

**VILLAGE OF BURR RIDGE  
REGULAR MEETING - MAYOR & BOARD OF TRUSTEES  
VILLAGE HALL – BOARD ROOM**

**AGENDA**

**Monday, May 23, 2022 - 7:00 P.M.**

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PRESENTATIONS AND PUBLIC HEARINGS**
- 4. CONSENT AGENDA**

All items listed with an asterisk are considered routine by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen requests, in which event the item will be removed from the Consent Agenda, discussed, opened for public comment, and voted upon during this meeting.

**5. MINUTES**

- A. \* Approval of Regular Board Meeting of May 9, 2022
- B. \* Receive and File Economic Development Committee of May 4, 2022
- C. \* Receive and File Plan Commission Meeting of May 16, 2022

**6. ORDINANCES**

- A. Consideration of an Ordinance Amending Section VIII.A.11 of the Zoning Ordinance Regarding Hours of Operation for Restaurants with Liquor Licenses in the Business Districts (Z-09-2022)
- B. Consideration of an Ordinance Amending Section 25.09 (Classes of Licenses- Number of Licenses-Hours) of Chapter 25, Entitled “Liquor Control,” of the Burr Ridge Municipal Code
- C. Consideration of an Ordinance Amending Chapter 1, Entitled “General Provisions”, of the Burr Ridge Municipal Code with Regard to Debts Owed to the Village

**Public Comment Procedures:** Public comments will be accepted in written or statement form prior to or during the meeting. Written public comments shall identify whether the comment is intended to address a specific agenda item or is intended for general public comment under Section 9 – Public Comment. Public comments may also be made during the meeting when discussing specific items on the agenda. Any person seeking to address the Board on topics not on the agenda may do so during Section 9 – Public Comment.

- D. \* Approval of an Ordinance Granting an Amendment to Ordinance #A-834-10-21 to Expand the Subject Use and a Special Use for a Restaurant over 4,000 Square Feet with the Sale of Alcoholic Beverages (Z-04-2022: 308-312 Burr Ridge Parkway: Rovito)
- E. \* Approval of an Ordinance Granting a Variation from Section IV.I.1 of the Zoning Ordinance to Permit a Detached Garage in the Side Buildable Area (V-02-2022: 8311 Fars Cove – Panico)

## **7. RESOLUTIONS**

- A. \* Adoption of a Resolution Accepting Certain Subdivision Improvements and Establishing a Deadline for Completion of Other Improvements for the Lakeside Pointe Planned Unit Development (11650 Bridewell Drive)

## **8. CONSIDERATIONS**

- A. Consideration of a Plan Commission Recommendation to Approve a Major Change and Amendment to the Cottages at Drew PUD (Ordinance #A-834-16-18) (Z-15-2022: 7950 Drew Avenue - Perino/Jarper Properties LLC)
- B. \* Approval of Award of the 2022 Crack Sealing Contract to SKC Construction of West Dundee through the MPI Joint Bid in the Amount of \$79,977
- C. \* Approval of Purchase of Vehicle Modules from Federal Signal of University Park in the Amount of \$22,240
- D. \* Approval of a Contract Extension for Managed GIS Services with Cloudpoint Geospatial of Roanoke in the Annual Amount of \$25,800
- E. \* Approval of Mayor Grasso's Nominations to Appoint John McCracken and Anabel McFarlin to the Storm Water Management Committee to Terms Expiring February 1, 2025
- F. \* Approval to Remand a Petition for Special Uses, PUD Amendment, and Variations to the Plan Commission (Z-10-2022: 9115 Kingery Highway – Thorntons LLC)
- G. \* Approval of Vendor List Dated May 23, 2022, for the Fiscal Year 2021-22 in the Amount of \$255,777.10 for all Funds, plus \$198,177.38 for the Pay Period Ending April 30, 2022 for a Grand Total of \$453,954.48, Which Includes No Special Expenditures
- H. \* Approval of Vendor List Dated May 23, 2022, for the Fiscal Year 2022-23 in the Amount of \$186,414.65 for all Funds, plus \$261,255.55 for the Pay Period Ending May 14, 2022 for a Grand Total of \$447,670.20, Which Includes No Special Expenditures

## **9. PUBLIC COMMENTS**

## **10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS**

## **11. ADJOURNMENT – NEXT MEETING JUNE 13, 2022 @ 7:00PM**



## **May 23, 2022 Board Meeting – Staff Summary**

### **6A-B. Restaurant Hours of Operation**

Please find attached two ordinances amending the Zoning Ordinance and Section 25 of the Municipal Code (Liquor Control) related to permitted hours of operation at restaurants in Business Districts with liquor licenses. Together, these ordinances will create a unified regulatory framework governing permitted restaurant hours of operation. Approval of these ordinances will allow such uses the right to operate until midnight on Sunday-Wednesday and 1am on Thursday-Saturday (i.e. Thursday until 1:00am on Friday, etc.).

To clarify statements made at the May 9 meeting, there are no exceptions to these ordinances. All permitted and special uses previously granted and PUD's approved for retail centers are overridden by these ordinances, meaning that all current and prospective businesses will operate under the same regulations.

In further accordance with Board direction, these ordinances align outdoor dining hours of operation with indoor dining at this time, but the language creating this alignment may be easily amended if hours of operation for outdoor dining are differentiated from indoor dining hours (the Board has already directed that outdoor hours of operation be studied by the Plan Commission) such as in any text amendment petition.

**It is staff's recommendation:** That the Ordinances be approved.

### **6C. Debts Owed to Village**

As the Village has developed its adjudication program since inception at the start of 2021, the number of property owners owing monies to the Village has grown in parallel. In certain cases, property owners owing significant sums of money to the Village have attempted to obtain services such as building permits or liquor licenses; however, there is currently no legal mechanism in place to compel property owners to pay their debts owed to the Village prior to obtaining a permit or license. This ordinance would create said mechanism, with property owners being required to settle any debts above \$100 to become permitted to obtain a permit or license through the Village.

**It is staff's recommendation:** That the Ordinance be approved.

### **6D. Special Use – Are We Live**

Please find an Ordinance approving the special use amendment and special use request by Filipo Rovito to expand Are We Live restaurant operations into an adjoining unit, 308-312 Burr Ridge Parkway. The Board directed staff to prepare the Ordinance at the May 9 meeting.

**It is staff's recommendation:** That the Ordinance be approved.

**6E. Variation – Detached Accessory Structure**

Please find an Ordinance approving the variation request by Richard Panico to build a detached garage in the side buildable area at 8311 Fars Cove. The Board directed staff to prepare the Ordinance at the May 9 meeting.

**It is staff's recommendation:** That the Ordinance be approved.

**7A. Lakeside Pointe Subdivision Improvements**

Please find attached a resolution accepting certain subdivision improvements at Lakeside Pointe subdivision. The resolution adopts the following:

- Accepts the subdivision improvements and moves the subdivision into the maintenance phase until May 9, 2024; letters of credit will be maintained by the Village until acceptance of the maintenance phase (at least until May 9, 2024)
- Eliminates the requirement that the developer (McNaughton Development) build an off-site sidewalk between Lakeside Pointe and Burr Ridge Parkway, instead accepting cash in lieu of this construction in the amount of \$27,930 (the engineer's estimate)
- Requires that the developer complete all off-site improvements (pedestrian bridge and related sidewalks around pond) by May 9, 2023, or the Village shall draw upon the applicable letter of credit to complete said improvements

**It is staff's recommendation:** That the Resolution be approved.

**8A. PUD Amendment – Cottages at Drew**

Please find attached a letter from the Plan Commission recommending approval of a special use and PUD amendment request by Anthony Perino of Jarper Properties LLC for a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18 in accordance with Section XIII of the Zoning Ordinance. This major change will reduce the open space in the PUD by approximately 1% and increase the garage area for the proposed homes. The Plan Commission held a public hearing on May 16, 2022 for the request. The Cottages of Drew PUD was previously approved in 2018, but the petitioner now requests to construct three-car garages on six of the eight homes instead of two-car garages. This increase in garage floor space was the sole reason for the reduction of the open space on the property, thus requiring a major change to the PUD. The petitioner also requested approval of final engineering and landscaping plans as well as building elevations in accordance with the 2018 ordinance. There were six members of the public who spoke in objection to the request at the public hearing, expressing concerns about drainage in the area and the impact the development may have on that situation. The Plan Commission recommended unanimous approval with seven conditions, which are included in their attached letter.

**It is staff's recommendation:** That the Board direct staff to prepare an ordinance to approve the special use and PUD amendment with conditions for the Cottages of Drew PUD.

## **8B. Crack Sealing Contract**

The FY2023 Capital Improvements Fund includes \$80,000 for crack sealing streets as part of the 2022 Road Program. Crack sealing reduces water penetration and protects the pavement from accelerated damage during winter freeze-thaw cycles. This process controls annual expenses for pavement maintenance and is one of the most effective methods to maintain a high Village-wide pavement condition rating. The Public Works Department typically schedules Village streets for crack sealing at three years and again at eight years after resurfacing to optimize timing for this treatment.

The Village joined with DuPage County and seven other municipalities in a Municipal Partnering Initiative (MPI) aggregated bid for crack sealing and seal coating services. This process provides an economy of scale to bidders and reduces costs to participating agencies. The lowest responsive bidder in the MPI bid was SKC Construction of West Dundee. A contract with SKC Construction is recommended using unit prices obtained in the 2022 MPI bid, Year 1, as shown in the attachment. Applying the MPI bid prices to the quantities needed for streets on the Village's 2022 crack sealing schedule, the contract total would be \$79,977 and, due to better than expected unit pricing, allows the Village to create a larger-than-expected crack sealing program while adhering to the FY2023 budget for this service.

**It is staff's recommendation:** That the contract be approved.

## **8C. Police Command Modules**

The FY2023 budget includes the purchase of four 2-drawer Setina Storage Modules for the Police Department's four Chevrolet Tahoe patrol vehicles – approximately \$19,000. Since the approval of the budget and after review of Department preparedness and equipment available during the response to the active shooter incident on March 23, staff feels that two of the four Storage Modules should be upgraded to Command Modules in an effort to make two supervisor vehicles first-line response mobile command vehicles. These Setina Modules are sole-source manufacture, while Federal Signal is the Village's sole installer for fleet equipment. The increase from the budgeted amount of \$19,000 is \$3,240, bringing the total purchase to \$22,240. This purchase includes two Storage Modules (subtotal \$9,309.62) and two Command Modules (subtotal \$12,840) for a grand total of \$22,240. The total cost of the equipment includes installation by Federal Signal. Along with the \$19,000 originally budgeted in the General Fund, staff will use \$3,240 from the Police Department's donation account to cover the remaining costs of the purchase.

**It is staff's recommendation:** That the purchase be approved.

## **8D. GIS Contract**

The FY2023 Information Technology Budget includes \$35,000 for GIS (geographic information systems) consulting services. GIS integrates software technology and internet applications to relate geographical features with its tabular data in order to effectively map, analyze and inventory the Village's physical assets. GIS is used by all Departments for data inquiries, but predominantly by the Public Works Department for the zoning district mapping, utility locating, and capital project planning.

The Village has been utilizing the services of CloudPoint Geospatial since 2018. From their office in Roanoke, Illinois, CloudPoint has provided the Village with exemplary service by remote access to our GIS functions. In addition to managing the effective utilization of Village licenses for ArcGIS, this company has assisted with mapping updates, data collection, and prompt assistance with our project planning and data analyses. Examples of their services completed over the past contract term include updates to our zoning maps, collection and mapping of field data (ex. sanitary manholes, fire hydrants, streetlights and street signs) and timely analyses on various projects (ash tree treatment and removal plans, water main break concentration maps, road program thematic maps, value per acre tabulations).

In the attached agreement, the 4-year contract extension agreement a savings of \$1,200 annually compared to a 3-year extension. An annual contract at the reduced rate would be \$25,800; the remaining monies in this budget category are spent on special projects which exceed the normal scope of the agreement.

**It is staff's recommendation:** That the contract be approved.

**8E. Storm Water Management Committee Appointments**

Please find attached applications from residents John (Steve) McCracken and Anabel McFarlin to serve on the Storm Water Management Committee. If appointed, both would serve on terms through February 1, 2025.

**It is staff's recommendation:** That the appointments be approved.

**8F. 9115 Kingery Highway – Thorntons LLC**

On May 2, 2022, the Plan Commission held a public hearing to consider requests by Thorntons LLC to develop the property located at 9115 Kingery Highway as a gas station with a convenience store. While the Plan Commission recommended unanimous approval, the petitioner has since amended the hours of operation request from 5:00am to 11:00pm to 24-hour operation. This will require re-notification and a new public hearing since 24-hour operation was not part of the original request or notice.

**It is Staff's recommendation:** That Z-10-2022 be remanded back to the Plan Commission.

**8G. Vendor List of May 23, 2022 – FY2022**

Attached is the vendor list dated May 23, 2022, for the fiscal year 2021-2022, in the amount of \$255,777.10 for all funds, plus \$198,177.38 for payroll for the period ending April 30, 2022, for a grand total of \$453,954.48, which includes no special expenditures.

**It is staff's recommendation:** That the FY22 May 23, 2022, vendor list be approved.

**8H. Vendor List of May 23, 2022 – FY2023**

Attached is the vendor list dated May 23, 2022, for the fiscal year 2022-2023, in the amount of \$186,414.65 for all funds, plus \$261,255.55 for payroll for the period ending May 14, 2022, for a grand total of \$447,670.20, which includes no special expenditures.

**It is staff's recommendation:** That the FY23 May 23, 2022, vendor list be approved.

**REGULAR MEETING**  
**MAYOR AND BOARD OF TRUSTEES**  
**VILLAGE OF BURR RIDGE**

**May 9, 2022**

**CALL TO ORDER** The Regular Meeting of the Mayor and Board of Trustees of May 9, 2022, was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:00 p.m. by President Pro-Tem Guy Franzese.

**PLEDGE OF ALLEGIANCE** President Pro-Tem Guy Franzese asked Plan Commissioner Richard Morton to lead the Pledge of Allegiance.

**ROLL CALL** was taken by the Deputy Village Clerk and the results denoted the following present: Trustees Schiappa, Paveza, Snyder, Mital and Smith, and President Pro-Tem Franzese. Mayor Grasso gave advance notice that he would not be attending. Also present were Village Administrator Evan Walter, Chief John Madden, Deputy Chief Marc Loftus, Public Works Director Dave Preissig, Financial Consultant Annmarie Mampe, Community Development Director Janine Farrell, Village Attorney Mike Durkin, Plan Commissioners Richard Morton and Deanna McCollan.

**PRESENTATIONS AND PUBLIC HEARINGS**

There were no presentations or public hearings.

**CONSENT AGENDA – OMNIBUS VOTE**

President Pro-Tem Franzese read the Consent Agenda.

**APPROVAL OF REGULAR BOARD MEETING MINUTES OF APRIL 25, 2022** were noted as received and filed under the Consent Agenda by Omnibus Vote.

**RECEIVE AND FILE OF PLAN COMMISSION MEETING MINUTES OF May 2, 2022** were noted as received and filed under the Consent Agenda by Omnibus Vote.

**ADOPTION OF A RESOLUTION APPOINTING PAMELA FOY AS ALTERNATE DELEGATE TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY** the Board, under the Consent Agenda by Omnibus Vote, Approved the Adoption of the Resolution.

**ADOPTION OF RESOLUTION APPOINTING AN AUTHORIZED DELEGATE AND ALTERNATE DELEGATE TO THE SOUTH CENTRAL DUPAGE COUNTY BENEFIT POOL (SCDCBP)** the Board, under the Consent Agenda by Omnibus Vote, Approved the Adoption of the Resolution.

Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
May 9, 2022

**APPROVAL OF A PROCLAMATION DESIGNATING MAY 9 TO MAY 13, 2022 AS ECONOMIC DEVELOPMENT WEEK IN THE VILLAGE OF BURR RIDGE** the Board, under the Consent Agenda by Omnibus Vote, Approved the Proclamation.

**APPROVAL OF A PROCLAMATION DESIGNATING MAY 15 TO MAY 21, 2022 AS PUBLIC WORKS WEEK IN THE VILLAGE OF BURR RIDGE** the Board, under the Consent Agenda by Omnibus Vote, Approved the Proclamation.

**RECEIVE AND FILE RETIREMENT LETTER OF POLICE PENSION BOARD TRUSTEE JOE PATYK** the Board, under the Consent Agenda by Omnibus Vote, Accepted the Resignation.

**APPROVAL OF VENDOR LIST DATED MAY 9, 2022, FOR THE FISCAL YEAR 2021-22 IN THE AMOUNT OF \$206,417.63 FOR ALL FUNDS, PLUS \$192,557.98 FOR THE PAY PERIOD ENDING APRIL 16, 2022, FOR A GRAND TOTAL OF \$398,975.61 WHICH INCLUDES SPECIAL EXPENDITURES OF \$32,405.00 TO SMITTY'S TREE SERVICE FOR TREE REMOVAL AND STUMP GRINDING** the Board, under the Consent Agenda by Omnibus Vote, Approved the Vendor List for the Fiscal Year 2021-22 Dated May 9, 2022 plus Payroll for the Period Ending April 16, 2022.

**APPROVAL OF VENDOR LIST DATED MAY 9, 2022, FOR THE FISCAL YEAR 2022-23 IN THE AMOUNT OF \$45,659.08 FOR ALL FUNDS, WHICH INCLUDES NO PAYROLL OR SPECIAL EXPENDITURES** the Board, under the Consent Agenda by Omnibus Vote, Approved the Vendor List for the Fiscal Year 2022-23 Dated May 9, 2022.

After reading the Consent Agenda, President Pro-Tem Franzese asked for a motion.

Motion was made by Trustee Schiappa, seconded by Trustee Mital, to approve the Consent Agenda – Omnibus Vote (attached as Exhibit A), and the recommendations indicated for each respective item be hereby approved.

President Pro-Tem Mayor Franzese asked for any discussion from the Board and/or public. There were none.

On Roll Call, Vote Was:

AYES: 6 - Trustees Schiappa, Mital, Smith, Franzese, Paveza, Snyder

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
May 9, 2022

**CONSIDERATION OF RESOLUTION OF APPRECIATION RECOGNIZING  
RETIREMENT AFTER 20 YEARS OF DEDICATED SERVICE TO THE VILLAGE OF  
BURR RIDGE – JULIE TEJKOWSKI**

President Pro-Tem Franzese read the Resolution for the audience and asked for a motion.

Motion was made by Trustee Snyder and seconded by Trustee Schiappa.

President Pro-Tem asked for any discussion from the board and/or public.

Trustee Schiappa stated that he had the pleasure of working with Julie over the years and will miss her and her smile. He thanked her for all the wonderful years of service to the Village of Burr Ridge.

Trustee Mital also thanked Julie for her 20 years of service and that she was always a “ray of sunshine” behind the window. She added that she was always prompt responding to emails and pointed out her attention to details.

On Roll Call, Vote Was:

AYES: 6 – Trustees Snyder, Schiappa, Paveza, Mital, Smith, Franzese

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

President Pro-Tem Franzese thanked Julie and added it was a pleasure to work with her and presented her with a framed copy of the resolution.

Village Administrator Evan Walter added on behalf of the Staff that Julie’s role has changed over the years and she has help him set the tempo in the village hall and with the staff about what service really means. He added that Julie makes everyone feel special because it is the right thing to do and it is what the residents are entitled to. She demonstrates every day what the village means when we say it is a very special place. She leaves behind a legacy of great customer service to our residents. Village Administrator Walter finished by thanking Julie for all the help and support she has given him. He stated that he is successful because of people like Julie and added best wishes to her from the Staff and best of luck in her retirement.

**CONSIDERATION OF A RESOLUTION APPROVING AN INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE ILLINOIS OFFICE OF THE COMPTROLLER AND THE  
VILLAGE OF BURR RIDGE REGARDING ACCESS TO THE COMPTROLLER’S LOCAL  
DEBT RECOVERY PROGRAM**



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Village Administrator Walter explained that the Illinois Office of the Comptroller offers a program titled the Local Debt Recovery Program (LDRP) to units of local government as a way to collect unpaid debts owed to us. We currently have approximately \$100,000 in bills outstanding with the majority of these accumulated over the last year since we started adjudication. To participate the village would enroll with the State in the LDRP and if there is a match against any payments owed by them, the State would garnish the payments on our behalf and send the money to us. There is no cost to the village to participate in the program.

President Pro-Tem Franzese asked for any discussion from the Board and audience.

Trustee Snyder wanted to verify that there was no cost to the village. There is none.

Motion was made by Trustee Paveza and seconded by Trustee Snyder.

President Pro-Tem Franzese asked for any more discussion on the motion by the Board or audience. There was none.

On Roll Call, Vote Was:

AYES: 6 – Trustees Paveza, Snyder, Mital, Smith, Franzese, Schiappa

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

**CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION REGARDING  
TEXT AMENDMENTS TO THE ZONING ORDINANCE RELATED TO HOURS OF  
OPERATION AT RESTAURANTS IN BUSINESS DISTRICTS (Z-09-2022)**

Community Development Director Farrell advised that the current hours of operation are 7am to 10 pm. Any hours outside this require a special use permit. She reviewed the information in the meeting packet stating that the Plan Commission recommended no changes to the existing hours of operations as it would not impact those establishments within the Planned Unit Developments (PUDs) nor those establishments that had been previously granted a special use for an extended hours based on the guidance provided by the Village Attorney at that time. After the April 18, 2022 Plan Commission meeting, the Village Attorney re-reviewed regulations and provided a revised opinion related to this petition. This opinion stated that the Village would indeed be able to amend the hours of operations for restaurant with liquor licenses to automatically grant a midnight closing time from Sunday – Wednesday, 1am closing time Thursday- Saturday in line with previous Board discussions, applying both to permitted uses as well as to those establishments with special uses or within PUDs.

Currently there are two restaurants that have a 2 am special use approval and would continue to have that closing time. The Board can remand the subject back to the Plan Commission since we have received additional information or it could remain at the Board level for review and processing.

President Pro-Tem Franzese reiterated his understanding that originally had the Board enacted some new global hours of operation they would not apply to those with special uses. Now the understanding is that if the Board enact more restrictive hours, those would apply to PUDs and those with special use permits.

Village Attorney Mike Durkin advised that anyone with a special use for 2 am could still continue to stay open to 2 am. This would just be making a uniform permitted use for those restaurants that didn't have special uses going beyond 1 am. Mr. Durkin explained that the way the current ordinance reads is the hours of operating would be permitted but each of these restaurants received special use permits with different hours than those specified in the zoning ordinance. By making this a permitted use, those with a special use who have closing hours before the permitted hours can extend their hours to those permitted.

President Pro-Tem Franzese asked for any questions from the Board.

Trustee Schiappa asked for verification that these global hours would extend to those restaurants with liquor licenses, PUDs and special uses. Mr. Durkin stated it would be for those in B1 & B2 business districts. He added that PUD's don't have specific hours for those restaurants. This would override that. Mr. Durkin also added that the board does not have to remand it back to the Plan Commission since a public hearing was already held and that the Village was the applicant for this text amendment.

Trustee Mital asked if Mr. Durkin can explain what "new global agreement" means. He replied that any restaurant with a liquor license in a B1 or B2 district would have these permitted hours of operation. Trustee Mital also asked who wrote this and determined the hours. Mr. Durkin advised that the Village did as the applicant and he crafted the language to provide for that. These hours would be the mandated closing time but they can close earlier.

Trustee Smith stated that he was concerned that we can't require the two businesses with the 2 am closing time to change to 1 am. He asked Mr. Durkin if there was anything we could do about that. Mr. Durkin stated it could only happen if the businesses applied to amend their special use hours that they were currently granted. Village Administrator Walter stated that staff could reach out to those businesses to see what they think. Trustee Smith advised that he would like it remanded back to the Plan Commission. He also mentioned that he had not seen anything about outdoor dining in this and he thought it important that it be included in there also. He added that it was brought up before with a possible time of 11 pm on the weekends and maybe 10 pm on weekdays.

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Trustee Snyder stated that he disagrees with Trustee Smith. He added that if these businesses went through all the work and costs to get a special use for 2 a.m. that they should be able to keep those hours.

Trustee Paveza stated that he saw no reason to change the hours unless there were problems at these restaurants.

Trustee Schiappa believes time is of the essence here and wants to be a Village who gets things done. He said he doesn't agree with sending it back to the Plan Commission.

Village Attorney Durkin warned the Board to be cautious again with making changes on the outdoor dining hours. He asked Ms. Farrell if there was anything on the books that regulates outdoor dining hours. Ms. Farrell stated that some businesses do have specific hours through their special uses and that some have hours set in their PUDs like County Line Square. In that case, she added, outdoor dining must close one half hour before the indoor dining closing time. Mr. Durkin again emphasized that the village can't make them change hours if they have been granted longer hours on a special use for outdoor dining.

President Pro-Tem Franzese asked when is the earliest date this could go back to the Plan Commission and be heard. Ms. Farrell stated next Monday, the 16<sup>th</sup>. President Pro-Tem Franzese added that would put us back two weeks. Trustee Snyder doesn't believe it needs to go back to the Plan Commission and would like to take a vote. Village Administrator Walter added that with the Memorial Day holiday, we would be put back three weeks instead of two. He added that the Board consider that we haven't thought about or prepared any language dealing with outdoor dining and suggested that they consider the importance of outdoor dining. At this point, the Board has no recommendation from the Plan Commission on it and the Board could pass on that subject and take it up at a later date.

President Pro-Tem Franzese stated that it appears that we have both interest in remanding and not remanding it back to the Plan Commission. He feels the Plan Commission should take up the outdoor dining hours and if that should be globally applied also. He would like to hear some public comment on that also as outdoor dining effects local residents.

President Pro-Tem asked for any comments from the audience.

Nicholas Esposito, who represents Mr. Rovito for Capri Restaurant and Are We Live, came up and stated that Capri has a 2 a.m. closing and he did not hear them mentioned earlier among the two restaurants stated. Village Attorney Durkin stated that was not aware that they were one of the restaurants and that they would have to look into that. Also, Mr. Esposito stated that they have a pending petition to extend the hours of Are We Live until 2 am and was hoping that these new hours were going to allow everyone to stay open until 2 am instead of 1 am with a few exceptions.

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Motion was made by Trustee Schiappa for staff to prepare an ordinance recommending the text amendment for the hours Sun – Wed to midnight and Thurs – Sat to 1 am for restaurants with a liquor license in the B1 & B2 districts. Seconded by Trustee Snyder.

President Pro-Tem asked for any discussion on the motion from the Board or audience.

Trustee Mital asked to verify that outdoor dining would be a separate subject. Mr. Durkin advised yes and he would change the wording on the ordinance to make sure it reflects only indoor dining.

Trustee Schiappa added that he would like to change his motion to specify for indoor dining only. Trustee Snyder seconded the change.

President Pro-Tem asked for any more discussion from the Board or audience. There were none.

On Roll Call, Vote Was:

AYES: 6 – Trustees Schiappa, Snyder, Mital, Smith, Franzese, Paveza

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

President Pro-Tem Franzese asked if he could have a motion to have the Plan Commission take up the topic of outdoor dining hours globally.

Motion was made by Trustee Schiappa and seconded by Trustee Smith.

President Pro-Tem asked for any discussion from the Board or audience. There were none.

On Roll Call, Vote Was:

AYES: 6 – Trustees Schiappa, Smith, Franzese, Paveza, Snyder, Mital

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

President Pro-Tem Franzese thanked all the Board members for their comments and stated it was a good discussion.

**CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO APPROVE A SPECIAL USE AMENDMENT FOR A RESTAURANT (Z-04-2022; 308-312 BURR RIDGE PARKWAY; ROVITO)**

Community Development Director Farrell reviewed the petition for Are We Live expanding operations into the adjoining unit 308. She advised that at the May 2 meeting, the Plan Commission unanimously approved the petition with five conditions which the Board members received in their packets. Ms. Farrell did add that the petitioner had provided updated outdoor dining and parking plans. She asked for any questions from the Board.

Trustee Smith wanted to know who would be paying for the improvements with the ramp and flower areas that were mentioned. Nick Esposito, representative for Are We Live advised that the landlord stated that he would remove the ramp and relocate it 15-20 feet away. He also advised that the flower planters are movable and that the landlord would also move those at his cost.

Trustee Snyder brought up the parking problems at County Line Square and stated that it was only going to get worse once Jonny Cabs opened. President Pro-Tem Franzese asked if Staff was aware of any recent problems with employee parking in the front parking lot and not behind the restaurants. Village Administrator Walter advised that he was not of any recent problems.

Trustee Smith asked Village Attorney Durkin if condition #2 which stated “activity in the indoor restaurant area should cease and all patrons shall vacate the premises no later than midnight on any given day” should be removed after 8A had been approved. Mr. Durkin agreed that #2 should be removed from the conditions along with condition #3 dealing with outdoor dining.

Nicholas Esposito, representing Are We Live and Mr. Rovito stated that he had addressed the parking issue in an email to Village Administrator Mr. Walter. Mr. Walter read into the record the two points made in the email. Point One - “Valet service will be allowed from 5 to 10pm Thursday through Sunday with the same operation currently used by Capri.” Point Two - “Are We Live employees will park in the rear of the building or otherwise off site consistent with employee parking for Capri.” Mr. Esposito added that they were asked to make those two commitments and they had.

Trustee Schiappa added that this petitioner has been working with the Village since December to expand his business and has been a wonderful contributor to the Village of Burr Ridge. He agreed with Trustee Snyder about striking #2 and #3 and added that Are We Live has been patiently waiting since December to get this approved. President Pro-Tem Franzese took acceptance to this by stating that at the March 21, 2022 Plan Commission meeting which he attended, there was no representative there to answer any questions. This caused a delay to the May 2, 2022 meeting and they still didn’t have all the paperwork done until today. He wanted to make it clear that it wasn’t the Village’s fault for the delay but the petitioners.

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Village Attorney Durkin verified with Ms. Farrell that Are We Live had a special use that allowed outdoor dining until 11 p.m. and that would stay in place until the Plan Commission addresses the subject.

President Pro-Tem Franzese asked Mr. Farrell if she and Chairman Trzupek had reviewed the outdoor dining and parking plans that were submitted today. Ms. Farrell advised they had and upon review appeared to meet required regulations and would be made a part of the recommendation and exhibits for the ordinance.

President Pro-Tem Franzese asked if there were any more questions or comments from the Board or public. There were none. He asked for a motion.

Motion was made by Trustee Schiappa to have Staff prepare an ordinance to approve a special use amendment for Z-04-22: 308-312 Burr Ridge Parkway (Rovito), removing the second condition from the recommendation of the Plan Commission and including the submittals of today of the parking and outdoor dining plans. Seconded by Trustee Paveza.

President Pro-Tem Franzese asked if there was questions or comments on the motion from the Board or public.

On Roll Call, Vote Was:

AYES: 6 – Trustees Schiappa, Paveza, Snyder, Mital, Smith, Franzese

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

**CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO APPROVE A VARIATION TO PERMIT A DETACHED ACCESSORY STRUCTURE IN THE SIDE BUILDABLE AREA OF A RESIDENTIAL PROPERTY (V-02-2022: 8311 FARS COVE – PANICO)**

Community Development Director Janine Farrell advised that petitioner, Richard Panico, has requested a variation to construct a detachable garage on the side buildable area of his lot. The Zoning Ordinance permits detached accessory buildings in the rear yard only. Ms. Farrell reviewed some history on this property and added there were no public comments received or made at the public hearing. She stated that the Plan Commission believed that this was a unique situation subject to this particular property only and voted unanimously to recommend approval of the request. It was pointed out there was two Plan Commissioners present at the meeting, Commissioners Morton and McCollian, and they could answer any questions if needed.

Trustee Paveza wanted to make sure that they were not setting a precedent that would allow more of these in the future. Ms. Farrell stated the Plan Commission looked hard at this because they did not

want to set a precedent. This type of situation has not come up in the last fifteen years and was site specific and due to the history of this property with the Village.

Village Administrator Evan Walter added that he had found that in 2004 the Staff had given the petitioner incorrect information stating he could build in the side yard when he could not. After reviewing it with the village attorney it was decided that the Village had caused the hardship on the petitioner. Mr. Walter stated that had the petitioner been given the correct information, he wouldn't have had to ask for the variation and had built everything in the normal, legal way. Ms. Farrell added that we have a letter of apology from the Village in 2005 and a history of emails and meetings that took place between the petitioner and Village during that time. Village Attorney Durkin advised that this was correct.

President Pro-Tem Franzese also mentioned that since then, the Plan Commission has been asked to define an "attached garage". Mr. Walter stated that they would be looking into this at their upcoming meeting.

Trustee Smith pointed out that the petitioner had come in with the same request in 2021 and had been denied. He asked Ms. Farrell what had changed. Ms. Farrell stated that the request itself had changed. In 2021, the petitioner was asking for a text amendment that would apply to every residential property and would allow a side garage. The Plan Commission did not believe that was appropriate and denied the request. The petitioner, realizing he didn't mean to change it for everyone, then came back with the request just for a variation on his property. Ms. Farrell added, when asked, that she received only one phone call from a neighbor about the details on the request. She explained everything and the caller added that the petitioner was a great neighbor and he trusted that what he builds will be nice. There were no objections at all.

Plan Commissioner Morton added that they did feel it was a hardship for the petitioner and that overall it also improved the street view blocking out the other larger garage behind it.

Motion was made by Trustee Snyder and seconded by Trustee Paveza.

President Pro Tem Franzese asked for any discussion on the motion from the Board or public. There were none.

On Roll Call, Vote Was:

AYES: 6 – Trustees Snyder, Paveza, Mital, Smith, Franzese, Schiappa

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

**CONSIDERATION OF STATUS OF LAKESIDE POINTE SUBDIVISION (MAINTENANCE PERIOD / CASH IN LIEU OF REQUIRED SIDEWALK CONSTRUCTION)**

Village Administrator Evan Walter stated that the Lakeside Pointe PUD included 44 single family homes on private streets near our downtown. All 44 permits have been issued and most of the improvements have been done to the satisfaction on our staff. Mr. Walter asked that the subdivision be accepted and then it would move into the maintenance phase. At this point, he explained, the village retains a letter of credit to make sure that all subdivision improvements are in place and in good quality. If something were to happen such as a street failing apart, the village can draw funds from this letter of credit to correct the problem if the developer doesn't. Mr. Walter explained the village is holding two letters of credit, one for core subdivision improvements and one for off-site improvements. Examples of core improvements are the streets, curbs, etc. and the off-site improvements include a sidewalk and a pedestrian bridge on a nearby pond. As of today, the core improvements are completed. In regards to the sidewalk, McNaughton has requested that a cash payment be made to the Village in lieu of constructing the sidewalk connection which is currently required by the PUD agreement between the western boundary of the Lakeside Pointe subdivision and an existing asphalt pathway at Burr Ridge Parkway. The engineering estimate for constructing this section of sidewalk is \$27,930. The unbuilt sidewalk's proposed location is adjacent to a vacant parcel and would be reconstructed as a part of a future development on that site. The cash payment would be deposited to the village's Capital Improvements Fund and reserved to fund future sidewalk projects like on Garfield Ave or 79<sup>th</sup> St.

Mr. Walter responded to questions adding that the cost of the sidewalk is at current value and that the letter of credit covering the off-site improvements is enough to cover both construction costs and staff time in completing them if needed.

President Pro-Tem Franzese, after learning that the maintenance period lasted two years, asked if a time limit should be included on completing the other off-site improvements. He was concerned that this could drag on as they have had other concerns in the past with this developer. At Trustee Snyder's request, President Pro-Tem Franzese felt a December 31, 2022 deadline should be sufficient as everything else was completed. Village Attorney Durkin referenced the memo where it states separate letters of credit and an improvement schedule is maintained by the village. He questioned if that didn't state when the improvements need to be done and when the Village can start to draw from the letter of credit. Village Engineer David Preissig added that December 31<sup>st</sup> may not be a good date but possibly spring of 2023. Mr. Walter suggested a one year deadline. President Pro-Tem Franzese agreed with one year.

President Pro-Tem Franzese asked for any other questions from the Board or audience.

Trustee Schiappa asked where the bridge would be installed. It was pointed out south of 73<sup>rd</sup> Place on the overhead map.



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President Pro-Tem Franzese asked for a motion to include the one year deadline to finish the off-site improvements which include the sidewalk and bridge.

Motion was made by Trustee Snyder and seconded by Trustee Mital.

President Pro-Tem Franzese asked if there was any more discussion on the motion from the Board or audience. There were none.

On Roll Call, Vote Was:

AYES: 6 – Trustees Snyder, Mital, Smith, Franzese, Schiappa, Paveza

NAYS : 0 - None

ABSENT: 0 - None

There being six affirmative votes the motion carried.

### **PUBLIC COMMENT**

President Pro-Tem Franzese asked for any public comment. There was none.

### **REPORTS AND COMMUNICATIONS**

Trustee Mital congratulated Hannah Weyant and staff for the Run the Ridge event. She added that she thought the most exciting part was the 1-K and that they were the most enthusiastic participants. She added that the next event coming up is Armed Forces Day on May 21<sup>st</sup> at 10:00 a.m. in front of the Village Hall. Then starting June 2<sup>nd</sup> the concerts return every Thursday at 7 p.m. She concluded by saying there was a lot of fun activities to look forward to.

President Pro-Tem Franzese added that the beautiful weather brought out over 100 runners with their family and friends and thanked Trustee Mital, all the participants, volunteers and staff that made this great event happen.

President Pro-Tem Franzese stated that we are one of the few villages that celebrates Armed Forces Day which honors our Armed Force members, both past and present. He added that it was always a special day for his father when he would bring him to Armed Forces Day. His father was a WWII veteran and would attend when his health permitted. The Village in collaboration with the Burr Ridge Veterans Memorial Committee will hold the event on Saturday, May 21<sup>st</sup> from 10:00 a.m. to 11:30 a.m. at the Veterans Memorial in front of the Village Hall. All residents and their families are invited to attend. The guest speaker will be Captain Scott Smith and President Pro-Tem Franzese is looking forward to hearing him speak.

Village Administrator Walter wanted to make the Board and Community aware of some important things that are taking place from a communication prospective. He advised that our new website will be going live on June 1<sup>st</sup> and wanted to thank some members of the community, Mr. Morton, Trustee

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Mital, EDC member Stettin, Plan Commissioner Petrich, and a few others who donated time in helping with a beta test of the site. With their assistance, they have helped the village build a better website. Mr. Walter added that a lot of time has gone into building this website and was very pleased with the work Hannah and the staff has done to bring this to a successful launch.

Along with the website going live, Mr. Walter stated the village has timed the release of the June edition of the Oak Leaf. This annual mailer will be a very nice 12 page glossy magazine which Mr. Walter feels all residents and businesses will benefit from. Included in this will be a four page abbreviated budget brief to tell the community about our budget and the success we have had with it. Mr. Water encouraged everyone to watch for the publication and read it.

### **ADJOURNMENT**

President Pro-Tem Franzese asked for a motion to adjourn the meeting.

Motion was made by Trustee Schiappa, seconded by Trustee Paveza, to Adjourn. The Board unanimously approved.

The meeting was adjourned at 8:24 p.m.

PLEASE NOTE: Where there is no summary or discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

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Susan Schaus  
Village Clerk  
Burr Ridge, Illinois

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Shirley Benedict  
Deputy Village Clerk  
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**May 4, 2022**

**CALL TO ORDER:** Chairman Tony Schiappa called the meeting to order at 6:03 p.m. The meeting was held in person and on Zoom at the Village Hall.

**ROLL CALL:** **Present:** Chairman Tony Schiappa, Trustee Russell Smith, Kirsten Jepsen, and Michael Simmons. Paul Stettin (left at 6:50), Mark Stangle (left at 7:00pm), Bhagwan Sharma (arrived 6:10 p.m.), and Luka Kaplarevic (arrived 6:06 p.m.) participated digitally by Zoom. Also present was Economic Development Coordinator Andrez Beltran.

**Absent:** Ramzi Hassan, Debbie Hamilton, Sam Odeh

**MINUTES:** A **MOTION** was made by Mr. Simmons to approve the Minutes from the April 4, 2022 meeting. The **MOTION** was seconded by Ms. Jepsen and approved by a vote of 6-0.

**INTRODUCTION OF NEW ECONOMIC DEVELOPMENT COMMITTEE MEMBER LUKA KAPLAREVIC**

Chairman Schiappa asked Mr. Kaplarevic to introduce himself. Mr. Kaplarevic stated he is twenty-three years old, a lifelong resident and lives near Harvester Park. He has a Masters in Operations Management and Supply Chains, and works in the city as an Operations Production Supervisor. He wanted to get involved in the community and after speaking with the Mayor he felt that the Economic Development Committee would be a good fit. Chairman Schiappa welcomed him to the Committee.

**PROCLAMATION IN SUPPORT OF ECONOMIC DEVELOPMENT WEEK MAY 9-13, 2022**

Mr. Beltran stated that the International Economic Development Council encourages economic development organizations to celebrate Economic Development week in the second week of May. This recognizes not just the projects but also the people who make them happen. Chairman Schiappa agreed that it was good to recognize all the hard work that goes into it. Ms. Jepsen suggested creating material to educate who is on the Committee and possibly a sticker for those businesses that are part of it. The Committee agreed that would be something to look into.

Trustee Smith made the **MOTION** to approve the Proclamation and send it to the Village Board. Mr. Simmons seconded. **Approved 7-0**

**NEW BUSINESS IDEAS/ ACTION ITEMS**

**UPDATE ON TCF PROPERTY**

Chairman Schiappa combined these two agenda items into one discussion. As of this meeting, the development moratorium had expired. Prior to the expiration, the Village Board had rezoned the property to business. He stated that of roughly eighteen bids, the developer has narrowed it to the top four. However, none were solely commercial projects. Additionally, due to lack of clarity of what type of uses the Village wants, and does not want, there is hesitation on moving forward with purchasing the property. Chairman Schiappa stated that he wanted to hear from the Committee what they would find acceptable in that location so he could take it to the Board.

Mr. Sharma suggested independent senior living as they tend to have more disposable income. Ms. Jepsen stated her concern would be with snowbirds who are not there half the year. Ms. Jepsen added that any building, including residential, should not be more than four stories as it would be too tall. Mr. Simmons said he would like to see a restaurant and banquet hall, high-end retail, and entertainment options. Trustee Smith suggested an auto showroom, whether it be Tesla or another type. Mr. Stettin agreed with restaurants and entertainment, but not divisive businesses such as a casino or cannabis dispensary. Mr. Kaplarevic agreed with entertainment uses such as indoor golf. Chairman Schiappa said he liked all the ideas. Another he had was building a parking garage, possibly in conjunction with Pace, to help with parking downtown and further utilize the Pace lot. Additionally, a boutique hotel could possibly fit in with other uses.

Chairman Schiappa stated that from what he heard that the types of businesses the Committee did not want to see were cannabis dispensaries or casinos. He asked if the Committee agreed and it did. He stated that the ideas the Committee were in support of were a boutique hotel, high-end retail, restaurants, and entertainment. He asked if the Committee agreed. Ms. Jepsen stated that as they heard last month and this month, development needs some density with a residential component. Trustee Schiappa asked the rest of their Committee for input on the subject.

The Committee discussed the types of residential that they felt would be appropriate. They quickly decided that single family residential would not be the best use nor bring the desired foot traffic. However, the Committee did not want it to be solely residential either. A mixed-use component, either as a stand-alone building in a larger development or within a single building would bring both foot traffic and additional tax revenues.

Chairman Schiappa asked for a **MOTION** to Request the Village Board develop a consensus concept plan for the TCF Site including favored and disfavored uses for marketing and development purposes. He stated he would also report the Committee's opinion. Mr. Simmons made the motion; Ms. Jepsen seconded.

**Approved 6-0**

### **OTHER CONSIDERATIONS.**

There were no other considerations.

### **PUBLIC COMMENT**

There were no public comments.

### **ADJOURNMENT**

Mr. Simmons made the **MOTION** to adjourn the meeting to June 1, 2022 at 6:00 pm, **SECONDED** by Ms. Jepsen. **APPROVED 6-0.** The meeting was adjourned at 7:03 pm.

Respectfully submitted:



Andrez Beltran  
Economic Development Coordinator

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF MAY 16, 2022**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 7 – Petrich, Broline, Stratis, Morton, Parrella, McCollian, and Trzupek

**ABSENT:** 1 - Irwin

Community Development Director Janine Farrell was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – MAY 2, 2022**

Commissioner Petrich corrected that Commissioner Morton was the individual who requested additional information be added about ADA and noise on page three of the minutes.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Morton to approve the minutes of the May 2, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Petrich, Morton, Stratis, Broline, Trzupek, Parrella and McCollian

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting. By a show of hands, Chairman Trzupek confirmed that the majority of the public present wished to comment on Z-15-2022. The Commission consented to amending the agenda to allow for that case to be presented first.

**Z-15-2022: 7950 Drew Avenue (Perino/Jarper Properties LLC); Special Use, PUD Amendment and Findings of Fact**

Request to consider a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18 in accordance with Section XIII of the Zoning Ordinance.

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that the petitioner is Tony Perino of Jarper Properties LLC. The property is zoned R-3 and was approved for a PUD

on September 10, 2018 in order to construct eight homes on 8.87 acres. The development was called the Cottages of Drew. As part of the approval, the petitioner was required to come back to the Commission and Village Board for final approval of engineering plans, landscaping plans, and building elevations. As the petitioner was developing these documents, the petitioner amended the plans to allow for three-car garages on six of the eight homes. This increase in garages resulted in a reduction of open space. The petitioner provided four building elevations, landscaping plans, final engineering plans, and the Final Plat of Subdivision. Mrs. Farrell noted decks and patios on the site plan extending beyond the limits of the residential lots. Staff recommends adding a condition to include deck/patio easements on the Final Plat of Subdivision, similar to the Savoy Club. This would allow the encroachment into the open space up to 12 ft. extending from the rear of the house. For the landscaping plans, a condition in 2018 required additional landscaping along the west side of the property which was provided on the updated 2022 plans. Staff had five recommendations for conditions should the Commission recommend approval.

Chairman Trzupek confirmed the request before the Commission and reason for the public hearing was a major change to a PUD due to the increase in the garage space which resulted in a reduction of the open space. The petitioner is also requesting approval of the final engineering plans, landscaping plans, and building elevations.

Nick Patera, on behalf of the petitioner, did not have any additions to the presentation. Mr. Patera noted the site plan comparison from 2018 to 2022 and that there were only minor differences between the two. There are three car garages proposed for only six of the eight homes.

Chairman Trzupek disclosed that his firm has worked with Mr. Patera's firm in the past but not on this project.

Robert Ferro, 7933 Hamilton, expressed concern about the pond to the west. Mr. Patera clarified it was a pre-treatment settlement basin or dry area. Mr. Ferro asked how much separation is provided to the west or if an easement is present. Mr. Ferro wanted to ensure that there was no change to the western side. Mr. Patera stated that just the structures shifted on the west, there were no other changes from 2018. Mr. Patera confirmed that there are trees proposed along the western side.

Mark Thoma, 7515 Drew, stated that although it is only a 0.94% decrease in open space, the developed area is only 2.7 acres which is substantial decrease for the small area. Mr. Thoma was concerned about the small spaces between the homes and the driveways and that 2/3 of the house is garage door which ruins the aesthetics. Mr. Thoma stated that the homes do not have side-loaded garages or a variety of styles.

Scott McGuire, 120 79<sup>th</sup> Street, was concerned about the existing flooding in the area and how the reduction in open space would further impact the flooding. Mr. McGuire asked if there would be any mitigation or other measures to address the issues. Mr. Patera confirmed that the stormwater detention was designed for over compensation by 20% and patios were always part of the original plans. Mr. Patera stated that they are aware of what is occurring in the area and that this over compensation should improve the issues.

Chairman Trzupek asked about the detention ponds. Mr. Patera stated that there is one existing pond, but there is an additional pond to the east and a pre-treatment basin to the west. Chairman Trzupek and Commissioner Stratis clarified with Mr. Patera that the wetland area will not be dredged or expanded, but the other two areas will overflow into the area.

Joanne Palmisano, 15W230 79<sup>th</sup> Street, stated that there are holes in the front yards along 79<sup>th</sup> Street and that the Village Engineer at the time promised that the home to her west would not cause drainage issues but that her property has ponding of water in the yard. Ms. Palmisano noted the repeated flooding along Drew. Ms. Palmisano said that the homes look like a city block while the other homes in the area have retained their open space and large lots.

Chairman Trzupek clarified the previous 2018 approval in terms of detention and that the 2022 proposal is a decrease in open area and asked if the engineering was altered due to the increase in impervious surfaces. Mr. Patera stated that no changes in stormwater were made because the basins were already designed at 20% over. Mr. Patera confirmed that DuPage County will also be required to review the plans. Chairman Trzupek confirmed with Mr. Patera that the new plans cut into the 20% over compensation.

Alice Krampits, 7515 Drew, questioned if the 20% was a requirement, then the stormwater needs to be adjusted to maintain the 20%.

Mrs. Farrell confirmed that the Stormwater Report revised in August 2021 stated that 30% more volume is being provided.

Chairman Trzupek clarified that 30% is being provided which is over the 20% which the Village required. Mr. Patera confirmed that slightly less than 30% is being provided.

Ms. Krampits expressed concerns about drainage and questioned why three-car garages are being proposed. Mr. Perino stated that they received inquiries from interested parties who wanted three-car garages but that not every potential buyer would want a three-car garage. Ms. Krampits noted the lack of plantings between the homes and that the area is natural and wooded. Mr. Perino confirmed that there will be natural landscaping on the site. Ms. Krampits stated that the large garages detract from the appeal of the homes' facades.

Mr. McGuire asked what happens if the engineer is wrong and what recourse the residents in the area have. Chairman Trzupek stated that the plans have been prepared by an engineer and reviewed by the Village and County engineers. Mr. McGuire questioned what the qualifications were of the engineers. Mr. Patera stated that the condition will not be made worse in the area with the development. Ms. Palmisano stated that the previous Village Engineer was not qualified and eleven homes drain to her back yard. Chairman Trzupek stated that the development must take care of the water on the property and they are improving it by 20%.

There was discussion about the wetland to the north and that a detention pond will not be located in that area.

Ms. Krampits asked if the County reviewed the plans. Commissioner Stratis stated that final engineering has not been approved.

An unidentified member of the public asked if the pond to the west of the site would be impacted or altered. Mr. Patera confirmed they will not impact that pond.

Commissioner Stratis stated that the applicant will have three different engineers reviewing the plans who are all licensed and Professional Engineers (P.E.). Commissioner Stratis stated that the engineers all must follow the code and they cannot solve upstream flooding issues but can help downstream issues. Commissioner Stratis had a conversation with the applicant as to why three-car garages were not provided and may have been the impetus behind the amendment. Commissioner Stratis asked what would happen if only two-car garages were built and if the petitioner would have to come back for approval. Mrs. Farrell stated that the language in the request reads that six of the eight homes shall have the option to have a three-car garage so it leaves open a two-car possibility as well. Commissioner Stratis asked for clarification on the 0.94% since the open space is going from 88.5% to 84%. There was discussion to confirm the numbers and that 0.94% of 88.5% is slightly less than 84%. A decrease from 88.5% to 84% is actually a 5% decrease in the open space.

Mr. Perino stated that 1,500 sq. ft. of additional impervious is added to the site through the amendment. Chairman Trzupek stated that equates to roughly half a home.

Commissioner Stratis questioned the fence removal condition. Mr. Patera stated that it was an error and no fences are to be installed on the retaining walls. Commissioner Stratis supported the elevations and the application but requested clarification on the impervious calculations.

Commissioner McCollian asked about the driveways. Mr. Perino confirmed they are cement with paver edges. Commissioner McCollian confirmed with the applicant that patios would be pavers and the decks are raised.

Commissioner Petrich reviewed the previous minutes and that the development went from nine homes to eight. Commissioner Petrich prefers either one less home in the development or less three-car options. Commissioner Petrich feels that the homes are tight in terms of spacing around the cul-de-sac and requested clarity on the drainage. One of the public benefits of the PUD was improved drainage and that the 20% requirement should be retained.

Commissioner Broline no comments.

Commissioner Parrella wanted to retain the verbiage of providing the option for six of the homes having a the three-car garage.

Commission Morton is concerned about exacerbating the existing flooding conditions. Commissioner Morton confirmed with Mrs. Farrell that the Village Engineer has reviewed the plans and preliminarily confirmed the findings. Commissioner Morton would like to require that the 20% stormwater volume still be protected, understanding that the 30% will be impacted. Commissioner Morton was concerned about where guests would park. Commissioner Morton



asked if permeable pavers for driveways were evaluated. Commissioner Morton stated that with the ingress/egress to the site, the homes may not be highly visible from Drew and therefore he was not concerned about the three-car garages. Mr. Patera confirmed that with the curve in the road and the proposed landscaping, the fronts of the homes would not be visible from Drew. Mr. Patera noted the parallel parking spaces along the road for guest parking.

Chairman Trzupek noted that the parking between driveways has been eliminated. While Chairman Trzupek is not typically supportive of front-loaded garages, these will not be visible from Drew. Chairman Trzupek stated that in terms of the engineering, the flooding problems in the area will not be solved, but that the flow of water on the site will be slowed down by the restrictors. Mr. Patera confirmed that the basins will slow the flow and that the upstream watershed area is enormous. Chairman Trzupek requested that the percentage be confirmed for the stormwater volume or that the approval be conditioned.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to close the public hearing for Z-15-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, McCollian, Parrella, Morton, Broline, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Parrella to recommend that the Board of Trustees approve a special use and PUD amendment request by Anthony Perino of Jarper Properties LLC for a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18, and approval of final engineering, landscaping plans, and building elevations, with Findings of Fact, subject to the following conditions:

1. Final plans shall substantially comply with the submitted site plans, landscape plans, and building elevations attached hereto as Exhibit A and subject to final engineering approval.
2. The Final Plat of Subdivision shall include Deck/Patio Easement Provisions to permit open decks/patios without roofs to extend no greater than 12 ft. from the rear exterior wall of the residence and shall not extend beyond the width of the residence.
3. The proposed fencing on the retaining walls shall be eliminated.
4. Tree planting in proximity to retaining walls shall be shifted to avoid concern over roots impacting wall stability.
5. The subdivision monument sign requires conditional sign approval by the Plan Commission and Village Board approval.
6. A minimum of 125% of stormwater volume detention shall be provided (25% increase in stormwater volume detention above requirements).
7. No more than six of the eight homes shall have three-car garages.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Parrella, Morton, Broline, Petrich, Trzupek and McCollian

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated that there is no existing definition for an attached garage, but there are some definitions in the Zoning Ordinance which can help to draft a definition. Mrs. Farrell presented two definition options: (1) a garage attached to the dwelling by a party wall or an interior wall; (2) a garage attached to a dwelling by a roof. For the second definition, the Commission may wish to evaluate if living space should be required in the connecting roof space.

Chairman Trzupek asked for public comments. There were none.

Commissioner Morton asked for clarification on the term party wall. Chairman Trzupek and Mrs. Farrell clarified that it is a common parallel interior wall, where the wall of the house is also the wall of the residence. Commissioner Morton confirmed with Mrs. Farrell that the second option where the structures are connected by a roof is current Village practice. Commissioner Morton asked if there were examples of residences like this in the Village. Mrs. Farrell confirmed that there were but did not have specific addresses.

Commissioner Parrella did not have any questions or comments.

Commissioner Broline asked if square footage in the open area under the roof would be included. Mrs. Farrell stated that could also be clarified. The open and enclosed areas would constitute an attached garage and since the attached garage square footage is limited to a certain amount, both of those portions would count towards it.

Chairman Trzupek asked about floor area ratio (FAR). Mrs. Farrell clarified that up to 1,000 sq. ft. does not count towards FAR so any portion of the open and enclosed area that exceed 1,000 sq. ft. would count towards it.

Commissioner Broline could foresee that living space will be created above the open area under the roof which could cause issues. Commissioner Broline asked why there were problems with attached garages. Chairman Trzupek clarified that detached garages are not permitted in the side buildable areas whereas an attached garage would be allowed.

Commissioner Petrich expressed concern about building accessory structures in the side buildable area and if the attached garages exceeded the maximum size permitted. Commissioner Petrich

stated that the fronts of homes with large, attached garages connected by a roof may impact neighbors due to their proximity and retaining walls to address the grade changes.

Commissioner McCollian did not like the word party wall and preferred common wall to be used in the proposed definition. Mrs. Farrell clarified that the term was used since the Zoning Ordinance has an existing definition for it.

Commissioner Stratis supported either option but preferred the second option with a roof. Commissioner Stratis did not support living space required in the connecting roof area and agreed to use the term common wall.

Chairman Trzupek noted the Panico petition and that it could almost fit into the first definition since “wall” is used, and a third dimension needs to be added. Chairman Trzupek did not believe that occupiable space should be required in the roofed area.

Commissioner Stratis asked about surrounding municipalities. Mrs. Farrell confirmed that the surrounding municipalities did not define an attached garage.

Commissioner Broline suggested that the area between the garage and the house under the roof should be included in the FAR which furthers the point it is attached.

Mrs. Farrell recommended that she bring back revisions reflecting that the Commission supports the connection by a roof and that the open space under the roof should count towards FAR.

Commissioner Stratis recommended that staff review ordinances in Lake Forest, Bannockburn, and Lincolnshire or communities with larger lots which can accommodate those types of houses.

Commissioner Petrich recommended that staff review homes in the area that were built in this style. Commissioner Petrich wanted to ensure that the Commission was careful in the consideration of the definition since these may impact neighbors and additional accessory space is created in the side area when it should be in the rear.

A **MOTION** was made by Commissioner Parrella and **SECONDED** by Commissioner Morton to continue the public hearing for Z-11-2022 until June 20, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Parrella, Morton, Stratis, Broline, Petrich, Trzupek, and McCollian  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

Chairman Trzupek asked for a summary of the petition. Mrs. Farrell stated the text amendments are in relation to temporary signs, specifically right-of-way signs. A temporary sign is defined as “any sign constructed in accordance with the provisions of this Ordinance for a period not to exceed thirty (30) days.” Mrs. Farrell reviewed the existing regulations for the right-of-way signs and noted some difficulties with enforcement since the signs require written consent by the property owner and there are outdated code enforcement procedures. For the revisions, the provision that the sign must be on private property in the non-commercial signs was eliminated since it is already stipulated earlier in the section. Mrs. Farrell reviewed the proposed regulations which eliminate the signs from being placed in the right-of-way and that they must be located on private property within a certain distance from the road and the structure on the property. The proposed regulations have eliminated the outdated code enforcement process.

Chairman Trzupek clarified that currently, signs are allowed in the right-of-way as long as they adhere to the stipulations in the Ordinance. The proposal states that signs cannot be in the right-of-way but must be on private property with that person’s permission.

Alice Krampits stated that she is not opposed to garage sale signs in the right-of-way and at a setback of 20 ft., they would not be visible. IDOT requires a line of site at 25 ft. Ms. Krampits is opposed to the proposed amendments.

Commissioner Stratis supports the amendment. Commissioner Stratis is concerned that the person on the sign would be fined even if they were unaware that the sign was put up. Commissioner Stratis does not want to see signs on utility poles.

Commissioner McCollian supports the proposal and would like to see people held accountable. Commissioner McCollian confirmed with staff that only one non-commercial sign message would be permitted per property.

Commissioner Petrich did not have issues with temporary signs that might stay up for a weekend like an open house but did support the amendment overall.

Commissioner Broline questioned political signs and the ability to remove them from the property. Commissioner Broline stated that real estate agents may push back against the regulations and that property owners are restricted if they are not allowed to put up garage sale signs.

Commissioner Parrella supported signs in the right-of-way like estate sales, open houses, and garage sales but with limitations on the duration and that they should not be allowed on utility poles.

Commissioner Morton would like to find a way to still permit garage sale or lost dog signs but with limitations. Commissioner Morton confirmed with staff that signs which violate the provisions are picked-up by staff and stored until they retrieved by the owner or disposed of.

Commissioner Morton questioned First Amendment rights. Mrs. Farrell stated that the Sign Ordinance has been updated to be content neutral. Commissioner Morton would still like to keep other temporary signs like garage sales.

Chairman Trzupek supports no signs in the right-of-way but that setback 20 ft. is a little too far. Chairman Trzupek understood that the Ordinance must be content neutral. Chairman Trzupek was concerned about limiting the number of political signs.

Commissioner Stratis stated that since there are public utilities in the right-of-way, other communities prohibit right-of-way signs. Staff is policing this so determining which messages are ok to keep or not is challenging. Commissioner Stratis supported placing signs up to the sidewalk or right-of-way line.

Ms. Krampits stated that she is the I&M Canal representative for Burr Ridge. The Rendezvous event signs are important to put up for directional purposes for a weekend only and must go within the right-of-way.

Chairman Trzupek summarized that the consensus is to prohibit right-of-way signs but with considerations like requiring a permit. Mrs. Farrell restated the discussion: that 20 ft. setback is too far, leave the utility pole provision in, have a weekend only sign which requires a permit and a deposit, and limit the amount of weekends permitted per year.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-13-2022/S-01-2022 to June 20, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, McCollian, Morton, Broline, Parrella, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

## **V. CORRESPONDENCE**

### **A. Board Reports** May 9, 2022

Commissioner Broline asked about the Thorntons gas station. Mrs. Farrell is waiting on the amended petition for 24-hour operation. The petition would still go forward to the Board which would then remand it back to the Commission for a new public hearing with new notices sent.

Commissioner Petrich asked about the hours of operation text amendment and if the text amendment would be applicable to all special uses and PUDs. Mrs. Farrell stated that the draft language has a provision which states that it is applicable to

all PUDs and those restaurants with special uses. Other text amendments would require similar language.

**B. Building Reports**  
None

**VI. OTHER CONSIDERATIONS**

**VII. PUBLIC COMMENT**

**VIII. FUTURE MEETINGS**

**May 23, 2022 Board of Trustees**

Commissioner Irwin is the scheduled representative.

**June 6, 2022 Plan Commission**

**Z-08-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 18, 2022]**

Request to consider text amendments to Sections VIII.A, VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts.

**Z-12-2022:** Consideration of text amendments regarding commercial vehicles in residential zoning districts.

**June 13, 2022 Board of Trustees**

Commissioner Parrella is the scheduled representative.

**June 20, 2022 Plan Commission**

**Z-14-2022:** Consideration of text amendments regarding short-term rentals.

**June 27, 2022 Board of Trustees**

Commissioner Petrich is the scheduled representative.

**July 4, 2022 Plan Commission – MEETING IS CANCELLED DUE TO HOLIDAY**

**July 11, 2022 Board of Trustees**

No Commissioners are scheduled. A volunteer may be needed.

**July 18, 2022 Plan Commission**

No cases scheduled at this time. The deadline for newspaper publication is July 1, 2022.

**July 25, 2022 Board of Trustees**

Commissioner Broline is the scheduled representative.

**IX. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to adjourn the meeting at 9:06 pm.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Morton, Petrich, Broline, Parrella, McCollian, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Respectfully Submitted:**

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Janine Farrell, AICP  
Community Development Director

## ORDINANCE NO. A-834-xx-22

AN ORDINANCE AMENDING SECTION VIII.A.11 OF THE ZONING ORDINANCE  
REGARDING HOURS OF OPERATION FOR RESTAURANTS WITH LIQUOR LICENSES  
IN THE BUSINESS DISTRICTS

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(Z-09-2022: Text Amendment - Restaurant Hours)

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**WHEREAS**, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Village Administrator 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 text amendment on April 18, 2022, at the Burr Ridge Police Department, 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 Doings Weekly, 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 text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to



this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor 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 Mayor and Board of Trustees find that the granting of the proposed text amendment 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.

**Section 2:** That this Mayor 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 recommendation is to amend Section VIII.A.11 of the Burr Ridge Zoning Ordinance regarding hours of operation for restaurants with liquor licenses.
- B. That the amendments described are consistent with the purpose and intent of the Zoning Ordinance.

**Section 3:** That Section VIII.A.11 shall be struck in their entirety and replaced with the text included as **Exhibit A** in this Ordinance.

**Section 4:** 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 23<sup>rd</sup> day of May, 2022, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** -

**NAYS:** -

**ABSENT:** -

**APPROVED** by the Mayor of the Village of Burr Ridge on this 23<sup>rd</sup> day of May, 2022.

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Mayor

ATTEST:

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Village Clerk

# EXHIBIT A

## 11. Hours of Operation for Business Uses

a. The hours of operation for all uses within the B-1 and B-2 Districts, except for restaurants with liquor licenses, shall not exceed 7 A.M. to 10 P.M., except as otherwise allowed herein.

~~b. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.~~

eb. The hours of operation for restaurants with liquor licenses shall be as follows and shall be subject to the terms and conditions as follows:

1) For indoor dining facilities, the permitted closing time for restaurants with liquor licenses shall be no later than 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays, and no later than 1:00 A.M. on Thursdays, ~~(i.e. Friday at 1:00 A.M.) and 2:00 A.M. on~~ Fridays and Saturdays ~~(i.e., Friday, Saturday and Sunday at 21:00 A.M.)~~, ~~Except however, that~~ on December 31 of each year, the permitted closing time shall be extended to 2:00 A.M., regardless of the day of the week ~~(i.e., 2:00 A.M. on January 1)~~. For outdoor dining facilities, the closing time for restaurants with liquor licenses shall be those as specified as a condition of the special use permit issued for outdoor dining at each such establishment.

2) Restaurants with liquor licenses shall be required to provide service of food prepared on-site up to a minimum of one hour before closing.

3) Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by Sections VIII.B.2 and VIII.C.2, herein.

~~4) The closing times for indoor dining specified in subparagraph 1) for restaurants with liquor licenses shall be permitted for all existing restaurants with liquor licenses located within a B-1 or B-2 District, regardless whether the ordinance approving any such special use specified an earlier closing time.~~

~~c. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.~~

## ORDINANCE NO. \_\_\_\_\_-22

**AN ORDINANCE AMENDING SECTION 25.09, "CLASSES OF LICENSES –  
NUMBER OF LICENSES – HOURS," OF CHAPTER 25, ENTITLED  
"LIQUOR CONTROL," OF THE BURR RIDGE MUNICIPAL CODE**

**WHEREAS**, the corporate authorities of the Village of Burr Ridge (the "Village") are authorized, pursuant to Section 4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1) to establish regulations and restrictions upon the operations of local liquor licensees.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**Section 1.** Section 25.09, entitled "Classes of Licenses – Number of Licenses – Hours," of the Burr Ridge Municipal Code, as amended, is hereby amended by amending paragraphs 2, 3, 8, 16, 18 and 19, as follows:

**25.09 Class Of Licenses - Number Of Licenses - Hours**

\* \* \*

**2. Class B--License** shall be issued for a period of one year to any person or persons, organization, association, partnership or corporation that does not qualify for a Class "A" license. A Class "B" license shall permit the sale of any and all alcoholic liquor as defined herein by the drink only and for consumption on the premises where sold subject to the other terms and conditions of this Code. It shall be lawful for any Class "B" licensee to keep open for business and admit the public to such premises each day of the week, Sundays included; provided, however, except for restaurants that are located within a B-1 or B-2 District, that no person shall sell, dispense or pour, or give away any alcoholic liquor between the hours of 1:00 A.M. and 6:00 A.M. on weekdays, and between 2:00 A.M. and 6:00 A.M. on Saturdays, and between the hours of 2:00 A.M. and 11:00 A.M. on Sundays; provided further, however, that on January 1st of each year while this Chapter is in effect alcoholic liquor may be sold at retail pursuant to the terms of this Chapter until 4:00 A.M.; provided further, however, that it shall be the duty of the license holders of such establishments to require that all persons, other than employees of said establishments, leave the premises within fifteen (15) minutes after the foregoing stated closing times. Notwithstanding the above, for restaurants located in the B-1 or B-2 Districts, no person shall sell, dispense or pour, or give away alcoholic liquor between the hours of 12:00 Midnight and 6:00 A.M. on weekdays, except Fridays, and between the hours of 1:00 A.M. and 6:00 A.M. on Fridays and Saturdays and between the hours of 1:00 A.M. and 11:00 A.M. on Sundays.

**3. Class C--License** shall be issued for a period of one year to any person or persons, organization, association, partnership, or corporation that does not qualify for a Class "A" license. A Class "C" (formerly "BB") license shall permit the sale of any and all alcoholic liquors as defined herein by the drink only and for consumption on the premises where sold subject to the other terms and conditions of this Code. With respect to establishments holding Class "C" licenses, it shall be lawful to keep open for business and to admit the public to such premises

each day of the week, Sundays included; provided, however, except for restaurants that are located within a B-1 or B-2 District, that no person shall sell, dispense or pour, or give away any alcoholic liquors between the hours of 2:00 A.M. and 6:00 A.M. on weekdays, and between the hours of 4:00 A.M. and 6:00 A.M. on Saturdays, and between the hours of 4:00 A.M. and 11:00 A.M. on Sundays; provided, however, that it shall be the duty of the license holders of such establishments to require that all persons, other than employees of said establishments, leave the premises within fifteen (15) minutes after the foregoing stated closing times. Notwithstanding the above, for restaurants located in the B-1 or B-2 Districts, no person shall sell, dispense or pour, or give away alcoholic liquor between the hours of 12:00 Midnight and 6:00 A.M. on weekdays, except Fridays, and between the hours of 1:00 A.M. and 6:00 A.M. on Fridays and Saturdays and between the hours of 1:00 A.M. and 11:00 A.M. on Sundays.

\* \* \*

**8. Class H**— License shall permit the sale of alcoholic liquor on the premises designated therein for consumption by the drink on such premises only, and provided further that such sale of alcoholic liquor shall be restricted to sales made in conjunction with the licensee's operation of a restaurant on said premises, and further provided that such sale of alcoholic liquor shall not be permitted until all food services equipment is installed and fully operating and such licensed premises meet the qualifications set forth in 235 ILCS 5/1-3.23. No person shall sell, dispense or pour or give away any alcoholic liquor between the hours of 12:00 Midnight and 6:00 A.M. on weekdays, except Fridays, and between 1:00 A.M. and 6:00 A.M. on Fridays and Saturdays, and between 1:00 A.M. and 11:00 A.M. on Sundays; provided, however, that on January 1st of each year while this Chapter is in effect alcoholic liquor may be sold at retail pursuant to the terms of this Chapter until 2:00 A.M.; provided further, however, that it shall be the duty of the license holders of such establishments to require that all persons, other than employees of said establishments, leave the premises within fifteen (15) minutes after the foregoing stated closing times. Provided, however, notwithstanding any other provision of this Chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this Section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this Section and not tampered with shall not be deemed an unsealed container.

\* \* \*

**16. Class P** – License shall be issued for a period of one year. A Class “P” License shall permit the sale of any and all wine as defined herein, provided the wine is sold only in its original package and not for consumption on the premises where sold. A Class “P” License shall also permit the ancillary sale of other alcoholic liquor, provided that the primary business remains the sale of wine. A Class “P” License shall also permit wine tasting again solely as an ancillary part of the primary business of selling wine. The number of such wine tastings may be limited by the Local Liquor Control Commissioner in his discretion. It shall be lawful for any Class “P” licensee to keep open for business and to admit the public to such premises each day of the week only between the hours of 6 a.m. and 10 p.m. Monday through Thursday and on

Saturday, and between the hours of 6 a.m. and 11 p.m. on Friday, and between the hours of 11 a.m. and 10 p.m. on Sunday, except for those Class P licenseholders who also hold a Class P1 license and who are located in a B-1 or B-2 District, no person shall sell, dispense or pour, or give away alcoholic liquor between the hours of 12:00 Midnight and 6:00 A.M. on weekdays, except Fridays, and between the hours of 1:00 A.M. and 6:00 A.M. on Fridays and Saturdays and between the hours of 1:00 A.M. and 11:00 A.M. on Sundays.

\* \* \*

**18. A Class Q** – License shall be issued for a period of one year. A Class “Q” License shall permit the sale of beer and wine only on the premises designated therein for consumption by the drink on such premises only, and further provided that such sale of beer and wine shall be restricted to sales made in conjunction with the licensee’s operation of a restaurant on said premises, and further provided that such sale of beer and wine shall not be permitted until all food services equipment is installed and fully operating and such licensed premises meet the qualifications set forth in 235 ILCS 5/1-3.23. No person shall sell, dispense or pour or give away any such beer and wine between the hours of 12:00 Midnight and 11:00 A.M. on Mondays, Tuesdays, Wednesdays, and Thursdays and between 1:00 A.M. and 11:00 A.M. on Fridays, Saturdays and Sundays; provided further, however, that on January 1st each year while this Chapter is in effect alcoholic liquor may be sold at retail pursuant to the terms of this Chapter until 2:00 A.M.; provided further, however, that it shall be the duty of the license holders of such establishments to require that all persons, other than employees of said establishments, leave the premises within fifteen (15) minutes after the foregoing stated closing times. Provided, however, notwithstanding any other provision of this Chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premises consumption. A partially consumed bottle of wine that is to be removed from the premises pursuant to this Section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this Section and not tampered with shall not be deemed to be in an unsealed container.

**19. A Class R** — License shall be issued for a period of one year. A Class “R” License shall permit the sale of sealed and unconsumed bottles of wine in their original packaging, on the premises of a restaurant that holds an “H” liquor license under Section 25.09(H) of this Code. Such bottles of wine shall be sold only for consumption off premises from the restaurant. Sale of such wine shall not be permitted until all food services equipment is installed and fully operating and such licensed premises meet the qualifications set forth in 235 ILCS 5/1-3.23. No person shall sell or give away any such wine between the hours of 12:00 Midnight and 6:00 A.M. on weekdays, except Fridays, and between 1:00 A.M. and 6:00 A.M. on Fridays and Saturdays, and between 1:00 A.M. and 11:00 A.M. on Sundays. Provided further, however, that it shall be the duty of the license holders of such establishments to require that all persons, other than employees of said establishments, leave the premises within fifteen (15) minutes after the foregoing stated closing times. A Class “R” license holder must also apply for and receive a Class “H” license and conform to all provisions of this Chapter relating to said Class “H” licenses. Nothing in the issuance of a Class “R” license shall be considered to relieve the licensee

of any responsibility for complying with all applicable state and federal regulations relating to the sale of wine and with all applicable business and other regulations of the Village.

**Section 2.** This Ordinance shall be in full force and effect upon its adoption and approval as provided by law.

**ADOPTED** this 23<sup>rd</sup> day of May, 2022.

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** this 23<sup>rd</sup> day of May, 2022.

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Mayor

**ATTEST:**

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Village Clerk

ORDINANCE NO. O-\_\_\_\_\_-22

**AN ORDINANCE AMENDING CHAPTER 1, ENTITLED  
“GENERAL PROVISIONS,” OF THE BURR RIDGE MUNICIPAL CODE  
WITH REGARD TO DEBTS OWED TO THE VILLAGE**

**WHEREAS**, the corporate authorities have determined that it is in the best interests and welfare of the Village and its residents to require persons or entities who owe certain amounts of debt to the Village to be ineligible to obtain licenses, permits or refunds from the Village, until such debt is satisfied.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**SECTION 1.** The foregoing recital clause is adopted by the corporate authorities as their finding of fact and is incorporated herein by specific reference.

**SECTION 2.** Chapter 1, entitled “General Provisions,” of the Burr Ridge Municipal Code is hereby amended by adding thereto Section 1.15 as follows:

**1.15 Effect of Debt Owed to the Village**

Any person or entity that has any debt owed to the Village in excess of One Hundred Dollars (\$100.00) shall be ineligible to obtain any type of permit or license issued by the Village or from obtaining any repayment or refund of any bond or deposit from the Village, until such debt has been satisfied.

**SECTION 3.** This Ordinance shall be in full force and effect upon its passage and approval, and ten (10) days after its publication in pamphlet form.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Village Clerk



## ORDINANCE NO. A-834-xx-22

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE #A-834-10-21  
TO EXPAND THE SUBJECT USE AND A SPECIAL USE FOR A RESTAURANT  
OVER 4,000 SQUARE FEET WITH THE SALE OF ALCOHOLIC BEVERAGES

(Z-04-2022: 308-312 Burr Ridge Parkway - Rovito)

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**WHEREAS**, an application for special use approval for certain real estate has been filed with the Village Administrator 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 public hearings on the question of granting said special use approval on March 21, 2021 and May 2, 2021 at the Burr Ridge Police Department, 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 Doings, 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 special use approvals, including its findings and recommendations, to this Mayor and Board of

Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor 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 Mayor and Board of Trustees find that the granting of amendment and special use approval 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.

**Section 2:** That this Mayor 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 308-312 Burr Ridge Parkway, Burr Ridge, Illinois, is Filipo Rovito (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section XIII.K of the Zoning Ordinance and the County Line Square Planned Unit Development Ordinance #A-834-19-21 to permit the expansion of an existing restaurant with alcoholic beverage sales and outdoor dining.
- B. That the proposed restaurant expansion is in a shopping center with a variety of commercial tenants including other restaurants.

C. That the subject property is appropriate for restaurants with sales of alcoholic beverages.

**Section 3:** That special use approval for a restaurant with sales of alcoholic beverages and outdoor dining ***is hereby granted*** for the property commonly known as 308-312 Burr Ridge Parkway and identified by the Permanent Real Estate Index Numbers of **18-30-301-001; and 18-30-305-003.**

**Section 4:** That the special use is subject to the following terms and conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 4,400 square feet commonly known as 308-312 Burr Ridge Parkway.
2. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than 11pm on any given day.
3. The outdoor dining area shall comply with the Burr Ridge Municipal Code and County Line Square PUD regulations in respect to ingress, egress, and ADA compliance, as well as liquor control and noise ordinance regulations. The outdoor dining plan and any remaining details shall be approved by staff and the Plan Commission Chairman through the building permit process and prior to building permit issuance.
4. Prior to building permit issuance, the petitioner shall submit a parking management plan, subject to staff and Plan Commission Chairman approval, that includes at a minimum:
  - a. A commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center.
  - b. The reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes.
  - c. A commitment that employees be required to park offsite or behind the shopping center.

**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 23<sup>rd</sup> day of May, 2022, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** -

**NAYS:** -

**ABSENT:** -

**APPROVED** by the Mayor of the Village of Burr Ridge on this 23<sup>rd</sup> day of May, 2022.

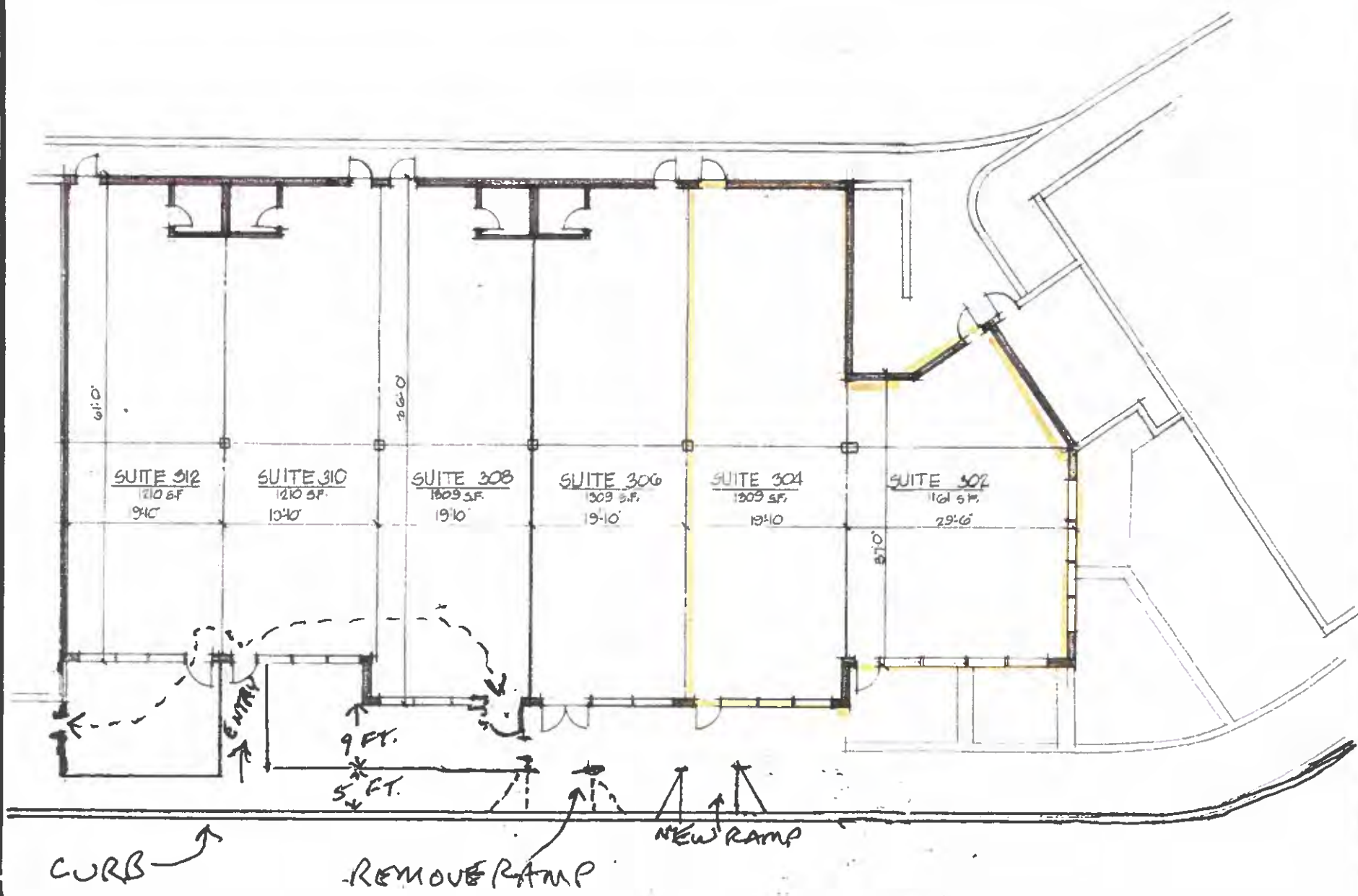
---

Mayor

ATTEST:

---

Village Clerk



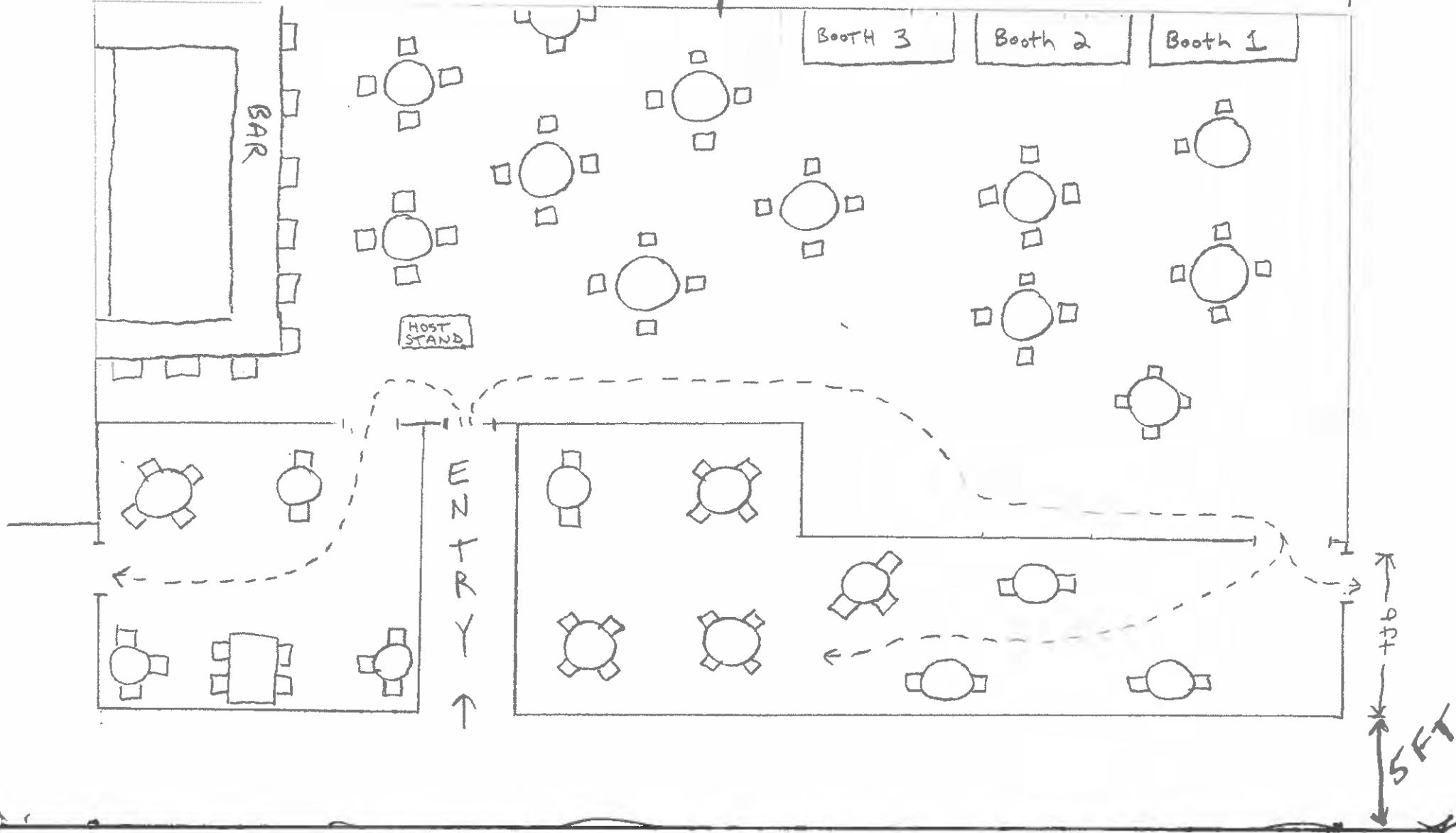
ARE WE LIVE

310 - 312

308

EXISTING SPACE

EXPANSION AREA







RELOCATE

OUT





303

306

W30

W30

← RELOCATE PLANTER

REMOVE EXISTING RAMP  
REPLACE LEVEL TO CURRENT

↑





304

NO

302

RELOCATE  
PLANTER

NEW RAMP

## Nick Esposito

---

**From:** John Garber <garberdevelopment@gmail.com>  
**Sent:** Wednesday, May 4, 2022 1:38 PM  
**To:** Nick Esposito  
**Subject:** Re: 308 Burr Ridge Parkway; Lease to "Are We Live"

Nick,

See attached proposal to fill in the exiting ramp and moving the ramp in between units 308 and 310.

## Nick Esposito

---

**From:** John Garber <garberdevelopment@gmail.com>  
**Sent:** Friday, May 6, 2022 9:39 AM  
**To:** Nick Esposito  
**Subject:** Re: Update for Are We Live sketch  
**Attachments:** scanner@esadesign.com\_20220505\_162454.pdf

Nick

The new ramp won't be near the new Are We Live space

Thank you,

John Garber

On May 6, 2022, at 9:16 AM, Nick Esposito <nfe@eslaw500.com> wrote:

Hi John,

The Village board is taking this up this Monday for approval.

Please see below. I'm sending you our latest drawing via my assistant Karolyn. Can you redo and add the items she is asking for and send it to me?

Thanks much.

Nick

Nicholas F. Esposito  
Esposito & Staubus LLP  
Attorneys at Law  
7055 Veterans Blvd.  
Unit 8  
Burr Ridge, ILLINOIS 60527  
312-346-2766

----- Original message -----

**From:** Janine Farrell <jfarrell@burr-ridge.gov>  
**Date:** 5/6/22 8:16 AM (GMT-06:00)  
**To:** Nick Esposito <nfe@eslaw500.com>  
**Subject:** Update for Are We Live sketch

Hello Nick,

## Nick Esposito

---

**From:** John Garber <garberdevelopment@gmail.com>  
**Sent:** Friday, May 6, 2022 9:46 AM  
**To:** Nick Esposito  
**Subject:** Re: Update for Are We Live sketch  
**Attachments:** scanner@esadesign.com\_20220505\_162454.pdf

Also, we will remove the flower box and the fence will be 5' from the curb

Thank you,

John Garber

On May 6, 2022, at 9:16 AM, Nick Esposito <nfe@eslaw500.com> wrote:

Hi John,

The Village board is taking this up this Monday for approval.

Please see below. I'm sending you our latest drawing via my assistant Karolyn. Can you redo and add the items she is asking for and send it to me?

Thanks much.

Nick

Nicholas F. Esposito  
Esposito & Staubus LLP  
Attorneys at Law  
7055 Veterans Blvd.  
Unit B  
Burr Ridge, ILLINOIS 60527  
312-346-2766

----- Original message -----

From: Janine Farrell <jfarrell@burr-ridge.gov>  
Date: 5/6/22 8:16 AM (GMT-06:00)  
To: Nick Esposito <nfe@eslaw500.com>  
Subject: Update for Are We Live sketch

Hello Nick,

**From:** [Nick Esposito](#)  
**To:** [Janine Farrell](#)  
**Subject:** RE: Are We Live Petition Update  
**Date:** Friday, May 6, 2022 3:29:15 PM  
**Attachments:** [Petition Rendering Supplement.pdf](#)

---

Janine,

We look forward to addressing this petition this Monday evening, May 9, 2022 in anticipation of approval at that meeting..

In further support, here is a 5-page attachment.

Page 1 in the outdoor dining rendering. It shows 5 feet from the fence to the curb or exactly one 5-foot square. The current planters are removable. The planter in front of 308 will be moved by the landlord to a more suitable location, per the emails sent to you yesterday.

Page 2 is Landlord's architectural plan with handwritten notes showing the same information as Page 1.

Page 3 is a photo showing the combination of current *Are We Live* and the 308 expansion space. It shows relocation of the planter and partial indication of the ramp to be removed.

Page 4 is a photo showing entire ramp to be removed by landlord. The current ramp location will be replaced with a new curb and new sidewalk level with the existing sidewalk. It also the planter presently in front of 308 which is to be relocated by the landlord.

Page 5 is a photo showing the proposed location of the new handicap ramp by the landlord. It would be two building units over to 304. The planter will be relocated by the landlord as well.

Regarding other items you mentioned:

- Valet service will be available between 5 and 10 PM Thursday through Sunday with the same operation currently being used by Capri.

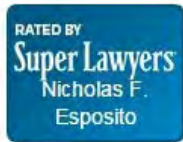


*Are We Live* employees will park in the rear of the building or otherwise offsite consistent with employee parking for Capri.

Thank you.

consistent with  
Nicholas F. Esposito  
ESPOSITO & STAUBUS LLP  
7055 Veterans Blvd.  
Unit B  
Burr Ridge, IL 60527  
(Phone) 630-323-5310 x 14 // 312-346-2766 x 14  
(Facsimile) 630-323-5490 // 312-346-3177  
[www.eslaw500.com](http://www.eslaw500.com)

Click the link



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---

**From:** Janine Farrell <jfarrell@burr-ridge.gov>  
**Sent:** Thursday, May 5, 2022 4:35 PM  
**To:** Nick Esposito <nfe@eslaw500.com>  
**Subject:** RE: Are We Live Petition Update

Hello Mr. Esposito,

Attached are the minutes from the March and May meetings.

Thank you,

Janine Farrell, AICP



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-04-2022: 308-312 Burr Ridge Parkway (Rovito); Requests an amendment to Ordinance #A-834-10-21 to expand the subject use and a special use for a restaurant over 4,000 square feet with the sale of alcoholic beverages pursuant to section XIII.K of the Zoning Ordinance and the County Line Square Planned Unit Development (Ordinance #A-834-19-21).**

**HEARINGS:**

March 21, 2022; May 2, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Filipo Rovito

**PETITIONER STATUS:**

Tenant

**PROPERTY OWNER:**

Bob Garber

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Shopping Center

**SITE AREA:**

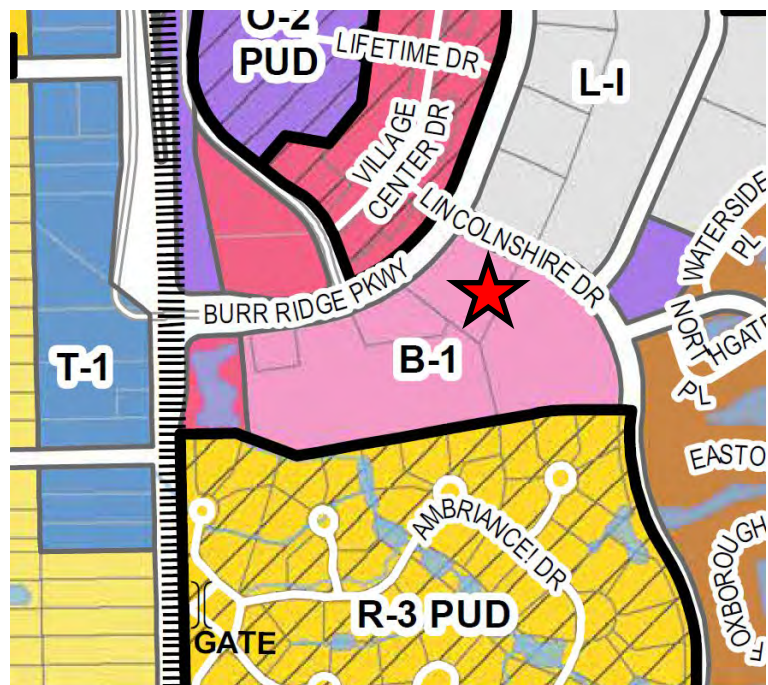
7.2 Acres

**SUBDIVISION:**

County Line Square

**PARKING AVAILABLE:**

499 Parking Spaces



On June 28, 2021, the petitioner received special use approval for a restaurant with sales of alcoholic beverages and outdoor dining (Ordinance #A-834-10-21). This special use approval was to operate Are We Live located at 310 and 312 Burr Ridge Parkway. At that time, the petitioner was also approved for a variation to permit the restaurant without the required number of parking spaces. The petitioner is now requesting to expand the existing operations into the neighboring unit addressed as 308 Burr Ridge Parkway. Should the Commission recommend approval of the requests, staff recommends including the previously approved conditions as part of this special use.

Since that special use approval, the County Line Square Planned Unit Development (PUD) was approved on November 8, 2021 (Ordinance #A-834-19-21). A restaurant over 4,000 square feet with or without the sale of alcoholic beverages requires a special use. The cumulative total of 308, 310, and 312 Burr Ridge Parkway, including the outdoor dining areas (previously approved and proposed), measures roughly 4,400 sq. ft. The interior space of 308 Burr Ridge Parkway measures 1,116 sq. ft. and the proposed outdoor dining measures roughly 300 sq. ft. The existing Are We Live operations occupies 2,400 sq. ft. of interior space and about 516 sq. ft. of outdoor dining space. The proposed expansion into 308 Burr Ridge Parkway includes additional seating for dining, two offices, a liquor room, and a storage room. The business plan and layouts are included as attachments.

The petitioner seeks to maintain the existing hours of operation, previously approved through Ordinance #A-834-10-021. Are We Live is permitted to be open until midnight every night for the interior dining and 11:00 p.m. for the outdoor dining (activity shall cease and all patrons shall vacate the premises by these times). Staff consulted with the Village Attorney to confirm that an additional special use is not required for the extended hours of operation past 10:00 p.m. The County Line Square PUD states that “any previously-approved special use shall be considered a use’s permitted hours of operation until and unless revisions are specifically made to this extent.”

Alcoholic beverages will be served, a use which is now included under the County Line Square PUD “restaurants over 4,000 square feet” special use. Outdoor dining areas accessory to any permitted or special use restaurant are now a permitted use under the County Line Square PUD. The outdoor dining area is proposed to match what was previously approved through Ordinance #A-834-10-021. The County Line Square PUD has specific guidelines for the outdoor dining area which the applicant will be required to comply with (included as an attachment).

The County Line Square PUD requires that all restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00 p.m. The previously approved variation for parking also required a parking management plan that included: a commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center; the reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes; and a commitment that employees be required to park offsite or behind the shopping center. Should the Commission recommend approval of the requests, staff recommends that this is added as a condition.

The County Line Square PUD requires one parking space be provided per 200 gross square feet of commercial space. In November of 2021, the total number of required parking at County Line Square was stated to be 462 spaces. With the addition of 308 Burr Ridge Parkway, eight parking spaces are required which brings the total to 470 parking spaces, under the 479 or 499 spaces provided on site (differing totals have been provided).



This petition was first heard on March 21, 2022. Since there was not a representative available to answer questions about the proposal, and the Plan Commission required additional information in order to evaluate the request, the petition was continued until May 2, 2022. The Commission requested an updated outdoor dining plan illustrating compliance with the PUD and Zoning Ordinance regulations and a parking plan. Staff requested those items of the Petitioner but as of the date of this report, they have not been received.

### **Public Hearing History**

Z-01-2021 (Are We Live): Special use approval for a restaurant with sales of alcoholic beverages and outdoor dining. Variation approval to permit a restaurant without the required number of parking spaces.

### **Public Comment**

Seven comments from six individuals have been received and are included as attachments to this report.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend special use amendment and special use approval for the proposed restaurant expansion, staff recommends that said recommendation be subject to the following conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 4,400 square feet commonly known as 308-312 Burr Ridge Parkway.
2. Activity in the indoor restaurant area shall cease and all patrons shall vacate the premises no later than midnight on any given day.
3. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than 11pm on any given day.
4. The outdoor dining area shall comply with the Burr Ridge Municipal Code and County Line Square PUD regulations in respect to ingress and egress as well as liquor control. The outdoor dining plan and any remaining details shall be approved by staff through the building permit process and prior to building permit issuance.
5. Prior to building permit issuance, the petitioner shall submit a parking management plan, subject to staff approval, that includes at a minimum:
  - a. A commitment to provide valet parking off-site, behind the building, or at the west end of the shopping center.
  - b. The reservation of four (4) parking spaces for valet parking that does not interfere with any drive aisles or fire lanes.
  - c. A commitment that employees be required to park offsite or behind the shopping center.

**Appendix**

Exhibit A - Petitioner's Materials

Exhibit B - Ordinance #A-834-10-21

Exhibit C - Ordinance #A-834-19-21

Exhibit D - Public comments



# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

FEB 16 2022

VILLAGE OF BURR RIDGE

### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Are We Live Inc. by Filippo Rovito, Jr.

STATUS OF PETITIONER: Tenant g7

PETITIONER'S ADDRESS: 308/310-312 Burr Ridge Parkway

ADDRESS OF SUBJECT PROPERTY: 308/310-312 Burr Ridge Parkway

PHONE: 630-885-2268

EMAIL: agrovito@comcast.net

PROPERTY OWNER: Bob Garber

PROPERTY OWNER'S ADDRESS: 115 Vine, Hinsdale, IL PHONE: 630-842-2506

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

### DESCRIPTION OF REQUEST:

Expand 310-312 Burr Ridge Parkway to add 308 Burr Ridge Parkway for additional customer space, including indoor expansion and outdoor dining.

### PROPERTY INFORMATION (to be completed by Village staff) g4

PROPERTY ACREAGE/SQ FOOTAGE: 7.2 acres EXISTING ZONING: B-1/Retail Business

EXISTING USE/IMPROVEMENTS: County Line Square/multi-tenant commercial

SUBDIVISION: \_\_\_\_\_

PIN(S) # 18-30301-0010000, 18-30-305-003-0000

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.

Filippo Rovito Jr  
Petitioner's Signature

2/16/2022  
Date of Filing



Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

**Address:**

308/310-312 Burr Ridge Parkway

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 small expansion will allow more room for customers and for guests to continue enjoyment of their evening.
- 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 establishment will be operated in a professional manner in accordance with all state and local codes.
- 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 small expansion will draw customers to the area and improve the value of the property and the businesses of other current tenants.
- 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 small expansion will enhance and compliment surrounding property and businesses.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.  
No additional utilities, roads, etc. will be needed for this special use.
- 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.  
There are multiple points of ingress and egress in County Line Square and convenient access to existing 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 proposal is consistent with the comprehensive plan of the Village as amended.
- 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 establishment will comply with all regulations.





**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:

308/310-312 Burr Ridge Parkway

Property Owner or Petitioner:

Are We Live Inc. by Filippo Rovito, Jr.

(Print Name)

Filippo Rovito

(Signature)

TO: Village of Burr Ridge, Illinois  
FROM: Bob Garber, 15 Vine Street, Hinsdale, IL  
RE: Petition of Are We Live Inc. to Expand and Add Unit 308 with Units  
310-312 Burr Ridge Parkway

I am owner/landlord of the property commonly known as 308 Burr Ridge Parkway, Burr Ridge, IL. Please be advised that I have been requested to and have agreed to lease 308 Burr Ridge Parkway, Burr Ridge, IL to Are We Live Inc., and to allow expansion and access between Unit 308 and Units 310-312 Burr Ridge Parkway.



---

Bob Garber  
630-842-2506

## **NARRATIVE OVERVIEW FOR ARE WE LIVE EXPANSION**

Address: 308 Burr ridge Parkway

Existing space ARE WE LIVE 310-312 Burr Ridge Parkway would like to expand into the 308 space

Space is approximately 1116sf

Janine,

Per the rendering, the owner would like to open up the wall in the front of the space approximately

25'x18' to expand and relocate some of the high top tables and the booths from the existing space

The back of the space will be utilized for storage, a liquor room, and 2 offices

There is an existing restroom in the space as indicated on the rendering

An opening will be created from the existing space to the new space so employees have access into the back area

There will be no new employees hired

The new space would operate with the same hours as ARE WE LIVE is presently

Tuesday-Saturday 3pm-12 midnight

Attached also is a conceptual for outdoor dining. I have attached what ARE WE IVEL has for outdoor dining

Expansion for outside would flow into the new space. Outside hours of operation Tuesday 3pm-Saturday 11pm

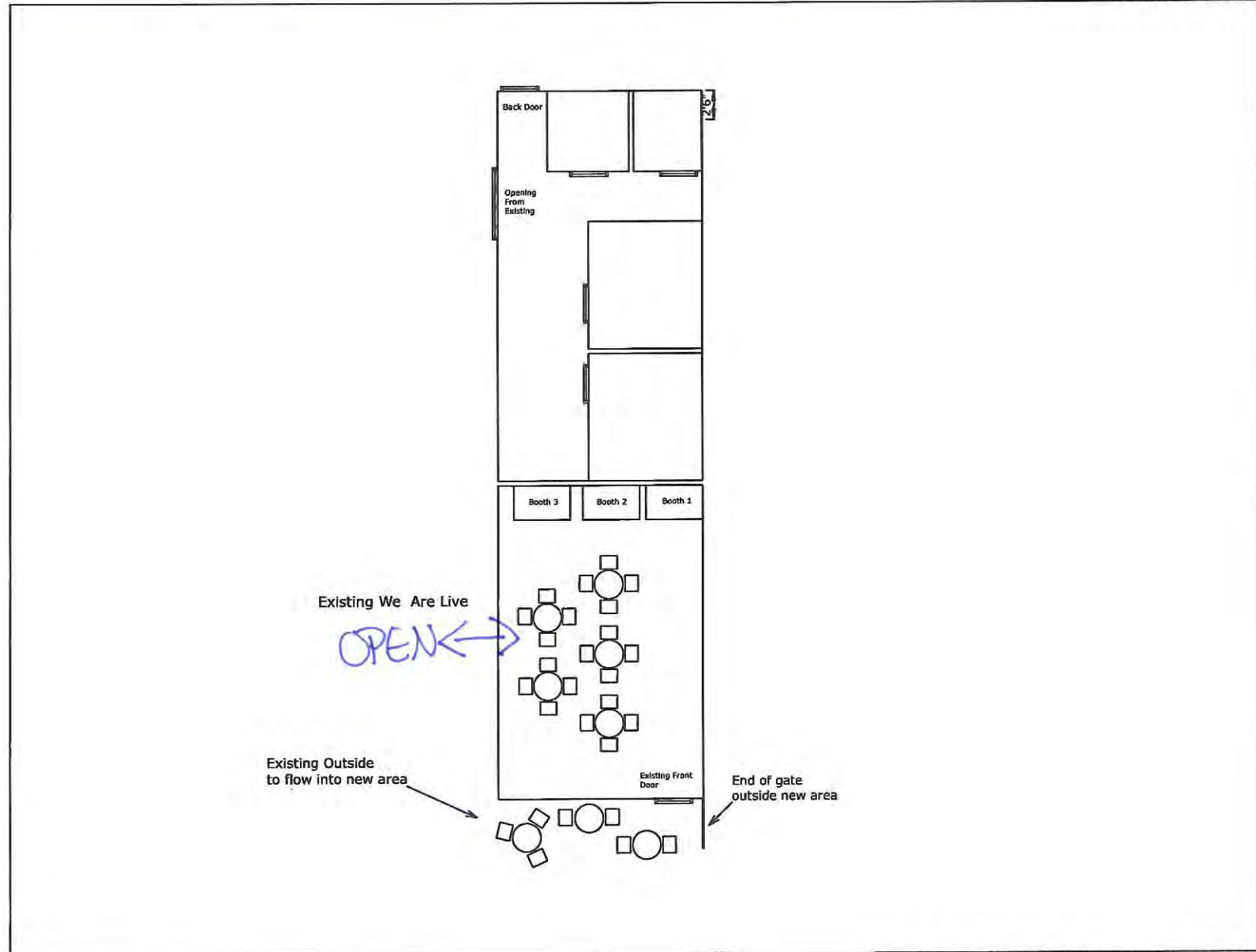
Please let me know if there is anything else you need at this time for our discussion

Regards,

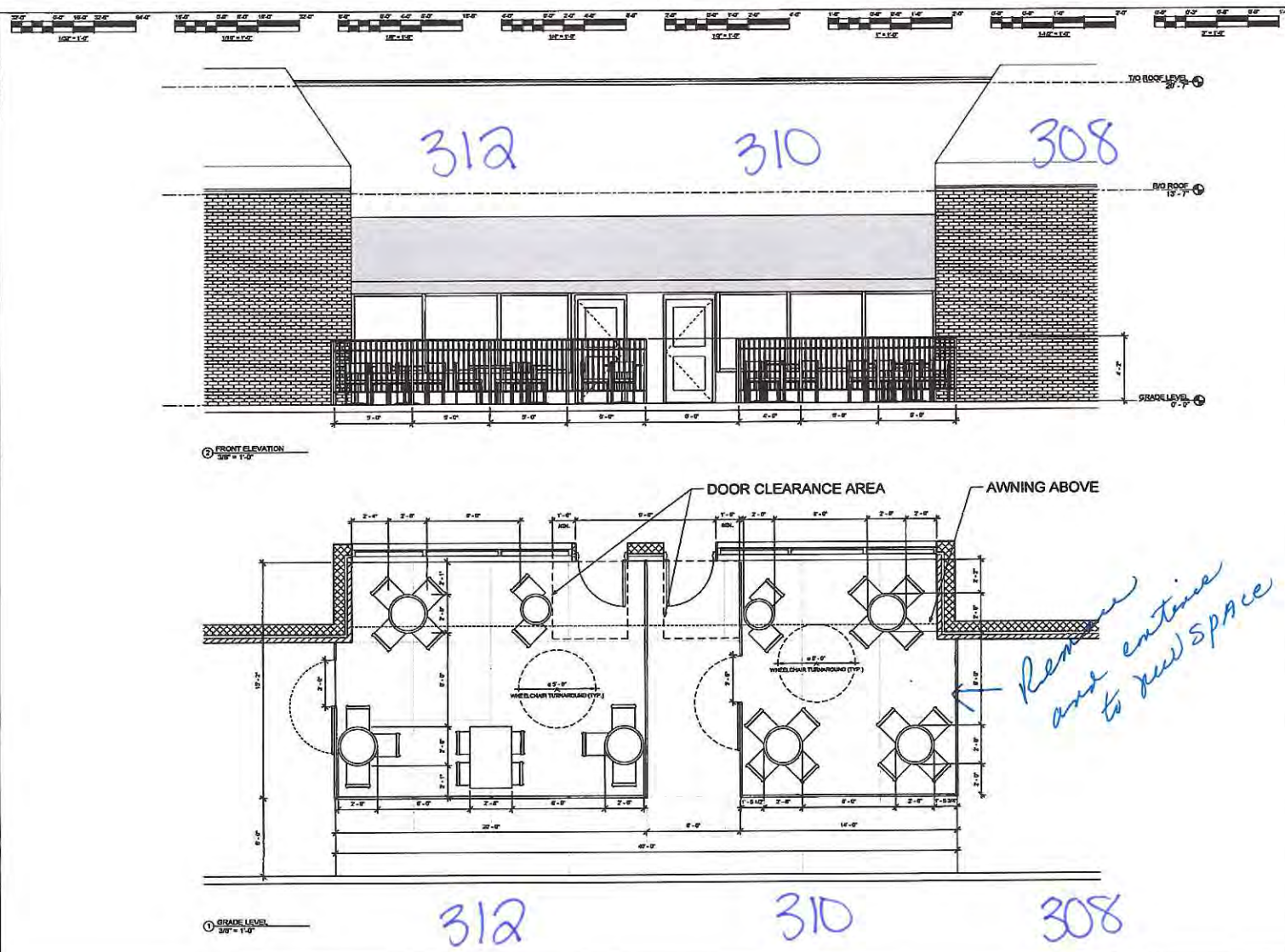
Sandy Andrews

Cell: 312-446-1857

Office: 312-842-0320







I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CITY OF CHICAGO CODES.

NOT FOR CONSTRUCTION

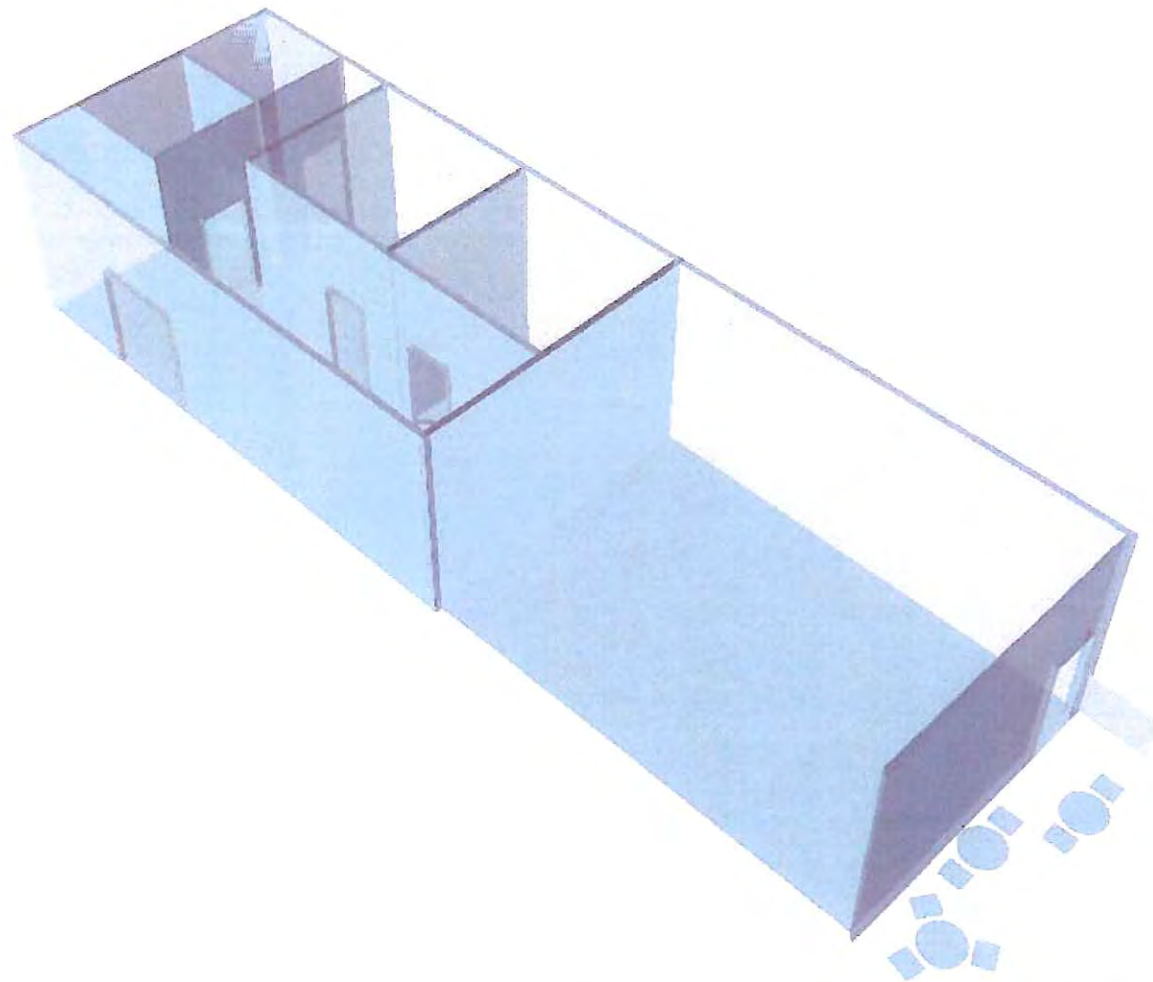
**STUDIO  
ARQ**

ARE WE LIVE  
OUTDOOR SEATING LAYOUT  
BURR RIDGE, IL

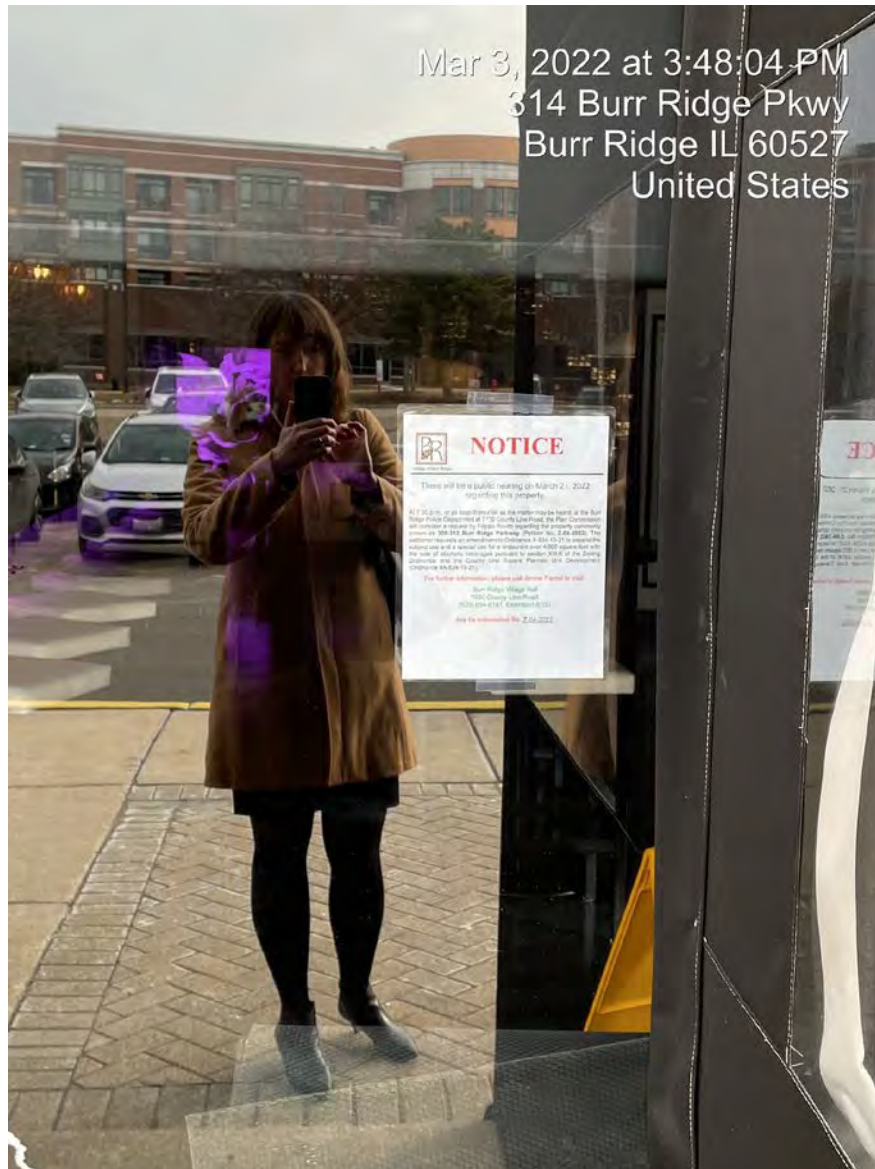
STUDIO ARQ  
ARCHITECTS OF CHICAGO  
1000 N. LAKE STREET, SUITE 200  
CHICAGO, IL 60610  
TEL: 312.329.1234  
WWW.STUDIOARQ.COM

ISSUANCE  
Revision Schedule  
REVISION | DESCRIPTION | DATE

PROJECT NO. Project Number  
TITLE  
EXISTING GRADE  
LEVEL  
Author  
Checker **ASK001**



Mar 3, 2022 at 3:48:04 PM  
314 Burr Ridge Pkwy  
Burr Ridge IL 60527  
United States





Mar 3, 2022 at 3:48:14 PM  
314 Burr Ridge Pkwy  
Burr Ridge IL 60527  
United States



## NOTICE

There will be a public hearing on March 21, 2022 regarding this property.

At 7:00 p.m. or as soon thereafter as the matter may be heard, of the Burr Ridge Police Department at 7700 County Line Road, the Plan Commission will consider a request by Felipe Ruelas regarding the property commonly known as 308-312 Burr Ridge Parkway (Parcel No. 2-64-2932). The subject use and a special use for a restaurant over 4,000 square feet with the sale of alcoholic beverages pursuant to section 90-9 of the Zoning Ordinance and the County Line Square Planned Unit Development Ordinance 84-934 (9-21).

For further information, please call Joanne Karmel at 630-

Burr Ridge Village Hall  
7800 County Line Road  
(630) 654-8181, Extension 6100

Ask for Information No. Z-68-2022

Mar 3, 2022 at 3:48:29 PM  
310 Burr Ridge Pkwy  
Burr Ridge IL 60527  
United States

308



308

M

ORDINANCE NO. A-834-10-21

AN ORDINANCE GRANTING SPECIAL USE APPROVAL PURSUANT TO THE  
BURR RIDGE ZONING ORDINANCE FOR A RESTAURANT WITH SALES OF  
ALCOHOLIC BEVERAGES AND OUTDOOR DINING

(Z-01-2021: 312 Burr Ridge Parkway - Rovito/Andrews)

---

WHEREAS, an application for special use approvals for certain real estate has been filed with the Village Planner 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 public hearings on the question of granting said special use approval on May 3, 2021 and June 7, 2021 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 Doings, 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 special use approvals, including its findings and recommendations, to this Mayor and Board of

Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor 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 Mayor and Board of Trustees find that the granting of special use approvals 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.

**Section 2:** That this Mayor 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 312 Burr Ridge Parkway, Burr Ridge, Illinois, is Filippo Rovito and Sandy Andrews (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2.ff to permit the expansion of an existing restaurant with alcoholic beverage sales and outdoor dining.
- B. That the proposed restaurant expansion is in a shopping center with a variety of commercial tenants including other restaurants.
- C. That the subject property is appropriate for restaurants with sales of alcoholic beverages.

**Section 3:** That special use approvals for a restaurant with sales of alcoholic beverages and outdoor dining *is hereby granted* for the property commonly known as 312 Burr Ridge Parkway and identified by the Permanent Real Estate Index Numbers of **18-30-301-001; and 18-30-305-003.**

**Section 4:** That the special use is subject to the following terms and conditions:

1. The special use shall be limited to Filippo Rovito and shall be null and void should Filippo Rovito no longer have ownership interest in the restaurant consisting of approximately 2,500 square feet commonly known as 312 Burr Ridge Parkway.
2. Activity in the indoor restaurant area shall cease and all patrons shall vacate the premises no later than midnight on any given day.
3. Activity in the outdoor dining area shall cease and all patrons shall vacate the premises no later than 11pm on any given day.
4. The outdoor dining area shall comply with the Burr Ridge Municipal Code and Burr Ridge Zoning Ordinance in respect to ingress and egress as well as liquor control.
5. The outdoor dining plan and any remaining details be approved by staff.

**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 28<sup>th</sup> day of June, 2021, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

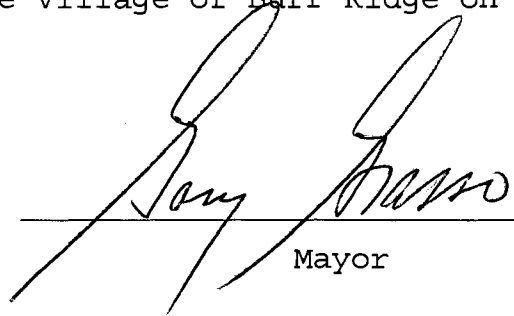


AYES: 6 - Trustee Snyder, Smith, Franzese, Schiappa,  
Paveza, Mital

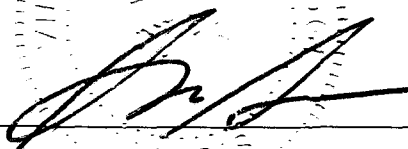
NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the Mayor of the Village of Burr Ridge on this  
28<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Village Clerk

ORDINANCE NO. A-834-19-21

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT AS PER SECTION  
VIII.B.2.CC OF THE ZONING ORDINANCE FOR THE PURPOSE  
OF CREATING PARKING AND LAND USE REGULATIONS  
AT THE SUBJECT PROPERTY

(Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway -  
Village of Burr Ridge)

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WHEREAS, an application for special use approval for certain real estate has been filed with the Village Administrator 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 public hearings on the question of granting said special use approval on July 19, 2021, August 16, 2021, September 20, 2021, and October 4, 2021 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 Doings, 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 PUD Amendment, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the Mayor 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 Mayor and Board of Trustees find that the granting of special use approval 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.

**Section 2:** That this Mayor 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 50-124 and 200-324 Burr Ridge Parkway, Burr Ridge, Illinois, is the Village of Burr Ridge (hereinafter "Petitioner"). The Petitioner requests a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.
- B. That the shopping center is unique in its overall development pattern.
- C. That the subject property requires a PUD to ensure proper land use regulations are put in place which deliver adequate municipal control but also permit the healthy development of the subject property.

**Section 3:** That special use approval for a PUD *is hereby granted* for the property commonly known as 50-124 and 200-324 Burr Ridge Parkway and identified by the Permanent Real Estate Index Numbers of 18-30-305-003-0000; 18-30-301-001-0000; and 18-30-305-005-0000.

**Section 4:** That the PUD is subject to the following terms and conditions set forth in Exhibit A.

**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.

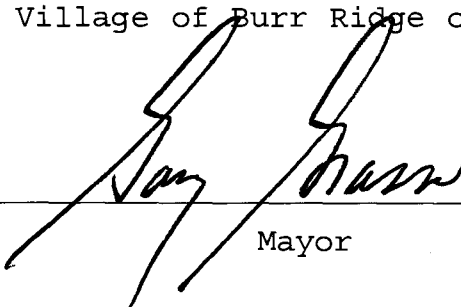
**PASSED** this 8<sup>th</sup> day of November, 2021, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

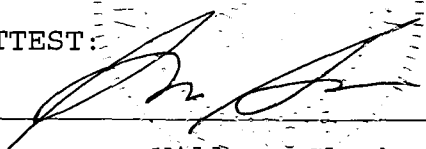
**AYES:**        6 - Trustees Schiappa, Mital, Smith, Franzese, Paveza, Snyder

**NAYS:**        0 - None

**ABSENT:**     0 - None

**APPROVED** by the Mayor of the Village of Burr Ridge on this 8<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
Mayor

**ATTEST:**   
\_\_\_\_\_  
Village Clerk

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE  
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center”, as described in Exhibit A (Plat of Survey).

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (less than or equal to 72 hours in total duration) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

- a. Each tenant shall be permitted one Building Sign on the building façade.
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
  1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
  2. Storefront Signs shall not have any moving parts.
  3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
  4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms "We Accept" in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant's frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker's labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

*Non-Internally Illuminated Individual Letter Signs*

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

*Silhouette (Halo) Reverse Channel Lettering*

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

*Shopping Center Ground Sign*

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

- a. Shopping center ground signs shall be consistent in design and materials with wall signs.
- b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
- c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

- d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
- e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

#### Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

#### Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M. on a permitted basis.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
- c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

#### Permitted and Special Uses

##### *Permitted Uses*

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops
- b. Art stores, including galleries, custom art studios, art supplies, and related functions
- c. Bicycle sales, including rental and repair and service functions
- d. Book, stationery, card, and related gift shops
- e. Camera and photographic supply stores
- f. Carpet and rug stores with retail component
- g. China, glassware, and household goods stores
- h. Computer, business machine, and office equipment and supply stores
- i. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
- j. General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
- k. Financial services offices, including financial planning, real estate, or insurance offices
- l. Florists

- m. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
- n. Furniture stores
- o. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
- p. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
- q. Home contracting sales and services, including homebuilders
- r. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- s. Medical, dental, and optical offices and clinics without ambulance or emergency services
- t. Movie and video game stores, excluding movie theaters
- u. Music stores, including the sale of music-related items and the teaching of music skills
- v. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
- w. Orthopedic and medical appliance stores
- x. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
- y. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
- z. Pharmacies and drug stores
- aa. Photography and picture framing studios
- bb. Post offices or business service stores without outdoor parking or storage
- cc. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- dd. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- ee. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
- ff. Temporary outside sales display accessory to a permitted or special use
- gg. Travel agencies
- hh. Tutoring centers for pre-school, primary, and secondary education
- ii. Wine shops and services without any on-site consumption except for sampling

### *Special Uses*

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls and catering establishments
- c. Child care centers and nursery schools
- d. Clubs or lodges, private, fraternal, or religious
- e. Drive through facilities accessory to a permitted or special use



- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. Liquor stores
- k. Live entertainment and dancing accessory to any permitted or special use
- l. Professional massage services
- m. Offices related to the Secretary of State's Vehicle Services Division
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores, with or without overnight services
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
- q. Tobacco shops
- r. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

#### Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 48" of a curblin or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

### Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- There shall be one island for every 15 parking spaces and one shade tree for each island.
- Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

### *Minimum Standards for Parking Stalls and Aisles*

Angle of Parking	45 Degrees	60 Degrees	90 Degrees
Width of Stall	9'	9'	9'
Stall Width (parallel to aisle)	12'9"	10'5"	9'
Stall Depth (perp. to aisle)	20'	21'	18'
Stall Length	19'	19'	18'
Aisle Width	13'*	17'*	24'

\*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

### Parking and Loading Regulations

The area immediately adjacent to the curbline shall be permitted to be used as a standing and loading zone (as shown in Exhibit C in yellow), except no parking, standing, or loading areas shall

be designated near the traffic intersection (as shown in Exhibit C in red). It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place along the curblane. It is prohibited to park a vehicle, whether occupied or not, along the curblane at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curblane to this effect. Additionally, restaurants may exclusively operate valet services in areas shown in Exhibit C in blue between 5:00pm-10:00pm from Thursday-Sunday if they provide written notice to the Village and the property owner. Blue-designated areas shall serve as yellow-designated standing and loading zones outside of these hours. All employees of and agents or parties directly affiliated with a business must provide or receive deliveries in the rear of the property; third party agents may provide or receive deliveries in the front of the property.

All restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

## Janine Farrell

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**From:** Patricia Davis <patti@davismedpr.com>  
**Sent:** Monday, March 14, 2022 1:34 PM  
**To:** Janine Farrell  
**Cc:** gtrzupek@esadesign.com  
**Subject:** Plan Commission meeting March 21, 2022

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ms. Farrell, Chairman Trzupek, and Plan Commissioners:

I am writing in strong opposition to Mr. Rovito's petition for nearly doubling the size of his Are We Live? (AWL) lounge from approx.. 2,500 sq. ft. to "over 4,000 sq. ft.". I respectfully request that this letter and attached photos (four) be included in the agenda packet for the March 21, 2022 Plan Commission meeting.

As Yogi Berra once said, "It's like déjà vu all over again!" Do you recall...

- In 2020 this Plan Commission and the Board approved the soon-to-be-open sports bar, Jonny Cab's, in County Line Square, approx.. 4,000 sq. ft. Many residents are upset because they feel they were not adequately notified during the approval process;
- Last Spring nearly 100 residents emailed, sent letters, and appeared at meetings opposing AWL, yet this Commission and the Village Board approved its special uses over the wishes of those residents;
- During the approval process for AWL last year, this Plan Commission struggled with the parking situation in County Line Square. When Jonny Cab's opens soon, that will make seven dining/drinking establishments open in the evening at the east end of the mall.

Plan Commissioner Stratis touted petitioner Rovito as "a good citizen" (6/1/21 Plan Commission meeting minutes). Village Board trustees claimed Rovito "is an excellent restaurant operator," "a great neighbor," and "a great citizen" (6/28/21 Board meeting minutes). But this petitioner violated numerous ordinances when he erected this large, obscene LED sign ("Don't Give A F\*\*k Just Smile") outside AWL and hosted outdoor dining and drinking on the public right-of-way (see attached photos) last September. Mr. Rovito was never fined for this egregious behavior.

Mr. Rovito and his lounge do not merit additional trust and expansion when petitioner has a documented history of violating Village ordinances:

- AWL erected its outdoor signage six months before receiving approval to operate;

- AWL was approved for 310-312 Burr Ridge Parkway, but has already expanded into #308 and is now just asking for permission after the fact;
- AWL has advertised and hosted “Happy Hours” in violation of current municipal code;
- AWL has featured “live entertainment” (DJ, live music, etc.) despite not having an approved special use. In fact, its approved petition specifically stated, “There will be no live entertainment at Are We Live. The only music that there will be is what is piped in through the speakers.”

Ask yourselves: does Are We Live really need an expansion if it’s now closed on Sundays and Mondays (pared-back days since its initial approval)?

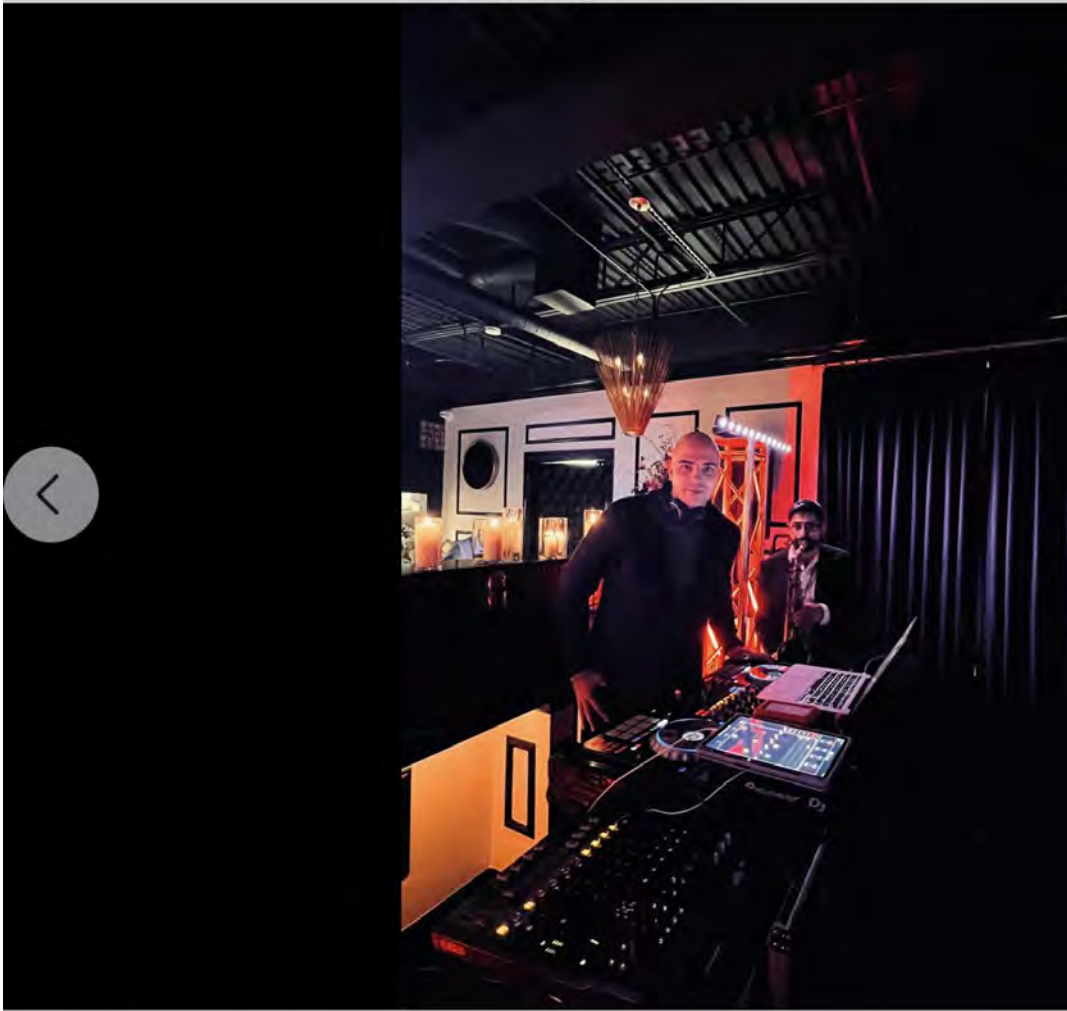
Let’s see how the parking situation plays out in a few weeks when Jonny Cab’s opens. And demand Mr. Rovito prove to residents he can follow the rules for AWL’s permitted outdoor dining BEFORE granting any indoor expansion. Thank you.

Respectfully submitted,  
Patricia A. Davis  
Burr Ridge resident









**i Donatas DJ**

November 21 at 3:20 PM · Burr Ridge, IL · 🌐

— at Are We Live?





Are We Live

3h · 🌐



NEW [#HappyHour](#) Wednesday-Friday from 4-6pm at [#AreWeLive!](#)  
Stop by after work or shopping for \$4 [#Beers](#), \$6 Glasses of [#Wine](#)  
& [#7](#) [#Martinis](#)! (ask your server or bartender for today's selections)  
[#CapriByGigi](#)



1

## Janine Farrell

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**From:** Patricia Davis <patti@davismedpr.com>  
**Sent:** Tuesday, April 26, 2022 12:55 PM  
**To:** Janine Farrell; gtrzupek@esadesign.com  
**Subject:** Comments for May 2 Plan Commission meeting

Dear Ms. Farrell, Chairman Trzupek, and Plan Commissioners:

I am writing in strong opposition to Mr. Rovito's petition for nearly doubling the size of his Are We Live? (AWL) lounge from approx.. 2,500 sq. ft. to "over 4,000 sq. ft.". I respectfully request that this letter and attached photos (six) be included in the agenda packet for the May 2, 2022 Plan Commission meeting. My comments are slightly different than what I presented to the Commission for its March 21 meeting on this subject.

- In 2020 the Plan Commission and the Board approved the soon-to-be-open sports bar, Jonny Cab's, in County Line Square, approx.. 4,000 sq. ft. Many residents are upset because they feel they were not adequately notified during the approval process;
- Last Spring nearly 100 residents emailed, sent letters, and appeared at meetings opposing AWL, yet this Commission and the Village Board approved its special uses over the wishes of those residents;
- During the approval process for AWL last Spring, this Plan Commission struggled with the parking situation in County Line Square. When Jonny Cab's opens soon, that will make **seven dining/drinking establishments open in the evening at the east end of the mall;**
- During that AWL approval process last Spring, this Plan Commission heard repeated assurances from the Mr. Rovito and his contractor, Sandy Andrews, that "there will be no live entertainment at AWL. The only music that there will be is what is piped in through the speakers." (See photo.) Now Rovito/Andrews are asking for "live entertainment" and AWL will therefore be a "night club," contrary to what this Commission approved and contrary to Mr. Rovito's/Ms. Andrews' and Mayor Grasso's many assurances to the Village that AWL "is not a nightclub." (See for ex.: <https://patch.com/illinois/burridge/facts-are-we-live-have-been-distorted-nodx>)

Plan Commissioner Stratis touted petitioner Rovito as "a good citizen" (6/1/21 Plan Commission meeting minutes). Village Board trustees claimed Rovito "is an excellent restaurant operator," "a great neighbor," and "a great citizen" (6/28/21 Board meeting minutes). But this petitioner violated numerous ordinances when he erected this large, obscene LED sign ("Don't Give A F\*\*k Just Smile") outside AWL and hosted outdoor dining and drinking on the public right-of-way last September. (See photos.) Mr. Rovito was never fined for this egregious behavior.

Why would you permit AWL expansion when Mr. Rovito a documented history of violating Village ordinances:

- AWL erected its outdoor signage six months before receiving approval to operate (<https://patch.com/illinois/burrridge/burr-ridge-wants-nightclub-sign-down>);
- AWL has advertised and hosted “Happy Hours” in violation of current municipal code; and
- AWL has featured “live entertainment” (DJ, live music, singers, etc.) on multiple occasions despite not having an approved special use. (See photos.)

AWL was approved to operate at 310-312 Burr Ridge Parkway, but since last August Mr. Rovito has been renting not only #308 (ostensibly for “storage”) but also spaces #302, # 304 and #306 Burr Ridge Parkway. (See Garber rent rolls attached, some are marked “Are We Live Expansion.”) Seems he has had thoughts of expansion for some time.

Since its approval, AWL has reduced the number of operating days to just five. Why does it seek expansion other than to compete with the larger Jonny Cab’s?

I urge the Commission to see how the parking situation plays out in a few weeks when Jonny Cab’s opens. And demand Mr. Rovito prove to residents he can follow the rules for AWL’s permitted outdoor dining BEFORE granting any indoor or outdoor expansion. Thank you.

Respectfully submitted,  
Patricia A. Davis  
Burr Ridge resident

From: [Patricia Davis](#)  
To: [John Lavelle](#), [sandy@burr-ridge.com](#)  
Subject: Comments for May 2 Plan Commission meeting  
Date: Tuesday, April 26, 2022 12:55:08 PM

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Respectfully submitted,  
Patricia A. Davis  
Burr Ridge resident

From: [Sandy Andrews](#)  
To: [Douglas Pollock](#)  
Subject: Re: 312 Burr Ridge Parkway Public Hearing  
Date: Sunday, April 25, 2021 2:23:15 PM

Doug,

There will be no live entertainment at Are We Live. The only music that there will be is what is piped in through the speakers.

Let me know if there is anything else that you need.

Regards,

Sandy Andrews

Sent from my iPhone

On Apr 25, 2021, at 2:11 PM, Douglas Pollock <[DPOLLOCK@burr-ridge.gov](mailto:DPOLLOCK@burr-ridge.gov)> wrote:

Sandy,

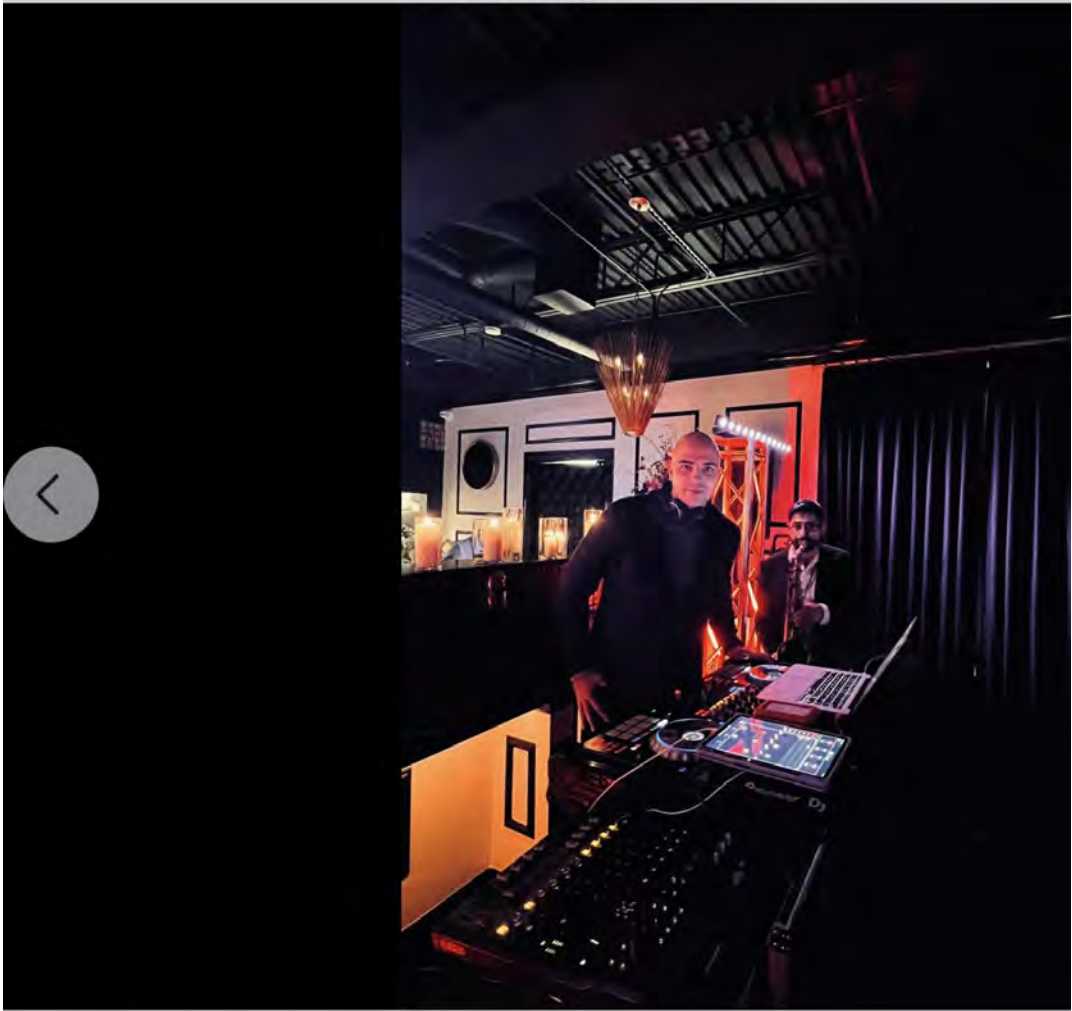
I apologize as I should have thought to ask this before; please provide a description of the live entertainment. For example, are there performances by musical groups of 3 or more people? Or is limited to karaoke only? Single performers, piano bar, etc...

**Doug Pollock, AICP**  
Planner  
Village of Burr Ridge  
(630) 654-8181, extension 3000









**i Donatas DJ**

November 21 at 3:20 PM · Burr Ridge, IL · 🌐

— at Are We Live?

302	Gig's Kitchen/Banquet	2,470	2.8%	Aug-2021	Sep-2022
304	Are We Live Expansion	1,309	1.5%	Aug-2021	Sep-2022
308	Are We Live Expansion	1,309	1.5%	Aug-2021	Sep-2022
310-12	Are We Live	2,420	2.7%	Oct-2021	Sep-2022

Source: Sean Mason, Chicago Real Estate Resources, Chicago, IL, "Garber Portfolio Rent Roll"

**From:** [Elena Galinski](#)  
**To:** [Janine Farrell](#)  
**Subject:** Against Petition Z-04-2022:308-312 Burr Ridge Parkway  
**Date:** Tuesday, March 15, 2022 8:02:24 AM

---

Dear Plan Commission:

As a citizen of Burr Ridge who has been disturbed to hear of several egregious violations of our ordinances by this petitioner Filippo Rovino, and specifically with regards to the subject property "Are We Live?" I request that you not amend the ordinance to allow the expansion of the special use. The petitioner has made improvements in spite of not having the appropriate permits and not waiting for them, violated signage ordinances, had live outdoor music at this location when it was specifically not allowed in the prior special use, and shown a general disregard for the ordinances and legal processes of Burr Ridge. These are not the actions of a good neighbor; these are not actions that should be rewarded by allowing expansion of a business, hours, and usage. Please consider this and do not amend the ordinance to allow this expansion.

Best regards,

Elena Galinski  
Burr Ridge Taxpayer and Citizen



**From:** [Judy Raica](#)  
**To:** [Janine Farrell](#)  
**Subject:** Expansion of Are We Live  
**Date:** Sunday, March 13, 2022 1:49:40 PM

---

I am strongly opposed to any expansion of the Are We Live venue in Burr Ridge. I am out of town and unable to attend the meeting concerning this. I am most concerned about the Village's apparent change from a restaurant focused area to a "bar" scene. Does the Village Board truly understand what that will do to the environment and "flavor" of our neighborhood? Is the plan for Burr Ridge to be a destination for "nightclubbers?" That's not compatible to a family friendly community. Isn't that what Burr Ridge has been for years?

I feel the Board was not transparent from the beginning with the changes made to the Fred Astaire location to a bar. This was done without adequate input from the community. Now it is made worse by the continual addition to locations that are not restaurant focused but "bar" focused.

I live in Chasemoor directly on Chasemoor Drive and I am most concerned my property values will be negatively impacted because of the increased traffic and issues related to having so many location to what you are proposing.

Judy Raica  
160 Easton Place  
Burr Ridge, IL 60527

**From:** [Lynn Sellers](#)  
**To:** [Janine Farrell](#)  
**Subject:** Burr Ridge Bars  
**Date:** Saturday, March 5, 2022 6:45:31 AM

---

Ms. Farrell,

As a 16 year resident of Chasemoor in Burr Ridge, I am disappointed to see the change in the culture of the community with bars and entertainment venues. Before "Are We Live" even opened, the loud music from County Wine Merchant could be heard in my home, even with the windows closed! It is disappointing that the beautiful, quiet community I moved into is changing so drastically.

Please count me as one who is strongly opposed to the turn in the nature of my community.

Lynn Sellers

**From:** [PJ Rojakovick](#)  
**To:** [Janine Farrell](#)  
**Subject:** Are We Live  
**Date:** Monday, March 21, 2022 2:29:53 PM

---

As a long time resident of Burr Ridge and Chasemoor I would like to declare my opposition to the Are We Live expansion and the changes to it's original permits and licensing.

The Burr Ridge Board must be mindful of the residents of Chasemoor and very careful of what these changes can mean for their property values.

Patricia Rojakovick

**From:** [Ellen Raymond](#)  
**To:** [Janine Farrell](#)  
**Subject:** Z-04-2022; 308-312 Burr Ridge Parkway (Rovito); please confirm receipt  
**Date:** Tuesday, April 26, 2022 1:10:14 PM

---

To: Burr Ridge Land Planner Ms. Janine Farrell, BR Plan/Zoning  
Commission Chairman Greg Trzupek, and BR Plan/Zoning Commissioners:

Re: Z-04-2022; 308-312 Burr Ridge Parkway (Rovito)

Hearing Date: 5/2/22

For submission to the BR P & Z for inclusion in the packet for the May 2, 2022  
continued hearing for the above referenced matter and to be read into the record.

I was told by staff that today, 4/26/22, was the deadline for residents' comments to be included in the packet provided by staff to the BR Plan Commission. As of 1:00 pm, today, 4/26/22, neither the BR Village Manager nor the BR Land Planner have provided the proposed parking plan and outdoor seating plan in response to my emailed requests. Such plans were requested by the Commissioners at the 3/21/22 hearing. Accordingly, since such plans are not available for the residents to review in a timely fashion to submit comments for the packet, I request that the hearing be again continued or the request be denied for lack of the petitioner's preparedness.

Further, as the Commission recognized on 3/21/22, this hearing is not the first time the AWL venue has been presented. As the request for the special use and variances for AWL was met with opposition by the residents during the 6/7/21 hearing, any request for expansion should be denied.

I direct the Commissioners' attention to the over "70 letters" written by residents as referenced in the 6/7/21 Plan Commission/Zoning Board Minutes, the petitions opposing the special use, the statements by residents at the 6/7/21 hearing, the legal testimony of Neal Smith, an attorney hired by a residents' group, and the expert testimony of Mike Mallon of Mallon & Associates, Wheaton, all presented at the 6/7/21 hearing. I request such testimony and minutes be incorporated by reference as a part of this hearing.

Can the residents afford the legal help, the planning experts, the time and attention to this matter over and over again--absolutely not. And, therein, lies the unfairness of this hearing being held if the record made on 6/7/21 is ignored and not a matter of record for the 5/2/22 hearing.

Thank you for your attention to the residents' concerns regarding the creation and now expansion of this "high-end lounge" as characterized by its owner in the 6/7/21 meeting minutes.

Ellen K. Raymond

11538 Ridgewood

## ORDINANCE NO. A-834-xx-22

AN ORDINANCE GRANTING A VARIATION FROM SECTION IV.I.1 OF THE  
ZONING ORDINANCE TO PERMIT A DETACHED GARAGE IN THE SIDE BUILDABLE  
AREA(V-02-2022: 8311 FARS COVE- PANICO)

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**WHEREAS**, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate was filed with the Village Administrator of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

**WHEREAS**, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on May 2, 2022 at the Burr Ridge Police Department, 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 Doings, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

**WHEREAS**, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variation, including its findings and recommendations, to this Mayor and Board of Trustees; and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor 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 Mayor and Board of Trustees find that the granting of the zoning variation 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.

**Section 2:** That this Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Zoning Board of Appeals 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 variation for the property located at 8311 Fars Cove, Burr Ridge, Illinois, is Richard Panico (hereinafter "Petitioner"). The Petitioner requests a variation from Section IV.I.1 of the Zoning Ordinance to permit a detached garage in the side buildable area.
- B. That the variation is unique to the subject property, applicable only to the unique situation and history of the petitioner's interaction with the Village, the architectural quality of the structure, the proposed configuration of the structures on the parcel, and the variation would not be generally applicable to other properties in the same zoning classification.

**Section 3:** That a variation to permit the construction of a detached garage in the side buildable area ***is hereby granted*** for the property commonly known as 8311 Fars Cove and identified with

the Permanent Real Estate Index Number of 09-36-408-027, subject to the following conditions:

1. The Village Attorney shall review the Findings of the Fact made by the Plan Commission.
2. The garage shall substantially comply with the rendering submitted by the petitioner depicting the red brick structure and included as Exhibit A.

**Section 4**: 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 23<sup>rd</sup> day of May, 2022, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** -

**NAYS:** -

**ABSENT:** -

**APPROVED** by the Mayor of the Village of Burr Ridge on this 23<sup>rd</sup> day of May, 2022.

Attest

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Mayor

---

Village Clerk



# EXHIBIT A







VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**V-02-2022: 8311 Fars Cove (Panico); Variation and Findings of Fact; Request for a variation to permit a detached accessory building (garage) within the side buildable area pursuant to Zoning Ordinance section IV.I.1.**

**HEARING:**

May 2, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Richard Panico

**PETITIONER STATUS:**

Property Owner

**PROPERTY OWNER:**

Richard and Kristy Panico

**EXISTING ZONING:**

R-2B Single-Family Residential

**LAND USE PLAN:**

Recommends single-family  
residential

**EXISTING LAND USE:**

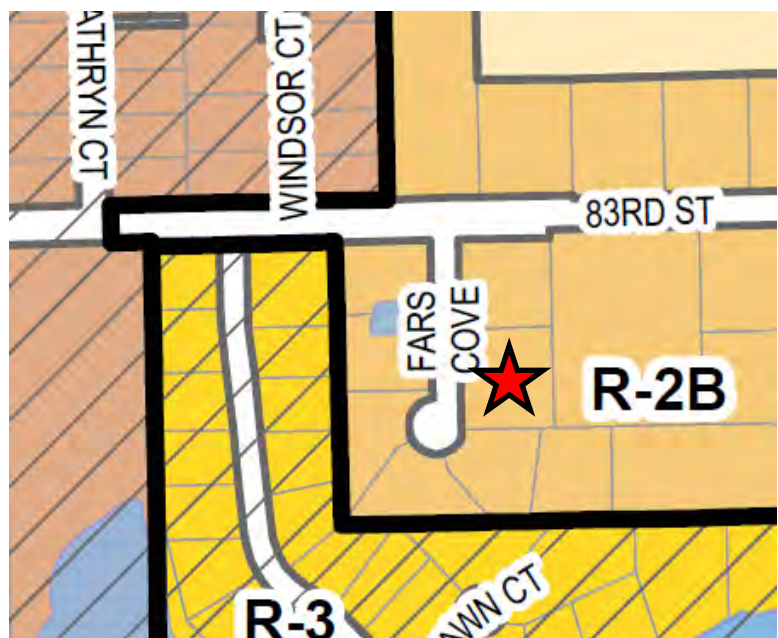
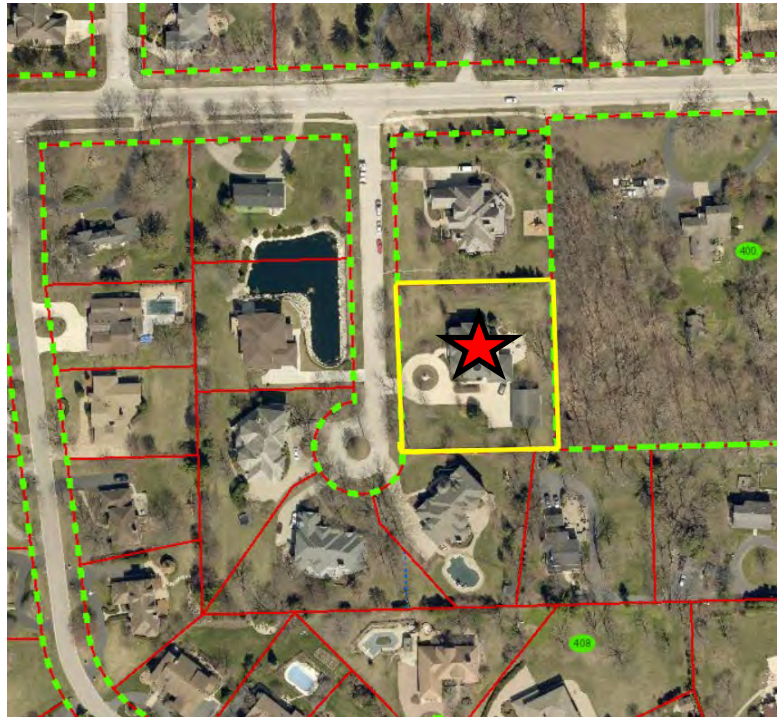
Residence and detached garage

**SITE AREA:**

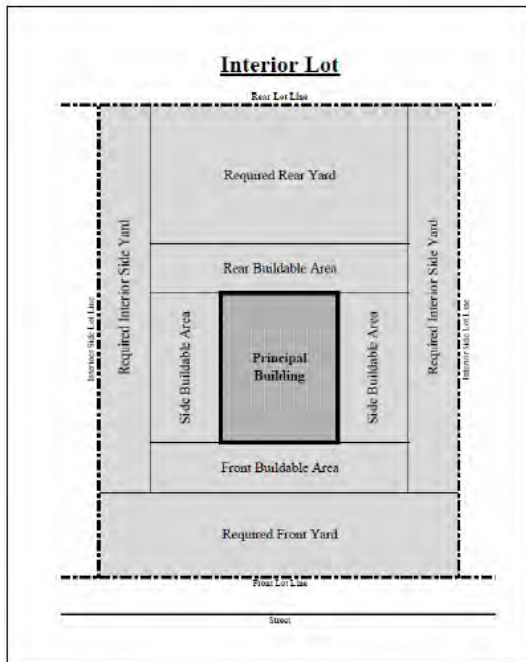
± 1 Acre/43,600 sq. ft.

**SUBDIVISION:**

Panico's 83<sup>rd</sup> St. Assessment Plat



The petitioner is Richard Panico, owner of the subject property. The petitioner is requesting a variation from section IV.I.1 of the Zoning Ordinance in order to construct a detached garage within the side buildable area. Section IV.I.1 stipulates that “detached buildings accessory to permitted residential uses are permitted in the rear buildable area and may also be located in a required rear yard but not closer than 10 feet to the rear lot line.” The petitioner currently has an attached garage and detached garage on the property. The existing detached garage is within the rear buildable area. The petitioner seeks to build a second detached garage within the side buildable area. The petitioner is permitted to have a second detached garage and in all other respects (location aside), the proposed garage meets Zoning Ordinance regulations.



*Left: Diagram illustrating buildable areas from the Zoning Ordinance.*

*Right: Aerial image of the site with a dashed orange box illustrating roughly the area where the second detached garage can be located. The star indicates the petitioner's proposed location.*

The petitioner provided a detailed history pertaining to this request, included as Exhibit A. In summary, the petitioner provided plans to the Village in 2004 when the home was initially proposed. The original plans showed the residence with a side yard garage attached by a masonry wall and a detached garage. When these plans were then submitted for permit, they were rejected. While the Zoning Ordinance does not contain a definition for an attached garage (currently scheduled for public hearing on May 16, 2022 at the Plan Commission), policy dictates that an attached garage is one that shares an internal or party wall with the residence or one that is connected by above-ground, horizontal structural elements (i.e. a roof). An attached garage has been interpreted to not include a detached structure connected by a wall or fence. In 2005, the petitioner abandoned the side yard garage and continued with the residence and detached garage in the rear. The petitioner is now seeking to build this secondary garage in the side buildable area.

### **Public Hearing History**

**Z-27-2003:** Rezoning of the property from R-1 to R-2B.

**Z-07-2021:** The petitioner requested a text amendment to the Zoning Ordinance in order to permit detached garages in the side buildable area. This request was unanimously denied by the Plan Commission with one abstention on July 19, 2021. The petitioner withdrew the request prior to the Board voting on the matter.

### **Public Comment**

No public comment has been received.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings.

### **Appendix**

#### Exhibit A - Petitioner's Materials

- Application
- Findings of Fact
- Timeline, summary of events, and summary of communications pertaining to the proposed side yard garage
- 2005 letter of apology from Village
- Original Site Plan
- Current proposed Site Plan
- Elevations/Renderings



# EXHIBIT A



## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

APR 08 2022

VILLAGE OF BURR RIDGE

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): RICHARD PANICO

STATUS OF PETITIONER: RESIDENT / HOME OWNER

PETITIONER'S ADDRESS: 8311 FARNS COVE

ADDRESS OF SUBJECT PROPERTY: 8311 FARNS COVE

PHONE: 708-214-6924

EMAIL: CRPANICO@IPMCINC.COM

PROPERTY OWNER: RICH & KRISTY PANICO

PROPERTY OWNER'S ADDRESS: 8311 FARNS COVE PHONE: 708-214-6924

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

#### DESCRIPTION OF REQUEST:

I AM SEEKING APPROVAL TO BUILD A SIDE YARD  
GARAGE

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.10 / 43,600 sq ft EXISTING ZONING: R-2B

EXISTING USE/IMPROVEMENTS: Single-Family residential w/ detached garage

SUBDIVISION: Panico's 83rd St. Assessment Plat

PIN(S) # 09-36-408-027-0000 97

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.

Richard Panico

Petitioner's Signature

Date of Filing



**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:

8311 FARS COVE

Property Owner or Petitioner:

RICHARD PANICO  
(Print Name)

*Richard Panico*  
(Signature)



Findings of Fact - Zoning Variation  
Burr Ridge Zoning Ordinance

Address:

8311 FAR'S COVE

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  
**WHILE THE CURRENT ORDINANCE ALLOWS FOR THE ADDITION OF ANOTHER GARAGE IN THE REAR YARD, EXISTING STRUCTURES (HOUSE, ATTACHED GARAGE, & DETACHED GARAGE LIMIT REASONABLE ACCESS TO REAR YARD. CURRENT PLAN WAS IMPOSED BY THE VILLAGE DURING ORIGINAL PERMIT REVIEW (REFERENCE ATTACHED EXHIBITS))**
- 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.

**NA**

- 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.

**CORRECT**

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

**NO**

- 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.

**HARDSHIP IS CAUSED BY MISDIRECTION PROVIDED BY VILLAGE WHEN ORIGINAL HOUSE PLANS WERE SUBMITTED**

- 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 ARCHITECTURAL DESIGN WILL BE AN ENHANCEMENT AS IT COMPLEMENTS HOUSE DESIGN AND SERVES AS "SCREEN" TO REAR GARAGE.**

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

*CORRECT*

- 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.

*CORRECT*

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

*TO THE BEST OF MY UNDERSTANDING, THIS IS  
CORRECT*



Apr 15, 2022 at 12:53:17 PM

8311 Fars Cove  
Burr Ridge IL 60527  
United States



**NOTICE**  
Village of Burr Ridge

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall  
7660 County Line Road  
(630)654-8181, Extension

Ask for Information, Re V-02-2022

Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)

(see Public Hearing/Plan Commission Agenda)

Panico Residence

8311 Fars Cove

Side Yard Garage Variance Application

Additional Information Related to Request

- Original plan view and elevation submitted for preliminary review (2004)
  - This included side yard garage integrally attached to house by masonry wall and a detached rear yard garage
  - Plan reviewed and preliminarily approved by Village Planner, Aaron Cook
- Final plan with side yard garage was submitted for permit review (2005)
  - Plan rejected for side yard garage even though preliminary approval had been obtained
  - Upon final submittal, plan was also rejected (by Aaron Cook) for front balcony, which I was told was in violation, even though it was well beyond setback requirements
    - This was challenged and immediately dismissed/approved when presented to the Trustees
  - Drawings were changed to eliminate side yard garage even though Village had preliminarily approved the design; further definitive reference to the definition of what constitutes a connected structure could not be provided; this ambiguity remains 17 years later as validated by a recent Village Planning Board decision to address this definition in April 2022 (as communicated by Community Development Director, Janine Farrell during meeting on February 11, 2022).
- Village sends letter of apology for “providing inaccurate and incomplete information” (June 30, 2005)
- The last-minute changes forced decision to either potentially delay construction for several months or move forward without the side yard garage. I opted to move forward because of other personal considerations.
  - The approved plan greatly restricted the option to construct an additional rear yard garage, even though setback and other requirements can be met. There would be no way to access the additional rear yard garage without creating a second driveway on the north side of the property. Therefore, we would have two large driveways, one on the south and the other on the north side of the house.
  - Based upon guidance provided by the Village, I have been placed in a position where I cannot build the additional garage, because of the aforementioned reason.
  - The inability to build a third garage imposes a hardship I tried to avoid from the very beginning, that is, having inadequate storage for my classic automobiles. Further, my original purchase was predicated by the fact that the land was unincorporated; this changed prior to my construction start when my property was annexed.
- Reintroduced the proposed additional garage to the Village (Evan Walter) on March 25, 2021
  - Based upon this discussion, Evan recommended I pursue a Text Amendment
  - Case presented to the Planning Board on July 19, 2021, and rejected

- The recommendation to seek a text amendment was misguided, as a variation would have been more appropriate.
- Met with Janine on February 11, 2022, to review entire history
  - Janine indicated that the definition of what constitutes an attached structure remains ambiguous. She further indicated that this issue would be addressed by the Planning Commission in April.
  - I further evaluated the option of connecting the proposed side yard garage with a structural masonry wall, connected to the house foundation and footings and the of the proposed side yard garage. Based upon this assessment, the cost and disruption to existing large trees, drain tile, and footing do not justify the wall. Further, the wall would still be subject to various interpretations of “connected” by the Planning Commission, as this was a subject of debate by Commission members during the July 19 Text Amendment hearing. During that discussion, some members said that they would approve the design with the wall, others disagreed.
  - On March 28, 2022, I communicated to Janine that I would apply for the variance for the detached side yard garage. She asked that I also provide a colored rendering of the proposed structure, which I agreed to do.



## Panico, Rich

---

**Subject:** Meeting with Doug Pollock to discuss rejection of the house plan by his department

**Start:** Wed 6/22/2005 4:00 PM

**End:** Wed 6/22/2005 4:30 PM

**Show Time As:** Out of Office

**Recurrence:** (none)

The meeting began at 4:45 p.m. due to my delay in getting back to Burr Ridge from meetings downtown. I called Doug Pollock at about 3:50 p.m. and left a message indicating that I was caught up in traffic on I-55 and would be arriving late for the meeting.

The meeting started at approximately 4:45 p.m. with Doug and Aaron Cook. I started the meeting by stating that I wanted clarification on Aaron's note to me as part of the permit review process indicating that my house plans could not be approved because the method of "attaching" the two car garage does not substantially attach the garage in a manner consistent with previously approved similar features". Therefore, the garage is considered detached and thus the plan does not conform to requirements. I asked Aaron if he recalled the preliminary plan review and discussions that caused me to revise a significant portion of the plan to conform to his recommendations. He stated that he vaguely remembered. I turned to Doug and stated that I have a real issue with the lack of accountability and responsibility. After a very lengthy discussion, neither Doug nor Aaron could provide any direct reference to codes/ordinances being violated by the plan. The only argument offered is what had been approved in the past and that this was not being viewed as similar. I pointed out that what had been approved in the past was also discretionary (which they agreed) and for me to have to apply the same architectural approach was neither objective nor based upon clear requirements. The fact remains that I made significant changes to my design to satisfy the direction received from the Planning Department, specifically Aaron Cook. After 45 minutes, Doug Pollock stated that this is a very difficult situation and "I cannot make the decision tonight, I have to sleep on it". I expressed deep disappointment in the lack of responsibility and accountability. Doug promised to get back to me the next day.

## Panico, Rich

---

**Subject:** Called Doug Pollock

**Start:** Thu 6/23/2005 11:30 AM  
**End:** Thu 6/23/2005 12:00 PM

**Recurrence:** (none)

I hadn't heard from Doug so I called him. Doug started by telling me what a difficult decision and situation this is and in his words, we "really screwed up". He then proceeded to tell me how much he was trying to help me resolve the issue but followed with a litany of reasons why he couldn't approve what they had already approved. I told Doug that although he started the conversation by saying I haven't been able to reach a decision, it was clear from the list of excuses and reasons that he had decided not to approve the plan. He again stated that he they really screwed up and I argued that those were his words not mine. I argued that it was less an issue of making a mistake than it is changing their minds on a what appears to be a discretionary call. He stated that he couldn't do anything more and I responded that my only option is to escalate the issue.

## **Panico, Rich**

---

**Subject:** Called Bob Grela  
**Start:** Thu 6/23/2005 12:00 PM  
**End:** Thu 6/23/2005 12:30 PM  
**Recurrence:** (none)

I called Bob Grela and explained the permit issue. Bob responded that he felt personally accountable since he had recommended a preliminary plan review to me. He said that he recalled that I made significant revisions based upon the planning department's direction. Bob said that he would talk to Doug and get back to me.

## **Panico, Rich**

---

**Subject:** Received call from Doug Pollock

**Start:** Thu 6/23/2005 1:30 PM

**End:** Thu 6/23/2005 2:00 PM

**Recurrence:** (none)

Doug stated that he received a call fro Bob Grela and that Bob suggested some alternatives for him (Doug) to consider in order to assess my situation. Doug's voice was upbeat so I assumed that the voice of reason had prevailed.

## **Panico, Rich**

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**Subject:** Call from Doug Pollock (10:15 a.m.)

**Start:** Fri 6/24/2005 10:00 AM

**End:** Fri 6/24/2005 10:30 AM

**Recurrence:** (none)

Doug left a message that he had researched other alternatives and spoke with the Village Administrator and attorney and could not come up with a decision in my favor, "none came to fruition". He offered further assistance.



## **Panico, Rich**

---

**Subject:** Called Bob Grela to discuss permit issue

**Start:** Mon 6/27/2005 11:00 AM

**End:** Mon 6/27/2005 11:30 AM

**Recurrence:** (none)

Spoke to Bob and informed him that the Village was not going to approve the plan that they had already approved. Bob said that he'd call Doug and get back to me.

## **Panico, Rich**

---

**Subject:** Received call from Doug Pollock

**Start:** Mon 6/27/2005 3:30 PM

**End:** Mon 6/27/2005 4:00 PM

**Recurrence:** (none)

Doug left message that he wanted to make sure that I had received Friday's message. He offered his sincere apologies and regrets for the situation they caused and offered assistance in moving forward. Voice mail message retained.

## **Panico, Rich**

---

**Subject:** Returned Doug Pollock's call

**Start:** Mon 6/27/2005 4:00 PM

**End:** Mon 6/27/2005 4:30 PM

**Recurrence:** (none)

We rehashed the situation and, other than Doug's apologies and regrets, I got no resolution. Doug offered to expedite the permit review process after I make the design changes and even offered to approve the house portion of the plans which I quickly pointed out would have to change dramatically. I tried once again to argue my case but to no avail. I told him that I have to consider all of my options. He said that I could appeal to the Planning Board but this would probably not happen until August, then I have no guarantees of the outcome. I did point out to Doug that I could prove that Aaron reviewed the plan because when he reviewed the plan, he told me that I could not have a balcony in front. I ended up taking this to the Planning Commission; it was readily resolved.

**Panico, Rich**

---

**From:** Panico, Rich  
**Sent:** Wednesday, June 29, 2005 11:05 AM  
**To:** 'Douglas Pollock'; 'sstricker@burr-ridge.gov'  
**Cc:** Heiting, Karen  
**Subject:** Appeal process

Dear Doug and Steve,

Assuming that I take the issue to appeal, will you be recommending/supporting my position, opposing it, or be neutral? Putting aside history and the fact that I acted based upon the direction of the Planning Department, what can I expect in terms of your cooperation?

Rich

C. Richard Panico  
President and CEO  
Integrated Project Management Company, Inc.  
200 S. Frontage Road, Suite 220  
Burr Ridge, IL 60527  
Phone: 630-789-8600 Fax: 630-789-7945  
[www.ipmcinc.com](http://www.ipmcinc.com)  
Assistant: Karen Heiting x239

6/29/2005



# VILLAGE OF BURR RIDGE

7660 S. COUNTY LINE ROAD • BURR RIDGE, IL 60527-4721 • (630) 654-8181  
FAX: (630) 654-4542  
<http://www.burr-ridge.gov>

Gary A. Grasso  
President

Karen J. Thomas  
Village Clerk

Steven S. Stricker  
Administrator

June 30, 2005

Mr. Rich Panico  
4613 Grove  
Brookfield, IL 60513

Dear Rich:

Thank you for meeting with Steve Stricker and me to discuss the status of your building permit application (No. 05-118; 15W115 83<sup>rd</sup> Street) and my Department's review of the plans relative to compliance with the Burr Ridge Zoning Ordinance, and thank you for your ongoing dialogue with the Village regarding this issue. The purpose of this memorandum is to acknowledge the circumstances that have led to the current situation and to provide a written statement as to the Community Development Department's application of the Zoning Ordinance to your permit application.

First, I want to apologize for any problems that have resulted due to our failure to provide accurate and complete information at the time of your initial meetings with our Planner, Aaron Cook. It is my understanding you had several discussions with Aaron before applying for a building permit. During that time, you were given inaccurate or incomplete information that led you to prepare final architectural drawings that do not comply with the Village of Burr Ridge Zoning Ordinance. The Village of Burr Ridge and its Community Development Department endeavors to provide thorough and accurate information in response to all inquiries. I can assure you that we have learned from this experience and will take positive actions to ensure that this does not occur again.

The attached memorandum provides a written description of the Community Development Department's application of the Zoning Ordinance relative to the garages for your home. We have prepared this report after extensive review including a review of the Zoning Ordinance text, review of your plans, review of three other homes that you have brought to our attention, and discussions with the Village Attorney. Our conclusion is that the proposed plans do not comply with Section IV.H.8. of the Zoning Ordinance which limits the number of detached garages to one. Furthermore, the plans indicate a freestanding wall (a.k.a. a solid fence) that does not comply with Sections IV.I or IV.J of the Zoning Ordinance.

You have provided three examples of homes that you believe are similar to your proposed home and garages and that are contrary to our stated application of the Zoning Ordinance. We do not believe that the three other homes are similar. None of the three include a freestanding wall that is defined by the Zoning Ordinance as an accessory structure. All three have roof structures that may be considered "porte-cocheres"; i.e. driveways that pass under a

Mr. Rich Panico  
Page 2

portion of the roof. Our application of the Zoning Ordinance considers porte-cocheres to be a portion of the main building. Thus, a garage or other floor space attached to a porte-cochere is considered a portion of the main building. It should also be noted that none of the three examples have freestanding walls that are classified by the Zoning Ordinance as accessory structures. I have attached excerpts from the plans for all three examples for your review.

If you wish to appeal to the Zoning Board of Appeals (a.k.a. the Plan Commission), you may refer to Section XIII.I of the Zoning Ordinance for information about the appeal process. Please know that we are confident in our application of the Zoning Ordinance to this situation and that we will make that known to the Zoning Board of Appeals if an appeal is filed. Nonetheless, we stand ready to provide our full assistance to you if you should decide to appeal our decision.

If you have any questions, you may contact me at (630) 654-8181, Extension 120 or via email at [dpollock@burr-ridge.gov](mailto:dpollock@burr-ridge.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Douglas Pollock". The signature is fluid and cursive, with the first name "J." and last name "Pollock" clearly distinguishable.

J. Douglas Pollock, AICP  
Community Development Director

JDP:jat  
Attachment

cc: Steve Stricker, Village Administrator

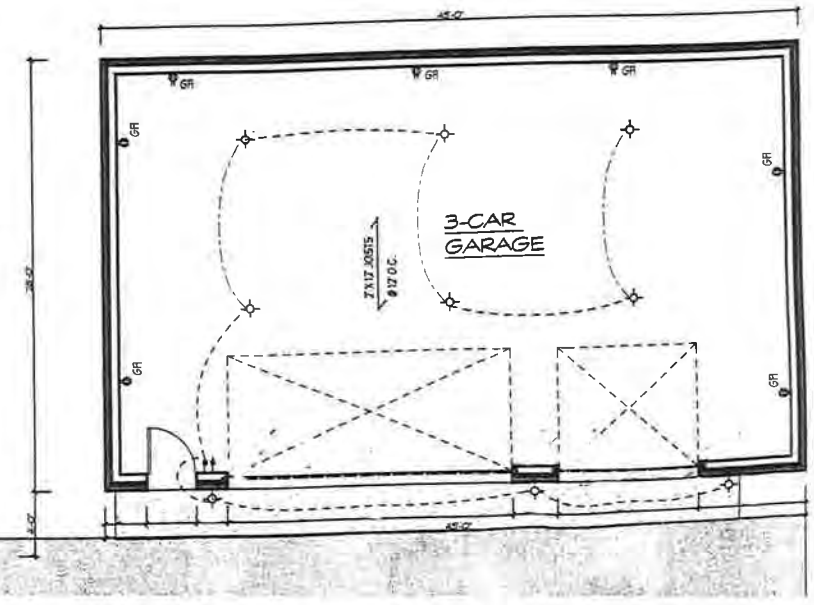
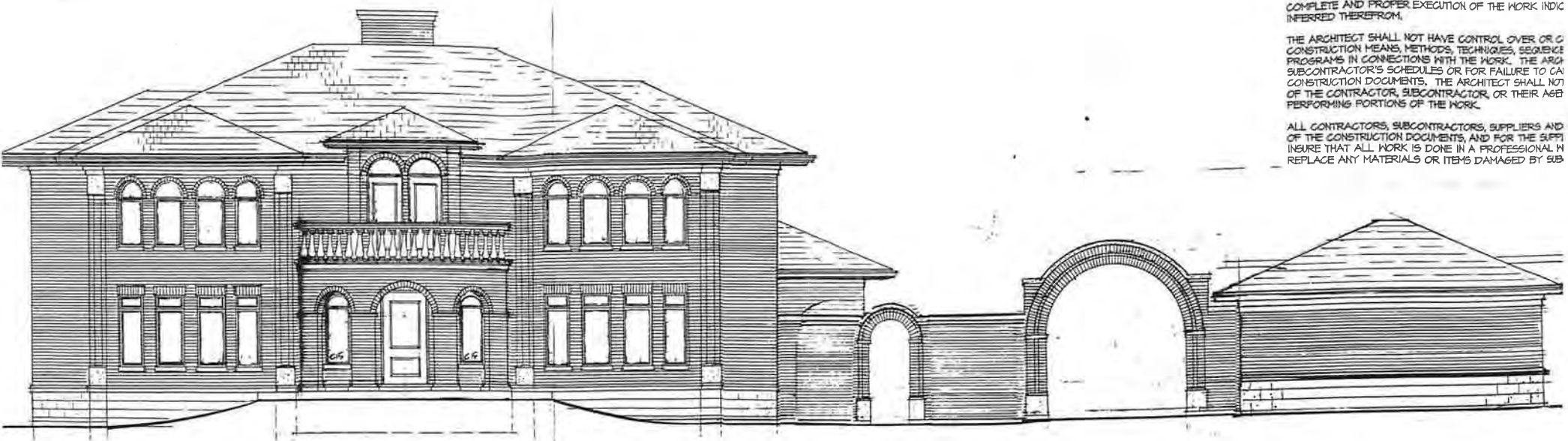
PRIOR TO THE COMMENCEMENT OR CONTINUATION OF NO RESPONSIBLE FOR SAME.

ANY DEVIATION FROM THESE PLANS AND SPECIFICATION ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONT ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PR

THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL COMPLETE AND PROPER EXECUTION OF THE WORK INDIC INFERRED THEREFROM.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR C CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE PROGRAMS IN CONNECTIONS WITH THE WORK. THE ARCH SUBCONTRACTOR'S SCHEDULES OR FOR FAILURE TO CAI CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGES PERFORMING PORTIONS OF THE WORK.

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND OF THE CONSTRUCTION DOCUMENTS, AND FOR THE SUPP INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL M REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB



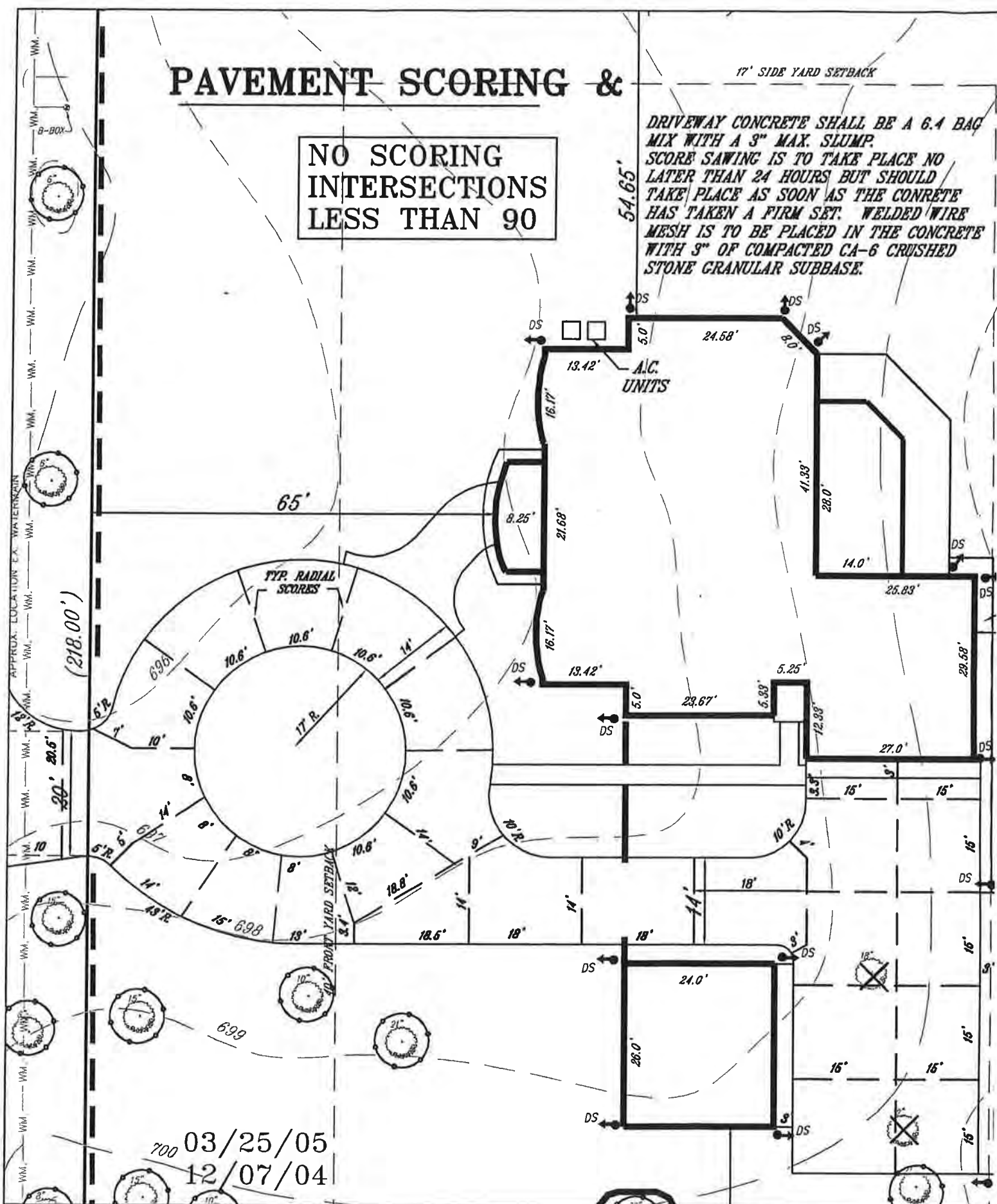
Panico  
Property



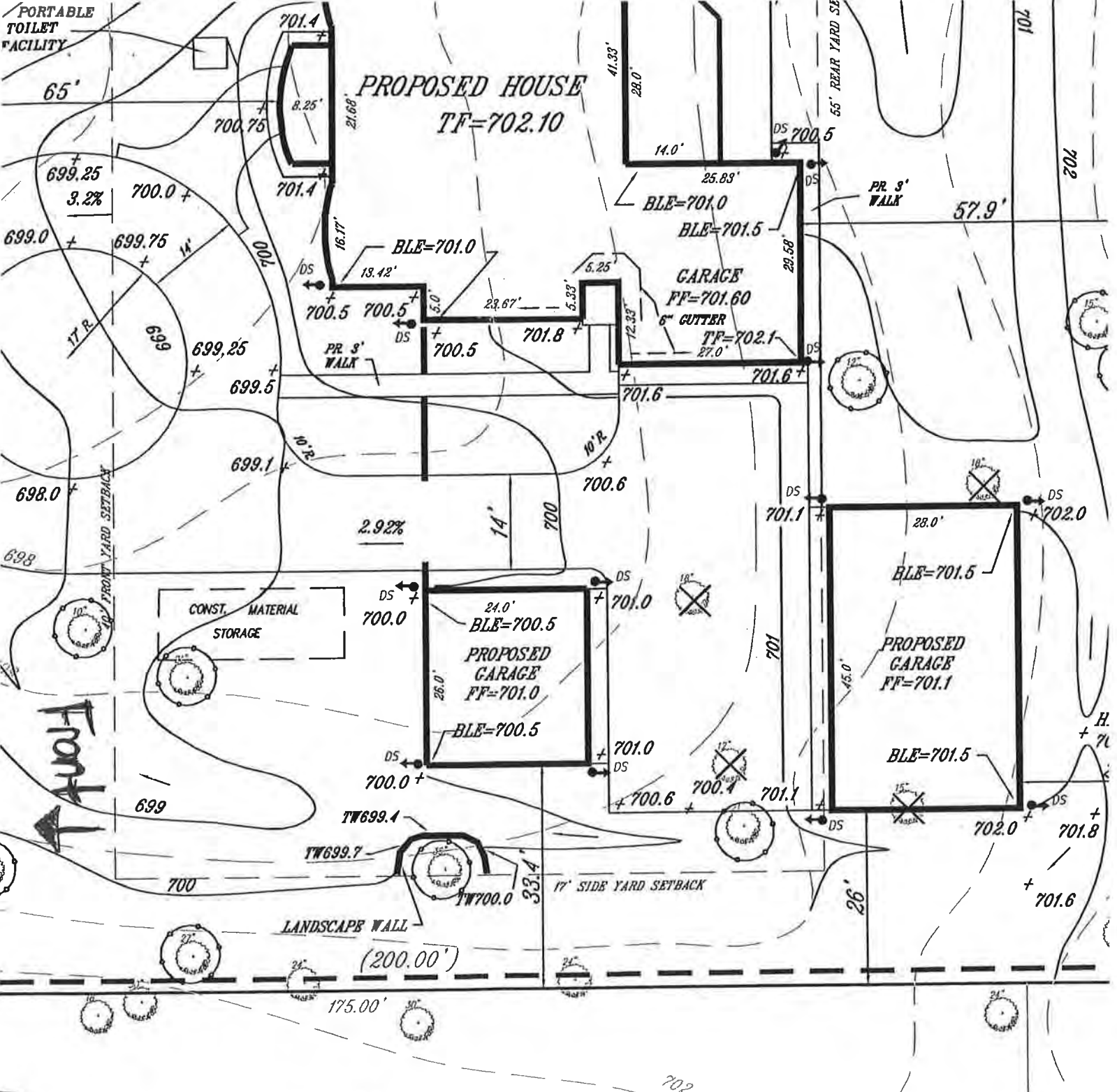
17' SIDE YARD SETBACK

54 65'

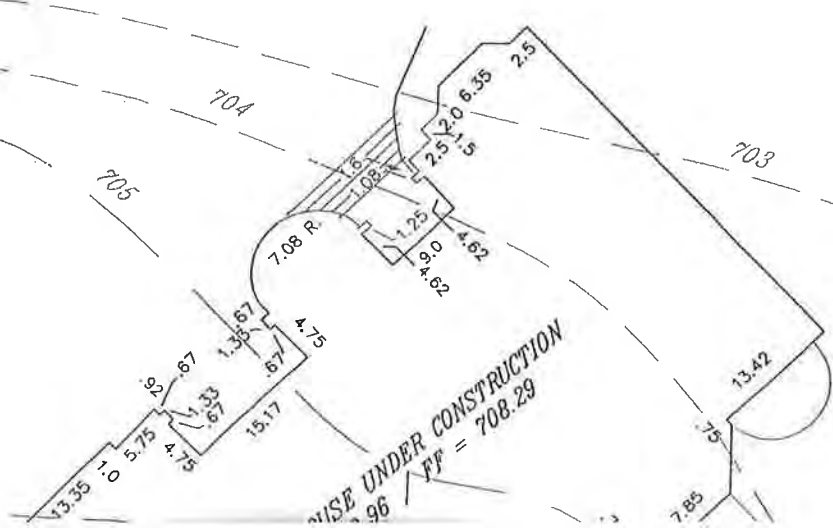
DRIVEWAY CONCRETE SHALL BE A 6.4 BAG MIX WITH A 3" MAX. SLUMP. SCORE SAWING IS TO TAKE PLACE NO LATER THAN 24 HOURS BUT SHOULD TAKE PLACE AS SOON AS THE CONCRETE HAS TAKEN A FIRM SET. WELDED WIRE MESH IS TO BE PLACED IN THE CONCRETE WITH 3" OF COMPACTED CA-6 CRUSHED STONE GRANULAR SUBBASE.



PORTABLE  
TOILET  
FACILITY



Panico Property



*EX. GARAGE*

*EX. HOUSE*

EDGE OF DOORS ALIGN NEW EXISTING

POWER AND GAS

...SITE PLAN...

SCALE: 1"=10'-0"

side yard setback 17'















## RESOLUTION NO. R-\_\_\_\_\_

**A RESOLUTION ACCEPTING CERTAIN SUBDIVISION IMPROVEMENTS  
AND ESTABLISHING A DEADLINE FOR COMPLETION OF OTHER  
IMPROVEMENTS FOR THE LAKESIDE POINTE PLANNED UNIT DEVELOPMENT  
(11650 BRIDEWELL DRIVE)**

---

**WHEREAS**, the Village Engineer has filed with the Village Clerk a certification of the proper completion of the required subdivision improvements to be constructed for the Lakeside Pointe Planned Unit Development as required in connection with the previous approval by the Board of Trustees of the final plat of subdivision as per Resolution R-07-18; and

**WHEREAS**, the Village of Burr Ridge has established a deadline for the subdivision developer to complete the off-site public pedestrian bridge and appurtenant sidewalk as required for the Lakeside Pointe PUD by May 9, 2023; and

**WHEREAS**, it is in the best interest of the Village of Burr Ridge to accept a payment in the amount of \$27,930 from the subdivision developer as fee-in-lieu for sidewalk construction between the Lakeside Pointe PUD and an existing asphalt pathway at Burr Ridge Parkway as previously required by the PUD agreement;

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** As per the memorandum attached hereto as **Exhibit A**, certain improvements within the Lakeside Pointe Planned Unit Development are hereby accepted by the Village of Burr Ridge subject to a subdivision maintenance period extending to May 9, 2024. During the length of the maintenance period, the developer shall remain responsible for maintenance of all accepted subdivision improvements.



**Section 2:** As per the Board of Trustees at their meeting of May 9, 2022, the deadline for completion of the off-site public pedestrian bridge and appurtenant sidewalk as required for the Lakeside Pointe PUD is May 9, 2023.

**Section 3:** During the maintenance period, the developer shall maintain a Letter of Credit with the Village. The letter of credit shall be in an amount equal to 10% of the original Engineer's Approved Estimate of Cost for the subdivision improvements, plus 125% of the original Engineer's Approved Estimate of Cost for those subdivision improvements subject to the extended deadline.

**Section 4:** That this Resolution shall be in full force and effect from and after its adoption and approval as required by law.

**ADOPTED** this 23rd day of May 2022, by the Corporate Authorities of the Village of Burr Ridge as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** this 23rd day of May 2022, by the Mayor of the Village of Burr Ridge.

---

Mayor

ATTEST:

---

Village Clerk

## M E M O

---

**To:** Evan Walter, Village Administrator  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** May 4, 2022  
**Subject:** Lakeside Pointe: Follow-up Inspection Prior to Maintenance Period

---

The Public Works Department **recommends acceptance** of the subject subdivision improvements as per Section V.C of the Subdivision Ordinance, and this memorandum shall serve as written concurrence to the developer and Board of Trustees that the improvements are substantially completed with a de minimis amount of work remaining as documented herein. Upon Board acceptance, the maintenance of these improvements would remain the developer's obligation for a minimum of two (2) years (i.e. May 9, 2024).

### Construction

1. Water valve vaults have evidence of ground water infiltration, which can be evaluated again after pumping to empty each vault, then corrected with low-viscosity hydrophilic polyurethane grout.
2. The approved native wetland plantings for the stormwater detention ponds have not been fully established. At this early date of the growing season, it is not yet determined what percentage of the previously installed native plants and plugs are thriving.
3. The emergency access drive to the Marriott parking lot is not secured. Decorative planter boxes are blocking through access; however, a gate and lock are required.
4. Shoreline along the adjacent lake is eroding from the subdivision stormwater runoff. This shoreline stabilization was not anticipated in the design nor included in the approved plans; however, mitigating the erosion with engineered solutions will be required in the two-year maintenance period.
5. Bridewell Drive Sidewalk to Burr Ridge Parkway: Construction has not yet started for the required sidewalk connection on Bridewell Drive from the western boundary of the subdivision to existing sidewalk at Burr Ridge Parkway. However, the developer is proposing to incur a fee-in-lieu for this sidewalk.
6. Off-site Pedestrian Path and Bridge: Construction has not yet started, but the preliminary plans and proper permit submittals are in the review process for approval. Long lead times for steel and construction materials will likely effect a delay, and construction would be anticipated in Fall 2022 or Spring 2023.

## **Record Drawings of Subdivision Improvements**

Prior to an inspection for acceptance of the subdivision improvements by the Board of Trustees, the subdivider shall submit a full set of Adobe PDF record drawings (a.k.a. as-builts) of all subdivision improvements for review and approval by the Village Engineer, and subsequently transmit an electronic file in ArcView or AutoCAD format.

## **Letters of Credit**

The Letters of Credit guaranteeing completion of the subdivision improvements shall be extended for a length of time equal to the extension of the subdivision improvement period; however, they should be reduced at this time to the amounts as tabulated below:

	<b><u>Value Remaining</u></b>
	Estimate for total value of work adjusted to 125%
<b>L.O.C. #1:</b> On-Site Improvements in Lakeside Pointe	<b>\$ 252,961.20</b> (reduce to \$235,461.20 if accepting sidewalk fee-in-lieu below)
<b>L.O.C. #2:</b> Off-Site Pedestrian Bridge, Pathway, and Impact Fees	<b>\$ 397,918.75</b>

It should be noted that the proposed reduction to LOC #2 still retains \$250,000 for construction of the pre-fabricated pedestrian bridge. Current estimates from suppliers and structural engineering consultants are in the range of \$150,000 to \$190,000 for the total construction cost of the approved, pre-fabricated steel pedestrian bridge.

## **Fee-in-Lieu of Sidewalk Construction**

The developer is proposing a cash payment in-in-lieu for the sidewalk connection required by the subdivision completion agreement to be constructed from the western boundary of the Lakeside Pointe subdivision to an existing asphalt pathway at Burr Ridge Parkway. The LOC estimate approved in 2018 for this sidewalk is \$17,500. Using current unit prices, the engineer's estimate to construct 355 linear feet of sidewalk at this location would be \$27,930, as detailed below:

<b>Item</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Quantity</b>	<b>Cost</b>
TREE TRIMMING & BRUSH CLEARING	LSUM			\$1,000
EXCAVATION	CU YD	\$60.00	73	\$4,380
TOPSOIL & SODDING	SY	\$20.00	240	\$4,800
PCC SIDEWALK, 5"	SQ FT	\$10.00	1,775	\$17,750
<b>TOTAL ESTIMATED FEE-IN-LIEU OF PROJECT COST</b>				<b>\$27,930.00</b>





May 23, 2022

Mayor Gary Grasso and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Z-15-2022: 7950 Drew Ave. (Perino/Jarper Properties LLC); Special Use, PUD Amendment, and Findings of Fact**

Dear Mayor and Board of Trustees:

The Plan Commission transmits its recommendation to approve a special use and PUD amendment request by Anthony Perino of Jarper Properties LLC for a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18 in accordance with Section XIII of the Zoning Ordinance. This major change will reduce the open space in the PUD and increase the garage area for the proposed homes.

After due notice as required by law, the Plan Commission held a public hearing on May 16, 2022. The petitioner stated that the purpose of his request was to amend a previously approved Planned Unit Development (PUD). On September 10, 2018, the petitioner was approved for a PUD and variation to construct eight homes on 8.87 acres (case #Z-04-2018, Ordinance #A-834-16-18 PUD, Ordinance #A-834-17-18 variation). The development was called the Cottages of Drew. The petitioner now wishes to provide the option on six of the eight homes to have a three-car garage instead of a two-car garage. This increase in the floor area of the homes resulted in a reduction of the open space. The open space was reduced from 88.5% to 84%. Any reduction in open space for a PUD constitutes a major change (Zoning Ordinance section XIII.L.8.a) and a public hearing must be held on the proposal. One of the conditions of the 2018 PUD approval required that "final engineering plans, landscaping plans, and building elevations shall be submitted for review by the Plan Commission and approval by the Board of Trustees." In addition to the major change and PUD amendment request, the petitioner was requesting approval of the final engineering, landscaping plans, and building elevations.

The Plan Commission determined that the minor reduction in open space and the three-car garages would not likely have a significant impact on neighboring properties or the public. The petitioner was previously required to provide over 20% stormwater detention volume beyond Ordinance requirements. According to the Stormwater Report provided, the petitioner is providing 30% stormwater detention volume. At the public hearing, six members of the public spoke, expressing concern about drainage in the area and the impact the development may have on that situation.

Based on the above considerations and the submitted findings of fact, the Plan Commission unanimously voted to ***recommend that the Board of Trustees approve*** a special use and PUD amendment request by Anthony Perino of Jarper Properties LLC for a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18, and approval of final engineering, landscaping plans, and building elevations subject to the following conditions:

1. Final plans shall substantially comply with the submitted site plans, landscape plans, and building elevations attached hereto as Exhibit A and subject to final engineering approval.
2. The Final Plat of Subdivision shall include Deck/Patio Easement Provisions to permit open decks/patios without roofs to extend no greater than 12 ft. from the rear exterior wall of the residence and shall not extend beyond the width of the residence.
3. The proposed fencing on the retaining walls shall be eliminated.
4. Tree planting in proximity to retaining walls shall be shifted to avoid concern over roots impacting wall stability.

5. The subdivision monument sign requires conditional sign approval by the Plan Commission and Village Board approval.
6. A minimum of 125% of stormwater volume detention shall be provided (25% increase in stormwater volume detention above requirements).
7. No more than six of the eight homes shall have three-car garages.

Sincerely,

Greg Trzupek, Chairman  
Plan Commission/Zoning Board of Appeals



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-15-2022: 7950 Drew (Perino/Jarper Properties LLC); Request to consider a major change and amendment to the Cottages of Drew PUD Ordinance #A-834-16-18 in accordance with Section XIII of the Zoning Ordinance. This major change will reduce the open space in the PUD and increase the garage area for the proposed homes.**

**HEARING DATE:**

May 16, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development  
Director

**PETITIONER:**

Anthony Perino, Manager of  
Jarper Properties LLC

**PETITIONER STATUS:**

Property Owner

**PROPERTY OWNER:**

Anthony Perino, Manager of  
Jarper Properties LLC

**EXISTING ZONING:**

R-3 Residential PUD

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

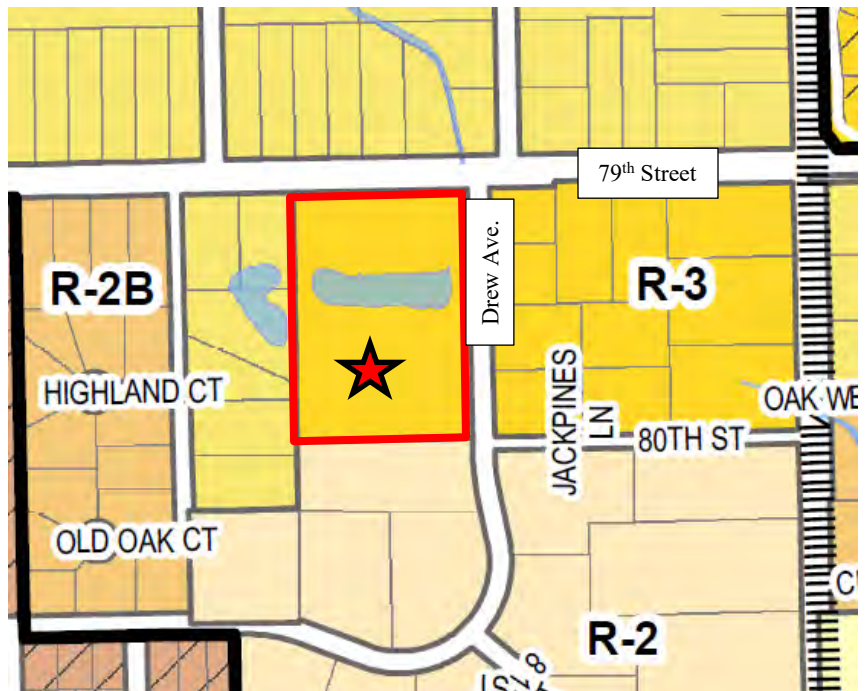
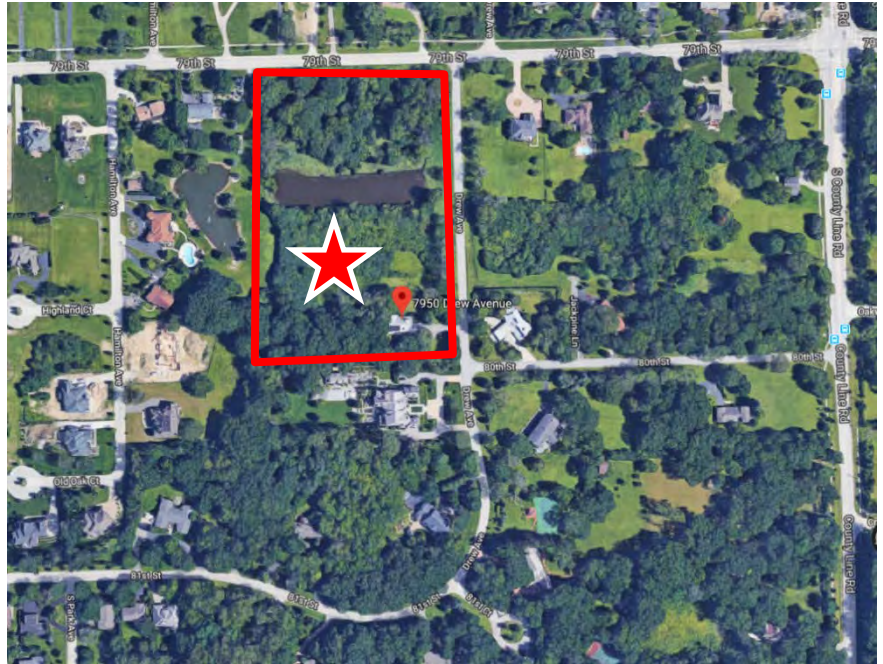
Vacant Single-Family Residential

**SITE AREA:**

8.87 Acres

**SUBDIVISION:**

Korinek's Owners





On September 10, 2018, the petitioner was approved for a Planned Unit Development and variation to construct eight homes on 8.87 acres (case #Z-04-2018, Ordinance #A-834-16-18 PUD, Ordinance #A-834-17-18 variation). The development was called the Cottages of Drew. Three of the approved conditions for the PUD stated:

1. Final engineering plans, landscaping plans, and building elevations shall be submitted for review by the Plan Commission and approval by the Board of Trustees. The final plan review process shall not require legal notices that would otherwise be required for a PUD or special use approval.
2. Additional landscaping be added on the western property line.
3. Anti-monotony standards be incorporated in terms of building elevation and garage orientation.

As the petitioner was finalizing engineering, landscaping, and building elevations, the attached garage sizes were evaluated. Originally, a two-car garage was proposed, but the petitioner would now like to offer a three-car option for six of the eight homes. This increase in floorplate of the residences resulted in a reduction of open space. The open space was reduced from 88.5% to 84%. Any reduction in open space for a PUD constitutes a major change (Zoning Ordinance section XIII.L.8.a) and a public hearing must be held on the proposal. In all other respects, the PUD remains relatively unchanged from the 2018 proposal.

The petitioner is now requesting a major change to the PUD and final approval of the engineering plans, landscaping plans, and building elevations, in accordance with the 2018 approval. These documents are attached as Exhibit A. In follow-up to the 2018 conditions, some additional landscaping has been added to the western property line and the petitioner is proposing four different architectural styles for the development.

### **Findings of Fact and Recommendation**

The petitioner has prepared Findings of Fact for the PUD which may be adopted if the Plan Commission is in agreement with those findings.

### **Appendix**

#### **Exhibit A – Petitioner’s Materials and Findings of Fact**

- Application and Findings of Fact
- 2018 Ordinances #A-834-16-18 and #A-834-17-18
- 2018 Conceptual Site Plan (for reference)
- Comparison of 2018 and 2022 plans
- Final Plat of Subdivision
- Final Site Plans
- Landscaping Plans
- Architectural elevations
- Stormwater Report



# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS



### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): JARPER PROPERTIES LLC

STATUS OF PETITIONER: ANTHONY PERINO, MANAGER

PETITIONER'S ADDRESS: 155 ANN ST., CLARENDON HILLS, IL 60514

ADDRESS OF SUBJECT PROPERTY: 7950 DREW AVE.

PHONE: 630-850-9170

EMAIL: aperino@jarperpropertiesllc.com

PROPERTY OWNER: JARPER PROPERTIES LLC

PROPERTY OWNER'S ADDRESS: 155 ANN STREET  
CLARENDON HILLS, IL 60514 PHONE: 630-850-9170

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

### DESCRIPTION OF REQUEST:

REQUEST TO ALLOW SIX OF EIGHT HOMES TO HAVE THREE CAR GARAGES. CHANGE REQUIRES  
OPEN SPACE REDUCTION OF 10% (MAJOR CHANGE IN P.U.D) AND INCREASE OF 1.13% FOR IMPERVIOUS  
COVERAGE OF HOME FOOTPRINT & DRIVEWAY FOR THIRD CAR (MINOR CHANGE IN P.U.D)

### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 8.87/386,377 EXISTING ZONING: R-3, P.U.D.

EXISTING USE/IMPROVEMENTS: VACANT

SUBDIVISION: THE COTTAGES OF DREW 7950 DREW AVE.

PIN(S) # 09-36-201-004

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.

Petitioner's Signature

ANTHONY PERINO MANAGER

4/19/2022  
Date of Filing



**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:

7950 DREW AVENUE

Property Owner or Petitioner:

JARPER PROPERTIES LLC - ANTHONY PERINO, MGR.  
(Print Name)

  
(Signature) MANAGER





Apr 29, 2022 at 11:40:19 AM



Apr 29, 2022 at 11:45:49 AM

219 79th St  
Burr Ridge IL 60527  
United States



Findings of Fact  
**Special Use**  
Burr Ridge Zoning Ordinance

Address: \_\_\_\_\_

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.

**ORIGINAL ISSUE APRIL 2018, AMENDED APRIL 21, 2022 to allow for 6 of 8 homes to have three car garages, two homes with two car garages**

- 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.**

Creation of a planned residential cluster development reduces disturbances to the north natural area, wetland and flood plain and provides benefit to the downstream neighbors by controlling storm water runoff that is not presently restricted.

- 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 benefit of a compact cluster arrangement for the proposed homes as a planned unit residential development produces 61% less square footage (19,800 sq. ft.) of home area compared to the allowable (32,000 sq. ft.) of home area on the same property of a the conventional R-3 zoning district, it is distinct and unique to this property only. The result of petitioning for a special use will allow a less intensive but high value use compared to the conventional R-3 zoning, therefore the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

- 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 location of proposed planned unit development homes are specifically placed to emphasize open space and view preservation of 7.7 acres (87%) of the site. The ability to view natural areas and planned and commonly managed landscape open space area will benefit the use and enjoyment to this development and provide attractive benefit to surrounding neighbors and travelers on 79th and Drew Ave. The proposed homes and open space areas will be maintained and managed in a consistent manner as a maintenance free setting providing enhancement and to neighborhood property values. The open space will be deed restricted and provide an open space buffer to separate the proposed internal road from the



neighboring property to the south as a landscape separation and not impose a requirement for corner lot building setback imposition to the neighboring south property. (Amended, April 21, 2022, Amend open space impervious coverage from 88.5% to 84% due to addition of three car garages for 6 of the eight homes;.94% decrease in open space.)

- 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.**

The establishment of a special use as a planned cluster development allows for the preservation of open space natural area, wetlands, floodplain and views is specific to the 7950 Drew property. Given the unique nature of the property configuration and presence of natural areas, topography, wetland and floodplain, this petition will not act as a catalyst for other properties to justify planned unit development.

The proposed planned development will create enhanced property value and not have detrimental impact to the normal and orderly development and demonstrate an improvement to benefit the surrounding property. Management of the homes and landscape common areas will act as a positive catalyst to show property improvement in a unified, well maintained and coordinated manner.

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

The preliminary engineering of the site as a planned development provides for comprehensive engineering design at one time providing adequate site grading, utility routing and road access that are complementary to the site and surrounding infrastructure.

- 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 Drew Ave. access road is offset 150' north of from 80th St. to provide safe ingress and egress separation and clear sight lines. The type of proposed residential floorplan features ground floor as the primary living area intended to produce low density traffic flow to minimize congestion at a level that is suitable for Drew Ave. design capacity as a residential collector street.

- 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 use respects underlying residential R-3 zoning density by producing a restrained 19,800 sq. ft. (Amended April 21, 2022 to allow 6 of 8 homes with three car garages, add 1,584 sq. ft. = 21383 sq. ft. or 66% less than comparable R-3 conventional development) (61% less) of home building area and is less than the allowable 32,000 sq. ft. allowable under conventional R-3 development. The reduced home size and reduced impervious area abides by the Comprehensive Plan recommendations allowing protection of the natural areas, wetlands and floodplain areas. The proposed plan incorporates as a coordinated theme by using native landscape, rural streetscape character and unified neighborhood identifying elements. The proposed residential cluster site plan allows homes to be compact and arranged in a group to create views, enhance natural topography, wetlands and floodplain and to preserve natural wooded and landscaped areas.

- 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 special use as a planned unit development provides flexibility that allows for a clustered arrangement of homes with reduced building square footage than otherwise attainable by conventional R-3 standards. This provision allows for compact development and results in providing a greater open area of the site to be preserved in a park like open space setting, managed and maintained in perpetuity by covenants and restrictions for the enhancement of the neighborhood.

ORDINANCE NO. A-834-16-18

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE BURR RIDGE  
ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF  
EIGHT SINGLE-FAMILY HOMES AND COMMONLY OWNED OPEN SPACE BETWEEN  
HOMES

(Z-04-2018: 7950 Drew Avenue - Patera)

---

**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 5, 2018, May 7, 2018, and August 20, 2018 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 Doings Weekly, 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.

Section 2: 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 7950 Drew Avenue, Burr Ridge, Illinois, is Nick Patera (hereinafter "Petitioner"). The Petitioner requests special use approval as per the Burr Ridge Zoning Ordinance for a Planned Unit Development (PUD) consisting of eight single-family homes with commonly-owned open space between homes.
- B. That the construction of a PUD provides a public benefit to neighbors in the form of additional stormwater management and site plan optimization that is not required or feasible under standard zoning.
- C. The PUD will not be detrimental to the general welfare.
- D. The site plan will provide additional setback and stormwater management benefits to other properties in the immediate vicinity.
- E. The PUD will not impede normal and orderly development to surrounding properties.
- F. Adequate facilities will be present upon the development of the property.

- G. The traffic measures proposed by the PUD are adequate for the development's purposes.
- H. The PUD abides by the objectives of the Official Comprehensive Plan by retaining green space and building like density as is permitted under standard zoning.
- I. The PUD shall conform to all other applicable regulations in the district and in the Village.

**Section 3:** That special use approval as per the Burr Ridge Zoning Ordinance for a Planned Unit Development consisting of eight single-family homes with commonly-owned open space between homes *is hereby granted* for the property commonly known as 7950 Drew Avenue with the Permanent Real Estate Index Number of 09-36-201-004.

**Section 4:** That the approval of the Planned Unit Development shall be subject to the following conditions:

- A. This Ordinance is limited to preliminary PUD approval including approval of the preliminary site plan attached hereto as Exhibit A.
- B. Final engineering plans, landscaping plans, and building elevations shall be submitted for review by the Plan Commission and approval by the Board of Trustees. The final plan review process shall not require legal notices that would otherwise be required for a PUD or special use approval.
- C. Additional landscaping be added on the western property line.
- D. Anti-monotony standards be incorporated in terms of building elevation and garage orientation.

**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 10<sup>th</sup> day of September, 2018 by the Corporate


Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 6 - Trustees Schiappa, Paveza, Mottl, Franzese, Mital, Snyder

**NAYS:** 0 - None

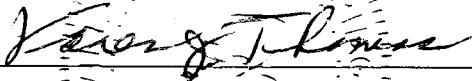
**ABSENT:** 0 - None

**APPROVED** by the President of the Village of Burr Ridge on this 10<sup>th</sup> day of September, 2018.



Village President

ATTEST:



Village Clerk



ORDINANCE NO. A-834-17-18

AN ORDINANCE GRANTING A VARIATION PURSUANT TO THE BURR RIDGE  
ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT ON 8.87 ACRES  
RATHER THAN THE REQUIRED 40 ACRES

(Z-04-2018: 7950 Drew Avenue - Patera)

---

WHEREAS, an application for a variation 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 variation on March 5, 2018, May 7, 2018, and August 20, 2018 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 Doings Weekly, 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 variation, 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 a variation 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.

Section 2: 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 variation for the property located at 7950 Drew Avenue, Burr Ridge, Illinois, is Nick Patera (hereinafter "Petitioner"). The Petitioner requests a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres.
- B. That the particular physical conditions of the specific property involved present a hardship if the strict letter of the regulations were to be carried out.
- C. The property in question cannot yield a reasonable return if permitted to be used only under conditions allowed by the regulations of the zoning district.
- D. The conditions on which the application for a variation is based are unique to the property.
- E. The purpose of the variation is not based primarily on a desire to increase financial gain.
- F. The granting of the variation will not be injurious to the public welfare.
- G. The granting of the variation will not alter the essential character of the neighborhood or locality.
- H. The proposed variation will not impair natural drainage or

create drainage problems on adjacent properties.

- I. The proposed variation is consistent with the Official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

**Section 3:** That the variation as per Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres ***is hereby granted*** for the property commonly known as 7950 Drew Avenue with the Permanent Real Estate Index Number of **09-36-201-004**.

**Section 4:** 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 10<sup>th</sup> day of September, 2018 by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 6 - Trustees Schiappa, Paveza, Mottl, Franzese, Mital, Snyder

**NAYS:** 0 - None

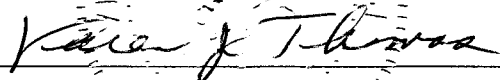
**ABSENT:** 0 - None

**APPROVED** by the President of the Village of Burr Ridge on this 10<sup>th</sup> day of September, 2018.



Village President

ATTEST:

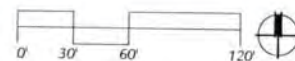


Village Clerk



8 Homes on Commonly Owned Open Space Plan  
 8 Homes with 2,200 s.f. Floorplate and  
 Approximately 3,500 s.f. of Primary Dwelling Area

Total Property Area = 8.87 Ac.  
 Homes + Drives = 1.02 Ac. (11.5%)  
 Dedicated Open Space/Common Area  
 Managed by Homeowner Association  
 = 7.85 Ac. (88.5%)



Conceptual Site Plan  
 7950 Drew Avenue  
 Burr Ridge, IL

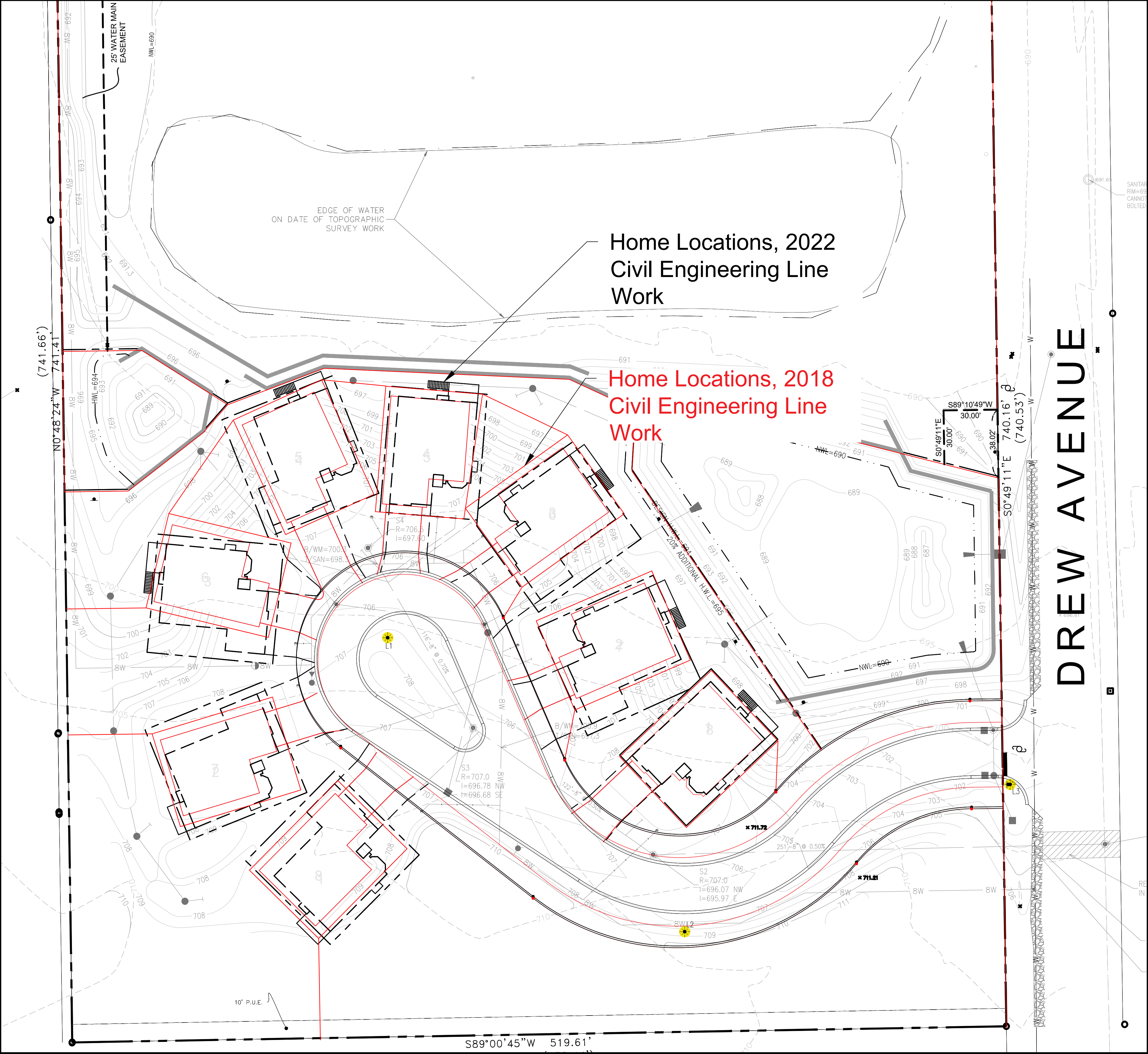
SHEET L-7

JARPER PROPERTIES, LLC  
 16 W. 231 S. Frontage Road #17  
 Burr Ridge, IL 60527

June 22, 2018







- 2018 LOT, HOME AND DRIVEWAY CONFIGURATIONS FOR REFERENCE
- 2022 LOT, HOME AND DRIVEWAY CONFIGURATIONS FOR REFERENCE

2018 SITE COVERAGE CALCULATIONS:

EXHIBIT A - JUNE 22, 2018 - CONCEPTUAL SITE PLAN; APPROVED PER ORDINANCE

Total Property Area = 8.87 Ac.  
Homes, Driveways + Road = 1.02 Ac. (11.5%)  
Dedicated Open Space/Common Area  
Managed by Homeowner Association=7.85 Ac. (88.5%)

2022 SITE COVERAGE CALCULATIONS:

EXHIBIT A - APRIL 21, 2022 - CONCEPTUAL SITE PLAN

Total Property Area = 8.87 Ac.  
Homes, Driveways + Road = 1.4 Ac. (13.0%)  
Dedicated Open Space/Common Area  
Managed by Homeowner Association=7.47 Ac. (84%)

SUMMARY	2018	2022	
OPEN SPACE AREA	88.50%	84%	0.94% DECREASE
IMPERVIOUS AREA	11.50%	13%	1.13% INCREASE

2018 / 2022 SITE COVERAGE COMPARISON EXHIBIT

BURR RIDGE, ILLINOIS

APRIL 21, 2022



627 Grove Street,  
Evanston, Illinois 60201  
Tel 847.869.2015  
Fax 847.869.2059

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

LANDSCAPE COMMON AREA PLANTING PLAN  
THE COTTAGES OF DREW  
BURR RIDGE, ILLINOIS

ADVANTAGE  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
847.260.4758

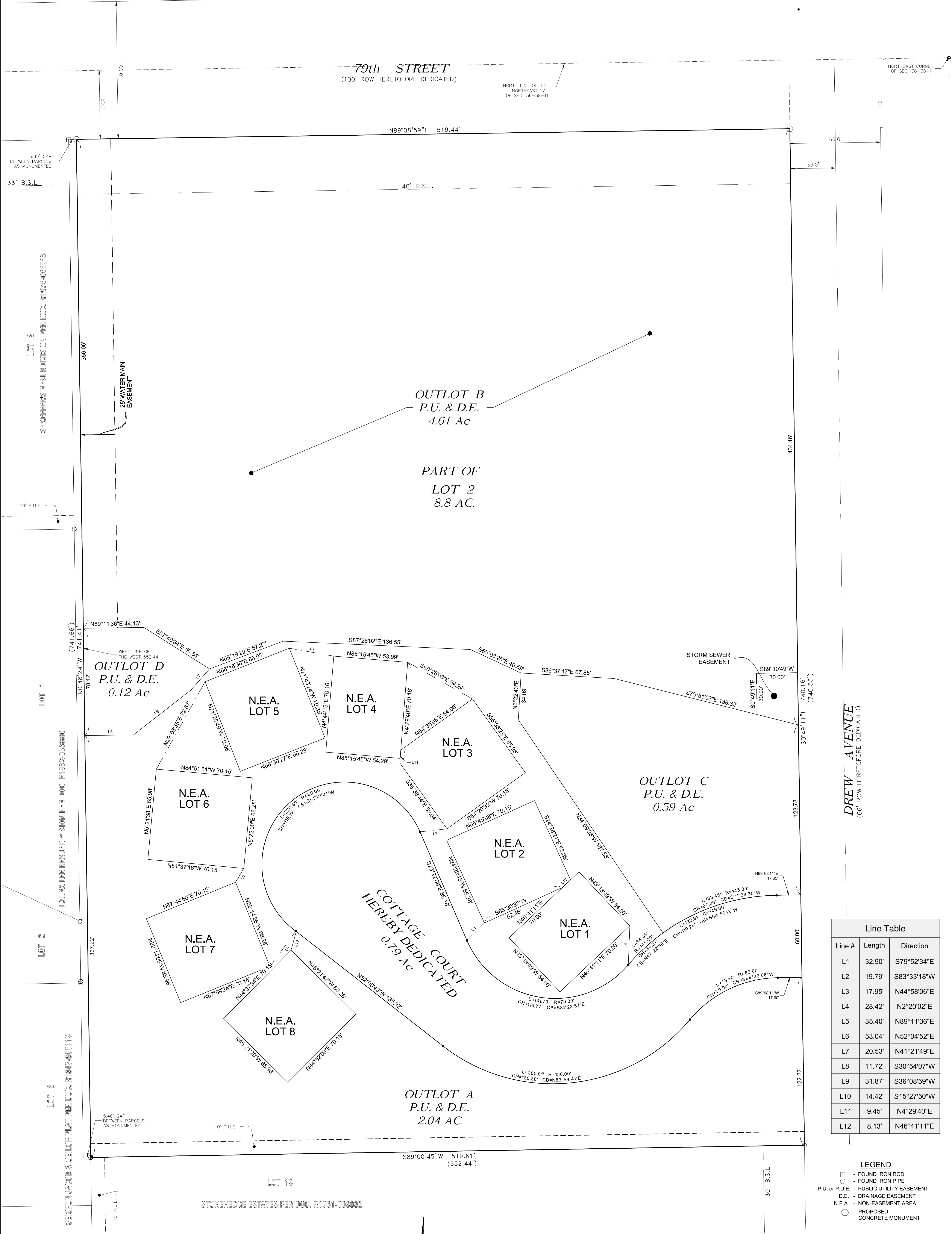
NO.	DATE	REMARKS
1	3/4/19	REVISED PER VILLAGE & COUNTY
2	9/24/19	RE-USED PER CML
3	10/27/19	RE-USED PER CML
4	10/04/21	REVISED PER ARCH
5	3/15/22	REVISED PER ARCH

MARCH 15, 2022  
JOB: 16-086  
SHEET:  
L01  
25 OF 27



FINAL PLAT OF SUBDIVISION  
FOR  
THE COTTAGES OF DREW

BEING A RE-SUBDIVISION OF THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

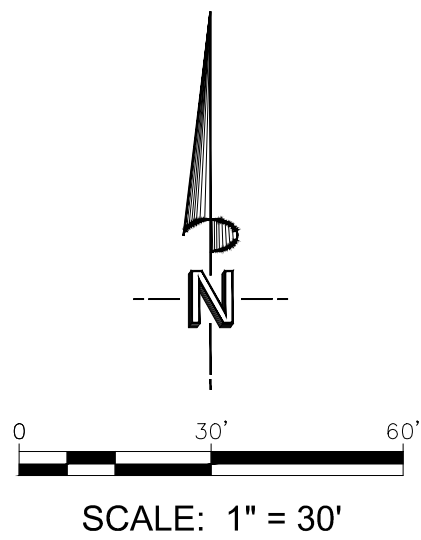


Line Table		
Line #	Length	Direction
L1	32.90'	S79°52'34"E
L2	19.79'	S83°33'18"W
L3	17.95'	N44°58'06"E
L4	28.42'	N2°20'02"E
L5	35.40'	N89°11'36"E
L6	53.04'	N52°04'52"E
L7	20.53'	N41°21'49"E
L8	11.72'	S30°54'07"W
L9	31.87'	S36°08'59"W
L10	14.42'	S15°27'50"W
L11	9.45'	N4°29'40"E
L12	8.13'	N46°41'11"E

- LEGEND
- FOUND IRON ROD
  - FOUND IRON PIPE
  - P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - N.E.A. - NON-EASEMENT AREA
  - PROPOSED CONCRETE MONUMENT

NOTE: PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT A, EXCEPT IN AREAS NOTED AS N.E.A. (NON-EASEMENT AREA). SEE PROVISIONS FOR DETAILS.

IN ADDITION, A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, AND OTHER PARTIES AS DETERMINED NECESSARY OVER THE ENTIRE EASEMENT FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MAINTENANCE AND OPERATION OF THE STORM WATER AREAS, THOSE BEING LOCATED UPON PORTIONS OF OUTLOT A, B, C, & D.



REVISIONS			MGA <sup>2</sup> CIVIL ENGINEERING SURVEYING	
DATE	BY	DESCRIPTION		
3/15/19	RFS	ISSUED FOR REVIEW	<b>M GINGERICH GEREAX &amp; ASSOCIATES</b> Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD   MANHATTAN, IL. 60442	
3/19/19	RFS	PER VILLAGE REVIEW		
3/28/19	RFS	PER VILLAGE REVIEW		
4/2/19	BPH	GENERAL REVISIONS		
4/19/19	BPH	PER VILLAGE REVIEW		
9/05/19	BPH	PER VILLAGE REVIEW		
9/30/19	BPH	GENERAL (REM. 30x30 SS ESMT)		
10/30/19	BPH	PER VILLAGE REVIEW		
12/09/21	BPH	PER BUILDING CHANGES		
ORDERED BY: JARPER PROPERTIES			DATE ISSUED: 01-02-2019	
			DWG. BY: NIB	C.K. B. / RFS
			SUB. NO.: 16-207	PG: 1 of 2

# FINAL PLAT OF SUBDIVISION FOR THE COTTAGES OF DREW

BEING A RE-SUBDIVISION OF THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

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

THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT, AND GRANTS AND DECLARES THE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, COUNTY CLERK OF \_\_\_\_\_ COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

## VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL

OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

VILLAGE CLERK

## PUBLIC WORKS DEPARTMENT CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, SUPERINTENDENT OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS & OPERATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE COUNTY OF DUPAGE DEPARTMENT OF PUBLIC WORKS.

DATED AT \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

SUPERINTENDENT

## SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL DISTRICT(S):

\_\_\_\_\_ GOWER #62 \_\_\_\_\_ ELEMENTARY SCHOOL DISTRICT,

\_\_\_\_\_ HINSDALE TOWNSHIP #86 \_\_\_\_\_ HIGH SCHOOL DISTRICT

\_\_\_\_\_ COLLEGE OF DuPAGE #502 \_\_\_\_\_ COLLEGE, IN DUPAGE COUNTY, ILLINOIS.

THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PROPERTY OWNER \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVAL BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, \_\_\_\_\_ COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE TREASURER \_\_\_\_\_

## DU PAGE COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, SUPERINTENDENT FOR THE DU PAGE COUNTY DEPARTMENT OF PUBLIC WORKS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF DU PAGE COUNTY.

DATED AT \_\_\_\_\_, DU PAGE COUNTY, ILLINOIS, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

SUPERINTENDENT

## VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER \_\_\_\_\_

## SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISED STATUTE, CHAPTER 109, SECTION 1 ET SEQ., AS NOW OR HEREAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS, THIS

DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

LICENSE NO. \_\_\_\_\_

## EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric And communication service is hereby reserved for and granted to:

Commonwealth Edison Company  
And  
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

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

## PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

(APPLIES TO OUTLOTS A, B, C, & D)

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF BURR RIDGE, INCLUDING, BUT NOT LIMITED TO, AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, MEDIA ONE CABLE TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF BURR RIDGE, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES, NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF BURR RIDGE.

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM WATER DETENTION AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEM, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, REGISTERED, ILLINOIS LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

AS SHOWN ON THIS SUBDIVISION THE WEST 552.44 FEET OF THE NORTH 792 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1848 IN BOOK 1 OF PLATS, PAGE 13, DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE, A MUNICIPAL CORPORATION IN COOK AND DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT A PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17043C0909H, EFFECTIVE DATE DECEMBER 16, 2004 AND THAT NO PART OF SAID PROPERTY BORDERS ON OR INCLUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF BURR RIDGE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
2. ALL LOTS CORNERS AND POINTS OF CURVATURE HAVE BEEN STAKED (5/8 INCH BY 24 INCH IRON RODS) OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
3. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THIS SUBDIVISION CONTAINS 8.84 ACRES.
5. PIN: 09-36-201-004

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Robert F. Sluis  
Illinois Professional Land Surveyor #033-003558  
License Expires November 30, 2020



## RESPONSIBILITY OF HOMEOWNERS ASSOCIATION

AS SET FORTH MORE SPECIFICALLY IN THE DECLARATION, THE UNDERSIGNED HEREBY WARRANTS AND COVENANTS THAT IT WILL CREATE THE COTTAGES OF DREW HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") OF WHICH THE UNDERSIGNED AND ALL LOT OWNERS SHALL BE MEMBERS AND WHOSE PURPOSE IS TO PROVIDE A GOVERNING BODY FOR THE LOT OWNERS FOR THE CARE, MANAGEMENT, AND MAINTENANCE OF THE PROPERTY OF THE ASSOCIATION. THE ASSOCIATION, BY THE DECLARATION AND THIS PLAT, IS RESPONSIBLE FOR MAINTENANCE OF THE FOLLOWING: ALL COMMON AREAS INCLUDING DETENTION PONDS AND OUTLOTS (SPECIFY SPECIFIC OUTLOTS AND COMMON AREAS);

OUTLOTS A, B, C, AND D

THAT PORTION OF THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE DEDICATED PUBLIC RIGHTS-OF-WAY; ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF BURR RIDGE OR ANY OTHER UTILITY COMPANY; SUBDIVISION ENTRYWAYS INCLUDING FENCES, SIGNS, AND LANDSCAPING; ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY INCLUDING PARKWAYS, CUL DE SAC ISLANDS, MEDIAN ISLANDS, AND SIMILAR LANDSCAPING IN COMMON AND PUBLIC AREAS; (ADD OTHER FEATURES AS DETERMINED APPROPRIATE).

ALL AREAS DESIGNATED AS WETLANDS

THE ASSOCIATION SHALL MAINTAIN THOSE SPECIFIED AREAS AND FEATURES DESCRIBED ABOVE IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN THESE AREAS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE ASSOCIATION OR PROPERTY OWNERS (IN THE EVENT THAT NO INFORMATION RELATIVE TO A CONTACT PERSON FOR THE ASSOCIATION IS PROVIDED TO THE VILLAGE), HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SPECIFIED AREAS AND FEATURES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER(S) OR HOMEOWNERS' ASSOCIATION.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OF THE SPECIFIED AREAS OR FEATURES, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE HOMEOWNERS ASSOCIATION AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION. THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

## REVISIONS

DATE	BY	DESCRIPTION
4/19/19	BPH	PER VILLAGE REVIEW
9/05/19	BPH	PER VILLAGE REVIEW
10/30/19	BPH	PER VILLAGE REVIEW
2/25/20	BPH	ADDED H.A. LANGUAGE

## MGA CIVIL ENGINEERING SURVEYING

**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY:

CLIENT

DATE ISSUED: 01-02-2019  
DATE: 01-02-2019  
DWG. BY: NIB  
CHK. BY: RFS  
FILE: 16-207  
PLOT: 2 of 2



**ISSUED FOR CONSTRUCTION**

# FINAL SITE IMPROVEMENT PLANS

FOR

# THE COTTAGES OF DREW

FOR

# THE COTTAGES OF DREW

# BURR RIDGE, ILLINOIS

DUPAGE COUNTY SMC # SM2018-0124

TRACKING # 18-08-1024/T60746

SWPPP PERMIT # ILR10AS66

## BENCHMARKS:

REFERENCE BENCHMARK: (NAVD 1988 DATUM)  
BENCHMARK: DGN35002  
PID: DK3269  
COUNTY: DuPAGE

STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.0 FT WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FT NORTH OF THE CENTERLINE OF 83RD STREET. MONUMENT IS AN ALUMINUM DISK ON A STEEL ROD WITH A PVC SLEEVE. MONUMENT IS 2.0 FT ABOVE STREET SURFACE AND IS FLUSH WITH GRADE. MONUMENT IS FERROMAGNETIC.

ELEVATION = 732.93 FT

SITE BENCHMARKS:

SITE BENCHMARK #1  
FLANGE BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF  
79TH STREET AND DREW AVENUE.

ELEVATION = 694.36 (NAVD 88)

**CALL J.U.L.I.E. 1-800-892-0123**  
WITH THE FOLLOWING:

COUNTY DuPAGE

CITY, TOWNSHIP BURR RIDGE, DOWNERS GROVE  
SEC. & SEC. NO. SEC 36, T38N, R11E

48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN. & HOLIDAYS

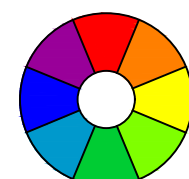
## DEVELOPER/OWNER

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

### ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

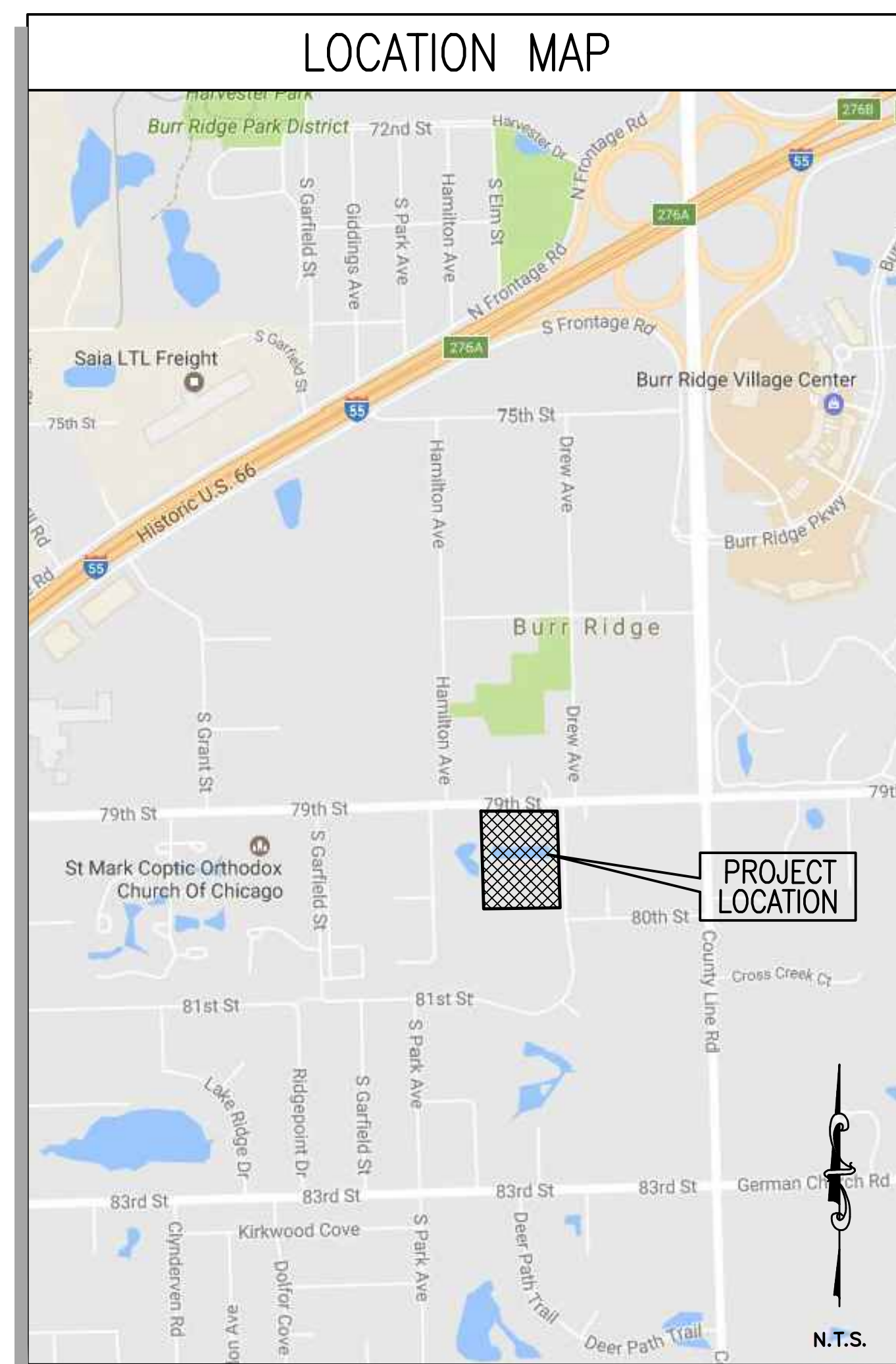


## BENCHMARK

SEE ABOVE

EXISTING TOTAL SITE AREA: 8.8 ACRES  
PROPOSED DISTURBED AREA: 4.1 ACRES

## LOCATION MAP



## INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS
3-4	EX1-EX2	EXISTING CONDITIONS PLAN
5	DM1	DEMOLITION PLAN
6	L1	GEOMETRIC PLAN
7-8	G1-G2	GRADING PLAN
9-10	U1-U2	UTILITY PLAN
11	PP1	PLAN AND PROFILE
12-13	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
14-15	SE3-SE4	SOIL EROSION AND SEDIMENT CONTROL PLAN
16-17	S1-S2	SPECIFICATIONS
18-19	D1-D2	DETAILS
20-22	XS1-XS3	CROSS SECTIONS - FLOOD PLAIN COMPENSATORY AREAS
22A	T1	TREE SURVEY
23	W1	WATER RESOURCE PLAN
24-25	B1-B2	BMP PLANTING PLAN
26	LS1	COMMON AREA PLANTING PLAN
27	LS2	COMMON AREA PLANTING DETAILS AND NOTES
28	LS3	SIGNAGE AND WALL DETAILS

## REVISIONS

[illegible]

ENGINEER WILLIAM J ZALEWSKI, P.E. BILLZ@ACENGUS	DATE
ILLINOIS REGISTRATION NO.: 062-046121 EXPIRATION DATE: 11/30/2021	
PROFESSIONAL DESIGN FIRM NO.: 184-007386 EXPIRATION DATE: 4/30/2021	
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER	



GENERAL NOTES

1.

ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, VILLAGE CODE SHALL TAKE PRECEDENCE.
2.

ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
3.

STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5.

NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO OBTAIN SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6.

NOTIFICATION OF COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7.

ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
8.

ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9.

THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
10.

ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE VILLAGE AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11.

ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12.

REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
13.

ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
14.

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15.

BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
16.

UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17.

EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES 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, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18.

OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19.

THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21.

THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. **BURNING ON THE SITE IS NOT PERMITTED.**
22.

IT SHALL BE 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 ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T. DREW AVENUE AND 79TH STREET SHALL REMAIN OPEN TO TWO WAY TRAFFIC AT ALL TIMES.
23.

NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24.

ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25.

AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
26.

TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27.

LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28.

ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29.

ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30.

ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31.

CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
32.

TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
33.

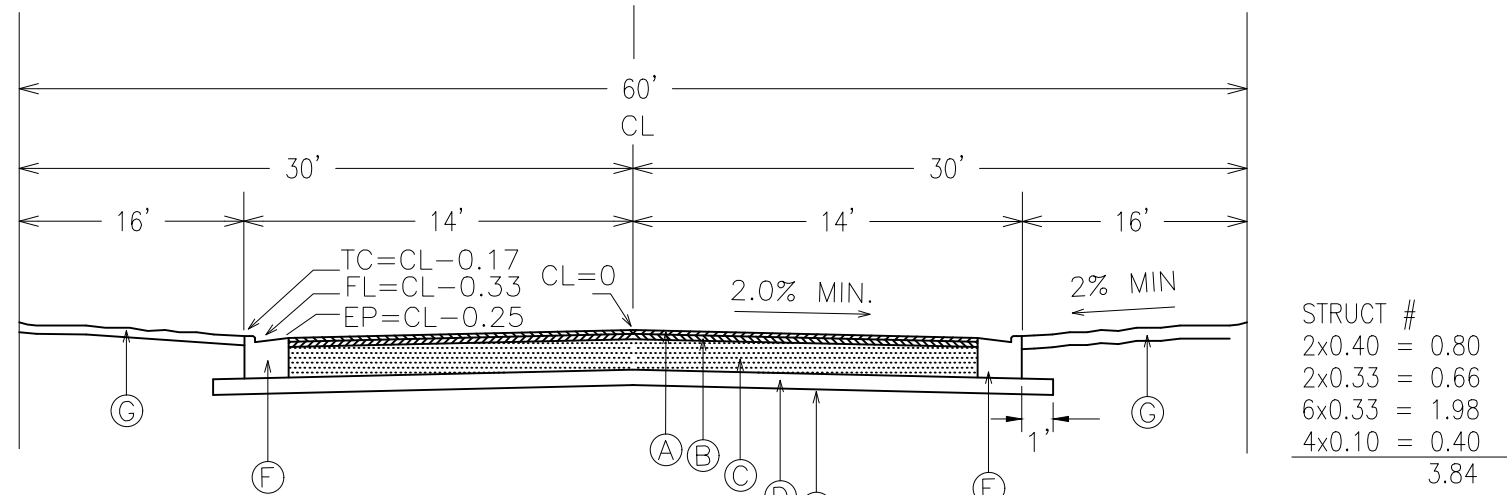
WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
34.

HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
35.

AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
36.

EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
37.

THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.



TYPICAL PAVEMENT SECTION  
N.T.S.

- A

2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
- B

2" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
- C

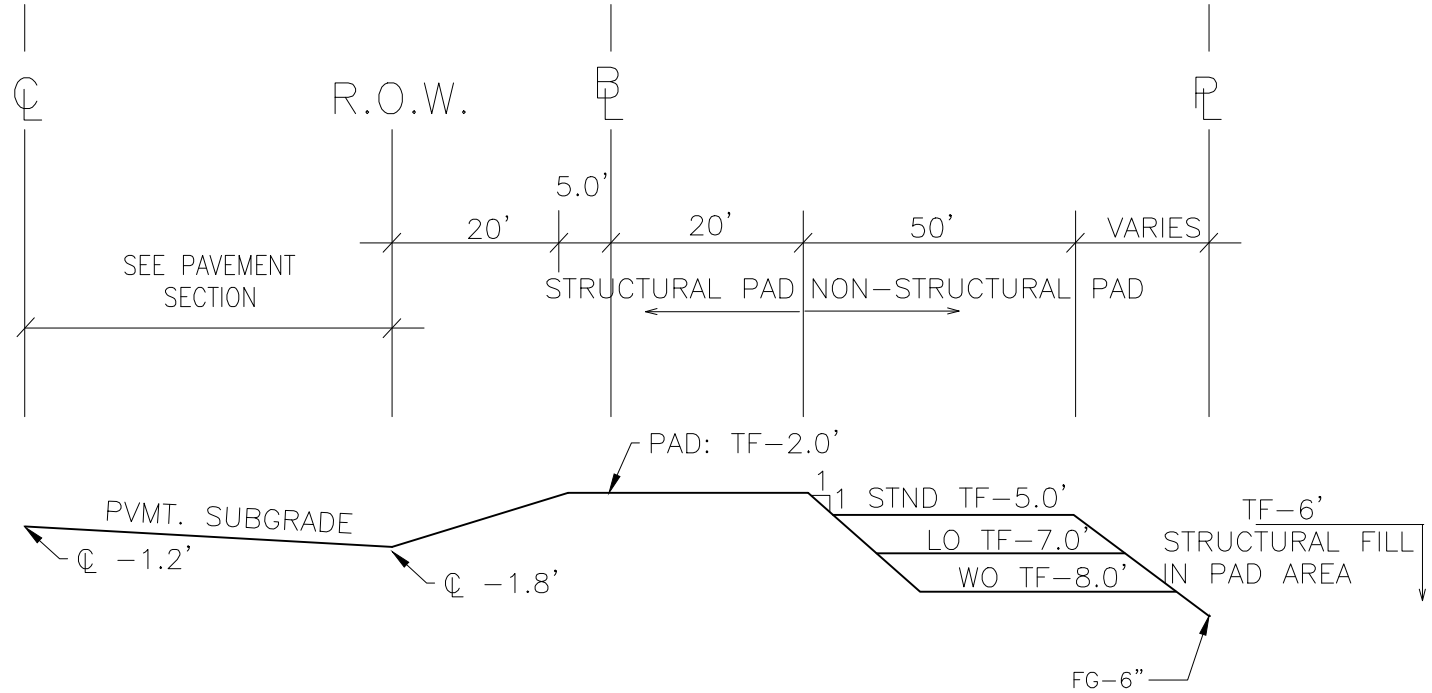
6" BITUMINOUS CONCRETE BASE COURSE, HOT MIX ASPHALT, N50
- D

4" CRUSHED AGGREGATE SUB-BASE, TY. B.
- E

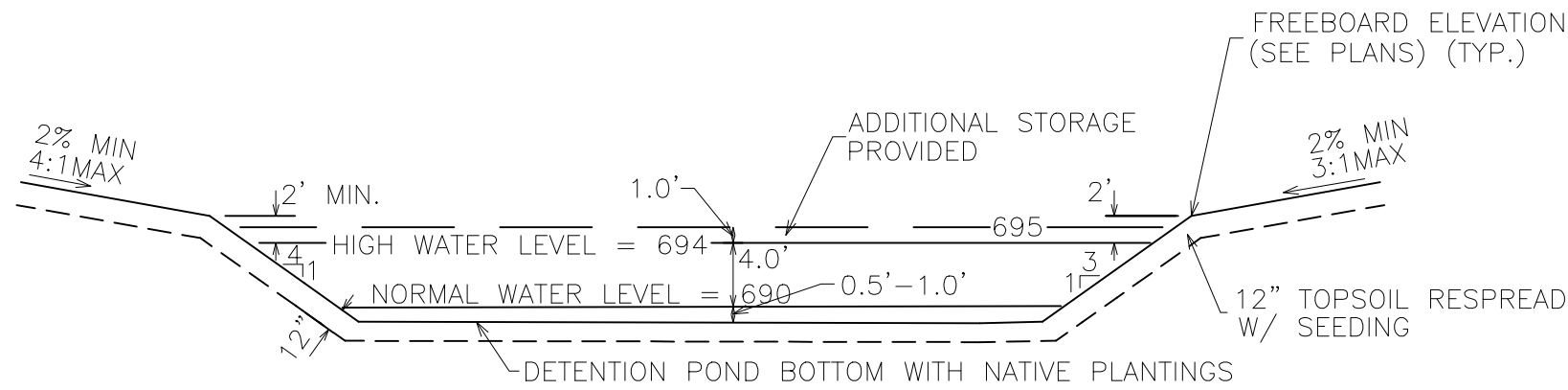
COMPACTED SUBGRADE
- F

COMB. CONC. CURB AND GUTTER, B-6-12
- G

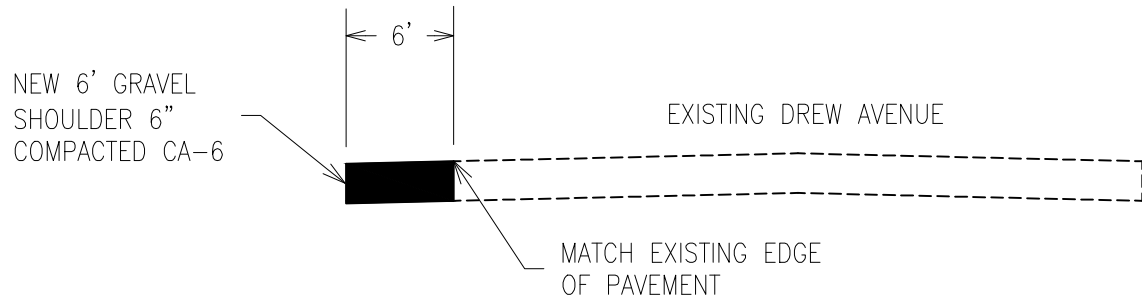
6" TOP SOIL AND SEEDING



TYPICAL HOMESITE MASS GRADE SECTION  
N.T.S.



TYPICAL SECTION DETENTION POND  
N.T.S.



TYPICAL DREW AVE. SECTION  
N.T.S.

CONTACTS

ENGINEER

ADVANTAGE CONSULTING ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMONT, ILLINOIS 60439  
PHONE: (847) 260-4758  
CONTACT: WILLIAM J ZALEWSKI

DEVELOPER

JASPER PROPERTIES, LLC  
16W231 S FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

VILLAGE ENGINEER

DAVID PREISSIG  
VILLAGE OF BURR RIDGE  
DEPARTMENT OF PUBLIC WORKS  
451 COMMERCE STREET  
BURR RIDGE, ILLINOIS 60527  
PHONE: (630) 323-4733 EXT. 6000

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

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GENERAL NOTES AND  
TYPICAL SECTIONS

THE COTTAGES OF DREW  
BURR RIDGE, ILLINOIS

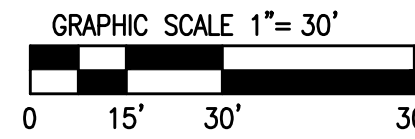
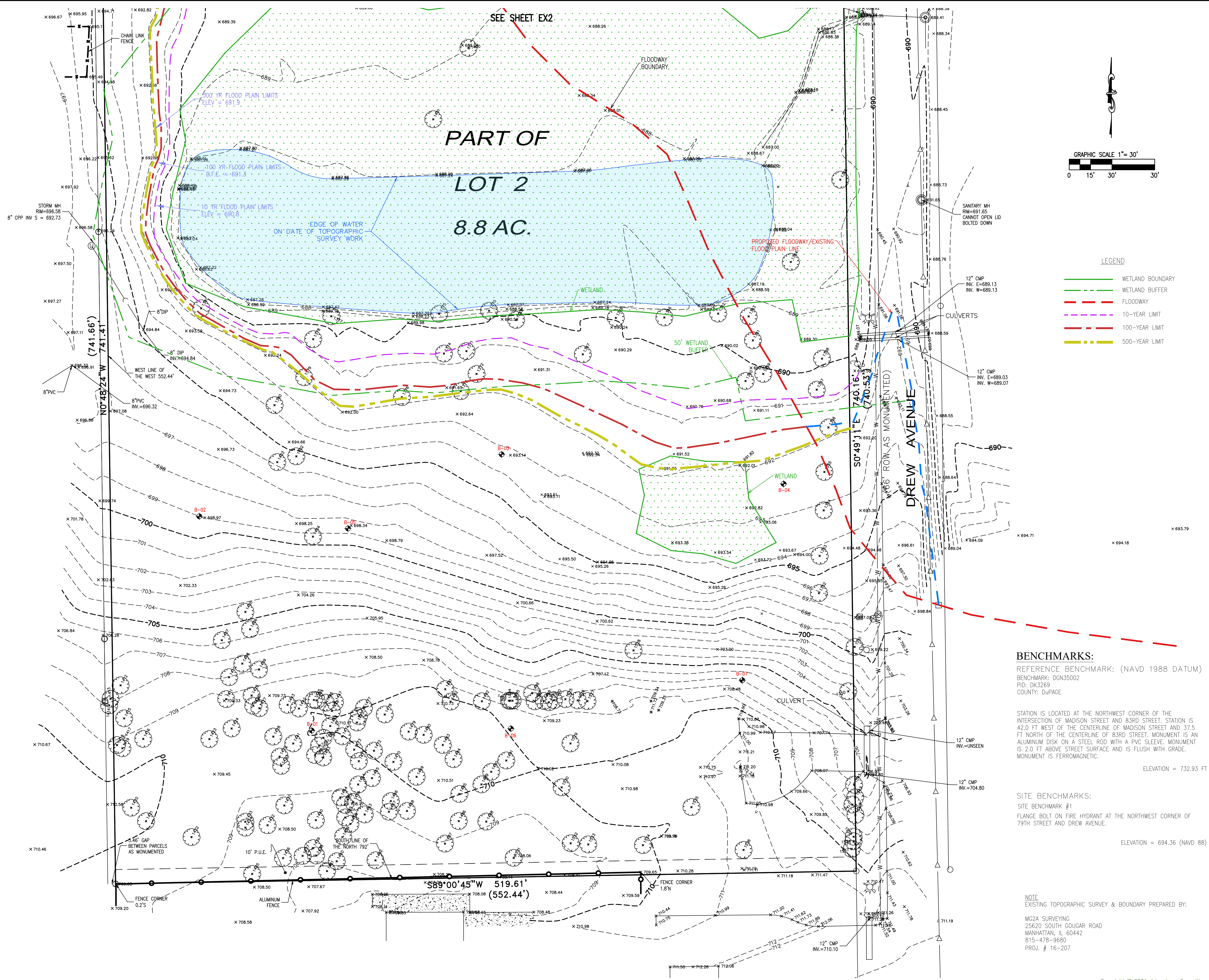
JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

NOVEMBER 5, 2018  
JOB: 16-086

SHEET:  
TS1

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LEGEND

- WETLAND BOUNDARY
- WETLAND BUFFER
- FLOODWAY
- 10-YEAR LIMIT
- 100-YEAR LIMIT
- 500-YEAR LIMIT

BENCHMARKS:

REFERENCE BENCHMARK: (NAVD 1988 DATUM)  
BENCHMARK: DGN35002  
PID: DK3269  
COUNTY: DuPAGE

STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MADISON STREET AND 83RD STREET. STATION IS 42.0 FT WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FT NORTH OF THE CENTERLINE OF 83RD STREET. MONUMENT IS AN ALUMINUM DISK ON A STEEL ROD WITH A PVC SLEEVE. MONUMENT IS 2.0 FT ABOVE STREET SURFACE AND IS FLUSH WITH GRADE. MONUMENT IS FERROMAGNETIC.

ELEVATION = 732.93 FT

SITE BENCHMARKS:

SITE BENCHMARK #1  
FLANGE BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF 79TH STREET AND DREW AVENUE.

ELEVATION = 694.36 (NAVD 88)

NOTE  
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:

MC2A SURVEYING  
25620 SOUTH GOUGAR ROAD  
MANHATTAN, IL 60442  
815-478-9680  
PROJ. # 16-207

REMARKS	
DATE	REVISED PER VILLAGE & COUNTY
NO.	REVISED PER VILLAGE & COUNTY
1	3/18/19
2	4/18/19
3	08/24/19
4	10/16/19
5	

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

630-520-2467

WWW.ADVANTAGEILL.COM

EXISTING CONDITIONS

THE COTTAGES OF DREW

BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC

16W231 S. FRONTAGE ROAD, SUITE 17

BURR RIDGE, IL 60527

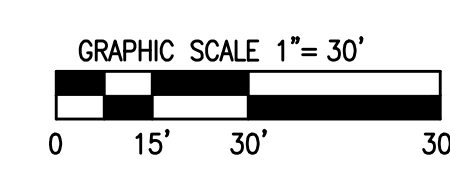
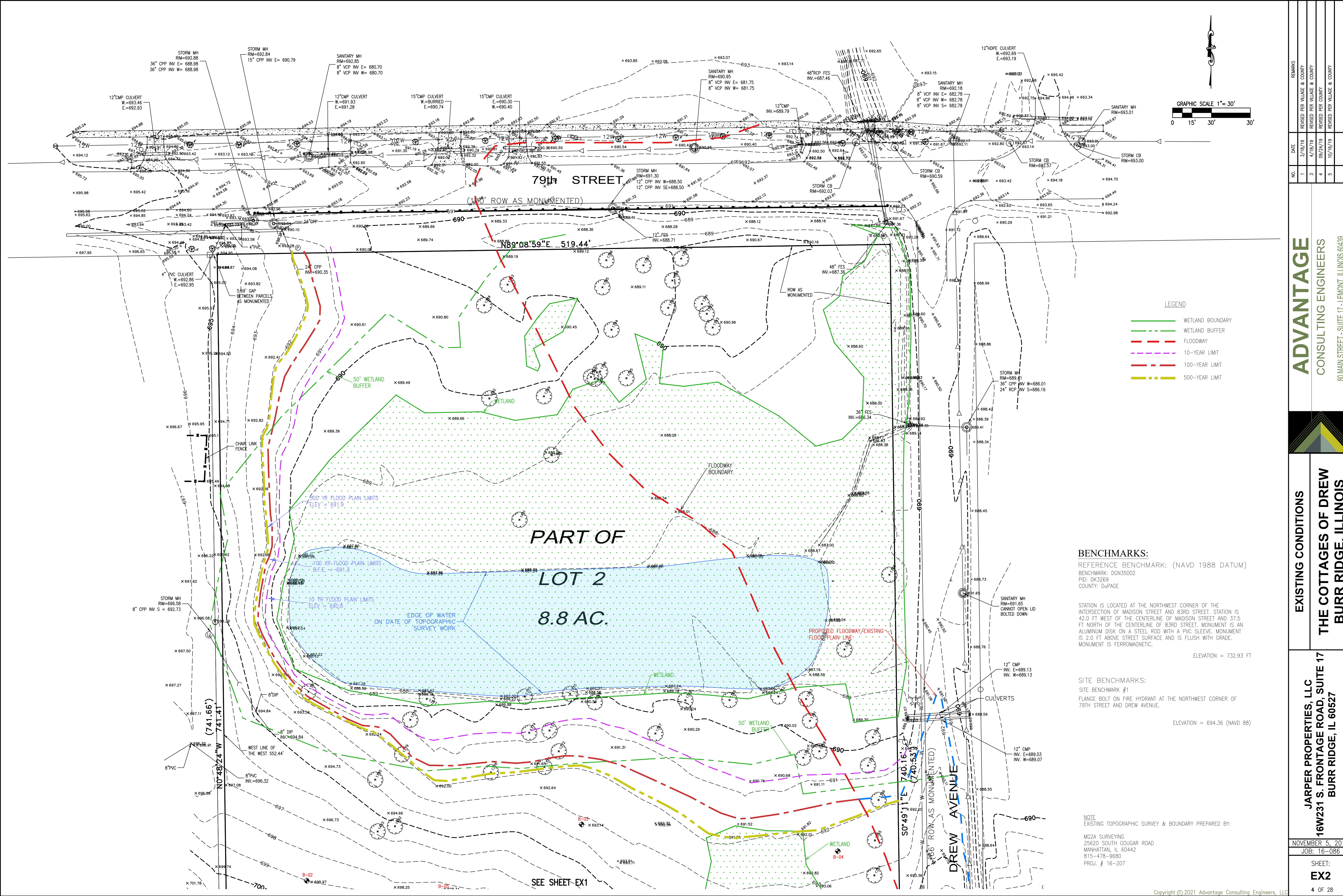
NOVEMBER 5, 2018

JOB: 16-086

SHEET: EX1

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- LEGEND
- WETLAND BOUNDARY
  - WETLAND BUFFER
  - FLOODWAY
  - 10-YEAR LIMIT
  - 100-YEAR LIMIT
  - 500-YEAR LIMIT

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**SITE BENCHMARKS:**  
SITE BENCHMARK #1  
FLANGE BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF 79TH STREET AND DREW AVENUE.

ELEVATION = 694.36 (NAVD 88)

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MANHATTAN, IL 60442  
815-478-9680  
PROJ. # 16-207

ADVANTAGE  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEWISTOWN, ILLINOIS 60439  
630-520-2467  
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EXISTING CONDITIONS  
THE COTTAGES OF DREW  
BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

NO.	DATE	REVISIONS
1	3/16/19	REVISED PER VILLAGE & COUNTY
2	4/16/19	REVISED PER VILLAGE & COUNTY
3	08/24/19	REVISED PER COUNTY
4	10/16/19	REVISED PER VILLAGE & COUNTY

NOVEMBER 5, 2018  
JOB: 16-086  
SHEET:  
**EX2**  
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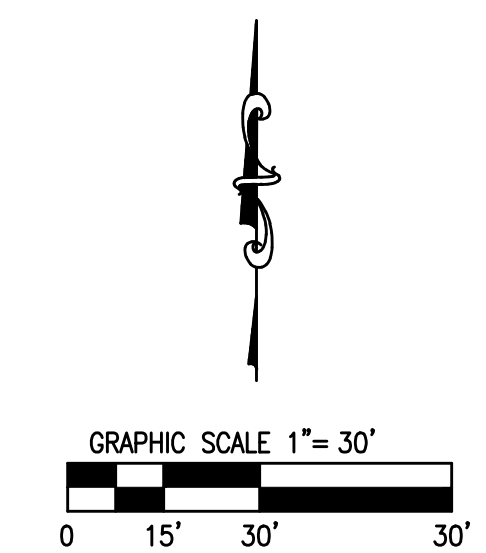






- NOTES:
1. ALL STREETS SHALL BE 28' B-B UNLESS NOTED OTHERWISE.
  2. SEE SHEET TS1 FOR TYPICAL PAVEMENT SECTION AND TYPE OF C&G.
  3. ALL CURB RADII AT INTERSECTIONS TO BE 25' UNLESS NOTED OTHERWISE.
  4. ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
  5. ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS ETC. ARE APPROXIMATE, SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.

- SIGN LEGEND:
- ① NO MOWING SIGN
  - ② STOP SIGN & STREET NAME SIGN



REMARKS		DATE	
1	REVISED PER VILLAGE & COUNTY	3/18/19	
3	REVISED PER VILLAGE & COUNTY	4/18/19	
4	REVISED PER COUNTY	09/24/19	
5	REVISED PER VILLAGE & COUNTY	10/16/19	
7	REVISED PER VILLAGE	08/11/21	

ADVANTAGE

CONSULTING ENGINEERS

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630-520-2467  
WWW.ACEENGINEERS.COM

GEOMETRIC PLAN

THE COTTAGES OF DREW

BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC

16W231 S. FRONTAGE ROAD, SUITE 17

BURR RIDGE, IL 60527

NOVEMBER 5, 2018

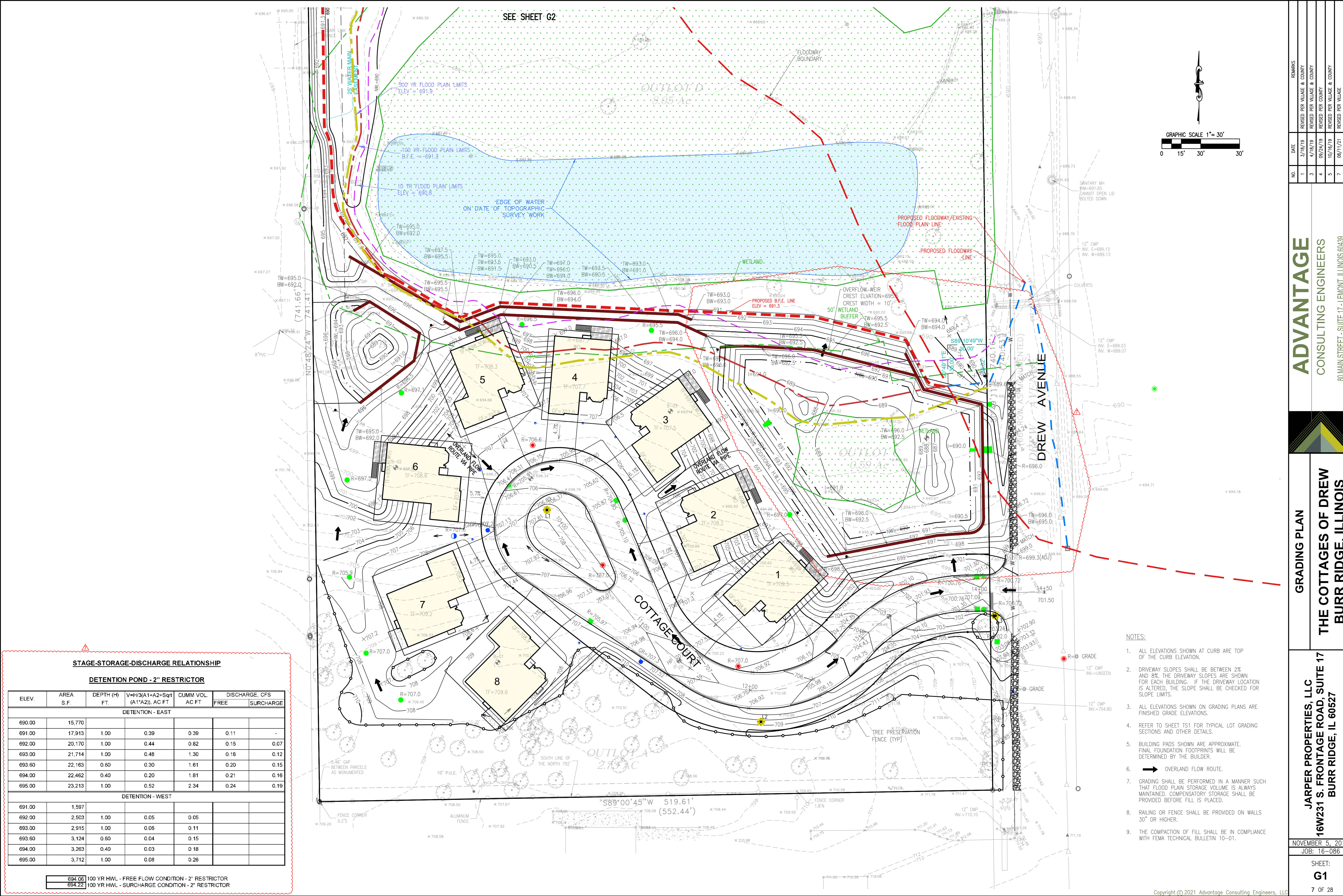
JOB: 16-086

SHEET:

L1

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STAGE-STORAGE-DISCHARGE RELATIONSHIP						
DETENTION POND - 2" RESTRICTOR						
ELEV.	AREA S.F.	DEPTH (H) FT.	$V=H^3(A1+A2+Sqrt(A1*A2))$ , AC FT	CUMM VOL AC FT	DISCHARGE CFS	
					FREE	SURCHARGE
DETENTION - EAST						
690.00	15,770					
691.00	17,913	1.00	0.39	0.39	0.11	-
692.00	20,170	1.00	0.44	0.82	0.15	0.07
693.00	21,714	1.00	0.48	1.30	0.18	0.12
693.60	22,163	0.60	0.30	1.61	0.20	0.15
694.00	22,462	0.40	0.20	1.81	0.21	0.16
695.00	23,213	1.00	0.52	2.34	0.24	0.19
DETENTION - WEST						
691.00	1,597					
692.00	2,503	1.00	0.05	0.05		
693.00	2,915	1.00	0.06	0.11		
693.60	3,124	0.60	0.04	0.15		
694.00	3,263	0.40	0.03	0.18		
695.00	3,712	1.00	0.08	0.26		

694.06

100 YR HWL - FREE FLOW CONDITION - 2" RESTRICTOR

694.22

100 YR HWL - SURCHARGE CONDITION - 2" RESTRICTOR

REMARKS

NO.	DATE	REVISED PER VILLAGE & COUNTY
1	3/18/19	REVISED PER VILLAGE & COUNTY
3	4/18/19	REVISED PER VILLAGE & COUNTY
4	09/24/19	REVISED PER COUNTY
5	10/16/19	REVISED PER VILLAGE & COUNTY
7	08/11/21	REVISED PER VILLAGE

ADVANTAGE CONSULTING ENGINEERS

THE COTTAGES OF DREW BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

NOVEMBER 5, 2018  
JOB: 16-086

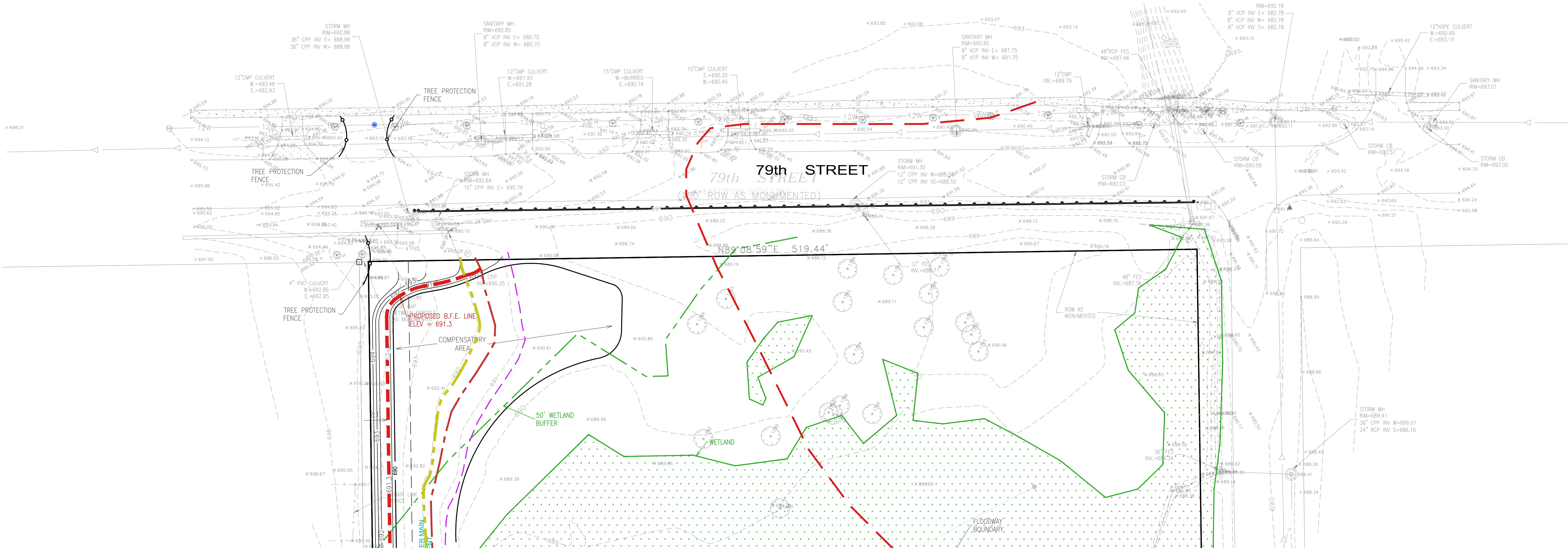
SHEET:  
G1

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

- NOTES:
- ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION.
  - DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 8%. THE DRIVEWAY SLOPES ARE SHOWN FOR EACH BUILDING. IF THE DRIVEWAY LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
  - ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
  - REFER TO SHEET TS1 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
  - BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
  - OVERLAND FLOW ROUTE.
  - GRADING SHALL BE PERFORMED IN A MANNER SUCH THAT FLOOD PLAN STORAGE VOLUME IS ALWAYS MAINTAINED. COMPENSATORY STORAGE SHALL BE PROVIDED BEFORE FILL IS PLACED.
  - RAILING OR FENCE SHALL BE PROVIDED ON WALLS 30" OR HIGHER.
  - THE COMPACTION OF FILL SHALL BE IN COMPLIANCE WITH FEMA TECHNICAL BULLETIN 10-01.



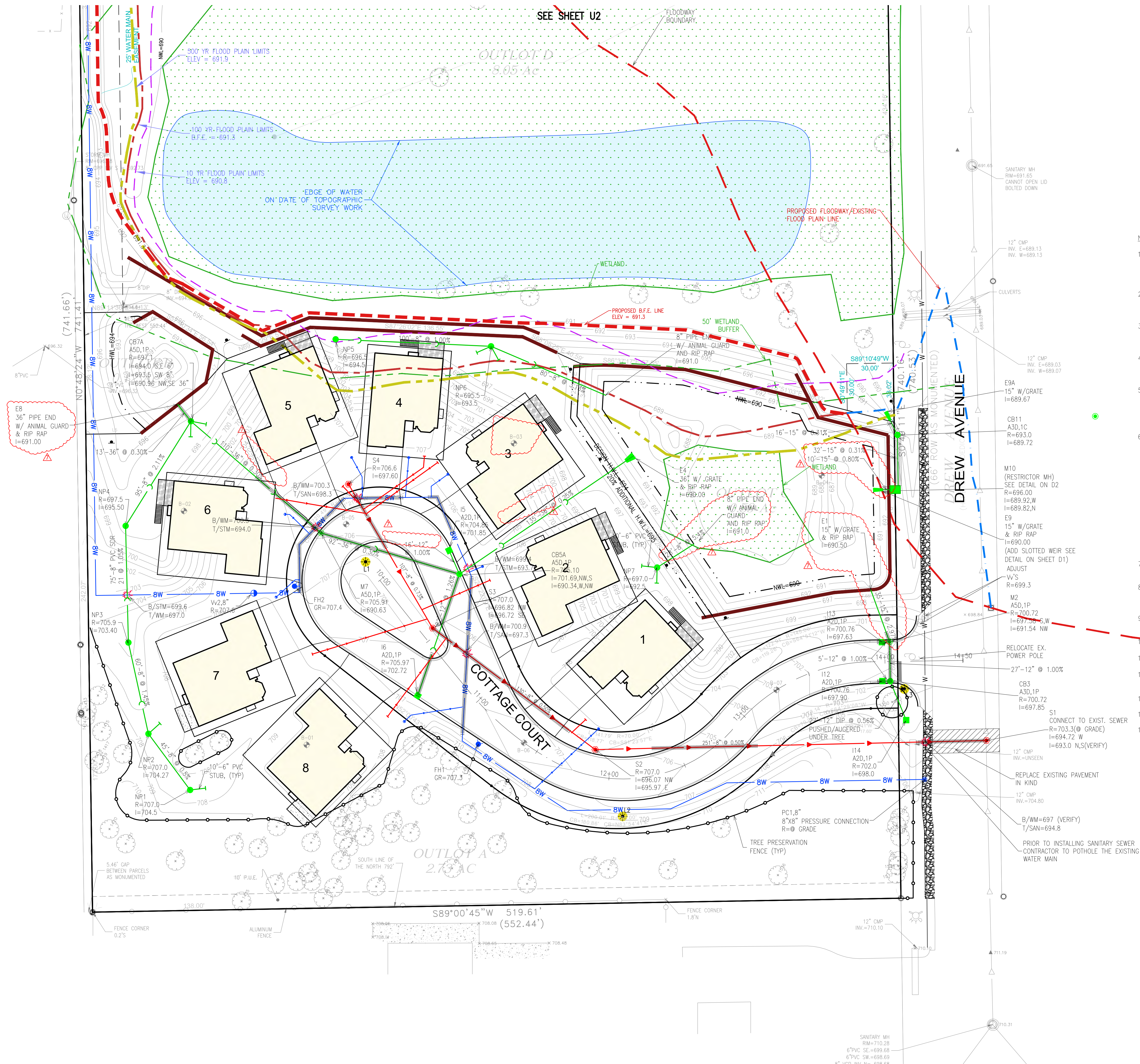


SEE SHEET G1

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REMARKS	1	3/18/19	REVISED PER VILLAGE & COUNTY
	2	4/18/19	REVISED PER VILLAGE & COUNTY
	3	6/24/19	REVISED PER COUNTY
	4		
<b>ADVANTAGE</b> CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 WWW.ADVANTAGEILL.COM			
<b>GRADING PLAN</b>			
<b>THE COTTAGES OF DREW</b> <b>BURR RIDGE, ILLINOIS</b>			
JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527			
NOVEMBER 5, 2018 JOB: 16-086			
SHEET: <b>G2</b> 8 OF 28			



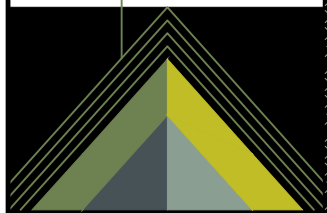


NOTES

- ALL 8" STORM SEWERS TO BE PVC SDR26, ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE. SEE NOTE #2, STORM SEWER NOTES ON SHEET S1.
- ALL SANITARY SEWER & SERVICE SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE. A CLEAN OUT IS REQUIRED ON SERVICE LINE, 10' FROM FOUNDATION.
- ALL WATER MAIN SHALL BE ZINC COATED D.I.P. CLASS 52 WITH V-BIO POLYETHYLENE ENCASEMENT AND NO. 8 SOLID BLUE TRACER WIRE.
- THE UNDERDRAIN AND 8" STORM SEWER SHALL BE PERFORMED PVC SDR 26 UNLESS NOTED OTHERWISE. STORM SEWER CROSSING WATER MAIN SHALL BE WATER MAIN QUALITY PIPE, PVC SDR 21.
- THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:  
1P: NEENAH R-1712, TYPE D OPEN GRADE  
1C: NEENAH R-1712, TYPE B CLOSED LID
- UTILITY STRUCTURE SYMBOL LEGEND:

- M36: MANHOLE, STRUCTURE # 36  
I: INLET  
CB: CATCH BASIN  
M: MANHOLE  
E: FLARED END SECTION WITH RIP RAP  
S: SANITARY MANHOLE  
NP: NYLOPLAST INLET  
FH: FIRE HYDRANT  
V: VALVE VAULT  
PC: PRESSURE CONNECTION  
UD: PERFORATED UNDERDRAIN  
A4D,1P: TYPE A, 4' DIA., TYPE OF FRAME AND GRATE/LID.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
  - LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
  - TRENCH BACKFILL
  - 1-6" PVC SCH 40 CONDUIT FOR GAS
  - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
  - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
  - PIPE CROSSING
  - SEE SHEET SE1 FOR RIP RAP INFORMATION.

**ADVANTAGE**  
CONSULTING ENGINEERS



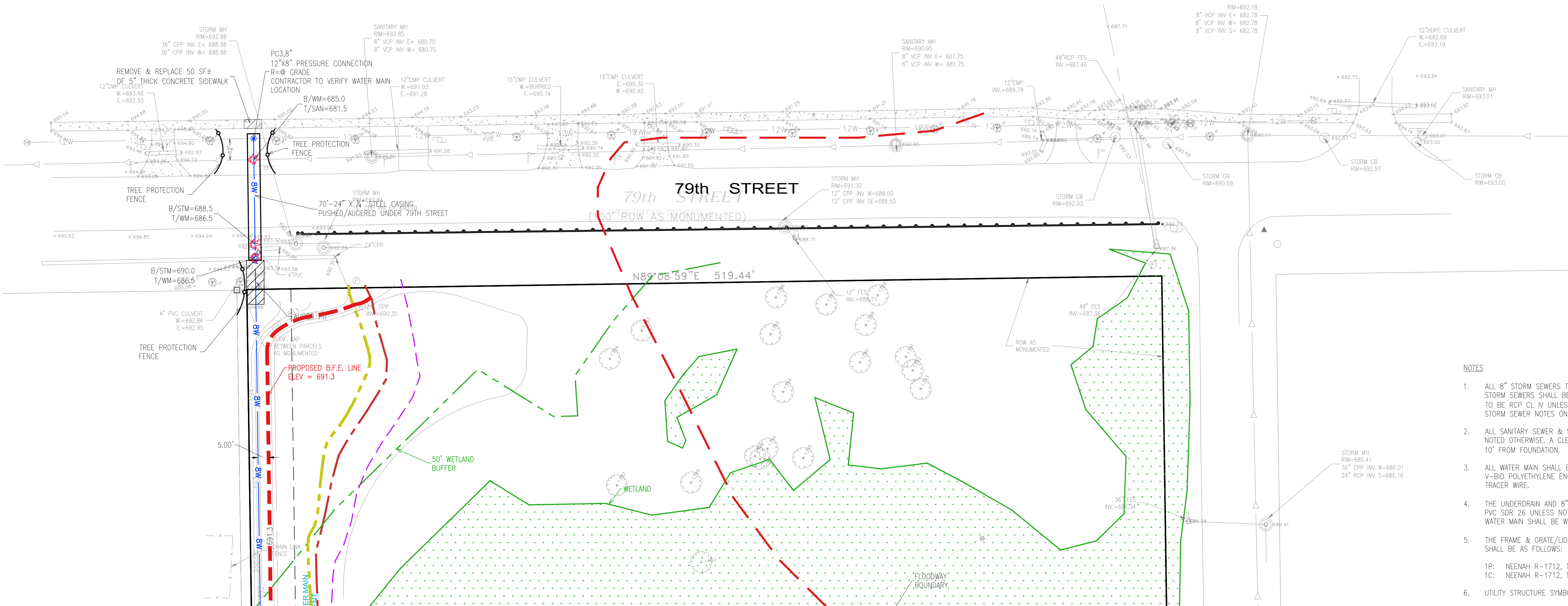
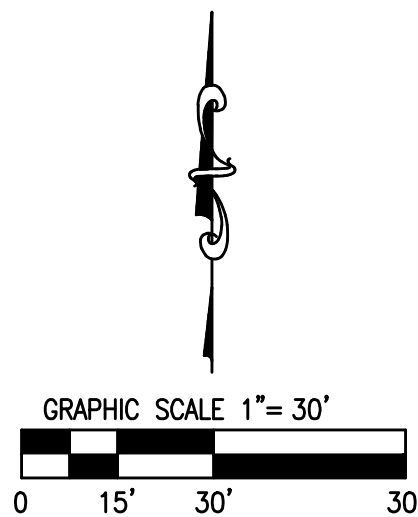
**UTILITY PLAN**  
**THE COTTAGES OF DREW**  
**BURR RIDGE, ILLINOIS**

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

NOVEMBER 5, 2018  
JOB: 16-086

SHEET:  
**U1**  
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SEE SHEET U1

NOTES

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

**UTILITY PLAN**  
**THE COTTAGES OF DREW**  
**BURR RIDGE, ILLINOIS**

**JARPER PROPERTIES, LLC**  
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**BURR RIDGE, IL 60527**  
NOVEMBER 5, 2018  
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SHEET:  
**U2**  
10 OF 28







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

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON Ld (FT)	MEDIAN RIP-RAP SIZE C (IN)	WIDTH OF APRON D/S FACE W1 (FT)	WIDTH OF APRON U/S FACE W2 (FT)	DEPTH OF RIP-RAP d (IN)	AREA OF RIP-RAP (SQ.YDS.)	VOLUME OF RIP-RAP (CU.YDS.)
ALL	8/12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

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

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

CONSTRUCTION SCHEDULE-2019-20

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

### 1. SITE DESCRIPTION.

- THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:  
  
THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF THE COTTAGES OF DREW DEVELOPMENT  
THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:  
  
A. MASS GRADING  
B. PAVEMENT CONSTRUCTION  
C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS  
D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.  
  
THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:  
  
THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:  
  
A. INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE  
B. MASS GRADING  
C. UNDERGROUND UTILITIES INSTALLATION  
D. FINE GRADING IN PAVEMENT AREA  
E. PAVEMENT CONSTRUCTION  
  
THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.  
  
THE TOTAL ESTIMATED AREA OF THE SITE IS 8.8 ACRES.  
THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 4.06 ACRES.  
  
THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR THE COTTAGES ON DREW.  
PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.  
  
THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS 0.65  
EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT \_\_\_\_\_ OR NOT AVAILABLE  
  
NAME OF RECEIVING WATER(S) EXISTING AREA TO NORTH  
NAME OF ULTIMATE RECEIVING WATER(S) Z9TH STREET DITCH  
WETLAND ACREAGE 2.68 ACRES.
- POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:  
  
A. SEDIMENT FROM DISTURBED SOILS  
B. PORTABLE SANITARY STATIONS  
C. FUEL TANKS  
D. STAGING AREAS  
E. WASTE CONTAINERS  
F. CHEMICAL STORAGE AREAS  
G. OIL OR OTHER PETROLEUM PRODUCTS  
H. ADHESIVES  
I. TAR  
J. SOLVENTS  
K. DETERGENTS  
L. FERTILIZERS  
M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)  
N. CONSTRUCTION DEBRIS  
O. LANDSCAPE WASTE  
P. CONCRETE AND CONCRETE TRUCKS  
Q. LITTER

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

### 2. CONTROLS.

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

- EROSION AND SEDIMENT CONTROLS.  
  
STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.  
  
WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECEDDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.  
  
THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:  
  
A. PERMANENT SEEDING  
B. SILT FILTER FENCE  
C. VEGETATIVE FILTER  
D. STABILIZED CONSTRUCTION ENTRANCE  
  
2. STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.  
  
A. DETENTION POND  
B. STORM SEWER SYSTEM  
C. RIP-RAP FOR OUTLET PROTECTION  
D. INLET PROTECTION  
  
3. DUST CONTROL- DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.  
  
A. IRRIGATION  
B. SPRAY ON ADHESIVE  
C. VEGETATIVE COVER  
D. MULCHING  
  
4. STORM WATER MANAGEMENT.  
  
PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.  
  
THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.  
  
THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:  
  
A. BARRIER FILTERS  
B. STORM SEWERS  
C. RETENTION/DETENTION PONDS  
D. PERMANENT SEEDING  
E. OUTLET PROTECTION  
  
5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).  
  
STORM WATER MANAGEMENT CONTROL INCLUDES:  
  
A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY)  
B. INLET PROTECTION  
  
3. APPROVED STATE OR LOCAL PLANS.

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

- WASTE MANAGEMENT  
  
SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE TO THE WASTES BEING DISCARDED. NO OTHER WASTES SHOULD BE DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.  
  
ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.  
  
6. CONCRETE WASTE MANAGEMENT  
  
CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.  
  
THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.  
  
9. CONCRETE CUTTING  
  
CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE NEAR A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.  
  
10. VEHICLE STORAGE AND MAINTENANCE  
  
WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOOD-PLAN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND EPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

- MATERIAL STORAGE AND GOOD HOUSEKEEPING  
  
MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. HERMID-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.  
  
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT. AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.  
  
ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT. PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.  
  
MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

- MANAGEMENT OF PORTABLE SANITARY STATIONS  
  
TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

- SPILL PREVENTION AND CLEAN-UP PROCEDURES  
  
MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, STAIN PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.  
  
14. DE-WATERING OPERATIONS  
  
DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

- OFF-SITE VEHICLE TRACKING  
  
THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE, REMOVE AND REMOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.  
  
16. TOPSOIL STOCKPILE MANAGEMENT  
  
IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUTTER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERMITTER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

### 3. MAINTENANCE

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

### 4. INSPECTIONS

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

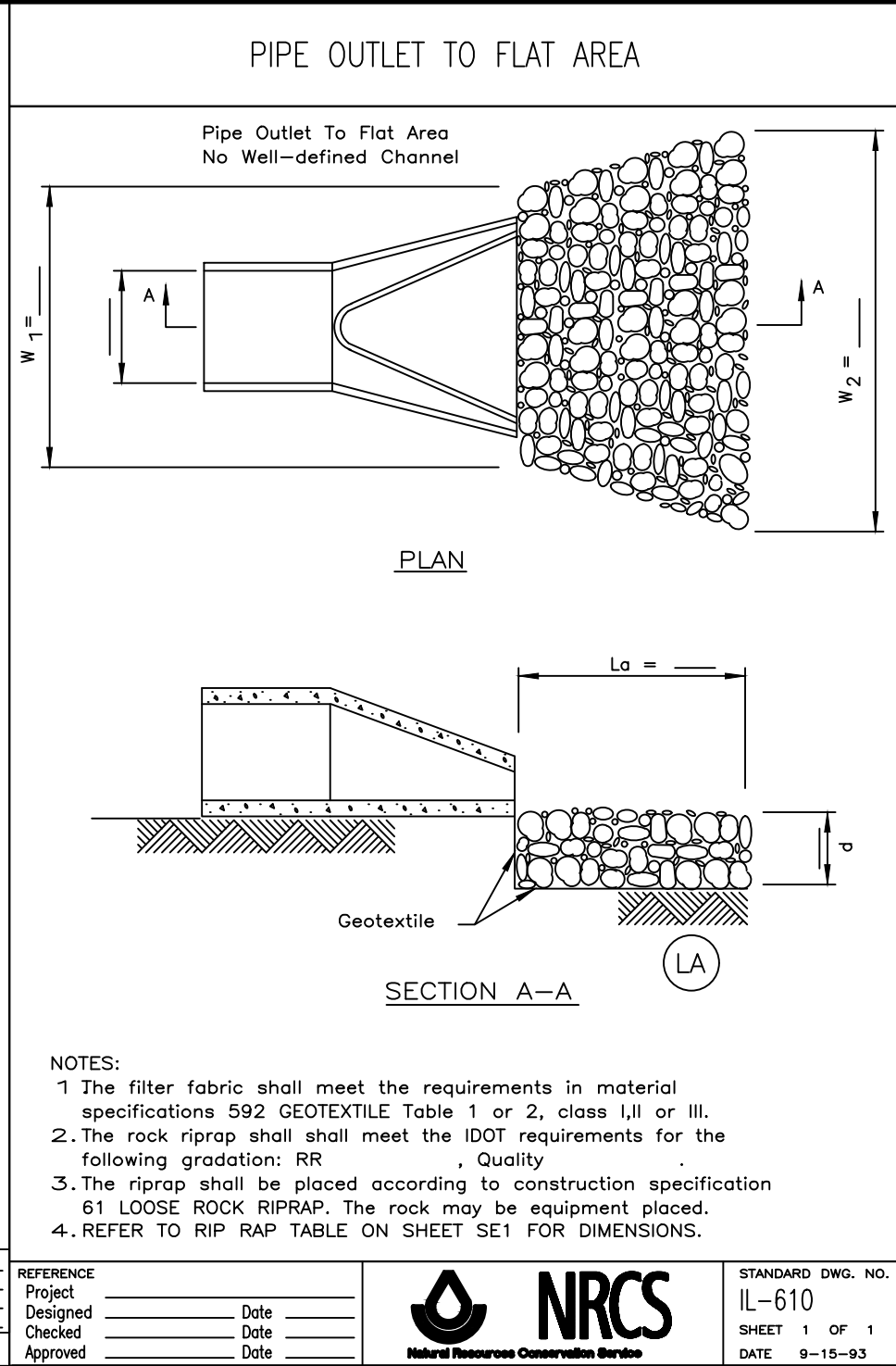
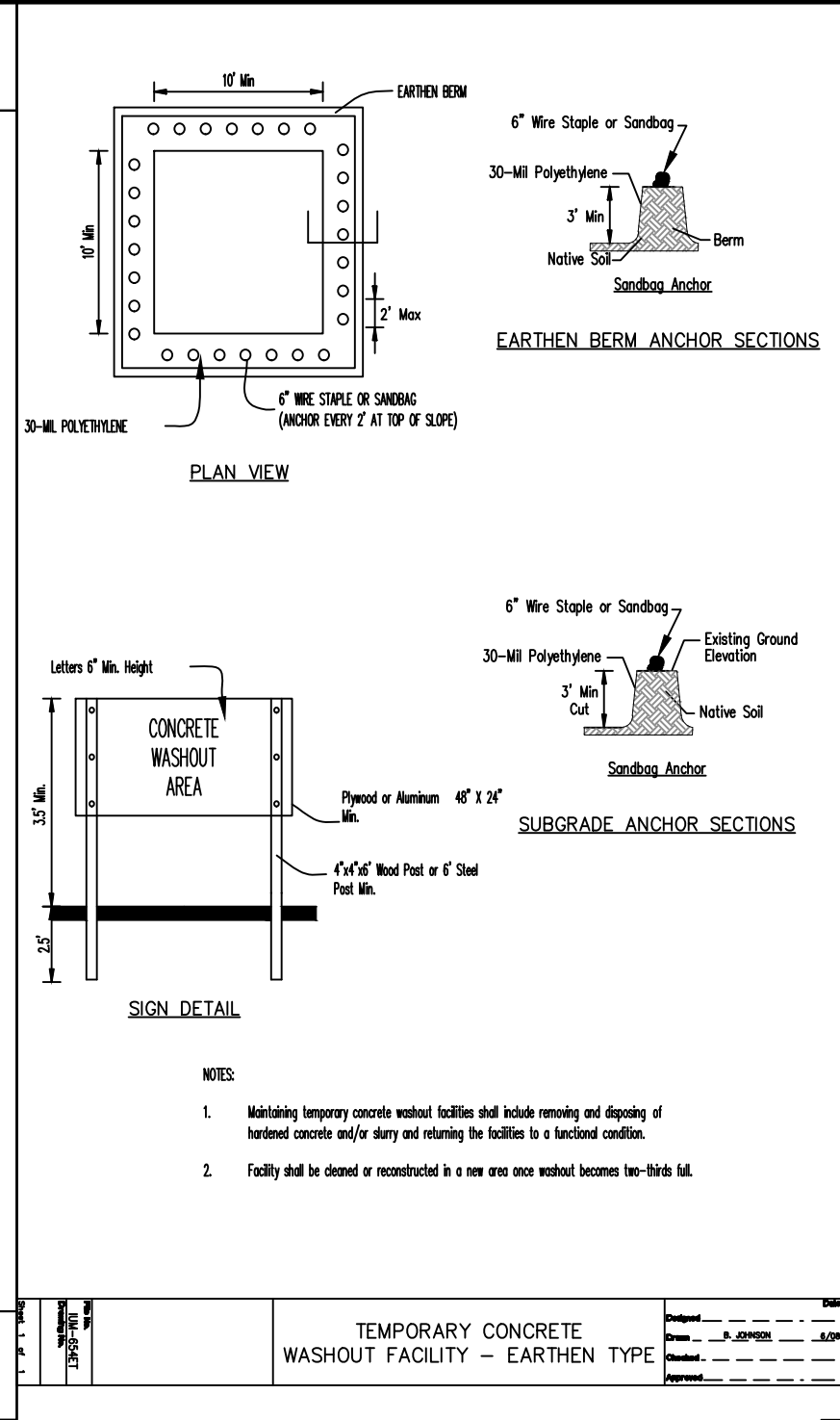
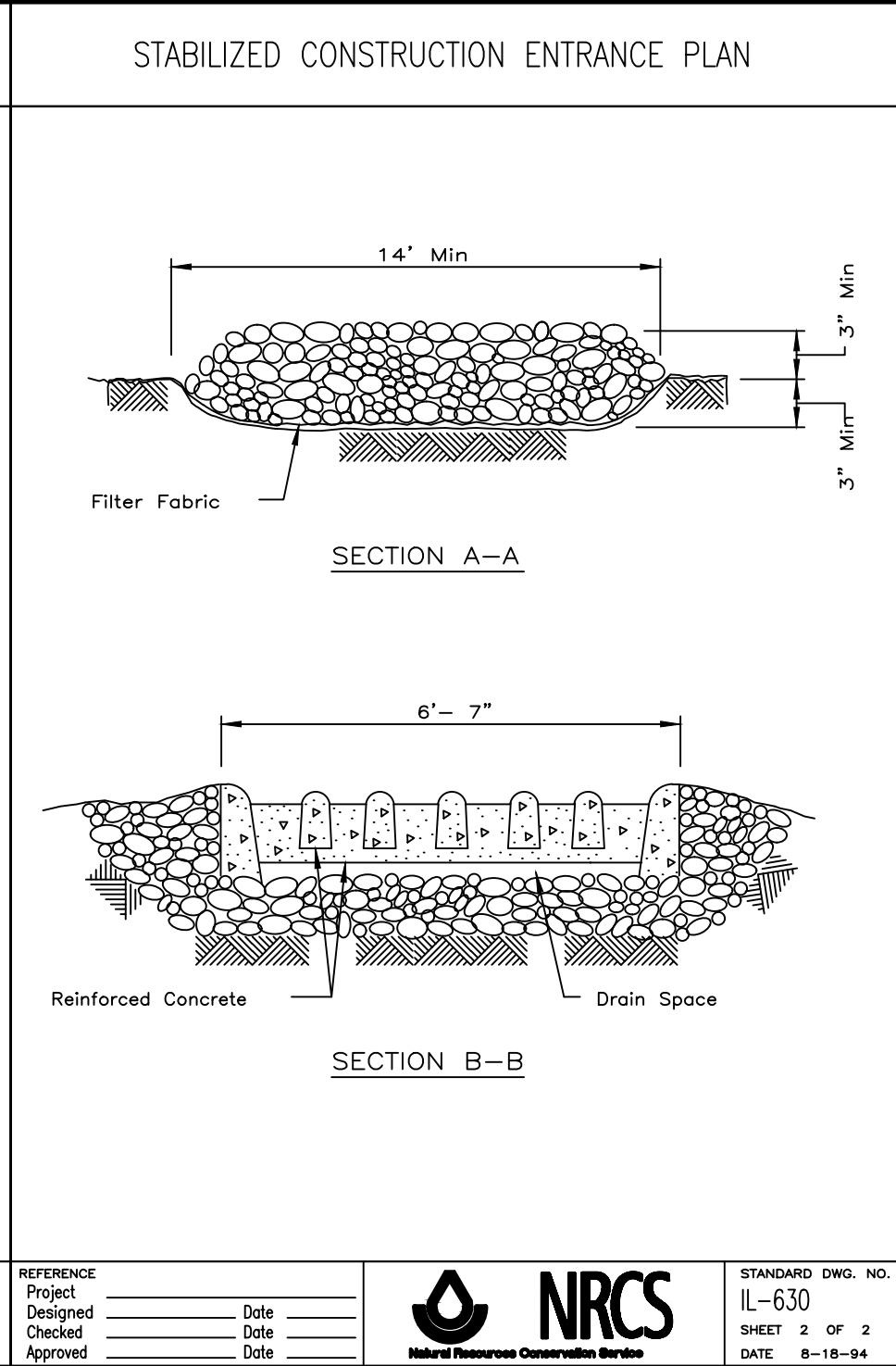
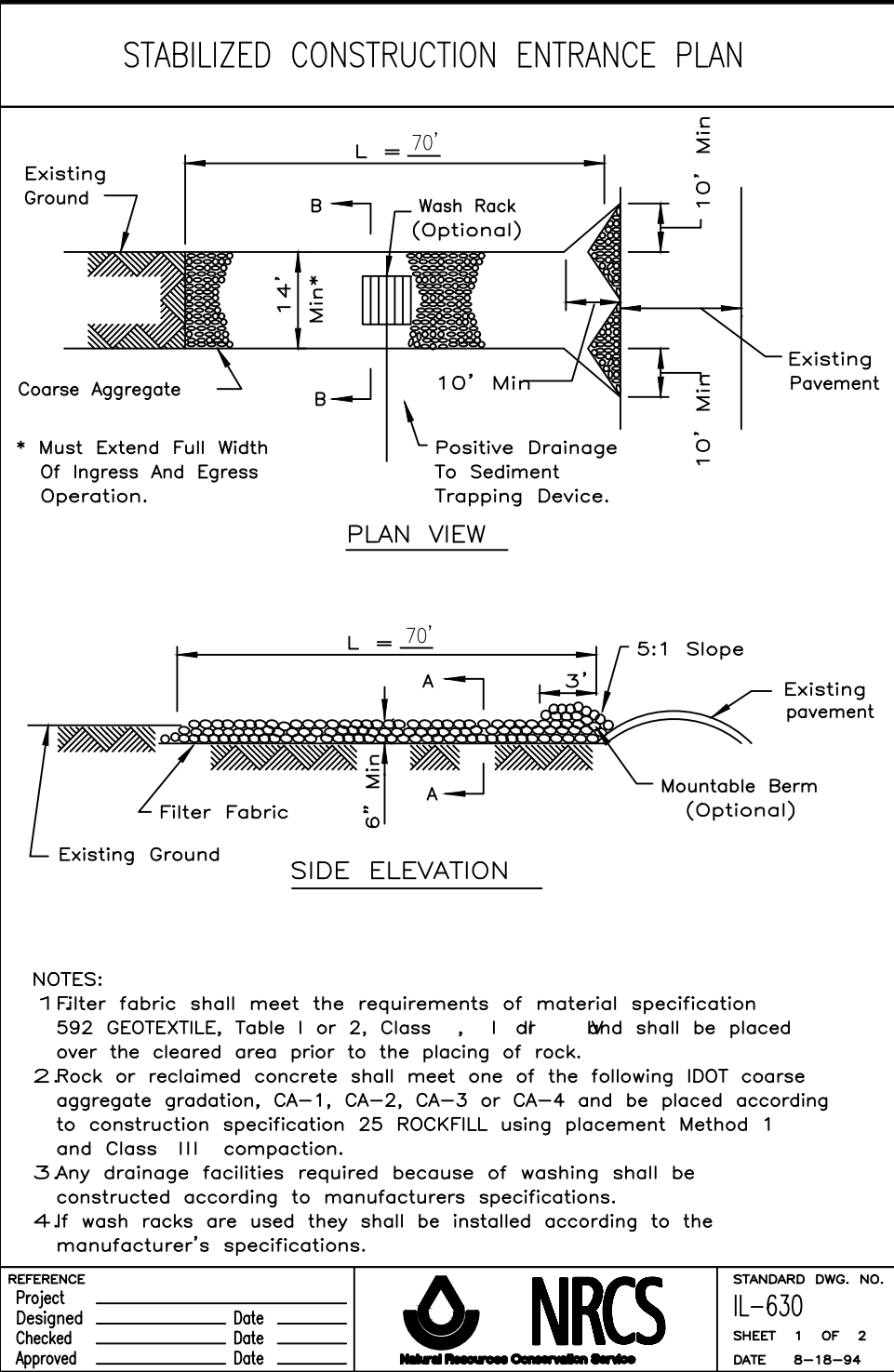
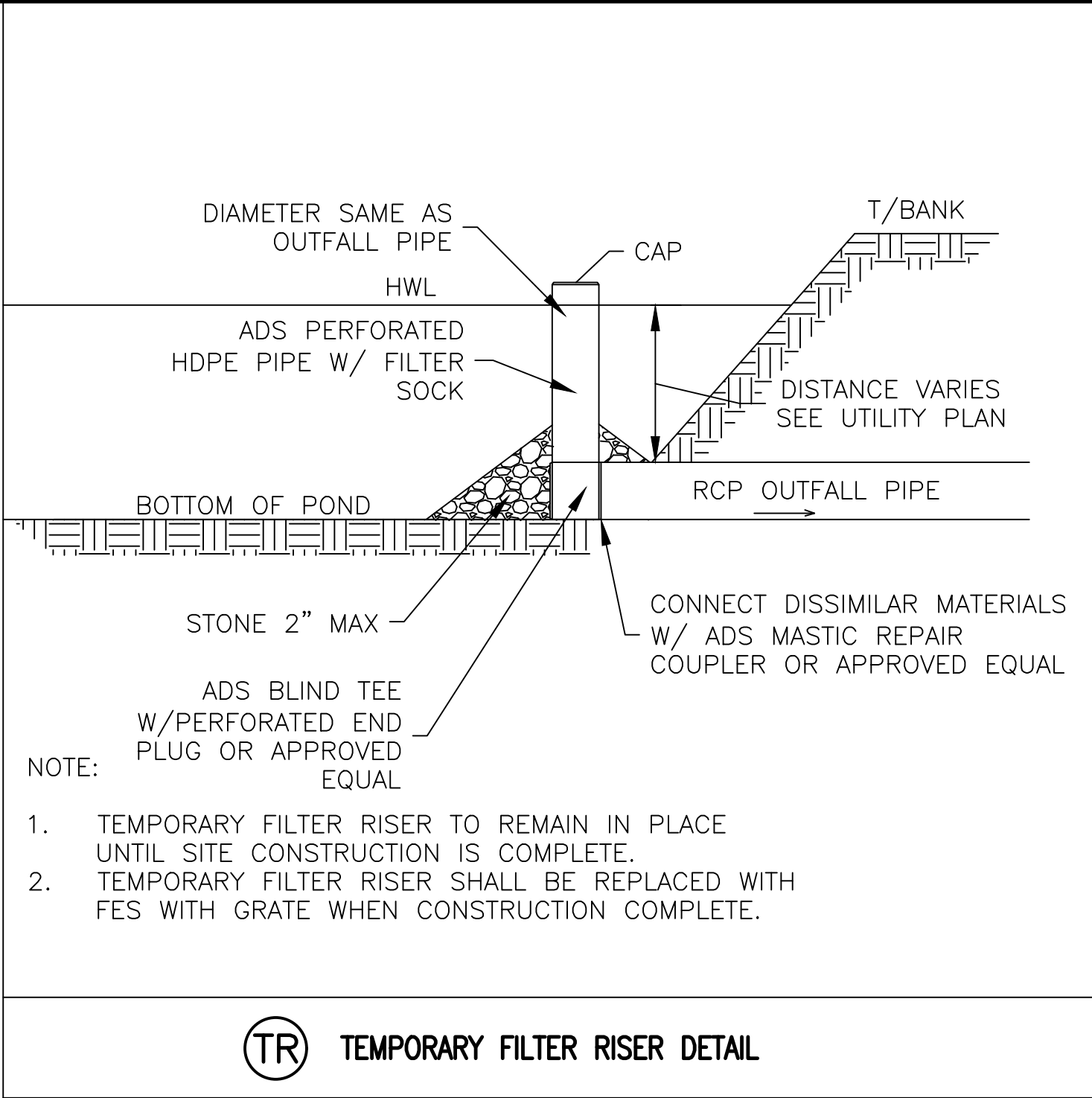
ALL PACKAGES:  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: COMPLIANCE ASSURANCE SECTION  
1024 NORTH GRAND AVENUE, EAST  
SPRINGFIELD, IL 62794

ALL LETTERS  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: COMPLIANCE ASSURANCE SECTION  
POST OFFICE BOX 19276  
SPRINGFIELD, IL 62794-9276

### 5. NON-STORM WATER DISCHARGES

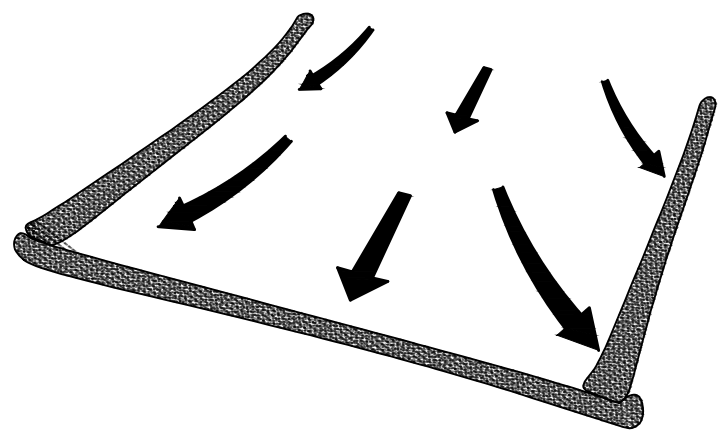
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- THE FOLLOWING KDSWCD STANDARD NOTES SHOULD BE INCORPORATED INTO THE PLANS:
  - UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST EDITION.
  - THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT (KDSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
  - A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
  - PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE KDSWCD.
  - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE KDSWCD.
  - DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FILED TILES OR STORM WATER STRUCTURES IS PROHIBITED.
  - IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONDITION OF THE JURISDICTIONAL WETLAND SHALL BE A PRIORITY FOR ALL SOIL EROSION AND SEDIMENT CONTROL INSPECTIONS. IF ANY MEASURES ARE FAILING TO PROTECT THE AREA, THEN IMMEDIATE CORRECTONAL MEASURES SHALL BE TAKEN.
- THE EFFECTIVENESS OF ANY PROPOSED "SILT WORM" BEING USED AS A DOWNSTREAM PROTECTION MECHANISM FOR THE JURISDICTIONAL WETLAND WILL BE A PRIORITY FOR EACH WEEKLY AND POST STORM INSPECTION.
- THE ESTABLISHMENT AND STABILIZATION OF THE SITE STORM WATER BASINS SHALL BE A PRIORITY UPON THE COMMENCEMENT OF EARTH WORK.
- THE TOTAL AMOUNT OF EXPOSED SOILS FROM ANY WETLAND PROTECTION MECHANISM WILL BE TAKEN INTO CONSIDERATION AND COMPARED WITH THE GUIDELINES OF THE ILLINOIS URBAN MANUAL.
- IN THE EVENT OF OUTLOT C OVERTOPPING, THE PATHWAY OF CONVEYANCE BEYOND THE OVERTLOW WEIR WILL BE ACCESSED AND GIVEN ADDITIONAL STABILIZATION/VELOCITY DISSIPATION MEASURES.
- SHORT TERM WEATHER PROJECTIONS WILL BE UTILIZED FOR INITIATING STABILIZATION MEASURES.
- IMMEDIATE STABILIZATION MEASURES SHALL BE PUT INTO PLACE FOLLOWING THE INSTALLATION OF THE WATERMAN.
- ALL INLETS SURROUNDING THE SITE WITH POTENTIAL OF BEING IMPACTED FROM CONSTRUCTION SHALL RECEIVE ADEQUATE INLET PROTECTION.

### SILT WORM PERIMETER CONTROL SPECIFICATIONS



#### PERIMETER CONTROL:

PLACE SILT WORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILT WORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.

### SILT WORM INSTALLATION SPECIFICATIONS

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

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

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

SILT WORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE. SILT WORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/2 ACRE PER 100 LF OF SILT WORM.

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

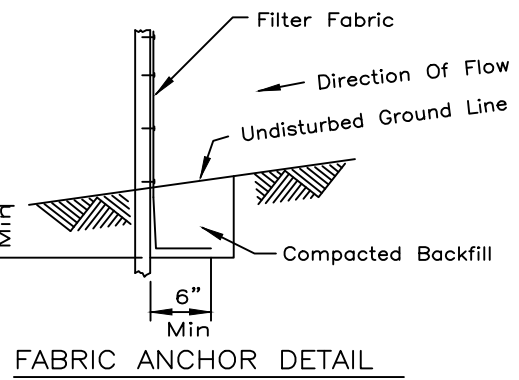
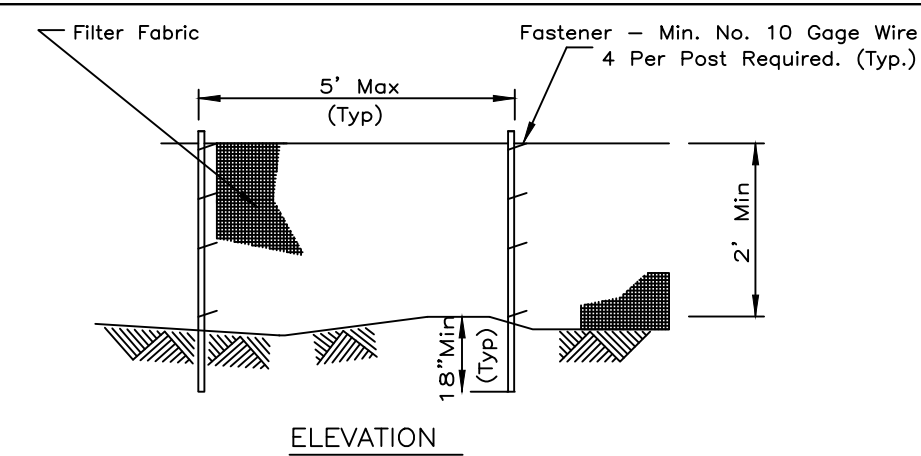
SILT WORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILT WORM SHALL CONTINUE UP THE SIDE SLOPES TO THE UP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILT WORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

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

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

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

### SILT FENCE PLAN



#### NOTES:

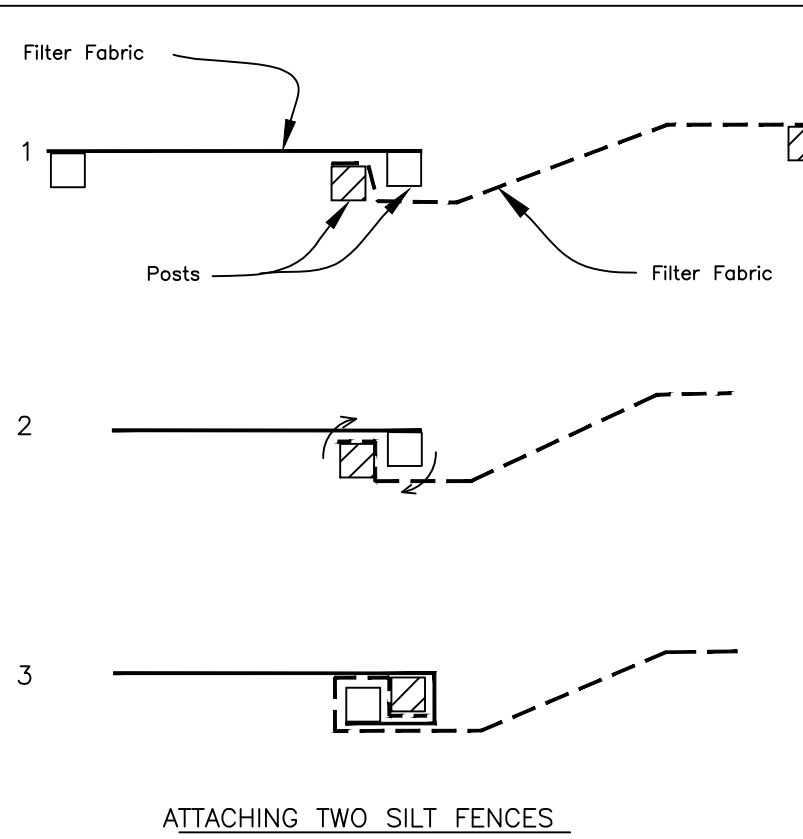
- Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
- Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
- Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	Project	Date
Designed	Date	
Checked	Date	
Approved	Date	



STANDARD DWG. NO.	IL-620
SHEET	1 OF 2
DATE	11-20-01

### SILT FENCE



#### NOTES:

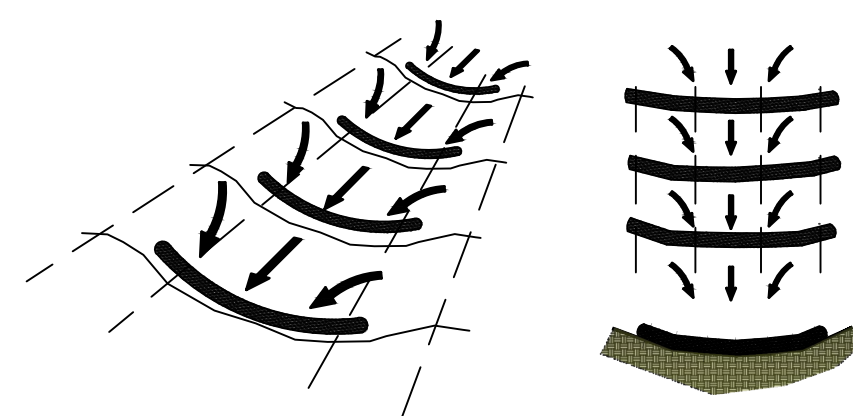
- Place the end post of the second fence inside the end post of the first fence.
- Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
- Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE	Project	Date
Designed	Date	
Checked	Date	
Approved	Date	



STANDARD DWG. NO.	IL-620(W)
SHEET	2 OF 2
DATE	1-29-99

#### PLAN SYMBOL: (DC)



#### DITCH CHECK:

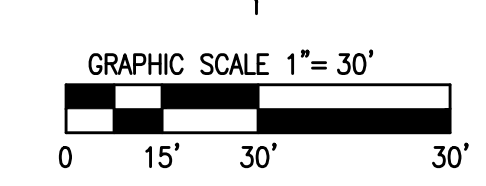
PLACE SILT WORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILT WORM EVERY 4' AND OVERLAP THE ENDS BY 2' INSTALLED WITH A SLIGHT SADDLING, AND STAKE EVERY 4'.

#### SILT WORM SPACING FOR DITCH APPLICATION

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

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





EROSION CONTROL LEGEND

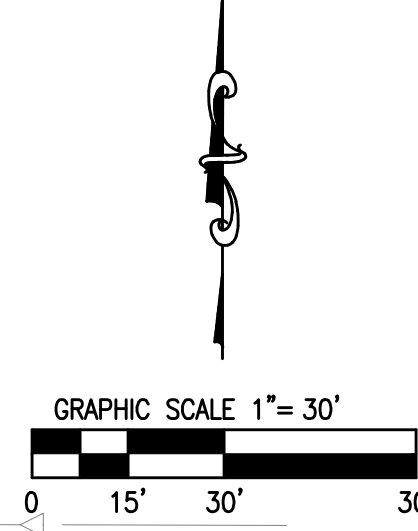
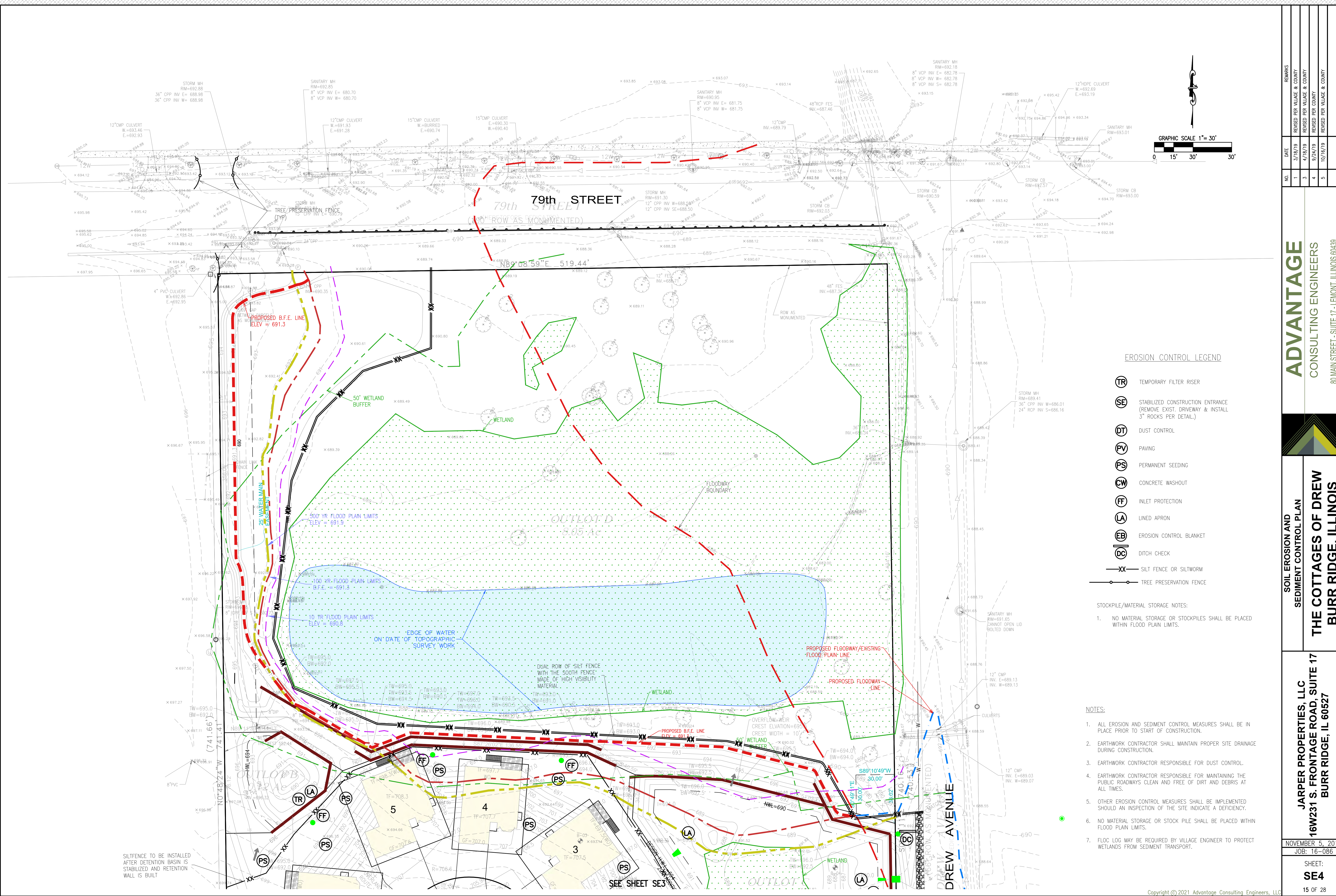
- STOCKPILE/MATERIAL STORAGE NOTES:
1. NO MATERIAL STORAGE OR STOCKPILES SHALL BE PLACED WITHIN FLOOD PLAIN LIMITS.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION INCLUDING EXCAVATION OF THE 3 SEDIMENT BASINS.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6. NO MATERIAL STORAGE OR STOCK PILE SHALL BE PLACED WITHIN FLOOD PLAIN LIMITS.
7. FLOC LOG MAY BE REQUIRED BY VILLAGE ENGINEER TO PROTECT WETLANDS FROM SEDIMENT VILLAGE.

SHEET:  
**SE3**





EROSION CONTROL LEGEND

- TR TEMPORARY FILTER RISER
- SE STABILIZED CONSTRUCTION ENTRANCE  
(REMOVE EXIST. DRIVEWAY & INSTALL  
3" ROCKS PER DETAIL.)
- DT DUST CONTROL
- PV PAVING
- PS PERMANENT SEEDING
- CW CONCRETE WASHOUT
- FF INLET PROTECTION
- LA LINED APRON
- EB EROSION CONTROL BLANKET
- DC DITCH CHECK
- XX SILT FENCE OR SILTWORM
- TREE PRESERVATION FENCE

STOCKPILE/MATERIAL STORAGE NOTES:  
1. NO MATERIAL STORAGE OR STOCKPILES SHALL BE PLACED  
WITHIN FLOOD PLAIN LIMITS.

- NOTES:
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
  - EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
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  - NO MATERIAL STORAGE OR STOCK PILE SHALL BE PLACED WITHIN FLOOD PLAIN LIMITS.
  - FLOC LOG MAY BE REQUIRED BY VILLAGE ENGINEER TO PROTECT WETLANDS FROM SEDIMENT TRANSPORT.

REMARKS	REVISED PER VILLAGE & COUNTY
	REVISED PER VILLAGE & COUNTY
	REVISED PER VILLAGE & COUNTY
	REVISED PER VILLAGE & COUNTY
	REVISED PER VILLAGE & COUNTY
DATE	NOVEMBER 5, 2018
NO.	1
JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527	
THE COTTAGES OF DREW BURR RIDGE, ILLINOIS	
NOVEMBER 5, 2018 JOB: 16-086	
SHEET: <b>SE4</b>	
15 OF 28	



	<div>SANITARY SEWER</div> <div><div><div><div><div>1.</div><div>UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3212, THE STANDARD DIMENSION RATIO (SDR) FOR PIPE SHALL BE 26. WHEN SHOWN, PVC SDR 21 SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC D1818 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905</div></div><div><div>2.</div><div>CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT ALLOWED.</div></div><div><div>3.</div><div>ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY AND/OR AUTHORIZED AGENCY.</div></div><div><div>4.</div><div>ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321, CL 1</div></div><div><div>5.</div><div>COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.</div></div><div><div>6.</div><div>BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWERS SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF 12" FOR SANITARY SEWER PIPE. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321 CLASS 1.</div></div><div><div>7.</div><div>WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.</div></div><div><div>8.</div><div>NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.</div></div><div><div>9.</div><div>THE TESTING OF PIPES' STRAIGHTNESS, AND FIELD TESTING SHALL BE IN ACCORDANCE WITH DEVELOPMENT CODE OF THE COUNTY. COUNTY WILL INSPECT AND APPROVE THE INSTALLATION. CONTACT COUNTY P.W. DEPARTMENT AT 630-407-6801 AT LEAST 24 HOURS PRIOR TO INSPECTION.</div></div><div><div>10.</div><div>SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D., PRECAST REINFORCE CONCRETE CONFORMING TO COUNTY STANDARD DETAIL.</div></div><div><div>11.</div><div>ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEEHAM R-1772 OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY OR SANITARY DISTRICT NAME EMBOSSED ON THE LID.</div></div><div><div>12.</div><div>ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL ROPE JOINTS, NO MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL PIPE OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES PER ASTM C-923. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOW.</div></div><div><div>13.</div><div>DROP MANHOLE ASSEMBLES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FOOT (1') OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE EXTERIOR DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.</div></div><div><div>14.</div><div>INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AND ALL VISIBLE LEAKAGE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.</div></div><div><div>15.</div><div>TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE TESTED FOR LOW PRESSURE AIR TEST, AND DEFLECTION TEST PER STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY AND SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244.</div></div><div><div>16.</div><div>ALL SANITARY SEWERS SHALL BE TESTED AND A COPY OF THE DISK AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE SUB LOCATIONS AND DESCRIPTION OF ALL DEFECTS, WATER LEVEL, AND LEAKS. IDENTIFY LENGTHS FROM MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE.</div></div><div><div>17.</div><div>IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE REPAIR, OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS NECESSARY TO PASS THE TEST REQUIREMENTS.</div></div><div><div>18.</div><div>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 STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212 TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.</div></div><div><div>19.</div><div>ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.</div></div><div><div>19.</div><div>THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) AND SUBMIT TO GOVERNING PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES. AS BUILT SURVEY MUST BE SUBMITTED TO COUNTY FOR APPROVAL. NO HOMES CAN BE CONNECTED TO SANITARY SEWER UNTIL AS BUILT SURVEY IS APPROVED BY COUNTY.</div></div></div><div><div>SOIL EROSION AND SEDIMENT CONTROL</div><div><div>1.</div><div>THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.</div></div><div><div>2.</div><div>BEFORE CLEARING AND SITE GRADING BEGINS, THE CONTRACTOR/APPLICANT MUST NOTIFY GOVERNMENT AGENCY 2 WORKING DAYS PRIOR TO STARTING CONSTRUCTION ENTRANCE AND SILT FENCE WHICH SHALL BE INSTALLED AS SHOWN ON THE PLANS.</div></div><div><div>3.</div><div>THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGIN ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT FROM CONSTRUCTION VEHICLES.</div></div><div><div>4.</div><div>SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.</div></div><div><div>5.</div><div>SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE STORM STRUCTURES SHOWN ON THE PLANS.</div></div><div><div>6.</div><div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.</div></div><div><div>7.</div><div>THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT &amp; SWPPP PLAN.</div></div><div><div>8.</div><div>AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE THOROUGHLY CLEANED AND FREE OF DIRT AND DEBRIS. SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT INTO THE DOWNSTREAM STORM SEWER SYSTEM OR DETENTION BASIN(S)</div></div><div><div>9.</div><div>THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.</div></div><div><div>10.</div><div>THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.</div></div><div><div>11.</div><div>A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS. B. SOIL STOCK PILES MUST BE STABILIZED OR COVERED AT THE END OF EACH DAY. C IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.</div></div><div><div>12.</div><div>IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THIS DEVELOPMENT SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.</div></div><div><div>13.</div><div>STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.</div></div><div><div>14.</div><div>STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THEN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN THE AREA.</div></div><div><div>15.</div><div>WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DOWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.</div></div><div><div>16.</div><div>GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY.</div></div><div><div>17.</div><div>ALL CONTRACTORS AND SUB CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT &amp; SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.</div></div><div><div>18.</div><div>THE ENTIRE SITE MUST BE STABILIZED USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.</div></div><div><div>19.</div><div>TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.</div></div></div><div><div>STORM SEWER</div><div><div>1.</div><div>ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.</div></div><div><div>2.</div><div>UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. 12" AND 15"RCP SHALL BE CLASS IV UNLESS NOTED OTHERWISE. PVC SDR 26 PIPE SHALL CONFORM TO ASTM STANDARDS. THE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATION AND ASTM STANDARDS. ALL UNDERDRAINS SHALL BE PVC SDR 26.</div></div><div><div>3.</div><div>ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM 4" MINIMUM PVC SDR26 UNLESS NOTED OTHERWISE OR ONTO THE GROUND.</div></div><div><div>4.</div><div>MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE BUTYL ROPE JOINTS. A MAXIMUM OF SIX (6) INCHES ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN FULL MORTAR BED.</div></div><div><div>5.</div><div>ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A BEDDING, 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION MATERIAL. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL FOR FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS 1. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.</div></div><div><div>6.</div><div>THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND IF A PUBLIC LINE THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.</div></div><div><div>7.</div><div>ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.</div></div><div><div>8.</div><div>AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.</div></div><div><div>9.</div><div>MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRECAUTIONS ARE SPECIFIED.</div></div></div></div></div>	<div><div>EARTHWORK</div><div><div>1. TOPSOIL EXCAVATION</div><div>EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN</div></div></div>
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PRESSURE CONNECTION TO EXISTING WATER MAIN W/ 12"x12" MECHANICAL JOINT TAPPING SLEEVE

DESCRIPTION: THIS WORK SHALL CONSIST OF ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO CONNECT THE PROPOSED WATER MAIN TO THE EXISTING MAIN WITH A PRESSURE CONNECTION AT LOCATIONS INDICATED ON THE PLANS AND AS SHOWN ON THE DETAILS AND IN ACCORDANCE WITH THE ILLINOIS WATER & SEWER SPECIFICATIONS. THIS ITEM OF WORK SHALL INCLUDE TAPPING SLEEVE, TAPPING MACHINE, TAPPING VALVE AND MAKING A PRESSURE TAP TO CONNECT TO AN EXISTING WATER MAIN. TAPPING SLEEVE SHALL BE OF CAST IRON MATERIAL.

MATERIALS, WATER MAIN AND AUXILIARY VALVES SHALL BE A RESILIENT WEDGE GATE VALVE RATED FOR 250 P.S.I.G. COLD WATER WORKING PRESSURE. HAVE A DUCTILE IRON BODY WITH A MODIFIED WEDGE DISC. HAVE MECHANICAL JOINT ENDS, UNLESS OTHERWISE SPECIFIED, AND BE A NON-RISING STEM TYPE VALVE. THE VALVE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C515, BOTH MECHANICAL JOINT ENDS SHALL COMPLY WITH AWWA STANDARD C1111 AND ANSI STANDARD A21.11 SPECIFICATIONS. FLANGED ENDS SHALL COMPLY WITH ANSI/AWWA C110/A21.10. GATE VALVES SHALL BE EPOXY COATED ACCORDING TO AWWA C550. VALVES 14 INCH AND LARGER SHALL HAVE AN ENCLOSED GEAR CASE. DESIGN SHALL BE OF THE BEVEL GEAR TYPE (HORIZONTAL INSTALLATION) OR AS SPECIFIED ON THE PLANS.

THE TAPPING SLEEVE SHALL BE MUELLER CAST IRON MJ #H615, AMERICAN FLOW CONTROL DUCTILE IRON SERIES 2800, TYLER/UNION DUCTILE IRON, U.S. PIPE DUCTILE IRON T-9, OR APPROVED EQUAL. THE NECK AND BODY SHALL BE 3/8" STEEL PLATE PER AWWA C-200 SPECIFICATIONS.

BOLTS AND NUTS SHALL BE GRADE 304L STAINLESS STEEL, ANNEALED.

SHOP DRAWINGS, SHOP DRAWINGS OF ALL ITEMS RELATED TO THE MANUFACTURER AND INSTALLATION OF THE TAPPING VALVE AND SLEEVE SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO DELIVERY TO THE JOB SITE.

GENERAL, TAPPING VALVES SHALL BE PROVIDED WITH A FLANGED END FOR ATTACHMENT TO THE FLANGE OF THE TAPPING SLEEVE AND WITH A MECHANICAL JOINT END THAT IS SUITABLE FOR ATTACHMENT TO A DRILLING MACHINE. WITH THE EXCEPTION OF VALVE ENDS AND OVERSIZED SEAT RINGS TO PERMIT ENTRY OF THE DRILLING MACHINE CUTTERS, THE TAPPING VALVE SHALL BE OF THE RESILIENT WEDGE, GATE VALVE TYPE AS PREVIOUSLY SPECIFIED IN THE SPECIAL PROVISION FOR GATES VALVES.

PRIOR TO MOUNTING THE TAPPING MACHINE, ALL COMPONENTS OF THE TAPPING VALVE, SLEEVE, AND TAPPING MACHINE SHALL BE DISINFECTED. THE ENGINEER SHALL WITNESS CLEANING, PREPARATION, AND DISINFECTION OF THE PORTION OF THE EXISTING WATER MAIN THAT THE FITTING AND VALVE ASSEMBLY WILL BE MOUNTED ON.

THE FOLLOWING IS THE SUGGESTED SEQUENCE OF THE TAPPING PROCESS:

- 1.INSTALL FITTING AND VALVE TO THE EXISTING PIPELINE.
- 2.INSTALL TAPPING MACHINE TO THE OUTLET FLANGE OF THE TAPPING VALVE, MAKING A PRESSURE TIGHT CONNECTION.
- 3.PERFORM HOT TAP THROUGH THE OPEN VALVE, RETAINING THE 'COUPON' CUTOUT REMOVED DURING THE HOT TAP OPERATION.
- 4.INSTALLATION SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 46-6 OF THE WATER AND SEWER SPECIFICATIONS.
- 5.RETRACT CUTTER ASSEMBLY.
- 6.CLOSE HOT TAPPING VALVE.
- 7.REMOVE HOT TAP MACHINE TO ALLOW FOR CONNECTION TO NEW PIPE.

BASIS OF PAYMENT. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRESSURE CONNECTION TO EXISTING WATER MAIN W/ 12"x12" MECHANICAL JOINT TAPPING SLEEVE, WITH TAPPING VALVE, WHICH SHALL BE PAYMENT IN FULL FOR ALL LABOR, EQUIPMENT, MATERIALS, AND ALL OTHER WORK REQUIRED TO COMPLETE THE INSTALLATION OF THE WATER MAIN CONNECTION INCLUDING THE TAPPING VALVE, PIPE, FITTINGS, SOLID SLEEVE / FLEXIBLE COUPLING, INSTALLATION AND PRESSURE CAPS, THRUST BLOCKS, POLYETHYLENE ENCASEMENT, EXCAVATION, TRENCH BACKFILL AND LEGAL DISPOSAL OF ALL EXCESS MATERIAL.

METALLIC ZINC COATED DUCTILE IRON WATER MAIN ENCASED IN V-BIO® ENHANCED POLYETHYLENE PLASTIC

DESCRIPTION, THIS ITEM CONSISTS OF FURNISHING AND INSTALLING METALLIC ZINC COATED DUCTILE IRON PIPE WITH V-BIO® ENHANCED POLYETHYLENE ENCASEMENT WITH TRACER WIRE AND WARNING TAPE IN OPEN TRENCH, FITTINGS, JOINT MATERIALS, TESTING AND FLUSHING THE NEW MAIN, TAKING AND TRANSPORTING WATER SAMPLES FOR BACTERIOLOGICAL ANALYSIS, AND ALL OTHER WORK AS MAY BE NECESSARY FOR A COMPLETE INSTALLATION.

THIS WORK SHALL BE IN ACCORDANCE WITH APPLICABLE PARAGRAPHS OF SECTIONS 208, 561, AND 1000 OF THE STANDARD SPECIFICATIONS, APPLICABLE SECTIONS OF STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, APPLICABLE SECTIONS OF AWWA STANDARDS, PLAN DETAILS AND AS REVISED OR AMENDED IN THIS SPECIAL PROVISION AS FOLLOWS:

GENERAL DESCRIPTION OF WORK AND PROCEDURES.

A.TRENCH EXCAVATION

DURING ANY ONE WORKING DAY, THE CONTRACTOR SHALL EXCAVATE SUCH TRENCHES THAT WILL HAVE THE WATER MAIN INSTALLED AND BACKFILLED BY THE END OF THE DAY. THE TRENCHES SHALL BE EXCAVATED TO THE DEPTH REQUIRED. THE TAP IT SHALL BE TEMPORARILY BACKFILLED UNTIL CONSTRUCTION RESUMES. IMMEDIATELY FOLLOWING THE BACKFILLING OF TRENCHES, ALL EXCAVATION MATERIAL SHALL BE HAULED OFF THE JOB SITE AND DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.

B.POLYETHYLENE ENCASEMENT

TO PROTECT DUCTILE IRON PIPE FROM THE CORROSIVE SOIL, ALL PIPE SHALL BE WRAPPED WITH V-BIO® ENHANCED POLYETHYLENE ENCASEMENT. POLYETHYLENE ENCASEMENT FOR USE WITH DUCTILE IRON PIPE SHALL MEET ALL THE REQUIREMENTS FOR ANSI/ AWWA C105/A21.5, POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE SYSTEMS.

IN ADDITION, POLYETHYLENE ENCASEMENT FOR USE WITH DUCTILE IRON PIPE SYSTEMS SHALL CONSIST OF THREE LAYERS OF CO-EXTRUDED LINEAR LOW DENSITY POLYETHYLENE (LLD PE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN 8 MILS.

THE INSIDE SURFACE OF THE POLYETHYLENE WRAP TO BE IN CONTACT WITH THE PIPE EXTERIOR SHALL BE INFUSED WITH A BLEND OF ANTI-MICROBIAL BIOCIDES TO MITIGATE MICROBIOLOGICALLY INFLUENCED CORROSION AND A VOLATILE CORROSION INHIBITOR TO CONTROL GALVANIC CORROSION. THE POLYETHYLENE ENCASEMENT SHALL BE APPLIED TO THE DUCTILE IRON PIPE AND THE POLYETHYLENE ENCASEMENT USED TO PROTECT IT SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600 AND ANSI/ AWWA C105/ A21.5 AND ALSO IN ACCORDANCE WITH ALL RECOMMENDATIONS, AND PRACTICES OF THE AWWA MANUAL OF WATER SUPPLY PRACTICES. DUCTILE IRON PIPE AND FITTINGS, SPECIFICALLY, THE WRAP SHALL BE OVERLAPPED ONE FOOT IN EACH DIRECTION AT JOINTS AND SECURED IN PLACE AROUND THE PIPE AND ANY WRAP AT TAP LOCATIONS SHALL BE TAPED TIGHTLY PRIOR TO TAPPING AND INSPECTED FOR ANY NEEDED REPAIRS FOLLOWING THE TAP.

ALL INSTALLATIONS SHALL BE CARRIED OUT BY PERSONNEL TRAINED AND EQUIPPED TO MEET THESE VARIOUS REQUIREMENTS:

- 1.PICK UP THE PIPE WITH A SLING OR PIPE TONGS. SUE A POLYETHYLENE TUBE WHICH IS APPROXIMATELY TWO FEET LONGER THAN THE PIPE OVER THE PLAIN END AND LEAVE IT BUNCHED UP ACCORDION STYLE.
- 2.LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE JOINT WITH THE PRECEDING PIPE. SHALLOW BELT HOLES ARE REQUIRED TO ALLOW OVERLAP OF THE TUBE AT THE JOINTS.
- 3.REMOVE THE SLING OR TONGS FROM THE CENTER OF THE PIPE. RAISE THE BELL A FEW INCHES AND SLIP THE POLYETHYLENE TUBE ALONG THE PIPE BARREL, LEAVING APPROXIMATELY ONE FOOT OF THE TUBE BUNCHED UP AT EACH END OF THE PIPE FOR WRAPPING THE JOINTS.
- 4.OVERLAP EACH JOINT BY FIRST PULLING ONE BUNCHED-UP TUBE OVER THE BELL, FOLDING IT AROUND THE ADJACENT PLAIN END AND SECURING IT IN PLACE WITH TWO OR THREE WRAPS OF THE POLYETHYLENE ADHESIVE TAPE. COMPLETE THE OVERLAP BY REPEATING THE SAME PROCEDURE WITH THE BUNCHED-UP TUBE ON THE ADJACENT PIPE.
- 5.TAKE UP THE SLACK TUBE ALONG THE PIPE BARREL BY FOLDING IT OVER THE TOP OF THE PIPE HOLDING THE FOLD IN PLACE WITH POLYETHYLENE ADHESIVE TAPE.
- 6.REPAIR ANY PIPS, PUNCTURES OR OTHER DAMAGE TO THE POLYETHYLENE WITH TAPE OR BY CUTTING OPEN A SHORT LENGTH OF TUBE, WRAPPING IT AROUND THE PIPE AND SECURING WITH POLYETHYLENE TAPE.

INSTALLATION OF POLYETHYLENE OVER FITTINGS, VALVES, AND PIPING SPECIALITIES:

FIT BENDS, REDUCERS AND OFFSETS WITH POLYETHYLENE TUBE IN THE SAME MANNER DESCRIBED ABOVE FOR PIPE.

WRAP VALVES, TEES, CROSSES AND SPECIALTY ITEMS WITH A FLAT SHEET OBTAINED BY SPLITTING OPEN A LENGTH OF POLYETHYLENE TUBE. PASS THE SHEET UNDER THE VALVE OR FITTING AND BRING IT UP AROUND THE BODY. JOIN THE SEAMS BY BRINGING THE EDGES TOGETHER, FOLDING OVER TWICE AND SECURING IN PLACE WITH POLYETHYLENE TAPE.

C.DUCTILE IRON PIPE AND FITTINGS

COATING

THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE MASS OF THE ZINC APPLIED SHALL BE 200 G/M<sup>2</sup> OF PIPE SURFACE AREA. A FINISHING LAYER TOPCOAT SHALL BE APPLIED TO THE ZINC. THE COATING SYSTEM SHALL CONFORM IN EVERY RESPECT TO ISO 8179-1. DUCTILE IRON PIPES - EXTERNAL ZINC-BASED COATING - PART 1: METALLIC ZINC WITH FINISHING LAYER. SECOND EDITION 2004-06-01."

INSTALLATION OF DUCTILE IRON PIPE AND FITTINGS

ALL DUCTILE IRON WATERMAIN PIPE SHALL CONFORM TO THE DIMENSION, WEIGHT, CHARACTER OF MATERIALS, ALLOWABLE VARIATIONS IN DIMENSIONS, MANUFACTURING METHOD OF MANUFACTURING, MARKING AND COATING TO ANSI/AWWA-C151/A21.1. THE THICKNESS OF THE PIPES SHALL HAVE A CLASS 52 STANDARD WALL THICKNESS IN ACCORDANCE WITH ANSI/AWWA-C151/A21.51.

ALL JOINTS SHALL BE SUPER BELL-TITE PUSH-ON JOINTS AND MEET THE REQUIREMENTS OF ANSI/AWWA-C111/A21.11. ALL FITTINGS SHALL BE FULL BOLT DUCTILE IRON MECHANICAL JOINT FITTINGS AND MEET ANSI-C110 AND SHALL HAVE A 250-PSI PRESSURE RATING. FITTINGS NOT INCLUDED IN AWWA C110 SHALL BE APPROVED BY THE ENGINEER. ALL DUCTILE IRON WATERMAIN PIPE SHALL HAVE A CEMENT MORTAR LINING WITH A BITUMINOUS SEAL COAT IN ACCORDANCE WITH ANSI/AWWA C111/A21.11. STANDARD CEMENT LINING SHALL BE NO LESS THAN 1/16-INCH ON ALL PIPE UP TO 12-INCH DIAMETER, AND 3/16-INCH THICK ON ALL PIPE 14-INCH THROUGH 24-INCH DIAMETER. EXTERIOR OF PIPE AND FITTINGS USED IN SUBMERGED OR BURIED APPLICATIONS SHALL BE SHOP COATED WITH A BITUMINOUS COATING NOT LESS THAN 1.0 MIL THICK.

FITTINGS SHALL BE A-304 STAINLESS STEEL ASTM F 593 AND F 594 BOLTS, NUTS, WASHERS, AND TIE RODS. (ADDED BY ORDINANCE A-894 -03-08)

THE WATERMAIN SHALL BE LAID ON A WELL COMPACTED FLAT BOTTOM TRENCH, TRUE AND EVEN, SO THAT THE BARREL OF THE PIPE WILL HAVE A BEARING FOR ITS FULL LENGTH, UNLESS OTHERWISE DIRECTED. WATERMAIN PIPE SHALL BE LAID WITH THE BELL ENDS BEARING FOR THE DIRECTION OF LAYING. WHEN THE GRADE EXCEEDS 2- FEET OF RISE PER 100- FEET OF TRENCH, THE BELLS SHALL FACE UP- GRADE. BEFORE EXCAVATION OF THE TRENCH, THE BELLS SHALL BE 4-INCHES IN DEPTH AND EXTEND 6-INCHES IN FRONT OF THE FACE OF THE BELL. ANY PART OF THE TRENCH EXCAVATED BELOW GRADE SHALL BE CORRECTED WITH GRANULAR MATERIAL AND THOROUGHLY COMPACTED. THE MINIMUM COVER OF THE PIPE SHAL BE FIVE (5) FEET.

AT ALL TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY A WATER-TIGHT PLUG OR BY OTHER MEANS APPROVED BY THE ENGINEER. IF THERE IS WATER IN THE TRENCH, THE SEAL SHALL REMAIN IN PLACE UNTIL THE TRENCH IS PUMPED COMPLETELY DRY. NO PIPE SHALL BE LAID IN WATER OR WHEN, IN THE OPINION OF THE ENGINEER, TRENCH CONDITIONS ARE NOT SUITABLE.

WHENEVER IT BECOMES NECESSARY TO LAY A MAIN OVER, UNDER, OR AROUND A KNOWN OBSTRUCTION, THE CONTRACTOR WILL FURNISH AND INSTALL THE REQUIRED FITTINGS. THE LAYING OF SUCH FITTINGS SHALL BE INCLUDED IN THE UNIT PRICE. BUT FOR THE SIZE OF WATER MAIN, NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY EXPENSES INCURRED BECAUSE OF SUCH OBSTRUCTION.

REMOVAL AND DISPOSAL OF ANY KNOWN ABANDONED UNDERGROUND UTILITIES AS SHOWN ON PLANS WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF THE WATER MAIN. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY EXPENSES INCURRED BECAUSE OF SUCH WORK.

ALL BENDS, CAPS, TEES, PLUGS, VALVES, FITTINGS AND HYDRANTS AT A POINT IN THE PIPELINE WHERE THERE IS A CHANGE IN DIRECTION OR AT A DEAD END SHALL BE THRUST BLOCKED OR RESTRAINED BY THE USE OF MEGA LUGS. THRUST BLOCKING SHALL BE POURED PORTLAND CEMENT CONCRETE A MINIMUM OF 2-INCHES THICK, AND BE POURED AGAINST FIRM MATERIAL DURING. THEY SHALL BE FORMED SO THAT THE PIPE JOINTS ARE KEPT FREE FROM CONCRETE.

FOR WATER MAIN APPROACHING OR EXITING ANY HORIZONTAL OR VERTICAL BEND FITTING, ALL PUSH-ON JOINTS SHALL HAVE FIELD-LOK GASKETS. THE PLACEMENT OF FIELD-LOK GASKETS SHALL BE:

GASKETS SHALL BE AS SPECIFIED UNDER FIELD LOK GASKETS FOR DI WATER MAIN, OF THE DIAMETER SPECIFIED, OF THESE SPECIAL PROVISIONS.

THE CONTRACTOR SHALL GIVE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE TO THE VILLAGE'S WATER AND SEWER SUPERINTENDENT FOR A REQUEST FOR A WATER SHUT-OFF SO THAT THE CUSTOMERS CAN BE NOTIFIED BY THE VILLAGE WATER DEPARTMENT OF ANY SERVICE INTERRUPTION. THE VILLAGE'S WATER AND SEWER SUPERINTENDENT SHALL DETERMINE THE TIME AND DURATION OF THE SHUT-OFF. THE CONTRACTOR SHALL CONTINUE THE WORK TO COMPLETES, AND RESTORE SERVICE TO THE INTERRUPTED MAIN. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR OVERTIME DUE TO THE HOURS OF SHUT-OFF.

A.TRACER WIRE AND WARNING TAPE

TRACER WIRE AND WARNING TAPE WILL BE REQUIRED TO ASSIST WITH WATER MAIN LOCATING. WARNING TAPE SHALL BE 2" WIDE BLUE PLASTIC WARNING TAPE. TRACER WIRE SHALL BE #8 SOLID GAUGE TRACER WIRE WITH BLUE INSULATION. (ADDED BY ORDINANCE A-894 -03-08)

B.BACKFILLING

THE BEDDING, HAUNCHING AND BACKFILLING FOR PIPE INSTALLATION SHALL BE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN SECTION 20 OF THE WATER AND SEWER SPECIFICATIONS EXCEPT AS MODIFIED IN THESE SPECIAL PROVISIONS. BEDDING, HAUNCHING, AND INITIAL BACKFILL WILL NOT BE ELIGIBLE FOR PAYMENT BUT SHALL BE CONSIDERED INCLUDED IN THE COST OF DUCTILE IRON WATER MAIN, OF THE DIAMETER SPECIFIED.

BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL CONSIST OF CA-7 COURSE AGGREGATE. GRADATION, BEDDING SHALL CONSIST OF 6" COMPACTED GRANULAR BEDDING BENEATH THE PIPE. HAUNCHING SHALL CONSIST OF THE BACKFILL FROM THE BOTTOM OF THE PIPE TO THE SPRING LINE (CENTERLINE) OF THE PIPE. INITIAL BACKFILL INCLUDES GRANULAR BACKFILL FROM THE SPRING LINE TO THE TOP OF THE PIPE. INITIAL BACKFILL AND HAUNCHING SHALL BE PLACED IN 6-INCH MAXIMUM LAYERS WITH THE BACKFILL COMPACTED BY MECHANICAL MEANS.

THE PLACEMENT AND COMPACTION OF GRANULAR BACKFILL MATERIAL (CA-6) WHEN REQUIRED SHALL BE AS SPECIFIED UNDER TRENCH BACKFILL OF THESE SPECIAL PROVISIONS. BEDDING SHALL BE PLACED IN 6-INCH MAXIMUM LAYERS OF THE SPECIFIED MATERIALS AS SHOWN ON THE DRAWINGS AND COMPACTED BY MECHANICAL MEANS.

C.HYDROSTATIC TESTING

PRESSURE TESTING OF DISTRIBUTION WATER MAINS SHALL BE PERFORMED BY CONTRACTOR IN ACCORDANCE WITH AWWA C-600 AND WITNESSED BY THE ENGINEER. NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, THEN A TAP SHOULD BE MADE ON THE WATER MAIN / SERVICE OF 150 PSI FOR A MINIMUM OF 2 HOURS. THE PRESSURE DURING THE TWO-HOUR TEST CANNOT VARY BY MORE THAN ± 5 PSI FOR THE DURATION OF THE TEST. LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF TO MAINTAIN PRESSURE WITHIN 5 PSI OF THE SPECIFIED TEST PRESSURE AFTER THE WATER MAIN / SERVICE HAS BEEN FILLED WITH WATER AND THE AIR HAS BEEN EXPELLED. THE WATER

NECESSARY TO BRING THE PRESSURE UP TO 150 PSI FROM A MEASURED CONTAINER SHALL BE THE AMOUNT OF LEAKAGE. A FIRE SERVICE LINE MUST BE TESTED AT 200 PSI AS OUTLINED IN THE NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.

NOTE: IF AT ANY TIME AFTER THE TEST BEGINS A DROP OF 5 PSI OR GREATER IS RECORDED, THE TEST IS COMPLETE WITH A FAILING RESULT REGARDLESS OF THE ALLOWABLE MAKE-UP.

G.FLUSHING AND DISINFECTION

ANY OF THE METHODS STATED IN AWWA STANDARD C651-92 ARE ACCEPTED AS A MEANS OF DISINFECTION OF WATER MAINS.

SECTIONS OF PIPE TO BE DISINFECTED SHALL FIRST BE FLUSH TO REMOVE ANY SOLID OR CONTAMINATION MATERIAL THAT MAY HAVE BECOME LODGED IN THE PIPE. IF NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, THEN A TAP SHOULD BE PROVIDED LARGE ENOUGH TO DEVELOP A VELOCITY OF AT LEAST 2.5- FEET PER SECOND IN THE MAIN. ONE (1) 2-1/2-INCH HYDRANT OPENING WILL, UNDER NORMAL PRESSURES, PROVIDE THIS VELOCITY IN PIPE SIZES UP TO AND INCLUDING 12- INCHES.

WATER MAINS SHALL BE STERILIZED BY OR UNDER THE DIRECTION OF AN EXPERIENCED PROFESSIONAL CHLORINATION TECHNICIAN RETAINED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE ENGINEER AND THE STATE DEPARTMENT OF HEALTH. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN FIFTY (50) MG/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAN TWENTY-FIVE (25) MG/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE.

AFTER THE STERILIZATION PROCESS, WATER SAMPLES SHALL BE COLLECTED AT STRATEGIC LOCATIONS THROUGHOUT THE SYSTEM EQUAL TO ONE (1) IN EVERY 1000- FEET OF NEW PIPE WITH NO LESS THAN TWO (2) SAMPLES TOTAL AND SUBMITTED TO AN INDEPENDENT LABORATORY APPROVED BY THE ENGINEER FOR BACTERIOLOGICAL EXAMINATION ON TWO SEPARATE DAYS.

FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPE AT ITS EXTREMITY UNTIL THE REPLACEMENT WATER THROUGHOUT ITS LENGTHS SHOWS UPON TEST, CHLORINE RESIDUAL NOT IN EXCESS OF THAT CARRIED IN THE SYSTEM (0.8 TO 1.0 MG/L).

METHOD OF MEASUREMENT AND BASIS OF PAYMENT.

THIS WORK SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR "ZINC COATED DUCTILE IRON WATER MAIN ENCASED IN V-BIO® ENHANCED

POLYETHYLENE PLASTIC, OF THE SIZE INDICATED ON DUE CONTRACT DRAWINGS MEASURED FOR PAYMENT IN ACCORDANCE WITH THE PAY LIMITS SHOWN ON THE PLANS. THIS PRICE SHALL INCLUDE THE COST OF ALL MATERIALS, LABOR AND EQUIPMENT FOR A COMPLETE INSTALLATION INCLUDING THE PRESSURE TESTING AND STERILIZATION. THIS ITEM SHALL ALSO INCLUDE ANY AND ALL ITEMS SUCH AS WATER PUMPS, GAUGES, METERS, CAPS, CORPORATION STOPS, COPPER WHIPS, TEMPORARY BLIND FLANGES (REQUIRED FOR TESTING), LABORATORY TEST COSTS, AND ALL OTHER ITEMS NECESSARY TO COMPLETE THIS WORK AS SPECIFIED. TEES, CROSSES, REDUCERS, BEND, PLUGS, SLEEVES, WEDGES, AND POLYETHYLENE TUBE ARE PART OF THIS ITEM AND WILL NOT BE PAID FOR SEPARATELY. FIELD LOK GASKETS WILL BE PAID FOR SEPARATELY.

DUCTILE IRON PIPE INSTALLED IN STEEL CASING, 12" / PVC PIPE INSTALLED IN STEEL CASING, 12"

DESCRIPTION, THIS WORK SHALL BE IN CONFORMANCE WITH SECTION 20-2.19 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EXCEPT AS MODIFIED HEREIN. ENCASEMENTS FOR PIPES UNDER HIGHWAYS OR RAILROADS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE, OR THE OWNER OF THE HIGHWAY OR RAILROAD.

MATERIALS. MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 561.02 OF THESE SPECIAL PROVISIONS.

ALL JOINTS LOCATED INSIDE OF STEEL CASING SHALL BE RESTRAINED WITH FIELD-LOK BY U.S. PIPE, MEGA LUGS BY EBAA IRON, OR APPROVED EQUAL.

THE CARRIER PIPE SHALL BE SUPPORTED FOR ITS ENTIRE LENGTH INSIDE THE CASING PIPE BY MEANS OF CASING SPACERS, SIZED PRECISELY TO PREVENT SHIFTING OR FLOTATION. CASING SPACERS SHALL BE STAINLESS STEEL OF TYPE 304 STAINLESS STEEL. HYDROSTATIC TESTING OF THE EXISTING PAVEMENT, EXCAVATION, DISPOSAL OF ALL UNSUITABLE AND LOCK NUTS AS MANUFACTURED BY CASCADE MODEL CSS. SPACERS SHALL BE PLACED AT A MAXIMUM DISTANCE OF 10- FEET ON CENTER, WITH A MINIMUM OF THREE (3) SPACERS PER PIPE LENGTH, WITH ONE (1) SPACER WITHIN TWO (2) FEET FROM ANY END.

STEEL CASING PIPE ENDS SHALL BE SEALED WITH RUBBER END SEALS CASCADE MODEL CECES OR APPROVED EQUAL.

THE CARRIER PIPE SHALL BE ADJUSTED SO THAT THE END EXTENDS PAST THE END OF THE CASING PIPE BY APPROXIMATELY 12 TO 18 INCHES. CARRIER PIPE FOR WATER MAIN SHALL BE HYDROSTATICALLY PRESSURE TESTED PRIOR TO SEALING THE ANNULAR SPACE.

THE ANNULAR SPACE SHALL BE FILLED WITH PEA GRAVEL, LOW-STRENGTH GROUT, OR CELLULAR FOAM CONCRETE AND PROVISIONS SHALL BE MADE SO THAT NO VOIDS ARE LEFT. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE A VILLAGE REPRESENTATIVE WITNESS THE ANNULAR SPACING FILLING OPERATIONS.

BASIS OF PAYMENT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR DUCTILE IRON OR PVC PIPE INSTALLED IN STEEL CASING, 12", WHICH PRICE SHALL INCLUDE ALL PIPE, FITTINGS, JOINT RESTRAINTS; "FIELD LOK GASKETS"; THRUST BLOCKS; POLYETHYLENE ENCASEMENT; TESTING AND DISINFECTION, (INCLUDING FITTINGS, METERS, PUMPS, GAUGES, LABORATORY FEES); LABOR; EQUIPMENT; EXCAVATION; FILLING THE ANNULAR SPACE, CASING SPACERS, AND END SEALS REQUIRED TO COMPLETE THE WORK AS SPECIFIED HEREIN.

CUT AND INSTALL ENDCAPS

DESCRIPTION, THIS WORK SHALL CONSIST OF THE INSTALLATION OF A CAP ON AN EXISTING WATER MAIN THAT IS TO BE ABANDONED AT LOCATIONS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER. THIS WORK SHALL INCLUDE FULL DEPTH SAWCUTTING OF THE EXISTING PAVEMENT, PAVEMENT REMOVAL, EXCAVATION, DISPOSAL OF ALL UNSUITABLE MATERIAL, CAPPING BOTH ENDS OF THE EXISTING WATER MAIN, AND FURNISHING, PLACING, AND COMPACTING TRENCH BACKFILL IN AN APPROVED MANNER.

MATERIALS. THE CAP(S) AND OR PLUG(S) SHALL BE OF AN APPROVED MATERIAL WITH A MECHANICAL JOINT AND GASKET AND SHALL BE SECURED IN PLACE WITH MEGA LUGS. PREFORMED PORTLAND CEMENT CONCRETE BLOCKS SHALL ALSO BE USED TO FURTHER BRACE THE CAP.

CONSTRUCTION REQUIREMENTS. THE CONTRACTOR SHALL GIVE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE TO THE VILLAGE'S WATER AND SEWER DEPARTMENT FOR A REQUEST FOR A WATER SHUT- OFF SO THAT THE CUSTOMERS CAN BE NOTIFIED BY THE VILLAGE WATER DEPARTMENT OF ANY SERVICE INTERRUPTION. THE VILLAGE'S WATER AND SEWER DEPARTMENT SHALL DETERMINE THE TIME AND DURATION OF THE SHUT-OFF. THE CONTRACTOR SHALL CONTINUE THE WORK TO COMPLETE AND RESTORE SERVICE TO THE INTERRUPTED MAIN. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR OVERTIME DUE TO THE HOURS OF SHUT-OFF.

THE CONTRACTOR SHALL EXCAVATE THE AREA WHERE THE CAP IS TO BE INSERTED AND EXPOSE THE EXISTING CONNECTION. ALL MATERIALS NECESSARY TO CUT AND INSTALL ENDCAPS, INCLUDING THE REMOVAL OF ALL EXISTING MATERIAL ON THE JOB SITE PRIOR TO DOING THE WORK, ONCE IT IS DETERMINED THAT ALL NECESSARY EQUIPMENT AND MATERIALS ARE AVAILABLE, THE CONTRACTOR MAY PROCEED WITH SHUTTING DOWN THE MAIN AND PERFORMING THE WORK.

METHOD OF MEASUREMENT, AND BASIS OF PAYMENT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR CUT AND INSTALL ENDCAPS, OF ANY DIAMETER, WHICH PRICE SHALL INCLUDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY FOR A COMPLETE INSTALLATION AS SPECIFIED HEREIN.

CUT-IN CONNECTIONS

DESCRIPTION, THIS WORK SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO CONNECT THE NEW WATER MAIN TO EXISTING MAINS. THE CONTRACTOR SHALL GIVE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE TO THE VILLAGE'S WATER AND SEWER DEPARTMENT FOR A REQUEST FOR A WATER SHUT- OFF SO THAT THE CUSTOMERS CAN BE NOTIFIED BY THE VILLAGE WATER DEPARTMENT OF ANY SERVICE INTERRUPTION. THE VILLAGE'S WATER AND SEWER DEPARTMENT SHALL DETERMINE THE TIME AND DURATION OF THE SHUT-OFF. THE CONTRACTOR SHALL CONTINUE THE WORK TO COMPLETE AND RESTORE SERVICE TO THE INTERRUPTED MAIN. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR OVERTIME DUE TO THE HOURS OF SHUT-OFF.

THE CONTRACTOR SHALL EXCAVATE THE AREA WHERE THE CAP IS TO BE INSERTED AND EXPOSE THE EXISTING CONNECTION. ALL MATERIALS NECESSARY TO CUT AND INSTALL ENDCAPS, INCLUDING THE REMOVAL OF ALL EXISTING MATERIAL ON THE JOB SITE PRIOR TO DOING THE WORK, ONCE IT IS DETERMINED THAT ALL NECESSARY EQUIPMENT AND MATERIALS ARE AVAILABLE, THE CONTRACTOR MAY PROCEED WITH SHUTTING DOWN THE MAIN AND PERFORMING THE WORK.

METHOD OF MEASUREMENT, MEASUREMENT FOR THIS ITEM SHALL BE ON AN EACH BASIS PER LOCATION OF CONNECTION. BASIS OF PAYMENT. THIS ITEM SHALL BE PAID FOR PER EACH FOR CUT-IN CONNECTIONS, REGARDLESS OF SIZE, WHICH PRICE SHALL INCLUDE ANY CUTTING, CUTTING, PAVEMENT REMOVAL, EXCAVATIONS, CUTTING AND REMOVAL OF FITTINGS AND PIPE, CLEANING AND PREPPING PIPE FOR CONNECTION, AND BACKFILL NECESSARY TO BRING HOLE TO ORIGINAL GRADE.

GATE VALVES, 12"

DESCRIPTION, WATER VALVES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF SECTION 561 OF THE STANDARD SPECIFICATIONS AND WITH THE APPLICABLE PORTIONS OF SECTION 41 OF THE WATER AND SEWER SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.

MATERIALS, WATER VALVES 16" AND SMALLER SHALL BE OF THE RESILIENT WEDGE GATE VALVE TYPE SUITABLE FOR ORDINARY WATER-WORKS SERVICE, INTENDED TO BE INSTALLED IN A NORMAL POSITION ON BURIED PIPE LINES FOR WATER DISTRIBUTION SYSTEMS. VALVES 16" AND LARGER SHALL BE OF THE CAST IRON, RISING STEM, BUTTERFLY VALVE TYPE. THE STANDARDS OF THE LATEST AWWA C515 AND AWWA C509 AND BE RATED FOR 250 PSI WORKING PRESSURE. VALVES LARGER THAN 16" SHALL BE BUTTERFLY STYLE.

FURTHER DETAILS AND NOTES ON MATERIALS AND INSTALLATION ARE PROVIDED ON THE PLANS. ALL MATERIALS USED IN THE MANUFACTURE OF WATERWORKS GATE VALVES AND BUTTERFLY VALVES SHALL CONFORM TO THE AWWA STANDARDS DESIGNED FOR EACH MATERIAL LISTED.

MANUFACTURER AND MARKING - THE GATE VALVES SHALL BE STANDARD PATTERN AND SHALL HAVE THE NAME OR MARK OF THE MANUFACTURER, SIZE AND WORKING PRESSURE PLAINLY CAST IN RAISED LETTERS ON THE VALVE BODY. GATE VALVES SHALL BE MUELLER OR APPROVED EQUAL. THE BUTTERFLY VALVES SHALL BE STANDARD PATTERN AND SHALL HAVE THE NAME OR MARK OF THE MANUFACTURER, SIZE AND WORKING PRESSURE PLAINLY CAST IN RAISED LETTERS ON THE VALVE BODY.

1. TYPE AND MOUNTING - THE VALVE BODIES SHALL BE MOUNTED WITH APPROVED NONCORROSIVE METALS. ALL WEARING SURFACES SHALL BE BRONZE OR OTHER APPROVED NONCORROSIVE MATERIAL AND THERE SHALL BE NO MOVING BEARING OR CONTACT SURFACES OF IRON IN CONTACT WITH IRON. CONTACT SURFACES SHALL BE MACHINED AND FINISHED IN THE BEST WORKMANLIKE MANNER AND ALL WEARING SURFACES SHALL BE EASILY RENEWABLE. ALL TRIM BOLTS SHALL BE 304 SERIES STAINLESS STEEL.

THE RESILIENT-SEATED DISC WEDGE SHALL BE OF THE RESILIENT WEDGE FULLY-SUPPORTED TYPE. SOLID GUIDE LUGS SHALL TRAVEL WITH CHANNELS IN THE BODY OF THE VALVE. THE DISC AND GUIDE LUGS SHALL BE FULLY 100% ENCAPSULATED IN SSR (STYRENE BUTADIENE) RUBBER.

DISC WEDGES THAT ARE NOT 100% FULLY ENCAPSULATED SHALL NOT BE NOT BE ACCEPTABLE. GUIDE CAPS OF AN ACTUAL COPOLYMER OF POLYETHYLENE SHALL BE PROVIDED TO PROTECT THE RUBBER-ENCAPSULATED SOLID GUIDE LUGS FROM ABRASION FOR LONG LIFE AND EASE OF OPERATION.

ALL INTERNAL AND EXTERNAL EXPOSED FERROUS SURFACES OF THE GATE VALVE AND THE BUTTERFLY VALVE SHALL BE COATED WITH A FLUORID BONDED, THERMOSETTING POWDER EPOXY COATING CONFORMING TO AWWA C550 AND CERTIFIED TO NSF 61. COATING SHALL BE NON-TOXIC AND SHALL IMPART NO TASTE TO WATER. COATING THICKNESS SHALL BE NOMINAL 10 MILS.

THE STEM SHALL BE OF HIGH TENSILE STRENGTH BRONZE OR OTHER APPROVED NON-CORROSIVE METAL, PROVIDING 70,000 PSI TENSILE STRENGTH WITH 15% ELONGATION AND A YIELD STRENGTH OF 30,000 PSI. ALL NONFERROUS BUSHINGS SHALL BE OF SUBSTANTIAL THICKNESS, TIGHTLY FITTED AND PRESSED INTO MACHINE SEATS. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT (COUNTERCLOCKWISE), UNLESS OTHERWISE SPECIFIED.

BUTTERFLY STYLE VALVES SHALL BE SUPPLIED WITH 2" OPERATING NUT.

2.END CONNECTIONS - END CONNECTIONS OF GATE VALVES SHALL CONSIST OF MECHANICAL JOINTS.

ALL GATE VALVES AND BUTTERFLY VALVES ARE TO BE INSTALLED IN CONCRETE VALVE VAULTS AS DETAILED IN THE SPECIAL PROVISIONS. THE VALVE VAULT SHALL BE CONSTRUCTED WITH POLYETHYLENE FILM. AS SPECIFIED IN THE SPECIAL PROVISIONS. DUCTILE IRON WATER MAIN, INCLUDED ELSEWHERE HEREIN, VALVES SHALL BE INSTALLED USING STAINLESS STEEL BOLTS.

METHOD OF MEASUREMENT AND BASIS OF PAYMENT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR GATE VALVES, OF THE SIZE SPECIFIED. THIS PRICE SHALL INCLUDE THE COST OF ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE VALVE IN A VALVE VAULT AS DETAILED IN THE PLANS AND TO THE SATISFACTION OF THE ENGINEER. THE VALVE VAULT WILL BE PAID FOR SEPARATELY.

FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX

DESCRIPTION, THIS WORK CONSISTS OF FURNISHING AND INSTALLING A FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX AT LOCATIONS SHOWN IN THE PLANS. AS A MINIMUM, THE DESIGN, MATERIALS AND WORKMANSHIP OF ALL FIRE HYDRANTS SHALL CONFORM TO THE APPLICABLE PORTIONS OF AWWA C502 AS WELL AS SECTION 45.5 OF THE WATER AND SEWER SPECIFICATIONS. THE DETAILS AND NOTES FOR MATERIALS AND INSTALLATION ARE PROVIDED ON THE PLANS.

MATERIALS. ALL FIRE HYDRANTS SHALL BE MUELLER CENTURION OR EAST JORDAN, COMPLYING WITH AWWA C-502 AND HAVING BREAKABLE SAFETY FLANGES, AS CURRENTLY INSTALLED IN THE VILLAGE.

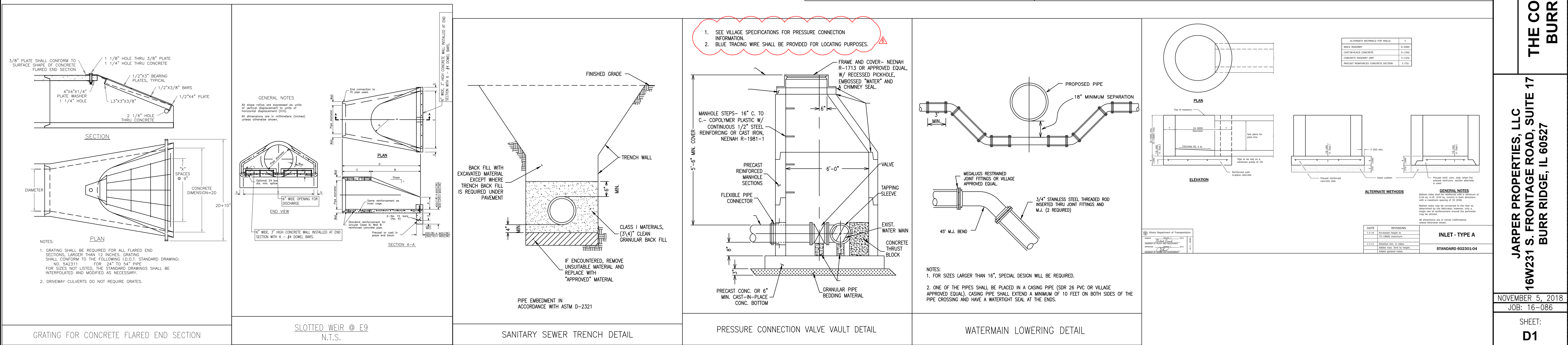
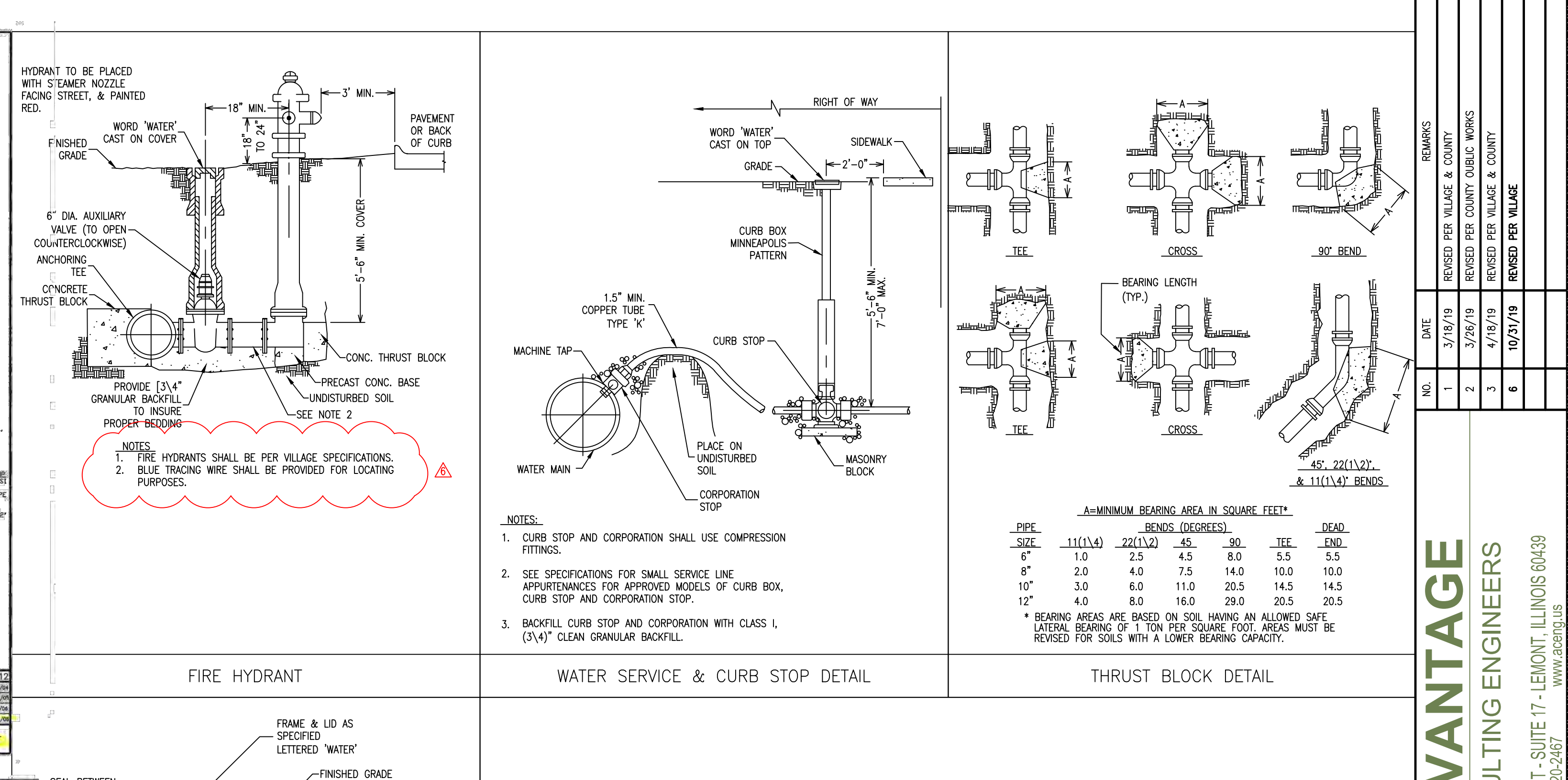
FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 350 FEET IN A DIRECT LINE IN THE PARKWAY. THE HYDRANTS SHALL HAVE A MINIMUM OF A SEVEN (7") INCH BARREL AND TWO, TWO AND ONE-HALF (2 1/2") INCH HOSE CONNECTIONS. THE HYDRANTS SHALL BE INSTALLED ON DUE CONTRACT DRAWINGS MEASURED FOR PAYMENT IN ACCORDANCE WITH THE PAY LIMITS SHOWN ON THE PLANS. THIS PRICE SHALL INCLUDE THE COST OF ALL MATERIALS, LABOR AND EQUIPMENT FOR A COMPLETE INSTALLATION INCLUDING THE PRESSURE TESTING AND STERILIZATION. THIS ITEM SHALL ALSO INCLUDE ANY AND ALL ITEMS SUCH AS WATER PUMPS, GAUGES, METERS, TAPS, CORPORATION STOPS, COPPER WHIPS, TEMPORARY BLIND FLANGES (REQUIRED FOR TESTING), LABORATORY TEST COSTS, AND ALL OTHER ITEMS NECESSARY TO COMPLETE THIS WORK AS SPECIFIED. TEES, CROSSES, REDUCERS, BEND, PLUGS, SLEEVES, WEDGES, AND POLYETHYLENE TUBE ARE PART OF THIS ITEM AND WILL NOT BE PAID FOR SEPARATELY. FIELD LOK GASKETS WILL BE PAID FOR SEPARATELY.

HYDRANT SHALL BE INSTALLED AT FINISHED GRADE. THE DEPTH OF BURY ON ALL HYDRANTS SHALL BE AS REQUIRED TO AVOID VERTICAL BENDS IN THE HYDRANT LEAD, AND 5.6" MINIMUM WHEN POSSIBLE. ANY VERTICAL ADJUSTMENT NECESSARY TO MEET THIS REQUIREMENT SHALL BE MADE BY THE CONTRACTOR. THE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN. THE HYDRANT SHALL BE INSTALLED IN A VALVE VAULT. THE VALVE OF THE SIZE REQUIRED BY THE APPROPRIATE FIRE PROTECTION DISTRICT. FIRE HYDRANTS SHALL BE MUELLER CENTURION OR EAST JORDAN, DEPENDING UPON WHICH FIRE HYDRANT IS PREDDOMINANT IN THE VICINITY. FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" AUXILIARY VALVE AND VALVE BOX. THE MAIN TRAVELING VALVE SHALL CONNECT TO THE FIRE HYDRANT WITH A FLANGE FITTING. (ADDED BY ORDINANCE A-894-03- 08). HYDRANTS SHALL HAVE NATIONAL STANDARD THREADS AND SHALL BE PAINTED THE VILLAGE STANDARD COLOR.

GENERAL, FIRE HYDRANTS SHALL BE PLACED AT THE LOCATIONS AS SHOWN ON THE PLANS OR AS OTHERWISE DIRECTED BY THE ENGINEER. FIRE HYDRANTS SHALL BE INSTALLED AS SHOWN ON THE DETAILS INCLUDED IN THE PLANS. A MINIMUM OF 0.5 CUBIC YARD OF COARSE AGGREGATE SHALL BE PLACED AT AND AROUND THE BASE OF THE HYDRANT TO INSURE PROPER DRAINAGE OF WATER FROM THE HYDRANT. THE HYDRANT SHALL BE SET ON A CONCRETE PAD TO INSURE FIRM BEARING FOR THE HYDRANT BASE. ALL FIRE HYDRANTS WILL BE INSPECTED BY THE ENGINEER PRIOR TO ANY BACKFILLING.

METHOD OF MEASUREMENT AND BASIS OF PAYMENT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR FIRE HYDRANTS WITH AUXILIARY VALVE AND VALVE BOX, WHICH PRICE SHALL INCLUDE THE COST OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX. TEE OR LOCKING HYDRANT SHALL BE USED FOR FLUSHING, PRESSURE TESTING, AND DISINFECTION. THE HYDRANT SHALL BE CONNECTED TO THE WATER MAIN, AS DETAILED IN THE PLANS, THE FOREGOING SPECIFICATIONS AND TO THE SATISFACTION OF THE ENGINEER. ANY VERTICAL AD

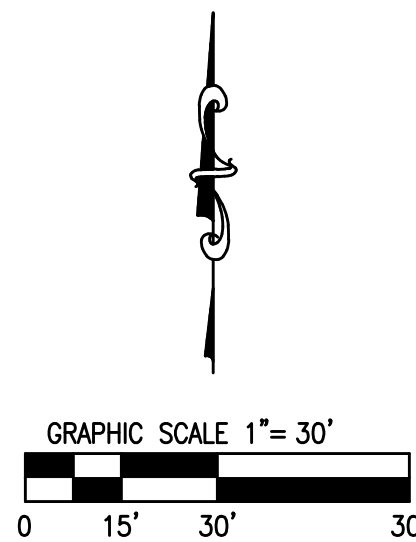




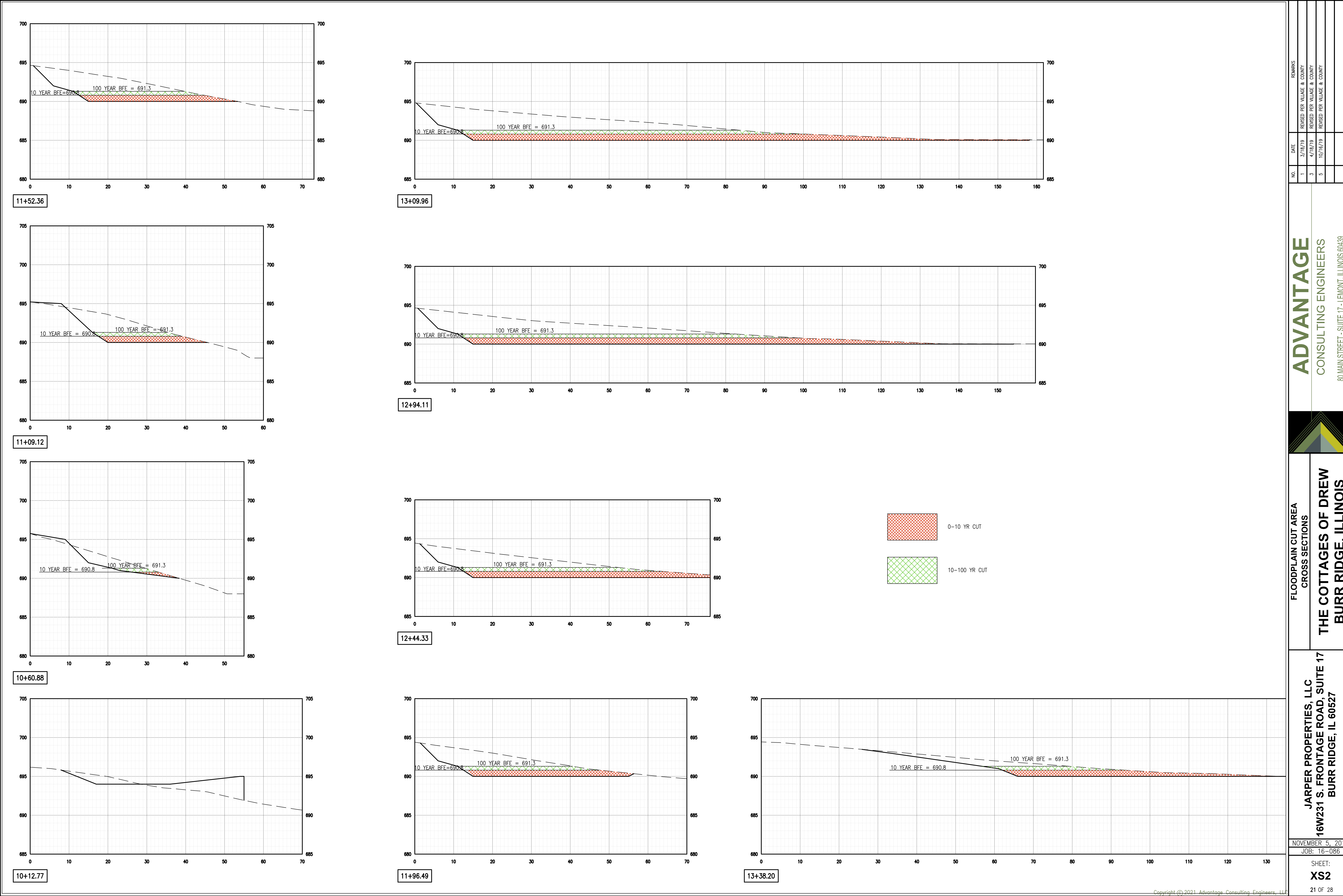








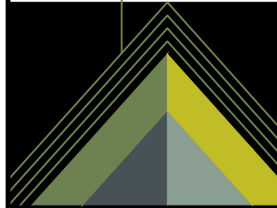




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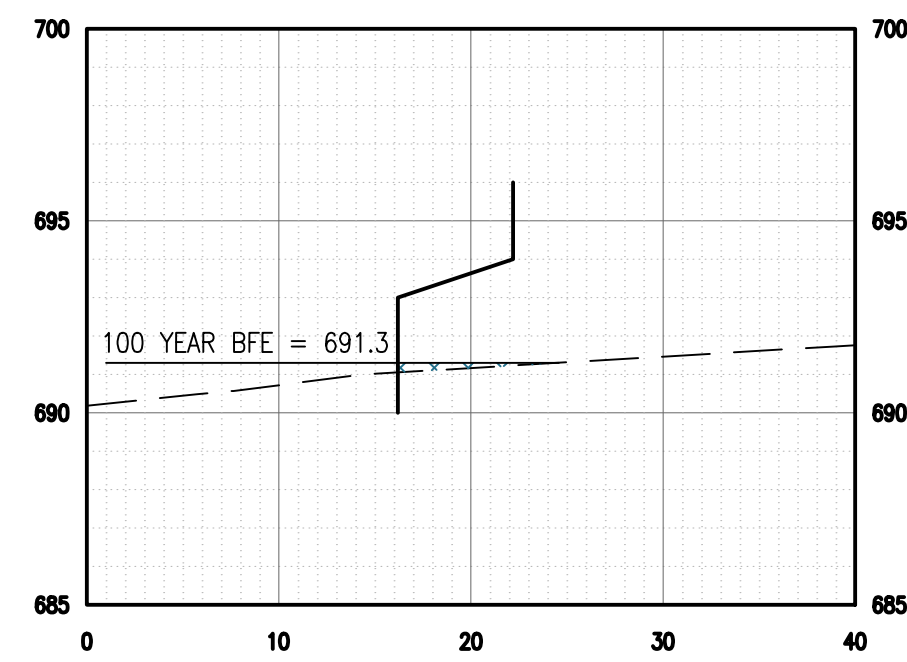
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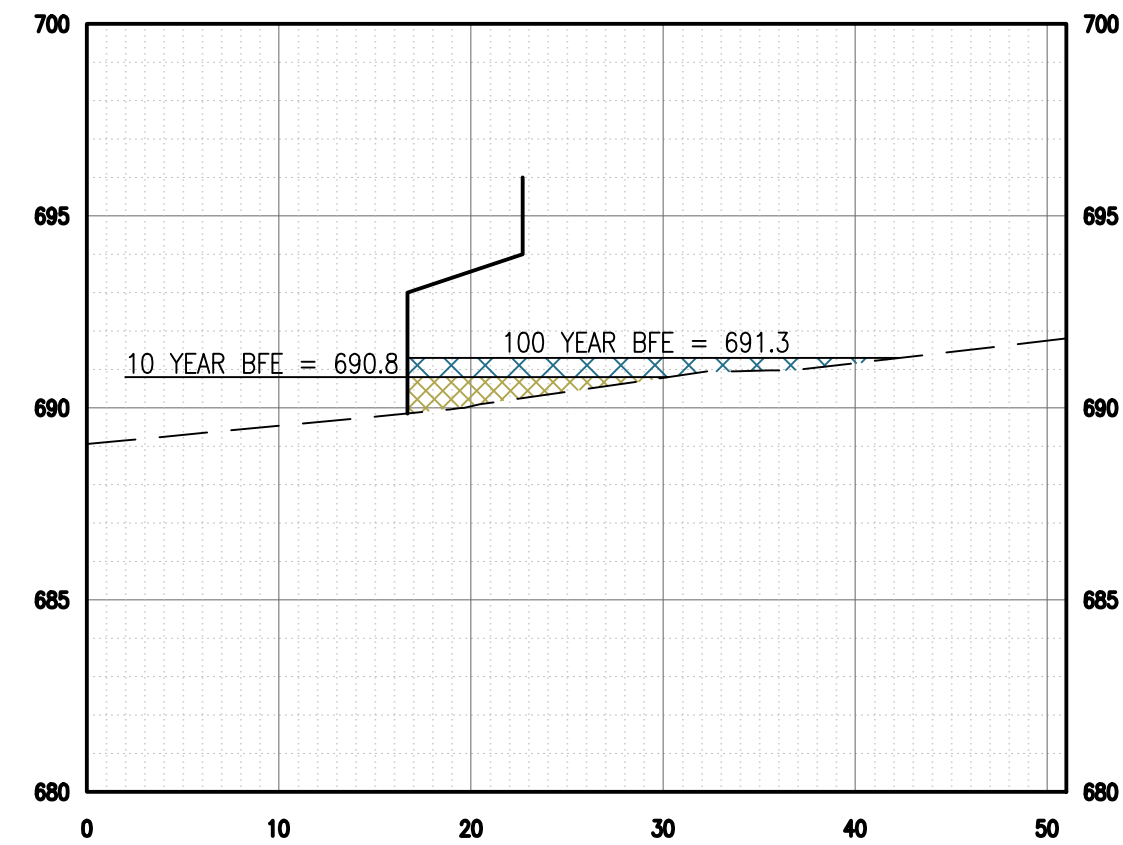
FLOODPLAIN CUT AREA  
CROSS SECTIONS  
**THE COTTAGES OF DREW**  
BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527  
NOVEMBER 5, 2018  
JOB: 16-086  
SHEET:  
**XS2**  
21 OF 28

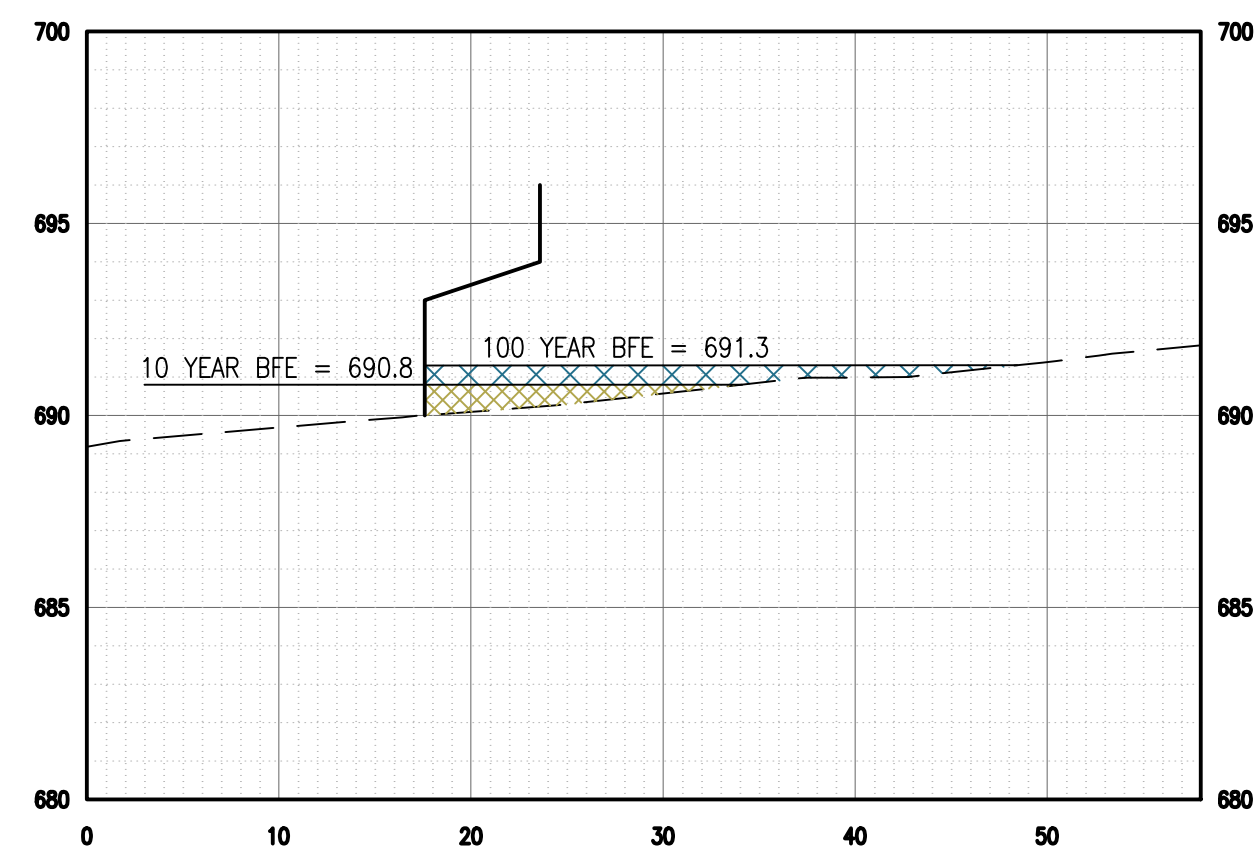




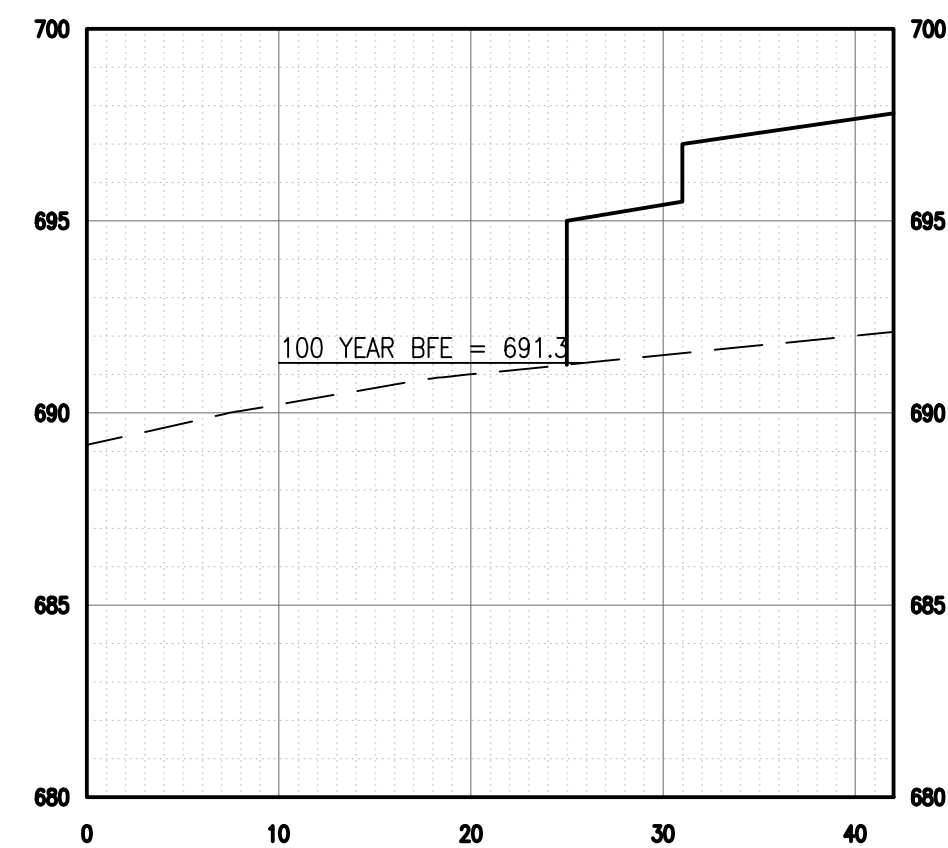
11+58.47



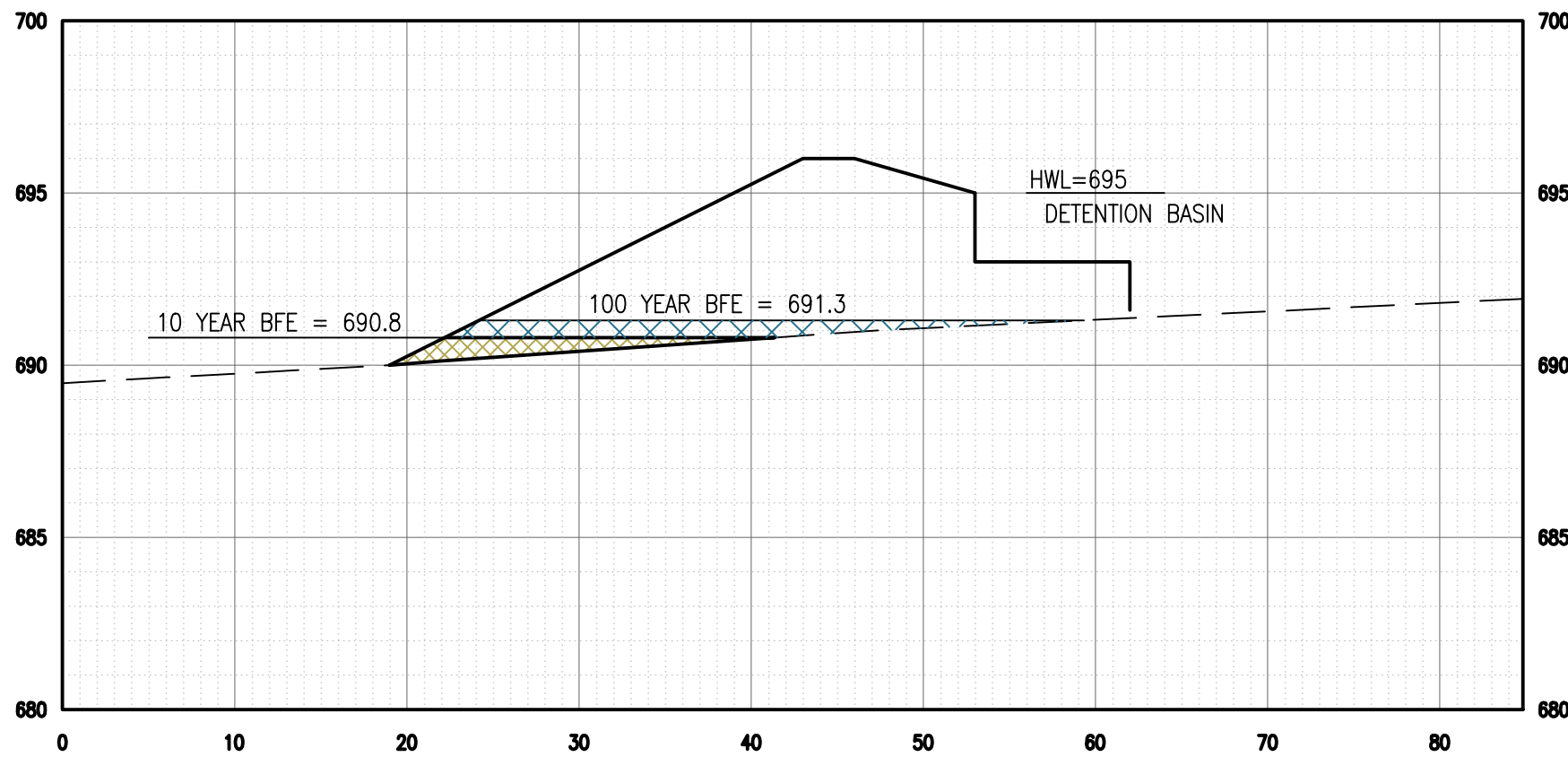
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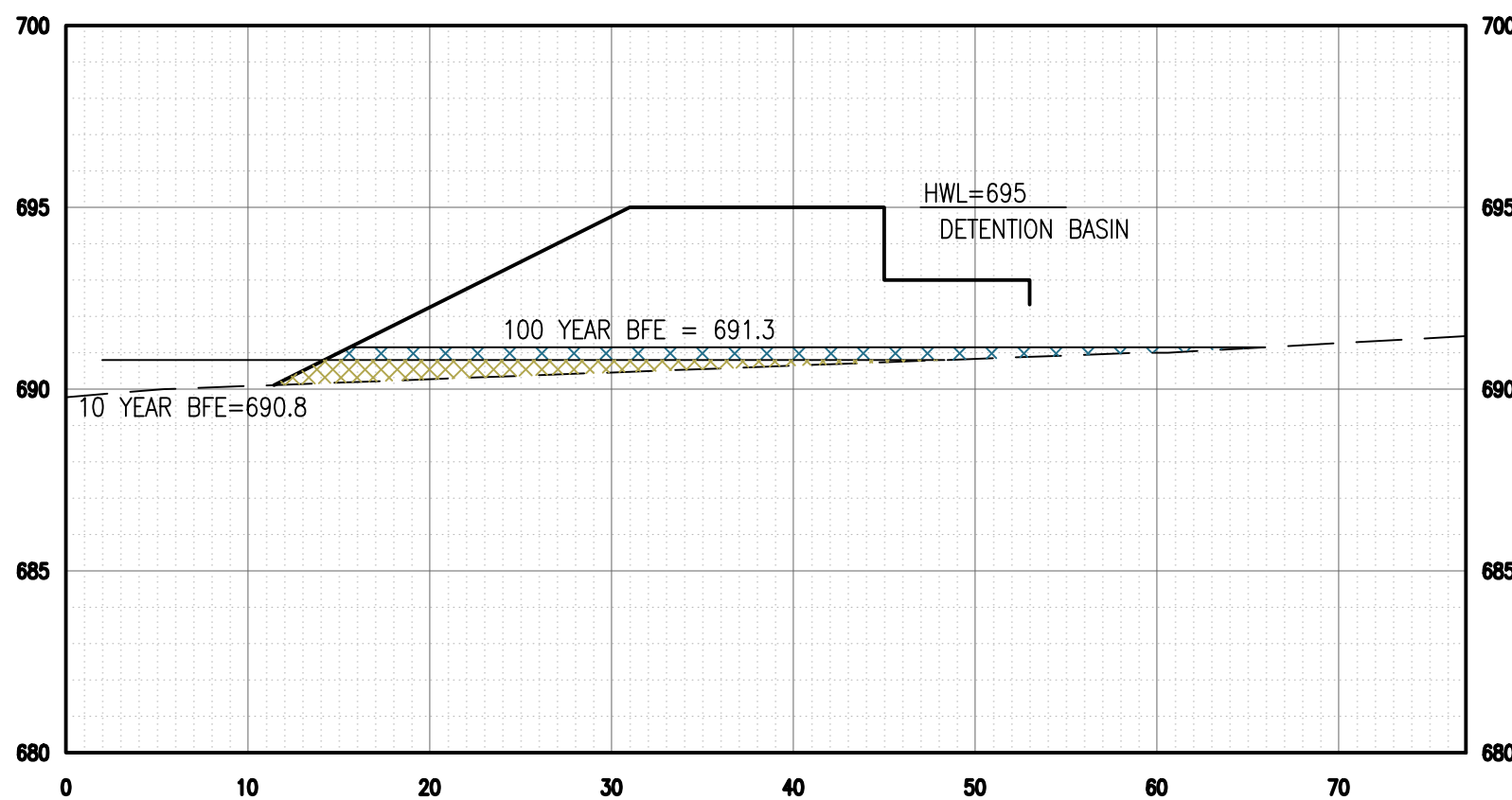
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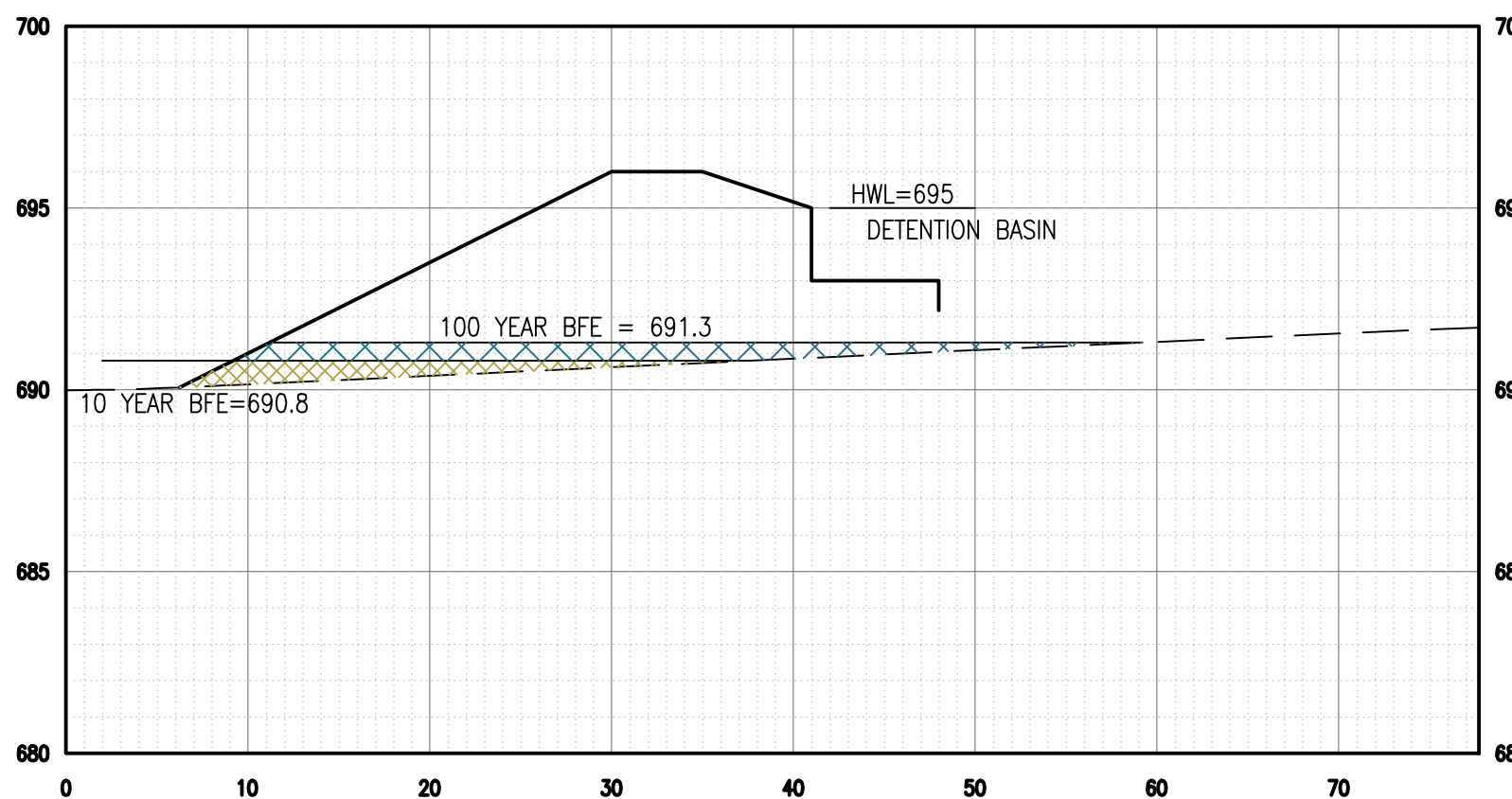
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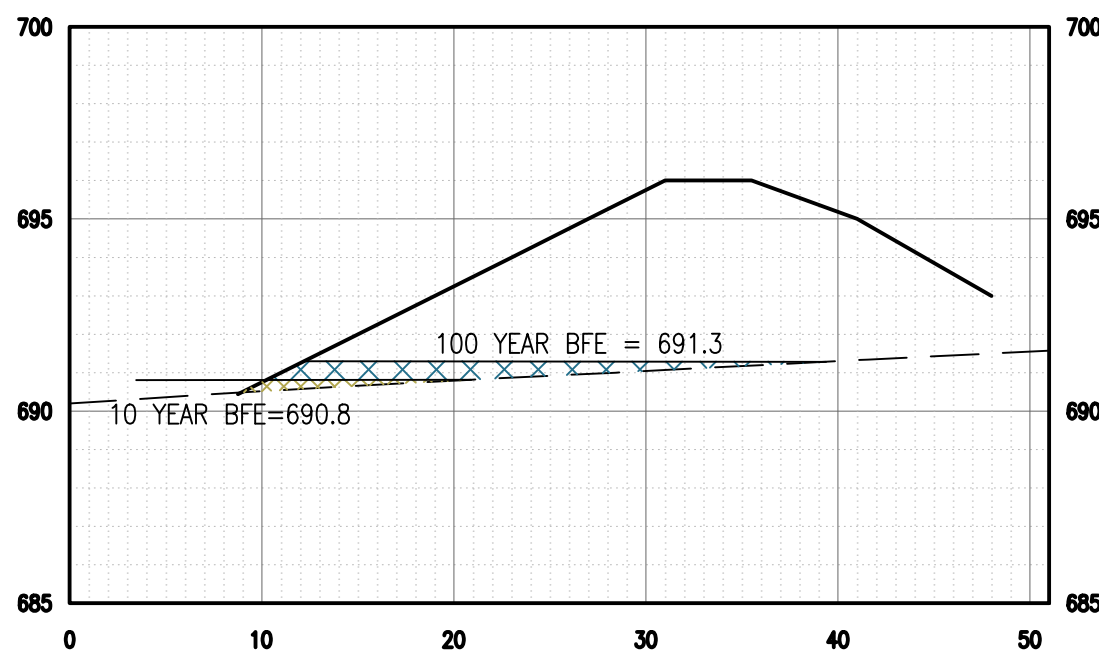
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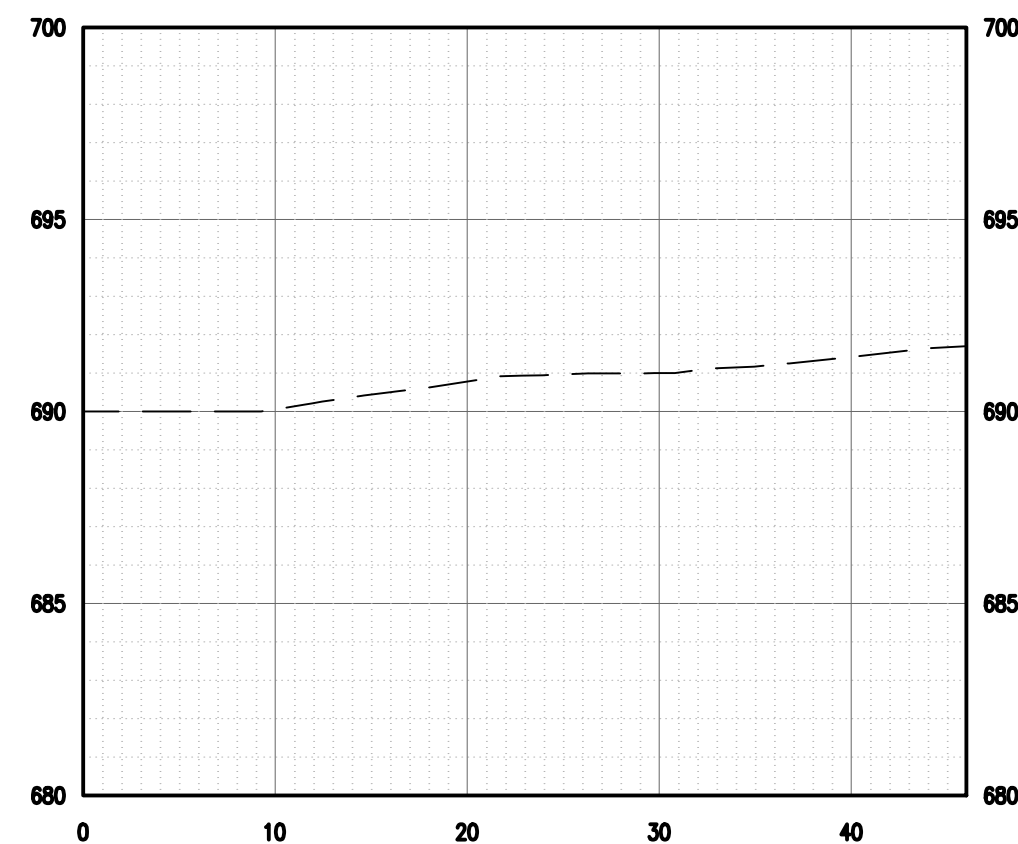
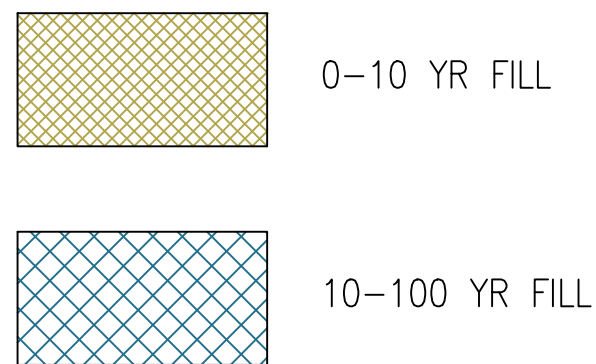
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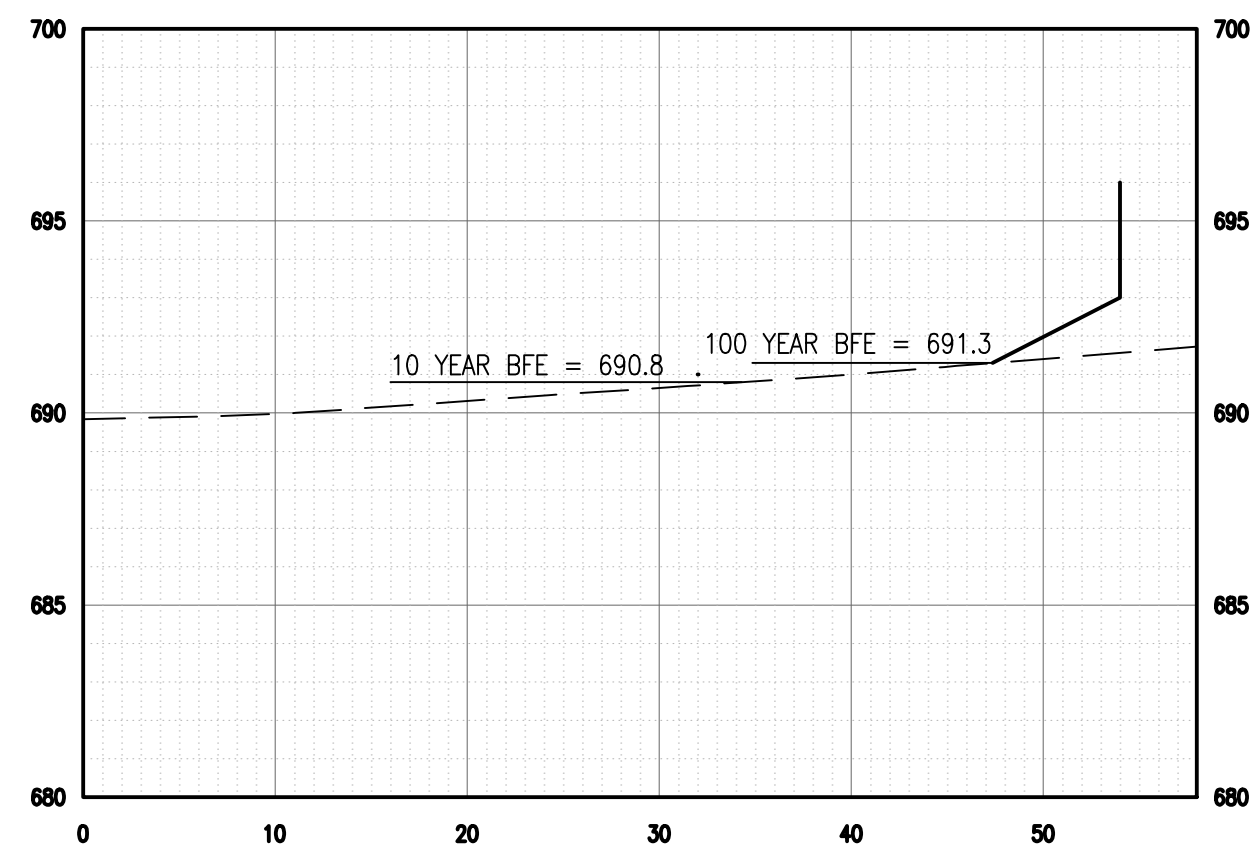
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12+14.83



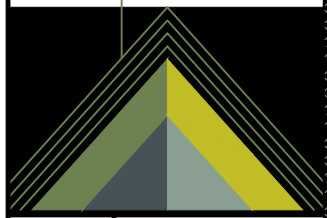
14+16.39



14+00.76

REMARKS		DATE	
NO.			
1	REVISED PER VILLAGE & COUNTY	3/18/19	
3	REVISED PER VILLAGE & COUNTY	4/18/19	
5	REVISED PER VILLAGE & COUNTY	10/16/19	

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FLOODPLAIN FILL AREA  
CROSS SECTIONS  
**THE COTTAGES OF DREW**  
BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

NOVEMBER 5, 2018  
JOB: 16-086

SHEET:  
**XS3**

22 OF 28



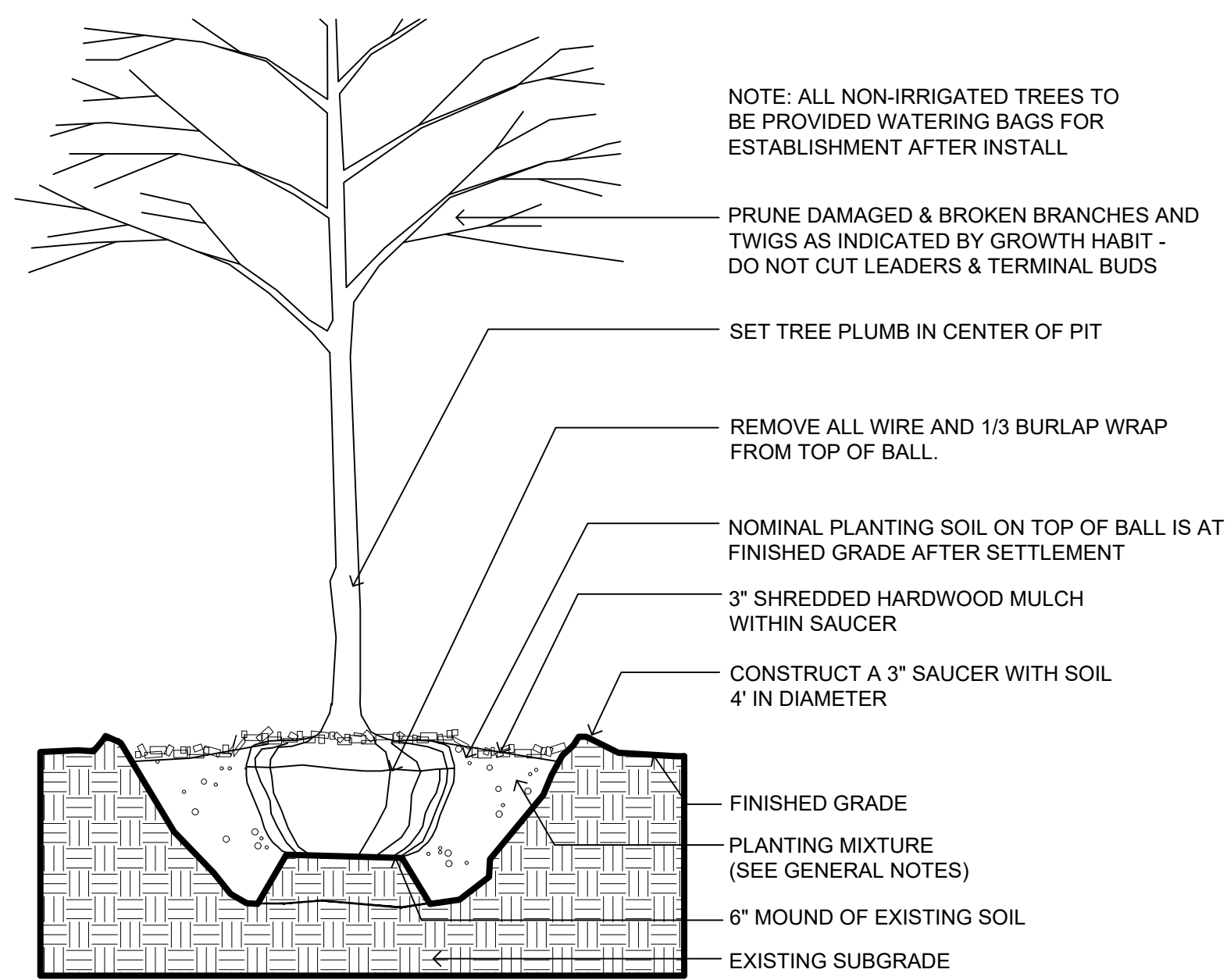


JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527		TREE SURVEY		 <b>ADVANTAGE</b> CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEWONT, ILLINOIS 60439 630-520-2467    www.aeceng.us		NO.	DATE	REMARKS
NOVEMBER 5, 2018						1	3/18/19	REVISED PER VILLAGE & COUNTY
JOB: 16-086						3	4/18/19	REVISED PER VILLAGE & COUNTY
SHEET:								
T1								

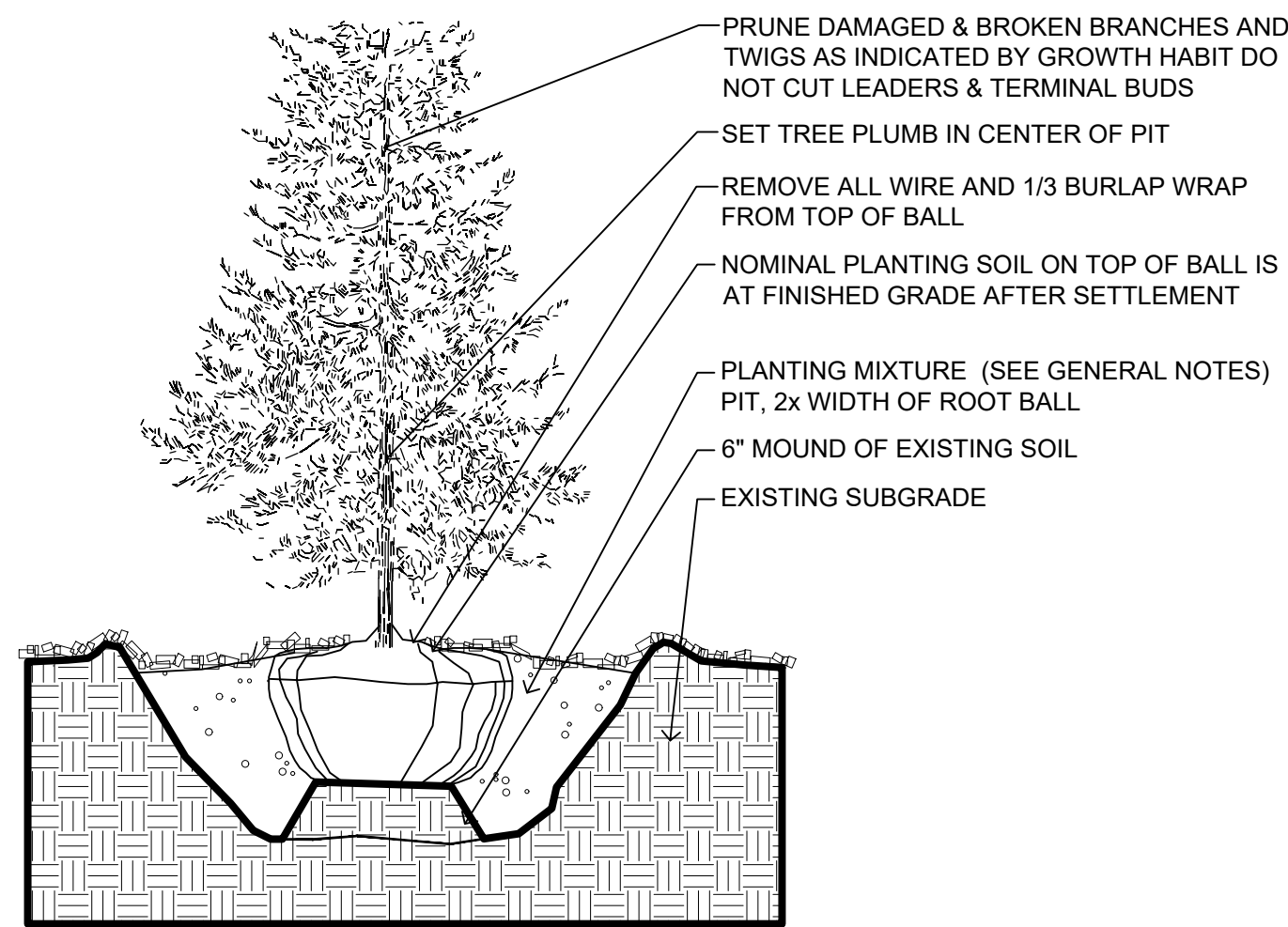




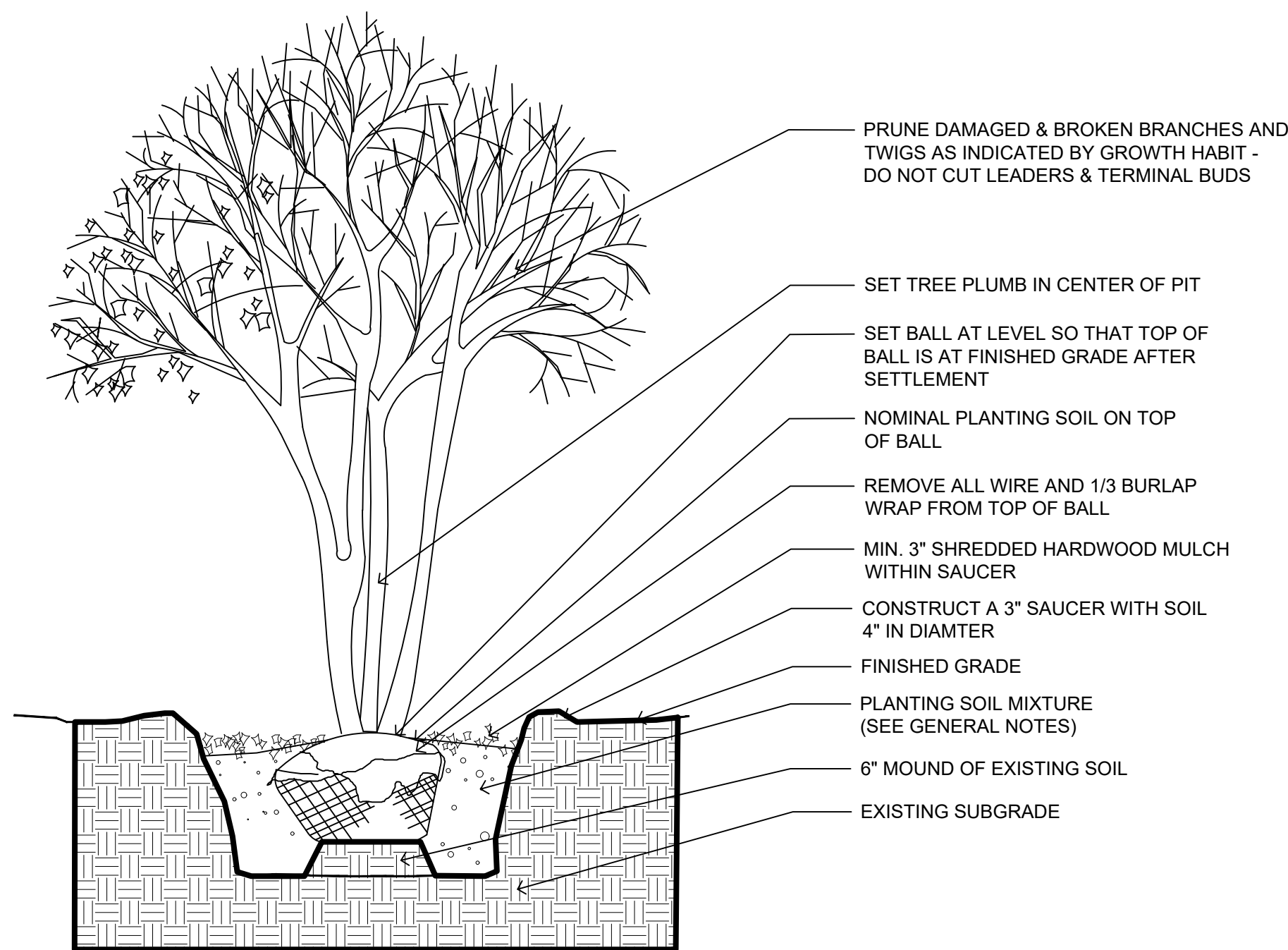




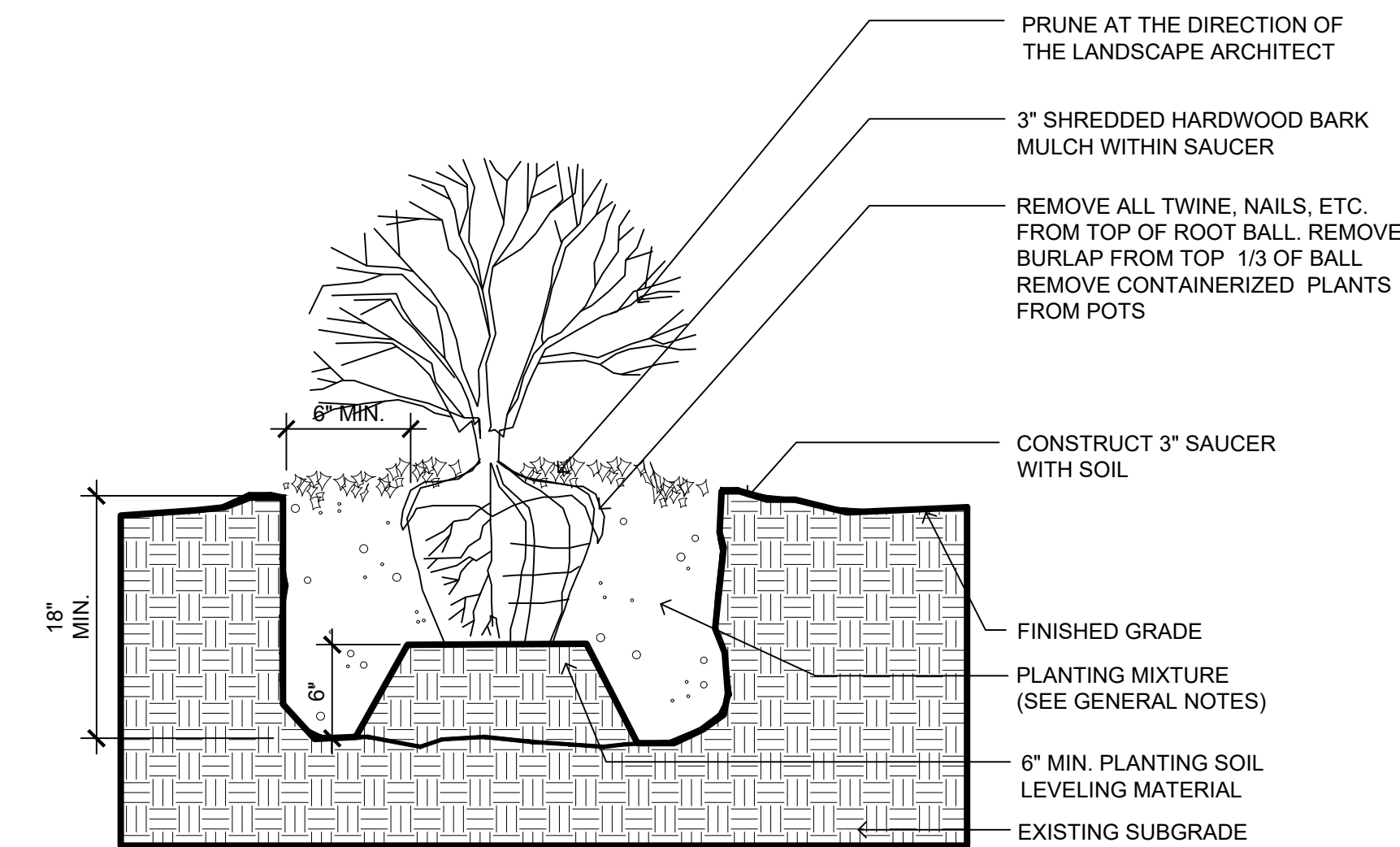
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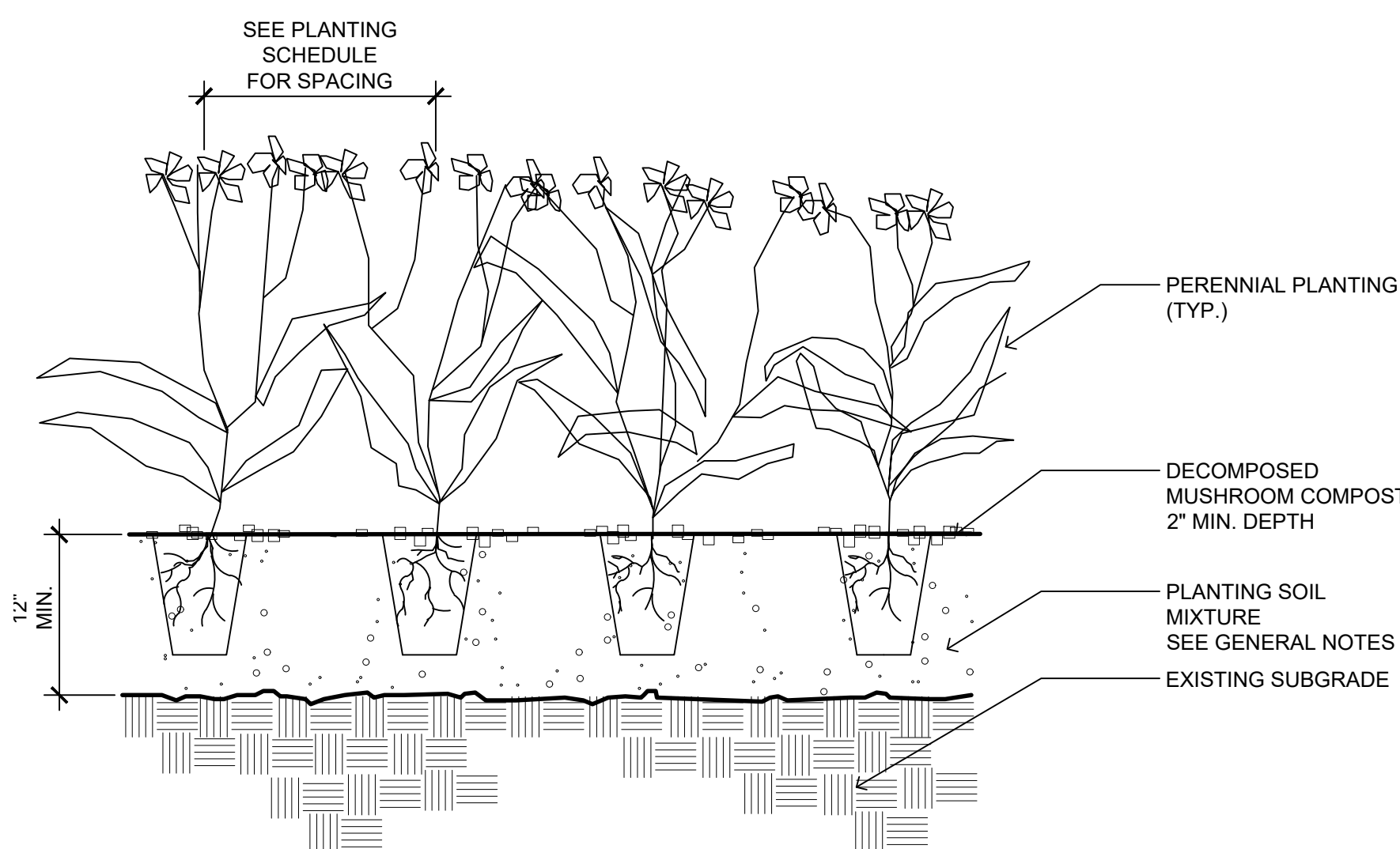
**B EVERGREEN TREE PLANTING DETAIL**  
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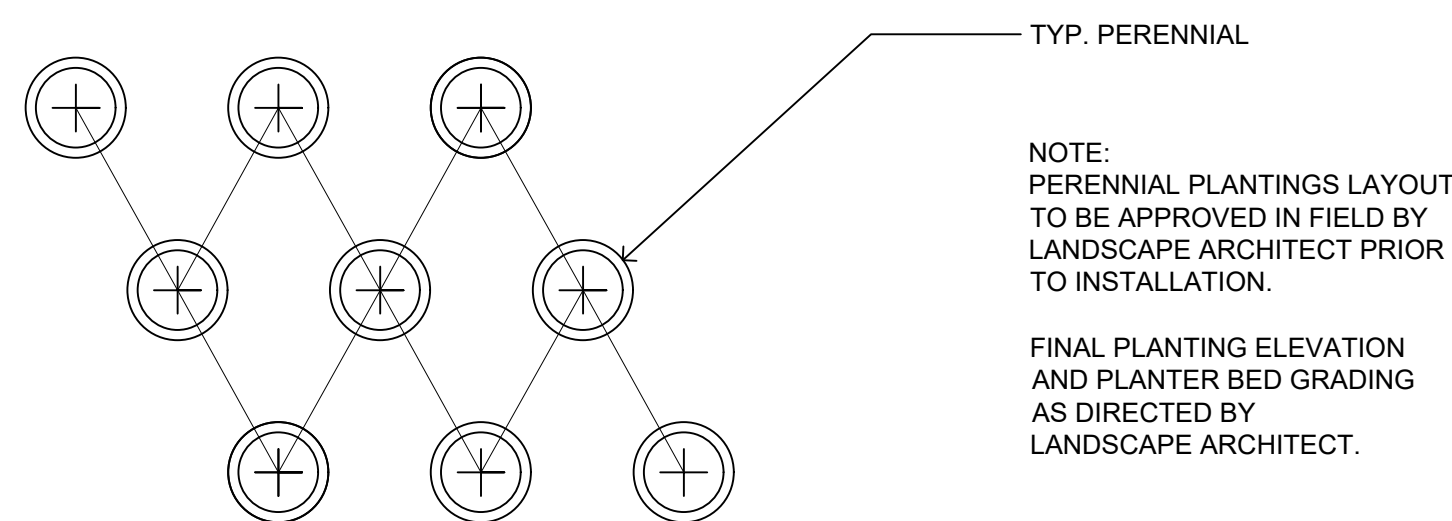
**C ORNAMENTAL / UNDERSTORY TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE



**D SHRUB PLANTING DETAIL**  
SCALE: NOT TO SCALE



**E PERENNIAL PLANTING DETAIL**  
SCALE: NOT TO SCALE



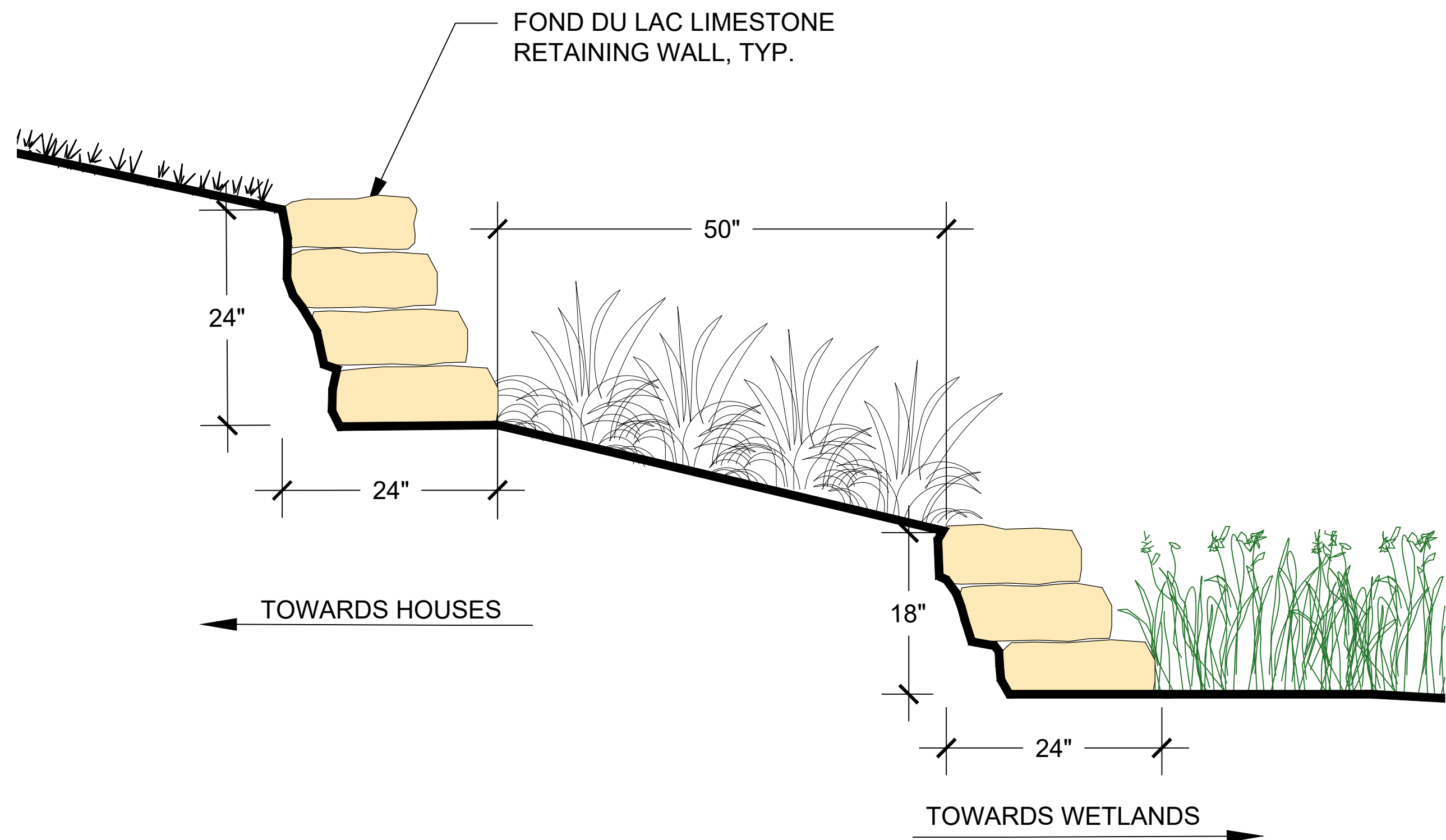
## LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/Form OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUND COVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

## BID OPTION:

20. UPON AWARD OF BID, IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION PLAN SHOWING COMPLETE HEAD, LINE AND VALVE LAYOUT FOR AN AUTOMATIC UNDERGROUND SYSTEM.
21. COORDINATE IRRIGATION INSTALLATION WITH LANDSCAPE PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
22. THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.



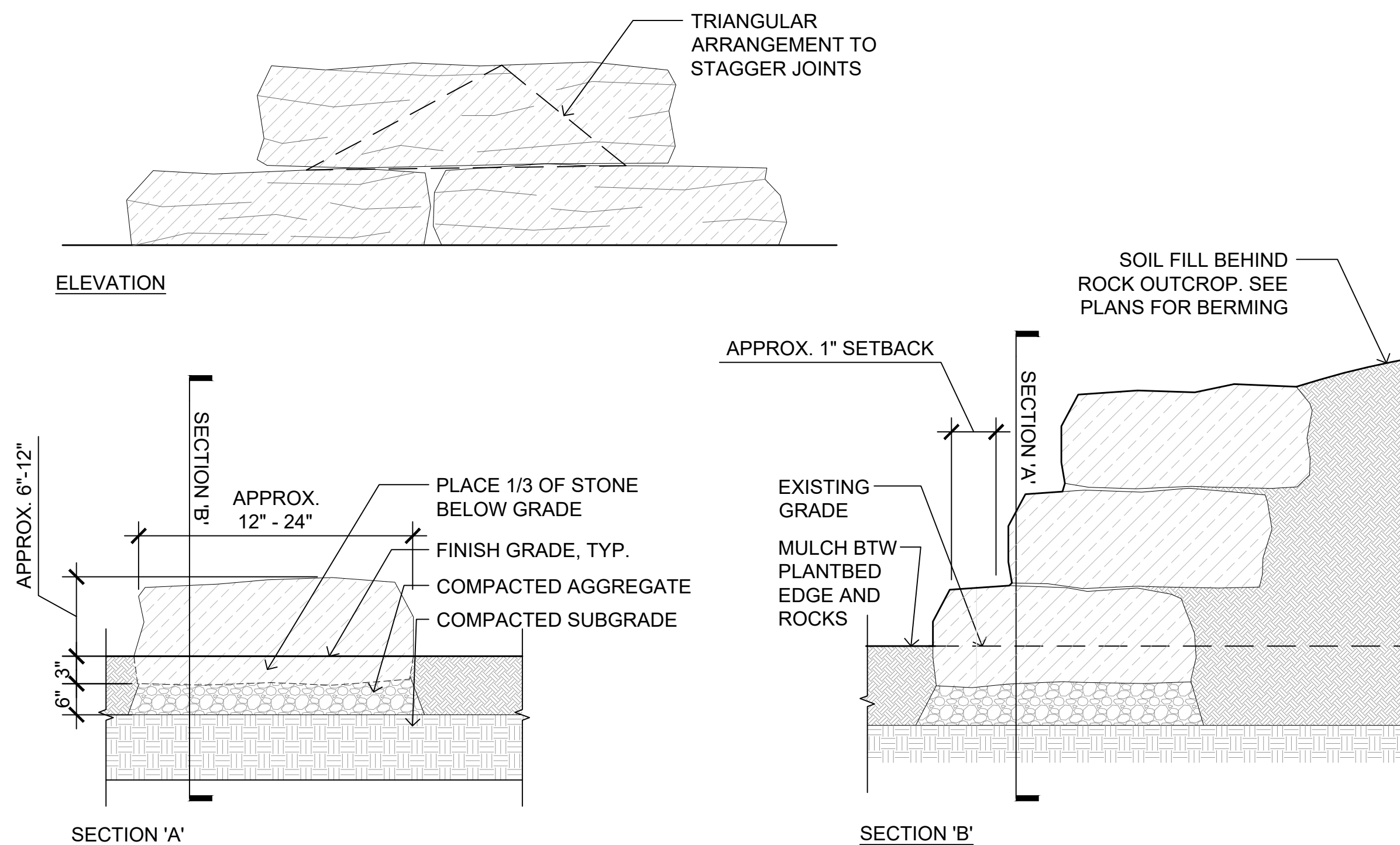


**F** WALL SECTION A - A'  
1"=1'-0"

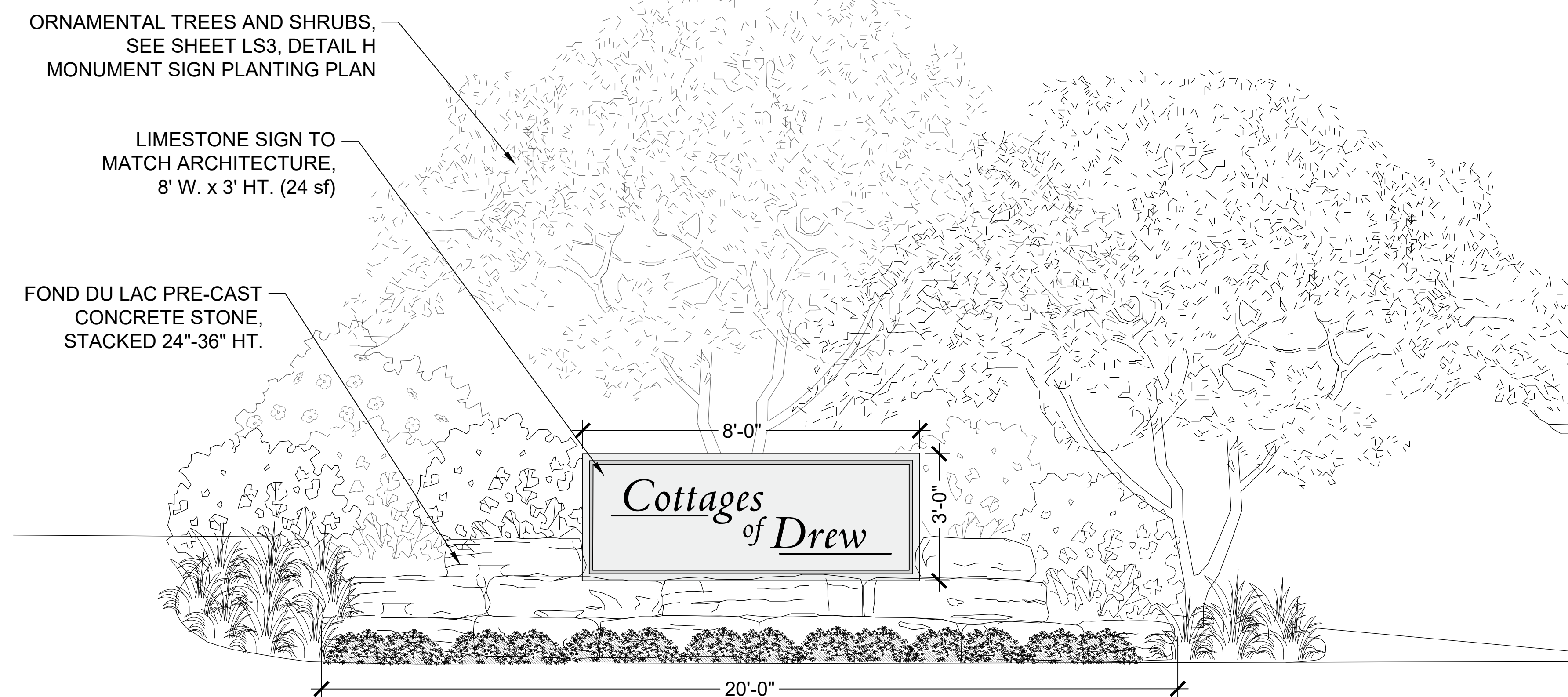
STONE:  
TYPE: FOND DU LAC SNAP EDGE  
OUTCROPPING DOLOMITIC LIMESTONE



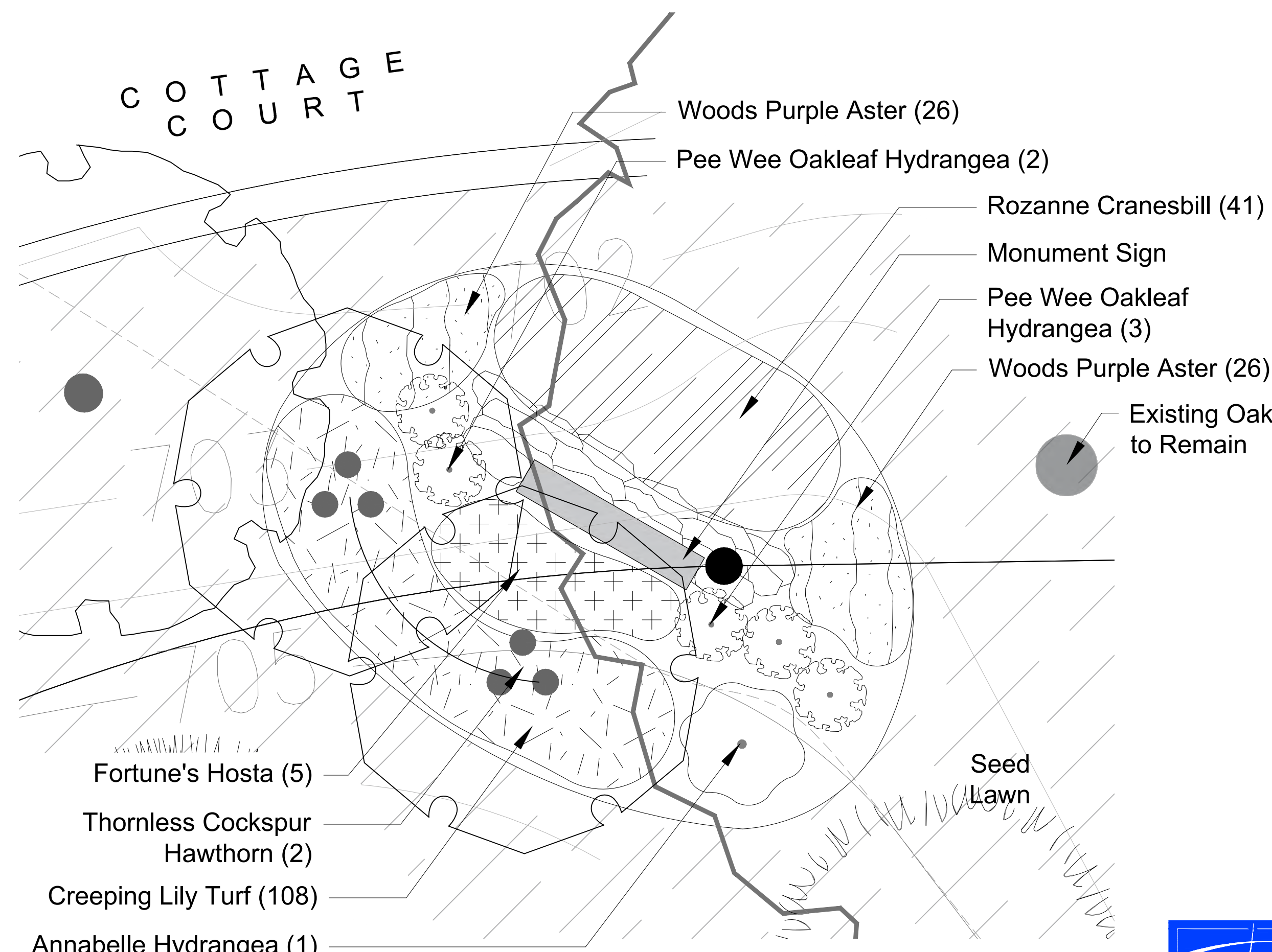
NOTES:  
DO NOT PLACE STONES OF THE SAME HEIGHT, SHAPE, OR MASS NEXT TO EACH OTHER.  
ARRANGE STONES IN TRIANGULAR, STACKED GROUPINGS, LEVEL FLAT AND SHIMMED TO PREVENT ROCKING.  
ARRANGE STONES IN ODD NUMBERED GROUPS OF THREE, FIVE OR SEVEN. FINAL PLACEMENT OF STONES TO BE APPROVED BY L.A.



**G** WALL DETAIL - FOND DU LAC LIMESTONE OUTCROPPING RETAINING WALL  
NOT TO SCALE



**H** MONUMENT SIGN DETAIL  
1/2" = 1'-0"

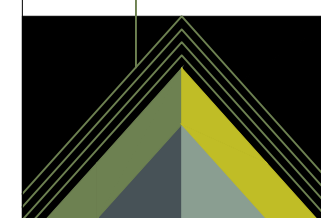


**I** MONUMENT SIGN PLANTING PLAN  
1/4" = 1'-0"



REVISIONS	DATE	NO.	REVISIONS
1	3/1/19	1	REVISED PER VILLAGE & COUNTY
2	9/24/19	2	REVISED PER OWN
3	10/21/19	3	REVISED PER OWN
4	10/24/21	4	REVISED PER ARCH
5	3/15/22	5	REVISED PER ARCH

**ADVANTAGE**  
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847.260.4758



**THE COTTAGES OF DREW**  
BURR RIDGE, ILLINOIS

JARPER PROPERTIES, LLC  
16W231 S. FRONTAGE ROAD, SUITE 17  
BURR RIDGE, IL 60527

MARCH 15, 2022  
JOB: 16-086  
SHEET:  
**LS3**  
27 OF 27





FRONT ELEVATION B - 2 CAR  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION A - 3 CAR  
SCALE: 1/4" = 1'-0"

DATE:		REVISIONS:	
1/11/19		PRELIMINARY DESIGN	
3/25/19		ISSUED FOR BID	

COTTAGES AT THE DREW  
PLAN 2 RESIDENCE

LOT 1 -  
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GREYSTONE  
HOMES

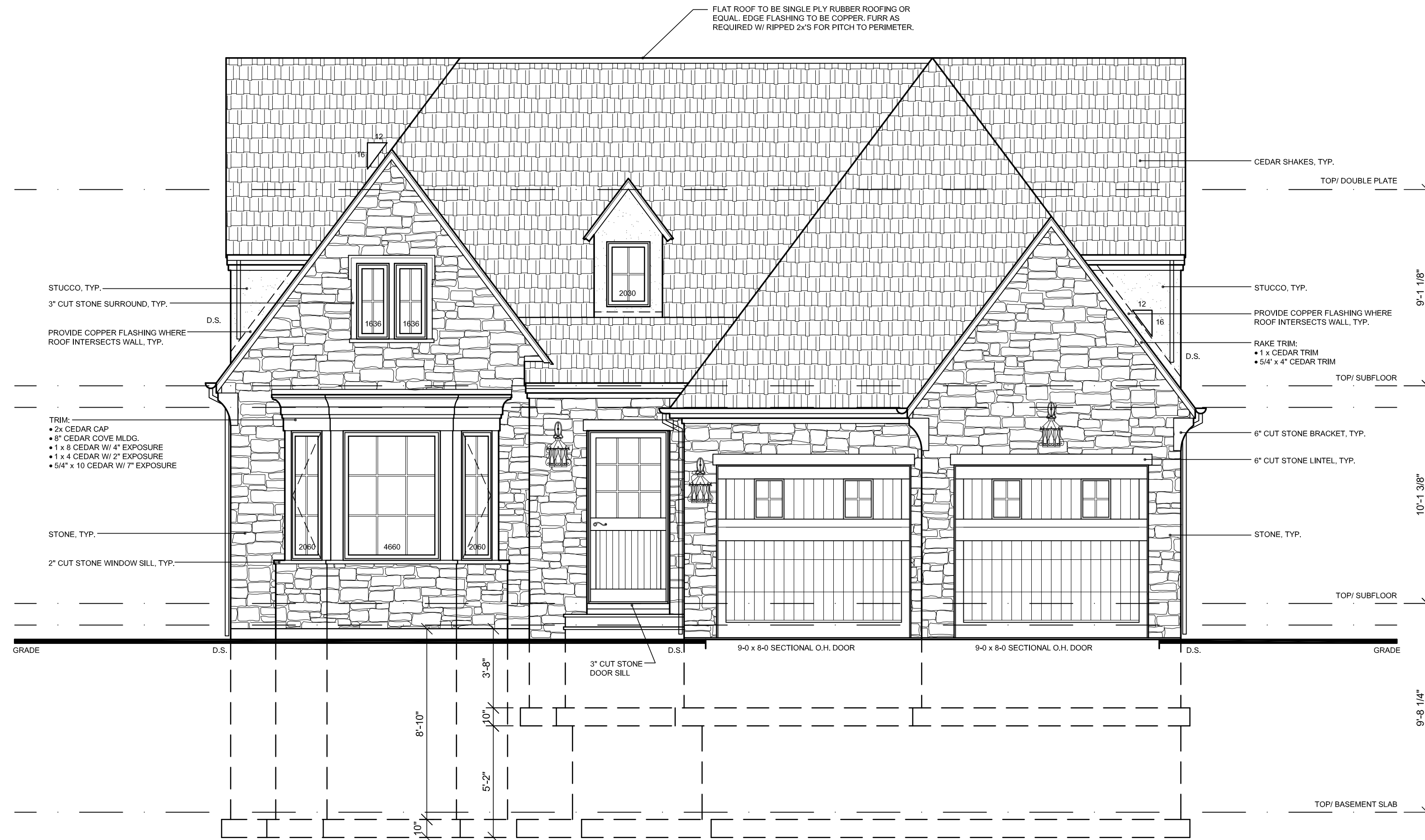
16W231 S. FRONTAGE ROAD  
BURR RIDGE, IL 60527  
PHONE: 630.323.7600  
FAX: 630.650.9171

434 North Dover Avenue  
La Grange Park, Illinois 60526  
708.352.0446 phone



JOB NO. 00119

DATE: JANUARY 11, 2019



FRONT ELEVATION A - 2 CAR

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



FRONT ELEVATION A - 3 CAR

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

DATE:	REVISIONS:	
	PRELIMINARY DESIGN	ISSUED FOR BID
1/11/19		
3/25/19		

COTTAGES AT THE DREW  
PLAN 1 RESIDENCE

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La Grange Park, Illinois 60526  
708.352.0446 phone



JOB NO. 00119

DATE: JANUARY 11, 2019



FRONT ELEVATION B - 2 CAR  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 3 - 3 CAR  
SCALE: 1/4" = 1'-0"

REVISIONS:	
DATE:	PRELIMINARY DESIGN
1/11/19	ISSUED FOR BID
3/25/19	

COTTAGES AT THE DREW  
PLAN 1 RESIDENCE

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La Grange Park, Illinois 60526  
708.352.0446 phone



JOB NO. 00119

DATE: JANUARY 11, 2019





FRONT ELEVATION A - 2 CAR  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION A - 3 CAR  
SCALE: 1/4" = 1'-0"

DATE:		REVISIONS:	
1/11/19		PRELIMINARY DESIGN	
3/25/19		ISSUED FOR BID	

COTTAGES AT THE DREW  
PLAN 2 RESIDENCE  
LOT 1 -  
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La Grange Park, Illinois 60526  
708.352.0446 phone



JOB NO. 00119  
DATE: JANUARY 11, 2019



# ADVANTAGE

CONSULTING ENGINEERS

## Revised Detention Calculations

For

**The Cottages at Drew**

**Burr Ridge, Illinois**

By

**Jasper Properties, LLC**

Date: November 2, 2018

**Last Revised: August 11, 2021**

---

William J Zalewski, P.E.  
Illinois Registered Professional Engineer  
No. 062-046121  
Expires 11/30/2021

80 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439

847-260-4758

## **NARRATIVE**

Jasper Properties, LLC is proposing to build proposed single-family residential subdivision on 4.1 acres area of the 8.8-acre parcel located at southwest corner of 79<sup>th</sup> Street and Drew Avenue in Burr Ridge, Illinois.

## **EXISTING CONDITIONS**

The project area is located at southwest corner of 79<sup>th</sup> Street and Drew Avenue in Burr Ridge in DuPage County. There was an existing single-family residential building on the parcel.

Based on regulatory FEMA maps, FIS and flood profile, there are floodplain, and floodway areas located on the site and are shown on the site improvement plans. The regulatory maps are restrictive maps for this site.

Gary R Weber Associates have performed wetland study for the project area. The wetland limits and buffer limits are shown on plans.

## **PROPOSED CONDITIONS**

The proposed project site area is 8.8 acres and the disturbed area will be 4.1 acres. The proposed improvements will consist of building construction with street, detention basin, PCBMP areas, flood plain compensatory area.

Detention volume has been provided per DuPage County Storm Water Management ordinance with Bulletin 75 rainfall data. The basin is analyzed for free flow condition and surcharge conditions. The controlling condition is surcharge condition. The detention required for surcharge condition is 1.99-acre feet and 2.59-acre feet volume is provided in basins. We have provided 30% more volume than required per Village request.

## **PCBMP**

The project area will be routed through detention basin planted with naturalized plantings. The naturalized detention basin will satisfy the PCBMP requirement of the ordinance.

## **Flood Plain Compensatory Volume**

Since the project area will require fill of flood plain area, flood plain compensatory volume will be excavated at northwest corner of the site.

Flood plain cut and fill volumes are shown under Tab 3.

The proposed cut is at least at 1:1 ratio for 0-10 year and 10-100 Year. The overall cut is more than required cut volume of 1.5:1.



### **Wetland and Buffers**

There are proposed wetland impacts proposed for the project. Wetland buffers also will be impacted. GRWA has addressed the wetland, buffer and riparian impacts and their findings are included in Tabs 4 and 5.

### **GENERAL STATEMENT**

In our opinion, the proposed storm water management meets or exceeds the minimum requirements of the DuPage County Storm Water Management Ordinance.



# ADVANTAGE CONSULTING ENGINEERS, LLC

80 Main Street - Suite 17 - Lemont, Illinois 60439  
847-260-4758

## THE COTTAGES ON DREW

BURR RIDGE, IL, Illinois

Project No. 16-086

November 2, 2018

September 24, 2019

TPP

### STAGE-STORAGE-DISCHARGE RELATIONSHIP

#### DETENTION POND - 2" RESTRICTOR

ELEV.	AREA S.F.	DEPTH (H) FT.	V=H/3(A1+A2+Sqrt (A1*A2)), AC FT	CUMM VOL. AC FT	DISCHARGE, CFS	
					FREE	SURCHARGE
DETENTION - EAST						
690.00	15,770					
691.00	17,913	1.00	0.39	0.39	0.11	-
692.00	20,170	1.00	0.44	0.82	0.15	0.07
693.00	21,714	1.00	0.48	1.30	0.18	0.12
693.60	22,163	0.60	0.30	1.61	0.20	0.15
694.00	22,462	0.40	0.20	1.81	0.21	0.16
695.00	23,213	1.00	0.52	2.34	0.24	0.19
DETENTION - WEST						
691.00	1,597					
692.00	2,503	1.00	0.05	0.05		
693.00	2,915	1.00	0.06	0.11		
693.60	3,124	0.60	0.04	0.15		
694.00	3,263	0.40	0.03	0.18		
695.00	3,712	1.00	0.08	0.26		

694.06 100 YR HWL - FREE FLOW CONDITION - 2" RESTRICTOR

694.22 100 YR HWL - SURCHARGE CONDITION - 2" RESTRICTOR

\*\*\*\*\*80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TR-20		SUMMARY				
TITLE BURR RIDGE SITE, BURR RIDGE, ILLINOIS						
TITLE DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION - 2 IN RESTRICT						
5	RAINFL 1	0.05				DIM-LESS
8		0.00	0.16	0.33	0.43	0.52 BULL70
8		0.60	0.66	0.71	0.75	0.79 1STQTR
8		0.82	0.84	0.86	0.88	0.90 POINT
8		0.92	0.94	0.96	0.97	0.98 TBL 37
8		1.00	1.00	1.00	1.00	1.00 PG 98
9	ENDTBL					
5	RAINFL 2	0.05				DIM-LESS
8		0.00	0.03	0.08	0.12	0.16 BULL70
8		0.22	0.29	0.39	0.51	0.62 2NDQTR
8		0.70	0.76	0.81	0.85	0.88 POINT
8		0.91	0.93	0.95	0.97	0.98 TBL 37
8		1.00	1.00	1.00	1.00	1.00 PG 98
9	ENDTBL					
5	RAINFL 3	0.05				DIM-LESS
8		0.00	0.03	0.06	0.09	0.12 BULL70
8		0.15	0.19	0.23	0.27	0.32 3RDQTR
8		0.38	0.45	0.57	0.70	0.79 POINT
8		0.85	0.89	0.92	0.95	0.97 TBL 37
8		1.00	1.00	1.00	1.00	1.00 PG 98
9	ENDTBL					
5	RAINFL 4	0.05				DIM-LESS
8		0.00	0.02	0.05	0.08	0.10 BULL70
8		0.13	0.16	0.19	0.22	0.25 4THQTR
8		0.28	0.32	0.35	0.39	0.45 POINT
8		0.51	0.59	0.72	0.84	0.92 TBL 37
8		1.00	1.00	1.00	1.00	1.00 PG 98
9	ENDTBL					
3	STRUCT 01					
8		690.0	0.00	0.00		
8		691.0	0.11	0.39		
8		692.0	0.15	0.87		
8		693.0	0.18	1.41		
8		694.0	0.21	1.99		
8		695.0	0.24	2.59		
9	ENDTBL					
3	STRUCT 02					
8		690.0	0.00	0.00		
8		691.0	0.01	0.39		
8		692.0	0.07	0.87		
8		693.0	0.12	1.41		



8	694.0	0.16	1.99
8	695.0	0.19	2.59

1

\*\*\*\*\*80-80 LIST OF INPUT DATA (CONTINUED)\*\*\*\*\*

9 ENDTBL  
6 RUNOFF 1 050 7 0.0063 85. 0.25 1 SITE  
6 RESVOR 2 01 7 6 690.0 1 FREE  
6 RUNOFF 1 051 5 0.0063 85. 0.25 1 SITE  
6 RESVOR 2 02 5 6 690.0 1 1 1 SURCH  
ENDATA  
7 INCREM 6 1.0  
7 COMPUT 7 050 02 0.0 8.57 24.0 3 2 24 99YR 24HR  
ENDCMP 1  
ENDJOB 2

0\*\*\*\*\*END OF 80-80 LIST\*\*\*\*\*

EXECUTIVE CONTROL OPERATION INCREM	RECORD ID
+ MAIN TIME INCREMENT = 1.00 HOURS	

EXECUTIVE CONTROL OPERATION COMPUT	RECORD ID R 24HR
+ FROM XSECTION 50	
+ TO STRUCTURE 2	
STARTING TIME = .00 RAIN DEPTH = 8.57 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2	
ALTERNATE NO.=24 STORM NO.=99 MAIN TIME INCREMENT = 1.00 HOURS	

OPERATION RUNOFF CROSS SECTION 50

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
14.76	3.54	(RUNOFF)

OPERATION RESVOR STRUCTURE 1

\*\*\* WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .21 CFS.

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
25.00	.21	694.06

OPERATION RUNOFF CROSS SECTION 51

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
14.76	3.54	(RUNOFF)

TR20 XEQ 08-11-21 08:48  
REV PC 09/83(.2)

BURR RIDGE SITE, BURR RIDGE, ILLINOIS  
DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION - 2 IN RESTRICT

JOB 1 PASS 1  
PAGE 1

OPERATION RESVOR STRUCTURE 2

\*\*\* WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .17 CFS.

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
25.00                                      .17                                      694.22

TIME(HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT = 1.00 HOURS	DRAINAGE AREA =	.01 SQ.MI.
.00	DISCHG	.00	.00	.00	.01
.00	ELEV	690.00	690.00	690.00	690.72
10.00	DISCHG	.01	.02	.03	.15
10.00	ELEV	690.93	691.16	691.39	693.74
20.00	DISCHG	.15	.16	.16	.16
20.00	ELEV	693.85	693.95	694.03	694.13
30.00	DISCHG	.16	.16	.16	.16
30.00	ELEV	694.10	694.08	694.06	693.90
40.00	DISCHG	.16	.15	.15	.15
40.00	ELEV	693.88	693.86	693.84	693.69
50.00	DISCHG	.15	.15	.14	.14
50.00	ELEV	693.66	693.64	693.62	693.48
60.00	DISCHG	.14	.14	.14	.13
60.00	ELEV	693.46	693.44	693.42	693.29
70.00	DISCHG	.13	.13	.13	.12
70.00	ELEV	693.27	693.25	693.23	693.11
80.00	DISCHG	.12	.12	.12	.12
80.00	ELEV	693.09	693.07	693.05	692.93
90.00	DISCHG	.12	.11	.11	.11
90.00	ELEV	692.91	692.89	692.88	692.76
100.00	DISCHG	.11	.11	.10	.10
100.00	ELEV	692.74	692.73	692.71	692.60
110.00	DISCHG	.10	.10	.10	.09
110.00	ELEV	692.58	692.57	692.55	692.45
120.00	DISCHG	.09	.09	.09	.09
120.00	ELEV	692.44	692.42	692.41	692.32
130.00	DISCHG	.09	.08	.08	.08
130.00	ELEV	692.30	692.29	692.28	692.19
140.00	DISCHG	.08	.08	.08	.07
140.00	ELEV	692.18	692.17	692.15	692.07
150.00	DISCHG	.07	.07	.07	.07
150.00	ELEV	692.06	692.05	692.04	691.96

160.00	DISCHG	.07	.07	.07	.06	.06	.06	.06	.06	.06	.06
160.00	ELEV	691.95	691.94	691.92	691.91	691.90	691.89	691.88	691.87	691.86	691.85
170.00	DISCHG	.06	.06	.06	.06	.06	.06	.06	.06	.06	.05
170.00	ELEV	691.84	691.83	691.82	691.81	691.80	691.79	691.78	691.77	691.76	691.75
180.00	DISCHG	.05	.05	.05	.05	.05	.05	.05	.05	.05	.05
180.00	ELEV	691.74	691.73	691.72	691.71	691.70	691.69	691.69	691.68	691.67	691.66
190.00	DISCHG	.05	.05	.05	.05	.05	.05	.05	.05	.05	.04

1

TR20 XEQ 08-11-21 08:48	BURR RIDGE SITE, BURR RIDGE, ILLINOIS	JOB 1	PASS 1
REV PC 09/83(.2)	DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION - 2 IN RESTRICT	PAGE	2

190.00	ELEV	691.65	691.64	691.63	691.63	691.62	691.61	691.60	691.59	691.59	691.58
200.00	DISCHG	.04	.04	.04	.04	.04	.04	.04	.04	.04	.04
200.00	ELEV	691.57	691.56	691.56	691.55	691.54	691.53	691.53	691.52	691.51	691.51
210.00	DISCHG	.04	.04	.04	.04	.04	.04	.04	.04	.04	.04
210.00	ELEV	691.50	691.49	691.48	691.48	691.47	691.46	691.46	691.45	691.45	691.44
220.00	DISCHG	.04	.04	.04	.03	.03	.03	.03	.03	.03	.03
220.00	ELEV	691.43	691.43	691.42	691.41	691.41	691.40	691.40	691.39	691.39	691.38
230.00	DISCHG	.03	.03	.03	.03	.03	.03	.03	.03	.03	.03
230.00	ELEV	691.37	691.37	691.36	691.36	691.35	691.35	691.34	691.34	691.33	691.33
240.00	DISCHG	.03	.03	.03	.03	.03	.03	.03	.03	.03	.03
240.00	ELEV	691.32	691.32	691.31	691.31	691.30	691.30	691.29	691.29	691.28	691.28
250.00	DISCHG	.03	.03	.03	.03	.03	.03	.02	.02	.02	.02
250.00	ELEV	691.27	691.27	691.26	691.26	691.26	691.25	691.25	691.24	691.24	691.23
260.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
260.00	ELEV	691.23	691.23	691.22	691.22	691.21	691.21	691.21	691.20	691.20	691.19
270.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
270.00	ELEV	691.19	691.19	691.18	691.18	691.18	691.17	691.17	691.17	691.16	691.16
280.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
280.00	ELEV	691.16	691.15	691.15	691.15	691.14	691.14	691.14	691.13	691.13	691.13
290.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
290.00	ELEV	691.12	691.12	691.12	691.12	691.11	691.11	691.11	691.10	691.10	691.10

EXECUTIVE CONTROL OPERATION ENDCMP

+

COMPUTATIONS COMPLETED FOR PASS 1

RECORD ID

EXECUTIVE CONTROL OPERATION ENDJOB

1

RECORD ID

TR20 XEQ 08-11-21 08:48	BURR RIDGE SITE, BURR RIDGE, ILLINOIS
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JOB 1	SUMMARY
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SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED  
 (A STAR(\*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH  
 A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION			RUNOFF AMOUNT (IN)	PEAK DISCHARGE				
						BEGIN (HR)	AMOUNT (IN)	DURATION (HR)		ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)	
ALTERNATE 24 STORM 99														
+														
XSECTION	50	RUNOFF	.01	3	2	1.00	.0	8.57	24.00	6.64	---	14.76	3.54	562.3
STRUCTURE	1	RESVOR	.01	3	2	1.00	.0	8.57	24.00	6.63	694.06	25.00?	.21?	33.6
XSECTION	51	RUNOFF	.01	3	2	1.00	.0	8.57	24.00	6.64	---	14.76	3.54	562.3
STRUCTURE	2	RESVOR	.01	3	2	1.00	.0	8.57	24.00	5.43	694.22	25.00?	.17?	26.4
1														

100 hwl/release rate - 2" restrictor

TR20 XEQ 08-11-21 08:48  
 REV PC 09/83(.2)

BURR RIDGE SITE, BURR RIDGE, ILLINOIS  
 DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION - 2 IN RESTRICT

JOB 1 SUMMARY  
 PAGE 4

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS.....
		99
0 STRUCTURE 2	.01	
+		
ALTERNATE 24		.17
0 STRUCTURE 1	.01	
+		
ALTERNATE 24		.21
0 XSECTION 50	.01	
+		
ALTERNATE 24		3.54
0 XSECTION 51	.01	
+		
ALTERNATE 24		3.54
1END OF 1 JOBS IN THIS RUN		

\*\*\*\*\*80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TR-20		SUMMARY				
TITLE BURR RIDGE SITE, BURR RIDGE, ILLINOIS						
TITLE DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION						
5	RAINFL 1	0.05				DIM-LESS
8		0.00	0.16	0.33	0.43	BULL70
8		0.60	0.66	0.71	0.75	1STQTR
8		0.82	0.84	0.86	0.88	POINT
8		0.92	0.94	0.96	0.97	TBL 37
8		1.00	1.00	1.00	1.00	PG 98
9	ENDTBL					
5	RAINFL 2	0.05				DIM-LESS
8		0.00	0.03	0.08	0.12	BULL70
8		0.22	0.29	0.39	0.51	2NDQTR
8		0.70	0.76	0.81	0.85	POINT
8		0.91	0.93	0.95	0.97	TBL 37
8		1.00	1.00	1.00	1.00	PG 98
9	ENDTBL					
5	RAINFL 3	0.05				DIM-LESS
8		0.00	0.03	0.06	0.09	BULL70
8		0.15	0.19	0.23	0.27	3RDQTR
8		0.38	0.45	0.57	0.70	POINT
8		0.85	0.89	0.92	0.95	TBL 37
8		1.00	1.00	1.00	1.00	PG 98
9	ENDTBL					
5	RAINFL 4	0.05				DIM-LESS
8		0.00	0.02	0.05	0.08	BULL70
8		0.13	0.16	0.19	0.22	4THQTR
8		0.28	0.32	0.35	0.39	POINT
8		0.51	0.59	0.72	0.84	TBL 37
8		1.00	1.00	1.00	1.00	PG 98
9	ENDTBL					
3	STRUCT 01					
8		690.0	0.00	0.00		
8		691.0	0.22	0.39		
8		692.0	0.31	0.87		
8		693.0	0.38	1.41		
8		693.6	0.41	1.76		
9	ENDTBL					
3	STRUCT 02					
8		690.0	0.00	0.00		
8		691.0	0.01	0.39		
8		692.0	0.14	0.87		
8		693.0	0.26	1.41		
8		694.0	0.34	1.99		
9	ENDTBL					
6	RUNOFF 1 050	7 0.0063	85.	0.25	1	SITE

\*\*\*\*\*80-80 LIST OF INPUT DATA (CONTINUED)\*\*\*\*\*

```

6 RESVOR 2    01 7    6 690.0          1          FREE
6 RUNOFF 1 051      5 0.0063      85.      0.25      1          SITE
6 RESVOR 2    02 5    6 690.0          1 1 1      SURCH
  ENDATA
7 INCREM 6          1.0
7 COMPUT 7 050      02 0.0          8.57      24.0      3 2 24 99YR 24HR
  ENDCMP 1
  ENDJOB 2

```

0\*\*\*\*\*END OF 80-80 LIST\*\*\*\*\*

EXECUTIVE CONTROL OPERATION INCREM

RECORD ID

+ MAIN TIME INCREMENT = 1.00 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD ID R 24HR

+ FROM XSECTION 50  
 + TO STRUCTURE 2  
 STARTING TIME = .00 RAIN DEPTH = 8.57 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2  
 ALTERNATE NO.=24 STORM NO.=99 MAIN TIME INCREMENT = 1.00 HOURS

OPERATION RUNOFF CROSS SECTION 50

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
14.76	3.54	(RUNOFF)

OPERATION RESVOR STRUCTURE 1

\*\*\* WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .41 CFS.

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
25.00	.41	693.65

OPERATION RUNOFF CROSS SECTION 51

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
14.76	3.54	(RUNOFF)

OPERATION RESVOR STRUCTURE 2

\*\*\* WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .34 CFS.

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
25.00	.34	693.97

TIME(HRS) FIRST HYDROGRAPH POINT = .00 HOURS TIME INCREMENT = 1.00 HOURS DRAINAGE AREA = .01 SQ.MI.



.00	DISCHG	.00	.00	.00	.00	.00	.00	.00	.00	.01	.01
.00	ELEV	690.00	690.00	690.00	690.00	690.00	690.00	690.00	690.00	690.55	690.72
10.00	DISCHG	.01	.03	.06	.10	.15	.20	.26	.28	.30	.31
10.00	ELEV	690.93	691.15	691.39	691.66	692.05	692.54	692.96	693.25	693.47	693.63
20.00	DISCHG	.32	.32	.33	.33	.34	.34	.33	.33	.33	.32
20.00	ELEV	693.72	693.79	693.85	693.89	693.96	693.97	693.92	693.88	693.83	693.78
30.00	DISCHG	.32	.32	.31	.31	.30	.30	.30	.29	.29	.29
30.00	ELEV	693.74	693.69	693.65	693.60	693.56	693.52	693.47	693.43	693.39	693.35
40.00	DISCHG	.28	.28	.28	.28	.27	.27	.27	.26	.26	.25
40.00	ELEV	693.31	693.27	693.23	693.19	693.15	693.11	693.07	693.03	693.00	692.96
50.00	DISCHG	.25	.25	.24	.24	.23	.23	.22	.22	.22	.21

1

TR20 XEQ 08-11-21 00:00  
REV PC 09/83(.2)

BURR RIDGE SITE, BURR RIDGE, ILLINOIS  
DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION

JOB 1 PASS 1  
PAGE 1

50.00	ELEV	692.92	692.88	692.84	692.81	692.77	692.74	692.70	692.67	692.63	692.60
60.00	DISCHG	.21	.20	.20	.20	.19	.19	.19	.18	.18	.18
60.00	ELEV	692.57	692.54	692.51	692.48	692.45	692.42	692.39	692.36	692.33	692.30
70.00	DISCHG	.17	.17	.17	.16	.16	.16	.16	.15	.15	.15
70.00	ELEV	692.28	692.25	692.23	692.20	692.18	692.15	692.13	692.10	692.08	692.06
80.00	DISCHG	.14	.14	.14	.14	.13	.13	.13	.12	.12	.12
80.00	ELEV	692.04	692.01	691.99	691.97	691.94	691.92	691.90	691.88	691.86	691.84
90.00	DISCHG	.12	.11	.11	.11	.11	.10	.10	.10	.10	.09
90.00	ELEV	691.82	691.80	691.78	691.76	691.74	691.72	691.70	691.69	691.67	691.65
100.00	DISCHG	.09	.09	.09	.09	.08	.08	.08	.08	.08	.08
100.00	ELEV	691.64	691.62	691.61	691.59	691.58	691.56	691.55	691.53	691.52	691.51
110.00	DISCHG	.07	.07	.07	.07	.07	.07	.06	.06	.06	.06
110.00	ELEV	691.49	691.48	691.47	691.46	691.44	691.43	691.42	691.41	691.40	691.39
120.00	DISCHG	.06	.06	.06	.06	.05	.05	.05	.05	.05	.05
120.00	ELEV	691.38	691.37	691.36	691.35	691.34	691.33	691.32	691.31	691.30	691.30
130.00	DISCHG	.05	.05	.05	.04	.04	.04	.04	.04	.04	.04
130.00	ELEV	691.29	691.28	691.27	691.26	691.26	691.25	691.24	691.23	691.23	691.22
140.00	DISCHG	.04	.04	.04	.04	.03	.03	.03	.03	.03	.03
140.00	ELEV	691.21	691.21	691.20	691.20	691.19	691.18	691.18	691.17	691.17	691.16
150.00	DISCHG	.03	.03	.03	.03	.03	.03	.03	.03	.03	.02
150.00	ELEV	691.16	691.15	691.15	691.14	691.14	691.13	691.13	691.12	691.12	691.11
160.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
160.00	ELEV	691.11	691.11	691.10	691.10	691.09	691.09	691.09	691.08	691.08	691.08
170.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.02
170.00	ELEV	691.07	691.07	691.07	691.06	691.06	691.06	691.05	691.05	691.05	691.04
180.00	DISCHG	.02	.02	.01	.01	.01	.01	.01	.01	.01	.01
180.00	ELEV	691.04	691.04	691.04	691.03	691.03	691.03	691.03	691.02	691.02	691.02
190.00	DISCHG	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01
190.00	ELEV	691.02	691.02	691.01	691.01	691.01	691.01	691.01	691.00	691.00	691.00
200.00	DISCHG	.01	.01								
200.00	ELEV	691.00	691.00								

EXECUTIVE CONTROL OPERATION ENDCMP

+

COMPUTATIONS COMPLETED FOR PASS 1

RECORD ID

EXECUTIVE CONTROL OPERATION ENDJOB  
1

RECORD ID

TR20 XEQ 08-11-21 00:00 BURR RIDGE SITE, BURR RIDGE, ILLINOIS  
REV PC 09/83(.2) DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION

JOB 1 SUMMARY  
PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED  
(A STAR(\*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH  
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION			RUNOFF AMOUNT (IN)	PEAK DISCHARGE				
						BEGIN (HR)	AMOUNT (IN)	DURATION (HR)		ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)	
ALTERNATE	24	STORM	99											
+														
XSECTION	50	RUNOFF	.01	3	2	1.00	.0	8.57	24.00	6.64	---	14.76	3.54	562.3
STRUCTURE	1	RESVOR	.01	3	2	1.00	.0	8.57	24.00	6.69	693.65	25.00?	.41?	65.5
XSECTION	51	RUNOFF	.01	3	2	1.00	.0	8.57	24.00	6.64	---	14.76	3.54	562.3
STRUCTURE	2	RESVOR	.01	3	2	1.00	.0	8.57	24.00	5.58	693.97	25.00?	.34?	53.6

1

100 yr hwl/release rate -  
allowable release rate

TR20 XEQ 08-11-21 00:00 BURR RIDGE SITE, BURR RIDGE, ILLINOIS  
REV PC 09/83(.2) DETENTION CALCULATIONS - FREE FLOW/SURCHARGE CONDITION

JOB 1 SUMMARY  
PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS..... 99
0 STRUCTURE 2	.01	
+		
ALTERNATE 24		.34
0 STRUCTURE 1	.01	
+		
ALTERNATE 24		.41
0 XSECTION 50	.01	
+		
ALTERNATE 24		3.54

0 XSECTION 51 .01

+

---

ALTERNATE 24

1END OF 1 JOBS IN THIS RUN

3.54



CALL FOR BIDS

8B

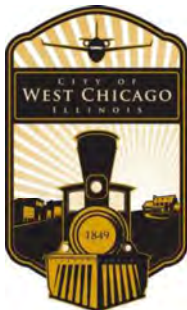
2022-01

BID DOCUMENTS AND SPECIFICATIONS

## CRACK SEALING AND SEAL COATING SERVICES

FOR THE LOCAL PUBLIC AGENCIES OF:

**BURR RIDGE, DARIEN, DOWNERS GROVE, DUPAGE COUNTY, ELMHURST,  
LOMBARD, WEST CHICAGO, WHEATON, AND WOODRIDGE**



---

**VILLAGE OF WOODRIDGE  
PUBLIC WORKS DEPARTMENT  
ONE PLAZA DRIVE  
WOODRIDGE, IL 60517  
(630) 719-4753**

## **LEGAL NOTICE**

The Village of Woodridge will be accepting sealed bids for the items listed below. Bids will be accepted at the Woodridge Village Hall, Five Plaza Drive, Woodridge, until 11:00 AM, Tuesday, February 1, 2022 at which time they will be opened and publicly read aloud.

**BID NO: 2022-01**  
**BID ON: CRACK SEALING AND SEAL COATING SERVICES FOR**  
**THE LOCAL PUBLIC AGENCIES OF:**

**BURR RIDGE, DARIEN, DOWNERS GROVE, DUPAGE COUNTY, ELMHURST, LOMBARD, WEST**  
**CHICAGO, WHEATON, AND WOODRIDGE**

Scope of work includes: seal coating, routing of asphalt and concrete pavement cracks, cleaning of routed cracks, provision of crack sealant compound, and installation of the compound within routed and cleaned cracks, to be performed throughout the Local Public Agencies' boundaries.

Plans and Specifications are available via email request sent to Matt Pocius from the Public Works Department at [mpocius@woodridgeil.gov](mailto:mpocius@woodridgeil.gov) between the hours of 8:00AM – 4:30PM, Monday through Friday. Questions or clarifications to this bid will be received by the Village until 4:00pm on January 20, 2022. All questions should be emailed to [mpocius@woodridgeil.gov](mailto:mpocius@woodridgeil.gov). Any addenda issued to this bid, including answers to received questions, will be emailed to all plan holders by 4:00 PM on January 25, 2022.

All bids shall be accompanied by a Bid Bond, Certified or Cashier's Check made payable to the Village of Woodridge for not less than five percent (5%) of the bid amount.

**All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. and Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01).**

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Village Board.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, will be disqualified and returned to the bidder.

The municipalities of Burr Ridge, Darien, Downers Grove, Elmhurst, Lombard, West Chicago, Wheaton, Woodridge, and the County of DuPage each individually reserve the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of the Municipalities and DuPage County, including the right to not award the contract. The quantities indicated in the specifications are based upon the best information available at the time of bidding; the constructed quantities may deviate from those indicated in the bid document.

Dated: January 11, 2022

## SCHEDULE OF PRICES

Village of Woodridge  
Five Plaza Drive  
Woodridge, IL 60517

### SUBMISSION INFORMATION:

INVITATION # 2022-01  
BID OPENING DATE: February 1, 2022  
TIME: 11:00 A.M. Local Time  
LOCATION: Village Hall

COPIES: One (1) original & nine (9) copies

### INVITATION TO BID CONTRACTOR INFORMATION

Company Name: SKC CONSTRUCTION, INC.  
Address: P. O. BOX 503  
WEST DUNDEE, IL 60118  
City, State, Zip Code: \_\_\_\_\_

### Crack Sealing and Seal Coating Services per the specifications identified herein

#### I. BASE BID ITEMS – Year 1 – 2022 Construction

Item No.	Items	Unit	Quantity	Unit Price	Total
A	CRACK SEALING ASPHALT PAVEMENT	POUND	294800	1.59	468,732.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	17800	1.59	28,302.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	195100	1.36	265,336.00
D	SEAL COAT BIKE PATH	SQ YD	66378	1.22	80,981.16
E	SEAL COAT PARKING LOT	SQ YD	17500	1.22	21,350.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	6000	0.50	3,000.00
G	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	600	2.50	1,500.00
H	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	500.00	500.00
TOTAL BASE BID					\$ 869,701.16

#### I. Year 2 (optional) - 2023 Construction

The rates for services listed for the Year 2 (optional) - 2023 Construction will not increase more than 5 % over the "BASE BID ITEMS – Year 1 – 2022 Construction" contract period. At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2023 and concluding December 31, 2023.

#### II. Year 3 (optional) - 2024 Construction

The rates for services listed for the Year 3 (optional) - 2024 Construction will not increase more than 5 % over the "Year 2 (optional) – 2023 Construction contract period". At its sole discretion, any listed Municipality may extend the contract for this one-year term to begin on January 1, 2024 and concluding December 31, 2024.



III. ANNUAL DISCOUNT IF CONTRACTOR IS ALLOWED TO STORE EQUIPMENT AT LOCAL PUBLIC AGENCY FACILITY

LPA	Will LPA allow storage of equipment overnight at their facility?	Will Contractor utilize space at LPA's facility to store equipment overnight? (Please check)		Annual Discount
Village of Burr Ridge	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
City of Darien	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
Village of Downers Grove	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
DuPage County	No			
City of Elmhurst	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
Village of Lombard	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
City of West Chicago	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
City of Wheaton	Yes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<u>1</u> %
Village of Woodridge	No			

IV. ADDITIONAL COSTS TO SEAL COAT PARKING LOT AND PAINT PAVEMENT MARKINGS IF REQUIRED BY LPA TO BE COMPLETED ON A SATURDAY

Item	Unit	ADDITIONAL UNIT PRICE*
1 Seal Coat Parking Lot Parking Lot	SY	\$ <u>1.40</u>
2 Paint Pavement Marking – Line 4"	FT	\$ <u>0.55</u>
3 Parking Lot Paint Pavement Marking – Letters & Symbols	SF	\$ <u>5.00</u>

\*The additional unit price above is to be added to the corresponding item in Sections E., F., or G. if the LPA requires the Contractor to perform the work on a Saturday.

**BIDS SHALL BE ACCOMPANIED BY BID SECURITY IN AN AMOUNT NOT LESS THAN FIVE PERCENT (5%) OF THE AMOUNT OF THE TOTAL BID.**

**All work under this contract shall comply with the Prevailing Wage Act of the State of Illinois, 820 ILCS 130/0.01 et seq. & the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01).**

**THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED**

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: \_\_\_\_\_

Company Name: \_\_\_\_\_

SKC CONSTRUCTION, INC.

Typed/Printed Name: \_\_\_\_\_

JEFFREY K. BERGQUIST  
PRESIDENT

Date: \_\_\_\_\_

1-26-22

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

847-214-9800

E-mail \_\_\_\_\_

jbergquist@skcconstruction.net

**Submitted Bid - SKC Construction, Inc.**

Item No.	Items	Unit	Total Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	294800	\$ 1.59	\$ 468,732.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	17800	\$ 1.59	\$ 28,302.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	195100	\$ 1.36	\$ 265,336.00
D	SEAL COAT BIKE PATH	SQ YD	66378	\$ 1.22	\$ 80,981.16
E	SEAL COAT PARKING LOT	SQ YD	17500	\$ 1.22	\$ 21,350.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	6000	\$ 0.50	\$ 3,000.00
G	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	600	\$ 2.50	\$ 1,500.00
H	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	\$ 500.00	\$ 500.00

\$ 869,701.16  
\$ 869,701.16

**Submitted Bid - Denler, Inc.**

Item No.	Items	Unit	Total Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	294800	\$ 1.62	\$ 477,576.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	17800	\$ 3.69	\$ 65,682.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	195100	\$ 1.31	\$ 255,581.00
D	SEAL COAT BIKE PATH	SQ YD	66378	\$ 0.90	\$ 59,740.20
E	SEAL COAT PARKING LOT	SQ YD	17500	\$ 1.19	\$ 20,825.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	6000	\$ 0.30	\$ 1,800.00
G	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	600	\$ 3.00	\$ 1,800.00
H	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	\$ 500.00	\$ 500.00

\$ 883,504.20  
\$ 883,504.20

**Submitted Bid - National Industrial Maintenance, Inc.**

Item No.	Items	Unit	Total Quantity	Unit Price	Total Cost
A	CRACK SEALING ASPHALT PAVEMENT	POUND	294800	\$ 1.89	\$ 557,172.00
B	CRACK AND JOINT SEALING PCC PAVEMENT	POUND	17800	\$ 1.59	\$ 28,302.00
C	FIBER-ASPHALT CRACK SEALING ASPHALT PAVEMENT	POUND	195100	\$ 1.59	\$ 310,209.00
D	SEAL COAT BIKE PATH	SQ YD	66378	\$ 1.36	\$ 90,274.08
E	SEAL COAT PARKING LOT	SQ YD	17500	\$ 1.32	\$ 23,100.00
F	PAINT PAVEMENT MARKING - LINE 4"	FOOT	6000	\$ 0.50	\$ 3,000.00
G	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	600	\$ 10.00	\$ 6,000.00
H	TRAFFIC CONTROL AND PROTECTION - DUPAGE COUNTY	LSUM	1	\$ 25,000.00	\$ 25,000.00

\$ 1,043,057.08  
\$ 1,043,057.08



8C

Date: May 3 2022

To : Burr Ridge Police Department  
Deputy Chief Loftus  
7700 South County Line Road  
Burr Ridge, IL 60527



2645 Federal Signal Drive University Park, IL 60466

SALESPERSON	JOB	NOTES :
Greg Roberts	2021 Tahoe QTY 2	

QTY	PRODUCT	DESCRIPTION	PRICE PER UNIT	TOTAL
2	TK0344TAH21	Setina Command Drawer W/Locks	\$ 3,895.00	\$ 7,790.00
2	TK1431TAH21	Cargo Command Module	\$ -	\$ -
2	TK1324TAH21	Cargo Rear deck mounting	\$ -	\$ -
2		White board included	\$ -	\$ -
				\$ -
				\$ -
2	FREIGHTSSG	INBOUND FREIGHT	\$ 600.00	\$ 1,200.00
SUB TOTAL				\$ 8,990.00

LABOR	HR PER VEHICLE	NO. OF VEHILCES	HOURLY RATE	SUB TOTAL COST
UP-UPFITLABOR	15	2	\$115.00	\$ 3,450.00

WIRES, CONECTOR, HARNESS	COST PER VEHICLE	NO. OF VEHICLES		SUB TOTAL COST
UP-UPMISC	\$200.00	2		\$ 400.00
PRODUCT AND LABOR TOTAL :				\$ 12,840.00

Date: Tuesday, December 21, 2021

To : BURR RIDGE POLICE DEPT



2645 Federal Signal Drive University Park, IL 60466

SALESPERSON	JOB	NOTES :
Greg Roberts		QUOTE IS PER VEHICLE

QTY	PRODUCT	DESCRIPTION	PRICE PER UNIT	TOTAL
2.00	SBX-PK3-C01-01-257-T2	Premium 2-Drawer Package	\$ 3,589.81	\$ 7,179.62
				\$ -
				\$ -
2.00	FREIGHTSSG	INBOUND FREIGHT	\$ 300.00	\$ 600.00
			SUB TOTAL	\$ 7,779.62

LABOR	HR PER VEHICLE	NO. OF VEHILCES	HOURLY RATE	SUB TOTAL COST
UP-UPFITLABOR	6	2	115	\$ 1,380.00

WIRES, CONECTOR, HARNESS	COST PER VEHICLE	NO. OF VEHICLES		SUB TOTAL COST
UP-UPMISC	75	2		\$ 150.00

PRODUCT AND LABOR TOTAL :	\$ 9,309.62
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## GIS SERVICES AGREEMENT

This GIS SERVICES AGREEMENT (hereafter “Contract”) is entered between Village of Burr Ridge (hereafter “Client”) and Cloudpoint Geospatial, Inc. (hereafter “Cloudpoint”).

**CONDITIONS.** This Contract will not take effect, and Cloudpoint will have no obligation to provide any services, until Client returns a signed copy of this Contract.

**SCOPE AND DUTIES.** Cloudpoint agrees to provide Client with GIS support services as described in more detail on the “Managed GIS Services” documentation that is attached to this Contract. Client understands and agrees that additional services beyond those described on the attachment are not included in the scope of this Contract. Cloudpoint shall provide those services reasonably required to assist Client and shall take reasonable steps to keep Client informed of the progress of its services and to respond to Client’s inquiries. Client shall keep Cloudpoint advised of any changes in Client’s physical address, email address, telephone number or similar location and contact information.

**REQUIREMENTS.** Client agrees to provide the following requirements as part of this contract in order to meet the items specified in the scope of services.

- a) Client shall maintain and keep current all software maintenance or subscription costs necessary to accomplish the tasks listed in the scope of services herein
- b) Client shall maintain the necessary hardware devices to accomplish the tasks listed in the scope of services herein
- c) Cloudpoint will not be obligated to provide GIS support services for hardware/devices of Client that are more than five (5) years old.

**FEES AND TERM.** Client agrees to pay Cloudpoint for its services at the following rate:

\$ 2,250 per month with 3-yr agreement

or

\$ 2,150 per month with 4-yr agreement

The initial term of this Contract shall commence on June 13, 2022 and shall continue through and including June 12, \_\_\_\_\_ at which time the Contract shall conclude unless extended by mutual agreement of both Cloudpoint and Client. As described in more detail on the “Managed GIS Services” documentation that is attached to this Contract: (a) Client will be required to pay the difference of the remaining value of the contract in the event that this Contract is canceled by Client at any point after the initial ninety (90) days but before the end of the full term, and in any event, Client must provide Cloudpoint with not less than thirty (30) days’ notice of Client’s intention to cancel this Contract.

**ADDITIONAL SERVICES.** Client understands and agrees that, if Client desires additional GIS services from Cloudpoint or a separate project that falls outside of the scope listed herein, these services will be provided at the standard hourly billing rates as shown in the attached schedule of billing rates or under a separate contract.

**PAYMENT.** The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant’s services shall be submitted, at the Consultant’s option, either upon completion of such services or on a monthly basis. Accounts unpaid sixty (60) days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 90 days after the billing, the Consultant may





institute collection action and the Client shall pay all costs of collection, including reasonable attorneys' fees.

**INDEMNIFICATION:** Each party to this Agreement (in the capacity of "Indemnitor") hereby agrees to indemnify, and hold the other (in the capacity of "Indemnitee") harmless from and against all costs, liabilities, damages, including, reasonable attorneys' fees and costs (collectively, "Indemnified Costs") relating to or arising out of such Indemnitor's negligent acts, errors or omissions in the performance of professional services including breach of any obligation under this Agreement, except to the extent caused by the negligent or intentional act or omission of the Indemnitee or its agents.

**LIMITATION OF LIABILITY:** In recognition of the relative risks, rewards and benefits of the project to both the Client and the Consultant, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client for any and all injuries, damages, claims, losses, expenses or claim expenses arising out of this Agreement from any cause or causes, shall not exceed \$100,000. Such causes included, but are not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

**EFFECTIVE DATE.** This Contract shall take effect when Client has performed the conditions stated in Paragraph 1.

**SIGNATURES.** In witness thereof, **VILLAGE OF BURR RIDGE** and Cloudpoint Geospatial, Inc. agree to the terms as outlined herein on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ A.D.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

  
\_\_\_\_\_  
Signed – Cloudpoint Geospatial, Inc.

Erin C. Strickler, P.E.  
\_\_\_\_\_  
Name

Vice President  
\_\_\_\_\_  
Title

1407 W. Front St., PO Box 1017  
\_\_\_\_\_  
Address

Roanoke, IL 61561  
\_\_\_\_\_  
City, State, Zip

### Managed GIS Services

Cloudpoint agrees to provide the following professional services as part of this agreement:

#### Administration and training:

- Coordination with Esri (GIS software vendor)
- Administration of ArcGIS Online account (users, groups, and galleries)
- Basic remote GIS technical support (available M-F 8AM-5PM CST)
- Provide links to helpful GIS resources such as videos, tutorials, and user documentation
- Onsite visits-up to two (2) per year
- Periodic review of GIS uses within all departments
- Up to 4 hours per month of remote training for Client staff on ArcGIS Online and various GIS web applications

#### Data requests and exchanges:

- Departmental mapping requests (small projects requiring less than 4 hours)
- Setup & deployment of ArcGIS Field Map applications for internal data collection and editing
- Creation of up to three (3) basic GIS web applications per year
- Respond to digital data requests from outside entities
- Correspondence with other agencies, such as the local county GIS office for obtaining or exchanging pertinent GIS data

#### Data maintenance and updates:

- Publish updates to web mapping applications
- Maintain all active feature services & GIS layers as outlined in Attachment A
- Routine GIS Updates - this consists of providing basic updates (adding and updating features) to the layers described in Attachment A.
  - Adding small sets of data received from consultants, contractors, developers, or others
  - Routine updates of utility features per drawings, sketches, CAD files, etc.
  - Updating imagery layer from County
  - Web Application updates
  - Collector Apps

Larger tasks such as data collection, layer creation, data cleanup, and incorporating historical records will be handled as special projects under a separate contract.

## ATTACHMENT A – CURRENT GIS DATA

### LAYERS

<u><b>Land Use</b></u> Corporate boundary Address Points Parcels Zoning Subdivisions Fire Protection Districts Park Districts School Districts Sanitary Districts Political Districts Contours Development Alliance Municipalities	<u><b>Sewer (Sanitary and Storm)</b></u> Storm Pipes Storm Flared End Sections Storm Culverts Storm Inlet Storm Manhole Storm Catch Basin Sanitary Mains Sanitary Manholes Sanitary Lift Station
<u><b>Transportation</b></u> Traffic Signs Traffic Signals Road Centerlines Pavement Street Rating Snow Routes Poles (Signs, Streetlights) Streetlight Lines Streetlight Boxes Signal Cabinet	<u><b>Water Distribution</b></u> Hydrants B-Box Valves Main breaks Meter Reading Routes Main
<u><b>ROW Assets</b></u> Mowing Area Trees Brush Pickup Zones Cycling Infrastructure	<u><b>Misc</b></u> Control Monuments



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## APPLICATIONS

<b><u>General</u></b> Oak Leaf Viewer Historical Imagery Application	<b><u>Planning/Zoning/Development</u></b> Zoning Application Public Notification Points of Interest
<b><u>ROW</u></b> Tree Inventory Application Snow Route Application	<b><u>Water</u></b> Watermain Break Application Hydrant Painting Application

## ATTACHMENT B- STANDARD HOURLY BILLING RATES

Professional Services	Class	Hourly Rate
Principal*	PRI	\$195
Director*	DIR	\$185
Senior Project Manager*	PMSR	\$180
Project Manager	PM	\$175
Senior Engineer / Analyst / Developer	GISA 5	\$185
Geospatial (Solutions) Engineer / GIS Analyst / Developer 4	GISA 4	\$170
Geospatial (Solutions) Engineer / GIS Analyst / Developer 3	GISA 3	\$155
Geospatial (Solutions) Engineer / GIS Analyst / Developer 2	GISA 2	\$140
Geospatial (Solutions) Engineer / GIS Analyst / Developer 1	GISA 1	\$125
Senior GIS Professional	GISP 5	\$165
GIS Associate / Professional 4	GISP 4	\$150
GIS Associate / Professional 3	GISP 3	\$145
GIS Associate / Professional 2	GISP 2	\$130
GIS Associate / Professional 1	GISP 1	\$115
Senior GIS Technician	GIST5	\$140
GIS Technician 4	GIST4	\$130
GIS Technician 3	GIST3	\$110
GIS Technician 2	GIST2	\$95
GIS Technician 1	GIST1	\$75
GIS Intern	GINT	\$70
Administrative	Admin	\$60
* denotes management level personnel		

VILLAGE OF BURR RIDGE  
QUESTIONNAIRE  
for VILLAGE BOARDS & COMMISSIONS

DATE: 4/07/2022

NAME:

John Stephen McCracken

ADDRESS:

[REDACTED] Delfor Cove, Burr Ridge IL 60527

DAYTIME PHONE:

[REDACTED]

EVENING PHONE:

[REDACTED]

CELL PHONE:

[REDACTED]

EMAIL ADDRESS:

[REDACTED]

1st Choice Commission/Committee you are applying for:  
(Also, if interested in more than one, please mark list below)

Stormwater Management

NUMBER OF YEARS AS A BURR RIDGE RESIDENT: 10

**EDUCATION**

COLLEGE or OTHER:

✓

MAJOR: Geoscience / Water resources

DEGREE OR CERTIFICATIONS:

UNDER-GRADUATEGRADUATE**PROFESSIONAL**

Please list the last 2 positions held, starting with the most recent, and briefly describe your responsibilities/experience.

COMPANY:

Conservation Foundation / DRSCW

NUMBER OF YEARS EMPLOYED:

17

TITLE:

Director of Water Resources

RESPONSIBILITIES/EXPERIENCE:

Analyses, data collection, fiscal management

COMPANY:

Integrated Resource Management

NUMBER OF YEARS EMPLOYED:

10.5

TITLE:

Landscape Analyst

RESPONSIBILITIES/EXPERIENCE:

GIS, data collection

**PARTICIPATION IN OTHER BURR RIDGE AREA ORGANIZATIONS** (Please list and describe)

ORGANIZATION:

Environmental Quality Commission

#OF YEARS:

1

DESCRIPTION:

member

ORGANIZATION:

BSA Troop 56

#OF YEARS:

3

DESCRIPTION:

Adult Leader

**PLEASE RANK 3-5 OF THE FOLLOWING IN THE ORDER OF YOUR INTEREST:**

	Economic Development Committee
3	Pathway Commission
	Plan Commission/Zoning Board of Appeals
	Police Pension Board
2	Stormwater Management Committee
1	Environmental Quality Commission
	Other

**OPTIONAL**

Include resume or letter of interest with completed questionnaire.





**VILLAGE OF BURR RIDGE  
QUESTIONNAIRE for VOLUNTEERS  
for VILLAGE BOARDS & COMMISSIONS**

**DATE:** 5/6/2022

**NAME:** Anabel McFarlin

**ADDRESS:** [REDACTED]

Burr Ridge IL 60527

**DAYTIME PHONE:** [REDACTED] **EVENING PHONE:** [REDACTED]

**CELL PHONE:** [REDACTED] **EMAIL ADDRESS:** [REDACTED]

**1<sup>st</sup> Choice Commission/Committee you are applying for:** Stormwater Management Committee  
(Also, if interested in more than one, please mark list below)

**NUMBER OF YEARS AS A BURR RIDGE RESIDENT:** 9+

**EDUCATION**

**COLLEGE or OTHER:** UIUC

**MAJOR:** Business Administration

**DEGREE OR CERTIFICATIONS:** MBA

**UNDER-**

**GRADUATE**

**GRADUATE**

x

**PROFESSIONAL**

Please list the last 2 positions held, starting with the most recent, and briefly describe your responsibilities/experience.

**COMPANY:** CNH Industrial

**NUMBER OF YEARS EMPLOYED:** 8m (14 years total)

**TITLE:** Resource and Operations Leader

**RESPONSIBILITIES/EXPERIENCE:** Responsible for product line budget, workforce planning, software tools (MS Office suite and others), as well as running committee meetings, presentations, analysis and pivots

**COMPANY:** CNH Industrial

**NUMBER OF YEARS EMPLOYED:** 3y (14 years total)

**TITLE:** Budget and Resource Manager

**RESPONSIBILITIES/EXPERIENCE:** Support for software rollout, budget analysis, training and various projects system administrator for budget software.

**PARTICIPATION IN OTHER BURR RIDGE AREA ORGANIZATIONS (Please list and describe)**

**ORGANIZATION:** Carriage Way Property Owners Assoc.

**#OF YEARS:** 8

**DESCRIPTION:** Held various roles incl. president currently serving as treasurer

**ORGANIZATION:** \_\_\_\_\_

**#OF YEARS:** \_\_\_\_\_

**DESCRIPTION:** \_\_\_\_\_

**PLEASE RANK 3-5 OF THE FOLLOWING IN THE ORDER OF YOUR INTEREST:**

	Economic Development Committee
	Pathway Commission
	Plan Commission/Zoning Board of Appeals
	Police Pension Board
1	Stormwater Management Committee
	Environmental Quality Commission
	Other _____

**OPTIONAL**

Include resume or letter of interest with completed questionnaire.



May 23, 2022

Mayor Gary Grasso and Board of Trustees  
7660 County Line Road  
Burr Ridge, Illinois 60527

**Re: Z-10-2022: 9115 Kingery Highway (Thorntons LLC); Special Uses, PUD Amendment, Variations, and Findings of Fact**

Dear Mayor and Board of Trustees:

On May 2, 2022, the Plan Commission held a public hearing to consider the following requests by Thorntons LLC to develop the property located at 9115 Kingery Highway as a gas station with a convenience store:

1. Amend the Spectrum PUD Ordinance #A-834-24-15 to permit the proposed gas station development.
2. Special use for an automobile gasoline sale station, with a convenience food store, packaged liquor, and tobacco sales (Section VIII.C of the Zoning Ordinance)
3. Special use for hours of operation exceeding 7:00 a.m. to 10:00 p.m., permitting 5:00 a.m. to 11:00 p.m. (Section VIII.C of the Zoning Ordinance)
4. Special use for an outside sales display accessory to a special use (Sections VIII.A and VIII.C of the Zoning Ordinance)
5. Variations to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft. (Sections 55.06.A.1 and 55.06.A.2 of the Sign Ordinance)
6. Variation to permit more than one wall sign per street frontage for a total of three (Section 55.06.A.2 of the Sign Ordinance)
7. Variation to permit a free-standing gasoline pricing sign (Section 55.06.A.4.a of the Sign Ordinance)
8. Variation to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft. (Section 55.06.A.4.b of the Sign Ordinance)
9. Conditional sign approval for a sign with six colors, exceeding the three colors permitted (Section 55.06.B.5 of the Sign Ordinance)
10. Variations to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted (Section XI.C.9.c.2 of the Zoning Ordinance)

There were three members of the public who spoke at the public hearing, expressing concern about safety and the impact the development may have to the surrounding residential area. After the public hearing, staff received two additional objections to the request via email. The Commission unanimously approved the requests with conditions, but after the vote was taken, a member of the Thorntons team spoke from the audience and stated that they wish to have 24-hour operation instead of 5:00am to 11:00pm.

The formal, written request to amend the petition for 24-hour operation was received on May 19, 2022 and is attached. After consultation with the Village Attorney, it was confirmed that this would require re-notification and a new public hearing. It is recommended that Z-10-2022 be remanded back to the Plan Commission to hold the public hearing.

Sincerely,

Greg Trzupek, Chairman  
Plan Commission/Zoning Board of Appeals



May 18, 2022

To: Mayor Grasso and Board of Trustees  
Village of Burr Ridge, IL  
7660 County Line Road  
Burr Ridge, IL 60527  
(630)654-8181

**Re: Amendment to Special Use Application for 9115 Kingery Hwy, Burr Ridge, IL**

To Mayor Grasso and Board of Trustees:

As part of our previous petition for special use at 9115 Kingery Hwy we requested that the proposed hours of operation be from 5 A.M. – 11 P.M due to hour limitations currently imposed under the PUD ordinance governing this parcel. Based on further discussion internally on a corporate level, we respectfully request to amend our request to be changed to 24 hours of operation.

The 24-hour operations are necessary to provide brand consistency among other Thorntons stores which are open 24-hours. Additionally, even though it is not in the incorporated Village limits, the nearest fueling station is open 24-hours. Therefore, equivalent hours are necessary to avoid a competitive disadvantage.

We appreciate the Village considering our request to amend our previously submitted petition.

Sincerely,

*Phillip Bolduc*

Phillip A Bolduc  
Real Estate Manager  
630-674-7445  
Phillip.bolduc@mythorntons.com



VILLAGE OF BURR RIDGE

8G

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 5/23/2022

PAYMENT DATE: 5/24/2022

FISCAL 21-22

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$ 14,861.08	\$ 14,861.08
51	Water Fund	237,667.07	237,667.07
61	Information Technology	3,248.95	3,248.95
	TOTAL ALL FUNDS	<u>\$ 255,777.10</u>	<u>\$ 255,777.10</u>

PAYROLL

PAY PERIOD ENDING April 30, 2022

	TOTAL
	PAYROLL
Administration	\$ 25,754.58
Finance	1,725.00
Police	114,919.07
Public Works	24,391.59
Water	21,988.84
Sewer	9,398.30
TOTAL	<u>\$ 198,177.38</u>
GRAND TOTAL	<u><u>\$ 453,954.48</u></u>

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BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 2010 Administration					
10-2010-50-5020	(3) Recordings	Cook County Clerk	04/30/22	27904302022	309.00
10-2010-50-5035	Hearings Z-10-22 & V-2-22	Chicago Tribune	05/05/22	052816677000	101.45
10-2010-50-5035	Hearings Z-15, Z11 & Z-13-22	Chicago Tribune	05/05/22	052816677000	80.88
10-2010-50-5035	Publishing Z-08 & Z-09	Chicago Tribune	03/31/22	051413678000 (2)	63.74
10-2010-60-6000	Office Supplies	Runco Office Supply	04/29/22	866220-0	179.81
10-2010-60-6010	Operating Supplies Admin	Runco Office Supply	04/29/22	866220-0	58.21
Total For Dept 2010 Administration					793.09
Dept 4010 Finance					
10-4010-50-5020	Consulting WE 04/24 and 05/01	GovTemps USA, LLC	04/30/22	3955042	8,778.70
Total For Dept 4010 Finance					8,778.70
Dept 4020 Central Services					
10-4020-50-5081	2021 Closed Claims Jan	I.R.M.A.	03/31/22	03/31/22	4.00
10-4020-50-5081	2021 Closed Claims Feb	I.R.M.A.	03/31/22	03/31/22	4.00
10-4020-50-5081	2021 Closed Claims Mar	I.R.M.A.	03/31/22	03/31/22	4.21
10-4020-50-5081	FSA Mar22	Wex Health, Inc.	03/31/22	0001499691	50.00
10-4020-60-6000	Office Supplies	Runco Office Supply	04/29/22	866220-0	187.17
Total For Dept 4020 Central Services					249.38
Dept 5010 Police					
10-5010-40-4032	114041-729 Trouser Cargo Pro-Dut	Ray O'Herron	05/09/22	2193425	175.50
10-5010-50-5020	Comprehensive Searches Apr22	LexisNexis Risk Solutions	04/30/22	1267894-20220430	156.45
10-5010-50-5051	Repairs to Squad 2002	Willowbrook Ford	04/19/22	6370741	1,436.26
10-5010-50-5095	Random Testing PD	Premier Occupational Health	04/19/22	113801	135.00
10-5010-60-6000	Desk Pads	Warehouse Direct, Inc.	03/17/22	5194645-0	91.77
10-5010-60-6000	Returned Desk Pad	Warehouse Direct, Inc.	04/20/22	C5194645-0	(59.14)
Total For Dept 5010 Police					1,935.84
Dept 6010 Public Works					
10-6010-50-5050	Maintenance-Equipment	Altorfer Industries, Inc.	04/26/22	TM500473497	840.85
10-6010-50-5051	Car Washes PW Apr22	Fuller's Car Wash	04/30/22	8636	9.00
10-6010-50-5052	Trash Bags & Mailbox Supplies	Home Depot Credit Services	04/21/22	6011219	103.92
10-6010-50-5095	Mailbox Reimbursement	Peter Buhelos	02/15/22	02/15/22	128.31
10-6010-60-6010	1 Load of Grade 8 Stone Delivered	Ozinga Materials, Inc.	04/21/22	147368	379.54
10-6010-60-6040	Traffic safety cones.	Traffic Services, Inc.	04/27/22	500840	1,185.00
10-6010-60-6041	Ford F350 Taillight Lamp Assembly	Willowbrook Ford	04/12/22	5157112	457.45
Total For Dept 6010 Public Works					3,104.07
Total For Fund 10 General Fund					14,861.08
Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-50-5070	Rate Study	Crawford, Murphy & Tilly,	05/09/22	0221211	960.00
51-6030-50-5070	Risk & Resiliency Reporting	Crawford, Murphy & Tilly,	05/09/22	0221211	330.00
51-6030-60-6010	Greens Keeper grass seed	Conserv FS, Inc.	04/29/22	6415041	1,625.00
51-6030-60-6010	Pennmulch grass starter	Conserv FS, Inc.	04/29/22	6415041	129.50
51-6030-60-6010	Curlex erosion blanket 8'	Conserv FS, Inc.	04/29/22	6415041	760.50
51-6030-60-6010	Curlex erosion blanket 4'	Conserv FS, Inc.	04/29/22	6415041	459.45
51-6030-60-6010	Blanket staples	Conserv FS, Inc.	04/29/22	6415041	129.90
51-6030-60-6010	Delivery	Conserv FS, Inc.	04/29/22	6415041	60.00
51-6030-60-6010	CA7 Stone	Ozinga Materials, Inc.	04/29/22	147775	479.39
51-6030-60-6010	4 Loads of 3/4" Stone Delivered	Ozinga Materials, Inc.	04/21/22	147368	2,117.63

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 04/30/2022 - 04/30/2022

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 51 Water Fund					
Dept 6030 Water Operations					
51-6030-60-6070	Water Purchases Apr22	Village of Bedford Park	05/04/22	0020060000 Apr22	230,615.70
Total For Dept 6030 Water Operations					237,667.07
Total For Fund 51 Water Fund					237,667.07
Fund 61 Information Technology Fund					
Dept 4040 Information Technology					
61-4040-50-5020	Record Monthly Board Meetings Ap	Garron, Fernando	05/03/22	05/03/22	650.00
61-4040-50-5050	Computer Equipment FY21-22	Orbis Solutions	03/24/22	5572783	1,175.00
61-4040-60-6040	Batt Impress Lion He Dens IP68 3	Motorola Solutions, Inc.	05/03/22	8281370455	1,423.95
Total For Dept 4040 Information Technology					3,248.95
Total For Fund 61 Information Technology Fund					3,248.95





VILLAGE OF BURR RIDGE

8H

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE: 5/23/2022

PAYMENT DATE: 5/24/2022

FISCAL 22-23

FUND	FUND NAME	PAYABLE	TOTAL AMOUNT
10	General Fund	\$ 145,631.47	\$ 145,631.47
23	Hotel/Motel Tax Fund	1,287.50	1,287.50
33	Equipment Replacement Fund	14,525.43	14,525.43
34	Storm Water Management Fund	5,502.00	5,502.00
51	Water Fund	9,157.11	9,157.11
52	Sewer Fund	10,311.14	10,311.14
	TOTAL ALL FUNDS	<u>\$ 186,414.65</u>	<u>\$ 186,414.65</u>

PAYROLL

PAY PERIOD ENDING May 14, 2022

	TOTAL
	PAYROLL
Board	\$ 2,450.00
Administration	33,804.55
Finance	5,300.00
Police	129,768.44
Public Works	36,508.84
Water	37,931.24
Sewer	15,492.48
TOTAL	<u>\$ 261,255.55</u>
GRAND TOTAL	<u>\$ 447,670.20</u>

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 05/23/2022 - 05/23/2022

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BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 0000 Assets, Liabilities, Fund Bal					
10-0000-16-1600	Postage for Pitney Bowes Meter	United States Postal Servi	05/13/22	05/13/22	3,000.00
10-0000-22-2203	Veteran's Memorial Bricks	Prairie Path Pavers Inc.	05/19/22	35438	150.00
Total For Dept 0000 Assets, Liabilities, Fund Ba.					3,150.00
Dept 1010 Boards & Commissions					
10-1010-40-4040	Costco Membership	Pamela Foy	05/14/22	05/14/22	109.21
10-1010-40-4042	Chamber Lunch State of the Villa	Willowbrook/Burr Ridge	05/03/22	05/03/22	60.00
10-1010-50-5025	Postage for Annual Newsletter Ma	Postmaster	05/10/22	PI-94	1,300.00
10-1010-80-8010	Retirement Party Tejkowski	Pamela Foy	05/14/22	05/14/22	300.43
10-1010-80-8020	Liquor Commission Replenish Live	Illinois State Police	05/15/22	05/15/22	100.00
10-1010-80-8025	Assessor fee DC of Pol Assessmen	David Dorn	05/17/22	05/17/22	500.00
10-1010-80-8025	Deputy Chief Assessment Center	DMACT Services, Inc.	05/17/22	05/17/22	1,000.00
10-1010-80-8025	Assessor fee DC of Pol Assessmen	John M. Carpino	05/17/22	05/17/22	500.00
10-1010-80-8025	Assessor fee DC of Pol Assessmen	Timothy Griffin	05/17/22	05/17/22	500.00
Total For Dept 1010 Boards & Commissions					4,369.64
Dept 2010 Administration					
10-2010-40-4042	New Employee Welcome Lunch	Pamela Foy	05/16/22	05/16/22	81.00
10-2010-50-5040	Business Cards Foy, P	Grasso Graphics, Inc.	05/09/22	31894	155.32
10-2010-60-6010	Nameplate Foy, P	Desk & Door Nameplate Co.,	05/12/22	56367	75.00
Total For Dept 2010 Administration					311.32
Dept 4020 Central Services					
10-4020-60-6000	Anti Fatigue Matt returned	Runco Office Supply	05/05/22	C 861774-0	(29.51)
10-4020-60-6010	Kitchen Coffee Supplies VH	Commercial Coffee Service,	05/11/22	401287	86.20
Total For Dept 4020 Central Services					56.69
Dept 4040 Information Technology					
10-4040-50-5061	Wing Q4 Promo	Flock Safety	05/02/22	007970	19,656.00
10-4040-50-5061	Wing Q4 Promo	Flock Safety	05/02/22	007970	4,680.00
10-4040-60-6040	Starcom Network Charge	Motorola Solutions - STARC	05/01/22	6498720220401	510.00
Total For Dept 4040 Information Technology					24,846.00
Dept 5010 Police					
10-5010-40-4032	Uniform Allowance Nicole Copp	JG Uniforms, Inc.	05/11/22	99346	845.00
10-5010-40-4032	Uniform Allowance Copp	Ray O'Herron	05/16/22	2195038	8.99
10-5010-40-4032	114041729 Trouser Cargo 1st Tact	Ray O'Herron	05/01/22	2194140	175.50
10-5010-40-4032	112012-729 First Tactical S/S, V	Ray O'Herron	05/03/22	2192310	99.00
10-5010-40-4032	114041-729 First Trouser Cargo,	Ray O'Herron	05/03/22	2192310	175.50
10-5010-40-4042	Chamber Lunch State of the Villa	Willowbrook/Burr Ridge	05/03/22	05/03/22	30.00
10-5010-50-5030	Police Phone Line	First Communications, LLC	05/05/22	123643458	565.08
10-5010-50-5045	Quarterly Shares	DU-COMM	05/01/22	17984	81,551.50
10-5010-50-5045	Facility Lease/Owning &	DU-COMM	05/01/22	18028	3,841.28
10-5010-60-6010	SCY0120 Yellow Evidence marking	Sirchie Fingerprint Labs	05/06/22	0543088	75.21
10-5010-60-6010	GRA100 Residue collection Kit fo	Sirchie Fingerprint Labs	05/06/22	0543088	76.30
10-5010-60-6010	PBID100 Blood ID Phenolphthalein	Sirchie Fingerprint Labs	05/06/22	0543088	35.94
10-5010-60-6010	shipping	Sirchie Fingerprint Labs	05/06/22	0543088	30.02
10-5010-60-6010	Evidence tape - red 108 ft	Sirchie Fingerprint Labs	05/06/22	0543213	78.70
10-5010-60-6010	Shipping	Sirchie Fingerprint Labs	05/06/22	0543213	25.95
Total For Dept 5010 Police					87,613.97
Dept 6010 Public Works					
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	05/03/22	10915	81.35



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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
POST DATES 05/23/2022 - 05/23/2022

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 10 General Fund					
Dept 6010 Public Works					
10-6010-40-4032	Uniform rentals/cleaning	Breens Inc.	05/10/22	11063	82.79
10-6010-40-4032	Embroidery on PW Wear	Specialty Stitches	05/13/22	14292	189.91
10-6010-40-4042	New Employee Welcome Lunch	Pamela Foy	05/16/22	05/16/22	54.00
10-6010-40-4042	Chamber Lunch State of the Villa	Willowbrook/Burr Ridge	05/03/22	05/03/22	60.00
10-6010-50-5020	Contractual Weather Forecasting	Murray and Trettel, Inc.	04/30/22	0522-06	4,450.00
10-6010-50-5052	Furnish & Install Emergency Stop	Complete Elevator Service,	05/02/22	41737	424.42
10-6010-50-5052	Pest control; 4 Buildings (FY202	Grizz Pest Management, Inc	05/09/22	26775	930.00
10-6010-50-5055	Maintenance Traffic Signals	COMED	05/05/22	3699071070 May22	31.77
10-6010-50-5055	Maintenance-Signals 97th & Madis	Meade Electric Company, Ir	05/04/22	700420	156.59
10-6010-50-5058	Mat rentals - VH & PW	Breens Inc.	05/03/22	10916	26.50
10-6010-50-5058	Mat rentals - PD	Breens Inc.	05/10/22	10064	26.50
10-6010-50-5065	Street Lighting-Electric	Constellation NewEnergy, I	04/28/22	62204899901Apr22	2,837.92
10-6010-50-5080	Lakewood Aerator	COMED	05/05/22	9258507004 May22	19.00
10-6010-50-5080	Windsor Aerator	COMED	05/05/22	9342034001 May22	19.00
10-6010-50-5085	Shop Towel Rentals	Breens Inc.	05/03/22	10915	4.50
10-6010-50-5085	Shop Towel Rentals	Breens Inc.	05/10/22	11063	4.50
10-6010-50-5095	Mosquito abatement services - Ma	Clarke Environmental Mosq	05/04/22	001023732	11,350.00
10-6010-50-5095	2021 Property Tax Commerce St.	DuPage County Collector	05/01/22	09-24-301-022 2021	3,728.04
10-6010-60-6010	Operating Supplies	Menards - Hodgkins	05/06/22	96442	181.82
10-6010-60-6043	Supplies-Trees	Central Sod Farms, Inc.	05/13/22	32723	278.76
10-6010-60-6043	Garden Hose	Grainger, Inc.	05/17/22	9315531799	229.48
10-6010-60-6043	Topsoil	Tameling Industries	05/05/22	0165069	117.00
Total For Dept 6010 Public Works					25,283.85
Total For Fund 10 General Fund					145,631.47
Fund 23 Hotel/Motel Tax Fund					
Dept 7030 Special Revenue Hotel/Motel					
23-7030-50-5069	Spring Plantings	Ron Clesen's Ornamental Pl	05/08/22	62089	975.50
23-7030-50-5075	Gateway Sign	COMED	05/04/22	1153168007 May22	18.87
23-7030-50-5075	Median Lighting	COMED	05/05/22	1319028022 May22	40.41
23-7030-50-5075	Entryway Sign	COMED	05/06/22	2257153023 May22	28.41
23-7030-80-8012	Run the Ridge Breakfast for Volu	Claire Nass	05/09/22	05/09/22	151.18
23-7030-80-8012	Run the Ridge Event Supplies	Menards - Hodgkins	05/04/22	96307	73.13
Total For Dept 7030 Special Revenue Hotel/Motel					1,287.50
Total For Fund 23 Hotel/Motel Tax Fund					1,287.50
Fund 33 Equipment Replacement Fund					
Dept 8030 Equipment Replacement					
33-8030-50-5071	Lease Maintenance	Enterprise FM Trust	05/01/22	FBN4469658	140.27
33-8030-50-5071	Lease Maintenance	Enterprise FM Trust	05/01/22	FBN4469504	85.27
33-8030-80-8065	Lease Principal	Enterprise FM Trust	05/01/22	FBN4469658	6,423.73
33-8030-80-8065	Lease Principal	Enterprise FM Trust	05/01/22	FBN4469504	5,414.15
33-8030-80-8075	Lease Interest	Enterprise FM Trust	05/01/22	FBN4469658	1,658.48
33-8030-80-8075	Lease Interest	Enterprise FM Trust	05/01/22	FBN4469504	803.53
Total For Dept 8030 Equipment Replacement					14,525.43
Total For Fund 33 Equipment Replacement Fund					14,525.43
Fund 34 Storm Water Management Fund					
Dept 8040 Storm Water Management					
34-8040-70-7051	Agency Member Dues FY 22-23	Lower Des Plaines Watershe	05/03/22	1006	5,502.00

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE  
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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund 34 Storm Water Management Fund					
Dept 8040 Storm Water Management					
Total For Dept 8040 Storm Water Management					5,502.00
Total For Fund 34 Storm Water Management Fund					5,502.00
Fund 51 Water Fund					
Dept 0000 Assets, Liabilities, Fund Bal					
51-0000-22-2200	Hydrant Water Refund	Atlas Industries, Inc.	05/04/22	05/04/22	640.00
Total For Dept 0000 Assets, Liabilities, Fund Ba.					640.00
Dept 6030 Water Operations					
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	05/03/22	10915	78.79
51-6030-40-4032	Uniform rentals/cleaning	Breens Inc.	05/10/22	11063	80.63
51-6030-40-4040	Annual BSI Online Subscription	Backflow Solutions Inc.	05/01/22	7089	495.00
51-6030-50-5050	Pump Center Generator Inspection	Cummins Sales and Service	05/04/22	F2-40995	293.81
51-6030-50-5071	Lease Maintenance	Enterprise FM Trust	05/01/22	FBN4469658	123.88
51-6030-50-5080	2 M Tank	COMED	05/05/22	9256332027 May22	148.93
51-6030-50-5080	Well #5	COMED	05/05/22	4497129114 May22	23.34
51-6030-50-5080	2M Tank	COMED	05/09/22	9179647001 May22	113.10
51-6030-50-5080	Bedford Park Sump Pump	COMED	05/09/22	7076690006 May22	266.70
51-6030-50-5080	Well #1	COMED	05/06/22	0793668005 May22	305.19
51-6030-60-6010	Water Sampling Vials	HD Supply Facilities Maint	05/13/22	978497	203.94
51-6030-60-6010	Topsoil for Restorations	Hinsdale Nurseries, Inc.	05/10/22	1747944	140.00
51-6030-60-6040	Fire hydrant 5BR250 6'0" FE-2AD	EJ USA, Inc	05/09/22	110220031861	3,170.71
51-6030-80-8065	Lease Principal	Enterprise FM Trust	05/01/22	FBN4469658	2,541.13
51-6030-80-8075	Lease Interest	Enterprise FM Trust	05/01/22	FBN4469658	531.96
Total For Dept 6030 Water Operations					8,517.11
Total For Fund 51 Water Fund					9,157.11
Fund 52 Sewer Fund					
Dept 6040 Sewer Operations					
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	05/03/22	10915	32.14
52-6040-40-4032	Uniform rentals/cleaning	Breens Inc.	05/10/22	11063	28.86
52-6040-50-5020	Extra Painting at Chasemoor Lift	John Neri Construction, Ir	05/12/22	051222	5,400.00
52-6040-50-5020	MWRD Professional Eng Serv per N	RJN Group, Inc.	05/04/22	380303	4,297.50
52-6040-50-5080	Chasemoor Lift Station	COMED	05/05/22	0356595009 May22	321.88
52-6040-70-7010	Engineering Services; Chasemoor	RJN Group, Inc.	05/04/22	34970113	230.76
Total For Dept 6040 Sewer Operations					10,311.14
Total For Fund 52 Sewer Fund					10,311.14

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INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF BURR RIDGE

POST DATES 05/23/2022 - 05/23/2022

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GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
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Fund Totals:					
Fund 10 General Fund					145,631.47
Fund 23 Hotel/Motel Tax Fund					1,287.50
Fund 33 Equipment Replacement Fu					14,525.43
Fund 34 Storm Water Management F					5,502.00
Fund 51 Water Fund					9,157.11
Fund 52 Sewer Fund					10,311.14
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Total For All Funds:					186,414.65