

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
March 20, 2017

7:00 P.M. - Helen Wozniak Council Chambers

Members:	Karen Mills, Chairperson	Anna Newell, Trustee
	Gayle Vandenberg, Vice Chairperson	Gary Pilafas, Trustee
	Gary Stanton, Trustee	Michael Gaeta, Trustee
		William McLeod, Mayor

I. Roll Call

II. Approval of Minutes - February 6, 2017 (*Special Meeting*)
February 13, 2017

NEW BUSINESS

1. Request by Gill Management, Inc. for a site plan amendment (Landscape Code Waiver: Article 10-4) at the Burger King restaurant located at 2599 West Higgins Road to allow stone in lieu of organic wood mulch in planting beds.
2. Request approval of a Builder's Agreement and Release from Annexation Agreement by and between the Village of Hoffman Estates and CalAtlantic Group Inc. for the property located at the northeast corner of Shoe Factory Road and Essex Drive for a 108 lot single family detached subdivision (Amber Meadows).
3. Request approval of an Intergovernmental Agreement Next Level Northwest Business Accelerator.
4. Request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.
5. Request authorization to waive bidding and purchase replacement Code Enforcement Division vehicle Unit C99A through Suburban Purchasing Cooperative Contract from Currie Motors, Frankfort, IL, in an amount not to exceed \$20,600.
6. Request approval of a resolution adopting the 2017 zoning map.
7. Request acceptance of Department of Development Services monthly report for Planning Division.
8. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.
9. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

**SPECIAL PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

February 6, 2017

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Village Mgr., Dev.
Dan O'Malley – Deputy Village Manager
Kevin Kramer, Economic Dev. Director
Patti Cross, Asst. Corporation Counsel
Patrick Seger, Director HRM
Greg Poulos, Assistance Police Chief
Ryan Johnson, Management Analyst
Jeffrey Jorian, Fire Chief
Joe Nebel, Director of Public Works
Rachel Musiala, Director of Finance
Fred Besenhoffer, Director of IS
Dr. Monica Saavedra, Director of HHS
Ben Gibbs, GM Sears Centre Arena
Greg Schuldt, Deputy Fire Chief
Bruce Anderson, CATV Coordinator**

Others in Attendance:

Yousuf Ahmed and Alicia Guerrero (Levy)

The Special Planning, Building & Zoning Committee meeting was called to order at 7:13 p.m.

NEW BUSINESS

- 1. Request approval of a Resolution establishing a TIF public hearing date and a date for the Joint Review Board to meet, both to consider the request for establishing a Tax Increment Financing District on the 184 acres north of Route 72, west of Route 59, and east of the CN Railroad (Plum Farms).**

An item summary sheet from Jim Norris and Mark Koplin was presented to Committee.

Trustee Mills asked for clarification on the process. Mr. Norris indicated the Village is following the statutory requirements and provided dates for upcoming meetings.

Mayor McLeod noted he does not favor residential TIFs and will not support the initiative.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a Resolution establishing a TIF public hearing date and a date for the Joint Review Board to meet, both to consider the request for establishing a Tax Increment Financing District on the 184 acres north of Route 72, west of Route 59, and east of the

CN Railroad (Plum Farms). Voice vote taken. Ayes: Pilafas, Gaeta, Mills, Stanton, Vandenberg. Nays: Newell, McLeod. Motion carried.

II. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 7:15 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations
and Outreach / Office of the Mayor and Board

Date

Village of Hoffman Estates

DRAFT

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

February 13, 2017

I. Roll Call

Members in Attendance:

**Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

Absent Members:

Karen Mills, Chairperson

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Village Mgr., Dev.
Peter Gugliotta, Director of Planning
Mike Hankey, Dir. Of Trans. and Engineering
Kevin Kramer, Economic Dev. Director
Patti Cross, Asst. Corporation Counsel
Patrick Seger, Director HRM
Jordan Lester, Administrative Intern**

Others in Attendance:

Michelle Pilafas, Eric Peterson (Daily Herald), Omar Rodriguez (CalAtlantic), Eric Grabowski and Mike MacKinnon (Ricky Rockets), Andrew Hartman (Dasbier Garden, LLC)

The Planning, Building & Zoning Committee meeting was called to order at 7:18 p.m.

II. Approval of Minutes – January 9, 2017

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve the Planning, Building and Zoning Committee Meeting minutes from January 9, 2017. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by 2590 W. Golf, LLC for a courtesy review of a Ricky Rockets gas station on the existing Shell station site located at 2590 West Golf Road.**

An item summary sheet from Pete Gugliotta was presented to Committee.

Trustee Pilafas provided several complimentary comments to Ricky Rockets representatives.

Trustee Stanton inquired if there has been discussion about Golf Road expansion. Mr. Gugliotta indicated Golf Road is not part of the SRI study which is focused on Barrington Road. Mr. Hankey also provided comments on the study and possible outcomes.

Trustee Pilafas asked if the gas station would stay a Shell. Ricky Rockets representatives indicated it would.

Mr. Grabowski and Mr. MacKinnon presented concepts and brief comments on behalf of Rick Heidner (Ricky Rockets).

2. Request by 2595 W. Golf, LLC for a courtesy review of a proposed retail building on the former Clark gas station site at 2595 West Golf Road.

An item summary sheet from Pete Gugliotta was presented to Committee.

Mr. Grabowski and Mr. MacKinnon provided background on the proposed project.

Mr. Gugliotta reiterated the background on the Barrington Road Study and possible implications of road expansion.

Trustee Gaeta inquired what types of tenants would occupy the space. Mr. Grabowski and Mr. MacKinnon provided information on possible tenants.

Mr. Grabowski and Mr. MacKinnon presented concepts and brief comments on behalf of Rick Heidner (Ricky Rockets).

3. Request by Adesa Illinois, LLC for approval of a restrictive Covenant and License Agreement for maintenance of a retaining wall in the right of way.

An item summary sheet from Mark Koplin and Patti Cross was presented to Committee.

Mr. Koplin provided history of the wall construction, relationship of the construction to underground utilities and reason for request.

Trustee Vandenberg noted a zip code correction was needed on page 4 of the agreement.

Trustee Gaeta inquired about aspects of the wall; height, material and date of completion. Mr. Koplin provided background on the construction.

Mr. Stanton asked how far the utilities are from the wall. Mr. Koplin provided location of utilities.

Mr. Norris provided further comments on the reason for request.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a restrictive Covenant and License Agreement for maintenance of a retaining wall in the right of way. Voice vote taken. All ayes. Motion carried.

4. Request by CalAtlantic for approval of a minor site plan amendment to add an additional house model at Devonshire Woods Estates.

An item summary sheet from Pete Gugliotta was presented to Committee.

Mr. Rodriguez provided background on the project and comments on the proposed amendments to the site plan.

Mr. Gugliotta provided additional comments on the plan.

Trustee Stanton inquired about the list price of the model. Mr. Rodriguez indicated the model would start in the \$390s.

Trustee Pilafas inquired about the number of lots sold and asked if the Ridgefield model is in the mix of models already sold. Mr. Rodriguez confirmed the Ridgefield model is among the models sold.

Trustee Gaeta inquired if the front of the home conforms with other homes offering brick facades. Mr. Rodriguez confirmed it would.

Mr. Norris clarified Mr. Rodriguez's response to Trustee Gaeta.

Trustee Vandenberg asked if the façade of the home would be made of face brick or full masonry brick. Mr. Rodriguez indicated the brick construct will vary depending where on the house it will be located.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a minor site plan amendment to add an additional house model at Devonshire Woods Estates. Voice vote taken. All ayes. Motion carried.

5. Request approval of an ordinance declaring Village owned land as surplus and authorizing public notice of negotiations to acquire and redevelop Village property.

An item summary sheet from Art Januara, Mark Koplin and Kevin Kramer was presented to Committee.

Mr. Norris provided background and comments on the status of the property.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an ordinance declaring Village owned land as surplus and authorizing public notice of negotiations to acquire and redevelop Village property. Voice vote taken. All ayes. Motion carried.

6. Request by Dasbier Garden, LLC for an amendment to the two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village Green beer garden (2016-2017) regarding:

- a) **Participation in the Platzkonzert event in 2017 (section 7.C.3) and;**
- b) **Section 7.B Fourth Fest**

Mr. Koplin provided historical perspective on Dasbier Garden's involvement with Platzkonzert and Fourth Fest and outlined the current request.

Trustee Gaeta inquired about the type of food being served by Dasbier Garden at the Platzkonzert. Mr. Koplin and Mr. Norris commented on the food selection and the decision by the Commission for Dasbier Garden to serve just pretzels and beer.

Mr. Hartman indicated the arrangement was acceptable to him.

Trustee Pilafas commented on the Platzkonzert and partnering with Dasbier Garden.

Trustee Vandenberg noted several compliments were made regarding Dasbier Garden's involvement in the Platzkonzert.

Mr. Koplin indicated the desire of the Platzkonzert Commission to reduce the alcohol vendor participation fee for Dasbier Garden and provided reasoning for the request.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to amend a two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village beer garden (2016 – 2017) regarding a) participation in the Platzkonzert event in 2017 (section 7.c.3) and b) section 7.b Fourth Fest. Voice vote taken. All ayes. Motion carried.

7. Request acceptance of Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

8. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

9. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was presented to Committee.

Trustee Pilafas complimented Mr. Kramer on a successful ICSC tour and WCB event. Mr. Kramer indicated 60 people came out to the event.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President's Report

Mayor reiterated a recent positive Facebook post by a man stopped by HEPD which garnered attention from the Daily Herald.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 8:15 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations
and Outreach / Office of the Mayor and Board

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Gill Management, Inc. for a site plan amendment (Landscape Code Waiver: Article 10-4) at the Burger King restaurant located at 2599 West Higgins Road to allow stone in lieu of organic wood mulch in planting beds

MEETING DATE: March 20, 2017

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Request by Gill Management, Inc. for a site plan amendment (Landscape Code Waiver: Article 10-4) at the Burger King restaurant located at 2599 West Higgins Road to allow stone in lieu of organic wood mulch in planting beds.

BACKGROUND: Gill Management, Inc. (owner) received Village Board site plan approval for the Burger King project in December 2014, and a temporary occupancy permit was issued in January 2016. During spring 2016, the owner completed all remaining site improvements except for one item that did not meet Village landscaping code requirements. During construction, the owner filled all planting beds with stone rather than organic mulch as specified on the Board-approved plans and per Village code. Section 10-4-5.B.15. of the Subdivision Code requires organic mulch (e.g., shredded hardwood) be provided in a three-inch layer to completely cover planting beds. Staff informed the owner of the deficiency and allowed an extended deadline until May 2017, for the issue to be corrected.

DISCUSSION: The owner's application cites several reasons for this request, including preventing rodents, avoiding fires, and to visually hide debris on the site, although these primarily involve mulch that may be placed against the building and not the rest of the site. The owner also expressed the opinion that stone is an enhancement over organic mulch and has indicated that stone is more expensive as wood mulch, so cost is not a factor in this request.

It should be noted that as part of the original project approval, the Village granted five separate landscape waivers, including the elimination of several trees and much of the typically required landscaping from both the perimeter and interior of the site. The waivers already approved were intended to accommodate the owner's desire to fit this restaurant and drive-thru on a small, odd-shaped property. The waiver to eliminate mulch was not requested with the original application.

DISCUSSION: (Continued)

Staff provides the following review of this request:

- ◆ The Village has no history of granting waivers to the mulch requirement. All commercial sites have been required to install organic wood mulch in planting beds.
- ◆ There have not been issues in the Village with mulch fires in planting beds (this is typically only a concern in dry climates where wildfires are common, not in the Chicagoland area).
- ◆ The Village Health Official has confirmed that rodents are not an issue at any facility in Hoffman Estates even though mulch planting beds exist. The primary reason rodents are attracted to a site is improper storage of food or food waste, not because of mulch. Without any reason (food source) for rodents to be attracted to a property, the presence of mulch is not an issue.
- ◆ If a commercial property owner has cigarette butts and other small debris scattered on the property, the International Property Maintenance Code, as adopted by the Village, requires that the debris be picked up and removed from the site, rather than visually hidden.
- ◆ The owner has already been granted code waivers to eliminate required foundation plantings on the east, south, and west sides of the building and have pavement in these areas instead. Only the north side of the building is required to have a planting bed with mulch.

Aside from the fact that the Village mulch requirement has been consistently and successfully applied to commercial sites for many years, there are specific benefits to using organic wood mulch versus stone:

- ◆ Organic mulch has a higher water retention rate compared to stone, which benefits plants.
- ◆ Organic mulch offers more consistent regulation of soil temperature. This is particularly important on this site which has already been granted landscape waivers that resulted in a much higher pavement-to-planting ratio than most commercial sites in the Village.
- ◆ Organic mulch breaks down and reintroduces nutrients into the soil around plants, which stone does not.

RECOMMENDATION:

Staff review has noted several reasons why mulch should continue to be required in all planting beds on this property.

Request by Gill Management, Inc. for a site plan amendment for a landscaping waiver to section 10-4-5.B.15 of the Subdivision Code at the Burger King restaurant located at 2599 West Higgins Road to allow stone in lieu of organic wood mulch in all planting beds.

Attachment

cc: Laurie Roscoe (Gill Management, LLC)



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee 500.00 Check No. 2230 Date Paid 2/22/17

Project Number: 2017008 P

Staff Assigned: Ritter

Meeting Date: 3/20/2017 PB+2 Public Hearing: Yes No

Sign Posting Required: Yes No Date Sign Posted N/A

PLEASE PRINT OR TYPE

Date: 2/16/2017

Project Name: Burger King

Project Description: Landscape

Project Address/Location: 2599 W Higgins Rd

Property Index No. 07-67-100-012

Acres: ~.58 Zoning District: B2

I. Owner of Record

William Gill		Gill Properties, LLC
Name		Company
1250 Executive Pl Ste 402		Geneva
Street Address		City
IL	60134	630-584-7611
State	Zip Code	Telephone Number
630-584-4922		Iroscoe@gillmgmt.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Laurie Roscoe		Gill Management, Inc.
Name		Company
1250 Executive Pl Suite 402		Geneva
Street Address		City
IL	60134	630-742-5873
State	Zip Code	Telephone Number
630-584-7611		Iroscoe@gillmgmt.com
Fax Number		E-Mail Address

Applicant's relationship to property: Manager

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. If the owner cannot be present at the meeting, the following statement must be signed by the owner:

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Laurie Roscoe to act on my behalf and advise that he/she has full authority to act as my/our representative.


Owner Signature

William L Gill
Print Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): William L. Bill

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): Laurie Rose

Date: 2/16/2017

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Master Sign Plan
- Rezoning
- Other _____
- Variation
- Plat
- Site Plan

Narrative of Proposed Change in Landscape Plan

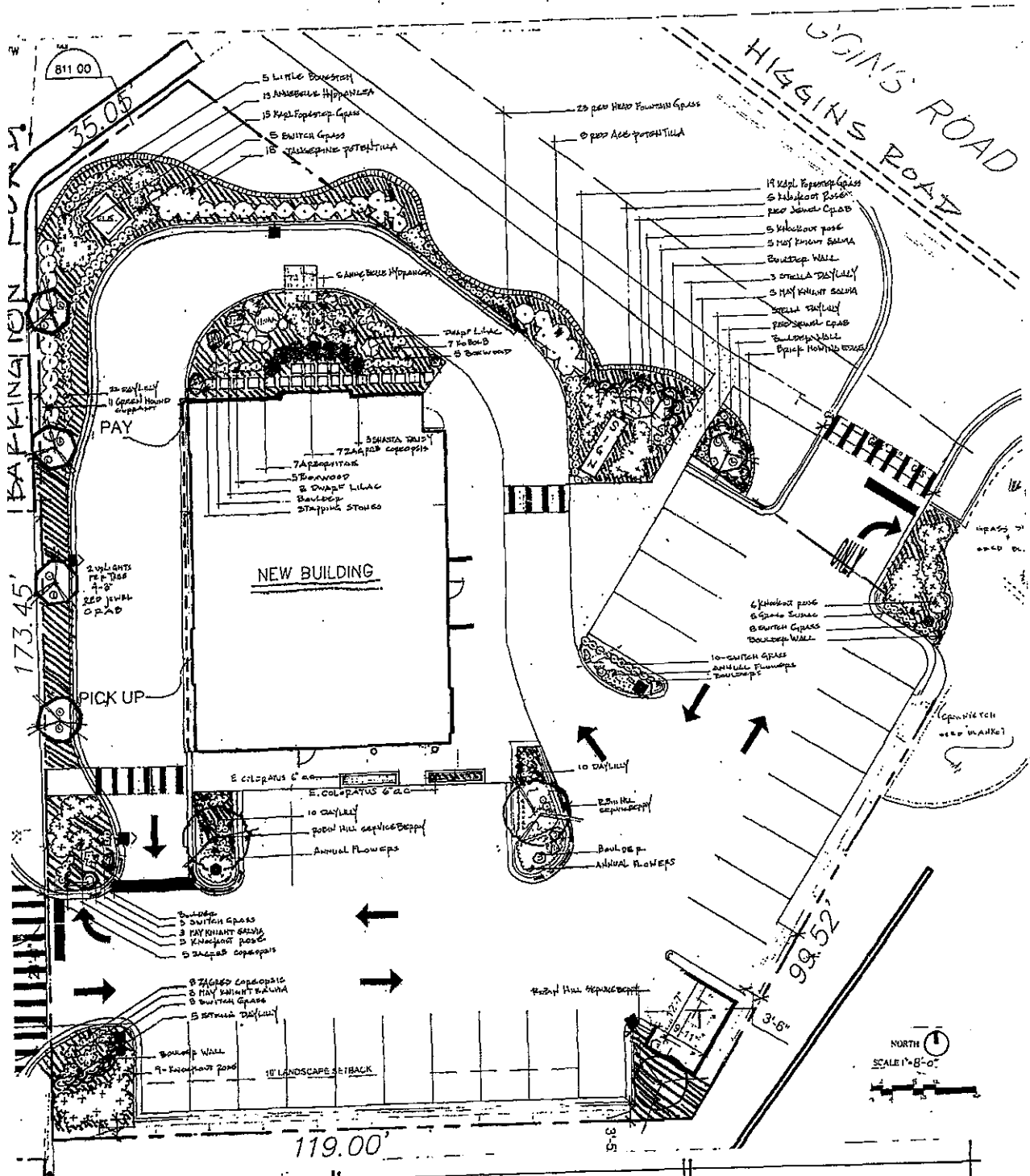
We asked that we be granted a waiver to use Stone/ Pebbles as Mulch on this project in place of the required Wood Fiber Mulch specified in the code.

We ask for this change for the following reasons. First, is Health and Safety, on past work in other municipalities on jobs where food is manufactured or served, we have used stone mulch under a NSF (National Sanitation Foundation) directive to avoid giving cover to rodents which tend to burrow along building foundations. Second, there are documented reports of Mulch Fires at Drive Thru's caused by discarded Cigarettes. Third is overall Sanitation, the rock tends to hide the cigarette butts and little bits of paper which are always tossed out in the menu board area. This is our front door in this day and age where most of our business comes through the Drive Thru Lane. We want to keep it as clean as possible. Forth, we feel the Rock Mulch is actually an upgrade from the Bark Mulch. The code itself says, "Landscaping may be ENHANCED; with Rock, Pebbles...".We know it does not release us from the standard requirements, but Rock Mulch is viewed as an Enhancement in the code or an Upgrade if you will. I would also cite the codes encouragement, "Innovative landscape design proposals are encouraged." The intent here is to be very contemporary to match the new style which BK has adopted. Sleek and Modern. A landscape should fit in with the architecture which it supports. It is Sustainable, with much less maintenance than ordinary Bark Mulch. Note too that it two to three times as expensive to install as wood fiber mulch so this is not being done to save money. The Village has embraced the idea of Sustainability in all areas. I would submit that less maintenance is a key part of any sustainability program. Gill Management has used this Rock Mulch at its other seven locations in other municipalities as a standardization of image. We strive to make each Gill Management BK identifiable by it landscaping. In our other seven locations we have noticed no negative effects on plant health. We ask for a waiver of wood fiber mulch requirement, for our new Hoffman Estates Burger King.

Wm. Damon Wilson

Landscape Architect

Feb. 16, 2017



	REV 216-16P LANDSCAPE PLAN REV 9-22-14 DW REV 7-28-14 DW REV 10-16-14 DW REV 11-24-14 DW	BURGER KING GILL MANAGEMENT, INC Barrington & Higgins Road Hoffman Estates, IL 60139	RESOURCE ONE LANDSCAPE ARCHITECTS 7A HILLSIDE DRIVE BARRINGTON, IL 60010 815-482-1227 FIC WILSON@RW1.COM
	SHEET LI		

Map of Proposed Rock/ Pebble Mulch

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of a Builder's Agreement and Release from Annexation Agreement by and between the Village of Hoffman Estates and CalAtlantic Group Inc. for the property located at the northeast corner of Shoe Factory Road and Essex Drive for a 108 lot single-family detached subdivision (Amber Meadows)

MEETING DATE: March 20, 2017

COMMITTEE: Planning, Building and Zoning

FROM: Jim Donahue^{JD}/Pete Gugliotta^{PG}/Arthur Janura

REQUEST: Request approval of a Builder's Agreement and Release from Annexation Agreement by and between the Village of Hoffman Estates and CalAtlantic Group Inc. for the property located at the northeast corner of Shoe Factory Road and Essex Drive for a 108 lot single-family detached subdivision (Amber Meadows).

BACKGROUND: The development of this property is currently subject to the terms of the 2005 University Place and Laufenberger Annexation and Development Agreement. The 2005 Annexation Agreement requires that the following must occur:

1. Before commercial building permits can be issued, construction must begin on the Shoe Factory Road improvements.
2. Before residential building permits can be issued, a site plan for at least 6 acres and 50,000 square feet of commercial space must be approved.
3. Before residential occupancy permits can be issued, a reasonably certain date must be defined for when the new Shoe Factory Road improvements will be open for traffic.

There have been previous Planning, Building and Zoning Committee discussions regarding possible changes to this agreement, with the most recent being in July 2011, when the Committee recommended allowing the property owner (then Ryland Homes) to pursue changes to allow the residential portion of the property (then known as Beacon Pointe II) to proceed in advance of the commercial development and Shoe Factory Road improvements. Due to the economic conditions at the time, Ryland did not take steps to pursue the formal amendment to the agreement following that meeting and the 2005 terms still stand.

BACKGROUND: (Continued)

The adjacent commercial property is currently under ownership of a bank after going through the foreclosure process a few years ago when Shoe Factory Road LLC defaulted. The bank is not actively pursuing selling the land for development.

PROPOSAL:

CalAtlantic Group Inc. is proposing a Builders Agreement and Release from Annexation Agreement with the Village to allow them to proceed with development of the R-6 single-family residential lots in advance of the commercial construction and in advance of the Shoe Factory Road construction. Since the overall housing market is on the upswing, CalAtlantic is confident that there is a market in this area for new home construction. CalAtlantic has designed a residential subdivision layout that conforms to the 108 lot approval included in the original Development Agreement and includes future access connections that would allow traffic to flow directly between the residential and commercial sites.

DISCUSSION:

Originally, the Annexation and Development Agreement was structured with these conditions in a sequence that was intended to encourage the road construction first, commercial construction second, and residential construction last, based on levels of importance to the Village. This agreement was adopted prior to the economic downturn in the late 2000s when market conditions were dramatically different. At this time, CalAtlantic's proposal to proceed is actually most in keeping with the original intent of the agreement. Neither the commercial development nor the Shoe Factory Road project have advanced as originally planned. CalAtlantic has no control or influence over the timing of the other project phases and their home construction would be delayed indefinitely if they waited until the other phases were implemented.

Based on the recent changes that have occurred in the economy, there does not appear to be any significant advantage for the Village to continue to require the residential development wait for these other projects to occur. Other points to note are:

- ◆ Construction of additional residential units in this area should strengthen the ability of the commercial property to attract new development once the bank is ready to pursue development, both because of the added number of residents and because new home construction will help signal that this area is still a desirable growth area.
- ◆ Essex Drive and Beacon Pointe Boulevard were constructed to accommodate a significant amount of traffic, assuming dense office and commercial development to the north and on the Beacon Pointe commercial property. The addition of 108 single-family units can easily be accommodated on the existing roads, even if the Shoe Factory Road construction timing is delayed.
- ◆ As part of a Builders Agreement and Release from Annexation Agreement, the original annexation fees and recaptures will still be applicable to this subdivision.

RECOMMENDATION:

Approval of a request for a Builder's Agreement and Release from Annexation Agreement by and between the Village of Hoffman Estates and CalAtlantic Group Inc. for the property located at the northeast corner of Shoe Factory Road and Essex Drive for a 108 lot single family detached subdivision (Amber Meadows).

Attachments

cc: Omar Rodriguez (CalAtlantic Homes)
Chuck Byrum (Meltzer Purtil & Stelle, LLC)

**BUILDER'S AGREEMENT
AND RELEASE FROM ANNEXATION
AGREEMENT**

This Builder's Agreement and Release from Annexation Agreement ("Builder's Agreement") is made and entered into as of _____, 2017 (the "Effective Date"), between the VILLAGE OF HOFFMAN ESTATES, an Illinois municipal corporation located in Cook and Kane Counties, Illinois (the "Village") and CALATLANTIC GROUP, INC., a Delaware corporation ("CalAtlantic"). The Village and CalAtlantic shall each be a "Party" hereunder and shall together be referred to as the "Parties".

RECITALS

The Village and Shoe Factory Road L.L.C. ("SFR"), entered into an Annexation and Development Agreement dated January 5, 1999 ("Original Annexation Agreement") with respect to certain real estate in the Village. The Original Annexation Agreement was amended by that certain First Amendment to Annexation Agreement dated September 5, 2000 ("First Amendment"), and that certain Second Amendment to Annexation Agreement dated November 6, 2000 ("Second Amendment"), and that certain Third Amendment to Annexation Agreement dated July 7, 2003 ("Third Amendment"), and that certain Annexation and Development Agreement for the Laufenburger Farm and Fourth Amendment to Annexation Agreement dated May 2, 2005 ("Fourth Amendment"), and that certain Fifth Amendment to Annexation Agreement dated December 8, 2006 ("Fifth Amendment"), and that certain Sixth Amendment to Annexation Agreement dated September 4, 2007 ("Sixth Amendment"). The Original Annexation Agreement, as amended and supplemented by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and Sixth Amendment, is hereinafter referred to as the "Annexation Agreement".

The real estate which is legally described in **Exhibit A** hereto is part of the real estate which was made subject to the Annexation Agreement ("Amber Meadows Property"). CalAtlantic is the legal title holder of the Amber Meadows Property.

SFR, which was designated as the "Developer" under the Original Agreement and is still the owner of record to Lot 7 in the Laufenburger Subdivision which made subject to the Annexation Agreement by the Fourth Amendment SFR was involuntarily dissolved by the Secretary of State of Illinois. No entity was assigned, or in any way succeeded to, the rights or obligations of the Developer under the Annexation Agreement.

CalAtlantic desires to subdivide the Amber Meadows Property and build single family detached homes (each a "Dwelling Unit") upon the lots created thereby (each a "Lot").

The Village and CalAtlantic desire to simultaneously (a) enter into this Builder's Agreement to define the relationship of the Village and CalAtlantic with respect to the subdivision of, and the construction of homes on, the Amber Meadows Property. By entering into this Agreement, CalAtlantic is not accepting, and the Village is not imposing, the rights and obligations of the "Developer" as contained in the Annexation Agreement.

The Planning and Zoning Commission of the Village has [at a public hearing, for which due and proper notice has been published as required by law], reviewed and approved Exhibits B-1 through B-9 of the Builder's Agreement and has recommended approval of said Exhibits by the Village Board.

The corporate authorities of the Village, after due and careful consideration, have concluded that the construction of homes on the Amber Meadows Property, in accordance with this Builder's Agreement, will enhance, promote and serve the best interests and general welfare of the Village and its residents.

The Village and CalAtlantic are entering into this Builder's Agreement pursuant to the Village's authority as a home rule municipality under Article VII, Sections 6(a) and 6(i) of the Illinois Constitution, the Illinois Municipal Code and any and all other applicable laws and regulations, and agree that the Amber Meadows Property shall be improved in accordance with the terms of this Builder's Agreement.

NOW, THEREFORE, in consideration of the above recitals and the covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties agree as follows:

1. Recitals. The foregoing Recitals and all Exhibits attached hereto are material to this Builder's Agreement and are incorporated herein as if restated in their entirety in this Section 1.

2. Annexation Agreement. Notwithstanding the provisions of any other development or annexation agreement, this Builder's Agreement shall govern the subdivision of the Amber Meadows Property and the construction of homes thereon. CalAtlantic shall not be deemed a successor to, or assignee of, the Developer under the Annexation Agreement. CalAtlantic shall, have all of the rights and obligations specifically provided in this Builder's Agreement.

3. Exhibits. The subdivision and construction of the Amber Meadows Property shall be pursuant to and in accordance with the information contained in the following Exhibits attached hereto:

- Exhibit B-1.** Landscape Development Plan
- Exhibit B-2.** Final Plat of Subdivision
- Exhibit B-3.** Final Engineering
- Exhibit B-4.** Development Standards
- Exhibit B-5.** Fees and Donations
- Exhibit B-6.** Recapture Fees
- Exhibit B-7.** Elevations
- Exhibit B-8.** Variations from Village Ordinances
- Exhibit B-9.** Marketing Sign Plan

Exhibits B-1 through B-9 are hereby approved for the Amber Meadows Property and shall govern and control the development and use thereof.

4. Building Codes. The Village building codes that shall apply to the Dwelling

Units shall be the building codes in effect as of the Effective Date, and such building codes shall apply to Amber Meadows Property and its development for a period of five (5) years from the Effective Date. Any amendment, repeal and/or additional regulations which are subsequently enacted by the Village, shall not be applied to the development of Amber Meadows Property except upon the written consent of the CalAtlantic during said five (5) year period. After said five (5) year period, the Amber Meadows Property and its development will be subject to all ordinances, regulations and codes of the Village. Notwithstanding the provisions of this Builder's Agreement, all national amendments, deletions, or additions to the building codes of the Village pertaining to life/safety considerations adopted after the date of this Agreement which affects all land within the Village, shall be applicable to the Amber Meadows Property.

5. Issuance of Building Permits.

(a) The Village shall review building permits to CalAtlantic for each Dwelling Unit within fifteen (15) days of the date of application therefor or within fifteen (15) days of receipt of the last of the documents and information required to support such application, whichever is later. If the application is not approved, the Village shall provide CalAtlantic with a statement in writing specifying the reasons for denial of the application including specification of the requirements of law that the application and supporting documents fail to meet.

(b) CalAtlantic may apply for building permits for Dwelling Units prior to the paving of streets and installation of sewer and water service, provided that a Village approved access road has been constructed. No wood framing of any Dwelling Unit shall begin until water service is available to the Dwelling Unit, a fire hydrant is located and operational within 300 feet of the Dwelling Unit and the binder course has been installed on the access roads.

6. Elevations. Attached hereto as **Exhibit B-7** are the elevations for Dwelling Units which CalAtlantic intends to build on the Lots, and which the Village has approved. All Dwelling Units constructed on the Amber Meadows Property will be in substantial conformity with such elevations. CalAtlantic may apply for approval by the Village of modifications or additions to such elevations, or new elevations, and, to the extent such modifications, additions or elevations are in substantial conformity with the elevations attached hereto, the Village will consider approval pursuant to Village Code.

7. Models.

(a) CalAtlantic may apply for building permits to begin construction of model home and sales offices upon portions of the Amber Meadows Property prior to availability and construction of streets, storm sewer, sanitary sewer and water facilities to serve the structures and for fire suppression, to be constructed upon such portions of the Amber Meadows Property. CalAtlantic must provide, at a minimum, a road capable of providing emergency vehicle access to each model home as approved by the Village Fire Chief. Such road shall be constructed in accordance with Village approval and CalAtlantic shall not allow construction to interfere with emergency vehicle access to the Property. Prior to use of any models for sales or administrative purposes, a Village approved source of potable and fire suppression water, and washroom facilities must be available.

(b) CalAtlantic may request approval to install holding tanks and temporary

sewage treatment and water facilities to service as model homes, sales, construction and office trailers, provided that CalAtlantic complies with all laws governing construction, installation and operation thereof, and that Village approval is granted.

8. Temporary Access. CalAtlantic may, with Village and other applicable jurisdictional approval, provide access to all portions of the Amber Meadows Property through the installation of temporary construction entrances and temporary construction roads.

9. Dedication of ROW; Bike Path. CalAtlantic shall dedicate additional rights of way on the perimeter of Amber Meadows Property for expansion of Shoe Factory Road (as shown on **Exhibit B-2**) and shall construct or provide cash in lieu of a new bike path along Shoe Factory Road.

10. Consideration. *Developer acknowledges that the herein impact fee requirements and donations have been freely and voluntarily agreed to by CalAtlantic as an inducement for the Village to enter into this Agreement.*

11. Fees and Donations. The Village hereby confirms that the only fees and donations CalAtlantic will be required to pay or make with respect to the Amber Meadows Property, shall be as follows:

- (a) Impact Fees: As set forth in **Exhibit B-5** attached hereto.
- (b) Recapture Fees: As set forth in **Exhibit B-6** attached hereto.
- (c) Municipal Land Donation: CalAtlantic shall not be required to make any municipal land donation (other than the dedication described in Section 9 above), however, CalAtlantic shall reimburse the Village for attorney's fees and condemnation award expended by the Village to obtain title to the corners of Lot 7 in the Laufenberger Subdivision to the north of the Amber Meadows Property. In addition, CalAtlantic agrees that the Amber Meadows Property shall be subjected to and pay the costs of forming a backup Special Service Area to pay the costs of maintenance and repair of the detention area, and appurtenances thereto, located on the aforementioned Lot 7, if the Village or the Hoffman Estates Park District fail or are unable to do so.
- (d) All permit, license, tap-on and connection fees as required by Village Code.

Impact fees and application fees payable with respect to each Dwelling Unit shall be paid at the time of the issuance of a building permit for the Dwelling Unit. During the term of this Builder's Agreement, the Village shall impose upon and collect from CalAtlantic, and its respective contractors and suppliers, only those permit, license, tap on and connection fees and charges, and impact fees in such amount or at such rate, as are in effect on the date of this Agreement or as noted in Exhibit B-5 and B-6 and as are generally applied throughout the Village, and shall not seek to impose or collect any increased or new fees or charges. The Village shall not require CalAtlantic to donate any land or money to the Village, or any other governmental body, except as otherwise expressly provided in this Agreement.

12. Development Standards. The Amber Meadows Property shall be subject to

the Development Standards which are set forth in **Exhibit B-4** attached hereto.

13. Approval of Plans and Plat. The following plans ("Plans:") are hereby approved by the Village with respect to the Amber Meadows Property, as recommended by the Planning and Zoning Commission:

- (a) The Landscape Development Plan attached hereto as **Exhibit B-1**;
- (b) The Final Plat of Subdivision attached hereto as **Exhibit B-2**; and
- (c) The Final Engineering Plans attached hereto as **Exhibit B-3**.

Subsequent to such approval, the Plans may, upon the reasonable approval of the Village Engineer, be modified to accommodate changes necessary to obtain required permits for improvements to be constructed by CalAtlantic on the Amber Meadows Property.

14. Variations. The Amber Meadows Property shall be subject to the variations to the Zoning Code, the Subdivision Code and other applicable ordinances as provided on **Exhibit B-8** hereto, as recommended by the Planning, Building and Zoning Committee.

15. Soil Stockpile. In connection with its completion of the build-out of the Amber Meadows Property and its construction of the Dwelling Units, CalAtlantic shall have the right to stockpile soil in such locations on Amber Meadows Property as CalAtlantic may desire, subject to such areas being identified on the approved final engineering plans.

16. Cold Weather Treatment of Concrete. Upon issuance of a building permit for a Dwelling Unit, CalAtlantic shall be allowed to pour concrete, including foundations, during winter months provided CalAtlantic uses methods conforming to industry standards.

17. Construction, Conveyance, Inspection and Acceptance of Public Improvements. For purposes hereof, the term "Public Improvements" when used herein shall mean the streets and right-of-way improvements, water lines (except individual property service lines), stormwater improvements and detention facilities, and all other public improvements to be constructed on the Amber Meadows Property as shown on the Plans. CalAtlantic shall construct the Public Improvements in accordance with the Plans and all applicable Village codes and ordinances, except as expressly modified herein. Following the completion of construction of all Public Improvements, CalAtlantic shall convey such Public Improvements to the Village by way of a customary form of bill of sale with evidence that all materials and labor have been paid, and upon acceptance by the Village, the Village shall accept ownership of the same. Such approval and acceptance shall be in accordance with all applicable State and local law. If requested by CalAtlantic, Public Improvements may be inspected, conveyed and accepted on a phase-by-phase basis and/or on an improvement-by-improvement basis (each a "Phase") according to a schedule approved by the Village Manager, or the Village Manager's designee, in his or her reasonable discretion.

18. Security for Improvements. CalAtlantic shall post Security ("Improvement Security") with the Village, as provided in the Village code, to assure the installation and payment for Public Improvements, prior to the issuance of the first building permit to CalAtlantic for the construction of a Dwelling Unit in the Development. The Improvement Security shall be in the amount of 110% of the reasonable estimate of the cost of constructing the Public Improvements, and 25% of private improvements for the benefit of the public as determined by the Village. Security Bonds will be in the form as attached hereto as Exhibit

19. Reductions in the Improvement Security. As each Phase of the Public Improvements is completed by CalAtlantic, approved by the Village Engineer, accepted by the Village, and paid for by CalAtlantic ("Phase Completion"), the Improvement Security deposited with the Village may be reduced by an amount equal to 110% of the estimated cost of the Phase per the Cost Estimate, provided, that, CalAtlantic posts a maintenance bond, if any, for such Phase as provided in Paragraph 21 below. The full and final release of the Improvement Security shall occur as and when authorized by the duly adopted ordinances of the Village and applicable State law. Dedicated property shall be conveyed to the Village by deed.

20. Warranty Obligations. Upon the reduction of the Improvement Security provided for in Paragraph 19 above with respect to each Phase, CalAtlantic shall provide a maintenance bond as provided by the Village Code.

21. Future Maintenance. Will be provided as per Village Code.

22. Amendments to Ordinances. All ordinances, regulations, and codes of the Village as applied to the construction of Amber Meadows Property, including, without limitation those pertaining to subdivision controls, zoning, storm water management and drainage, comprehensive land use plan, and related restrictions, as they presently exist, except as amended, varied, or modified by the terms of this Builder's Agreement, shall apply to the Amber Meadows Property and its development for a period of five (5) years from the Effective Date. Any amendment, repeal or additional regulations and construction, which are subsequently enacted by the Village, shall not be applied to the development of the Amber Meadows Property except upon the written consent of CalAtlantic during said five (5) year period. After said five (5) year period, the Amber Meadows Property and its development will be subject to all ordinances, regulations, and codes of the Village in existence. Notwithstanding the foregoing, in the event the Village is required to modify, amend or enact any ordinance or regulation and to apply the same to the Amber Meadows Property pursuant to the express and specific mandate of any superior governmental authority, such ordinance or regulation shall apply to the Amber Meadows Property and be complied with by CalAtlantic, provided, however, that any so called "grandfather" provision contained in such superior governmental mandate which would serve to exempt or delay implementation against the Amber Meadows Property shall be given full force and effect. Paragraph 4 of this Agreement shall supersede this Paragraph 22.

23. Development Schedule/Other Inapplicable Provisions. The completion of the build-out of the Amber Meadows Property and the construction of the Dwelling Units shall not be subject to performance in accordance with any development schedule, provided, however, CalAtlantic shall not extend construction beyond a seven (7) year term without the approval of the Village Board of Trustees, which approval shall not require an amendment to this Builder's Agreement and shall not be unreasonably withheld or delayed.

24. No Further Obligations. Except as otherwise specifically provided in this Builder's Agreement, CalAtlantic shall not have any obligation to construct, pay for, or contribute to the cost of, any on-site or off-site public or private improvements which might benefit or serve the Amber Meadows Property or other properties in the Village.

25. Foundation Only Permits. In conformance with this Agreement, CalAtlantic may obtain up to twenty (20) foundation-only permits once the final plat of subdivision and

final site plans have been approved by the Village Board of Trustees and the Improvement Security has been furnished to the Village, as required by this Agreement. CalAtlantic acknowledges, however, that building permits shall not be issued by the Village, and no framing or superstructure shall be started on buildings for which foundation-only permits have been issued until watermains and fire hydrants necessary to provide fire protection to that portion then under development have been constructed and are connected to, in a manner reasonably acceptable to the Village Fire Chief, and provision has been made for emergency vehicle access thereto on road constructed with aggregate in a manner reasonably acceptable to the Village Fire Chief. In addition, it shall be a requirement for foundation only permits that any lot upon which a foundation is constructed shall be fenced during the winter period and that the foundation cannot remain for more than four (4) months without the building being constructed.

26. Certificates of Occupancy. The Village shall issue certificates of occupancy pursuant to Village Code.

27. Temporary Certificates of Occupancy. Temporary certificates of occupancy may be issued by the Village pursuant to Village Code.

28. Marketing and Signage. The Village and CalAtlantic hereby agree that until no later than six (6) months after such time as CalAtlantic no longer owns or controls any portion of the Amber Meadows Property, CalAtlantic may erect and maintain signage in sizes and locations identified on, and in substantial conformance with, the Marketing Sign Plan attached hereto as **Exhibit B-9**.

29. Conflicts with Ordinances. If any pertinent existing agreements, resolutions and/or ordinances, or interpretations thereof, of the Village are inconsistent or in conflict with any provision hereof, then the provisions of this Builder's Agreement and any ordinance passed pursuant hereto shall constitute lawful and binding amendments to and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the CalAtlantic Lots.

30. Term. This Builder's Agreement shall be binding upon and inure to the benefit of the Parties until CalAtlantic has (a) completed the construction of all of the homes planned to be constructed on the Amber Meadows Property, (b) received certificates of occupancy therefor, (c) closed on the sale thereof, (d) removed all billboards signage at the completion of CalAtlantic's marketing operations relating to Amber Meadows Property; and (e) complied with the Village Code and with all of the other terms, conditions and provisions contained herein.

31. Notice. Notices, as required by this Agreement, or of any default under any of the provisions contained herein, shall be effective upon the first to occur: (i) three (3) days after said notice is placed in the U.S. Postal Service, postage prepaid, and certified; (ii) upon personal delivery or delivery by overnight courier, with appropriate receipt; or (iii) when transmitted by electronic facsimile with electronically generated evidence of receipt, addressed to the respective parties as follows:

If to the Village:

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60195
Attention: Village Clerk

Email: _____
Facsimile: (847) 882-2621

With a copy to:

Arthur L. Janura
Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Email: Arthur.Janura@hoffmanestates.org
Facsimile: (847) 781-2624

Village Manager
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
Facsimile: (847) 781-2624

If to Owner:

CalAtlantic Group, Inc.
1141 E. Main St., Suite 108
Hoffman Estates, IL 60118
Attention: Omar Rodriguez-Caballero
Email: Omar.Rodriguez-Caballero@calatl.com
Facsimile: 224-293-3101

With a copy to:

Meltzer, Purtil & Stelle LLC
300 South Wacker Drive, Suite 2300
Chicago, Illinois 60606
Attention: Charles L. Byrum
Email: cbyrum@mpslaw.com
Facsimile: (312) 987-9854

The foregoing addresses may be changed by written notice to the parties.

32. Default/Cure. If either Party shall fail to perform any of its obligations hereunder, and the Party affected by such default shall have given notice of such default to the defaulting Party, and such defaulting Party shall have failed to cure such default within thirty (30) days of such default notice then in addition to any and all other remedies that may be available, either in law or equity, the Party affected by such default shall have the right (but not the obligation) to take such action as in its reasonable discretion and judgment shall be necessary to cure such default.

33. Force Majeure. Any timetable for installation or construction hereunder shall be subject to extension for delays attributable to strikes, lockouts, floods, earthquakes, fires, unavailability of materials, and other similar matters beyond the reasonable control of the obligor.

34. Successors and Assigns. The rights and obligations of CalAtlantic Group, shall run with and shall bind and benefit the Amber Meadows Property, and shall be binding upon and enforceable by any successors and/or assigns, but shall not be enforceable against any party who purchases a Lot which is improved with a Dwelling Unit.

35. CalAtlantic has no objection to the formation of a standby Special Service Area created for the purpose of storm water management.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement, or have caused this Agreement to be executed, by their duly authorized officers as of the date first above written.

VILLAGE:

VILLAGE OF HOFFMAN ESTATES,
an Illinois municipal corporation

By: _____
Village President

Date: _____

Attest:

Village Clerk

Date: _____

OWNER:

CALATLANTIC GROUP, INC.,
a Delaware corporation

By: _____
Its: _____

Date: _____

EXHIBIT A

Amber Meadows Property

LOT 5 IN THE FINAL PLAT OF LAUFENBURGER SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2006 AS DOCUMENT 0635216073, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328819060, IN COOK COUNTY, ILLINOIS .

EXHIBIT B-1

Landscape Development Plan

[See attached]

EXHIBIT B-2

Final Plat of Subdivision

[See attached]

EXHIBIT B-3

Final Engineering

[See attached]

EXHIBIT B-4

Development Standards

[See attached]

EXHIBIT B-5

Fees and Donations

1. **In Lieu Impact Fee.** Amber Meadows Property shall pay the amount that would otherwise be due under the Fair Share Road Improvement Impact Fee Ordinance (subject to any changes in such fees as determined at the time the payment is due in accordance with Village Code) for the Property under the Village Fair Share Road Improvement Impact Fee Ordinance as a “**Road Improvement In Lieu Impact Fee,**” with such fee to be paid upon application for issuance of a building permit for each residential unit.
2. **Municipal and Emergency Services Fee.** A donation of one thousand six hundred dollars (\$1,600) per dwelling unit indexed for inflation, utilizing the Consumer Price Index on an annual basis beginning at the time of Village approval of the “Fourth Amendment” to the University Place Annexation Agreement, shall be made for each residential unit upon application for the issuance of the building permit. Said funds shall be used by the Village in funding, constructing, furnishing, and equipping municipal and emergency services facilities.
3. **Municipal Cash Donation.** A donation of one thousand five hundred dollars (\$1,500) per dwelling unit indexed for inflation, utilizing the Consumer Price Index on an annual basis beginning at the time of Village approval of the “Fourth Amendment” to the University Place Annexation Agreement, shall be made for each residential unit upon application for the issuance of the building permit.

EXHIBIT B-6

Recaptures Fees

Recaptures

RECAPTURE	BASE AMOUNT	UNIT	INTEREST	INITIATE DATE	SERVICE CHARGE	EXPIRATION DATE
Ordinance 4323 Sanitary - EDA Facility	\$969.00	per Acre	7.50%	1/23/1992	5%	12/31/2027
Ordinance 4324 NW Tollway Interchange	\$4,100.00	per Acre if nonresidential developmt	9.00%	2/20/1995	5%	12/31/2027
Ordinance 4539 Hunter's Ridge Offsite Sanitary	\$161.52	per Acre	7.00%	2/1/1995	5%	1/6/2017
Ordinance 4359 Shoe Factory Road Lift Station and Force Main	\$1,298.00	per Acre	5.50%	10/10/2001	5%	3/4/2023
Resolution 1226 Water Tower Donation	\$227.27	per P.E.	Adjust w/CPI	5/17/2004	0%	-

Date: 9/13/16
By: SLW
Filename: Engineer\Excel\Recap2.sw

EXHIBIT B-7

Elevations

[See attached]

EXHIBIT B-8

Variations from Village Ordinances

[To be inserted prior to finalization]

EXHIBIT B-9

Marketing Site Plan

[See attached]

EXHIBIT A

Amber Meadows Property

LOT 5 IN THE FINAL PLAT OF LAUFENBURGER SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2006 AS DOCUMENT 0635216073, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 15, 2013 AS DOCUMENT 1328819060, IN COOK COUNTY, ILLINOIS .

EXHIBIT B-1

Landscape Development Plan

[See attached]

Final Landscape Plan
AMBER MEADOWS

Hoffman Estates, Illinois

3/6/2017

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC.
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187



ENGINEER:
MANHARD CONSULTING
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60061



LOCATION MAP
SCALE: 1"=300'

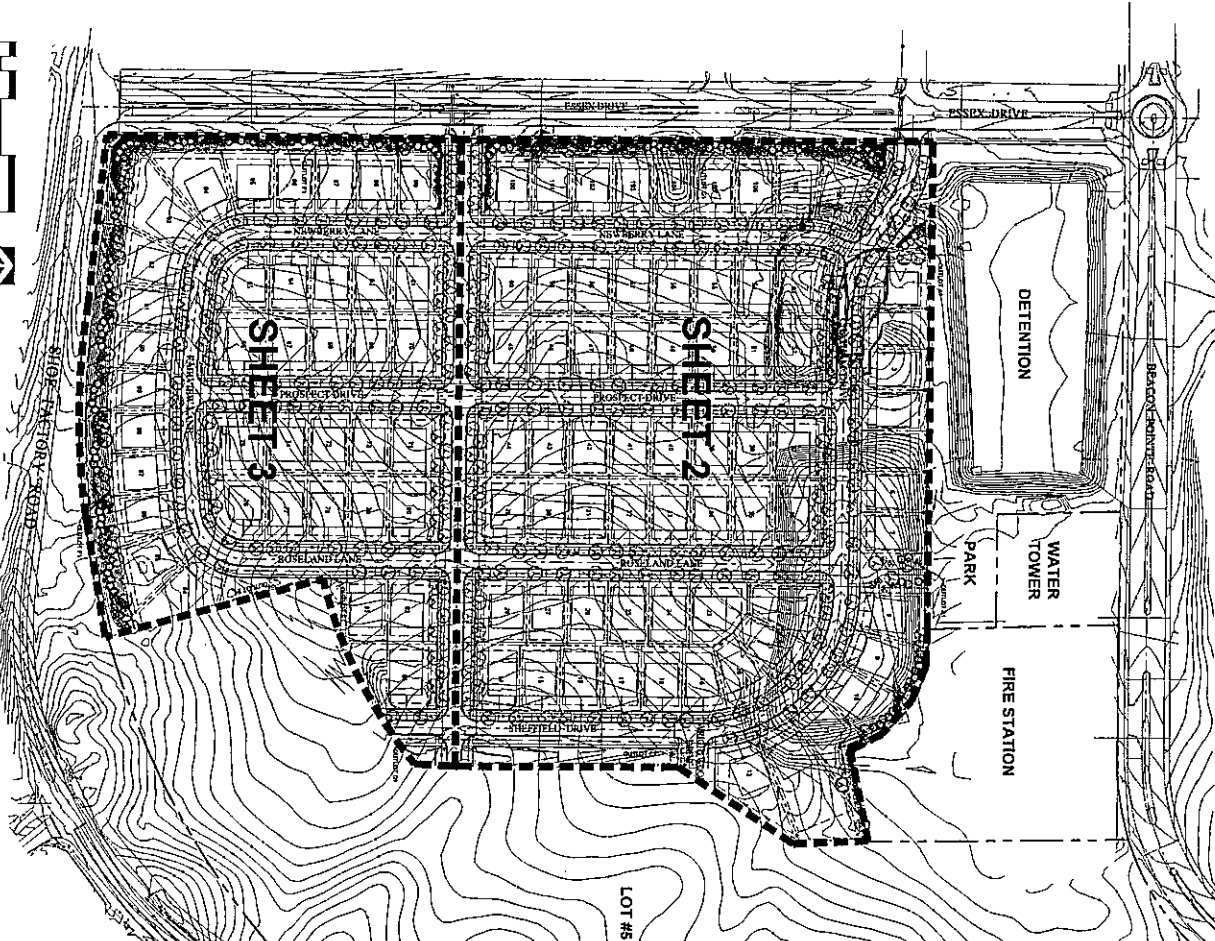
INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	MODEL CENTER LANDSCAPE PLAN
6	MONUMENT LAYOUT PLANS & DETAILS
7	LANDSCAPE SPECIFICATIONS



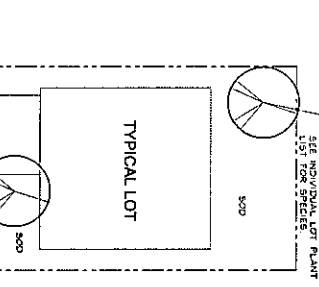
PLANT LIST

Key	Qty.	Brand/Trade/Common Name	Size	Remarks
A6	22	SHADE TREES		
A7	22	Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.	
A8	6	AVONEN BLACK PINE	2" Cal.	
A9	4	Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.	
A10	6	RED TWIG DOGWOOD	2 1/2" Cal.	
A11	4	SHADE STREET THORNLE PLANTS	4" Cal.	
A12	6	Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.	
A13	22	Red Twig Dogwood	2 1/2" Cal.	
A14	22	Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.	
A15	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A16	22	Red Twig Dogwood	2 1/2" Cal.	
A17	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A18	22	Red Twig Dogwood	2 1/2" Cal.	
A19	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A20	22	Red Twig Dogwood	2 1/2" Cal.	
A21	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A22	22	Red Twig Dogwood	2 1/2" Cal.	
A23	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A24	22	Red Twig Dogwood	2 1/2" Cal.	
A25	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A26	22	Red Twig Dogwood	2 1/2" Cal.	
A27	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A28	22	Red Twig Dogwood	2 1/2" Cal.	
A29	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A30	22	Red Twig Dogwood	2 1/2" Cal.	
A31	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A32	22	Red Twig Dogwood	2 1/2" Cal.	
A33	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A34	22	Red Twig Dogwood	2 1/2" Cal.	
A35	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A36	22	Red Twig Dogwood	2 1/2" Cal.	
A37	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A38	22	Red Twig Dogwood	2 1/2" Cal.	
A39	6	SHADE STREET THORNLE PLANTS	4" Cal.	
A40	22	Red Twig Dogwood	2 1/2" Cal.	



INDIVIDUAL LOT PLANT LIST

Brand/Trade/Common Name	Quantity
Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.
RED TWIG DOGWOOD	2 1/2" Cal.
SHADE STREET THORNLE PLANTS	4" Cal.
Red Twig Dogwood	2 1/2" Cal.
Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.
RED TWIG DOGWOOD	2 1/2" Cal.
SHADE STREET THORNLE PLANTS	4" Cal.
Red Twig Dogwood	2 1/2" Cal.
Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.
RED TWIG DOGWOOD	2 1/2" Cal.
SHADE STREET THORNLE PLANTS	4" Cal.
Red Twig Dogwood	2 1/2" Cal.
Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.
RED TWIG DOGWOOD	2 1/2" Cal.
SHADE STREET THORNLE PLANTS	4" Cal.
Red Twig Dogwood	2 1/2" Cal.
Alder & Fraxinus "Hillier's Red"	2 1/2" Cal.
RED TWIG DOGWOOD	2 1/2" Cal.
SHADE STREET THORNLE PLANTS	4" Cal.
Red Twig Dogwood	2 1/2" Cal.



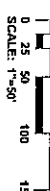
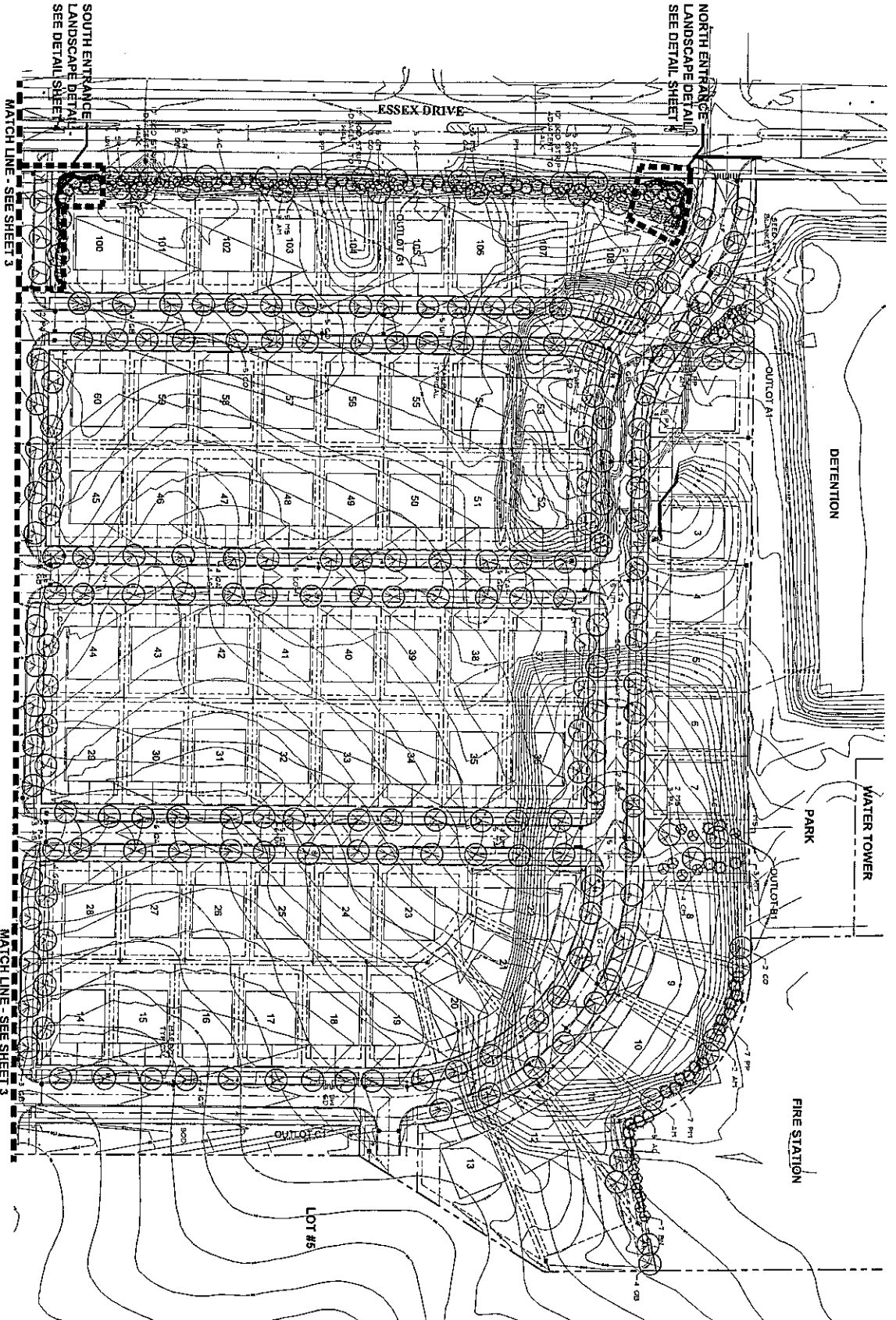
AMBER MEADOWS
HOFFMAN ESTATES, ILLINOIS
OVERALL LANDSCAPE PLAN

CR WA
CALATLANTIC
LANDSCAPE ARCHITECTS, INC.
1125 SOUTH MICHIGAN
SUITE 1000
ANN ARBOR, MI 48106
(313) 963-1100

GARY R. WIENER
ASSOCIATES, INC.
1125 SOUTH MICHIGAN
SUITE 1000
ANN ARBOR, MI 48106
(313) 963-1100

DATE: 5/31/98
PROJECT NO.: 02612
DRAWN BY: MJD
CHECKED BY: JMT
SHEET NO.: 1 OF 7

NOTES:
1. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN IN THE STATE OF ILLINOIS ARE LISTED IN THE ILLINOIS PLANT HARDINESS ZONE 5. PLANTS NOT LISTED IN THE ILLINOIS PLANT HARDINESS ZONE 5 ARE NOT RECOMMENDED FOR THIS PROJECT.
2. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED IN THE SPRING OR EARLY FALL.
3. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE SPACING INDICATED.
4. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE SIZE INDICATED.
5. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE ORIENTATION INDICATED.
6. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE COLOR INDICATED.
7. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE TRUNK CALIBER INDICATED.
8. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE ROOT BALL SIZE INDICATED.
9. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE SOIL TYPE INDICATED.
10. ALL PLANTS SHOWN ON THIS LANDSCAPE PLAN ARE TO BE PLANTED AT THE CLIMATE INDICATED.



831

AMBER MEADOWS
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE PLAN

DATE: 5.25.04
PROJECT NO.: 132514
DRAWN BY: J. WARD
CHECKED BY: J. WARD
SHEET NO.: 2 OF 7

NO.	REVISION
1	12.17.03
2	12.23.03
3	12.23.03
4	12.23.03

GR
GARY R. WEBER
ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 N. WASHINGTON
CHICAGO, ILLINOIS 60610
TEL: 312.467.1000
WWW.GRWA.COM

CAVALANTIC
LANDSCAPE ARCHITECTS
1000 N. WASHINGTON
CHICAGO, ILLINOIS 60610
TEL: 312.467.1000
WWW.CAVANTIC.COM

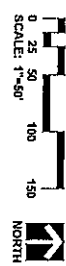
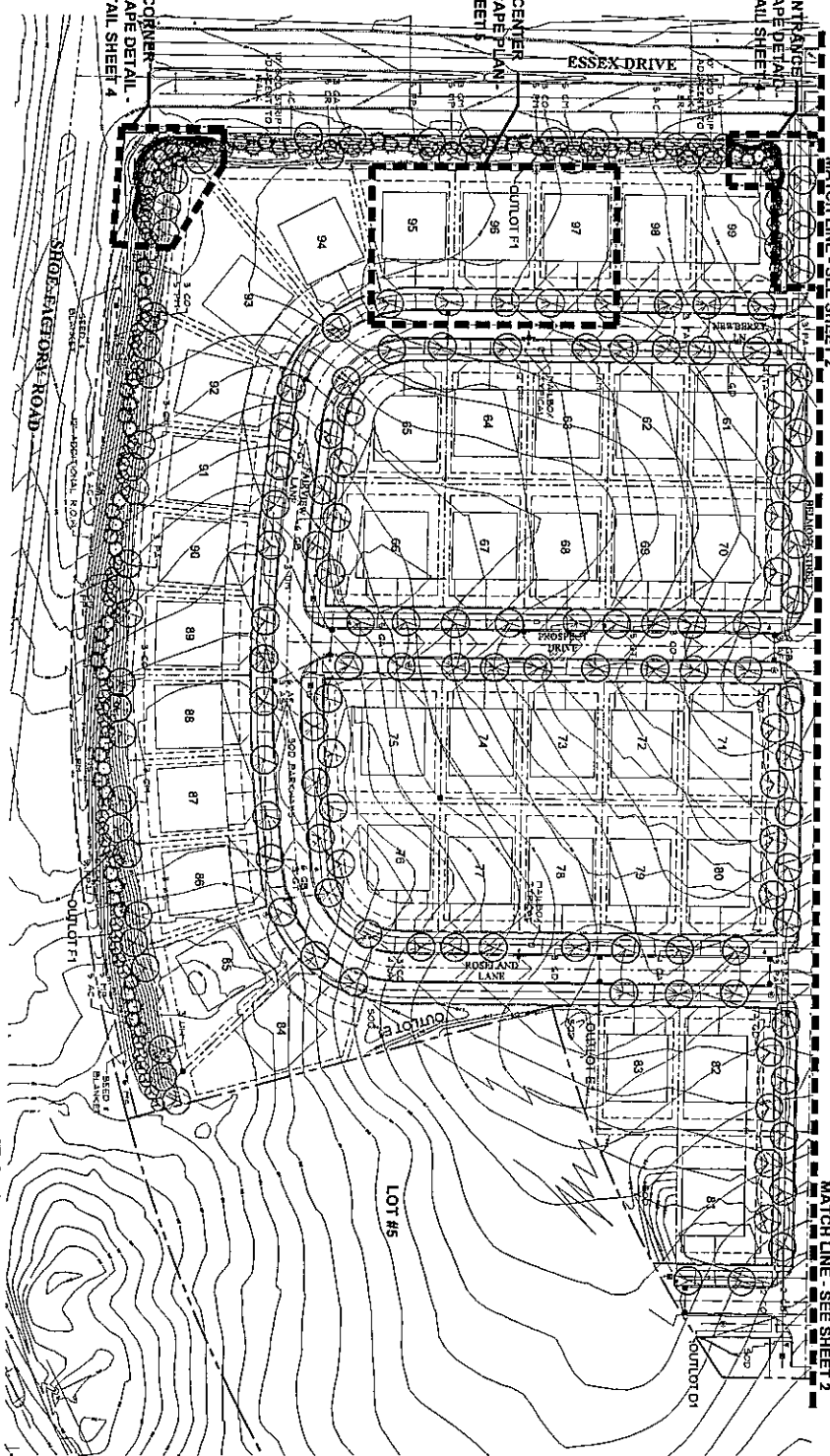
SOUTH ENTRANCE
LANDSCAPE DETAIL
SEE DETAIL SHEET 3

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

MODEL CENTER
LANDSCAPE PLAN
SEE SHEET 1

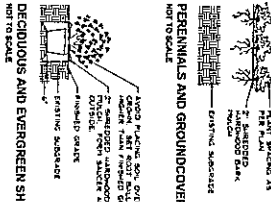
SOUTH CORNER
LANDSCAPE DETAIL
SEE DETAIL SHEET 4



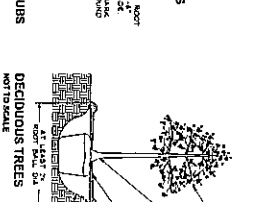
GENERAL NOTES

1. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
2. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
3. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
4. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
5. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
6. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
7. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
8. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
9. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.
10. The landscape architect reserves the right to inspect, locate and remove any plants or materials that do not meet the specifications for quality, size and quantity.

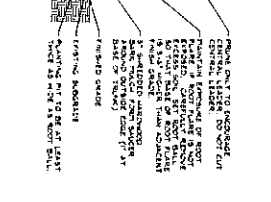
PLANTING DETAILS



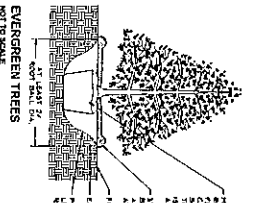
PERENNIALS AND GROUNDCOVERS



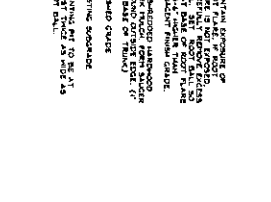
DECIDUOUS AND EVERGREEN SHRUBS



DECIDUOUS TREES



EVERGREEN TREES



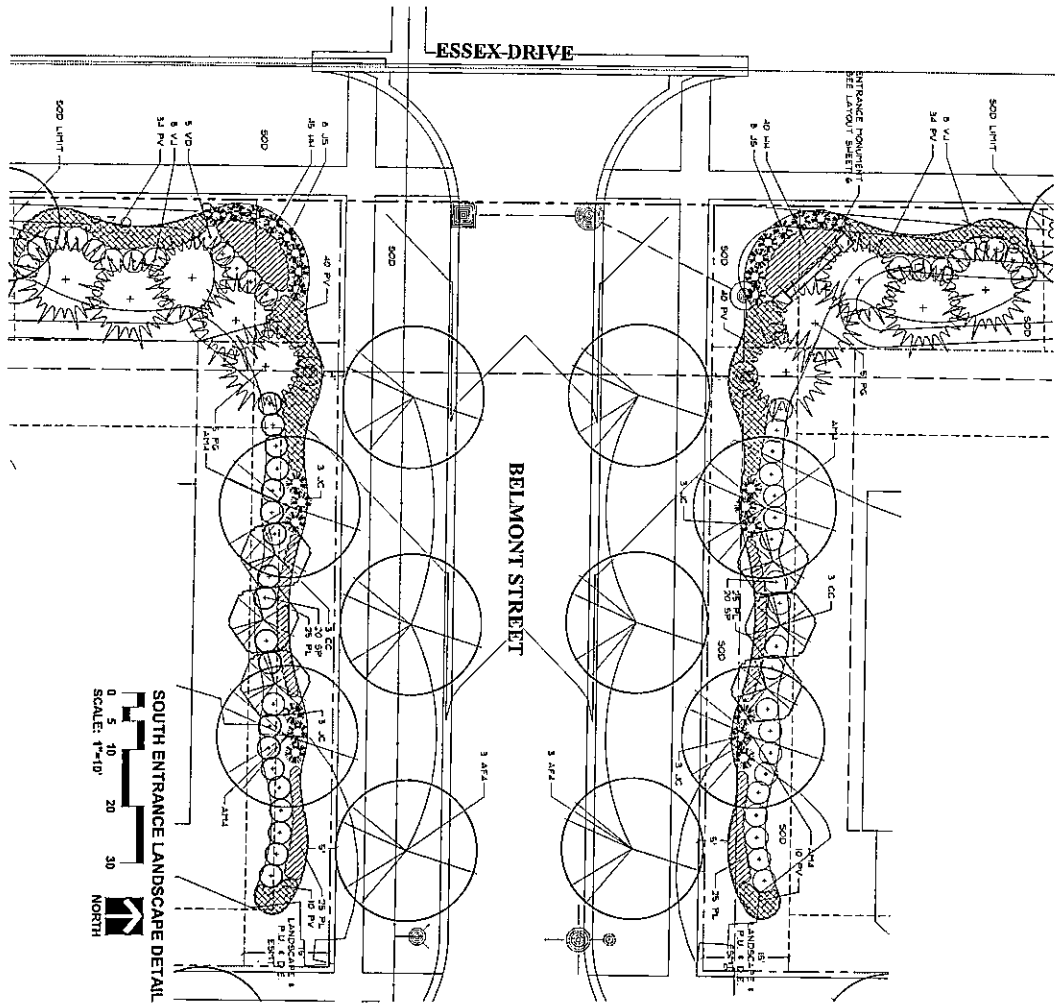
GARY R. WEHNER
ASSOCIATES, INC.
10000 N. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53222
TEL: 414.764.1100
WWW.GRW.COM

CALVANTIC
LANDSCAPE ARCHITECTURE
1000 N. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53222
TEL: 414.764.1100
WWW.CALVANTIC.COM

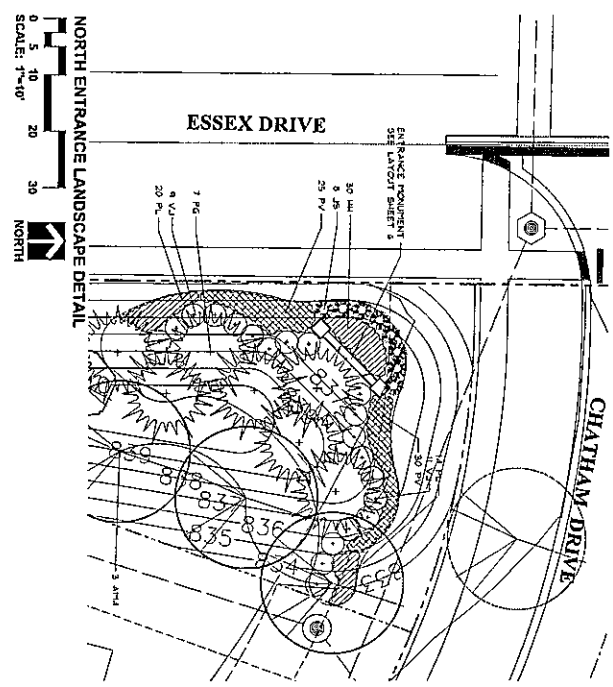
AMBER MEADOWS
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE PLAN

DATE	PROJECT NO.	DESIGNED BY	CHECKED BY
12.17.16	15216	AMBER	AMBER
12.18.16	15216	AMBER	AMBER
12.19.16	15216	AMBER	AMBER
12.20.16	15216	AMBER	AMBER
12.21.16	15216	AMBER	AMBER
12.22.16	15216	AMBER	AMBER
12.23.16	15216	AMBER	AMBER
12.24.16	15216	AMBER	AMBER
12.25.16	15216	AMBER	AMBER
12.26.16	15216	AMBER	AMBER
12.27.16	15216	AMBER	AMBER
12.28.16	15216	AMBER	AMBER
12.29.16	15216	AMBER	AMBER
12.30.16	15216	AMBER	AMBER
12.31.16	15216	AMBER	AMBER

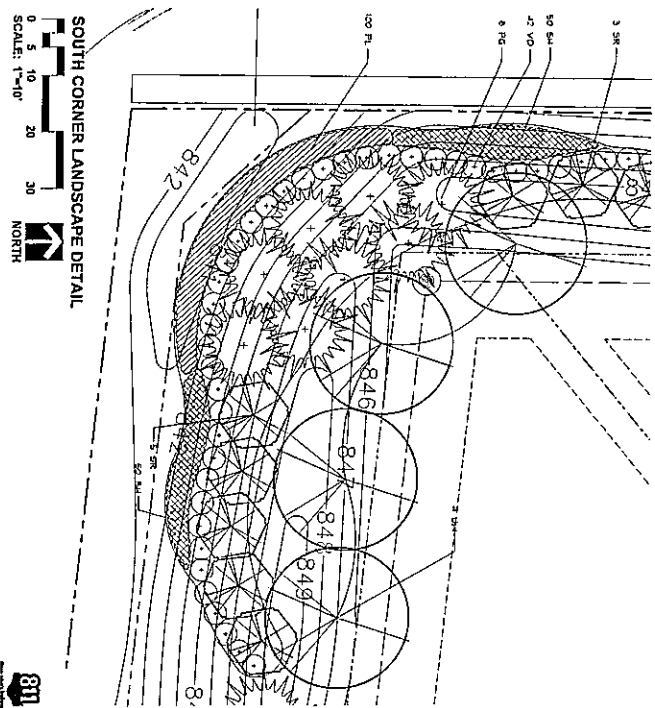




SOUTH ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=10'
NORTH



NORTH ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=10'
NORTH



SOUTH CORNER LANDSCAPE DETAIL
SCALE: 1"=10'
NORTH

AMBER MEADOWS
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE DETAILS

GARY R. WEBER
ASSOCIATES, INC.
Horticultural Consulting
218 North Main Street
Waukegan, Illinois 60087
(815) 891-8800
www.grwa.com

CALIFORNIA
GARY R. WEBER
Horticultural Consulting
218 North Main Street
Waukegan, Illinois 60087
(815) 891-8800
www.grwa.com

DATE: 5.26.14
PROJECT NO.: 14370
REVISION: 1
DESIGNED: JAW
CHECKED: JAW
SCALE: 1"=10'

NO.	DATE	DESCRIPTION
1	5.26.14	ISSUED FOR PERMITS
2	6.10.14	REVISED PER COMMENTS
3	6.10.14	REVISED PER COMMENTS
4	6.10.14	REVISED PER COMMENTS

811
4 OF 7

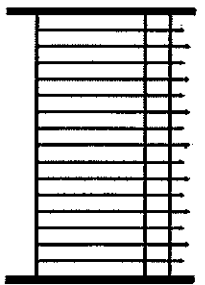
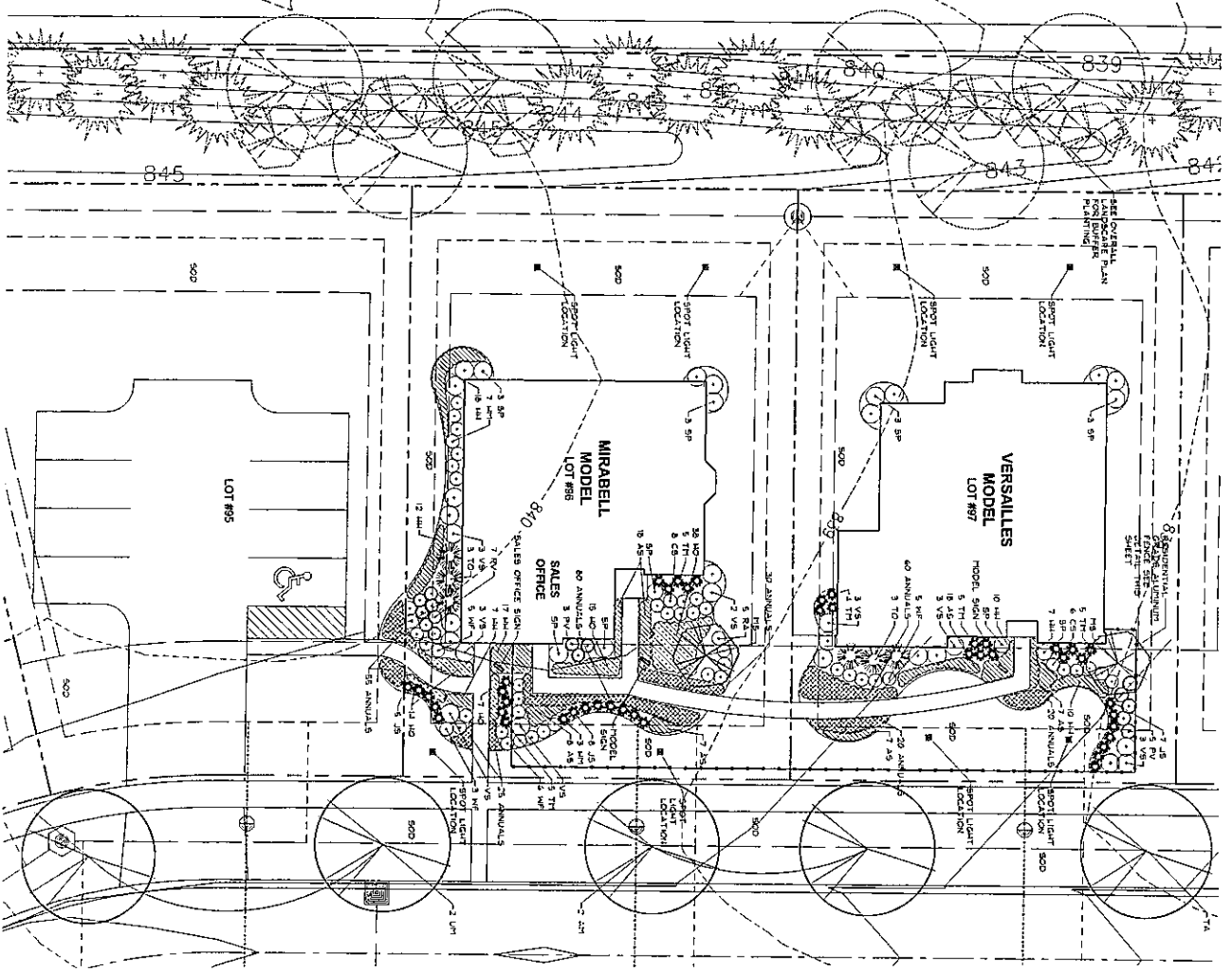
MODEL CENTER PLANT LIST

HOUSE LINE UPSIZED TYPICAL PLANT LIST

Ref. No.	Brand/Description Name	Size	Quantity
1	SHADE TREES		
1A	Large Shade Tree	12' Cal.	1
1B	Small Shade Tree	8' Cal.	2
1C	Medium Shade Tree	10' Cal.	1
2	ORNAMENTAL TREES		
2A	Small Ornamental Tree	6' Ht.	2
2B	Medium Ornamental Tree	8' Ht.	1
2C	Large Ornamental Tree	10' Ht.	1
3	PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES		
3A	Perennial	12" OC	10
3B	Groundcover	12" OC	20
3C	Ornamental Grass	12" OC	5
4	HOUSE LINE ADDITIONAL PLANT LIST		
4A	Perennial	12" OC	10
4B	Groundcover	12" OC	20
4C	Ornamental Grass	12" OC	5

HOUSE LINE ADDITIONAL PLANT LIST

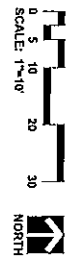
Ref. No.	Brand/Description Name	Size	Quantity
5	PERENNIALS		
5A	Perennial	12" OC	10
5B	Groundcover	12" OC	20
5C	Ornamental Grass	12" OC	5
6	SHADE TREES		
6A	Large Shade Tree	12' Cal.	1
6B	Small Shade Tree	8' Cal.	2
6C	Medium Shade Tree	10' Cal.	1
7	ORNAMENTAL TREES		
7A	Small Ornamental Tree	6' Ht.	2
7B	Medium Ornamental Tree	8' Ht.	1
7C	Large Ornamental Tree	10' Ht.	1
8	PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES		
8A	Perennial	12" OC	10
8B	Groundcover	12" OC	20
8C	Ornamental Grass	12" OC	5



RESIDENTIAL GRADE ALUMINUM FENCE
MATERIAL: ALUMINUM
COLOR: DARKEN BRONZE

CalAtlantic
RESIDENTIAL DEVELOPMENT
LANDSCAPE ARCHITECTURE
111 SOUTH HANCOCK STREET
CHICAGO, ILLINOIS 60606
TEL: 312.467.1000
WWW.CALATLANTIC.COM

AMBER MEADOWS
HOFFMAN ESTATES, ILLINOIS
MODEL CENTER LANDSCAPE PLAN



DATE: 11/11/11
PROJECT NO.: 11111
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
SHEET NO.: 5 OF 7

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	REVISED	11/11/11
3	REVISED	11/11/11
4	REVISED	11/11/11



EXHIBIT B-2

Final Plat of Subdivision

[See attached]

**FINAL PLAT OF SUBDIVISION
AMBER MEADOWS**

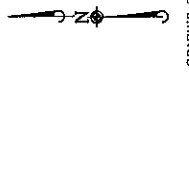
BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

PIN

18-156-001-007-000



OWNER/DEVELOPER

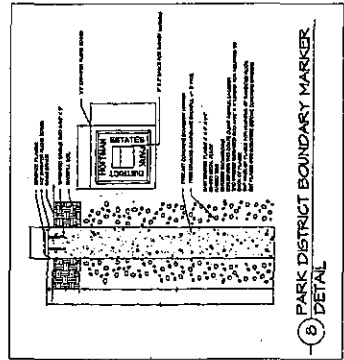
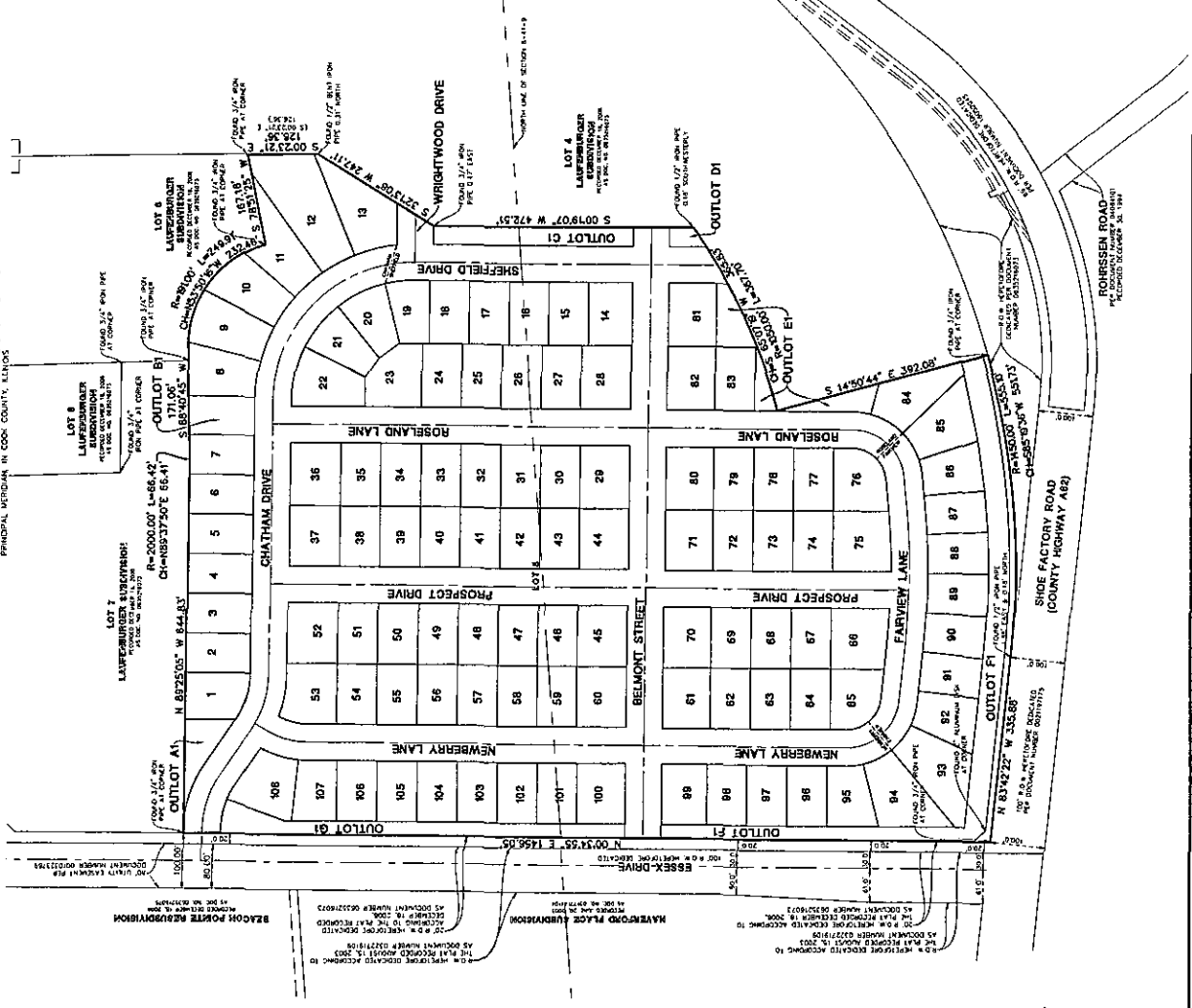
THE CALANTIC HOMER EAST HUNGER, IL UNIT
18-156-001-007-000

CRANTOR'S LEGAL DESCRIPTION

LOT 5 IN PARCELS 8 AND 9, SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

TOTAL AREA - 1,332,108 SQ. FT. (30.43 ACRES)



DEVELOPERS:
CALANTIC HOMER EAST HUNGER, IL UNIT
18-156-001-007-000

PLEASE RETURN ORIGINALS TO:
THE VILLAGE OF HOFFMAN ESTATES
ATTN: VILLAGE ENGINEER
1300 WEST WASHINGTON AVENUE
HOFFMAN ESTATES, IL 60149

SHEET INDEX

SHEET 1 OF 4	REVISIONS
SHEET 2 OF 4	DATE: 12/15/05
SHEET 3 OF 4	BY: J. S. WILSON
SHEET 4 OF 4	BY: J. S. WILSON

SURVEYOR'S NOTES

1. DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE SHOWN. DIMENSIONS SHALL BE ASSUMED BY SCALE UNLESS OTHERWISE SHOWN. DISTANCES AND BEARINGS SHOWN IN THIS PLAT ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
2. COMPARE THIS PLAT LEGAL DESCRIPTION AND ALL SURVEY DOCUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SUBDIVISION SHALL BE ASSUMED BY SCALE UNLESS OTHERWISE SHOWN.
4. IN ACCORDANCE WITH CHAPTER 225 ILLCS SECTION 12-7-005 (80) 2/07 B.A. X' 1/4" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CONCERN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOSS OR REMOVAL OF ANY IRON RODS OR POINTS OF CONCERN.
5. THIS SUBDIVISION CONVEYS OF 100 LOTS AND 7 OUTLOTS.
6. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
7. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (ROADS) ARE INSTALLED BY GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND TELEVISION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOSS OR REMOVAL OF ANY UTILITY MARKERS OR EASEMENTS. THE SURVEYOR HAS BEEN ADVISED BY THE UTILITY COMPANIES AND ASSOCIATES TOGETHER WITH THE RIGHT TO INSTALL, MAINTAIN AND REMOVE THESE UTILITY MARKERS. (SEE GENERAL NOTES AND REMOVE THESE UTILITY MARKERS.)
8. OUTLOTS 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

HAVENFORD PLACE SUBDIVISION
 PLANNED JAN. 20, 2003
 AS DOC. NO. 03178100

BEACH POSTE REVISIONS
 RECORDED FEBRUARY 14, 2004
 AS DOC. NO. 03357474

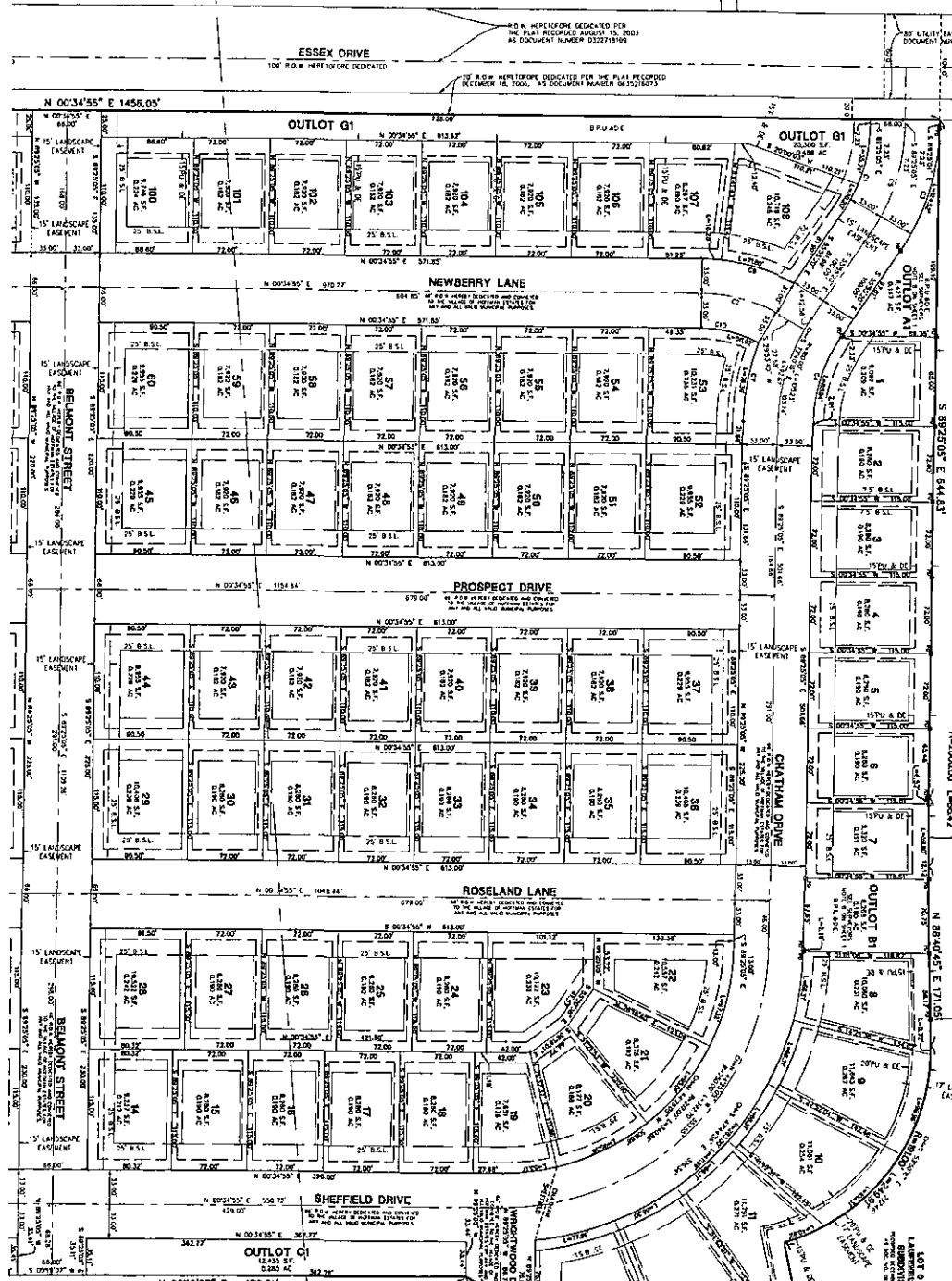
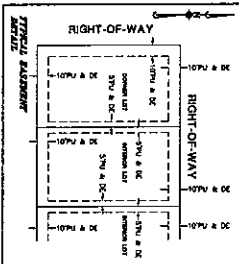
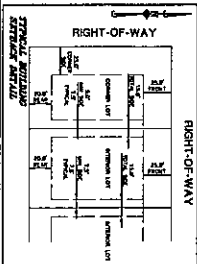


EXHIBIT LEGEND:
 P.O. & D.E. - PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
 P.U. & D.E. - PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
 B.S.L. - BUILDING SETBACK LINE
 S.D. - SETBACK DESIGN VOLUMINE

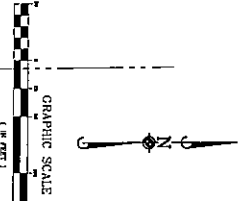
LANDSCAPE EASEMENT
 BEING A SUBDIVISION OF PART OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, T11N R10E W12E, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 LOT 7
 LANDSCAPE EASEMENT
 15' LANDSCAPE EASEMENT

**FINAL PLAT OF SUBDIVISION
 AMBER MEADOWS**

AREA TABLE
 TOTAL ACRES: 12.335 ACRES
 TOTAL ACRES: 12.335 ACRES
 TOTAL ACRES: 12.335 ACRES
 TOTAL ACRES: 12.335 ACRES



LOT	ACRES	AREA	PERCENT
1	0.100	0.100	0.81
2	0.100	0.100	0.81
3	0.100	0.100	0.81
4	0.100	0.100	0.81
5	0.100	0.100	0.81
6	0.100	0.100	0.81
7	0.100	0.100	0.81
8	0.100	0.100	0.81
9	0.100	0.100	0.81
10	0.100	0.100	0.81
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40	0.100	0.100	0.81
41	0.100	0.100	0.81
42	0.100	0.100	0.81
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61	0.100	0.100	0.81
62	0.100	0.100	0.81
63	0.100	0.100	0.81
64	0.100	0.100	0.81



AMBER MEADOWS
 VILLAGE OF HOFFMAN ESTATES
 FINAL PLAT OF SUBDIVISION

2 of 4

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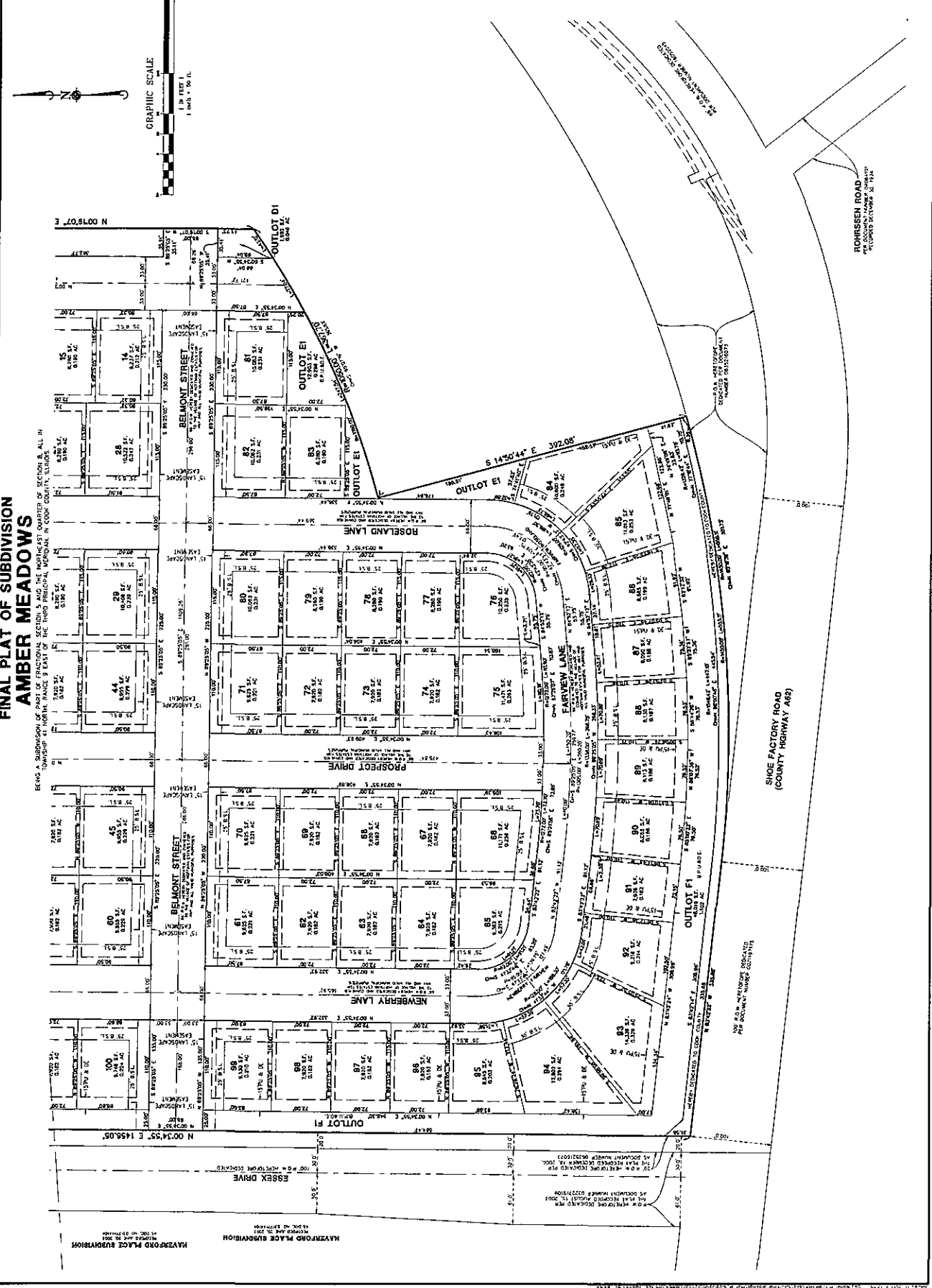
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 1000 North Dearborn Street, Suite 1000
 Chicago, Illinois 60610
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 Fax: 312.542.1101
 Email: info@manhard.com

AMBER MEADOWS
 VILLAGE OF HOFFMAN ESTATES
 FINAL PLAT OF SUBDIVISION

SHEET
3 of 4
 DATE: 06/01/22
 DRAWN BY: [Name]



BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, ALL IN THE NORTH 40TH RANGE OF EAST THE THIRD TOWNSHIP, WAGONWHEEL IN COOK COUNTY, ILLINOIS.

ROHRSEN ROAD
 PER RECORD MAP NO. 02410899
 RECORDED SECTION 34, 1914

SIDE FACTORY ROAD
 (COUNTY HIGHWAY A62)

FINAL PLAT OF SUBDIVISION
AMBER MEADOWS

BEING A SUBDIVISION OF PART OF FRAGMENTAL SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMERCIAL EDISON AND ART EXHIBIT PROVISIONS
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
COMMERCIAL EDISON COMPANY
COMMERCIAL EDISON COMPANY

ARTIST A.M.A. SINC. ILLINOIS AMERICAN LIGHTS, GRANVILLE
A.K.A. LIGHTS BELL TELEPHONE COMPANY, GRANVILLE
FOR THE REASON THAT THE PROVISIONS OF THE ART EXHIBIT PROVISIONS
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
COMMERCIAL EDISON COMPANY
COMMERCIAL EDISON COMPANY

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CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
INDOR GAS COMPANY
INDOR GAS COMPANY

LANDSCAPE EXHIBIT PROVISIONS
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
LANDSCAPE ARCHITECTURE COMPANY
LANDSCAPE ARCHITECTURE COMPANY

PLANNING AND ZONING COMMISSION
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
PLANNING AND ZONING COMMISSION
PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF COOK
PLANNING AND ZONING COMMISSION
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
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PLANNING AND ZONING COMMISSION

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PLANNING AND ZONING COMMISSION

Table with columns for recording information, including date and time.



AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES
FINAL PLAT OF SUBDIVISION

CADASTRAL PROVISIONS FOR THE VILLAGE OF HOFFMAN ESTATES
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PLANNING AND ZONING COMMISSION

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PLANNING AND ZONING COMMISSION



FOR REVIEW
CONSTRUCTION OF THE SUBDIVISION TO BE MADE TO THE
COMMERCIAL EDISON COMPANY
COMMERCIAL EDISON COMPANY

EXHIBIT B-3

Final Engineering

[See attached]

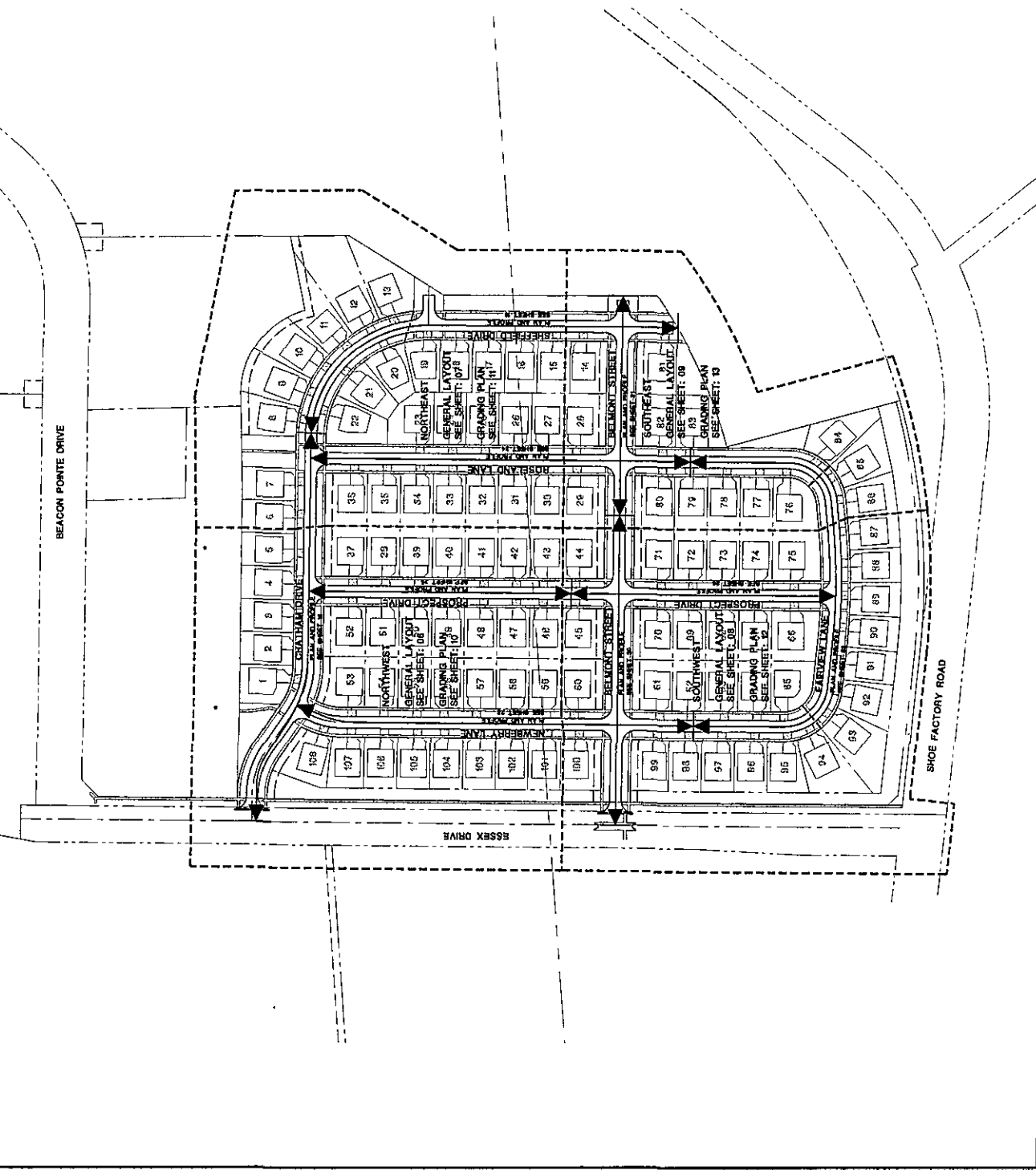
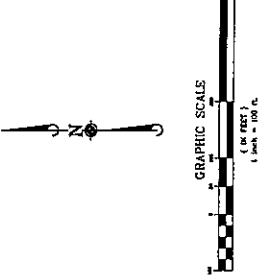
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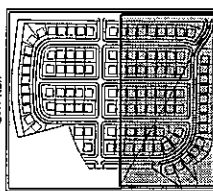
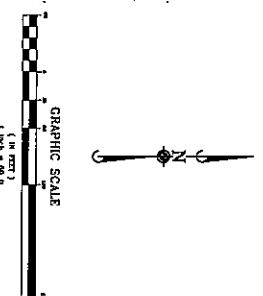
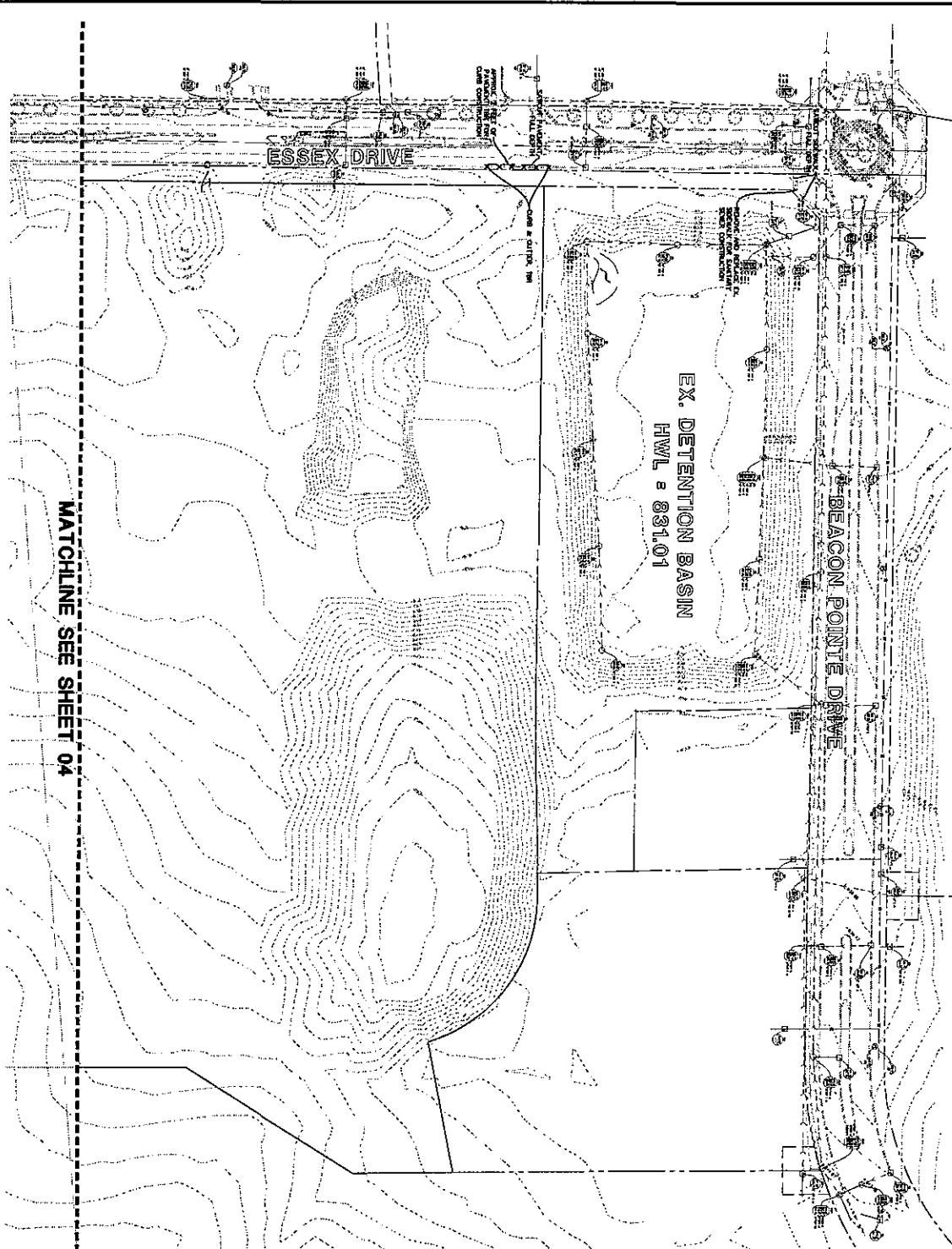
AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
INDEX SHEET

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CONSULTING LTD.

Company Name: Manhard Consulting Ltd. | Address: 1000 West Higgins Road, Suite 100, Naperville, IL 60563 | Phone: (630) 355-1000 | Fax: (630) 355-1001 | Website: www.manhard.com

NO.	REVISION	DATE





DEMOLITION LEGEND

[Hatched Box]	DEMOLITION
[Hatched Box]	REMOVE AND BACK TO BE REBUILT
[Dotted Box]	REMOVE TO BE REBUILT
-----	SETBACK LINE
[X X X X]	EXISTING BUILT-UP WITH NO USE REMOVE
[X X X X]	EXISTING BUILT-UP WITH USE TO BE REMOVED
[X X X X]	UTILITY STRUCTURE TO BE REMOVED
[X X X X]	UTILITY LINE REMOVAL, ALL OR PARTIAL (POINTS TO SPECIFICATIONS)
[X]	TO BE REMOVED
(TM)	TO BE REBUILT

1. ALL DEMOLITION AND DEMOLITION PLAN REVISIONS, SITE CONDITIONS, AND ALL OTHER NOTES SHALL BE SUBMITTED TO THE PROJECT ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND DEPARTMENT OF PUBLIC WORKS. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH

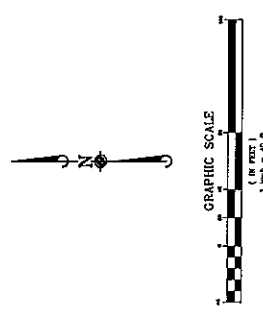
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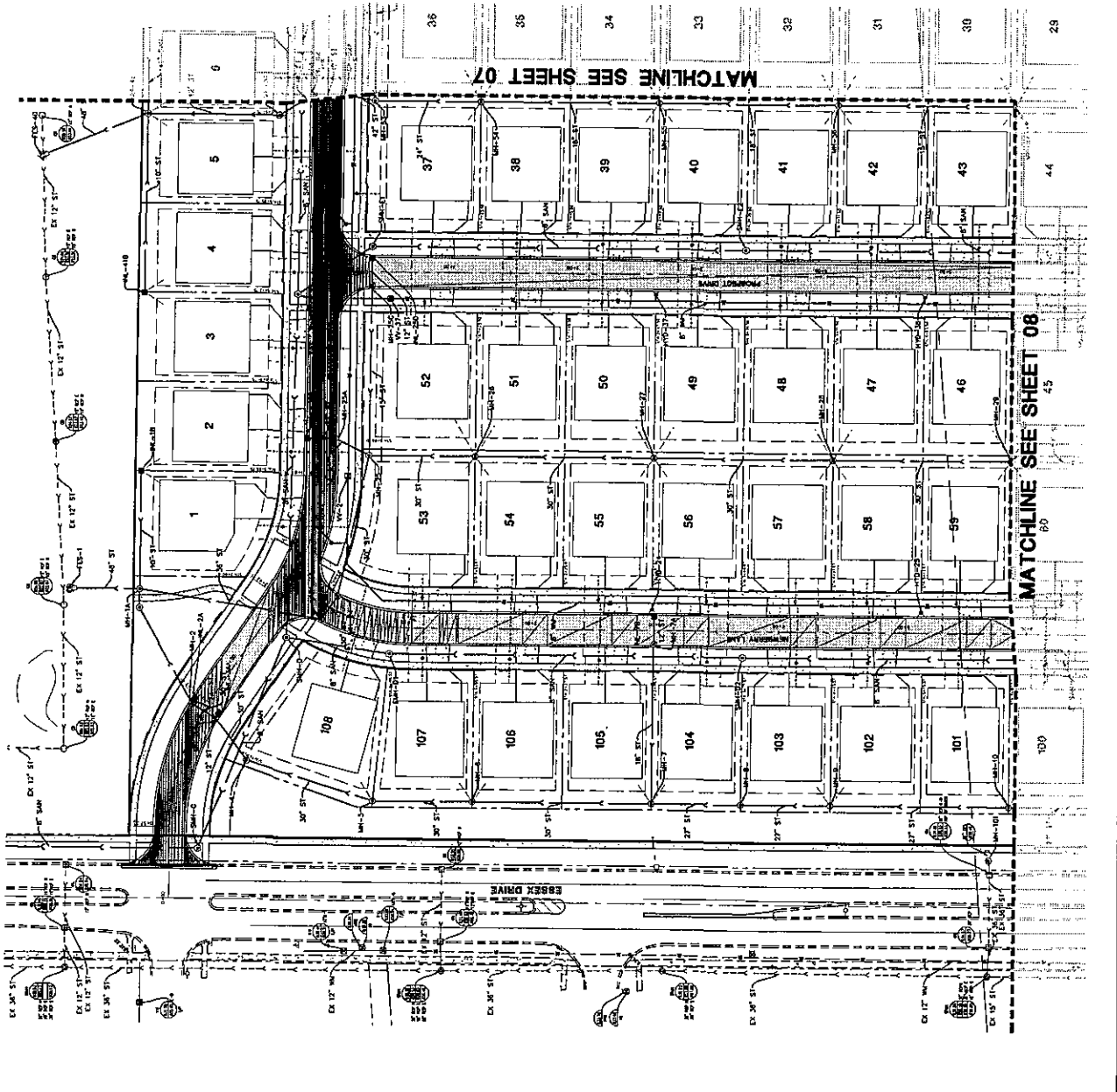
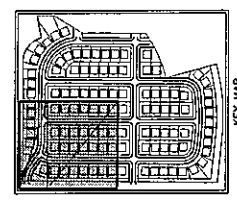
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NO.	DESCRIPTION	DATE

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- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES, UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL CONTACT THE OWNER'S UTILITIES DEPARTMENT TO BE IN CONTACT WITH THE PROPOSED CONSTRUCTION.
 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL CITY AND COUNTY DEPARTMENTS, INCLUDING WATER, SANITARY AND SEWER, BEFORE COMMENCING CONSTRUCTION AND OBTAINING APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL CITY AND COUNTY DEPARTMENTS, INCLUDING WATER, SANITARY AND SEWER, BEFORE COMMENCING CONSTRUCTION AND OBTAINING APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS.
 5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL CITY AND COUNTY DEPARTMENTS, INCLUDING WATER, SANITARY AND SEWER, BEFORE COMMENCING CONSTRUCTION AND OBTAINING APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS.
 6. ALL WATER MAINS SHALL BE 12" OR LARGER UNLESS OTHERWISE NOTED.
 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERFERED WITH AND SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED. ANY INTERFERENCE WITH EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT HIS OWNERS RISK AND AT HIS OWNERS EXPENSE.
 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE RELIED UPON. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION IS ACCURATE TO BE ADAPTED TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND CONDUITS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UNDERGROUND UTILITIES AND CONDUITS.
 9. ALL SANITARY AND SEWER LINES SHALL BE INSTALLED TO EXISTING SANITARY MANHOLES.
 10. EXTERNAL EXISTING SANITARY MANHOLES SHALL BE USED FOR ALL NEW SANITARY MANHOLES UNLESS OTHERWISE NOTED.
 11. ALL EXISTING SANITARY MANHOLES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
 12. FROM THIS DATE TO THE DATE OF COMMENCEMENT OF WORKS BELIEVED, ALL UTILITIES AND CONDUITS SHALL BE MAINTAINED.



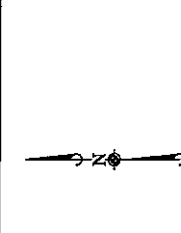
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DATE	DESCRIPTION

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 1000 Lakeshore Blvd. West, Suite 1000, Lakeshore, Ontario
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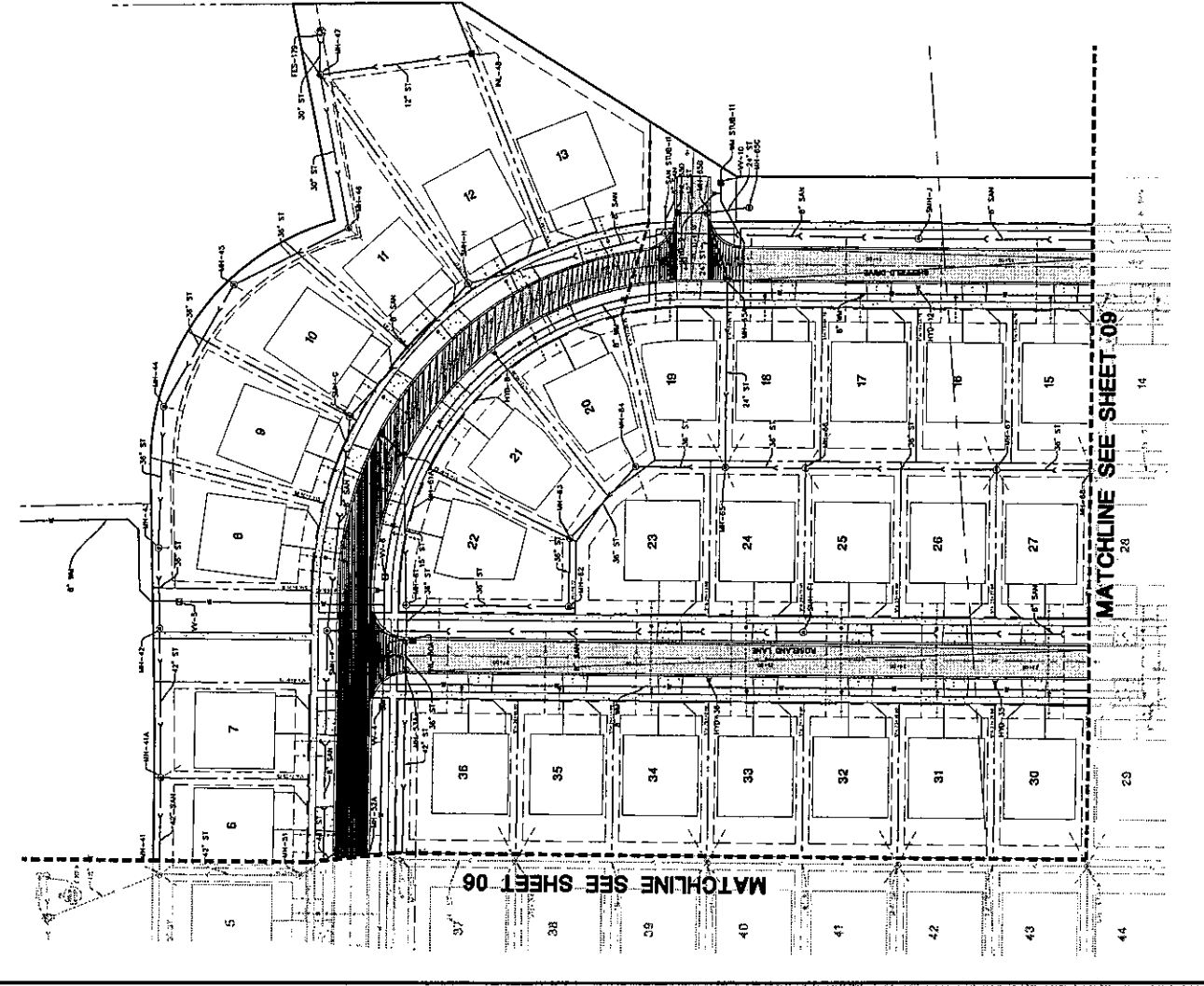
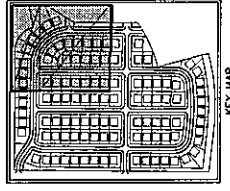
AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GENERAL LAYOUT - NORTHEAST

SHEET
07 of 35
 DATE: 05/20/08
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]

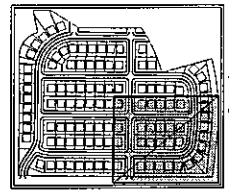
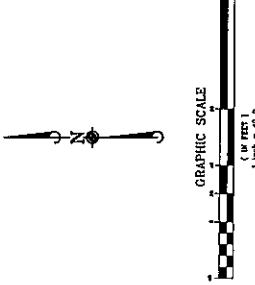


GRAPHIC SCALE
 (IN FEET)
 1 Inch = 40 Ft.

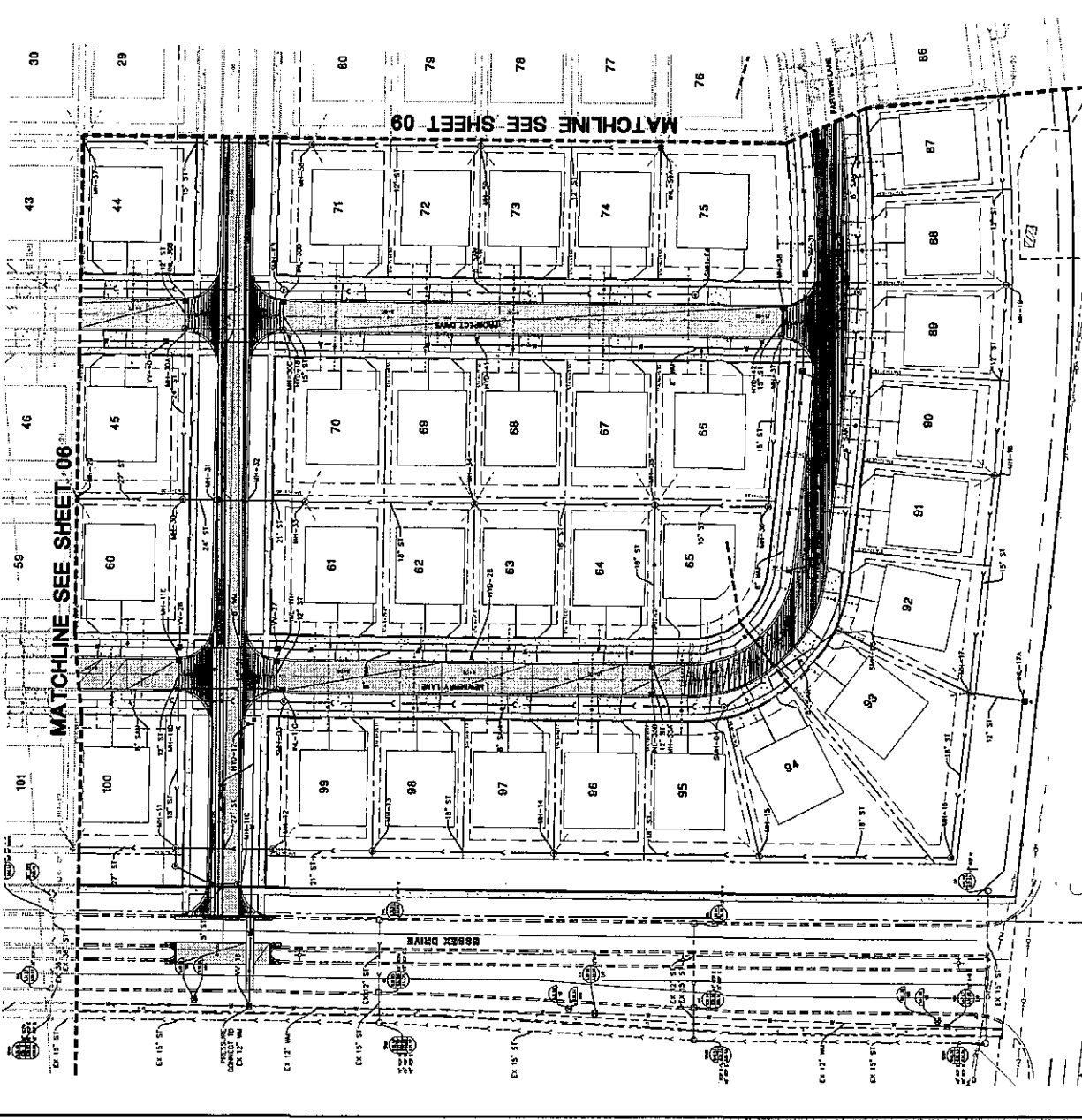
- UTILITY NOTES:**
1. ALL UTILITY LOCATIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL CONTACT THE OWNER TO VERIFY UTILITY LOCATIONS AND DEPT. RECORDS TO BE IN COMPLIANCE WITH THE PROPOSED APPROVALS.
 3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND ALL UTILITY LOCATIONS OF PREC. CONTRACTOR AND ADJACENT PROPERTIES TO ANY UNDERGROUND DISCREPANCIES OR CONFLICTS.
 4. THE CONTRACTOR SHALL ADJUST THE ELEVATIONS OF ALL UTILITIES TO CONFORM TO THE PROPOSED FINISH GRADE.
 5. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY OR PAINT. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT.
 6. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT.
 7. ALL EXISTING UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL EXISTING UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT. ALL EXISTING UTILITIES SHALL BE MARKED WITH WHITE SPRAY OR PAINT.
 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS THE PROPERTY OF THE UTILITY COMPANIES AND THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMISSIONS AND AGREEMENTS FROM THE UTILITY COMPANIES BEFORE CONSTRUCTION.
 9. ALL SANITARY AND STORM SEWER LOCATIONS SHOWN ARE TO BE MARKED WITH WHITE SPRAY OR PAINT. ALL SANITARY AND STORM SEWER LOCATIONS SHOWN ARE TO BE MARKED WITH WHITE SPRAY OR PAINT.
 10. CONTRACTOR SHALL DOCK AND ROOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 11. EXTERNAL ENERGY SCALS ARE REQUIRED ON PROPOSED AND EXISTING SANITARY MANHOLES.
 12. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMISSIONS FROM THE UTILITY COMPANIES BEFORE CONSTRUCTION.
 13. ALL UTILITY LOCATIONS SHALL BE MARKED.



AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GENERAL LAYOUT - SOUTHWEST

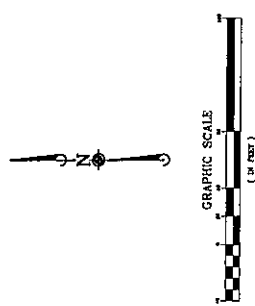


- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND SHALL CONTACT THE WORK TO BE LOCATED TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
 3. CONTRACTOR SHALL EXAMINE AND VERIFY ALL EXISTING UTILITIES, WATER MAINS AND ANY OTHER UTILITIES, STRUCTURES AND CONDUITS PRIOR TO ANY UNDERGROUND CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 4. THE CONTRACTOR SHALL ADJUST THE DIMENSIONS OF ALL EXISTING STRUCTURES TO PROPOSED FOUNDATION DIMENSIONS AND SHALL VERIFY THE FOUNDATION DIMENSIONS AND LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 5. ALL UTILITIES SHALL BE 6" OR 8" ABOVE FINISHED GRADE TO PROTECT FROM DAMAGE BY CONSTRUCTION EQUIPMENT.
 6. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR 12" OF BRICK OR 12" OF BLOCK OR 12" OF MASONRY OR 12" OF OTHER APPROVED MATERIAL.
 7. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR 12" OF BRICK OR 12" OF BLOCK OR 12" OF OTHER APPROVED MATERIAL.
 8. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 9. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 11. EXTERNAL EXISTING SANITARY MANHOLES SHALL BE REPAIRED AND ADJUSTED TO PROPOSED FINISHED GRADE.
 12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED.
 13. ALL EXISTING UTILITIES SHALL BE MAINTAINED.

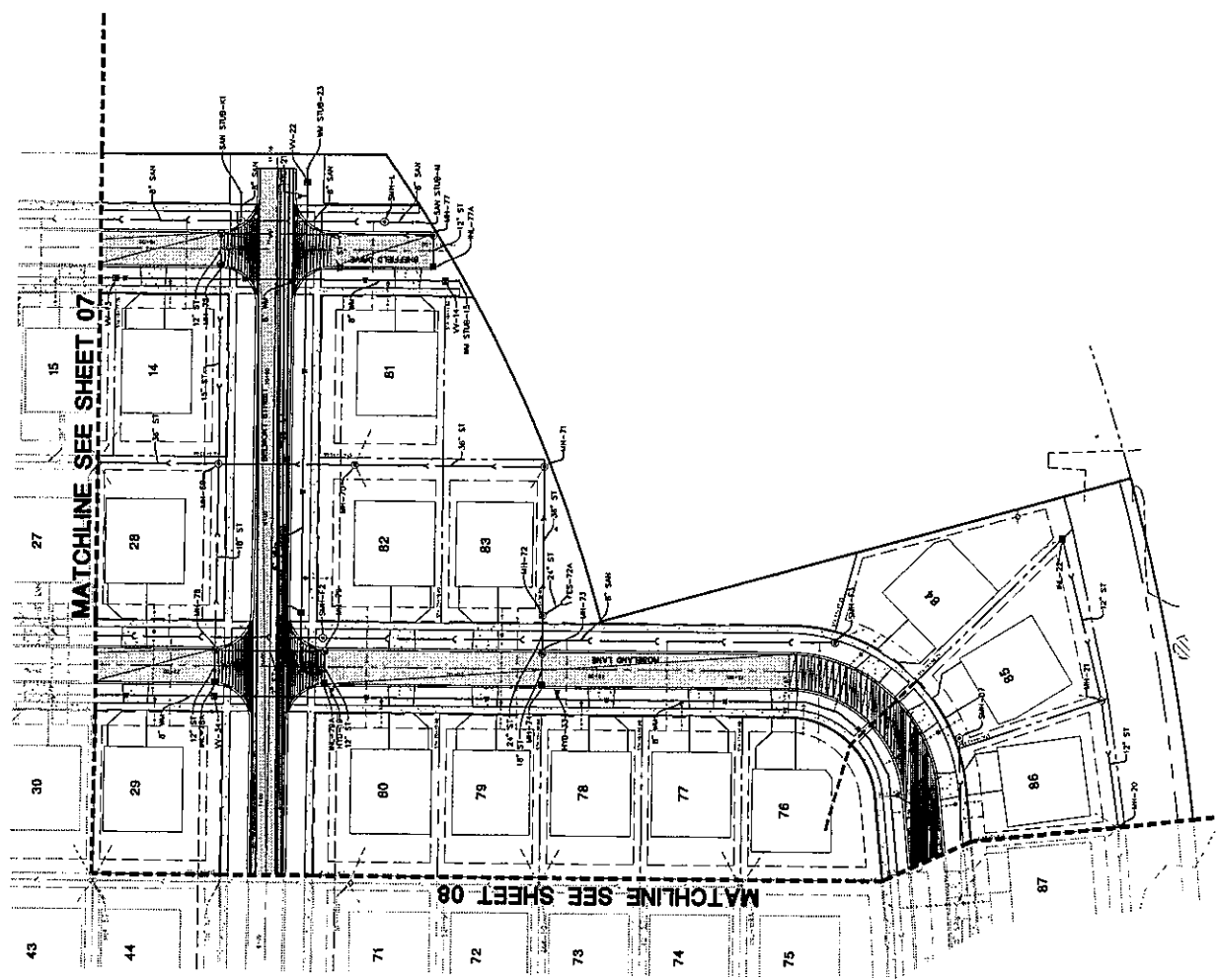
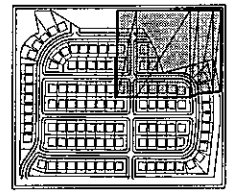




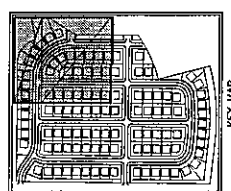
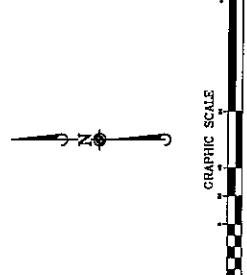
NO.	DATE	REVISIONS



- NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES BE IN CONTACT WITH THE PROPOSED APPROACH.
 3. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES AND ALL UTILITY LOCATIONS OF THE CONVEYOR AND PROVISIONS PRIOR TO ANY UNDERGROUND DISTURBANCES OR CONTACTS.
 4. THE CONTRACTOR SHALL ADJUST HIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADE.
 5. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS SHALL BE AS SHOWN, PROVIDE WATER MAIN WITH 10% CONSTRUCTION TOLERANCE, WATER MAIN WITH 10% CONSTRUCTION TOLERANCE, AND 12" WATER MAIN SHALL BE 1'-0" BELOW FINISHED GRADE TO TOP OF JAMES UNLESS NOTED OTHERWISE.
 6. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERFERED WITH AND THE CONTRACTOR SHALL VERIFY THE DEPTHS THAT MAY OCCUR ON THE JOB. CONTRACTOR SHALL VERIFY THE DEPTHS SHOWN ARE CORRECTED WITH CATCHES AROUND ANY ANTICIPATED TOLERANCES.
 7. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF UTILITY COMPANY AND THE LOCAL JURISDICTION. ALL THE UTILITY INFORMATION SHALL BE OBTAINED AND CONFIRMED BY THE CONTRACTOR.
 8. ALL SANITARY AND STORM SEWER LINES SHALL BE 18" DIA. OF PIPE TO CENTER OF MANHOLE OR STORM MANHOLE.
 9. CONTRACTOR SHALL CORRE AND ROOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 10. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PREEXISTING AND EXISTING EXTERIOR CHIMNEYS.
 11. FROM THE PLAN THE EXISTING SANITARY MANHOLES ARE IDENTIFIED FROM THE PLAN FOR EXISTING SANITARY MANHOLES. ALL THE UTILITY INFORMATION SHALL BE OBTAINED AND CONFIRMED BY THE CONTRACTOR.

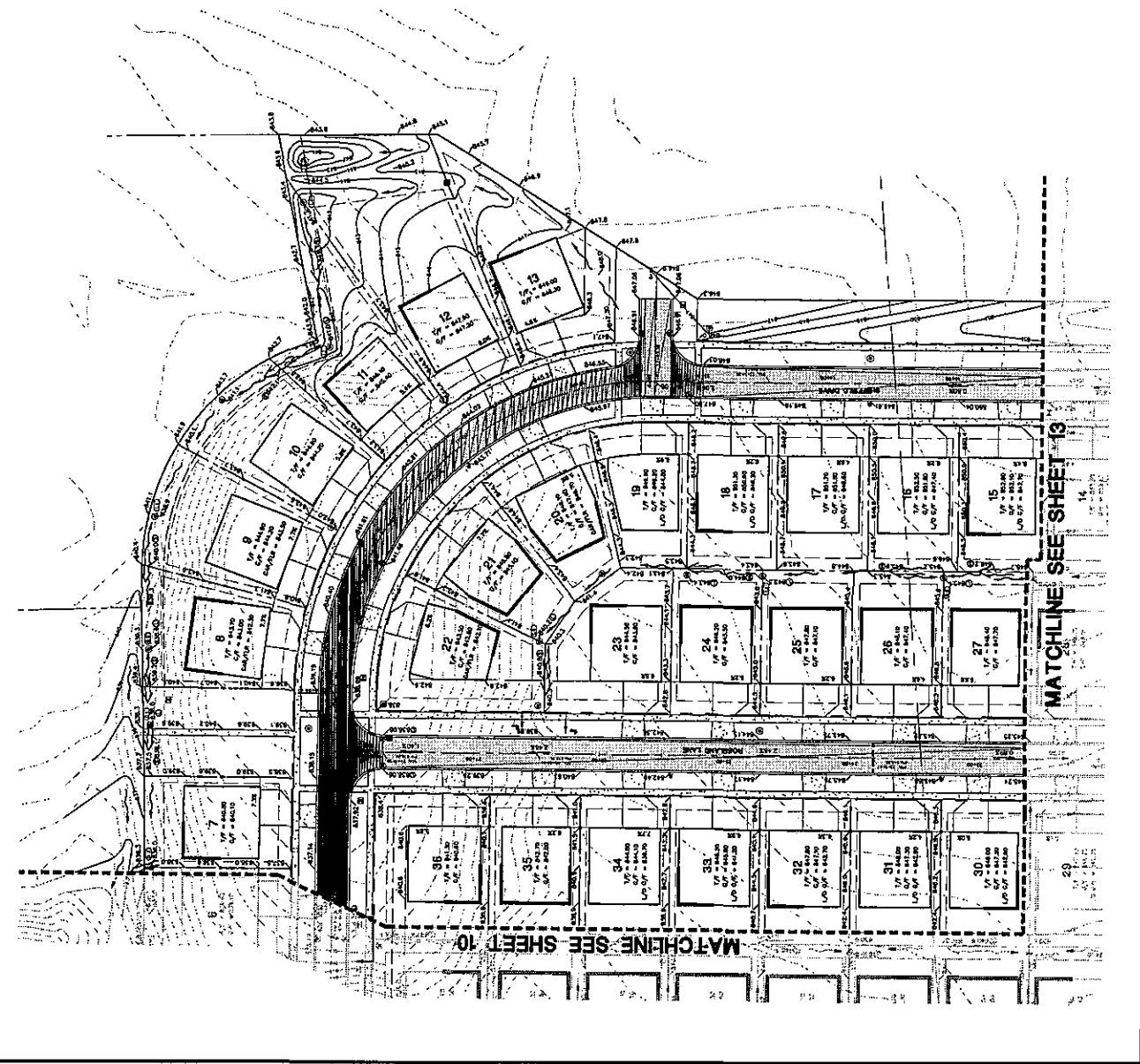
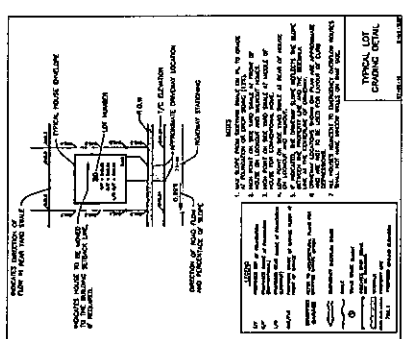


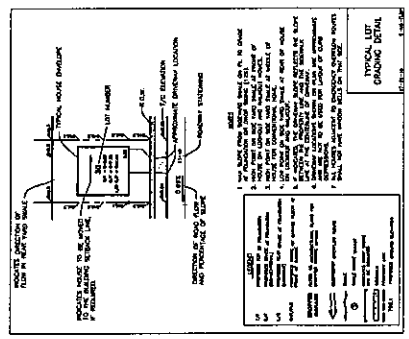
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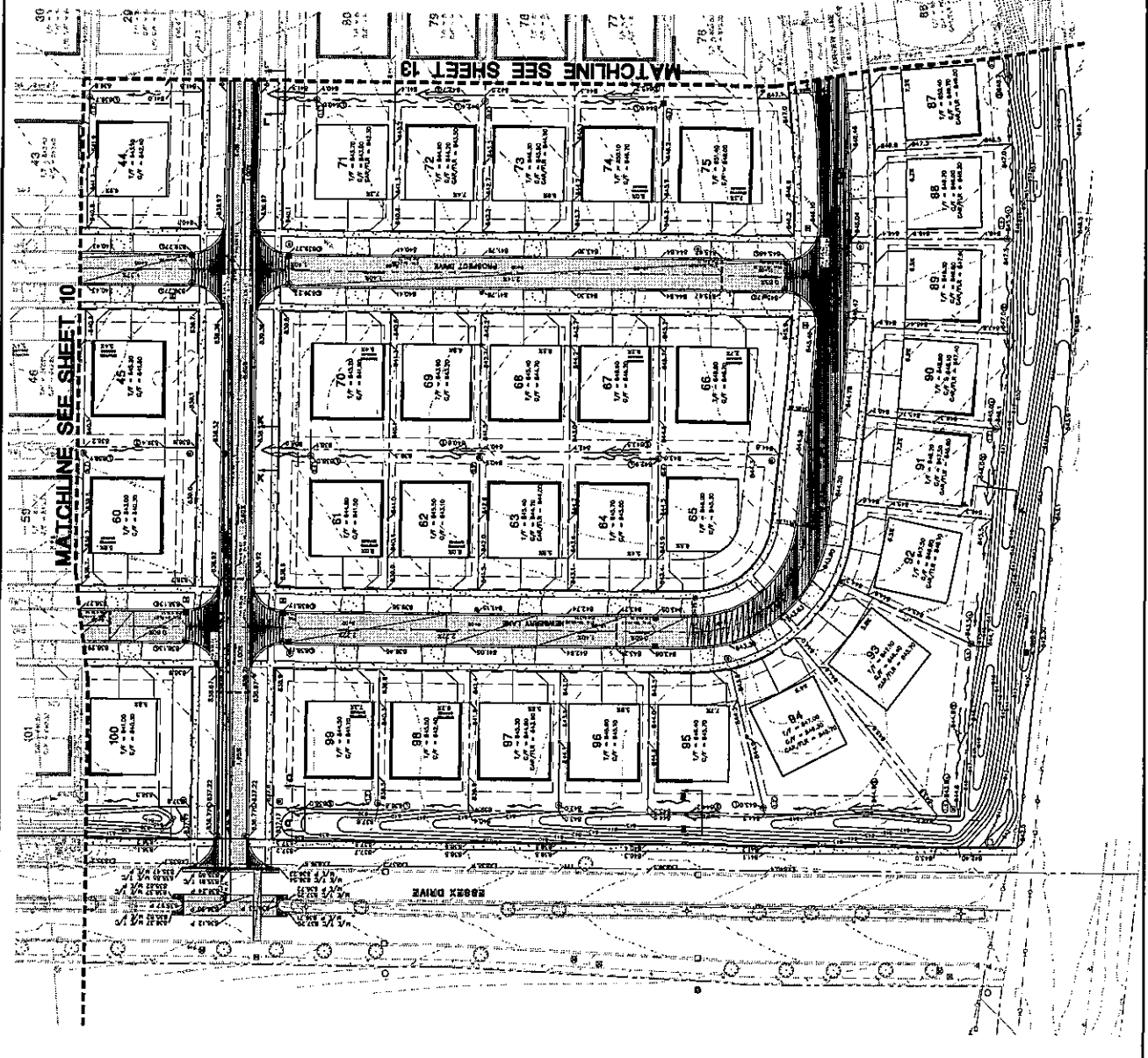
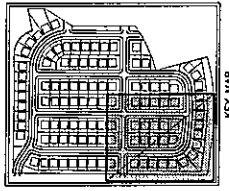
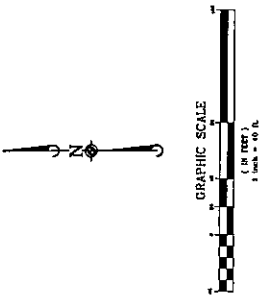
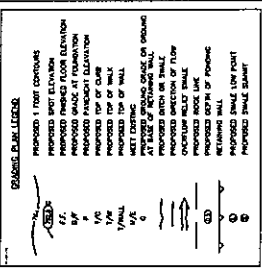
- REVISIONS:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 2. FINISH ELEVATIONS, MINIMUM FINISH GRADE, ACCESSIBLE PARKING SPACES, AND DRIVEWAY FINISH GRADES TO BE PROVIDED BY OTHERS.
 3. ALL GRADING SHALL BE CONSTRUCTED WITH A MINIMUM CROSS SLOPE OF 2.0% OR LESS.
 4. FINISH ELEVATIONS AT PROPERTY LINES SHALL BE NOTED.
 5. CONTRACTOR SHALL VERIFY ALL FINISH GRADES AND ELEVATIONS ON EXISTING AND ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS.
 6. THE CONTRACTOR SHALL CONTACT ALL ADJACENT PROPERTY OWNERS AND SHALL VERIFY ALL FINISH GRADES AND ELEVATIONS ON EXISTING AND ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS.
 7. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE PROPOSED GRADING SHALL BE CONSTRUCTED WITHIN THE PROPOSED PROPERTY LINES AND SHALL NOT BE CONSIDERED AS A BASIS FOR ANY CLAIMS OR DAMAGES TO ADJACENT PROPERTIES OR UTILITIES.
 8. ALL EXISTING UTILITIES TO REMAIN ARE SHOWN ON THE ATTACHED UTILITY DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
 9. ALL EXISTING STRUCTURES TO REMAIN ARE SHOWN ON THE ATTACHED STRUCTURES DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL STRUCTURES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL STRUCTURES.
 10. EXISTING ELEVATIONS SHALL BE SHOWN ON THE ATTACHED ELEVATIONS DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL ELEVATIONS.
 11. EXISTING ELEVATIONS SHALL BE SHOWN ON THE ATTACHED ELEVATIONS DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL ELEVATIONS.

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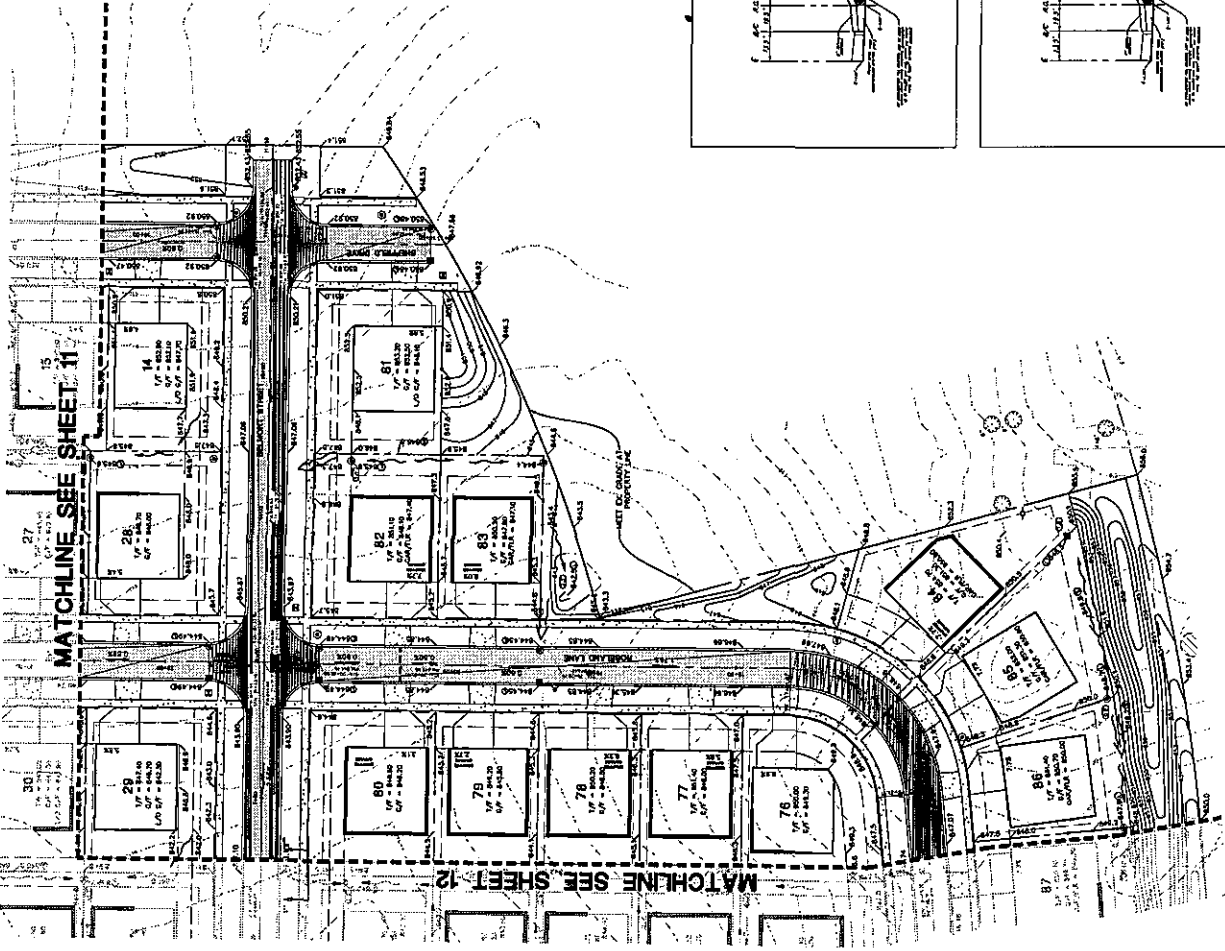
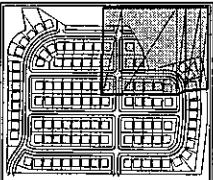




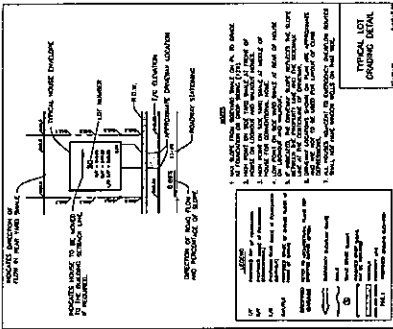
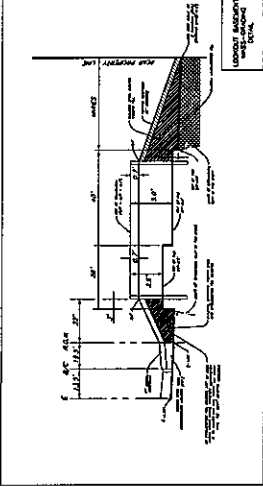
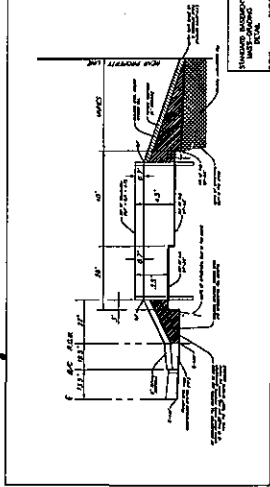
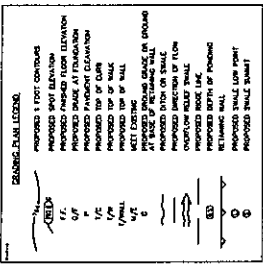
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE VILLAGE OF HOFFMAN ESTATES.
2. ALL UTILITIES SHALL BE PROTECTED BY SHIELDING OR RIGID PROTECTION.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT DISRUPTED UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED BY SHIELDING OR RIGID PROTECTION.
6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT DISRUPTED UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE VILLAGE OF HOFFMAN ESTATES.
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10. ALL EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION.
11. ALL EXISTING UTILITIES SHALL BE PROTECTED BY SHIELDING OR RIGID PROTECTION.



DATE	DESCRIPTION

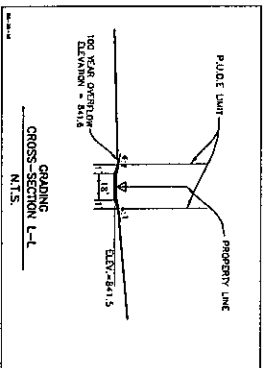
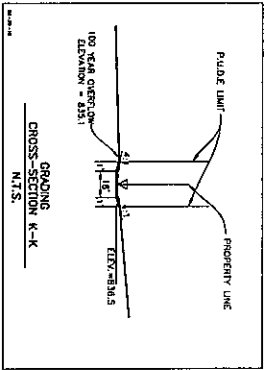
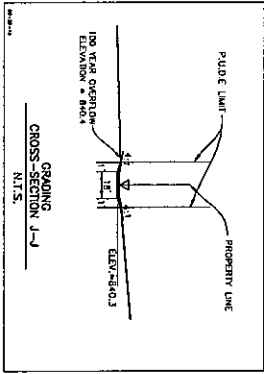
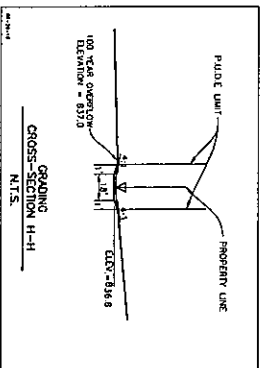
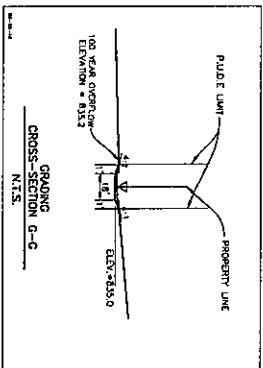
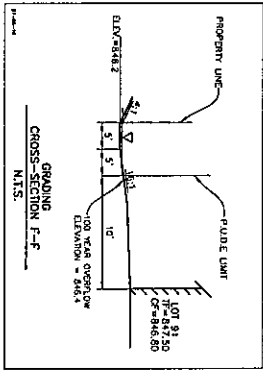
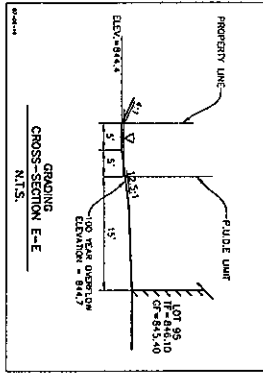
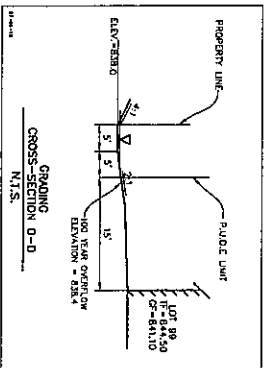
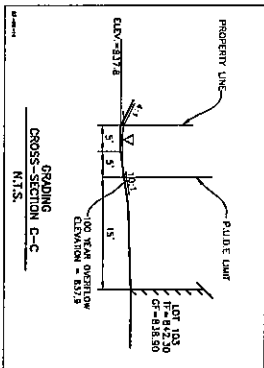
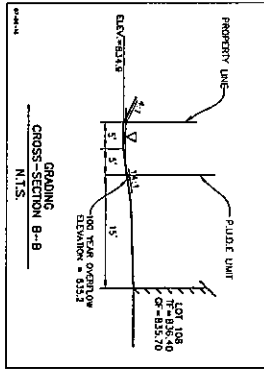
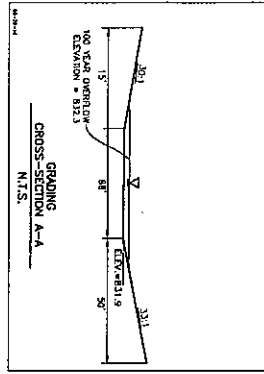


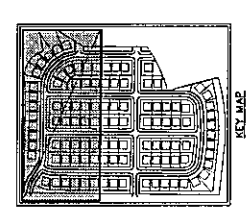
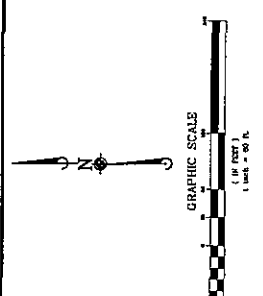
1. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS GRADING AND CONSTRUCTION ACT (625 ILCS 15/1-15/5).
2. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT (625 ILCS 15/1-15/5).
3. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT (625 ILCS 15/1-15/5).
4. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS WATER POLLUTION CONTROL ACT (625 ILCS 15/1-15/5).
5. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS LAND RECLAMATION ACT (625 ILCS 15/1-15/5).
6. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS NATURAL RESOURCES DEPARTMENT ACT (625 ILCS 15/1-15/5).
7. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL QUALITY ACT (625 ILCS 15/1-15/5).
8. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION ACT (625 ILCS 15/1-15/5).
9. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS CULTURAL RESOURCE MANAGEMENT ACT (625 ILCS 15/1-15/5).
10. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS ANTI-CORRUPTION ACT (625 ILCS 15/1-15/5).
11. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS GOVERNMENT ETHICS ACT (625 ILCS 15/1-15/5).



NOT TO SCALE
DATE: 08/20/03
PROJECT NO: 0303001

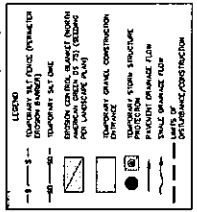
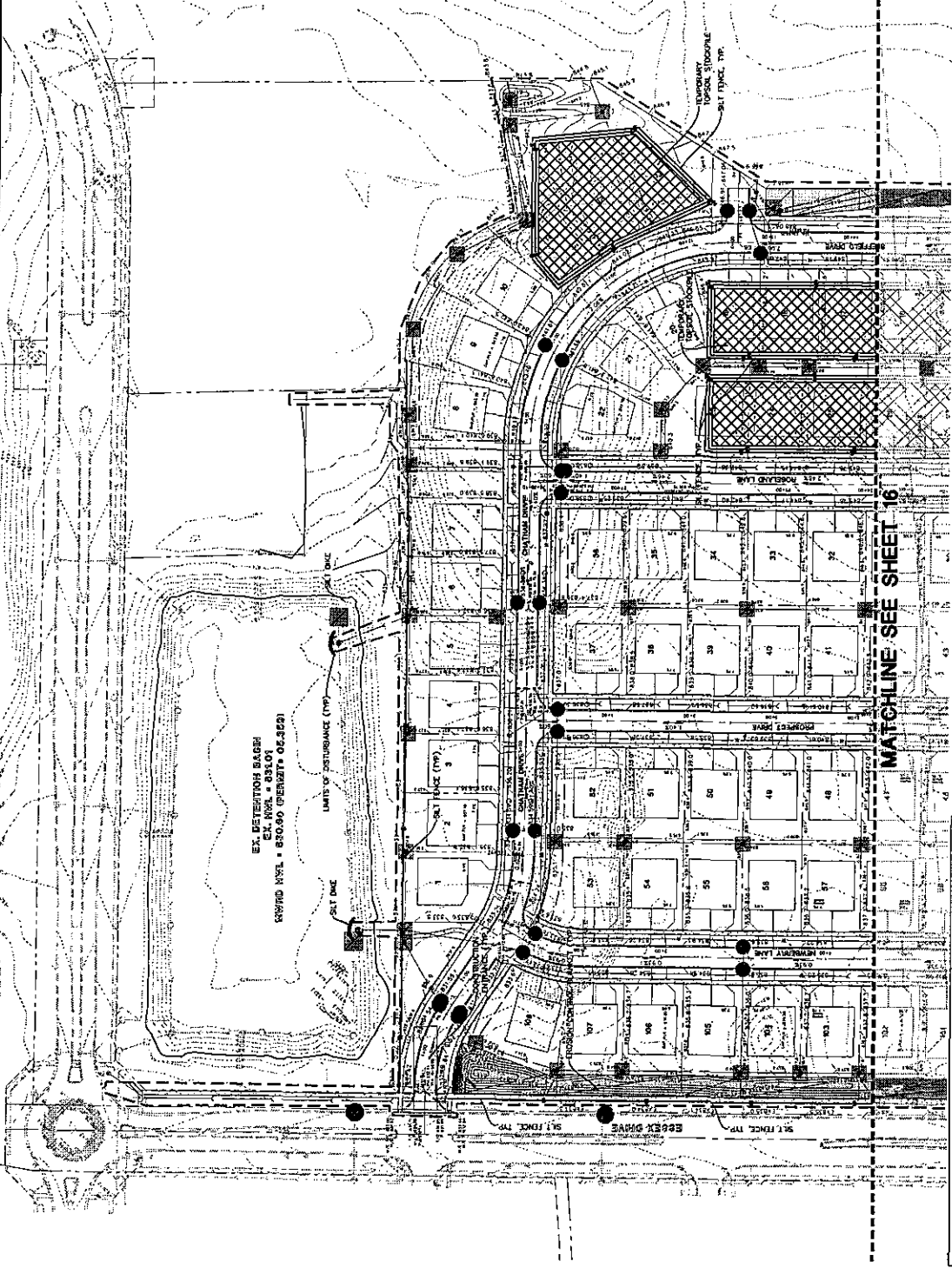
DATE: 08/20/03
PROJECT NO: 0303001





GENERAL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
2. MAINTENANCE AND REPAIRS OF EROSION CONTROL MEASURES SHALL BE PERFORMED AS NECESSARY TO MAINTAIN THE EFFECTIVENESS OF SUCH MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT THE END OF A DAY OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF SUCH MEASURES AT THE END OF EACH DAY OF WORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
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12. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
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15. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
16. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
17. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.
18. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE EROSION AND SEDIMENT CONTROL PLAN IS COMPLETELY COMPLETED.



SOIL PROTECTION CHART		
NO.	DESCRIPTION	LOCATION
1	SEDIMENT TRAP	LOT 11
2	SEDIMENT TRAP	LOT 12
3	SEDIMENT TRAP	LOT 13
4	SEDIMENT TRAP	LOT 14
5	SEDIMENT TRAP	LOT 15
6	SEDIMENT TRAP	LOT 16
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CONSTRUCTION REQUIREMENTS:

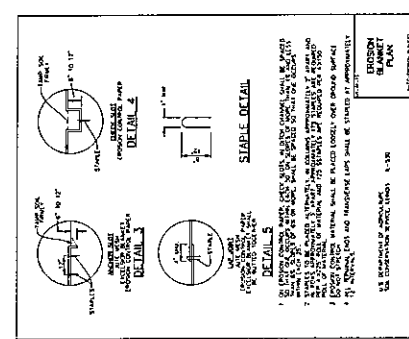
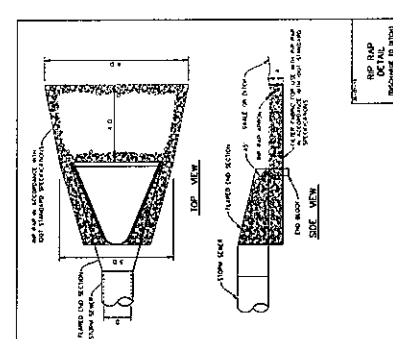
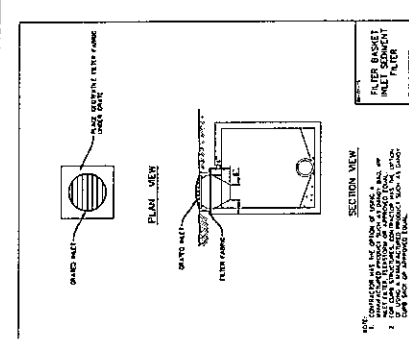
1. INSTALL SILT FENCES AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
4. STABILIZE TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
5. PROVIDE SILT FENCE AROUND THE BLADE OF THE SHOULDER.
6. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS AT SUB-DRAINAGE AND STORM DRAIN OUTLET PIPES.
7. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS AT STORM WATER COLLECTION DRAINAGE.
8. CUT AND FILL SITE TO PLAN SUB-DRAINAGE.
9. CONSTRUCT UNDERDRAINAGE IMPROVEMENTS, I.e. SANDFILL SINKER BATTERY AND STORM SEWER, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY SEDIMENT TRAPS AND SEDIMENT CONTROL MEASURES.
13. MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

EX. DETENTION BASIN
 CK. NOS. = 83501
 WSPID NOS. = 850.00 (SHEET# OF 432)

LEGEND

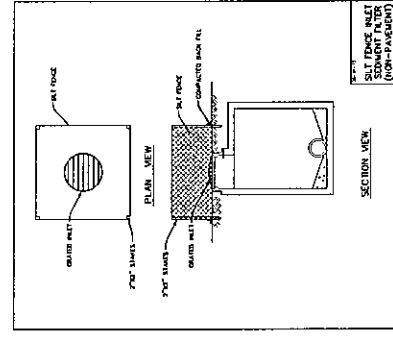
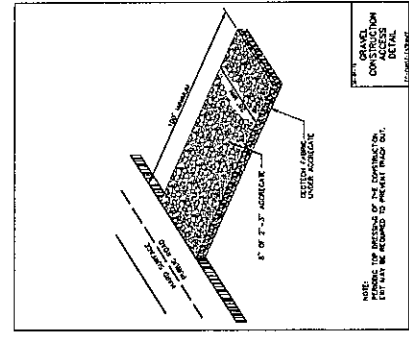
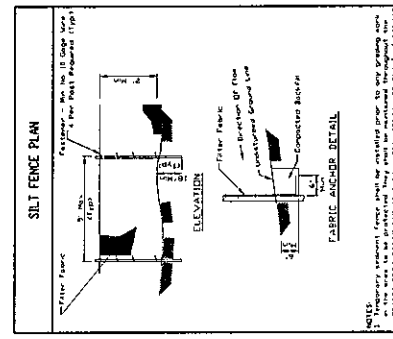
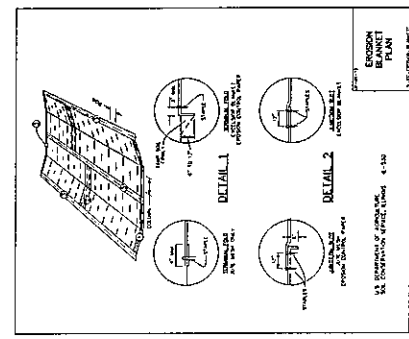
- EROSION CONTROL MEASURE (GENERAL)
- TEMPORARY SILT FENCE
- SEDIMENT TRAP
- SEDIMENT BASIN
- STORM WATER DETENTION BASIN
- STORM WATER COLLECTION DRAINAGE
- PARTIAL PAVEMENT
- PAVEMENT
- ASPHALT DRIVE
- CONCRETE DRIVE
- GRAVEL DRIVE
- PAVEMENT CONSTRUCTION

MATCHLINE SEE SHEET 16



SIZE	DEPTH	LENGTH	WIDTH	AREA	PERCENT
12"	6"	10'	10'	100	100%
12"	6"	8'	8'	64	64%
12"	6"	6'	6'	36	36%
12"	6"	4'	4'	16	16%
12"	6"	3'	3'	9	9%
12"	6"	2'	2'	4	4%
12"	6"	1'	1'	1	1%
12"	6"	0'	0'	0	0%

NOTE: 1. ALL RIP-RAP SHALL BE 4" TO 6" SIZE AND SHALL BE 12" DEEP.
2. CONCRETE SHALL BE 4" MIN. THICK AND SHALL BE FINISHED TO MATCH ADJACENT SURFACES.



- CONSTRUCTION SPECIFICATIONS:**
1. ALL SILT FENCE LOCATIONS AS SHOWN ON THE PLAN.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. CONSTRUCT TEMPORARY SEDIMENT TRAPS (SWAMP BASINS) AT ALL CONSTRUCTION ENTRANCES AND EXITS FROM THE SITE.
 4. PROVIDE SLOTTED CURB AND GUTTER SYSTEMS AT ALL CONSTRUCTION ENTRANCES AND EXITS FROM THE SITE.
 5. PROVIDE SLOTTED CURB AND GUTTER SYSTEMS AT ALL CONSTRUCTION ENTRANCES AND EXITS FROM THE SITE.
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- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.
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 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
4	11/15/11	ISSUED FOR PERMIT
5	11/15/11	ISSUED FOR PERMIT
6	11/15/11	ISSUED FOR PERMIT
7	11/15/11	ISSUED FOR PERMIT
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9	11/15/11	ISSUED FOR PERMIT
10	11/15/11	ISSUED FOR PERMIT
11	11/15/11	ISSUED FOR PERMIT
12	11/15/11	ISSUED FOR PERMIT

CONSTRUCTION SPECIFICATIONS:

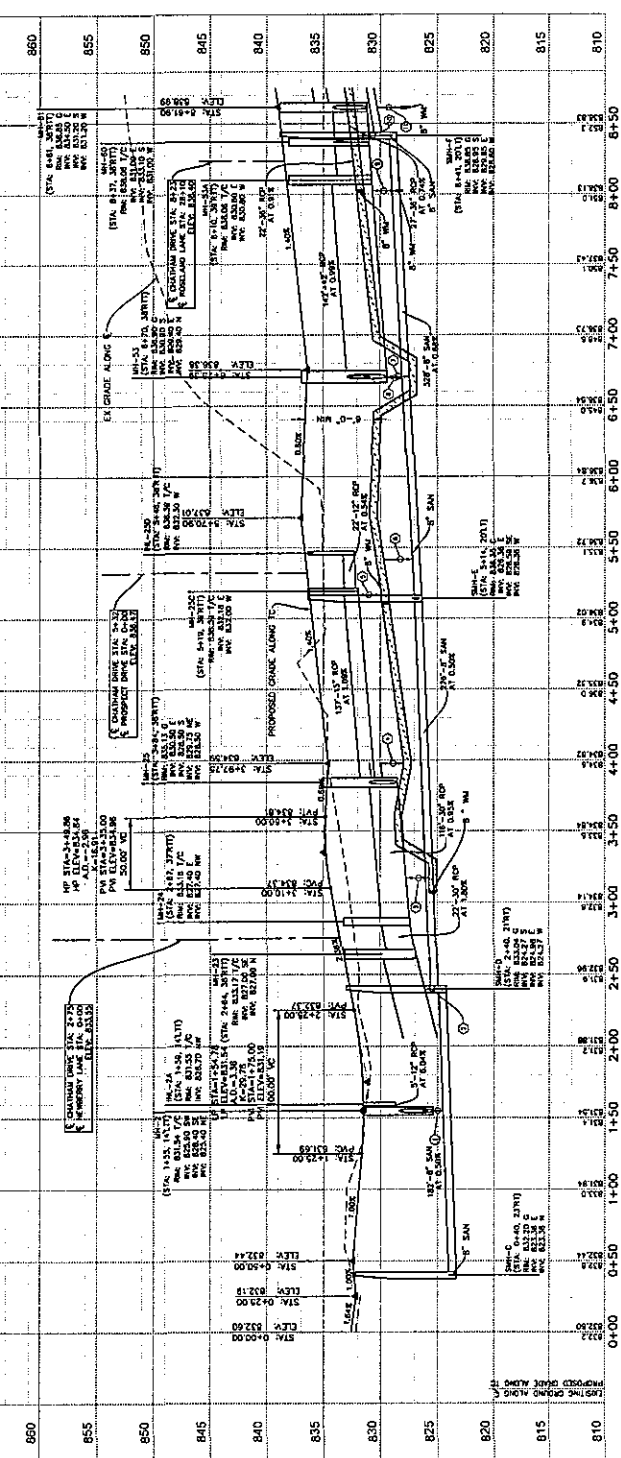
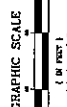
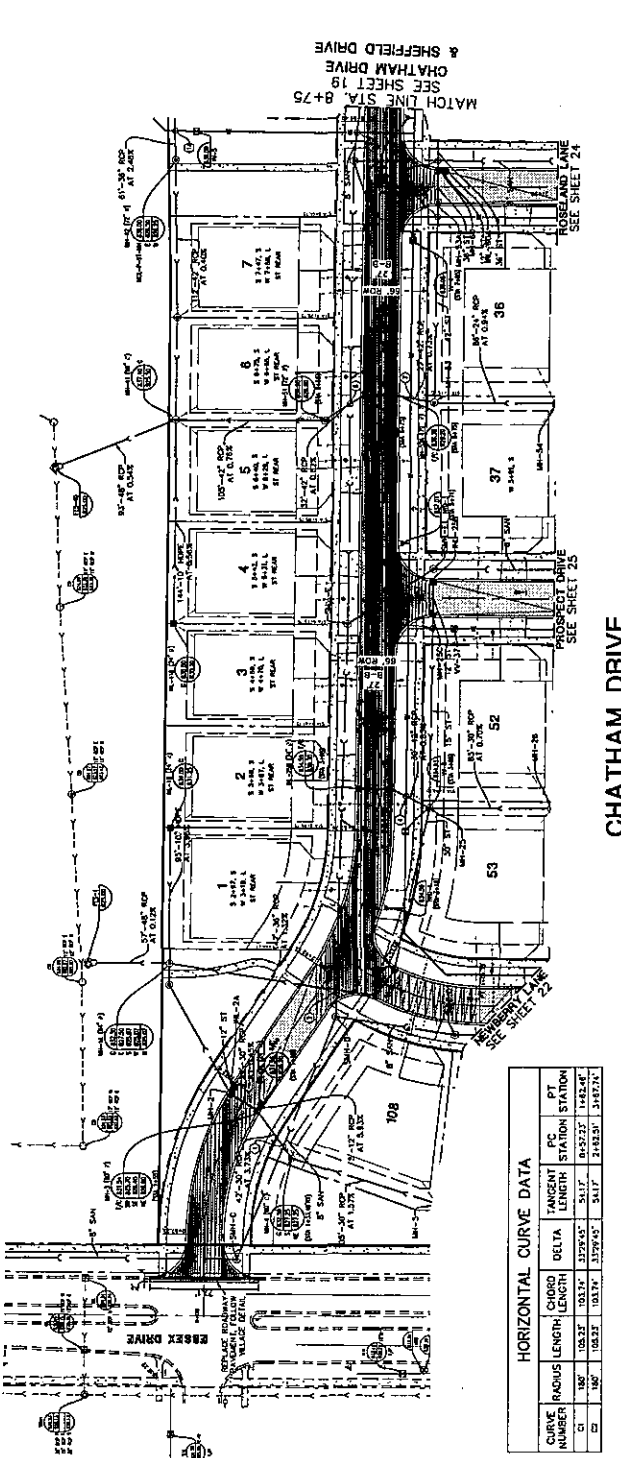
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.
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12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.

GENERAL NOTES:

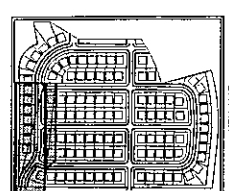
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12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS.

CHATHAM DRIVE - PLAN AND PROFILE

CURVE NUMBER	RADIUS	CHORD LENGTH	CHORD DELTA	TANGENT LENGTH	PC STATION	PT STATION
CI	100.00	100.00	101.37	37.70	2182.51	2193.74
CII	100.00	100.00	101.37	37.70	2193.74	2204.97



UTILITY CROSSINGS	LOCATION
1	Sanitary Sewer
2	Storm Water
3	Water



1. ALL UTILITY LOCATIONS ARE TO BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

2. SANITARY SEWER, STORM WATER AND WATER LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

3. ALL UTILITY PIPES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 24" UNLESS OTHERWISE NOTED.

4. UTILITY TRENCHES SHALL BE 24" WIDER TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

5. WATER AND SEWER CROSSINGS SHALL NOT HAVE DVA SEPARATION UNLESS OTHERWISE NOTED.

6. CONCRETE SHALL BE USED FOR ALL UTILITY TRENCHES UNLESS OTHERWISE NOTED.

7. TRENCHES SHALL BE 18" WIDE TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

8. TRENCHES SHALL BE 18" WIDE TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

9. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

10. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

11. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

12. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

13. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

14. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

15. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

1. ALL UTILITY LOCATIONS ARE TO BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

2. SANITARY SEWER, STORM WATER AND WATER LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

3. ALL UTILITY PIPES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 24" UNLESS OTHERWISE NOTED.

4. UTILITY TRENCHES SHALL BE 24" WIDER TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

5. WATER AND SEWER CROSSINGS SHALL NOT HAVE DVA SEPARATION UNLESS OTHERWISE NOTED.

6. CONCRETE SHALL BE USED FOR ALL UTILITY TRENCHES UNLESS OTHERWISE NOTED.

7. TRENCHES SHALL BE 18" WIDE TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

8. TRENCHES SHALL BE 18" WIDE TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

9. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

10. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

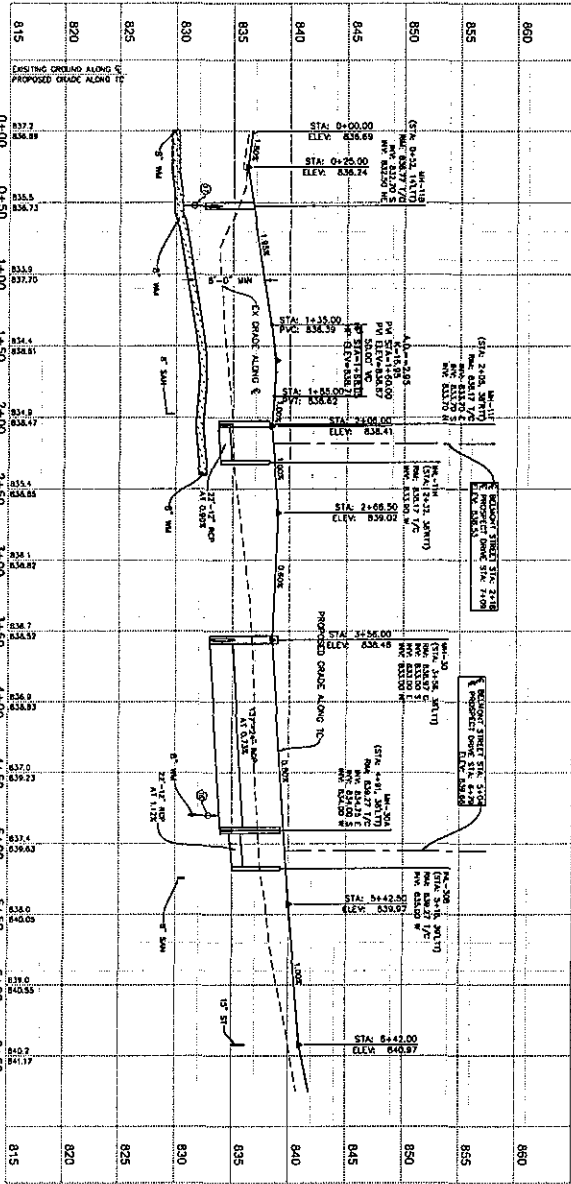
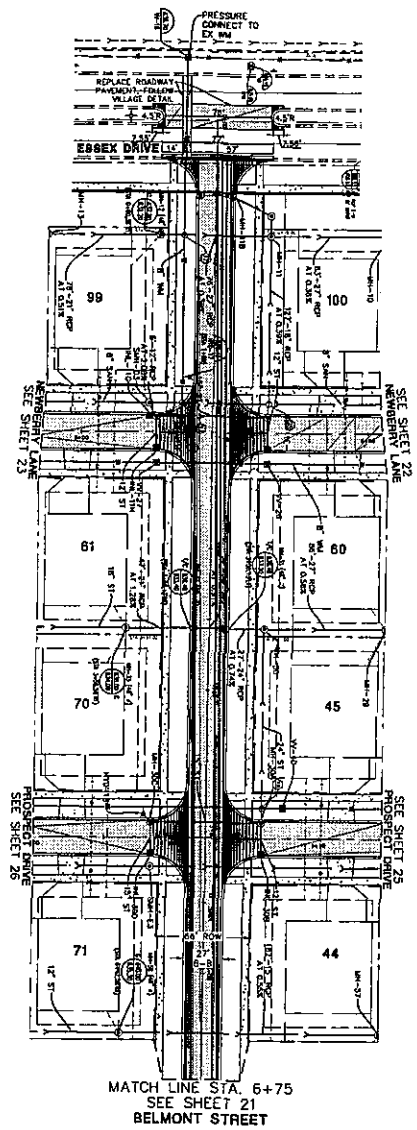
11. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

12. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

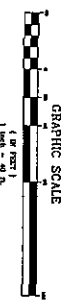
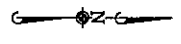
13. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.

14. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.

15. ALL UTILITY LOCATIONS SHALL BE SHOWN TO THE FRONT OF CURBS UNLESS OTHERWISE NOTED.



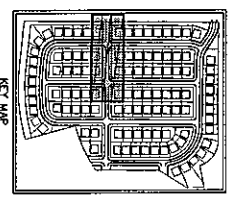
BELMONT STREET

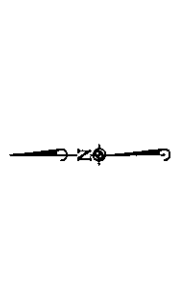


1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
3. ALL UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
4. ALL UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
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17. ALL UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
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19. ALL UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
20. ALL UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.

UTILITY CROSSINGS

① 3" x 3" x 1/2" GALV. STEEL
 ② 4" x 4" x 1/2" GALV. STEEL
 ③ 6" x 6" x 1/2" GALV. STEEL
 ④ 8" x 8" x 1/2" GALV. STEEL
 ⑤ 10" x 10" x 1/2" GALV. STEEL
 ⑥ 12" x 12" x 1/2" GALV. STEEL
 ⑦ 14" x 14" x 1/2" GALV. STEEL
 ⑧ 16" x 16" x 1/2" GALV. STEEL
 ⑨ 18" x 18" x 1/2" GALV. STEEL
 ⑩ 20" x 20" x 1/2" GALV. STEEL
 ⑪ 22" x 22" x 1/2" GALV. STEEL
 ⑫ 24" x 24" x 1/2" GALV. STEEL
 ⑬ 26" x 26" x 1/2" GALV. STEEL
 ⑭ 28" x 28" x 1/2" GALV. STEEL
 ⑮ 30" x 30" x 1/2" GALV. STEEL
 ⑯ 32" x 32" x 1/2" GALV. STEEL
 ⑰ 34" x 34" x 1/2" GALV. STEEL
 ⑱ 36" x 36" x 1/2" GALV. STEEL
 ⑲ 38" x 38" x 1/2" GALV. STEEL
 ⑳ 40" x 40" x 1/2" GALV. STEEL
 ㉑ 42" x 42" x 1/2" GALV. STEEL
 ㉒ 44" x 44" x 1/2" GALV. STEEL
 ㉓ 46" x 46" x 1/2" GALV. STEEL
 ㉔ 48" x 48" x 1/2" GALV. STEEL
 ㉕ 50" x 50" x 1/2" GALV. STEEL
 ㉖ 52" x 52" x 1/2" GALV. STEEL
 ㉗ 54" x 54" x 1/2" GALV. STEEL
 ㉘ 56" x 56" x 1/2" GALV. STEEL
 ㉙ 58" x 58" x 1/2" GALV. STEEL
 ㉚ 60" x 60" x 1/2" GALV. STEEL
 ㉛ 62" x 62" x 1/2" GALV. STEEL
 ㉜ 64" x 64" x 1/2" GALV. STEEL
 ㉝ 66" x 66" x 1/2" GALV. STEEL
 ㉞ 68" x 68" x 1/2" GALV. STEEL
 ㉟ 70" x 70" x 1/2" GALV. STEEL
 ㊱ 72" x 72" x 1/2" GALV. STEEL
 ㊲ 74" x 74" x 1/2" GALV. STEEL
 ㊳ 76" x 76" x 1/2" GALV. STEEL
 ㊴ 78" x 78" x 1/2" GALV. STEEL
 ㊵ 80" x 80" x 1/2" GALV. STEEL
 ㊶ 82" x 82" x 1/2" GALV. STEEL
 ㊷ 84" x 84" x 1/2" GALV. STEEL
 ㊸ 86" x 86" x 1/2" GALV. STEEL
 ㊹ 88" x 88" x 1/2" GALV. STEEL
 ㊺ 90" x 90" x 1/2" GALV. STEEL
 ㊻ 92" x 92" x 1/2" GALV. STEEL
 ㊼ 94" x 94" x 1/2" GALV. STEEL
 ㊽ 96" x 96" x 1/2" GALV. STEEL
 ㊾ 98" x 98" x 1/2" GALV. STEEL
 ㊿ 100" x 100" x 1/2" GALV. STEEL



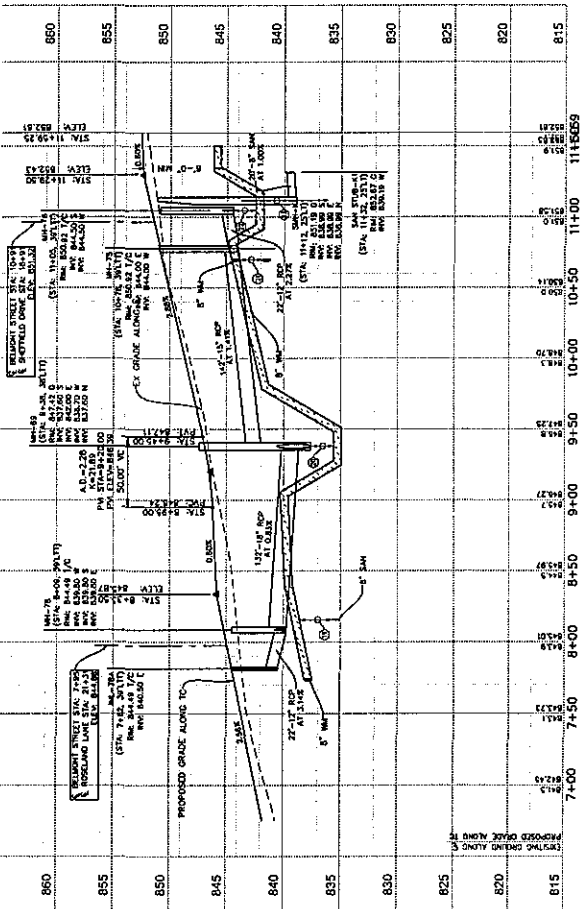
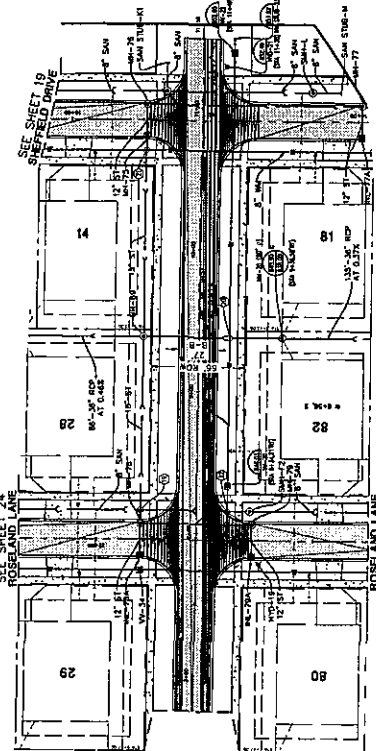
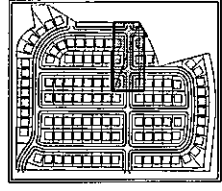


1. ALL PROPOSED DRIVEWAYS ARE TO BE CONSTRUCTED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" CONC. AND 4" REBAR. DRIVEWAYS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CONC. AND 4" REBAR. DRIVEWAYS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CONC. AND 4" REBAR.
3. DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" CONC. AND 4" REBAR. DRIVEWAYS TO BE CONSTRUCTED WITH A MINIMUM OF 4" CONC. AND 4" REBAR.
4. CURBS BEHIND DRIVEWAYS SHALL BE 24" HIGH AND TO BE CONSTRUCTED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. DRIVEWAYS SHALL BE CONSTRUCTED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DRIVEWAYS SHALL BE CONSTRUCTED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
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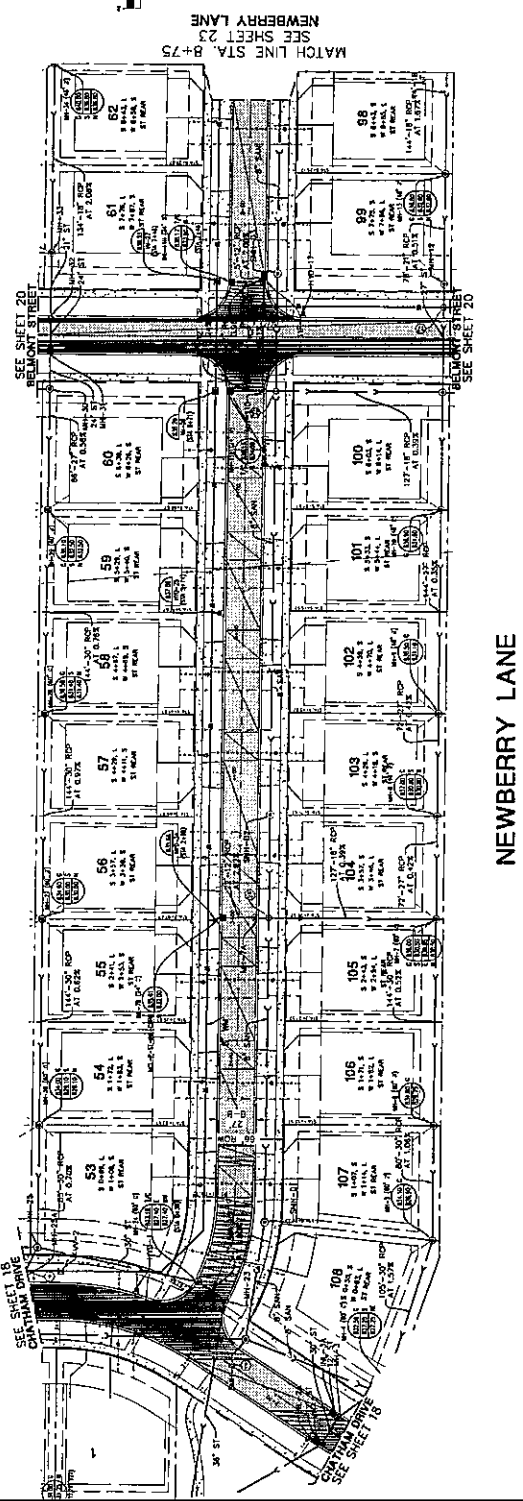
UTILITY CROSSINGS

① 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ② 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ③ 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ④ 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ⑤ 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ⑥ 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ⑦ 12" ST. OVER 8" DIA. (SEE SHEET 21)
 ⑧ 12" ST. OVER 8" DIA. (SEE SHEET 21)

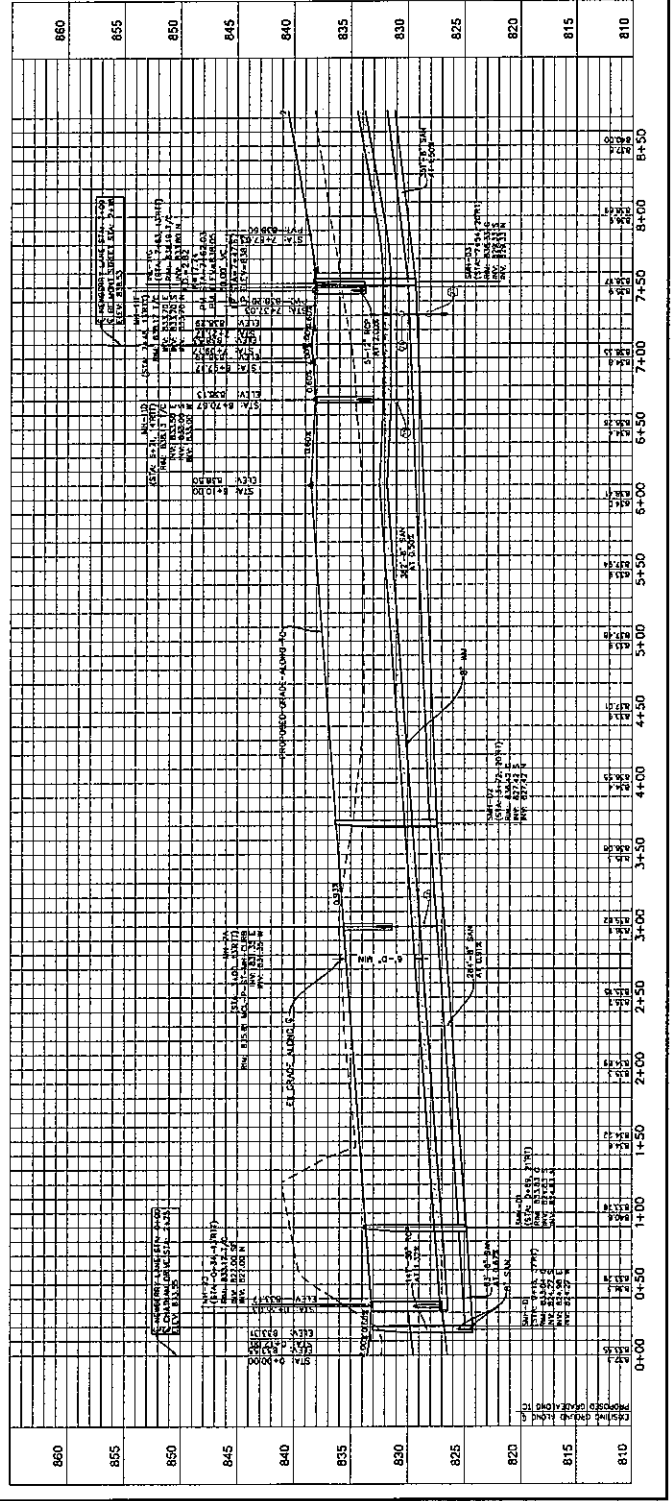
NOTE: DRIVE AND DRIVE DRIVEWAYS SHALL MEET REQUIREMENTS (SEE SHEET 21)



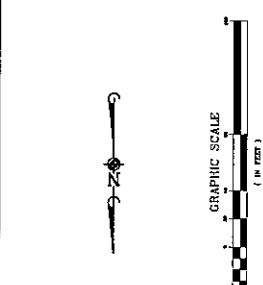
CURVE NUMBER	PC	P	R	TANGENT	CHORD	HORIZONTAL CURVE DATA		PC STATION	PT STATION
						LENGTH	DELTA		
53	1+00	50.0	100.0	100.0	141.4	45.0°	100.0	1+00.00	1+00.00
54	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
55	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
56	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
57	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
58	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
59	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
60	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
61	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
62	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
63	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
64	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
65	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
66	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
67	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
68	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
69	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
70	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
71	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
72	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
73	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
74	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
75	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
76	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
77	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
78	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
79	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
80	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
81	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
82	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
83	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
84	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00
85	1+00	50.0	100.0	100.0	141.4	45.0°	1+00.00	1+00.00	1+00.00



NEWBERRY LANE



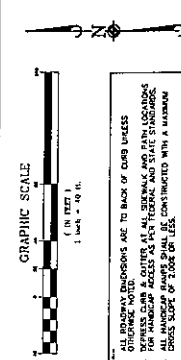
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. SERVICES, CURB & GUTTER, ALL SIDEWALKS AND PATH LOCATIONS FOR HANDICAP ACCESS AS PER FEDERAL AND STATE REQUIREMENTS.
3. CURB & GUTTER SHALL BE 2' WIDER TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. CURB & GUTTER SHALL BE 2' WIDER TO BACK OF CURB UNLESS NOTED OTHERWISE.
5. WATER AND SEWER CONDUITS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
6. ALL CONDUITS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
7. ALL CONDUITS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
8. ALL CONDUITS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
9. ALL ROAD DIMENSIONS SHOWN ARE TOP OF CURB UNLESS NOTED OTHERWISE.
10. ALL ROAD DIMENSIONS SHOWN ARE TOP OF CURB UNLESS NOTED OTHERWISE.
11. ALL CONDUITS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
12. CONSTRUCTION TO PROVIDE FITTINGS AS NECESSARY TO COLLECT AND TRANSPORT ALL STORMWATER TO THE STORM SEWER SYSTEM. ALL FITTINGS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
13. ALL CURB AND GUTTER SHALL BE 36" WIDE UNLESS OTHERWISE NOTED.



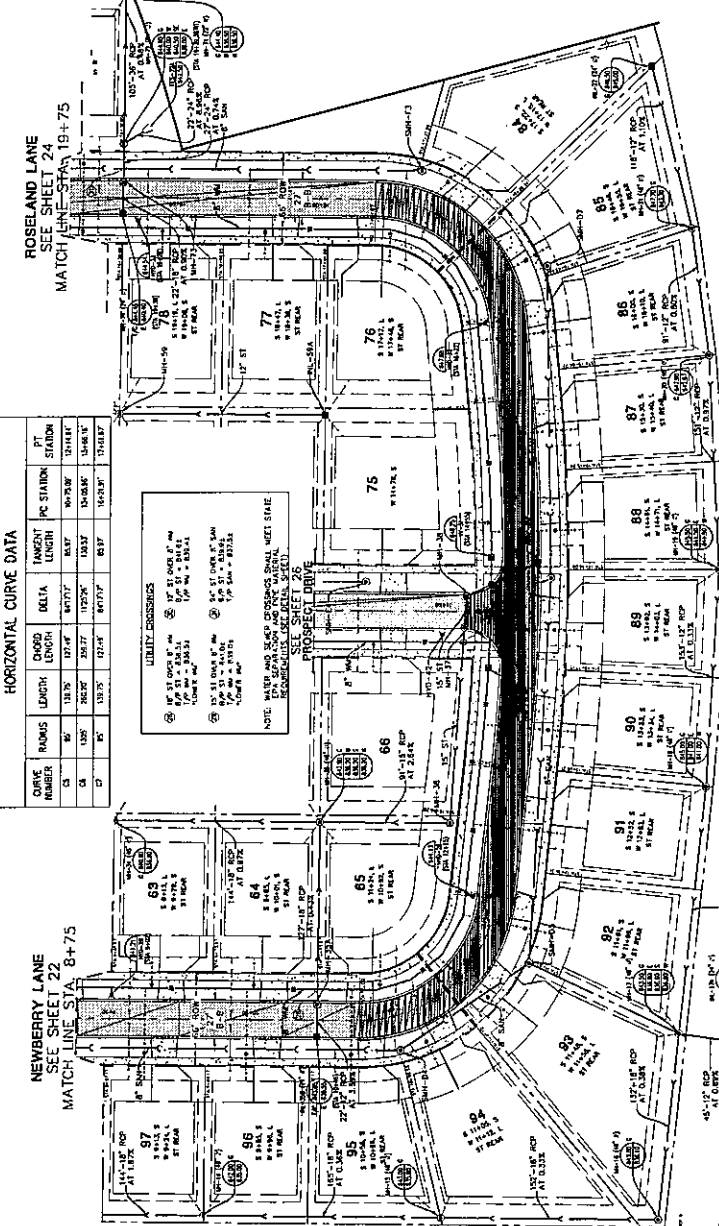
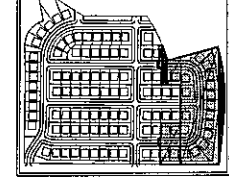
UTILITY CROSSINGS

5" - 1" DIA. 5" - 8" SANITARY SERVICE, LOCATION.
 3" - SHORT SERVICE, R = 100' REQUIRED.
 2" - 1" DIA. 2" - 4" WATER SERVICE, LOCATION.
 1" - 1" DIA. 1" - 2" WATER SERVICE, LOCATION.
 1" - 1" DIA. 1" - 2" WATER SERVICE, LOCATION.
 1" - 1" DIA. 1" - 2" WATER SERVICE, LOCATION.

NOTE: SEE STANDARD SPECIFICATIONS FOR ALL UTILITIES AND REFER TO SEPARATE SHEETS FOR UTILITY CROSSINGS.



1. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. THE TRUCK AND TRAILER ACCESS TO THE ROADWAY SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ILLINOIS TRUCK AND TRAILER ACCESS ACT.
3. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
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11. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
12. CURB AND GUTTER SHALL BE 12" MINIMUM TO BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL CURB AND GUTTER SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.

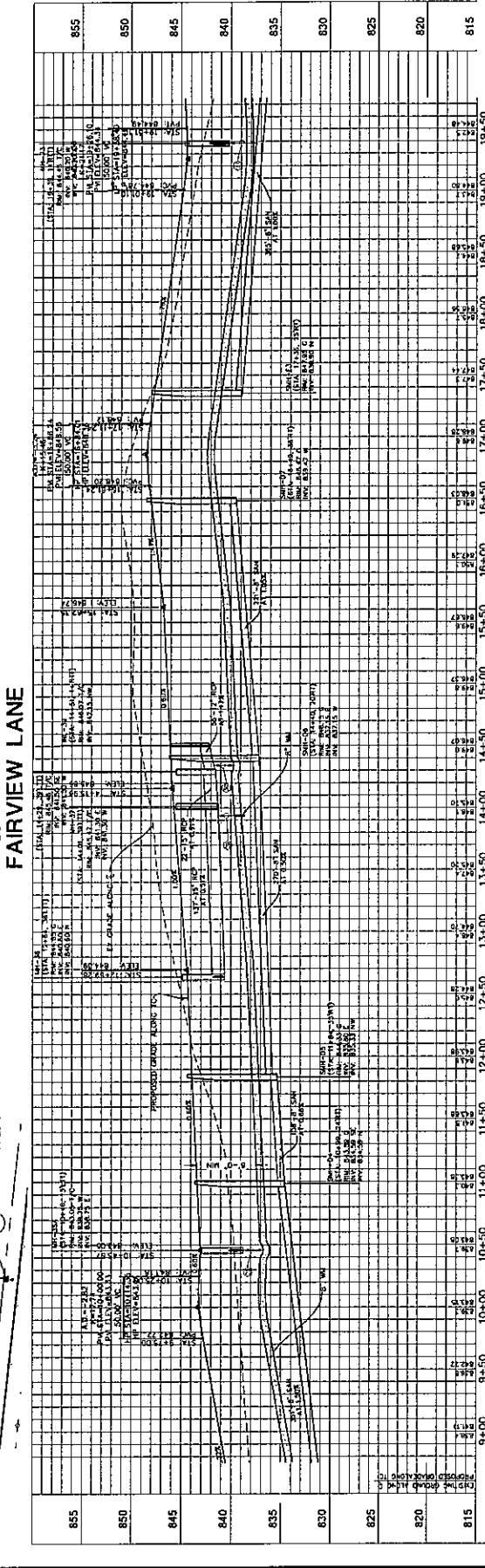


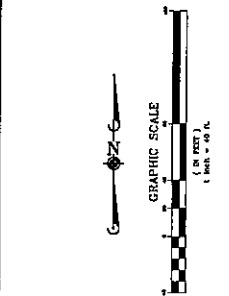
HORIZONTAL CURVE DATA

CURVE NUMBER	RADIUS	LENGTH	CHORD LENGTH	DELTA	PC STATION	PT STATION
1	500'	157.08'	157.08'	90°	12+00.00	12+157.08
2	500'	157.08'	157.08'	90°	12+157.08	12+314.16
3	500'	157.08'	157.08'	90°	12+314.16	12+471.24
4	500'	157.08'	157.08'	90°	12+471.24	12+628.32
5	500'	157.08'	157.08'	90°	12+628.32	12+785.40

FAIRVIEW LANE PROFILE DATA

STATION	ELEVATION	GRADIENT	VERTICAL CURVE DATA
9+00	815.00	+0.5%	
9+50	815.00	+0.5%	
10+00	815.00	+0.5%	
10+50	815.00	+0.5%	
11+00	815.00	+0.5%	
11+50	815.00	+0.5%	
12+00	815.00	+0.5%	
12+50	815.00	+0.5%	
13+00	815.00	+0.5%	
13+50	815.00	+0.5%	
14+00	815.00	+0.5%	
14+50	815.00	+0.5%	
15+00	815.00	+0.5%	
15+50	815.00	+0.5%	
16+00	815.00	+0.5%	
16+50	815.00	+0.5%	
17+00	815.00	+0.5%	
17+50	815.00	+0.5%	
18+00	815.00	+0.5%	
18+50	815.00	+0.5%	
19+00	815.00	+0.5%	
19+50	815.00	+0.5%	
20+00	815.00	+0.5%	





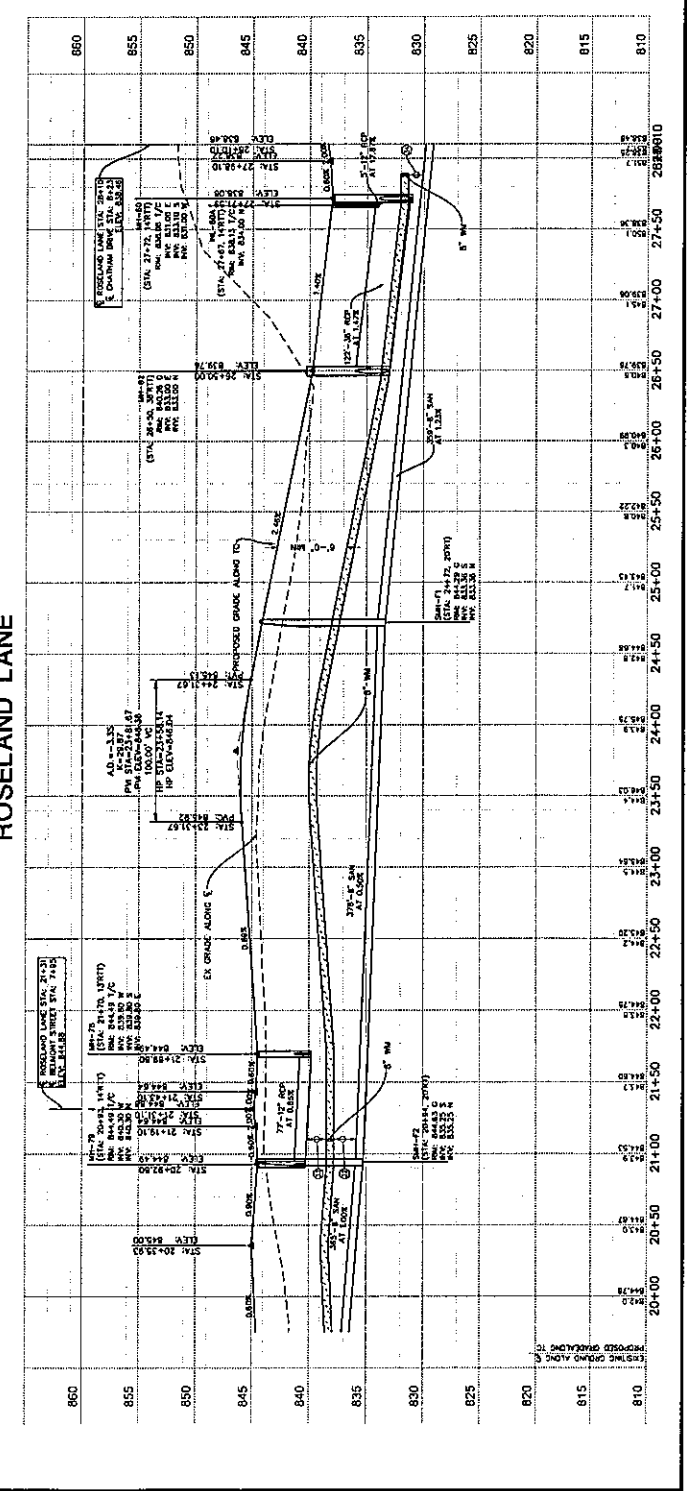
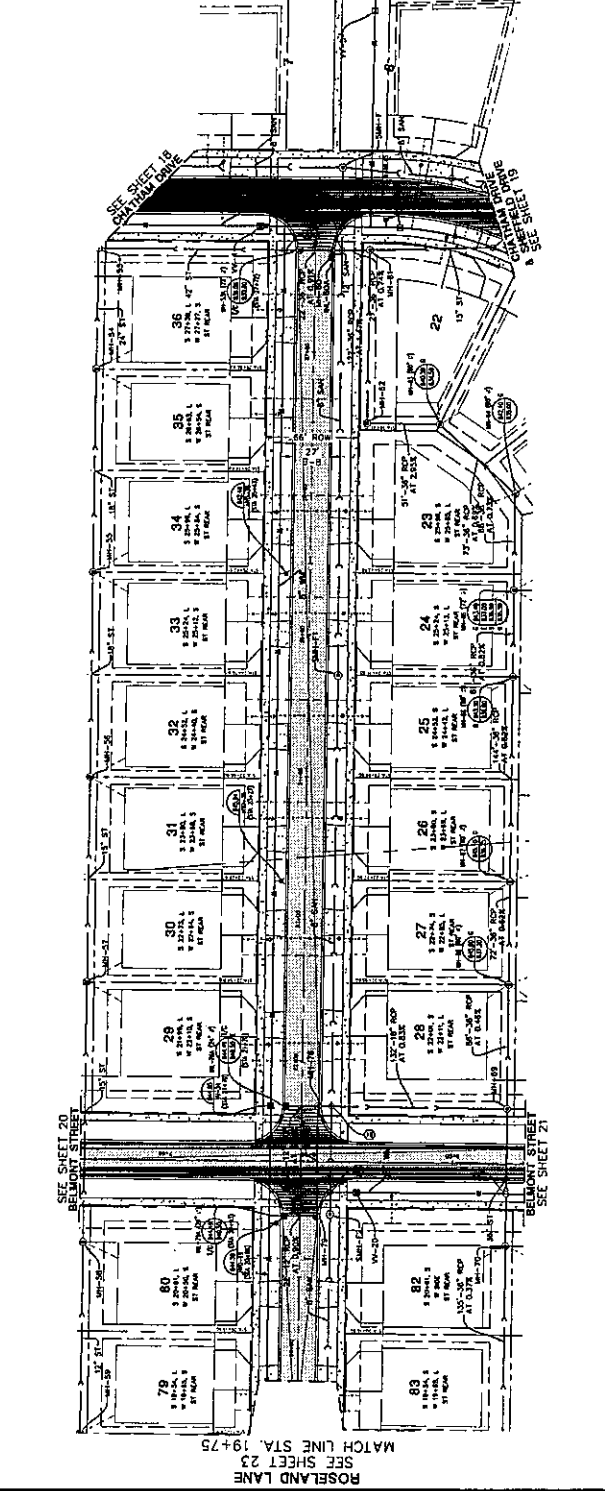
1. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL DRIVEWAYS ARE TO BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE SLAB ON GRADE.
3. ALL DRIVEWAYS SHALL BE CONFINED WITH A MINIMUM OF 4" THICK CONCRETE CURB.
4. CURB ELEVATIONS SHALL BE 2" MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL DRIVEWAYS SHALL BE 12" WIDE AT THE DRIVEWAY LINE.
6. ALL DRIVEWAYS SHALL BE 12" WIDE AT THE DRIVEWAY LINE.
7. THE DRIVEWAY CURB FOR DRIVEWAYS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
8. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
9. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
10. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
11. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
12. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
13. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
14. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
15. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.

QUALITY CROSSINGS

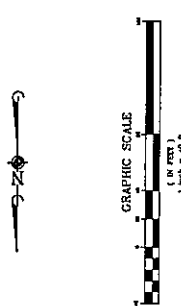
- 1. SEE SHEET 18
- 2. SEE SHEET 19
- 3. SEE SHEET 20
- 4. SEE SHEET 21
- 5. SEE SHEET 22
- 6. SEE SHEET 23
- 7. SEE SHEET 24
- 8. SEE SHEET 25
- 9. SEE SHEET 26
- 10. SEE SHEET 27
- 11. SEE SHEET 28
- 12. SEE SHEET 29
- 13. SEE SHEET 30
- 14. SEE SHEET 31
- 15. SEE SHEET 32
- 16. SEE SHEET 33
- 17. SEE SHEET 34
- 18. SEE SHEET 35

KEY PLAN

NOTES:
 1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL DRIVEWAYS ARE TO BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE SLAB ON GRADE.
 3. ALL DRIVEWAYS SHALL BE CONFINED WITH A MINIMUM OF 4" THICK CONCRETE CURB.
 4. CURB ELEVATIONS SHALL BE 2" MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
 5. ALL DRIVEWAYS SHALL BE 12" WIDE AT THE DRIVEWAY LINE.
 6. ALL DRIVEWAYS SHALL BE 12" WIDE AT THE DRIVEWAY LINE.
 7. THE DRIVEWAY CURB FOR DRIVEWAYS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 8. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
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 13. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
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 17. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 18. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 19. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 20. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 21. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 22. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 23. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 24. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 25. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 26. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 27. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 28. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 29. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 30. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 31. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 32. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 33. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 34. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.
 35. ALL DRIVEWAY CURBS SHALL BE 12" HIGH AT THE DRIVEWAY LINE.



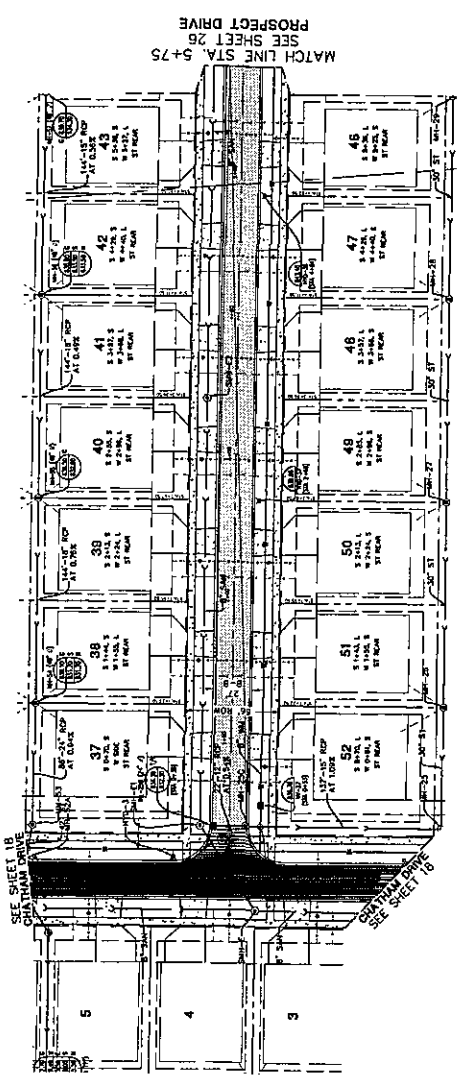
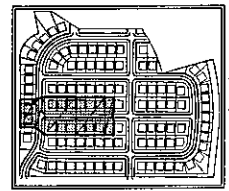
DATE	DESCRIPTION



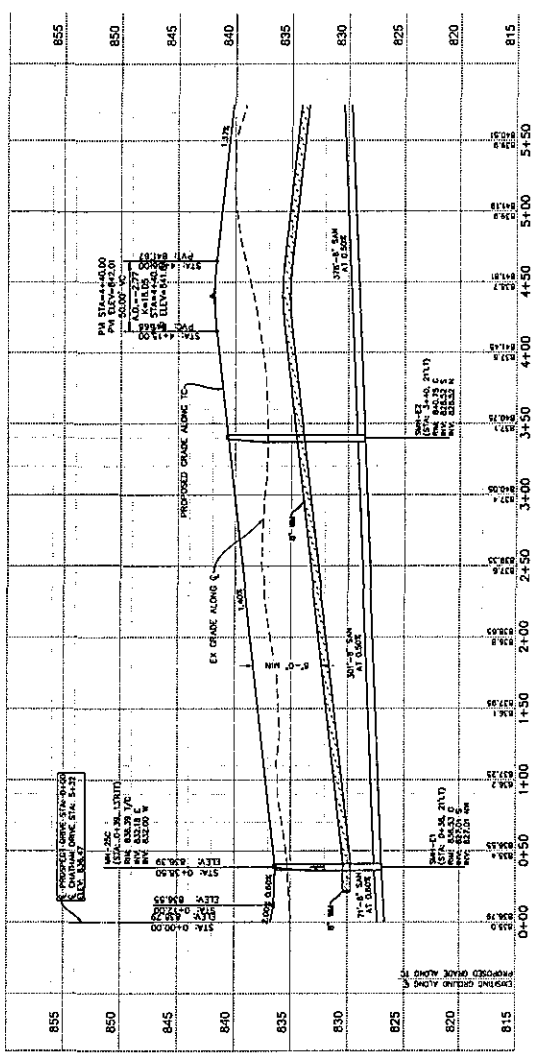
1. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
3. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
4. CURB RETURN RUM SHALL BE 2" HIGHER TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
6. DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
7. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
8. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
9. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
10. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
11. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
12. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
13. ALL DRIVEWAYS SHALL BE 14' WIDE AND 8" DEEP. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH 4" ASPHALT OVER 4" GRANULAR FILL.

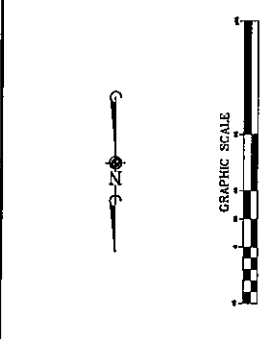
1" = 40' SCALE
 1" = 40' SCALE
 1" = 40' SCALE

UTILITY CROSSINGS
 SEE SHEET 14
 SEE SHEET 14
 NOTE: ALL UTILITY CROSSINGS SHALL MEET STATE REQUIREMENTS. SEE DETAIL SHEET.



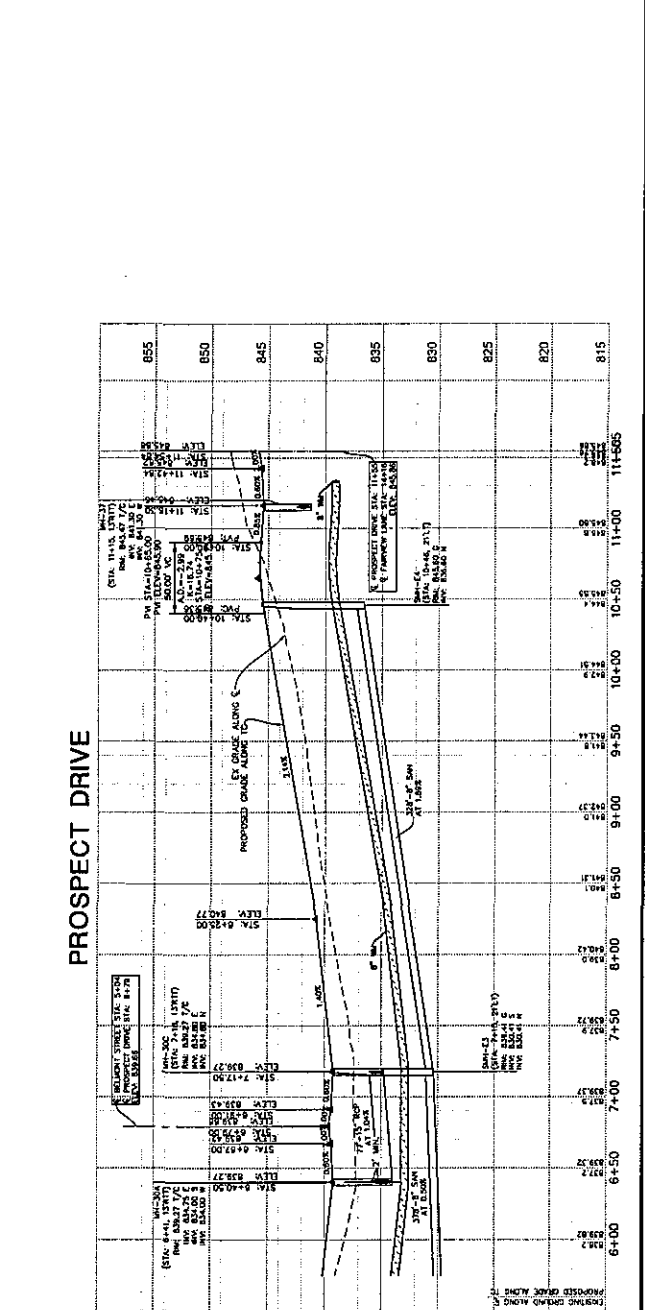
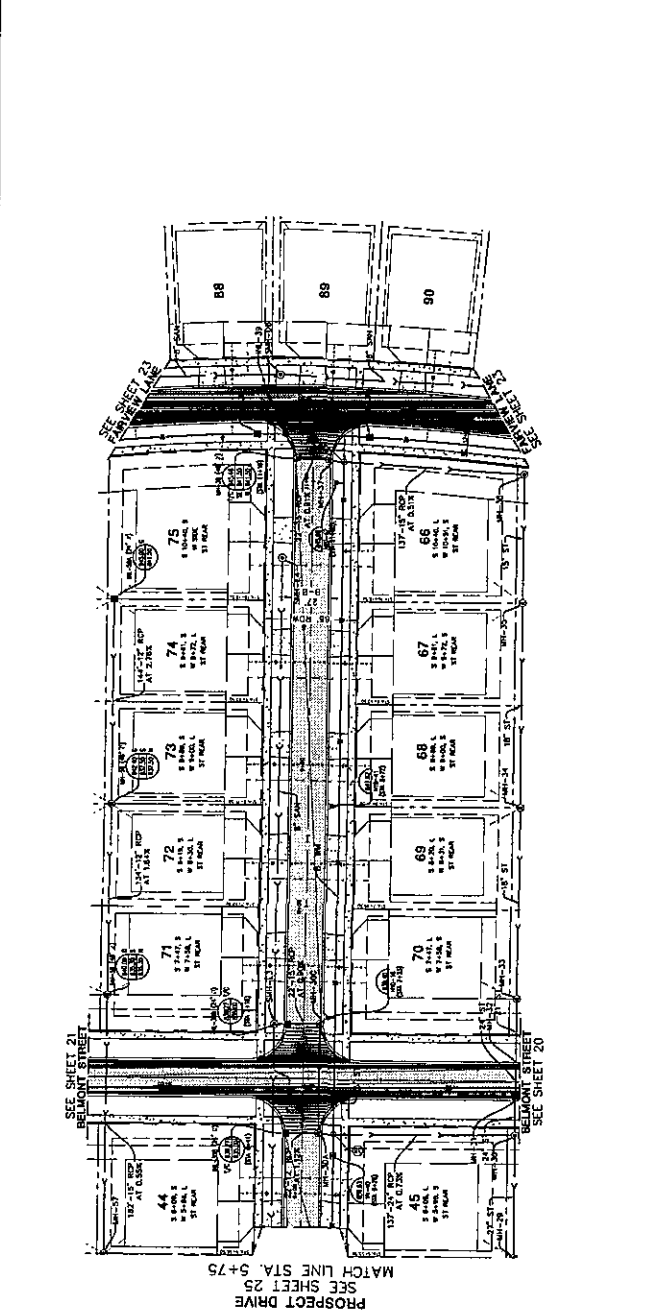
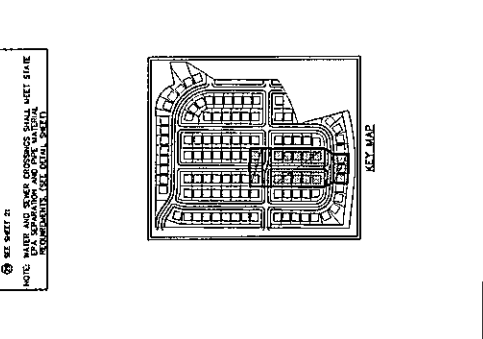
PROSPECT DRIVE





1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE TO BE MAINTAINED AT ALL TIMES AND PAINT LOCATIONS FOR HANDING ACCESS AS PER FEDERAL AND STATE STANDARDS.
3. ALL UTILITIES SHALL BE CONSTRUCTED WITH A MINIMUM COVER DEPTH OF 3' TO 4' UNLESS OTHERWISE NOTED.
4. CURB RISES SHALL BE 2" W/BACK TO BACK OF CURB AND THE MATERIAL COMPONENTS SHALL MEET STATE DEPARTMENT AND THE MATERIAL COMPONENTS (SEE DETAIL SHEET).
5. WATER AND SEWER CROSSINGS SHALL MEET STATE DEPARTMENT STANDARDS FOR ALL UTILITIES AND SHALL BE CONSTRUCTED WITH A MINIMUM COVER DEPTH OF 3' TO 4' UNLESS OTHERWISE NOTED.
6. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
7. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
8. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
9. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
10. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
11. ALL ROAD ELEVATIONS SHOWN ARE TOP OF CURB UNLESS NOTED.
12. CONTRACTOR TO PROVIDE FITTINGS AS NECESSARY TO REFLECT WATER MAIN ABOVE STREET CURBS WHICH EXCEEDS THE CURB AND IS IN ACCORDANCE TO THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION WITH APPROVED MATERIALS AND METHODS.
13. ALL CURB AND GUTTER SHALL BE 3" UNLESS OTHERWISE NOTED.

GENERAL NOTES:
 1. 1"=20.0 S.P. 4" SAWHAY STAPLE LOCATION.
 2. 1"=40.0 S.P. 1" TYPE K WATER SERVICE LOCATION.
 3. 1"=40.0 S.P. 1" TYPE K WATER SERVICE LOCATION.
 4. 1"=40.0 S.P. 1" TYPE K WATER SERVICE LOCATION.

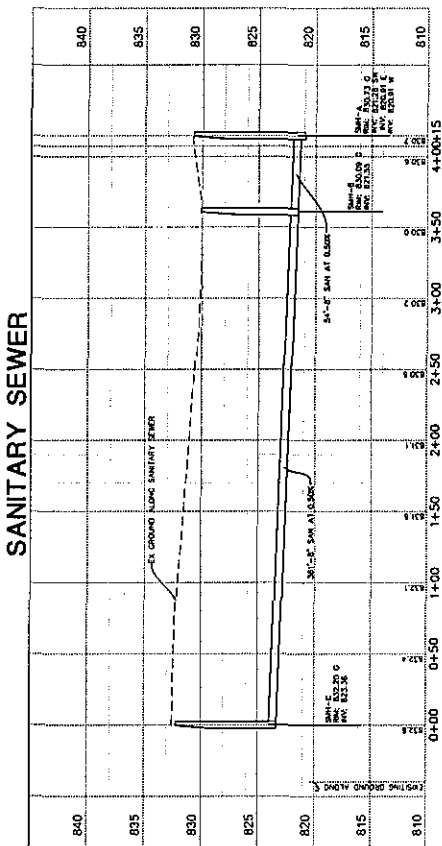
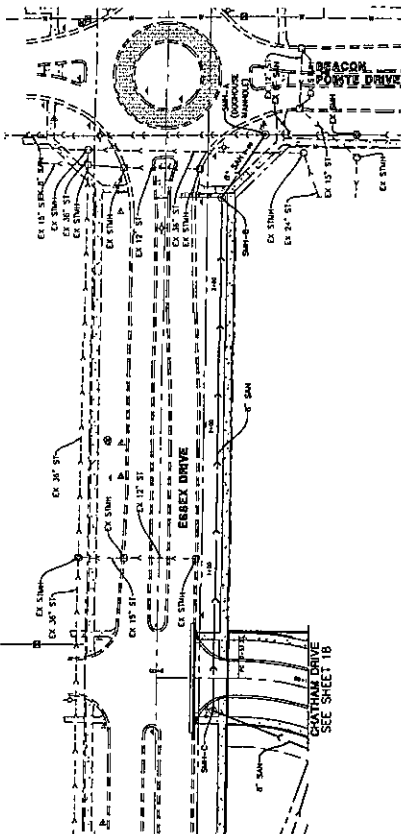
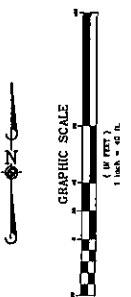
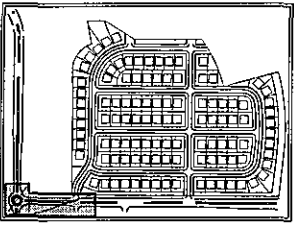


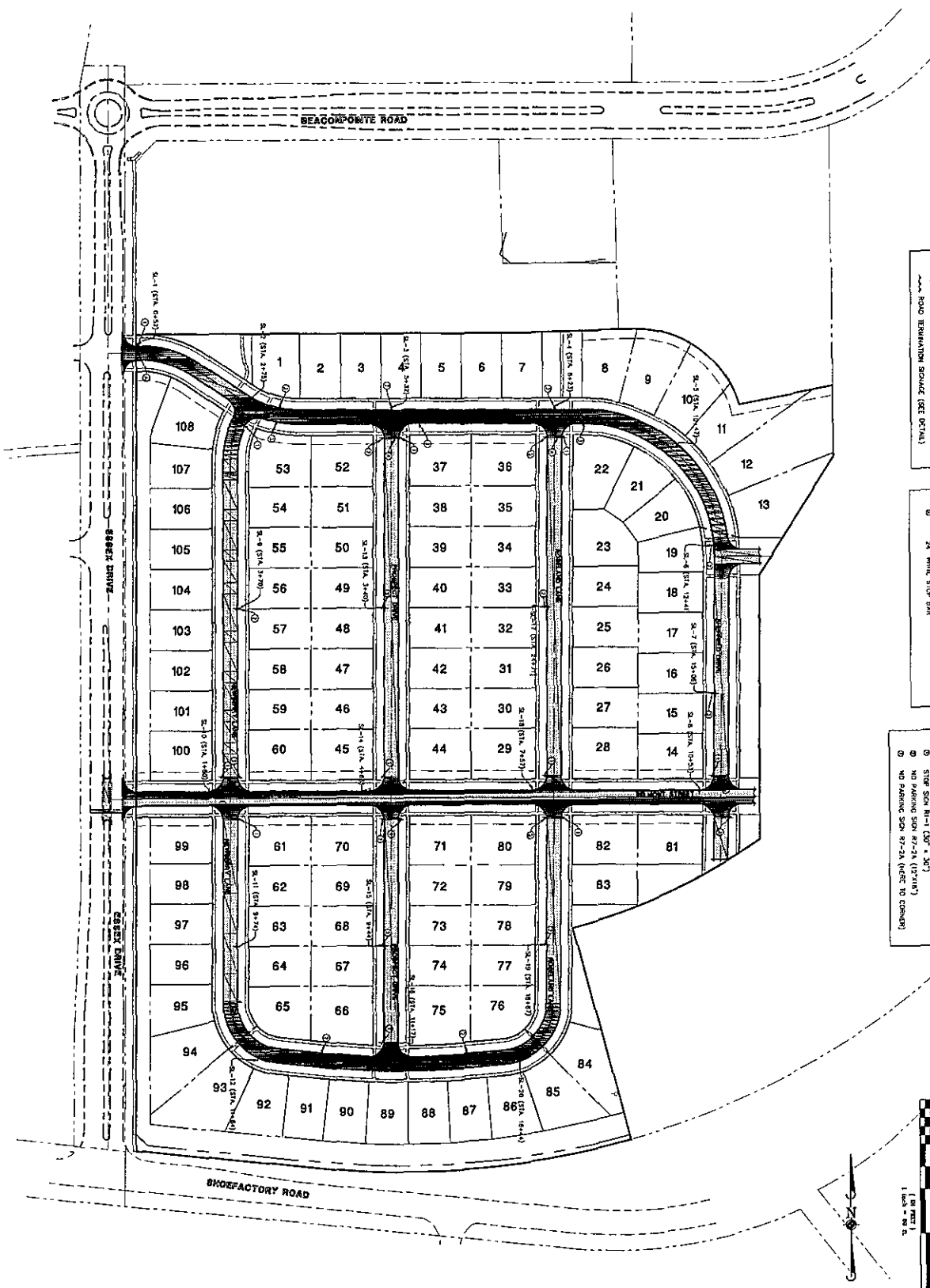
DATE	DESCRIPTION

Manhard CONSULTING LTD.
 200 E. Superior Street, Suite 200, Chicago, IL 60611
 Tel: (773) 327-1000 Fax: (773) 327-1001
 www.manhardconsulting.com

AMBER MEADOWS
 VILLAGE OF HOFFMAN ESTATES, ILLINOIS
 OFFSITE SANITARY SEWER PLAN AND PROFILE

SHEET	27 OF 35
DATE	08/20/15
PROJECT	AMBER MEADOWS
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
APPROVED BY	





SYMBOL LEGEND

⊕ STREET LIGHT

— ROAD TERMINATION SIGNAL (SEE DETAIL)

MARKINGS LEGEND

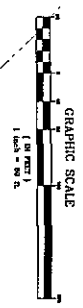
⊙ 24" WHITE STOP BAR

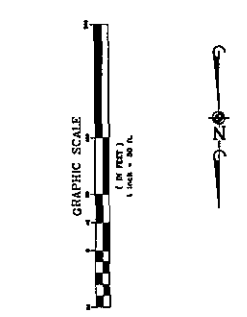
SIGNAGE LEGEND

⊙ STOP SIGN R-1 (30" x 30")

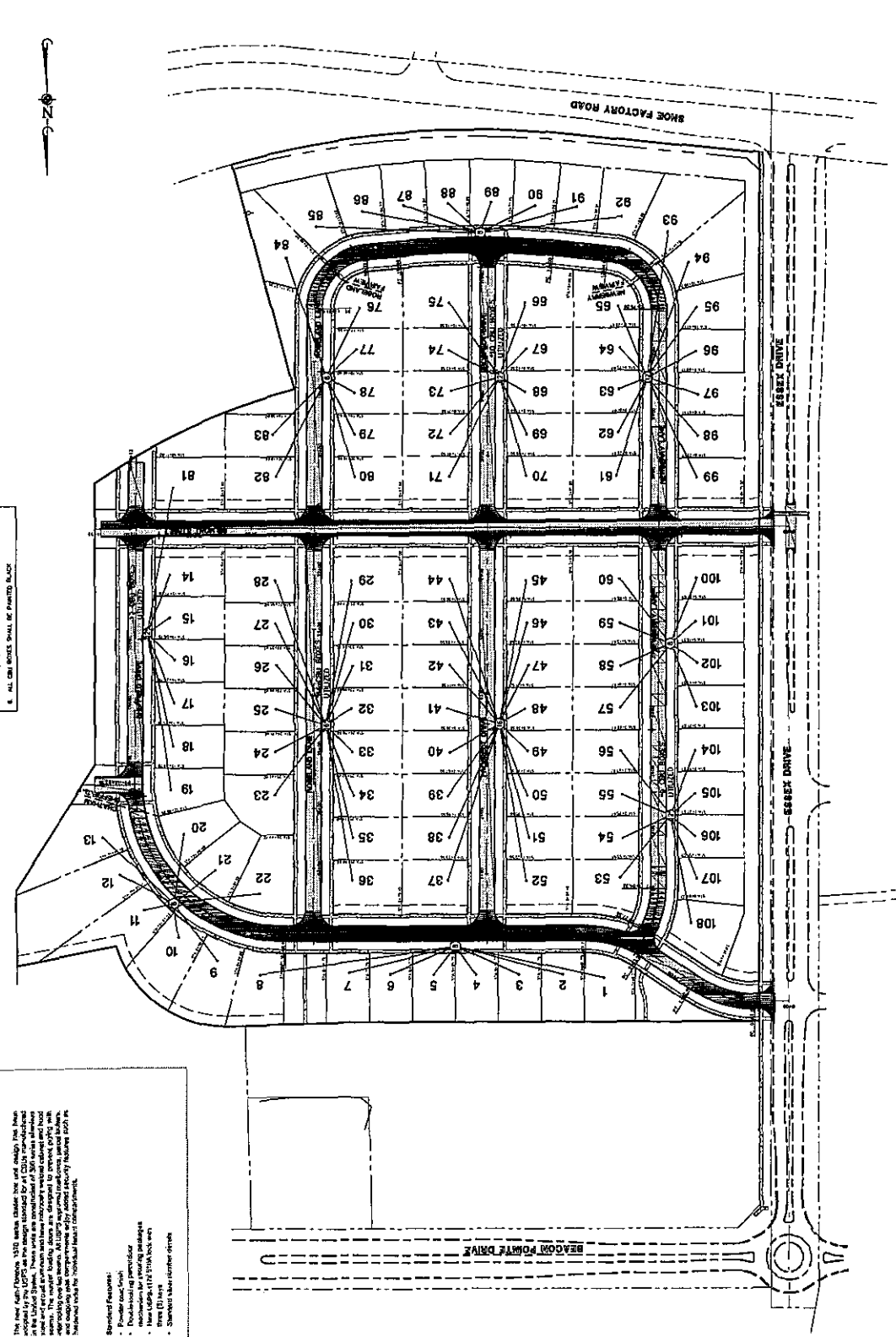
⊙ NO PARKING SIGN R-7-2A (12 1/2" x 7")

⊙ NO PARKING SIGN R-7-2B (SEE DETAIL TO COMPANY)





- NOTES:**
1. LOCATION OF CBU UNIT IS APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED BY THE VILLAGE OF HOFFMAN ESTATES AND THE POST OFFICE.
 2. THE VILLAGE OF HOFFMAN ESTATES AGREES TO PROVIDE THE NECESSARY UTILITIES AND SERVICES TO THE CBU UNITS.
 3. THE USPS APPROVED SHALL BE CONSIDERED FOR THE CBU UNITS. THE VILLAGE OF HOFFMAN ESTATES SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE CBU UNITS.
 4. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO INSTALLATION IN ORDER TO AVOID DAMAGE TO UTILITIES.
 5. THE CBU UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL FIREMARTIN CODE.
 6. ALL CBU UNITS SHALL BE PAINTED BLACK.



Mailbox Works

USPS Approved CBU Pedestal Mailboxes

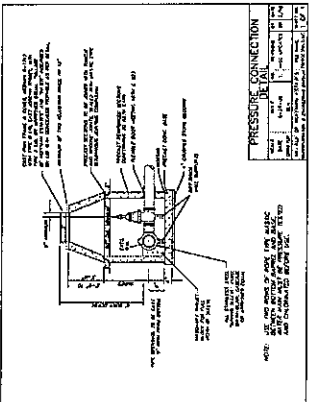
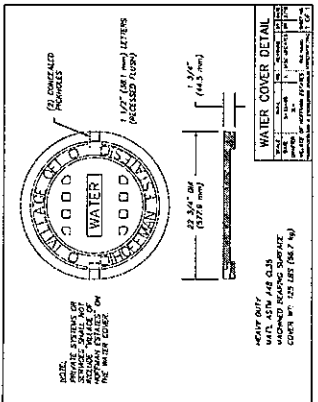
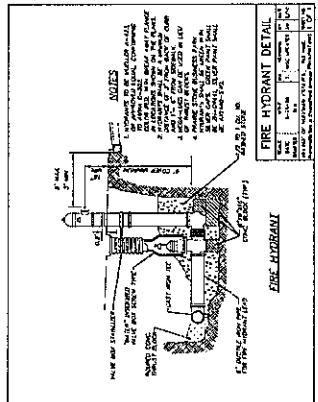
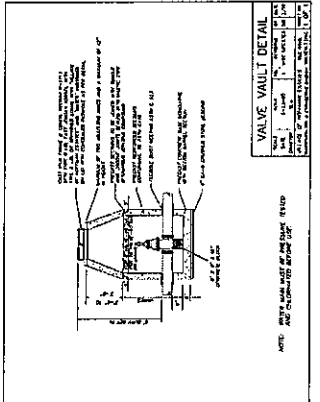
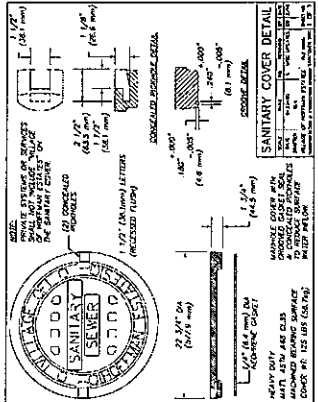
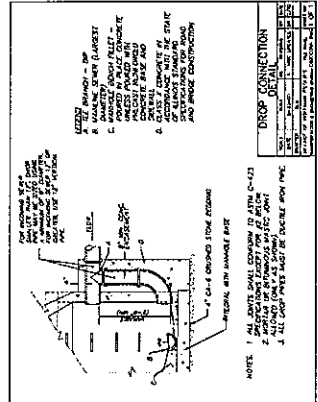
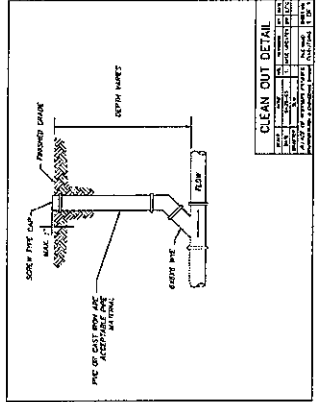
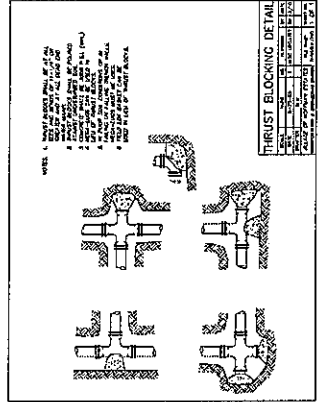
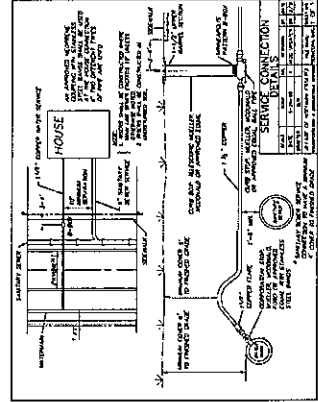
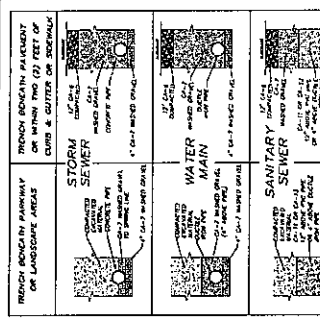
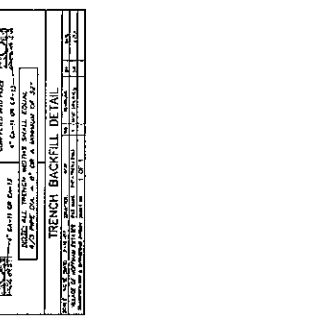
The new Mailbox Works 1310 series, double tier unit design, the most advanced in the industry, is now available. This series is available in 200 units, allowing for a wide range of configurations. The units are designed to be installed in a variety of locations, including residential, commercial, and institutional settings. The units are made of heavy-duty, weather-resistant materials and are designed to be easy to install and maintain. The units are also designed to be secure, with a locking mechanism that prevents unauthorized access. The units are also designed to be aesthetically pleasing, with a variety of finishes and colors available. The units are also designed to be durable, with a long life expectancy. The units are also designed to be easy to use, with a clear, easy-to-read mailbox number. The units are also designed to be easy to clean, with a smooth, non-porous surface. The units are also designed to be easy to transport, with a built-in handle. The units are also designed to be easy to store, with a compact design. The units are also designed to be easy to install, with a simple, straightforward process. The units are also designed to be easy to maintain, with a simple, straightforward process. The units are also designed to be easy to use, with a clear, easy-to-read mailbox number. The units are also designed to be easy to clean, with a smooth, non-porous surface. The units are also designed to be easy to transport, with a built-in handle. The units are also designed to be easy to store, with a compact design. The units are also designed to be easy to install, with a simple, straightforward process. The units are also designed to be easy to maintain, with a simple, straightforward process.

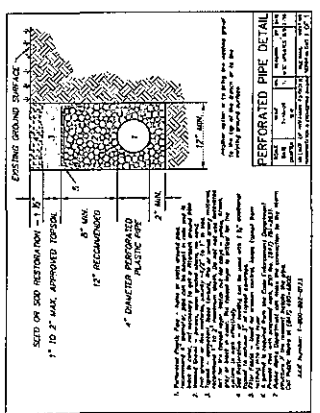
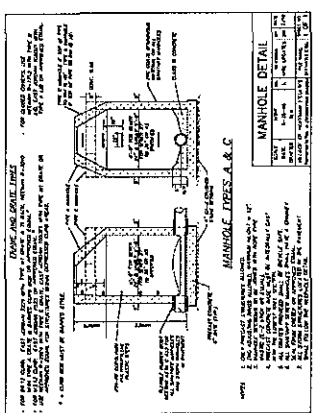
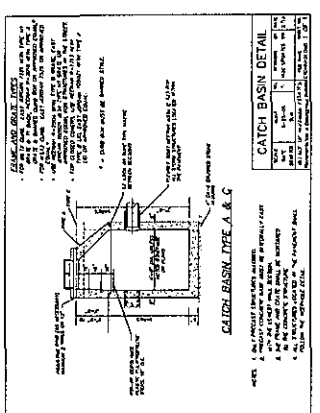
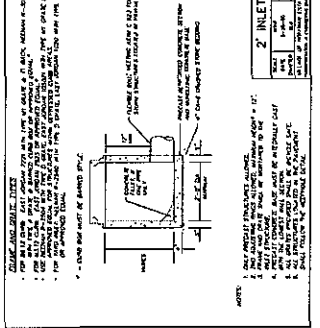
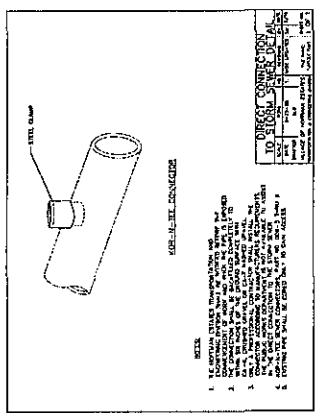
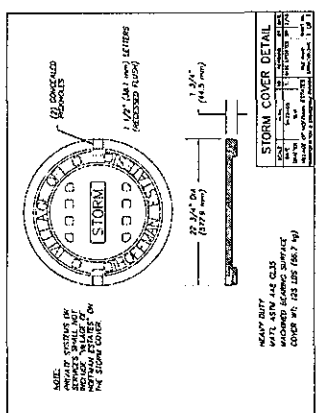
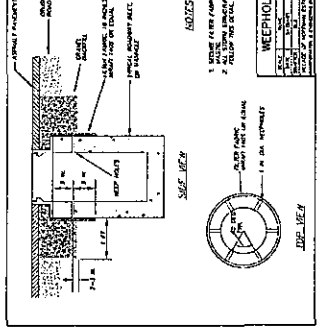
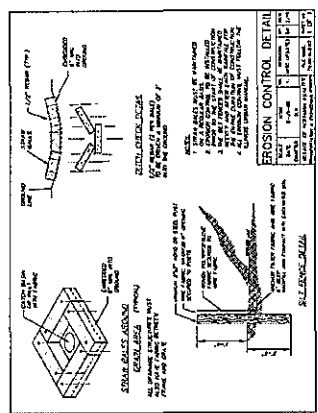
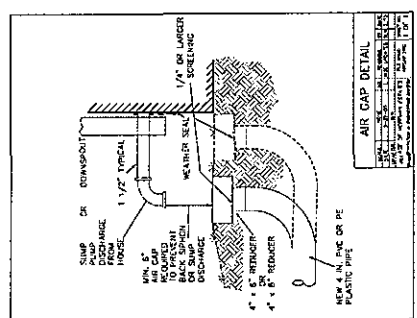
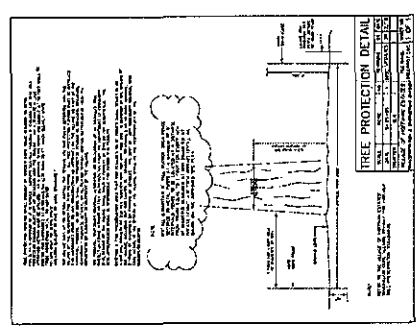
Standard Features:

- Powder coat finish
- Locking mechanism
- Heavy duty 1310 1310A lock key
- Standard 1310A lock key
- Standard 1310A lock key

Mailbox Works
 1000 Lakeshore Drive, Suite 100, Oak Brook, IL 60110
 Tel: 630-581-1000 Fax: 630-581-1001
 Email: info@manhard.com www.manhard.com

NO.	DESCRIPTION	DATE





NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE CURB	1	LINEAL FOOT
2	PERFORATED PIPE	1	SQUARE FOOT

DATE	NOV 19 1988
PROJECT	VILLAGE OF HOFFMAN ESTATES, ILLINOIS
SHEET	32 OF 35
SCALE	AS SHOWN
DESIGNED BY	MANHARD CONSULTING LTD.
CHECKED BY	
APPROVED BY	

Manhard CONSULTING LTD.
 Civil Engineers • Surveyors • Water Resources Engineers • Highway Engineers
 Environmental Engineers • Environmental Scientists • Landmarks Architects • Planning Consultants
 2000 North Lincoln Street, Suite 100, Chicago, Illinois 60614
 Telephone: (312) 329-1100

AMBER MEADOWS
VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HOFFMAN ESTATES CONSTRUCTION DETAILS - 3

DATE	NOV 19 1988
PROJECT	VILLAGE OF HOFFMAN ESTATES, ILLINOIS
SHEET	32 OF 35
SCALE	AS SHOWN
DESIGNED BY	MANHARD CONSULTING LTD.
CHECKED BY	
APPROVED BY	

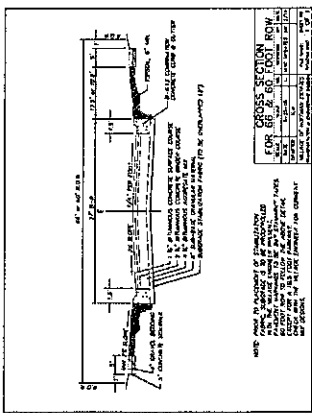
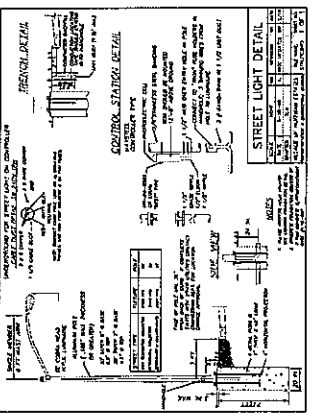
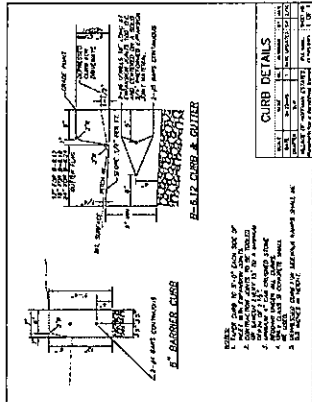
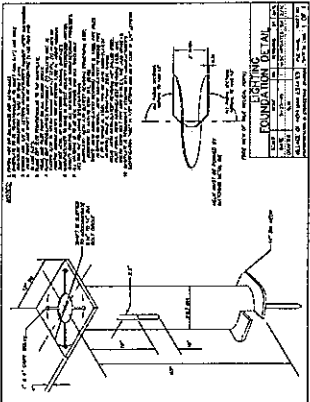
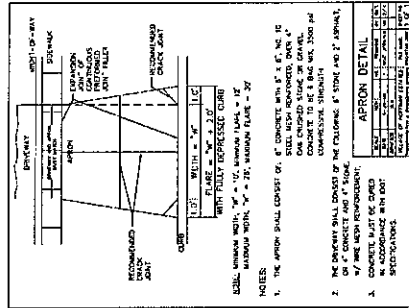
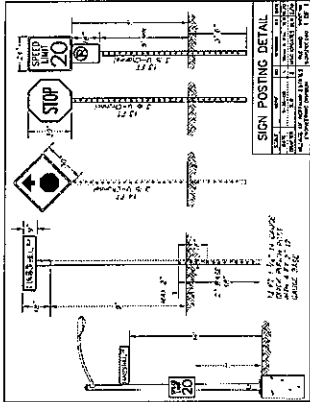


EXHIBIT B-4

Development Standards

[See attached]

3/20/2017

Development Standards

Floor Area Ratio	.48
Trees	Per Plan
Brick Percentage	For a minimum of 50% of the homes in each subdivision phase, a minimum of 30% of the front elevation of each home shall be brick.
Brick Wrap	All brick shall be wrapped at corner transition areas to the first interior (or exterior) corner of the side wall if such a natural break point is not excessively distant from the corner, or as is architecturally appropriate.
Building Height	Shall not exceed 35 feet

EXHIBIT B-5

Fees and Donations

1. **In Lieu Impact Fee.** Amber Meadows Property shall pay the amount that would otherwise be due under the Fair Share Road Improvement Impact Fee Ordinance (subject to any changes in such fees as determined at the time the payment is due in accordance with Village Code) for the Property under the Village Fair Share Road Improvement Impact Fee Ordinance as a “**Road Improvement In Lieu Impact Fee,**” with such fee to be paid upon application for issuance of a building permit for each residential unit.
2. **Municipal and Emergency Services Fee.** A donation of one thousand six hundred dollars (\$1,600) per dwelling unit indexed for inflation, utilizing the Consumer Price Index on an annual basis beginning at the time of Village approval of the “Fourth Amendment” to the University Place Annexation Agreement, shall be made for each residential unit upon application for the issuance of the building permit. Said funds shall be used by the Village in funding, constructing, furnishing, and equipping municipal and emergency services facilities.
3. **Municipal Cash Donation.** A donation of one thousand five hundred dollars (\$1,500) per dwelling unit indexed for inflation, utilizing the Consumer Price Index on an annual basis beginning at the time of Village approval of the “Fourth Amendment” to the University Place Annexation Agreement, shall be made for each residential unit upon application for the issuance of the building permit.

EXHIBIT B-6

Recaptures Fees

(see attached)

Recapture Fees

Recaptures

RECAPTURE	BASE AMOUNT	UNIT	INTEREST	INITIATE DATE	SERVICE CHARGE	EXPIRATION DATE
Ordinance 4323 Sanitary – EDA Facility	\$969.00	per Acre	7.50%	1/23/1992	5%	12/31/2027
Ordinance 4359 Shoe Factory Road Lift Station and Force Main	\$1,298.00	per Acre	5.50%	10/10/2001	5%	3/4/2023
Resolution 1226 Water Tower Donation	\$227.27	per P.E.	Adjust w/CPI	5/17/2004	0%	--

EXHIBIT B-7

Elevations

[See attached]



Hudson
Amber Meadows



ELEVATION C
WITH OPTIONAL BRICK & RAILS



ELEVATION A



ELEVATION B





Ridgefield
Amber Meadows



ELEVATION C
SHOWN WITH OPTIONAL BRICK



ELEVATION A



ELEVATION B
SHOWN WITH OPTIONAL BRICK





Victoria
Amber Meadows



ELEVATION C
SHOWN WITH OPTIONAL BRICK



ELEVATION A



ELEVATION B





Kensington
Amber Meadows



ELEVATION C
SHOWN WITH OPTIONAL BRICK



ELEVATION A



ELEVATION B





Mirabell
Amber Meadows



ELEVATION C
SHOWN WITH OPTIONAL BRICK + RAILS



ELEVATION A



ELEVATION B
SHOWN WITH OPTIONAL BRICK



Versailles
Amber Meadows



ELEVATION C
WITH OPTIONAL BRICK



ELEVATION A



ELEVATION B
WITH OPTIONAL BRICK



Westbury
Amber Meadows



ELEVATION C
WITH OPTIONAL BRICK & RAILS



ELEVATION A



ELEVATION B



Stonehurst
Amber Meadows



ELEVATION C
SHOWN WITH OPTIONAL BRICK



ELEVATION D
SHOWN WITH OPTIONAL BRICK



ELEVATION B
SHOWN WITH OPTIONAL BRICK



ELEVATION A



EXHIBIT B-8

Variations from Village Ordinances

[To be inserted prior to finalization]

3/20/17

VARIATIONS FROM VILLAGE ORDINANCES

FAR (Floor Area Ratio)	.48
Monuments	2 Monuments, one at each entrance of subdivision

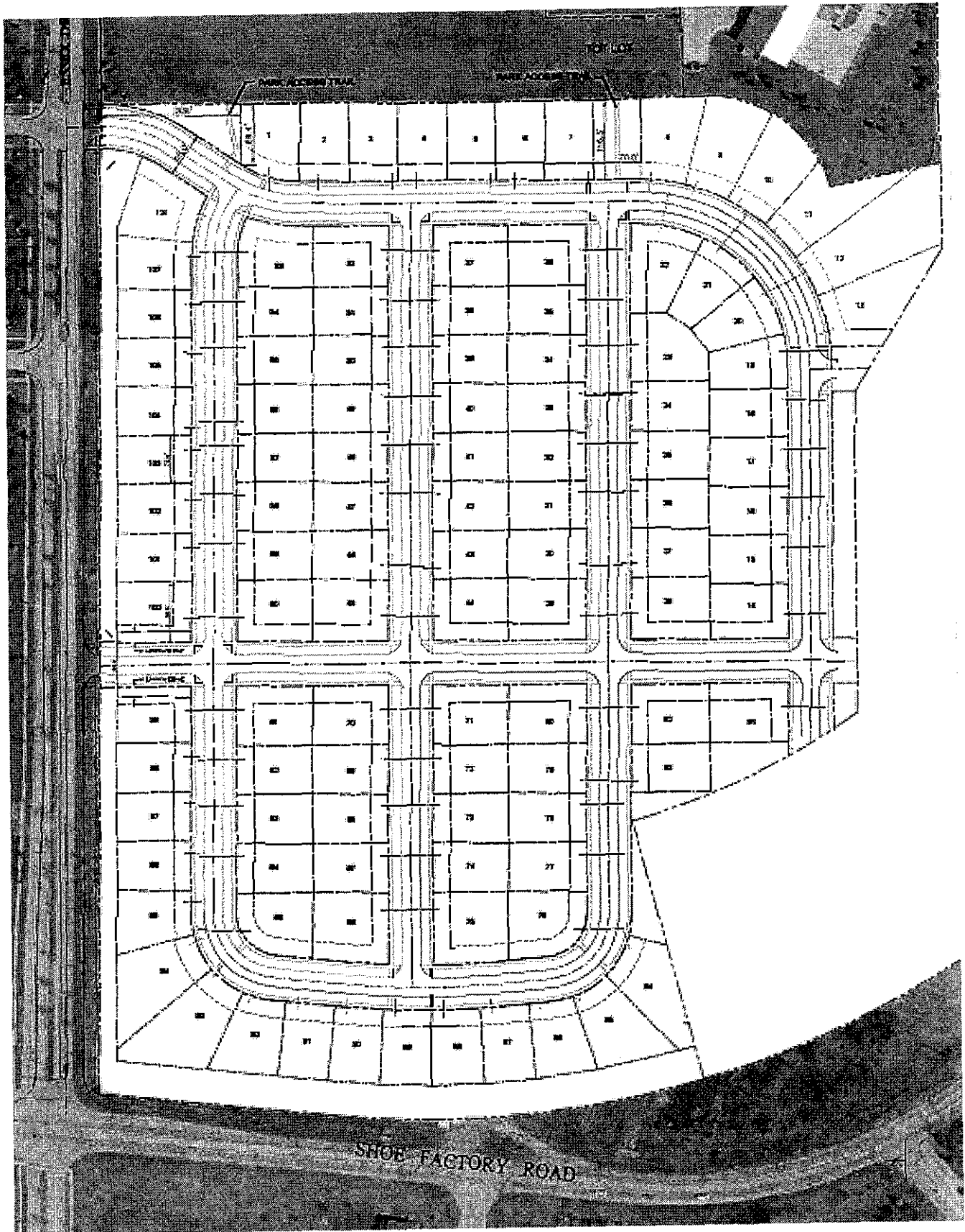
EXHIBIT B-9

Marketing Site Plan

[See attached]

Amber Meadows, Hoffman Estates Marketing Sign Plan

December 12, 2016



Entrance Sign 4'Wx 8'H face installed no more the 10' high

Double sided sign - sign height will be measured from the top of the grade at the post to the top of the sign face.

Located at entrance of community at the intersection of Essex Drive and Belmont St

Example sign art - colors may change, text will be accurate for community information. Not to scale.



Update message when community opens

Now Selling

Community Sign 10'Wx 8'H face installed no more the 10' high

Double sided sign - sign height will be measured from the top of the grade at the post to the top of the sign face.

Located at the northeast corner of Shoe Factory Rd & Essex Dr.

Example sign art - colors may change, text will be accurate for community information. Not to scale.



CALATLANTIC
HOMES

Bartlett Pointe West

630.504.0446 | CalAtlanticHomes.com

Coming Soon

Update message when community opens

Now Selling

Directional Signs - 4 signs - up to 2'Wx 2'H face installed no more the 5' high

Double sided signs - sign height will be measured from the top of the grade at the post to the top of the sign face. - fae not to exceed 4 sq ft

4 signs located along Essex and within the community to direct traffic to the models. Locations vary based on development work. Signs may be placed in the center median of Essex.

Example sign art - Sizes will vary, not to exceed size shown above. Colors may change, text will be accurate for community information. Not to scale.



Directional Sign 24"x 24"

Sales Center information Sign 36"W x 48"H face installed at 54" high

Double sided sign in front of model with sales center - sign height will be measured from the top of the grade at the post to the top of the sign face.

Install in front of model

Example sign art - colors may change, text will be accurate for community information. Not to scale.



1 Corporate flags - on silver flag poles up to 24' tall

Located by models

Example flag art - colors may change. Not to scale.



Horizontal Banner

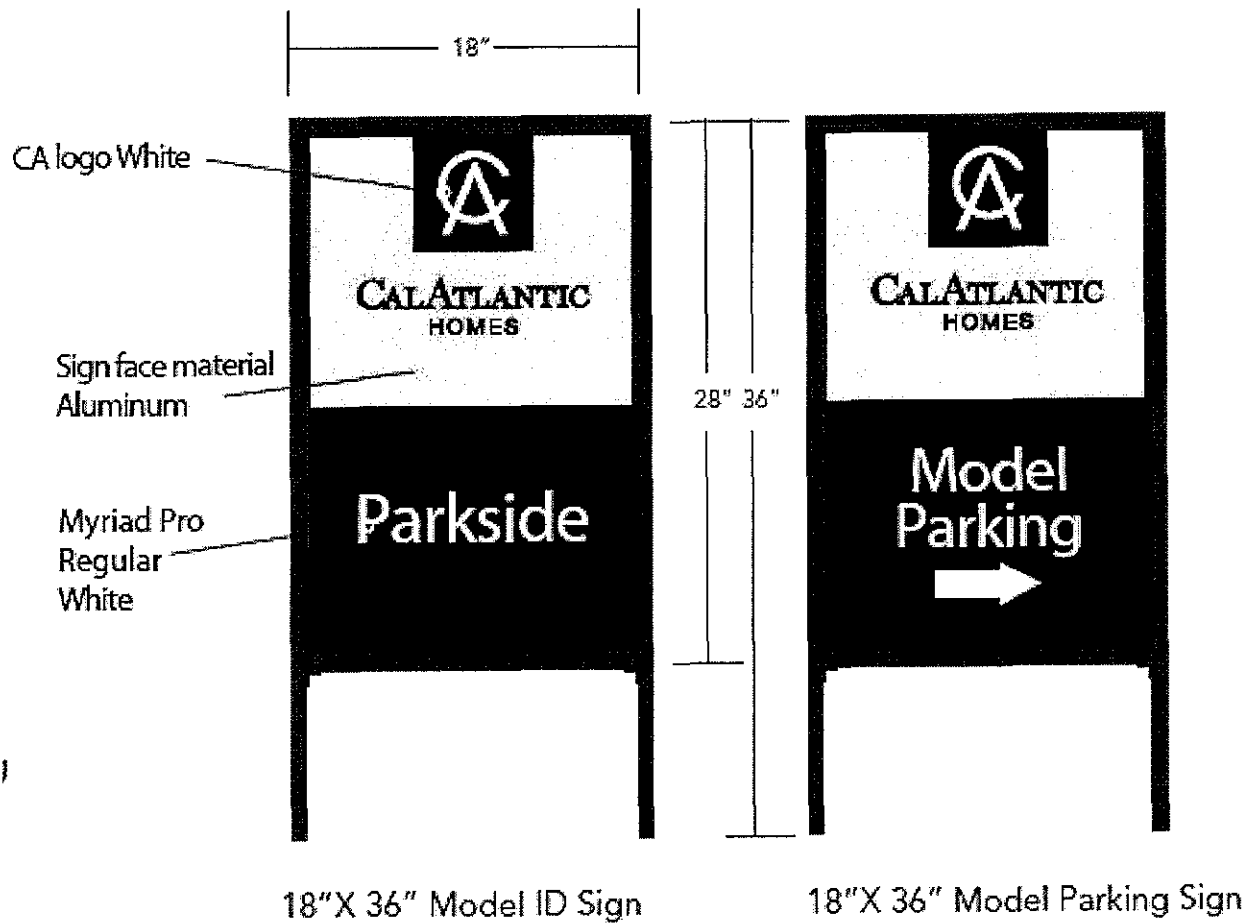
6'x3' Nylon Grometed Pole Flag
Color: PMS 2955

Model ID and Parking Signs 18"W x 28"H face installed at 36" high

Double sided sign - sign height will be measured from the top of the grade at the post to the top of the sign face.

Install in front of each model and the parking lot

Example sign art - colors may change, text will be accurate for community information. Not to scale.



Parking signs

- 4 parking signs
- 18" x 24"
- Signs must be located with a CalAtlantic Homes employee



Handicap Parking signs

- Need 1 sign with fine installed on marked parking stall
- Need to meet Hoffman Estates requirements

**VILLAGE OF HOFFMAN ESTATES
PERFORMANCE SURETY BOND**

BOND NO:	DATE BOND EXECUTED:
PRINCIPAL:	BOND AMOUNT: (written out & numerically)
CO-PRINCIPAL(S):	DEVELOPMENT DOCUMENTS:
SURETY(IES):	PROJECT:

KNOW ALL MEN BY THESE PRESENTS, that we, the Principal(s) and Surety(ies) hereto, recite and declare that:

1. We are held and firmly bound to the obligee Village of Hoffman Estates, Illinois (hereinafter called "Village"), in the sum written above in lawful money of the United States of America, to be paid to the Village, its successors or assigns, for the payment whereof Principal(s), Co-Principals and Surety(ies) bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by this Bond.

2. The condition of this Bond is that if the Principal shall in every respect perform all of its obligations under the Development Documents identified above, which Development Documents are incorporated herein by reference, then this Bond shall be void; otherwise, the Bond shall continuously remain in full force and effect until released by the Village. Development Documents shall also include any annexation agreements, development agreements, plats, zoning approvals, engineering plans, site plans or other Village documents associated with the Project, including any laws, ordinances or governmental regulation related to the Project.

3. Surety waives all of its surety defenses including, but not limited to, the following:
 - a) It shall be the duty of the Principal to notify the Surety of any revision of the plans, profiles and specifications referred to in the Development Documents. The Surety expressly waives any right to receive notice from the obligee or to review or approve any revisions to the plans, profiles and specifications referred to in the Development Documents which are required to meet governmental standards. No such revisions of any kind in the work shall in any way affect the obligation of the Surety under this Bond;

b) The addition or reduction in subdivision lots or area to those shown in the original plat of subdivision, site plan or construction plan referred to in the Development Document shall in no way affect the obligation of the Surety under this Bond;

c) Any extension of time beyond the period provided for in the Development Document for completion of its obligations under the Agreement shall in no way affect the obligation of the Surety under this Bond;

d) The failure or refusal of Village to take any action, proceeding, or steps to enforce any remedy or exercise any right under the Development Document, or that taking or any action, proceeding, or step by Village, acting in good faith upon the belief that same is permitted by the provisions of the Development Documents, shall not in any way release Principal or Surety, or either of them, or their respective executors, administrators, successors, or assigns, from liability under this Bond. Surety hereby waives notice of any amendment, indulgence made, granted or permitted;

e) The Principal, Co-Principal and Surety intend that each provision of this Bond be valid and binding upon them and expressly agree to abide thereby;

f) In the event of a default of this Bond, the Village may terminate whatever rights Principal, Co-Principal and/or Surety may have to perform further work on the Project.

4. Default:

a) A default shall be deemed to have occurred on the part of the Principal if Principal shall fail to complete its obligations under the Development Documents within the time set forth therein or any extensions thereof; or, prior to the expiration of such period, if in the judgment of the Village, the Principal has:

1) abandoned the performance of its obligations under the Development Documents; or

2) renounced or repudiated its obligations under the Development Documents; or

3) clearly demonstrated through insolvency, or otherwise, that its obligations under the Development Documents cannot be completed within the time allotted under the Development Documents.

b) If the Principal defaults in the performance of all or any part of the obligations specified in the Development Documents, the Village shall give written notice of the default to the Surety, with a copy to the Principal and Co-Principal, if any. In the event of such default and notice, Surety shall, within 45 days of receipt of the default notice, give written notice to the Village stating whether Surety will assume the Development Document obligations and the obligations of the Principal, and should it elect to assume said obligations, Surety shall be required to complete the Development Documents according to its terms and provisions within 180 days of said notice, but not before expiration of the period provided for under the Development Documents and approved extensions thereof. In the event that Surety elects to assume the obligations of Principal as provided herein and thereafter fails to faithfully perform all or any part of the work, or should it unnecessarily delay all or any part of the work, then the Village may proceed as provided in Paragraph No. 5 of this Bond.

5. Should Surety following notice of default notify the Village that Surety elects not to assume the obligations of Principal under the Development Documents, or fails within 45 days of receipt of the default notice as provided in Paragraph No. 4b) above to notify the Village whether Surety elects to assume the obligations of Principal under the Development Documents, or having elected to assume the obligations of Principal, should it then fail to perform, then in any event the Village may elect any of the following procedures or any combination thereof:

a) Terminate whatever rights the Principal, Co-Principal and/or Surety may have to perform further work on the Project;

b) Take over or relet all or any part of the work under the Development Documents which is not completed and complete the same for the account and at the expense of the Principal and Surety, who shall be jointly and severally liable to Village for the costs incurred in completion of the obligations under the Development Documents and/or correction thereof. Such costs as identified in the Development Documents shall include, but not be limited to, construction, engineering, surveying, maintenance, deterioration, administration, supervision, reasonable attorney's fees, and any costs associated or related to any litigation of this agreement and shall be adjusted for inflation. The amount of Village's actual costs for completion and/or correction of the work required under the Development Documents shall be conclusive of the extent of the liability of Principal and Surety;

c) Should Surety, following notice of default notify the Village within 45 days of the receipt of the default notice choose to pay the Village for completion of the obligation under the Development Documents, the Surety shall have the right to demand that the Village state a sum constituting the estimated costs at that time, of completion and/or correction of the work required under the Development Documents, such as costs as defined in Paragraph No. 5(b). Surety may then pay over to the Village the sum so stated and be released from any further obligations under this Bond. Provided, however, that the Surety shall in no event be required to pay over any such sum to the Village, nor any other sum under this Bond, prior to judgment in a suit hereunder. If funds are paid over under this section and the paid over funds are not sufficient to complete the work, the Village's sole remedy shall be to proceed against the Principal(s) and Co-Principals for any deficiency. If there are any paid over funds not necessary for completion of the work, the Village will return the excess, with legal interest, to Surety after completion of the work.

6. If any action or proceeding is initiated in connection with this Bond and any and all obligations arising hereunder the venue thereof shall be in State Court in the County of Cook, State of Illinois, it is further understood and agreed that this contract shall be governed by the laws of the State of Illinois, both as to interpretation and performance.

7. All notices sent to the Principal(s), Co-Principals, and Surety(ies) shall be sent to the address set forth on the signature page unless said Principal(s), Co-Principal(s) and Surety(ies) notify the Village in writing of any change. If the addresses of any of the Principal(s), Co-Principal(s) and Surety(ies) change, the Principal(s), Co-Principal(s) or Surety(ies) shall immediately notify the Village in writing of such change. Failure to notify the Village of any change in address is deemed to be a waiver of any requirement for notice under this Bond to the Principal(s), Co-Principal(s) or Surety(ies). All written notices to the Village required under the Bond shall be sent certified mail to the Village Clerk.

8. If any one or more of the provisions of this Bond are determined to be illegal or unenforceable by a court of competent jurisdiction, all other provisions shall remain effective.

9. No party other than the Village shall have any rights under this Bond as against the Surety.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and sealed as of the day and year set forth above.

PRINCIPAL

Type of Organization:

Legal Name of Organization:

State of Incorporation:

Address:

Authorized Signature(s):

By: _____

By: _____

Signature

Signature

(Type name and title)

(Type name and title)

ACKNOWLEDGMENT OF PRINCIPAL(S)

STATE OF _____:

COUNTY/CITY OF _____:

I, _____ Notary Public in and for the State and County/City aforesaid, do hereby certify that _____

_____ whose name is signed to the foregoing bond, this day personally appeared before me in my State and County/City aforesaid and acknowledged the same.

Given under my hand this _____ day of _____, _____.

My commission expires: _____

NOTARY PUBLIC

Surety: _____

Bond No.: _____

CO-PRINCIPAL(S)

Type of Organization:

Legal Name of Organization:

State of Incorporation:

Address:

Authorized Signature(s):

By: _____

By: _____

Signature

Signature

(Type name and title)

(Type name and title)

ACKNOWLEDGMENT OF CO-PRINCIPAL(S)

STATE OF _____:

COUNTY/CITY OF _____:

I, _____ Notary Public in and for the State and County/City aforesaid, do hereby certify that _____

_____ whose name is signed to the foregoing bond, this day personally appeared before me in my State and County/City aforesaid and acknowledged the same.

Given under my hand this _____ day of _____, _____.

My commission expires: _____

NOTARY PUBLIC

Surety: _____

Bond No.: _____

CORPORATE SURETY

Type of Organization:

Legal Name and Address:

Liability Limit:

Address:

Authorized Signature(s):

By: _____
Signature

By: _____
Signature

(Type name and title)

(Type name and title)

ACKNOWLEDGMENT OF CORPORATE SURETY(S)

STATE OF _____ :
COUNTY/CITY OF _____ :

I, _____ Notary Public in and for the State and County/City aforesaid, do hereby certify that _____ whose name is signed to the foregoing bond, this day personally appeared before me in my State and County/City aforesaid and acknowledged the same.

Given under my hand this _____ day of _____, _____.
My commission expires: _____

NOTARY PUBLIC

Surety: _____
Bond No.: _____

IN WITNESS of which, the Board has caused this Agreement to be executed on its behalf.

VILLAGE OF HOFFMAN ESTATES

By: _____
Village President

Cook County
State of Illinois

_____ appeared before me this _____ day of _____
_____, _____ and acknowledged his/her signature.

My commission expires: _____

Notary Public

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of an Intergovernmental Agreement Next Level Northwest Business Accelerator

MEETING DATE: March 20, 2016

COMMITTEE: Planning, Building and Zoning

FROM: Jim Norris/Kevin Kramer *KZ*

REQUEST: Request approval of an Intergovernmental Agreement Next Level Northwest Business Accelerator.

BACKGROUND: On November 21, 2016, the Village Board approved participation in Next Level Northwest (NLNW): A Regional Business Accelerator Partnership with a funding commitment of \$15,000 for three years beginning in 2017. The purpose of NLNW is to grow the regional economy, strengthen new business development, and increase the diversity of the business base. The communities involved are Hoffman Estates, Elk Grove Village, Hanover Park, Rolling Meadows and Schaumburg.

NLNW is to be designed to meet the short and long-term goals below:

1. Establish NLNW as a tax-exempt, not-for-profit Illinois corporation.
2. Support Stage 2 business leaders in growing their businesses (a Stage 2 business is defined by the Edward Lowe Foundation as having between 10 and 100 employees and revenues between \$750,000.00 to \$50,000,000.00). This definition serves as a benchmark only as each party reserves the right to recruit any business it deems fit by size or industry.
3. Increase business flexibility in adapting to a rapidly changing external environment.
4. Achieve national prominence for business acceleration and performance excellence.
5. Create a regional network for business development and excellence that will include identifying physical locations and a virtual network through which ongoing education and development of business leaders can occur to support and enhance sustainability.
6. Establish collaborative support with existing regional stakeholders.

DISCUSSION:

Before the group submits its articles of incorporation and non-profit application, they want commitment from all five communities via an Intergovernmental Agreement (IGA). The commitment remains for three years, with the option to enter into a new agreement with negotiable terms as this one expires.

RECOMMENDATION:

Approval of an Intergovernmental Agreement Next Level Northwest Business Accelerator.

Attachment

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

THIS INTERGOVERNMENTAL AGREEMENT NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR AGREEMENT ("Agreement") dated the ___ day of _____ 2017, is by and between the VILLAGE OF ELK GROVE, ("Elk Grove"), VILLAGE OF HANOVER PARK, ("Hanover Park"), VILLAGE OF HOFFMAN ESTATES, ("Hoffman Estates"), the CITY OF ROLLING MEADOWS, ("Rolling Meadows"), and the VILLAGE OF SCHAUMBURG, ("Schaumburg"), which all are Illinois municipal corporations forming the Region ("Region").

WITNESSTH:

WHEREAS, the parties hereto are units of Local Government and the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, Chapter 5, Illinois Compiled Statutes, Act 220, Section 1, *et seq.*, as amended, titled the "Intergovernmental Cooperation Act," provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with another unit of local government; and

WHEREAS, each of the parties is a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, and has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, municipal economic development best practices are evolving to place a greater focus on business retention and innovation; and

WHEREAS, the Edward Lowe Foundation studies private sector business growth and development, and as a result of its scientific analysis, issued guidelines for State and Local Government on the need to promote business development utilizing a business accelerator model; and

WHEREAS, the municipalities of Elk Grove Village, Hanover Park, Hoffman Estates, Rolling Meadows, and Schaumburg value business development as a method of increasing the local tax base and growing the regional economy; and

WHEREAS, the State of Illinois is lagging the nation in job growth as well as leading the nation in out-migration, and as a result, this Region is desirous of protecting and enhancing its reputation as a destination for business; and

WHEREAS, for the above reasons, the parties are desirous of collaborating on the creation of a regional, not-for-profit business accelerator program to grow business development, increase jobs, and enhance the reputation of the Region as a destination for business success.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the municipalities of Elk Grove Village, Hanover Park, Hoffman Estates, Rolling Meadows, and Schaumburg (hereafter "Municipal Partners") agree as follows:

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

1. To seed fund the start-up of a business entity intended to be known as Next Level Northwest (“NLNW”) as a tax-exempt, not-for-profit corporation according to IRS requirements, to serve as a business accelerator following the terms and conditions outlined herein or as mutually modified or agreed by all the Municipal Partners.
2. Prior to the creation of NLNW, the municipal managers (City or Village Manager of each party) will serve as the incorporators. In addition, each municipality will designate a representative to serve on the Master Design Team of the NLNW. The Master Design Team will function as an executive committee overseeing the administrative details of this agreement and making recommendations to the Board of Directors.
3. The Municipal Partners agree that the purpose of NLNW is to grow the regional economy, strengthen new business development, and increase the diversity of the business base. Through these goals all Municipal Partners can protect and advance the economic prosperity of the Region. NLNW is to serve as a regional collaborator for business development in northwestern Cook and northern DuPage Counties, as a business accelerator for Stage 2 businesses therein, and as a facilitator of continuing education, development, and innovation.
4. NLNW is to be designed to meet the short and long-term goals below:
 - (a) Establish NLNW as a tax-exempt, Not-For-Profit Illinois Corporation;
 - (b) Support Stage 2 business leaders in growing their businesses (a Stage 2 business is defined by the Edward Lowe Foundation as having between 10 and 100 employees and revenues between \$750,000.00 to \$50,000,000.00). This definition serves as a benchmark only as each party reserves the right to recruit any business it deems fit by size or industry;
 - (c) Increase business flexibility in adapting to a rapidly changing external environment;
 - (d) Achieve national prominence for business acceleration and performance excellence;
 - (e) Create a regional network for business development and excellence that will include identifying physical locations and a virtual network through which ongoing education and development of business leaders can occur to support and enhance sustainability; and
 - (f) Establish collaborative support with existing regional stakeholders.
5. The work will begin upon approval of this Agreement by each Municipal Partner and will run through August 31, 2017, or until formal notification of incorporation is received from the State of Illinois and notification of IRS Form 1023 approval (tax-exempt status) by the IRS.
6. The implementation phase is defined as a three-year process encompassing the calendar years of 2017, 2018, and 2019, and will be devoted to program buildout including operations, marketing and fundraising.
7. Funding is as follows:
 - (a) Start-up of NLNW with a payment of \$15,000.00 by each Municipal Partner each year for a period of three years.

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

- (b) Payments will be made in \$5,000.00 increments with payment due dates of April 1, 2017, June 1, 2017, and September 1, 2017, or for those parties who desire to make a single payment of \$15,000.00, on April 1, 2017 in lieu of installments. At the termination of this Agreement, each Municipal Partner desiring to continue to participate in the program will have the ability to enter into a new agreement at a duration and contribution level to be determined at that time.
- (c) Payments shall be made to Elk Grove and may be disbursed to contractors or vendors retained for the purposes of this Agreement. Any contractor or vendor hired shall be approved by all Municipal Partners.

IN WITNESS WHEREOF, we have executed this Agreement in the Year 2017 with each party executing a separate signature sheet.

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

For the Village of Elk Grove Village

Craig B. Johnson
Mayor

Date: _____

Attest:

Village Clerk

Date: _____

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

For The Village of Hanover Park

Rodney S. Craig
Mayor

Date: _____

Attest:

Village Clerk

Date: _____

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

For The Village of Hoffman Estates

William D. McLeod
Village President

Date: _____

Attest:

Village Clerk

Date: _____

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

For The City of Rolling Meadows

Tim Veenbaas
Acting Mayor

Date: _____

Attest:

City Clerk

Date: _____

**INTERGOVERNMENTAL AGREEMENT
NEXT LEVEL NORTHWEST (NLNW) BUSINESS ACCELERATOR**

For The Village of Schaumburg

Al Larson
Village President

Date: _____

Attest:

Village Clerk

Date: _____

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement

MEETING DATE: March 20, 2017

COMMITTEE: Planning, Building and Zoning

FROM: Ryan Johnson

REQUEST: Request approval of North West Housing Partnership (NWHP) as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.

BACKGROUND: At the August 1, 2016, Village Board meeting, the Board approved the CDBG 2016-2017 Annual Action Plan which proposed continuing the Village's Single-Family Housing Rehabilitation (SFR) Program. NWHP is the sole agency in the area that provides housing rehabilitation services to low and moderate income residents, and has delivered this service on behalf of the Village for the past 10 years.

A total of 39 homes have completed rehabilitation to date, with one underway. Applications vary in the scope of work requested and the type of housing stock assisted. Eligible projects include code violation corrections, health and safety concerns, home weatherization, and installation of new windows, siding, doors, electrical wiring, bathroom facilities, and roofs.

DISCUSSION: NWHP has submitted a proposal to administer the Village's home rehabilitation program. The proposal allocates \$55,038.79 in carry-over funds towards the rehabilitation of at least three homes during the current program year (October 1, 2016-September 30, 2017), plus \$9,713 for activity delivery costs, which includes staff time and materials required to market and administer the program. This figure is capped. Last year, \$75,000 was allocated towards home rehabilitations and the activity delivery cost was capped at \$16,500, from which NWHP was paid \$9,948.21.

As approved by the Village Board in the current Annual Action Plan, remaining funds from the Village's 2014 CDBG allocation will be used instead of new funds from the 2016 allocation. The maximum amount that each participating household may borrow is \$25,000. Rehabilitation loans are repaid in full upon sale of the house and the funds are returned to the Village for use in future CDBG projects.

DISCUSSION: (Continued)

Village staff annually audits and reviews policies with NWHP to ensure compliance with HUD guidelines. Under the terms of the contract, NWHP would continue to provide all activity delivery services, including reviewing client eligibility and applications, obtaining and evaluating bids, awarding and preparing contracts, coordinating property inspections, conducting environmental reviews, arranging for lead based paint testing, and complying with equal opportunity and prevailing wage laws, as necessary. These activities are regulated by federal laws and regulations. NWHP also processes these zero-interest loans for each applicant and serves as the lender for the projects.

Over the past two years, the Single-Family Rehabilitation Project has failed to meet the Village's CDBG objective of assisting at least three residents annually, and instead just one rehabilitation project was completed each year. However, two Single-Family Rehabilitation Projects were already underway as we entered the current program year, indicating a measure of renewed interest in the program. This could be due, in part, to rising home values, which can help applicants meet the program's equity requirement.

Village staff has worked extensively with NWHP over the past year in order to improve program procedures so that the program requires less staff time for NWHP and the Village to administer. Assistant Corporation Counsel and staff reviewed the Village's previous annual agreement with NWHP and made minor changes to clarify loan application and loan subordination requirements.

SUMMARY:

The proposed Subrecipient Agreement defines the parameters of the program and ensures compliance with all HUD and CDBG requirements. As the grantee, the Village is responsible for NWHP's compliance and must monitor their progress and records over the duration of the contract. The proposed agreement is specific to the requirements and monitoring procedures relative to the Village of Hoffman Estates.

FINANCIAL IMPACT:

This project is funded through the CDBG allocation and does not impact the Village's General Fund. The total budgeted for this Single-Family Rehabilitation Project is \$64,751.79. The contract will be paid by CDBG funds that are carried over from previous program years.

RECOMMENDATION:

Approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant Single-Family Rehabilitation Project and to execute the proposed Subrecipient Agreement.

Attachment

cc: Robyn Sandys (North West Housing Partnership)



**NORTH WEST
HOUSING
PARTNERSHIP**

1701 E. WOODFIELD ROAD, SUITE 203
SCHAUMBURG, ILLINOIS 60173
PHONE: 847.969.0561 | FAX: 847.969.0564 | WWW.NWHP.NET

March 8, 2017

Board of Trustees
Village of Hoffman Estates
1900 Hassell Rd
Hoffman Estates, IL 60169

Dear Board of Trustees,

North West Housing Partnership is pleased serving as the administrator of Single Family Repair Program for the Village of Hoffman Estates.

NWHP is requesting approval of the Program Year Eleven (11) contract for the \$64,751.79 of Single Family Rehabilitation (SFR) assistance for low to moderate income Hoffman Estates homeowner's and \$9,713.00 for program expenditures. This agreement will renew the North West Housing Partnership's role as SFR Program Administrator for the Village of Hoffman Estates. NWHP has assisted forty (40) homeowners with an average income of \$19,000.00.

It is with sincere pleasure to offer this service on behalf of the Village of Hoffman Estates.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Robyn Sandys".

Robyn Sandys,
Executive Director

Cc: Peter Gugliotta, Director of Planning
Ryan Johnson, Management Analyst

SUBRECIPIENT AGREEMENT

Agreement Between Village of Hoffman Estates
And
North West Housing Partnership

CDBG Program Year 11
October 1, 2016-September 30, 2017

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SUBRECIPIENT AGREEMENT

Agreement Between
Village of Hoffman Estates
And
North West Housing Partnership

This Subrecipient Agreement ("Agreement") is effective the 1st day of October, 2016, by and between the Village of Hoffman Estates, a municipal corporation of the State of Illinois (hereinafter referred to as the "Village"), and North West Housing Partnership (hereinafter referred to as the "Subrecipient"), an Illinois not-for-profit corporation.

Section 1. Scope of Service

A. Activities.

The Village of Hoffman Estates (as "Grantee" and "Recipient") receives Community Development Block Grant funds annually from the Department Housing and Urban Development (HUD). The Subrecipient will be responsible for administering a Community Development Block Grant (hereinafter referred to as "CDBG") Single-Family Owner-Occupied Housing Rehabilitation program for the 2016 CDBG program year (hereinafter referred to as the "Program Year") in a manner satisfactory to the Village and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the CDBG program:

Rehabilitation

The Subrecipient will administer and rehabilitate single-family owner-occupied homes for eligible homeowners in the Village that meet CDBG program requirements and policies identified by the Village.

Activity Delivery Costs

Activity Delivery Costs will include program advertisement and announcements; field inquiries and referrals; preparing forms and applications; processing applications; verifying income, employment, ownership, credit history, and all other underwriting requirements; determining type and amount of assistance, assisting homeowners in conducting eligible rehabilitation activities, prepare loan documentation and closing transactions; completing recordkeeping and bookkeeping in compliance with federal regulations, and providing program reports and invoices to the Village. Activity Delivery Costs are limited to those identified as eligible by the United States Department of Housing and Urban Development (hereinafter referred to as "HUD") in Notice CPD 13-07.

B. National Objectives.

The Subrecipient certifies that the activity carried out under this Agreement will meet the Low/Moderate Income Objective. Only documented low/moderate income people/families will qualify for the single-family home rehabilitation program based on the Income Limit Summary for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area generated by the U.S. Department of Housing and Urban Development.

C. Levels of Accomplishment - Goals and Performance Measures.

The levels of accomplishment will be based on number of applicants screened and number of homes rehabilitated. The Subrecipient agrees to rehabilitate at least 3 homes during the Program Year.

D. Performance Monitoring.

The Village will monitor the performance of the Subrecipient against the goals and performance standard, as stated above. Substandard performance, as determined by the Village in its sole discretion, will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Village, procedures to suspend or terminate the Agreement will be initiated.

Section 2. Time of Performance

Services of the Subrecipient shall begin on the 1st day of October, 2016 and end on the 30th day of September, 2017. The term of this Agreement and the provision herein shall be extended to cover any additional time period during which the Subrecipient remains in control of the CDBG funds or other CDBG assets, including program income.

Section 3. Budget and Loan Caps

The amount of CDBG program funds budgeted for the Program Year is \$9,713. These funds are carried over from previous CDBG program years. No funds from the current Program Year will be used. The table below illustrates how the carry-over funds will be allocated:

Line Item	Amount
PY1 Activity Delivery Costs	Not to exceed \$9,713
PY1 Rehabilitation	\$55,038.79
TOTAL	\$64,751.79

The maximum amount per home is specified at \$25,000. The Homeowner can seek a waiver of the maximum cap through the Village. Any request for a waiver must be submitted in writing by the Subrecipient and be signed by the Homeowner. The request shall include all details related to the project and justification for the additional amount. Generally, waivers shall be limited to situations where the added repairs are critical to meet code requirements or correct life safety items.

The Village Manager shall be authorized to review and approve waivers no greater than \$2,000 above the \$25,000 limit. Waivers greater than this amount shall require review and approval by the Village Board. Emergency Loan Program maximum amount per home is specified at \$5,000. If the homeowner should participate in the five-year forgivable emergency loan program, and later apply and qualify for the regular loan program, the loan maximum shall be \$25,000 less the loaned amount through the emergency program. The loans that are granted are to be non-transferrable and this is to be noted in the mortgage agreement.

Section 4. Loans to Home Value Ratio

The loan amount combined with any homeowner mortgage balance amount cannot exceed the assessed value of the home, with the exception of funds approved under the Emergency Loan Program Procedures.

Section 5. Rehabilitation Projects

Allowed rehabilitation projects will include basic structural repairs, roofing, doors, windows, siding, electrical, plumbing, heating, and weatherization. The nature of the each identified issue will be determined by Village inspectors in conjunction with North West Housing Partnership and its contractors. Loans will not be made for interior or exterior decorating.

The items will be prioritized by issue:

Code Violations:	first priority
Health and Safety Issues:	second priority
Weatherization Issues:	third priority
Miscellaneous:	final priority

Improvements are intended to provide general benefit to the residential occupants of the building through the alterations, additions to, enhancement of existing structures and abatement of hazards and contaminants. Eligible improvements include integral fixtures and equipment that are connected to the home and those which are incidental to the other home improvements. Eligible improvements include those which increase the efficient use of energy in structures through the means of installing storm windows and doors, siding, wall and attic insulation, and conversion, modification, or replacement of heating and cooling equipment, including the use of solar energy equipment. In all applicable circumstances, the Subrecipient will first consider energy efficiency and shall install Energy Star-rated improvements whenever feasible. Improvements may also be made to improve the efficient use of water through water savings faucets and shower heads, and the repair of leaks, repairs to water distribution lines or local sewer collection lines may also be made. In all applicable instances, the Subrecipient will first consider water efficiency and install the most water efficient improvements feasible.

The Subrecipient and its contractors will select only quality, affordably priced materials for the rehabilitation projects. The use of substandard materials or high priced luxury items is prohibited. To ensure that the program and its advocates are adhering to CDBG program guidelines, the Subrecipient shall supply the Village with a copy of the contractor and homeowner signed agreement with work specifications attached for each project. The Subrecipient shall also furnish a Set-up Report (identifying household characteristics and income verification) for Village review and approval before a closing can take place.

Section 6. Payment

It is expressly agreed and understood that the total amount of Program Year funds to be paid by the Village under this Agreement shall not exceed \$64,751.79. Drawdowns for the payment of eligible expenses shall be made against the line item budget specified in Section 3 herein and in accordance with performance. Expenses for Activity Delivery Costs shall also be paid against the line item budgets specified in Section 3 and in accordance with performance.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24 CFR 84.21.

Section 7. Required Documentation

Payments to the Subrecipient and hired contractors for Activity Delivery Costs and Rehabilitation shall be contingent upon the submittal of required documentation, and the affidavit or attestation that the documentation submitted for reimbursement by Subrecipient and its contractors is true and correct. Documentation for Activity Delivery Costs shall show direct costs incurred as part of fulfilling the duties of this Agreement.

Documentation requesting compensation for salary and wages shall should contain an explanation of the work completed, number of hours spent on the work, and the total compensation for the employee performing the work. Documentation requesting compensation for cost of materials or services acquired, consumed or expended shall contain receipts of purchases showing actual cost and a description of the purchase.

The Village reserves the right to review documentation and determine whether the work performed or material or service acquired is eligible for reimbursement under the terms of this Agreement in accordance with the rules and regulations of HUD under the CDBG program.

Section 8. Notices

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, personal delivery or electronic means. Any notice delivered as aforesaid shall be effective on the date of delivery. All notice and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Agreement shall be directed to the following representatives:

Village	Subrecipient
Peter Gugliotta	Robyn Sandys
Director of Planning	Executive Director
1900 Hassell Road	1699 East Woodfield Road, Suite 404
Hoffman Estates, IL 60169	Schaumburg, IL 60173
847-882-9100	847-969-0561
847-781-2679	847-969-0564

Section 9. General Conditions

A. General Compliance.

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 [the U.S. Housing and Urban Development regulations concerning CDBG] including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state, and local laws, regulations, and policies governing the funds provided under this Agreement. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than to supplant funds otherwise available.

B. Independent Contractor.

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall all times remain an independent contractor with respect to the services to be performed under this Agreement. The Village shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Hold Harmless.

The Subrecipient shall hold harmless, defend and indemnify the Village from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or non-performance of the services or subject matter called for in this Agreement.

D. Workers' Compensation.

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance and Bonding.

The Subrecipient shall carry sufficient insurance coverage to protect Agreement assets from losses due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Village.

The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

F. Village Recognition.

The Subrecipient shall insure recognition of the role of the Village in providing services through this Agreement. All activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments.

The Village or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Village's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Village or Subrecipient from its obligations under this Agreement.

The Village may, in its discretion, amend this Agreement to conform with Federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Village and Subrecipient.

H. Suspension or Termination.

In accordance with 24 CFR 85.43, the Village may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of the Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provision referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Village reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Village or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Village determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Village may terminate the award in its entirety.

Section 10. Administrative Requirements

A. Financial Management.

1. **Accounting Standards.**
The Subrecipient agrees to comply with 24 CFR 84.21-28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all the costs incurred.
2. **Cost Principles.**
The Subrecipient shall administer its program in conformance with OMB Circulars A-122 "Cost Principles for Non-Profit Organizations." These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Recordkeeping.

1. Records to be Maintained.

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include, but not limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;

- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use, or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records are required by 24 CFR 570.502, and 24 CFR 84.21-28; and;
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention.

The Subrecipient shall retain financial records, supporting documents, statistical record, and all other records pertinent to the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the Village's Annual Performance and Evaluation Report (CAPER) to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations, or other action that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data.

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of the service provided. Such information shall be made available to the Village monitors or their designees for review upon request.

4. Disclosure.

The Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of the Village's or Subrecipient's responsibilities with respect to services provided under this Agreement, is prohibited by 5 ILCS 140/7 unless written consent is obtained from the person receiving the service and, in the case of a minor, that of a responsible guardian.

5. Close-Outs.

The Subrecipient's obligation to the Village shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused material, equipment, unspent cash advance, program income balances, and account receivable to the Village), and determining the custodianship of record. Notwithstanding the foregoing, the

terms of the Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

To maintain program efficiency and ensure that CDBG regulations are being met, the Subrecipient should submit the following documents to the Village after each loan closing:

- Loan and Closing Disclosure
- Homeowner Loan Agreement (including bid/scope of work)
- Copy of the recorded mortgage
- Bid tabulation form

The following should be submitted after project construction is complete:

- Copy of all checks to contractor and statement showing payment withdrawal
- Copy of the final waiver of lien
- Updated internal monthly housing report
- Signed copy of the Completion Certificate (verifies completed project meets Village & NWHP program standards)
- Invoice for Payment from the Village
- Any other documentation requested by the Village

6. Audit and Inspections.

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports, must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures.

1. Program Income.

In the event that a rehabilitated property is sold, the loan for the repairs is repaid to the Village. The Subrecipient as the named lender on the title provides a payoff letter to the attorney or closing title company. The Subrecipient prepares and records a release of mortgage and provides a copy of the release and a check repaying the loan directly to the Village. The Village shall reallocate Program Income at its discretion.

Upon receipt of Program Income, the Village will deposit the funds in the CDBG account. Village staff will keep record of the balance of program income. Program income shall be expended before conventional CDBG funds are drawn to complete a project.

2. Indirect Costs.
If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Village for approval, in a form specified by the Village.
3. Payment Procedures.
The Village will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and Village policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Village in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Village reserves the right to liquidate funds available under this Agreement for costs incurred by the Village on behalf of the Subrecipient.
4. Progress Reports.
The Subrecipient shall submit regular Progress Reports to the Village in the form, content, and frequency as required by the Village, typically on a monthly basis unless otherwise required by the Village.

D. Procurement.

1. Compliance.
The Subrecipient shall comply with current Village policy concerning the purchase of equipment and shall maintain inventory records of all non-expandable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Village upon termination of this Agreement.
2. OMB Standards.
Unless specified otherwise within this Agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.
3. Travel.
The Subrecipient shall obtain written approval from the Village for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets.

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Village any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Village an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Village. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five (5) year period.
3. In all cases in which equipment acquired, whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Village an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

Section 11. Relocation, Real Property Acquisition and One-For-One Housing Replacement.

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) of the HCDA; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606 (b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Village ordinances, resolutions, and policies concerning the displacement of people from their residences.

Section 12. Personnel and Participant Conditions.

A. Civil Rights.

1. Compliance.

The Subrecipient agrees to comply with the Human Rights Act of Hoffman Estates and with Title VI of the Civil Rights Act of 1964 as amended, Title VII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107, and 12086.

2. Nondiscrimination.

The Subrecipient agrees to comply with the nondiscrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants.

This Agreement is subject to the requirement of Title 6 of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such a transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvement erected or to be erected thereon, providing that the Village and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504.

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Village shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action.

1. Approved Plan.

The Subrecipient agrees that it shall be committed to carry out pursuant to the Village's specifications an Affirmative Action Program in keeping with the principles as provided in the President's Executive Order 11246 of September 24, 1966. The Village shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women and Minority Owned Businesses (W/MBE).

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in Section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise means a business at least fifty-one (51) percent owned and controlled by minority group members

or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

The Village will include in each bid notice for federally-funded projects, a statement to the effect of, "The Village of Hoffman Estates strongly encourages minority firms and women's business enterprises to apply. If subcontracts are to be let, the primary contractor shall take these same affirmative steps to solicit bids from minority and women's firms."

3. Access to Records.

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records, and accounts by the Village, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations, and provisions stated herein.

4. Notifications.

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEO/AA0 Statement).

The Subrecipient will, in all solicitations or advertisements for employee placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provision.

The Subrecipient will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions.

1. Prohibited Activity.

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities, inherently religious activities; lobbying, political patronage, and nepotism activities.

2. Labor Standards.

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act, as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state, and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 19 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Village for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this Agreement, shall comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5, and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

3. Section 3 Clause.

a. Compliance.

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this Agreement, shall be a condition of the Federal financial assistance provided under this Agreement and binding upon the Village, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Village, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban

Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located.”

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income people residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income people within the service area of the project or the neighborhood in which the project is located, and to low- and very low- income participants in other HUD programs; and award contract for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income people residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications.

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker’s representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment training.

c. Subcontracts.

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct.

1. Assignability.

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Village thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Village under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Village.

2. Subcontracts.

a. Approval.

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the written consent of the Village prior to the execution of such subcontracts.

b. Monitoring.

The Subrecipient will monitor all subcontracted service on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content.

The Subrecipient shall cause all of the provisions of this Agreement in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process.

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Village along with documentation concerning the selection process.

3. Hatch Act.

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest.

The Subrecipient agrees to abide by the provision of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees, or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer, or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in contract, subcontract, or agreement with respect to the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Village, the Subrecipient, or any designated public agency.

5. Lobbying.

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and,
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subaward at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

6. Lobbying Certification.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31 U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

7. Copyright.

If this Agreement results in any copyrightable material or inventions, the Village and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize other to use, the work or material for governmental purposes.

8. Religious Activities.

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

Section 13. Environmental Conditions

A. Air and Water.

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- ◆ Clean Air Act, 42 U.S.C., 7401, et seq.;
- ◆ Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, et seq., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issues there under;
- ◆ Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection.

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint.

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all

CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment, and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation.

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this Agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list. The subrecipient will obtain permission from the State Historic Preservation office and keep its record in each property file.

Section 14. Severability

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

Section 15. Section Headings and Subheadings

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

Section 16. Waiver

The Village's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Village to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

Section 17. Governing Law

The laws of the State of Illinois shall govern the interpretation and enforcement of this Agreement.

Section 18. No Third Party Beneficiaries

No other party shall be or shall be deemed to be a third party beneficiary of this Agreement.

Section 19: Joint and Collective Work Product

This Agreement is and shall be deemed and construed to be a joint and collective work product of the Village and the NWHP, and, as such, this Agreement shall not be construed against one

or the other party, as the otherwise purported drafter of same, by any court of competent jurisdiction and in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms of provisions contained herein.

Section 20: Signatures

Each party represents and warrants that the person whose name appears on the signature page below has or has been delegated the lawful and corporate authority to enter into this Agreement on behalf of that party.

Section 21. Entire Agreement

This Agreement consists of twenty-one (21) pages and constitutes the entire agreement between the Village and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Village and the Subrecipient with respect to this Agreement.

Section 22. Certification

This Agreement is effective the 1st of October, 2016.

The Village of Hoffman Estates, a municipal corporation of the State of Illinois

By _____
William D. McLeod, Village President
Village of Hoffman Estates

Attest:

Subscribed and sworn before me
on this ___ day of _____, 2017

Northwest Housing Partnership

By _____
Robyn Sandys, Executive Director
North West Housing Partnership

Attest:

Subscribed and sworn before me
on this ___ day of _____, 2017

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request authorization to waive bidding and purchase replacement Code Enforcement Division vehicle Unit C99A through Suburban Purchasing Cooperative Contract from Currie Motors, Frankfort, IL, in an amount not to exceed \$20,600

MEETING DATE: March 20, 2017

COMMITTEE: Planning, Building and Zoning

FROM: ^{PG} Peter Gugliotta/^{ZJ}Ryan Johnson

REQUEST: Request authorization to waive bidding and purchase replacement Code Enforcement Division vehicle Unit C99A through Suburban Purchasing Cooperative Contract from Currie Motors, Frankfort, IL, in an amount not to exceed \$20,600.

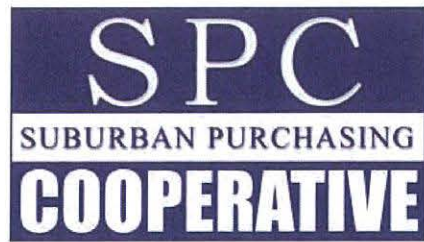
BACKGROUND: The approved 2017-2024 Capital Improvements Program included an allocation of \$20,600 for the replacement of Code Enforcement vehicle C99A. The C99A is 15 years old and has over 90,000 miles. Public Works has stated a concern over future maintenance of this vehicle given high repair costs in recent years.

DISCUSSION: The equipment replacement guidelines for replacing administrative vehicles are 12 years or 100,000 miles. The 2017 budget included \$20,600 for the replacement of Unit C99A, a rear wheel drive 2002 Chevrolet Blazer SUV, with a front wheel drive 2017 Ford Escape S through the Suburban Purchasing Cooperative. Public Works has stated that this is likely the best available price. To reduce confusion with the C99 vehicle, staff recommends naming this vehicle C78.

FINANCIAL IMPACT: The Finance Department indicates that the vehicle is fully depreciated and contributed funds, as well as interest earnings are available in the Capital Replacement Fund to fund this purchase.

RECOMMENDATION: Request authorization to waive bidding and purchase replacement Code Enforcement Division vehicle Unit C99A through Suburban Purchasing Cooperative Contract from Currie Motors, Frankfort, IL, in an amount not to exceed \$20,600.

Attachment



**2017 Ford Escape S Front Wheel Drive
Contract# 165**



Currie Motors Fleet

“Nice People To Do Business With”

Your Full-Line Municipal Dealer

www.CurrieFleet.com

Order Cut- Off : May 2017



Contract# 129



Currie Motors Frankfort

SPC Contract Winner

2017 Ford Escape S Front Wheel Drive

Contract #165

Call Tom Sullivan (815) 464-9200

Standard Package: 18,557.00

Warranty: 3 Years 36,000 miles Bumper to Bumper/ 5 Years 60,000 Power train

Free Delivery Within 50 Miles	Front Carpeted Floor Mats
Air Conditioning	Anti-Lock Brakes
Advance Trac w/RSC	Rear Stabilizer Bar
Power Windows Power Locks	Halogen Headlamps
Remote Keyless Entry	Solar Tinted Glass
Black Mirrors w/Blind Spot Mirror	Battery Saver Feature
AM/FM/CD Stereo	Cargo Floor Hooks
Intermittent Speed Sensitive Wipers	Message Center
Rear Defroster	Sun Visors w/Dual Mirrors
Electric Power Assist Steering	Tilt and Telescoping Wheel
Cruise Control	Emergency Brake Assist System
My Key	2.5L I-VCT 4 Cyl (1.5 Ecoboost STD on SE)
Personal Safety System	6-Speed Automatic Transmission
17" Steel Wheels	Body Color Rear Spoiler
6-Way Manual Adjust Drivers Seat	SecuriLock Passive Anti-Theft
Cloth Front Bucket Seats	Tire Pressure Monitoring System
60/40Split Rear Seats	Power Point
Sync/ Sync App Link	Mini Spare Tire
First Row Center Console w/Armrest	Rear View Camera

Order Cut-Off May 2017

Available Model

<input type="checkbox"/>	Escape SE 4x4	21,436.00
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Options

<input type="checkbox"/>	Fleet Cargo Management System S-Model Only	375.00
<input type="checkbox"/>	Block Heater	35.00
<input type="checkbox"/>	Day Time Running Lights	42.00
<input type="checkbox"/>	All Weather Mats	71.00
<input type="checkbox"/>	Privacy Glass S-Model Only	261.00
<input type="checkbox"/>	Reverse Sensing System S-Model Only	232.00
<input type="checkbox"/>	Cargo Area Protector	128.00
<input type="checkbox"/>	Rustproofing/Sound Shield	295.00
<input type="checkbox"/>	17" Sparkle Aluminum Wheels	565.00
<input type="checkbox"/>	Wheel Locking Lug Nuts	71.00
<input type="checkbox"/>	Cargo Net	86.00
<input type="checkbox"/>	Remote Start	470.00
<input type="checkbox"/>	Splash Guards	199.00
<input type="checkbox"/>	CD Rom Shop Manual	295.00
<input type="checkbox"/>	3 year/100000 Mile Powertrain Care Warranty	1195.00
<input type="checkbox"/>	5 year/60,000 Mile Base Care Warranty	1395.00
<input type="checkbox"/>	Delivery >50 miles	165.00
<input type="checkbox"/>	Municipal Plates M MP	103.00
<input type="checkbox"/>	Municipal Plates Shipped	145.00

Exterior Colors

<input type="checkbox"/>	Canyon Ridge	N/C
<input type="checkbox"/>	Magnetic Metallic	N/C
<input type="checkbox"/>	Oxford White	N/C
<input type="checkbox"/>	Lightning Blue	N/C
<input type="checkbox"/>	Shadow Black	N/C
<input type="checkbox"/>	Ingot Silver	N/C
<input type="checkbox"/>	Ginger Ale Metallic	N/C
<input type="checkbox"/>	White Gold	
<input type="checkbox"/>	Ruby Red – SE Only	

Interior Colors

<input type="checkbox"/>	Charcoal Black	N/C
<input type="checkbox"/>	Medium Light Stone – SE Only	N/C



Please enter the following:

Titling Information:

Contact Name

Phone Number

Purchase Order Number

Fleet Identification Number

Tax Exempt Number

Total Dollar Amount

Total Number of Units

Delivery Address

Please submit P.O. & tax exempt letter with Vehicle Order:

*Currie Motors Fleet
9423 W. Lincoln Hwy
Frankfort, IL 60423
PHONE: (815)464-9200 FAX: (815) 464-7500
CurrieFleet@gmail.com
Contact Person: Tom Sullivan*

PLEASE VISIT OUR WEBSITE WWW.CURRIEFLEET.COM

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of a resolution adopting the 2017 zoning map

MEETING DATE: March 20, 2017

COMMITTEE: Planning, Building and Zoning

FROM: Daniel Ritter *DR*

PURPOSE: Request approval of a resolution adopting the 2017 zoning map.

BACKGROUND: The latest update to the Village zoning map is being presented for consideration. The map was reviewed by the Planning and Zoning Commission on March 1, 2017.

DISCUSSION: Attached you will find the draft 2017 zoning map. No major zoning changes were made to the map during 2016.

A list of new special uses is attached and has been added to the 2017 map. The zoning map (when printed in a large version) includes a listing of special uses. The map can be provided as a single small sheet or single/multiple large sheets. The zoning map is generated via the Village GIS.

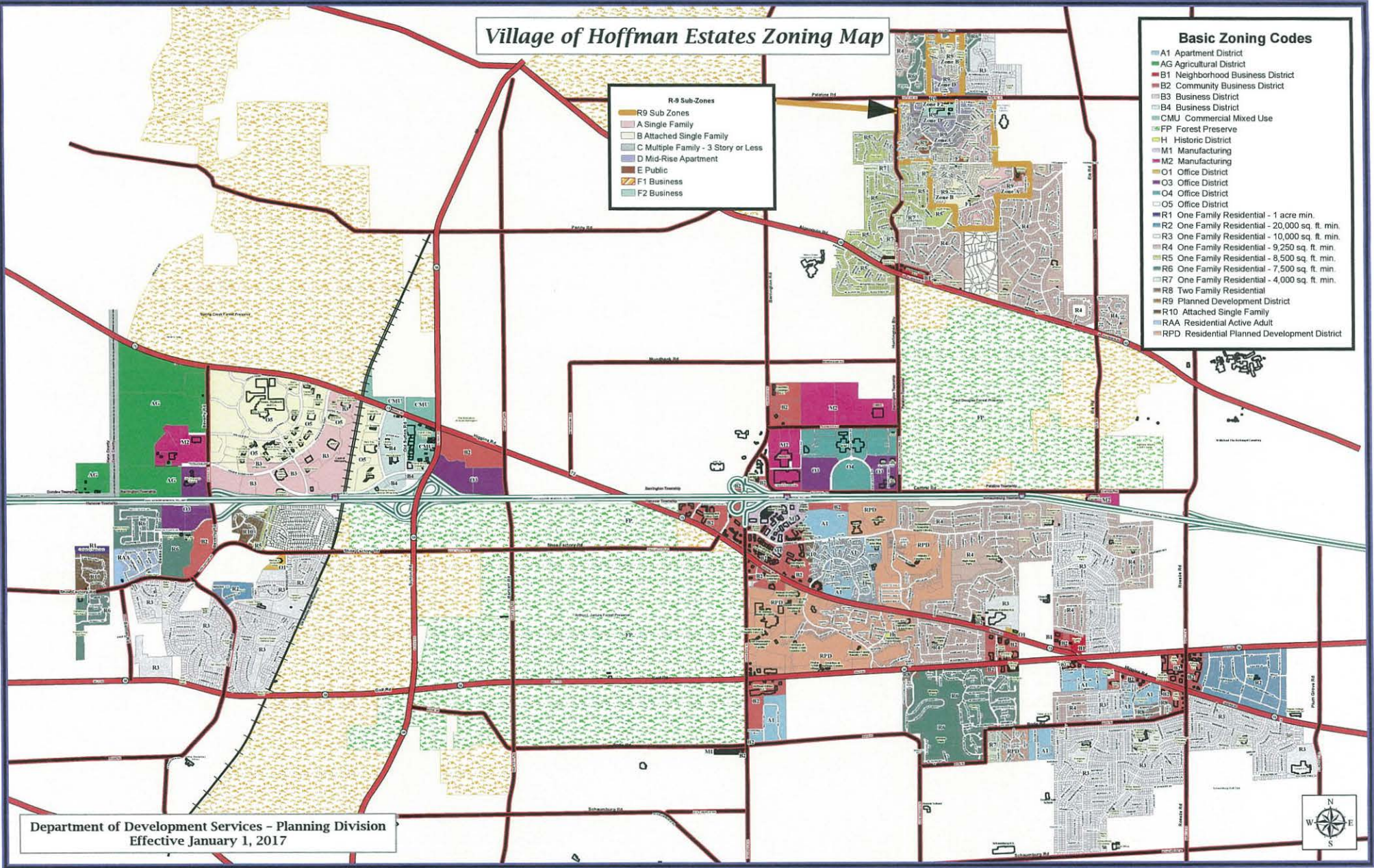
RECOMMENDATION: Approval of the 2017 zoning map.

Attachments

Village of Hoffman Estates Zoning Map

- R-9 Sub-Zones**
- R9 Sub Zones
 - A Single Family
 - B Attached Single Family
 - C Multiple Family - 3 Story or Less
 - D Mid-Rise Apartment
 - E Public
 - F1 Business
 - F2 Business

- Basic Zoning Codes**
- A1 Apartment District
 - AG Agricultural District
 - B1 Neighborhood Business District
 - B2 Community Business District
 - B3 Business District
 - B4 Business District
 - CMU Commercial Mixed Use
 - FP Forest Preserve
 - H Historic District
 - M1 Manufacturing
 - M2 Manufacturing
 - O1 Office District
 - O3 Office District
 - O4 Office District
 - O5 Office District
 - R1 One Family Residential - 1 acre min.
 - R2 One Family Residential - 20,000 sq. ft. min.
 - R3 One Family Residential - 10,000 sq. ft. min.
 - R4 One Family Residential - 9,250 sq. ft. min.
 - R5 One Family Residential - 8,500 sq. ft. min.
 - R6 One Family Residential - 7,500 sq. ft. min.
 - R7 One Family Residential - 4,000 sq. ft. min.
 - R8 Two Family Residential
 - R9 Planned Development District
 - R10 Attached Single Family
 - RAA Residential Active Adult
 - RPD Residential Planned Development District



Department of Development Services - Planning Division
Effective January 1, 2017



2016 Special Use Additions to 2017 Zoning Map

PZC DATE	ADDRESS	ACTION	ORD #	P.I.N.
SPECIAL USES				
1/6/16	2571 W Golf Rd	Anytime Fitness	4530-2016	07-15-100-013
7/6/2016	2500 W Golf Road	Temporary NARA Archive	4550-2016	07-07-300-035
7/6/2016	2626 N Sutton Road	Heroic Fitness	4551-2016	01-33-301-005
9/21/2016	2370 & 2400 W Higgins Road	Animal Hospital with Overnight Boarding	4561-2016	New PIN (Unknown)
10/19/2016	1473 Glen Lake Road	Dog Daycare with Overnight Boarding	4564-2016	07-08-409-016

RESOLUTION NO. _____ - 2017

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION DIRECTING THE PUBLISHING OF THE 2017 ZONING MAP

WHEREAS, the Assistant Village Manager for Development Services of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, has presented to the President and Board of Trustees an updated zoning map showing the existing and revised zoning changes as of December 31, 2016.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the Village Clerk is hereby directed to publish said updated zoning map pursuant to 65 ILCS 5/11-13-19.

Section 2: That the Assistant Village Manager for Development Services is hereby directed to have said zoning map reproduced and shall file two (2) copies of said zoning map with the Village Clerk.

Section 3: That said updating zoning map showing existing zoning as of December 31, 2016, is hereby declared as the official zoning map of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, effective January 1, 2017.

Section 4: That said updating zoning map is attached hereto as Exhibit "A".

Section 5: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2017

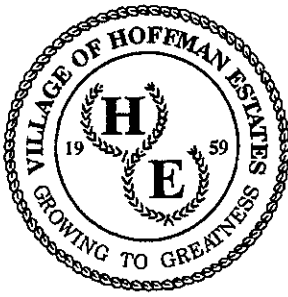
VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2017

Village President

ATTEST:

Village Clerk



**VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION MONTHLY REPORT**

**SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement** PG

March 2017

PLANNING AND ZONING COMMISSION MEETINGS

March 1, 2017 Meeting

- Hoffman Plaza - plat of subdivision and site plan amendment for redevelopment of south portion (**Approved**)
- 2017 Zoning Map Review

March 15, 2017 Meeting

- Amber Meadows Subdivision (former Beacon Pt. II) – Site plan and plat of subdivision for single family detached homes
- Plum Farms, North side of Higgins, from Rt. 59 to CN RR Tracks – Preliminary and Final Subdivision Plat, Rezoning for mixed use development (**Continued to April 5th at the request of the petitioner**)
- Zoning Code Text Amendments for new Traditional Neighborhood (TN) District and amended CMU District - proposed by Plum Farms (**Continued to April 5th at the request of the petitioner**)

April 5, 2017 Upcoming Meeting

- Plum Farms, North side of Higgins, from Rt. 59 to CN RR Tracks – Preliminary and Final Subdivision Plat, Rezoning for mixed use development (Continued from March 15th)
- Zoning Code Text Amendments for new Traditional Neighborhood (TN) District and amended CMU District - proposed by Plum Farms (Continued from March 15th)

April 19, 2017 Upcoming Meeting

- Red Roof Inn, 2500 Hassell Road – Master Sign Plan request for a ground sign LED message center
- Denny's, Outlot in Poplar-Prairie Stone Crossing – Site plan for new restaurant building

CURRENT ACTIVE PROJECT REVIEWS

- Dunkin' Donuts/Baskin Robbins, Huntington Plaza – Final Plat of Subdivision & Site Plan for new outlot building
- 75/85 Golf Road (Village-owned property) – Plat of Resubdivision
- St. Alexius Hospital (Amita Health) – Master sign plan amendment
- 2800 N Barrington Rd (former La Quinta Inn) – Special use and site plan for façade and exterior site changes
- Shell Gas Station and Car Wash, Golf/Barrington – Site plan for expansion and site changes
- Adesa, Beverly Road – Site plan amendment for above ground fuel tank
- Golf Rose Carwash, 105 E. Golf – special use and site plan amendment for car wash modifications
- Enclave Apartments, Salem/Bode – Site plan amendment for new clubhouse and site changes
- Webster Dental, 1475 Glen Lake – site plan for expansion
- Cabela's – Resubdivision Plat to create new outlot and site plan for a new hotel
- Bergman Pointe – site plan amendment for Phase 2 grading revisions
- Level 10, 2495 Pembroke – site plan amendment for parking lot expansion

POTENTIAL UPCOMING PROJECTS

- Muller Woodfield Acura, 1149 W Golf Rd – Master sign plan Amendment
- Former Clark Gas Station and Car Wash, Golf/Barrington – Site plan for redevelopment with retail building
- 2354 - 2360 Hassell Rd. Offices – Site plan amendment for retail uses sidewalks, landscaping and other site changes
- 1745 N. Barrington (Former TGI Friday's) – site plan amendment for new restaurant
- Aldi, 375 W Higgins Rd. – Site plan amendment for building expansion and site changes
- Devonshire Woods, site plan approval for new individual home on single lot
- Hoffman Blvd/Parcel 23 – Conceptual site plan amendment for new uses
- Ace Hardware, Golf/Higgins Rds. – Site Plan amendment
- 4653 W. Higgins Rd., Chase Bank – Special use amendment and façade changes for new bank
- The Assembly, 2570 Hassell Rd – Master Sign Plan for new ground sign including LED message center

GENERAL ACTIVITIES

Site Plan Review Process	February		1st Quarter		Year to Date	
Number of administrative site plan cases completed	2	66% completed	2	50% completed	2	50% completed
Number of PZC site plan cases completed	1	administratively	2	administratively	2	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

Site Plan Review Timing	February		1st Quarter		Year to Date	
Number of cases processed within 105 days	3	100% completed within 105 days	4	100% completed within 105 days	4	100% completed within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	February	1st Quarter	Year to Date	Year Target
Number of staff coordination meetings held	4	8	8	48

Economic Development Information Items	February	1st Quarter	Year to Date	Year Target
Number of visithoffman.com listings updated	1	3	3	100% updated within 5 days
Average number of Village signs in rotation on electronic Tollway sign	3	3	3	100% of time at least 2 signs in rotation
New digital signs produced for Tollway sign	1	1	1	6

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- Staff prepared environmental reviews for CDBG-eligible 2017 street reconstruction projects (Crescent Ct. and Cardigan Pl.).
- Staff coordinated with Northwest Housing Partnership (NWHP) and Village’s Corporation Counsel to update the Village’s annual agreement with the NWHP to administer the Single Family Rehabilitation (SFR) loan program. The agreement will be presented for consideration at the March 20th PBZ Meeting.
- CDBG grant was made available by HUD on 2/2/17, allowing staff to populate activities in HUD’s IDIS database system. Staff then prepared drawdowns from the Village’s CDBG allocation to reimburse the Village for the CAC flat roof replacement, staff CDBG administrative costs, and the first SFR loan of the year. Draws are expected by the end of March.
- Completion of the 2nd SFR project this program year expected by the end of March.
- Staff attended a one-day training seminar at HUD’s regional office in Chicago on March 1st.

The information below is for the current CDBG Program Year (October 1, 2016 through September 30, 2017).

CDBG Expenditures and Reporting Ratio	February	2nd Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$0	\$258,563.84	1.36
"Current Reporting Ratio" equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

Housing Program Goals	February	2nd Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	0	0	1	5
Housing & related issues education pieces released	0	0	2	5

*The 2nd quarter of the CDBG Program Year runs from January 1 through March 31



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement

PG

March 2017

GENERAL ACTIVITIES

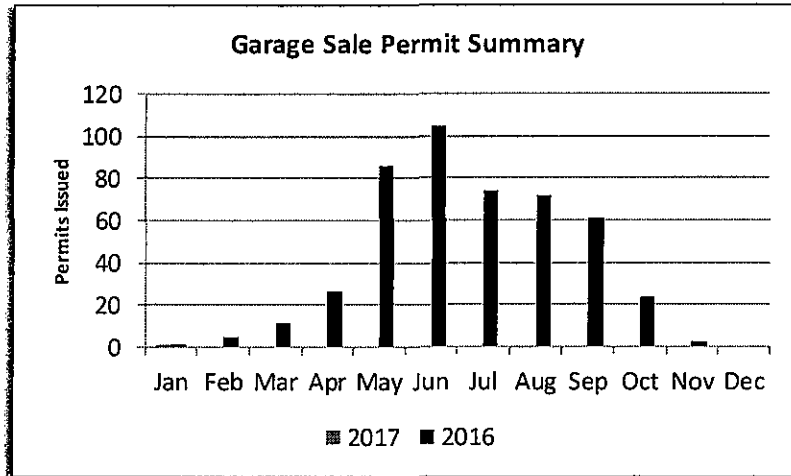
- On February 9-10, 2017, David Banaszynski attended the IEHA Board retreat at Starved Rock.
- On February 14, 2017, Tim Meyer & John Shogren attended the NWBOCA meeting on window installations & focusing on replacement windows in Schaumburg.
- On February 22, 2017, Kathleen Kuffer, Tony Knuth & Alex Zaborowski attended a Metropolitan Mayors Caucus landlord workshop on resources to promote energy efficiency, affordability, improvements to property operations, property management issues, ongoing opportunities to pursue joint solutions, and concerns about rental housing in suburban communities in Des Plaines.
- On February 27, 2017, David Banaszynski attended the NWMC meeting in Arlington Heights.
- On February 28, 2017, John Shogren attended the Fox Valley Chapter IPIA meeting in Aurora.
- Code staff has been working to contact owners who still have open building permits from 2016 to determine if they have completed their work, or if their projects were cancelled.
- The number of building permits issued and building permit revenue in February 2017 are much higher than the same month in the prior several years.
- Code Enforcement processed a total of 30 Freedom of Information Act requests related to building and code issues during the month of February.

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 2,193 rental properties registered (including those who have not yet renewed).
- The 2017 annual renewal process is winding down, with roughly 94 properties remaining to renew. Penalties continue to accrue for late payments after the January 13, 2017 deadline and staff is preparing to issue citations and attempt other efforts for those owners who have still not renewed.
- Staff continues to pursue registration of new rental properties recently through property maintenance complaints, water billing account changes, and other means.

Garage Sales

Year	2017	2016
Jan	1	1
Feb	0	5
Mar	0	12
Apr	0	27
May	0	86
Jun	0	105
Jul	0	74
Aug	0	72
Sep	0	61
Oct	0	24
Nov	0	3
Dec	0	0
Total	1	470

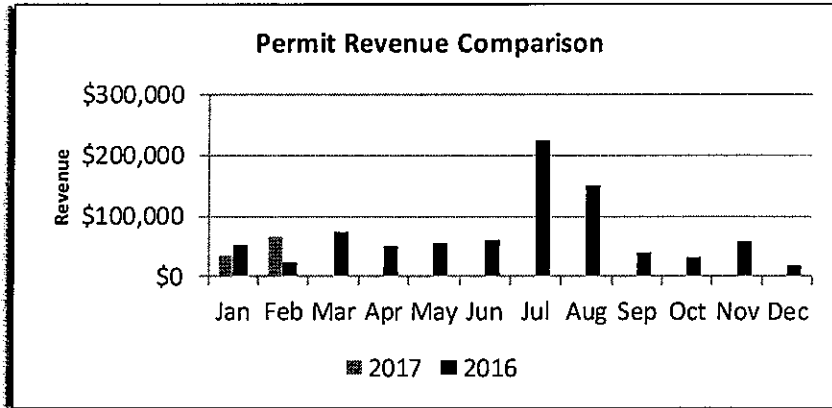


2017 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 YTD	2016 Total
Building Permits														
Commercial Remodeling	5	3	0	0	0	0	0	0	0	0	0	0	8	92
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	1	0	0	0	0	0	0	0	0	0	0	1	12
Driveways	0	3	0	0	0	0	0	0	0	0	0	0	3	264
Electrical	0	3	0	0	0	0	0	0	0	0	0	0	3	35
Fences	0	5	0	0	0	0	0	0	0	0	0	0	5	210
Mechanical	15	19	0	0	0	0	0	0	0	0	0	0	34	220
Miscellaneous Permits	23	27	0	0	0	0	0	0	0	0	0	0	50	539
Multi-Family Remodeling	0	2	0	0	0	0	0	0	0	0	0	0	2	57
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	22
Plumbing	18	25	0	0	0	0	0	0	0	0	0	0	43	229
Pools	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Residential Decks & Patios	0	5	0	0	0	0	0	0	0	0	0	0	5	192
Residential Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Residential Remodeling	13	18	0	0	0	0	0	0	0	0	0	0	31	168
Residential Sheds	1	1	0	0	0	0	0	0	0	0	0	0	2	45
Roofs/Siding	7	15	0	0	0	0	0	0	0	0	0	0	22	713
Signs	2	9	0	0	0	0	0	0	0	0	0	0	11	104
New Single Family Residences	1	5	0	0	0	0	0	0	0	0	0	0	6	30
Fire Permits														
Automatic Fire Alarms	2	5	0	0	0	0	0	0	0	0	0	0	7	58
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hood & Duct	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Automatic Sprinklers	12	6	0	0	0	0	0	0	0	0	0	0	18	112
Lock Boxes	1	0	0	0	0	0	0	0	0	0	0	0	1	30
Other	0	11	0	0	0	0	0	0	0	0	0	0	11	13
2017 Total	100	163	0	0	0	0	0	0	0	0	0	0	263	
2016 Total	115	129	243	354	344	406	312	341	267	259	282	132		3184

Permit Revenue

Year	2017	2016
Jan	\$33,383	\$52,612
Feb	\$65,665	\$24,022
Mar	\$0	\$74,073
Apr	\$0	\$51,063
May	\$0	\$54,167
Jun	\$0	\$60,943
Jul	\$0	\$223,428
Aug	\$0	\$149,227
Sep	\$0	\$39,820
Oct	\$0	\$30,925
Nov	\$0	\$56,610
Dec	\$0	\$16,776
Total	\$99,048	\$833,666



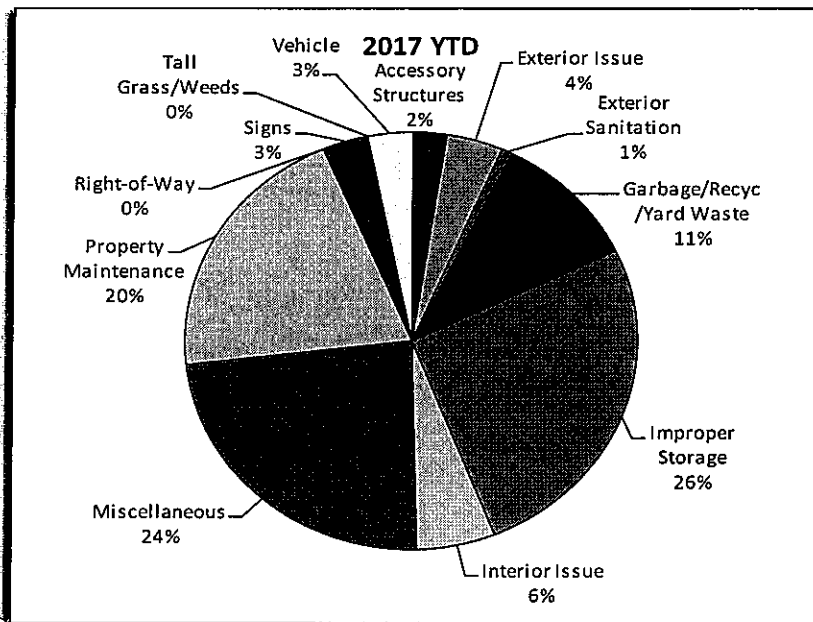
2017 Budget: \$650,000

Total Revenue includes building permits, fire permits and Temporary Certificates of Occupancy.

Building Permit Processing Performance	February	1st Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	97%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	98%	98%	98%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2017 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 YTD	2016 Total
Accessory Structures	2	1	0	0	0	0	0	0	0	0	0	0	3	55
Exterior Issue	1	4	0	0	0	0	0	0	0	0	0	0	5	48
Exterior Sanitation	1	0	0	0	0	0	0	0	0	0	0	0	1	23
Garbage/Recyc/Yard Waste	5	8	0	0	0	0	0	0	0	0	0	0	13	125
Improper Storage	7	25	0	0	0	0	0	0	0	0	0	0	32	172
Interior Issue	2	5	0	0	0	0	0	0	0	0	0	0	7	10
Miscellaneous	14	15	0	0	0	0	0	0	0	0	0	0	29	289
Property Maintenance	15	10	0	0	0	0	0	0	0	0	0	0	25	233
Right-of-Way	0	0	0	0	0	0	0	0	0	0	0	0	0	115
Signs	4	0	0	0	0	0	0	0	0	0	0	0	4	43
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	469
Vehicle	2	2	0	0	0	0	0	0	0	0	0	0	4	55
2017 Total	53	70	0	0	0	0	0	0	0	0	0	0	123	
2016 Total	67	63	60	92	258	250	153	215	190	91	107	91		1637



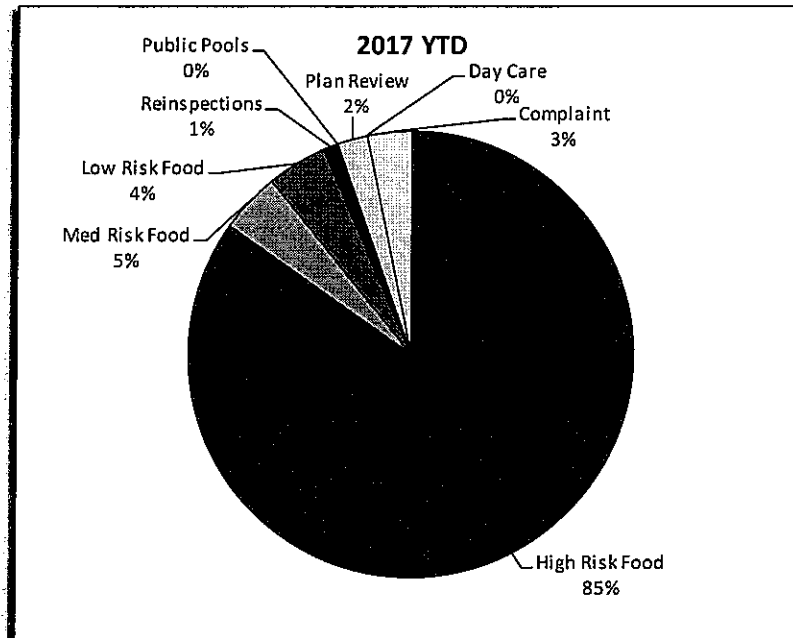
2017 Citations Issued

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
73	78	0	0	0	0	0	0	0	0	0	0	151

Inspection Services Performance	February	1st Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	98%	98%	98%	95% within 24 hr. notice

2017 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	44	34	0	0	0	0	0	0	0	0	0	0	78
Med Risk Food	3	1	0	0	0	0	0	0	0	0	0	0	4
Low Risk Food	3	1	0	0	0	0	0	0	0	0	0	0	4
Reinspections	1	0	0	0	0	0	0	0	0	0	0	0	1
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	0	2	0	0	0	0	0	0	0	0	0	0	2
Day Care	0	0	0	0	0	0	0	0	0	0	0	0	0
Complaint	1	2	0	0	0	0	0	0	0	0	0	0	3
Total	52	40	0	0	0	0	0	0	0	0	0	0	92



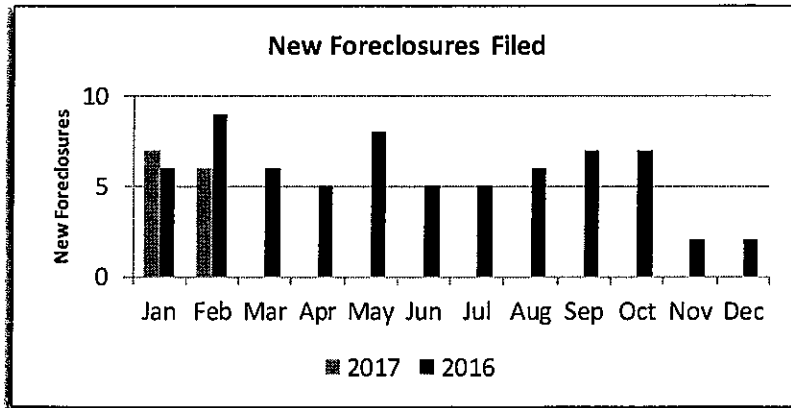
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 265 facilities that require a total of approximately 480 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Inspection Services Performance	February	1st Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	7.5%	17.9%	17.9%*	100% of total

*Note: The total number of inspection properties fluctuates and therefore the year to date number may not equal 100%.

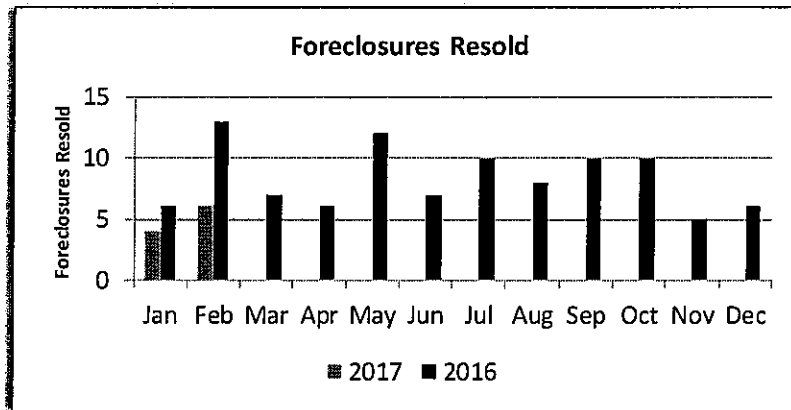
New Foreclosures Filed

Year	2017	2016
Jan	7	6
Feb	6	9
Mar	0	6
Apr	0	5
May	0	8
Jun	0	5
Jul	0	5
Aug	0	6
Sep	0	7
Oct	0	7
Nov	0	2
Dec	0	2
Total	13	68



Foreclosures Resold

Year	2017	2016
Jan	4	6
Feb	6	13
Mar	0	7
Apr	0	6
May	0	12
Jun	0	7
Jul	0	10
Aug	0	8
Sep	0	10
Oct	0	10
Nov	0	5
Dec	0	6
Total	10	100



ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

MARCH 2017



General

- Ongoing phone calls, emails and meetings with shopping center owners, brokers and property owners.
- Updated the Village's available properties database through Location One Information System (LOIS). The properties are updated bi-weekly.
- Designed and developed two ads for online and print publications to promote Hoffman Estates including an ad and article for the Heartland Real Estate Journal.
- Met with business owners and developers looking for sites in Hoffman Estates.
- Met with several members of IL DCEO regarding various business attraction and retention efforts.
- Continued working with the Village's TIF consultant to review documents provided by the Plum Farms team regarding the development of their 185 acres. Assisted in organizing a Joint Review Board meeting for the potential TIF and met with the two school districts on a separate occasion to discuss a solution for their issues.
- Continued negotiations with Sterling Organization regarding a redevelopment agreement for Hoffman Plaza within the TIF district. The RDA would include public improvements, a new anchor retailer and, other new revenue sources.
- Completed liaison duties to the Arts Commission by updating the website, sending e-blast reminders to their database, and following up with contract approvals for the Summer Concert Series performers, the High Tea event, the Speaker Series and the Vino & Vivaldi event.
- Reviewed the Barrington Square TIF developer submittal package for eligibility and provided comments.
- Participated in several webinars, conference calls and informational sessions hosted by various organizations such as ICSC, IEDC, DCEO CORE and the Manufacturing Alliance of Communities.
- Attended the:
 - Monthly Membership Committee meeting of the Chamber of Commerce
 - Hoffman Estates Chamber of Commerce New Members Breakfast
 - Monthly Golden Corridor Maker Space meeting
 - Monthly Arts Commission meeting
 - Design Team meetings of Next Level Northwest
 - Mayor's Annual Update Breakfast hosting by the Chamber of Commerce
 - Monthly Chamber of Commerce Chit-N-Chat
 - ICSC Next Generation networking event

Office/Industrial

- Staff continued to court a European manufacturer looking for land to develop their new North American headquarters. One site in the Village has made the site selection short list and could be picked by the end of March.
- Continued reaching out to companies to schedule BRE visits. With this program the scheduling is the most difficult part as company executives and plant managers are often very busy. The goal for 2017 is to conduct 15 formal business survey visits.
- Continued support in the formation of Next Level Northwest. The group met several times to work out the details of the 501c formation. A venture agreement for the five communities is presented for approval in March. In the meantime the group has a mailbox at the Hoffman Estates Post Office, and is developing a website. The group expects to be incorporated by the summer when private donations will be sought and member companies will be solicited.

Retail

- Began preparations for the ICSC RECon show in Las Vegas in May. The booth has been booked for the South Hall and new exhibits and handouts are being designed.
- Continued participation on the planning committee for the upcoming ICSC P3 event in March by leading the roundtable sub-committee. The Village will also have a booth at this event during the evening networking and cocktail hour.

Tourism

CELTIC FEST - APRIL 29, 2017, SCA

- Solicited activity providers to provide fun Celtic themed activities for the annual Celtic Fest from Hoffman Estates based businesses (Duluth Trading, Main Event, Verizon Retail, Cabela's). Reached out to desired activities from surrounding area and states (Medieval Times, Legoland, Birds of Prey, Great Lakes Irish Wolfhounds, 4H Iron Throne, Ornuu Foods (Kerry Gold Cheese) and Oberweiss Dairy) and sent activity provider contracts and paperwork to all. Solicited involvement from area Celtic Clan organizations and Highland Games organizers from throughout the state, creating overnight room packages for visiting clans and Highland Games organizers and athletes from other states. Solicited involvement of Celtic vendors selling Celtic foods, clothing, products, and handmade craft items.

NW 4TH FEST FOOD VENDORS, JUNE 30-JULY 2 - ADJACENT TO SCA

- The Director of Tourism was named Food Chairman for NW 4th Fest 2017. Reviewed all fest food vendors from 2016 and contacted each to gauge their availability and interest in returning for 2017. Sent application and information packet to all past food vendors. The Commission requested more involvement from Hoffman Estates based restaurants as food vendors. Currently, Garibaldi's is the only Village based food vendor interested in participating. Circulated in the field to all full service restaurants that had capability to serve large numbers off site. As of today, Moretti's and Sweet Caroline's have asked to serve BBQ slow roasted pork and beef brisket

Tourism (Cont.)

NW 4TH FEST FOOD VENDORS, JUNE 30-JULY 2 - ADJACENT TO SCA (CONTINUED)

sandwiches, ribs, cole slaw and roasted corn. UniMart requested Philippine noodle bowls, skewered chicken, and mini egg roll platters. Bombay Chopsticks/India House is considering several Indian specialties. Assembly is considering grilled hamburgers. Firehouse Subs and Jersey Mike's are also considering entering the festival as well. Currently, 13 food vendors confirmed their interest and submitted their desired menus.

MEETINGS/ACTIVITIES

- Picked up, sorted, and distributed student-made Valentine packets to 12 senior living centers.
- Created display basket for St. Alexius Café for general distribution of student made valentines.
- Distributed student-made valentines with Hoffman Estates High School wrestlers and cheer team at Alden Poplar Creek.
- Attended Mayor's Annual Community Update Breakfast at SCA.
- Provided targeted list of potential corporate sponsor to Children's Advocacy Center.
- Provided economic development materials to Stonegate Properties for their use in attracting a full service hotel development.
- Toured sales leaders of the Chicago Marriott NW and Hyatt Place Hotel through top/targeted accounts and demand generators.
- Met with Quality Inn management team to assist in creating direct booking links for future events.
- Provided long-term stay leads (3 month to one year) to Hawthorn Suites for corporate relocation team.
- Distributed leads to Village hotels for youth summer baseball tournament housing.
- Solicited Celtic Soccer Tournament event organizers to include Village hotels in lodging options for visiting teams.
- Met with Indian promoter to suggest synergistic businesses that might appreciate partnering in their "Holi" event taking place at Grand Sports Arena.
- Nominated Target, Sugar Jones, and Chicago Marriott NW for Great Citizens Awards for Shop with a Cop.
- Met with SquadHelp, new business that opened in Village, to assist in connecting them to desired audience.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention