. west of Drew Ave.
- Drew Ave. south of 79th St.
- Madison Street, from Soper Rd to Executive Dr. (DuPage Co jurisdiction)

Village staff are determined to monitor these mapped locations to ensure flooding is not worsened by any future development, or to identify potential future improvements. Committee discussion is requested.

5) STATUS OF MODIFICATIONS TO CULVERT PIPE ORIGINATING IN KATHERINE LEGGE MEMORIAL PARK

On October 14, 2017, a 10-year-old Burr Ridge resident was swept by rushing water under the grate at the opening of a culvert in Katherine Legge Memorial Park in Hinsdale and witnessed by his 11-year old sister. The culvert is 66 inches in diameter, and carries stormwater approximately 600 feet east beneath Laurie Lane and discharges into a ditch near the Tollway Oasis behind Woods Pool. The child emerged largely unhurt at the end of this culvert after sliding himself under another grate at the discharge end of the culvert. This is the third recent incident of children or dogs going through this culvert since 2013. [*Please refer to pictures in Attachment C*].

In 1985, the Villages of Hinsdale and Burr Ridge entered into an Intergovernmental Agreement (IGA) regarding drainage in this area. The IGA outlines that the Village of Burr Ridge is responsible for maintenance of the culvert and metal grates on each end, while Hinsdale is responsible for keeping the KLM channel and culvert grates free of debris or blockage. The Village of Burr Ridge constructed the 66-inch concrete culvert pipe through the Woodview Estates South subdivision that same year.

Attorneys for the Villages of Hinsdale and Burr Ridge, through the Illinois Risk Management Association (IRMA), have opined that case law leans toward the expectation that danger of water is fully understood and appreciated by any child of an age to be allowed at large. However, the use and enjoyment of park facilities presupposes that park facilities will be safe.

To that end, staff from both Villages are working together to develop solutions to mitigate the condition existing at KLM. The Village of Hinsdale is proposing to construct a split-rail wooden fence with wire mesh to create a physical barrier that will include warning signs surrounding the open drainage area leading to the culvert. Also, Hinsdale and Burr Ridge may investigate engineering solutions to the upstream drainage grate that could prevent entry of a person or animal, while allowing stormwater to flow adequately if other collected debris obstructs the grate openings. IRMA attorneys believe these proposed solutions are consistent with the IGA, and foremost that making park land safer is consistent with rules and regulations generally applicable to their park and recreation system.



Tollway crews removed the grate from the discharge end of the culvert pipe and secured the chain-link fence between Woods Pool and their property. Also, a sign on the fence has been added and states “No Trespassing”.

The parents of the child involved in the incident had requested that they be appraised of any plans the Villages may have to improve the safety at the park and prevent incidents similar to what their son experienced. Representatives from both Villages are meeting with the parents on Tuesday, November 14, 2017, at the Village offices in Hinsdale. The outcome of this meeting will be shared with the Stormwater Committee.

6) CONSIDERATION OF DEER PATH TRAIL DRAIN PIPE REPAIR PROJECT

At some point during the rainfall events on October 14-15, 201, the outfall pipe from the ponds at Deer Path Trail (near County Line Road) had failed and collapsed. This resulted in the ponds overtopping onto County Line Road as well as flooding on Deer Path Trail.

These ponds are part of a larger stormwater management system built in the late 1970’s. The ponds are connected to a 12-inch diameter corrugated metal pipe (CMP) that existed prior to development of Deer Path subdivision in 1980. The tributary area to this 12-inch pipe outfall is approximately 91 acres, based on the Village’s GIS storm sewer atlas and topographic maps. The 12-inch pipe varies in depth from 6 feet to 14 feet, and discharges 850 feet south, apparently without any intermediate manholes or other access, which is into a stream south of Hidden Lake Drive at 8600 County Line Road (formerly R. Lundin residence). [*Please see pictures in Attachment D*].

The Village obtained emergency assistance from the Cook County Department of Transportation and Highways, who responded with large-capacity pumps to stabilize pond levels and alleviate flooding. While the 12-inch pipe is in rights-of-way for County Line Road that is under Cook County jurisdiction, the County determined this pipe is not part of the County’s drainage system and, therefore, not their responsibility to repair or maintain. As such, Cook County crews were unable to continue with pumping or commence an emergency repair to the failed pipe.

As part of the Village’s recently executed intergovernmental agreement (IGA) with DuPage County, the Village has the County’s Public Works crews and equipment available for emergencies. DuPage County Public Works Division responded with large-capacity pumps to continue lowering the pond level, sewer plugs to contain the pond, as well as camera systems to assess the condition of the pipe. and has equipment available to attempt a repair to this pipe.

Village and Cook County staff investigated temporary and permanent solutions for drainage in county rights-of-way. The existing storm sewers on County Line Road are not sized to accommodate the additional runoff flow from 91 acres; therefore, a separate pipe must be provided as exists today between the Deer Path ponds and the creek.

A temporary repair to the exiting sewer was determined to be most feasible for a short-term solution. Contractors were called to provide estimates for this emergency work. None wanted



to tackle this project, including several reliable contractors whom the Village has used for emergency watermain repairs in the past. Fortunately, DuPage County Public Works has the necessary equipment and crews available, and has scheduled this project for Monday, November 13, 2017.

Pending the outcome of the temporary repair and observed condition of the existing corrugated metal pipe, a permanent repair may be urgently needed in FY2018. The cost to design the project and construct a replacement storm sewer, along with the resulting cost of removing and replacing the concrete sidewalk along the west side of County Line Road, could approach \$100k-\$120k using conventional methods.

Several trenchless options will be considered that would avoid disturbance to the sidewalk, and potentially decrease the cost of the replacement project. Methods including cured in place pipe and/or pipe bursting will be investigated. Cured in place pipe (CIPP) creates a “pipe within a pipe” and is rated to last for several decades. Pipe bursting is one of the most modern methods, with the existing pipe fractured from the inside, and as it is fractured a new pipe is installed directly behind in its place. Neither method has been attempted in the Village on corrugated metal pipe, and both options depend on the success of this week’s repair project.

7) CONSIDERATION OF PEPPER MILL COURT DRAINAGE CONCERNS

On Saturday, October 14, 2017, while under a flash flood warning with heavy rains inundating the area as previously described, Pepper Mill Court experienced persistent flooding on the street. The roadway was flooded over 16 inches deep, through which a car or SUV would not be able to pass. A resident in Pepper Mill Court requested Village assistance to transport a physically disabled child to their home. The Village could not accommodate this request. *[Please see pictures in Attachment E].*

At its November 2015 meeting, this Committee was advised how residents from Pepper Mill Court subdivision had discussions with the Village in September 2015, regarding stormwater in their subdivision. The Village had already replaced the detention basin restrictor in the adjacent Elm Court basin, which addressed flooding in much of the heavy rainstorms by properly hindering uphill stormwater flows for which it had been designed. Other concerns resolved during those discussions included rear-yard grading behind 7 & 8 Pepper Mill Court, as well as observed stormwater flows over Elm Street from east to west and into the side and rear yards of 1 Pepper Mill Court.

The culvert pipe near Pepper Mill Court will need to be replaced in the near future and the roadside ditches should be re-graded. Pepper Mill Court is programmed for resurfacing in 2019, which project would coordinate well if this culvert pipe is replaced, or a larger drainage project is undertaken there in 2018.

In the future, in such emergency situations, the Public Works Department high-volume trash pumps may be able to alleviate some of the flooding temporarily and allow a vehicle to pass.



8) **CONSIDERATION OF INCENTIVES RELATED TO PERMEABLE PAVERS**

{The following summary is provided by Evan Walter, Assistant to the Village Administrator}

On August 8, 2017, the Stormwater Management Committee met to consider possible incentives meant to increase the use of permeable pavers in residential rear yards as directed by the Board of Trustees. At this meeting, several incentive methods were proposed, of which the committee requested more information. The purpose of this memo is to provide more information to the committee regarding potential incentives. Hard-surfaced, ground structures, including patios, sport courts, and driveways all constitute projects that require a permit to construct within the Village; approximately three permit applications for such projects are submitted per week.

Priority Permit Reviews

If a permit applicant sought to install a hard-surface structure using permeable pavers on their property, they could be entitled to a priority permit review timetable, whereby the permit would be reviewed ahead of other permits currently in the review process.

Award Program

If a property owner installed a hard-surface structure using an approved permeable system, the Village could establish a recognition program to commend these properties for using sustainable materials. The awards could be a sign placed in the front yard of a home. Very few suburban communities in the region currently offer such a program; however, they are more widely implemented in larger cities around the country.

Floor Area Ratio Bonus

In most residential zoning districts, homes are permitted to have a floor area ratio (FAR) of no more than 20% of the total lot size (10% in R-1 Districts). For example, if a property was 30,000 square feet in size, a home would be permitted to have a FAR of 6,000 square feet, not counting the garage and basement. If a property owner agreed to install and maintain a permeable paver structure, the property owner would be entitled to a higher FAR. Very few homes do not comply with FAR regulations upon first review, meaning that very few property owners appear to be unwillingly constrained by the FAR regulations. All new homes as well as any home that is conducting an addition or alteration are reviewed for FAR compliance upon permit application.

Permit Fee Reduction

All new homes in the Village require a permit to construct, which includes paying fees based on the size of the home. Staff researched the approximate size and cost of new home construction and their associated permit fees from 2014-16; the data is available in Figure 1. Had such an incentive been available to permit applicants during this, every 1% reduction of the new home permit fee offered would have cost the Village \$52 per fee and \$2,911 annually.



As shown below, a 5% reduction would be worth an average of \$260 while a 10% reduction would be worth an average of \$520. Based on a 10% reduction, the largest incentive that was found from 2014-16 would have been worth \$768 on a 7,400 square foot home built in Highland Fields. Other fees, such as water tap-on and sewer fees, are not proposed to be part of a fee reduction incentive.

Figure 1:

	Square Feet	Home Permit	Full Permit	Build Value	10% Home Credit	5% Home Credit
2016 TOTAL	66,139	\$ 74,537	\$ 118,931	\$ 9,920,850	\$ 7,454	\$ 3,727
2016 AVG	4,724	\$ 5,324	\$ 8,495	\$ 708,632	\$ 532	\$ 266
2015 TOTAL	94,150	\$ 104,729	\$ 172,055	\$ 14,373,150	\$ 10,473	\$ 5,236
2015 AVG	4,955	\$ 5,512	\$ 9,056	\$ 756,482	\$ 551	\$ 276
2014 TOTAL	97,015	\$ 111,825	\$ 191,649	\$ 14,552,250	\$ 11,183	\$ 5,591
2014 AVG	4,218	\$ 4,862	\$ 8,333	\$ 632,707	\$ 486	\$ 243
TOTAL	257,304	\$ 291,091	\$ 482,635	\$ 38,846,250	\$ 29,109	\$ 14,555
AVERAGE	4,595	\$ 5,198	\$ 8,618	\$ 693,683	\$ 520	\$ 260

9) UPDATE REGARDING RESIDENT'S CONCERN FOR DRAINAGE ON PROPERTY ADJACENT TO 15W619 81ST STREET

In several meetings since May 2016, the Stormwater Committee was briefed on the issues and Village actions in addressing the concerns of residents at 15W619 81st Street. A landscaped berm on a neighboring property to the south at 15W622 82nd Street has been blocking the flow of water, which is supposed to flow toward 82nd Street and into the existing lake bounded by the properties on 82nd Street, 83rd Street and Lake Ridge Drive.

Village staff is pleased to report that after several attempts to arrange a meeting between these homeowners, a meeting of staff and residents was held on Wednesday, November 8, 2017, at the Public Works building, during which these homeowners amicably resolved the matter.

Residents have agreed to obtain a contractor and add topsoil in low areas to re-grade the southeast corner of 15W619 81st Street for better drainage toward the south. The resident of 15W619 81st Street stated he would cover the area with native plants to prevent erosion. The work will occur in late Spring 2018, and the Engineering Division will monitor the area before, during, and after the work.



10) DISCUSSION REGARDING SAWMILL CREEK WATER QUALITY WATERSHED-BASED PLAN

DuPage County held a public meeting to discuss the draft Sawmill Creek Watershed Plan on Thursday, October 26, 2017. This meeting was lightly attended, but included representatives from Darien, Willowbrook, and Burr Ridge, as well Committee member Nancy Montelbano.

DuPage County Stormwater Management received a Section 319 grant from the Illinois Environmental Protection Agency (IEPA) to fund the development of five sub-watershed plans, including one for Sawmill Creek. The purpose of the Sawmill Creek Watershed Plan is to develop recommendations to improve the quality of Sawmill Creek and its surrounding areas. Stakeholders' input, long-term monitoring, and regional, statewide and federal water quality goals drive both the development and eventual implementation of the plan. Proposed recommendations will focus on improved stream depth and velocity patterns, flow regime alterations, as well as reductions to biological oxygen demand (BOD), total phosphorous (TP), total nitrogen (TN) and total suspended solids (TSS) as well as chemical pollutants such as PCBs and methoxychlor.

The Sawmill watershed drains approximately 12.5 square miles and encompasses the towns of Darien, Burr Ridge, Woodridge, Downers Grove, Willowbrook, Lemont, unincorporated DuPage County, and federally-owned land, Argonne National Laboratory (ANL). A very small portion of Burr Ridge, roughly west of Madison Street, between I-55 and 83rd Street, is included, totaling 0.28 square miles, or 2.26% of the total watershed area.

In order to elicit a noticeable improvement in Sawmill Creek, the County will need cooperation of its local partners including local public agencies, residents, businesses, non-profits, schools and other organizations. After DuPage County and the IEPA approve the draft plan, then the County, municipalities and other private and public stakeholders may apply for IEPA grant funding to carry out initiatives identified in the plan.

The watershed plan is available online at:

http://www.dupageco.org/EDP/Stormwater_Management/Docs/Water_Quality_Stakeholders_Workgroup/55908/

The projects, programs and other measures recommended in the Sawmill Creek Watershed Plan are largely dependent on the availability of funding for design, construction and implementation of the recommendations. Although nearly any entity within the watershed could be eligible for funding, much of the financial burden will fall on public entities, such as DuPage County, local municipalities and the Forest Preserve District, as they have the technical expertise to carry out the preferred alternatives, or recommended projects and programs to improve Sawmill Creek. For others, regional groups, such as CMAP, offer technical assistance grants to assist with plan implementation.



11) DISCUSSION REGARDING PROPOSAL TO DEVELOP 7950 DREW AVENUE

A developer is proposing a 12-lot subdivision on the 8.8 acre property at 7950 Drew Avenue in Burr Ridge. Staff attended a pre-application meeting with DuPage County Stormwater Management on October 25, 2017. At this meeting, engineers for the County outlined the extensive analyses that would be required with the initial subdivision improvements proposed by this developer.

No formal submittal has been made to the Plan Commission, and the exhibits herein are provided only to advise and inform this Committee of a future discussion. [*Please see conceptual subdivision plan in Attachment F*]

12) CONSIDERATION OF CY 2018 COMMITTEE MEETING DATES

The Village is reserving the following dates in 2018 for its regular Stormwater Committee meetings, which quarterly meeting dates are the 2nd Tuesdays in that month:

- February 13
- May 8
- August 14
- November 13

ATTACHMENTS

A: Minutes, Stormwater Management Committee Meeting, August 8, 2017

B: Pavement Flooding Location Map

C: Culvert Pipe between KLM Park and Oasis

D: Deer Path Trail Pond Pictures

E: Pepper Mill Court Pictures

F: Conceptual Subdivision Plan for 7950 Drew Avenue



MINUTES
STORMWATER MANAGEMENT COMMITTEE MEETING
August 8, 2017

CALL TO ORDER

Chairperson Guy Franzese called the meeting to order at 7:00 PM

ROLL CALL

Present: Chairperson Guy Franzese, Trustee Al Paveza, Nancy Montelbano, Dave Allen, Alice Krampits and Trustee Tony Schiappa

Also Present: Village Administrator Doug Pollock, Assistant to the Administrator Evan Walter, Public Works Director/Village Engineer David Preissig

APPROVAL OF MINUTES

A **motion** was made by Trustee Al Paveza to approve the minutes of May 9, 2017. The motion was **seconded** by Nancy Montelbano and **approved** by a vote of 6-0.

A **motion** was made by Trustee Al Paveza to approve the minutes of July 17, 2017 Special Meeting. The motion was **seconded** by Nancy Montelbano and **approved** by a vote of 6-0.

DRAINAGE ON PROPERTY ADJACENT TO 15W619 81ST STREET

Public Works Director David Preissig described the first item. He stated that a landscaped berm on the property at 15W622 82nd Street has been blocking the flow of water, which is supposed to flow toward 82nd Street and into the lake bounded by the properties on 82nd Street, 83rd Street and Lake Ridge Drive. He stated that the Village is trying to reach a solution with the two neighbors. Dave Allen asked what will happen if they don't cooperate. Mr. Preissig stated that the Village would write the neighbor a ticket, the value of which is determined by a judge. Chairperson Franzese stated that he appreciates the methods that the Village has taken to get this matter this far.

BUCKTRAIL ESTATES DETENTION POND

Public Works Director David Preissig described the second item. He stated that the detention pond of the Bucktrail Estates Subdivision was being re-designed and re-constructed with a modification to treat the volume control storage requirement of the Watershed Management Ordinance (WMO), using a wetland bottom "flow-through" practice instead of retention-based practices. He stated that revised plans have been approved that should prevent a large volume of standing water and still provide stormwater treatment per the WMO. He stated that the Village will modify the detention pond in Bucktrail Estates, which is currently just holding water and not draining. He stated that the banks still need additional attention, but the north side is doing fairly well and the south side could use additional grading.

Chairperson Franzese stated that he has received several calls regarding this issue and has walked the site on several occasions. He passed around several photos describing the current state of the site. He stated that this site has not been completed to the satisfaction of the residents to the east of the detention pond.

FLOOD INSURANCE RATE MAPS/FLOOD INSURANCE STUDY (DUPAGE COUNTY)

Public Works Director David Preissig described the third item. He stated that DuPage County had initiated a floodplain map study in 2015, but had not released them until now. The maps are out for public comment at this time and Staff had communicated this to the Board and the public. After the September public comment period closes, they will revise the maps and release updated maps in 2018, at which time the Village will need to adopt them by ordinance.

INCENTIVES RELATED TO PERMEABLE PAVERS

Public Works Director David Preissig described the fourth item. He stated that the Board has directed the Stormwater Management Committee to prepare some incentives and to report back to the Board. Mr. Preissig stated that the Village of Willowbrook had received a grant for 15% of the cost of a permeable paver parking lot at their new Village Hall. Mr. Preissig also stated that he brought the idea forward to the DuPage Engineers Conference, at which point they brought forward a proposed engineering specification that will be put in the County Ordinance.

A study on the cost of permeable paver systems was roughly 75% more than a standard asphalt system at the Wheaton Park District. Nancy Montelbano stated that a mosque off of 91st Street in unincorporated DuPage County had put in a permeable paver system as a parking lot, but that they did not have a good understanding on the required maintenance necessary to combat weeds.

Mr. Preissig then described some of the incentive programs that currently exist in neighboring jurisdictions. Assistant to the Administrator Evan Walter described the permit application assistance programs that could be offered to potential users of the permeable technique, including expedited permit reviews, adjusted permit fees, and increased floor area ratio. Mr. Preissig described the concept of a Post-Construction Best Management Practice (PCBMP) and how it could benefit the residents, including that of a fee-in-lieu.

Chairperson Franzese asked for clarification as to what was meant by "expedited reviews." Administrator Pollock stated that this meant that their review would be given priority in the review process and would be put at the front of the line. Trustee Paveza suggested that the committee should continue this discussion to another meeting.

Ms. Montelbano stated that she liked the idea of priority permit reviews and an award program. Alice Krampits stated that she felt there was little need for any incentive, but stated that an award program would be acceptable. Trustee Schiappa agreed that the award program was a good idea.

Stormwater Management Committee
Meeting of August 8, 2017
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Chairperson Franzese stated that he could not support an incentive to increase floor area ratio; Trustee Schiappa concurred.

Ms. Montelbano stated that she would like to wait to summarize their recommendations, but that she felt that the committee had made some preferences on which they had consensus. Administrator Pollock stated that some reduction in fees could be made in the realm of a new home permit for a percentage credit.

OTHER BUSINESS

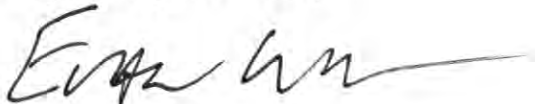
Mr. Allen stated that he had heard about cemeteries that would let the grass grow and look like prairie lands.

Public Works Director Preissig stated that the Bridle Path Homeowners' Association went to great expense to clean out their ponds by removing sediment. He stated that the High Grove Homeowners' Association killed grass and put in a native grass buffer on the banks of their ponds to help keep geese out and improve the aesthetic feel of the area.

ADJOURNMENT

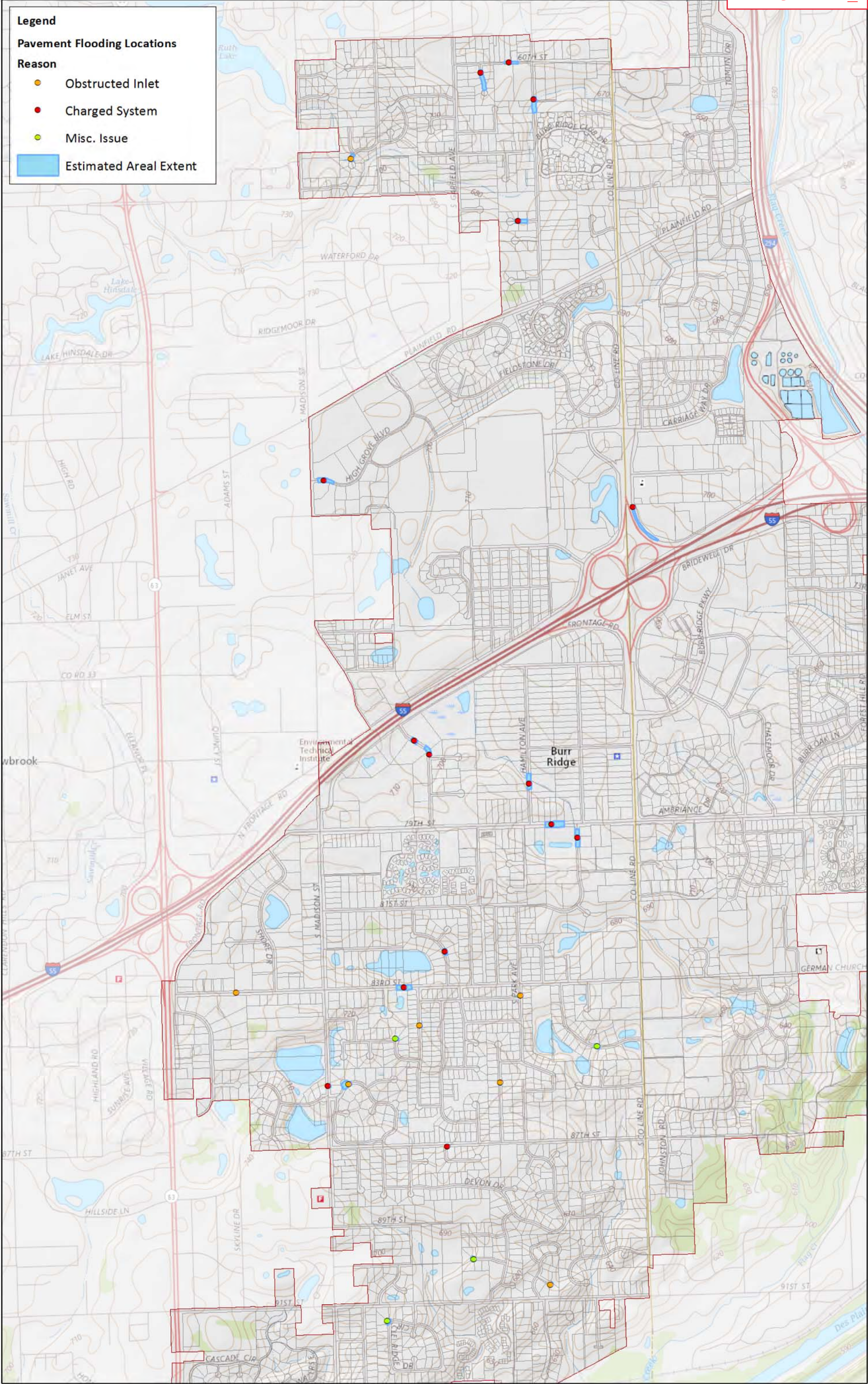
There being no further business, a **motion** was made by Chairperson Guy Franzese to adjourn the meeting. The motion was **seconded** by Dave Allen and **approved** by a vote of 6-0. The meeting was adjourned at 8:03 p.m.

Respectively submitted,



Evan Walter
Assistant to the Administrator

EW:ew:bp



Culvert Pipe: Katherine Legge Memorial Park & Oasis



Culvert Pipe at KLM Park



Culvert Pipe Discharge at Tollway Oasis (behind Woods Pool)



Culvert Pipe Discharge – Grate Removed



Culvert Pipe Discharge – Grate Removed & Ditch Re-Graded

Deer Path Trail Pipe

Pumping at Deer Path Trail

Pepper Mill Court Flooding





Dear Mr. and Mrs. _____,

I am an established, local builder/developer and have a proposed residential plan for the development of the 8.8 acre site on the southwest corner of 79th and Drew Avenue in Burr Ridge. As the developer, I want to introduce myself and discuss plans one-on-one with my surrounding neighbors.

As I am sure you are aware, there have been quite a few storm water issues in the area and our plan, which is in the conceptual stage, will work with the Village of Burr Ridge to try and address these issues uniquely tailored for this site. I am confident that the proposed plan will enhance the neighborhood value and address these storm water issues to the benefit of the entire area. It is the intention of this plan to improve flood water management, enhance the environmental and wetland habitat, and improve overall water quality.

The Single Family Homes will have single level living with master bedroom, kitchen, dining room, living room and laundry on the main floor. The second level may include baths and additional bedrooms, basements may include walk out exposure on the northern lots, and features for a family room or guest accommodations.

Attached is the Site Plan of the proposed new development. I would greatly appreciate the opportunity to sit down with you and discuss these plans, answer your questions and concerns and hear your thoughts prior to scheduling a public hearing in the Village.

Please feel free to email me at aperino@jarperpropertiesllc.com, or call my cell phone at 630-240-9500.

Sincerely,

Anthony Perino, Manager
Jarper Properties, LLC



CONCEPT PLAN FEATURES

- Flood water management, environmental habitat and wetland enhancement and water quality improvement.
- A curving drive and cul-de-sac contained in a 66 foot wide public right-of-way entering from Drew Avenue that will serve the proposed homes in the upland area.
- The Site Concept Plan is for 12 single family homes in a well-planned maintenance free setting.
- Nearly 85% of the site will be kept open in privately maintained open space common area, maintained by a homeowners association.
- Proposed home sizes overall will be controlled to be 17 percent less than the square footage allowed with R-3 zoning capacity of the property.
- Single Family Homes will have single level living with master bedroom, kitchen, dining room, living room and laundry on the main floor. The second level may include baths and additional bedrooms, basements may include walk out exposure on the northern lots, and features for a family room or guest accommodations.
- The proposed site landscape will be designed in a comprehensive manner to consider screening of adjacent homes and roads with high quality, year round and native vegetation.
- A potential for raising the elevation of Drew Avenue will allow the road to be more accessible during rain and storm events.
- Emergency vehicle and neighborhood access on Drew Avenue during rain events will enhance access and increase safety.
- Improvement of the present flood prone area will create an environmentally enhanced natural habitat to increase storm water and water runoff detention.

Anthony Perino, Mgr.

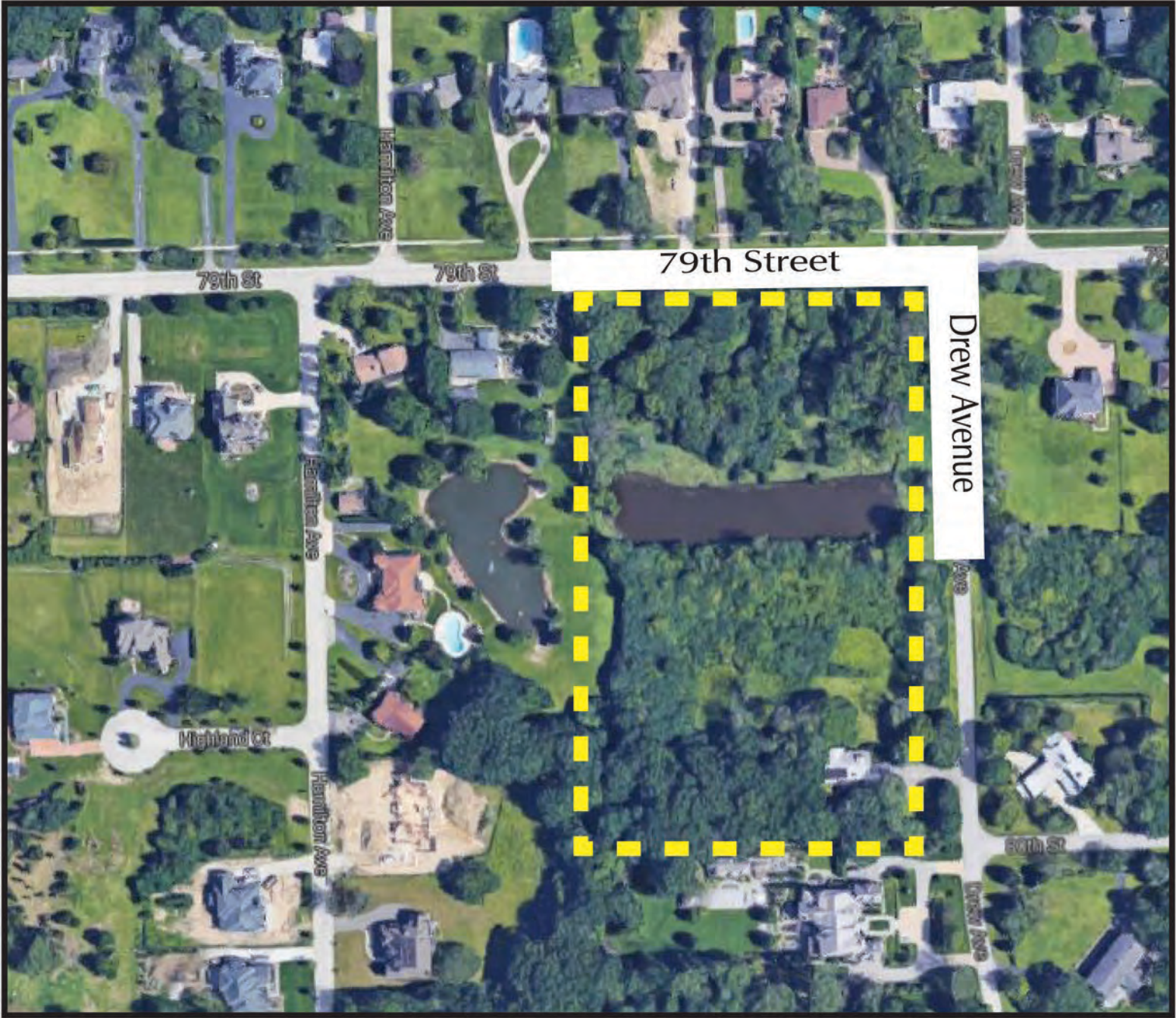
Jarper Properties, LLC

16W231 S. Frontage Rd. Suite 17

Burr Ridge, IL 60527

Cell Phone: 630.240.9500

aperino@jarperpropertiesllc.com



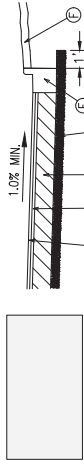
Subject 8.8 Acre Site

LEGEND

PROPOSED	EXISTING

- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF BURR RIDGE.
 - ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, AT TIME OF FINAL ENGINEERING.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
 - ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52, SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
 - A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED ELEVATIONS AND GRADING, SHALL BE SHOWN HEREON IN PRELIMINARY AND FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAN.
 - APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAN.
 - UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
 - ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

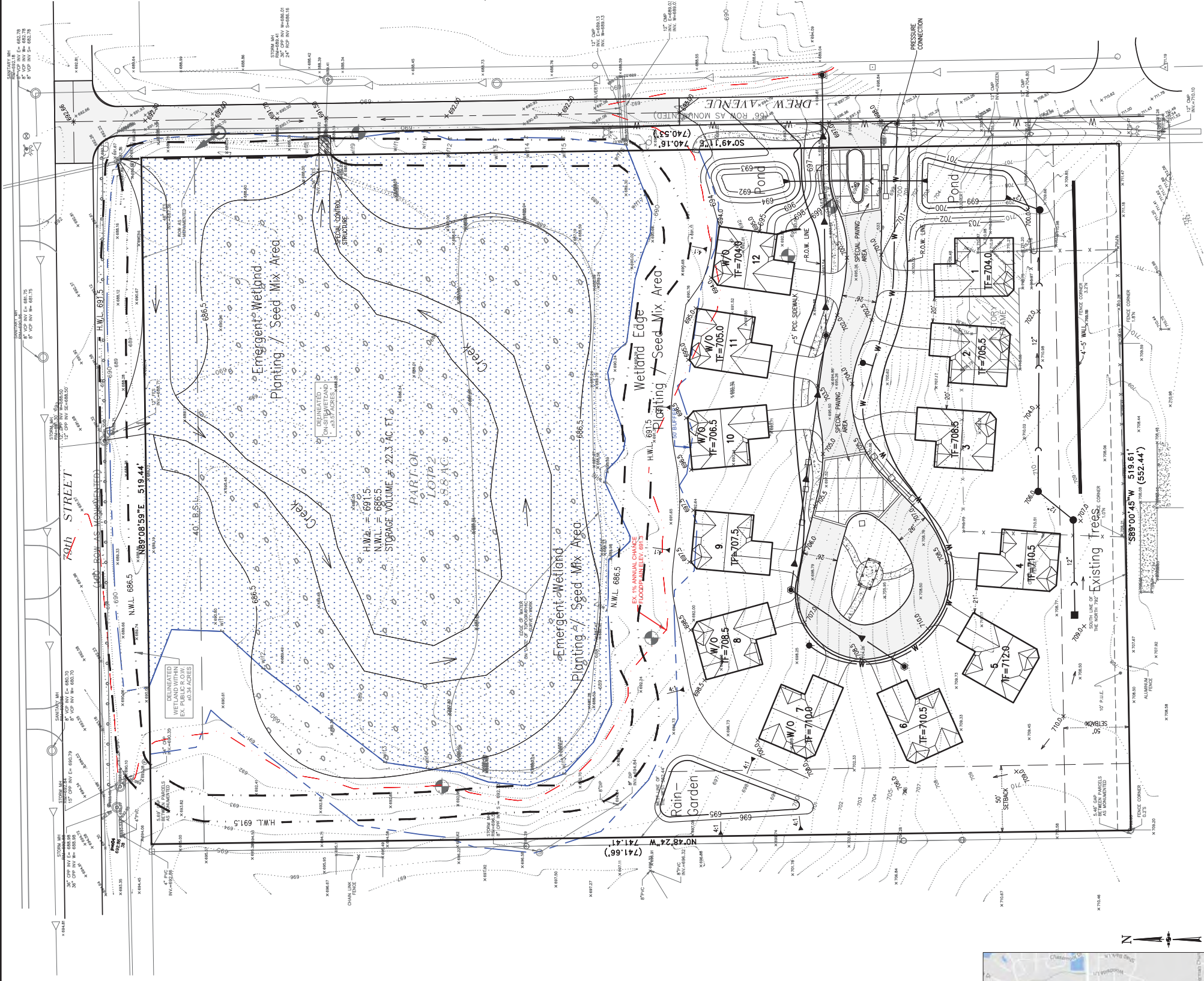
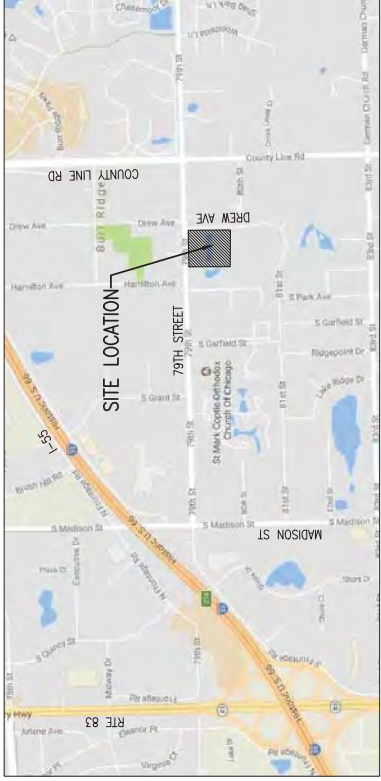
NOTE: SPECIAL PAVING AREAS TO BE DESIGNED BY OTHERS.



- A 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO
B 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO
C 6" BITUMINOUS CONCRETE BASE COURSE, HOT MIX ASPHALT, L1B, NSO
D 4" CA-6 SUB-BASE, TY. B.
E CONC. CURB AND GUTTER, TYPE B-4.12
F 6" TOP SOIL AND SEEDING

ASPHALT PAVEMENT SECTION

SITE LOCATION MAP



80 MAIN STREET, SUITE 17 LEMONT, IL 60439 847-260-4758	ADVANTAGE CONSULTING ENGINEERS, LLC
7590 DREW AVENUE BURR RIDGE, IL NOT FOR CONSTRUCTION	PRELIMINARY ENGINEERING PLAN
JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527	
MAY 26, 2017 JOB: 16-086	SHEET: 12
	1 OF 1

ATTACHMENT

DREW AVENUE PAVEMENT SECTION

N.T.S.

- A 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO
B 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO
C 6" BITUMINOUS CONCRETE BASE COURSE, HOT MIX ASPHALT, L1B, NSO
D 4" CA-6 SUB-BASE, TY. B.
E 6" TOP SOIL AND SEEDING

DETENTION VOLUME SUMMARY:

PROPOSED STORAGE VOLUME=	22.3 AC FT
DEVELOPMENT STORAGE VOLUME REQUIRED=	2.0 AC FT
REMAINING STORAGE VOLUME=	20.3 AC FT
EXISTING STORAGE VOLUME =	11.7 AC FT
ADDITIONAL VOLUME PROVIDED =	8.6 AC FT