Village Board

Village President
Frank DeSimone

Trustees
Rosa Carmona
Ann Franz
Marie T. Frey
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

BENSENVILLE
GATEWAY TO OPPORTUNITY

Village of Bensenville, Illinois
VILLAGE BOARD
BOARD OF TRUSTEES MEETING
AGENDA
6:30 PM July 27, 2021
Special Board of Trustees Meeting

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC HEARING/PRESENTATION

1. *Excellence in Stormwater Award Presentation*
2. *Employee Recognition - 2021 Public Works Retirements*

V. PUBLIC COMMENT (3 minutes per person with a 30 minute meeting limitation)

VI. APPROVAL OF MINUTES

1. *June 15, 2021 Village Board Meeting Minutes*

VII. WARRANT

1. *Warrant Report 7-27-2021 21/11 $5,009,313.55*

VIII. **CONSENT AGENDA – CONSIDERATION OF AN "OMNIBUS VOTE"**

IX. **REPORTS OF VILLAGE DEPARTMENTS**

A. Administration

1. *Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Authorizing an Employment Agreement with Evan K. Summers as Village Manager*

2. *Resolution Approving a Lobbying Services Agreement Between the Village of Bensenville and Maren Ronan Ltd.*

B. Community and Economic Development

1. *Ordinance Granting Site Plan Review and a Final Planned Unit Development with Code Departures for the Properties Located in the Mohawk Terrace Subdivision*

2. *Ordinance Approving Site Plan Review and Granting an Amendment to a PUD and a Final Plat of Subdivision for the Properties Located in the Mohawk Terrace Subdivision*

3. *Ordinance Granting a Variation to Allow an Increase in the Driveway Parking Pad, and Denying a Variation to Increase Driveway Width at 386 E Red Oak Street, Bensenville, IL*

4. *Ordinance Granting a Variation to Allow a Paved Parking Area in the Corner Side Yard at 243 Spruce Avenue, Bensenville, IL*

5. *Ordinance Granting a PUD, and Denying a Zoning Map Amendment to Rezone the site from C-2 Commercial to R-5 Residential at 1131-39 Center Street, Bensenville, IL*

6. *Ordinance Granting Variations to Increase Driveway Width and Parking Pad Depth at 213 S York Road, Bensenville, IL*

7. *Ordinance Approving a Plat of Consolidation at 1000 N IL Rte. 83, Bensenville, IL*

8. *Ordinance Granting a Special Use Permit to Operate a Tobacco Shop at 213 W Grand Avenue, Bensenville, IL*

9. *Motion to Remand back to the Community Development Commission an Ordinance Approving Variations to Increase Driveway Width and Parking Pad Depth at 138 N Addison Street, Bensenville, IL*

10. *Resolution Declaring A Vacant Parcel of Real Property at 840 East Green Street as Surplus Property and Authorizing the Village Manager To Obtain Proposals For Its Sale and Development*

C. Finance

1. *Resolution Adopting the Village of Bensenville Debt Management Policy*

2. *Monthly Treasurer Report for May 2021 for the Village of Bensenville*

3. *Financial Update for First Quarter 2021*

D. Police Department

1. *Resolution Approving Payment of Invoice to Northeast DuPage Family and Youth Services*

2. *Resolution Approving Change of Vendor for Squad Car Outfitting to Ultra Strobe*

E. Public Works

1. *Resolution Authorizing an Award of a Contract for the 2021 MPI MFT Pavement Patching Program with RW Dunteman Company of Addison, IL in the Amount of $92,276.00*

2. *Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with Consulting Engineering, Inc. for the Leak Detection Services in the Not-to-Exceed Amount of $48,000*

3. *Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with The Jean Ross Company for the Fire Hydrant Flow Testing Services in the Not-to-Exceed Amount of $44,631*

4. *Resolution Authorizing an Award of a Contract for the 800 E Jefferson St Parking Lot Improvements with R W Dunteman Company of Addison, IL in the Amount of $27,120.00*

5. *Resolution Authorizing the Execution of an Engineering Service Contract with Engineering Resource Associates, Inc. of Warrenville, IL to perform Culvert Analysis Study in the Not-to-Exceed Amount of $25,905.60*

6. *Resolution Authorizing the Village Manager to be the Authorized Village Representative for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Funding Agreement for 2018 Storm Sewer Improvement Project also known as the Addison Creek Storm Sewer Improvements Phase I*

7. *Resolution Authorizing a Design Engineering Services Agreement with Engineering Resource Associates for the Addison Creek Storm Sewer Project – Phase I (CDBG) in the Not-to-Exceed Amount of $111,770.00*

8. *Resolution Authorizing the Water Tank Maintenance Agreement between the Village of Bensenville and Utility Service Company, Inc. for the Foster Ave Water Tank*

F. Recreation

1. *Resolution Authorizing the Execution of an Ice Arena and Facility Usage License Agreement Between the American Hearing Impaired Hockey Association (AHIHA) and the Village of Bensenville*

2. *Resolution Authorizing a Facility Usage License Agreement Between the Village of Bensenville and 200 X 85, LLC*

3. *Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Brine Feeder Line in the Not-to-Exceed Amount of $7,500*

4. *Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Bonnet Gaskets, Service Valve Gaskets and Replacement of the Float Switch for the Ammonia System in the Not-to-Exceed Amount of $3,500*

X. **REPORTS OF VILLAGE OFFICERS:**

A. PRESIDENT'S REMARKS:

B. VILLAGE MANAGER'S REPORT:

C. VILLAGE ATTORNEY'S REPORT:

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. EXECUTIVE SESSION

A. Review of Executive Session Minutes [5 ILCS 120/2 (C) (21)]
B. Personnel [5 ILCS 120/2 (C) (1)]
C. Collective Bargaining [5 ILCS 120/2 (C) (2)]
D. Property Acquisition [5 ILCS 120/2 (C) (5)]
E. Litigation [5 ILCS 120/2 (C) (11)]

XIV. MATTERS REFERRED FROM EXECUTIVE SESSION

XV. ADJOURNMENT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Presentation	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Presentation of the IASFM "Excellence in Stormwater Management"
Award to the Village of Bensenville by IASFM Awards Chair Sarah Hunn

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[ ]	*Financially Sound Village*	[X]	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

Awarded to a floodplain manager, an individual, a group of individuals, a consultant, or an agency who improved stormwater management or reduced urban flood risks through creative engineering, regulatory measures, or other approaches.

KEY ISSUES:

The Village of Bensenville over the past decade has taken big strides in Stormwater Management. The Village has successfully adopted and implemented the DuPage County Stormwater and Floodplain Ordinance requirements for private developments as well as its own capital improvement projects. During this time, the Village has managed to collaborate with various agencies and taxing bodies to resolve long standing flooding issues with creative engineering solutions, improved its maintenance frequency of conveyance system, reduce its dependency on road salt usage for snow removal, and close out long outstanding permit violations. The major accomplishments during this time include the expansion of the Redmond Reservoir in conjunction with DuPage County Stormwater Management to create 20 additional ac-ft of capacity to help alleviate flooding; providing 2 ac-ft of excess storage on a Bensenville School District property upstream of a major localized flooding area; streambank stabilization throughout the industrial business district; installation of major conveyance systems along George St and Church Rd; retrofitting its snow fighting equipment with latest technology to control salt usage; introducing environmental friendly products such as beet heat and brine solution in its snow removal operations; performing thorough permit reviews on developments; enforcing the Ordinance requirements on projects as well as completing improvements on long outstanding stormwater permit violations.

ALTERNATIVES:

N/A

RECOMMENDATION:

N/A

BUDGET IMPACT:

N/A

ACTION REQUIRED:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Award Description	7/20/2021	Backup Material

Recent Awardees

The following floodplain managers and programs were presented with awards at the 2021 IAFSM Conference. Congratulations!

View award winners from prior years: 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 1998 - 2010

Excellence in Stormwater Management

Village of Bensenville

Awarded to a floodplain manager, an individual, a group of individuals, a consultant, or an agency who improved stormwater management or reduced urban flood risks through creative engineering, regulatory measures, or other approaches.

The Village of Bensenville over the past decade has taken big strides in Stormwater Management. The Village has successfully adopted and implemented the DuPage County Stormwater and Floodplain Ordinance requirements for private developments as well as its own capital improvement projects. During this time, the Village has managed to collaborate with various agencies and taxing bodies to resolve long standing flooding issues with creative engineering solutions, improved its maintenance frequency of conveyance system, reduce its dependency on road salt usage for snow removal, and close out long outstanding permit violations. The major accomplishments during this time include the expansion of the Redmond Reservoir in conjunction with DuPage County Stormwater Management to create 20 additional ac-ft of capacity to help alleviate flooding; providing 2 ac-ft of excess storage on a Bensenville School District property upstream of a major localized flooding area; streambank stabilization throughout the industrial business district; installation of major conveyance systems along George St and Church Rd; retrofitting its snow fighting equipment with latest technology to control salt usage; introducing environmental friendly products such as beet heat and brine solution in its snow removal operations; performing thorough permit reviews on developments; enforcing the Ordinance requirements on projects as well as completing improvements on long outstanding stormwater permit violations.

MEMBERSHIP

Manage your profile

Jobmart

Awards

- Recent Awardees
- IAFSM Award Application
- Past Award Winners Table Summary

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Presentation	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Presentation of Three Proclamations Recognizing Public Works Employees Eugene Giannola Jr., Clay Stueve, and Eduardo DeAnda for their combined 120 years of service to the Village of Bensenville

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[ ]	*Financially Sound Village*	[ ]	*Enrich the lives of Residents*
[X]	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

Eugene Giannola Jr. (34 years), Clay Stueve (42 years), and Eduardo DeAnda (44 years) have served the Village of Bensenville for a combined 120 years. All three individuals worked in the Public Works Department.

KEY ISSUES:

Three separate Proclamations were authored to recognize their accomplishments.

ALTERNATIVES:

N/A

RECOMMENDATION:

N/A

BUDGET IMPACT:

N/A

ACTION REQUIRED:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Proclamation - Gino	7/21/2021	Presentation
Proclamation - Clay	7/21/2021	Presentation
Proclamation- Ed	7/22/2021	Presentation

BENSENVILLE
GATEWAY TO OPPORTUNITY

Proclamation

Honoring Eugene Giannola Jr. for 34 Years of Service

WHEREAS, Eugene Giannola Jr. first began his employment with the Village of Bensenville Public Works Department on June 29, 1987, and

WHEREAS, during the tenure of his employment Gino has served in the both the Wastewater and Utilities Divisions of Public Works, and

WHEREAS, Eugene Giannola Jr. has distinguished himself as a hard-working and dedicated public servant, at all times committed to helping the Bensenville community, and

WHEREAS, Eugene Giannola Jr. has built cooperative relationships with residents, other governmental agencies, vendors, contractors, engineers, and other members of the community, and

WHEREAS, his colleagues know him as a steady, dependable co-worker, leader and friend, who takes pride in his work and in this community, and who is always ready to lend morale support or a helping hand when needed, and

WHEREAS, Eugene Giannola Jr. officially retired from the Village of Bensenville on June 30, 2021.

NOW, THEREFORE, I, FRANK DESIMONE, Village President and the Board of Trustees honor Eugene Giannola Jr., and recognize and commend Gino for his **34 Years** of dedicated service to the citizens of Bensenville and extend sincere best wishes for a joyful retirement.

DATED THIS 27TH DAY OF JULY, 2021.

_____ _____

Nancy Quinn, Village Clerk

Frank DeSimone, Village President

BENSENVILLE
GATEWAY TO OPPORTUNITY

Proclamation

Honoring Clay Stueve for 42 Years of Service

WHEREAS, Clay Stueve first began his employment with the Village of Bensenville Public Works Department on July 10, 1979, and

WHEREAS, during the tenure of his employment Clay has served in Streets & Forestry Divisions of Public Works, and

WHEREAS, Clay Stueve has distinguished himself as a hard-working and dedicated public servant, at all times committed to helping the Bensenville community, and

WHEREAS, Clay Stueve has built cooperative relationships with residents, vendors, contractors, engineers, and other members of the community, and

WHEREAS, his colleagues know him as a steady, dependable co-worker, leader and friend, who takes pride in his work and in this community, and who is always ready to lend morale support or a helping hand when needed, and

WHEREAS, Clay Stueve officially retired from the Village of Bensenville on June 26, 2021.

NOW, THEREFORE, I, FRANK DESIMONE, Village President and the Board of Trustees honor Clay Stueve, and recognize and commend Clay for his **42 Years** of dedicated service to the citizens of Bensenville and extend sincere best wishes for a joyful retirement.

DATED THIS 27TH DAY OF JULY, 2021.

_____ _____

Nancy Quinn, Village Clerk

Frank DeSimone, Village President

BENSENVILLE
GATEWAY TO OPPORTUNITY

Proclamation

Honoring Eduardo DeAnda for 44 Years of Service

WHEREAS, Eduardo DeAnda first began his employment with the Village of Bensenville on June 19, 1974 as a seasonal employee in the Public Works Department as part of a school work program, worked full-time between September 1976 and June 1978 before going on to complete a masonry apprenticeship program, and returned full-time on July 1, 1981, and

WHEREAS, during the tenure of his employment Ed has served in the both the Wastewater and Utilities Divisions of Public Works, and

WHEREAS, Eduardo DeAnda has continually endeavored to improve his ability and knowledge in the day-to-day operation of the Bensenville Public Works Department, ultimately securing a Class IV Wastewater Operator's license through the Illinois EPA, and

WHEREAS, Eduardo DeAnda has distinguished himself as a hard-working and dedicated public servant, at all times committed to helping the Bensenville community, and

WHEREAS, Eduardo DeAnda has built cooperative relationships with residents, vendors, contractors, engineers, and other members of the community, and

WHEREAS, his colleagues know him as a steady, dependable co-worker, leader and friend, who takes pride in his work and in this community, and who is always ready to lend morale support or a helping hand when needed, and

WHEREAS, Eduardo DeAnda officially retired from the Village of Bensenville on June 30, 2021.

NOW, THEREFORE, I, FRANK DESIMONE, Village President and the Board of Trustees honor Eduardo DeAnda, and recognize and commend Ed for his **44 Years** of dedicated service to the citizens of Bensenville and extend sincere best wishes for a joyful retirement.

DATED THIS 27TH DAY OF JULY, 2021.

_____ _____

Nancy Quinn, Village Clerk Frank DeSimone, Village President

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Minutes	Corey Williamsen	Village Clerk's Office	July 27, 2021

DESCRIPTION:
Board Meeting Minutes form June 15, 2021

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

COMMITTEE ACTION: **DATE:**

BACKGROUND:

KEY ISSUES:

ALTERNATIVES:

RECOMMENDATION:

BUDGET IMPACT:

ACTION REQUIRED:

ATTACHMENTS:

Description	Upload Date	Type
DRAFT_210615_VB	7/7/2021	Cover Memo

Village of Bensenville

Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook

MINUTES OF THE VILLAGE BOARD OF TRUSTEES MEETING

June 15, 2021

CALL TO ORDER: 1. President DeSimone called the meeting to order at 6:30 p.m.

ROLL CALL: 2. Upon roll call by Village Clerk, Nancy Quinn, the following Board Members were present:

President DeSimone, Village Clerk, Nancy Quinn, Carmona, Franz Frey, Lomax, Panicola, Perez

Absent: None

A quorum was present.

Staff Present: E. Summers, J. Caracci, S. Flynn, J. McManus, D. Schultz, S. Viger, C. Williamsen

OATH OF OFFICE: Judge Elizabeth Ciaccia-Lezza swore Frank DeSimone into the office of Village President, Nancy Quinn into the office of Village Clerk, Ann Franz, McLane Lomax and Armando Perez into the office of Village Trustee.

ROLL CALL: 3. Upon roll call by Village Clerk, Nancy Quinn, the following Board Members were present:

President DeSimone, Village Clerk, Nancy Quinn, Carmona, Franz Frey, Lomax, Panicola, Perez

Absent: None

A quorum was present.

PUBLIC COMMENT: There was no Public Comment.

APPROVAL OF MINUTES: 4. The May 25, 2021 Village Board Meeting minutes were presented.

Motion: Trustee Perez made a motion to approve the minutes as presented. Trustee Frey seconded the motion.

DRAFT

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

WARRANT NO. 21/10: 5. President DeSimone presented **Warrant No. 21/10** in the amount of $2,999,070.20.

Motion: Trustee Panicola made a motion to approve the warrants as presented. Trustee Perez the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

Motion carried.

PRESIDENT'S REMARKS: President DeSimone thanked those in attendance. President DeSimone thanked the Community for believing in him and the Village Board over the previous four years. President DeSimone addressed COVID-19 and thanked the Police, Fire and Staff within the Village of Bensenville. President DeSimone stated he is proud of what the Village has achieved over the past four years and that he is confident the future holds great things for Bensenville.

MANAGERS REPORT: Village Manager, Evan Summers, had no report.

VILLAGE ATTORNEY REPORT: Village Attorney, Joseph Montana, had no report.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

EXECUTIVE SESSION: Village Attorney, Joseph Montana, stated there was not a need for Executive Session.

ADJOURNMENT: Trustee Perez made a motion to adjourn the meeting. Trustee Carmona seconded the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:49 p.m.

Nancy Quinn
Village Clerk
PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this ____ day, July 2021

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Warrant	Tia Filishio Hurder	Finance	7/22/2021

DESCRIPTION:
Warrant Report 7-27-2021 21/11 $5,009,313.55

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

COMMITTEE ACTION: **DATE:**

BACKGROUND:

KEY ISSUES:

ALTERNATIVES:

RECOMMENDATION:

BUDGET IMPACT:

ACTION REQUIRED:
Warrant Report 7-27-2021 21/11 $5,009,313.55

ATTACHMENTS:

Description	Upload Date	Type
Warrant Report 7-27-2021 21/11 $5,009,313.55	7/22/2021	Backup Material

VILLAGE OF BENSENVILLE WARRANT 21/11
July 27, 2021

I hereby certify that the attached warrants are in accord with the current budget as adopted by the Corporate Authorities of the Village of Bensenville, and that sufficient funds are available to promptly pay said warrants, all in accordance with the Village Code and Illinois Statutes.

EVAN K SUMMERS
VILLAGE MANAGER

Sharon Guest

SHARON GUEST
ASSISTANT TO THE FINANCE DIRECTOR

Approved by the Board of Trustees on July 27, 2021 hereby authorizing the Director of Finance to disburse $ 5,009,313.55 the accounts indicated in the attached report.

NANCY QUINN
VILLAGE CLERK

FRANK DESIMONE
VILLAGE PRESIDENT

BENSENVILLE
GATEWAY TO OPPORTUNITY

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 7/27/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
7 LAYER SOLUTIONS. INC.									
1093									
6300	MANAGED IT SERVICES, VOICE SERVIC	SCHAUMBURG	20211990	07/31/2021	11020180-531260	FN	INFO TECHNOLOGY SERVICES	$11,502.00	0
6300	MANAGED IT SERVICES, VOICE SERVIC	SCHAUMBURG	20211990	07/31/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$515.00	0
6300	MANAGED IT SERVICES, VOICE SERVIC	SCHAUMBURG	20211990	07/31/2021	11020180-542100	FN	MAINTENANCE AGREEMENTS	$449.80	0
								12,466.80	
7TH HEAVEN BAND, LLC									
1246									
MIP 2021	MUSIC IN THE PARK BAND - 7TH HEAVE	SOUTH BARRING	20211992	08/12/2021	11010010-577012	CR	MUSIC IN THE PARK	$4,000.00	0
								4,000.00	
A&A EQUIPMENT & SUPPLY CO.									
2691									
129626	SEWER MATERIALS	BENSENVILLE	20212060	08/07/2021	51050540-552520	PW	WATER MAIN PARTS	$394.50	0
								394.50	
ACS ENTERPRISES, INC.									
505									
187940	HVAC FILTER SERVICE - ALL VILL	CHICAGO	20210088	08/05/2021	11050440-542110	PW	R&M BUILDING	$749.95	0
								749.95	
ADDLAWN LANDSCAPING, INC.									
1565									
202102738	R-12-21 EXTENSION#2 LAWN MAIN	LOMBARD	20210543	07/31/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$10,636.29	0
								10,636.29	
ADVANCE AUTO PARTS									
808									
15518-46988	PARTS	BENSENVILLE	20211741	07/10/2021	11050430-542410	PW	R&M VEHICLES	$625.17	0
15518-47167	#244 ALTERNATOR RMFD WARRANTY F	BENSENVILLE		06/10/2021	51050540-542410	FN	R&M VEHICLES	$-297.47	0
15518-49579	PARTS	BENSENVILLE	20212048	07/25/2021	11050420-542410	PW	R & M VEHICLES	$71.38	0
15518-49779	PARTS	BENSENVILLE	20211909	07/28/2021	11050420-542410	PW	R & M VEHICLES	$164.81	0
15518-50330	ADVANCE AUTO PARTS	BENSENVILLE	20211937	07/31/2021	11060640-542410	CD	R&M VEHICLES	$38.85	0
15518-50862	PARTS	BENSENVILLE	20212048	08/05/2021	51050540-542410	PW	R&M VEHICLES	$15.62	0
15518-51877	#222 PARTS	BENSENVILLE	20212046	08/11/2021	51050540-542410	PW	R&M VEHICLES	$36.39	0
6534114769553	PARTS	BENSENVILLE	20211701	06/26/2021	51050540-542410	PW	R&M VEHICLES	$297.47	0
8751113434730	REPAIR PARTS-SQUAD #322-INV #8	BENSENVILLE	20211882	06/13/2021	11040110-542410	PD	R&M VEHICLES	$42.29	0
8751115420338	PARTS	BENSENVILLE	20211701	07/03/2021	11050420-542410	PW	R & M VEHICLES	$12.87	0
8751116020750	PARTS	BENSENVILLE	20211740	07/09/2021	11050440-542410	PW	R&M VEHICLES	$79.19	0
8751116036721	#244 CORE RETURN FOR ALTERNATOF	BENSENVILLE		07/09/2021	51050540-542410	FN	R&M VEHICLES	$-55.00	0
875111612808	PARTS	BENSENVILLE	20211740	07/10/2021	11050430-542410	PW	R&M VEHICLES	$59.77	0
8751116236856	PARTS	BENSENVILLE	20211740	07/11/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$32.19	0

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 7/27/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
8751116621188	SHOP SUPPLIES	BENSENVILLE	20211742	07/15/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$21.10	0
8751117537720	TOOL	BENSENVILLE	20212047	07/24/2021	11050420-542410	PW	R & M VEHICLES	$183.07	0
8751118022173	TOOL	BENSENVILLE	20212047	07/29/2021	11050420-542410	PW	R & M VEHICLES	$45.02	0
8751119323097	TOOL	BENSENVILLE	20212047	08/11/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$25.75	0
8751120023516	SHOP SUPPLIES	BENSENVILLE	20212128	08/18/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$8.80	0
								1,407.27	
ADVANTAGE TRAILERS & HITCHES									
8752									
70649	#913 PART	CAROL STREAM	20212076	08/05/2021	11050430-542410	PW	R&M VEHICLES	$25.70	0
								25.70	
AFLAC									
980									
286841	JUNE 2021 CONTRIBUTIONS	COLUMBUS	20211898	07/26/2021	11000000-214130	FN	PAYROLL DEDUCT'N-AFLAC	$818.04	9006582
								818.04	
AFSCME									
3105									
06112021	6/11/21 MVP NATIONAL PEOPLE CL		20211724	07/11/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$8.40	9006539
06252021	MVP NATIONAL PEOPLE PR WH 6/25/21		20211829	07/25/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$8.40	9006554
07092021	MVP NATIONAL PEOPLE PR WH 7/9/202		20211959	08/08/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$8.40	9006578
JUNE 2021	UNION DUES JUNE 2021		20211828	07/25/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$1,496.24	9006562
								1,521.44	
AL WARREN OIL CO, INC.									
700									
W1396654	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/15/2021	11040110-554110	PW	FUEL/GAS/OIL	$2,803.65	0
W1396654	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/15/2021	11050490-554110	PW	FUEL/GAS/OIL	$1,083.14	0
W1396654	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/15/2021	11060640-554110	PW	FUEL/GAS/OIL	$93.81	0
W1396654	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/15/2021	51050540-554110	PW	FUEL/GAS/OIL	$537.85	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	11020190-554110	PW	FUEL/GAS/OIL	$48.02	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	11040110-554110	PW	FUEL/GAS/OIL	$2,726.30	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	11050490-554110	PW	FUEL/GAS/OIL	$2,876.21	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	11060640-554110	PW	FUEL/GAS/OIL	$192.60	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	11070720-554110	PW	FUEL/GAS/OIL	$100.16	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	51050540-554110	PW	FUEL/GAS/OIL	$1,672.30	0
W1400249	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	07/30/2021	51050570-554110	PW	FUEL/GAS/OIL	$196.12	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	11020190-554110	PW	FUEL/GAS/OIL	$407.24	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	11040110-554110	PW	FUEL/GAS/OIL	$2,505.89	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	11050490-554110	PW	FUEL/GAS/OIL	$1,589.39	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	11060640-554110	PW	FUEL/GAS/OIL	$154.78	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	11070720-554110	PW	FUEL/GAS/OIL	$79.46	0

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W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	51050540-554110	PW	FUEL/GAS/OIL	$1,305.58	0
W1403346	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	08/13/2021	51050570-554110	PW	FUEL/GAS/OIL	$261.72	0
								18,634.22	
ALEXANDER CHEMICAL CORP.									
2700									
38950A	R-105-20 SODIUM BISULFITE	CHICAGO	20210020	06/04/2021	51050570-554120	PW	CHEMICALS	$50.00	0
39319A	R-105-20 SODIUM BISULFITE	CHICAGO	20210020	06/16/2021	51050570-554120	PW	CHEMICALS	$50.00	0
40433	R-103-20 ALUMINUM SULFATE EXTE	CHICAGO	20210019	07/09/2021	51050570-554120	PW	CHEMICALS	$3,107.22	0
40551	R-105-20 SODIUM BISULFITE	CHICAGO	20210020	07/11/2021	51050570-554120	PW	CHEMICALS	$1,685.56	0
41419	R-106-20 SODIUM HYPOCHLORITE	CHICAGO	20210021	07/29/2021	51050570-554120	PW	CHEMICALS	$3,944.29	0
41704	R-105-20 SODIUM BISULFITE	CHICAGO	20210020	08/07/2021	51050570-554120	PW	CHEMICALS	$3,421.12	0
41865	R-103-20 ALUMINUM SULFATE EXTE	CHICAGO	20210019	08/12/2021	51050570-554120	PW	CHEMICALS	$4,192.96	0
								16,451.15	
ALEXIS NEWMAN-BRANDES									
819									
85253	ARTHRITIS MEDICATION/K-9 ZOE-I	LISLE	20212018	02/03/2021	11040360-551110	PD	MATERIALS/SUPPLIES-ADMIN	$190.00	0
92254	ADVANCED ARTHRITIS MEDICATION/	LISLE	20212019	07/17/2021	11040360-551110	PD	MATERIALS/SUPPLIES-ADMIN	$125.00	0
								315.00	
AMERICAN PLANNING ASSOCIATION									
3273									
343120-2174	AMERICAN PLANNING ASSOCIATION	DEKALB	20212117	08/12/2021	11060110-521110	CD	MEMBERSHIP DUES	$261.00	0
								261.00	
ANDERSON LOCK CO.									
6304									
1063021	ANDERSON LOCK	DES PLAINES	20210823	05/14/2021	11020150-554530	CD	SAFETY EQUIPMENT	$2,500.00	0
								2,500.00	
ANDERSON PEST SOLUTIONS									
9474									
7820881	INV# 7820881 APRIL PEST CONTR	ELMHURST	20211932	05/02/2021	11070790-549990	SF	OTHER CONTRACTUAL SERVICE	$63.65	0
8191722	INV# 7820881 APRIL PEST CONTR	ELMHURST	20211932	07/01/2021	11070790-549990	SF	OTHER CONTRACTUAL SERVICE	$63.65	0
8405674	INV# 7820881 APRIL PEST CONTR	ELMHURST	20211932	07/31/2021	11070790-549990	SF	OTHER CONTRACTUAL SERVICE	$63.65	0
								190.95	
APWA									
9872									
BACKHOE 2021	APWA BACKHOW COMPETITION EVENT	KANSAS CITY	20212135	08/20/2021	51050540-521510	PW	TRAINING PROGRAMS/SESSIONS	$60.00	0
SNOW COMP 2021	APWA SNOW PLOWING COMPETITION	KANSAS CITY	20212077	08/18/2021	11050420-521510	PW	TRAINING PROGRAMS/SESSIONS	$90.00	0
SNOW COMP 2021	APWA SNOW PLOWING COMPETITION	KANSAS CITY	20212077	08/18/2021	11050430-521510	PW	TRAINING PROGRAMS/SESSIONS	$45.00	0
SNOW COMP 2021	APWA SNOW PLOWING COMPETITION	KANSAS CITY	20212077	08/18/2021	51050540-521510	PW	TRAINING PROGRAMS/SESSIONS	$45.00	0

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								240.00	
AQUA PURE ENTERPRISES, INC.									
11330									
0135796-IN	INV# 0135796-IN POOL CHEMICALS	ROMEOVILLE	20211933	07/14/2021	11070760-554120	SF	CHEMICALS	$564.12	0
								564.12	
AQUALAB WATER TREATMENT, INC.									
1373									
6821	INV# 6821	PROSPECT HEIG	20211889	07/01/2021	11174100-554120	SF	CHEMICALS	$165.00	0
6989	INV# 6989 WATER TREATMENT CHEM	PROSPECT HEIG	20212114	07/31/2021	11174100-554120	SF	CHEMICALS	$165.00	0
								330.00	
ARROW ROAD CONSTRUCTION, CO.									
6938									
27816	ASPHALT	ELK GROVE VILL.	20212074	07/23/2021	11050420-542810	PW	R & M PAVEMENT	$134.40	0
27835	ASPHALT	ELK GROVE VILL.	20212074	07/24/2021	11050420-542810	PW	R & M PAVEMENT	$152.60	0
28066	ASPHALT	ELK GROVE VILL.	20212074	08/11/2021	11050420-542810	PW	R & M PAVEMENT	$158.20	0
								445.20	
A-SPECIAL ELECTRIC SERVICE & SUPPLY									
3568									
153428	INV# 153428 SIEMENS DISCONNECT	WOOD DALE	20211859	06/04/2021	11070760-542310	SF	R&M EQUIPMENT	$601.34	0
153544	MINI LAMP	WOOD DALE	20211756	07/08/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$14.00	0
153588	ELECTRICAL SUPPLIES	WOOD DALE	20211978	07/17/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$134.95	0
153589	ELECTRICAL SUPPLIES	WOOD DALE	20211978	07/17/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$177.20	0
153625	ELECTRICAL SUPPLIES	WOOD DALE	20212070	07/25/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$253.84	0
153650	ELECTRICAL SUPPLIES	WOOD DALE	20212070	07/31/2021	51050550-542310	PW	R&M MATERIALS & EQUIPMENT	$315.10	0
								1,496.43	
AUTOMATIC BUILDING CONTROLS, LLC									
1610									
12223	PD HVAC SERVICE PLAN - BUILDIN	ROLLING MEADC	20210275	07/01/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$570.00	0
								570.00	
AVI SYSTEMS									
11667									
88738353	AVI PRODUCTION SWITCHING UPGRA	MINNEAPOLIS	20210382	07/28/2021	11020170-594000	AD	CAPITAL OUTLAY - MACHINERY & E	$4,843.00	0
								4,843.00	
AVION CONSULTANTS, LLC									
1350									
JUNE 2021	ON-CALL AIRPORT NOISE CONSULTA	MOUNT PROSPE	20212139	07/30/2021	11010010-532810	FN	PROJECT MANAGEMENT SERVICES	$450.00	0
								450.00	

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B & F CONSTRUCTION CODE SERVICES, INC									
1847									
14337	B & F CONSTRUCTION CODE SERVIC	ELGIN	20211844	06/12/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$5,706.00	0
14500	B & F CONSTRUCTION CODE SERVIC	ELGIN	20212000	07/14/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$6,966.60	0
14551	B & F CONSTRUCTION CODE SERVIC	ELGIN	20212095	08/08/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$4,446.40	0
								17,119.00	
BATTERY SERVICE CORPORATION									
2716									
0074688	BATTERY - SIGN BOARD	BENSENVILLE	20211709	06/19/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$369.95	0
0075169	BATTERIES	BENSENVILLE	20211749	07/03/2021	11050430-542410	PW	R&M VEHICLES	$222.00	0
0075170	BATTERIES	BENSENVILLE	20211749	07/03/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$79.33	0
0075715	SAW PARTS	BENSENVILLE	20211814	07/17/2021	11050420-554510	PW	SMALL TOOLS & EQUIPMENT	$9.70	0
								680.98	
BAXTER & WOODMAN									
2717									
0222621	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	05/26/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$1,026.63	0
0222622	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	05/26/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$2,425.38	0
0222623	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	05/26/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$2,914.36	0
0224001	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	07/17/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$9,146.26	0
0224774	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	08/08/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$442.97	0
0224778	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	08/08/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$2,077.92	0
0224779	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	08/08/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$262.50	0
0224780	R-21-21ENGINEERING SERV 2021	CAROL STREAM	20210822	08/08/2021	51050577-536511	PW	ENG SVC - ENVIRONMENTAL	$930.54	0
								19,226.56	
BENSENVILLE CHAMBER OF COMMERCE									
5412									
1345	2021 NEW TEACHERS BREAKFAST SP	BENSENVILLE	20212145	08/19/2021	11010010-571010	AD	INTERGOV'T PROG/CONTRIB.	$200.00	0
								200.00	
BENSENVILLE ELEMENTARY SCHOOL DIST									
2721									
MAY-JUN 2021	MAY-JUNE COMMUNITY NEWSLETTER	BENSENVILLE	20211794	07/16/2021	11020170-572171	AD	NEWSLETTER	$1,727.78	0
								1,727.78	
BENSENVILLE POSTMASTER									
2622									
05112021	BUSINESS REPLY POSTAGE - 5/11/2021	BENSENVILLE	20211901	06/11/2021	11030110-540110	FN	POSTAGE/DELIVERY SERVICES	$5.64	9006586
JULY 2021	JULY 2021 UB POSTAGE	BENSENVILLE	20211957	08/05/2021	51030250-540110	FN	POSTAGE/DELIVERY SERVICES	$2,077.80	9006583
								2,083.44	

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BEST QUALITY FACILITY SERVICES, LLC									
1619									
37767	CLEANING SERVICE-JU21-INV #377	FRANKLIN PARK	20212021	07/31/2021	11040110-549990	PD	OTHER CONTRACTUAL SERVICE	$2,250.00	0
								2,250.00	
BLEECKER STREET MEDIA, LLC									
1142									
DREAM HORSE	MOVIE RENTAL FEES- DREAM HORSE	LOS ANGELES	20211855	07/10/2021	11070790-547910	SF	MOVIE RENTAL FEES	$46.91	0
								46.91	
BOLINGER LACH & ASSOCIATES, INC.									
281									
21091-3	R-29-21 2021 MFT VILLAGE STREE	ITASCA	20211067	06/30/2021	21080810-536515	PW	ENG SVC - PROJECT MANAGEMENT	$12,944.18	0
21173-4	R-29-21 2021 MFT VILLAGE STREE	ITASCA	20211067	07/30/2021	21080810-536515	PW	ENG SVC - PROJECT MANAGEMENT	$12,270.63	0
								25,214.81	
BOND REFUND									
99									
10088-41273	PEAK SIGNAL, INC - 640 COUNTY LINE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10212-306187	LAVORATA, MARY E - 451 WALNUT			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10330-11119	SMG SECURITY SYSTEMS - 1000 TOWE			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10345-41118	POULOKEFALOS ENTERPRISES III LLC			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
10374-22546	UNITED PACKAGING PRODUCTS INC -			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10435-206902	DIMELER, DAVID - 214 PINE			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10438-20385	ALL CLEAN PLUMBING & SEWER - 16W			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10517-26906	MORGAN HARBOUR CONSTRUCTION -			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10555-40971	VIVINT SOLAR DEVELOPER, LLC - 405 V			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10585-10516	JERRY A HUAG J & J INDUSTRIES INC -			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10589-41946	PRECISION TODAY - 100 GEORGE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
10619-300858	BARR, REBECCA - 951 DOLORES			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10621-41118	POULOKEFALOS ENTERPRISES III LLC			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$90.00	0
10679-42006	INKO CORP - 348 EVERGREEN			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10687-30173	RIVAS, MARLHENY - 229 GRAND			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$45.00	0
10709-41118	POULOKEFALOS ENTERPRISES III LLC			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10710-37439	NATIONS ROOF OF ILLINOIS LLC - 1231			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$225.00	0
10750-18905	CUSTOMIZED PROTECTION SERVICES			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
10762-30173	RIVAS, MARLHENY - 229 GRAND			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10784-302847	JOSE R DIAZ - 1101 HILLSIDE			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10785-37009	AL WARREN OIL CO INC - 107 GATEWA			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$225.00	0
10795-41118	POULOKEFALOS ENTERPRISES III LLC			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10821-42756	AMERICAN DISTRIBUTORS - 1049 INDU			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$225.00	0
10823-26867	LOYA, EDUARDO - 522 RED OAK			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0

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10829-34809	TMW ENTERPRISE PAVING & MAINTEN.			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10831-38839	GONZALEZ, CINDY - 138 YORK			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10835-27032	HAMPTON, ROBERTO & MARIA - 401 W/			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10844-39122	SZULKOWSKI, MARIAELENA - 727 YORK			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10853-35030	POLEK, ANNA - 442 PARK			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10856-35942	PEREZ, MELCHOR R. - 303 PINE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10857-42328	TORRES, OJEDA J. - 1002 HILLSIDE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10864-38198	MERCADO, DELIA - 543 RED OAK			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10874-301642	CANO, IRMA - 1017 GLENDALE			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10879-42726	LEES ADJUSTERS NETWORK IL - 21 AS			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10885-22471	BLUE JAY SERVICES INC - 134 ADDISOI			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10887-34809	TMW ENTERPRISE PAVING & MAINTEN.			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10889-41297	RG ASHPHALT AND CONCRETE - 552 M			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10890-41297	RG ASPHALT AND CONCRETE - 823 EA			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
10894-29769	SLOAN, MICHAEL - 439 JUDSON			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10902-22249	MALLE, LINDA A. - 243 SPRUCE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10906-38770	PENA, DANIEL - 216 MAY			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10910-204192	PINEDA, ABELARDO - 227 YORK			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10911-25122	PINEDA, ABELARDO - 127 CENTER			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10937-204435	URBINATI, RICK - 809 PLENTYWOOD			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10938-22942	ROGUE, DANIEL - 916 GLENDALE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10939-30036	ALVA MARIA - 604 GREEN			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10942-20734	DELUNA, MARISELA - 169 ELLIS			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10945-23978	PAVESTAR INC. - 850 DEVON			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10949-42793	CONSENTINO, SHARON - 903 HILLSIDE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10950-42796	CARMEN & SONS CONCRETE - 202 YOF			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10952-17131	CUSTOMIZED PROTECTION - 1049 INDU			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10957-17107	ORANGE CRUSH - 1049 INDUSTRIAL			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10961-42728	SERVICEMASTER RESTORATION SERV			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
10965-38156	WOLFF, KATHLEEN - 932 JOHN			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10966-40231	MIRANDA, GENOVEVA - 405 WALNUT			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10968-41933	KHAJA, FAIZUDDIN FAIZAN - 264 CENTE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10975-28880	WINDOW WORKS INC - 172 MARTHA			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10978-19126	GEILS, RYAN - 208 YORK			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10980-42824	RICK'S SWERE AND DRAINAGE - 1213 N			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10983-28873	GUERRA, EWA - 49 DENNIS			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
10986-42830	MARLLO CONSTRUCTION - 426 MASON			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10987-303724	FUGATE, ELLIS - 213 GEORGE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10988-301994	CHIAPPE, LAURENCE E - 229 EVERGRE			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
10990-17107	ORANGE CRUSH - 1135 INDUSTRIAL			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0

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10993-34809	TWM ENTERPRISE PAVING & MAINTEN			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10994-34809	TWM ENTERPRISE PAVING & MAINTEN			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10996-25292	SOTO, DAMARIS G. - 522 JEFFERSON			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
10997-28299	FRANCZEK, EDWARD J. - 125 PAMELA			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11008-42880	DUNRITE CREW - 339 FRANZEN			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11009-303876	DAMIAN GARCIA - 1228 FOSTER			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11010-23367	SELVAGGI, FRANCO - 429 ROSE			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11018-29358	A & D HOME IMPROVEMENT LLC - 127 I			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11020-309593	ROWE, RONALD J - 150 ADDISON			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11027-42900	MORALES, JUAN - 440 MASON			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11031-36774	OLD WORLD BRICK PAVING - 192 GRAC			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11033-13859	FOUR SEASON HEATING & AIR CONDIT			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11034-42911	AEGIS CONSTRUCTION GROUP, INC - 1			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11062-211964	LANCASTE, MEYRILL - 162 CHURCH			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11079-42984	ZIGGY'S ROOFING - 846 GREEN			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11092-30087	ARS OF IL - 1001 DONNA			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11097-201090	GOMEZ, HERMILO - 318 VIRGINIA			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11100-29289	RIVERA TRUJILLO, ILSA - 824 RIVER FO			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
11102-204344	NEAGLE, ROBERT - 151 FOLEY			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11108-27004	ORTEGA, DAVID - 312 SPRUCE			07/14/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$105.00	0
11155-42756	AMERICAN DISTRIBUTORS - 1049 INDU			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
11162-41118	POULOKEFALOS ENTERPRISES III LLC			07/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
7528-37252	TELLO, DOUGLAS - 246 PARK			06/23/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$225.00	0
8086-209842	J. EMIL ANDERSON & SON INC - 401 EA			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
8396-38175	UNITED ROOFING INC - 122 ADDISON			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$70.00	0
8919-39018	ENGINEERED IRON WORKS, INC - 1071			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
8952-39270	SIGN BY TOMORROW - 205 PARK			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$135.00	0
9140-39562	HIGH TECH EXTERIORS INC - 1051 WA\			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$90.00	0
9468-17994	PEREZ, ARMANDO - 14 YORK			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
9491-40440	ADVANTAGE PAVING SOLUTIONS - 114			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
9753-13857	CONNELLY ELECTRIC CO - 720 INDUST			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
9870-43014	PROGRESS REAL ESTATE MANAGEME			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$180.00	0
9885-17591	CAPPS PLUMBING & SEWER - 535 JEFF			06/17/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$90.00	0
9931-40879	CORE ACQUISITIONS - 321 IRVING PAR			06/22/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$90.00	0
APP 9931	ESCROW BOND REFUND			01/21/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD ROW	$5,000.00	0
								16,540.00	
BRIGHT DIRECTIONS									
683									
06112021	6/11/2021 BRIGHT DIRECTIONS	LINCOLN	20211719	07/11/2021	11000000-213500	FN	PAYROLL DEDUCT'N-BRIGHT STAR	$200.00	9006542

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06252021	BRIGHT DIRECTIONS PR WH 6/25/21	LINCOLN	20211822	07/25/2021	11000000-213500	FN	PAYROLL DEDUCT'N-BRIGHT STAR	$200.00	9006553
07092021	BRIGHT DIRECTIONS PR WH 7/9/21	LINCOLN	20211952	08/08/2021	11000000-213500	FN	PAYROLL DEDUCT'N-BRIGHT STAR	$200.00	9006579
								600.00	
BROADCAST MUSIC, INC.									
539									
40271003	INV# 40271003 MUSIC LICENSE -	NASHVILLE	20211853	07/02/2021	11174100-521110	SF	MEMBERSHIP DUES	$368.00	0
								368.00	
BUILDERS ASPHALT, LLC									
1668									
76405	ASPHALT	HILLSIDE	20212054	06/17/2021	11050420-542810	PW	R & M PAVEMENT	$400.92	0
77203	ASPHALT	HILLSIDE	20212054	06/26/2021	11050420-542810	PW	R & M PAVEMENT	$381.16	0
77732	ASPHALT	HILLSIDE	20212054	07/04/2021	11050420-542810	PW	R & M PAVEMENT	$220.48	0
80204	ASPHALT	HILLSIDE	20212054	08/08/2021	11050420-542810	PW	R & M PAVEMENT	$59.28	0
								1,061.84	
BUILDERS PAVING, LLC									
972									
2100702	R-28-21 2021 MFT STREET IMPRO	HILLSIDE	20211421	06/30/2021	21080810-596000	PW	CAPITAL CONSTRUCTION	$272,237.87	0
2100703	R-28-21 2021 MFT STREET IMPRO	HILLSIDE	20211421	07/25/2021	21080810-596000	PW	CAPITAL CONSTRUCTION	$233,329.94	0
								505,567.81	
C&C PEST CONTROL									
1762									
196663	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	04/22/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$92.50	0
197252	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	05/20/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$90.00	0
197561	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	05/06/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$163.00	0
197882	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	06/16/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$90.00	0
197895	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	06/09/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$65.00	0
198507	PEST CONTROL SERVICE 6/15/2021	BENSENVILLE	20211785	07/15/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$90.00	0
198521	PEST CONTROL SERVICE 3/23/2021	BENSENVILLE	20211692	07/02/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$65.00	0
198522	PEST CONTROL SERVICE 6/30/2021	BENSENVILLE	20211917	07/30/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$65.00	0
198809	PEST CONTROL SERVICE 6/3/2021	BENSENVILLE	20211791	07/03/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$52.92	0
								773.42	
CALL ONE									
512									
417430	SERVICE 6/15-7/14/2021	CLEVELAND	20211718	07/14/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$2,018.77	0
427948	SERVICE 7/15-8/14/2021	CLEVELAND	20212081	08/14/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$2,010.93	0
								4,029.70	
CAMCO LUBRICANTS									
1303									

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58442	INV# 58442 COMPRESSOR OIL	HAM LAKE	20212113	08/12/2021	11174100-554120	SF	CHEMICALS	$569.86	0
								569.86	
CAPITALONE, NA									
1587									
0020002455	UPS STORE - NEXT DAY DELIVERY W S	NEW ORLEANS	20211843	06/24/2021	11050110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$57.81	9006548
03915Q	SAM'S CLUB - EMA SUPPLIES	NEW ORLEANS	20211843	06/23/2021	11020190-551110	FN	MATERIALS/SUPPLIES-ADMIN	$225.63	9006548
05242021	IGFOA - RENEWAL FEES	NEW ORLEANS	20211843	06/23/2021	11030110-521110	FN	MEMBERSHIP DUES	$190.00	9006548
05262021	VISTAPRINT - REFUND ON SALES TAX (	NEW ORLEANS		05/26/2021	11010010-522110	FN	EXPENSE REIMBURSEMENT	$-3.54	9006548
05282021	EBAY - WALL MOUNT	NEW ORLEANS	20211793	06/27/2021	11040110-551110	AD	MATERIALS/SUPPLIES-ADMIN	$26.49	9006548
06022021	IGFOA - BUILDING RESILIANCE DURING	NEW ORLEANS	20211843	07/02/2021	11030110-521510	FN	TRAINING PROGRAMS/SESSIONS	$15.00	9006548
06032021	DAILY HERALD- MONTHLY SUBSCRIPTI	NEW ORLEANS	20212142	07/03/2021	11020110-525010	FN	BOOKS/PAMPHLETS/PUBLICATIONS	$19.99	9006548
08847Q	ILLINOIS TOLLWAY - IPASS REPLENISH	NEW ORLEANS	20211843	06/16/2021	11050490-549990	FN	OTHER CONTRACTUAL SERVICE	$50.00	9006548
10486317462	DELL - DOWNLOAD ADOBE CREATIVE (	NEW ORLEANS	20211793	06/06/2021	11040360-551110	AD	MATERIALS/SUPPLIES-ADMIN	$127.37	9006548
111-7367815-423780	AMAZON - HEAVY DUTY BADGE HOLDE	NEW ORLEANS	20211843	06/24/2021	11020180-552135	FN	MATERIAL/SUPPLIES-EQUIPMENT	$179.00	9006548
111-8191653-195545	AMAZON - EARBUDS WITH MICROPHON	NEW ORLEANS	20211843	06/24/2021	11040110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$23.94	9006548
113-5591503-438102	AMAZON - WHITE REFLECTIVE TAPE	NEW ORLEANS	20211843	06/24/2021	11020190-552130	FN	MATERIAL/SUPPLIES-VEHICLES	$198.12	9006548
113-6266649-858822	AMAZON - EMA SUPPLIES	NEW ORLEANS	20211843	07/18/2021	11020190-552130	FN	MATERIAL/SUPPLIES-VEHICLES	$470.56	9006548
113-9052645-210100	AMAZON - BACKUP BATTERY	NEW ORLEANS	20211843	06/09/2021	11020180-552135	FN	MATERIAL/SUPPLIES-EQUIPMENT	$377.99	9006548
113588055-1	COSTAR - REAL ESTATE INFORMATION	NEW ORLEANS	20211843	04/04/2021	11060110-576010	FN	ECONOMIC DEVELOPMENT INITIATVS	$450.00	9006548
113658662-1	COSTAR - REAL ESTATE INFORMATION	NEW ORLEANS	20211843	05/05/2021	11060110-576010	FN	ECONOMIC DEVELOPMENT INITIATVS	$450.00	9006548
11378	GOVHR - WASTEWATER PLANT OPERA	NEW ORLEANS	20211843	07/14/2021	11050110-532100	FN	PROFESSIONAL SERVICES	$100.00	9006548
114-1359758-111382	AMAZON - DASHCAM MATERIALS	NEW ORLEANS	20211843	06/02/2021	11020150-554530	FN	SAFETY EQUIPMENT	$621.38	9006548
114-3595457-482424	AMAZON - CARHARTT WORK BOOTS	NEW ORLEANS	20211843	06/25/2021	11020150-554530	FN	SAFETY EQUIPMENT	$149.99	9006548
114-3972750-962262	AMAZON - HOBBLE RESTRAINT	NEW ORLEANS	20211843	06/20/2021	11040340-554510	FN	SMALL TOOLS & EQUIPMENT	$79.96	9006548
114-4753069-608826	AMAZON - PANASONIC TOUGHBOOK	NEW ORLEANS	20211793	06/09/2021	11040360-551110	AD	MATERIALS/SUPPLIES-ADMIN	$320.70	9006548
114-5322103-095066	AMAZON - ABDOMINAL PROTECTORS &	NEW ORLEANS	20211793	06/26/2021	11040340-521510	AD	TRAINING PROGRAMS/SESSIONS	$334.72	9006548
114-5602339-837863	AMAZON - HOBBLE RESTRAINT	NEW ORLEANS	20211843	06/17/2021	11040340-554510	FN	SMALL TOOLS & EQUIPMENT	$139.93	9006548
114-5741626-954186	AMAZON - BACKUP CAMERAS	NEW ORLEANS	20211843	06/16/2021	11020150-554530	FN	SAFETY EQUIPMENT	$482.97	9006548
114114117-1	COSTAR - REAL ESTATE INFORMATION	NEW ORLEANS	20211843	06/24/2021	11060110-576010	FN	ECONOMIC DEVELOPMENT INITIATVS	$450.00	9006548
1265926	ADVANCEDAUTOMATION - USB CABLE	NEW ORLEANS	20211793	06/06/2021	11040110-542410	AD	R&M VEHICLES	$172.74	9006548
19736748 061121	HINKLEY SPRINGS - DRINKING WATER	NEW ORLEANS	20212142	07/11/2021	11020110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$24.92	9006548
25618	APWA - WATEWATER PLANT OPERATO	NEW ORLEANS	20211843	07/14/2021	11050110-532100	FN	PROFESSIONAL SERVICES	$325.00	9006548
300671	ALLISONHOUSE - ANNUAL RENEWAL	NEW ORLEANS	20211843	07/18/2021	11020190-542510	FN	R&M COMMUNICATIONS SYSTEM	$180.00	9006548
60769958	CONNECTION.COM - INK CARTRIDGES	NEW ORLEANS	20211843	06/25/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$41.20	9006548
62894	DIGITALCHECK.COM - CHECK SCANNE	NEW ORLEANS	20211843	06/26/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$42.39	9006548
C05282021	CREDIT ON EBAY - WALL MOUNT	NEW ORLEANS		07/22/2021	11040110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$-26.49	9006548
CC CASH BACK 0621	CAPITAL ONE - CC CASH BACK	NEW ORLEANS		06/22/2021	11000000-439915	FN	MISCELLANEOUS REIMBURSEMENTS	$-71.57	9006548
CC6441009	ID WHOLESALER - BADGE REELS STEE	NEW ORLEANS	20211843	06/27/2021	11020180-552135	FN	MATERIAL/SUPPLIES-EQUIPMENT	$312.99	9006548
KZCNT-J6A94-8R9	VISTAPRINT - INVITATIONS	NEW ORLEANS	20212142	06/24/2021	11010010-522110	FN	EXPENSE REIMBURSEMENT	$60.13	9006548

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N7333-31	E-VERGENT - ONLINE BACKUP	NEW ORLEANS	20211843	06/11/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$164.90	9006548
W90288721	BARCODEGIANT - USB CABLE WITH TW	NEW ORLEANS	20211793	06/04/2021	11040110-542410	AD	R&M VEHICLES	$47.84	9006548
								6,812.06	
CAREY'S HEATING & AIR CONDITIONING, IN									
1302									
72271	PREVENT MAINTENANCE ON GUN RAN	TINLEY PARK	20212088	08/04/2021	11040110-542110	PD	R&M BUILDING	$4,680.00	0
								4,680.00	
CARQUEST AUTO PARTS STORE									
2823									
15518-43175	PARTS	ATLANTA	20211750	06/12/2021	11050420-542410	PW	R & M VEHICLES	$14.07	0
15518-43699	PARTS	ATLANTA	20211750	06/16/2021	11050420-542410	PW	R & M VEHICLES	$39.61	0
15518-45099	PARTS	ATLANTA	20211750	06/26/2021	51050540-542410	PW	R&M VEHICLES	$297.47	0
								351.15	
CASE LOTS, INC.									
7307									
4512	BLEACH SANITIZER & DISINFECTAN	LYONS	20211725	06/04/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$257.10	0
								257.10	
CDS OFFICE TECHNOLOGIES									
684									
INV1381874	KONICA MINOLTA BIZHUB C360I	SPRINGFIELD	20211323	07/18/2021	11020180-531265	FN	PROCESS EVALUATION SERVICES	$6,293.00	0
INV1385774	COPIER SUPPORT 5/1-5/31/2021	SPRINGFIELD	20211823	07/15/2021	11020180-548110	FN	RENTAL & LEASE - EQUIPMENT	$1,145.82	0
INV1388749	COPIER SUPPORT 6/1-6/30/2021	SPRINGFIELD	20211897	07/30/2021	11020180-548110	FN	RENTAL & LEASE - EQUIPMENT	$1,145.82	0
								8,584.64	
CDW GOVERNMENT, INC.									
11480									
BH41763X	CREDIT ON ACCOUNT	CHICAGO		03/27/2013	11020180-542100	FN	MAINTENANCE AGREEMENTS	$-19.92	0
D198241	CISCO SMARTNET FIREWALL & NETW	CHICAGO	20211346	06/13/2021	11020180-542100	FN	MAINTENANCE AGREEMENTS	$11,907.40	0
F920146	HPE FOUNDATION CARE 24X7	CHICAGO	20211779	07/22/2021	11020180-542100	FN	MAINTENANCE AGREEMENTS	$6,288.00	0
F920147	HPE WARRANTY EXTENSION SERVER	CHICAGO	20211764	07/22/2021	11020180-542100	FN	MAINTENANCE AGREEMENTS	$1,500.00	0
NPE07016	CREDIT ON ACCOUNT	CHICAGO		12/26/2018	11020180-542100	FN	MAINTENANCE AGREEMENTS	$-3,950.08	0
								15,725.40	
CED									
401									
1028-1037233	STOCK	DES MOINES	20211965	07/29/2021	11050440-542110	PW	R&M BUILDING	$156.60	0
								156.60	
CHARLES EQUIPMENT ENERGY SYSTEMS,									
714									
11173	WW GENERATOR SERVICE	ELK GROVE VILL	20211907	07/28/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$1,172.50	0

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								1,172.50	
CHASE MANHATTAN BANK									
12098									
SPIRAL	MOVIE RENTAL FEES - SPIRAL	BROOKLYN	20211877	07/10/2021	11070790-547910	SF	MOVIE RENTAL FEES	$25.21	0
								25.21	
CHICAGO PARTS & SOUND, LLC									
929									
1-0210405	BATTERY SUPPLIES	ELK GROVE VILL.		07/18/2021	11050110-542410	FN	R&M VEHICLES	$491.08	0
1CR0035830	CREDIT ON BATTERY SUPPLIES	ELK GROVE VILL.		06/21/2021	11050110-542410	FN	R&M VEHICLES	$-491.08	0
								0.00	
CHRIST PANOS FOODS CORPORATION									
205									
795059B	INV# 795059B FOOD ITEMS - SUND	ITASCA	20211865	07/24/2021	11070790-557810	SF	FOOD ITEMS	$684.39	0
802481A	INV# 802481A FOOD ITEMS FOR SU	ITASCA	20212111	08/14/2021	11070790-557810	SF	FOOD ITEMS	$553.34	0
								1,237.73	
CHRISTOPHER B BURKE ENGINEERING, LT									
2738									
166052	STORMWATER REVIEW - TIOGA ELEM	ROSEMONT	20211973	06/04/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$1,634.05	0
166871	STORMWATER REVIEW - TIOGA ELEM	ROSEMONT	20211973	07/11/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$298.10	0
167287	R-56-21 EASTERN AVE RECONSTRUC	ROSEMONT	20211490	08/01/2021	37980870-536513	PW	ENG SVC - DESIGN	$12,511.55	0
								14,443.70	
CINTAS									
13176									
4086906340	FLOOR MATS CLEANED @ 12 S CENTE	MAYWOOD	20211731	07/10/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$118.69	0
4086906445	PW FLOOR MAT CLEANING	MAYWOOD	20210083	07/10/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$53.06	0
4088207994	PW FLOOR MAT CLEANING	MAYWOOD	20210083	07/24/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$53.06	0
4089390128	PW FLOOR MAT CLEANING	MAYWOOD	20210083	08/07/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$53.06	0
4090175243	FLOOR MATS CLEANED @ 12 S CENTE	MAYWOOD	20212109	08/14/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$223.70	0
5068050930	FIRST AID SUPPLIES	MAYWOOD	20211988	08/06/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$4.92	0
5068050930	FIRST AID SUPPLIES	MAYWOOD	20211988	08/06/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$4.92	0
8405195386	MEDICAL CABINET SUPPLIES-INV #	MAYWOOD	20211896	07/25/2021	11040110-542110	PD	R&M BUILDING	$100.55	0
								611.96	
CITRON HYGIENE US, CORP.									
1548									
468230	INV# 468230 AUTO FRESH- JEFFER	BILLERICA	20211856	06/30/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$107.38	0
468231	INV# 468230 AUTO FRESH- JEFFER	BILLERICA	20211856	06/30/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$8.26	0
468245	AUTO FRESH FRAGRANCE SERVICE	BILLERICA	20211272	06/30/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$33.04	0
								148.68	

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CIVILTECH ENGINEERING, INC.									
454									
3503-05	R-66-20 CONST ENG SERVIE CO	ITASCA	20210251	04/10/2021	51080860-536515	PW	ENG SVC - PROJECT MANAGEMENT	$12,924.38	0
3503-08	R-66-20 CONST ENG SERVIE CO	ITASCA	20210251	07/09/2021	51080860-536515	PW	ENG SVC - PROJECT MANAGEMENT	$39,791.25	0
3503-09	R-66-20 CONST ENG SERVIE CO	ITASCA	20210251	08/06/2021	51080860-536515	PW	ENG SVC - PROJECT MANAGEMENT	$39,922.79	0
50173	R-82-20 PHASE I DESIGN ENGINER	ITASCA	20210252	07/31/2021	31080810-536513	PW	ENG SVC - DESIGN	$3,959.82	0
								96,598.24	
CLARKE ENVIRONMENTAL MOSQUITO MAN									
2765									
001015412	R-111-20 MOSQUITO ABATEMENT SE	CHICAGO	20210682	06/24/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$7,400.00	0
001016218	R-111-20 MOSQUITO ABATEMENT SE	CHICAGO	20210682	07/25/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$7,400.00	0
								14,800.00	
CLIFFORD-WALD, INC.									
629									
IN00126633	CLIFFORD-WALD INC	ROLLING MEADC	20211790	07/14/2021	11060110-551110	CD	MATERIALS/SUPPLIES-ADMIN	$180.00	0
								180.00	
CNA SURETY									
11687									
N. REYES 2021	N. REYES NOTARY BOND	CHICAGO	20211780	07/16/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$30.00	0
								30.00	
COFFMAN TRUCK SALES, INC.									
749									
244538	#278 PARTS	AURORA	20212045	07/23/2021	11050420-542410	PW	R & M VEHICLES	$590.37	0
245897	#278 PART	AURORA	20211908	07/29/2021	11050420-542410	PW	R & M VEHICLES	$111.02	0
								701.39	
COMCAST									
12216									
0001924-0721	COMCAST BUSINESS SERVICE	SOUTHEASTERN	20210081	07/21/2021	11050110-521510	PW	TRAINING PROGRAMS/SESSIONS	$12.58	0
0002237-0721	COMCAST- 8771200940003318 - 07	SOUTHEASTERN	20211949	08/03/2021	11174100-541310	SF	COMMUNICATION-PHONES (WIRED)	$224.74	0
0003318-0721	COMCAST- 8771200940003318 - 07	SOUTHEASTERN	20211949	07/31/2021	11174100-541310	SF	COMMUNICATION-PHONES (WIRED)	$136.85	0
0058421-0621	SERVICE 6/14-7/13/2021 @ 12 S CENTEI	SOUTHEASTERN	20211727	07/07/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$20.96	0
0058421-0721	SERVICE 7/14-8/13/2021 @ 12 S CENTEI	SOUTHEASTERN	20212107	08/06/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$20.96	0
0408014-0721	COMCAST- 0408014- 0721	SOUTHEASTERN	20211880	07/23/2021	11174100-541310	SF	COMMUNICATION-PHONES (WIRED)	$88.40	0
0421918-0621	SERVICE 6/12-7/11/2021 @ 345 E GREEI	SOUTHEASTERN	20211934	07/05/2021	11020180-541310	PD	COMMUNICATION-PHONES (WIRED)	$360.95	9006585
0421918-0621	SERVICE 6/12-7/11/2021 @ 345 E GREEI	SOUTHEASTERN	20211934	07/05/2021	11040110-549990	PD	OTHER CONTRACTUAL SERVICE	$137.40	9006585
0546086-0721	SERVICE 6/24-7/23/2021 @ 1025 FERRA	SOUTHEASTERN	20211884	07/20/2021	11040341-574415	PD	POLICE NEIGHBORHOOD CENTER	$98.40	0
934545575-0621	SERVICE 6/1-6/30/2021 @ 12 S CENTER	SOUTHEASTERN	20211728	07/01/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$986.85	0
934545575-0721	SERVICE 7/1-7/31/2021	SOUTHEASTERN	20212108	07/31/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRED)	$962.50	0

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								3,050.59	
COMMONWEALTH EDISON									
2668									
0255029237-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$66.36	0
0573075279-0621	SERVICE 5/27-6/28/2021 @ PRK Lot 12 S	CAROL STREAM	20211902	07/28/2021	11050420-541370	FN	ELECTRICITY	$189.35	0
0704031005-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$90.39	0
1599089103-0621	SERVICE @ 12 S CENTER ST	CAROL STREAM	20211826	07/14/2021	11050440-549990	FN	OTHER CONTRACTUAL SERVICE	$1.00	0
3447078072-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$48.05	0
4066109004-0621	ENERGY SERVICE 5/13/21 - 6/14/2021	CAROL STREAM	20211845	07/14/2021	11050420-541370	PW	ELECTRICITY	$5,414.23	0
4518004070-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$25.49	0
4548117053-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$64.09	0
4851030016-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	07/31/2021	11050420-541370	PW	ELECTRICITY	$304.82	0
5595153071-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$124.06	0
6282023005-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20211920	08/11/2021	11050420-541370	PW	ELECTRICITY	$25.49	0
7058038017-0621	SERVICE 5/27-6/28/2021 @ 302 W GREE	CAROL STREAM	20211903	07/30/2021	11040341-577121	FN	TEEN CENTER	$40.28	0
								6,393.61	
CONSERV FS									
9380									
66043713	INV# 66043713 MOUND CLAY CHALK	TINLEY PARK	20211862	07/07/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$1,097.61	0
								1,097.61	
CONSTELLATION ENERGY SERVICES									
13016									
763464-0-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$2.00	0
763464-0-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$20.68	0
763464-0-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$15.14	0
763464-0-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$48.11	0
763464-1-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.62	0
763464-1-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$16.95	0
763464-1-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$12.42	0
763464-1-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$39.42	0
763464-10-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$11.85	0
763464-10-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$123.15	0
763464-10-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$90.15	0
763464-10-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$286.33	0
763464-11-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.27	0
763464-11-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$13.42	0
763464-11-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$9.84	0
763464-11-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$31.20	0
763464-12-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.16	0

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763464-12-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$11.98	0
763464-12-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$8.77	0
763464-12-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$27.86	0
763464-15-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$8.05	0
763464-15-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$83.79	0
763464-15-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$61.33	0
763464-15-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$194.80	0
763464-16-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$3.09	0
763464-16-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$32.12	0
763464-16-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$23.51	0
763464-16-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$74.68	0
763464-18-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.05	0
763464-18-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$10.97	0
763464-18-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$8.05	0
763464-18-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$25.52	0
763464-19-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$25.04	0
763464-19-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$260.27	0
763464-19-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$190.51	0
763464-19-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$605.13	0
763464-2-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$67.36	0
763464-2-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$700.19	0
763464-2-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$512.50	0
763464-2-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$1,627.93	0
763464-20-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.16	0
763464-20-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$12.04	0
763464-20-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$8.82	0
763464-20-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$28.01	0
763464-21-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$60.66	0
763464-21-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$630.55	0
763464-21-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$461.53	0
763464-21-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$1,466.03	0
763464-22-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$5.27	0
763464-22-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$54.82	0
763464-22-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$40.13	0
763464-22-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$127.46	0
763464-23-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$520.55	0
763464-23-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$5,412.20	0
763464-23-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$3,961.55	0
763464-23-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$12,583.35	0
763464-26-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$95.92	0

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763464-26-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$997.10	0
763464-26-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$729.82	0
763464-26-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$2,318.24	0
763464-28-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$32.77	0
763464-28-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$340.90	0
763464-28-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$249.54	0
763464-28-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$792.59	0
763464-3-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.86	0
763464-3-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$19.17	0
763464-3-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$14.03	0
763464-3-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$44.59	0
763464-33-0521	CONSTELLATION-763464-34-0521	CAROL STREAM	20211863	07/04/2021	11070720-541370	SF	ELECTRICITY	$63.00	0
763464-34-0521	CONSTELLATION-763464-34-0521	CAROL STREAM	20211863	07/04/2021	11070720-541370	SF	ELECTRICITY	$24.79	0
763464-35-0521	CONSTELLATION-763464-34-0521	CAROL STREAM	20211863	07/04/2021	11070790-541370	SF	ELECTRICITY	$617.14	0
763464-39-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.92	0
763464-39-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$19.94	0
763464-39-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$14.60	0
763464-39-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$46.37	0
763464-4-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$2.42	0
763464-4-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$25.47	0
763464-4-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$18.66	0
763464-4-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$59.20	0
763464-41-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.07	0
763464-41-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$11.03	0
763464-41-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$8.06	0
763464-41-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$25.64	0
763464-42-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.65	0
763464-42-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$17.20	0
763464-42-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$12.59	0
763464-42-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$39.98	0
763464-43-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$7.22	0
763464-43-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$75.23	0
763464-43-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$55.06	0
763464-43-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$174.89	0
763464-44-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$2.23	0
763464-44-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$23.04	0
763464-44-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$16.86	0
763464-44-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$53.57	0
763464-45-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$7.45	0
763464-45-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$77.46	0

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763464-45-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$56.70	0
763464-45-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$180.10	0
763464-46-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$0.59	0
763464-46-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$6.08	0
763464-46-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$4.44	0
763464-46-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$14.14	0
763464-7-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$1.00	0
763464-7-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$10.50	0
763464-7-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$7.69	0
763464-7-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$24.41	0
763464-8-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$60.90	0
763464-8-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$633.24	0
763464-8-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$463.52	0
763464-8-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$1,472.29	0
763464-9-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	11050420-541370	PW	ELECTRICITY	$2.73	0
763464-9-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$28.30	0
763464-9-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$20.72	0
763464-9-0621	ENERGY SERVICE 5/26/21 - 6/28/	CAROL STREAM	20212016	08/13/2021	51050570-541370	PW	ELECTRICITY/GAS	$65.81	0
JEFF JOHN 0421	CONSTELLATION- 6561640000-0421	CAROL STREAM	20212017	06/24/2021	11174100-541370	SF	ELECTRICITY	$6,236.90	0
								47,093.67	
CORE & MAIN LP									
12655									
P131132	R-59-21 SENSUS WATER METERS AN	ST LOUIS	20211495	07/25/2021	51050540-549990	PW	OTHER CONTRACTUAL SERVICES	$1,327.56	0
								1,327.56	
DAILY HERALD									
7111									
182281	ACCT 101168 - DH BUSINESS LEDGER 4	CAROL STREAM	20211799	07/01/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$895.00	0
184365	acct #107649 - LEGAL NOTICE	CAROL STREAM	20211927	07/27/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$149.50	0
184838	ACCT 107606 - INV# 184838	CAROL STREAM	20212120	07/31/2021	11070790-541145	SF	ADVERTISING	$144.96	0
								1,189.46	
D'AQUILA, SUSAN (E)									
103									
07152021	ICE SHOW MUSIC/COSTUMES	BLOOMINGDALE	20211930	08/14/2021	11174100-521110	SF	MEMBERSHIP DUES	$268.65	0
07152021	ICE SHOW MUSIC/COSTUMES	BLOOMINGDALE	20211930	08/14/2021	11174100-557481	SF	ICE SHOW COSTUMES-PURCHASE	$243.15	0
								511.80	
DAVE HUIZENGA DBA HUIZENGA MUSIC									
1868									
MIP 2021	MUSIC IN THE PARK BAND - GENERATI	RIVER FOREST	20212001	08/12/2021	11010010-577012	CR	MUSIC IN THE PARK	$2,000.00	0
								2,000.00	

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DE WOLFE MUSIC USA, INC.									
2778									
00019272	DE WOLFE MUSIC LICENSE FOR CABLE	OLD BRIDGE	20211337	05/31/2021	11020170-572173	AD	BROADCASTING - LOCAL CHANNEL	$920.00	0
								920.00	
DELUXE ECHOSTAR, LLC									
884									
92395942	INV# 92395944 EXHIBITOR FEES-	PASADENA	20211854	07/17/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92395943	INV# 92395944 EXHIBITOR FEES-	PASADENA	20211854	07/17/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92395944	INV# 92395944 EXHIBITOR FEES-	PASADENA	20211854	07/17/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92395945	INV# 92395944 EXHIBITOR FEES-	PASADENA	20211854	07/17/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92406820	INV# 92406820 EXHIBITOR FEES-	PASADENA	20211938	07/30/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92406821	INV# 92406820 EXHIBITOR FEES-	PASADENA	20211938	07/30/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92413121	INV# 92413121 EXHIBITOR FEES -	PASADENA	20212027	08/08/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
92416939	INV# 92416939 EXHIBITOR FEES	PASADENA	20212112	08/14/2021	11070790-540110	SF	POSTAGE/DELIVERY SERVICESS	$40.00	0
								320.00	
DES PLAINES JOURNAL INC									
1875									
185565	PROGRESS EDITION AD	DES PLAINES	20211693	05/28/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$2,118.75	0
								2,118.75	
DPS EQUIPMENT SERVICES, INC.									
1864									
21110	OEM - WW SERVICE PROPOSAL #21-	CALEDONIA	20211220	06/20/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$6,630.00	0
								6,630.00	
DUPAGE COUNTY									
269									
20-PRMS102	RSA EXPENSES & EQUIPMENT REPLA	WHEATON	20212149	01/16/2021	11040110-542100	PD	MAINTENANCE AGREEMENTS	$37,474.07	0
								37,474.07	
DUPAGE COUNTY RECORDER									
3522									
R0221-093898	R2021-093898	WHEATON	20211792	07/18/2021	11010030-541140	CD	LEGAL NOTICES	$57.00	0
R2021-085189	R2021-085189	WHEATON	20211818	07/02/2021	51080860-536510	PW	CAPITAL OUTLAY ENGINEERING	$57.00	0
R2021-085190	R2021-085190	WHEATON	20211818	07/02/2021	51080860-536510	PW	CAPITAL OUTLAY ENGINEERING	$57.00	0
R2021-085191	R2021-085191	WHEATON	20211818	07/02/2021	51080860-536510	PW	CAPITAL OUTLAY ENGINEERING	$57.00	0
R2021-085192	R2021-085192	WHEATON	20211818	07/02/2021	51080860-536510	PW	CAPITAL OUTLAY ENGINEERING	$57.00	0
R2021-090275	R2021-090275	WHEATON	20212098	07/11/2021	11010030-541140	FN	LEGAL NOTICES	$11.00	0
R2021-091169	R2021-091169	WHEATON	20212098	07/14/2021	11010030-541140	FN	LEGAL NOTICES	$11.00	0
R2021-093898	R2021-093898	WHEATON	20212098	07/18/2021	11010030-541140	FN	LEGAL NOTICES	$57.00	0
R2021-093899	R2021-093899	WHEATON	20211792	07/18/2021	11010030-541140	CD	LEGAL NOTICES	$97.00	0

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								461.00	
DUPAGE COUNTY TREASURER									
3232									
IA691	DATA PROCESSING FEE-2ND QRTR-I	WHEATON	20211892	07/10/2021	11040380-542100	PD	MAINTENANCE AGREEMENTS	$750.00	0
								750.00	
DUPAGE RIVER/SALT CREEK WORKGROUP									
12698									
341	R-63-21 DRSCW ANNUAL DUES 2021	NAPERVILLE	20211496	07/01/2021	51050570-521110	PW	MEMBERSHIP DUES	$14,834.00	0
								14,834.00	
DUPAGE TOPSOIL, INC.									
9538									
051976	DIRT	WHEATON	20211762	07/08/2021	11050430-542811	PW	R&M ROW	$730.00	0
								730.00	
DUPAGE WATER COMMISSION									
5295									
MAY 2021	WATER CONSUMPTION 4/30/21 - 5/31/2(	ELMHURST	20211612	06/30/2021	51050550-545520	PW	DUPG WTR COMM-WATER PURCH	$255,274.11	9006587
								255,274.11	
ELMHURST CHICAGO STONE									
2801									
564928	CONCRETE	ELMHURST	20212132	08/06/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$482.50	0
								482.50	
ENGINEERING RESOURCE ASSOCIATES, IN									
613									
13020200.52B	STORMWATER REVIEW	WARRENVILLE	20212082	08/20/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$3,175.38	0
13020200.56	STORM WATER REVIEW	WARRENVILLE	20210738	07/25/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$2,752.55	0
16031500.19	R-41-16 SUKVER/WILLOW CREEK WA	WARRENVILLE	20210364	08/20/2021	31080810-596000	PW	CAPITAL CONSTRUCTION	$2,662.88	0
W2011700.02	ENGINEERING RESOURCE ASSOCIATE	WARRENVILLE	20211689	03/28/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$1,225.00	0
W2016000.02	ENGINEERING RESOURCE ASSOCIATE	WARRENVILLE	20211690	11/29/2020	37980890-532100	CD	PROFESSIONAL SERVICES	$4,000.00	0
								13,815.81	
ETERNALLY GREEN LAWN CARE, INC.									
1613									
16979-171245-0	2021 TERF CHEMICAL MAINTENANCE	FRANKFORT	20210739	05/02/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$3,150.25	0
16979-171246-0	2021 TERF CHEMICAL MAINTENANCE	FRANKFORT	20210739	07/14/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$3,149.00	0
17131-171312-0	INV# 17131-171312-0 FERTILIZER	FRANKFORT	20211857	07/07/2021	11070720-549990	SF	OTHER CONTRACTUAL SERVICE	$265.00	0
								6,564.25	
ETS INTELLIGENCE, LLC									
809									
21072629	ETS INTELLIGENCE INV#21072629	SCHAUMBURG	20211989	08/03/2021	11020150-562510	AD	CLAIM PAYMTS-GENERAL LIABILITY	$160.00	0

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								160.00	
EXCEL SCREEN PRINTING AND EMBROIDEF									
1205									
255369	NEW PW STAFF UNIFORM	SCHILLER PARK	20211659	07/24/2021	11050420-554810	PW	UNIFORMS	$406.40	0
255369	NEW PW STAFF UNIFORM	SCHILLER PARK	20211659	07/24/2021	51050540-554810	PW	UNIFORMS	$339.99	0
								746.39	
FERAL FIXERS, NFP									
13044									
BEP21003708	TNR PRGM FOR CATS-INV #2021-37	LOMBARD	20211784	05/16/2021	11040340-548410	PD	ANIMAL CONTROL SERVICES	$22.00	0
								22.00	
FERRELLGAS									
136									
1115603939	INV# 1116121563 PROPANE REFILL	DENVER	20211885	05/27/2021	11174100-541385	SF	GAS-PROPANE	$82.20	0
1116000540	INV# 1116121563 PROPANE REFILL	DENVER	20211885	07/08/2021	11174100-541385	SF	GAS-PROPANE	$157.03	0
1116060123	INV# 1116121563 PROPANE REFILL	DENVER	20211885	07/15/2021	11174100-541385	SF	GAS-PROPANE	$147.51	0
1116121563	INV# 1116121563 PROPANE REFILL	DENVER	20211885	07/22/2021	11174100-541385	SF	GAS-PROPANE	$141.11	0
1116185251	INV# 1116185251 PROPANE REFILL	DENVER	20211936	07/29/2021	11174100-541385	SF	GAS-PROPANE	$87.61	0
1116297171	INV# 1116297171 PROPANE REFILL	DENVER	20212110	08/12/2021	11174100-541385	SF	GAS-PROPANE	$130.71	0
								746.17	
FOREST AWARDS & ENGRAVING									
10846									
11431	SEAN FLYNN NAME PLATE - BOARD	WOOD DALE	20211778	07/14/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$13.75	0
11490	OFFICE NAME PLATE - TIA HURDER	WOOD DALE	20212011	07/29/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$19.50	0
								33.25	
FUL LIFE, LLC									
355									
55162	PPE - SAFETY GLASSES / CALIBRA	ROSELLE	20211964	08/06/2021	51050570-554810	PW	UNIFORMS	$44.40	0
55480A146	TRAFFIC VESTS	ROSELLE	20211694	07/25/2021	11020150-554530	AD	SAFETY EQUIPMENT	$350.00	0
55480A16	NYLON KNIT LINER GLOVE	ROSELLE	20211698	07/09/2021	11050420-554810	PW	UNIFORMS	$23.80	0
55480A16	NYLON KNIT LINER GLOVE	ROSELLE	20211698	07/09/2021	11050430-554810	PW	UNIFORMS-PURCHASE	$23.80	0
55480A16	NYLON KNIT LINER GLOVE	ROSELLE	20211698	07/09/2021	11050440-554810	PW	UNIFORMS - PURCHASE	$23.80	0
55480A16	NYLON KNIT LINER GLOVE	ROSELLE	20211698	07/09/2021	51050540-554810	PW	UNIFORMS	$23.80	0
55480A196	PPE - SAFETY GLASSES / CALIBRA	ROSELLE	20211964	08/01/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$155.00	0
55751	PPE - NITRILE GLOVES	ROSELLE	20212127	08/14/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$77.50	0
55751	PPE - NITRILE GLOVES	ROSELLE	20212127	08/14/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$397.00	0
								1,119.10	
GALLS, LLC									
11221									

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018210736	VEHICLE CONSOLE	CHICAGO	20211085	05/23/2021	11020190-552135	AD	MATERIAL/SUPPLIES-EQUIPMENT	$196.33	0
018401872	2 UNIVERSAL SWIFT SLINGS-INV #	CHICAGO	20211736	06/18/2021	11040340-554810	PD	UNIFORMS - PURCHASE	$60.00	0
								256.33	
GARVEY'S OFFICE PRODUCTS									
10111									
PINV2096921	VARIOUS CED ITEMS	CAROL STREAM	20211801	07/22/2021	11060110-551110	CD	MATERIALS/SUPPLIES-ADMIN	$116.57	0
								116.57	
GBJ SALES, LLC									
1488									
3806	HAND CLEANER	VERNON HILLS	20211915	07/24/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$142.20	0
								142.20	
GEIB INDUSTRIES, INC.									
2833									
633359-001	PARTS NEW 261	BENSENVILLE	20211710	06/23/2021	11050430-542410	PW	R&M VEHICLES	$612.87	0
634833-001	PART SHOP	BENSENVILLE	20211751	07/10/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$0.67	0
635889-001	SUPPLIES	BENSENVILLE	20211922	07/23/2021	51050540-542410	PW	R&M VEHICLES	$47.83	0
636139-001	SUPPLIES	BENSENVILLE	20211922	07/25/2021	51050540-542410	PW	R&M VEHICLES	$25.69	0
636524-001	SUPPLIES	BENSENVILLE	20211922	07/29/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$11.94	0
636877-001	SUPPLIES	BENSENVILLE	20212061	08/05/2021	11050440-542110	PW	R&M BUILDING	$160.00	0
636938-001	SUPPLIES	BENSENVILLE	20212061	08/05/2021	11050430-542410	PW	R&M VEHICLES	$3.47	0
637657-001	SUPPLIES	BENSENVILLE	20212061	08/13/2021	11050430-542410	PW	R&M VEHICLES	$30.90	0
								893.37	
GO PAINTERS, INC.									
1385									
21-0608-1	REDMOND PARK (2) BRIDGES RE-FI	MAYWOOD	20211768	07/08/2021	31080800-593000	PW	CAPITAL OUTLAY-IMPROVEMENTS	$9,139.00	0
								9,139.00	
GOLD MEDAL-CHICAGO									
9695									
377670	INV# 378421 FOOD ITEMS - THEAT	BENSENVILLE	20211876	07/09/2021	11070790-557810	SF	FOOD ITEMS	$564.75	0
378421	INV# 378421 FOOD ITEMS - THEAT	BENSENVILLE	20211876	07/25/2021	11070790-557810	SF	FOOD ITEMS	$109.64	0
378927	INV# 378927 FOOT ITEMS FOR SUN	BENSENVILLE	20212123	08/07/2021	11070790-557810	SF	FOOD ITEMS	$544.31	0
								1,218.70	
GRAINGER									
2841									
9954074820	ADA PAD	PALATINE	20212062	08/05/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$122.40	0
								122.40	
GRAVITAS VENTURES LLC									
1887									

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QUEEN BEES	MOVIE RENTAL FEES - QUEEN BEES	CLEVELAND	20212116	08/14/2021	11070790-547910	SF	MOVIE RENTAL FEES	$143.71	0
								143.71	
GREAT LAKE THEATRE SERVICE, LTD									
319									
JUNE 2021	BOOKING FEES - JUNE 2021	AURORA	20211866	07/21/2021	11070790-541460	SF	BOOKING FEES	$300.00	0
								300.00	
GREAT LAKES COCA-COLA DISTRIBUTION,									
7585									
715213159	INV# 715213159 BEVERAGES FOR S	CHICAGO	20211931	07/29/2021	11070790-557810	SF	FOOD ITEMS	$642.33	0
720210825	INV# 720210825 BEVERAGES FOR S	CHICAGO	20212121	08/11/2021	11070790-557810	SF	FOOD ITEMS	$205.00	0
								847.33	
GREAT LAKES PLUMBING & HEATING CO.									
1874									
23270	ANNUAL FIRE PUMP TEST	CHICAGO	20211707	06/19/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$525.00	0
								525.00	
GRECIAN DELIGHT FOODS DISTRIBUTION, I									
10553									
CD99066056	INV# CD99066056 GARBAGE BAG LI	ELK GROVE VILL.	20212124	08/14/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$357.19	0
								357.19	
GW & ASSOCIATES PC									
1525									
2106241	CONTRACTED AUDITING SERICES RE	CHICAGO HEIGH	20211769	07/10/2021	11030110-532320	FN	AUDITING SERVICES	$18,950.00	0
								18,950.00	
HACH COMPANY									
2847									
12497493	RENEWAL HACH408031	CHICAGO	20210850	07/14/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$1,115.00	0
								1,115.00	
HAWKINS, INC.									
1016									
4960068	CHEMICALS	PEOTONE	20211807	07/14/2021	51050550-554120	PW	CHEMICALS	$376.50	0
4981494	CHEMICALS	PEOTONE	20212052	08/11/2021	51050550-554120	PW	CHEMICALS	$351.02	0
								727.52	
HBK WATER METER SERVICE, INC.									
763									
210322	BENCH TEST 175 S. YORK RD	PALATINE	20211805	07/22/2021	51050540-549990	PW	OTHER CONTRACTUAL SERVICES	$33.66	0
								33.66	

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HENDERSON PRODUCTS, INC.									
1038									
338075	IDC SERVICE	HUNTLEY	20211808	07/16/2021	11050420-542410	PW	R & M VEHICLES	$220.00	0
339079	#251 PARTS	HUNTLEY	20212053	08/08/2021	11050420-542410	PW	R & M VEHICLES	$95.20	0
								315.20	
HERSHEY CREAMERY COMPANY									
13115									
INVE0016632458	INV# INVE0016632458 ICE CREAM	HARRISBURG	20211879	07/11/2021	11070790-557810	SF	FOOD ITEMS	$378.75	0
INVE0016683082	INV# INVE0016632458 ICE CREAM	HARRISBURG	20211879	07/25/2021	11070790-557810	SF	FOOD ITEMS	$357.50	0
INVE0016746446	INV# INVE0016773450 ICE CREAM	HARRISBURG	20212125	08/08/2021	11070790-557810	SF	FOOD ITEMS	$837.50	0
INVE0016773450	INV# INVE0016773450 ICE CREAM	HARRISBURG	20212125	08/15/2021	11070790-557810	SF	FOOD ITEMS	$549.50	0
								2,123.25	
HIGHWAY SALES INCORPORATED									
2855									
098541	#941 PARTS	ADDISON	20212063	08/14/2021	11050430-542410	PW	R&M VEHICLES	$166.50	0
								166.50	
HILTI, INC.									
3372									
4617928269	ADH ANCHOR	PHILADELPHIA	20212069	08/05/2021	11050420-542810	PW	R & M PAVEMENT	$23.20	0
								23.20	
HOME DEPOT CREDIT SERVICES									
7665									
0112964	REFRIGERATOR	LOUISVILLE	20211761	07/11/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$279.92	0
0393730	SUPPLIES	LOUISVILLE	20211760	07/11/2021	11050440-542110	PW	R&M BUILDING	$41.27	0
0610479	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/21/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$72.90	0
0973284	REFRIGERATOR	LOUISVILLE	20211761	07/11/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$389.00	0
2013438	SUPPLIES	LOUISVILLE	20211760	07/09/2021	11050440-554510	PW	SMALL TOOLS & EQUIPMENT	$47.85	0
2624997	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/09/2021	11174100-542310	SF	R&M EQUIPMENT	$17.45	0
3100602	BATTERIES	LOUISVILLE	20211697	07/08/2021	11020190-551110	AD	MATERIALS/SUPPLIES-ADMIN	$54.92	0
3120643	SUPPLIES	LOUISVILLE	20211713	07/08/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$17.94	0
4124161	SUPPLIES	LOUISVILLE	20211984	08/06/2021	11050420-542810	PW	R & M PAVEMENT	$22.65	0
4124209	SUPPLIES	LOUISVILLE	20211984	08/06/2021	11050420-542810	PW	R & M PAVEMENT	$13.96	0
4624673	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/07/2021	11174100-542170	SF	R&M ICE RINKS	$25.94	0
5101381	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/16/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$183.39	0
5601345	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	04/17/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$77.22	0
6121510	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/15/2021	11174100-542310	SF	R&M EQUIPMENT	$2.70	0
614863	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/01/2021	11070720-542310	SF	R & M EQUIPMENT	$254.00	0
6394068	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/15/2021	11174100-542310	SF	R&M EQUIPMENT	$16.27	0
7101996	SUPPLIES	LOUISVILLE	20211928	07/24/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$62.91	0

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7391686	SUPPLIES	LOUISVILLE	20212134	08/13/2021	11050440-542110	PW	R&M BUILDING	$1,281.08	0
7391687	SUPPLIES	LOUISVILLE	20212134	08/13/2021	11050440-554510	PW	SMALL TOOLS & EQUIPMENT	$35.44	0
8512322	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/03/2021	11174100-542170	SF	R&M ICE RINKS	$32.94	0
9611924	INV# 5601345 SPRING LINK - RED	LOUISVILLE	20211875	07/22/2021	11174100-542310	SF	R&M EQUIPMENT	$183.26	0
								3,113.01	
HONEY BUCKET PORTABLE TOLIETS, INC.									
1524									
14851	INV# 14851 JULY RENTAL AND SER	ELMHURST	20211942	07/31/2021	11070720-549990	SF	OTHER CONTRACTUAL SERVICE	$160.00	0
								160.00	
ICMA_RC RETIREMENT									
3096									
06112021	6/11/21 ROTH		20211723	07/11/2021	11000000-213300	FN	PAYROLL DEDUCT'N-ROTH IRA	$1,624.11	9006540
06112021A	6/11/21 ICMA WH		20211774	07/11/2021	11000000-213100	FN	PAYROLL DEDUCT'N-DEF COMP	$14,044.31	9006544
06252021	ICMA PR WH 6/25/21		20211847	07/25/2021	11000000-213100	FN	PAYROLL DEDUCT'N-DEF COMP	$12,227.79	9006561
06252021A	ROTH PR WH 6/25/21		20211827	07/25/2021	11000000-213300	FN	PAYROLL DEDUCT'N-ROTH IRA	$1,624.11	9006560
07092021	MISSION SQUARE PR WH 7/9/21		20212004	08/08/2021	11000000-213100	FN	PAYROLL DEDUCT'N-DEF COMP	$12,753.85	9006568
07092021A	ROTH IRA 7/9/21		20211958	08/08/2021	11000000-213300	FN	PAYROLL DEDUCT'N-ROTH IRA	$1,484.11	9006567
								43,758.28	
IL. MUNICIPAL RETIREMENT FUND									
2882									
JUNE 2021	JUNE 2021 CONTRIBUTIONS	OAK BROOK	20212003	08/12/2021	11000000-212110	FN	PAYROLL DEDUCT'N-IMRF	$67,274.78	9006573
								67,274.78	
ILLCO, INC.									
1039									
3491989	INV# 3491989 WIRE TIES MULTI	AURORA	20211939	07/21/2021	11174100-542310	SF	R&M EQUIPMENT	$23.34	0
3562277	HVAC SUPPLIES	AURORA	20211910	07/16/2021	11050440-542110	PW	R&M BUILDING	$25.93	0
								49.27	
ILLINOIS ASSOCIATION OF CHIEFS OF POLI									
2880									
8071	TRAINING-SCHULZE-INV #8071	SPRINGFIELD	20211804	07/17/2021	11040340-521510	PD	TRAINING PROGRAMS/SESSIONS	$45.00	0
8210	TRAINING-DOOLEY-INV #8210	SPRINGFIELD	20212040	07/18/2021	11040340-521510	PD	TRAINING PROGRAMS/SESSIONS	$45.00	0
								90.00	
ILLINOIS DEPARTMENT OF REVENUE									
3098									
06112021	6/11/21 IL STATE PR TAX WH	SPRINGFIELD	20211775	07/11/2021	11000000-212040	FN	PAYROLL DEDUCT'N-ST INC TX	$18,492.90	9006546
06252021	IL STATE PR TAX WH 6/25/21	SPRINGFIELD	20211848	07/25/2021	11000000-212040	FN	PAYROLL DEDUCT'N-ST INC TX	$17,362.05	9006552
07092021	IL STATE PR TAX WH 7/9/21	SPRINGFIELD	20212005	08/08/2021	11000000-212040	FN	PAYROLL DEDUCT'N-ST INC TX	$17,494.80	9006574
JUNE 2021	SALES TAX PAYABLE JUNE 2021	SPRINGFIELD		08/05/2021	11100000-237000	FN	SALES TAX	$314.00	9006565

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JUNE 2021	SALES TAX PAYABLE JUNE 2021	SPRINGFIELD		08/05/2021	11000000-437295	FN	MISC REVENUE-REDMOND	$-5.00	9006565
MAY 2021	SALES TAX PAYABLE - MAY 2021	SPRINGFIELD		06/30/2021	11100000-237000	FN	SALES TAX	$190.00	9006535
MAY 2021	SALES TAX PAYABLE - MAY 2021	SPRINGFIELD		06/30/2021	11000000-437295	FN	MISC REVENUE-REDMOND	$-3.00	9006535
								53,845.75	
ILLINOIS ENVIRONMENTAL PROTECTION A(									
9220									
11	IEPA LOAN WASTEWATER PROJECT L	SPRINGFIELD	20212010	07/16/2021	51090920-715100	FN	DEBT SERVICE-PRINCIPAL	$676,854.11	9006566
11	IEPA LOAN WASTEWATER PROJECT L	SPRINGFIELD	20212010	07/16/2021	51090920-716100	FN	INTEREST EXPENSE	$226,006.19	9006566
IL0021849(A) - 2021	R-62-21 IEPA ANNUAL WW NPDES	SPRINGFIELD	20211493	07/28/2021	51050570-521110	PW	MEMBERSHIP DUES	$17,500.00	0
								920,360.30	
ILLINOIS PUBLIC RISK FUND									
1195									
69817	8/2021 WORKERS COMP/ADMIN FEE	TINLEY PARK	20211839	07/14/2021	11020150-562550	FN	CLAIM PAYMENTS-WORKERS COMP	$31,306.00	0
								31,306.00	
ILLINOIS TAX INCREMENT ASSOCIATION									
304									
674520	ITIA DUES 7/1/2021-7/30/2022	SPRINGFIELD	20211950	07/31/2021	11010010-521110	FN	MEMBERSHIP DUES	$650.00	0
								650.00	
INDUSTRIAL & WHOLESALE LUMBER, INC									
1820									
265902	SUPPLIES	SCHILLER PARK	20212056	06/17/2021	11050420-542810	PW	R & M PAVEMENT	$172.45	0
								172.45	
INSITUFORM TECHNOLOGIES USA									
10414									
653019	R-49-21 INSITUFORM TECHNOLOGIE	LEMONT	20211237	07/30/2021	51080870-596000	PW	CAPITAL CONSTRUCTION	$27,770.40	0
								27,770.40	
INSULATION TECHNOLOGY INC									
1870									
2021143	PIPE INSULATION	WOODRIDGE	20211970	07/24/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$1,100.00	0
								1,100.00	
INTERSTATE BILLING SERVICE, INC.									
909									
3024026885	#54 PARTS	DECATUR	20212050	08/01/2021	11050420-542410	PW	R & M VEHICLES	$550.00	0
								550.00	
JAIME AYALA JR.									
1040									
2021-2042	TENT(S) FOR VACCINE EVENT	BENSENVILLE	20211786	07/21/2021	11020190-551110	AD	MATERIALS/SUPPLIES-ADMIN	$900.00	0
2021-2087	LIBERTYFEST TENTS AND TABLES	BENSENVILLE	20212086	08/02/2021	11010010-577013	CR	LIBERTY FEST (4 JULY)	$1,974.00	0

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2021-2088	MUSIC IN THE PARK TENTS	BENSENVILLE	20212085	08/11/2021	11010010-577012	CR	MUSIC IN THE PARK	$1,500.00	0
								4,374.00	
JAMES J BENES & ASSOCIATES, INC.									
7894									
1613.000C	R-19-21 2021 CDBG ANNUAL RES.	LISLE	20210949	06/30/2021	31080810-536515	PW	ENG SVC - PROJECT MANAGEMENT	$7,746.61	0
1613.000D	R-19-21 2021 CDBG ANNUAL RES.	LISLE	20210949	07/30/2021	31080810-536515	PW	ENG SVC - PROJECT MANAGEMENT	$11,281.85	0
1618.000	R-57-21 2022 VILLAGE WATERMAI	LISLE	20211491	07/30/2021	51080860-536513	PW	ENG SVC - DESIGN	$5,138.81	0
1619.000	R-58-21 2022 VILLAGE STREET I	LISLE	20211492	07/30/2021	31080810-536513	PW	ENG SVC - DESIGN	$814.76	0
								24,982.03	
JC LICHT, LLC									
1289									
03066758	INV# 03066758 PAINT - JOHN ST.	CHICAGO	20211869	07/17/2021	11174100-542310	SF	R&M EQUIPMENT	$238.13	0
03066868	PAINT	CHICAGO	20211809	07/21/2021	11050440-542110	PW	R&M BUILDING	$65.65	0
03066934	INV# 03066758 PAINT - JOHN ST.	CHICAGO	20211869	07/22/2021	11174100-542310	SF	R&M EQUIPMENT	$208.36	0
03066967	INV# 03066758 PAINT - JOHN ST.	CHICAGO	20211869	07/25/2021	11174100-542310	SF	R&M EQUIPMENT	$236.58	0
03067039	INV# 03067039 INSLGRD EPXYPOOL	CHICAGO	20211940	08/07/2021	11070760-542110	SF	R&M BUILDING	$163.88	0
03067111	PAINT	CHICAGO	20211912	07/28/2021	11050440-542110	PW	R&M BUILDING	$28.35	0
								940.95	
JET SERVICES, INC.									
1556									
990088271	6/12/21 SHREDDING EVENT	TINLEY PARK	20211746	07/12/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$1,400.00	0
								1,400.00	
JOHN NERI CONSTRUCTION CO., INC.									
742									
ESTIMATE 7	R-65-20 WHITE PINES WATERMAIN	ADDISON	20210254	08/13/2021	51080860-596000	PW	CAPITAL CONSTRUCTION	$280,770.42	0
								280,770.42	
JOHN SAKASH COMPANY, INC.									
4237									
436588	SUPPLIES	ELMHURST	20212072	08/05/2021	11050420-554510	PW	SMALL TOOLS & EQUIPMENT	$22.04	0
								22.04	
JORSON & CARLSON CO, INC.									
7925									
0644757	INV# 0644757 ICE SCRAPER KNIVE	ELK GROVE VILL.	20211893	07/09/2021	11174100-542610	SF	R&M OLYMPIA	$55.22	0
0645301	INV# 0644757 ICE SCRAPER KNIVE	ELK GROVE VILL.	20211893	07/16/2021	11174100-542610	SF	R&M OLYMPIA	$676.50	0
0647410	INV# 0647410 ICE SCRAPER KNIVE	ELK GROVE VILL.	20212122	08/13/2021	11174100-542610	SF	R&M OLYMPIA	$103.94	0
								835.66	
KIRKLAND SAWMILL CO INC									
1566									

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07142021	MATERIAL REDMOND BRIDGE REPAIR	KIRKLAND	20211486	08/13/2021	31080800-592000	PW	CAPITAL OUTLAY - FURNITURE/FIX	$7,180.00	0
								7,180.00	
KLEIN, THORPE & JENKINS LTD.									
3777									
218948	SERVICES RENDERED THRU 5/31/2021	CHICAGO	20211960	07/29/2021	11020120-533110	FN	LEGAL SERVICES-GENERAL	$67.50	0
								67.50	
KNIGHT, TONY									
1850									
249865-211088A	UB 249865 1251 INDIAN HILL	BENSENVILLE		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$25.00	0
								25.00	
KRAJEWSKI, ADAM (E)									
1603									
000740	UNIFORM - ADAM KRAJEWSKI	BENSENVILLE	20211916	08/05/2021	11050420-554810	PW	UNIFORMS	$74.97	0
								74.97	
L A R LAWN & GROUNDS CORP									
1654									
22	LAR LAWN & GROUNDS	WOOD DALE	20211557	06/18/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$175.00	0
23	L.A.R. LAWN & GROUNDS	WOOD DALE	20211797	07/02/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$350.00	0
24	L.A.R. LAWN & GROUNDS	WOOD DALE	20211797	07/09/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$350.00	0
25	L.A.R. LAWN & GROUNDS	WOOD DALE	20211797	07/16/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$350.00	0
26	L.A.R. LAWN & GROUNDS	WOOD DALE	20212115	08/01/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$175.00	0
416	SENIOR/DISABLED GRASS CUTTING	WOOD DALE	20211999	07/31/2021	11010010-571011	PW	CITIZEN EDUCATION PROGRAM	$3,975.00	0
								5,375.00	
LAKE CABLE LLC									
1886									
237295002-208508	UB 237295002 296 BEELINE DR	BENSENVILLE		07/16/2021	51000000-121050	FN	REC - H20 OPERATIONS	$31.18	0
282785001-18580	UB 282785001 139 FOSTER AVE	BENSENVILLE		07/16/2021	51000000-121050	FN	REC - H20 OPERATIONS	$1,246.81	0
								1,277.99	
LANER MUCHIN, LTD									
11469									
604440	LEGAL SERVICES THRU 5/20/21 60	CHICAGO	20211796	07/01/2021	11020120-533110	AD	LEGAL SERVICES-GENERAL	$1,301.23	0
605723	LEGAL SERVICES THRU 6/20/21	CHICAGO	20212105	07/31/2021	11020120-533110	AD	LEGAL SERVICES-GENERAL	$176.25	0
								1,477.48	
LAW ENFORCEMENT RECORDS MANAGERS									
1480									
TAYLOR 2021	NEW EMPLOYEE MEMBERSHIP DUES-T	GLENDALE HTS	20212039	08/05/2021	11040110-521110	PD	MEMBERSHIP DUES	$15.00	0
								15.00	

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LEN'S ACE HARDWARE, INC.									
1814									
461534/1	SUPPLIES	ADDISON	20211747	07/14/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$8.99	0
462811/1	SUPPLIES	ADDISON	20212055	08/06/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$23.38	0
								32.37	
LORCHEM TECHNOLOGIES, INC.									
6746									
74091	TAGINATOR GRAFFITI REMOVER	ELGIN	20211821	07/07/2021	11050440-542110	PW	R&M BUILDING	$248.29	0
74189	GRAFFITI REMOVER	ELGIN	20211983	07/22/2021	11050440-542110	PW	R&M BUILDING	$113.50	0
								361.79	
M/C TRADING CO. INC									
943									
16020	BOOT COVERS	BLOOMINGDALE	20211867	07/08/2021	11174100-557481	SF	ICE SHOW COSTUMES-PURCHASE	$174.20	0
								174.20	
MAREN RONAN, LTD									
1884									
JULY 2021	PROJECT MANAGEMENT SERVICES -	WESTERN SPRIN	20212144	08/20/2021	11010010-532810	FN	PROJECT MANAGEMENT SERVICES	$3,500.00	0
								3,500.00	
MARQUARDT & BELMONTE P.C.									
127									
11465	VILLAGE PROSECUTIONS & ADMINIS	WHEATON	20212136	07/30/2021	11020120-533210	FN	LEGAL SERVICES-PROSECUTION	$5,296.00	0
								5,296.00	
MCCANN INDUSTRIES, INC.									
2916									
P47836	MATERIALS FOR STAMPED CONCRETE	CHICAGO	20211795	07/23/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$3,906.00	0
P47926	REPAIR KIT	CHICAGO	20211815	07/24/2021	11050420-554510	PW	SMALL TOOLS & EQUIPMENT	$31.15	0
								3,937.15	
MCCANN, ANDREW									
12612									
IN0000210219	INV# IN0000210219 TURN ON/CHEC	EAST HAZEL CRE	20211318	05/30/2021	11070720-549990	SF	OTHER CONTRACTUAL SERVICE	$606.85	0
								606.85	
MCMASTER-CARR									
2917									
59495626	INV# 59974276 V-BELT	CHICAGO	20211891	07/04/2021	11070760-542310	SF	R&M EQUIPMENT	$4.36	0
59902447	SUPPLIES	CHICAGO	20211752	07/11/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$96.31	0
59974276	INV# 59974276 V-BELT	CHICAGO	20211891	07/14/2021	11174100-542310	SF	R&M EQUIPMENT	$185.04	0
60438730	PVC - SWITCH	CHICAGO	20211923	07/22/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$38.11	0
60668196	PVC - SWITCH	CHICAGO	20211923	07/25/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$158.00	0

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60842521	SUPPLIES	CHICAGO	20211974	07/29/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$73.60	0
61224012	SUPPLIES	CHICAGO	20211974	08/06/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$288.70	0
61233524	SUPPLIES	CHICAGO	20211974	08/06/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$18.70	0
61287440	INV# 61287440 CLEAR MASTERKLEE	CHICAGO	20212028	08/07/2021	11174100-542110	SF	R & M HVAC	$78.40	0
61528287	SUPPLIES	CHICAGO	20212064	08/12/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$70.26	0
61678073	SS TIE DOWN RINGS	CHICAGO	20212065	08/14/2021	11050420-542410	PW	R & M VEHICLES	$312.91	0
								1,324.39	
MEADE, INC.									
12050									
696623	TRAFFIC SIGNAL MAINTENANCE 202	MCCOOK	20210279	07/30/2021	11050420-549990	PW	OTHER CONTRACTUAL SERVICE	$811.20	0
								811.20	
MEL'S CAR CARE CENTER									
10199									
78623	#278 - #918 SERVICE	MELROSE PARK	20212078	07/28/2021	11050420-542410	PW	R & M VEHICLES	$85.00	0
78623	#278 - #918 SERVICE	MELROSE PARK	20212078	07/28/2021	11050430-542410	PW	R&M VEHICLES	$275.00	0
78728	#278 - #918 SERVICE	MELROSE PARK	20212078	08/15/2021	11050420-542410	PW	R & M VEHICLES	$677.00	0
								1,037.00	
MENARDS									
11265									
88399	SUPPLIES	MELROSE PARK	20211716	07/08/2021	11050440-542110	PW	R&M BUILDING	$87.02	0
88400	SUPPLIES	MELROSE PARK	20211716	07/08/2021	11050440-542110	PW	R&M BUILDING	$66.86	0
88419	SUPPLIES	MELROSE PARK	20211716	07/08/2021	51050560-542310	PW	R&M MATERIALS & EQUIPMENT	$18.29	0
88561	SUPPLIES	MELROSE PARK	20211763	07/08/2021	11050440-542110	PW	R&M BUILDING	$38.13	0
90839	EDGE II - SUPPLIES	MELROSE PARK	20212079	08/20/2021	11050440-542110	PW	R&M BUILDING	$80.02	0
								290.32	
METRA									
3439									
PRJINV-000005996	R-86-18 CROSSING IMPROVEMENT C	CHICAGO	20210269	06/27/2021	31080820-593000	PW	CAPITAL OUTLAY-IMPROVEMENTS	$91,225.13	0
								91,225.13	
METRO TANK AND PUMP COMPANY									
1366									
17324	YORK/ROOSEVELT UST MO INSPECTI	WHEELING	20210093	07/10/2021	51050560-549990	PW	OTHER CONTRACTUAL SERVICES	$350.00	0
								350.00	
METROPOLITAN ALLIANCE POLICE									
8009									
JUNE 2021	UNION DUES - JUNE 2021	BOLINGBROOK	20211832	07/25/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$1,102.00	9006556
								1,102.00	

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MIDLAND PAPER COMPANY									
488									
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11010010-551110	PW	MATERIALS/SUPPLIES-ADMIN	$83.63	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11010030-551110	PW	MATERIALS/SUPPLIES-ADMIN	$83.63	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11020190-551110	PW	MATERIALS/SUPPLIES-ADMIN	$60.82	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11030110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$83.63	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11040110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$1,317.21	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$182.46	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	11070740-551110	PW	MATERIALS/SUPPLIES-ADMIN	$456.15	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	51030250-551110	PW	OFFICE SUPPLIES	$83.62	0
IN01576759	2021-2022 ANNUAL PAPER PURCHAS	WHEELING	20210670	07/08/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$182.46	0
								2,533.61	
MIDWEST GROUNDCOVERS LLC									
1405									
I674430	PLANTS TOWN CENTER	ST CHARLES	20211810	07/24/2021	11050430-542811	PW	R&M ROW	$384.70	0
								384.70	
MILLER COOPER & CO LTD									
1163									
JULY 2021	JULY 2021 INSURANCE PREMIUM	DEERFIELD	20211991	07/31/2021	11000000-214110	FN	PAYROLL DEDUCT'N-HEALTH INS	$141,632.96	9006572
JULY 2021	JULY 2021 INSURANCE PREMIUM	DEERFIELD	20211991	07/31/2021	11000000-214120	FN	PAYROLL DEDUCT'N-LIFE INS	$1,152.86	9006572
JULY 2021	JULY 2021 INSURANCE PREMIUM	DEERFIELD	20211991	07/31/2021	11000000-214160	FN	PAYROLL DEDUCT'N-DENTAL INS	$9,024.03	9006572
								151,809.85	
MILLER INDUSTRIAL, LLC									
6509									
DEVR2-46957	SUPPLIES	ELK GROVE VILL.	20211712	06/23/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$1.84	0
SI-322125	TOWELS, SHRINK TUBE	ELK GROVE VILL.	20211696	07/08/2021	11020190-551110	AD	MATERIALS/SUPPLIES-ADMIN	$58.07	0
SI-322398	INVOICE DEVR2-48445 MARKING W	ELK GROVE VILL.	20211758	07/09/2021	51050540-554510	PW	SMALL TOOLS & EQUIPMENT	$29.99	0
SI-323133	DRUG BURN SUPPLIES-INV #SI#323	ELK GROVE VILL.	20211782	07/14/2021	11040110-542110	PD	R&M BUILDING	$137.97	0
SI-324306	TOOL	ELK GROVE VILL.	20211820	07/21/2021	11050420-554510	PW	SMALL TOOLS & EQUIPMENT	$7.88	0
SI-326808	SUPPLIES	ELK GROVE VILL.	20211982	08/06/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$5.60	0
SI-326808	SUPPLIES	ELK GROVE VILL.	20211982	08/06/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$7.54	0
SI-326808	SUPPLIES	ELK GROVE VILL.	20211982	08/06/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$33.52	0
SI-328814	SUPPLIES	ELK GROVE VILL.	20212073	08/15/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$15.98	0
								298.39	
MISC ONE TIME VENDOR									
9									
199475	CUST NO LONGER WANTS TO PARTICI			07/23/2021	11100300-437430	FN	RINK REVENUE-FIGURE SKATING	$160.00	0
200815	EVENT MOVED TO ANOTHER VENUE D			07/29/2021	11000720-437230	FN	GAZEBO & PAVILION RENTAL	$86.00	0
201302	WILL NOT BE PARTICIPATING IN THE C.			08/06/2021	11100300-437430	FN	RINK REVENUE-FIGURE SKATING	$180.00	0

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CID 25703	REFUND - PURCHASED VEHICLE STICK			07/30/2021	31000000-420310	FN	VEHICLE LICENSES	$149.00	0
CK 107053	BENSENVILLE POLICE PENSION CK RE			07/16/2021	11000000-439999	FN	MISCELLANEOUS REVENUE	$250,038.96	171010
PS31663	OVERPAID POLICE CITATION PS31663			07/18/2021	11000000-444112	FN	FINES- PARKING	$150.00	0
RCPT 2015266	PAID ACCT DEPOSIT TWICE			07/23/2021	51000000-225011	FN	AP-DEPOSITS HELD-W/O AC NUMBER	$100.00	0
								250,863.96	
MISCELLANEOUS FOR UT									
426									
198505-200517	UB 198505 765 CHURCH			06/22/2021	51000000-121050	FN	REC - H20 OPERATIONS	$5.08	0
198505-200517	UB 198505 765 CHURCH			06/22/2021	51000000-121050	FN	REC - H20 OPERATIONS	$41.39	0
218175-20442	UB 218175 753 PLENTYWOOD			06/12/2021	51000000-121050	FN	REC - H20 OPERATIONS	$66.87	0
227135-206422	UB 227135 410 GREEN			06/21/2021	51000000-121050	FN	REC - H20 OPERATIONS	$7.60	0
239045-208853	UB 239045 1330 IRVING PARK			06/29/2021	51000000-121050	FN	REC - H20 OPERATIONS	$74.28	0
249595-38204	UB 249595 1215 ASH			06/14/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
249635-211041	UB 249635 1555 DEVON			06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$22.47	0
249905-42434	UB 249905 1309 INDIAN HILL			06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250155001-38273	UB 250155001 1369 INDIAN HILL DR			06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.50	0
250235-211152	UB 250235 1425 INDIAN HILL			06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$13.28	0
280015-211788A	UB 280015 1216 ASH			06/14/2021	57000000-121050	FN	REC - H20 OPERATIONS	$71.10	0
76945-34092	UB 76945 2405 UNITED LN			07/07/2021	51000000-121050	FN	REC - H20 OPERATIONS	$167.98	0
								524.99	
MLRP BUSSE AND DEVON LLC									
1879									
249395001-42434	UB 249395001 1239 SPRUCE AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249405-42434	UB 249405 1249 SPRUCE AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249445-42434	UB 249445 1259 SPRUCE AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.50	0
249475-42434	UB 249475 1269 SPRUCE AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249525-42434	UB 249525 1289 SPRUCE AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$49.94	0
249665-42434	UB 249665 1210 ILLINOIS ROUTE 83	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249745-42434	UB 249745 1240 INDIAN HILL	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250075-42434	UB 250075 1349 INDIAN HILL	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$49.94	0
250135-42434	UB 250135 1260 EDGEWOOD	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250185-42434	UB 250185 1290 EDGEWOOD	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250195-42434	UB 250195 1380 INDIAN HILL	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250205-42434	UB 250205 1291 EDGEWOOD	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
279465-42434	UB 279465 1329 INDIAN HILL	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
279925-42434	UB 279925 1294 EDGEWOOD	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$42.44	0
279955001-42434	UB 279955001 1261 EDGEWOOD AVE	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$8.06	0
287315-42434	UB 287315 1270 EDGEWOOD	ITASCA		06/18/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
								427.55	

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MONTANA & WELCH, LLC									
1410									
13675	GENERAL INVOICE - MAY 2021	PALOS HEIGHTS	20212140	07/31/2021	11020120-533110	FN	LEGAL SERVICES-GEN'L MATTERS	$5,162.50	0
13676	LITIGATION INVOICE - 114 - MAY 2021	PALOS HEIGHTS	20212140	07/31/2021	11020120-533510	FN	LEGAL SERVICES-LITIGATION	$4,730.55	0
13677	PROLOGIS DEVELOPMENT INVOICE - M	PALOS HEIGHTS	20212140	07/31/2021	11020120-533510	FN	LEGAL SERVICES-LITIGATION	$1,006.25	0
								10,899.30	
MOTION INDUSTRIES, INC.									
9071									
IL10-709015	PARTS PD	CHICAGO	20211160	05/22/2021	11050440-542110	PW	R&M BUILDING	$74.82	0
								74.82	
MUNICIPAL GIS PARTNERS, INC.									
1080									
5483	R-116-20 GIS CONSORTIUM SERVIC	DES PLAINES	20210014	07/30/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$3,473.00	0
5483	R-116-20 GIS CONSORTIUM SERVIC	DES PLAINES	20210014	07/30/2021	51050110-532100	PW	PROFESSIONAL SERVICES	$3,473.00	0
								6,946.00	
MUNICIPAL SYSTEMS, LLC									
1841									
MS 2021-05-06	PARK/ORD PRGM FEE-MAY21-INV #M	ROSEMONT	20212094	06/30/2021	11040110-542100	PD	MAINTENANCE AGREEMENTS	$3,475.00	0
MS 2021-05-101	POSTAGE FOR LATE NOTICES-MAY21	ROSEMONT	20211733	06/30/2021	11040110-540110	PD	POSTAGE/DELIVERY SERVICES	$80.58	0
MS 2021-06-08	MOVE/ABC - JUNE 2021	ROSEMONT	20211900	07/30/2021	11040110-542100	FN	MAINTENANCE AGREEMENTS	$191.08	0
MS 2021-06-09	PARK/ORD PRGM FEE-JUN21-INV #M	ROSEMONT	20212093	07/30/2021	11040110-542100	PD	MAINTENANCE AGREEMENTS	$3,475.00	0
MS 2021-06-100	POSTAGE/LATE NOTICES-JUN21-INV	ROSEMONT	20212023	07/30/2021	11040110-540110	PD	POSTAGE/DELIVERY SERVICES	$81.60	0
								7,303.26	
NAPA AUTO PARTS									
11510									
6734-023888	PARTS	CHICAGO	20211717	07/02/2021	11050420-542410	PW	R & M VEHICLES	$390.10	0
6734-024532	PARTS	CHICAGO	20211765	07/08/2021	51050540-542410	PW	R&M VEHICLES	$65.31	0
6734-024791	INV# 6734-024791 STARTER W/ SO	CHICAGO	20211948	07/10/2021	11174100-542610	SF	R&M OLYMPIA	$107.06	0
6734-024803	PARTS	CHICAGO	20211765	07/10/2021	11050110-542410	PW	R&M VEHICLES	$218.79	0
6734-024821	PARTS	CHICAGO	20211765	07/10/2021	11050110-542410	PW	R&M VEHICLES	$27.99	0
6734-024826	CORE RETURN STREET	CHICAGO		06/10/2021	11050420-542410	FN	R & M VEHICLES	$-13.50	0
6734-026481	#278 PARTS	CHICAGO	20212080	07/25/2021	11050420-542410	PW	R & M VEHICLES	$36.35	0
								832.10	
NCPERS IL IMRF									
5424									
0582072021	LIFE INSURANCE JULY 2021	JACKSONVILLE	20211830	07/10/2021	11000000-214120	FN	PAYROLL DEDUCT'N-LIFE INS	$128.00	0
								128.00	

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
NET ASSETS CORPORATION									
1831									
3-202106	RENTAL REGISTRATION FEES	EUGENE	20211918	07/31/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$201.00	0
								201.00	
NICOR									
2673									
03052875360-0521	SERVICE 5/11-6/10/2021 @ 12 S CENTEI	CAROL STREAM	20211748	07/11/2021	11050440-549990	FN	OTHER CONTRACTUAL SERVICE	$204.32	0
03052875360-0621	SERVICE 6/10-7/8/2021 @ 12 S CENTER	CAROL STREAM	20212096	08/11/2021	11050440-549990	FN	OTHER CONTRACTUAL SERVICE	$134.65	0
05733400005-0521	NICOR - 05733400005-0521	CAROL STREAM	20211944	07/09/2021	11070790-541370	SF	ELECTRICITY	$42.98	0
10557800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$110.54	0
10557800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$82.03	0
10557800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$55.80	0
18171928346-0521	SERVICE 5/10-6/9/2021 @ 302 W GREEN	CAROL STREAM	20211734	07/09/2021	11040341-577121	PD	TEEN CENTER	$48.16	0
18171928346-0621	SERVICE 6/9-7/9/2021 @ 345 E GREEN S	CAROL STREAM	20212150	08/08/2021	11040341-577121	PD	TEEN CENTER	$41.08	0
20557800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$57.47	0
20557800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$42.64	0
20557800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$29.01	0
51745800212-0621	SERVICE 5/28-6/29/2021 @ 800 E JEFFE	CAROL STREAM	20211904	07/30/2021	11020190-554110	FN	FUEL/GAS/OIL	$140.24	0
54863400005-0521	NICOR - 05733400005-0521	CAROL STREAM	20211944	07/09/2021	11070790-541370	SF	ELECTRICITY	$54.83	0
57455579557-0521	SERVICE 5/10-6/9/2021 @ 302 W GREEN	CAROL STREAM	20211734	07/09/2021	11040341-577121	PD	TEEN CENTER	$39.92	0
57455579557-0621	SERVICE 6/9-7/9/2021 @ 345 E GREEN S	CAROL STREAM	20212150	08/08/2021	11040341-577121	PD	TEEN CENTER	$23.45	0
68647800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$27.05	0
68647800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$20.08	0
68647800009-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$13.66	0
71947800000-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$64.44	0
71947800000-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$47.82	0
71947800000-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$32.53	0
77177800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050550-541370	PW	ELECTRICITY/GAS	$75.20	0
77177800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	51050560-541370	PW	ELECTRICITY/GAS	$55.80	0
77177800008-0621	GAS SERVICE 5/26/21 - 6/25/21	CAROL STREAM	20211921	08/13/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$37.97	0
84457400004-0521	GAS SERVICE 717 E. JEFFERSON S	CAROL STREAM	20212059	07/09/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$53.34	0
84457400004-0621	GAS SERVICE 717 E. JEFFERSON S	CAROL STREAM	20212059	08/08/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$52.19	0
88294635490-0521	SERVICE 5/10-6/9/2021 @ 345 E GREEN	CAROL STREAM	20211738	07/09/2021	11040110-554110	PD	FUEL/GAS/OIL	$1,180.55	0
88294635490-0621	SERVICE 6/9-7/9/2021 @ 345 E GREEN S	CAROL STREAM	20212150	08/08/2021	11040110-554110	PD	FUEL/GAS/OIL	$934.09	0
								3,701.84	
NORTH EAST MULTI-REGIONAL TRAINING, I									
2941									
287256	TRAINING-MIRANDOLA-INV #287256	NORTH AURORA	20212024	07/27/2021	11040340-521510	PD	TRAINING PROGRAMS/SESSIONS	$35.00	0
								35.00	

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NSN EMPLOYER SERVICES, INC.									
12734									
6524	7/21-9/21 MANAGEMENT SERVICES	CHICAGO	20212015	07/31/2021	11020130-532100	AD	PROFESSIONAL SERVICES	$318.27	0
								318.27	
OLD SECOND BANK									
1338									
06112021	6/11/21 FED,SS,MED WH	AURORA	20211767	07/11/2021	11000000-212010	FN	PAYROLL DEDUCT'N-FED INC TX	$50,149.73	9006547
06112021	6/11/21 FED,SS,MED WH	AURORA	20211767	07/11/2021	11000000-212020	FN	PAYROLL DEDUCT'N-SOC SEC	$30,577.63	9006547
06112021	6/11/21 FED,SS,MED WH	AURORA	20211767	07/11/2021	11000000-212030	FN	PAYROLL DEDUCT'N-MEDICARE	$11,924.80	9006547
06252021	PAYROLL TAXES 6/25/21 FEDERAL, SS,	AURORA	20211841	07/25/2021	11000000-212010	FN	PAYROLL DEDUCT'N-FED INC TX	$44,453.46	9006559
06252021	PAYROLL TAXES 6/25/21 FEDERAL, SS,	AURORA	20211841	07/25/2021	11000000-212020	FN	PAYROLL DEDUCT'N-SOC SEC	$29,376.80	9006559
06252021	PAYROLL TAXES 6/25/21 FEDERAL, SS,	AURORA	20211841	07/25/2021	11000000-212030	FN	PAYROLL DEDUCT'N-MEDICARE	$11,177.89	9006559
07092021	PAYROLL TAXES 7/9/21 FEDERAL, SS, M	AURORA	20211993	08/08/2021	11000000-212010	FN	PAYROLL DEDUCT'N-FED INC TX	$46,812.11	9006575
07092021	PAYROLL TAXES 7/9/21 FEDERAL, SS, M	AURORA	20211993	08/08/2021	11000000-212020	FN	PAYROLL DEDUCT'N-SOC SEC	$30,416.54	9006575
07092021	PAYROLL TAXES 7/9/21 FEDERAL, SS, M	AURORA	20211993	08/08/2021	11000000-212030	FN	PAYROLL DEDUCT'N-MEDICARE	$11,264.44	9006575
SERIES '19 GO BONI	PRINCIPAL AND INTEREST SERIES	AURORA	20211840	06/25/2021	41090920-715100	FN	DEBT SERVICE-PRINCIPAL	$205,300.00	9006551
SERIES '19 GO BONI	PRINCIPAL AND INTEREST SERIES	AURORA	20211840	06/25/2021	41090920-716100	FN	DEBT SERVICE-INTEREST	$10,352.50	9006551
								481,805.90	
OMEGA PRO SYSTEMS INC									
1860									
4577	PW VEHICLE EXHAUST DETECTPR	BENSENVILLE	20211109	05/27/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$8,855.62	0
								8,855.62	
OPTIMUM SOLUTIONS USA INC									
1877									
100100	TECHNICAL CONSULTATION-INV #10	BARRINGTON	20211737	06/24/2021	11040110-542410	PD	R&M VEHICLES	$500.00	0
								500.00	
O'REILLY AUTO PARTS									
1858									
6076-101741	O'REILLEY AUTO PARTS	SPRINGFIELD	20211800	06/17/2021	11060640-542410	CD	R&M VEHICLES	$55.38	0
6076-102807	#242 STARTER	SPRINGFIELD	20211706	07/01/2021	11050420-542410	PW	R & M VEHICLES	$241.55	0
6076-103677	#242 CORE RETURN R713370B	SPRINGFIELD		06/11/2021	11050420-542410	FN	R & M VEHICLES	$-20.00	0
6076-104952	PARTS	SPRINGFIELD	20211812	07/24/2021	51050540-542410	PW	R&M VEHICLES	$50.67	0
6076-104964	PARTS	SPRINGFIELD	20211812	07/24/2021	51050540-542410	PW	R&M VEHICLES	$33.45	0
6076-104966	PARTS	SPRINGFIELD	20211812	07/24/2021	51050540-542410	PW	R&M VEHICLES	$27.84	0
6076-104971	#229 PARTS	SPRINGFIELD	20211919	07/24/2021	51050540-542410	PW	R&M VEHICLES	$13.36	0
6076-104972	RADIATOR HOSE RETURNED	SPRINGFIELD		06/24/2021	51050540-542410	FN	R&M VEHICLES	$-13.36	0
6076-104973	PARTS	SPRINGFIELD	20211812	07/24/2021	51050540-542410	PW	R&M VEHICLES	$13.36	0
6076-105370	#278 PART	SPRINGFIELD	20212058	07/29/2021	11050420-542410	PW	R & M VEHICLES	$74.01	0
6076-106319	PARTS #222	SPRINGFIELD	20212057	08/08/2021	51050540-542410	PW	R&M VEHICLES	$48.60	0

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6076-106529	PARTS #222	SPRINGFIELD	20212057	08/11/2021	51050540-542410	PW	R&M VEHICLES	$81.84	0
6076-106703	#278 PART	SPRINGFIELD	20212058	08/12/2021	11050430-542410	PW	R&M VEHICLES	$14.99	0
6076-106959	SHOP SUPPLIES	SPRINGFIELD	20212131	08/15/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$23.88	0
6076-106960	SHOP SUPPLIES	SPRINGFIELD	20212131	08/15/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$32.99	0
								678.56	
ORLIK, DYLAN (E)									
1880									
4894493	FOOD HANLDER TRAINING	BENSENVILLE	20211858	07/17/2021	11070790-521510	SF	TRAINING PROGRAMS/SESSIONS	$20.00	0
								20.00	
OVERHEAD DOOR OF LAKE & MCHENRY C(									
1337									
062321	ROLLERS	ROUND LAKE PA	20211913	07/23/2021	11050440-542110	PW	R&M BUILDING	$41.59	0
								41.59	
PACE SUBURBAN BUS DIVISION OF THE RE									
1667									
591678	MARCH 2021 PACE RIDESHARE	ARLINGTON HTS	20211704	06/30/2021	11050118-549990	PW	OTHER CONTRACTUAL SERVICE	$498.71	0
								498.71	
PAGCO, INCORPORATED									
1744									
936730M	GEAR OIL	PAGOSA SPRING	20211705	06/26/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$985.36	0
								985.36	
PANORAMIC LANDSCAPING									
1572									
JUNE 2021	SENIOR/DISABLED GRASS CUTTING	MELROSE PARK	20211998	07/30/2021	11010010-571011	PW	CITIZEN EDUCATION PROGRAM	$3,200.00	0
								3,200.00	
PARAMOUNT PICTURES									
7130									
A QUIET PLACE II	MOVIE RENTAL FEES- A QUIET PLA	LOS ANGELES	20211874	07/17/2021	11070790-547910	SF	MOVIE RENTAL FEES	$116.56	0
								116.56	
PASSPORT LABS, INC									
1149									
INV-1023098	JUNE 2021 MOBILE PAY PARKING	DETROIT	20211953	07/30/2021	11030110-540330	FN	BANK/CREDIT CARD FEES	$22.57	0
								22.57	
PAYLOCITY									
12843									
108387066	6/11/21 PAYROLL FEES	ARLINGTON HEIC	20211729	07/11/2021	11030110-532310	FN	PAYROLL SERVICES	$1,042.42	9006538
108457592	PAYROLL FEES 6/25/21	ARLINGTON HEIC	20211836	07/25/2021	11030110-532310	FN	PAYROLL SERVICES	$1,614.09	9006557
108531379	PAYROLL FEES 7/9/21	ARLINGTON HEIC	20211962	08/08/2021	11030110-532310	FN	PAYROLL SERVICES	$1,047.13	9006577

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								3,703.64	
PERMIDT ENGINEERING LIMITED									
13156									
29432	2021 - RPZ CERTIFICATION	FRANKLIN PARK	20211852	08/06/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$2,090.00	0
29446	2021 - RPZ CERTIFICATION	FRANKLIN PARK	20211852	08/08/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$718.96	0
								2,808.96	
PETTY CASH - PW									
2626									
06082021	PETTY CASH REIMBURSEMENT	BENSENVILLE	20211708	07/08/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$32.52	0
07092021	PETTY CASH REIMBURSEMENT	BENSENVILLE	20211972	08/08/2021	11050440-542110	PW	R&M BUILDING	$16.96	0
								49.48	
PHYSICIANS IMMEDIATE CARE CHICAGO LI									
1845									
3839769	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	07/04/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858527	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858539	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858549	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858559	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$35.00	0
3858564	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858573	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$58.00	0
3858582	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/16/2021	11020130-541210	AD	PHYSICAL EXAMS	$35.00	0
3860780	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/20/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3864136	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	05/21/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3884290	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/03/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3889388	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/05/2021	11020130-541210	AD	PHYSICAL EXAMS	$43.00	0
3892132	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/06/2021	11020130-541210	AD	PHYSICAL EXAMS	$43.00	0
3926915	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/17/2021	11020130-541210	AD	PHYSICAL EXAMS	$43.00	0
3934377	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/19/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3936373	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/20/2021	11020130-541210	AD	PHYSICAL EXAMS	$93.00	0
3936420	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/20/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3939992	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/23/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3949176	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/27/2021	11020130-541210	AD	PHYSICAL EXAMS	$153.00	0
3950590	4/2021 - 5/2021 INVOICES	CAROL STREAM	20211691	06/27/2021	11020130-541210	AD	PHYSICAL EXAMS	$43.00	0
								1,754.00	
PIETRASZEK, ANDY (E)									
1228									
111-0254038-438504:	SAFETY BOOTS ANDY PIETRASZEK	SCHAUMBURG	20211911	07/30/2021	11050440-554810	PW	UNIFORMS - PURCHASE	$163.55	0
								163.55	

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PRECISE DIGITAL PRINTING INC									
1580									
86909	A-WAY AND CHAMBER SPONSORSHIP	BENSENVILLE	20211773	06/27/2021	11010010-577012	CR	MUSIC IN THE PARK	$100.00	0
87011	REPUBLIC SERVICES AND GREEN ST	BENSENVILLE	20211772	07/02/2021	11010010-577012	CR	MUSIC IN THE PARK	$75.00	0
87109	PRI GROUP SPONSORSHIP BANNER	BENSENVILLE	20211771	07/07/2021	11010010-577012	CR	MUSIC IN THE PARK	$50.00	0
87120	REFLECTIVE NUMBERS	BENSENVILLE	20211787	07/07/2021	11020190-552130	AD	MATERIAL/SUPPLIES-VEHICLES	$35.00	0
87129	LET'S DANCE - 2021 ICE SHOW SI	BENSENVILLE	20211871	07/08/2021	11174100-557481	SF	ICE SHOW COSTUMES-PURCHASE	$50.00	0
87341	HIDE AWAY CAFE SPONSORSHIP BANN	BENSENVILLE	20212090	07/14/2021	11010010-577012	CR	MUSIC IN THE PARK	$50.00	0
								360.00	
PRECISION REPAIR, INC.									
1758									
21-7629	QUARTERLY MONITORING FEE-JUL-S	MELROSE PARK	20212022	07/31/2021	11040380-542100	PD	MAINTENANCE AGREEMENTS	$270.00	0
								270.00	
PROLOGIS LP									
1878									
249545-38204	UB 249545 1202 ASH	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249555-38204	UB 249555 1515 DEVON	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$21.22	0
249605-38204	UB 249605 1226 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249615-38204	UB 249615 1545 DEVON	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249635-211041	UB 249565 1525 DEVON	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
249635-38204	UB 249635 1555 DEVON	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249645-38204	UB 249645 1241 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249655-38204	UB 249655 1251 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
249675-38204	UB 249675 1260 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249685001-38204	UB 249685001 1261 ASH ST	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
249705-38204	UB 249705 1270 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249735-38204	UB 249735 1281 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249775-38204	UB 249775 1293 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$49.94	0
249975001-38204	UB 249975001 1230 IROQUOIS CT	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249985-38204	UB 249985 1240 IROQUOIS	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
249995-38204	UB 249995 1250 IROQUOIS	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250065-38204	UB 250065 1220 EDGEWOOD	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.50	0
250085-38204	UB 250085 1230 EDGEWOOD	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250095-38204	UB 250095 1240 EDGEWOOD	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$52.44	0
250275-38204	UB 250275 1161 CENTRAL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$50.01	0
250295-38204	UB 250295 1453 INDIAN HILL	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250305004-38204	UB 250305004 1181 CENTRAL AVE	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250315-38204	UB 250315 1460 INDIAN HILL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250325-38204	UB 250325 1221 CENTRAL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
250355-38204	UB 250355 1505 INDIAN HILL	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250365-38204	UB 250365 1241 CENTRAL	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250375-38204	UB 250375 1261 CENTRAL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
250385-38204	UB 250385 1515 INDIAN HILL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.12	0
250395-38204	UB 250395 1281 CENTRAL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.12	0
250405-38204	UB 250405 1525 INDIAN HILL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
250415-38204	UB 250415 1291 CENTRAL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$2.12	0
250425-38204	UB 250425 1535 INDIAN HILL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$27.47	0
250435-38204	UB 250435 1545 INDIAN HILL	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$74.91	0
280025-38204	UB 280025 1206 ASH	ROSEMONT		06/16/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
288025001-38204	UB 288025001 1293 CENTRAL AVE	ROSEMONT		06/30/2021	57000000-121050	FN	REC - H20 OPERATIONS	$24.97	0
								919.10	
PROSAFETY									
4145									
2/879770	MARKING PAINT	MINNEAPOLIS	20211819	07/23/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$273.60	0
2/880060	MARKING PAINT/FLAGS	MINNEAPOLIS	20212071	07/30/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$384.00	0
2/880140	MARKING PAINT/FLAGS	MINNEAPOLIS	20212071	07/30/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$670.00	0
								1,327.60	
QUADIENT FINANCE USA, INC.									
1783									
42207250-0621	POSTAGE CLOSING 6/13/2021	CAROL STREAM	20211825	07/13/2021	11030110-540110	FN	POSTAGE/DELIVERY SERVICES	$337.00	9006549
42207250-0721	POSTAGE CLOSING 7/13/2021	CAROL STREAM	20212091	08/12/2021	11030110-540110	FN	POSTAGE/DELIVERY SERVICES	$337.00	9006588
71622260-0721	POSTAGE CLOSING 7/13/2021	CAROL STREAM	20212092	08/12/2021	11030110-540110	FN	POSTAGE/DELIVERY SERVICES	$3,600.00	9006589
N19012352 0521-082	POSTAGE LEASING 5/11/2021-8/10/2021	CAROL STREAM	20211955	08/09/2021	11030110-548110	FN	RENTAL & LEASE-EQUIPMENT	$618.15	9006584
								4,892.15	
QUANTUM LABS INC									
895									
INV-515832	PPE - NITRILE EXAM GLOVE	MINNEAPOLIS	20211743	06/11/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$200.23	0
INV-519241	PPE - GLOVES	MINNEAPOLIS	20212049	07/21/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$170.30	0
INV-519242	PPE - GLOVES	MINNEAPOLIS	20212049	07/21/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$244.21	0
								614.74	
QUINN, NANCY (E)									
1553									
06022021	NANCY QUINN REIMBURSEMENT - JU	BENSENVILLE	20211770	07/02/2021	11010030-522110	AD	EXPENSE REIMBURSEMENT	$30.00	0
								30.00	
R & R SPECIALTIES									
11266									
0073007-IN	INV# 0073007-IN ICE PAINT	SUMMERSET	20211895	07/14/2021	11174100-542170	SF	R&M ICE RINKS	$1,125.95	0

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								1,125.95	
RAY O'HERRON CO, INC.									
11033									
2119032-IN	UNIFORMS-RAMIREZ-INV #2119032-	DANVILLE	20211735	07/03/2021	11040110-554810	PD	UNIFORMS - PURCHASE	$457.91	0
2120789-IN	UNIFORMS-CONTRERAS-INV #212078	DANVILLE	20211783	07/11/2021	11040340-554810	PD	UNIFORMS - PURCHASE	$149.98	0
2126978-IN	1 NEW VEST-CONTRERAS-INV #2126	DANVILLE	20212043	08/07/2021	11040340-554810	PD	UNIFORMS - PURCHASE	$732.61	0
								1,340.50	
RED WING BUSINESS ADVANTAGE ACCOUI									
936									
20210624014482	IPBC-GRANT SAFETY BOOTS	DALLAS	20211806	07/24/2021	11020150-554530	PW	SAFETY EQUIPMENT	$286.61	0
20210624014482	IPBC-GRANT SAFETY BOOTS	DALLAS	20211806	07/24/2021	11050420-554810	PW	UNIFORMS	$70.37	0
20210624014482A	SAFETY BOOTS	DALLAS		07/24/2021	11020150-554530	FN	SAFETY EQUIPMENT	$195.49	0
20210624014482CM	CREDIT ON WORK BOOTS RETURNED	DALLAS		06/24/2021	11020150-554530	FN	SAFETY EQUIPMENT	$-203.99	0
56368	SAFETY BOOTS - JASON ACKERLUND	DALLAS	20212051	08/14/2021	11050430-554810	PW	UNIFORMS-PURCHASE	$148.74	0
								497.22	
RENEWAL COMPOUNDS									
1358									
38024	BELZONA 9477 RELEASE AGENT	WAUCONDA	20210217	03/17/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$35.90	0
								35.90	
REPUBLIC SERVICES									
8087									
0551-015172847	REFUSE SERVICE 5/1-5/31/2021	LOUISVILLE	20212008	06/30/2021	57020580-579990	FN	DISPOSAL CHARGES	$82,648.71	0
0551-015189884	REFUSE SERVICE 6/1-6/30/2021	LOUISVILLE	20212009	07/30/2021	57020580-579990	FN	DISPOSAL CHARGES	$83,008.25	0
								165,656.96	
RES PUBLICA GROUP									
1322									
3927	MONTHLY RETAINER - JUNE 2021	CHICAGO	20212138	07/30/2021	11020170-576010	FN	ECONOMIC DEVELOPMENT INITIATVS	$4,000.00	0
								4,000.00	
RILEY, STEPHEN (E)									
1119									
PO156285	POWER TRASNMISION ACCESS PART	ELGIN	20211888	07/17/2021	11174100-542110	SF	R & M HVAC	$151.98	0
								151.98	
RITEWAY PEST CONTROL, INC.									
1416									
314232	PEST CONTROL SERVICE PW & VH	ELMHURST	20210094	07/01/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$175.00	0
314234	PEST CONTROL SERVICE PW & VH	ELMHURST	20210094	07/01/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$175.00	0
315041	PEST CONTROL SERVICE PW & VH	ELMHURST	20210094	07/31/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$175.00	0
315042	PEST MANAGEMENT-JUL21-INV #315	ELMHURST	20212020	07/31/2021	11040110-542110	PD	R&M BUILDING	$125.00	0

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								650.00	
RKD CONSTRUCTION SUPPLIES									
6908									
1/563200	REBAR	NORTHLAKE	20211759	07/10/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$88.00	0
								88.00	
RMC MECHANICAL SERVICES									
1811									
SI2126036	EDGE II MAINTENANCE CONTRACT	WOOD DALE	20211171	07/25/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$1,400.00	0
								1,400.00	
ROCK VALLEY PUBLISHING, LLC									
6022									
392103	CDC MEETING - 4/6/2021	MACHESNEY PAI	20211573	04/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$76.50	0
395813	PUBLIC HEARING - 138 N ADDISON	MACHESNEY PAI	20211573	06/12/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$69.75	0
395814	PUBLIC HEARING - 386 E RED OAK	MACHESNEY PAI	20211573	06/12/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$67.50	0
395817	PUBLIC HEARING - MOWHAWK TERRAC	MACHESNEY PAI	20211573	06/12/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$139.50	0
397751	TREASURERS REPORT	MACHESNEY PAI	20211831	07/10/2021	11010030-541140	FN	LEGAL NOTICES	$578.25	0
398340	PUBLIC HEARING - 213 S YORK	MACHESNEY PAI	20211798	07/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$67.50	0
398342	PUBLIC HEARING - 1131-1139 CENTER	MACHESNEY PAI	20211798	07/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$229.50	0
398343	PUBLIC HEARING - MOHAWK TERRACE	MACHESNEY PAI	20211798	07/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$180.00	0
398344	PUBLIC HEARING - 243 SPRUCE	MACHESNEY PAI	20211798	07/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$74.25	0
398345	PUBLIC HEARING - 138 ADDISON	MACHESNEY PAI	20211798	07/17/2021	11020170-576010	CD	ECONOMIC DEVELOPMENT INITIATVS	$67.50	0
398653	LEGAL NOTICE	MACHESNEY PAI	20211925	07/24/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$49.50	0
398654	LEGAL NOTICE	MACHESNEY PAI	20211925	07/24/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$47.25	0
								1,647.00	
ROESCH FORD									
486									
116623FOWG	REPAIR PARTS-SQ #307-INV #1166	BENSENVILLE	20211881	06/12/2021	11040110-542410	PD	R&M VEHICLES	$107.11	0
117206FOWG	PARTS	BENSENVILLE	20211699	06/26/2021	51050540-542410	PW	R&M VEHICLES	$167.90	0
117233FOWG	PARTS	BENSENVILLE	20211739	07/01/2021	51050540-542410	PW	R&M VEHICLES	$689.30	0
117307FOWG	PARTS	BENSENVILLE	20211699	07/01/2021	11050420-542410	PW	R & M VEHICLES	$11.56	0
117401FOWG	PARTS	BENSENVILLE	20211699	07/04/2021	11050420-542410	PW	R & M VEHICLES	$103.68	0
117713FOWG	PARTS	BENSENVILLE	20211739	07/11/2021	51050540-542410	PW	R&M VEHICLES	$15.06	0
118573FOWG	STEERING WHEEL-SQ #306-INV #11	BENSENVILLE	20212037	08/08/2021	11040110-542410	PD	R&M VEHICLES	$345.79	0
118724FOWG	PARTS	BENSENVILLE	20212044	08/12/2021	51050540-542410	PW	R&M VEHICLES	$575.21	0
118734FOWG	PARTS	BENSENVILLE	20212044	08/08/2021	11050430-542410	PW	R&M VEHICLES	$275.00	0
CM117233FOWG	#231 BC32-17C829 BA PAD RETURNED	BENSENVILLE		07/11/2021	51050540-542410	FN	R&M VEHICLES	$-43.24	0
FOCS175389	RPLCD DEPLOYED AIRBAG/SENSORS-	BENSENVILLE	20212034	07/24/2021	11040110-542410	PD	R&M VEHICLES	$1,447.86	0
FOCS175610	PROGRMMD AIRBAG MODULE-SQ #302	BENSENVILLE	20212035	07/28/2021	11040110-542410	PD	R&M VEHICLES	$172.05	0
FOCS175920	REPLACE TOW LINKS-SQ #306-INV	BENSENVILLE	20212036	08/07/2021	11040110-542410	PD	R&M VEHICLES	$11.63	0

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								3,878.91	
RONCO INDUSTRIAL SUPPLY COMPANY									
58									
6063533-1	INV# 6063533-1 PINE-SOL CLOROX	BENSENVILLE	20211864	07/17/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$213.33	0
6064086-1	PPR TWLS/BATH TISSUE-INV #6064	BENSENVILLE	20212033	08/11/2021	11040110-552125	PD	MATERIALS/SUPPLIES-CLEANING	$344.42	0
								557.75	
ROYAL PIPE & SUPPLY COMPANY									
2980									
S1476885.001	PRESSURE BALANCE CARTRIDGE	MELROSE PARK	20211223	03/29/2021	11050440-542110	PW	R&M BUILDING	$165.83	0
								165.83	
RUSSO POWER EQUIPMENT									
8166									
PSI10036568	SERVICE LINE TRIMMER SN5257298	SCHILLER PARK	20212075	08/20/2021	11050430-549990	PW	OTHER CONTRACTUAL SERVICE	$45.50	0
SPI10716467	TRIMMER LINE	SCHILLER PARK	20211714	07/08/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$3.99	0
SPI10730696	TRIMMER LINE	SCHILLER PARK	20211986	07/17/2021	11050430-554510	PW	SMALL TOOLS & EQUIPMENT	$29.99	0
SPI10752206	TRIMMER LINE	SCHILLER PARK	20211986	07/31/2021	11050430-554510	PW	SMALL TOOLS & EQUIPMENT	$45.99	0
								125.47	
S & E INSPECTIONS INC									
3642									
5340	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5340	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5340	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5344	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5344	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5344	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5347	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5347	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5347	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5348	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$19.48	0
5348	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$24.21	0
5348	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$7.31	0
5350	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5350	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5350	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5351	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$12.60	0
5351	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$15.67	0
5351	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.73	0
5352	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5352	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0

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5352	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5354	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5354	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5354	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5357	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5357	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5357	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
5359	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050420-542410	PW	R & M VEHICLES	$13.00	0
5359	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	11050430-542410	PW	R&M VEHICLES	$16.13	0
5359	VEHICLE SAFETY TESTING FOR JUN	FRANKLIN PARK	20211979	08/15/2021	51050570-542410	PW	R&M VEHICLES	$4.87	0
								356.00	
S & G THOR CORPORATION									
1528									
JUNE 2021	CONSULTING SERVICES - JUNE 2021	BLOOMINGDALE	20212141	07/31/2021	11010010-532810	FN	PROJECT MANAGEMENT SERVICES	$6,000.00	0
								6,000.00	
SAFARILAND, LLC									
1453									
I21-082936	TRAINING-JONES-INV #I21-082936	ATLANTA	20211890	07/15/2021	11040340-521510	PD	TRAINING PROGRAMS/SESSIONS	$275.00	0
								275.00	
SECRETARY OF STATE OF ILLINOIS									
7514									
N. REYES 2021	NOTARY APPLICATION - N. REYES	SPRINGFIELD	20211777	07/16/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$10.00	0
								10.00	
SERVICE SANITATION, INC.									
9467									
8102221	PORTABLE RESTROOMS FOR MUSIC IN	GARY	20212103	08/13/2021	11010010-577012	CR	MUSIC IN THE PARK	$360.00	0
8183389	LIBERTYFEST PORTABLE RESTROOMS	GARY	20212102	08/08/2021	11010010-577013	CR	LIBERTY FEST (4 JULY)	$1,615.00	0
								1,975.00	
SERVICE SPRING									
3387									
166838	#253 SPRING	NORTHLAKE	20211850	07/11/2021	11050420-542410	PW	R & M VEHICLES	$2,546.56	0
166877	#241 REPAIR	NORTHLAKE	20211817	07/15/2021	11050430-542410	PW	R&M VEHICLES	$1,165.13	0
								3,711.69	
SITEONE LANDSCAPE SUPPLY, LLC									
1225									
110067988-001	LANDSCAPING SUPPLIES 180 MASON	ROSWELL	20211968	07/10/2021	11050430-542811	PW	R&M ROW	$229.59	0
110470013-001	TREE	ROSWELL	20211967	07/22/2021	11050430-542811	PW	R&M ROW	$179.55	0
								409.14	

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SNAP-ON CREDIT									
10848									
06102021	SOFTWARE SUBSCRIPTON	LIBERTYVILLE	20210201	07/10/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$62.41	0
JULY 2021	SOFTWARE SUBSCRIPTON	LIBERTYVILLE	20210201	08/08/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$62.41	0
								124.82	
SOLENIS, LLC									
1826									
131829522	R-107-20 POLYMER	ATLANTA	20210018	07/30/2021	51050570-554120	PW	CHEMICALS	$6,328.68	0
								6,328.68	
SONY PICTURES ENTERTAINMENT									
6524									
PETER RABBIT 2	MOVIE RENTAL FEES- PETER RABBI	DALLAS	20212119	08/14/2021	11070790-547910	SF	MOVIE RENTAL FEES	$104.30	0
								104.30	
SOUTH SIDE CONTROL SUPPLY, CO.									
3003									
S100698862.001	INV# S100698862.001 CRANKASE H	CHICAGO	20211873	07/03/2021	11174100-542350	SF	R & M COMPRESSOR	$84.03	0
S100701167.002	INV# S100701167.002 PRESS SW F	CHICAGO	20211945	07/14/2021	11174100-542350	SF	R & M COMPRESSOR	$302.94	0
S100704068.001	INV# S100704177.001 2 POSITION	CHICAGO	20212029	07/28/2021	11070760-542310	SF	R&M EQUIPMENT	$428.28	0
S100704177.001	INV# S100704177.001 2 POSITION	CHICAGO	20212029	07/28/2021	11070760-542310	SF	R&M EQUIPMENT	$326.44	0
								1,141.69	
SPORTSFIELDS, INC									
12630									
2021190	INV# 2021190 DURAPLAY	BLUE ISLAND	20211878	05/29/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$490.00	0
2021367	INV# 2021190 DURAPLAY	BLUE ISLAND	20211878	07/17/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATONS	$345.00	0
								835.00	
STANDARD EQUIPMENT CO.									
4236									
P29570	BROOMS	CHICAGO	20211757	07/09/2021	11050420-542410	PW	R & M VEHICLES	$572.34	0
P29571	BROOMS	CHICAGO	20211757	07/09/2021	11050420-542410	PW	R & M VEHICLES	$553.00	0
								1,125.34	
STATE DISBURSEMENT UNIT									
13020									
06112021	6/11/21 CHILD SUPPORT WH	CAROL STREAM	20211730	07/11/2021	11000000-217500	FN	PAYROLL DEDUCT'N-COURT ORD	$1,032.74	9006537
06252021	CHILD SUPPORT PR WH 6/25/21	CAROL STREAM	20211837	07/25/2021	11000000-217500	FN	PAYROLL DEDUCT'N-COURT ORD	$1,032.74	9006558
07092021	CHILD SUPPORT PR WH 7/9/21	CAROL STREAM	20211963	08/08/2021	11000000-217500	FN	PAYROLL DEDUCT'N-COURT ORD	$1,032.74	9006580
								3,098.22	
STATE INDUSTRIAL PRODUCTS CORPORAT									
8034									

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000161745	CREDIT ON ACCOUNT	CLEVELAND		01/14/2019	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$-104.86	0
902043983	CLEANING SUPPLIES	CLEVELAND	20211985	07/30/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$102.15	0
902043983	CLEANING SUPPLIES	CLEVELAND	20211985	07/30/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$102.15	0
								99.44	
STEINER ELECTRIC COMPANY									
3778									
S006923764.001	ELECTRICAL SUPPLIES	CHICAGO	20211980	07/17/2021	11050440-542110	PW	R&M BUILDING	$23.48	0
S006930599.001	ELECTRICAL SUPPLIES	CHICAGO	20211980	07/28/2021	51050540-554510	PW	SMALL TOOLS & EQUIPMENT	$26.96	0
								50.44	
STRAND ASSOCIATES, INC.									
526									
0172192	R-155-19 LS13 & LS17 LIFT STAT	MADISON	20210253	07/11/2021	51080880-536515	PW	ENG SVC - PROJECT MANAGEMENT	$1,011.56	0
0173291	R-81-20 DESIGN ENGINEERING YOR	MADISON	20210533	08/13/2021	51080870-536513	PW	ENG SVC - DESIGN	$366.43	0
0173425	WWTP OPERATIONS & SCADA ASSIST	MADISON	20210363	08/13/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$150.54	0
0173647	R-155-19 LS13 & LS17 LIFT STAT	MADISON	20210253	08/13/2021	51080880-536515	PW	ENG SVC - PROJECT MANAGEMENT	$907.36	0
								2,435.89	
SUBURBAN LABORATORIES INC.									
3008									
190867	R-11-21 APPROVED VENDOR LIST -	GENEVA	20210372	07/30/2021	51050550-543510	PW	LABORATORY TESTING	$368.55	0
								368.55	
SUPERFLEET MASTERCARD									
1418									
IE260 0621-0721	DEF FUEL PURCHASE 5/20/21 - 6/20/202	CHARLOTTE	20211811	06/19/2021	11050420-554110	PW	FUEL/GAS/OIL	$58.16	9006581
								58.16	
TCL INDUSTRIES INC									
1532									
38200	INV# 38200 LABOR AND REPAIR BA	NORTH AURORA	20211996	07/16/2021	11070720-542310	SF	R & M EQUIPMENT	$3,291.00	0
								3,291.00	
TEE JAY SERVICE									
9264									
178950	PREVENTIVE MAINTENANCE	AURORA	20211715	07/21/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$700.00	0
179785	EDGE II EXTERIOR DOOR REPAIR Q	AURORA	20211789	08/08/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$4,939.00	0
								5,639.00	
TEKLAB, INC.									
1457									
259136	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$612.39	0
259309	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$643.47	0
259310	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$895.20	0

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259311	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$82.91	0
259312	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$82.91	0
259313	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$612.39	0
259314	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$525.36	0
259315	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$590.61	0
259317	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$204.13	0
259318	R-104-20 WW SAMPLING & ANALYSI	COLLINSVILLE	20210015	07/29/2021	51050570-543510	PW	LABORATORY TESTING	$777.88	0
								5,027.25	
TEMPERATURE EQUIPMENT CORP									
1203									
6802040-00	EXCHANGE CREDIT 06ET599360E SERI	LANSING		06/08/2021	11050440-542110	FN	R&M BUILDING	$-1,982.00	0
								-1,982.00	
TERMINAL SUPPLY, CO.									
10895									
54797-00	SUPPLIES	TROY	20211929	07/28/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$202.32	0
54797-00	SUPPLIES	TROY	20211929	07/28/2021	11050490-554510	PW	SMALL TOOLS & EQUIPMENT	$74.70	0
54797-01	SHOP SUPPLIES	TROY	20211987	07/30/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$10.50	0
								287.52	
TERRACE SUPPLY COMPANY									
3012									
01024283	MONTHLY CYLINDER RENTAL	ITASCA	20210248	07/30/2021	11050420-548110	PW	RENTAL & LEASE-EQUIPMENT	$23.10	0
01024283	MONTHLY CYLINDER RENTAL	ITASCA	20210248	07/30/2021	11050490-548110	PW	RENTAL & LEASE-EQUIPMENT	$23.10	0
01024283	MONTHLY CYLINDER RENTAL	ITASCA	20210248	07/30/2021	51050560-548110	PW	RENTAL & LEASE PURCHASE	$23.10	0
								69.30	
THE BANK OF NEW YORK MELLON									
9765									
252-2389467	AGENT FEE FOR SERIES 2011A	DALLAS	20211834	07/09/2021	37990920-717100	FN	DEBT SERVICE - FEES	$802.50	0
252-2389471	ADMIN FEE SERIES 2013A	DALLAS	20211833	07/09/2021	33990920-717100	FN	DEBT SERVICE - FEES	$400.00	0
BENSEN14B-0621	INTEREST ARS QEC BOND SERIES 201	DALLAS	20211851	07/15/2021	41090920-716100	FN	DEBT SERVICE-INTEREST	$166,115.63	9006550
BENSEN17A-0621	INTEREST ARS QEC BOND SERIES 201	DALLAS	20211851	07/15/2021	37990920-716100	FN	DEBT SERVICE - INTEREST	$136,115.00	9006550
								303,433.13	
THE BLUE LINE									
11386									
41816	POLICE OFFICER RECRUITMENT LIS	LIBERTYVILLE	20212146	08/01/2021	11010070-541145	FN	ADVERTISING	$546.00	0
								546.00	
THE CINCINNATI LIFE INSURANCE CO									
1637									
JULY 2021	JULY 2021 LIFE INSURANCE	CINCINNATI	20211899	08/11/2021	11000000-214140	FN	PAYROLL DEDUCT'N CIN LIFE	$1,496.82	0

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								1,496.82	
THIRD MILLENNIUM ASSOCIATES, INC.									
525									
26500	UB RENDERING 7/6/2021	WARRENVILLE	20211951	08/06/2021	11020110-525010	FN	BOOKS/PAMPHLETS/PUBLICATIONS	$1,148.96	0
26500	UB RENDERING 7/6/2021	WARRENVILLE	20211951	08/06/2021	51030250-549990	FN	OTHER CONTRACTUAL SERVICES	$1,006.28	0
								2,155.24	
THOMAS HERRERA LANDSCAPING									
1554									
JUNE 2021	SENIOR/DISABLED GRASS CUTTING	NORTHLAKE	20211997	07/30/2021	11010010-571011	PW	CITIZEN EDUCATION PROGRAM	$4,125.00	0
								4,125.00	
THOMPSON ELEVATOR									
3981									
21-1871	THOMPSON ELEVATOR INSPECTION S	MT PROSPECT	20212118	08/06/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$40.00	0
								40.00	
THOMPSON RENTAL STATION, INC.									
3016									
589605-1	KEROSENE FUEL	BENSENVILLE	20211754	07/10/2021	11050440-554110	PW	FUEL/GAS/OIL	$31.75	0
589644-1	KEROSENE FUEL	BENSENVILLE	20211753	07/11/2021	11050440-554110	PW	FUEL/GAS/OIL	$63.50	0
589721-1	KEROSENE FUEL	BENSENVILLE	20211753	07/14/2021	11050440-554110	PW	FUEL/GAS/OIL	$31.75	0
589858-1	PROPANE REFILL	BENSENVILLE	20211816	07/17/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$19.05	0
589861-1	KEROSENE	BENSENVILLE	20211975	07/17/2021	11050430-542811	PW	R&M ROW	$63.50	0
589965-1	KEROSENE	BENSENVILLE	20211975	07/21/2021	11050430-542811	PW	R&M ROW	$44.45	0
								254.00	
THOMSON REUTERS - WEST									
8192									
844636202	MONTHLY "CLEAR" FEE-JUN21-INV	CAROL STREAM	20212042	07/31/2021	11040110-525010	PD	BOOKS/PAMPHLETS/PUBLICATIONS	$610.02	0
								610.02	
THORPE, THOMAS (E)									
1881									
05112021	CDL REIMBUREMENT THOMAS THORP	ELK GROVE	20211813	06/10/2021	11050110-521510	PW	TRAINING PROGRAMS/SESSIONS	$40.00	0
								40.00	
THORSEN, GARY (E)									
11545									
06252021	SUPPLIES FOR MIP BANNER	BLOOMINGDALE	20212148	07/25/2021	11010010-577012	FN	MUSIC IN THE PARK	$34.91	0
								34.91	
TK ELEVATOR									
11047									
6000517500	INV# 6000517500 WITNESS INSPEC	ATLANTA	20211894	07/11/2021	11174100-549990	SF	OTHER CONTRACTUAL SERVICE	$400.00	0

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								400.00	
T-MOBILE									
10053									
964388480-0621	R-118-20 GPS TRACKING SERVICE	CINCINNATI	20210024	08/14/2021	11050490-549990	PW	OTHER CONTRACTUAL SERVICE	$1,008.00	0
								1,008.00	
TOM CAREY MUSIC, INC									
1382									
MIP 2021	MUSIC IN THE PARK BAND - HEARTACH	ARLINGTON HEIC	20211994	08/12/2021	11010010-577012	CR	MUSIC IN THE PARK	$2,300.00	0
								2,300.00	
TOP TOWER COMPANY LLC									
1883									
49	CHURCH RD ANTENNA REPAIR	JOLIET	20211971	08/04/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$450.00	0
								450.00	
TOSCAS LAW GROUP LLC									
1649									
060321TC 061021TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$116.84	0
060321TC 061021TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$33.16	0
061021BM	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$467.36	0
061021BM	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$132.64	0
061021TS	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$467.36	0
061021TS	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$132.64	0
061721PO	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$506.31	0
061721PO	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$143.69	0
061721TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$272.64	0
061721TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$77.36	0
061721TCM 062521T	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$116.84	0
061721TCM 062521T	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$33.16	0
070121TCM 071121T	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$116.84	0
070121TCM 071121T	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$33.16	0
070821BM	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$467.36	0
070821BM	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$132.64	0
070821TS	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$467.36	0
070821TS	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$132.64	0
071521PO	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$506.31	0
071521PO	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$143.69	0
071521TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-533100	FN	LEGAL SERVICES	$194.75	0
071521TC	TOW/SEIZURE VIOLATIONS - 6/10/	PALOS HEIGHTS	20212143	08/20/2021	11040110-549990	FN	OTHER CONTRACTUAL SERVICE	$55.25	0
								4,750.00	

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TOTAL FIRE & SAFETY INC									
588									
9791581-IN	INV# 9791581-IN ALARM SERVICE	WOODRIDGE	20212026	07/29/2021	11174100-549990	SF	OTHER CONTRACTUAL SERVICE	$354.00	0
								354.00	
TRANE U.S., INC.									
1360									
311717664	REPAIR	CHICAGO	20211703	06/17/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$584.00	0
								584.00	
TREASURY DIRECT									
11906									
06112021	6/11/2021 SAVINGS BOND		20211726	07/11/2021	11000000-213400	FN	PAYROLL DEDUCT'N-SAVINGS BONDS	$25.00	9006536
06252021	SAVINGS BONDS PR WH 6/25/21		20211835	07/25/2021	11000000-213400	FN	PAYROLL DEDUCT'N-SAVINGS BONDS	$25.00	9006564
07092021	SAVINGS BONDS PR WH 7/9/21		20211961	08/08/2021	11000000-213400	FN	PAYROLL DEDUCT'N-SAVINGS BONDS	$25.00	9006569
								75.00	
TRIA ARCHITECTURE INC									
1862									
3705	R-51-21 SENIOR CENTER REHABILI	BURR RIDGE	20211218	07/29/2021	31080800-591000	PW	CAPITAL OUTLAY-BLDG&STRUCTURE	$55,575.00	0
								55,575.00	
TRUE NORTH CONSULTANTS, INC									
291									
21-0698	SR CENTER PROJ - ST ALEXIS CHU	NAPERVILLE	20211838	07/22/2021	31080800-591000	PW	CAPITAL OUTLAY-BLDG&STRUCTURE	$2,250.00	0
								2,250.00	
TYSON, JASON (E)									
771									
07012021	REIMBURSEMENT DRINKING WATER O	ISLAND LAKE	20211700	07/22/2021	51050110-521510	PW	EDUC/SEMRS/MTGS/TRNG	$10.00	0
								10.00	
U.S. UPFITTERS / INLAD									
1483									
86157	EMERGENCY LIGHTS	LOMBARD	20211842	07/25/2021	11020190-542410	AD	R&M VEHICLES	$1,438.79	0
86295	PARTS	LOMBARD	20211969	08/05/2021	11050420-542410	PW	R & M VEHICLES	$466.66	0
86321	PARTS	LOMBARD	20211969	08/06/2021	11050420-542410	PW	R & M VEHICLES	$71.10	0
								1,976.55	
UMB BANK, F/B/O PLANMEMBER									
1346									
06252021	PLAN MEMEBER PR WH 6/25/21	SHAWNEE MISSI	20211824	07/25/2021	11000000-213600	FN	PAYROLL DEDUCT'N- PLAN MEMBER	$1,000.00	9006555
066112021	6/11/21 PLAN MEMBER	SHAWNEE MISSI	20211721	07/11/2021	11000000-213600	FN	PAYROLL DEDUCT'N- PLAN MEMBER	$1,000.00	9006541
07092021	PLAN MEMEBER PR WH 7/9/21	SHAWNEE MISSI	20211954	08/08/2021	11000000-213600	FN	PAYROLL DEDUCT'N- PLAN MEMBER	$1,000.00	9006576
								3,000.00	

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
UNDERWRITER'S SAFETY & CLAIMS									
12623									
06012021-06302021	SAFETY CLAIMS 6/1-6/30/21 PAYM	LOUISVILLE	20211906	07/30/2021	11020150-562550	FN	CLAIM PAYMENTS-WORKERS COMP	$180.00	0
								180.00	
UNITED REFRIGERATION, INC.									
1342									
78888909-01	HVAC SUPPLIES	DALLAS	20211745	06/20/2021	11050440-542110	PW	R&M BUILDING	$245.88	0
79145696-00	INV# 79186403-00 D/B ULOADER V	DALLAS	20211870	07/02/2021	11174100-542110	SF	R & M HVAC	$80.75	0
79186403-00	INV# 79186403-00 D/B ULOADER V	DALLAS	20211870	07/04/2021	11174100-542110	SF	R & M HVAC	$19.68	0
79517030-00	INV# 79517030-00 IRP ACCESS 1/	DALLAS	20211941	07/21/2021	11174100-542110	SF	R & M HVAC	$14.36	0
79574687-00	HVAC SUPPLIES	DALLAS	20211914	07/23/2021	11050440-542110	PW	R&M BUILDING	$46.18	0
								406.85	
UNITED STATES ALLIANCE FIRE PROTECTI									
4993									
1046-F059435	ANNUAL HYDRANT FLUSH 545 JOHN,	LAKE FOREST	20212126	08/12/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$325.00	0
								325.00	
UNIVERSAL FILM EXCHANGES									
7128									
SPIRIT UNTAMED	MOVIE RENTAL FEES - SPIRIT UNT	DALLAS	20211947	07/31/2021	11070790-547910	SF	MOVIE RENTAL FEES	$101.25	0
SPIRIT UNTAMED WI	MOVIE RENTAL FEES - SPIRIT UNT	DALLAS	20212031	08/07/2021	11070790-547910	SF	MOVIE RENTAL FEES	$28.97	0
								130.22	
USABLUEBOOK									
6491									
632925	LAB SUPPLIES	GURNEE	20211926	07/14/2021	51050570-552550	PW	LAB SUPPLIES	$559.07	0
634324	SUPPLIES	GURNEE	20211981	07/15/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$100.96	0
637542	LAB SUPPLIES	GURNEE	20211926	07/17/2021	51050570-552550	PW	LAB SUPPLIES	$55.95	0
638358	SUPPLIES	GURNEE	20211981	07/18/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$278.61	0
638400	SUPPLIES	GURNEE	20211981	07/18/2021	51050570-552550	PW	LAB SUPPLIES	$115.85	0
641225	SUPPLIES	GURNEE	20211981	07/22/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$255.23	0
649291	SUPPLIES	GURNEE	20211981	07/30/2021	51050570-552550	PW	LAB SUPPLIES	$233.76	0
								1,599.43	
UTILITY DYNAMICS CORP.									
5881									
0706-2700	R-20-21 2021 CDBG ANNUAL RES.	OSWEGO	20211113	08/05/2021	31080810-596000	PW	CAPITAL CONSTRUCTION	$498,665.90	0
								498,665.90	
VERIZON WIRELESS									
11240									
442003865-00001-06	SERVICE 5/24-6/23/2021	LEHIGH VALLEY	20212013	07/23/2021	11020180-541315	FN	CELL PHONE SERVICE & EQUPMENT	$4,010.06	0

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442003865-00002-06	SERVICE 5/24-6/23/2021	LEHIGH VALLEY	20211905	07/23/2021	11020180-541315	FN	CELL PHONE SERVICE & EQUPMENT	$346.55	0
585520014-00001-06	SERVICE 5/20-6/19/2021	LEHIGH VALLEY	20211883	07/19/2021	11040380-542100	PD	MAINTENANCE AGREEMENTS	$539.61	0
								4,896.22	
VERMEER-ILLINOIS, INC.									
3028									
PG5779	CHIPPER PARTS	AURORA	20212066	08/07/2021	11050430-542410	PW	R&M VEHICLES	$281.84	0
								281.84	
VILLAGE OF BENSENVILLE									
3100									
06112021	6/11/21 POLICE PENSION		20211776	07/11/2021	11000000-212140	FN	PAYROLL DEDUCT'N-POL PENSION	$14,123.12	9006545
06252021	POLICE PENSION PR WH 6/25/21		20211849	07/25/2021	11000000-212140	FN	PAYROLL DEDUCT'N-POL PENSION	$12,362.16	9006563
07092021	POLICE PENSION PR WH 7/9/21		20212006	08/08/2021	11000000-212140	FN	PAYROLL DEDUCT'N-POL PENSION	$13,485.56	9006570
								39,970.84	
WALKER PROCESS EQUIPMENT									
7939									
INV021142	SOLE SOURCE - REPAIR PINION SH	AURORA	20211788	06/30/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$5,050.00	0
								5,050.00	
WALT DISNEY STUDIOS MOTION PICTURES									
7086									
CRUELLA	MOVIE RENTAL FEES- CRUELLA WK	DALLAS	20211861	07/17/2021	11070790-547910	SF	MOVIE RENTAL FEES	$157.66	0
CRUELLA WK2	MOVIE RENTAL FEES- CRUELLA WK	DALLAS	20211861	07/24/2021	11070790-547910	SF	MOVIE RENTAL FEES	$154.06	0
								311.72	
WAREHOUSE DIRECT, INC.									
1077									
4930261-0	OFFICE SUPPLIES-INV #4930261-0	DES PLAINES	20211732	05/08/2021	11040110-551110	PD	MATERIALS/SUPPLIES-ADMIN	$92.30	0
4974540-0	MISC OFFICE SUPPLIES	DES PLAINES	20211868	07/07/2021	11174100-551110	SF	MATERIALS/SUPPLIES-ADMIN	$82.74	0
4977169-0	POP-UP POST-IT NOTES	DES PLAINES	20211720	07/09/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$20.09	0
4981199-0	RULERS	DES PLAINES	20211744	07/15/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$4.05	0
4983870-0	MISC OFFICE SUPPLIES	DES PLAINES	20211868	07/18/2021	11070760-551110	SF	MATERIALS/SUPPLIES-ADMIN	$15.69	0
4983870-0	MISC OFFICE SUPPLIES	DES PLAINES	20211868	07/18/2021	11174100-551110	SF	MATERIALS/SUPPLIES-ADMIN	$26.08	0
4984204-0	OFFICE SUPPLIES-INV #4984204-0	DES PLAINES	20211802	07/18/2021	11040110-551110	PD	MATERIALS/SUPPLIES-ADMIN	$102.69	0
4987452-0	OFFICE SUPPLIES-INV #4987452-0	DES PLAINES	20211887	07/23/2021	11040110-551110	PD	MATERIALS/SUPPLIES-ADMIN	$93.15	0
4987452-1	OFFICE SUPPLIESS-INV #4987452-	DES PLAINES	20211886	07/24/2021	11040110-551110	PD	MATERIALS/SUPPLIES-ADMIN	$4.64	0
4997738-0	COVID-19 LYSOL WIPES	DES PLAINES	20210089	08/08/2021	11020190-551110	PW	MATERIALS/SUPPLIES-ADMIN	$319.90	0
4998060-0	INV# 4998060-1 MISC CLEANING	DES PLAINES	20212032	08/07/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$32.46	0
4998060-1	INV# 4998060-1 MISC CLEANING	DES PLAINES	20212032	08/08/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$47.06	0
5000578-0	JANITORIAL / OFFICE SUPPLIES	DES PLAINES	20211966	08/11/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$52.60	0
5000578-0	JANITORIAL / OFFICE SUPPLIES	DES PLAINES	20211966	08/11/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$52.61	0

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5000578-0	JANITORIAL / OFFICE SUPPLIES	DES PLAINES	20211966	08/11/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$59.92	0
5000728-0	JANITORIAL / OFFICE SUPPLIES	DES PLAINES	20211966	08/11/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$54.37	0
5000755-0	OFFICE SUPPLIES-INV #5000755-0	DES PLAINES	20212038	08/11/2021	11040110-551110	PD	MATERIALS/SUPPLIES-ADMIN	$39.07	0
5005221-0	TOILET TISSUE	DES PLAINES	20212087	08/15/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$132.00	0
								1,231.42	
WARNER BROTHERS DISTRIBUTING									
6503									
CONJURING	MOVIE RENTAL FEES- CONJURING:	ATLANTA	20211860	07/24/2021	11070790-547910	SF	MOVIE RENTAL FEES	$51.29	0
IN THE HEIGHTS	MOVIE RENTAL FEES - IN THE HEI	ATLANTA	20211946	07/31/2021	11070790-547910	SF	MOVIE RENTAL FEES	$145.68	0
IN THE HEIGHTS WK	MOVIE RENTAL FEES- IN THE HEIG	ATLANTA	20212030	08/07/2021	11070790-547910	SF	MOVIE RENTAL FEES	$90.83	0
								287.80	
WATCHGUARD INC									
1827									
4BOINV0007591	WIFI ACCESS POINT-INV #4BOINV0	ALLEN	20211781	06/23/2021	11040110-542410	PD	R&M VEHICLES	$265.00	0
								265.00	
WENTWORTH TIRE - BENSENVILLE									
3510									
40049193	1 NEW TIRE-SQ #304-INV #400491	BENSENVILLE	20212041	07/28/2021	11040110-542410	PD	R&M VEHICLES	$149.50	0
40049456	#214 TIRES	BENSENVILLE	20211977	08/07/2021	11050430-542410	PW	R&M VEHICLES	$339.50	0
40049474	#252 TIRES	BENSENVILLE	20211976	08/07/2021	51050540-542410	PW	R&M VEHICLES	$2,253.00	0
								2,742.00	
WESTBROOK STRATEGIC CONSULTANTS									
1198									
186	CONSULTING SERVICES - JULY 202	WESTCHESTER	20212137	07/23/2021	11020110-532810	FN	PROJECT MANAGEMENT SERVICES	$3,750.00	0
								3,750.00	
WEX HEALTH, INC									
1853									
0001361280-IN	COBRA BENEFITS JUNE 2021	FARGO	20211956	07/30/2021	11000000-214110	FN	PAYROLL DEDUCT'N-HEALTH INS	$85.45	9006571
MAY 2021	COBRA MAY 2021	FARGO	20211722	07/14/2021	11000000-214110	FN	PAYROLL DEDUCT'N-HEALTH INS	$109.75	9006543
								195.20	
ZIEBELL WATER SERVICE									
3045									
253986-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VILL.	20210205	07/01/2021	51050540-552520	PW	WATER MAIN PARTS	$336.00	0
253998-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VILL.	20210205	07/02/2021	51050540-552520	PW	WATER MAIN PARTS	$84.50	0
253999-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VILL.	20210205	07/02/2021	51050540-552520	PW	WATER MAIN PARTS	$312.08	0
254000-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VILL.	20210205	07/02/2021	51050540-552520	PW	WATER MAIN PARTS	$1,293.39	0
254019-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VILL.	20210205	07/03/2021	51050540-552520	PW	WATER MAIN PARTS	$608.97	0
254225-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20211846	07/22/2021	51050540-552520	PW	WATER MAIN PARTS	$3,489.00	0

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254249-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20212068	07/23/2021	51050540-552520	PW	WATER MAIN PARTS	$111.00	0
254250-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20211846	07/23/2021	51050540-552520	PW	WATER MAIN PARTS	$663.00	0
254251-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20211846	07/23/2021	51050540-552520	PW	WATER MAIN PARTS	$3,603.00	0
254264-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20212068	07/24/2021	51050540-552520	PW	WATER MAIN PARTS	$2,250.00	0
254265-000	R-11-21 WATER SYSTEM PARTS	ELK GROVE VILL.	20211846	07/24/2021	51050540-552520	PW	WATER MAIN PARTS	$1,407.83	0
								14,158.77	

CHECK TOTAL: **2,431,986.45**

WIRE/MANUAL TOTAL: **2,577,327.10**

EXPENDITURE TOTAL: **5,009,313.55**

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	M. Ribando	Village Attorney	July 27, 2021

DESCRIPTION:
Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Authorizing an Employment Agreement with Evan K. Summers as Village Manager

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

COMMITTEE ACTION:	DATE:
NA	NA

BACKGROUND:
Pursuant to the managerial form of government adopted by the Village in 1986, the Village of Bensenville Board of Trustees intends to continue to employ Evan K. Summers as the Village Manager.

KEY ISSUES:
In accordance with 65 ILCS 5-5, Village Managers serve as the administrative head of municipal government and are responsible for the efficient administration of all departments.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
Approval of the Employment Agreement for Evan K. Summers as Village Manager.

BUDGET IMPACT:

ACTION REQUIRED:
Approval of the Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Authorizing an Employment Agreement with Evan K. Summers as Village Manager.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Village Manager Agreement	7/22/2021	Cover Memo
Manager Agreement 06/16/21	7/22/2021	Cover Memo

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS AUTHORIZING AN EMPLOYMENT AGREEMENT WITH EVAN K. SUMMERS AS VILLAGE MANAGER

WHEREAS, the Village of Bensenville, DuPage and Cook Counties, Illinois (the *"Village"*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village is a managerial form of government, as set forth in the Illinois Municipal Code; and

WHEREAS, pursuant to the managerial form of government, the Village intends to employ Evan K. Summers as the village manager of the Village.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Employment Agreement by and between the Village of Bensenville, DuPage and Cook Counties, Illinois and Evan K. Summers, as Village Manager (the "*Agreement*") a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved in substantially the form presented to the Village Board, with such necessary changes as may be authorized by the Village President, the execution thereof to constitute the approval by the Village of any and all changes or revisions therein contained.

Section 3. The officials, officers, attorneys, and employees of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the Agreement.

Section 4. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(*Intentionally Left Blank*)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this ____ day of _____ 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Exhibit A

Agreement

AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS AND EVAN K. SUMMERS, AS VILLAGE MANAGER

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered into this 16th day of June 2021, by and between the VILLAGE OF BENSENVILLE, an Illinois municipal corporation (hereinafter referred to as "VILLAGE"), and EVAN K. SUMMERS (hereinafter referred to as "MANAGER"). The VILLAGE and MANAGER shall also be referred to in this Agreement, as the "PARTIES" or "PARTY".

W I T N E S S E T H:

WHEREAS, heretofore the citizens of the VILLAGE have adopted by referendum, the managerial form of local government, as set forth in Article 5 of the Illinois Municipal Code; and

WHEREAS, under and pursuant to the managerial form of local government, the VILLAGE desires to employ Evan K. Summers as the Village Manager of the VILLAGE; and

WHEREAS, the MANAGER is willing to be employed by the VILLAGE, pursuant to the covenants, terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the PARTIES hereto agree as follows:

SECTION 1. Employment and Duties. The VILLAGE hereby agrees to employ and retain the MANAGER as Village Manager of the VILLAGE and the MANAGER hereby accepts such employment and engagement, and covenants hereby to perform the functions and duties of the Village Manager specified in the Bensenville Village Code and in Article 5 of the Illinois Municipal Code (65 ILCS 5/5-1-1 *et seq.*), and in accordance with all other applicable ordinances of the VILLAGE and statutes of the state of Illinois, and to perform such other legally permissible

and proper duties and functions as the Village Board shall from time to time assign. During the Term:

A. The MANAGER's services shall be rendered on a full-time basis; and

B. The MANAGER shall devote and apply, on a full-time basis, all of his skills and experience to the performance of his duties and the furtherance of the VILLAGE'S interests and shall not engage in any other employment or consulting, unless such is undertaken from time to time on behalf of a family owned business established prior to the Term of this Agreement, or otherwise specifically agreed to by the VILLAGE President in writing and in the sole discretion of the VILLAGE President ; and

C. The MANAGER shall report to the VILLAGE President and VILLAGE Board of the VILLAGE.

SECTION 2. Term of Employment. The Term of Employment (hereinafter referred to as the "Term"), shall be that period of time commencing on June 16, 2021, and continuing through June 1, 2025, or the last day of the term of the Village President, whichever is latest in time (hereinafter referred to as "Termination Date"), unless the Term has been terminated sooner as provided for in this Agreement.

Upon the Termination Date, if the MANAGER is willing and able to continue to perform his duties under this Agreement, the VILLAGE shall pay to the MANAGER severance pay in an amount equal to four (4) months' salary and the employer's portion of disability, health, and life insurance benefits for a period of four (4) months, as provided for in this Agreement. Said payment shall not be due and owing to the MANAGER, if the MANAGER and VILLAGE either enter into a new agreement or the MANAGER continues to perform services for the VILLAGE while receiving the same compensation and benefits from the VILLAGE in accordance with this

Agreement in contemplation of the PARTIES entering into a new agreement within sixty (60) days of the Termination Date.

SECTION 3. Salary and Evaluations.

A. The VILLAGE will pay the MANAGER for his services rendered pursuant hereto an annual base salary of One Hundred and Ninety Thousand Dollars and 00/100 Dollars ($190,000.00), payable in equal installments at the same time as other department heads of the VILLAGE are paid, effective upon the first pay period after the Term of this Agreement. All salary, benefits, reimbursements, and other payments to MANAGER under this Agreement shall be subject to all applicable payroll and withholding taxes and deductions required by law. The MANAGER agrees that he shall be responsible for paying any and all of the MANAGER'S share of federal, state, and local taxes.

B. Commencing in or about December 2021, and effective each December thereafter, during the Term of this Agreement, the VILLAGE may perform an Annual Performance Review of the MANAGER, being an evaluation of his performance and satisfactory completion of goals and objectives mutually agreed to between the PARTIES. The VILLAGE agrees to contemplate an increase in the base salary and/or benefits of the MANAGER in such amount and to such extent as the VILLAGE may determine in its absolute sole and exclusive discretion. In the absence of an Annual Performance Review by January 31 of each year, the Manager shall receive an automatic annual base salary increase of two and one-half percent (2.5%) effective January 1 of each year for the term of the Agreement.

C. The VILLAGE shall pay the premium for the fidelity bond required of the MANAGER in accordance with the Bensenville Village Code or State law.

D. The VILLAGE shall annually, on or before June 30, contribute toward

MANAGER'S 457b Deferred Compensation Plan or other Defined Contribution Plan ("PLAN") the amount of seven and one-half percent (7.5%) of the MANAGER'S base salary in each year during the Term of this Agreement. All such contributions shall be contributed directly by the VILLAGE to such PLAN or paid as compensation to the MANAGER and then deducted and paid into such PLAN, as the PLAN document requires.

E. The Village may elect to provide a Retiree Health Savings Plan, amended as necessary to comply with applicable law based on the format designed by the Internal Revenue Service. The MANAGER may participate in such plan to the extent required of all other department heads of the VILLAGE.

SECTION 4. Other Terms and Conditions of Employment.

A. The MANAGER shall at all times maintain his primary residence in the corporate boundaries of the counties of DuPage, Cook, Kendall, Kane, Will or Lake throughout the Term of this Agreement.

B. In addition to said benefits enumerated herein for the benefit of the MANAGER, all provisions of the Bensenville Village Code, and regulations and rules of the VILLAGE relating to sick leave, personal days, retirement and pension contributions, holidays, other fringe benefits and working conditions as they now exist or hereafter may be changed shall apply to the MANAGER as they do to department heads of the VILLAGE.

C. It is recognized that the MANAGER must devote a great deal of his time outside normal office hours to the business of the VILLAGE, and as compensation for additional time worked, the MANAGER will be allowed to vary his working hours in the office as he shall deem appropriate.

D. If any given claim, demand, or other legal action arising out of an event or occurs within the Term of this Agreement against the MANAGER, the VILLAGE shall defend, hold harmless and indemnify the MANAGER from and against any liability, claim, demand, or other legal action arising out of any alleged act or omission occurring in the performance of the MANAGER's duties as VILLAGE Manager of the VILLAGE; provided, however, that such indemnification shall not extend to or cover any intentionally wrongful or criminal act of the MANAGER. It is understood hereby that the VILLAGE shall pay all costs involved with such defense, holding harmless and indemnity, whether such costs arise out of any settlement or judgment rendered thereon, including attorneys' fees, provided that with respect to the latter, it is understood that the VILLAGE shall have chosen the mutually agreed upon counsel for the defense of the MANAGER.

E. The VILLAGE Board of the VILLAGE shall fix such other duties or task as it may determine from time to time, relating to the services of the MANAGER, provided such terms and conditions are not inconsistent with, or in conflict with, the provisions of this Agreement, the Bensenville Village Code or any ordinance, law, or state statute. The VILLAGE agrees to notify the MANAGER of any changes or modification to terms and conditions of employment.

SECTION 5. Automobile. The MANAGER's duties require that he shall have a means and mode of transportation available**.** Accordingly, at the MANAGER's option, the VILLAGE will provide a vehicle or, in the alternative, a vehicle allowance. In the event the MANAGER is provided a vehicle allowance, said allowance shall be in the amount of Four Hundred Dollars ($400.00) per month and that amount shall be paid monthly to the MANAGER and shall not be considered compensation or impact the MANAGER'S base salary. If provided a vehicle allowance, the MANAGER shall provide proof that said vehicle is insured.

SECTION 6. Holiday and Personal Leave, Vacation Leave, and Sick Leave. The MANAGER shall be entitled to receive annually twenty (20) vacation days and ten (10) days of sick leave, which shall be immediately available to the MANAGER. Any unused vacation days shall be treated in the same manner provided to all other department heads of the VILLAGE.

SECTION 7. Disability, Health, and Life Insurance. The VILLAGE agrees to provide hospitalization, surgical and comprehensive medical insurance for the MANAGER and his dependents and to pay the premiums thereon equal to that which is provided to all other department heads or in the event no plan exists, to provide the same for the MANAGER. If the MANAGER declines coverage, he will be paid seven thousand dollars ($7,000) at the end of each calendar year.

SECTION 8. General Expenses. The VILLAGE recognizes that certain expenses of a non-personal and generally job-affiliated nature will be incurred by the MANAGER during the course of his employment, and covenants hereby that it shall reimburse or pay such expenses. Accordingly, the Finance Director of the VILLAGE is authorized hereby to disburse such monies upon his receipt of expense or petty cash vouchers, receipts, statements, or personal affidavits duly executed and given him by the MANAGER. The MANAGER shall provide a monthly report to the VILLAGE detailing all expenses incurred and the nature and purpose of such expense.

SECTION 9. Memberships. The VILLAGE will budget and pay the professional dues and subscriptions of the MANAGER necessary for the continuation of his participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the VILLAGE, limited to attendance at one national conference and one state conference. Included in the foregoing, the MANAGER is authorized to become a member of such civic clubs or organizations, located or directly affiliated with activities in the VILLAGE, for which the VILLAGE shall pay all expenses.

The MANAGER shall make periodic reports to the VILLAGE Board of the VILLAGE with respect to each such membership.

SECTION 10. Professional Development.

A. The VILLAGE will budget and pay the travel and subsistence expenses of the MANAGER, pursuant to the VILLAGE'S Travel Policy and existing reimbursement procedures, for professional and official travel and meetings to continue the professional development of the MANAGER and to pursue necessary official and other functions for the VILLAGE, including but not limited to his attendance at the Annual Conference of the International City Management Association (hereinafter referred to as "ICMA"), the DuPage Mayors and Managers Conference, and conferences and meetings sponsored by the National League of Cities, Illinois Municipal League, and such other national, regional, state, and local governmental groups and committees thereof of which the MANAGER or the VILLAGE is a member and as the VILLAGE may designate, but limited to attendance of one national conference and one state conference unless otherwise agreed upon by the VILLAGE President.

B. The VILLAGE will budget and pay for the travel and subsistence expenses of the MANAGER for courses, institutes, and seminars that are necessary for his professional development and for the good of the VILLAGE which have been approved by the VILLAGE Finance Director and pursuant to the VILLAGE'S Travel Policy and existing reimbursement procedures.

SECTION 11. Termination. The Term of this Agreement shall terminate upon:

A. The death of the MANAGER; or

B. Termination of the services of the MANAGER by the VILLAGE Board of the VILLAGE. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the

right of the VILLAGE Board of the VILLAGE to terminate the services of the MANAGER at any time without hearing, with or without cause, and with notice, subject to the provisions set forth in this Agreement; or

C. Resignation by the MANAGER. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the MANAGER to resign at any time from his position with the VILLAGE, subject only to forty-five (45) days written notice to the VILLAGE and subject to the provisions set forth in this Agreement; or

D. The occurrence of the Termination Date.

SECTION 12. Severance Pay Upon Termination.

A. Upon the death of the MANAGER, the named beneficiary designated by the MANAGER shall be entitled to the benefits of any other department head of the VILLAGE or as set forth in this Agreement.

B. In the event the services of the MANAGER are terminated by the VILLAGE Board of the VILLAGE, with cause, the VILLAGE shall have no obligation to pay the severance, as set forth in this Agreement, or any other compensation whatsoever.

For purposes of this Agreement, "cause" means (i) commission by the MANAGER of misfeasance or malfeasance in office, fraud, misappropriation or embezzlement involving property of the VILLAGE, or any other intentional wrongful acts which involve personal gain to the MANAGER; or (ii) commission by the MANAGER of a felony; or (iii) commission by the MANAGER of any activity or conduct which is likely to bring dishonor or disrepute to the position of Village Manager or to the VILLAGE, including but not limited to theft, dishonesty, or conviction of a crime involving drug abuse or moral turpitude; or (iv) failure of the MANAGER to continually reside in a residential unit in the corporate boundaries of the counties herein

specified in this Agreement. Any misfeasance that is fully cured by the MANAGER within thirty (30) days of the MANAGER'S being given written notice of such by the VILLAGE shall not be deemed to be "cause" for the purposes of this Agreement. The MANAGER shall have no ability, however, to cure any of the other acts enumerated as constituting "cause" as herein defined.

C. In the event the services of the MANAGER are terminated by the VILLAGE Board of the VILLAGE without cause, the VILLAGE shall pay the MANAGER a lump sum severance payment equal to four (4) months' salary as of the time of termination, and the employer's portion of disability, health, and life insurance benefits for a period of four (4) months.

D. In the event the services of the MANAGER are terminated by the MANAGER, then the VILLAGE shall have no obligation to pay the severance sum as set forth in this Agreement.

SECTION 13. Property of the VILLAGE. All business plans, financial data, reports, memoranda, correspondence, and all other documents pertaining to the current or prospective business of the VILLAGE are and shall at all times remain the property of the VILLAGE. The MANAGER covenants that upon termination of this Agreement, the MANAGER shall not retain, and shall return to the VILLAGE, all of the business plans, financial data or reports, memoranda, correspondence and all other documents pertaining to the current or prospective business of the VILLAGE unless permitted by law.

SECTION 14. Burden and Benefit. This Agreement shall be binding upon, and shall inure to the benefit of the PARTIES, and their respective heirs, personal and legal representatives, successors and assigns. The failure of either PARTY to exercise any right, power or remedy given to it under this Agreement, or to insist upon strict compliance with the terms hereof, shall not

constitute a waiver of the terms and conditions of this Agreement with respect to any other subsequent breach, nor a waiver by any PARTY of its or his rights at any time to require exact and strict compliance with all of the terms of this Agreement. The rights or remedies under this Agreement are cumulative to any other rights or remedies which may be granted by law.

SECTION 15. Notice Provisions. Any notice required to be given hereunder shall be deemed given, if in writing and sent by certified mail, return receipt requested, United States postage prepaid, to his last known residence, in the case of the MANAGER, and to the VILLAGE Clerk (with a copy to the President) of the VILLAGE at 12 S. Center Street, Bensenville, Illinois 60106, in the case of VILLAGE.

SECTION 16. Confidentiality. The VILLAGE acknowledges that the MANAGER has had and will have access to confidential information (hereinafter referred to as "Confidential Information") which is not generally known outside the corporation known as the VILLAGE OF BENSENVILLE. Confidential Information shall not include public documents or information which would otherwise constitute Confidential Information but which has become public other than through a breach of this Agreement or other improper means. During the Term of this Agreement, and for two (2) years following the MANAGER'S employment with the VILLAGE, the MANAGER covenants and warrants that, without the prior written authorization of the VILLAGE Board of the VILLAGE, the MANAGER shall not directly or indirectly use, divulge, furnish or make accessible Confidential Information to any person, firm, or corporation other than persons, firms, or corporations employed and/or retained by the VILLAGE in a fiduciary capacity, but instead shall keep all Confidential Information strictly and absolutely confidential except as otherwise provided herein or as provided by law. Said confidentiality shall be subject to any

applicable exception of the state or federal Freedom of Information Act and all other applicable laws and orders of the court.

SECTION 17. Entire Agreement. The PARTIES agree that this Agreement contains the entire agreement and understanding between the PARTIES with respect to the employment referred to herein, and no representations, promises, agreements or understandings, written or oral, not herein contained shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by the PARTIES. No waiver of any provision of this Agreement shall be valid unless the same is in writing and signed by the PARTY against whom such waiver is sought to be enforced; moreover, no valid waiver of any provision of this Agreement at any time shall be deemed a waiver of any other provisions of this Agreement at such time or will be deemed a valid waiver of such provision at any other time.

SECTION 18. No Reduction of Benefits. The Board shall not, at any time during the Term of this Agreement, reduce Manager's salary, compensation, or other financial and fringe benefits. The MANAGER does agree, however, to a reduction of benefits, if necessary, and if fairly applied to all other department heads of the VILLAGE so as to maintain the economic and fiscal viability of the VILLAGE as a whole or to properly manage and execute any of its programs of benefits.

SECTION 19. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of Illinois. The invalidity or unenforceability of any provision of this Agreement shall not offset or invalidate any other provision. If any provision of this Agreement is capable of two constructions, one of which would render the provision invalid and the other of which would make the provision valid, then the provision shall have the meaning which renders it valid. The PARTIES agree that, for the purpose of any litigation or proceeding regarding the terms and conditions of this Agreement, venue shall be proper in the Circuit Court

of the Eighteenth Judicial Circuit, DuPage County, Illinois. The PARTIES agree to voluntary submit to the jurisdiction of the courts for any such proceeding.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the VILLAGE OF BENSENVILLE, at a properly convened public meeting and pursuant to authority provided by law, have hereby approved this Agreement by the passage of an Ordinance by the VILLAGE Board, authorizing the execution of said Agreement by the President with an attestation by the VILLAGE Clerk, and that Evan K. Summers has voluntarily executed this Agreement in the VILLAGE and that the PARTIES hereto have entered their hands and seals the day and year first above written.

VILLAGE OF BENSENVILLE:

_____
Frank DeSimone, Village President

MANAGER:

_____
Evan K. Summers

ATTEST:

_____
Nancy Quinn, Village Clerk

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	M. Ribando	Village Manager's Office	07/27/21

DESCRIPTION:
Resolution Approving a Lobbying Services Agreement Between the Village of Bensenville and Maren Ronan Ltd.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*	X	*Major Business/Corporate Center*
X	*Safe and Beautiful Village*	X	*Vibrant Major Corridors*

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Village of Bensenville requires a need for lobby services. These services will be performed in accordance with the terms and conditions of the agreement. The Village has determined that it would like to engage in an agreement with Maren Ronan Ltd. beginning July 1, 2021.

Maren has previously and successfully carried legislation through the State of Illinois on behalf of the Village of Bensenville.

KEY ISSUES:
The Village of Bensenville needs information, guidance and recommendations on state-level legislative and appropriate matters. Lobbying services monitor and communicate up to date legislation, pending or proposed matters and exercise their best efforts to protect and promote the Village of Bensenville.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
Approval of the Resolution approving a Lobbying Services Agreement with Maren Ronan Ltd. and the Village of Bensenville beginning on July 1, 2021.

BUDGET IMPACT:
$42,000 annually. Budgeted under 11010010-532810.

ACTION REQUIRED:
Approval of the Resolution approving a Lobbying Services Agreement with Maren Ronan Ltd. and the Village of Bensenville beginning July 1, 2021.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Authorizing Maren Ronan Ltd.	7/22/2021	Cover Memo
Agreement - Maren Ronan Ltd	7/22/2021	Cover Memo

RESOLUTION NO. _____

A RESOLUTION APPROVING EXECUTION OF A LOBBYING SERVICES AGREEMENT WITH MAREN RONAN LTD.

WHEREAS, the VILLAGE OF BENSENVILLE (hereinafter "VILLAGE") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the VILLAGE is empowered to make all agreements and contracts and to undertake other acts as necessary in the exercise of its statutory powers; and

WHEREAS, Maren Ronan Ltd. has the experience and expertise to provide said lobbying services; and

WHEREAS, the VILLAGE has determined that it is reasonable, necessary, and desirable to enter into a lobbying services agreement with Maren Ronan per the terms set forth in the consulting agreement attached hereto as Exhibit "A" in the amount not to exceed monthly rate of $3500.

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Village Clerk is hereby authorized to attest thereto, a lobbying Services Agreement with Maren Ronan Ltd. in the amount of $3500 per month for the services as set forth in the agreement attached hereto as Exhibit "A".

SECTION THREE: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the Board of Trustees of the Village of Bensenville, Illinois, this 27th day of July, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent:_____

LOBBYING SERVICES AGREEMENT

THIS AGREEMENT, made and entered into as of this July 1, 2021 by and between Maren Ronan Ltd., a consulting firm with offices at 319 Rugeley Road, Western Springs, IL 60558 (hereinafter called "*MR Ltd.*"), and the Village of Bensenville, with its principal offices at 12 South Center St., Bensenville IL 60106 (hereinafter "Village")

WITNESSETH:

WHEREAS, THE VILLAGE OF BENSENVILLE wishes to retain Maren Ronan Ltd. to perform certain lobbying services (hereinafter more particularly described) on behalf of the Village and its subsidiaries in the State of Illinois; and

WHEREAS, MAREN RONAN LTD. has represented to the Village that it is capable and is willing to undertake the performance of lobbying services in the State of Illinois.

NOW, THEREFORE, in consideration of the payments to be made to Maren Ronan Ltd., as herein provided, and the mutual agreements herein contained, the parties agree as follows:

1. **Terms and Termination.**

   (a) This agreement shall be effective as of July 1, 2021, and shall continue in full force and effect through December 31, 2021 a period of five months; However, either party may terminate this agreement at any time without liability, upon thirty days (30) written notice. In the event of termination, any monthly invoices already billed and owing shall be paid, and the final thirty (30) day period shall be prorated accordingly.

   (b) For and in consideration of MR Ltd.'s performance of services in accordance with the terms and conditions of this agreement, the Village shall pay MR Ltd., a fee of $3,500 per month, payable upon monthly invoice.

   (c) It is understood and agreed that the compensation recited within this section includes usual and ordinary costs and expenses. If MR Ltd. determines that there is a need to incur extraordinary costs and expenses in the performance of services hereunder, then in that event, the Village shall reimburse MR Ltd. for the same, provided the nature, amount and circumstances thereof are fully disclosed to and approved by an authorized representative designated by the Village under Section 5, herein, prior to the time the same are incurred, and upon receipt of a detailed accounting of all such extraordinary costs and expenses.

2. **Governmental Relations/Lobbying Services.**

   The Village hereby retains MR Ltd., and MR Ltd., hereby undertakes to exercise its best efforts to protect and promote the business, products, reputation and interests of the Village and its subsidiaries in the State of Illinois performing lobbying services (hereby called "Services"). Such Services shall include, but not be limited to, the following:

   (a) Monitoring and keeping the Village apprised on a regular basis of all bills and amendments now pending or proposed or which may be proposed during the term hereof, in the Illinois state legislature or in any agency or department of the State of Illinois, pertaining to the business, projects, reputation or interests of the Village.

(b) Providing the Village with information and guidance as to the matters described herein and making recommendations as to the appropriate actions which should be taken consistent with the objectives of this Agreement;

(c) Lobbying efforts with key legislative or regulatory officials and their staffs, on matters pertaining to the business, products, reputation or interests of the Village or its subsidiaries; and

(d) On instructions from an authorized representative, undertaking such actions as to the Village may deem appropriate and consistent with the objectives of this Agreement, which actions shall include, but not limited to, appearing and/or testifying at hearings and promote the interests of the Village and its subsidiaries with respect to matters and/or proceedings proposed or pending before legislative, administrative and/or executive governmental bodies.

(e) MR Ltd. shall maintain close liaison and frequent communication with the authorized representatives designated by the Village, particularly during critical periods or on priority items.

3. **Relationship with Other Clients**

In the event that a possible conflict of interest arises at any time during the term of this Agreement between the interests of the Village or its subsidiaries and those of MR Ltd.'s other clients, MR Ltd. agrees to notify the thereof promptly the Village and shall, if so directed by the Village refrain from performing services with respect to such area of competing interest. MR Ltd. agrees that the Village shall have the right to terminate this agreement without liability upon written notice to MR Ltd., if, in the Village's sole judgment, upon reasonable basis, MR Ltd.'s representation of its other clients conflicts with the best interests of the Village or its subsidiaries.

4. **Compliance with State and Federal Laws**.

The parties recognize and agree that it has been the other's long – standing policy to comply fully with all applicable federal, state and local laws regulative corporate political and governmental relationships/lobbying activities, and each of the parties agrees that he/she/it will fully comply with all federal, state or local governmental or judicial body, agency or official pertaining to its performing services.

5. **Confidentiality.**

Inasmuch as in the rendering of Services hereunder, MR Ltd., its associates and employees may acquire confidential information and data concerning the business and operations of, or belonging to the Village, and additional information and data will be made available to or developed by MR Ltd.; MR Ltd. agrees to treat and maintain all such information and data as the Village's confidential property and not to divulge it to others at any time or use it for private purposes or otherwise, except as such use or disclosure may be required in connection with performance of the Services or as may be consented to by the Village, unless and until such information becomes a part of the public domain or MR Ltd. legally acquires such information without restriction on disclosure from sources other than the Village or other companies with whom the Village has a business relationship.

6. **Independent Contractor**

Maren Ronan, Ltd is and shall act as an independent contractor in performing any services hereunder.

7. **Non-Assignment**.

This Agreement shall be personal to the parties hereto and no party shall (by operation of law or otherwise) transfer or assign its rights or delegate its performance hereunder; and any such transfer, assignment or delegation shall be void and of no effect.

8. **Miscellaneous**.

(a) This agreement constitutes the full understanding of the parties and a complete allocation of risks between them and a complete and exclusive statement of the terms and conditions of their agreement relating to MR Ltd.'s performing services hereunder and supersedes any and all prior agreements, whether written or oral between the parties. No waiver by any party with respect to any breach or default or of any right or remedy, nor any course of dealing, shall be deemed to constitute a continuing waiver or any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound.

(b) All provisions of this Agreement are severable and any provision which may be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remaining provisions.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

Maren Ronan Ltd.

By _____
Maren Ronan
Title: President

Village of Bensenville

By _____
Honorable Frank DeSimone
Title: Village President of Bensenville

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:

Ordinance Granting Site Plan Review and a Final Planned Unit Development with Code Departures for the Properties Located in the Mohawk Terrace Subdivision

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	Financially Sound Village		Enrich the Lives of Residents
	Quality Customer Oriented Services	X	Major Business/Corporate Center
	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

1. In November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures. These requests, which were conditionally approved by the Village Board, were sought in order to assemble the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park.
2. The site plan features four industrial buildings with parking for both trucks and passenger vehicles.
3. In conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as certain aspects of the site do not meet the strict application of the Village Zoning Ordinance requirements.

KEY ISSUES:

1. The Owners are now seeking approval of a Final Planned Unit Development.
2. A new code departure is being sought with the Final PUD: Outdoor Storage Area. Zoning Code considers truck and trailer parking as outdoor storage, and the area is restricted to a certain size, which this development exceeds.
3. This Final PUD request is simply for site improvement work, and the Owners will come back through the Public Hearing process for PUD Amendments when they have final plans for each proposed building and each lot's respective landscaping.
4. Please note the Petitioner has requested approval of a Final Plat of Subdivision at the Community Development Commission. The Petitioner did not submit a Final Plat in time for the Public Hearing, and this request has been excluded from the ordinance.
5. Staff has amended one of their recommended conditions of approval (2.2) at the request of the Petitioner. Originally the condition stated that no grading work shall commence until a Plat of Vacation, subject to Village review and approval, is recorded, but has now been amended to the following: No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is approved by the Village Board.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Site Plan Review.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Final Planned

Unit Development with the following conditions:

1. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) are consequently conditions of approval of the Final Planned Unit Development; and
2. No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is approved by the Village Board; and
3. The water main infrastructure is subject to Village review and approval; and
4. The code departure for Outdoor Storage, Municipal Code Section 10-7-2-1 is granted; and
5. The center landscape spine between buildings 2 and 3 be increased from 21 feet to 26 feet; and
6. To the fullest extent possible of the Owners/Petitioner, the Wood Dale Park District Property shall feature infrastructure improvements to promote the use of the future employees of the subject site; and
7. The Owners/Petitioner are required to seek approval of Amendments to the Planned Unit Development for building plans and their respective landscape plans.

3. At their 06.01.21 Public Hearing, the CDC voted unanimously (5-0) to recommend approval of the above requests with staff's conditions.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance granting Site Plan Review and a Final Planned Unit Development with Code Departures for the properties located in the Mohawk Terrace Subdivision.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Approval Standards Letter	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Existing Conditions & Demolition Plans	7/13/2021	Backup Material
Site Layout and Paving Plan	7/13/2021	Backup Material
Erosion Control Plan	7/13/2021	Backup Material
Grading & Drainage Plans	7/13/2021	Backup Material
Utility Plan	7/13/2021	Backup Material
Construction Details	7/13/2021	Backup Material
Stormtrap Drawings	7/13/2021	Backup Material
CDC 06.01.21 Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING APPROVAL OF A SITE PLAN AND FINAL PLANNED UNIT DEVELOPMENT WITH CODE DEPARTURES FOR THE PROPERTIES LOCATED IN WHAT IS COMMONLY KNOWN AS THE MOHAWK TERRACE SUBDIVISION IN BENSENVILLE, ILLINOIS

WHEREAS, ML Realty of 1 Pierce Place, Itasca, IL 60143, and Prologis of 321 N. Clark St, Suite 2625, Chicago, IL 60654 ("Owners") and ("Applicants") filed an application for Site Plan Review, Municipal Code Section 10-3-2 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), and a Final Planned Unit Development, Municipal Code Section 10-4, with Code Departures from the following: Industrial District Parking Location, Municipal Code Section 10-6-19.B-4, Outdoor Storage Area, Municipal Code Section 10-7-2-1, Maximum Number of Parking Spaces, Municipal Code Section 10-8-2.B-6, Maximum Driveway Width, Municipal Code Section 10-8-8-1, Driveway Apron Width, Municipal Code Section 10-8-8-F, and Tree Replacement Standards, Municipal Code Section 10-9-2-B, for the properties located in the Mohawk Terrace Subdivision, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Site Plan Review and Final Planned Unit Development with Code Departures sought by the Applicants was published in the Bensenville Independent on Thursday, May 13, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Wednesday, May 12, 2021 and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Wednesday, May 12, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on June 1, 2021 as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by Applicants, and, thereafter, voted unanimously (5-0) to recommend approval with conditions of the Site Plan Review, Municipal Code Section 10-3-2, and a Final Planned Unit Development, Municipal Code Section 10-4, with Code Departures from Industrial District Parking Location, Municipal Code Section 10-6-19.B-4, Outdoor Storage Area, Municipal Code Section 10-7-2-1, Maximum Number of Parking Spaces, Municipal Code Section 10-8-2.B-6, Maximum Driveway Width, Municipal Code Section 10-8-8-1, Driveway Apron Width, Municipal Code Section 10-8-8-F, and Tree Replacement Standards, Municipal Code Section 10-9-2-B, and forwarded its recommendations, including the Staff Report and findings relative to the aforementioned requests, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Site Plan and Final Planned Unit Development with Code Departures as recommended by the Community Development Commission, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as I-2 General Industrial District, which zoning classification shall remain in effect subject to the Site Plan and Final Planned Unit Development approved herein.

Section 3. That the Staff Report and Recommendation to approve the Site Plan and Final Planned Unit Development with Code Departures, as allowed by the Zoning Ordinance, Sections 10-3-2 and 10-4, as adopted by the Community Development Commission as shown in Exhibit "B" is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Site Plan and Final Planned Unit Development with Code Departures are proper and necessary.

Section 4. That the Site Plan, Municipal Code Section 10-3-2, and Final Planned Unit Development, Municipal Code Section 10-4, as sought by the Applicants of the Subject Property, are hereby approved with the following conditions:

1) All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) are consequently conditions of approval of this Final Planned Unit Development;
2) No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is approved by the Village Board;
3) The water main infrastructure is subject to Village review and approval;
4) The code departure for Outdoor Storage, Municipal Code Section 10-7-2-1, is granted;
5) The center landscape spine between buildings 2 and 3 be increased from 21 feet to 26 feet;
6) To the fullest extent possible of the Applicants, the Wood Dale Park District Property shall feature infrastructure improvements that promote the use of the future employees of the subject site; and

7) The Applicants are required to seek approval of Amendments to the Planned Unit Development for building plans and respective landscape plans.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Site Plan and Final Planned Unit Development granted herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IIN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING TWO (2) TRACTS: (1) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTRANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; THENCE SOUTH 00 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 77, A DISTANCE OF 209.71 FEET TO THE COMMON CORNER OF LOTS 76, 77, 82 AND 83 IN SAID SUBDIVISION; THENCE NORTH 82 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF LOTS 83 AND 84 IN SAID SUBDIVISION, A DISTANCE OF 201.14 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 72, A DISTRANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 73 THENCE NORTH 00 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF LOTS 73 AND 74 OF SAID SUBDIVISION, A DISTANCE OF 103.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 266.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 526.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2488.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1269.29 FEET TO THE POINT OF BEGINNING.

P.I.N. 03-03-200-001 THROUGH 03-03-200-019; P.I.N. 03-03-200-0022 THROUGH 03-03-200-026; P.I.N. 03-03-201-001 THROUGH 03-03-201-021; P.I.N. 03-03-202-001 THROUGH 03-03-202-008; P.I.N. 03-03-202-012; P.I.N. 03-03-202-015 THROUGH 03-03-202-017; P.I.N. 03-03-202-021 THROUGH 03-03-202-036; P.I.N. 03-03-203-003 THROUGH 03-03-203-008; P.I.N. 03-03-203-016 THROUGH 03-03-203-020; P.I.N. 03-03-204-001 THROUGH 03-03-204-013; P.I.N. 03-03-205-001 THROUGH 03-03-205-012;

Commonly known as the Mohawk Terrace Subdivision, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for Site Plan Review as presented in the Staff Report consisting of:

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
   Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

   Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be

accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5. **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

   Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

8. **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell reviewed the Findings of Fact for Planned Unit Developments as presented in the Staff Report consisting of:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been

included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

   Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities

(ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Final Planned Unit Development with the following conditions:

1. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) are consequently conditions of approval of the Final Planned Unit Development; and
2. No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is recorded; and
3. The water main infrastructure is subject to Village review and approval; and
4. The code departure for Outdoor Storage, Municipal Code Section 10-7-2-1 is granted; and
5. The center landscape spine between buildings 2 and 3 be increased from 21 feet to 26 feet; and
6. To the fullest extent possible of the Owners/Petitioner, the Wood Dale Park District Property shall feature infrastructure improvements to promote the use of the future employees of the subject site; and
7. The Owners/Petitioner are required to seek approval of Amendments to the Planned Unit Development for building plans and their respective landscape plans.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2021-11. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-11 at 7:10 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of the Site Plan Review. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of the Final Planned Unit Development with Staff Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

_____

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

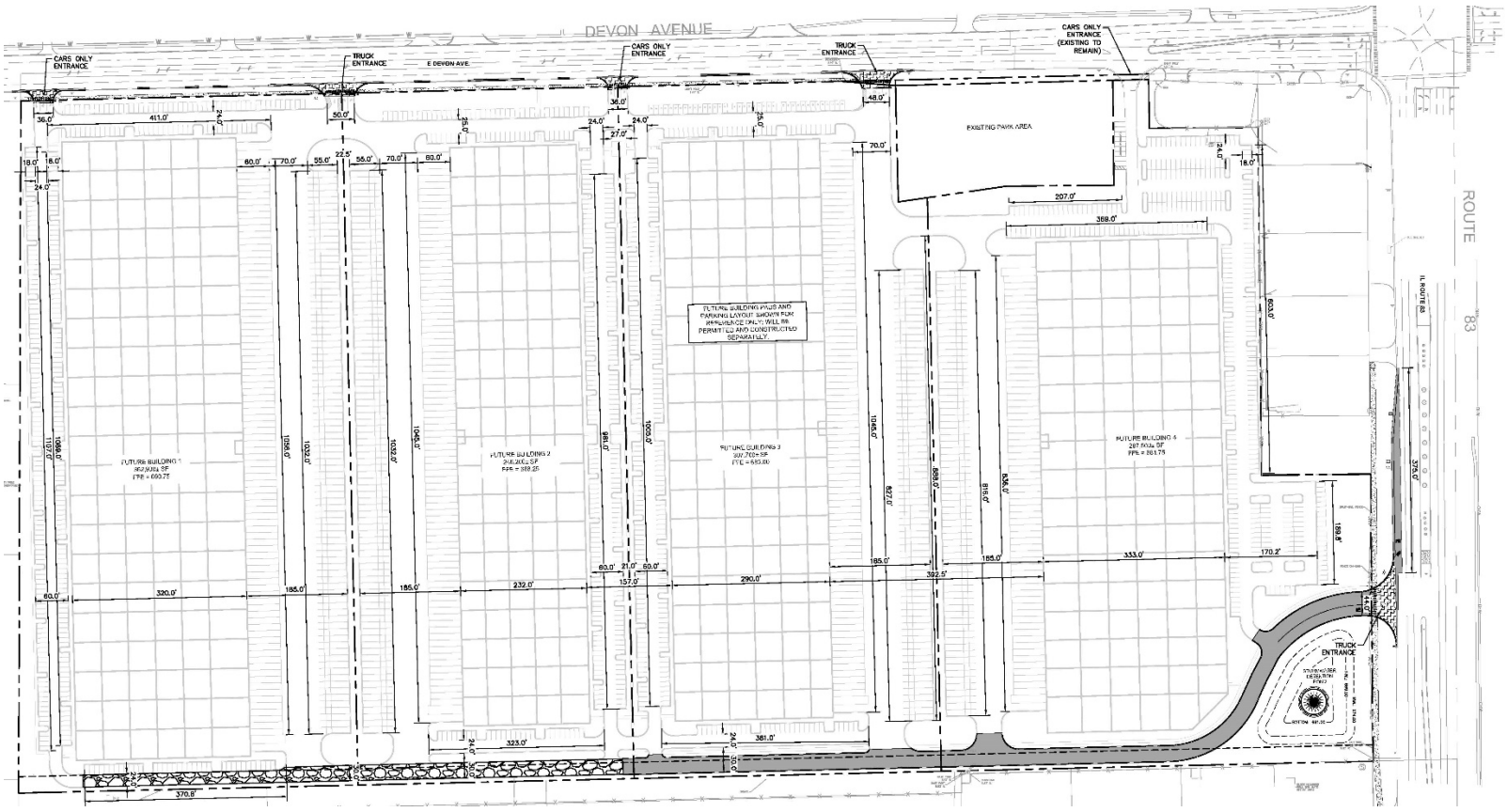
Community Development Commission
Public Hearing 06.01.21

CDC Case #2021 – 11

ML Realty
Mohawk Terrace Subdivision

Site Plan Review
Municipal Code Section 10 – 3 – 2
Plat of Subdivision
Municipal Code Section 11 – 3
Final Planned Unit Development with Code Departures
Municipal Code Section 10 – 4

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



Village of Bensenville

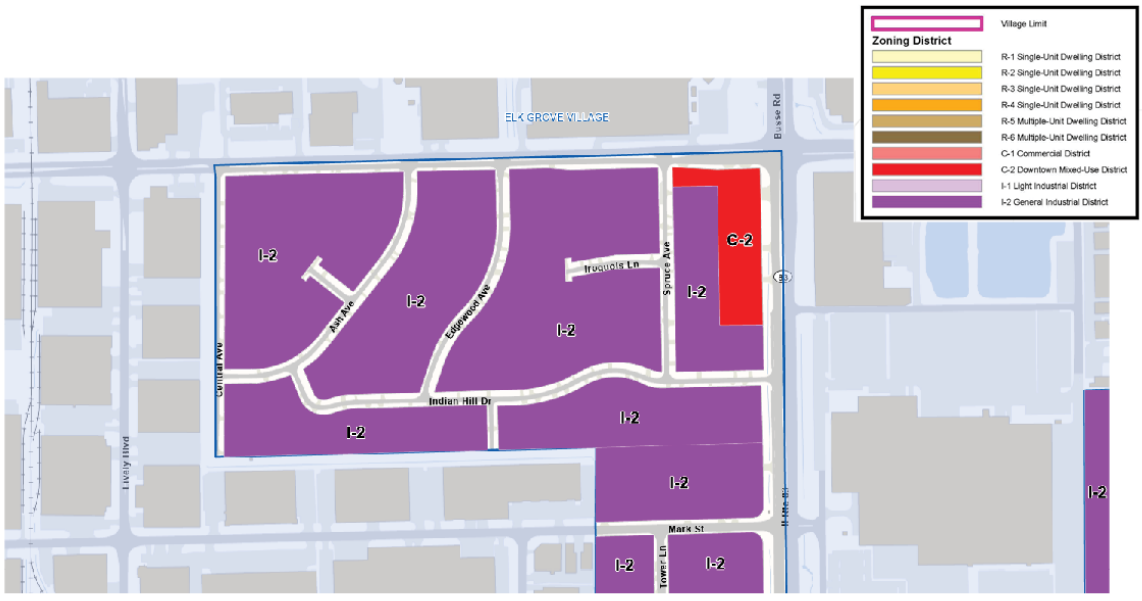
Mohawk Terrace Subdivision



Date: 10/22/2020

Village of Bensenville

Zoning Map



LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, June 1, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 11 to consider a request for:

Site Plan Review
Municipal Code Section 10 – 3 – 2

Plat of Subdivision
Municipal Code Section 11 – 3

Final Planned Unit Development
Municipal Code Section 10 – 4

In conjunction with the requested Planned Unit Development, the Petitioner is asking the Community Development Commission consider a request of the following code departures:

Industrial District Parking Location
Municipal Code Section 10 – 6 – 19.B.4

Outdoor Storage Area
Municipal Code Section 10 – 7 – 2 – 1

Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2 – B.6

Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Driveway Apron Width
Municipal Code Section 10 – 8 – 8 – F

Tree Replacement Standards
Municipal Code Section 10 – 9 – 2 – B

at Mohawk Terrace Subdivision in the I – 2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IIN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE NORTH 88 DEGREES 38 MINUTE 21 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,031.91 FEET TO THE NORTHWEST CORNER

OF LOT 58 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 99.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 58, A DISTANCE OF 200.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 529.89 TO THE NORTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 24 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 52, A DISTANCE OF 199.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 633.99 FEET TO THE SOUTHEAST CORNER OF LOT 49 IN SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2,448.16 FEET TO THE SOUTHWEST CORNER OF LOT 27 IN SAID SUBDIVISION, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY OF CENTRAL AVENUE; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,269.29 FEET TO THE POINT OF THE BEGINNING.

Commonly known as the Mohawk Terrace Subdivision, Bensenville, IL 60106.

ML Realty Partners of 1 Pierce Place, Itasca, IL 60143 and Prologis of 321 N. Clark St, Suite 2625, Chicago, IL 60654 are the owners and applicants for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through June 1, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 13, 2021

For Office Use Only

Date of Submission: 4/30/21 MUNIS Account #: 1994020 CDC Case #: 2021-11

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: _____

Property Index Number(s) (PIN): _____

A. PROPERTY OWNER:

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☐ Check box if same as owner

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

_____

_____

_____

C. PROJECT DATA:

1. General description of the site: _____

2. Acreage of the site:_____Building Size (if applicable): _____

3. Is this property within the Village limits? (Check applicable below)
   - ☐ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

_____

_____

_____

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:			
North:			
South:			
East:			
West:			

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

To: Village of Bensenville Community Development Commission
RE: CDC Case 2021-11
From: ML Realty

Mohawk Terrace Approval Standards for Planned Unit Developments

ML Realty Partners and Prologis are teaming up to redevelop a +/-68 acre site known as the Mohawk Terrace subdivision in Bensenville. The new industrial park will include four buildings totaling 1,257,580 square feet. Currently, the Mohawk Terrace Subdivision is made up of 107 single family homes, a 1.5-acre park owned by Wood Dale Park District and public roadways within the subdivision. There are three commercial lots at the corner of Devon Avenue and Route 83. The Park and the commercial properties are not included in our redevelopment plans and shall remain as-is.

ML Realty Partners and Prologis own all residential properties. On November 17, 2020, the Village of Bensenville approved our Preliminary PUD which included rezoning to I-2 zoning, right of way vacations, and the development of four buildings. It was understood that the petitioner would need to come back for individual building approvals. Due to timing, we are now requesting a final PUD for the development of the building pads and infrastructure so we can begin the mass grading process.

The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between

buildings 1 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

We are requesting that we relocate the four existing full access curb-cuts and add two new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

We are also requesting a couple minor departures from the existing code. The departures include Industrial Parking Locations, Outdoor Storage Area, Number of Parking Spaces, Maximum Driveway Width, Driveway Apron Width, and the Tree Replacement Standards.

Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

BENSENVILLE
GATEWAY TO OPPORTUNITY

STAFF REPORT

HEARING DATE: June 1, 2021
CDC CASE #: 2021 – 11
PROPERTY: Mohawk Terrace Subdivision
PROPERTY OWNER: ML Realty & Prologis
APPLICANT: ML Realty
SITE SIZE: 2,895,2692 SF (66.476 AC)
BUILDING SIZE: ±1,214,300 SF
ZONING: I-2 General Industrial District
REQUEST: **Site Plan Review**
Municipal Code Section 10 – 3 – 2
Final Planned Unit Development
Municipal Code Section 10 – 4
Plat of Subdivision
Municipal Code Section 11 – 3
With the following code departures:
Industrial District Parking Location
Municipal Code Section 10 – 6 – 19.B.4
Outdoor Storage Area
Municipal Code Section 10 – 7 – 2 – 1
Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2 – B.6
Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Driveway Apron Width
Municipal Code Section 10 – 8 – 8 – F
Tree Replacement Standards
Municipal Code Section 10 – 9 – 2 – B

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, May 13, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Wednesday, May 12, 2021.
3. On Wednesday, May 12, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:
In November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures. These requests, which were conditionally approved by the Village Board, were sought in order to assemble the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park. The site plan features four industrial buildings with parking for both trucks and passenger vehicles. In conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as certain aspects of the site do not meet the following Village Zoning Ordinance requirements.

The Owners are now seeking approval of a Final Planned Unit Development. A new code departure is being sought with the Final PUD: Outdoor Storage Area. Zoning Code considers truck and trailer parking as outdoor storage, and the area is restricted to a certain size, which this development exceeds.

This Final PUD request is simply for site improvement work, and the Owners will come back through the Public Hearing process for PUD Amendments when they have final plans for each proposed building and that lot's respective landscaping.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 2	Industrial	Single-Family Residential	Village of Bensenville
North	I – 2	Industrial	N/A	Elk Grove Village
South	I – 1 I – 2	Industrial Industrial	N/A Regional Commercial	Elk Grove Village Village of Bensenville
West	I – 1	Industrial	N/A	Elk Grove Village
East	I – 2 C – 2	Industrial Commercial	N/A Local Commercial	Elk Grove Village Village of Bensenville

DEPARTMENT COMMENTS:
S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

- [X] Financially Sound Village
- [ ] Quality Customer Oriented Services
- [ ] Safe and Beautiful Village
- [ ] Enrich the Lives of Residents
- [X] Major Business/Corporate Center
- [X] Vibrant Major Corridors

Finance:

1) No comments.

Police:

1) No objections.

Engineering and Public Works:

Public Works:

1) No comments.

Engineering:

1) This development consists demolishing off all existing single family homes on this 67.712 acre site and proposing a four lot sub-division consisting of four industrial buildings with associated parking lot, utilities and underground detention.
2) All existing public right-of-way maintained by the Village of Bensenville will be located for this proposed development.
3) A DuPage County Stormwater Management Certification will be required for this project as the total land disturbing activity exceeds 5,000 SF. The developer must meet all other DuPage County Floodplain and Stormwater Ordinance requirements including submittal of a stormwater report. A stormwater report has been furnished and will be reviewed in details.
4) An Illinois Department of Transportation (IDOT) permit will be required for the proposed entrance within IL-83 right-of-way.
5) An IEPA-Sanitary, IEPA-Water, IHPA, IEPA-NOI and IEPA-NOT permit will be required for this development.
6) A Cook County Department of Transportation and Highways (CCDOTH) permit will be required for the proposed work in the Devon Ave rights-of-way.
7) The site doesn't appear to contain any floodplain and/or wetlands. However, it is the developer's responsibility to property identify and mitigate and special management areas in accordance with applicable rules and regulations.
8) It appears the site will breach the detention (25,000 SF) and PCBMP (2,500 SF) threshold set forth in the DuPage County Floodplain and Stormwater Ordinance. Therefore, site detention and PCBMP will be required. The proposed plan depict an underground detention basins to meet these criteria.
9) A 5-feet wide ADA compliant public sidewalk will be required along the Devon Ave frontage of the site and shall connect to existing sidewalk.
10) A 10-feet wide ADA compliant public shared use path will be required along the IL-83 frontage of the site and shall connect to existing sidewalk/path.
11) The driveway openings along Devon Ave shall line up as best as possible with curb opening on opposite side of Devon Ave. This will likely be dictated by CCDOTH. It is my understanding the designer is working through this comment with CCDOTH.
12) Sanitary Manholes will be required every 300-feet.
13) Individual water services for the building shall be equipped with a shut-off valve outside of the building (valve vault inside 60-inch diameter vault).
14) The proposed detention basins are discharging to the existing storm sewer under Devon Ave. The CCDOTH will have the final say on permitting these connections. It is my understanding the designer is working through this comment with CCDOTH.
15) All proposed retaining walls over 3-feet in height will need to be accompanied with structural calculations signed and sealed by licensed structural engineering in the State of Illinois.

16) The Village owned public water supply mains currently dead ends at the intersection of IL-83/Devon Ave. My recommendation will be to build a secondary source of water by expanding the Village watermain along Devon Ave to Ellis St. This will be beneficial to the development in the long run for both domestic water supply and fire safety reasons.
17) The current plans show the proposed watermain being installed along the southern property line and dead-end at the southwest corner of the site. The designer will need to ensure all fire suppression requirements are met in accordance with applicable codes.
18) There are issues with the proposed plans that can be resolved during final engineering. In general, staff does not see any major problems that would hinder this concept plan from proceeding.

Community & Economic Development**:**

Fire Safety:

1) The developer will be required to meet the minimum water flow rates shown in the 2015 International Fire Code Appendix B. See table B105.1(2)
2) Village ordinance 40-2015 adopted on October 27, 2015- sections 903.7 and 903.8 – Fire Hydrant location and water flow rates.
3) It appears that the existing water main system will not be adequate for this project. The existing water main infrastructure will need to updated.

Building:

1) No comments.

Economic Development:

1) Industrial property is, generally speaking, valued much higher than residential property.
2) Residential taxes for 2019 in this subdivision amounted to $670,288. The Village received 12.224% of that amount totaling $81,936.05 for 2019.
3) Staff projected industrial taxes for the new 1,214,300 square foot development at $1.34 per square foot, which is an average taken from CoStar data of Class A industrial space of similar size in DuPage County. This would come out to approximately $1,627,162 in total taxes. The Village, using the same tax rate in 2019, would see approximately $200,000.
4) The increase in proposed taxes as a result of this development is estimated around $100,000 annually.
5) It should be noted that the development team estimated the proposed taxes higher than what staff estimated.
6) The new development will bring new businesses and new jobs into Bensenville.
7) As a direct result of this development, staff estimates that additional investment will happen in and around the proposed development area, again increasing the tax base.

Planning:

1) The 2015 Comprehensive Plan indicates “Single Family Residential” for the large majority of the properties in the subject site.
2) The current zoning of the subject properties are is I-2 General Industrial District. The site was previously zoned R-1 Single-Unit Dwelling District.
3) This development project was granted code departures upon approval of the Preliminary PUD for the following:
    a. Industrial District Parking Location

i. In industrial districts, parking areas in the front and corner side yards shall not be the dominant point of view from the right-of-way and shall consist of less than 50 parking stalls.

b. Maximum Number of Parking Spaces
   i. Parking facilities exceed the maximum required of parking spaces required by code, which states that the number of parking stall shall not exceed the minimum required amount by 125%.

c. Maximum Driveway Width and Driveway Apron Width
   i. The proposed driveways for the development exceed Code's maximum requirement for industrial uses of 30 feet. The driveways' aprons exceed the width of the driveways by more than three feet on either side, which is prohibited by the Zoning Ordinance.

d. Tree Replacement Standards
   i. In order to construct this proposed site plan, 408 existing trees will need to be removed. The proposed tree replacement plan does not meet the amount of replacement trees as required by Code; however, the Village and the Owners have executed a fee-in-lieu agreement for the replacement trees, as was requested by ML Realty and Prologis.

4) A new code departure is being sought for Outdoor Storage Area, as code restricts these areas to 25% of the gross lot area, as well as requires screening. Staff does not object to the current location and size proposal of the truck and trailer parking, as the areas are located on the interiors of each building and will be screened by the parking lot perimeter landscape.
   a. The total area of the site is approximately 2,895,692 SF. The proposed outdoor storage area is ±800,000 SF, or 27.62% of the gross lot area.
5) The following minor changes have been made to the site plan from the original that was approved during the Preliminary PUD process:
   a. The previously approved site plan included the Wood Dale Park District park property at the southwest corner of Devon Avenue and Spruce Avenue- that property is no longer being developed with this site. The Petitioner plans to incorporate infrastructure on the park site to encourage employee use, such as benches, picnic tables, etc.
   b. The exclusion of the nearly 2-acre park site has consequently caused alterations to be made to the plans, such as a reconfiguration of parking facilities and building square footages and widths. Staff does not have concerns with these revisions.
      i. The previous total square footage of the buildings was 1,257,580 and it is now ±1,214,300.
   c. The configuration of the previously approved driveways along Devon Avenue has been altered. Previous plans indicated 6 driveways along Devon, and the plans for the Final PUD show 5 driveways. The single curb cut along IL-Rte. 83 has remained.
      i. The previous driveways along Devon, from west to east, had the following widths: 24ft, 60ft, 24ft, 24ft, 60ft, and 27ft.
      ii. The driveways on the subject plans submitted for final approval have the following widths: 36ft, 50ft, 36ft, 48ft, and the existing curb cut for Spruce Avenue is to remain.
      iii. The preliminary approved driveway along IL-83 had a width of 30ft; the Owners are now proposing a width of 44ft.

6) Please note that the Petitioner has indicated the center “green spine” (landscape island running north/south) between buildings 2 and 3 on the site will be increased from its width of 21ft shown on the plans to 26ft.
7) Staff believes the submitted plans for Final PUD approval are in accordance with those that were granted preliminary approval.
8) While the Petitioner has requested approval of a Final Plat of Subdivision, Staff has not received a Plat to review, making this request null and void.
9) This Final PUD request is simply for site improvement work, and the Owners will come back through the Public Hearing process for PUD Amendments when they have final plans for each proposed building and that lot’s respective landscaping.

APPROVAL STANDARDS FOR SITE PLAN REVIEW

1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

   Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

   Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

	Meets Standard	
Site Plan Review Approval Standards	*Yes*	*No*
1. Surrounding Character	X	
2. Neighborhood Impact	X	
3. Public Facilities	X	
4. Environmental Preservation	X	
5. On-site Pedestrian Circulation	X	
6. Vehicle Ingress & Egress	X	
7. Architectural Design	X	
8. Consistent with Title and Plan	X	

APPROVAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking

paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

   Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

	Meets Standard	
Planned Unit Development Approval Standards	*Yes*	*No*
1. Comprehensive Plan	X	
2. Public Facilities	X	
3. Landscaping and Screening	X	
4. Site Design	X	
5. Natural Environment	X	
6. Utilities	X	

RECOMMENDATIONS:

1) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.
2) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Final Planned Unit Development with the following conditions:
    1. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) are consequently conditions of approval of the Final Planned Unit Development; and
    2. No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is recorded; and
    3. The water main infrastructure is subject to Village review and approval; and
    4. The code departure for Outdoor Storage, Municipal Code Section 10-7-2-1 is granted; and
    5. The center landscape spine between buildings 2 and 3 be increased from 21 feet to 26 feet; and
    6. To the fullest extent possible of the Owners/Petitioner, the Wood Dale Park District Property shall feature infrastructure improvements to promote the use of the future employees of the subject site; and
    7. The Owners/Petitioner are required to seek approval of Amendments to the Planned Unit Development for building plans and their respective landscape plans.

Respectfully Submitted,

Department of Community & Economic Development

FINAL ENGINEERING PLANS

CORPORATE PARK - PHASE 1 INFRASTRUCTURE

IL-83 & DEVON AVENUE
BENSENVILLE, ILLINOIS 60106

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
VILLAGE OF BENSENVILLE
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
TEL: (630) 350-3411
CONTACT: SCOTT VIGER, A.I.C.P.

SANITARY/STORM/WATER SERVICE
VILLAGE OF BENSENVILLE
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
TEL: (630) 594-1196
EMAIL: MPATEL@BENSENVILLE.IL.US
CONTACT: MEHUL PATEL

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 WEST CENTER COURT
SCHAUMBURG, IL 60196
TEL: (847) 705-4000
CONTACT: JOSE RIOS

COOK COUNTY DEPARTMENT OF TRANSPORTATION
69 WEST WASHINGTON ST, 24TH FLOOR
CHICAGO, IL 60602
TEL: (312) 603-1601

NATURAL GAS COMPANY
NICOR GAS
TEL: (847) 598-4011
EMAIL: FSHAH@SOUTHERNCO.COM
CONTACT: FORAM SHAH

POWER COMPANY
COMED
TEL: (630) 576-7094
CONTACT: FIRST LAST NAME

TELEPHONE
AT&T
TEL: (XXX) XXX-XXXX
EMAIL: G11629@ATT.COM
CONTACT: FIRST LAST NAME

PROJECT TEAM

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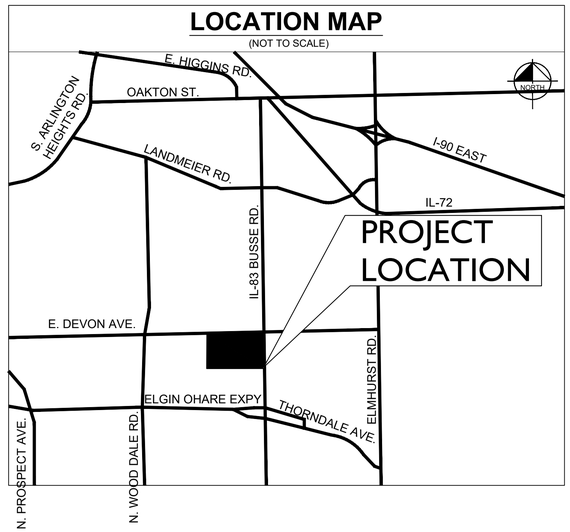
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE, P.L.A.

SURVEYOR
COMPASS SURVEYING, LTD.
2631 GINGER WOODS PKWY, SUITE 100
AURORA, ILLINOIS 60502
TEL: (630) 820-9100
CONTACT: CHRIS SALAZAR, P.L.S.

LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST 465.87 FEET TO A POINT ON THE WEST LINE OF LOT 58 IN SAID SUBDIVISION, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 89.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 58, A DISTANCE OF 200.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 526.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2488.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1269.29 FEET TO THE POINT OF BEGINNING.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

DUPAGE COUNTY BENCHMARKS:

BENCHMARK C00 DUP83 3A
SOUTH SIDE OF DEVON AVE, APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF SPRUCE AVE AND DEVON AVE
ELEVATION=673.15 (NAVD 88)

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PROFESSIONAL ENGINEER'S CERTIFICATION

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

DATED THIS 2ND DAY OF APRIL, A.D., 2021.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-056317
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

JAMIE W. PUTNAM 062-056317 ILLINOIS PROFESSIONAL ENGINEER

Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

TITLE SHEET

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING, LTD.
   2631 GINGER WOODS PKWY, SUITE 100
   AURORA, ILLINOIS 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY THE LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF BENSENVILLE, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT ADDENDA ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL PROVISIONS, ANY CLARIFICATION SHALL REQUIRE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR SHALL NOT BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE PERFORMANCE, PROGRAMMING FOR AND/OR SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF BENSENVILLE, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF BENSENVILLE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF BENSENVILLE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF BENSENVILLE FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. DEWATERING EQUIPMENT SHALL BE REMOVED AND IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR SHALL BE THE RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO WASH STREETS, AS DIRECTED BY THE ENGINEER.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF BENSENVILLE, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST EROSION, SEDIMENTATION, AND COMPACTION.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      TESTING SERVICE CORPORATION
      457 EAST GUNDERSON DR
      CAROL STREAM, IL 60188
      TEL: (630) 653-3920

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING PROCEDURE.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PLAN SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

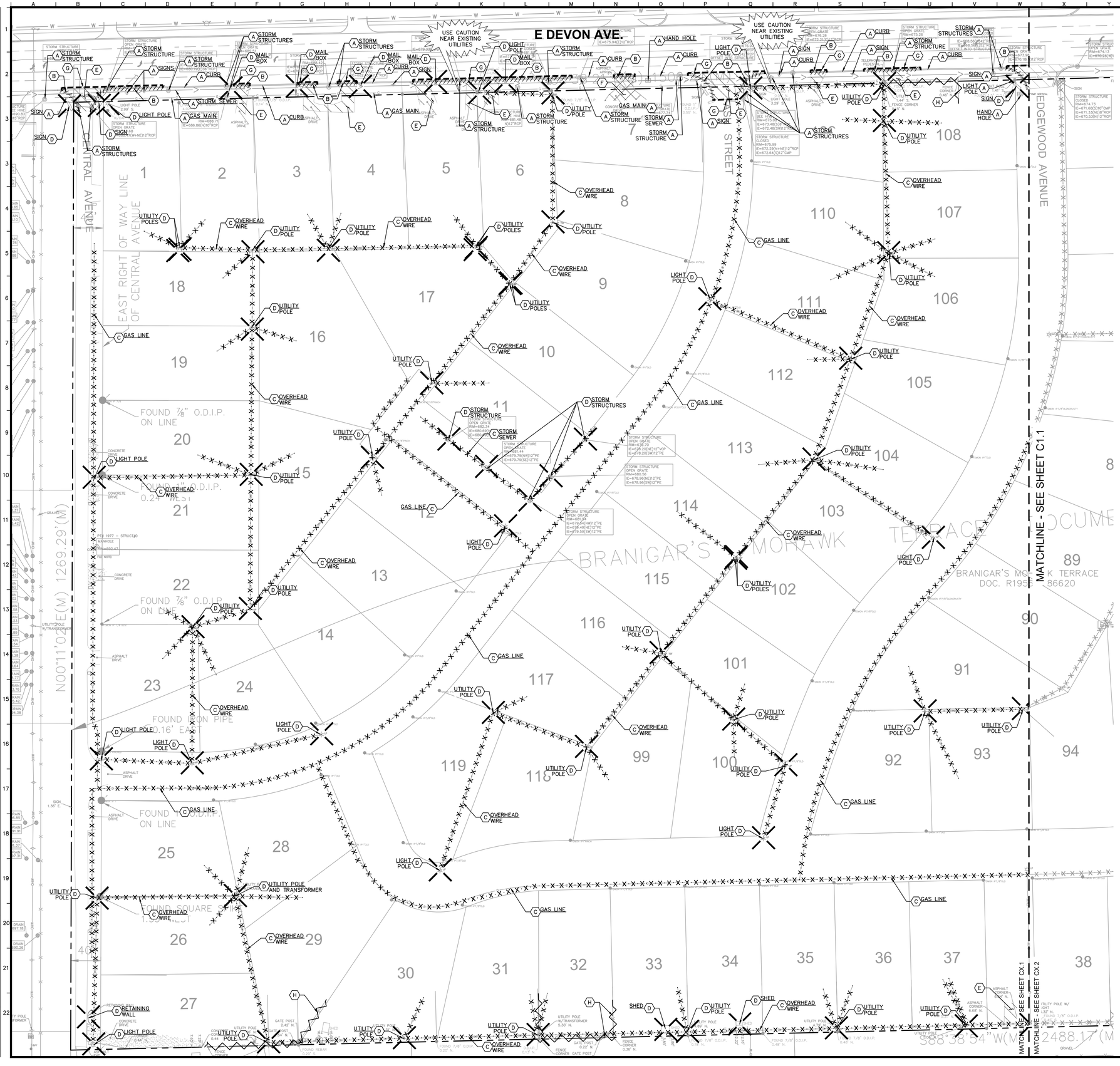
   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND PROTECTION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF BENSENVILLE CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD TH



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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) SAWCUT LINE
- (H) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

EXISTING CONDITIONS & DEMOLITION PLAN - WEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C1.0

Drawing name: \\Kimley-horn.com\vrw_chs\CHS_1DEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\mass grading\C1.0 DEMOLITION PLAN.dwg Layout1 Apr 02, 2021 2:14pm by: Anna.Sampson
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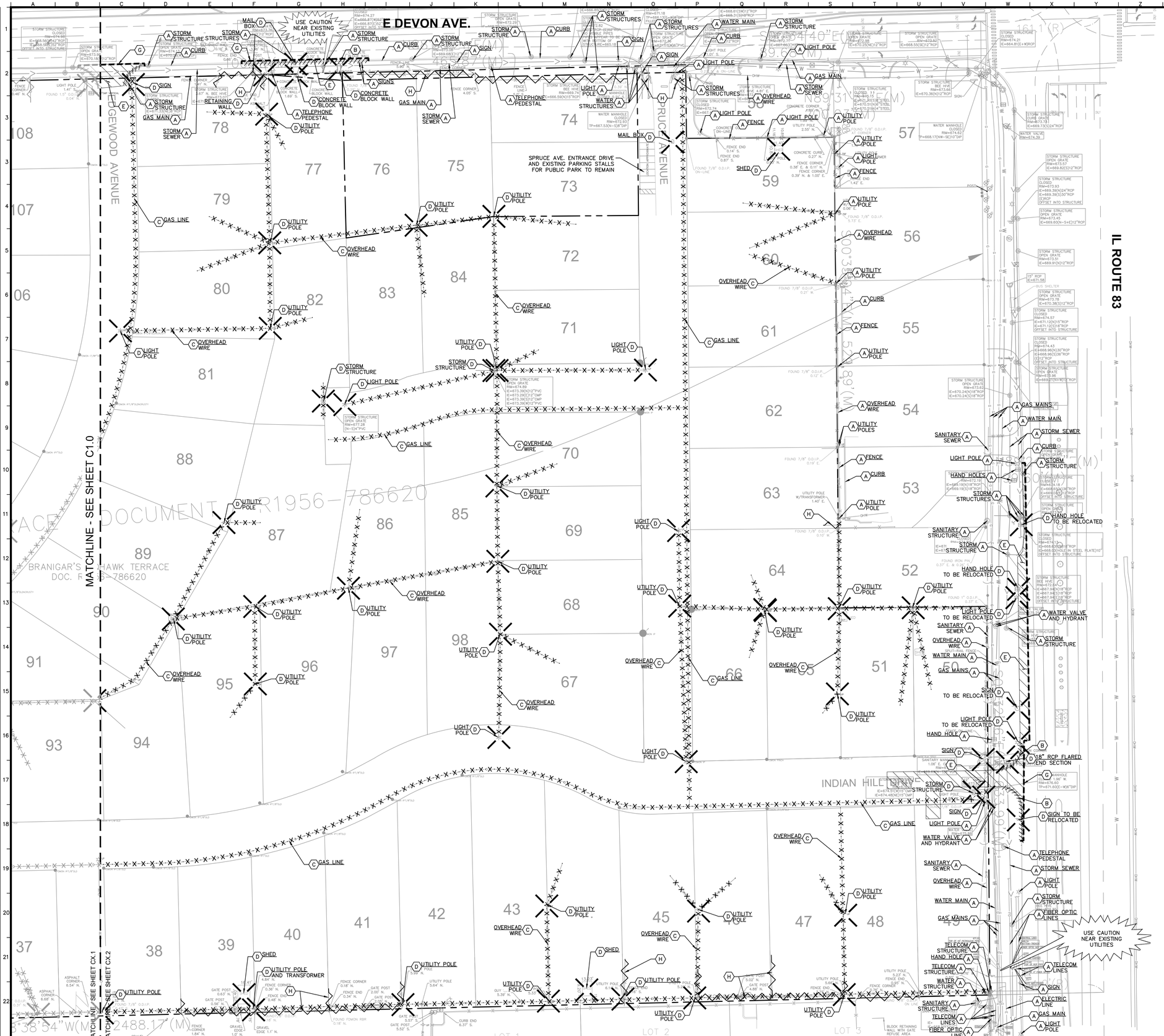

E DEVON AVE.
EDGEWOOD AVENUE
SPRUCE AVENUE
IL ROUTE 83
MATCHLINE - SEE SHEET C1.0
MATCHLINE - SEE SHEET CX.1
MATCHLINE - SEE SHEET CX.2
USE CAUTION NEAR EXISTING UTILITIES
SPRUCE AVE. ENTRANCE DRIVE AND EXISTING PARKING STALLS FOR PUBLIC PARK TO REMAIN
INDIAN HILL UTILITY
BRANIGAR'S HAWK TERRACE DOC. R1956-786620
SURFACE DOCUMENT R1956-786620
S 38°54'40" W (M) 2488.17' (M)
S 38°54'40" W (M) 2488.17' (M)
LOT 1
LOT 2
LOT 3
HAND HOLE TO BE RELOCATED
LIGHT POLE TO BE RELOCATED
SIGN TO BE RELOCATED
WATER VALVE AND HYDRANT
18" RCP FLARED END SECTION
HAND HOLES
TELECOM STRUCTURE
TELECOM LINES
ELECTRIC LINE
FIBER OPTIC LINE
GAS MAIN
GAS MAINS
WATER MAIN
STORM SEWER
SANITARY SEWER
OVERHEAD WIRE
UTILITY POLE
UTILITY POLES
FENCE
CURB
SIGN
SHED
TELEPHONE PEDESTAL
STORM STRUCTURE
STORM STRUCTURES
LIGHT POLE
MAIL BOX
RETAINING WALL
CONCRETE BLOCK WALL
UTILITY POLE AND TRANSFORMER
BLOCK RETAINING WALL WITH GATE REFUSE AREA
WATER MANHOLE
FIBER OPTIC LINES
TELECOM LINES
WATER MAINS
SANITARY STRUCTURE
STORM STRUCTURES
WATER MANHOLE CLOSED
WATER VALVE
STORM STRUCTURE CURB GRATE
STORM STRUCTURE OPEN GRATE
STORM STRUCTURE CLOSED
STORM STRUCTURE BEE HIVE
STORM STRUCTURE SPDA GRATE
STORM STRUCTURE CLOSED W/ 4" STEEL
STORM STRUCTURE CLOSED W/ 5" STEEL
STORM STRUCTURE CLOSED W/ 6" STEEL
STORM STRUCTURE CLOSED W/ 8" STEEL
STORM STRUCTURE CLOSED W/ 10" STEEL
STORM STRUCTURE CLOSED W/ 12" STEEL
STORM STRUCTURE CLOSED W/ 14" STEEL
STORM STRUCTURE CLOSED W/ 16" STEEL
STORM STRUCTURE CLOSED W/

PAVING AND CURB LEGEND

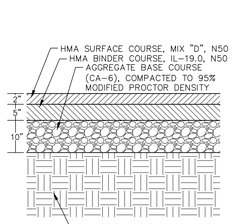
- TEMPORARY STONE ACCESS DRIVE
- HEAVY DUTY ASPHALT PAVEMENT
  SEE THIS SHEET FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
  SEE THIS SHEET FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
  SEE THIS SHEET FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17043C0079J, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

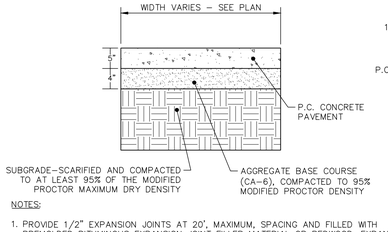


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TESTING SERVICE CORPORATION DATED MARCH 31ST 2021. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. EQUIVALENT SINGLE-AXLE LOAD TO BE CONFIRMED WITH CLIENT.

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

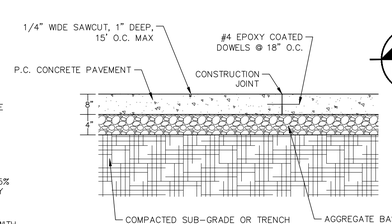


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.



NOTES:

PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TESTING SERVICE CORPORATION DATED MARCH 31ST 2021. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28-DAY STRENGTH = 4000 PSI

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

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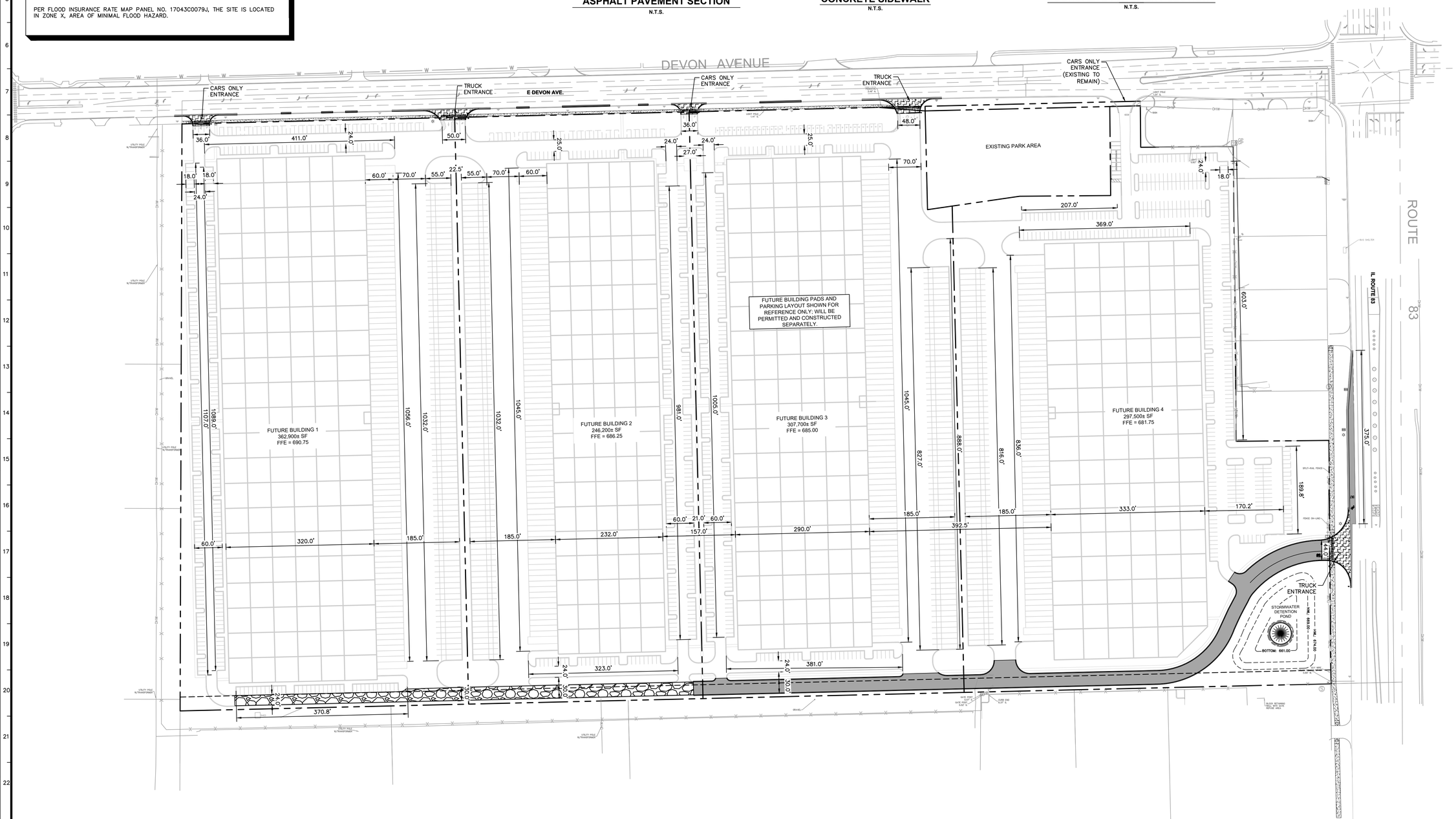

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OVERALL SITE LAYOUT AND PAVING PLAN

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CORPORATE PARK - PHASE 1
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ORIGINAL ISSUE:
4/2/2021

KHA PROJECT NO.
168240005

SHEET NUMBER
C2.0

Drawing name: \\kimley-horn.com\nw...cha\CHS_LDEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\mass grading\C2.0 SITE PLAN.dwg C2.0 Apr 02, 2021 2:15pm by: Anna.Sampson
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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
6. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
7. 5-FT TRANSITION CURB
8. CURB CUT WITH RIP-RAP (SEE DETAILS)
9. ACCESSIBLE RAMP (SEE DETAILS)

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

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3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NORTH

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DESIGNED BY: JWG
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SITE PLAN - NORTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
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ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C2.1

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9. ACCESSIBLE RAMP (SEE DETAILS)

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GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig JULIE 1-800-892-0123

E DEVON AVE.

TELEPHONE PEDESTAL

171.8'

R=40.0'

R=30.0'

6.0'

18.0'

12.0'

12.0'

EXISTING PARK AREA

SPRUCE AVE. ENTRANCE DRIVE AND EXISTING PARKING STALLS FOR PUBLIC PARK TO REMAIN

LOCATION APPROXIMATE

66.0'

LIGHT POLE 1.01' S.

LIGHT POLE 0.83' N.

SIGN

POST

607.2'

10.0'

RELOCATED HAND HOLE

MATCHLINE - SEE SHEET C2.1

MATCHLINE - SEE SHEET C2.4

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

No.	REVISIONS	DATE	BY

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

SITE PLAN - NORTHEAST

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C2.2

Drawing name: \\kimley-horn.com\rnw...ds\GHS_LDEV\168240005_ml realty_bensenville_JV2 Design\CAD\plansheets\mass grading\C2.0 SITE PLAN.dwg C2.2 Apr 02, 2021 2:15pm by: Anna.Sampson
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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
6. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
7. 5-FT TRANSITION CURB
8. CURB CUT WITH RIP-RAP (SEE DETAILS)
9. ACCESSIBLE RAMP (SEE DETAILS)

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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1-800-892-0123

MATCHLINE - SEE SHEET C2.1

FUTURE BUILDING 1
362,900± SF
FFE = 690.75

FUTURE BUILDING 2
246,200± SF
FFE = 686.25

MATCHLINE - SEE SHEET C2.4

617.7'

506.7'

PROPOSED 30'
UTILITY EASEMENT

48.5'

24.0'

Drawing name: \\Kimley-horn.com\nw_chs\CHS_LDEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\mass grading\C2.0 SITE PLAN.dwg C2.3 Apr 02, 2021 2:15pm by: Anna.Sampson
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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

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PROLOGIS

SITE PLAN - SOUTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE:
4/2/2021

KHA PROJECT NO.
168240005

SHEET NUMBER
C2.3

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
6. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
7. 5-FT TRANSITION CURB
8. CROSSWALK (SEE DETAILS)
9. ACCESSIBLE RAMP (SEE DETAILS)

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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MATCHLINE - SEE SHEET C2.2

MATCHLINE - SEE SHEET C2.3

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

RELOCATED HAND HOLE AND LIGHT POLE

601.6'

799.6'

SPLIT-RAIL FENCE

10.0'
1.0'
4.0'
12.0'

RELOCATED LIGHT POLE

FENCE ON-LINE

R=65.0'

R=50.0'

R=60.0'

5.0'
24.0'
20.0'
24.0'
173.9'

RELOCATED ROADWAY SIGN

IL ROUTE 83

ONLY

STORMWATER DETENTION POND

BOTTOM: 661.00

NWL: 669.00

HWL: 674.00

PROPOSED 30' UTILITY EASEMENT

65.0'
132.5'
47.0'
30.0'

UTILITY POLE

GATE POST 5.57' S.
GATE POST 5.52' S.
CURB END 6.37' S.

BLOCK RETAINING WALL WITH GATE

DUY WIRE 0.80' W.

Drawing name: \\Kimley-horn.com\rnw_cha\CHS_IDE\168240005_ml realty_bensenville_a\2 Design\CAD\plansheets\rnsss grading\C2.0 SITE PLAN.dwg C2.4 Apr 02, 2021 2:15pm by: Anna.Sampson
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

SITE PLAN - SOUTHEAST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C2.4

EROSION CONTROL NOTES

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

EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- FE — FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
- SS — TEMPORARY SOIL STOCKPILE
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- 680 — PROPOSED CONTOURS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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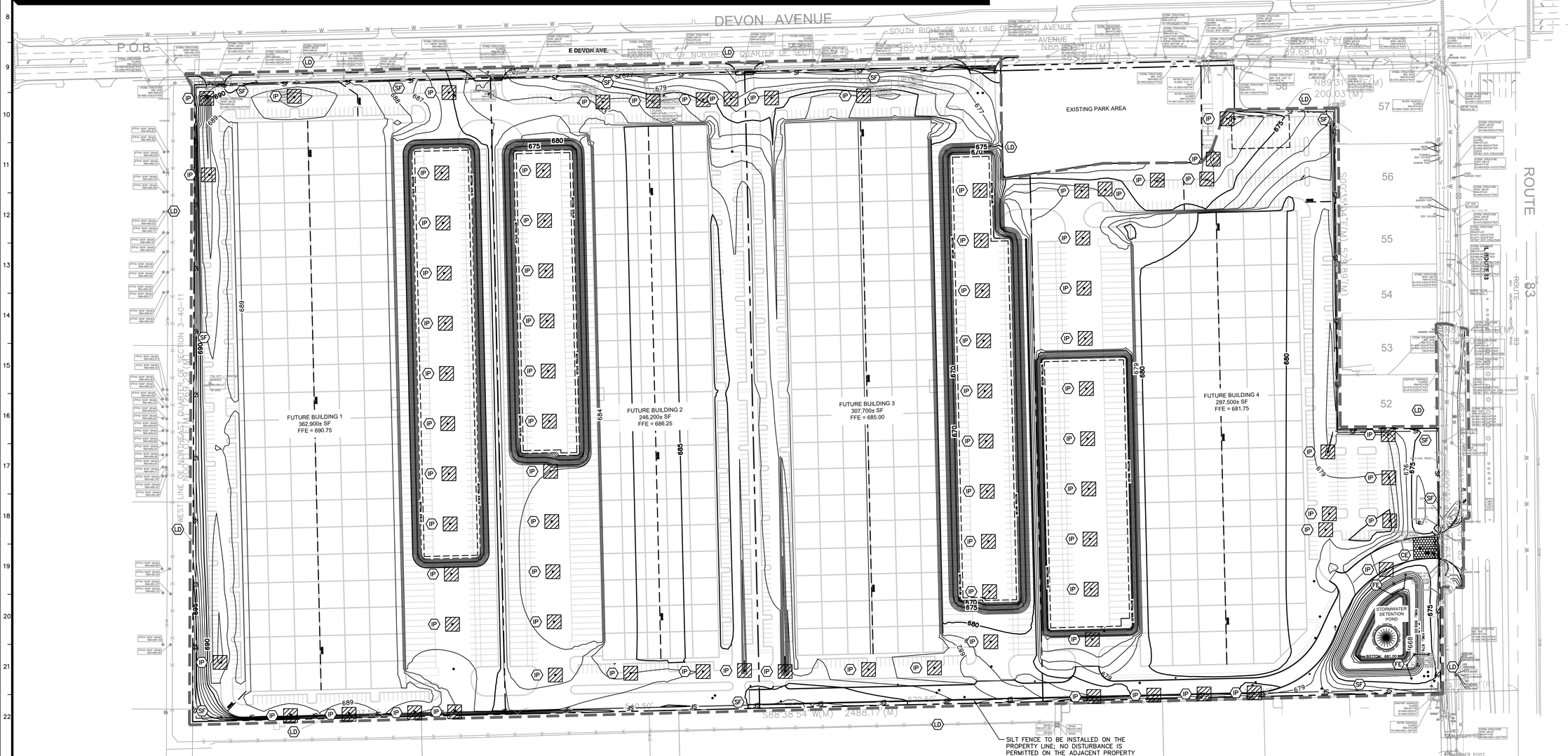
EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.



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WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

EROSION CONTROL PLAN

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C3.0

Drawing name: \\kimley-horn.com\nw...ths\CHS_LDEV\168240005_ml realty_bensenville_JV2 Design\CAD\plansheets\mass grading\C3.0 EROSION CONTROL PLAN.dwg Layout1 Apr 02, 2021 2:15pm by: Anna.Sampson
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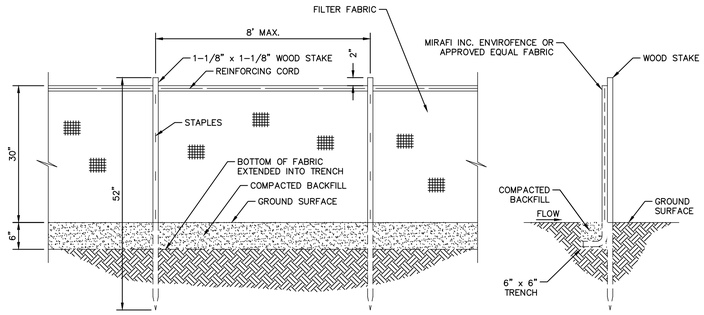
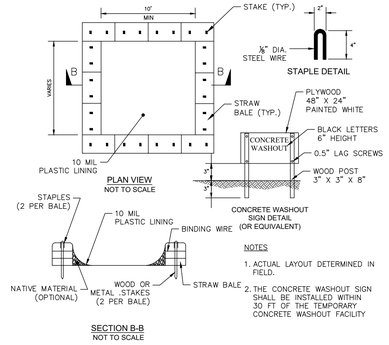
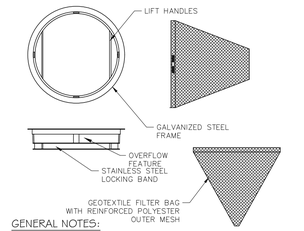


SEDIMENTATION/SILT FENCE (SF)
N.T.S.



CONCRETE WASHOUT (CW)
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

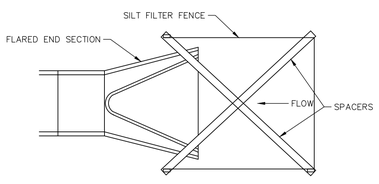
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

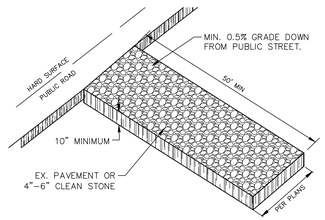
NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

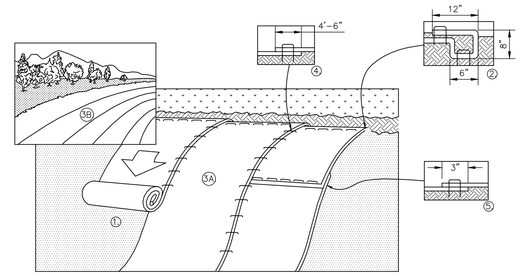
INLET PROTECTION (IP)
N.T.S.



CULVERT INLET PROTECTION (FE)
N.T.S.



CONSTRUCTION ENTRANCE (CE)
N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
			**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

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

SEEDING CHART

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 630-487-9900
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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS.

EROSION CONTROL DETAILS

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C3.1

Drawing name: \\kimley-horn.com\nw_chs\CHS_LDEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\mass grading\C3.0 EROSION CONTROL PLAN.dwg Layout1 (2) Apr 02, 2021 2:15pm by: AnnaSampson
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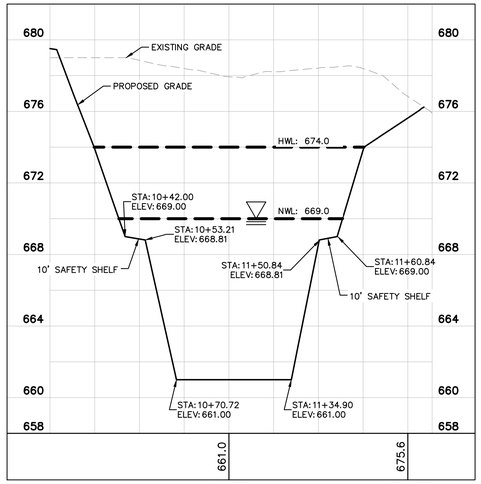

WET-BOTTOM POND CROSS-SECTION DETAIL

N.T.S.

GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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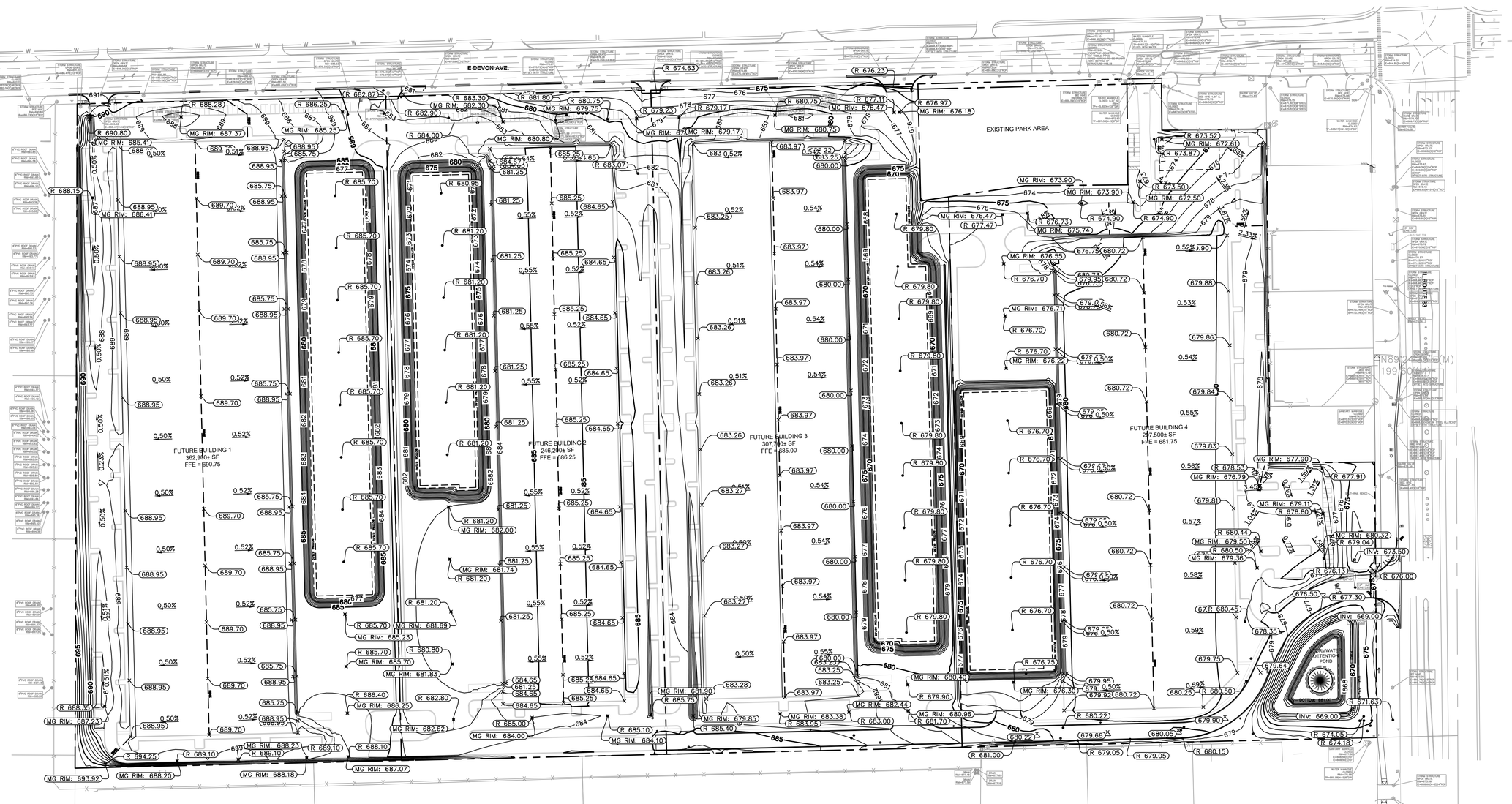
GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



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DRAWN BY: AES
CHECKED BY: NJG

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PROLOGIS

OVERALL GRADING PLAN

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C4.0

GRADING LEGEND

TP = TOP OF PAVEMENT	XXX	PROPOSED CONTOUR
EP = EDGE OF PAVEMENT	XXX	EXISTING CONTOUR
FL = FLOW LINE	RIDGE	RIDGE LINE
TC = TOP OF CURB	X.XX%	SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION		100-YEAR OVERLAND OVERFLOW ROUTE
TF = TOP OF FOUNDATION		DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
R = RIM ELEVATION		PROPOSED SWALE
TW = TOP OF WALL		PROPOSED RETAINING WALL
FG = FINISHED GRADE		REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS	AR	ACCESSIBLE ROUTE
BS = BOTTOM OF STAIRS		RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

E DEVON AVE.

FUTURE BUILDING 1
362,900± SF
FFE = 690.75

FUTURE BUILDING 2
246,200± SF
FFE = 686.25

MATCHLINE - SEE SHEET C4.2

MATCHLINE - SEE SHEET C4.3

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ML REALTY PARTNERS
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GRADING & DRAINAGE PLAN - NORTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
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BS = BOTTOM OF STAIRS		RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

E DEVON AVE.

EXISTING PARK AREA

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

MATCHLINE - SEE SHEET C4.1

MATCHLINE - SEE SHEET C4.4

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ML REALTY PARTNERS
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GRADING & DRAINAGE PLAN - NORTHEAST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

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KHA PROJECT NO. 168240005
SHEET NUMBER
C4.2

GRADING LEGEND

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BS = BOTTOM OF STAIRS		RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig JULIE 1-800-892-0123

MATCHLINE - SEE SHEET C4.1

FUTURE BUILDING 1
362,900± SF
FFE = 690.75

FUTURE BUILDING 2
246,200± SF
FFE = 686.25

MATCHLINE - SEE SHEET C4.4

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GRADING & DRAINAGE PLAN - SOUTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
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IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

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KHA PROJECT NO. 168240005
SHEET NUMBER
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BS = BOTTOM OF STAIRS		RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig JULIE 1-800-892-0123

MATCHLINE - SEE SHEET C4.2

MATCHLINE - SEE SHEET C4.3

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

IL ROUTE 83

STORMWATER DETENTION POND

BOTTOM: 661.00

INV: 669.00

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

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SHEET NUMBER C4.4

GRADING & DRAINAGE PLAN - SOUTHEAST

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)
- UG DETENTION CHAMBER
- PROPOSED FLARED END SECTION

UTILITY NOTES

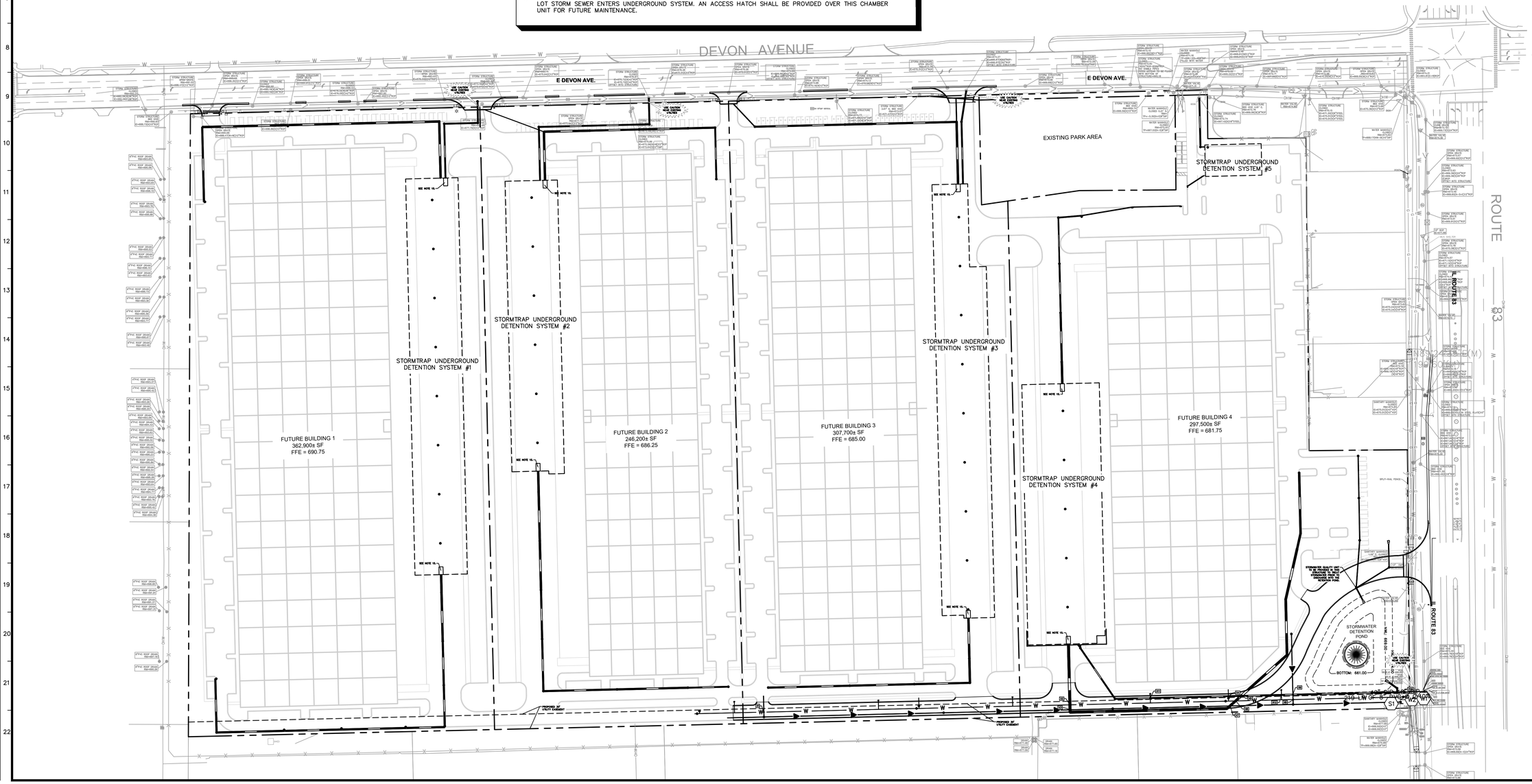
1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
15. SEDIMENT SEQUESTERER WATER QUALITY UNIT TO BE INCORPORATED INTO STORMTRAP CHAMBER WHERE PARKING LOT STORM SEWER ENTERS UNDERGROUND SYSTEM. AN ACCESS HATCH SHALL BE PROVIDED OVER THIS CHAMBER UNIT FOR FUTURE MAINTENANCE.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Call Before You Dig
JULIE
1-800-892-0123

	STORMWATER DETENTION SYSTEMS					
SITE DATA	STORMTRAP SYSTEM #1	STORMTRAP SYSTEM #2	STORMTRAP - SYSTEM #3	STORMTRAP - SYSTEM #4	STORMTRAP SYSTEM #5	WET-BOTTOM POND
TOTAL PROJECT DISTURBED AREA (AC)						
EXISTING IMPERVIOUS AREA (AC)						
EXISTING PERVIOUS AREA (AC)						
PROPOSED IMPERVIOUS AREA (AC)						
PROPOSED PERVIOUS AREA (AC)						
STORMWATER DETENTION SUMMARY						
ALLOWABLE RELEASE RATE (CFS/AC)	0.10	0.10	0.10	0.10	0.10	0.10
ACTUAL RELEASE RATE (CFS)	1.81	1.50	1.62	0.85	0.88	0.27
STORMWATER DETENTION REQUIRED (AC-FT)	10.30	8.50	9.30	7.04	0.66	1.23
STORMWATER DETENTION PROVIDED (AC-FT)	11.21	9.32	9.87	7.06	0.67	2.45
LOWEST RIM ELEVATION ON SYSTEM	685.70	680.80	674.60	673.50	673.50	675.00
STORMWATER SYSTEM HIGH WATER LEVEL (HWL)	683.50	678.60	674.50	674.50	672.75	674.00
STORMWATER SYSTEM NORMAL WATER LEVEL (NWL)	677.63	672.02	669.41	670.40	668.32	669.50
PCBMP STORAGE VOLUME SUMMARY						
TOP ELEVATION OF BMP STORAGE IN VAULT (NWL)	677.63	672.02	669.41	670.40	668.32	669.50
BOTTOM ELEVATION OF VAULT	677.10	671.40	669.10	670.00	668.00	669.00
TOP ELEVATION OF BMP STORAGE IN STONE	677.10	671.40	669.10	670.00	668.00	
BOTTOM ELEVATION OF BMP STORAGE IN STONE	676.10	670.40	667.95	669.00	666.75	
BMP STORAGE REQUIRED (AC-FT)	1.66	1.35	1.51	1.39	0.13	0.18
BMP STORAGE PROVIDED (AC-FT)	1.66	1.35	1.51	1.40	0.13	0.22



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CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

OVERALL UTILITY PLAN

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C5.0

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D41	6' DIA OPEN LID MH RIM: 679.17 INV IN: 673.90 (NW, 12") INV OUT: 673.00 (E, 30")
D42	SLOT DRAIN RIM: 674.63 INV OUT: 674.23 (SE, 12")
D66	2' DIA STORM INLET RIM: 681.20
D67	2' DIA STORM INLET RIM: 681.20
D68	2' DIA STORM INLET RIM: 681.20

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D69	2' DIA STORM INLET RIM: 681.20
D70	2' DIA STORM INLET RIM: 680.95
D71	7' DIA OPEN LID MH RIM: 684.00 INV IN: 672.02 (S, 36") INV IN: 672.90 (W, 6") INV IN: 672.25 (E, 36")
D72	SLOT DRAIN RIM: 682.90 INV OUT: 673.05 (E, 6")
D73	5' DIA OPEN LID MH RIM: 683.30 INV IN: 672.93 (E, 30") INV OUT: 672.43 (W, 36")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D74	5' DIA OPEN LID MH RIM: 681.80 INV IN: 673.43 (E, 30") INV OUT: 673.43 (W, 30")
D75	CONNECT TO EXIST STORM RIM: 677.00 INV IN: 670.83 (S, 24")
D76	5' DIA OPEN LID MH RIM: 680.75 INV IN: 673.83 (E, 30") INV OUT: 673.83 (W, 30")
D77	6' DIA OPEN LID MH RIM: 679.23 INV IN: 674.25 (S, 24") INV OUT: 674.14 (W, 30")
D78	5' DIA OPEN LID MH RIM: 683.07 INV OUT: 675.10 (N, 24")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D79	NEW 6' DIA CLOSED LID DOGHOUSE MH INSTALLED OVER EXISTING STORM SEWER LINE RIM: 682.87 INV IN: 673.64 (S, 24")
D80	7' DIA OPEN LID MH RIM: 686.25 INV IN: 675.98 (W, 36") INV OUT: 675.98 (S, 36")
D81	6' DIA OPEN LID MH RIM: 688.28 INV IN: 677.62 (W, 36") INV OUT: 677.62 (E, 36")
D82	7' DIA OPEN LID MH RIM: 690.80 INV IN: 678.99 (S, 30") INV OUT: 678.49 (E, 36")
D83	5' DIA OPEN LID MH RIM: 688.15 INV OUT: 680.17 (N, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D96	2' DIA STORM INLET RIM: 685.70
D97	2' DIA STORM INLET RIM: 685.70
D98	2' DIA STORM INLET RIM: 685.70
D99	2' DIA STORM INLET RIM: 685.70
D100	2' DIA STORM INLET RIM: 685.70

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D101	4' DIA CLOSED LID MH RIM: 685.97 INV IN: 675.00 (S, 24") INV OUT: 675.00 (E, 24")
D102	STORM RESTRICTOR STRUCTURE RIM: 683.64 INV IN: 673.64 (W, 24") INV OUT: 673.64 (N, 24")
D103	5' DIA CLOSED LID MH RIM: 683.72 INV IN: 671.21 (S, 24") INV OUT: 671.22 (E, 24")
D104	5' DIA CLOSED LID RESTRICTOR MH RIM: 681.05 INV IN: 670.83 (W, 24") INV OUT: 670.83 (N, 24")

NORTH

GRAPHIC SCALE IN FEET
0 20 40

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USE CAUTION NEAR EXISTING UTILITIES

USE CAUTION NEAR EXISTING UTILITIES

STORM STRUCTURE OPEN GRATE RIM=691.02 I.47(E)12"RCP

STORM STRUCTURE OPEN GRATE RIM=690.68 IE=686.30(S)12"RCP

STORM STRUCTURE CLOSED RIM=690.82 IE=680.19(W)36"RCP IE=680.19(E)36"RCP

STORM STRUCTURE OPEN GRATE RIM=689.51 IE=684.91(E)12"RCP

STORM STRUCTURE RIM=688.42 IE=678.32(W)36"RCP IE=676.05(E)42"RCP

STORM STRUCTURE OPEN GRATE RIM=687.50 IE=682.45(E)12"RCP

STORM STRUCTURE OPEN GRATE RIM=683.93 IE=679.33(S)12"RCP

STORM STRUCTURE CLOSED RIM=681.80 IE=673.28(W)42"RCP IE=672.97(E)42"RCP

IE=675.94(E)12"RCP

STORM STRUCTURE OPEN GRATE RIM=676.26 IE=672.21(E)12"RCP

STORM STRUCTURE CLOSED RIM=676.97 IE=670.72(W)42"RCP IE=670.72(E)42"RCP OFFSET INTO STRUCTURE

STORM STRUCTURE OPEN GRATE RIM=675.26 IE=672.09(E)12"RCP

STORM STRUCTURE CLOSED RIM=676.58 IE=668.58(W)42"RCP IE=668.58(E)36"RCP OFFSET INTO STRUCTURE

STORM STRUCTURE OPEN GRATE RIM=671.2 IE=670.1

STORM STRUCTURE OPEN GRATE RIM=690.68 IE=688.47(W+NE)12"RCP

STORM STRUCTURE IE=686.86(N)10"RCP

STORM STRUCTURE IE=677.79(N)18"RCP

STORM STRUCTURE CLOSED RIM=675.99 IE=672.29(N+NE)12"RCP IE=672.64(S)12"CMP

D82 D81 D80 D79 D72 D101 D102 D103 D104 D75 D42 D71 D73 D74 D76 D77 D41 D83 D100 D78 D99 D98 D97 D96 D70 D69 D68 D67 D66

174 LF OF 36" RCP @ 0.50%

309 LF OF 36" RCP @ 0.53%

44 LF OF 24" RCP @ 0.00%

69 LF OF 24" RCP @ 1.98%

128 LF OF 6" PVC @ 0.12%

225 LF OF 24" RCP @ 0.17%

54 LF OF 24" RCP @ 0.00%

63 LF OF 12" RCP @ 0.52%

94 LF OF 36" RCP @ 0.19%

100 LF OF 30" RCP @ 0.50%

100 LF OF 30" RCP @ 0.40%

152 LF OF 30" RCP @ 0.77%

116 LF OF 36" RCP @ 0.57%

111 LF OF 24" RCP @ 1.90%

109 LF OF 24" RCP @ 0.17%

99 LF OF 36" RCP @ 0.23%

105 LF OF 24" RCP @ 0.81%

SEE NOTE 15.

SEE NOTE 15.

STORMTRAP UNDERGROUND DETENTION SYSTEM #1

STORMTRAP UNDERGROUND DETENTION SYSTEM #2

MATCHLINE - SEE SHEET C5.2

MATCHLINE - SEE SHEET C5.3

FUTURE BUILDING 1

FUTURE BUILDING 2
346,200± SF

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS.

UTILITY PLAN - NORTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C5.1

Drawing name: \\Kimley-Horn.com\Vnw_chi\CHS_1DEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\mass grading\C5.0 UTILITY PLAN.dwg C5.1 Apr. 02, 2021 2:17pm by: Anna.Sampson
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D14	4' DIA CLOSED LID RESTRICTOR MH RIM: 673.87 INV IN: 667.95 (E, 12") INV OUT: 667.60 (N, 24")
D15	CONNECT TO EXISTING STORM MH RIM: 668.73 INV IN: 667.42 (S, 24")
D16	CURB CATCH BASIN RIM: 673.50 INV OUT: 669.70 (NE, 12")
D17	CURB CATCH BASIN RIM: 674.90 INV OUT: 671.51 (W, 12")
D18	CURB CATCH BASIN RIM: 674.90 INV IN: 671.02 (E, 12") INV OUT: 671.02 (W, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D19	4' DIA OPEN LID MH IN CURB RIM: 676.73 INV IN: 670.49 (E, 12") INV OUT: 670.49 (W, 18")
D20	4' DIA OPEN LID MH IN CURB RIM: 677.47 INV IN: 670.37 (E, 18") INV OUT: 670.37 (S, 18")
D21	4' DIA OPEN LID MH RIM: 676.70 INV IN: 670.00 (N, 18") INV OUT: 670.00 (S, 24")
D22	5' DIA OPEN LID MH RIM: 676.70 INV IN: 669.60 (N, 24") INV OUT: 669.60 (S, 30")
D23	5' DIA OPEN LID MH RIM: 676.70 INV IN: 669.20 (N, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D36	CONNECT TO EXISTING STORM STRUCTURE RIM: 669.48 INV IN: 667.04 (S, 24")
D37	STORM RESTRICTOR MH RIM: 676.97 INV IN: 667.04 (S, 24") INV OUT: 667.04 (N, 24")
D38	7' DIA OPEN LID MH RIM: 677.11 INV IN: 670.53 (W, 30") INV IN: 671.60 (N, 12") INV OUT: 670.03 (S, 36")
D39	SLOT DRAIN RIM: 676.23 INV OUT: 671.93 (S, 12")
D40	6' DIA OPEN LID MH RIM: 680.75 INV IN: 671.84 (W, 30") INV OUT: 671.84 (E, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D43	2' DIA STORM INLET RIM: 679.80
D44	2' DIA STORM INLET RIM: 679.80
D45	2' DIA STORM INLET RIM: 679.80
D46	2' DIA STORM INLET RIM: 679.80

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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EXISTING PARK AREA

MATCHLINE - SEE SHEET C5.1

MATCHLINE - SEE SHEET C5.4

USE CAUTION NEAR EXISTING UTILITIES

49 LF OF 12" RCP @ 0.68%

64 LF OF 24" RCP @ 0.00%

228 LF OF 30" RCP @ 0.58%

183 LF OF 30" RCP @ 0.63%

127 LF OF 36" RCP @ 0.50%

127 LF OF 24" RCP @ 1.63%

SEE NOTE 15.

100 LF OF 24" RCP @ 0.18%

9 LF OF 12" RCP @ 0.57%

STORMTRAP UNDERGROUND DETENTION SYSTEM #5

45 LF OF 12" RCP @ 3.08%

47 LF OF 18" RCP @ 0.26%

105 LF OF 12" RCP @ 0.50%

99 LF OF 12" RCP @ 0.50%

94 LF OF 18" RCP @ 0.39%

100 LF OF 24" RCP @ 0.40%

100 LF OF 30" RCP @ 0.40%

45 LF OF 36" RCP @ 0.45%

SEE NOTE 15.

STORMTRAP UNDERGROUND DETENTION SYSTEM #3

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

WATER MANHOLE CLOSED 0.21' S. RIM= TP=-5.30(N+S)8"DIP

WATER MANHOLE CLOSED RIM=672.93 TP=667.53(N-S)8"DIP

WATER MANHOLE CLOSED RIM=674.62 TP=668.17(NW-SE)10"DIP

WATER VALVE RIM=671.31

WATER VALVE RIM=674.80

STORM STRUCTURE OPEN GRATE RIM=673.98 IE=670.18(W)12"RCP

STORM STRUCTURE OPEN GRATE RIM=674.13 IE=672.28(N)12"RCP

STORM STRUCTURE CLOSED RIM=674.73 IE=671.68(S)10"CMP IE=671.33(NE)8"RCP IE=670.53(NW)12"RCP

STORM STRUCTURE 3.67' N. BEE HIVE RIM=673.07 IE=671.47(N)12"RCP

STORM STRUCTURE OPEN GRATE RIM=673.08 IE=669.68(E)12"RCP

STORM STRUCTURE BEE HIVE RIM=669.74 IE=666.59(N)15"RCP

STORM STRUCTURE OPEN GRATE RIM=672.36 IE=671.03(W)6"PVC

STORM STRUCTURE OPEN GRATE RIM=672.32 IE=668.22(S)12"RCP

STORM STRUCTURE OPEN GRATE RIM=672.71 IE=667.66(E)12"RCP

STORM STRUCTURE BEE HIVE 4.81' E. RIM=672.76 IE=669.56(SE)8"RCP

STORM STRUCTURE CLOSED RIM=672.74 IE=667.42(N)18"STEEL

STORM STRUCTURE OPEN GRATE RIM=672.98 IE=670.25(NE)12"RCP

STORM STRUCTURE CLOSED RIM=675.15 IE=671.30(S)8"STEEL IE=670.51(N)6"STEEL IE=670.51(N)4"STEEL

STORM STRUCTURE OPEN GRATE RIM=673.52 IE=668.55(SE)12"RCP

STORM STRUCTURE BEE HIVE RIM=673.66 IE=670.36(N)12"RCP

STORM STRUCTURE CLOSED RIM=674.21 IE=664.81(E+W)RCP

STORM STRUCTURE OPEN GRATE RIM=673.62 IE=670.24(N)18"RCP IE=670.24(S)18"RCP

STORM STRUCTURE BEE HIVE RIM=672.19 IE=669.19(N)18"RCP IE=669.19(S)18"RCP (W)18"RCP

SANITARY MANHOLE RIM=673.63 IE=670.51(S)10"VCP IE=670.51(N)10"VCP

REVISIONS		
No.	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS

UTILITY PLAN - NORTHEAST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C5.2

Drawing name: \\kimley-horn.com\rvw...ota\CHS_LDEV\168240005_ml realty_bensenville_JV\2 Design\CAD\plansheets\mass grading\C5.0 UTILITY PLAN.dwg C5.2 Apr 02, 2021 2:17pm by: Anna.Sampson
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D56	6' DIA OPEN LID MH RIM: 685.40 INV OUT: 673.00 (E, 30")
D57	5' DIA OPEN LID MH RIM: 685.75 INV OUT: 678.55 (W, 24")
D58	5' DIA OPEN LID MH RIM: 685.10 INV IN: 677.70 (E, 24") INV OUT: 677.20 (W, 30")
D59	5' DIA OPEN LID MH RIM: 685.00 INV IN: 676.40 (E, 30") INV OUT: 676.40 (W, 30")
D60	6' DIA OPEN LID MH RIM: 682.80 INV IN: 675.55 (E, 30") INV OUT: 675.55 (N, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D61	5' DIA OPEN LID MH RIM: 680.80 INV IN: 674.85 (S, 30") INV OUT: 674.85 (N, 30")
D62	5' DIA OPEN LID MH RIM: 681.20 INV IN: 674.15 (S, 30") INV OUT: 673.65 (N, 36")
D63	5' DIA OPEN LID MH RIM: 681.20 INV IN: 673.05 (S, 36") INV OUT: 673.05 (N, 36")
D64	5' DIA OPEN LID MH RIM: 681.20 INV IN: 672.40 (S, 36") INV OUT: 672.40 (N, 36")
D65	2' DIA STORM INLET RIM: 681.20

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D84	4' DIA OPEN LID MH IN CURB RIM: 688.35 INV OUT: 682.55 (S, 30")
D85	5' DIA CLOSED LID MH RIM: 694.25 INV IN: 682.15 (N, 30") INV OUT: 682.15 (E, 30")
D86	5' DIA OPEN LID MH RIM: 689.10 INV IN: 681.30 (W, 30") INV OUT: 681.30 (E, 30")
D87	5' DIA OPEN LID MH RIM: 689.10 INV IN: 680.66 (W, 30") INV OUT: 680.66 (E, 30")
D88	5' DIA OPEN LID MH RIM: 689.10 INV IN: 680.10 (W, 30") INV OUT: 680.10 (E, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D89	6' DIA OPEN LID MH RIM: 688.10 INV IN: 679.70 (W, 30") INV OUT: 679.70 (N, 30")
D90	5' DIA CLOSED LID MH RIM: 686.40 INV IN: 679.20 (S, 30") INV OUT: 679.20 (N, 30")
D91	5' DIA OPEN LID MH RIM: 685.70 INV IN: 678.75 (S, 30") INV OUT: 678.25 (N, 36")
D92	5' DIA OPEN LID MH RIM: 685.70 INV IN: 677.90 (S, 36") INV OUT: 677.90 (N, 36")
D93	2' DIA STORM INLET RIM: 685.70

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D94	2' DIA STORM INLET RIM: 685.70
D95	2' DIA STORM INLET RIM: 685.70

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S5	4' DIA SANITARY MH RIM: 686.10 INV IN: 674.09 (W, 8") INV IN: 674.09 (N, 8") INV OUT: 674.09 (E, 8")
S6	CAP FOR FUTURE SANITARY SEWER CONNECTION RIM: 675.00 INV OUT: 674.38 (E, 8")
S7	CAP FOR FUTURE SANITARY SEWER CONNECTION RIM: 675.05 INV OUT: 674.26 (S, 8")

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W11	10" X 8" X 10" TEE FG ELEV: 685.97
W12	VALVE VAULT FG ELEV: 685.93
W14	VALVE VAULT FG ELEV: 685.97
W15	TAP FG ELEV: –694.49
W16	10" X 6" X 10" TEE FG ELEV: 686.04
W17	FH FG ELEV: 685.89

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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UTILITY CROSSING LEGEND

X1 — 8" SAN. B/P = 674.10
10" WATER T/P = 672.60*

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18–IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

MATCHLINE - SEE SHEET C5.1

FUTURE BUILDING 1
362,900± SF
FFE = 690.75

FUTURE BUILDING 2
246,200± SF
FFE = 686.25

D95

D94

D93

SEE NOTE 15.

36 LF OF 36" RCP @ 0.77%

D92

100 LF OF 36" RCP @ 0.35%

D91

89 LF OF 30" RCP @ 0.50%

D90

85 LF OF 30" RCP @ 0.59%

D89

D88

131 LF OF 30" RCP @ 0.43%

D87

117 LF OF 30" RCP @ 0.55%

D86

138 LF OF 30" RCP @ 0.62%

D85

110 LF OF 30" RCP @ 0.37%

D84

PROPOSED 30' UTILITY EASEMENT

D65

SEE NOTE 15.

42 LF OF 36" RCP @ 0.90%

D64

100 LF OF 36" RCP @ 0.65%

D63

100 LF OF 36" RCP @ 0.60%

D62

100 LF OF 30" RCP @ 0.70%

D61

106 LF OF 30" RCP @ 0.66%

D60

150 LF OF 30" RCP @ 0.57%

D59

144 LF OF 30" RCP @ 0.55%

D58

83 LF OF 24" RCP @ 1.03%

D57

D56

S7

W17

W12

W14

W15

W11

W16

X1

6" DIP

8" DIP

6" DIP

43 LF OF 8" PVC @ 0.40%

74 LF OF 8" PVC @ 0.40%

S6

S5

MATCHLINE - SEE SHEET C5.4

Drawing name: K:\DHS_LDEV\168240005_ML Realty_Bensenville_JL\2 Design\CAD\PlanSheets\Mass Grading\C5.0 UTILITY PLAN.dwg C5.3 Apr 02, 2021 2:54pm by John.Gross
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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

UTILITY PLAN - SOUTHWEST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C5.3

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D5	4' DIA CLOSED LID MH RIM: 680.22 INV IN: 670.00 (NW, 24") INV OUT: 670.00 (E, 24")
D7	4' DIA OPEN LID MH W/ MH WATER QUALITY UNIT RIM: 677.30 INV OUT: 669.30 (SE, 18") INV OUT: 670.85 (N, 12") INV OUT: 670.91 (NE, 12")
D8	4' DIA CLOSED LID MH RIM: 676.13 INV IN: 669.80 (SW, 12") INV IN: 670.91 (N, 12") INV OUT: 672.20 (E, 6")
D9	SLOT DRAIN RIM: 676.00 INV IN: 671.41 (W, 6")
D11	4' DIA OPEN LID MH RIM: 679.04 INV IN: 669.80 (S, 12") INV IN: 670.85 (N, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D12	4' DIA OPEN LID MH RIM: 678.80 INV IN: 671.80 (N, 12") INV OUT: 671.80 (S, 12")
D13	2' DIA STORM INLET RIM: 677.91 INV OUT: 672.30 (S, 12")
D24	2' DIA STORM INLET RIM: 676.70
D25	2' DIA STORM INLET RIM: 676.70
D26	2' DIA STORM INLET RIM: 676.70

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D27	2' DIA STORM INLET RIM: 676.70
D28	2' DIA STORM INLET RIM: 676.70
D29	2' DIA STORM INLET RIM: 676.75 INV IN: 672.30 (S, 48") INV OUT: 670.42 (N, 48")
D30	8' DIA OPEN LID MH RIM: 681.00 INV IN: 672.40 (E, 48") INV OUT: 672.40 (N, 48")
D31	6' DIA OPEN LID MH RIM: 679.05 INV IN: 672.50 (E, 48") INV OUT: 672.50 (W, 48")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D32	6' DIA OPEN LID MH RIM: 679.05 INV IN: 672.58 (E, 48") INV OUT: 672.58 (W, 48")
D33	6' DIA OPEN LID MH RIM: 680.15 INV IN: 672.67 (NE, 42") INV OUT: 672.67 (W, 48")
D34	6' DIA CLOSED LID MH RIM: 680.50 INV IN: 677.30 (W, 12") INV IN: 672.82 (N, 42") INV OUT: 672.82 (SW, 42")
D35	6' DIA CLOSED LID MH RIM: 680.45 INV IN: 674.62 (NW, 12") INV IN: 672.95 (N, 42") INV OUT: 672.95 (S, 42")
D47	2' DIA STORM INLET RIM: 679.80

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D48	2' DIA STORM INLET RIM: 679.80
D49	2' DIA STORM INLET RIM: 679.80
D50	2' DIA STORM INLET RIM: 679.80
D51	2' DIA STORM INLET RIM: 679.80
D52	5' DIA OPEN LID MH RIM: 679.90 INV IN: 669.94 (S, 36") INV OUT: 669.94 (N, 36")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D53	7' DIA CLOSED LID MH RIM: 681.70 INV IN: 670.60 (W, 30") INV OUT: 670.10 (N, 36")
D54	5' DIA OPEN LID MH RIM: 683.00 INV IN: 671.30 (W, 30") INV OUT: 671.30 (E, 30")
D55	5' DIA OPEN LID MH RIM: 683.95 INV IN: 672.05 (W, 30") INV OUT: 672.05 (E, 30")
D107	5' DIA CLOSED LID MH RIM: 677.11 INV IN: 670.00 (N, 24") INV IN: 669.00 (N, 8") INV IN: 669.00 (NW, 8") INV OUT: 670.25 (SE, 24")
D108	6' DIA CLOSED LID MH RIM: 680.50 INV IN: 673.08 (N, 36") INV IN: 676.30 (W, 12") INV OUT: 673.08 (S, 42")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D109	5' DIA OPEN LID MH RIM: 680.44 INV IN: 673.12 (N, 36") INV IN: 676.30 (NW, 12") INV OUT: 673.12 (S, 36")
D110	5' DIA OPEN LID MH RIM: 678.53 INV IN: 674.40 (NW, 12") INV OUT: 673.27 (S, 36")
D111	2' DIA STORM INLET RIM: 673.52

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	18" FES INV IN: 669.00 (NW, 18")
D10	12" FES INV OUT: 673.50 (S, 12")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	CONNECT TO EXISTING SANITARY SEWER W/ DOGHOUSE MH. CONTRACTOR SHALL FIELD VERIFY SIZE, DEPTH, & LOCATION OF EX SANITARY SEWER PRIOR TO ORDERING MATERIALS. RIM: 675.12 INV IN: 668.60 (W, 8")
S2	4' DIA SANITARY MH RIM: 677.16 INV IN: 669.58 (W, 8") INV IN: 672.38 (N, 8") INV OUT: 669.48 (E, 8")
S3	4' DIA SANITARY MH RIM: 679.82 INV IN: 671.15 (W, 8") INV OUT: 671.05 (E, 8")
S4	4' DIA SANITARY MH RIM: 683.66 INV IN: 672.62 (W, 8") INV OUT: 672.52 (E, 8")
S8	4' DIA SANITARY MH RIM: 680.33 INV OUT: 672.95 (S, 8")

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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SEE SHEET C5.5 FOR WATER STRUCTURE TABLE AND UTILITY CROSSING LEGEND

MATCHLINE - SEE SHEET C5.2

MATCHLINE - SEE SHEET C5.3

FUTURE BUILDING 3
307,700± SF
FFE = 685.00

FUTURE BUILDING 4
297,500± SF
FFE = 681.75

STORMTRAP UNDERGROUND DETENTION SYSTEM #4

STORMWATER DETENTION POND
BOTTOM: 661.00
SEE SHEET C5.5 FOR DETAILS

STORMWATER QUALITY UNIT TO BE PROVIDED IN THIS STRUCTURE TO TREAT STORMWATER PRIOR TO DISCHARGE INTO THE RETENTION POND.

USE CAUTION NEAR EXISTING UTILITIES

SEE NOTE 15.

FLAT 8" PERFORATED UNDER DRAIN (INV: 669.0)

PROPOSED 30' UTILITY EASEMENT

SPLIT-RAIL FENCE

IL ROUTE 83

49 LF OF 36" RCP @ 0.32%	83 LF OF 36" RCP @ 0.65%
131 LF OF 30" RCP @ 0.57%	113 LF OF 30" RCP @ 0.62%
166 LF OF 30" RCP @ 0.57%	366 LF OF 8" PVC @ 0.40%
345 LF OF 8" PVC @ 0.40%	120 LF OF 48" RCP @ 0.08%
100 LF OF 48" RCP @ 0.08%	100 LF OF 48" RCP @ 0.09%
367 LF OF 8" PVC @ 0.40%	114 LF OF 48" RCP @ 0.09%
25 LF OF 48" RCP @ 0.09%	9 LF OF 24" RCP @ 0.00%
125 LF OF 24" RCP @ 0.20%	164 LF OF 42" RCP @ 0.09%
567 LF OF 24" RCP @ 0.18%	144 LF OF 8" PVC @ 0.40%
219 LF OF 8" PVC @ 0.40%	105 LF OF 42" RCP @ 0.12%
123 LF OF 36" RCP @ 0.12%	33 LF OF 36" RCP @ 0.12%
113 LF OF 42" RCP @ 0.12%	86 LF OF 12" RCP @ 0.58%
86 LF OF 12" RCP @ 1.11%	97 LF OF 12" RCP @ 1.08%
55 LF OF 12" RCP @ 4.74%	29 LF OF 6" PVC @ 2.74%
35 LF OF 18" RCP @ 0.86%	

SANITARY MANHOLE CLOSED IE=670.51(S)10" VCP IE=670.51(N)10" VCP

SANITARY MANHOLE CLOSED RIM=677.80 ID=668.50(N)10" IE=668.50(S)10"

WATER VALVE RIM=675.88

WATER MANHOLE RIM=677.30

STORM MANHOLE RIM=678.53

STORM INLET RIM=679.80

FH

TEL

COMCAST

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PHONE: 630-487-9900
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No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

UTILITY PLAN - SOUTHEAST

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C5.4

Drawing name: K:\CHS_LDEV\168240005_ML Realty_Bensenville_IL\2 Design\CAD\PlanSheets\Mass Grading\C5.0 UTILITY PLAN.dwg C5.4 Apr 02, 2021 2:51pm by: John.Gross
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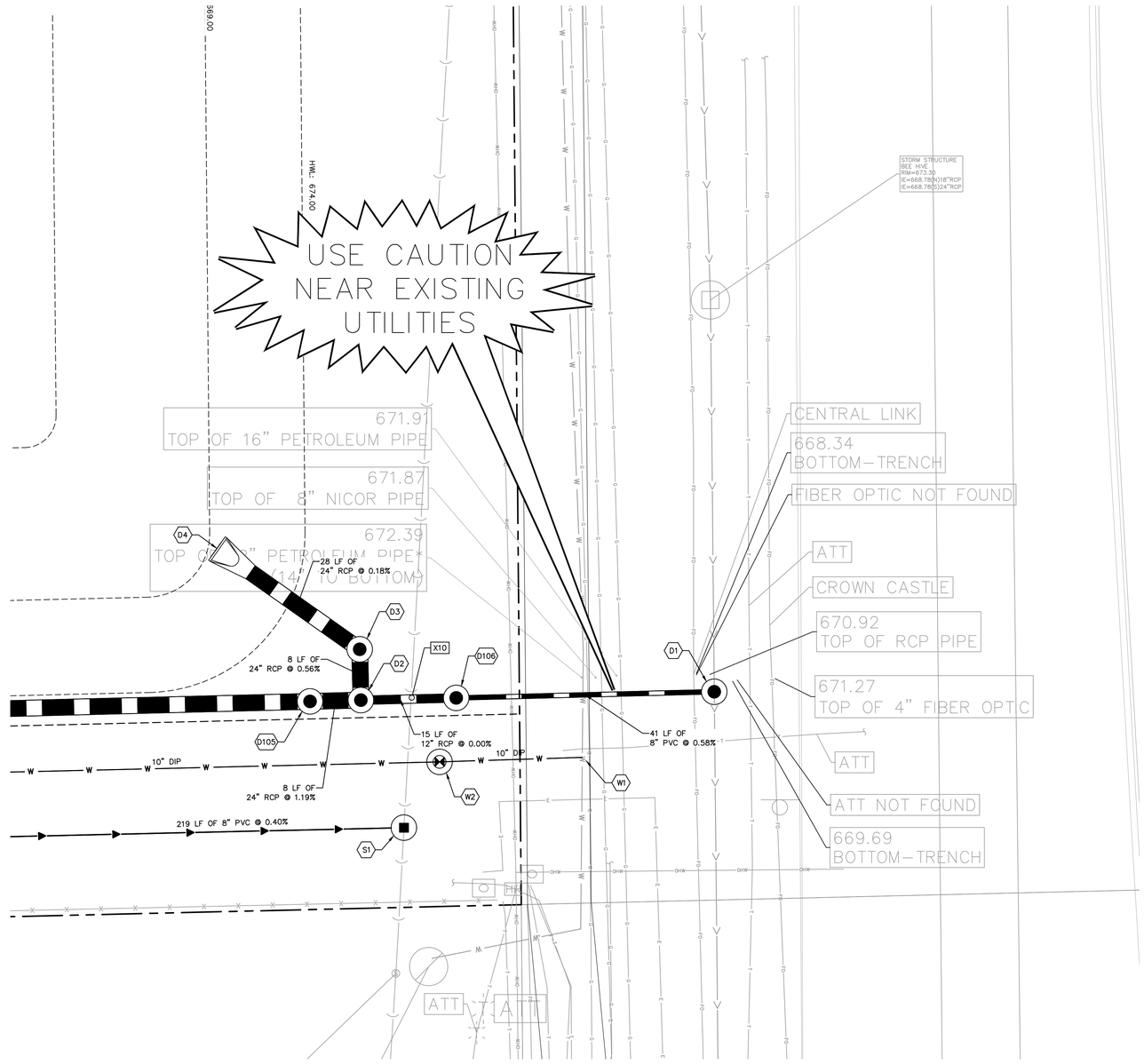
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	PRESSURE CONNECT TO EXISTING WATER MAIN FG ELEV: 675.40
W2	VALVE VAULT FG ELEV: 675.40
W3	10" X 8" X 10" TEE FG ELEV: 680.32
W4	VALVE VAULT FG ELEV: 680.39
W5	TAP FG ELEV: 680.72
W6	VALVE VAULT FG ELEV: 680.34
W7	10" X 8" X 10" TEE FG ELEV: 684.11
W8	VALVE VAULT FG ELEV: 684.05
W9	TAP FG ELEV: 683.85
W10	VALVE VAULT FG ELEV: 684.17

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W18	10" X 6" X 10" TEE FG ELEV: 685.02
W19	FH FG ELEV: 684.85
W20	10" X 6" X 10" TEE FG ELEV: 681.88
W21	FH FG ELEV: 681.57
W22	10" X 6" X 10" TEE FG ELEV: 679.94
W23	FH FG ELEV: 680.50
W24	10" X 6" X 10" TEE FG ELEV: 678.68
W25	FH FG ELEV: 679.34

UTILITY CROSSING LEGEND

X2	48" STORM 10" WATER	B/P = 671.97 T/P = 670.47*
X3	48" STORM 8" SAN.	B/P = 672.30 T/P = 672.16
X4	8" WATER 24" STORM	B/P = 673.95 T/P = 671.80
X5	42" STORM 24" STORM	B/P = 672.33 T/P = 671.80
X6	42" STORM 10" WATER	B/P = 672.31 T/P = 670.81*
X7	42" STORM 8" SAN	B/P = 672.30 T/P = 670.78
X8	8" SAN. 10" WATER	B/P = 672.40 T/P = 668.00*
X9	8" SAN. 24" STORM	B/P = 672.43 T/P = 671.61
X10	10" SAN. 12" STORM	B/P = 668.64 T/P = 668.14
X11	6" WATER 24" STORM	B/P = 673.96 T/P = 672.12
X12	24" STORM 6" WATER	B/P = 669.36 T/P = 667.50*

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.



DETENTION VAULT 4 AND DETENTION POND OUTLET DETAIL

1" = 10'

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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DRAWN BY: AES
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ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C5.5

Drawing name: K:\CHS_LDEV\168240005_ML Realty_Bensenville_IL\2 Design\CAD\PlanSheets\Mass Grading\C5.0 UTILITY PLAN.dwg C5.5 Apr 02, 2021 2:54pm by John.Gross
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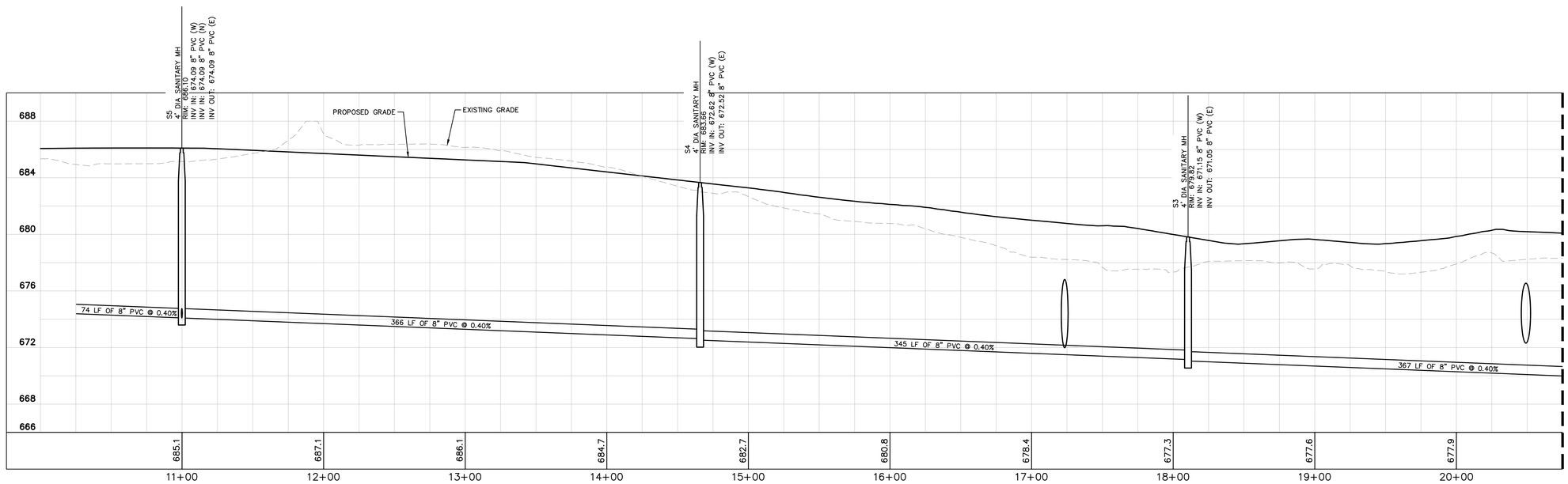
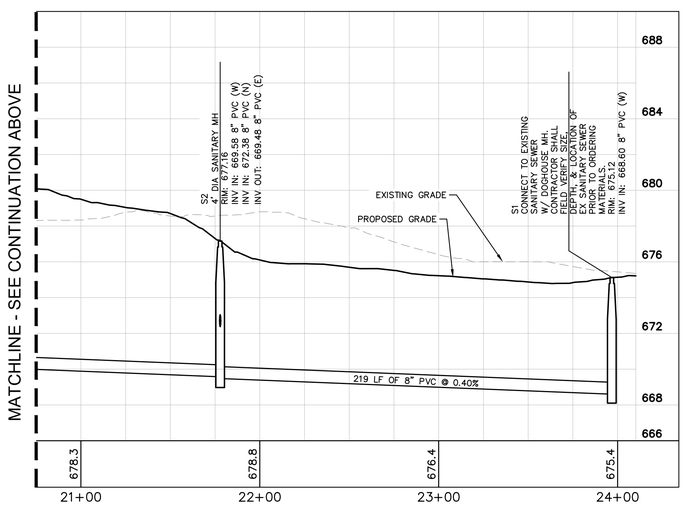


SOUTH SANITARY PROFILE 1
N.T.S.



SOUTH SANITARY PROFILE 1 (CONT.)
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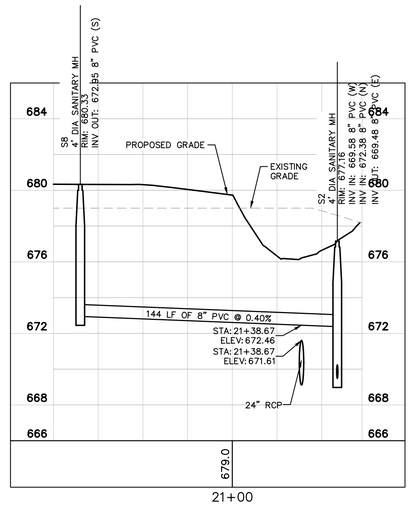

SOUTH SANITARY PROFILE 2
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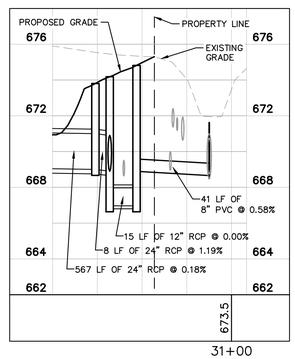

PROPERTY 4 STORM OUTFALL PROFILE
N.T.S.

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DESIGNED BY: JWG
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ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C5.6

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_LDEV\168240005_ml realty_bensenville_JV2 Design\CAD\plansheets\mass grading\C5.4 UTILITY PROFILES.dwg C5.0 Apr 02, 2021 2:18pm by: Anna.Sampson
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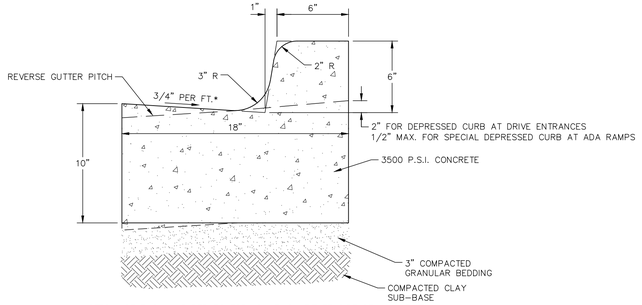
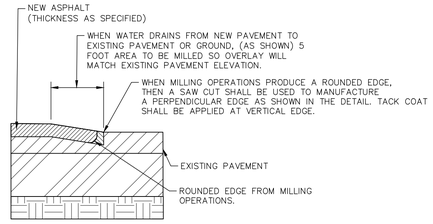


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.

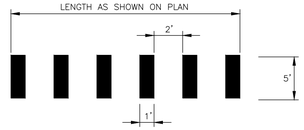


NOTES:

1. EXISTING PAVEMENT MARKINGS (INCLUDING RAISED REFLECTORS) TO BE REPLACED IN-KIND AFTER INSTALLATION OF SURFACE COURSE.
2. SURFACE COURSE SHALL BE INSTALLED A THE SAME TIME AS ADJACENT PAVEMENT REPAIR SURFACE COURSE.

BUTT JOINT

N.T.S.



PAINTED CROSS-WALK DETAIL

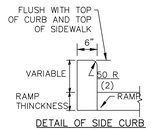
N.T.S.

GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

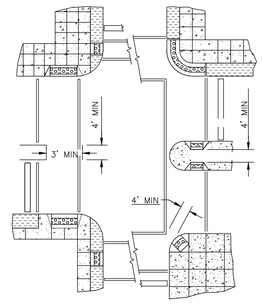
LEGEND

- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

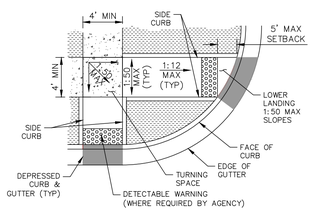


DETAIL OF SIDE CURB

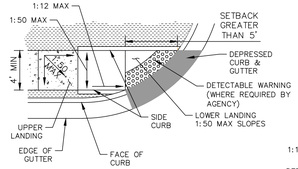
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



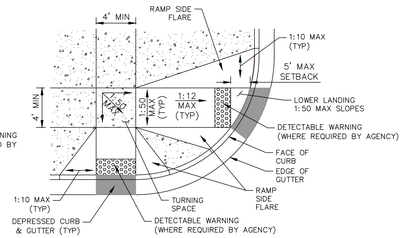
RECOMMENDED LOCATION OF RAMPS



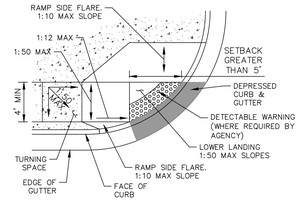
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



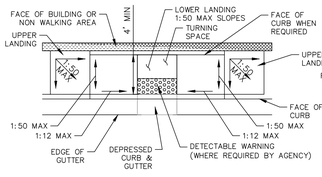
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



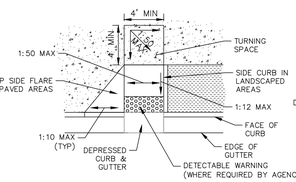
RAMPS IN PAVED AREA
(SETBACK < 5')



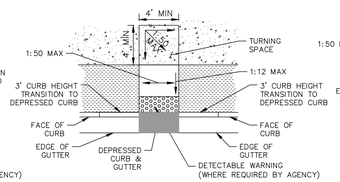
RAMPS IN PAVED AREA
(SETBACK > 5')



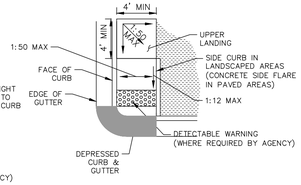
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



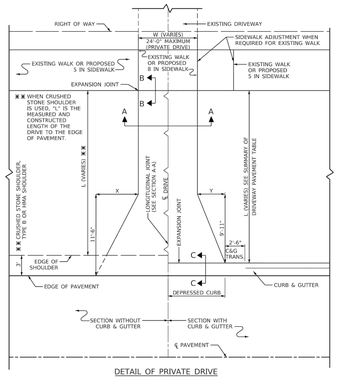
PERPENDICULAR MID-BLOCK CURB RAMP
(OPTION 2)



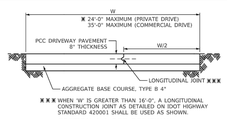
RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

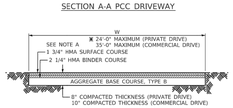
N.T.S.



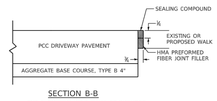
DETAIL OF PRIVATE DRIVE



SECTION A-A PCC DRIVEWAY

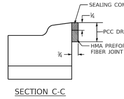


SECTION A-A HMA DRIVEWAY



SECTION B-B

THE EXPANSION JOINT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER SQUARE FOOT FOR PORTLAND CEMENT CONCRETE SIDEWALK OR PER SQUARE YARD FOR PORTLAND CEMENT CONCRETE DRIVEWAY.



SECTION C-C

GUIDE FOR DRIVEWAY LENGTH

1. MEET EXISTING WALK (USE JOINT FOR PCC PAVEMENT SECTION B-B)
2. IF THERE IS NO EXISTING OR PROPOSED WALK, EXTEND TO RIGHT OF WAY LINE
3. IF THERE IS NO EXISTING WALK BUT A PROPOSED WALK IS REQUIRED, CONSTRUCT 8 INCH WALK FOR FULL DRIVEWAY WIDTH (SECTION B-B)
4. IF THERE IS A WALK ADJUSTMENT, CONSTRUCT 8" WALK FOR FULL DRIVEWAY WIDTH AND 5" WALK BEYOND.

QUANTITIES SHALL BE COMPUTED ON THE BASIS OF THE DRIVES EXTENDING TO SIDEWALK OR RIGHT OF WAY LINE AS SHOWN ON THE PLANS. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE FIELD ENGINEER TO DETEMMINE THE ACTUAL LIMITS OF EACH INSTANCE.

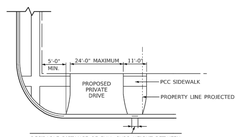
CHART

FOR DRIVEWAY WIDTH - W (FT)	✖	X (FT)	Y (FT)
12		6.0	4.2
14 - 16		4.9	3.4
17 - 18		4.0	2.9
OVER 18		3.2	2.3

✖ PRIVATE DRIVES: 12'-0" MINIMUM, 24'-0" MAXIMUM
COMMERCIAL DRIVES: 12'-0" MINIMUM, 24'-0" MAXIMUM FOR 1-WAY OPERATION
24'-0" MINIMUM, 35'-0" MAXIMUM FOR 2-WAY OPERATION

MAXIMUM DRIVEWAY SLOPE

PROPERTY	URBAN	RURAL	RURAL (PERMIT WORK ONLY)
COMMERCIAL	6%	6%	10%
NON-COMMERCIAL	8%	8%	12%



DESIRABLE DISTANCE OF FULL CURB HEIGHT BETWEEN ADJACENT DRIVES SHALL BE 6'-0"
IT IS DESIRABLE THAT THE DRIVE RETURNS TERMINATE WITHIN THE PROPERTY LINE AS PROJECTED.

LIMITATIONS UPON PRIVATE DRIVES

AT STREET INTERSECTIONS
MAXIMUM WIDTH & MINIMUM DISTANCE BETWEEN DRIVES

NOTE A

FOR HMA DRIVEWAYS; AS AN ALTERNATE TO THE 1 3/4" HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-12.5 OR 9.5, N70, AND THE 2 1/4" HOT-MIX ASPHALT BINDER COURSE, IL-19, N70, MAY BE USED. THE HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-12.5 OR 9.5, N70 MAY BE USED. IN THE EVENT THE CONTRACTOR ELECTS TO USE THIS ALTERNATE, THE ADDITIONAL 2 1/4" OF HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-12.5 OR 9.5 N70 SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR HOT-MIX ASPHALT BINDER COURSE, IL-19, N70.

GENERAL NOTE:

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.

SUMMARY OF DRIVEWAY PAVEMENT

STATION	"L"	"W"	SQ YD PCC DRIVEWAY PAVEMENT	SQ YD HMA DRIVEWAY PAVEMENT	STATION	"L"	"W"	SQ YD PCC DRIVEWAY PAVEMENT	SQ YD HMA DRIVEWAY PAVEMENT

MUNICIPALITY, IL
MUNICIPALITY, IL
NAME TOWNSHIP
COUNTY HIGHWAY: XXX
FISCAL YEAR: XXXX
SECTION: XX-XXXXX-XX-XX

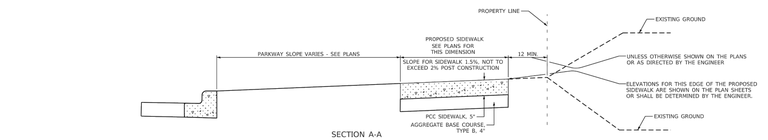
COUNTY OF COOK
DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

COMPUTED: XXX
DRAWN: XXX
CHECKED: XXX

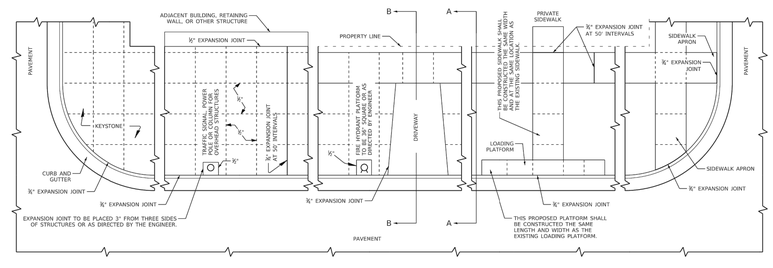
REVISIONS	DATE
GENERAL	5/2/20

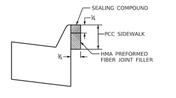
PRIVATE AND COMMERCIAL DRIVE DETAIL
COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
STANDARD C-002

C-XXX
NOT TO SCALE SHEET #

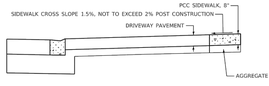


SECTION A-A





EXPANSION JOINT DETAIL



SECTION B-B

GENERAL NOTES:

ALL EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 424.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER SQUARE FOOT FOR PORTLAND CEMENT CONCRETE SIDEWALK OF THE THICKNESS SPECIFIED.

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.

MUNICIPALITY, IL
MUNICIPALITY, IL
NAME TOWNSHIP
COUNTY HIGHWAY: XXX
FISCAL YEAR: XXXX
SECTION: XX-XXXXX-XX-XX

COUNTY OF COOK
DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

COMPUTED: XXX
DRAWN: XXX
CHECKED: XXX

REVISIONS	DATE
GENERAL	11/20

PORTLAND CEMENT CONCRETE SIDEWALK CONSTRUCTION DETAIL
COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS
STANDARD C-003

C-XXX
NOT TO SCALE SHEET #

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS.

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1
INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

CONSTRUCTION DETAILS

ORIGINAL ISSUE:
4/2/2021

KHA PROJECT NO.
168240005

SHEET NUMBER

C6.0

Drawing name: \\kimley-horn.com\rw_chi\CHS_LOEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\cross grading\C6.0 CONSTRUCTION DETAILS.dwg, C6.0 - Apr 02, 2021 2:18pm by: Anna.Sampson
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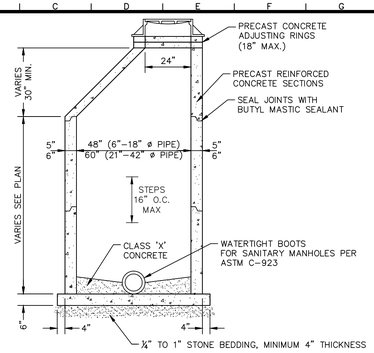
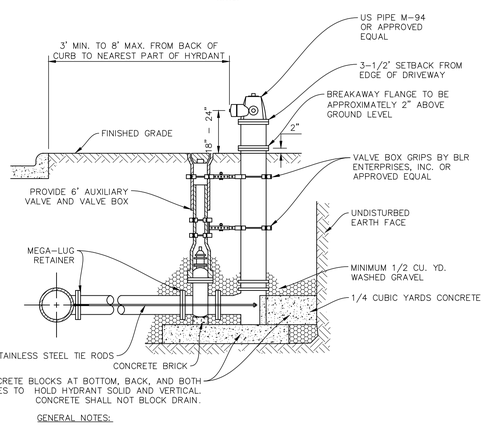


NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYRDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.

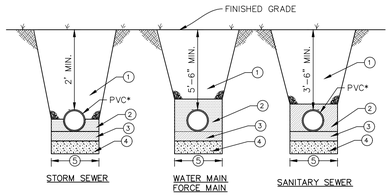
SANITARY MANHOLE
N.T.S.



GENERAL NOTES:

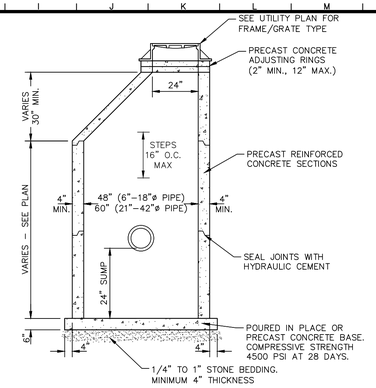
1. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
2. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA 500–80. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS AND THREADED RODS – GRADE #304
   B. NUTS AND WASHERS – GRADE #300
4. MEGA–LUG RETAINERS MUST BE INSTALLED ON ALL MECHANICAL FITTINGS.

FIRE HYDRANT
N.T.S.

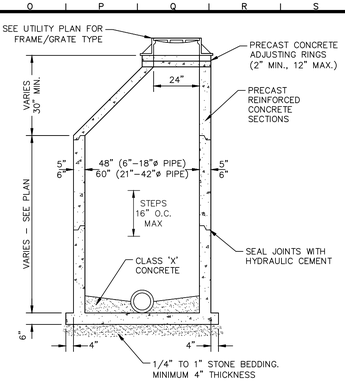


1. MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAIN:
   CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE
   STORM SEWER & SANITARY SEWER:
   CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
   *ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

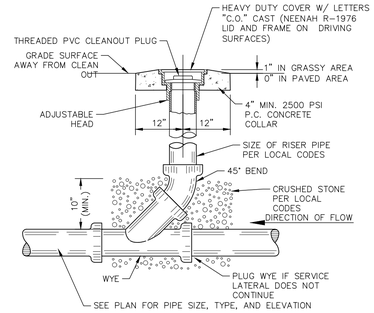
PIPE BEDDING DETAIL
N.T.S.



CATCH BASIN TYPE A
N.T.S.

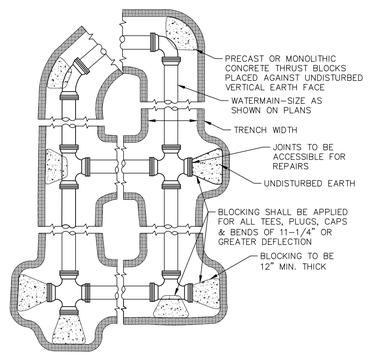


STORM MANHOLE TYPE A
N.T.S.

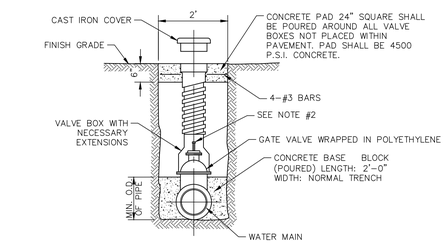


NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT
N.T.S.

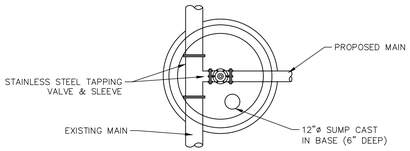


THRUST BLOCKING DETAIL
N.T.S.



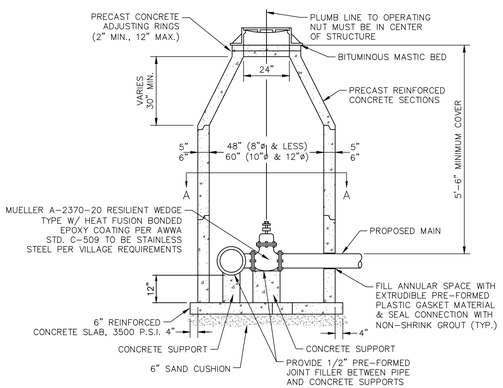
NOTES:
1. 4"–12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C–900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.
5. FOR GATE VALVES < 16" (FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

TYPICAL VALVE SETTING AND BOX
N.T.S.

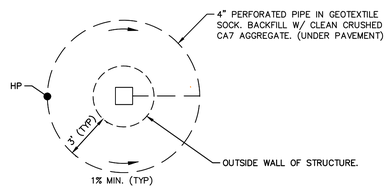


SECTION A–A

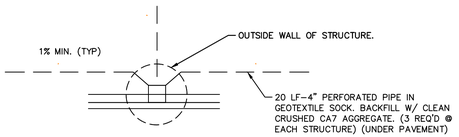
NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS: NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS: NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.



VALVE AND VAULT AT PRESSURE CONNECTION
N.T.S.



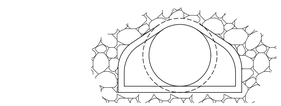
PAVEMENT OPEN STORM STRUCTURES



CURB OPEN STRUCTURES

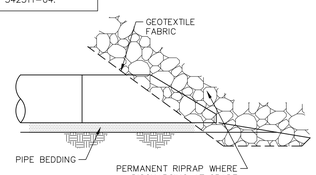
NOTE: WHERE THE DISTANCE FROM THE TOP OF STORM PIPE TO RIM ELEVATIONS EXCEED 4', INSTALL UNDERDRAIN INVERT AT 3' BELOW RIM ELEVATION. IN AREAS WHERE THE DISTANCE FROM THE TOP OF STORM PIPE TO RIM ELEVATIONS ARE LESS THAN 4', INSTALL UNDERDRAIN AT AN ELEVATION AT THE STRUCTURE THAT IS AT THE OUTFLOW PIPE ELEVATION.

UNDERDRAIN DETAIL
N.T.S.

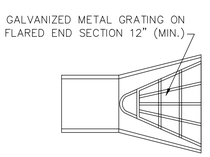


NOTE: PROVIDE GRATED COVER PER IDOT STANDARD DETAIL 542311–04.

END VIEW

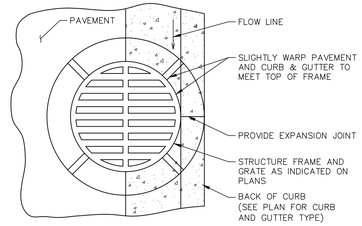


PROFILE VIEW

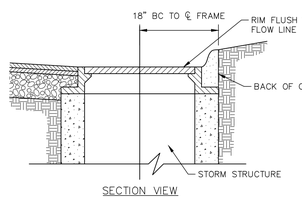


PLAN VIEW

FLARED END SECTION
N.T.S.

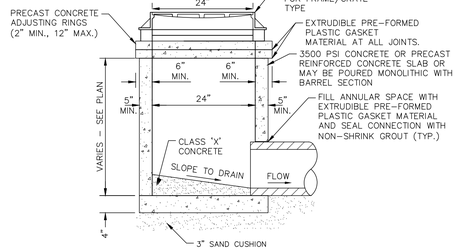


PLAN VIEW



SECTION VIEW

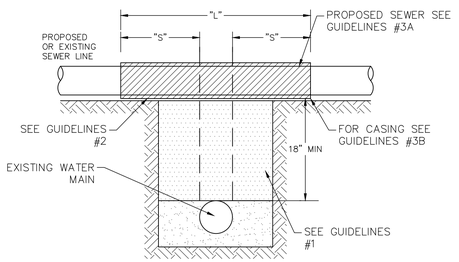
INLET AT CURB FRAME LOCATION
N.T.S.



2' DIAMETER STORM INLET
N.T.S.

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



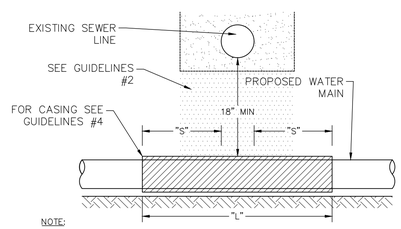
NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL
N.T.S.

PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

PROLOGIS.

CONSTRUCTION DETAILS

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C6.1

Drawing name: \\Kimley-horn.com\Vm_chs\CHS_LDEV\168240005_ml realty_bensenville_JL2 Design\CAD\plansheets\mass grading\C6.0 CONSTRUCTION DETAILS.dwg C6.1 Apr 02, 2021 2:18pm by: Anna.Sampson
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Drawing name: \\kimley-horn.com\rm_ch1\CHS_LDEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 1 Apr 02, 2021 2:18pm by: Anna.Sampson
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STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	**AASHTO HS-20 HIGHWAY LOADING**
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000 PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	6'-6" SINGLETRAP
UNIT QUANTITY:	684 TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.60' MAX. 2.14' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

-TOTAL VCBMP STORAGE REQUIRED = 72,310.00 CUBIC FEET

-VCBMP STORAGE PROVIDED = 40,066.97 CUBIC FEET (ELEV 677.62 – ELEV 677.10, 100% IN SYSTEM)

-VCBMP STORAGE PROVIDED = 32,314.11 CUBIC FEET (ELEV 677.10 – ELEV 676.10, 36% STONE VOID)

-TOTAL VCBMP STORAGE PROVIDED = 72,381.08 CUBIC FEET

DETENTION VOLUME CALCULATION

-TOTAL WATER STORAGE REQUIRED = 448,015.00 CUBIC FEET

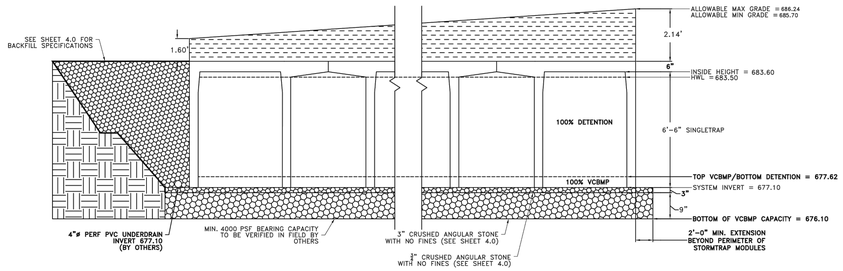
-TOTAL WATER STORAGE PROVIDED = 448,368.48 CUBIC FEET (ELEV 683.50 – ELEV 677.62, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

-SHWT = _____' (ELEVATION)
***TO BE VERIFIED BY OTHERS**

-VCBMP BOTTOM TO SHWT = _____' (DISTANCE)

-AMOUNT OF NATIVE SOIL ABOVE SHWT = _____' (DISTANCE)



6'-6" SINGLETRAP

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630-487-5550

PROJECT INFORMATION:

MOHAWK TERRACE
DETENTION 1
BENSENVILLE, IL

CURRENT ISSUE DATE: 3/10/2021

ISSUED FOR: PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/10/2021	PRELIMINARY	JH

SCALE: NTS

SHEET TITLE: SINGLETRAP DESIGN CRITERIA

SHEET NUMBER: 1.0

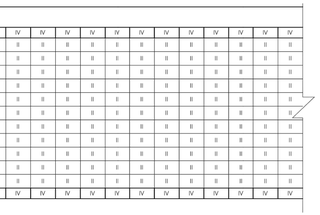
BILL OF MATERIALS

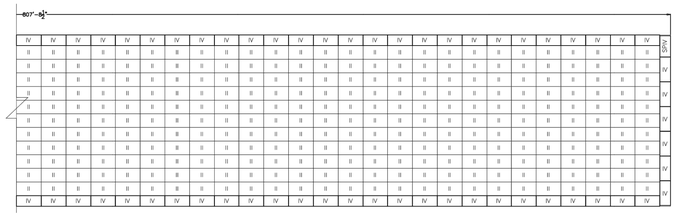
QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	6'-6" SINGLETRAP	0
572	II	6'-6" SINGLETRAP	22089
0	III	6'-6" SINGLETRAP	0
111	IV	6'-6" SINGLETRAP	21438
0	VII	6'-6" SINGLETRAP	0
1	SPIV	6'-6" SINGLETRAP	VARIES
11	T2 PANEL	6" THICK PANEL	4419
4	T4 PANEL	6" THICK PANEL	3479
0	T7 PANEL	6" THICK PANEL	0
126	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.





DESIGN CRITERIA
ALLOWABLE MAX GRADE = 686.24
ALLOWABLE MIN GRADE = 685.70
INSIDE HEIGHT ELEVATION = 683.58
SYSTEM INVERT = 677.10

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.

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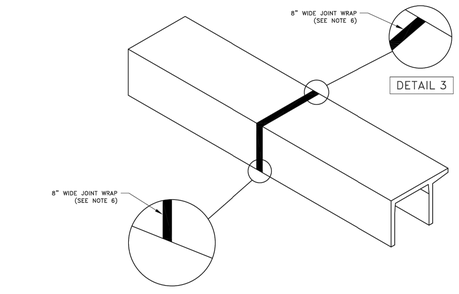
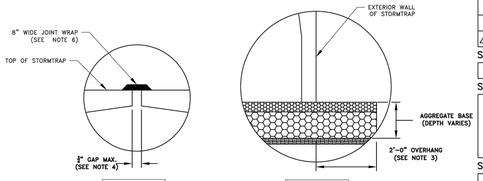
SHEET TITLE: SINGLETRAP LAYOUT DETAILS

SHEET NUMBER: 2.0

STORMTRAP INSTALLATION SPECIFICATIONS

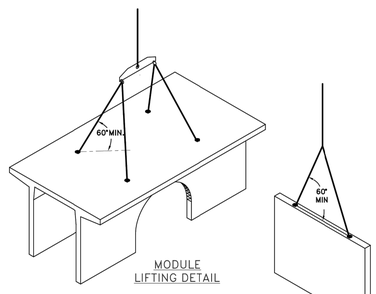
1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   - 3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY. IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   - 3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF ¾" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES. AND A 9" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   - 3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   - 3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   - 3.5. THE ¾" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   - 3.6. DISK, DRY AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
   - 3.7. AGGREGATE SHALL BE GRADED WITHIN +/- 1" OF THE GRADE SHOWN ON THE PLANS.
   - 3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.





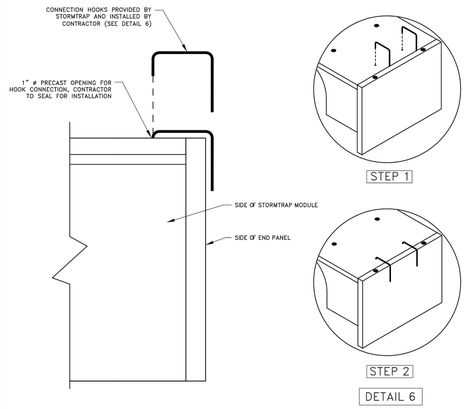
STORMTRAP MODULE LIFTING INSTALLATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.



END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



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SCALE: NTS

SHEET TITLE: SINGLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER: 3.1

	BY	DATE	REVISIONS	No.

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

STORMTRAP DRAWINGS - SYSTEM 1 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

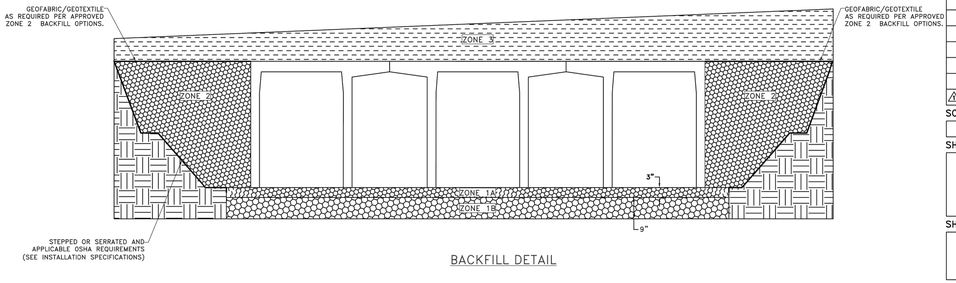
C7.0

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (2") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
¾" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1"+1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.



BACKFILL DETAIL

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE – 80% AGGREGATE RETAINED ON ¾" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN ¾" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IN BETWEEN 1½" AND 3" – VERY SIMILAR TO AASHTO (#1, #2, #3, & #24) STONE AGGREGATE GRADATION.

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SCALE:
NTS

SHEET TITLE:
SINGLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:
4.0

RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 2'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PTC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

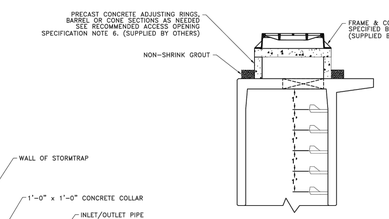
RECOMMENDED PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS ø 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

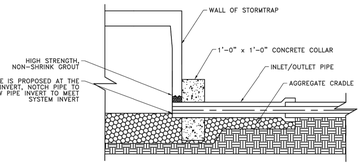
RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

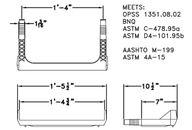
NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



RISER / STAIR DETAIL



PIPE CONNECTION DETAIL



STEP DETAIL

MEETS:
OPSS 1351.08.02
BNQ
ASTM C-478.95a
ASTM D4-101.95b

AASHTO M-199
ASTM 4A-15

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ENGINEER INFORMATION:
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630-487-5550

PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 1
BENSENVILLE, IL

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1	3/10/2021	PRELIMINARY	JH

SCALE:
NTS

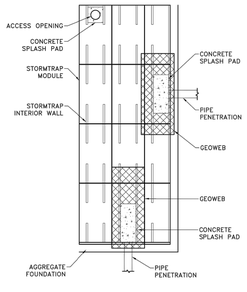
SHEET TITLE:
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

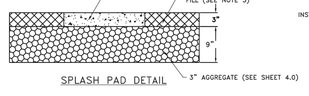
SHEET NUMBER:
5.0

NOTES:

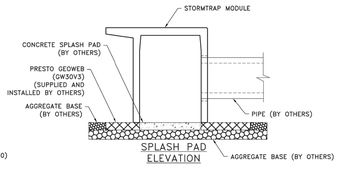
1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-7FT x 25'-7FT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25'-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

SPLASH PAD CONFIGURATION

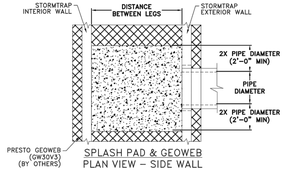




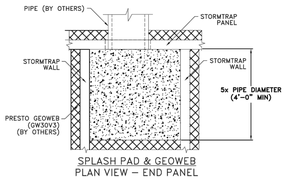
SPLASH PAD DETAIL



SPLASH PAD ELEVATION



SPLASH PAD & GEOWEB
PLAN VIEW – SIDE WALL



SPLASH PAD & GEOWEB
PLAN VIEW – END PANEL

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NTS

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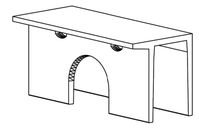
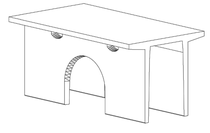
SPLASH PAD & GEOWEB DETAILS

SHEET NUMBER:
6.0



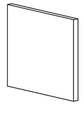
TYPE IV



TYPE II



TYPE IV
END PANEL



TYPE II
END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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NTS

SHEET TITLE:
SINGLETRAP MODULE TYPES

SHEET NUMBER:
7.0

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 630-487-5550
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 1 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER
C7.1

Drawing name: \\kimley-horn.com\vm_chs\CHS_IDEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\cross grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 1 (2) Apr 02, 2021 2:18pm by: Anna.Sampson
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Drawing name: \\kimley-horn.com\\nw_chs\CHS_LOEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 2 Apr 02, 2021 2:18pm by: Anna.Sampson
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STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	7'-6" SINGLETRAP
UNIT QUANTITY:	504TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.55' MAX. 2.50' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

-TOTAL VCBMP STORAGE REQUIRED = 58,806.00 CUBIC FEET

-VCBMP STORAGE PROVIDED = 35,008.29 CUBIC FEET
(ELEV 672.02 – ELEV 671.40, 100% IN SYSTEM)

-VCBMP STORAGE PROVIDED = 23,839.81 CUBIC FEET
(ELEV 671.40 – ELEV 670.40, 35% STONE VOID)

-TOTAL VCBMP STORAGE PROVIDED = 58,848.10 CUBIC FEET

DETENTION VOLUME CALCULATION

-TOTAL WATER STORAGE REQUIRED = 370,260.00 CUBIC FEET

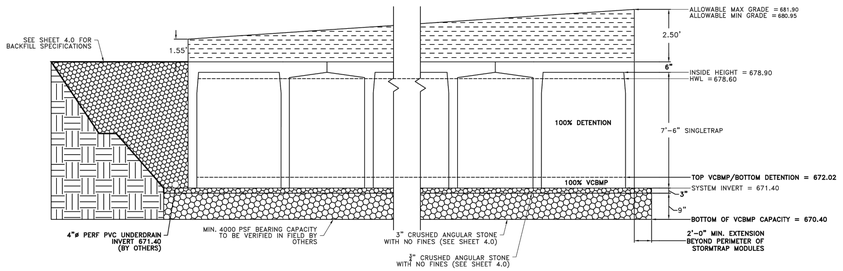
-TOTAL WATER STORAGE PROVIDED = 370,884.91 CUBIC FEET
(ELEV 678.60 – ELEV 672.02, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

-SHWT = _____' (ELEVATION)
*TO BE VERIFIED BY OTHERS

-VCBMP BOTTOM TO SHWT = _____' (DISTANCE)

-AMOUNT OF NATIVE SOIL ABOVE SHWT = _____' (DISTANCE)



7'-6" SINGLETRAP

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PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 2
BENSENVILLE, IL

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SCALE:
NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.0

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	7'-6" SINGLETRAP	0
418	II	7'-6" SINGLETRAP	23403
0	III	7'-6" SINGLETRAP	0
85	IV	7'-6" SINGLETRAP	23075
0	VII	7'-6" SINGLETRAP	0
1	SPIV	7'-6" SINGLETRAP	VARIES
8	T2 PANEL	6" THICK PANEL	5050
5	T4 PANEL	6" THICK PANEL	3975
0	T7 PANEL	6" THICK PANEL	0
94	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 681.90
ALLOWABLE MIN GRADE = 680.95
INSIDE HEIGHT ELEVATION = 678.90
SYSTEM INVERT = 671.40

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.



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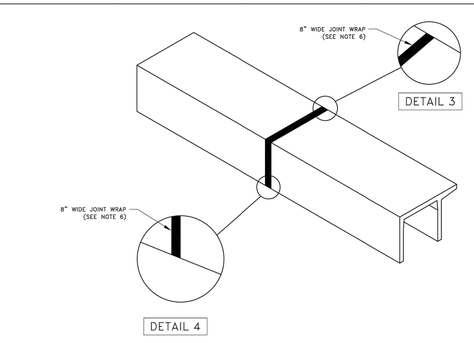
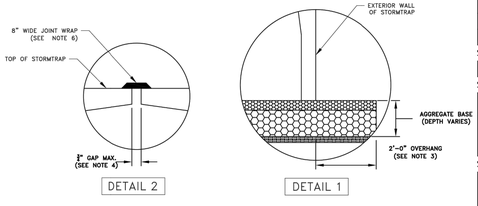
SHEET TITLE:
SINGLETRAP LAYOUT DETAILS

SHEET NUMBER:
2.0

STORMTRAP INSTALLATION SPECIFICATIONS

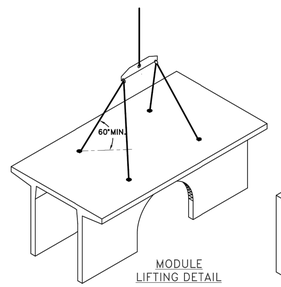
1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   - 3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY. IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   - 3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF ¾" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES, AND A 9" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   - 3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   - 3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   - 3.5. THE ¾" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   - 3.6. DISK, DRY AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
   - 3.7. AGGREGATE SHALL BE GRADED WITHIN +/- ½" OF THE GRADE SHOWN ON THE PLANS.
   - 3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ½" (SEE DETAIL 2). IF THE SPACE EXCEEDS ½", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.



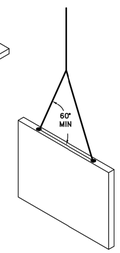


STORMTRAP MODULE LIFTING INSTALLATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.



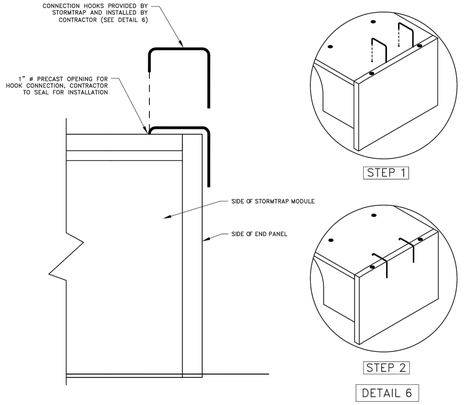
MODULE LIFTING DETAIL



END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 2
BENSENVILLE, IL

CURRENT ISSUE DATE:
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SHEET TITLE:
SINGLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER:
3.0

SHEET TITLE:
SINGLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER:
3.1

SCALE:	AS NOTED
DESIGNED BY:	JWG
DRAWN BY:	AES
CHECKED BY:	NJG

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ML REALTY PARTNERS

PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 2 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

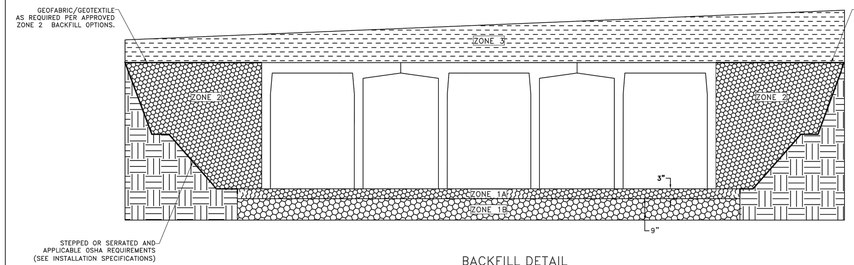
SHEET NUMBER
C7.2

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (3") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (CW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.



BACKFILL DETAIL

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE – 80% AGGREGATE RETAINED ON 1" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN 1" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IN BETWEEN 1½" AND 3" – VERY SIMILAR TO AASHTO (#1, #2, #3, & #24) STONE AGGREGATE GRADATION.

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SHEET TITLE:
SINGLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:
4.0

RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

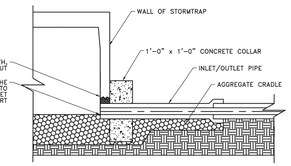
RECOMMENDED PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS # 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

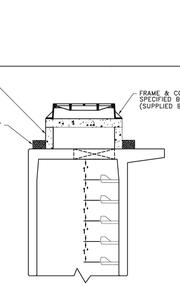
RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

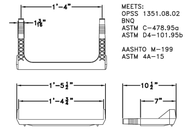
NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



PIPE CONNECTION DETAIL



RISER / STAIR DETAIL



STEP DETAIL

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PROJECT INFORMATION:
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DETENTION 2
BENSENVILLE, IL

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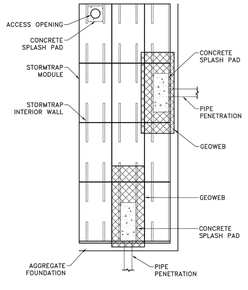
SHEET TITLE:
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

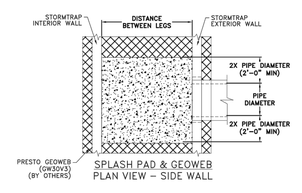
SHEET NUMBER:
5.0

NOTES:

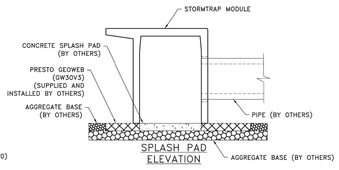
1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9-FT x 25-FT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

SPLASH PAD CONFIGURATION



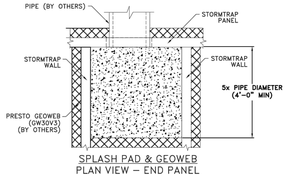


SPLASH PAD DETAIL



SPLASH PAD ELEVATION

SPLASH PAD & GEOWEB
PLAN VIEW – SIDE WALL



SPLASH PAD & GEOWEB
PLAN VIEW – END PANEL

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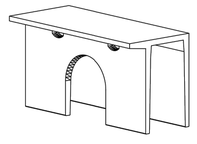
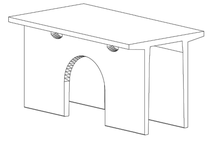
SPLASH PAD & GEOWEB DETAILS

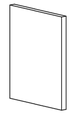
SHEET NUMBER:
6.0



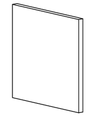
TYPE IV



TYPE II



TYPE IV
END PANEL



TYPE II
END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SINGLETRAP MODULE TYPES

SHEET NUMBER:
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 2 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C7.3

Drawing name: \\kimley-horn.com\rnw_chs\CHS_IDE\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\cross grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 2 (2) Apr 02, 2021 2:19pm by: Anna.Sampson
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STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000 PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	5'-8" SINGLETRAP
UNIT QUANTITY:	702 TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 4.53" MAX. 5.00" CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

-TOTAL VCBMP STORAGE REQUIRED = 65,776.00 CUBIC FEET

-VCBMP STORAGE PROVIDED = 24,283.41 CUBIC FEET
(ELEV 669.40 – ELEV 669.10, 100% IN SYSTEM)

-VCBMP STORAGE PROVIDED = 41,515.87 CUBIC FEET
(ELEV 669.10 – ELEV 667.85, 36% STONE VOID)

-TOTAL VCBMP STORAGE PROVIDED = 65,799.28 CUBIC FEET

DETENTION VOLUME CALCULATION

-TOTAL WATER STORAGE REQUIRED = 405,108.00 CUBIC FEET

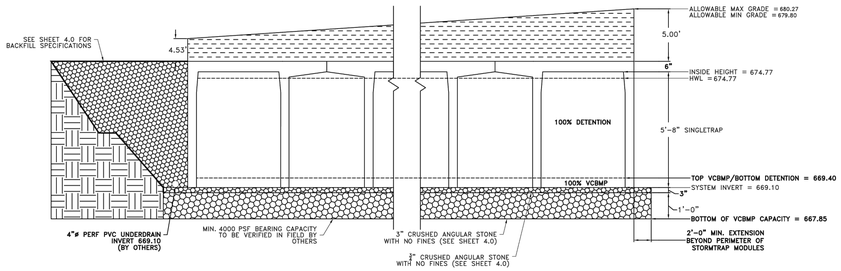
-TOTAL WATER STORAGE PROVIDED = 405,652.31 CUBIC FEET
(ELEV 674.77 – ELEV 669.40, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

-SHWT = _____' (ELEVATION)
*TO BE VERIFIED BY OTHERS

-VCBMP BOTTOM TO SHWT = _____' (DISTANCE)

-AMOUNT OF NATIVE SOIL ABOVE SHWT = _____' (DISTANCE)



5'-8" SINGLETRAP

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1	3/10/2021	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.0

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	5'-8" SINGLETRAP	0
583	II	5'-8" SINGLETRAP	18762
0	III	5'-8" SINGLETRAP	0
119	IV	5'-8" SINGLETRAP	17685
0	VII	5'-8" SINGLETRAP	0
0	SPIV	5'-8" SINGLETRAP	VARIES
9	T2 PANEL	6" THICK PANEL	3893
4	T4 PANEL	6" THICK PANEL	3065
0	T7 PANEL	6" THICK PANEL	0
128	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

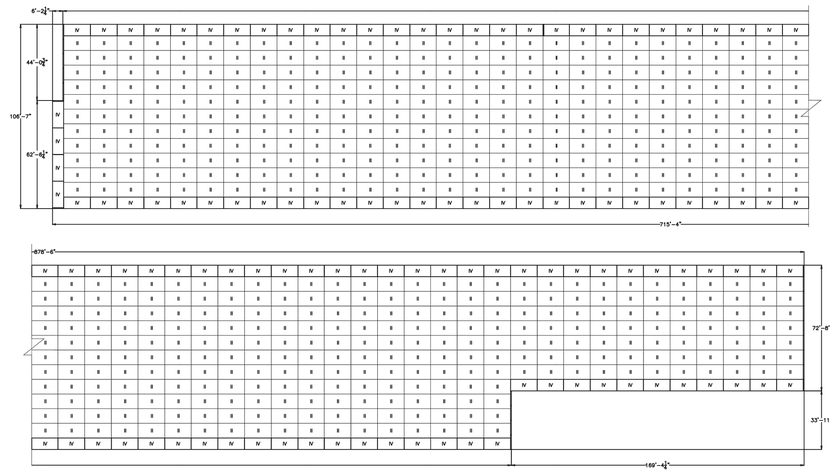
LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 680.27
ALLOWABLE MIN GRADE = 679.80
INSIDE HEIGHT ELEVATION = 674.75
SYSTEM INVERT = 669.10

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.



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ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

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4201 WINFIELD RD
WARRENVILLE, IL 60555
630-487-5550

PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 3
BENSENVILLE, IL

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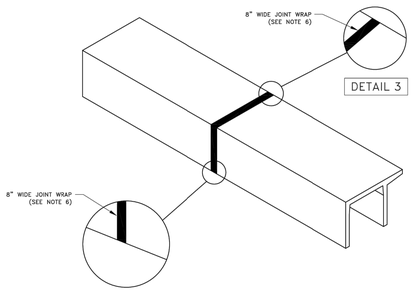
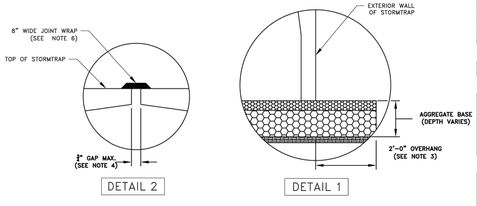
SINGLETRAP LAYOUT DETAILS

SHEET NUMBER:
2.0

STORMTRAP INSTALLATION SPECIFICATIONS

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   - 3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY. IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   - 3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF ¾" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES, AND A 1'-0" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   - 3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   - 3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   - 3.5. THE ¾" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   - 3.6. DISK, DRY AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
   - 3.7. AGGREGATE SHALL BE GRADED WITHIN +/- ½" OF THE GRADE SHOWN ON THE PLANS.
   - 3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.





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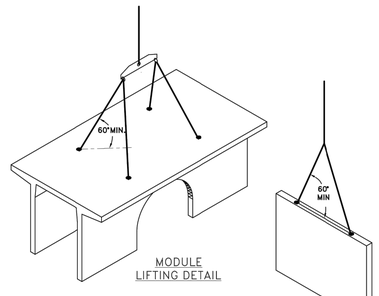
3.0

STORMTRAP MODULE LIFTING INSTALLATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.

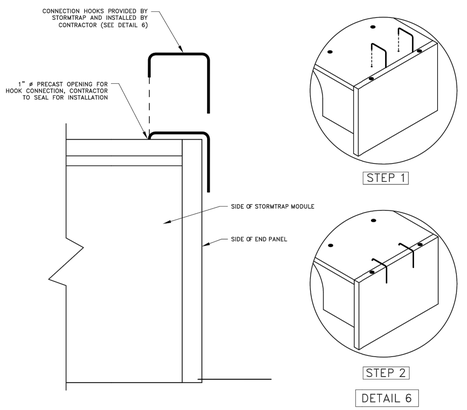


MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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3.1

NO.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 3 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005

SHEET NUMBER
C7.4

Drawing name: \\kimley-horn.com\vm-chs1\CHS_JOEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 3 Apr 02, 2021 2:19pm by: Anna.Sampson
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ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (¾") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (CW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

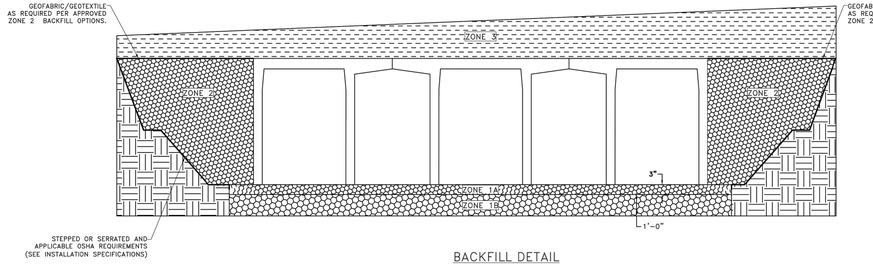
APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
¾" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE – 80% AGGREGATE RETAINED ON ¾" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN ¾" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IN BETWEEN 1½" AND 3" – VERY SIMILAR TO AASHTO (#1, #2, #3, & #24) STONE AGGREGATE GRADATION.



BACKFILL DETAIL

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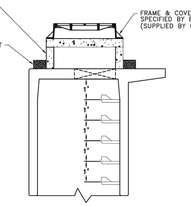
4.0

RECOMMENDED ACCESS OPENING SPECIFICATION

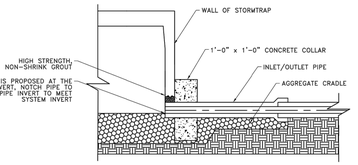
1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP, ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)



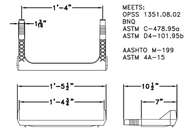
RISER / STAIR DETAIL

RECOMMENDED PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS Ø 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.



PIPE CONNECTION DETAIL



STEP DETAIL

MEETS:
OPSS 1351.08.02
BNQ
ASTM C-478.95a
ASTM D4-101.95b

AASHTO M-199
ASTM 44-15

RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.

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3/10/2021

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/10/2021	PRELIMINARY	JH

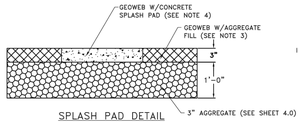
SCALE:
NTS

SHEET TITLE:
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

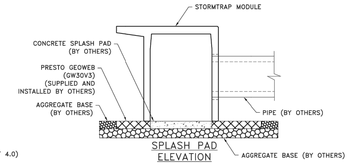
SHEET NUMBER:
5.0

NOTES:

1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-7" x 25'-0".
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-0"FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25'-0"FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

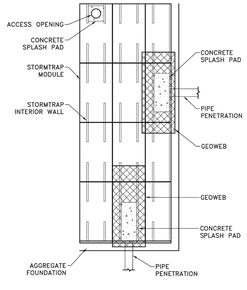


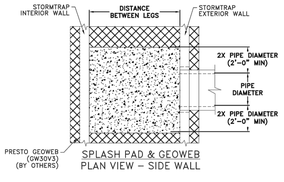
SPLASH PAD DETAIL



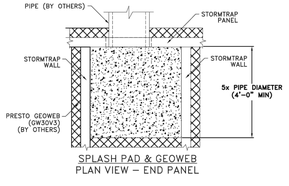
SPLASH PAD ELEVATION

SPLASH PAD CONFIGURATION





SPLASH PAD & GEOWEB
PLAN VIEW – SIDE WALL



SPLASH PAD & GEOWEB
PLAN VIEW – END PANEL

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ENGINEER INFORMATION:
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630-487-5550

PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 3
BENSENVILLE, IL

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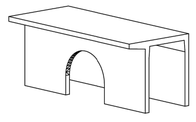
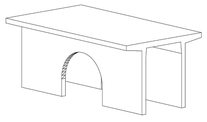
SPLASH PAD & GEOWEB DETAILS

SHEET NUMBER:
6.0



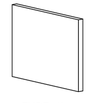
TYPE IV



TYPE II



TYPE IV
END PANEL



TYPE II
END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SHEET TITLE:
SINGLETRAP MODULE TYPES

SHEET NUMBER:
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NO.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 3 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER
C7.5

Drawing name: \\kimley-horn.com\vm-chs\CHS_IDE\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\cross grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 3 (2) Apr 02, 2021 2:19pm by: Anna.Sampson
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STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	**AASHTO HS-20 HIGHWAY LOADING**
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000 PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	4'-6" SINGLETRAP
UNIT QUANTITY:	656 TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.70' MAX. 2.70' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

-TOTAL VCBMP STORAGE REQUIRED = 60,731.00 CUBIC FEET

-VCBMP STORAGE PROVIDED = 29,819.06 CUBIC FEET
(ELEV 670.40 – ELEV 670.00, 100% IN SYSTEM)

-VCBMP STORAGE PROVIDED = 30,978.67 CUBIC FEET
(ELEV 670.00 – ELEV 669.00, 36% STONE VOID)

-TOTAL VCBMP STORAGE PROVIDED = 60,797.73 CUBIC FEET

DETENTION VOLUME CALCULATION

-TOTAL WATER STORAGE REQUIRED = 306,851.00 CUBIC FEET

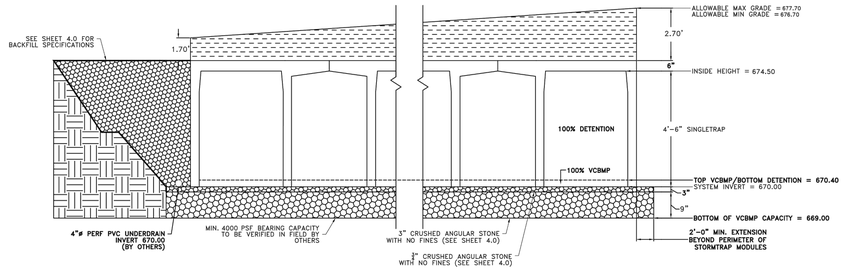
-TOTAL WATER STORAGE PROVIDED = 307,331.06 CUBIC FEET
(ELEV 674.50 – ELEV 670.40, 100% IN SYSTEM)

SEASONAL HIGH WATER TABLE

-SHWT = _____' (ELEVATION)
*TO BE VERIFIED BY OTHERS

-VCBMP BOTTOM TO SHWT = _____' (DISTANCE)

-AMOUNT OF NATIVE SOIL ABOVE SHWT = _____' (DISTANCE)



4'-6" SINGLETRAP

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DETENTION 4
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SHEET TITLE: SINGLETRAP DESIGN CRITERIA

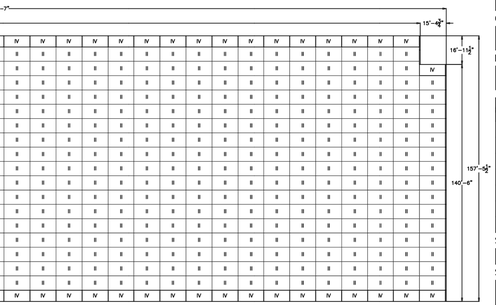
SHEET NUMBER: 1.0

BILL OF MATERIALS			
QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	4'-6" SINGLETRAP	0
576	II	4'-6" SINGLETRAP	17263
0	III	4'-6" SINGLETRAP	0
78	IV	4'-6" SINGLETRAP	15817
0	VII	4'-6" SINGLETRAP	0
2	SPIV	4'-6" SINGLETRAP	VARIES
17	T2 PANEL	6" THICK PANEL	3158
4	T4 PANEL	6" THICK PANEL	2484
0	T7 PANEL	6" THICK PANEL	0
119	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.



DESIGN CRITERIA
ALLOWABLE MAX GRADE = 677.70
ALLOWABLE MIN GRADE = 676.70
INSIDE HEIGHT ELEVATION = 674.50
SYSTEM INVERT = 670.00

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.

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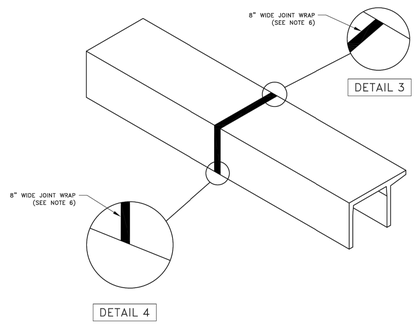
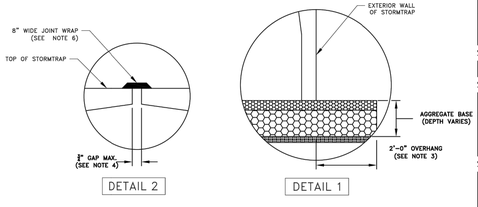
SHEET TITLE: SINGLETRAP LAYOUT DETAILS

SHEET NUMBER: 2.0

STORMTRAP INSTALLATION SPECIFICATIONS

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   - 3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY. IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   - 3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF ¾" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES. AND A 9" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   - 3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   - 3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   - 3.5. THE ¾" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   - 3.6. DISK, DRY AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
   - 3.7. AGGREGATE SHALL BE GRADED WITHIN +/– ½" OF THE GRADE SHOWN ON THE PLANS.
   - 3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 2" (SEE DETAIL 2). IF THE SPACE EXCEEDS 2", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.





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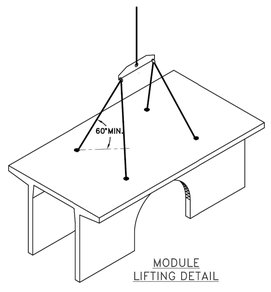
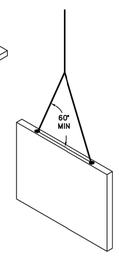
SHEET NUMBER: 3.0

STORMTRAP MODULE LIFTING INSTALLATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.



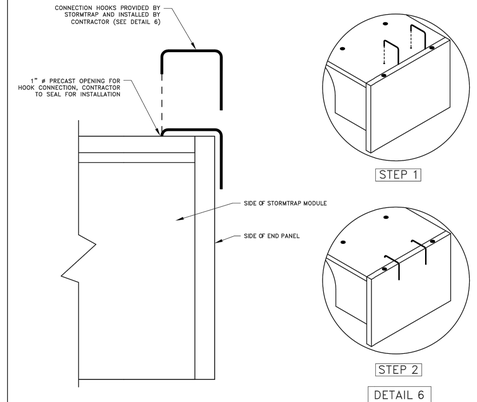
MODULE LIFTING DETAIL



END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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WARRENVILLE, IL 60555
630-487-5550

PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 4
BENSENVILLE, IL

CURRENT ISSUE DATE: 3/25/2021

ISSUED FOR: PRELIMINARY

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SCALE: NTS

SHEET TITLE: SINGLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER: 3.1

NO.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

STORMTRAP DRAWINGS - SYSTEM 4 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C7.6

Drawing name: \\kimley-horn.com\vmw_chs\CHS_JOEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 4 Apr 02, 2021 2:19pm by: Anna.Sampson
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Drawing name: \\kimley-horn.com\vm-chs\CHS_IDE\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\cross grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 4 (2) Apr 02, 2021 2:19pm by: Anna.Sampson
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ZONE CHART

ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (2") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS

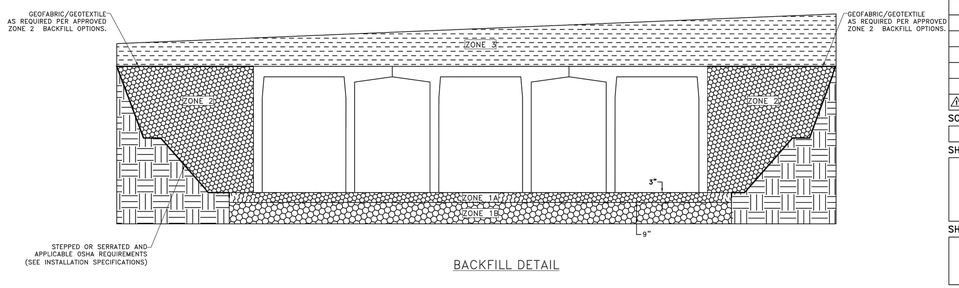
OPTION	REMARKS
¾" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE – 80% AGGREGATE RETAINED ON ¾" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN ½" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IN BETWEEN 1½" AND 3" – VERY SIMILAR TO AASHTO (#1, #2, #3, & #24) STONE AGGREGATE GRADATION.



BACKFILL DETAIL

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SINGLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:
4.0

RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

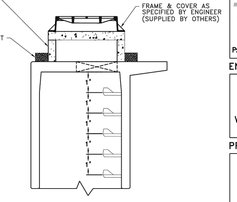
RECOMMENDED PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS # 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

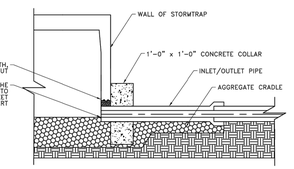
RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

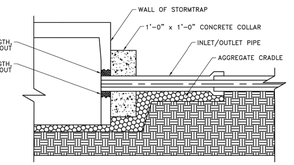
1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



RISER / STAIR DETAIL





PIPE CONNECTION DETAIL



STEP DETAIL

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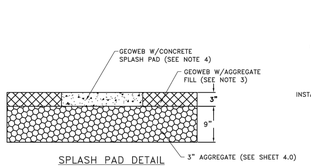
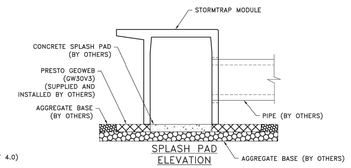
SHEET TITLE:
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

SHEET NUMBER:
5.0

NOTES:
1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-7" x 25'-7".
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-0" BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25'-7") SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

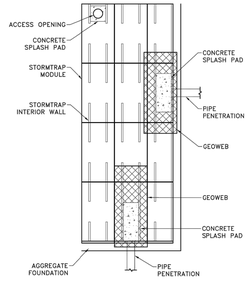


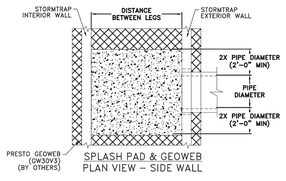
SPLASH PAD DETAIL



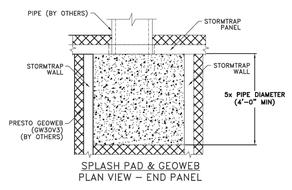
SPLASH PAD ELEVATION

SPLASH PAD CONFIGURATION





SPLASH PAD & GEOWEB
PLAN VIEW – SIDE WALL



SPLASH PAD & GEOWEB
PLAN VIEW – END PANEL

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SPLASH PAD & GEOWEB DETAILS

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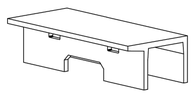
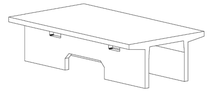


TYPE IV



TYPE II



TYPE IV
END PANEL



TYPE II
END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SINGLETRAP MODULE TYPES

SHEET NUMBER:
7.0

	BY	DATE	REVISIONS	No.

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 4 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C7.7

STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	**AASHTO HS-20 HIGHWAY LOADING**
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	4'-9" SINGLETRAP
UNIT QUANTITY:	61 TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 0.75' MAX. 4.75' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

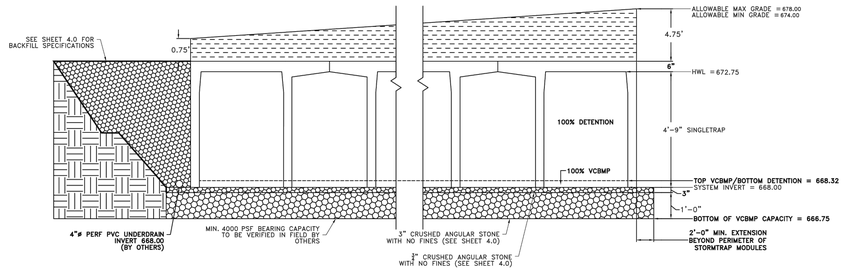
- **TOTAL VCBMP STORAGE REQUIRED = 5,701.00 CUBIC FEET**
- **VCBMP STORAGE PROVIDED = 2,103.37 CUBIC FEET (ELEV 668.32 – ELEV 668.00, 100% IN SYSTEM)**
- **VCBMP STORAGE PROVIDED = 3,648.24 CUBIC FEET (ELEV 668.00 – ELEV 666.75, 36% STONE VOID)**
- **TOTAL VCBMP STORAGE PROVIDED = 5,751.61 CUBIC FEET**

DETENTION VOLUME CALCULATION

- **TOTAL WATER STORAGE REQUIRED = 28,805.00 CUBIC FEET**
- **TOTAL WATER STORAGE PROVIDED = 29,118.53 CUBIC FEET (ELEV 672.75 – ELEV 668.32, 100% IN SYSTEM)**

SEASONAL HIGH WATER TABLE

- **SHWT = _____' (ELEVATION) *TO BE VERIFIED BY OTHERS**
- **VCBMP BOTTOM TO SHWT = _____' (DISTANCE)**
- **AMOUNT OF NATIVE SOIL ABOVE SHWT = _____' (DISTANCE)**



4'-9" SINGLETRAP

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SHEET TITLE: SINGLETRAP DESIGN CRITERIA

SHEET NUMBER: 1.0

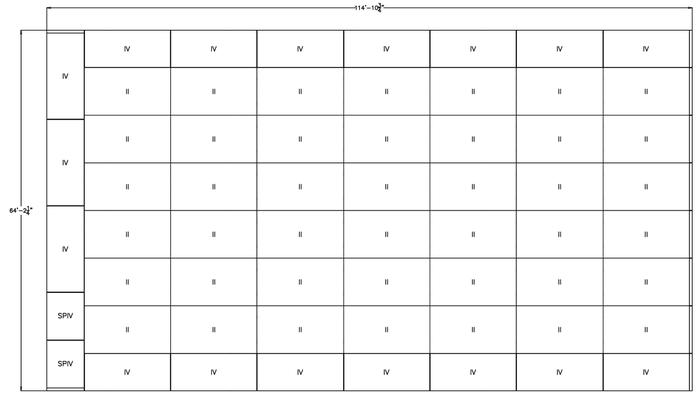
BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	4'-9" SINGLETRAP	0
42	II	4'-9" SINGLETRAP	17584
0	III	4'-9" SINGLETRAP	0
17	IV	4'-9" SINGLETRAP	16217
0	VII	4'-9" SINGLETRAP	0
2	SPIV	4'-9" SINGLETRAP	VARIES
6	T2 PANEL	6" THICK PANEL	3315
4	T4 PANEL	6" THICK PANEL	2609
0	T7 PANEL	6" THICK PANEL	0
12	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.



DESIGN CRITERIA
ALLOWABLE MAX GRADE = 678.00
ALLOWABLE MIN GRADE = 674.00
INSIDE HEIGHT ELEVATION = 672.75
SYSTEM INVERT = 668.00

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.

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PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 5
BENSENVILLE, IL

CURRENT ISSUE DATE:
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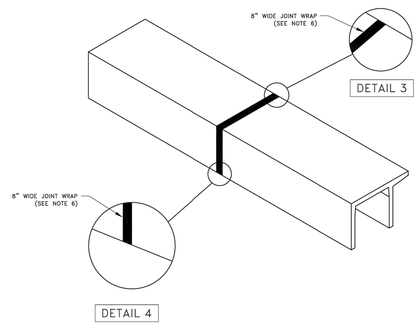
SCALE: NTS

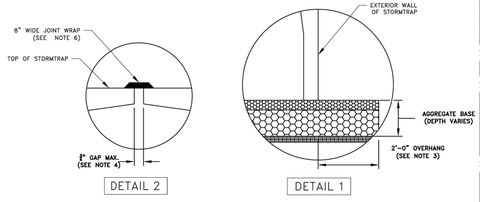
SHEET TITLE: SINGLETRAP LAYOUT DETAILS

SHEET NUMBER: 2.0

STORMTRAP INSTALLATION SPECIFICATIONS

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   - 3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY. IF THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   - 3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS). THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF ¾" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES. AND A 1'-0" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   - 3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   - 3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
   - 3.5. THE ¾" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS' FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   - 3.6. DISK, DRY AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
   - 3.7. AGGREGATE SHALL BE GRADED WITHIN +/– ½" OF THE GRADE SHOWN ON THE PLANS.
   - 3.8. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ½" (SEE DETAIL 2). IF THE SPACE EXCEEDS ½", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   - 6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP, IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.





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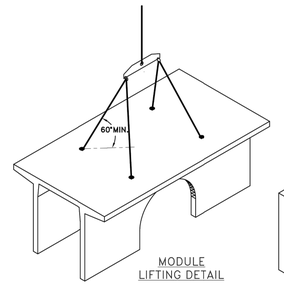
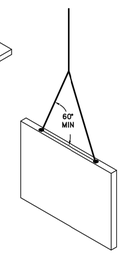
SHEET TITLE: SINGLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER: 3.0

STORMTRAP MODULE LIFTING INSTALLATION NOTES

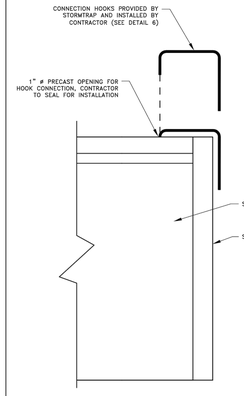
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.

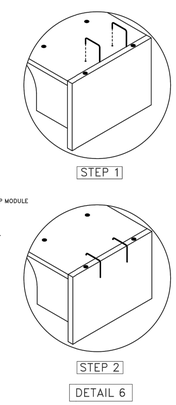




END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).





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	BY	DATE	REVISIONS	No.

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS

STORMTRAP DRAWINGS - SYSTEM 5 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C7.8

Drawing name: \\kimley-horn.com\vmc-chs\CHS_JOEV\168240005_ml realty-bensenville_IL\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg VAULT 5 Apr 02, 2021 2:19pm by: Anna.Sampson
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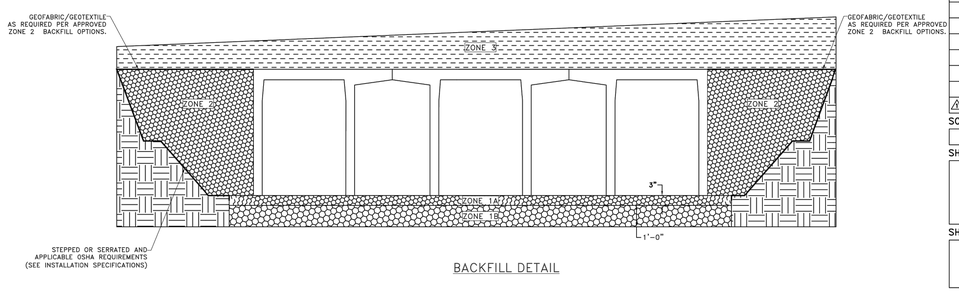
ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (¾") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
¾" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.



BACKFILL DETAIL

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE – 80% AGGREGATE RETAINED ON ¾" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN ¾" AND 1" ONLY 5% OF MATERIAL PASSING #8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE – MAJORITY OF STONE SIZE IN BETWEEN 1½" AND 3" – VERY SIMILAR TO AASHTO (#1, #2, #3, & #24) STONE AGGREGATE GRADATION.

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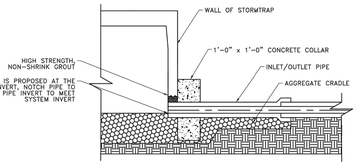
SINGLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:
4.0

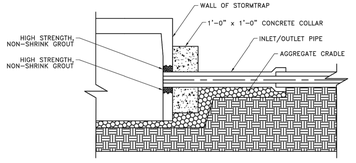
RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)



RECOMMENDED PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS # 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

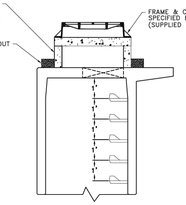


PIPE CONNECTION DETAIL

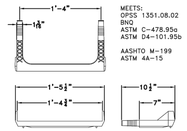
RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



RISER / STAIR DETAIL



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3/25/2021

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/25/2021	PRELIMINARY	JH

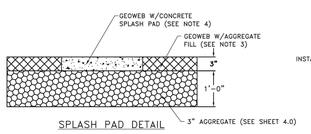
SCALE:
NTS

SHEET TITLE:
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

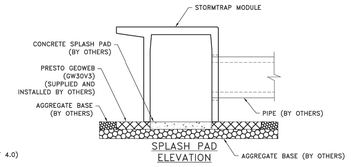
SHEET NUMBER:
5.0

NOTES:

1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9-FT x 25-FT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

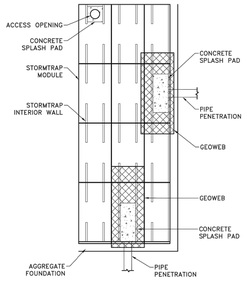


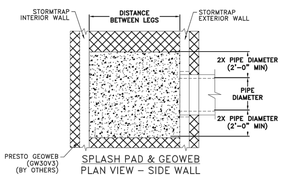
SPLASH PAD DETAIL



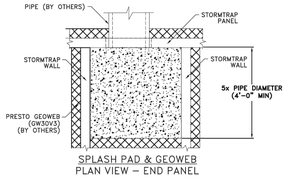
SPLASH PAD ELEVATION

SPLASH PAD CONFIGURATION





SPLASH PAD & GEOWEB PLAN VIEW – SIDE WALL



SPLASH PAD & GEOWEB PLAN VIEW – END PANEL

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:
KIMLEY-HORN & ASSOCIATES
4201 WINFIELD RD
WARRENVILLE, IL 60555

PROJECT INFORMATION:
MOHAWK TERRACE
DETENTION 5
BENSENVILLE, IL

CURRENT ISSUE DATE:
3/25/2021

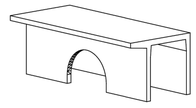
ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/25/2021	PRELIMINARY	JH

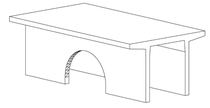
SCALE:
NTS

SHEET TITLE:
SPLASH PAD & GEOWEB DETAILS

SHEET NUMBER:
6.0



TYPE IV



TYPE II



TYPE IV END PANEL



TYPE II END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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DETENTION 5
BENSENVILLE, IL

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1	3/25/2021	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP MODULE TYPES

SHEET NUMBER:
7.0

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS
PROLOGIS.

STORMTRAP DRAWINGS - SYSTEM 5 (BY OTHERS)

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C7.9

Drawing name: \\kimley-horn.com\rnw_chs\CHS_LDEV\168240005_mi realty_bensenville_il\2 Design\CAD\plansheets\mass grading\C7.0 STORMTRAP DRAWINGS.dwg Apr 02, 2021 2:19pm by: Anna.Sampson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ROLL CALL: Ayes: Marcotte

Nays: Rowe, Chambers, King, Wasowicz

Motion Failed.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Driveway Parking Pad Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-11
Petitioner: ML Realty
Location: Mohawk Terrace Subdivision
Request:
Site Plan Review
Municipal Code Section 10 – 3 – 2
Final Planned Unit Development
Municipal Code Section 10 – 4
Plat of Subdivision
Municipal Code Section 11 – 3
With the following code departures:
Industrial District Parking Location
Municipal Code Section 10 – 6 – 19.B.4
Outdoor Storage Area
Municipal Code Section 10 – 7 – 2 – 1
Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2 – B.6
Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Driveway Apron Width
Municipal Code Section 10 – 8 – 8 – F
Tree Replacement Standards
Municipal Code Section 10 – 9 – 2 – B

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-11. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-11 at 7:01 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on May 13, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on May 12, 2021. Ms. Fawell stated on May 12, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated in November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures. Ms. Fawell stated these requests, which were conditionally approved by the Village Board, were sought in order to assemble the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park. Ms. Fawell stated the site plan features four industrial buildings with parking for both trucks and passenger vehicles. Ms. Fawell stated in conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as certain aspects of the site do not meet the following Village Zoning Ordinance requirements.

Ms. Fawell stated the Owners are now seeking approval of a Final Planned Unit Development. Ms. Fawell stated a new code departure is being sought with the Final PUD: Outdoor Storage Area. Zoning Code considers truck and trailer parking as outdoor storage, and the area is restricted to a certain size, which this development exceeds.

Ms. Fawell stated this Final PUD request is simply for site improvement work, and the Owners will come back through the Public Hearing process for PUD Amendments when they have final plans for each proposed building and that lot's respective landscaping.

Timothy J. Geisler and Jamie Putnam of ML Realty were both present and sown in by Chairman Rowe. Mr. Geisler stated they were both present to answer any questions from the Commission.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for Site Plan Review as presented in the Staff Report consisting of:

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

   Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement

with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5. **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

   Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at

the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

8. **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell reviewed the Findings of Fact for Planned Unit Developments as presented in the Staff Report consisting of:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities

(ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Final Planned Unit Development with the following conditions:

1. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) are consequently conditions of approval of the Final Planned Unit Development; and
2. No grading work shall commence until a Plat of Vacation, subject to Village review and approval, is recorded; and
3. The water main infrastructure is subject to Village review and approval; and
4. The code departure for Outdoor Storage, Municipal Code Section 10-7-2-1 is granted; and
5. The center landscape spine between buildings 2 and 3 be increased from 21 feet to 26 feet; and
6. To the fullest extent possible of the Owners/Petitioner, the Wood Dale Park District Property shall feature infrastructure improvements to promote the use of the future employees of the subject site; and
7. The Owners/Petitioner are required to seek approval of Amendments to the Planned Unit Development for building plans and their respective landscape plans.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2021-11. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-11 at 7:10 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of the Site Plan Review. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of the Final Planned Unit Development with Staff Recommendations. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Report from Community Development: Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:13 p.m.

Ronald Rowe, Chairman
Community Development Commission

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Approving Site Plan Review and Granting an Amendment to a PUD and a Final Plat of Subdivision for the Properties Located in the Mohawk Terrace Subdivision

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	Financially Sound Village		Enrich the Lives of Residents
	Quality Customer Oriented Services	X	Major Business/Corporate Center
	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

1. In November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures. These requests, which were conditionally approved by the Village Board, were sought with the goal of assembling the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park.
2. The site plan features four industrial buildings with parking for both trucks and passenger vehicles.
3. In conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as aspects of the site do not meet certain Village Zoning Ordinance requirements.
4. The Petitioner is currently in the process of seeking approval of a Final Planned Unit Development, which appeared before the CDC on June 1, 2021. It is also on the agenda for this July 27, 2021 Village Board meeting. Approval of the requested amendment – if granted by the Village Board – is contingent upon approval of the Final PUD.

KEY ISSUES:

The Petitioner is now requesting an amendment to the Final PUD, as the Final PUD was strictly for site improvement work and grading, while this amendment regards the construction of two buildings, with available vehicle parking and landscape improvements, on the eastern portion of the site. The owners are required to seek an additional amendment to their PUD for the remaining western portion of the site.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Site Plan Review.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Planned Unit Development Amendment with the following conditions:
    1. Proposed development of the eastern portion of the subject site shall be in accordance with submitted plans from Kimley-Horn dated 05.28.21, except as amended herein;
    2. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) and the Final Planned Unit Development (Ord. No. _____) are consequently conditions of approval of the Planned Unit Development Amendment;
    3. The code departure for Outdoor Lighting Illumination Standards is approved. Light fixtures shall be in accordance with plans submitted by Harris Architects Inc. and Kornacki & Associates Inc

dated 05.26.21; and
4. The Zoning Administrator has final review authority over the architectural design of the buildings.

3. Staff recommends the Approval of the Final Plat of Subdivision.
4. At their 07.06.21 Public Hearing, the CDC voted unanimously (5-0) to recommend approval of the above requests with staff conditions.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance approving Site Plan Review and granting an Amendment to a PUD and a Final Plat of Subdivision for the properties located in the Mohawk Terrace Subdivision.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Color Site Plan	7/13/2021	Backup Material
Final Plat of Subdivision	7/15/2021	Backup Material
Building A Site Plan, Floor Plan, Elevations	7/13/2021	Backup Material
Building B Site Plan, Floor Plan, Elevations	7/13/2021	Backup Material
Building Renderings	7/13/2021	Backup Material
Engineering Plans	7/13/2021	Backup Material
Photometric Plan	7/13/2021	Backup Material
Landscape Plan	7/13/2021	Backup Material
Center Landscape Area Rendering and Details	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING APPROVAL OF A SITE PLAN, AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT, AND A FINAL PLAT OF SUBDIVISION FOR THE PROPERTIES LOCATED IN WHAT IS COMMONLY KNOWN AS THE MOHAWK TERRACE SUBDIVISION IN BENSENVILLE, ILLINOIS

WHEREAS, ML Realty of 1 Pierce Place, Itasca, IL 60143 ("Owner") and ("Applicant") filed an application for Site Plan Review, Municipal Code Section 10-3-2 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), an Amendment to a Planned Unit Development, Municipal Code Section 10-4-4, with a Code Departure from the following: Outdoor Lighting Illumination Standards, Municipal Code Section 10-9-8.C, and a Final Plat of Subdivision, Municipal Code Section 11-3, for the properties located in the Mohawk Terrace Subdivision, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of the Public Hearing with respect to the Site Plan Review, Amendment to a Planned Unit Development, and Plat of Subdivision sought by the Applicants was published in the Bensenville Independent on Thursday, June 17, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Thursday, June 17, 2021 and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, June 18, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 6, 2021 as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by Applicant, and, thereafter, voted unanimously (5-0) to recommend approval with conditions of the Site Plan Review, Municipal Code Section 10-3-2, an Amendment to a Planned Unit Development, Municipal Code Section 10-4-4, with a Code Departure from Outdoor Lighting Illumination Standards, Municipal Code Section 10-9-8.C, and a Final Plat of Subdivision, Municipal Code Section 11-3, and forwarded its recommendations, including the Staff Report and findings relative to the aforementioned requests, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Site Plan, Amendment to a Planned Unit Development, and Final Plat of Subdivision, as recommended by the Community Development Commission, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as I-2 General Industrial District, which zoning classification shall remain in effect subject to the Site Plan, Amendment to the Planned Unit Development, and Final Plat of Subdivision approved herein.

Section 3. That the Staff Report and Recommendation to approve the Site Plan, Amendment to a Planned Unit Development with a Code Departure, and Final Plat of Subdivision, as allowed by the Zoning Ordinance, Sections 10-3-2, 10-4-4, and 11-3, as adopted by the Community Development Commission as shown in Exhibit "B" is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Site Plan, Amendment to a Planned Unit Development with a Code Departure, and Final Plat of Subdivision are proper and necessary.

Section 4. That the Site Plan, Municipal Code Section 10-3-2, as sought by the Applicant of the Subject Property, is hereby approved.

Section 5. That the Amendment to a Planned Unit Development, Municipal Code Section 10-4-4, as sought by the Applicant of the Subject Property, is hereby approved with the following conditions:

1. Proposed development of the eastern portion of the subject site shall be in accordance with submitted plans from Kimley-Horn dated 05.28.21, except as amended herein;
2. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) and the Final Planned Unit Development (Ord. No. _____) are consequently conditions of approval of this Amendment to a Planned Unit Development;
3. The code departure from Outdoor Lighting Illumination Standards, Municipal Code Section 10-6-8.C, is approved. Light fixtures shall be in accordance with plans submitted by Harris Architects Inc. and Kornacki & Associates Inc dated 05.26.21; and

4. The Zoning Administrator has final review authority over the architectural design of the buildings.

Section 6. That the Final Plat of Subdivision, Municipal Code Section 11-3, as sought by the Applicant of the Subject Property, is hereby approved.

Section 7. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Site Plan, Amendment to a Planned Unit Development, and Final Plat of Subdivision granted herein.

Section 8. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IIN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING TWO (2) TRACTS: (1) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTRANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; THENCE SOUTH 00 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 77, A DISTANCE OF 209.71 FEET TO THE COMMON CORNER OF LOTS 76, 77, 82 AND 83 IN SAID SUBDIVISION; THENCE NORTH 82 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF LOTS 83 AND 84 IN SAID SUBDIVISION, A DISTANCE OF 201.14 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 72, A DISTRANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 73 THENCE NORTH 00 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF LOTS 73 AND 74 OF SAID SUBDIVISION, A DISTANCE OF 103.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 266.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 526.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2488.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1269.29 FEET TO THE POINT OF BEGINNING.

P.I.N. 03-03-200-001 THROUGH 03-03-200-019; P.I.N. 03-03-200-0022 THROUGH 03-03-200-026; P.I.N. 03-03-201-001 THROUGH 03-03-201-021; P.I.N. 03-03-202-001 THROUGH 03-03-202-008; P.I.N. 03-03-202-012; P.I.N. 03-03-202-015 THROUGH 03-03-202-017; P.I.N. 03-03-202-021 THROUGH 03-03-202-036; P.I.N. 03-03-203-003 THROUGH 03-03-203-008; P.I.N. 03-03-203-016 THROUGH 03-03-203-020; P.I.N. 03-03-204-001 THROUGH 03-03-204-013; P.I.N. 03-03-205-001 THROUGH 03-03-205-012;

Commonly known as the Mohawk Terrace Subdivision, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed Site Plan Review as presented in the Staff Report consisting of:

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

   Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5. **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

   Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 300,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

8. **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell reviewed the Findings of Fact for the proposed Planned Unit Developments as presented in the Staff Report consisting of:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team

has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of

providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment with the following conditions:

1. Proposed development of the eastern portion of the subject site shall be in accordance with submitted plans from Kimley-Horn dated 05.28.21, except as amended herein;
2. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) and the Final Planned Unit Development (Ord. No. _____) are consequently conditions of approval of the Planned Unit Development Amendment; and
3. The code departure for Outdoor Lighting Illumination Standards is approved. Light fixtures shall be in accordance with plans submitted by Harris Architects Inc. and Kornacki & Associates Inc dated 05.26.21; and
4. The Zoning Administrator has final review authority over the architectural design of the buildings.

Ms. Fawell stated Staff recommends the Approval of the Final Plat of Subdivision with the following condition:

1. The Petitioner shall revise the Plat in accordance with comments from the Village Engineering Department prior to appearing before the Village Board of Trustees.

There were no further questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-16. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-16 at 7:24 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10 – 3 – 2. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of Amendment to a Planned Unit Development, Municipal Code Section 10 – 4 – 4. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of Final Plat of Subdivision, Municipal Code Section 11 – 3 w*ith the following code departures*: Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 6 – 8 – C. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

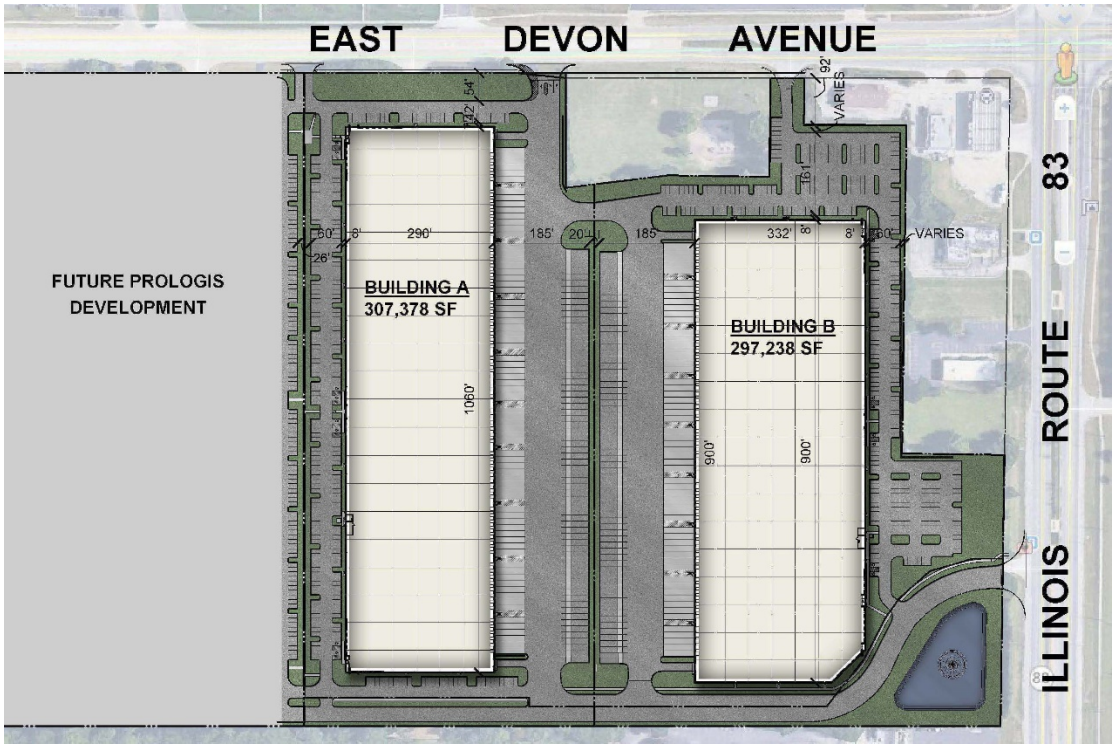
Community Development Commission
Public Hearing 07.06.21

CDC Case #2021 – 16

ML Realty
Mohawk Terrace Subdivision

Site Plan Review
Municipal Code Section 10 – 3 – 2
Amendment to a Planned Unit Development
Municipal Code Section 10 – 4 – 4
With the following code departure:
Outdoor Lighting Illumination Standards, Section 10 – 9 – 8.C
Final Plat of Subdivision
Municipal Code Section 11 – 3

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



Village of Bensenville

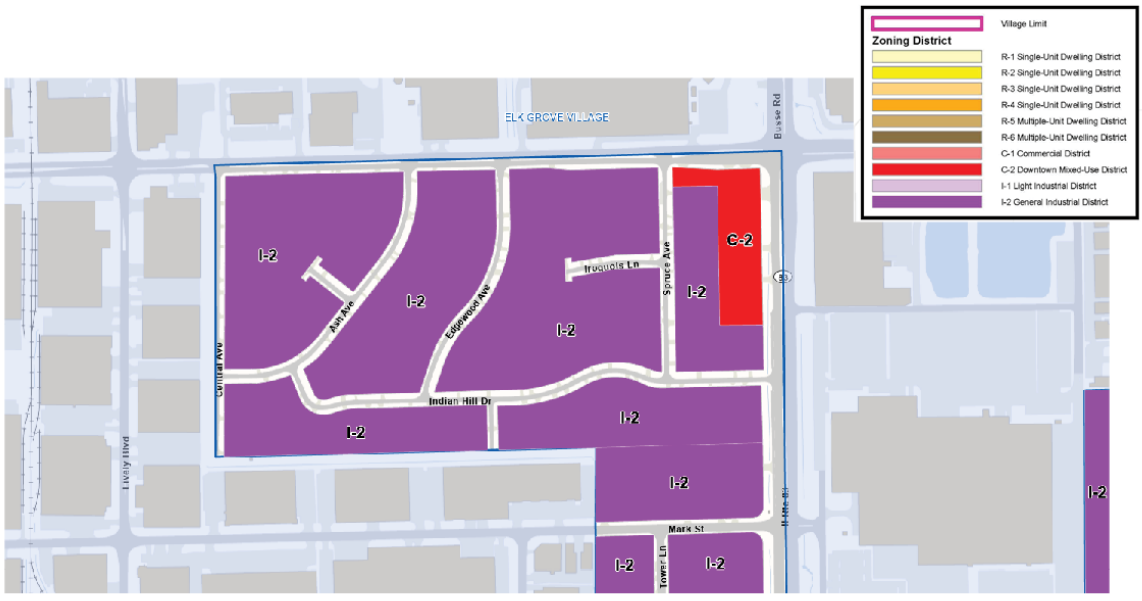
Mohawk Terrace Subdivision



Date: 10/22/2020

Village of Bensenville

Zoning Map



LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, July 6, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 16 to consider a request for:

Site Plan Review
Municipal Code Section 10 – 3 – 2

Final Plat of Subdivision
Municipal Code Section 11 – 3

Amendment to a Planned Unit Development
Municipal Code Section 10 – 4 – 4

In conjunction with the requested Planned Unit Development Amendment, the Petitioner is asking the Community Development Commission consider a request of the following code departure:

Outdoor Lighting Illumination Standards
Municipal Code Section 10 – 9 – 8 – C

at Mohawk Terrace Subdivision in the I – 2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IIN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING TWO (2) TRACTS: (1) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTRANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; THENCE SOUTH 00 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 77, A DISTANCE OF 209.71 FEET TO THE COMMON CORNER OF LOTS 76, 77, 82 AND 83 IN SAID SUBDIVISION; THENCE NORTH 82 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF LOTS 83 AND 84 IN SAID SUBDIVISION, A DISTANCE OF 201.14 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 72, A DISTRANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 73 THENCE NORTH 00 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF LOTS 73 AND

74 OF SAID SUBDIVISION, A DISTANCE OF 103.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 266.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 526.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2488.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1269.29 FEET TO THE POINT OF BEGINNING.

P.I.N. 03-03-200-001 THROUGH 03-03-200-019; P.I.N. 03-03-200-0022 THROUGH 03-03-200-026; P.I.N. 03-03-201-001 THROUGH 03-03-201-021; P.I.N. 03-03-202-001 THROUGH 03-03-202-008; P.I.N. 03-03-202-012; P.I.N. 03-03-202-015 THROUGH 03-03-202-017; P.I.N. 03-03-202-021 THROUGH 03-03-202-036; P.I.N. 03-03-203-003 THROUGH 03-03-203-008; P.I.N. 03-03-203-016 THROUGH 03-03-203-020; P.I.N. 03-03-204-001 THROUGH 03-03-204-013; P.I.N. 03-03-205-001 THROUGH 03-03-205-012;

Commonly known as the Mohawk Terrace Subdivision, Bensenville, IL 60106.

ML Realty Partners of 1 Pierce Place, Itasca, IL 60143 and Prologis of 321 N. Clark St, Suite 2625, Chicago, IL 60654 are the owners and ML Realty Partners of 1 Pierce Place, Itasca, IL 60143 is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 6, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 17, 2021

For Office Use Only

Date of Submission: 6/2/2021 MUNIS Account #: 2009073 CDC Case #: 2021-16

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: Mohawk Terrace Subdivision

Property Index Number(s) (PIN): Various

A. PROPERTY OWNER:

MLRP Busse and Devon LLC	ML Realty Partners	
Name	Corporation (if applicable)	
1 Pierce Place - Suite 450		
Street		
Itasca	IL	60143
City	State	Zip Code
Timothy J Geisler	630-250-2903	tgeisler@mlrealtypartners.com
Contact Person	Telephone Number	Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☒ Check box if same as owner

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Approval for construction of two industrial buildings totaling +/- 600 ksf

C. PROJECT DATA:

1. General description of the site: East half - subdivision at the corner of Devon and Rt 83

2. Acreage of the site: +/- 34 AC Building Size (if applicable): 2 totaling +/- 600 ksf

3. Is this property within the Village limits? (Check applicable below)
   - ☑ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I-2	Industrial	Bensenville
North:	I-2	Industrial	Elk Grove
South:	I-1 and I-2	Industrial	Bensenville & EG
East:	I-2	Industrial	Elk Grove
West:	I-2	Industrial	Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

BENSENVILLE
GATEWAY TO OPPORTUNITY

COMMUNITY DEVELOPMENT COMMISSION
STAFF REPORT

HEARING DATE:	July 6, 2021
CDC CASE #:	2021 – 16
PROPERTY:	Mohawk Terrace Subdivision
PROPERTY OWNER:	ML Realty & Prologis
APPLICANT:	ML Realty
SITE SIZE:	±32.1 AC
BUILDING SIZE:	±604,616 SF
ZONING:	I-2 General Industrial District
REQUEST:	**Site Plan Review** Municipal Code Section 10 – 3 – 2 **Amendment to a Planned Unit Development** Municipal Code Section 10 – 4 – 4 **Final Plat of Subdivision** Municipal Code Section 11 – 3 *With the following code departures*: **Outdoor Lighting Illumination Standards** Municipal Code Section 10 – 6 – 8 – C

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 17, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Thursday, June 17, 2021.
3. On Friday, June 18, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:
In November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures. These requests, which were conditionally approved by the Village Board, were sought with the goal of assembling the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park. The site plan features four industrial buildings with parking for both trucks and passenger vehicles. In conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as aspects of the site do not meet certain Village Zoning Ordinance requirements.

The Petitioner is currently in the process of seeking approval of a Final Planned Unit Development, which appeared before the CDC on June 1, 2021. It is tentatively scheduled to be on the agenda for the July 27, 2021 Village Board meeting. Approval of the requested amendment – if granted by the Village Board – is contingent upon approval of the Final PUD.

The Petitioner is now requesting an amendment to the Final PUD, as the Final PUD was strictly for site improvement work and grading, while this amendment regards the construction of two buildings, with available vehicle parking and landscape improvements, on the eastern portion of the site. The owners are required to seek an additional amendment to their PUD for the remaining western portion of the site.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I – 2	Industrial	Single-Family Residential	Village of Bensenville
North	I – 2	Industrial	N/A	Elk Grove Village
South	I – 1 I – 2	Industrial Industrial	N/A Regional Commercial	Elk Grove Village Village of Bensenville
West	I – 1	Industrial	N/A	Elk Grove Village
East	I – 2 C – 2	Industrial Commercial	N/A Local Commercial	Elk Grove Village Village of Bensenville

DEPARTMENT COMMENTS:
S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

- [X] Financially Sound Village
- [ ] Quality Customer Oriented Services
- [ ] Safe and Beautiful Village
- [ ] Enrich the Lives of Residents
- [X] Major Business/Corporate Center
- [X] Vibrant Major Corridors

Finance:

1) No comments.

Police:

1) No objections.

Engineering and Public Works:

Public Works:

1) No comments.

Engineering:

1) This development consists demolishing all existing single family homes on this 67.712 acre site and proposing a four lot sub-division consisting of four industrial buildings with associated parking lot, utilities and underground detention. This plan proposes to build the two industrial buildings on eastern half of the site.
2) All existing public right-of-way maintained by the Village of Bensenville will be vacated for this proposed development. It appears a small segment of Spruce Ave just south of Devon Ave is still shown as public right-of-way in the plat.
3) It appears there is a small cross access easement shown on the plat of subdivision on lot 3 and 4; however, it is unclear who this is granted to as there is no declaration language on the plat. Please clarify and revise the plat as necessary.
4) A DuPage County Stormwater Management Certification will be required for this project as the total land disturbing activity exceeds 5,000 SF. The developer must meet all other DuPage County Floodplain and Stormwater Ordinance requirements including submittal of a stormwater report. A stormwater report has been furnished and will be reviewed in details.
5) An Illinois Department of Transportation (IDOT) permit will be required for the proposed entrance within IL-83 right-of-way.
6) An IEPA-Sanitary, IEPA-Water, IHPA, IEPA-NOI and IEPA-NOT permit will be required for this development.
7) A Cook County Department of Transportation and Highways (CCDOTH) permit will be required for the proposed work in the Devon Ave rights-of-way.
8) The site doesn't appear to contain any floodplain and/or wetlands. However, it is the developer's responsibility to property identify and mitigate and special management areas in accordance with applicable rules and regulations.
9) It appears the site will breach the detention (25,000 SF) and PCBMP (2,500 SF) threshold set forth in the DuPage County Floodplain and Stormwater Ordinance. Therefore, site detention and PCBMP will be required. The proposed plan depict an underground detention basins to meet these criteria.
10) A 5-feet wide ADA compliant public sidewalk will be required along the Devon Ave frontage of the site and shall connect to existing sidewalk.
11) A 10-feet wide ADA compliant public shared use path will be required along the IL-83 frontage of the site and shall connect to existing sidewalk/path.
12) The driveway openings along Devon Ave shall line up as best as possible with curb opening on opposite side of Devon Ave. This will likely be dictated by CCDOTH. It is my understanding the designer is working through this comment with CCDOTH.
13) Sanitary Manholes will be required every 300-feet.
14) Individual water services for the building shall be equipped with a shut-off valve outside of the building (valve vault inside 60-inch diameter vault).

15) The proposed detention basins are discharging to the existing storm sewer under Devon Ave. The CCDOTH will have the final say on permitting these connections. It is my understanding the designer is working through this comment with CCDOTH.
16) All proposed retaining walls over 3-feet in height will need to be accompanied with structural calculations signed and sealed by licensed structural engineering in the State of Illinois.
17) The Village owned public water supply mains currently dead ends at the intersection of IL-83/Devon Ave. My recommendation will be to build a secondary source of water, either by expanding the Village watermain along Devon Ave to Ellis St. This will be beneficial to the development in the long run for both domestic water supply and fire safety reasons.
18) The current plans show the proposed watermain being installed along the southern property line and temporarily dead-end at the western limits of the phased development. It is my understanding the utilities will be extended further west with future development phases. The designer will need to ensure all fire suppression requirements are met in accordance with applicable codes.
19) There are issues with the proposed plans and plat of subdivision that can be resolved during final engineering. In general, staff does not see any major problems that would hinder this concept plan from proceeding.

Community & Economic Development**:**

Fire Safety:

1) The developer will be required to meet the minimum water flow rates shown in the 2015 International Fire Code Appendix B. See table B105.1(2)
2) Village ordinance 40-2015 adopted on October 27, 2015- sections 903.7 and 903.8 – Fire Hydrant location and water flow rates.
3) It appears that the existing water main system will not be adequate for this project. The existing water main infrastructure will need to be updated.

Building:

1) No comments.

Economic Development:

1) Industrial property is, generally speaking, valued much higher than residential property.
2) Residential taxes for 2019 in this subdivision amounted to $670,288. The Village received 12.224% of that amount totaling $81,936.05 for 2019.
3) Staff projects industrial taxes for buildings A and B, a 604,616 square foot development, at $1.34 per square foot, which is an average taken from CoStar data of Class A industrial space of similar size in DuPage County. This would come out to approximately $810,185.44 in total taxes. The Village, using the same tax rate in 2019, would see approximately $99,037. This is only half of the proposed total project to be completed.
4) The new development will bring new businesses and new jobs into Bensenville.
5) As a direct result of this development, staff estimates that additional investment will happen in and around the proposed development area, again increasing the tax base.

Planning:

1) The 2015 Comprehensive Plan indicates “Single Family Residential” for the large majority of the properties in the subject site.
2) The current zoning of the subject properties are is I-2 General Industrial District. The site was previously zoned R-1 Single-Unit Dwelling District.

3) This development project was granted code departures upon approval of the Preliminary PUD for the following:
    a. Industrial District Parking Location
        i. In industrial districts, parking areas in the front and corner side yards shall not be the dominant point of view from the right-of-way and shall consist of less than 50 parking stalls.
    b. Maximum Number of Parking Spaces
        i. Parking facilities exceed the maximum required of parking spaces required by code, which states that the number of parking stall shall not exceed the minimum required amount by 125%.
    c. Maximum Driveway Width and Driveway Apron Width
        i. The proposed driveways for the development exceed Code's maximum requirement for industrial uses of 30 feet. The driveways' aprons exceed the width of the driveways by more than three feet on either side, which is prohibited by the Zoning Ordinance.
    d. Tree Replacement Standards
        i. In order to construct this proposed site plan, 408 existing trees will need to be removed. The proposed tree replacement plan does not meet the amount of replacement trees as required by Code; however, the Village and the Owners have executed a fee-in-lieu agreement for the replacement trees, as was requested by ML Realty and Prologis.
4) An additional code departure is being requested in conjunction with approval of the Final PUD for outdoor storage area. The site exceeds the allowed maximum outdoor storage area of 25% of the gross lot area and it does not meet screening requirements of such areas.
    a. The total area of the site is approximately 2,895,692 SF. The proposed outdoor storage area is ±800,000 SF, or 27.62% of the gross lot area.
5) The following minor change has been made to the site plan from that of the one submitted for the Final Planned Unit Development (CDC Case 2021-11):
    a. The landscape spine running north to south along the west of the subject site has been increased from 21 feet to 26 feet. The spine is comprised of a 5' sidewalk with 10.5' of landscape island on either side. The area will be landscaped with perennials, shrubs, trees, and benches.
6) The parking facilities designated to Building A offer 250 passenger vehicle spaces and 67 trailer spaces. Building B will be served by 321 passenger vehicles spaces and 67 spaces for trailer parking. This site also features land-banked parking to the north Building A consisting of 38 additional parking stalls.
    a. In the event the landscape area is converted to vehicle parking, the area is still required to meet the perimeter parking lot landscape requirements of Section 10-9-5.B of the Village Zoning Ordinance, which states there must be a landscape area of 8' in depth in order to screen the parking facilities.

7) In concert with the requested amendment to the Planned Unit Development, the Petitioner is seeking a departure for outdoor lighting as the proposed light poles (33' and 40') exceed the maximum required height of 24', as well as the foot-candles exceed the maximum of one on lot lines, specifically along the eastern lot line.
    a. The areas where the foot-candles exceed Code's maximum abut the rear of commercial lots along IL. RTE-83.
8) Building A has a square footage of 307,378 and Building B has a square footage of 297,238. These footprints have been altered from the plans that were approved for the Preliminary PUD: Building A was 328,910 SF and Building B was 280,050 SF.
9) Both proposed buildings, which will consist of warehouse and office spaces, have a height of 48 feet. The façade has architectural features such as red trim and two-story window corner-accents by the main entrances to the office areas.
10) Staff believes the submitted plans are in accordance with those submitted for both the Preliminary and Final Planned Unit Development requests.

APPROVAL STANDARDS FOR SITE PLAN REVIEW

1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

   Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

   Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 300,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

	Meets Standard	
Site Plan Review Approval Standards	*Yes*	*No*
1. Surrounding Character	X	
2. Neighborhood Impact	X	
3. Public Facilities	X	
4. Environmental Preservation	X	
5. On-site Pedestrian Circulation	X	
6. Vehicle Ingress & Egress	X	
7. Architectural Design	X	
8. Consistent with Title and Plan	X	

APPROVAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking

paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

   Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

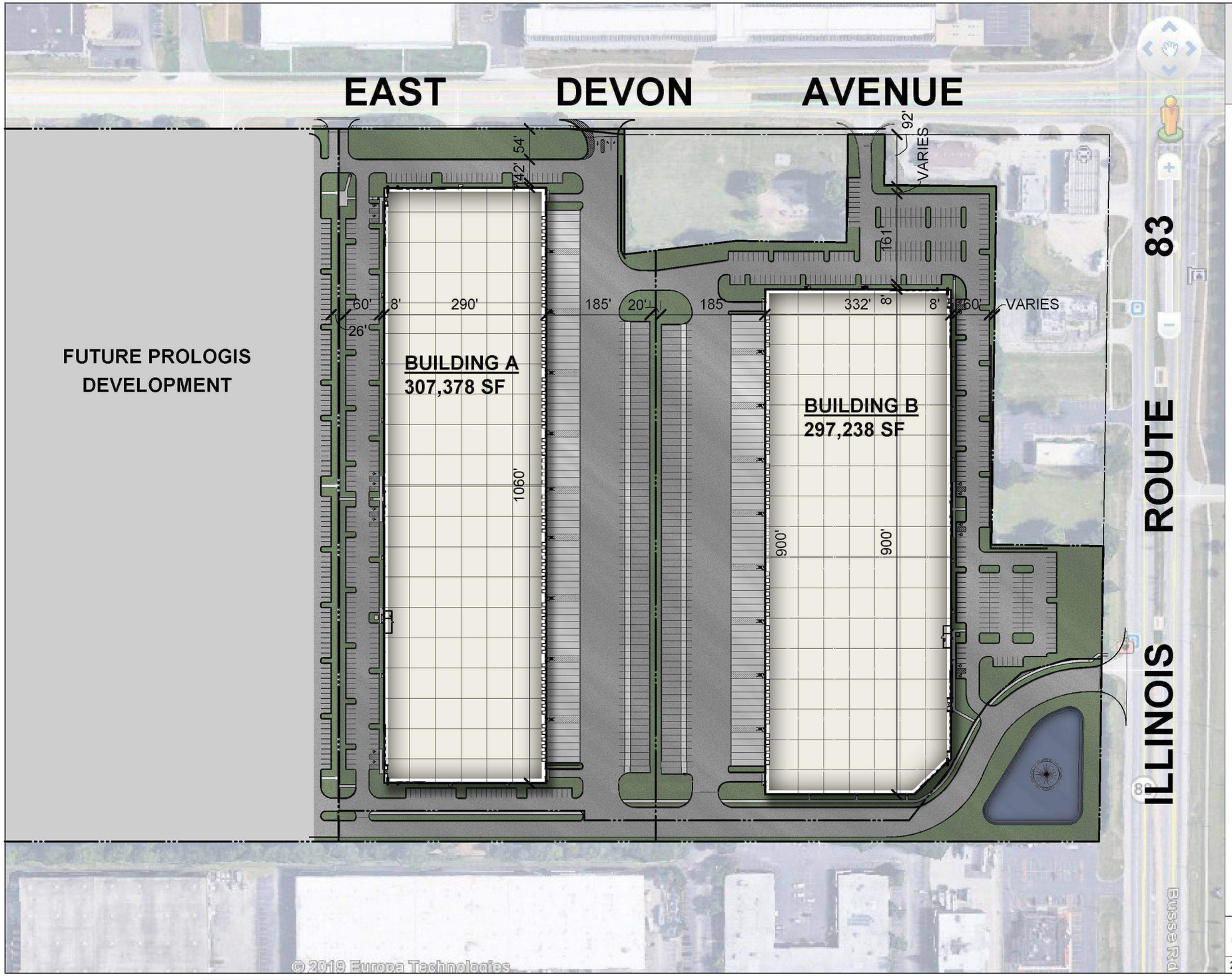
	Meets Standard	
Planned Unit Development Approval Standards	*Yes*	*No*
1. Comprehensive Plan	X	
2. Public Facilities	X	
3. Landscaping and Screening	X	
4. Site Design	X	
5. Natural Environment	X	
6. Utilities	X	

RECOMMENDATIONS:

1) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.
2) Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment with the following conditions:
    1. Proposed development of the eastern portion of the subject site shall be in accordance with submitted plans from Kimley-Horn dated 05.28.21, except as amended herein;
    2. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) and the Final Planned Unit Development (Ord. No. _____) are consequently conditions of approval of the Planned Unit Development Amendment;
    3. The code departure for Outdoor Lighting Illumination Standards is approved. Light fixtures shall be in accordance with plans submitted by Harris Architects Inc. and Kornacki & Associates Inc dated 05.26.21; and
    4. The Zoning Administrator has final review authority over the architectural design of the buildings.
3) Staff recommends the Approval of the Final Plat of Subdivision with the following condition:
    a. The Petitioner shall revise the Plat in accordance with comments from the Village Engineering Department prior to appearing before the Village Board of Trustees.

Respectfully Submitted,

Department of Community & Economic Development



CONCEPTUAL MASTER SITE PLAN FOR:

BENSENVILLE INDUSTRIAL PARK

BENSENVILLE, ILLINOIS

BUILDING A

SITE AREA (±16.21 AC.)	
BUILDING AREA	+-307,378 SF
CAR PARKING	250 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL TRAILER PARKING	67 STALLS
TOTAL EXTERIOR DOCKS	72 DOCKS

BUILDING B

SITE AREA (±15.89 AC.)	
BUILDING AREA	+-297,238 SF
CAR PARKING	321 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL TRAILER PARKING	67 STALLS
TOTAL EXTERIOR DOCKS	59 DOCKS

SITE PLAN

220146 06.02.2021

0 36' 90' 180' 360'

ML REALTY PARTNERS

HARRIS ARCHITECTS, INC.

WWW.HARRISARCHITECTS.COM 847.303.1155

FINAL PLAT OF SUBDIVISION

BENSENVILLE INDUSTRIAL PARK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 03-03-200-001 THROUGH 03-03-200-019;
P.I.N. 03-03-200-022 THROUGH 03-03-200-026;
P.I.N. 03-03-201-001 THROUGH 03-03-201-021;
P.I.N. 03-03-202-001 THROUGH 03-03-202-008;
P.I.N. 03-03-202-012;
P.I.N. 03-03-202-015 THROUGH 03-03-202-017;
P.I.N. 03-03-202-021 THROUGH 03-03-202-036;
P.I.N. 03-03-203-003 THROUGH 03-03-203-008;
P.I.N. 03-03-203-016 THROUGH 03-03-203-020;
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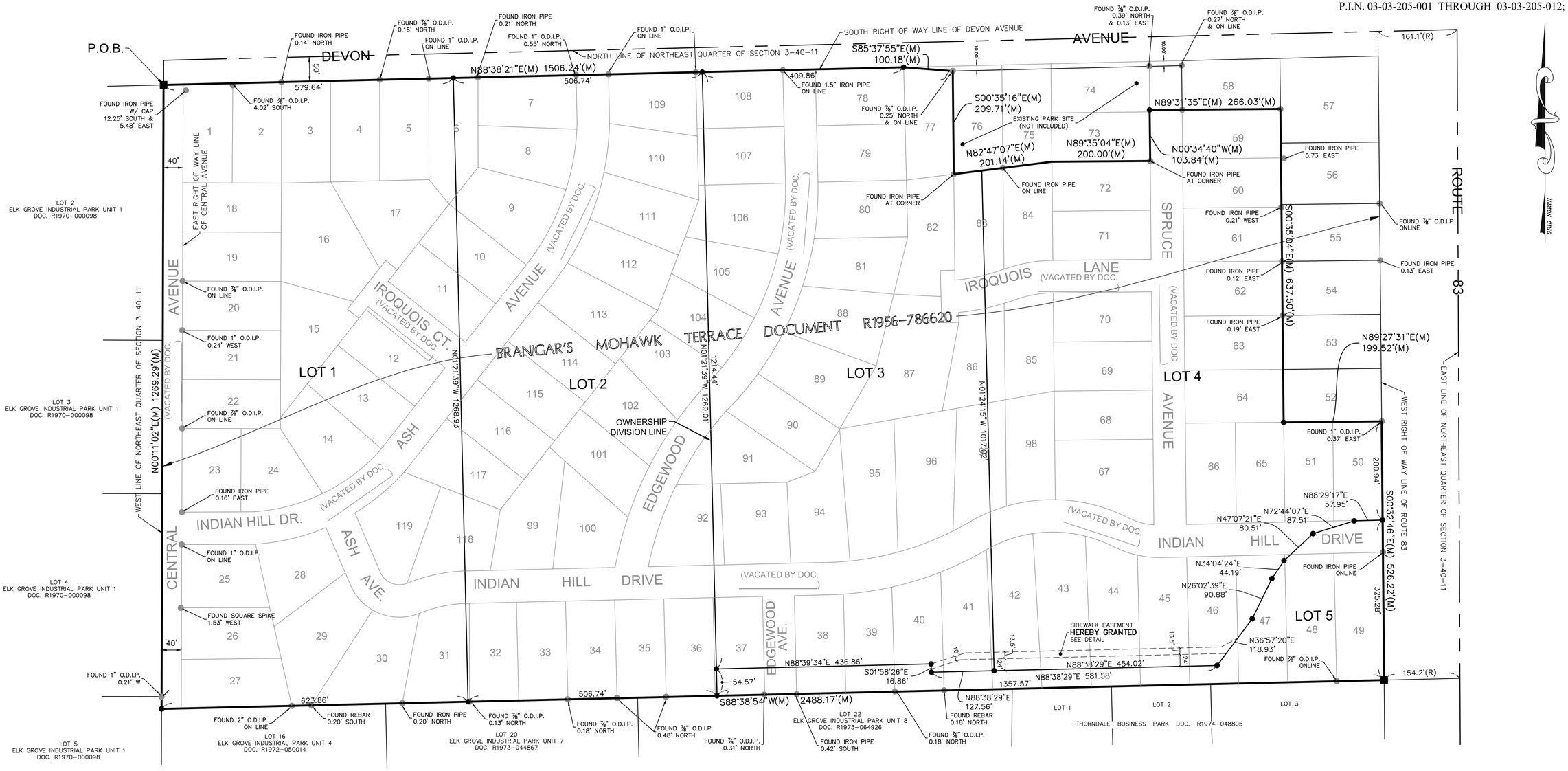
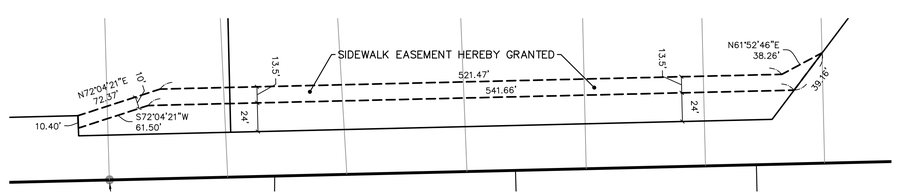
P.I.N. 03-03-205-001 THROUGH 03-03-205-012;





SIDEWALK EASEMENT DETAIL

SCALE: 1" = 60'

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

LOT 1	769,889 SQUARE FEET	OR	17.674 ACRES
LOT 2	643,041 SQUARE FEET	OR	14.762 ACRES
LOT 3	674,763 SQUARE FEET	OR	15.490 ACRES
LOT 4	676,138 SQUARE FEET	OR	15.522 ACRES
LOT 5	125,986 SQUARE FEET	OR	2.892 ACRES
NET AREA	2,889,817 SQUARE FEET	OR	66.340 ACRES

(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

DATE: 5/14/21 | PC | DRAWN BY BT | CHECKED BY CJS | BOOK 559 PG 73

NO.	REVISIONS	DATE	BY
1	ADD SIDEWALK EASEMENT	6/28/21	MRA
2	REMOVE ACCESS EASEMENTS	7/13/21	CJS

CLIENT: Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555
PHONE: (630) 487-6550
WWW.KIMLEY-HORN.COM

PROJECT: MOHAWK TERRACE, Bensenville, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

1 OF 2

PROJ. NO.: 20.0225-06

J:\PSDATA\2020 PROJECTS\20.0225\20.0225-06 PLAT OF SUB\20.0225-06 POSUB.DWG

FINAL PLAT OF SUBDIVISION

BENSENVILLE INDUSTRIAL PARK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND IS HEREBY ACKNOWLEDGED AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ , THIS _____ DAY

OF _____ A.D., 20 _____ .

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT_____ TITLE: _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20_____ .

BY: _____
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND IS HEREBY ACKNOWLEDGED AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ , THIS _____ DAY

OF _____ A.D., 20 _____ .

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT_____ TITLE: _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20_____ .

BY: _____
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20___.

_____
COUNTY CLERK

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____ , 20_____.

BY: _____
PLAT OFFICER, DUPAGE COUNTY

SIDEWALK EASEMENT PROVOSIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5, INCLUSIVE, WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS OVER ALL AREAS HEREON PLATTED AND DESIGNATED 'SIDEWALK EASEMENT' FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS CROSSING THE EASEMENT AREA, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON

THIS _____ DAY OF _____ A.D., 20_____ ,
_____ O'CLOCK _____.

BY: _____
RECORDER OF DEEDS

VILLAGE BOARD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF BENSENVILLE, DUPAGE COUNTY, ILLINOIS.

DATED AT _____ , ILLINOIS,

THIS _____ DAY OF _____ A.D., 20___.

BY: _____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, CHRISTOPHER J. SALAZAR, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956-786620, IN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING TWO (2) TRACTS: (1) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; THENCE SOUTH 00 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 77, A DISTANCE OF 209.71 FEET TO THE COMMON CORNER OF LOTS 76, 77, 82 AND 83 IN SAID SUBDIVISION; THENCE NORTH 82 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF LOTS 83 AND 84 IN SAID SUBDIVISION, A DISTANCE OF 201.14 FEET TO THE NORTHWEST CORNER OF LOT 72 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 72, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 73 THENCE NORTH 00 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF LOTS 73 AND 74 OF SAID SUBDIVISION, A DISTANCE OF 103.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 266.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 526.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2488.17 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1269.29 FEET TO THE POINT OF BEGINNING.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BENSENVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0077J, HAVING A REVISED DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY OF _____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY:_____ _____

CHRISTOPHER J. SALAZAR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES 11/30/2022E OF

DATE: 5/14/21 | PC | DRAWN BY BT | CHECKED BY CJS | BOOK 559 PG 73

NO.	REVISIONS	DATE	BY
1	ADD SIDEWALK EASEMENT	6/28/21	MRA
2	REMOVE ACCESS EASEMENTS	7/13/21	CJS

CLIENT: Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630 487 6550
WWW.KIMLEY-HORN.COM

PROJECT: MOHAWK TERRACE
Bensenville, IL

COMPASS SURVEYING LTD
SURVEYING • TOPOGRAPHY • CONSTRUCTION STAKING
ALTA SURVEYS
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: NONE

2 OF 2

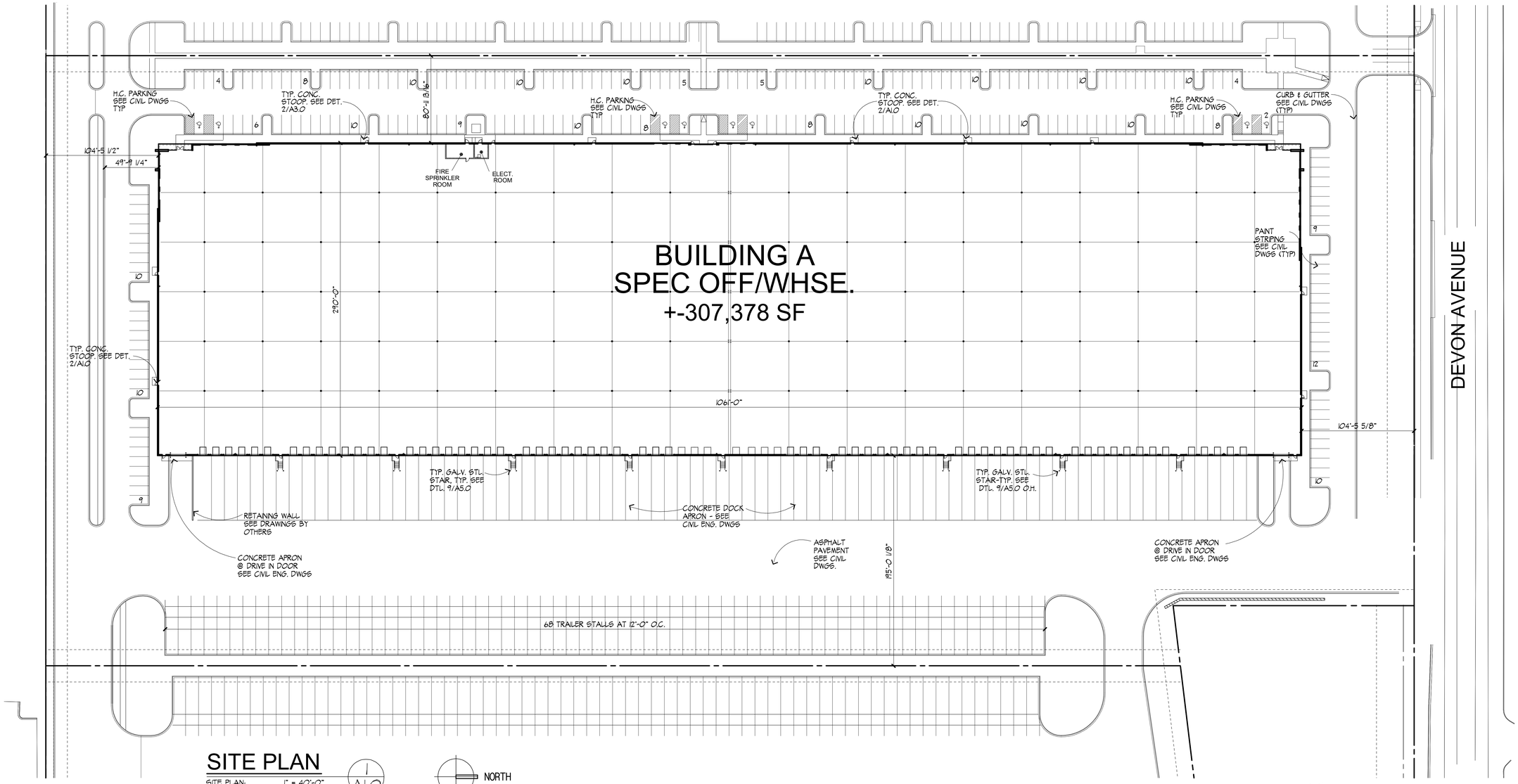
PROJ. NO.: 20.0225-06

J:\PSDATA\2020 PROJECTS\20.0225\20.0225-06 PLAT OF SUB\20.0225-06 POSUB.DWG

SITE DATA	
SITE AREA (+-16.21 ACRES)	705,973 SF
FLOOR AREA RATIO	.43
BUILDING AREA	
OFFICE	TBD
WAREHOUSE AREA	306,819 SF
ELECTRICAL/PUMP ROOM	559 SF
TOTAL BUILDING	307,378 SF
PARKING	
OFFICE (1/500 SF)	TBD
WAREHOUSE (1/20,000 SF)	15 STALLS
TOTAL REQUIRED	15 STALLS
PARKING PROVIDED (9'x18')	239 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL	247 STALLS
DRIVE-IN DOORS	2
EXTERIOR DOCKS	65
FUTURE EXTERIOR DOCKS	7
TRAILER STALLS	68
BUILDING CLEAR HEIGHT	40'-0"

GENERAL NOTES:

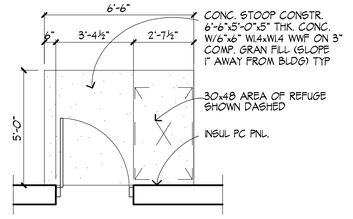
1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
2. ALL DIMENSIONS ARE FROM BACK FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
3. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.



SITE PLAN

SITE PLAN: 1" = 40'-0" (1 / A1.0)

NORTH



CONC. STOOP PLAN

SCALE: ⅜"=1'-0" (2 / A1.0)

ML REALTY PARTNERS

HARRIS ARCHITECTS INC.
4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7416 847.303.1155

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307,378 SF SPEC OFFICE/ WAREHOUSE FACILITY:

BUILDING A

ML Realty Partners Bensenville Industrial Park Bensenville, Illinois

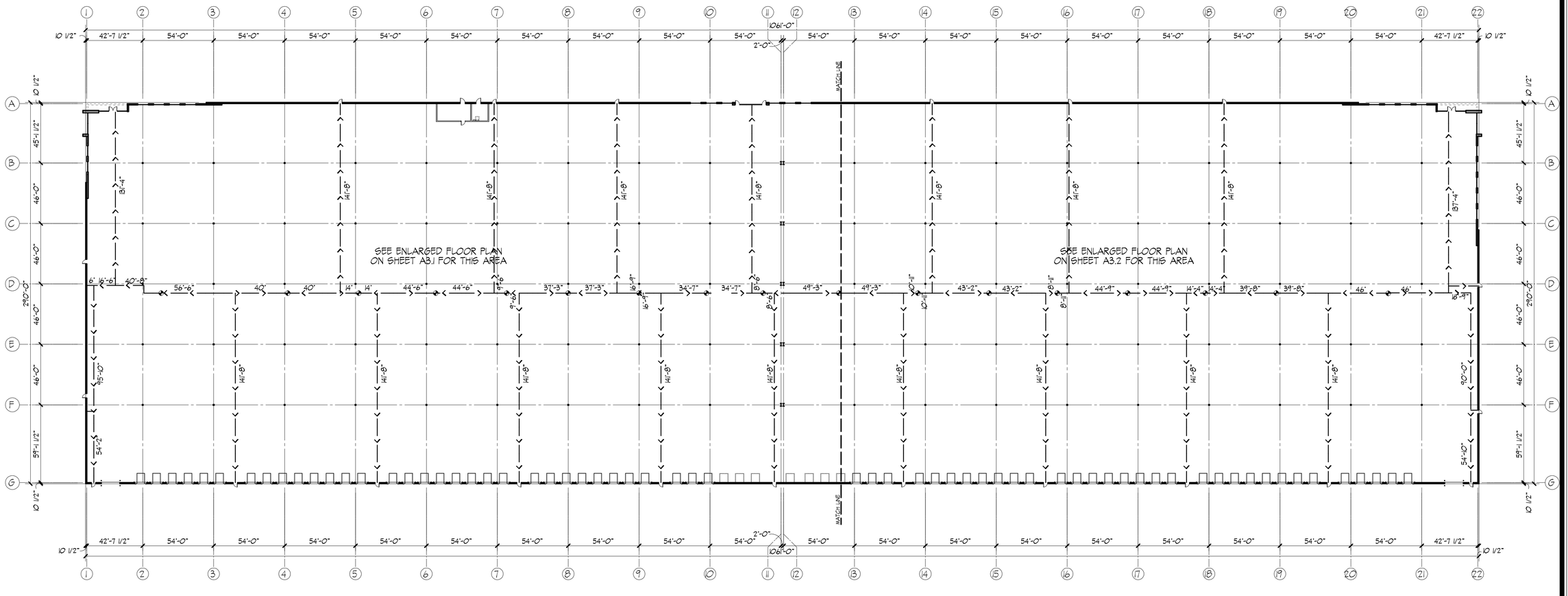
05-27-2021

ISSUED FOR BID

PROJECT NO. **221148**
DRAWN BY: **GL**
DATABASE: **221148BLDG.DB**

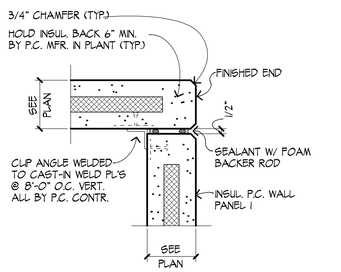
SHEET NO.

A1.0



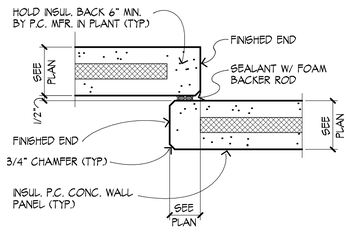
OVERALL BUILDING FLOOR PLAN & EXIT PLAN

SCALE: 1" = 32'-0" — 1 / A3.0



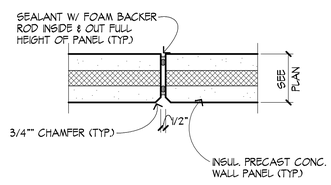
P.C. BUTT JOINT

SCALE: 1"=1'-0" — 2 / A3.0



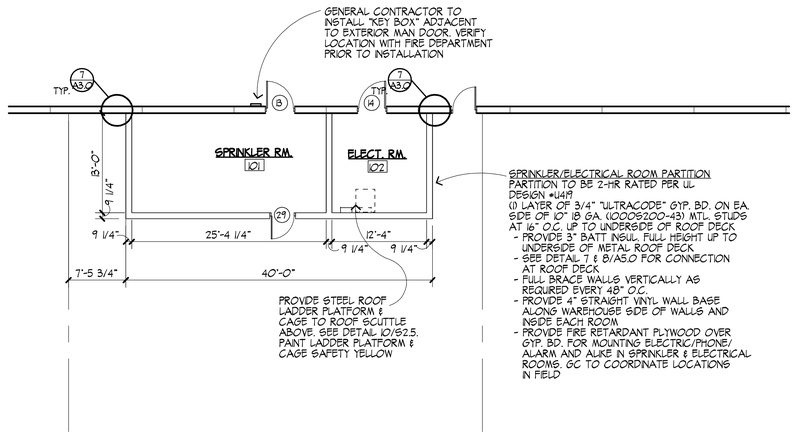
P.C. OVERLAP JOINT DETAIL

SCALE: 1"=1'-0" — 3 / A3.0



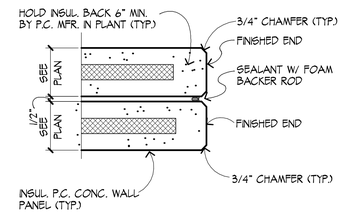
TYP. P.C. PANEL JOINT

SCALE: 1"=1'-0" — 4 / A3.0



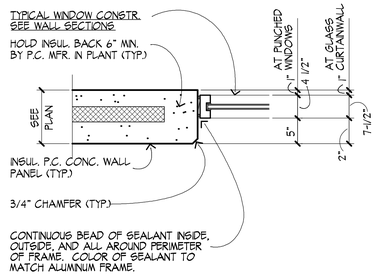
ENLARGED FLOOR PLAN

SCALE: 1" = 8'-0" — 8 / A3.0



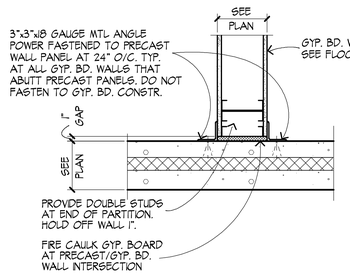
P.C. OVERLAP JOINT DETAIL

SCALE: 1"=1'-0" — 5 / A3.0



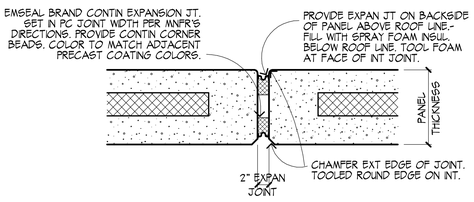
TYPICAL WINDOW JAMB

SCALE: 1"=1'-0" — 6 / A3.0



GYP. BD. DETAIL AT PC

SCALE: 1" = 1'-0" — 7 / A3.0



PC EXPANSION JT.

SCALE: 1 1/2"=1'-0" — 16 / A4.0

ML REALTY PARTNERS

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NEW 307,378 S.F. SPEC. OFFICE WAREHOUSE FACILITY:

BUILDING A

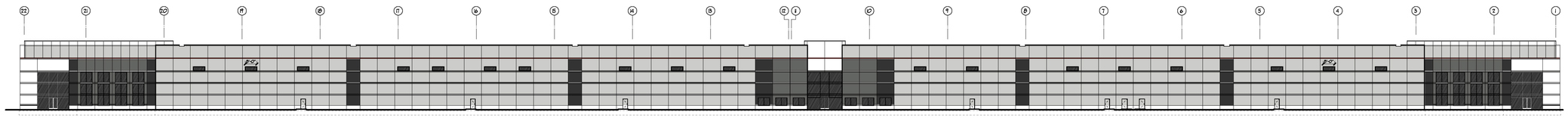
ML Realty Partners Bensenville Industrial Park Bensenville, Illinois

05-27-2021

ISSUED FOR BID

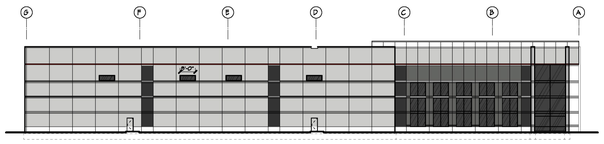
PROJECT NO. 221148
DRAWN BY: RDH
DATABASE: 221148_BLDG

SHEET NO. A3.0
5 OF 28 SHEETS



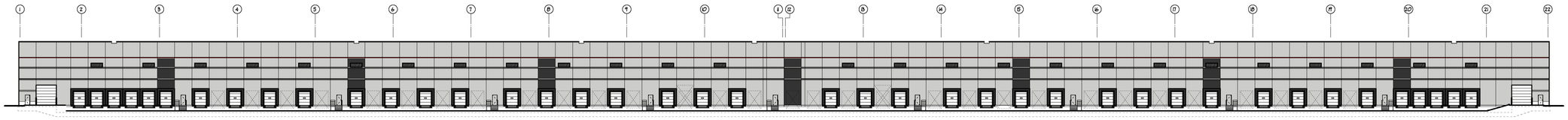
WEST ELEVATION

SCALE: 1/32" = 1'-0"



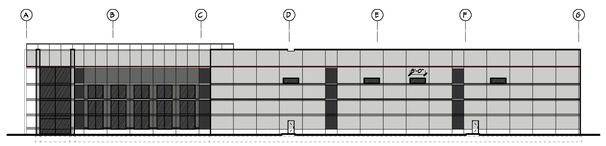
NORTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

ML REALTY PARTNERS

HARRIS ARCHITECTS INC.
4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7416 847.303.1195
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NEW SPECULATIVE OFFICE WAREHOUSE FOR:

BUILDING A

ML Realty Partners Bensenville Industrial Park Bensenville, Illinois

05-26-2021

ISSUED FOR BID

PROJECT NO.
221148
DRAWN BY:
RDH
DATABASE:
221148_BLDG

SHEET NO.

A2.0

ILL ROUTE 38 (BUSSE ROAD)

BEVON AVENUE

SITE DATA

SITE AREA (+-15.89 ACRES)	692,168 SF
PERVIOUS AREA (+-1.84 ACRES)	+-80,150 SF
FLOOR AREA RATIO	.43
BUILDING AREA	
OFFICE	TBD
WAREHOUSE AREA	296,635 SF
ELECTRICAL/PUMP ROOM	603 SF
TOTAL BUILDING	297,238 SF
PARKING	
OFFICE (1/500 SF)	TBD
WAREHOUSE (1/20,000 SF)	15 STALLS
TOTAL REQUIRED	15 STALLS
PARKING PROVIDED (9'x18')	306 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL	314 STALLS
DRIVE-IN DOORS	2
EXTERIOR DOCKS	52
FUTURE EXTERIOR DOCKS	7
TRAILER STALLS	67
BUILDING CLEAR HEIGHT	40'-0"

GENERAL NOTES:

1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
2. ALL DIMENSIONS ARE FROM BACK FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
3. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

15'-0" INTERIOR SIDE YARD SETBACK

15'-0" CORNER SIDE YARD SETBACK

DETENTION BASIN

CURB & GUTTER SEE CIVIL DWGS (TYP)

TYP. PAINT STRIPING SEE CIVIL DWGS.

TYP. CONC. SIDEWALK SEE CIVIL DWGS.

TYP. H.C. PARKING SEE CIVIL DWGS

TYP. PAINT STRIPING SEE CIVIL DWGS.

TYP. H.C. PARKING SEE CIVIL DWGS

TRANSFORMER PAD SEE CIVIL DWGS.

TYP. H.C. PARKING SEE CIVIL DWGS

TYP. CONC. STOOP. SEE DET. 2/A3.0

TYP. CONC. SIDEWALK SEE CIVIL DWGS.

ELECT. ROOM

FIRE SPRINKLER ROOM

TYP. CONC. SIDEWALK SEE CIVIL DWGS.

BUILDING B
SPEC OFF/WHSE.
+-297,238 SF

TYP. GALV. STL. STAR SEE DETAIL 4/A3.0

25'-0" FRONT YARD SETBACK.

CURB & GUTTER SEE CIVIL DWGS (TYP)

TYP. CONC. SIDEWALK SEE CIVIL DWGS.

CONCRETE APRON @ DRIVE IN DOOR SEE CIVIL ENG. DWGS

DRIVE-IN

TYP. GALV. STL. STAR SEE DETAIL 3/A3.0

TYP. CONC. DOCK APRON SEE CIVIL DWGS.

TYP. ASPHALT PAVEMENT SEE CIVIL DWGS.

CONCRETE APRON @ DRIVE IN DOOR SEE CIVIL ENG. DWGS

DRIVE-IN

CURB & GUTTER SEE CIVIL DWGS (TYP)

20'-0" REAR YARD SETBACK

15'-0" INTERIOR SIDE YARD SETBACK

67 TRAILER STALLS AT 12'-0" O.C.

15'-0" INTERIOR SIDE YARD SETBACK

68 TRAILER STALLS AT 12'-0" O.C.

185'-0 1/8"

ASPHALT PAVEMENT SEE CIVIL DWGS.

CONCRETE APRON @ DRIVE IN DOOR SEE CIVIL ENG. DWGS

CONCRETE DOCK APRON - SEE CIVIL ENG. DWGS

CONCRETE APRON @ DRIVE IN DOOR SEE CIVIL ENG. DWGS

RETAINING WALL SEE DRAWINGS BY OTHERS

SITE PLAN

SITE PLAN: 1" = 40'-0"

1 / A1.0

NORTH

ML REALTY PARTNERS

HARRIS ARCHITECTS INC.
4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7418 847.303.1155

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297,600 SF SPEC OFFICE/ WAREHOUSE FACILITY:

BUILDING B

ML REalty Partners Bensenville Industrial Park Bensenville, Illinois

05-26-2021

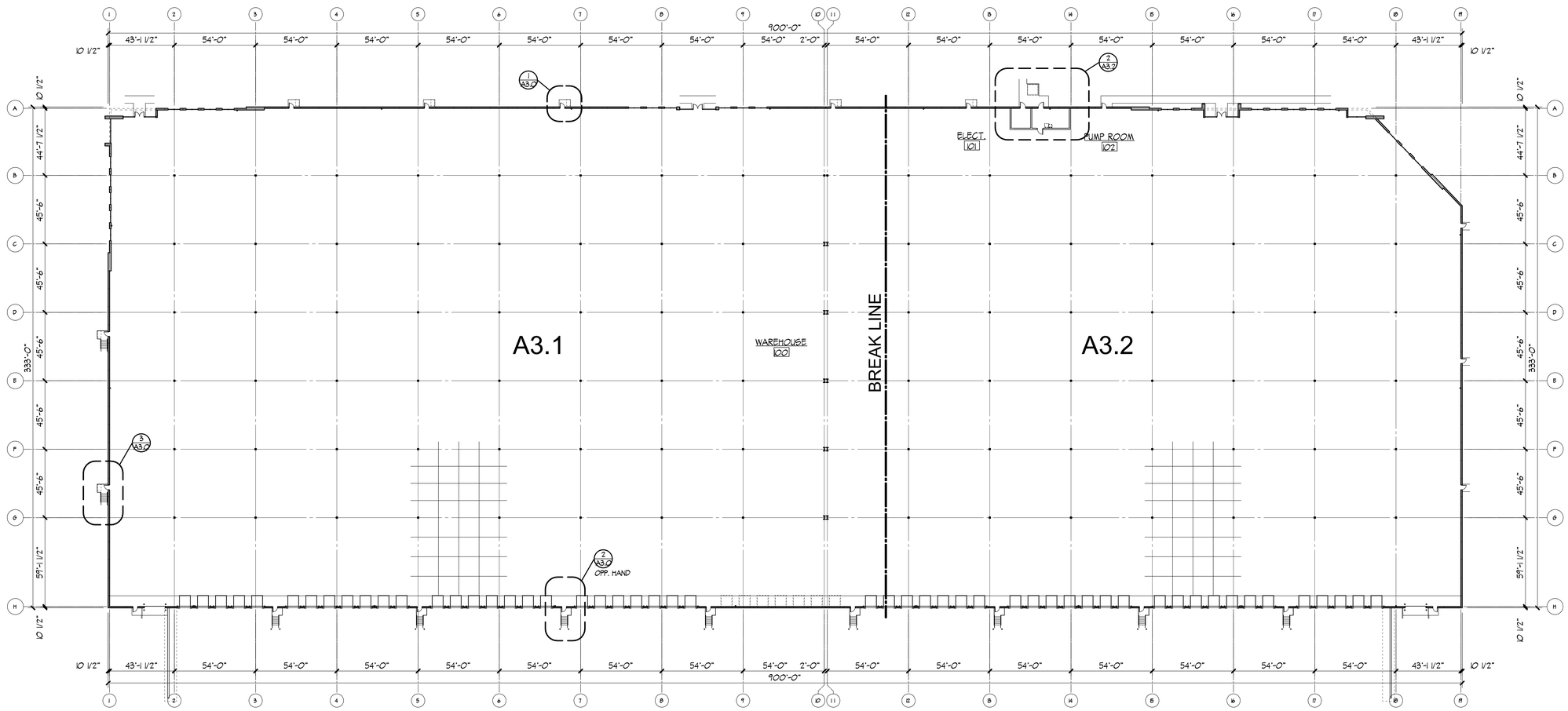
ISSUED FOR BID

PROJECT NO. **221149**

DRAWN BY: **GL**

DATABASE: **221149BLDG.DB**

SHEET NO. **A1.0**

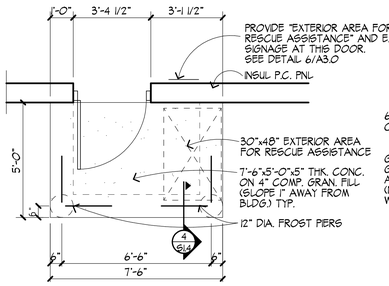


OVERALL FLOOR PLAN - EGRESS

1 / A3.0

SCALE: 1/32" = 1'-0"

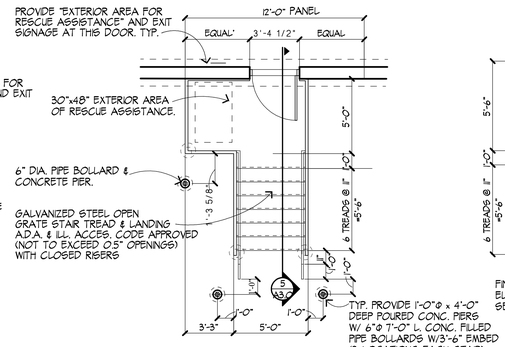
NORTH



CONCRETE STOOP

2 / A3.0

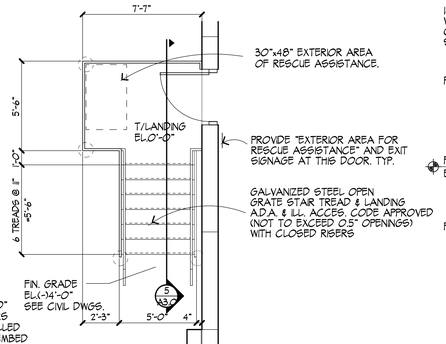
SCALE: 3/8" = 1'-0"



ENLARGED STAIR PLAN

3 / A3.0

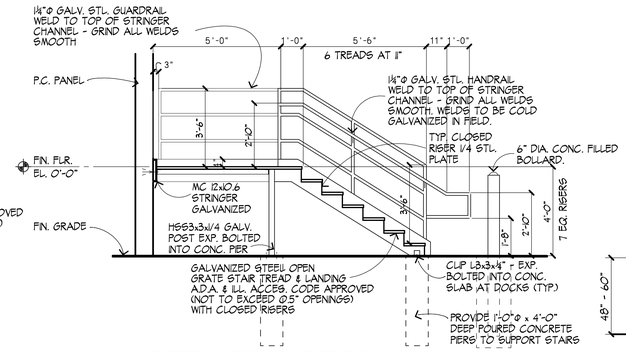
SCALE: 1/4" = 1'-0"



ENLARGED STAIR PLAN

4 / A3.0

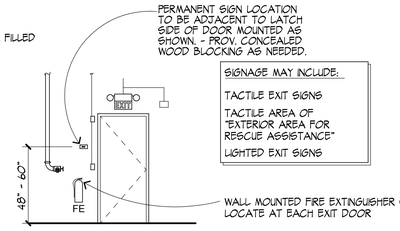
SCALE: 1/4" = 1'-0"



STEEL STAIR SECTION

5 / A3.0

SCALE: 3/8"=1'-0"



WALL MTD. SIGNAGE

6 / A3.0

SCALE: 1/4"=1'-0"

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297,600 SF SPEC OFFICE/ WAREHOUSE FACILITY:

BUILDING B

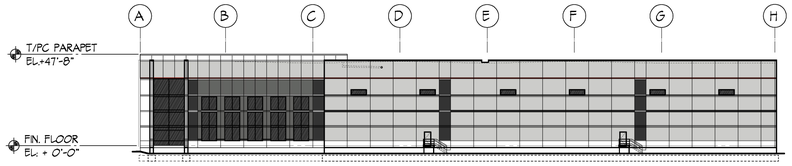
ML Realty Partners Bensenville Industrial Park Bensenville, Illinois

05-26-2021

ISSUED FOR BID

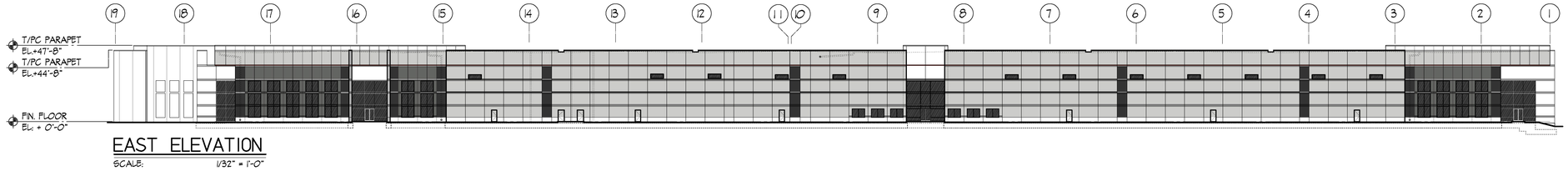
PROJECT NO.
221149
DRAWN BY:
GL
DATABASE:
221149BLDG.DB

SHEET NO.
A3.0



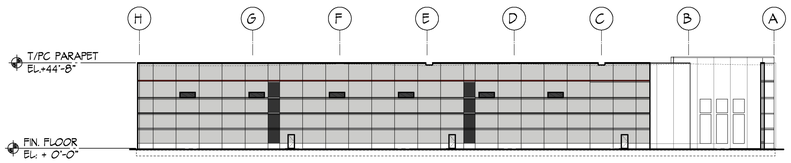
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



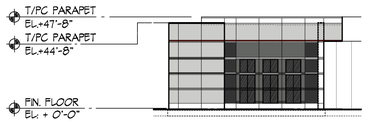
EAST ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

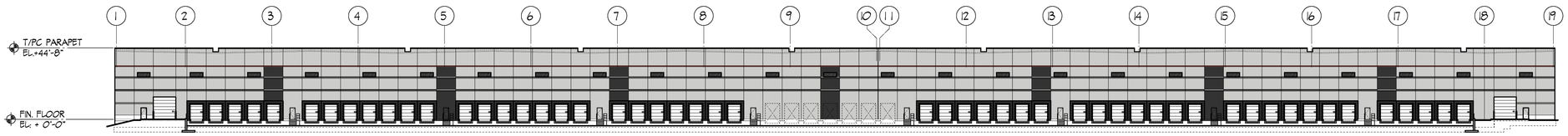
SCALE: 1/16" = 1'-0"



PARTIAL SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0"

1
A2.1



WEST ELEVATION

SCALE: 1/32" = 1'-0"

ML REALTY PARTNERS

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297,600 SF SPEC OFFICE/ WAREHOUSE FACILITY:

BUILDING B

ML Realty Partners Bensenville Industrial Park Bensenville, Illinois

ISSUED FOR BID
05-26-2021

PROJECT NO.
221149
DRAWN BY:
GL
DATABASE:
221149BLDG.DB

SHEET NO.
A2.2



CONCEPTUAL PROTOTYPE RENDERING

MOHAWK TERRACE BUILDING A

BENSENVILLE, IL

05.25.2021

ML REALTY PARTNERS

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155



CONCEPTUAL PROTOTYPE RENDERING

MOHAWK TERRACE BUILDING B

BENSENVILLE, IL

05.25.2021

ML REALTY PARTNERS

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155

FINAL ENGINEERING PLANS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK

IL RTE 83 (BUSSE ROAD) & DEVON AVENUE
BENSENVILLE, ILLINOIS 60106

Call Before You Dig
JULIE
1-800-892-0123

Sheet List Table	
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C2.0	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	OVERALL SITE LAYOUT AND PAVING PLAN
C3.1	SITE PLAN - NORTHWEST
C3.2	SITE PLAN - NORTHEAST
C3.3	SITE PLAN - SOUTHWEST
C3.4	SITE PLAN - SOUTHEAST
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES AND DETAILS
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C5.3	GRADING PLAN - SOUTHWEST
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C6.5	STRUCTURE TABLES
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C6.7	SANITARY PROFILES
C6.8	SANITARY PROFILES
C7.0	CONSTRUCTION DETAILS
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L1.0	OVERALL LANDSCAPE PLAN
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L1.3	DETAILED LANDSCAPE PLAN
L1.4	DETAILED LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

BENCHMARKS

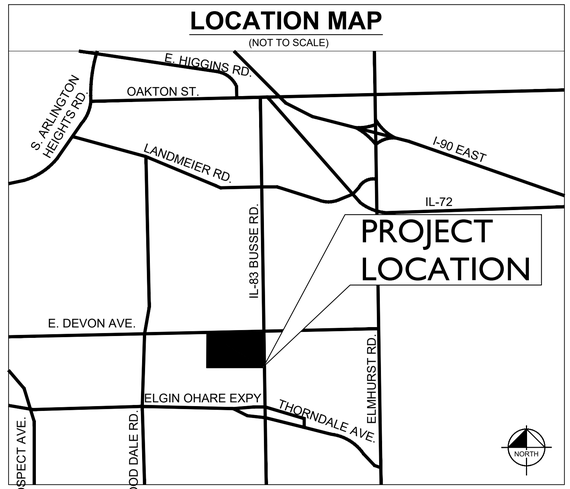
SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

DUPAGE COUNTY BENCHMARKS:

BENCHMARK C00 DUP83 3A
SOUTH SIDE OF DEVON AVE, APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF SPRUCE AVE AND DEVON AVE
ELEVATION=673.15 (NAVD 88)

BENCHMARK U 132 RESET
LOCATED ON THE NORTHEAST SIDE OF A "T" INTERSECTION OF THORNDALE AV AND SIVERT DR.
ELEVATION=703.19 (NAVD 88)

LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

LOT 3:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956–786620, IN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 1096.38 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 409.86 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (3) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; (4) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST 54.14 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 1183.97 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 127.93 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.63 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 34 SECONDS WEST, A DISTANCE OF 436.86 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 1214.44 FEET TO THE POINT OF BEGINNING.

LOT 4:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956–786620, IN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; (3) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST 54.14 FEET TO THE POINT OF BEGINNING; (4) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 411.73 FEET TO A POINT ON THE WEST LINE OF LOT 58 IN SAID SUBDIVISION, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 89.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 58, A DISTANCE OF 200.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 200.94 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 57.95 FEET; THENCE SOUTH 72 DEGREES 44 MINUTES 07 SECONDS WEST, A DISTANCE OF 87.51 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 21 SECONDS WEST, A DISTANCE OF 80.51 FEET; THENCE SOUTH 34 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 44.19 FEET; THENCE SOUTH 26 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 90.88 FEET; THENCE SOUTH 36 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.09 FEET; THENCE SOUTH 60 DEGREES 16 MINUTES 26 SECONDS WEST, A DISTANCE OF 44.63 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 461.17 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 15 SECONDS WEST, A DISTANCE OF 1183.97 FEET TO THE POINT OF BEGINNING.

LOT 5:

THAT PART OF BRANIGAR'S MOHAWK TERRACE, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1956 AS DOCUMENT NUMBER R1956–786620, IN DU PAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING THREE (3) TRACTS: (1) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, A DISTANCE OF 1506.24 FEET TO THE NORTHWEST CORNER OF LOT 77 IN SAID SUBDIVISION; (2) THENCE SOUTH 85 DEGREES 37 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 77, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 77; (3) THENCE NORTH 88 DEGREES 38 MINUTES 21 SECONDS EAST 465.87 FEET TO A POINT ON THE WEST LINE OF LOT 58 IN SAID SUBDIVISION, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 89.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE NORTH 89 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 58, A DISTANCE OF 200.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 58; THENCE SOUTH 00 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 637.50 FEET TO THE SOUTHWEST CORNER OF LOT 52 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 199.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 200.94 FEET TO THE POINT OF BEGINNING; (2) THENCE SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 325.28 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 38 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1357.57 FEET TO A POINT BEING 1130.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 01 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 54.57 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 436.86 FEET; THENCE NORTH 01 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 20.63 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 589.10 FEET; THENCE NORTH 60 DEGREES 16 MINUTES 26 SECONDS EAST, A DISTANCE OF 44.63 FEET; THENCE NORTH 36 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 44.09 FEET; THENCE NORTH 26 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 90.88 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 44.19 FEET; THENCE NORTH 47 MINUTES 07 SECONDS 21 SECONDS EAST, A DISTANCE OF 80.51 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 87.51 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 57.95 FEET TO THE POINT OF BEGINNING.

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF BENSENVILLE
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
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CONTACT: MEHUL PATEL, P.E.

SANITARY/STORM/WATER SERVICE
VILLAGE OF BENSENVILLE, PUBLIC WORKS
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BENSENVILLE, IL 60106
TEL: (630) 594–1196
EMAIL: MPATEL@BENSENVILLE.IL.US
CONTACT: MEHUL PATEL, P.E.

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 WEST CENTER COURT
SCHAUMBURG, IL 60196
TEL: (847) 705–4000
CONTACT: JOSE RIOS

COOK COUNTY DEPARTMENT OF TRANSPORTATION
69 WEST WASHINGTON ST, 24TH FLOOR
CHICAGO, IL 60602
TEL: (312) 603–1601

NATURAL GAS COMPANY
NICOR GAS
TEL: (847) 598–4011
EMAIL: FSHAH@SOUTHERNCO.COM
CONTACT: FORAM SHAH

POWER COMPANY
COMED
TEL: (866) 639–3532

TELEPHONE
AT&T
915 N. YORK ST.
ELMHURST, IL 60126
TEL: (331) 209–6685
EMAIL: G11629@ATT.COM

PROJECT TEAM

DEVELOPER
ML REALTY PARTNERS LLC
ONE PIERCE PLACE, SUITE 450
ITASCA, IL 60143
TEL: (630) 250–2900
CONTACT: TIMOTHY GEISLER

GEOTECH
TESTING SERVICE CORPORATION
457 EAST GUNDERSON DR
CAROL STREAM, IL 60188
TEL: (630) 653–3920
CONTACT: JOHN MASSA, P.E.

TRAFFIC ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: TIM.SJOGREN@KIMLEY–HORN.COM
CONTACT: TIM SJOGREN, P.E.

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: JAMIE.PUTNAM@KIMLEY–HORN.COM
CONTACT: JAMIE PUTNAM, P.E.
EMAIL: NATE.GROFF@KIMLEY–HORN.COM
CONTACT: NATE GROFF, P.E.

LANDSCAPE ARCHITECT
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: DANIEL.GROVE@KIMLEY–HORN.COM
CONTACT: DANIEL GROVE, P.L.A.

SURVEYOR
COMPASS SURVEYING, LTD.
2631 GINGER WOODS PKWY, SUITE 100
AURORA, ILLINOIS 60502
TEL: (630) 820–9100
CONTACT: CHRIS SALAZAR, P.L.S.

PROFESSIONAL ENGINEER'S CERTIFICATION

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

DATED THIS 28TH DAY OF MAY, A.D., 2021.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062–056317
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

ILLINOIS PROFESSIONAL ENGINEER
JAMIE W. PUTNAM
062-056317
STATE OF ILLINOIS

Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

TITLE SHEET

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C0.0

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_DEV\168240005_ml realty_bensenville_il\2 Design\CAD\planesheets\buildings 3 and 4\C0.0 TITLE SHEET.dwg C0.0 May 28, 2021 12:33pm by: Anna.Sampson
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING, LTD.
   2631 GINGER WOODS PKWY, SUITE 100
   AURORA, ILLINOIS 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF BENSENVILLE, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, WE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONSTRUCTION PLANS MUST IMMEDIATELY REPORT THEM TO THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OR PERFORMANCE, OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, BY TESTING AGENCIES, THE VILLAGE OF BENSENVILLE, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF BENSENVILLE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF BENSENVILLE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANOUT, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF BENSENVILLE FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE ENGINEERING DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO CLEAN THE PAVEMENT ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF BENSENVILLE, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT. ROAD GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      TESTING SERVICE CORPORATION
      457 EAST GUNDERSON DR
      CAROL STREAM, IL 60188
      TEL: (630) 653-3920

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OVER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

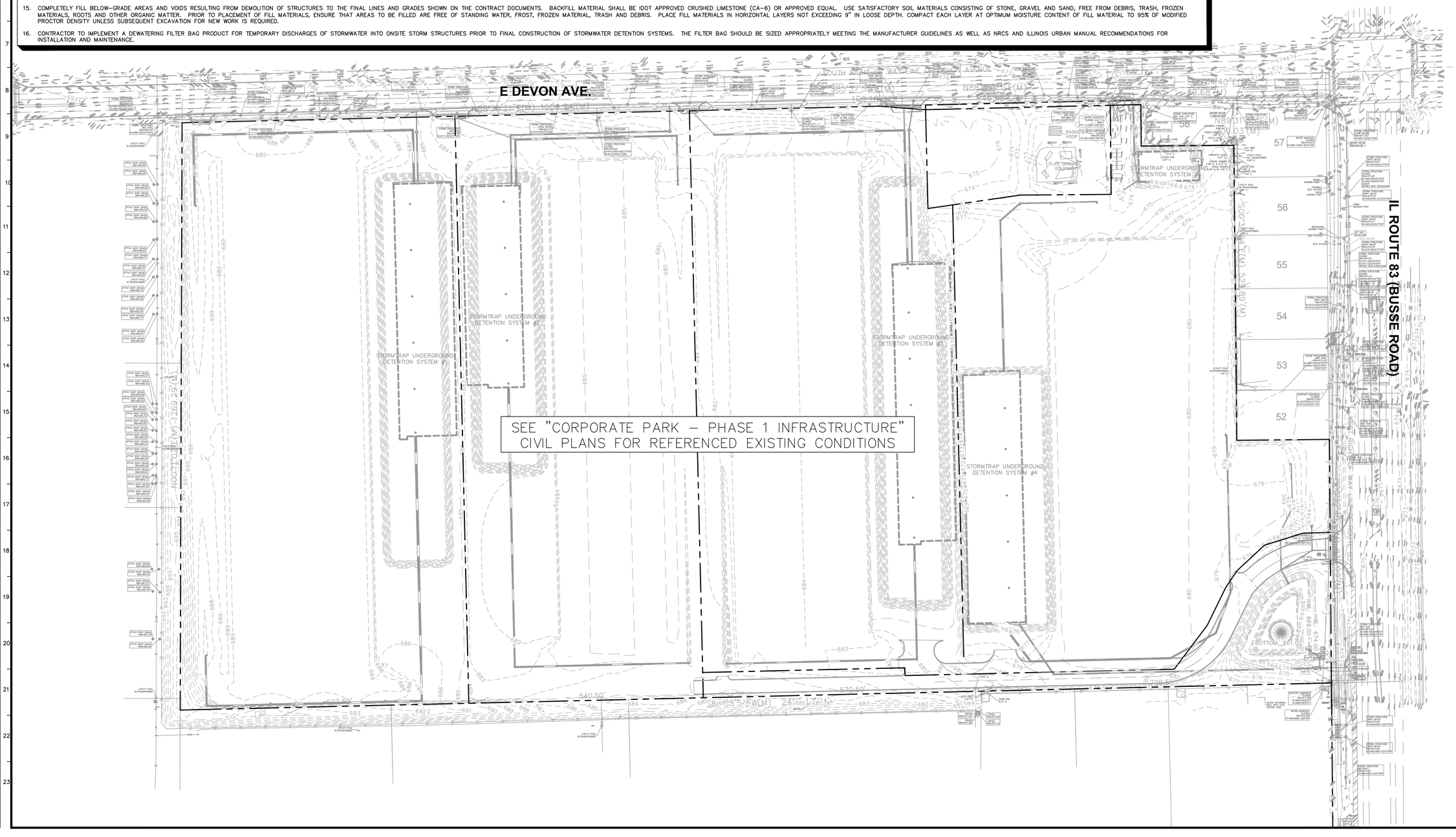
   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF BENSENVILLE CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY F

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. CONTRACTOR TO IMPLEMENT A DEWATERING FILTER BAG PRODUCT FOR TEMPORARY DISCHARGES OF STORMWATER INTO ONSITE STORM STRUCTURES PRIOR TO FINAL CONSTRUCTION OF STORMWATER DETENTION SYSTEMS. THE FILTER BAG SHOULD BE SIZED APPROPRIATELY MEETING THE MANUFACTURER GUIDELINES AS WELL AS NRCS AND ILLINOIS URBAN MANUAL RECOMMENDATIONS FOR INSTALLATION AND MAINTENANCE.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C2.0

Drawing name: \\Kimley-horn.com\MW_CHS\CHS_LDEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\C2.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 May 28, 2021 12:34pm by: Anna.Sampson
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PAVING AND CURB LEGEND

- LIGHT DUTY ASPHALT PAVEMENT — SEE THIS SHEET FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE THIS SHEET FOR PAVEMENT SECTION
- HEAVY DUTY TCP (ESALs1) — SEE THIS SHEET FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE THIS SHEET FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17043C0079J, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

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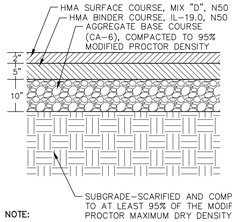
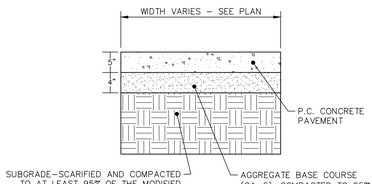


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TESTING SERVICE CORPORATION DATED MARCH 31ST 2021. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. EQUIVALENT SINGLE-AXLE LOAD TO BE CONFIRMED WITH CLIENT.

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

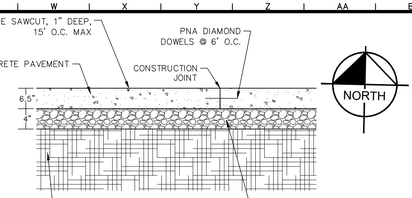


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.

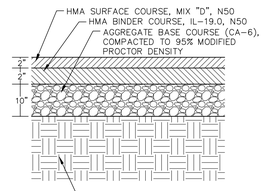


NOTES:

1. SUBGRADE PREP DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY TESTING SERVICE CORPORATION DATED MARCH 31ST 2021. REFER TO REPORT FOR ALL INFORMATION RELATED TO SUBGRADE PREP.
2. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM PNA, INC. ON APRIL 9TH, 2021. REFER TO RECOMMENDATION FOR ALL INFORMATION RELATED TO PAVING.
3. 28-DAY COMPRESSIVE STRENGTH FC'=4000 PSI WAS ASSUMED, WHICH TRANSLATES TO MOR=570 PSI FOR DESIGN. THE CONVERSION WAS BASED ON THE CORRELATION BETWEEN COMPRESSIVE STRENGTH AND FLEXURAL STRENGTH FOR CONCRETE AND A CONSERVATIVE ASSUMPTION OF THE COEFFICIENT (C=9) FOR CONCRETE MADE WITH ROUGH-TEXTURED, ANGULAR-SHAPED AND TYPICALLY CRUSHED AGGREGATES.
4. 4.0LBS/YD3 FORTA FERRO FIBER
5. AN ULTIMATE DRYING SHRINKAGE OF 650 MILLIONTHS ASSUMED FOR TYPICAL CONCRETE MIX PLACED ON A DRY BASE MATERIAL, PER DEFINITION OF ACI 360R-10
6. EDGE SUPPORT ASSUMED TO BE EITHER CURB OR THICKENED EDGE
7. NO DOWELS AT CONTRACTION JOINTS, PNA DIAMOND DOWELS REQUIRED AT CONSTRUCTION JOINTS.
8. THIN SAW BLADE, WITH NO JOINT SEALANT RECOMMENDED.

HEAVY DUTY T.C.P. ESALs1

N.T.S.



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LIGHT DUTY ASPHALT PAVEMENT SECTION

N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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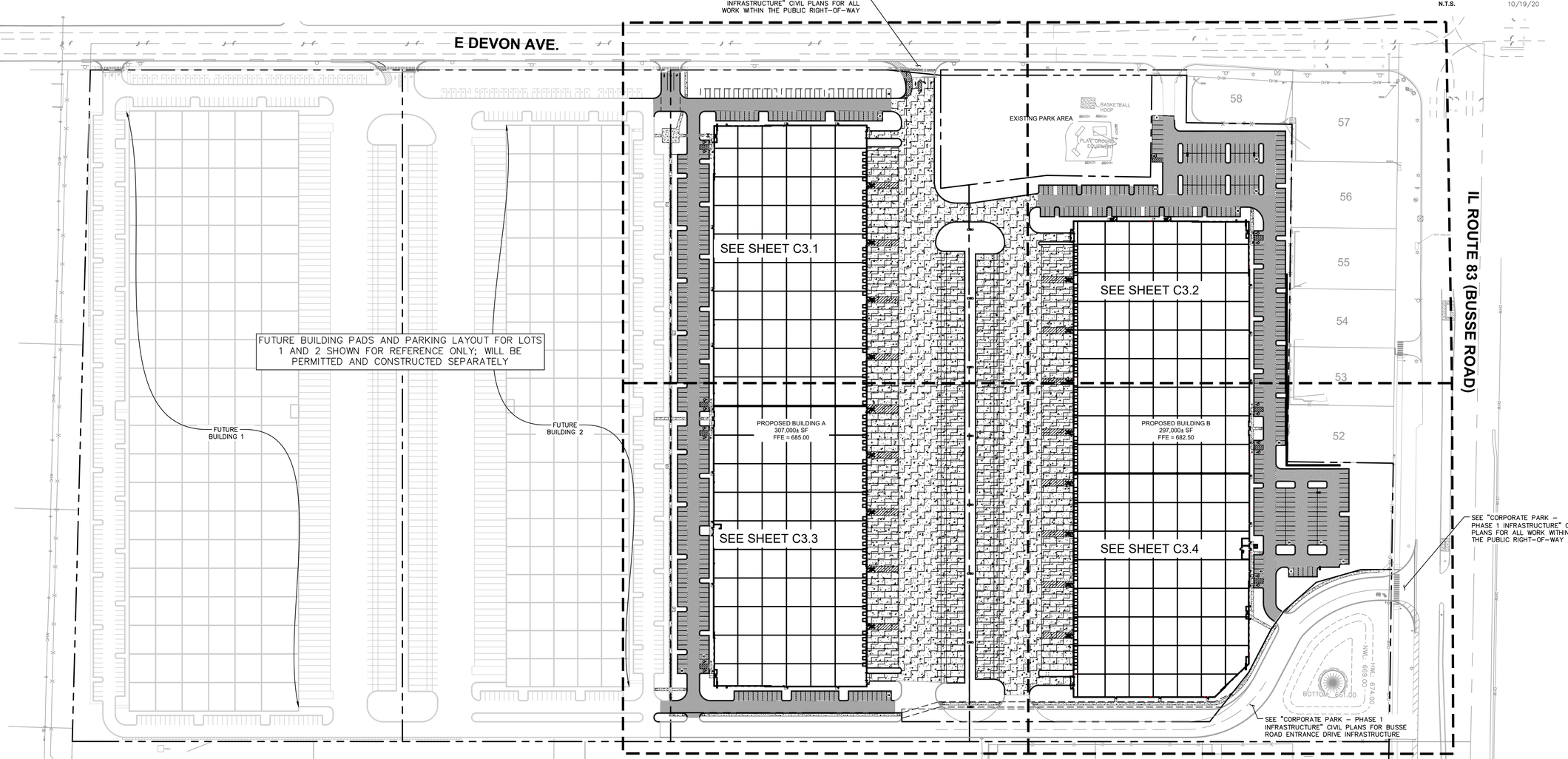

BUILDING A PARKING SUMMARY

PARKING SPACES PROVIDED	= 242	SPACES
FUTURE SPACES ANTICIPATED	= 38	SPACES
ADA STALLS REQUIRED	= 7	SPACES
ADA STALLS PROVIDED	= 8	SPACES
TOTAL PARKING SPACES PROVIDED	= 250	SPACES
DOCK TRAILER SPACES PROVIDED	= 72	SPACES
TRAILER PARKING SPACES PROVIDED	= 67	SPACES

BUILDING B PARKING SUMMARY

PARKING SPACES PROVIDED	= 313	SPACES
FUTURE SPACES ANTICIPATED	= 0	SPACES
ADA STALLS REQUIRED	= 8	SPACES
ADA STALLS PROVIDED	= 8	SPACES
TOTAL PARKING SPACES PROVIDED	= 321	SPACES
DOCK TRAILER SPACES PROVIDED	= 59	SPACES
TRAILER PARKING SPACES PROVIDED	= 67	SPACES

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

OVERALL SITE LAYOUT AND PAVING PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C3.0

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_1\DEV\168240005_ml realty_Bensenville_IL\2 Design\CAD\planesheets\buildings 3 and 4\C3.0 SITE PLAN.dwg C3.0 May 28, 2021 12:34pm by: AnnaSampson
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DEVON AVE.

FUTURE PARKING STALLS (TYP.)

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

EXISTING PARK AREA

ACCESS EASEMENT (WIDTH VARIES)

ACCESS EASEMENT (WIDTH VARIES)

MATCHLINE - SEE SHEET C3.3

MATCHLINE - SEE SHEET C3.2

START RETAINING WALL

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL NOTES

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CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRANSFORMER PAD (FOR REFERENCE ONLY)
9. ACCESSIBLE RAMP (SEE DETAILS)
10. 3-FT TRANSITION CURB
11. SITE RETAINING WALL PER MANUFACTURER SPECIFICATIONS (SEE DETAILS)
12. BOLLARD, TYP. (SEE DETAILS)
13. LIGHTING POLES SHOWN FOR COORDINATION ONLY (SEE LIGHTING PLANS FOR DETAILS)
14. 2' WIDE TACTILE WARNING STRIP
15. FULL DEPTH SAWCUT
16. 4" WIDE PAINTED DASHED YELLOW LINE
17. STAIRS WITH HANDRAILS, SEE ARCH. PLANS FOR DETAILS
18. 6" YELLOW STRIPING 45° 2' O.C.

NO.	REVISIONS	DATE	BY
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ML REALTY PARTNERS

SITE PLAN - NORTHWEST

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ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C3.1

Drawing name: \\Kimley-horn.com\WW_CHS\CHS_LDEV\168240005_ml realty_bensenville_JV2 Design\CAD\plansheets\buildings 3 and 4\C3.0 SITE PLAN.dwg C3.1 May 28, 2021 12:34pm by: Anna.Sompson
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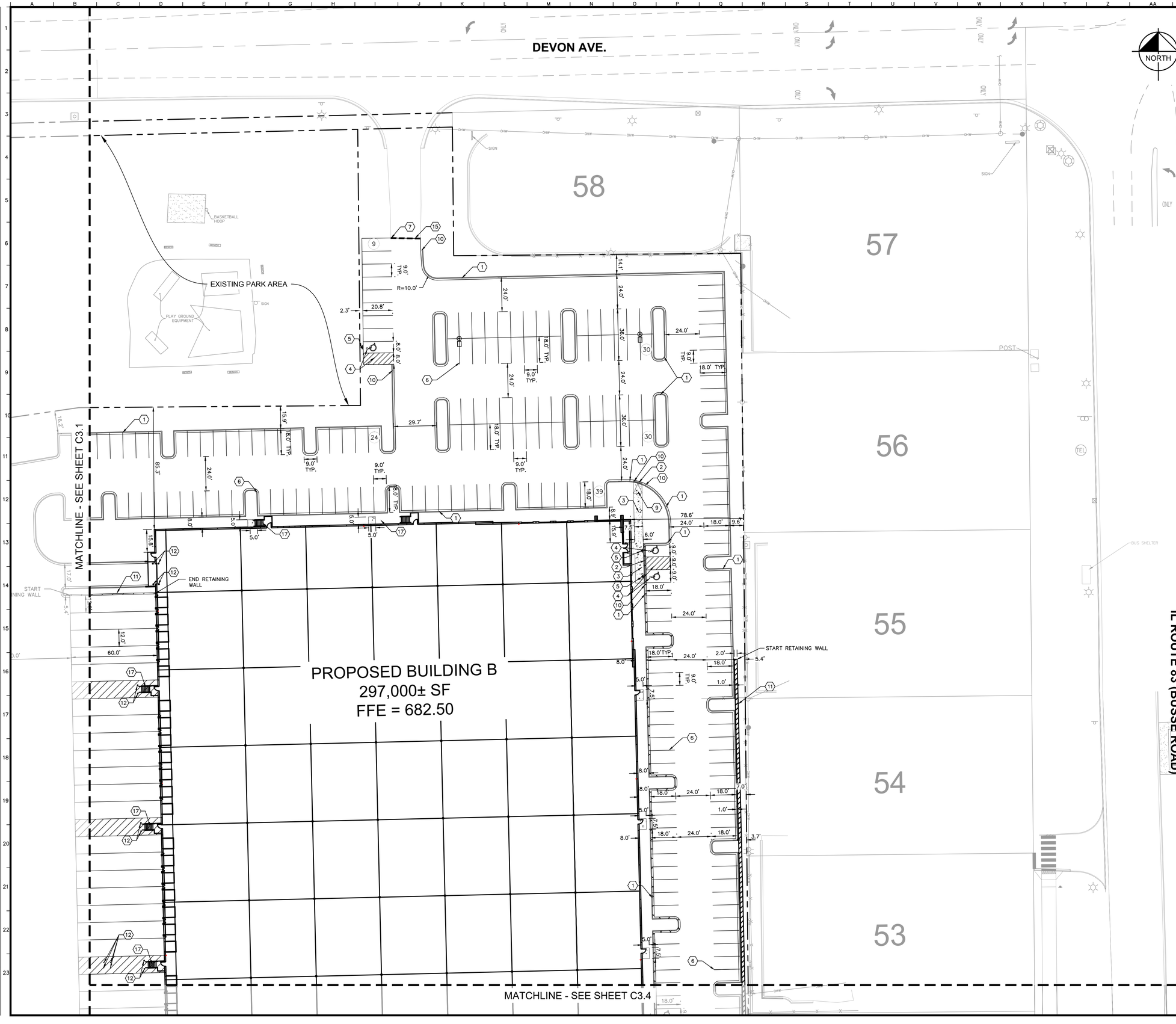

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CHECKED BY: NJG

ML REALTY PARTNERS

ML REALTY PARTNERS
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BENSENVILLE, IL 60106

SITE PLAN - NORTHEAST

ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C3.2

Drawing name: \\Kimley-horn.com\ww_ohs\ohs_ldev\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\C3.0 SITE PLAN.dwg C3.2 May 28, 2021 12:34pm by: Anna.Sampson
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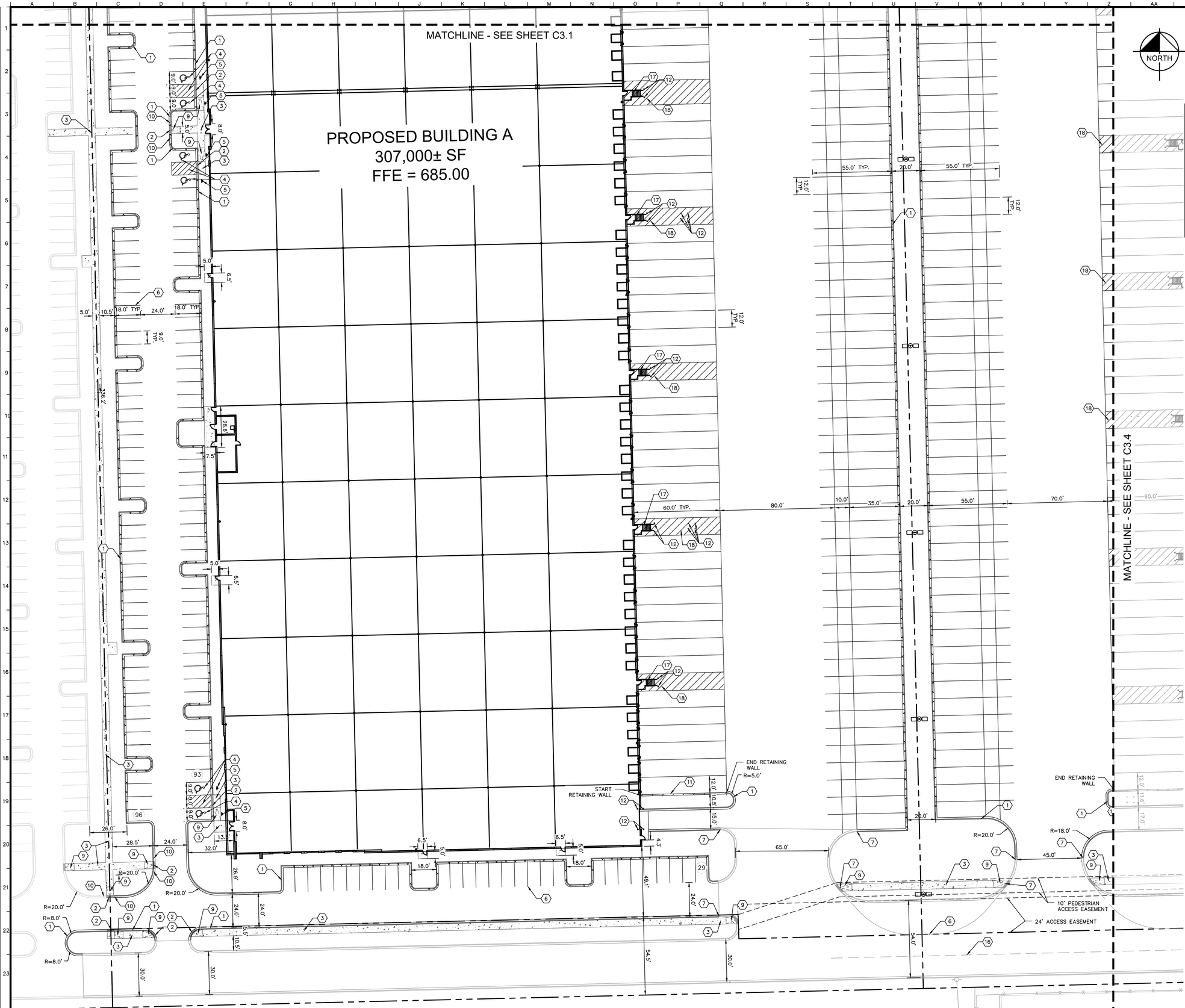

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4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRANSFORMER PAD (FOR REFERENCE ONLY)
9. ACCESSIBLE RAMP (SEE DETAILS)
10. 3-FT TRANSITION CURB
11. SITE RETAINING WALL PER MANUFACTURER SPECIFICATIONS (SEE DETAILS)
12. BOLLARD, TYP. (SEE DETAILS)
13. LIGHTING POLES SHOWN FOR COORDINATION ONLY (SEE LIGHTING PLANS FOR DETAILS)
14. 2' WIDE TACTILE WARNING STRIP
15. FULL DEPTH SAWCUT
16. 4" WIDE PAINTED DASHED YELLOW LINE
17. STAIRS WITH HANDRAILS, SEE ARCH. PLANS FOR DETAILS
18. 6" YELLOW STRIPING 45° 2' O.C.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9500
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

SITE PLAN - SOUTHWEST

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C3.3

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_1\DEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\C3.0 SITE PLAN.dwg C3.3 May 28, 2021 12:34pm by: Anna.Sompson
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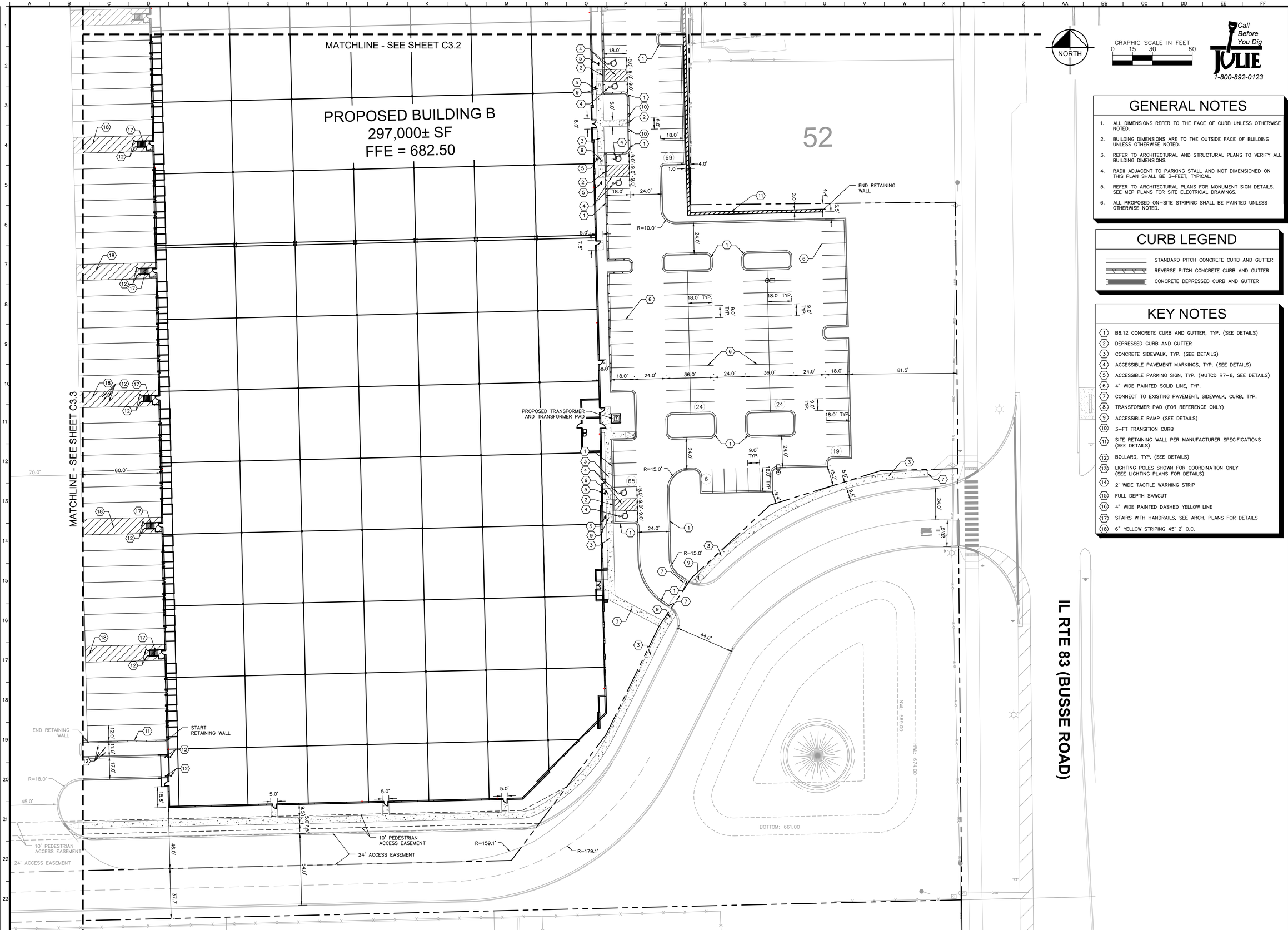

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRANSFORMER PAD (FOR REFERENCE ONLY)
9. ACCESSIBLE RAMP (SEE DETAILS)
10. 3-FT TRANSITION CURB
11. SITE RETAINING WALL PER MANUFACTURER SPECIFICATIONS (SEE DETAILS)
12. BOLLARD, TYP. (SEE DETAILS)
13. LIGHTING POLES SHOWN FOR COORDINATION ONLY (SEE LIGHTING PLANS FOR DETAILS)
14. 2' WIDE TACTILE WARNING STRIP
15. FULL DEPTH SAWCUT
16. 4" WIDE PAINTED DASHED YELLOW LINE
17. STAIRS WITH HANDRAILS, SEE ARCH. PLANS FOR DETAILS
18. 6" YELLOW STRIPING 45° 2' O.C.

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BENSENVILLE, IL 60106

SITE PLAN - SOUTHEAST

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C3.4

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_JOB\168240005_ml realty_bensenville_il\2 Design\CAD\glonnetti\buildings 3 and 4\C3.0 SITE PLAN.dwg C3.4 May 28, 2021 12:34pm by: Anna.Sampson
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EROSION CONTROL NOTES

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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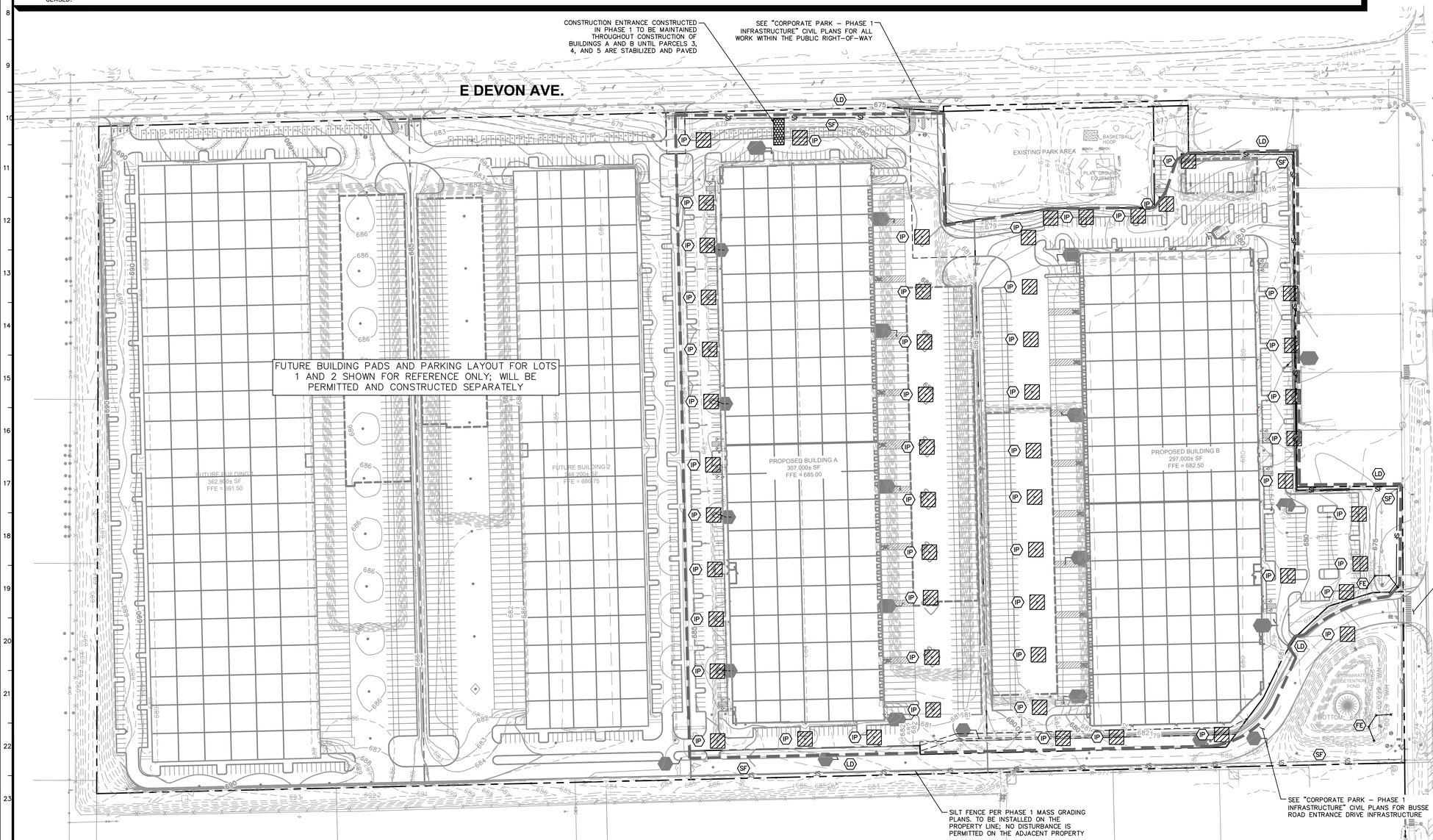
EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- FE — FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
- LD — LIMITS OF DISTURBANCE
- 680 — EXISTING CONTOURS



EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NO.	REVISIONS	DATE	BY
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BENSENVILLE, IL 60106

EROSION CONTROL PLAN

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C4.0

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_LIDEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\C4.0 EROSION CONTROL PLAN.dwg C4.0 May 28, 2021 12:35pm by: Anna.Sampson
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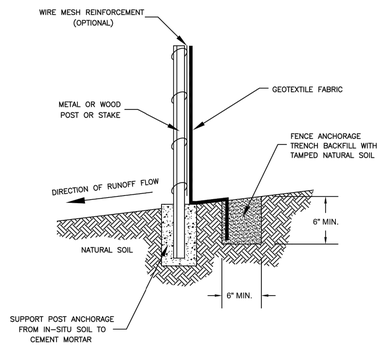
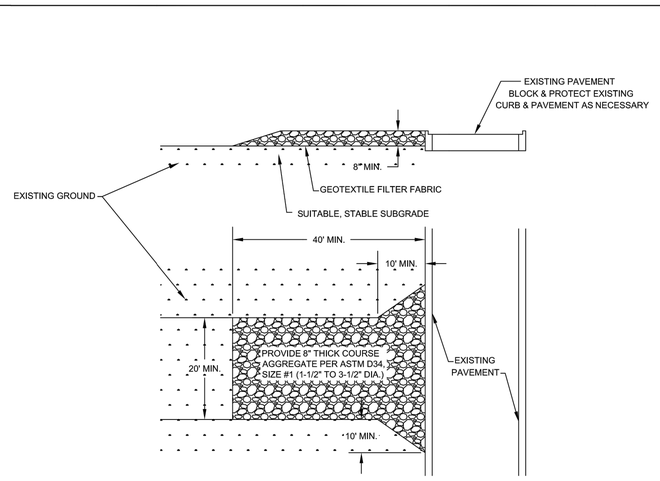
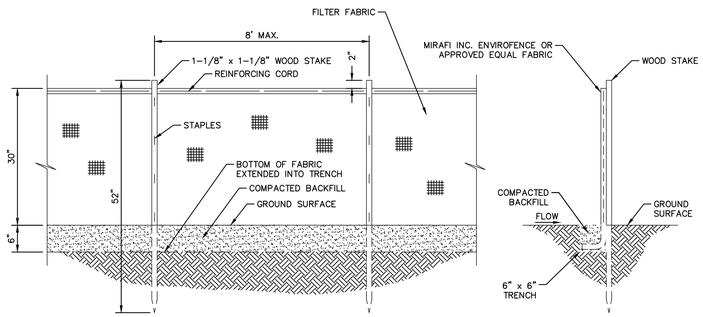


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	SILT FENCE INSTALLATION STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\EROSION CONTROL	REVISIONS

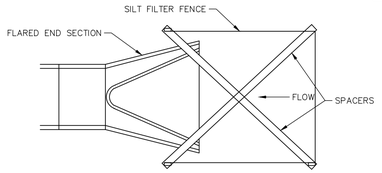


VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	TEMPORARY CONSTRUCTION ENTRANCE STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\EROSION CONTROL	REVISIONS



FRONT VIEW SIDE VIEW

SEDIMENTATION/SILT FENCE (SF)
N.T.S.



CULVERT INLET PROTECTION (FE)
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

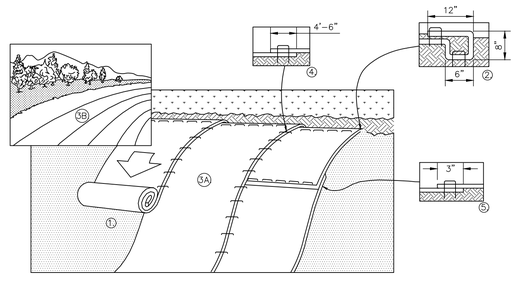
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

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

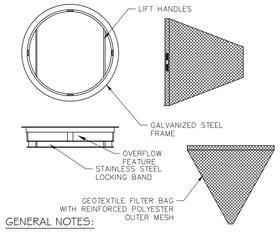
SEEDING CHART



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

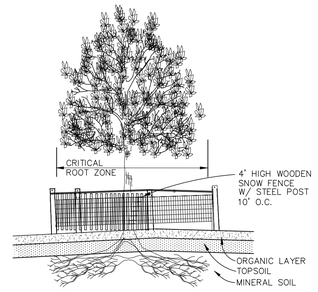
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

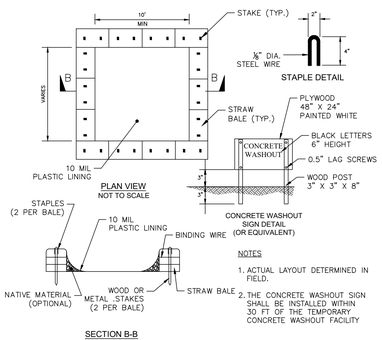
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION
N.T.S.



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)
N.T.S.

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EROSION CONTROL NOTES AND DETAILS

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BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C4.1

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_JDE\168240005_ml realty_bensenville_a\2 Design\CAD\plansheets\buildings 3 and 4\C4.0 EROSION CONTROL PLAN.dwg C4.1 May 28, 2021 12:35pm by: Anna.Sampson
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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

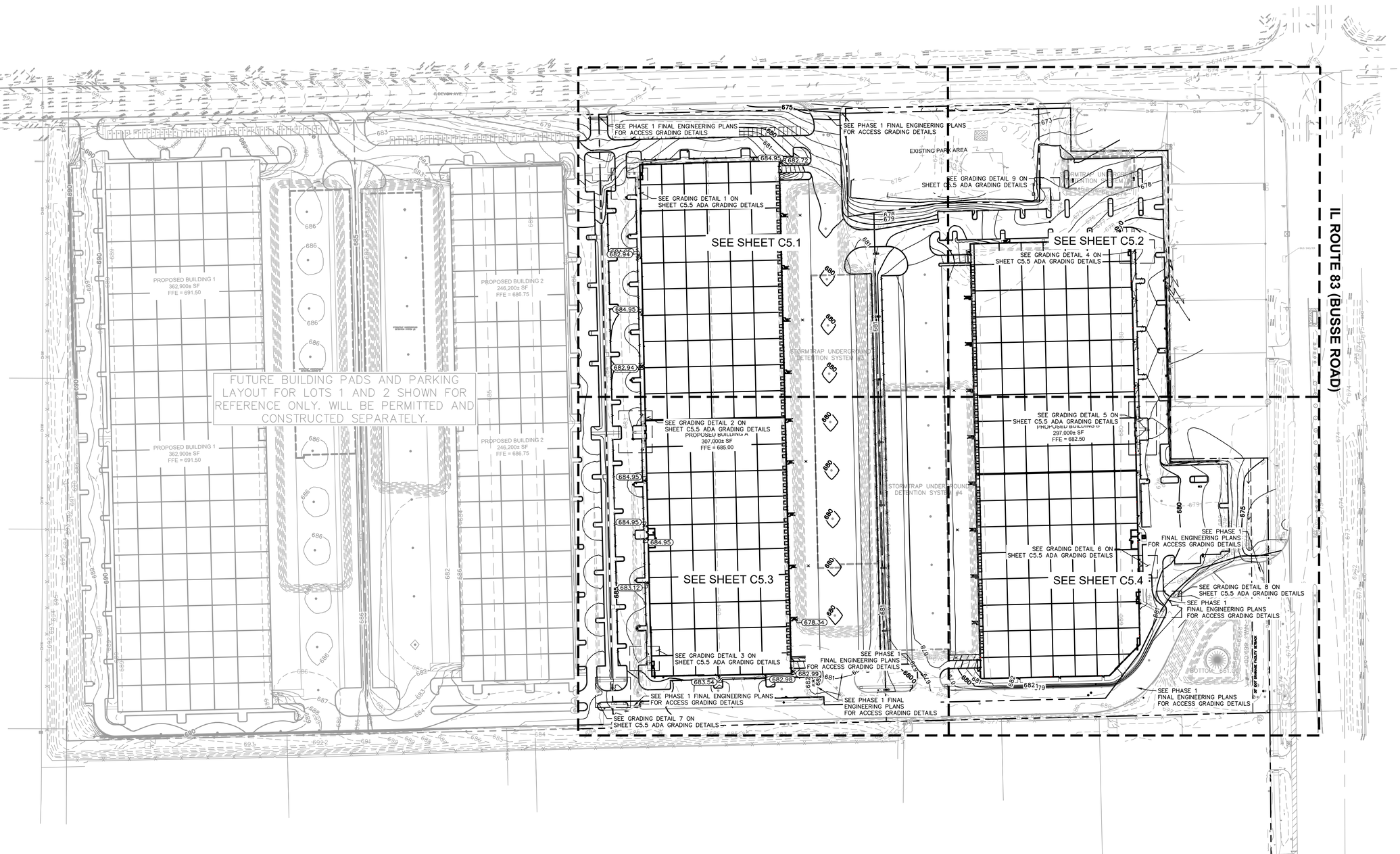
GRADING LEGEND

TP = TOP OF PAVEMENT	XXX	PROPOSED CONTOUR
EP = EDGE OF PAVEMENT	XXX	EXISTING CONTOUR
FL = FLOW LINE	RIDGE	RIDGE LINE
TC = TOP OF CURB	X.XX%	SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION		100-YEAR OVERLAND OVERFLOW ROUTE
TF = TOP OF FOUNDATION		DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
R = RIM ELEVATION		PROPOSED SWALE
TW = TOP OF WALL		PROPOSED RETAINING WALL
FG = FINISHED GRADE		REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS	AR	ACCESSIBLE ROUTE
BS = BOTTOM OF STAIRS		RIP RAP (SEE DETAILS)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Call Before You Dig
JULIE
1-800-892-0123



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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

OVERALL GRADING PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
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C5.0

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DEVON AVE.

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

EXISTING PARK AREA

EXISTING PARK AREA

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

SEE GRADING DETAIL 1 ON SHEET C5.5 ADA GRADING DETAILS

STORMTRAP UNDERGROUND DETENTION SYSTEM #3

MATCHLINE - SEE SHEET C5.2

MATCHLINE - SEE SHEET C5.3

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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1-800-892-0123

GRADING LEGEND

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	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
680	PROPOSED CONTOUR
680	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

GRADING PLAN - NORTHWEST

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GRADING LEGEND

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	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

EXISTING PARK AREA

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

STORMTRAP UNDERGROUND DETENTION SYSTEM #5

SEE GRADING DETAIL 9 ON SHEET C5.5 ADA GRADING DETAILS

SEE GRADING DETAIL 4 ON SHEET C5.5 ADA GRADING DETAILS

MATCHLINE - SEE SHEET C5.1

MATCHLINE - SEE SHEET C5.4

IL ROUTE 83 (BUSSE ROAD)

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ML REALTY PARTNERS

GRADING PLAN - NORTHEAST

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C5.2

MATCHLINE - SEE SHEET C5.1

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

SEE GRADING DETAIL 2 ON SHEET C5.5 ADA GRADING DETAILS

SEE GRADING DETAIL 3 ON SHEET C5.5 ADA GRADING DETAILS

SEE GRADING DETAIL 7 ON SHEET C5.5 ADA GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

STORMTRAP UNDERGROUND DETENTION SYSTEM #4

MATCHLINE - SEE SHEET C5.4

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GRADING LEGEND

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	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

NO.	REVISIONS	DATE	BY
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ML REALTY PARTNERS

GRADING PLAN - SOUTHWEST

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
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ORIGINAL ISSUE: 5/28/2021
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MATCHLINE - SEE SHEET C5.2

MATCHLINE - SEE SHEET C5.3

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

SEE GRADING DETAIL 5 ON SHEET C5.5 ADA GRADING DETAILS

SEE GRADING DETAIL 6 ON SHEET C5.5 ADA GRADING DETAILS

SEE GRADING DETAIL 8 ON SHEET C5.5 ADA GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

SEE PHASE 1 FINAL ENGINEERING PLANS FOR ACCESS GRADING DETAILS

TRAP UNDERGROUND
NTION SYSTEM #4

35' IDOT DRAINAGE FACILITY SETBACK

IL RTE 83 (BUSSE ROAD)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
1-800-892-0123

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	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
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DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

GRADING PLAN - SOUTHEAST

ML REALTY PARTNERS
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BENSENVILLE, IL 60106

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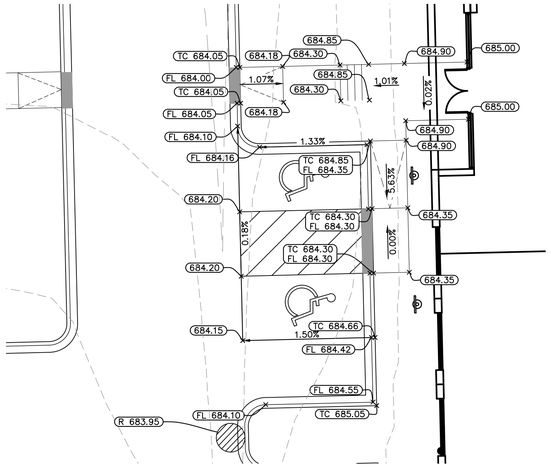
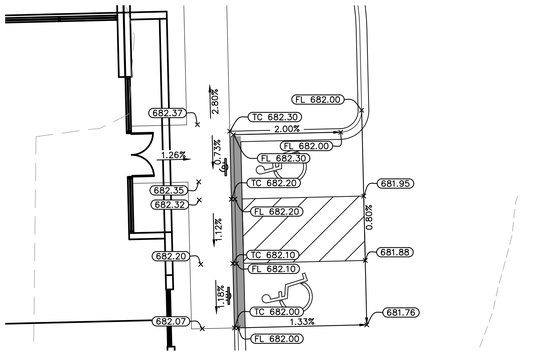


GRADING DETAIL 1
SCALE: 1" = 10'



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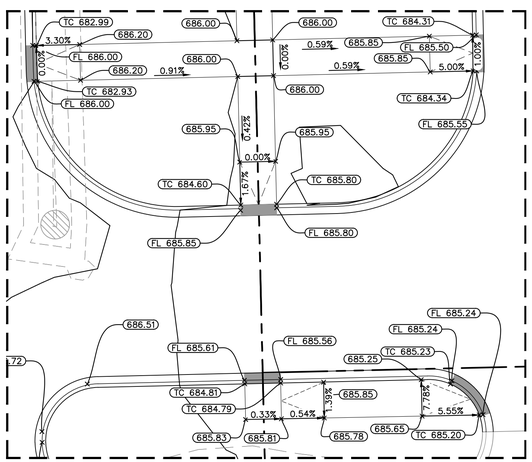
SCALE: 1" = 10'



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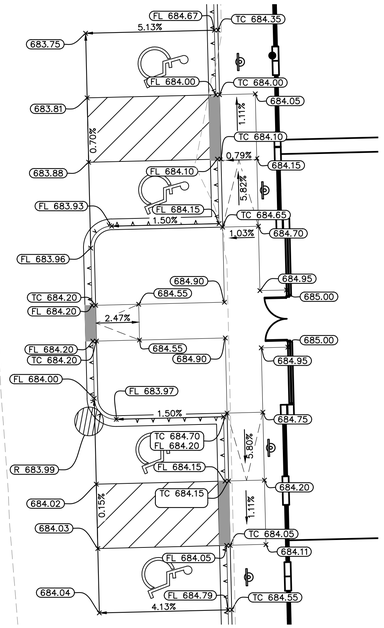
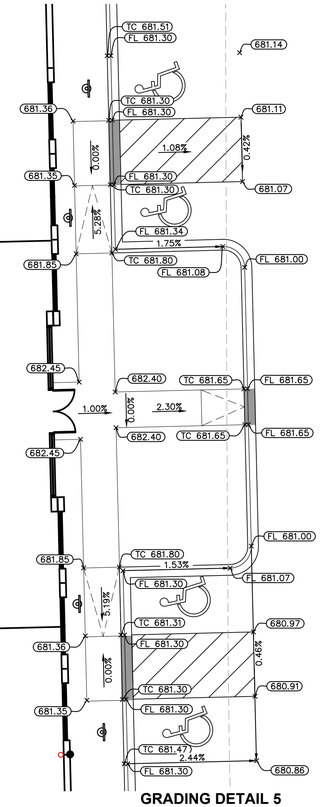
SCALE: 1" = 10'



GRADING DETAIL 2
SCALE: 1" = 10'



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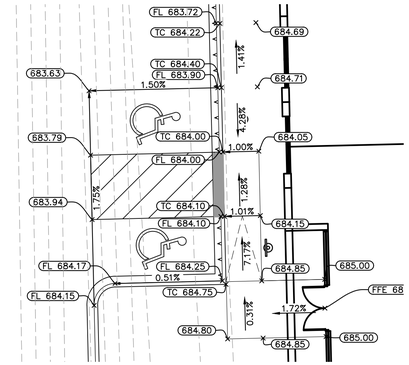
SCALE: 1" = 10'



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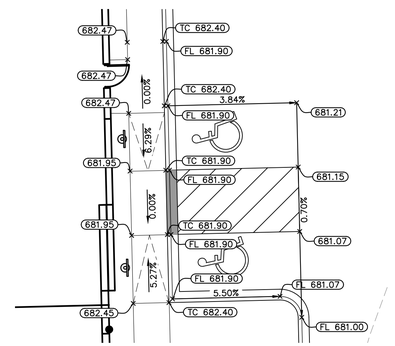
SCALE: 1" = 10'



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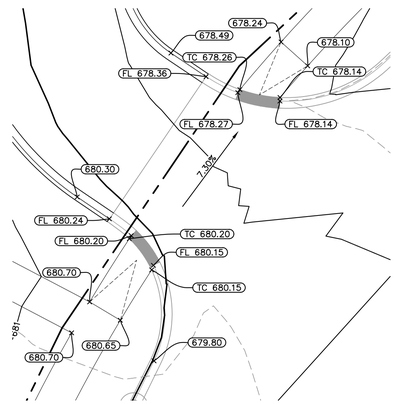
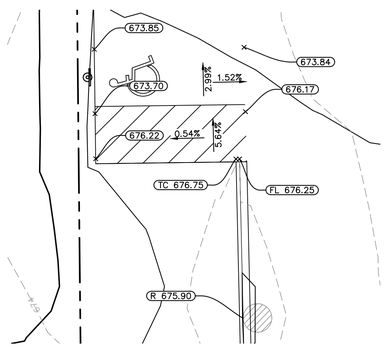
SCALE: 1" = 10'



GRADING DETAIL 8
SCALE: 1" = 10'



GRADING DETAIL 9
SCALE: 1" = 10'

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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GRADING LEGEND

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AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

ADA GRADING DETAILS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
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UTILITY LEGEND

EX. WATER LINE	PROPOSED SANITARY SEWER LINE
EX. HYDRANT	PROPOSED SANITARY MANHOLE
EX. WATER VALVE	PROPOSED STORM/SANITARY CLEANOUT
EX. SANITARY SEWER LINE	PROPOSED WATER LINE
EX. SANITARY SEWER MANHOLE	PROPOSED VALVE VAULT
EX. SANITARY SEWER CLEANOUT	PROPOSED VALVE BOX
EX. STORM DRAIN LINE	PROPOSED FIRE HYDRANT
EX. STORM MANHOLE	PROPOSED LIGHT POLE
EX. STORM STRUCTURE/INLET	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
EX. GAS LINE	RIP RAP (SEE DETAILS)
EX. GAS METER	UG DETENTION CHAMBER
EX. UNDERGROUND ELECTRIC LINE	PROPOSED FLARED END SECTION
EX. UNDERGROUND TELEPHONE LINE	
EX. LIGHT POLE	
PROPOSED UNDERGROUND ELECTRIC LINE	
GAS LINE (BY GAS COMPANY)	
PROPOSED PHONE LINE	
PROPOSED STORM SEWER LINE	
PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)	
PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)	
PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)	

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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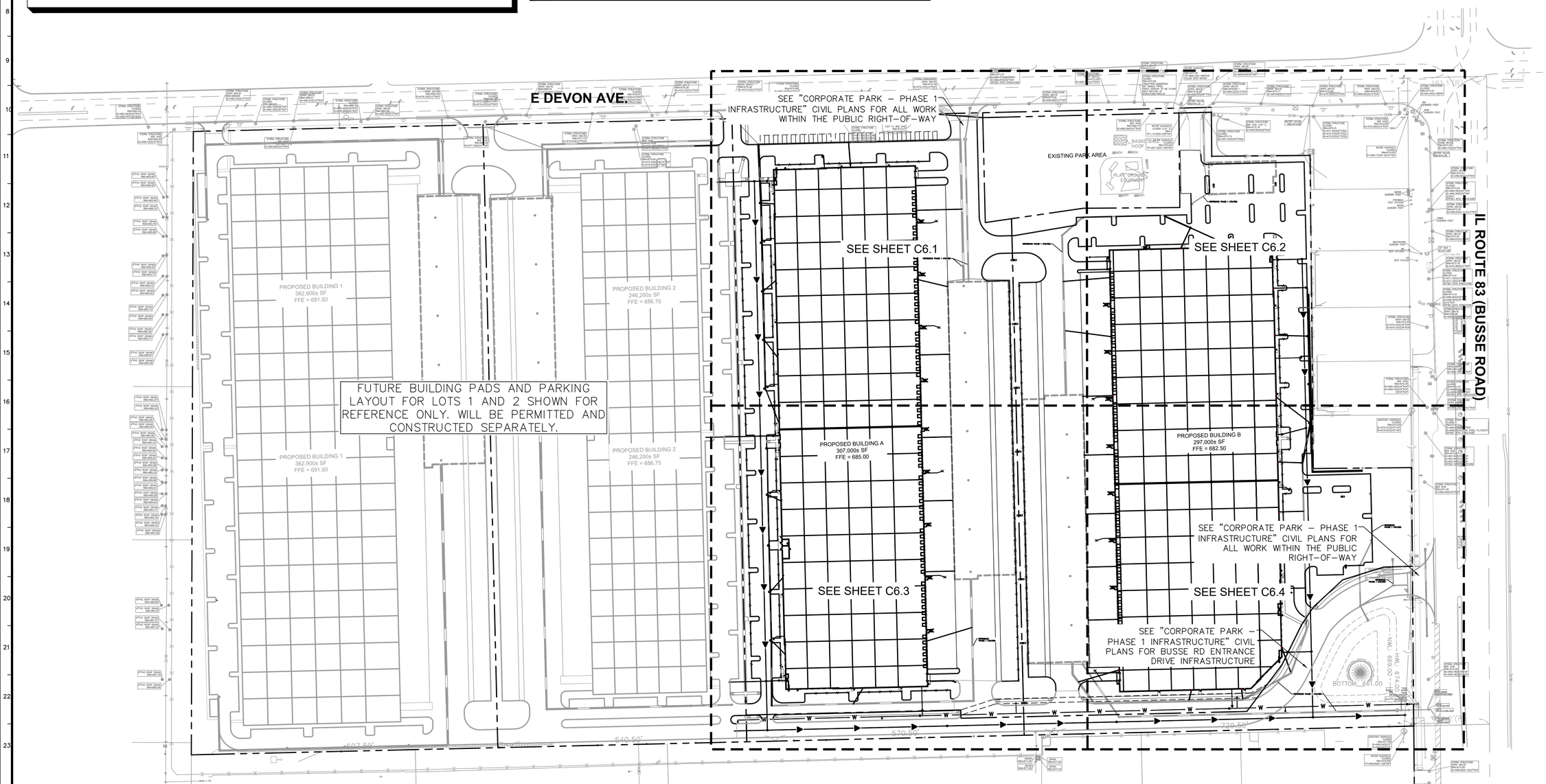

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

OVERALL UTILITY PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER C6.0

Drawing name: \\Khmke-hsm.com\WW_CHS\CHS_LDEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\buildings 3 and 4\C6.0 UTILITY PLAN.dwg C6.0 May 28, 2021 12:38pm by: Anna.Sampson
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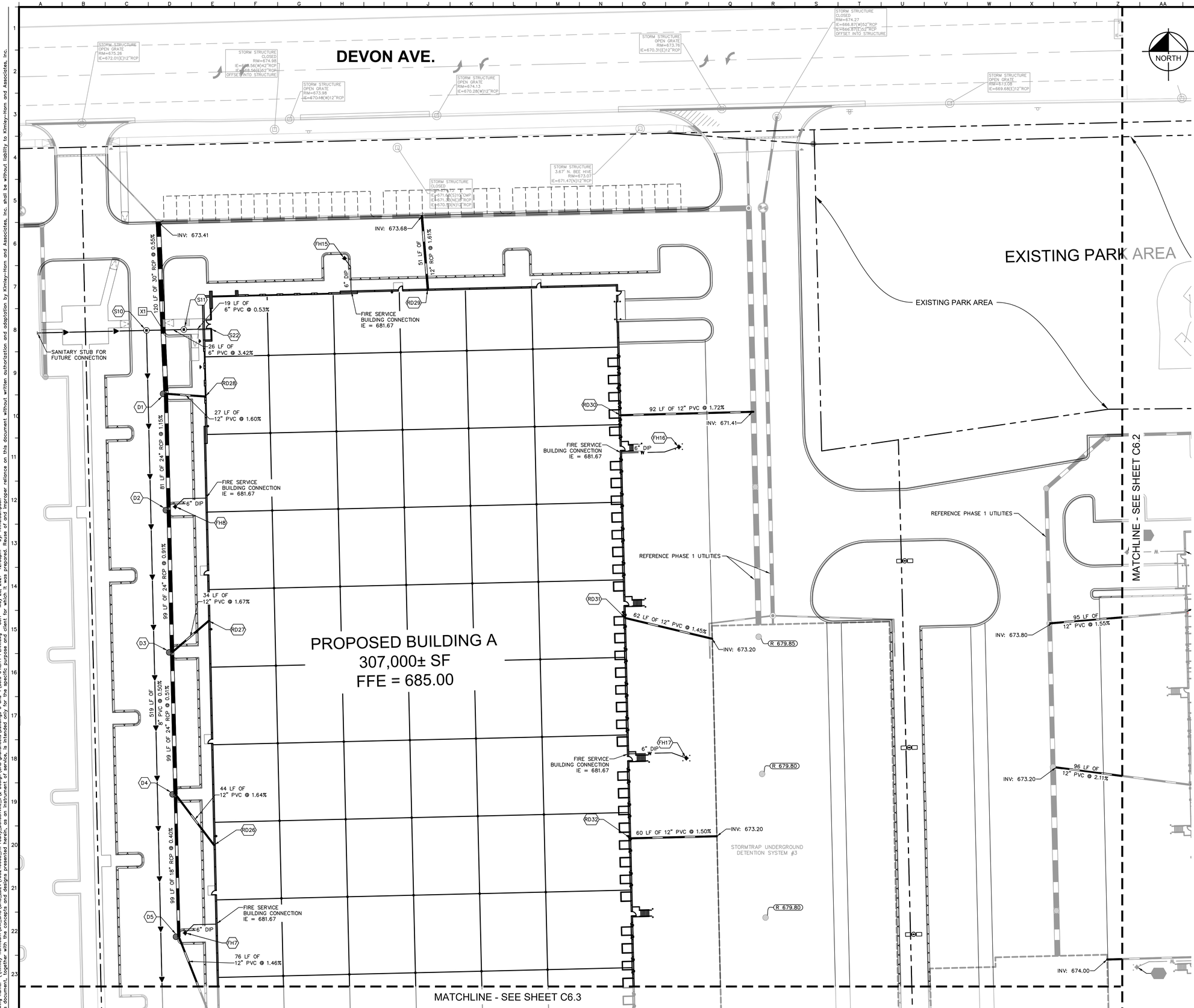

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UTILITY CROSSING LEGEND

X1 6" SAN. B/P = 679.60
30" STORM T/P = 676.62

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	5' DIA. OPEN LID MH RIM: 683.95 INV IN: 674.57 (S, 24") INV IN: 675.57 (E, 12") INV OUT: 674.07 (N, 30")
D2	5' DIA. OPEN LID MH RIM: 683.50 INV IN: 675.50 (S, 24") INV OUT: 675.50 (N, 24")
D3	6' DIA. OPEN LID MH RIM: 683.50 INV IN: 676.40 (S, 24") INV IN: 677.40 (NE, 12") INV OUT: 676.40 (N, 24")
D4	5' DIA. OPEN LID MH RIM: 683.48 INV IN: 677.40 (S, 18") INV IN: 677.90 (SE, 12") INV OUT: 676.90 (N, 24")
D5	4' DIA. OPEN LID MH RIM: 683.48 INV IN: 678.30 (S, 12") INV OUT: 677.80 (N, 18")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD25	ROOF DRAIN CONNECTION INV OUT: 679.41 (N, 12")
RD26	ROOF DRAIN CONNECTION INV OUT: 678.63 (NW, 12")
RD27	ROOF DRAIN CONNECTION INV OUT: 677.96 (SW, 12")
RD28	ROOF DRAIN CONNECTION INV OUT: 676.01 (W, 12")
RD29	ROOF DRAIN CONNECTION INV OUT: 674.50 (N, 12")
RD30	ROOF DRAIN CONNECTION INV OUT: 673.00 (E, 12")
RD31	ROOF DRAIN CONNECTION INV OUT: 674.10 (E, 12")
RD32	ROOF DRAIN CONNECTION INV OUT: 674.10 (E, 12")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S10	4' DIA SANITARY MH RIM: 683.28 INV IN: 679.22 (E, 6") INV IN: 679.22 (W, 6") INV OUT: 679.22 (S, 8")
S11	4' DIA SANITARY MH RIM: 684.49 INV OUT: 680.10 (W, 6") INV OUT: 680.10 (E, 6")
S22	6-INCH SA LAT BLDG CONNECTION INV: 680.205 RIM: 680.75 INV IN: 680.20 (W, 6")

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH7	PRPOPOSED HYDRANT FG ELEV: 684.09
FH8	PRPOPOSED HYDRANT FG ELEV: 684.09
FH15	PROPOSED HYDRANT FG ELEV: 683.68
FH16	PROPOSED HYDRANT FG ELEV: 680.50
FH17	PROPOSED HYDRANT FG ELEV: 680.50

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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UTILITY PLAN - NORTHWEST

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C6.1

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_JOEV\168240005_ml realty--bensenville_IJV2 Design\CAD\plansheets\buildings 3 and 4\C6.0 UTILITY PLAN.dwg May 28, 2021 12:39pm by: AnnaSampson
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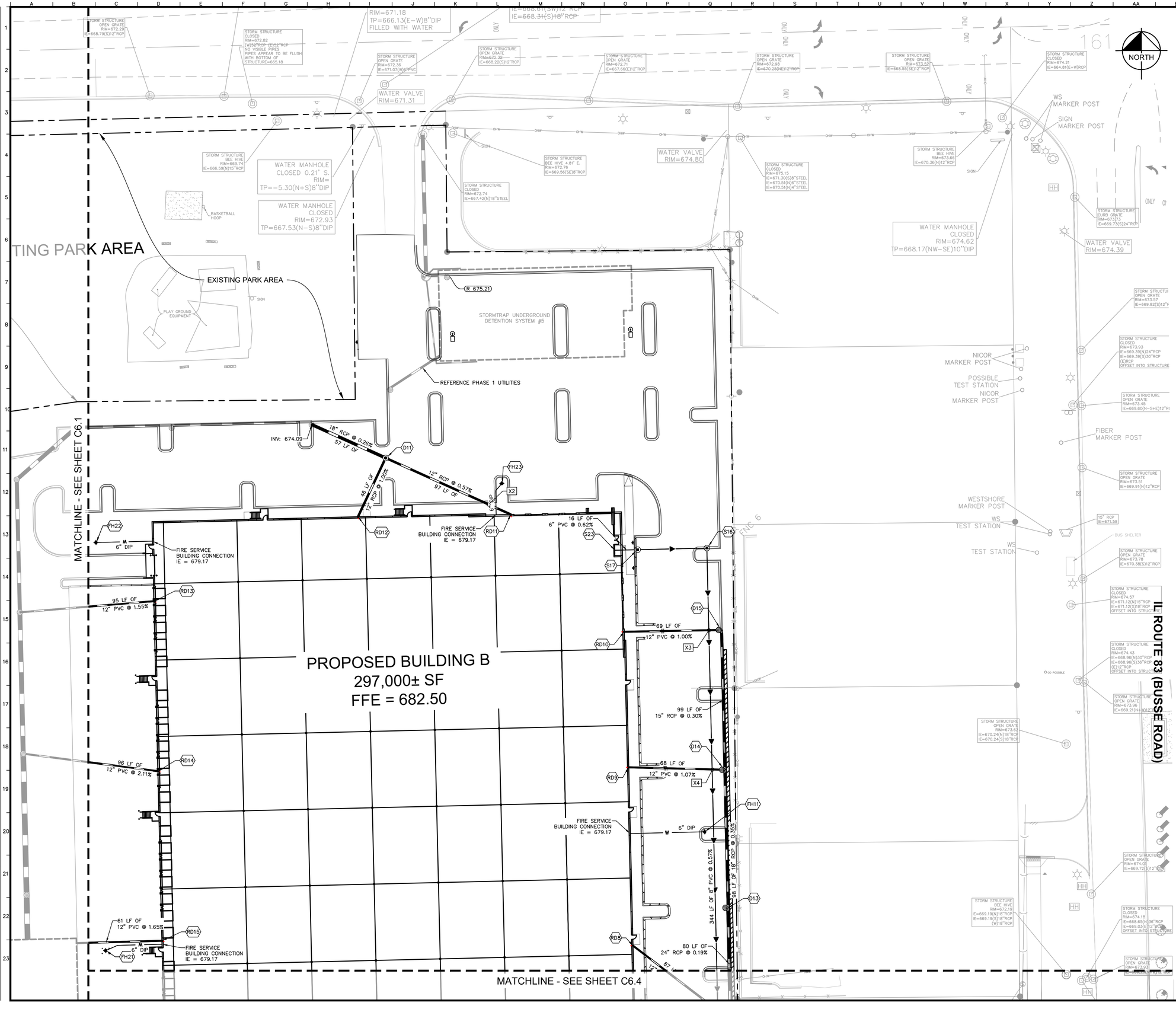

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UTILITY CROSSING LEGEND

X2	6" WATER 12" STORM	B/P = 679.13 T/P = 676.37
X3	12" STORM 8" SAN.	B/P = 677.57 T/P = 677.04
X4	12" STORM 8" SAN.	B/P = 677.60 T/P = 676.51

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D11	4' DIA. CLOSED LID MH RIM: 676.27 INV IN: 674.74 (SW, 12") INV IN: 674.75 (SE, 12") INV OUT: 674.24 (NW, 18")
D13	4' DIA. OPEN LID MH RIM: 680.50 INV IN: 676.76 (N, 18") INV OUT: 676.26 (S, 24")
D14	4' DIA. OPEN LID MH RIM: 680.50 INV IN: 677.15 (N, 15") INV IN: 677.53 (W, 12") INV OUT: 677.10 (S, 18")
D15	4' DIA. OPEN LID MH RIM: 680.50 INV IN: 676.40 (W, 12") INV IN: 677.50 (W, 12") INV OUT: 677.45 (S, 15")

MISCELLANEOUS STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
RD8	ROOF DRAIN CONNECTION INV OUT: 677.32 (SE, 12")
RD9	ROOF DRAIN CONNECTION INV OUT: 678.26 (E, 12")
RD10	ROOF DRAIN CONNECTION INV OUT: 678.19 (E, 12")
RD11	ROOF DRAIN CONNECTION INV OUT: 675.30 (NW, 12")
RD12	ROOF DRAIN CONNECTION INV OUT: 675.20 (NE, 12")
RD13	ROOF DRAIN CONNECTION INV OUT: 675.28 (W, 12")
RD14	ROOF DRAIN CONNECTION INV OUT: 675.23 (W, 12")
RD15	ROOF DRAIN CONNECTION INV OUT: 675.00 (W, 12")

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S16	4' DIA SANITARY MH RIM: 681.86 INV IN: 676.70 (W, 6") INV OUT: 676.70 (S, 8")
S17	4' DIA SANITARY MH RIM: 680.31 INV OUT: 676.95 (E, 6") INV OUT: 677.05 (W, 6")
S23	6-INCH SA LAT BLDG CONNECTION INV: 677.062 RIM: 677.61 INV IN: 676.95 (E, 6")

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH11	PRPOPOSED HYDRANT FG ELEV: 680.97
FH21	PROPOSED HYDRANT FG ELEV: 678.08
FH22	PROPOSED HYDRANT FG ELEV: 680.21
FH23	PROPOSED HYDRANT FG ELEV: 679.46

No.	REVISIONS	DATE	BY
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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

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UTILITY PLAN - NORTHEAST

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
C6.2

Drawing name: \\Kimley-horn.com\WW_CHS\CHS_IDE\168240005_mlrealty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\C6.0 UTILITY PLAN.dwg C6.2 May 28, 2021 12:38pm by: Anna.Sampson
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MATCHLINE - SEE SHEET C6.1

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

76 LF OF 12" PVC @ 1.46%
RD25
14 LF OF 6" PVC @ 0.73%
S8
S21
S9
26 LF OF 6" PVC @ 3.41%
D6
95 LF OF 12" RCP @ 0.68%
FIRE SERVICE BUILDING CONNECTION IE = 681.67
D7
6" DIP
FH6
RD24
29 LF OF 12" PVC @ 1.88%
103 LF OF 15" RCP @ 1.01%
D8
499 LF OF 8" PVC @ 0.50%
95 LF OF 18" RCP @ 0.74%
RD23
38 LF OF 12" PVC @ 1.83%
D9
99 LF OF 18" RCP @ 0.81%
FIRE SERVICE BUILDING CONNECTION IE = 681.67
INV: 672.77
6" DIP
FH5
D10
39 LF OF 12" PVC @ 2.04%
RD22
26 LF OF 6" PVC @ 0.34%
S6
S20
21 LF OF 12" RCP @ 0.78%
133 LF OF 15" RCP @ 1.01%
X5
S7
19 LF OF 6" PVC @ 0.34%
Y STUB FOR CONNECTION
76 LF OF 6" PVC @ 0.54%
100 LF OF 8" PVC @ 0.55%
FH4
67 LF OF 8" PVC @ 0.51%
ARY STUB FOR E CONNECTION
S5

RD33
60 LF OF 12" PVC @ 1.50%
INV: 673.20
R 679.80
FIRE SERVICE BUILDING CONNECTION IE = 681.67
FH18
6" DIP
R 679.80
RD34
60 LF OF 12" PVC @ 1.50%
INV: 673.20
R 679.80
RD35
INV: 673.20
R 679.95
60 LF OF 12" PVC @ 1.50%
FIRE SERVICE BUILDING CONNECTION IE = 681.67
FH19
6" DIP
INV: 671.94
RD20
96 LF OF 12" PVC @ 1.42%
REFERENCE PHASE 1 UTILITIES
FIRE SERVICE BUILDING CONNECTION IE = 681.67
WATER SERVICE BUILDING CONNECTION IE = 681.67
6" DIP
FH14
RD21
37 LF OF 12" RCP @ 2.41%
INV: 673.20
8" DIP
X7
W6
W5
10" DIP
FH3
366 LF OF 8" PVC @ 0.50%
345 LF OF 8" PVC @ 0.50%
6" DIP
FH2
570.50'
BOCES ENTRANCE

R 677.12
INV: 674.00
R 677.00
STORMTRAP UNDERGROUND DETENTION SYSTEM #4
INV: 674.00
R 677.00
INV: 674.00
R 677.00
INV: 674.00
R 677.00
INV: 673.10

MATCHLINE - SEE SHEET C6.4

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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UTILITY CROSSING LEGEND

X5	6" SAN. 21" STRM	B/P = 675.59 T/P = 675.14
X6	10" WATER 8" SAN.	B/P = 681.00 T/P = 675.00
X7	8" WATER 30" STORM	B/P = 680.53 T/P = 674.14

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D6	2' DIA. INLET RIM: 683.99 INV OUT: 677.00 (S, 12")
D7	5' DIA. OPEN LID MH RIM: 683.51 INV IN: 676.35 (N, 12") INV IN: 676.35 (SE, 12") INV OUT: 676.35 (S, 15")
D8	4' DIA. OPEN LID MH RIM: 684.15 INV IN: 675.30 (N, 15") INV OUT: 675.30 (S, 18")
D9	5' DIA. OPEN LID MH RIM: 683.51 INV IN: 674.60 (N, 18") INV IN: 675.10 (NE, 12") INV OUT: 674.60 (S, 18")
D10	8' DIA. OPEN LID MH RIM: 682.80 INV IN: 673.80 (N, 18") INV IN: 674.70 (SE, 12") INV OUT: 673.80 (S, 21")

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH2	PRPOPOSED HYDRANT FG ELEV: 681.54
FH3	PRPOPOSED HYDRANT FG ELEV: 683.78
FH4	PRPOPOSED HYDRANT FG ELEV: 686.42
FH5	PRPOPOSED HYDRANT FG ELEV: 683.42
FH6	PRPOPOSED HYDRANT FG ELEV: 684.10
FH14	PROPSOED HYDRANT FG ELEV: 681.44
FH18	PROPOSED HYDRANT FG ELEV: 680.50
FH19	PROPOSED HYDRANT FG ELEV: 680.50
W5	VALVE VAULT FG ELEV: 683.60
W6	VALVE VAULT FG ELEV: 682.76

MISCELLANEOUS STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
RD20	ROOF DRAIN CONNECTION INV OUT: 673.30 (E, 12")
RD21	ROOF DRAIN CONNECTION INV OUT: 674.10 (SW, 12")
RD22	ROOF DRAIN CONNECTION INV OUT: 675.50 (NW, 12")
RD23	ROOF DRAIN CONNECTION INV OUT: 675.80 (SW, 12")
RD24	ROOF DRAIN CONNECTION INV OUT: 676.90 (NW, 12")
RD25	ROOF DRAIN CONNECTION INV OUT: 679.41 (N, 12")
RD33	ROOF DRAIN CONNECTION INV OUT: 674.10 (E, 12")
RD34	ROOF DRAIN CONNECTION INV OUT: 674.10 (E, 12")
RD35	ROOF DRAIN CONNECTION INV OUT: 674.10 (SW, 12")

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S5	4' DIA SANITARY MH RIM: 685.64 INV IN: 675.11 (W, 8") INV IN: 674.19 (N, 8") INV OUT: 675.11 (E, 8")
S6	4' DIA SANITARY MH RIM: 684.60 INV IN: 674.63 (N, 8") INV IN: 674.74 (W, 6") INV IN: 675.57 (E, 6") INV OUT: 674.74 (S, 8")
S7	4' DIA SANITARY MH RIM: 684.79 INV IN: 675.66 (E, 6") INV OUT: 675.66 (W, 6")
S8	4' DIA SANITARY MH RIM: 684.31 INV IN: 676.62 (N, 8") INV IN: 677.12 (W, 6") INV IN: 677.12 (E, 6") INV OUT: 677.12 (S, 8")
S9	4' DIA SANITARY MH RIM: 684.60 INV OUT: 678.01 (W, 6") INV OUT: 678.01 (E, 6")
S20	6-INCH SA LAT BLDG CONNECTION INV: 675.724 RIM: 676.17 INV OUT: 675.72 (W, 6")
S21	6-INCH SA LAT BLDG CONNECTION INV: 678.110 RIM: 678.65 INV IN: 678.11 (W, 6")

NO.	DATE	BY
1	5/28/21	JWG
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UTILITY PLAN - SOUTHWEST

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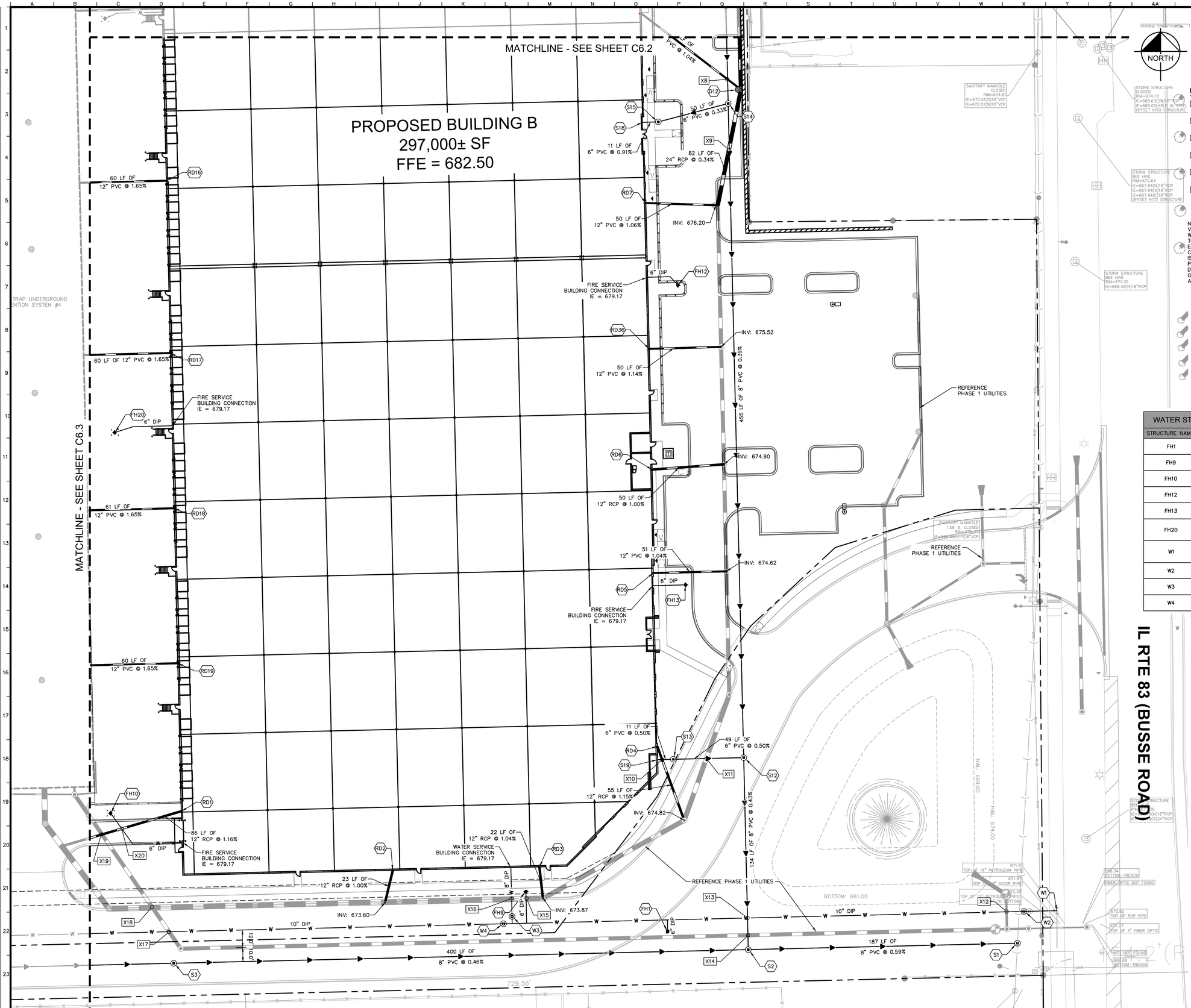

UTILITY CROSSING LEGEND

X8	8" STORM XX" SAN.	B/P = 676.51 T/P = 675.49	X14	8" SAN. 24" STORM	B/P = 672.40 T/P = 672.25
X9	24" STORM 8" SAN.	B/P = 675.72 T/P = 675.27	X15	6" WATER 36" STORM	B/P = 677.18 T/P = 675.68
X10	6" SAN. 12" STORM	B/P = 676.53 T/P = 676.51	X16	8" WATER 36" STORM	B/P = 677.16 T/P = 675.66
X11	6" SAN. 30" STORM	B/P = 676.37 T/P = 675.87	X17	10" WATER 24" STORM	B/P = 673.93 T/P = 672.25
X12	12" STORM 10" WATER	B/P = 669.13 T/P = 667.81	X18	36" STORM 24" STORM	B/P = XXX.XX T/P = XXX.XX
X13	8" SAN. 10" WATER	B/P = 672.45 T/P = 670.17	X19	12" STORM 24" STORM	B/P = 673.27 T/P = 672.25
			X20	6" WATER 12" STORM	B/P = 676.10 T/P = 674.60

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18–IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

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STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D12	7' DIA. OPEN LID MH RIM: 680.50 INV IN: 676.41 (NW, 12") INV IN: 676.11 (N, 24") INV OUT: 676.11 (S, 24")

MISCELLANEOUS STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN CONNECTION INV OUT: 674.10 (W, 12")
RD2	ROOF DRAIN CONNECTION INV OUT: 673.83 (S, 12")
RD3	ROOF DRAIN CONNECTION INV OUT: 674.10 (S, 12")
RD4	ROOF DRAIN CONNECTION INV OUT: 675.45 (S, 12")
RD5	ROOF DRAIN CONNECTION INV OUT: 675.15 (E, 12")
RD6	ROOF DRAIN CONNECTION INV OUT: 675.40 (E, 12")
RD7	ROOF DRAIN CONNECTION INV OUT: 676.73 (E, 12")
RD16	ROOF DRAIN CONNECTION INV OUT: 675.00 (W, 12")
RD17	ROOF DRAIN CONNECTION INV OUT: 675.00 (W, 12")
RD18	ROOF DRAIN CONNECTION INV OUT: 675.00 (W, 12")
RD19	ROOF DRAIN CONNECTION INV OUT: 675.00 (W, 12")
RD36	ROOF DRAIN CONNECTION INV OUT: 676.09 (E, 12")

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH1	PRPOPOSED HYDRANT FG ELEV: 679.62
FH9	PRPOPOSED HYDRANT FG ELEV: 681.03
FH10	PRPOPOSED HYDRANT FG ELEV: 679.31
FH12	PRPOPOSED HYDRANT FG ELEV: 681.54
FH13	PROPOSED HYDRANT FG ELEV: 681.71
FH20	PROPOSED HYDRANT FG ELEV: 678.08
W1	TEE INTO PROPOSED WATERMAIN FG ELEV: 675.40
W2	VALVE VAULT FG ELEV: 675.40
W3	VALVE VAULT FG ELEV: 678.63
W4	VALVE VAULT FG ELEV: 678.81

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	CONNECT TO EXISTING SANITARY SEWER W/ DOGHOUSE MH. CONTRACTOR SHALL FIELD VERIFY SIZE, DEPTH, & LOCATION OF EX SANITARY SEWER PRIOR TO ORDERING MATERIALS. RIM: 675.24 INV IN: 668.62 (W, 8")
S2	4' DIA SANITARY MH RIM: 677.12 INV IN: 669.72 (W, 8") INV IN: 672.38 (N, 8") INV OUT: 669.72 (E, 8")
S3	4' DIA SANITARY MH RIM: 679.13 INV IN: 671.56 (W, 8") INV OUT: 671.56 (E, 8")
S12	4' DIA SANITARY MH RIM: 679.07 INV IN: 672.95 (N, 8") INV IN: 676.26 (W, 6") INV OUT: 672.95 (S, 8")
S13	4' DIA SANITARY MH RIM: 680.30 INV IN: 676.51 (W, 6") INV OUT: 676.50 (E, 6")
S14	4' DIA SANITARY MH RIM: 680.78 INV IN: 674.73 (N, 8") INV OUT: 674.73 (S, 8") INV OUT: 674.63 (W, 6")
S15	4' DIA SANITARY MH RIM: 678.14 INV IN: 674.79 (E, 6") INV OUT: 674.79 (W, 6")
S18	6–INCH SA LAT BLDG CONNECTION INV: 674.891 RIM: 675.43 INV IN: 674.89 (E, 6")
S19	6–INCH SA LAT BLDG CONNECTION INV: 676.56 RIM: 677.10 INV OUT: 676.56 (E, 6")

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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SCALE: AS NOTED | DESIGNED BY: JWG | DRAWN BY: AES | CHECKED BY: NJG

ML REALTY PARTNERS

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BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

UTILITY PLAN - SOUTHEAST

ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C6.4

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_L0EY\168240005_mi reality-bensenville_a\2 Design\CAD\glonsmeth\buildings 3 and 4\C6.0 UTILITY PLAN.dwg 05.4 May 28, 2021 12:39pm by: Anna.Sampson
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E DEVON AVE

EXISTING PARK AREA

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

SANITARY SEWER
PROFILE 2 LOCATION

SANITARY SEWER
PROFILE 3 LOCATION

SANITARY SEWER PROFILE 1 LOCATION

IL RTE 83 (BUSSE ROAD)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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1-800-892-0123

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UTILITY PROFILES LOCATIONS

ML REALTY / PROLOGIS
CORPORATE PARK - PHASE 1 INFRASTRUCTURE
IL RTE 83 (BUSSE ROAD) & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 4/2/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
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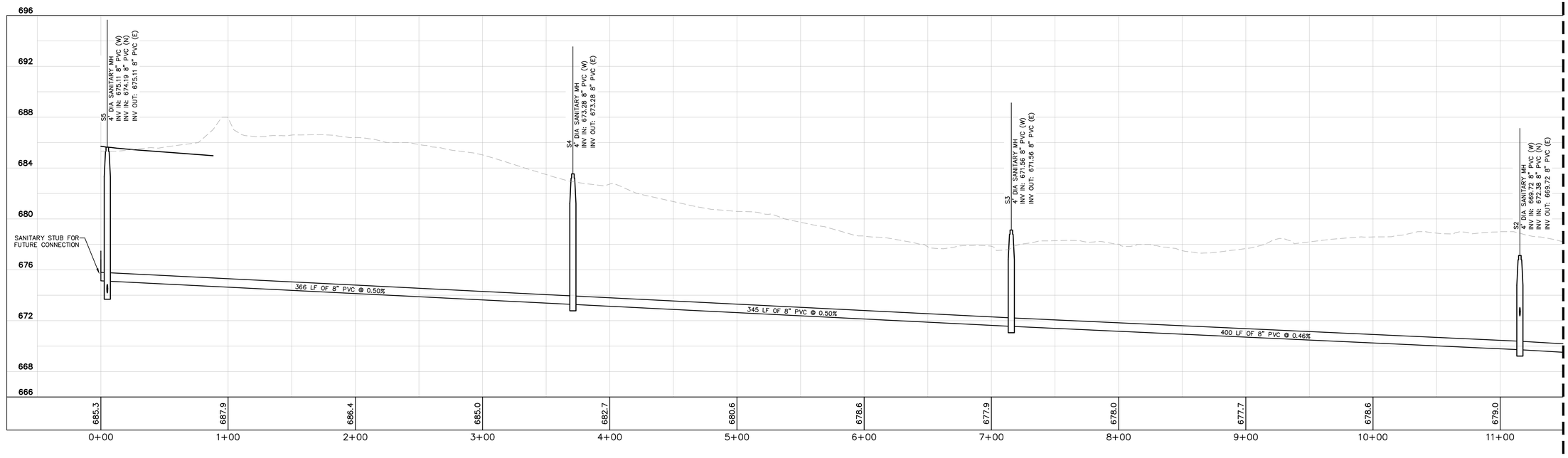
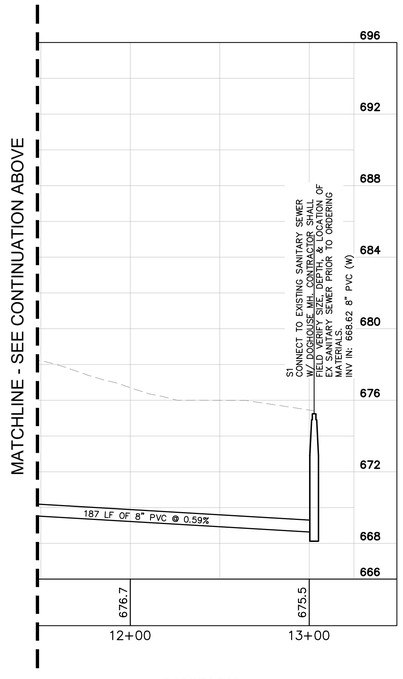


MATCHLINE - SEE CONTINUATION BELOW

SANITARY PROFILE 1
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'



SANITARY PROFILE 1 (CONT.)
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

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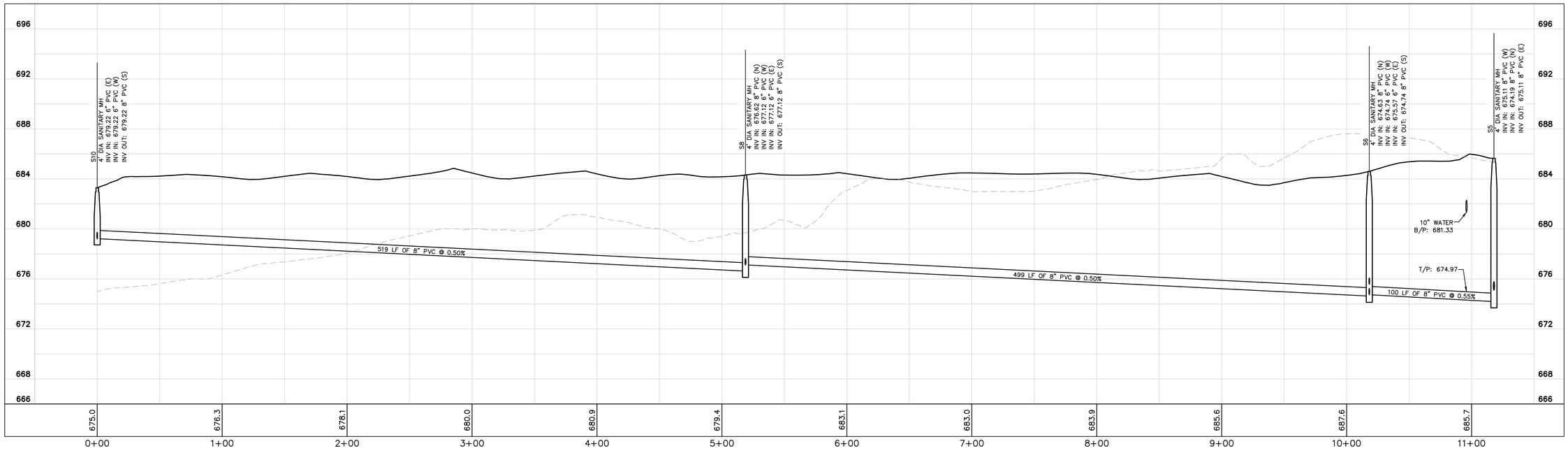
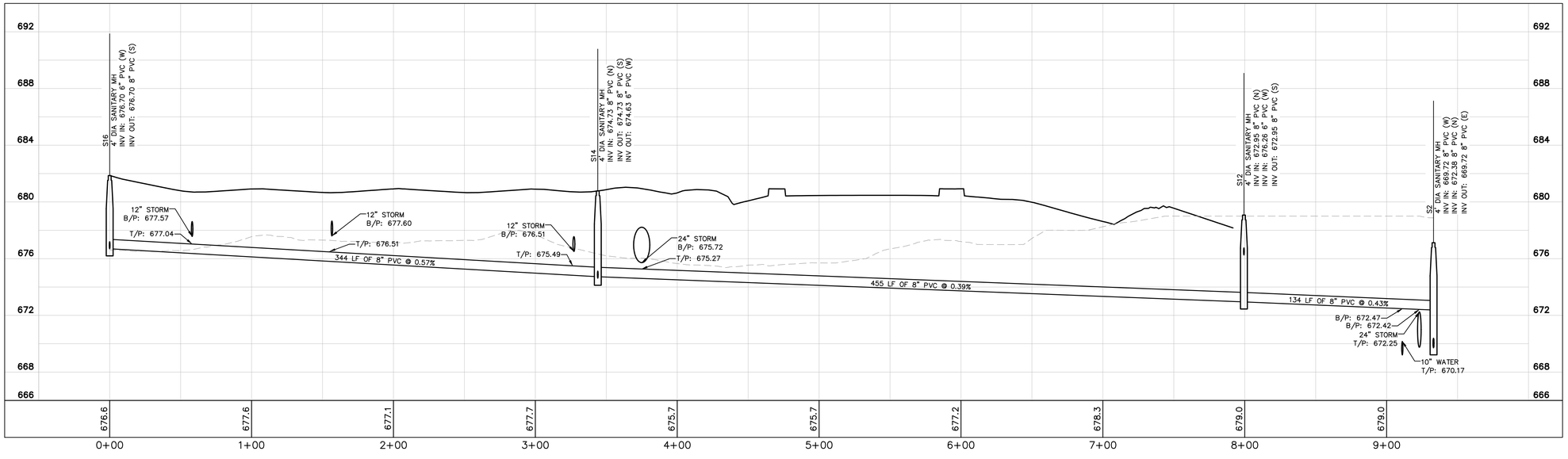


SOUTH SANITARY
PROFILE 2
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'



SOUTH SANITARY
PROFILE 3
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

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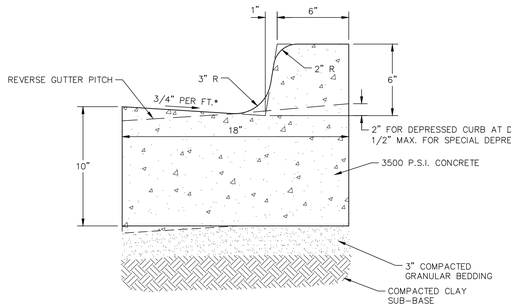
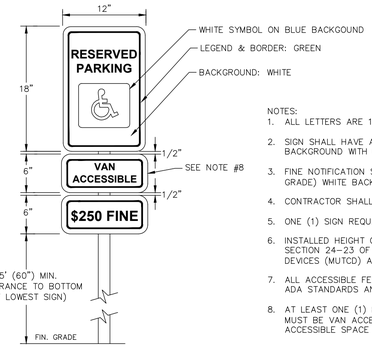


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.

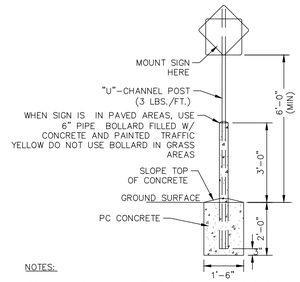


SIGNAGE

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



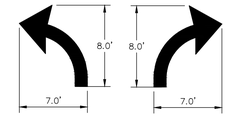
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

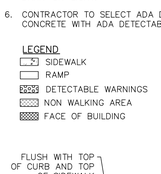
TRAFFIC FLOW ARROW

N.T.S.

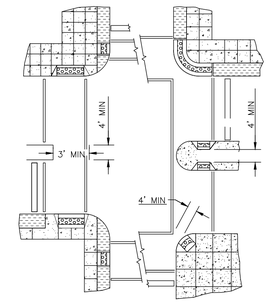
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

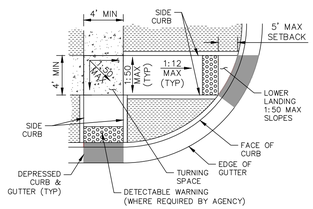
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



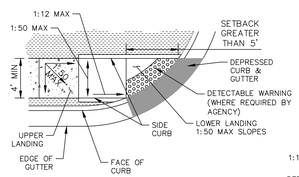
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



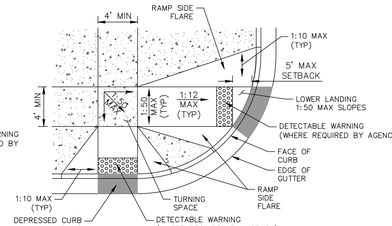
RECOMMENDED LOCATION OF RAMPS



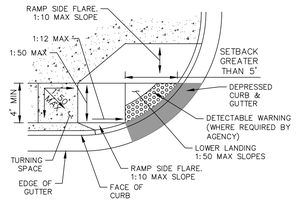
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



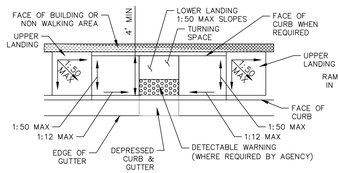
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



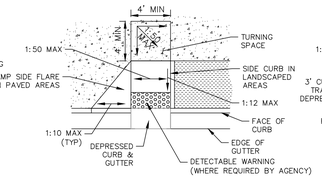
RAMPS IN PAVED AREA
(SETBACK < 5')



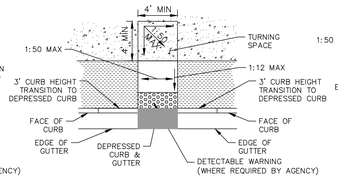
RAMPS IN PAVED AREA
(SETBACK > 5')



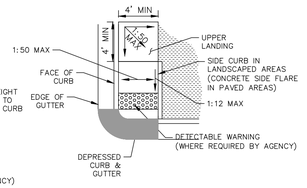
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



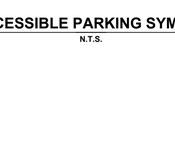
PERPENDICULAR MID-BLOCK CURB RAMP
(OPTION 2)



RAMPS ADJACENT TO PAVEMENT

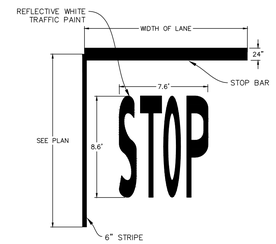
SIDEWALK AND SIDEWALK RAMPS

N.T.S.



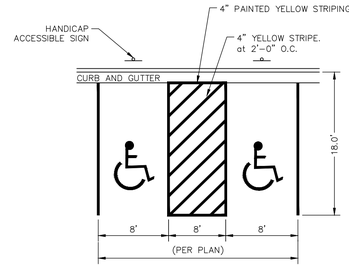
ACCESSIBLE PARKING SYMBOL

N.T.S.



STOP BAR

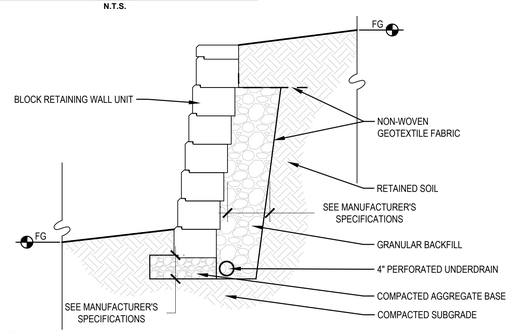
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

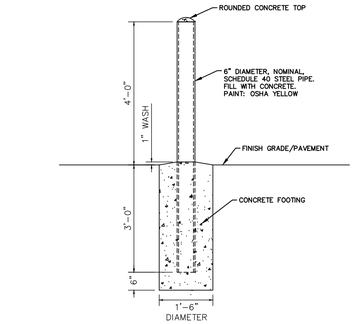
N.T.S.



NOTES:
1. THIS DETAIL IS FOR INFORMATION ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF THE RETAINING WALL DESIGN SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER FOR ENGINEER'S REVIEW AND APPROVAL.
2. CONTRACTOR TO PROVIDE RETAINING WALL PRODUCT SPECIFICATIONS, INCLUDING BLOCK TYPE, SIZE AND COLOR TO OWNER, ENGINEER AND PROJECT ARCHITECT FOR APPROVAL.
3. SEE LAYOUT, UTILITY, GRADING, AND LANDSCAPING PLANS FOR WALL HEIGHT AND LENGTH. SEE UTILITY PLAN FOR ANY UTILITY PENETRATION OF THE WALL BOLLARDS & LANDSCAPING, FENCE, ETC. CONTRACTOR TO VERIFY BATTER ANGLE AND WALL SETBACK DISTANCE PRIOR TO STAKING THE WALL.
4. GEOGRID REINFORCEMENT TO BE PROVIDED BASED ON MANUFACTURER RECOMMENDATIONS AND SOIL CONDITIONS. CONTRACTOR TO VERIFY SUFFICIENT CLEARANCE TO INSTALL GEOGRID TO THE LENGTH REQUIRED IS ACHIEVABLE WITHIN THE PROJECT LIMITS PRIOR TO ORDERING RETAINING WALL MATERIALS.
5. A 4" MINIMUM PERFORATED UNDERDRAIN PIPE WRAPPED IN A FILTER SOCK SHALL BE PROVIDED ACCORDING TO THE MANUFACTURER GUIDELINES.
6. COMPACTED AGGREGATE BASE, SUBGRADE, BURY DEPTH AND GRANULAR BACKFILL DRAINAGE LAYER SHALL BE ACCORDING TO THE MANUFACTURER'S GUIDELINES.
7. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PROVIDED AROUND LIMITS OF GRANULAR BACKFILL DRAINAGE LAYER AS SHOWN.
8. THE PROJECT GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR INTERPRETATION OF THE SUBSURFACE CONDITIONS, STABILITY OF THE DESIGN PARAMETERS OR INTERPRETATION OF SUBSURFACE GROUNDWATER CONDITIONS.

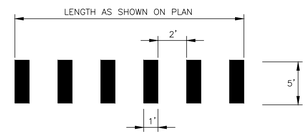
SEGMENTAL BLOCK RETAINING WALL

N.T.S.



6" BOLLARD DETAIL

N.T.S.



PAINTED CROSS-WALK DETAIL

N.T.S.

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Drawing name: \\Kimley-horn.com\WM_CHS\CHS_LOEV\168240005_ml realty_bensenville_a1\2 Design\CAD\standsheets\buildings 3 and 4\C7.0 CONSTRUCTION DETAILS.dwg May 28, 2021 12:40pm by Anna.Sampson
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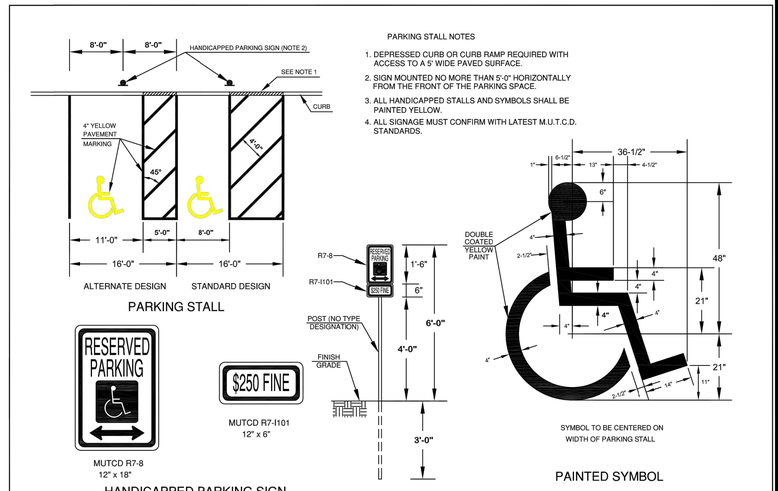
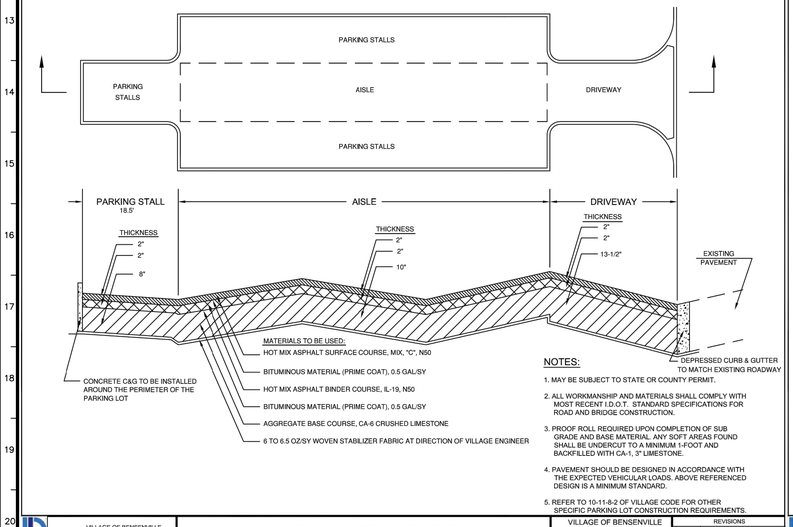


VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106
WWW.BENSENVILLE.IL.US

HANDICAPPED PARKING STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\ROADWAY

REVISIONS



NOTES:

1. MAY BE SUBJECT TO STATE OR COUNTY PERMIT.
2. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH MOST RECENT I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. PROOF ROLL REQUIRED UPON COMPLETION OF SUB GRADE AND BASE MATERIAL. ANY SOFT AREAS FOUND SHALL BE UNDERCUT TO A MINIMUM 1-FOOT AND BACKFILLED WITH CA-1, 3" LIMESTONE.
4. PAVEMENT SHOULD BE DESIGNED IN ACCORDANCE WITH THE EXPECTED VEHICULAR LOADS. ABOVE REFERENCED DESIGN IS A MINIMUM STANDARD.
5. REFER TO 10-11-8-2 OF VILLAGE CODE FOR OTHER SPECIFIC PARKING LOT CONSTRUCTION REQUIREMENTS.

VILLAGE OF BENSENVILLE
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PARKING LOT PAVEMENT STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
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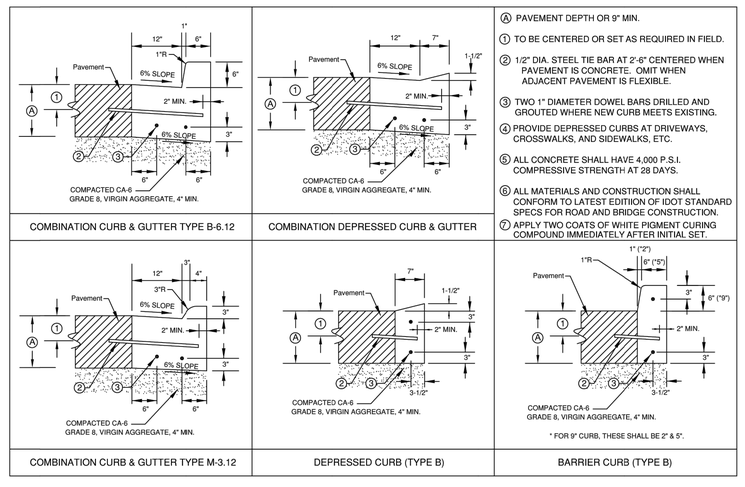
REVISIONS



Ⓐ PAVEMENT DEPTH OR 9" MIN.

① TO BE CENTERED OR SET AS REQUIRED IN FIELD.

② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.

③ TWO 1" DIAMETER DOWEL BARS DRILLED AND GROUTED WHERE NEW CURB MEETS EXISTING.

④ PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.

⑤ ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

⑥ ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF IDOT STANDARD SPECS FOR ROAD AND BRIDGE CONSTRUCTION.

⑦ APPLY TWO COATS OF WHITE PIGMENT CURING COMPOUND IMMEDIATELY AFTER INITIAL SET.

VILLAGE OF BENSENVILLE
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CURB AND GUTTER STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
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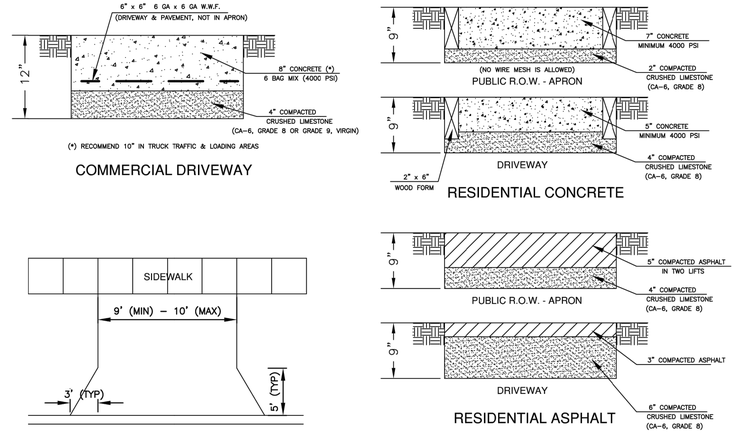
REVISIONS



NOTE: REFER TO 10-11-7-1 & 10-11-7-2 OF VILLAGE CODE FOR MORE INFORMATION.

VILLAGE OF BENSENVILLE
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DRIVEWAY STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
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REVISIONS

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

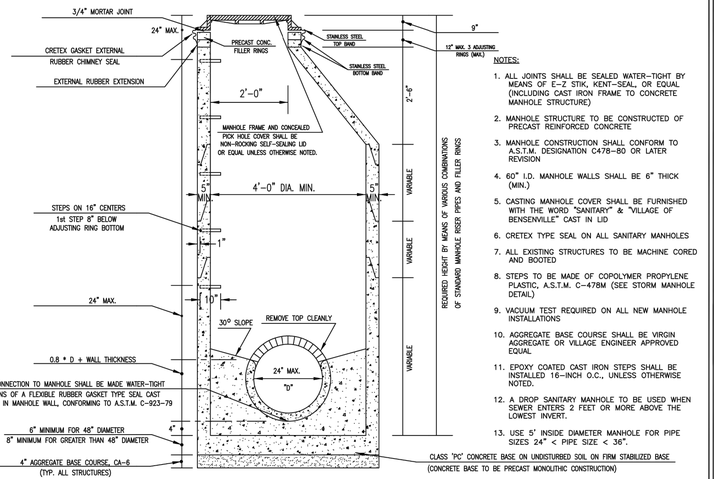
CONSTRUCTION DETAILS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE:
5/28/2021

KHA PROJECT NO.
168240005

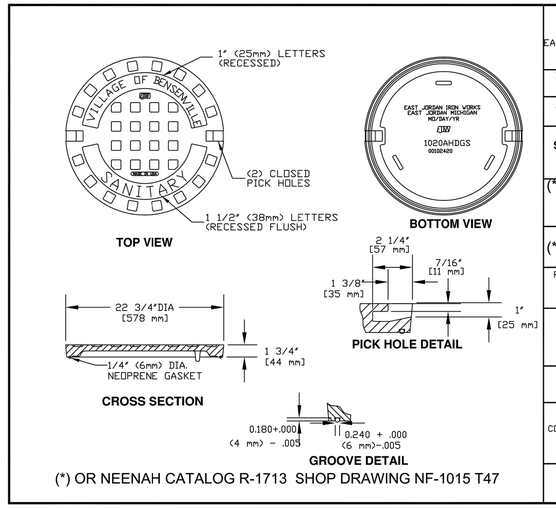
SHEET NUMBER
C7.1



NOTES:

1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF BENSENVILLE" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. STEPS TO BE MADE OF COPOLYMER PROPYLENE PLASTIC, A.S.T.M. C-478M (SEE STORM MANHOLE DETAIL)
9. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
10. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL
11. EPOXY COATED CAST IRON STEPS SHALL BE INSTALLED 16-INCH O.C., UNLESS OTHERWISE NOTED.
12. A DROP SANITARY MANHOLE TO BE USED WHEN SEWER ENTERS 2 FEET OR MORE ABOVE THE LOWEST INVERT.
13. USE 5' INSIDE DIAMETER MANHOLE FOR PIPE SIZES 24" < PIPE SIZE < 36".

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	SANITARY MANHOLE STANDARD
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\SANITARY	REVISIONS



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO.
00102420

CATALOG NO.
(*) **1020AGS**

REF. PRODUCT DRAWING
00102108

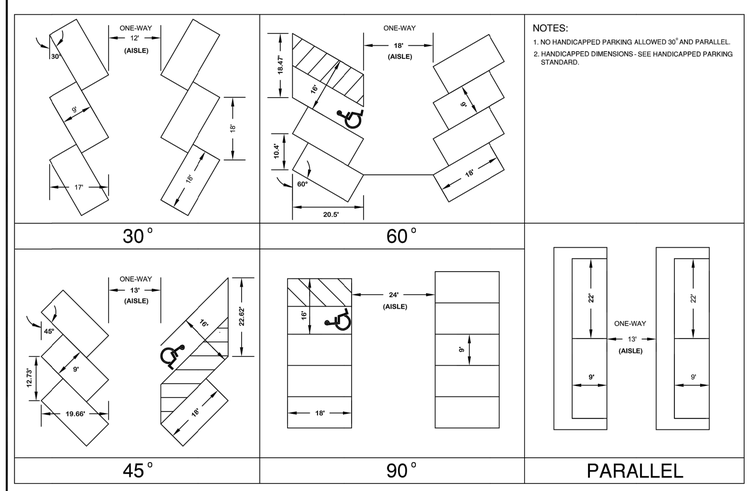
EST. WT.
COVER WT: 115 LBS. (52 kg)

OPEN AREA
N/A

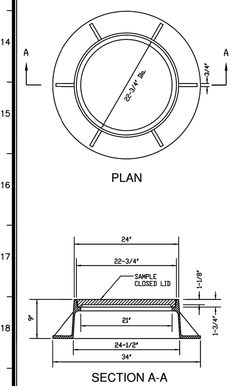
MAT'L SPEC.
COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING
HEAVY DUTY

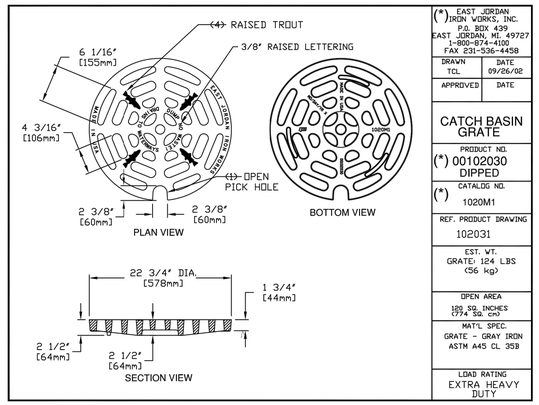
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	SANITARY FRAME AND LID STANDARD
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\SANITARY	REVISIONS



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	PARKING STALL STANDARD
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\ROADWAY	REVISIONS



FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER



(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

OPEN LID

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DRAWN	DATE
TCL	09/26/02
APPROVED	DATE

CATCH BASIN GRATE

PRODUCT NO.
(*) 00102030 DIPPED

CATALOG NO.
(*) 1020M1

REF. PRODUCT DRAWING
102031

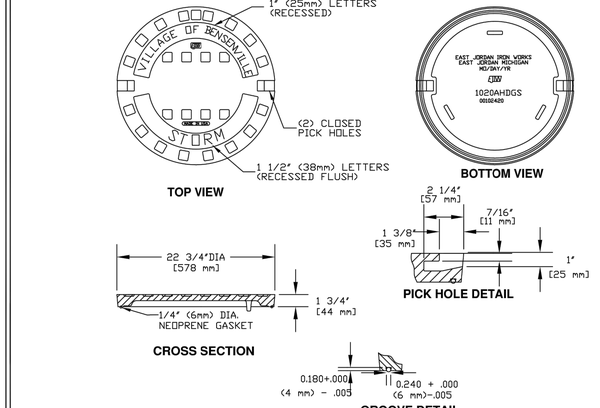
EST. WT.
GRATE: 124 LBS (56 kg)

OPEN AREA
189 SQ. INCHES (774 SQ. cm)

MAT'L SPEC.
GRATE - GRAY IRON ASTM A48 CL 35B

LOAD RATING
EXTRA HEAVY DUTY

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM FRAME AND LID STANDARD (OPEN)
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\STORM	REVISIONS



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

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FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO.
00102421

CATALOG NO.
(*) **1020A**

REF. PRODUCT DRAWING
102067

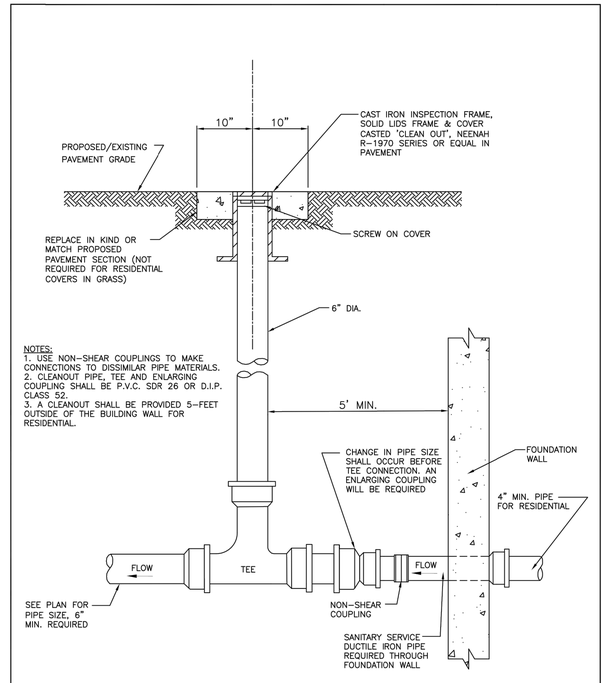
EST. WT.
COVER WT: 115 LBS. (52 kg)

OPEN AREA
N/A

MAT'L SPEC.
COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING
HEAVY DUTY

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM FRAME AND LID STANDARD (CLOSED)
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\STORM	REVISIONS



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	SANITARY SEWER CLEANOUT STANDARD
VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\SANITARY	REVISIONS

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

Kimley»Horn

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WARRENVILLE, IL 60555
PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

CONSTRUCTION DETAILS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

SHEET NUMBER
C7.2

Drawing name: \\Vimkey-horn.com\WW_CHS\CHS_LDEV\168240005_ml realty_bensenville_JV2 Design\CAD\plansheets\buildings 3 and 4\C7.0 CONSTRUCTION DETAILS.dwg 7.3 May 28, 2021 12:40pm by: Anna.Sampson
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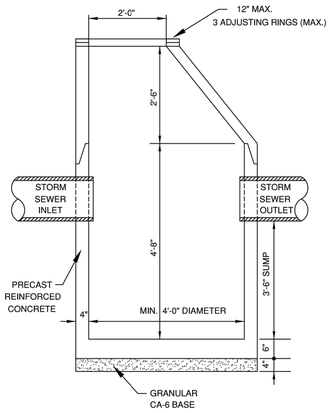
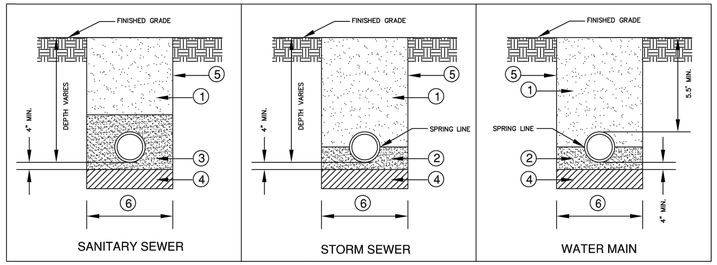


CATCH BASIN (TYPE A)

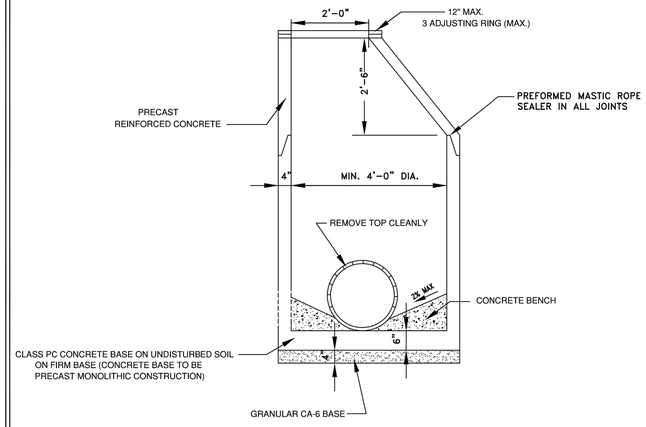
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	CATCH BASIN (TY A) STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\STORM	REVISIONS



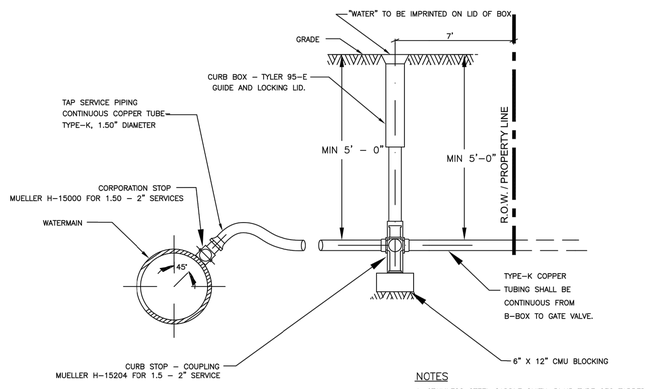
NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA-6, GRADE B, CRUSHED LIMESTONE) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK OR ANY OTHER PAVED AREAS. EXCAVATED MATERIAL (SPOILS) MAY BE USED IN NON-PAVED AREAS.
2. CA-7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL. TAMPED INTO PLACE TO SPRING LINE OF PIPE.
3. CA-7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL. TAMPED TO 12" MINIMUM ABOVE TOP OF PIPE.
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM TRENCH WIDTH = 18" (1'-6") + O.D. + 18" (1' - 6") WHEN TRENCH < 5 FEET
   = 36" (3'-0") + O.D. + 36" (3' - 0") WHEN TRENCH > 5 FEET

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	UTILITY TRENCH BACKFILL STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\WATER	REVISIONS



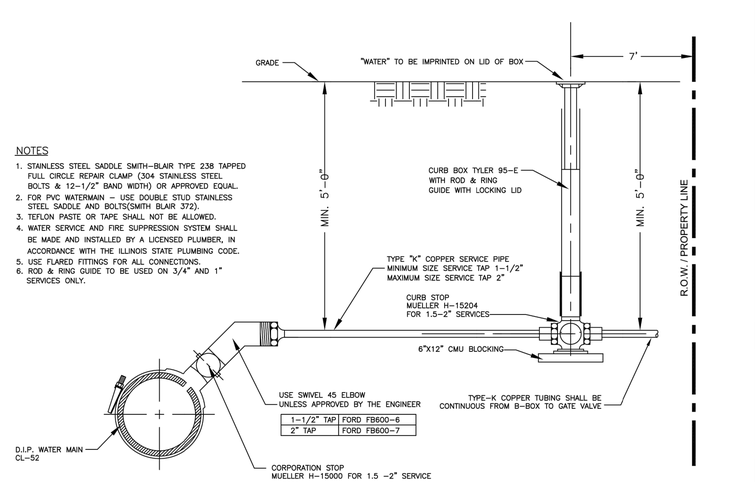
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM MANHOLE STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\STORM	REVISIONS



NOTES

1. STAINLESS STEEL SADDLE SMITH-BLAIR TYPE 238 TAPPED FULL CIRCLE REPAIR CLAMP (304 STAINLESS STEEL BOLTS & 12-1/2" BAND WIDTH) OR APPROVED EQUAL.
2. FOR PVC WATERMAIN - USE DOUBLE STUD STAINLESS STEEL SADDLE AND BOLTS(SMITH BLAIR 372).
3. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
4. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
5. USE FLARED FITTINGS FOR ALL CONNECTIONS.
6. ROD & RING GUIDE TO BE USED ON 3/4" AND 1" SERVICES ONLY.

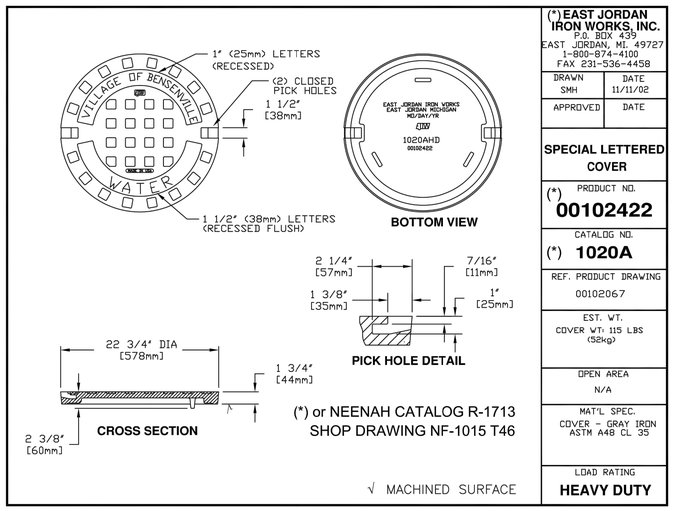
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	WATER SERVICE (PREFERRED) CONNECTION STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\WATER	REVISIONS



1-1/2" TAP	FORD FB600-6
2" TAP	FORD FB600-7

THIS METHOD IS ONLY TO BE USED WITH PRIOR APPROVAL FROM THE VILLAGE.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	WATER SERVICE TAP (ALTERNATE) STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\	REVISIONS



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DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102422**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 00102067

EST. WT. COVER WT: 115 LBS (52kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	FRAME AND CLOSE LID WATER STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\WATER	REVISIONS

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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PHONE: 630-487-6500
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SCALE: AS NOTED
DESIGNED BY: JWG
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ML REALTY PARTNERS

CONSTRUCTION DETAILS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
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ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

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Drawing name: \\Vimky-horn.com\WW_CHS\CHS_LDEV\168240005_ml realty_bensenville_JV 2 Design\CAD\planasheets\buildings 3 and 4\C7.0 CONSTRUCTION DETAILS.dwg
May 28, 2021 12:40pm by: Anna.Sampson
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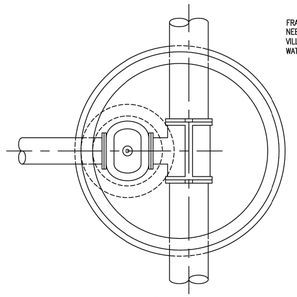
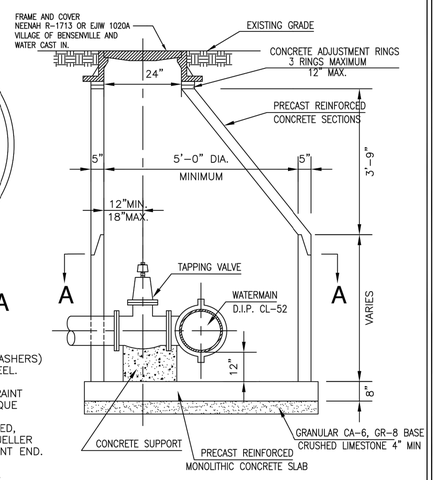
CONCENTRIC CONE CAN BE USED INSTEAD OF ECCENTRIC CONE



SECTION A - A



NOTE:

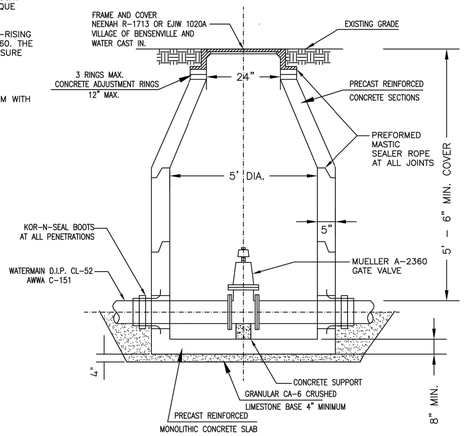
1. THE TAPPING SLEEVE SHALL BE DUCTILE IRON.
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THIS TAP SHALL BE STAINLESS STEEL.
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS.
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.
5. TAPPING VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE MUELLER A-2360 WITH I-FLANGE END AND I-MECHANICAL JOINT END.
6. VALVE VAULT SHALL BE WATER-TIGHT.
7. PROVIDE KOR-N-SEAL BOOTS AT ALL PENETRATIONS.

** THIS STANDARD ONLY TO BE USED WITH PRIOR APPROVAL FROM THE VILLAGE**

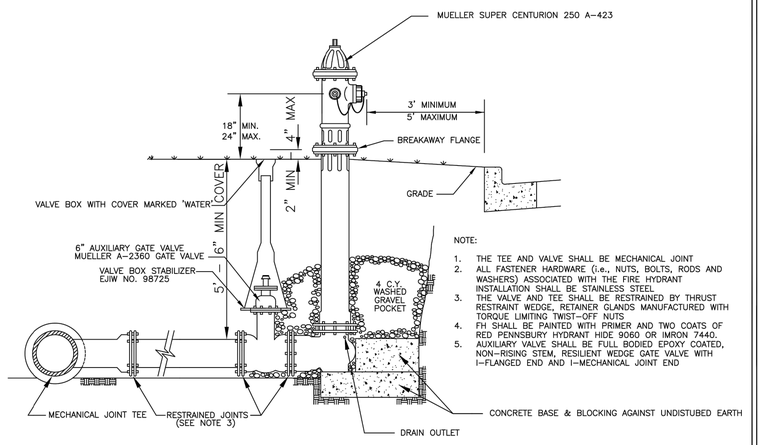
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	VALVE VAULT (PRESSURE CONNECTION) STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\WATER	REVISIONS

NOTE:

1. THE VALVE SHALL HAVE MECHANICAL JOINTS.
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, & WASHERS) ASSOCIATED WITH THIS VALVE SHALL BE STAINLESS STEEL.
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS.
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE MUELLER A-2360. THE VALVE SHALL HAVE NAME, SIZE, AND WORKING PRESSURE CAST IN.
6. VALVE VAULT SHALL BE WATER-TIGHT.
7. IF PVC WATERMAIN IS PROPOSED, IT SHALL CONFORM WITH AWWA C-900 STANDARDS.



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	VALVE VAULT (PREFERRED) STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\WATER	REVISIONS

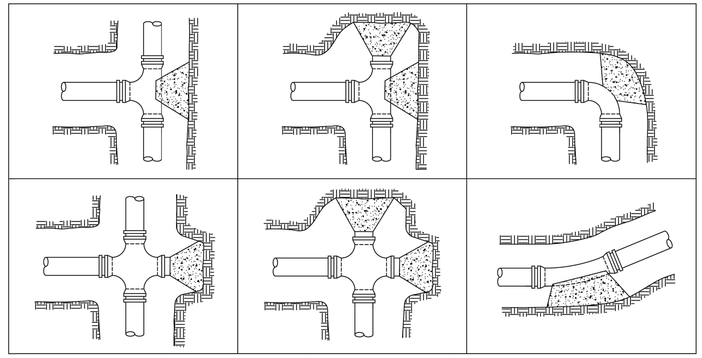


NOTE:

1. THE TEE AND VALVE SHALL BE MECHANICAL JOINT
2. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, RODS AND WASHERS) ASSOCIATED WITH THE FIRE HYDRANT INSTALLATION SHALL BE STAINLESS STEEL
3. THE VALVE AND TEE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
4. FH SHALL BE PAINTED WITH PRIMER AND TWO COATS OF RED PENNSBURY HYDRANT HIDE 9060 OR IMRON 7440.
5. AUXILIARY VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGED END AND I-MECHANICAL JOINT END

N.T.S.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	FIRE HYDRANT INSTALLATION STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\WATER	REVISIONS



NOTE

1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS X CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	THRUST BLOCK STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION G:\ENGINEERING\STANDARDS\ NEW STANDARDS\WATER	REVISIONS

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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4201 WINFIELD ROAD, SUITE 600
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PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JWG | DRAWN BY: AES | CHECKED BY: NJG

ML REALTY PARTNERS

CONSTRUCTION DETAILS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021

KHA PROJECT NO. 168240005

SHEET NUMBER

C7.4

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_LDEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\buildings 3 and 4\C7.0 CONSTRUCTION DETAILS.dwg May 28, 2021 12:41pm by: AnnaSampson
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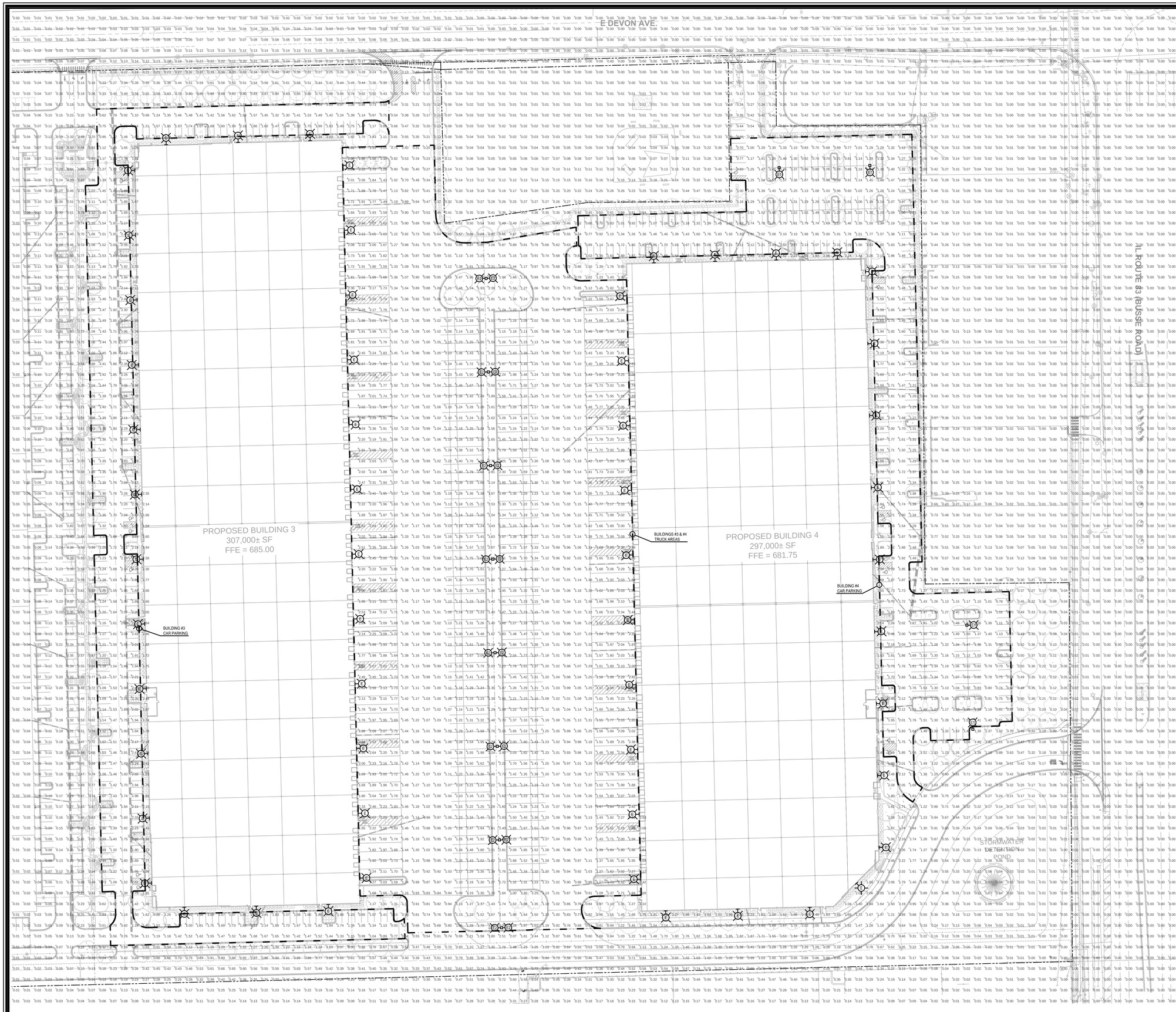

PHOTOMETRIC SITE PLAN

SCALE: 1"=50'-0"

LIGHTING ANALYSIS NOTES:
(CITY REQUIREMENTS)

1. ALL FIXTURES SHALL BE FULL CUTOFF.
2. LIGHTING AT PROPERTY LINE SHALL NOT EXCEED 1.0 FOOTCANDLE.
3. ALL LIGHTING SHALL BE PHOTOCELL-ON, MOTION SENSOR CONTROLLED AND TIMECLOCK-OFF ONE HOUR AFTER CLOSE OF BUSINESS.

LIGHTING ANALYSIS NOTES:
(BUILDING #3 CAR PARKING)

1.	AVERAGE FOOTCANDLES:	1.62
2.	MAXIMUM FOOTCANDLES:	2.71
3.	MINIMUM FOOTCANDLES:	0.59
4.	MAXIMUM/MINIMUM RATIO:	4.6:1
5.	AVERAGE/MINIMUM RATIO:	2.7:1

LIGHTING ANALYSIS NOTES:
(BUILDINGS #3 & #4 TRUCK AREAS)

1.	AVERAGE FOOTCANDLES:	1.46
2.	MAXIMUM FOOTCANDLES:	3.07
3.	MINIMUM FOOTCANDLES:	0.23
4.	MAXIMUM/MINIMUM RATIO:	13.3:1
5.	AVERAGE/MINIMUM RATIO:	6.3:1

LIGHTING ANALYSIS NOTES:
(BUILDING #4 CAR PARKING)

1.	AVERAGE FOOTCANDLES:	1.43
2.	MAXIMUM FOOTCANDLES:	2.82
3.	MINIMUM FOOTCANDLES:	0.57
4.	MAXIMUM/MINIMUM RATIO:	4.9:1
5.	AVERAGE/MINIMUM RATIO:	2.5:1

NOTE: MAXIMUM AT PROPERTY LINES IS LESS THAN 1.0 FOOTCANDLE

DAVID B. ROSTMAN
062-052986
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 05/26/21
Lic. Exp.: 11/30/21

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SPEC OFFICE/ WAREHOUSE FACILITY:

BUILDING 3 & 4

EAST DEVON BENSENVILLE, ILLINOIS

PROJECT NO.
21058
DRAWN BY:
S.M.B.
CHECKED BY:
D.B.K.

SHEET NO.
E2

FIXTURE SCHEDULE

21058

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	166	277	17969	4000K		●		EXTERIOR WALL BRACKET	LITHONIA	DSX0 LED-P7-40K-T4M-MVOLT-WBA-PIRH		SBA	WALL 33' A.F.G.	OS	TC/PHOTO	
E1	166	277	19059	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P7-40K-T5M-MVOLT-SPA-PIRH		SBA	SEE DETAIL 1/E3	OS	TC/PHOTO	
E2	(2) 166	277	(2) 17969	4000K		●		POLE & (2) LUMINAIRES	LITHONIA	(2) DSX0 LED-P7-40K-T4M-MVOLT-SPA-PIRH		SBA	SEE DETAIL 2/E3	OS	TC/PHOTO	



D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type E,E1,E2

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

Specifications

EPA: 0.95 ft² (.09 m²)

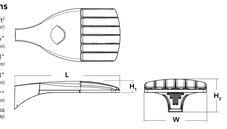
Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height$_1$: 3" (7.62 cm)

Height$_2$: 7" (17.8 cm)

Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1]	T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[1,3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] XVOLT (277V-480V)[5,6] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[7] WBA Wall bracket[7] SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8,9,10] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separate)[11] PER5 Five-pin receptacle only (control ordered separate)[11,12] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[11,12] DMG 0–10V dimming extend out back of housing for external control (control ordered separate)[13]	PIR High/low, motion/ambient sensor, 8–10' mounting height, ambient sensor enabled at 5fc[14,15] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[14,15] PIR1FC3V High/low, motion/ambient sensor, 8–10' mounting height, ambient sensor enabled at 1fc[14,15] PIRH1FC3V High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[14,15] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield[17] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[3] R90 Right rotated optics[3] DDL Diffused drop lens[18] HA 50°C ambient operations[5] BAA Buy American(n) Act Compliant **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 05/06/21
Page 1 of 8

SYMBOLS / ABBREVIATIONS

21058

WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE

SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE

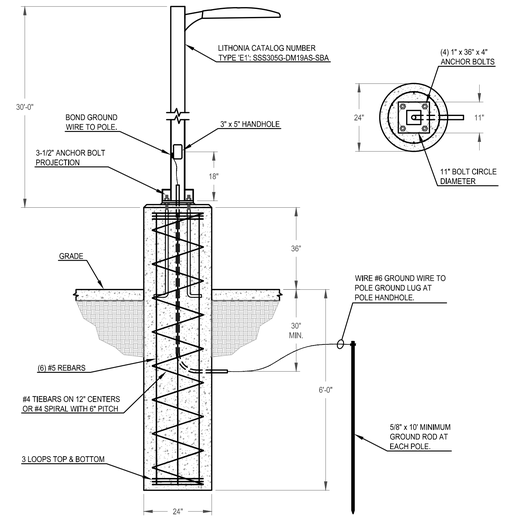
RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE

POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE

SWITCHED CIRCUIT

BRANCH CIRCUIT

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PRVW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER



1 ELECTRICAL
FIXTURE TYPE 'E1' MOUNTING DETAIL
NOT TO SCALE

2 ELECTRICAL
FIXTURE TYPE 'E2' MOUNTING DETAIL
NOT TO SCALE

DAVID B. KORNACKI
062-052886
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 05/26/21
Lic. Exp.: 11/30/21

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SPEC OFFICE/ WAREHOUSE FACILITY:
BUILDING 3 & 4
EAST DEVON
BENSENVILLE, ILLINOIS

PROJECT NO.
21058
DRAWN BY:
S.M.B.
CHECKED BY:
D.B.K.

SHEET NO.
E3

E DEVON AVE.

IL ROUTE 83 (BUSSE ROAD)

PROPOSED BUILDING 3
307,000± SF
FFE = 685.00

PROPOSED BUILDING 4
297,000± SF
FFE = 681.75

STORMWATER DETENTION POND

HP3-1 VIA
2 #6 THWN & 1 #10 GND.
IN 3/4" C. (2,490 WATTS)
SEE NOTE #1

HP3-3 VIA
2 #6 THWN & 1 #10 GND.
IN 3/4" C. (2,490 WATTS)
SEE NOTE #1

HP4-3 VIA
2 #6 THWN & 1 #10 GND.
IN 3/4" C. (2,656 WATTS)
SEE NOTE #1

HP4-1 VIA
2 #6 THWN & 1 #10 GND.
IN 3/4" C. (2,490 WATTS)
SEE NOTE #1

HP4-5 VIA
2 #6 THWN & 1 #10 GND.
IN 3/4" C. (2,656 WATTS)
SEE NOTE #1

NOTES:

1. LIGHTING IS CONTROLLED AS FOLLOWS:
   - PHOTOCELL ON
   - FIXTURES TO DIM TO 50% LIGHT OUTPUT WHEN NO MOTION IS DETECTED
   - FIXTURES TO BE TURNED OFF VIA TIME CLOCK (1) HOUR AFTER THE CLOSE OF BUSINESS

ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"

DAVID B. KORNACKI
062-052986
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS

Date: 05/26/21
Lic. Exp.: 11/30/21

KORNACKI & ASSOCIATES, INC.
CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL ENGINEERS
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BUILDING 3 & 4
EAST DEVON
BENSENVILLE, ILLINOIS

PROJECT NO.
21058
DRAWN BY:
S.M.B.
CHECKED BY:
D.B.K.

SHEET NO.
E1

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_1\DEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\L1.0 LANDSCAPE PLAN.dwg L1.0 OVERALL LANDSCAPE PLAN May 28, 2021 - 12:41pm by: Anna.Sompson
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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E DEVON AVE.

IL ROUTE 83 (BUSSE ROAD)

EXISTING PARK AREA

SEE SHEET L1.1

SEE SHEET L1.2

SEE SHEET L1.3

SEE SHEET L1.4

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

Kimley»Horn

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

OVERALL LANDSCAPE PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
L1.0

DEVON AVE.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
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1-800-892-0123

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

EXISTING PARK AREA

EXISTING PARK AREA

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.3

No.	REVISIONS	DATE	BY
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

DETAILED LANDSCAPE PLAN

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
L1.1

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_JOE\V168240005_ml realty_bensenville_a\2 Design\CAD\glonnetti\buildings 3 and 4\L1.0 LANDSCAPE PLAN.dwg L1.1 DETAILED LANDSCAPE PLAN May 28, 2021 12:41pm by: Anna.Sompson
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DEVON AVE.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

EXISTING PARK AREA

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.4

IL ROUTE 83 (BUSSE ROAD)

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

ML REALTY PARTNERS

DETAILED LANDSCAPE PLAN

ML REALTY PARTNERS
BENSENVILLE INDUSTRIAL PARK
IL-83 & DEVON AVENUE
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 5/28/2021
KHA PROJECT NO. 168240005
SHEET NUMBER
L1.2

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_JOEV\168240005_ml realty_bensenville_IL\2 Design\CAD\plansheets\buildings 3 and 4\L1.0 LANDSCAPE PLAN.dwg L1.2 DETAILED LANDSCAPE PLAN May 25, 2021 12:42pm by: Anna.Sampson
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MATCHLINE - SEE SHEET L1.1

PROPOSED BUILDING A
307,000± SF
FFE = 685.00

MATCHLINE - SEE SHEET L1.4

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

NO.	REVISIONS	DATE	BY
1	ISSUED FOR BID	5/28/21	JWG

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: NJG

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L1.3

Drawing name: \\Kimley-horn.com\WM_CHS\CHS_1\DEV\168240005_ml realty_bensenville_il\2 Design\CAD\plansheets\buildings 3 and 4\L1.0 LANDSCAPE PLAN.dwg May 28, 2021 12:42pm by: Anna.Sampson
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MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.3

PROPOSED BUILDING B
297,000± SF
FFE = 682.50

IL RTE 83 (BUSSE ROAD)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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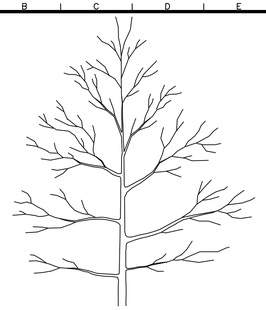
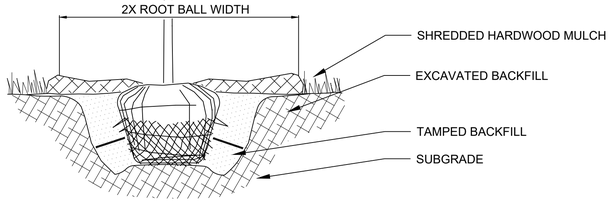


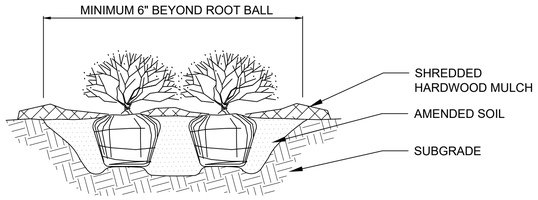
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



1 TREE PLANTING

NTS

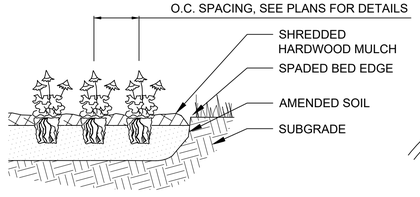


NOTES:

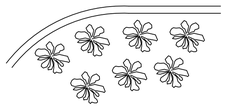
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS



SECTION



PLAN VIEW

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AC	14	ACER PLATANOIDES `CRIMSON KING` / CRIMSON KING NORWAY MAPLE	B & B	1.5" CAL. MIN	
	ACR	17	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	1.5" CAL. MIN	
	AF	15	ACER FREEMANII `AUTUMN FANTASY` / FREEMAN MAPLE	B & B	1.5" CAL. MIN	
	AS	19	ACER MIYABEI `STATE STREET` / MIYABEI MAPLE	B & B	1.5" CAL. MIN	
	CB	17	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	1.5" CAL. MIN	
	CO	15	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL. MIN	
	GA	15	GINKGO BILOBA `AUTUMN GOLD` TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	1.5" CAL. MIN	MALE ONLY
	GK	15	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	1.5" CAL. MIN	
	GS	15	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	1.5" CAL. MIN	
	LE	15	LIRIODENDRON TULIPIFERA `JFS-OZ` TM / EMERALD CITY TULIP POPLAR	B & B	1.5" CAL. MIN	
	PE	14	PLATANUS X ACERIFOLIA `EXCLAMATION` TM / EXCLAMATION LONDON PLANE TREE	B & B	1.5" CAL. MIN	
	QB	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	1.5" CAL. MIN	
	QG	20	QUERCUS X MACDANIELII `CLEMONS` TM / HERITAGE OAK	B & B	1.5" CAL. MIN	
	QR	17	QUERCUS RUBRA / RED OAK	B & B	1.5" CAL. MIN	
	TD	16	TAXODIUM DISTICHUM `SHAWNEE BRAVE` / BALD CYPRESS	B & B	1.5" CAL. MIN	
	TG	16	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN	B & B	1.5" CAL. MIN	
	UM2	13	ULMUS X `MORTON ACCOLADE` TM / ELM	B & B	1.5" CAL. MIN	
	ZA	16	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	1.5" CAL. MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PC	8	PICEA PUNGENS / COLORADO SPRUCE	B & B		8` HT MIN
	PD	4	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		8` HT MIN

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM2	87	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	3 GAL	SEE PLAN	18" HT MIN
	CA2	161	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	18" HT MIN
	CC2	106	CORNUS SANGUINEA `CATO` / ARCTIC SUN DOGWOOD	3 GAL		24" HT MIN
	FG	78	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	3 GAL	SEE PLAN	
	HA	33	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	5 GAL	SEE PLAN	
	HL	73	HYDRANGEA PANICULATA `LITTLE QUICK FIRE` / LITTLE QUICK FIRE HYDRANGEA	3 GAL	SEE PLAN	18" HT MIN
	IL	47	ITEA VIRGINICA `LITTLE HENRY` TM / VIRGINIA SWEETSPIRE	3 GAL	SEE PLAN	18" HT MIN
	PL	38	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	3 GAL	SEE PLAN	18" HT MIN
	RG	178	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT MIN
	RG2	60	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL	SEE PLAN	18" HT MIN
	SG	116	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	3 GAL	SEE PLAN	18" HT MIN
	ST	75	SPIRAEA BETULIFOLIA `TOR` / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	18" HT MIN
	VM	50	VIBURNUM DENTATUM `BLUE MUFFIN` / SOUTHERN ARROWWOOD	5 GAL	SEE PLAN	18" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF	49	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	5 GAL	SEE PLAN	18" HT MIN
	JF2	99	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	5` HT MIN.
	JL	66	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	5 GAL	SEE PLAN	18" HT MIN
	TC	27	THUJA OCCIDENTALIS `CONGABE` TM / FIRE CHIEF ARBORVITAE	5 GAL	SEE PLAN	18" HT MIN
	TT	49	TAXUS X MEDIA `TAUNTONII` / TAUNTON YEW	5 GAL	SEE PLAN	18" HT MIN

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	125	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	
	MP	200	MISCANTHUS SINENSIS 'PURPURESCENS' / PURPLE MAIDEN GRASS	1 GAL	SEE PLAN	
	PV	187	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	SEE PLAN	

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
	AB	137	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	18" o.c.
	AN	212	ATHYRIUM NIPONICUM 'PICTUM' / JAPANESE PAINTED FERN	12" o.c.
	AS2	87	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	18" o.c.
	AV	202	ASTILBE CHINENSIS 'VISION IN PINK' / VISION IN PINK CHINESE ASTILBE	12" o.c.
	CC3	85	COREOPSIS X 'CREME BRULEE' / CREME BRULEE COREOPSIS	24" o.c.
	EC	183	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	12" o.c.
	HO	168	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	12" o.c.
	HT	211	HELIOPSIS HELIANTHOIDES 'TUSCAN SUN' / FALSE SUNFLOWER	12" o.c.
	NR	127	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	18" o.c.
	SH	90	SALVIA NEMOROSA 'SNOW HILL' / SNOW HILL SALVIA	18" o.c.

GROUND COVERS		BOTANICAL / COMMON NAME
		TURF SEED

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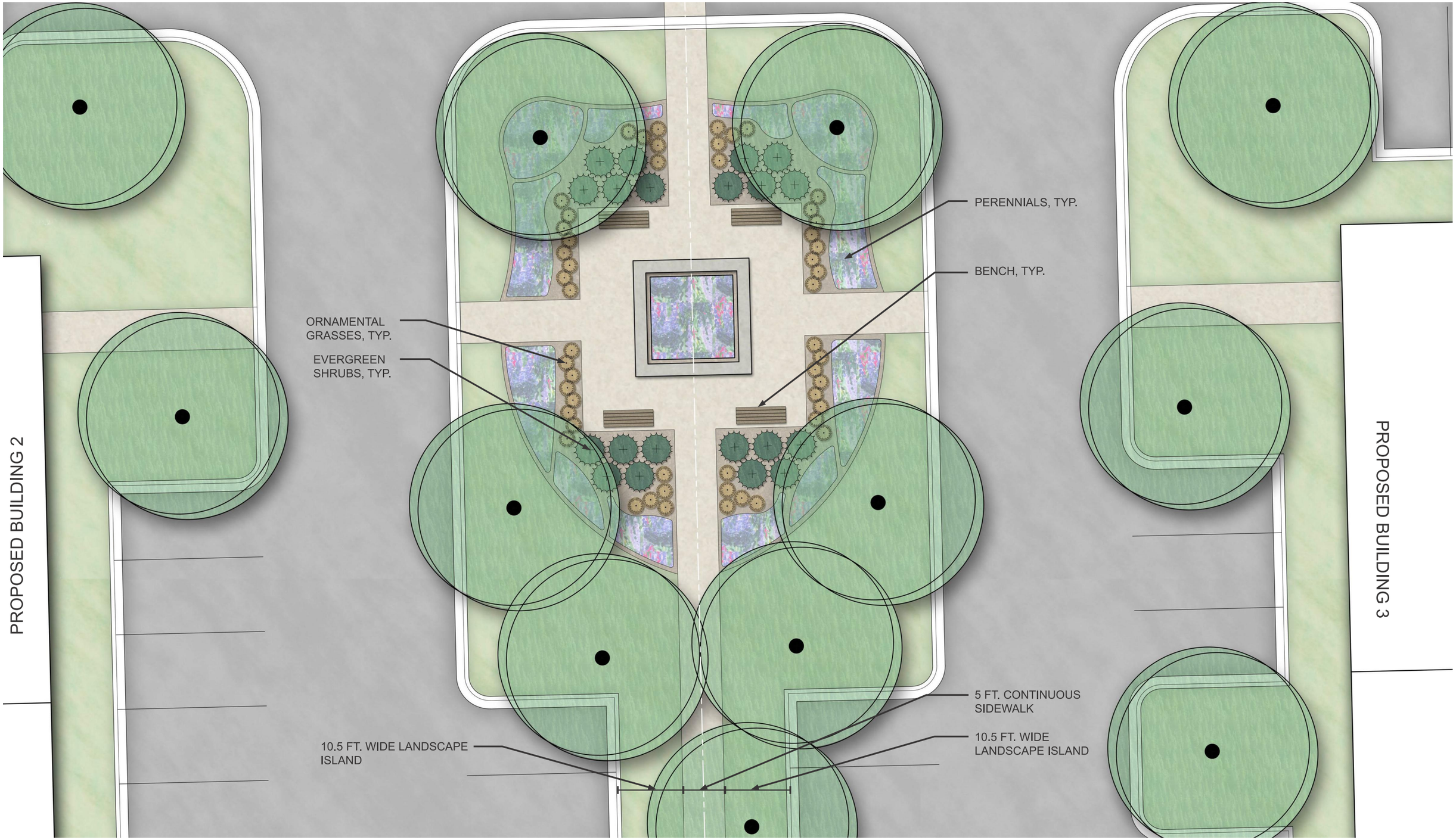


ML REALTY - BENSENVILLE INDUSTRIAL PARK | LANDSCAPE PLAN RENDERING

BENSENVILLE, IL | JUNE 2, 2020

PROLOGIS

Kimley»Horn

PROPOSED BUILDING 2

PROPOSED BUILDING 3

ORNAMENTAL GRASSES, TYP.

LOW SHRUBS, TYP.

PERENNIALS, TYP.

BENCH, TYP.
AVERAGE SPACING EVERY 200 FT.

LANDSCAPE ENHANCEMENTS
LOCATED AT EACH ISLAND

ML REALTY - BENSENVILLE INDUSTRIAL PARK | LANDSCAPE PLAN RENDERING

BENSENVILLE, IL | JUNE 2, 2020

PROLOGIS

Kimley»Horn

N

Public Hearing: CDC Case Number 2021-16
Petitioner: ML Realty & Prologis
Location: Mohawk Terrace Subdivision
Request: **Site Plan Review**
Municipal Code Section 10 – 3 – 2
Amendment to a Planned Unit Development
Municipal Code Section 10 – 4 – 4
Final Plat of Subdivision
Municipal Code Section 11 – 3
With the following code departures:
Outdoor Lighting Illumination Standards
Municipal Code Section 10 – 6 – 8 – C

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-16. Commissioner Chambers seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-16 at 7:14 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated in November of 2020, the Owners appeared before the Community Development Commission and Village Board of Trustees, seeking approval of the following requests: Preliminary Plat of Subdivision, rezoning from residential to industrial, Site Plan Review, and a Preliminary Planned Unit Development with code departures.

DRAFT

Ms. Fawell stated these requests, which were conditionally approved by the Village Board, were sought with the goal of assembling the previously residentially-zoned properties in the Mohawk Terrace Subdivision (southwest corner of Devon Avenue and Illinois Route 83) into an industrial use business park. Ms. Fawell stated the site plan features four industrial buildings with parking for both trucks and passenger vehicles. Ms. Fawell stated in conjunction with the Preliminary Planned Unit Development that was granted, the Petitioners sought code departures, as certain aspects of the site do not meet the following Village Zoning Ordinance requirements.

Ms. Fawell stated the Petitioner is currently in the process of seeking approval of a Final Planned Unit Development, which appeared before the CDC on June 1, 2021. Ms. Fawell stated it is tentatively scheduled to be on the agenda for the July 27, 2021 Village Board meeting. Ms. Fawell stated approval of the requested amendment – if granted by the Village Board – is contingent upon approval of the Final PUD.

Ms. Fawell stated the Petitioner is now requesting an amendment to the Final PUD, as the Final PUD was strictly for site improvement work and grading, while this amendment regards the construction of two buildings, with available vehicle parking and landscape improvements, on the eastern portion of the site. Ms. Fawell stated the owners are required to seek an additional amendment to their PUD for the remaining western portion of the site.

Timothy J. Geisler and Jamie Putnam of ML Realty were both present and sown in by Chairman Rowe. Mr. Geisler stated they were both present to answer any questions from the Commission.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed Site Plan Review as presented in the Staff Report consisting of:

DRAFT

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

   Applicant's Response: As the proposed use of the site is harmonious with surrounding properties, the site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development. Including the potential to add new jobs to the community, this project will have other direct financial gains to the Village of Bensenville. Currently, Mohawk Terrace generates approximately $670,000 in property taxes annually. Once completed and stabilized this park could generate upwards of $2,000,000 in property taxes. Additionally, by vacating the streets and right of ways, the Village will also save on road maintenance and snow plowing costs.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

DRAFT

Applicant's Response: All buildings will have ample parking for cars and adequate trailer parking for trucks. The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

   Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. We have come to a fee-in-lieu agreement with the Village. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

5. **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

DRAFT

Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

   Applicant's Response: The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

   Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 300,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

DRAFT

8. **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell reviewed the Findings of Fact for the proposed Planned Unit Developments as presented in the Staff Report consisting of:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Below responses should reflect the innovative and creatives approaches our team has taken in our proposal. The site is a natural fit for an industrial park and will be consistent with the existing surroundings, which is comprised of industrial, commercial or data centers. The property is surrounded by Devon Avenue to the north, commercial properties and Route 83 to the east, and industrial properties to the west and south. It should be noted that ML Realty Partners and Prologis own most of the industrial buildings adjacent to the property lines on the west and south.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

DRAFT

Applicant's Response: We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. We are requesting that we relocate the existing full access curb-cuts and add new full access curb cuts along Devon Avenue and plan on utilizing the existing full access at Route 83. The curb cuts have been designed by a traffic engineer to account for traffic flow, separation of cars and trucks, adjacent driveways, and existing grades. The final locations of the curb-cuts will ultimately be up to the County on Devon Avenue and IDOT on Route 83.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

Applicant's Response: To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A separate Memorandum of Understanding was agreed to between the Village and the Petitioner providing a payment of $200,000 into the Villages Tree Fund in lieu of providing all of the required trees. We have included public sidewalks along both Devon Avenue and Route 83 to provide safe access to the Pace Bus Stop which is located at the southeast corner of the site. Additionally, we have included walking paths and sidewalks west of building 1, in the center median between buildings 2 and 3, and along the access drive south of buildings 3 and 4 to tie into all public walks. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

DRAFT

Applicant's Response: We will formally apply for a final approval of each individual building, however, this application is for the construction of site infrastructure and mass grading. The previously approved Preliminary PUD included the four proposed buildings. All will have rear loading and will be constructed on a speculative basis meaning they do not have any specific tenants at this time. The buildings are designed for maximum flexibility and could be leased to tenants from 40,000 SF to 350,000 SF. We have included architectural elements constructed from glass, aluminum and precast at the corner entries and at the center entry of the buildings. All buildings will have ample parking for cars and adequate trailer parking for trucks.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response:. To enhance the aesthetics and create some amenities within the park we have increased green space areas from the I-2 zoning requirements. While we do fall short for the total number of trees required to be replaced for the large established residential subdivision, our landscape plan will exceed the code required plantings for any typical industrial developments. A water feature has been included at the park entry on Route 83 to showcase this first-class industrial park.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: The existing subdivision is currently on well and septic systems so the redevelopment will include bringing water and sanitary sewers from the southeast corner of the site. All stormwater will be accounted for and contained on site via underground detention and water feature and released at the required rate. All new franchise utilities (ComEd, Nicor, AT&T, etc.) will be installed underground for the new park.

DRAFT

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment with the following conditions:

1. Proposed development of the eastern portion of the subject site shall be in accordance with submitted plans from Kimley-Horn dated 05.28.21, except as amended herein;
2. All conditions of approval required of the Preliminary Planned Unit Development (Ord. No. 66-2020) and the Final Planned Unit Development (Ord. No. _____) are consequently conditions of approval of the Planned Unit Development Amendment; and
3. The code departure for Outdoor Lighting Illumination Standards is approved. Light fixtures shall be in accordance with plans submitted by Harris Architects Inc. and Kornacki & Associates Inc dated 05.26.21; and
4. The Zoning Administrator has final review authority over the architectural design of the buildings.

Ms. Fawell stated Staff recommends the Approval of the Final Plat of Subdivision with the following condition:

1. The Petitioner shall revise the Plat in accordance with comments from the Village Engineering Department prior to appearing before the Village Board of Trustees.

There were no further questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-16. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-16 at 7:24 p.m.

DRAFT

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10 – 3 – 2. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of Amendment to a Planned Unit Development, Municipal Code Section 10 – 4 – 4. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of Final Plat of Subdivision, Municipal Code Section 11 – 3 w*ith the following code departures*: Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 6 – 8 – C. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-17
Petitioner: Brook Forest, LP
Location: 1131-39 Center Street
Request: Zoning Map Amendment, C-2 Commercial → R-5 Multiple-Unit
Municipal Code Section 10 – 3 – 6
Preliminary & Final Planned Unit Development
Municipal Code Section 10 – 4

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-17. Commissioner Chambers seconded the motion.

DRAFT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:

Ordinance Granting a Variation to Allow an Increase in the Driveway Parking Pad, and Denying a Variation to Increase Driveway Width at 386 E Red Oak Street, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

1. The Petitioner is seeking to expand their existing 9ft-wide driveway to 20ft, with a length of approximately 80ft.
2. The existing driveway leads up to a concrete pad, on which previously sat a garage that has since been razed. The area between the existing 528SF garage and the concrete pad is unimproved with grass and gravel.
3. The Petitioner hopes the Variations will alleviate parking availability concerns, as well as prevent future Code violations for parking on unimproved surfaces.

KEY ISSUES:

1. The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the maximum 10ft width.
2. In response to the Community Development Commission's recommendation of denial of the Variation to increase driveway width, the Petitioner has submitted additional images of the property (included in the attachments). The Petitioner objects to the CDC's and staff's recommendations, and respectfully requests that the Village Board of Trustees consider their plans to add additional concrete to extend their driveway to 57’ by 20’.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Denial of the Findings of Fact as they pertain to a Variation for an increase in maximum driveway width, and therefore the Denial of the Variation.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for an increase in the area of a driveway parking pad with the following conditions:
    1. The draining pattern shall remain unchanged and the property shall drain toward the rear of the lot. Any alteration in the proposed grading is subject to Village review and approval; and
    2. The applicant may pave a pad the width of the garage which connects to the existing concrete slab before tapering back down to the existing driveway width.
3. At the CDC 06.01.21 Public Hearing, a motion to recommend approval of the Variation for an increase in maximum driveway width failed (1-4). The CDC made a motion to recommend approval (5-0) of the Variation for an increase in driveway parking pad depth.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance granting a Variation to allow an increase in the driveway parking pad, and denying a Variation to increase driveway width, at 386 E Red Oak Street, Bensenville, IL

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Plat of Survey w/ Plans	7/13/2021	Backup Material
Petitioner Objection to Recommendations	7/13/2021	Backup Material
06.01.21 CDC Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE DENYING A VARIATION TO ALLOW AN INCREASE IN MAXIMUM DRIVEWAY WIDTH AND GRANTING A VARIATION TO ALLOW AN INCREASE IN DRIVEWAY PARKING PAD DEPTH AT 386 E RED OAK STREET, BENSENVILLE, ILLINOIS

WHEREAS, Adrian Cazares ("Owner/Applicant") of 386 E Red Oak Street, Bensenville, IL 60106, filed an application for Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), and Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3 of the Zoning Ordinance, for the property located at 386 E Red Oak Street, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Variations sought by the Applicant was published in the Bensenville Independent on Thursday, May 13, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Wednesday, May 12, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Thursday, May 13, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on June 1, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission disagreed with the findings of fact submitted by the Applicant, and thereafter, voted (1-4) against

a motion to recommend approval of the Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1, and forwarded its recommendations, including the Staff Report and findings relative to the Variation, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval with conditions of the Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, and forwarded its recommendations, including the Staff Report and findings relative to the Variation, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that denial of the requested Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1, as recommended by the Community Development Commission to deny the Variation, is consistent with the Zoning Ordinance; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as recommended by the Community Development Commission to allow the Variation, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as R-3 Single-Unit Dwelling District, which zoning classification shall remain in effect subject to the Variation approved herein.

Section 3. That the Staff Report and Recommendations to deny the Variation, Maximum Driveway Width, sought by the Applicant, as allowed by the Zoning Ordinance, Section 10-8-8-1, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variation is not proper and necessary.

Section 4. That the Staff Report and Recommendations to approve with conditions the Variation, Driveway Parking Pad, sought by the Applicant, as allowed by the Zoning Ordinance, Section 10-8-8.G-3, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variation is proper and necessary.

Section 5. That the Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1, as sought by the Applicant of the Subject Property, to allow a an increase in the maximum driveway width is hereby denied.

Section 6. That the Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as sought by the Applicant of the Subject Property, to allow an increase in driveway parking pad depth is hereby approved with the following conditions:

1. The draining pattern shall remain unchanged and the property shall drain toward the rear of the lot. Any alteration in the proposed grading is subject to Village review and approval; and
2. The applicant shall pave a pad the width of the garage which connects to the existing concrete slab before tapering back down to the existing driveway width.

Section 7. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, granted herein.

Section 8. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict

Section 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

LOT 6 IN BLOCK 9 IN ELM VILLA, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926, AS DOCUMENT 210870, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 386 E Red Oak Street Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed variances as presented in the Staff Report consisting of:

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: It will not endanger the health, safety, comfort, convenience, and general welfare of the public. It's just convenient for the size of household.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: It is compatible with the character of adjacent properties to the east and west of the residence. They both have 20' driveways to the street from their garages.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The proposed Variation does indeed alleviate an undue hardship created by the literal enforcement of this title. By the convenience of multiple cars that reside in the address above at 386 E Red Oak Street.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: It is necessary since my garage is at the back of the property, the garage is 24' wide by 22' deep. I was not allowed to build a garage adjacent to the house therefore creating a longer driveway. It is very inconvenient to pull cars in and out due to different work schedules.

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: 20' from start of garage tapering off to 10' is just not feasible for the daily usage of this Variation.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: I've seen similar properties in Bensenville with my proposal. I greatly appreciate your consideration to create a more feasible access to our daily usage and it will look aesthetically better as well.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact as they pertain to a Variation for an increase in maximum driveway width, and therefore the Denial of the Variation.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for an increase in the area of a driveway parking pad at 386 E Red Oak with the following conditions:

1) The draining pattern shall remain unchanged and the property shall drain toward the rear of the lot. Any alteration in the proposed grading is subject to Village review and approval; and
2) The applicant may pave a pad the width of the garage which connects to the existing concrete slab before tapering back down to the existing driveway width.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2021-12. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-12 at 6:57 p.m.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of a Variation, Maximum Driveway Width; Municipal Code Section 10 – 8 – 8 – 1. Charmian Rowe seconded the motion.

ROLL CALL: Ayes: Marcotte

Nays: Rowe, Chambers, King, Wasowicz

Motion Failed.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Driveway Parking Pad Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 06.01.21

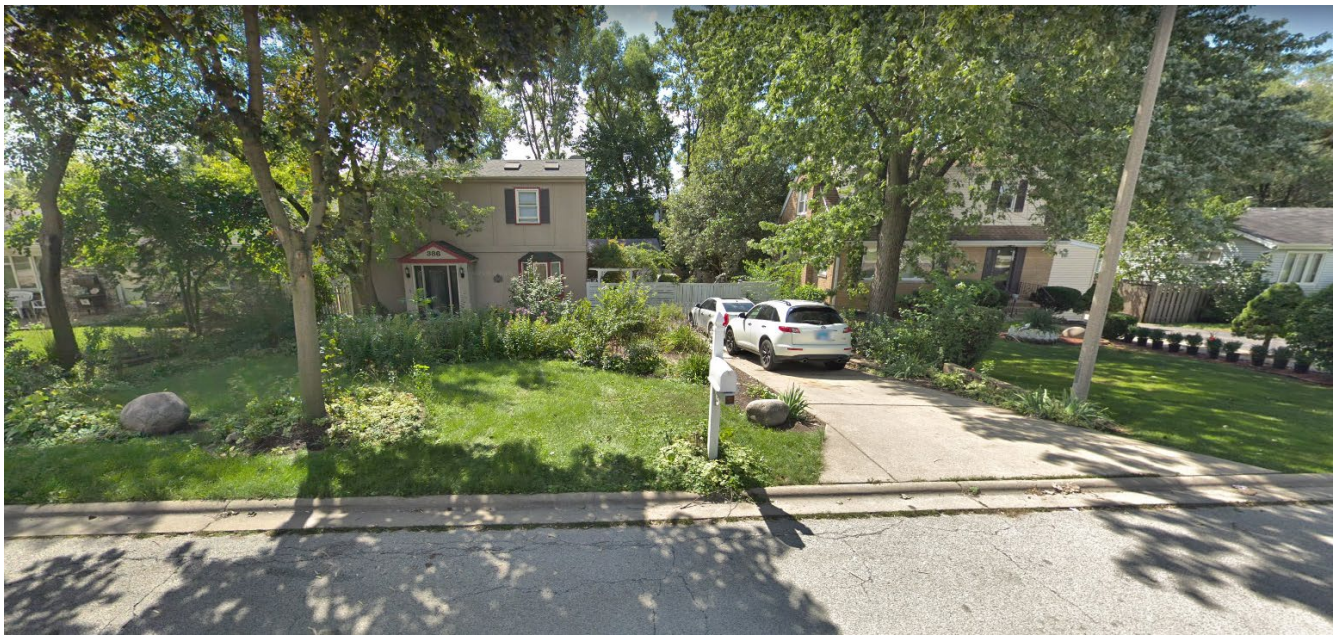
CDC Case #2021 – 12

Adrian Cazares
386 E Red Oak St

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



CDC#2021 – 12

386 E Red Oak St
Adrian Cazares
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

Village of Bensenville

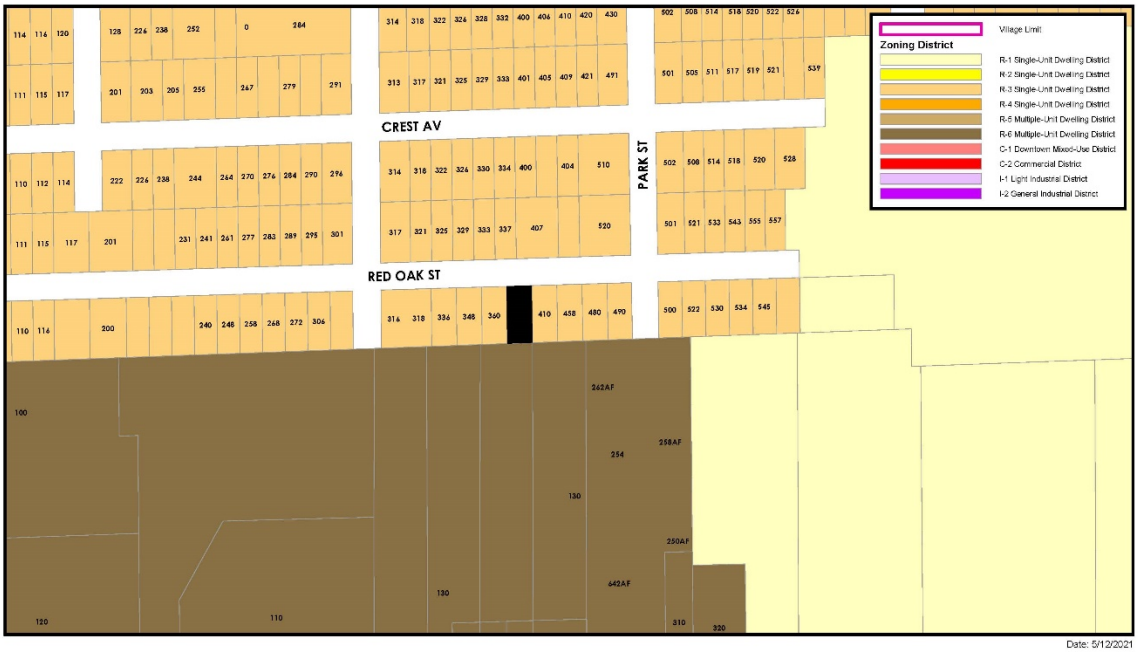
386 E Red Oak



Date: 5/12/2021

Village of Bensenville

Zoning Map



Date: 5/12/2021

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, June 1, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 12 to consider a request for:

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1;

Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

at 386 E Red Oak in an existing R – 3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 6 IN BLOCK 9 IN ELM VILLA, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926, AS DOCUMENT 210870, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 386 E Red Oak Street Bensenville, IL 60106.

Adrian Cazares of 386 E Red Oak Street, Bensenville, IL 60106 is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through June 1, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
May 13, 2021

For Office Use Only

Date of Submission: 5/6/21 MUNIS Account #: 10954 CDC Case #: 2021-12

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 386 E RED OAK ST. BENSENVILLE IL. 60106

Property Index Number(s) (PIN): 03-24-121-006

A. PROPERTY OWNER:

ADRIAN CAZARES
Name — Corporation (if applicable)

386 E RED OAK ST.
Street

BENSENVILLE — IL. — 60106
City — State — Zip Code

ADRIAN CAZARES — 224 489 6722 — SCORP376@HOTMAIL.COM
Contact Person — Telephone Number — Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☑ Check box if same as owner

Name — Corporation (if applicable)

Street

City — State — Zip Code

Contact Person — Telephone Number — Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☑ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☑ Affidavit of Ownership** (signed/notarized)
- ☑ Application**
- ☑ Approval Standards**
- ☑ Plat of Survey/Legal Description
- ☑ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☑ Application Fees
- ☑ Fees agreement**

RECEIVED MAY 06 2021 By

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

DRIVEWAY WIDTH 20 FT. TO STREET FROM GARAGE APROX 1400 SQ FT. TO ACCOMODATE FOR A 5 BEDROOM 5 DRIVERS HOUSE.

C. PROJECT DATA:

1. General description of the site: DRIVEWAY (single-family home)
2. Acreage of the site: 7,763 SQ FT. Building Size (if applicable): _____
3. Is this property within the Village limits? (Check applicable below)
   - ☑ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

_____

_____

_____

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R-3	Single-family residential	Bensenville
North:	R-3	single-family residential	"
South:	R-6	multiple-unit dwelling	"
East:	R-3	single-family residential	"
West:	R-3	single-family residential	"

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

RECEIVED
MAY 06 2021
By_____

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	June 1, 2021
CASE #:	2021 – 12
PROPERTY:	386 E Red Oak Street
PROPERTY OWNER:	Adrian Cazares
APPLICANT:	Same as Above
SITE SIZE:	0.18 AC
BUILDING SIZE:	N/A
PIN NUMBER:	03-24-121-006
ZONING:	R-3 Single-Unit Dwelling District
REQUEST:	Variation, Maximum Driveway Width Municipal Code Section 10 – 8 – 8 – 1 Variation, Driveway Parking Pad Municipal Code Section 10 – 8 – 8 – G.3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, May 13, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Wednesday, May 12, 2021.
3. On Thursday, May 13, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking to expand their existing 9ft-wide driveway to 20ft, with a length of approximately 80ft. The existing driveway leads up to a concrete pad, on which previously sat a garage that has since been razed. The area between the existing 528SF garage and the concrete pad is unimproved with grass and gravel. The Petitioner hopes the Variation will alleviate parking availability concerns, as well as prevent future Code violations for parking on unimproved surfaces.

The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the maximum 10ft width.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R – 3	Residential	Single Family Residential	Village of Bensenville
North	R – 3	Residential	Single Family Residential	Village of Bensenville
South	R – 6	Residential	Multi Family Residential	Village of Bensenville
East	R – 3	Residential	Single Family Residential	Village of Bensenville
West	R – 3	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the Lives of Residents
	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Account is up to date with billing.

Police:

1) No objections.

Engineering and Public Works:

1) The extension of the driveway and additional impervious area doesn't trigger any stormwater requirements; however, the addition of the driveway pavement shall not adversely impact neighboring properties. Majority of the properties on Red Oak drain towards the rear lot so that drainage pattern should remain intact. Any alteration in the proposed grading will need to be reviewed and approved.
2) Staff recommends the existing driveway width remain the same.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

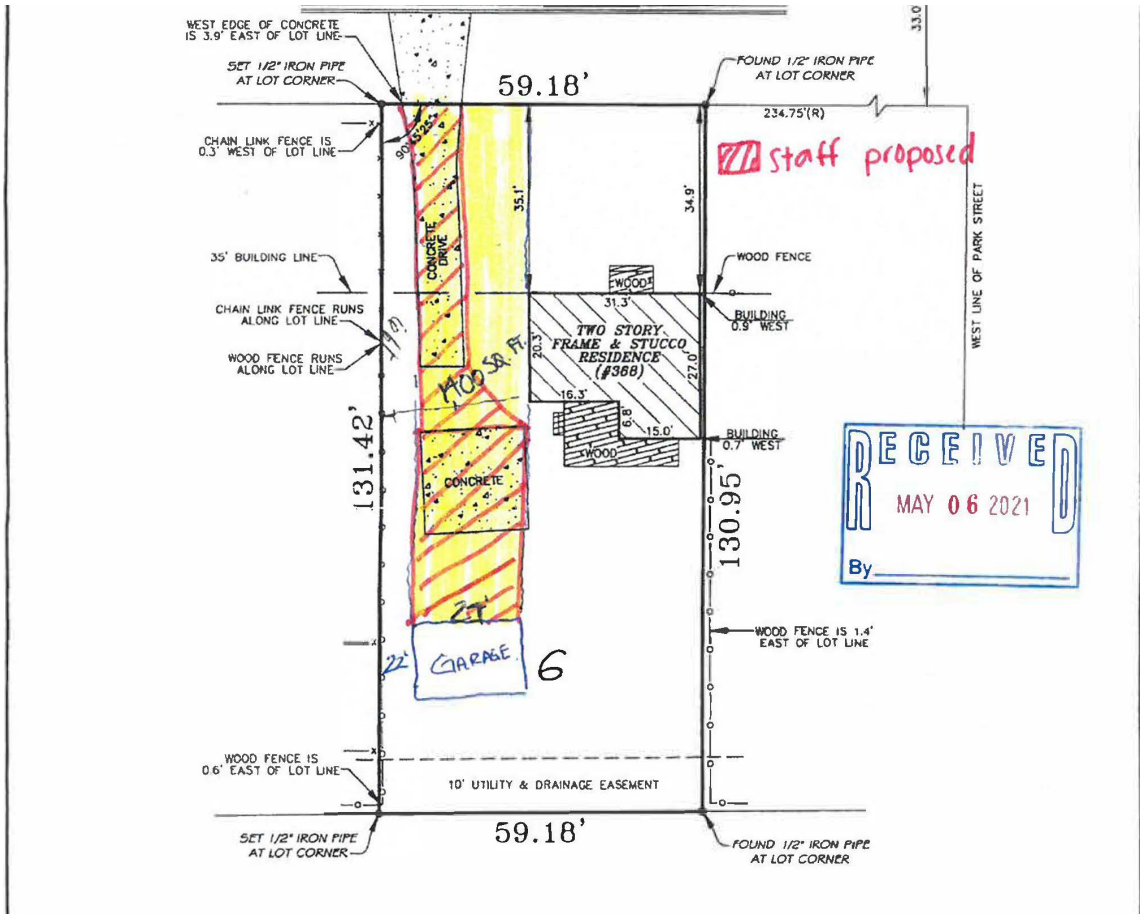
Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates "Single Family Residential" for this property.
2) The current zoning is R-3 Single-Unit Dwelling District.

3) On the attached Plat of Survey, portions of the area needed to access the existing garage are unimproved with gravel and grass. The driveway does not lead into the garage, and there is a concrete slab (on which used to sit a garage) that is surrounded by gravel. Village Code does not allow the parking of vehicles on unimproved surfaces.
4) The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.
    a. The current width of the driveway is 9’ and there is no parking pad in front of the garage.
5) Staff feels the request (a 24’ wide and 80’ long driveway) is not the minimum deviation for the Variation.
6) As the concrete slab is existing, staff recommends allowing the Applicant a parking pad in front of the garage that will connect to the existing slab, before tapering back down to the existing driveway width. This would grant a Variation for a larger parking pad, while maintaining Code’s driveway width requirement. See below figure as a reference.



APPROVAL STANDARDS FOR VARIATIONS:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: It will not endanger the health, safety, comfort, convenience, and general welfare of the public. It's just convenient for the size of household.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: It is compatible with the character of adjacent properties to the east and west of the residence. They both have 20' driveways to the street from their garages.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The proposed Variation does indeed alleviate an undue hardship created by the literal enforcement of this title. By the convenience of multiple cars that reside in the address above at 386 E Red Oak Street.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: It is necessary since my garage is at the back of the property, the garage is 24' wide by 22' deep. I was not allowed to build a garage adjacent to the house therefore creating a longer driveway. It is very inconvenient to pull cars in and out due to different work schedules.

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: 20' from start of garage tapering off to 10' is just not feasible for the daily usage of this Variation.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: I've seen similar properties in Bensenville with my proposal. I greatly appreciate your consideration to create a more feasible access to our daily usage and it will look aesthetically better as well.

Maximum Driveway Width	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship		X
4. Unique Physical Attributes		X
5. Minimum Deviation Needed		X
6. Consistent with Ordinance and Plan	X	

Driveway Parking Pad	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
7. Public Welfare	X	
8. Compatible with Surrounding Character	X	
9. Undue Hardship	X	
10. Unique Physical Attributes	X	
11. Minimum Deviation Needed	X	
12. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:
Staff recommends the Denial of the above Findings of Fact as they pertain to a Variation for an increase in maximum driveway width, and therefore the Denial of the Variation.

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for an increase in the area of a driveway parking pad at 386 E Red Oak with the following conditions:

1) The draining pattern shall remain unchanged and the property shall drain toward the rear of the lot. Any alteration in the proposed grading is subject to Village review and approval; and
2) The applicant may pave a pad the width of the garage which connects to the existing concrete slab before tapering back down to the existing driveway width.

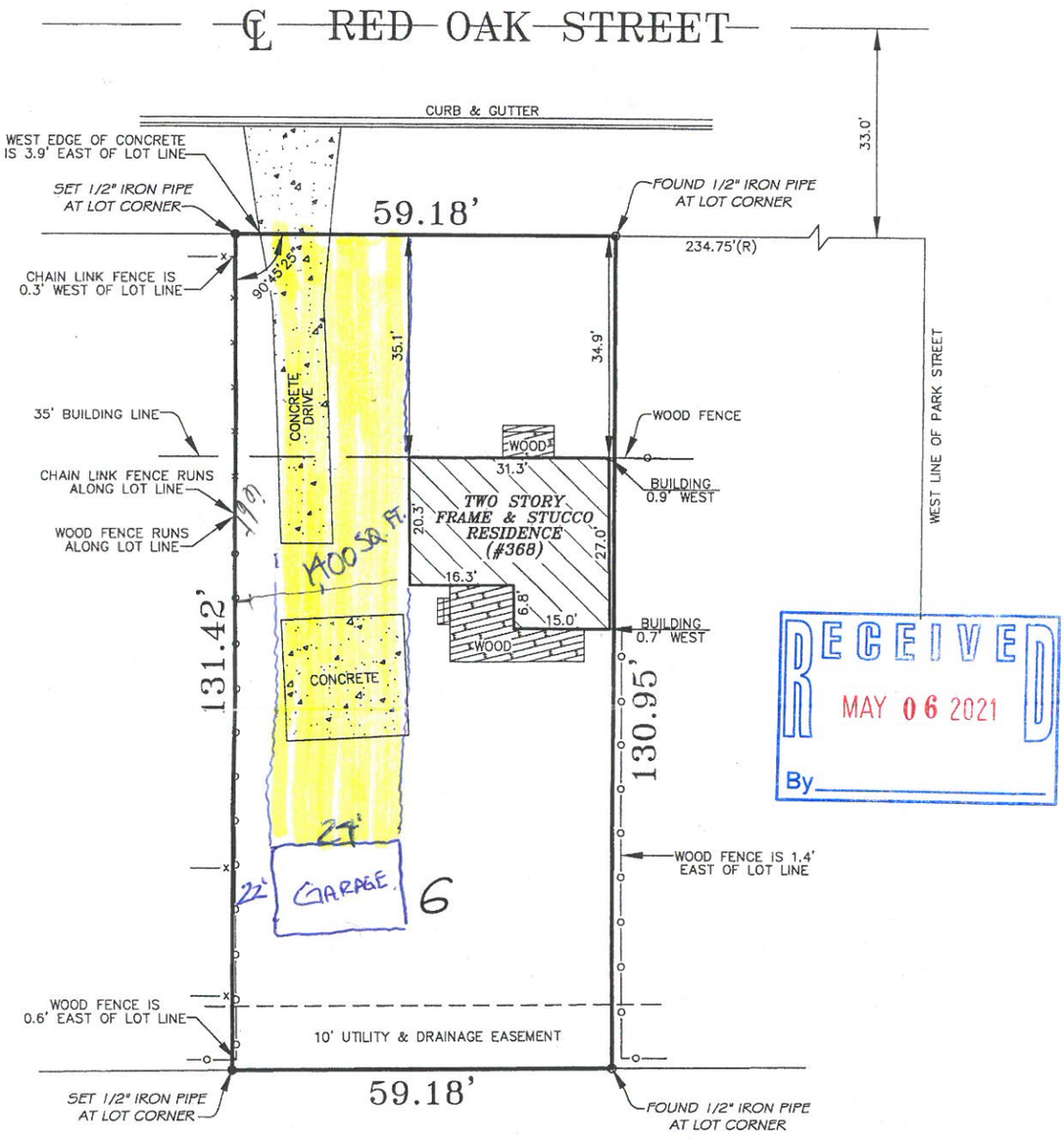
Respectfully Submitted,

Department of Community & Economic Development

PLAT OF SURVEY

OF

LOT 6 IN BLOCK 9 IN ELM VILLA, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926, AS DOCUMENT 210870, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

(R/M) – RECORD / MEASURED
L – ARC LENGTH
R – RADIUS
CH – CHORD

AREA = 7,763 SQ. FT. MORE OR LESS

NORTH

SCALE: 20'

WAYNE W. NEKOLA 2923 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BOLINGBROOK, ILLINOIS

PREPARED FOR: DAVID W. BELCONIS (ATTORNEY AT LAW)
JOB ADDRESS: 386 RED OAK STREET, BENSENVILLE, IL
SELLER/BUYER: NASTRUCCI
JOB NO.: 08-10-0089

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

☐ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FIELD WORK COMPLETED ON THE 27TH DAY OF OCTOBER, 2008.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28TH DAY OF OCTOBER, 2008.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2008.

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CDC Case 2021-12: Consideration of Variations to Increase Driveway Width and Area at 386 E Red Oak St

Following the 06.01.21 Community Development Commission Public Hearing, the Petitioner has submitted additional images of his property. The Petitioner objects to the recommendations of staff and the CDC, and **respectfully requests that the Village Board of Trustees consider the plans to add concrete to extend their driveway to 57' by 20'.**










BE
OF

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval a Special Use Permit, Tobacco Shop; Municipal Code Section 10-7-2-1. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte

Nays: Wasowicz

Motion carried.

Public Hearing: CDC Case Number 2021-12
Petitioner: Adrian Cazares
Location: 386 East Red Oak Street
Request: Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2021-12. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-12 at 6:43 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on May 13, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on May 12, 2021. Ms. Fawell stated on May 12, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated the Petitioner is seeking to expand their existing 9ft-wide driveway to 20ft, with a length of approximately 80ft. Ms. Fawell stated the existing driveway leads up to a concrete pad, on which previously sat a garage that has since been razed. Ms. Fawell stated the area between the existing 528SF garage and the concrete pad is unimproved with grass and gravel. Ms. Fawell stated the Petitioner hopes the Variation will alleviate parking availability concerns, as well as prevent future Code violations for parking on unimproved surfaces.

Ms. Fawell stated the Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. Ms. Fawell stated a parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the maximum 10ft width.

Adrian Cazares, property owner, was present and sown in by Chairman Rowe. Mr. Cazares stated he is requesting to expand his driveway from 10 feet to 20 feet. Mr. Cazares stated he has a five bedroom home with drivers in each room. Mr. Cazares stated his neighbors both have wide driveways.

Commissioner Wasowicz asked if the Village is aware of the neighboring properties and if they were provided variances.

Ms. Fawell stated that Staff is unaware of the neighboring properties and that variances are handled on a case by case basis and decisions should not be made on precedence.

Commissioner Marcotte indicated she feels the proposed plans from the petitioner makes the most sense.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed variances as presented in the Staff Report consisting of:

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: It will not endanger the health, safety, comfort, convenience, and general welfare of the public. It's just convenient for the size of household.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: It is compatible with the character of adjacent properties to the east and west of the residence. They both have 20' driveways to the street from their garages.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The proposed Variation does indeed alleviate an undue hardship created by the literal enforcement of this title. By the convenience of multiple cars that reside in the address above at 386 E Red Oak Street.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: It is necessary since my garage is at the back of the property, the garage is 24' wide by 22' deep. I was not allowed to build a garage adjacent to the house therefore creating a longer driveway. It is very inconvenient to pull cars in and out due to different work schedules.

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: 20' from start of garage tapering off to 10' is just not feasible for the daily usage of this Variation.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: I've seen similar properties in Bensenville with my proposal. I greatly appreciate your consideration to create a more feasible access to our daily usage and it will look aesthetically better as well.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact as they pertain to a Variation for an increase in maximum driveway width, and therefore the Denial of the Variation.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for an increase in the area of a driveway parking pad at 386 E Red Oak with the following conditions:

1) The draining pattern shall remain unchanged and the property shall drain toward the rear of the lot. Any alteration in the proposed grading is subject to Village review and approval; and
2) The applicant may pave a pad the width of the garage which connects to the existing concrete slab before tapering back down to the existing driveway width.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2021-12. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-12 at 6:57 p.m.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of a Variation, Maximum Driveway Width; Municipal Code Section 10 – 8 – 8 – 1. Charmian Rowe seconded the motion.

ROLL CALL: Ayes: Marcotte

Nays: Rowe, Chambers, King, Wasowicz

Motion Failed.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Driveway Parking Pad Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-11
Petitioner: ML Realty
Location: Mohawk Terrace Subdivision
Request:
Site Plan Review
Municipal Code Section 10 – 3 – 2
Final Planned Unit Development
Municipal Code Section 10 – 4
Plat of Subdivision
Municipal Code Section 11 – 3
With the following code departures:
Industrial District Parking Location
Municipal Code Section 10 – 6 – 19.B.4
Outdoor Storage Area
Municipal Code Section 10 – 7 – 2 – 1
Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2 – B.6
Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Driveway Apron Width
Municipal Code Section 10 – 8 – 8 – F
Tree Replacement Standards
Municipal Code Section 10 – 9 – 2 – B

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-11. Commissioner Marcotte seconded the motion.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Granting a Variation to Allow a Paved Parking Area in the Corner Side Yard at 243 Spruce Avenue, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:

1. The Petitioner is seeking a Variation to allow a paved parking area adjacent to their existing driveway in the hopes of alleviating parking concerns.
2. The proposed 10' by 22' (approximate) area is currently unimproved with gravel. The eastern 3' of the paved area will be separated from the remaining 20' by a wooden fence and is intended to be used as a service walk for trash receptacle storage.
3. The Petitioner is also requesting to widen the apron by 2' where it intersects with the sidewalk- there are no intentions to widen the curb cut.

KEY ISSUES:
Paved parking areas are regulated by Section 10-8-8.G.4 of the Village Code, which requires they be located in the rear yard adjacent to the entrance of a detached garage and accessed from an alley. The area shall be 10' by 20' per vehicle space, with a maximum of two spaces per zoning lot, and must be located 1' from an interior lot line and 3' or less from the rear lot line. The Petitioner's proposed parking area is located in the corner side yard, requires street access, and is adjacent to a driveway that serves an attached garage.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for a Paved Parking Area at 243 Spruce Avenue with the following conditions:
    1. The paved parking area shall be constructed in accordance with submitted application plans, dated 05.28.21;
    2. The pavement shall be pitched in accordance with the recommendations of the Village Engineer; and
    3. No vehicles shall be parked behind the fence.
2. At their 07.06.21 Public Hearing, the Community Development Commission voted unanimously (5-0) to recommend approval of the Variation.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of an Ordinance granting a Variation to allow a paved parking area in the corner side yard at 243 Spruce Avenue, Bensenville, IL.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Plat of Survey	7/13/2021	Backup Material
Plans	7/13/2021	Backup Material
Site Images Submitted by Petitioner	7/13/2021	Backup Material
Site Images Submitted by Petitioner 2	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING A VARIATION TO ALLOW A PAVED PARKING AREA IN THE CORNER SIDE YARD AT 243 SPRUCE AVENUE, BENSENVILLE, ILLINOIS

WHEREAS, Joseph Kiaulakis ("Owner/Applicant") of 243 Spruce Avenue, Bensenville, IL 60106, filed an application for Variation, Paved Parking Area, Municipal Code Section 10-8-8.G-4 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), for the property located at 243 Spruce Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Variation sought by the Applicant was published in the Bensenville Independent on Thursday, June 17, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Thursday, June 17, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, June 18, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 6, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval with conditions of the Variation, Paved Parking Area, Municipal Code Section 10-8-8.G-4, and forwarded its recommendations, including the Staff Report and

findings relative to the Variation, to the President and Board of Village Trustees, which concurred with the recommendations made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Variation, Paved Parking Area, Municipal Code Section 10-8-8.G-4, as recommended by the Community Development Commission to approve the Variation, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as R-3 Single-Unit Dwelling District, which zoning classification shall remain in effect subject to the Variation approved herein.

Section 3. That the Staff Report and Recommendations to approve the Variation, Paved Parking Area, sought by the Applicant, as allowed by the Zoning Ordinance, Section 10-8-8.G-4, as adopted by the Community Development Commission as shown in Exhibit “B”, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variation is proper and necessary.

Section 4. That the Variation, Paved Parking Area, Municipal Code Section 10-8-8.G-4, as sought by the Applicant of the Subject Property, is hereby approved with the following conditions:

1. The paved parking area shall be constructed in accordance with submitted application plans, dated 05.28.21;
2. The pavement shall be pitched in accordance with the recommendations of the Village Engineer; and
3. No vehicles shall be parked behind the fence.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variation granted herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

LOT SIX (6) (EXCEPT THE EASTERLY ONE HUNDRED SIXTY (160) FEET THEREOF) IN BLOCK THIRTY ONE (31), ALSO THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID PROPERTY, IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTION TEN (10), ELEVEN (11), FOURTREEN (14) AND FIFTEEN (15), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 243 Spruce Avenue, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed variance as presented in the Staff Report consisting of:

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The variation will in no way endanger the welfare of the public and will be a comfortable convenience for me and others living here.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: There are many properties in the area with much larger garages and driveways and making our drive larger will be a big help and convenience especially with a disability to be able to open doors on both sides of vehicle.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: I have a disability with my back and legs due to a work injury and one day will need a wheelchair and will need more room for entering and exiting a vehicle.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: This proposed variation is necessary due to lack of space for my disability and was not my deliberate doing.

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: This variation is minimal due to the size of our property especially being on a large corner lot and is going to improve the beauty and value of our property and just adding a 10' x 20' parking spot to existing driveway.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for a Paved Parking Area at 243 Spruce Avenue with the following conditions:

1) The paved parking area shall be constructed in accordance with submitted application plans, dated 05.28.21; and
2) The pavement shall be pitched in accordance with the recommendations of the Village Engineer; and
3) No vehicles shall be parked behind the fence.

There were no further questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-14. Chairman King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-14 at 7:00 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Paved Parking Area, Municipal Code Section 10 – 8 – 8 – G.4. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion Carried.

_____

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 07.06.21

CDC Case #2021 – 14

Joseph Kiaulakis
243 Spruce Avenue

Variation, Paved Parking Area
Municipal Code Section 10 – 8 – 8 – G.4

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



CDC#2021 – 14

243 Spruce Avenue
Joseph Kiaulakis
Variation, Paved Parking Area
Municipal Code Section 10 – 8 – 8.G.4

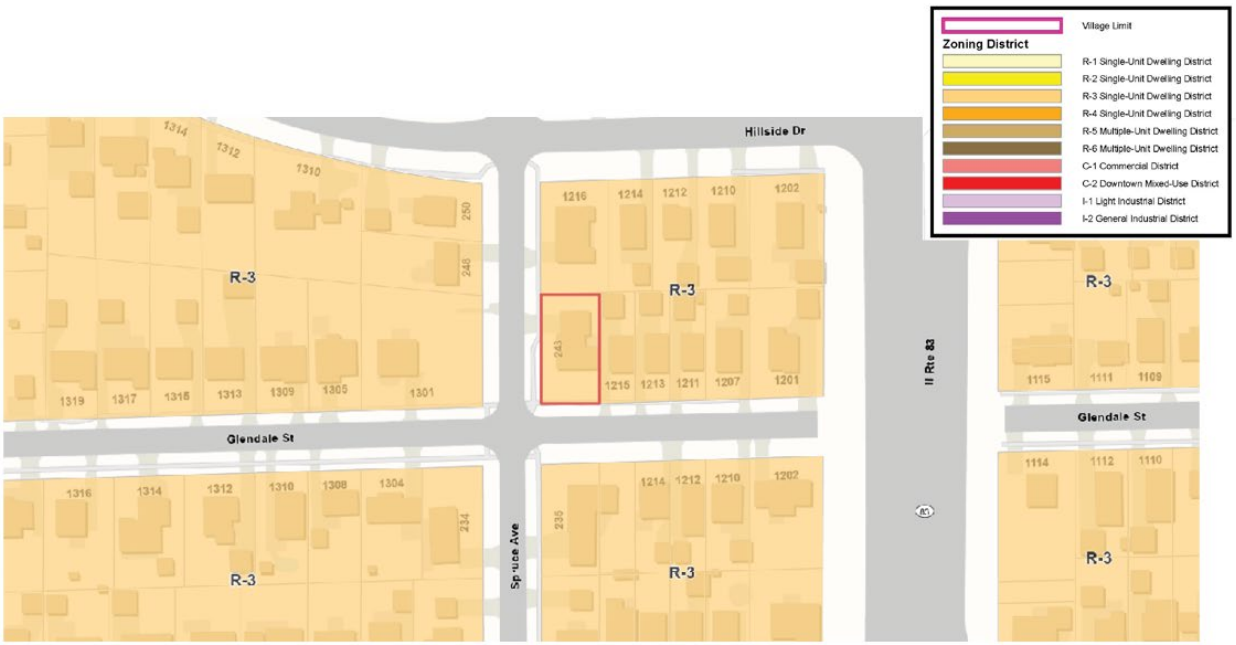
Village of Bensenville

243 Spruce Ave



Village of Bensenville

Zoning Map



LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, July 6, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 14 to consider a request for:

Variation, Paved Parking Area
Municipal Code Section 10 – 8 – 8 – G.4

at 243 Spruce Avenue Street in an existing R – 3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT SIX (6) (EXCEPT THE EASTERLY ONE HUNDRED SIXTY (160) FEET THEREOF) IN BLOCK THIRTY ONE (31), ALSO THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID PROPERTY, IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTION TEN (10), ELEVEN (11), FOURTREEN (14) AND FIFTEEN (15), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 243 Spruce Avenue, Bensenville, IL 60106.

Joseph Kiaulakis of 243 Spruce Avenue, Bensenville, IL 60106 is the owner of and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 6, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 17, 2021

For Office Use Only		
Date of Submission: 5/28/21	MUNIS Account #: 11036	CDC Case #: 2021-14

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 243 SPRUCE AVE BENSENVILLE

Property Index Number(s) (PIN): 03-15-228-005

A. PROPERTY OWNER:

JOSEPH KIAULAKIS LINDA MALLO
Name Corporation (if applicable)

243 SPRUCE AVE
Street

BENSENVILL ILLINOIS 60106
City State Zip Code

JOSEPH KIAULAKIS 708-426-9573 joseph.kiaulakis@sbcglobal.net
Contact Person Telephone Number Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☒ Check box if same as owner

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Name Corporation (if applicable)

Street

City State Zip Code

Contact Person Telephone Number Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☑ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☑ Affidavit of Ownership** (signed/notarized)
- ☑ Application**
- ☑ Approval Standards**
- ☑ Plat of Survey/Legal Description
- ☑ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☑ Application Fees
- ☑ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

ADDED SEPARATE SHEET

C. PROJECT DATA:

1. General description of the site: Single-family home w/ attached garage

2. Acreage of the site: 0.19 AC Building Size (if applicable): 2,000 SF

3. Is this property within the Village limits? (Check applicable below)
   - ☒ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R-3	Single-unit residential	Bensenville
North:	R-3	↓	↓
South:	R-3		
East:	R-3		
West:	R-3	↓	↓

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

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Our goal is to replace our existing broken sidewalk and driveway along with our garage apron (2' approximate). Also mesh and new pad under our shed to detour animals from taking up residence . But most of all need to extend driveway due to work injury's and one day will need a wheelchair van . Our garage entrance is so small you can only fit a small car in with a 1" clearance on each side of mirrors and they are all banged up from that. We will have an extra vehicle and can not park on street overnight without tickets and apron is so tight to open doors on all sides of vehicle . We are doing everything possible to keep up the look of our neighborhood and really want to make our beautiful Bensenville home to be efficient and look good. It will give us parking for 3 vehicles out side of garage and room to open doors on both sides of our transportation . Thanks for your time , sincerely ;

Joseph Kisaberis

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MAY 28 2021
By

BENSENVILLE
GATEWAY TO OPPORTUNITY

COMMUNITY DEVELOPMENT COMMISSION
STAFF REPORT

HEARING DATE:	July 6, 2021
CASE #:	2021 – 14
PROPERTY:	243 Spruce Avenue
PROPERTY OWNER:	Joseph Kiaulakis
APPLICANT:	Same as Above
SITE SIZE:	0.19 AC
BUILDING SIZE:	N/A
PIN NUMBER:	03-15-228-005
ZONING:	R-3 Single-Unit Dwelling District
REQUEST:	Variation, Paved Parking Area Municipal Code Section 10 – 8 – 8 – G.4

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 17, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Thursday, June 17, 2021.
3. On Friday, June 18, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Variation to allow a paved parking area adjacent to their existing driveway in the hopes of alleviating parking concerns. The proposed 10' by 22' (approximate) area is currently unimproved with gravel. The eastern 3' of the paved area will be separated from the remaining 20' by a wooden fence and is intended to be used for trash receptacle storage. The Petitioner is also requesting to widen the apron by 2' where it intersects with the sidewalk- there are no plans to widen the curb cut.

Paved parking areas are regulated by Section 10-8-8.G.4 of the Village Code, which requires they be located in the rear yard adjacent to the entrance of a detached garage and accessed from an alley. The area shall be 10' by 20' per vehicle space, with a maximum of two spaces per zoning lot, and must be located 1' from an interior lot line and 3' or less from the rear lot line. The Petitioner's proposed parking area is located in the corner side yard, requires street access, and is adjacent to a driveway that serves an attached garage.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R – 3	Residential	Single Family Residential	Village of Bensenville
North	R – 3	Residential	Single Family Residential	Village of Bensenville
South	R – 3	Residential	Single Family Residential	Village of Bensenville
East	R – 3	Residential	Single Family Residential	Village of Bensenville
West	R – 3	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the Lives of Residents
	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Account is up to date.

Police:

1) No objections.

Engineering and Public Works:

1) The proposed parking area should pitch to the south into the existing driveway, and then west into the street. If pitched north or east, it will exacerbate existing interior block flooding issues. So long as it pitches into the street, water will enter the nearby inlet and drainage impact will be mitigated.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates “Single Family Residential” for this property.
2) The current zoning is R-3 Single-Unit Dwelling District.
3) The Petitioner is requesting a Variation to allow a 10’x22’ paved parking area for one vehicle adjacent to an existing driveway and a 3’ concrete walkway. There is a request to widen the apron by 2’ where it intersects with the sidewalk- there are no plans to widen the curb cut.
4) A paved parking area Variation is a common request.
5) Per Section 10-8-8.G.4 of the Village Zoning Ordinance, paved parking areas shall be 10’ by 20’ per vehicle space, with a maximum of two spaces per zoning lot. The area shall be accessed from the alley, and located a minimum of 1’ from the interior lot line and a maximum of 3’ from the rear lot line.
    a. The proposed parking area does not meet the above requirements, as it is located in the corner side yard, adjacent to an existing driveway that serves an attached two-car garage, and requires access from Spruce Avenue.
    b. The garage is set back 21.94’ from the corner side lot line. A 20’ wide driveway from the lot line provides access to the garage, and also allows for two vehicle parking spaces.
6) The single-family home on the site is in line with the neighboring property to the north’s (1216 Hillside Drive) corner side façade. Below is an image of the existing parking area that serves the one-car garage at 1216 Hillside Drive.



7) The property to the northeast of the subject property, 248 Spruce Avenue, has a 20’ wide driveway, which serves a two-car garage that is set back approximately 30’ from the front lot line and approximately 50’ from roadway.
8) Staff feels this request is compatible with the character of surrounding properties.
9) The existing fence on the property features a two-door gate that abuts the proposed parking area large enough for a motor vehicle to pull through. No vehicles shall be parked behind the fence.

APPROVAL STANDARDS FOR VARIATIONS:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The variation will in no way endanger the welfare of the public and will be a comfortable convenience for me and others living here.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: There are many properties in the area with much larger garages and driveways and making our drive larger will be a big help and convenience especially with a disability to be able to open doors on both sides of vehicle.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: I have a disability with my back and legs due to a work injury and one day will need a wheelchair and will need more room for entering and exiting a vehicle.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: This proposed variation is necessary due to lack of space for my disability and was not my deliberate doing.

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: This variation is minimal due to the size of our property especially being on a large corner lot and is going to improve the beauty and value of our property and just adding a 10' x 20' parking spot to existing driveway.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

	Meets Standard	
Variation Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

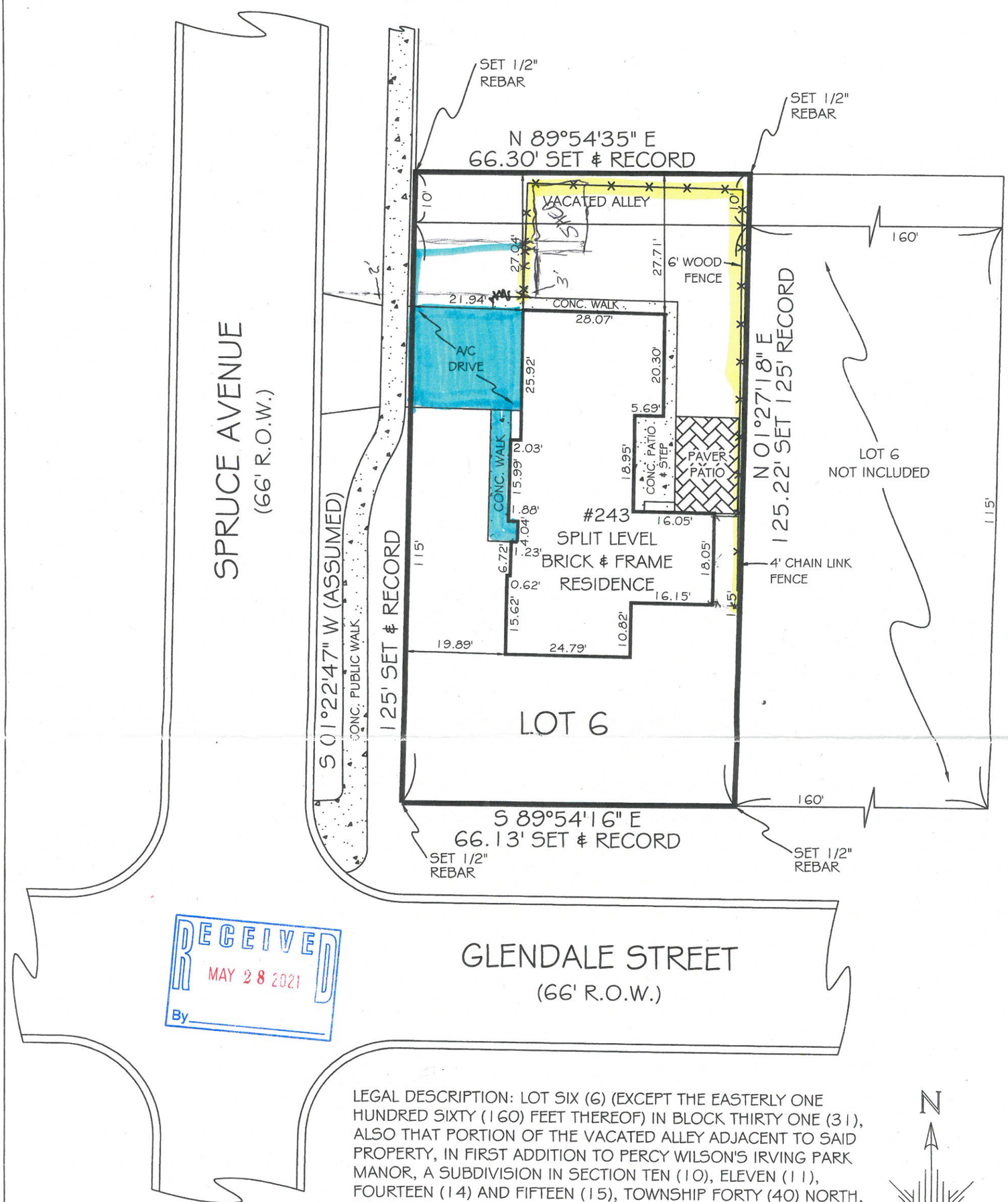
RECOMMENDATIONS:
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for a Paved Parking Area at 243 Spruce Avenue with the following conditions:

1) The paved parking area shall be constructed in accordance with submitted application plans, dated 05.28.21;
2) The pavement shall be pitched in accordance with the recommendations of the Village Engineer; and
3) No vehicles shall be parked behind the fence.

Respectfully Submitted,

Department of Community & Economic Development

PLAT OF SURVEY



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By

LEGAL DESCRIPTION: LOT SIX (6) (EXCEPT THE EASTERLY ONE HUNDRED SIXTY (160) FEET THEREOF) IN BLOCK THIRTY ONE (31), ALSO THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID PROPERTY, IN FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION IN SECTION TEN (10), ELEVEN (11), FOURTEEN (14) AND FIFTEEN (15), TOWNSHIP FORTY (40) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044 IN DUPAGE COUNTY, ILLINOIS.

N

0' 20' 40' 60'

PROFESSIONAL LAND SURVEYOR
C. T. AMELSE
35-2143
CARY ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS

COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelse — MY LICENSE EXPIRES: 11-30-2012
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.
VOID WITHOUT RAISED SEAL OR RED STAMP.

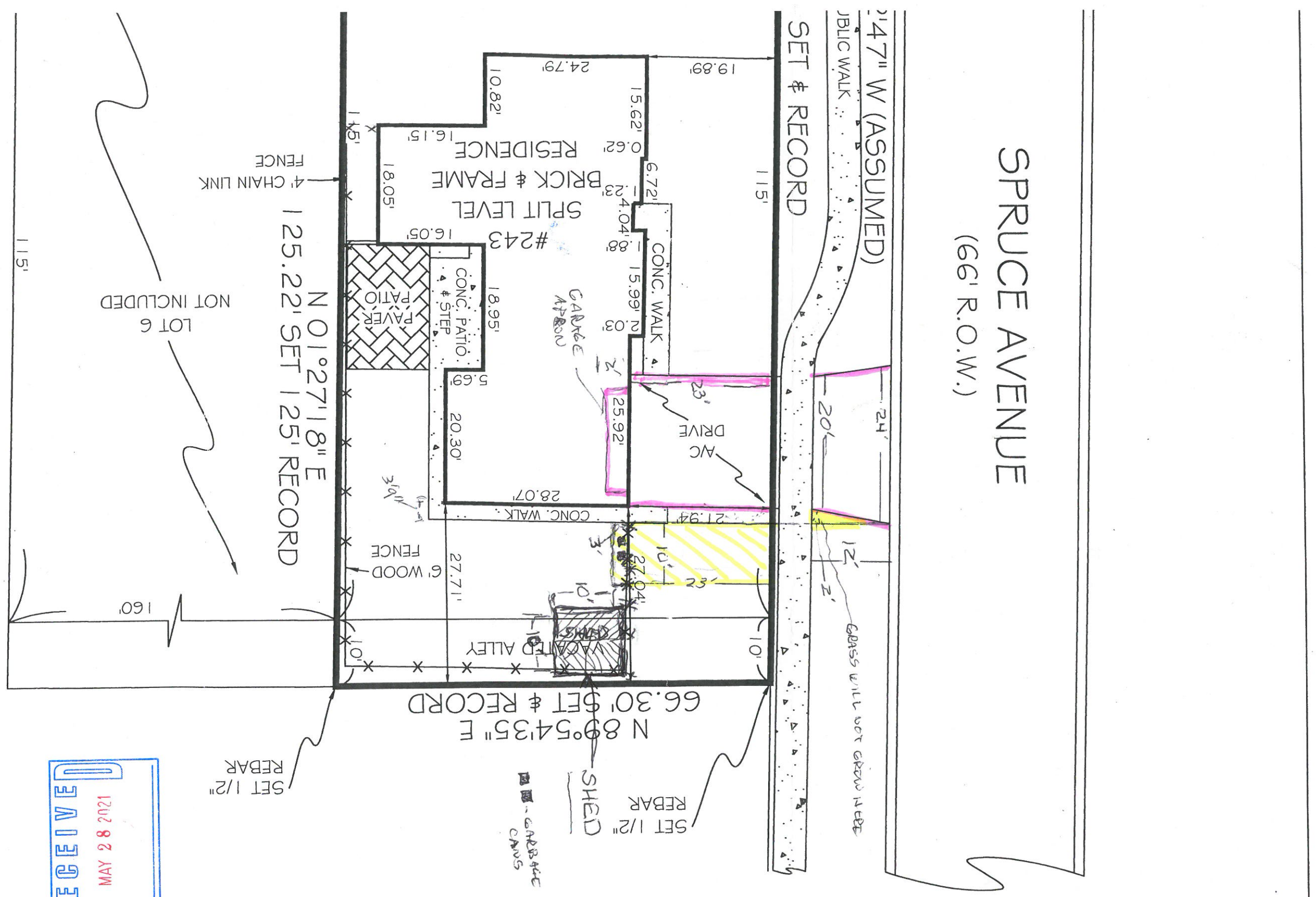
LEGEND
- FENCE
- CONCRETE
- WOOD
- BRICK
- PAVERS

LUCO CONSTRUCTION CO.
PROFESSIONAL DESIGN FIRM NO. 184.004829

CLIENT NAME:		8813 S. Route 31
DANIEL MACAHON		Cary, IL 60013
CLIENT REFERENCE:		847.658.8537
RIESEN		847.458.0714 fax

FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
12-02-11	12-08-11	LAH	11-28518

PLAT OF SURVEY



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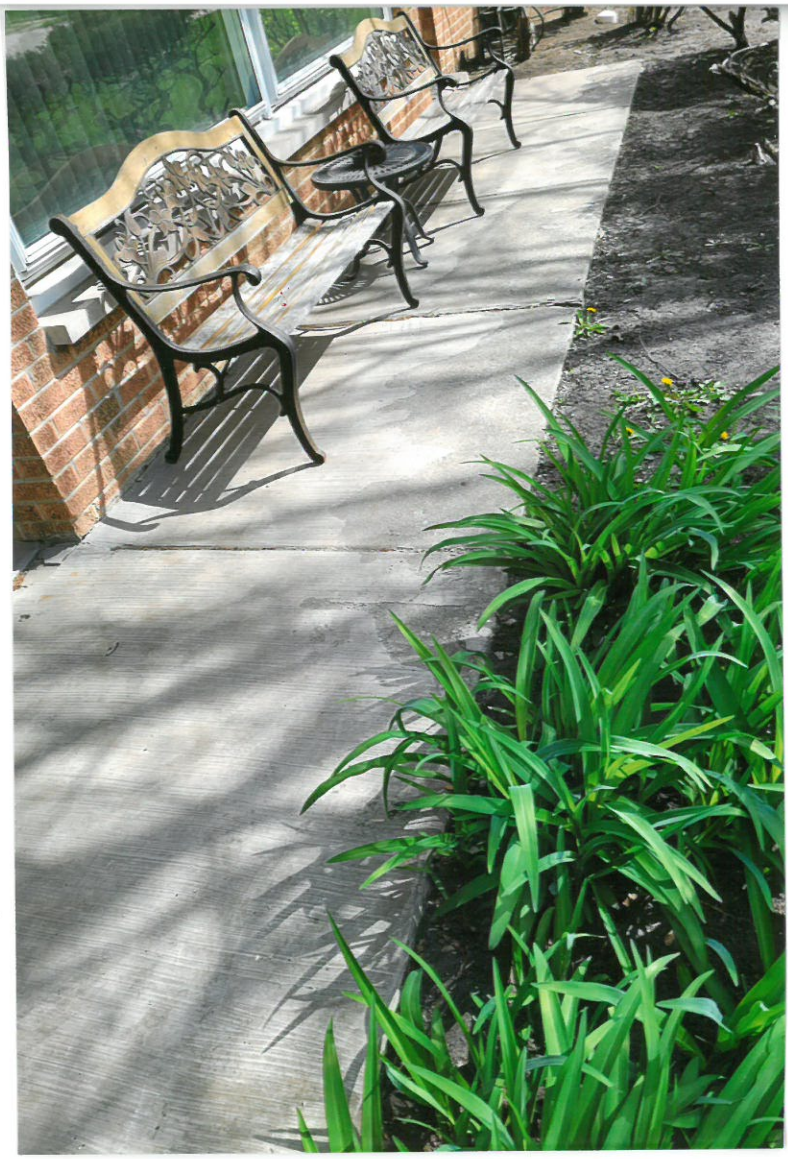
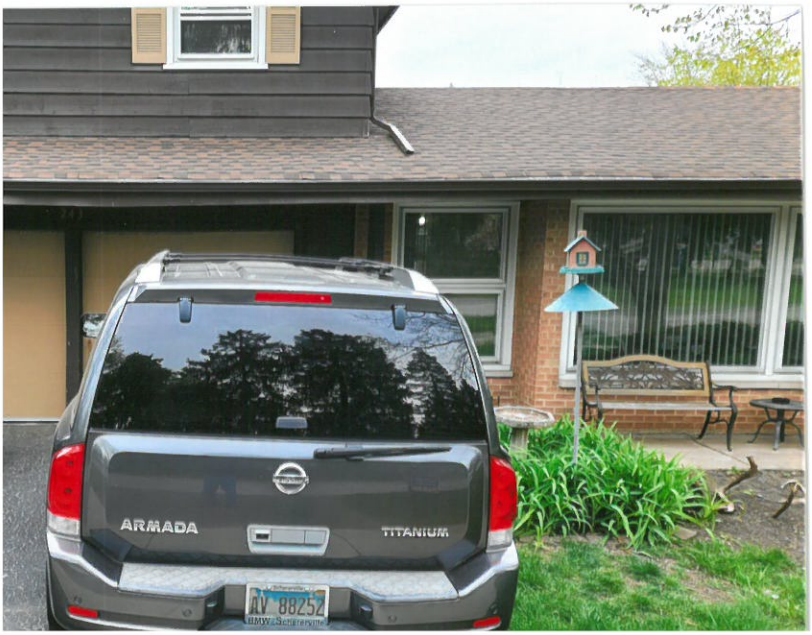
By



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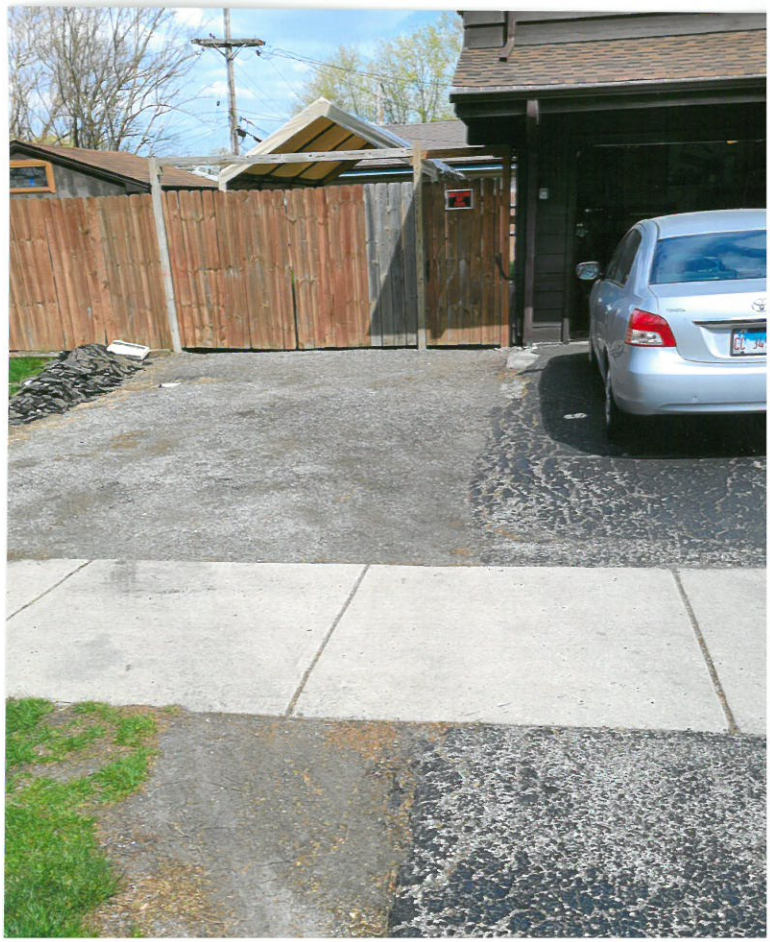


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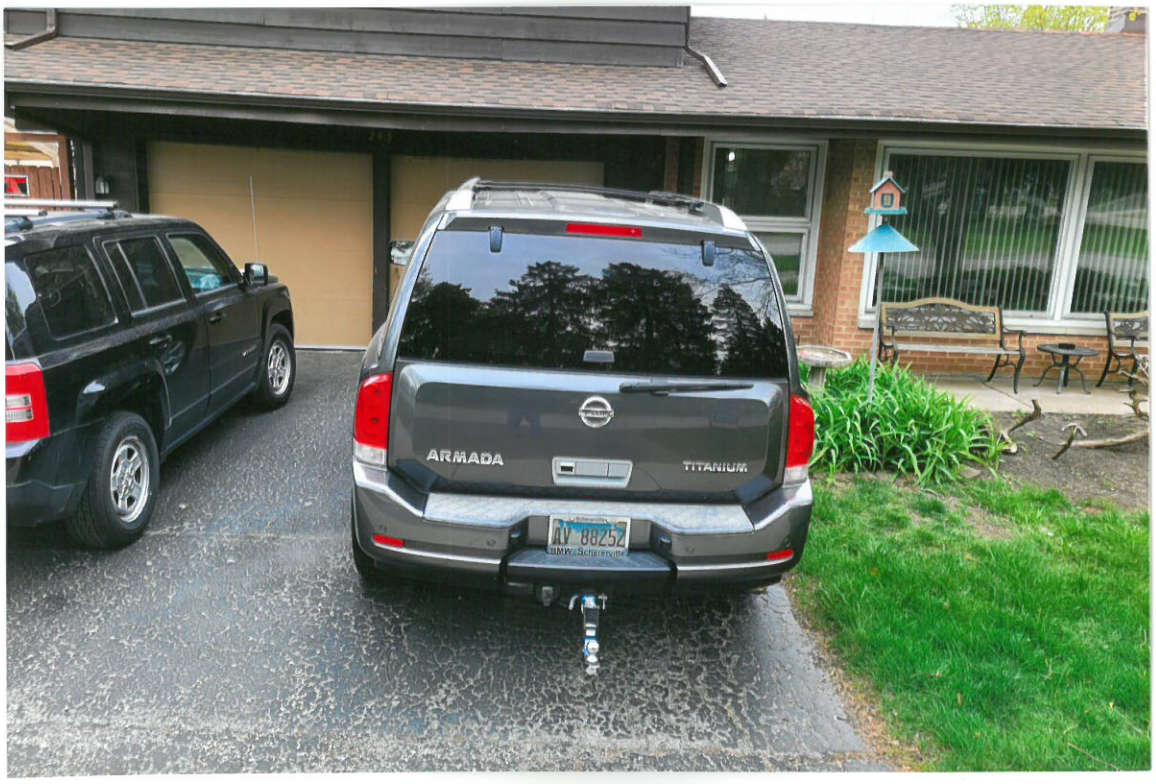
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TITANIUM
AV 88252

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Approval a Variation, Driveway Parking Pad Depth, Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-14
Petitioner: Joseph Kiaulakis
Location: 243 Spruce Avenue
Request: Variation, Paved Parking Area
Municipal Code Section 10 – 8 – 8 – G.4

Motion: Commissioner Chambers made a motion to open CDC Case No. 2021-14. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-14 at 6:52 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

DRAFT

Ms. Fawell stated the Petitioner is seeking a Variation to allow a paved parking area adjacent to their existing driveway in the hopes of alleviating parking concerns. Ms. Fawell stated the proposed 10' by 22' (approximate) area is currently unimproved with gravel. Ms. Fawell stated the eastern 3' of the paved area will be separated from the remaining 20' by a wooden fence and is intended to be used for trash receptacle storage. Ms. Fawell stated the Petitioner is also requesting to widen the apron by 2' where it intersects with the sidewalk- there are no plans to widen the curb cut.

Ms. Fawell stated paved parking areas are regulated by Section 10-8-8.G.4 of the Village Code, which requires they be located in the rear yard adjacent to the entrance of a detached garage and accessed from an alley. Ms. Fawell stated the area shall be 10' by 20' per vehicle space, with a maximum of two spaces per zoning lot, and must be located 1' from an interior lot line and 3' or less from the rear lot line. Ms. Fawell stated the Petitioner's proposed parking area is located in the corner side yard, requires street access, and is adjacent to a driveway that serves an attached garage.

Joseph Kiaulakis, property owner, was present and sown in by Chairman Rowe. Mr. Kiaulakis stated parking is difficult on his property because of the limited space. Mr. Kiaulakis stated that he is able to park three vehicles on the property however, he is unable to open doors to the vehicles. Mr. Kiaulakis stated he has been informed he will be in a wheelchair and with the limited space on his property, it would be difficult to get in and out of vehicles.

Commissioner Wasowicz thanked the petitioner for providing a picture of his neighbor's property in the packet and asked Staff to address those issues with Code Enforcement. Ms. Fawell stated the photos show that the neighbors are parking on pavement. Ms. Fawell stated staff provided the pictures and are aware of the property.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed variance as presented in the Staff Report consisting of:

DRAFT

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The variation will in no way endanger the welfare of the public and will be a comfortable convenience for me and others living here.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: There are many properties in the area with much larger garages and driveways and making our drive larger will be a big help and convenience especially with a disability to be able to open doors on both sides of vehicle.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: I have a disability with my back and legs due to a work injury and one day will need a wheelchair and will need more room for entering and exiting a vehicle.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: This proposed variation is necessary due to lack of space for my disability and was not my deliberate doing.

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

DRAFT

Applicant's Response: This variation is minimal due to the size of our property especially being on a large corner lot and is going to improve the beauty and value of our property and just adding a 10' x 20' parking spot to existing driveway.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variation for a Paved Parking Area at 243 Spruce Avenue with the following conditions:

1) The paved parking area shall be constructed in accordance with submitted application plans, dated 05.28.21; and
2) The pavement shall be pitched in accordance with the recommendations of the Village Engineer; and
3) No vehicles shall be parked behind the fence.

There were no further questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-14. Chairman King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-14 at 7:00 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Paved Parking Area, Municipal Code Section 10 – 8 – 8 – G.4. Commissioner Marcotte seconded the motion.

DRAFT

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion Carried.

Public Hearing: CDC Case Number 2021-18
Petitioner: Richard R. Rebmann
Location: 213 South York Road
Request: Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

Motion: Commissioner Chambers made a motion to open CDC Case No. 2021-18. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-18 at 7:02 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

DRAFT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Granting a PUD, and Denying a Zoning Map Amendment to Rezone the site from C-2 Commercial to R-5 Residential at 1131-39 Center Street, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:
1. This property was zoned as C-2 in 2019 during the comprehensive update to the Village's Zoning Ordinance and District Map.
2. Prior to 2019, the property was zoned RM-2: Medium Density Multi-Family.

KEY ISSUES:
1. The Petitioner is seeking a Zoning Map Amendment in order to rezone the subject property, an apartment complex consisting of 5 buildings, from its current classification of C-2 Commercial to R-5 Multiple-Unit Dwelling Residential.
2. The Petitioner is also requesting approval of a Planned Unit Development designation.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
1. Staff recommends the Denial of the Findings of Fact as they pertain to a Zoning Map Amendment and therefore the Denial of the request to rezone 1131-1139 Center Street from C-2 Commercial District to R-5 Multiple-Unit Dwelling District.
2. Staff recommends the Approval of the Findings of Fact as they pertain to a Special Use Permit and therefore the Approval of the Special Use Permit.
3. Staff recommends the Approval of the Findings of Fact as they pertain to a Planned Unit Development and therefore the Approval of the Preliminary and Final Planned Unit Development.
4. At the 07.06.21 Community Development Commission Public Hearing, a motion to recommend approval of the Zoning Map Amendment failed (0-5). The CDC voted unanimously (5-0) to recommend approval of the Planned Unit Development.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of an Ordinance granting a PUD, and denying a Zoning Map Amendment to rezone the site from C-2 Commercial to R-5 Residential at 1131-39 Center Street, Bensenville, IL.

ATTACHMENTS:

Description	Upload Date	Type

Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Approval Standards Letter	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Plat of Survey	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE DENYING A ZONING MAP AMENDMENT FROM C-2 COMMERCIAL TO R-5 MULTIPLE-UNIT DWELLING AND GRANTING A PLANNED UNIT DEVELOPMENT AT 1131-39 CENTER STREET, BENSENVILLE, ILLINOIS

WHEREAS, Brook Forest LP ("Owner/Applicant") of 1131-39 Center Street, Bensenville, IL 60106, filed an application for Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District, Municipal Code Section 10-3-6 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), and Planned Unit Development, Municipal Code Section 10-4 of the Zoning Ordinance, for the property located at 1131-39 Center Street, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Zoning Map Amendment and Planned Unit Development sought by the Applicant was published in the Bensenville Independent on Thursday, June 17, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Thursday, June 17, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, June 18, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 6, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission disagreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (0-5) against a motion to recommend approval of Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District, Municipal Code Section 10-3-6, and forwarded its recommendations, including the Staff Report and findings relative to the Zoning Map Amendment, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval of Planned Unit Development, Municipal Code Section 10-4, and forwarded its recommendations, including the Staff Report and findings relative to the Planned Unit Development, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that denial of the requested Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District, Municipal Code Section 10-3-6, as recommended by the Community Development Commission to deny the Zoning Map Amendment, is consistent with the Zoning Ordinance; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Planned Unit Development, Municipal

Code Section 10-4, as recommended by the Community Development Commission to allow the Planned Unit Development, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as C-2 Commercial District, which zoning classification shall remain in effect subject to the Planned Unit Development approved herein.

Section 3. That the Staff Report and Recommendations to deny the Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District, sought by the Applicant, as allowed by the Zoning Ordinance, Section 10-3-6, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Zoning Map Amendment is not proper and necessary.

Section 4. That the Staff Report and Recommendations to approve the Planned Unit Development, sought by the Applicant, as allowed by the Zoning Ordinance, Section 10-4, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Planned Unit Development is proper and necessary.

Section 5. That the Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District, Municipal Code Section 10-3-6, as sought by the Applicant of the Subject Property, is hereby denied.

Section 6. That the Planned Unit Development, Municipal Code Section 10-4, as sought by the Applicant of the Subject Property, is hereby approved.

Section 7. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Planned Unit Development granted herein.

Section 8. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict

Section 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

PARCEL 1: THE NORTH 68.37 FEET OF LOT 24, AS MEASURED ON THE WEST LINE, THE SOUTH LINE OF SOME BEING RIGHT ANGLES TO THE WEST LINE OF SAID LOT, TOGETHER WITH THE SOUTH 14 FEET OF THAT PART LOT 23 LYING EAST OF THE PROLONGATION NORTH OF THE WEST LINE OF LOT 24, IN CANTRELL'S RESUBDIVISION CORRECTED PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 115 FEET OF THE NORTH 181.37 FEET OF THE WEST 133.5 FEET OF LOT 24 (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE OF SAID LOT) IN CANTRELL'S RESUBDIVISION CORRECT PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARECEL 3: THE SOUTH 115 FEET OF THE NORTH 181.37 FEET (EXCEPT THE WEST 133.5 FEET) OF THE WEST 133.5 FEET OF LOT 24 (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE OF SAID LOT) IN CANTRELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE WEST 133.5 FEET OF LOT 24 LYING SOUTH OF THE NORTH 181.37 FEET (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE THEREOF AND WHICH LIES 145 FEET NORTHLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT) IN CANTELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF LOT 24 LYING SOUTH OF THE NORTH 181.37 FEET (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE THEREOF) AND WHICH LIES 145 FEET NORTHERLY AND PAEALLEL TO THE SOUTHERLY LINE OF SAID LOT, EXCEPT THE WEST 133.5 FEET THEREOF) IN CANTELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6: EASEMENTS FOR THE INGRESS AND EGRESS AND FOR THE INSTALLATION, USE AND MAINTENANCE OF PUBLIC UTILITIES IN FACOR OF PARCELS 1 TO 5, BOTH INCLUSIVE AS DISCLOSED BY DECLARATION MADE BY ELMHURST NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1960 AND KNOWN AS TRSUT NUMBER 1434, RECORDED OCTOBER 27, 1960 AS DOCUMENT 985195, OVER THE FOLLOWING PROPERTY:

THAT PART OF LOT 24 IN CANTRELL'S RESUBDIVISION CORRECTED PLAT DESCRIBED BY: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT FOR A POINT OF BEGINNING; THEREOF NORTH ON THE EAST LINE THEREOF 98.78 FEET; THENCE NORTHWESTERLY ON A LINE TO A POINT THAT IS 145 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT AND 9.71 FEET WESTERLY OF THE EAST LINE OF SAID LOT (AS MEASURED ON A LINE THAT IS 145 FEET NORTHERLY OF AND PARALLEL TO AND AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT) THENCE CONTINUING WESTERLY ON SAID LINE THAT IS 145 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 19.77 FEET; THENCE SOUTHEASTERLY ON A LINE 35.32 FEET TO A POINT THAT IS 22.42 FEET WEST OF SAID EAST LINE; THENCE SOUTHERLY 32.97 FEET TO A POINT THAT IS 20 FEET WEST OF SAID EAST LINE; THENCE SOUTHERLY 7 FEET TO A POINT THAT IS 19.48 WEST OF SAID EAST LINE; THENCE WESTERLY 0.52 FEET PARALLEL TO SAID SOUTHERLY LINE AND 70.22 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH PARALLEL TO SAID EAST LINE 70.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT THAT IS 20.05 FEET WESTERLY FROM THE EAST LINE OF SAID LOT (AS MEASURED ALONG SAID SOUTH LINE_; THENCE EASTERLY ON SAID SOUTHERLY LINE 20.02 FEET TO A POINT OF BEGINNING IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

THE WEST 33 FEET OF THE SOUTHERLY 145 FEET (MEASURED PARALLEL TO AND AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) OF LOT 24 IN CANTRELL'S RESUBDIVISION CORRECTED PLAT, IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1131-39 Center Street, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed Zoning Map Amendment as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: There is no threat to the health, safety, comfort, convenience, and general welfare of the public with this rezoning.

2) **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

   Applicant's Response: The property was zoned residential until it was recently rezoned by the village to commercial zoning. We are requesting it be amended to its previous correct zoning.

3) **Public Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

   Applicant's Response: There is no hardship imposed by this rezoning to an individual property owner.

4) **Community Need:** The proposed amendment addresses the community need for a specific use.

   Applicant's Response: The amendment will zone the property to the correct present usage of the property.

5) **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

   Applicant's Response: The property was incorrectly zoned as commercial and needs to be rezoned as residential.

6) **Consistent with Title and Plan:** The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: This proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other

land use policies of the Village because there is no change in the existing usage of the property.

Ms. Fawell reviewed the Findings of Fact for the Special Uses as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

   Applicant's Response: Brook Forest Apartments does not endanger the health, safety, comfort, convenience and general welfare of the public.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Brook Forest Apartments has been compatible with the character of adjacent properties and other property within the immediate vicinity.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Brook Forest Apartments does not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity.

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: Brook Forest Apartments has the required utilities, access roads, drainage, and/or other facilities or services and uses them proportionally to that normally expected of permitted uses in the district, and does not require any new services or facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Brook Forest Apartments is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the village.

Ms. Fawell reviewed the Findings of Fact for the Preliminary & Final Planned Unit Development as presented in the Staff Report consisting of:

1. **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: There is no plan for future development of the property at this time, however the property currently fulfills the objectives of the Comprehensive Plan and other land use policies of the Village.

2. **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: The property has clear and well maintained walkways. The driveways, entry/exit points, and parking facilities are all clearly marked and safe to use. Safe traffic to and from the site describes this property. Current exterior lighting on the property provides security and visibility for the public.

3. **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: The interior landscaping is above average and reveals a high pride of ownership. The existing buffers are maintained and do the job that they are intended to do.

4. **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: The property consists of 60 apartment

homes. Our goal is to create a sustainable and low impact site design to minimize potential disturbance to our residents' peaceful enjoyment of their home and surrounding community.

5. **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response: We have outdoor sculptures, 2 water fountains, and plants that could be used as a benchmark for others that wish to raise their property to another level.

6. **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

   Applicant's Response: Underground utilities were used, including electric, cable and telephone. The existing storm and sanitary sewers are well maintained and clear of any local blockages near the property.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact as they pertain to a Zoning Map Amendment and therefore the Denial of the request to rezone 1131-1139 Center Street from C-2 Commercial District to R-5 Multiple-Unit Dwelling District.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact as they pertain to a Special Use Permit and therefore the Approval of the Special Use Permit at 1131-1139 Center Street.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact as they pertain to a Planned Unit Development and therefore the Approval of the Preliminary and Final Planned Unit Development at 1131-1139 Center Street.

There were no further questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2021-17. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-17 at 7:46 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Zoning Map Amendment, C-2 Commercial → R-5 Multiple-Unit, Municipal Code Section 10 – 3 – 6. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: None

Nays: Rowe, Chambers, King, Marcotte, Wasowicz

Motion Failed.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Preliminary & Final Planned Unit Development, Municipal Code Section 10 – 4. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 07.06.21

CDC Case #2021 – 17

Brook Forest, LP
1131-39 Center Street

Zoning Map Amendment, C-2 Commercial → R-5 Residential
Municipal Code Section 10 – 3 – 6

Preliminary and Final Planned Unit Development
Municipal Code Section 10 – 4

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



CDC #2021 – 17

1131-1139 Center St
Matt Pauga, Brook Forest LP
Zoning Map Amendment, C-2 → R-5
Municipal Code Section 10 – 3 – 6
Preliminary & Final Planned Unit Development
Municipal Code Section 10 – 4

Village of Bensenville

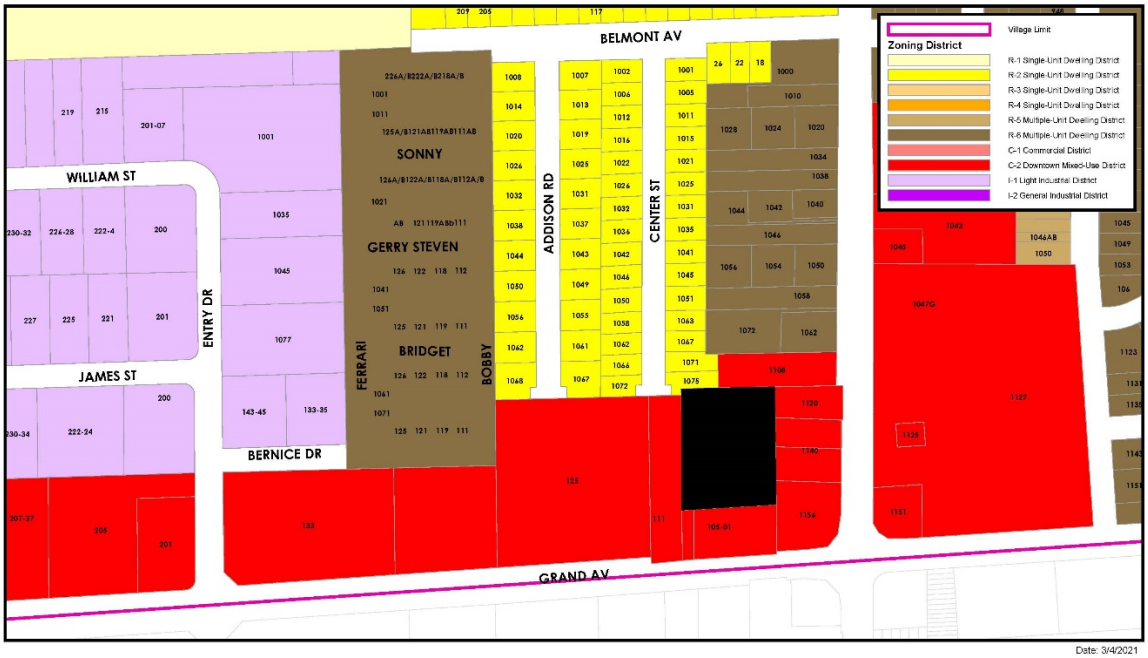
1131-1139 S Center



Date: 3/4/2021

Village of Bensenville

Zoning Map



Date: 3/4/2021

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, July 6, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 17 to consider a request for:

Zoning Map Amendment, C-2 Commercial District to R-5 Multiple-Unit Dwelling District
Municipal Code Section 10 – 3 – 6

Planned Unit Development
Municipal Code Section 10 – 4

at 1131-1139 Center Street in the C – 2 Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1: THE NORTH 68.37 FEET OF LOT 24, AS MEASURED ON THE WEST LINE, THE SOUTH LINE OF SOME BEING RIGHT ANGLES TO THE WEST LINE OF SAID LOT, TOGETHER WITH THE SOUTH 14 FEET OF THAT PART LOT 23 LYING EAST OF THE PROLONGATION NORTH OF THE WEST LINE OF LOT 24, IN CANTRELL'S RESUBDIVISION CORRECTED PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 115 FEET OF THE NORTH 181.37 FEET OF THE WEST 133.5 FEET OF LOT 24 (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE OF SAID LOT) IN CANTRELL'S RESUBDIVISION CORRECT PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARECEL 3: THE SOUTH 115 FEET OF THE NORTH 181.37 FEET (EXCEPT THE WEST 133.5 FEET) OF THE WEST 133.5 FEET OF LOT 24 (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE OF SAID LOT) IN CANTRELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE WEST 133.5 FEET OF LOT 24 LYING SOUTH OF THE NORTH 181.37 FEET (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE THEREOF AND WHICH LIES 145 FEET NORTHLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT) IN CANTELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF LOT 24 LYING SOUTH OF THE NORTH 181.37 FEET (MEASURED ON THE WEST LINE AND PERPENDICULAR TO THE WEST LINE THEREOF) AND WHICH LIES 145 FEET NORTHERLY AND PAEALLEL TO THE SOUTHERLY LINE OF SAID LOT, EXCEPT THE WEST 133.5 FEET THEREOF) IN CANTELL'S RESUBDIVISION CORRECTED PLAT AS PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6: EASEMENTS FOR THE INGRESS AND EGRESS AND FOR THE INSTALLATION, USE AND MAINTENANCE OF PUBLIC UTILITIES IN FACOR OF PARCELS 1 TO 5, BOTH INCLUSIVE AS DISCLOSED BY DECLARATION MADE BY ELMHURST NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1960 AND KNOWN AS TRSUT NUMBER 1434, RECORDED OCTOBER 27, 1960 AS DOCUMENT 985195, OVER THE FOLLOWING PROPERTY:

THAT PART OF LOT 24 IN CANTRELL'S RESUBDIVISION CORRECTED PLAT DESCRIBED BY: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT FOR A POINT OF BEGINNING; THEREOF NORTH ON THE EAST LINE THEREOF 98.78 FEET; THENCE NORTHWESTERLY ON A LINE TO A POINT THAT IS 145 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT AND 9.71 FEET WESTERLY OF THE EAST LINE OF SAID LOT (AS MEASURED ON A LINE THAT IS 145 FEET NORTHERLY OF AND PARALLEL TO AND AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT) THENCE CONTINUING WESTERLY ON SAID LINE THAT IS 145 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 19.77 FEET; THENCE SOUTHEASTERLY ON A LINE 35.32 FEET TO A POINT THAT IS 22.42 FEET WEST OF SAID EAST LINE; THENCE SOUTHERLY 32.97 FEET TO A POINT THAT IS 20 FEET WEST OF SAID EAST LINE; THENCE SOUTHERLY 7 FEET TO A POINT THAT IS 19.48 WEST OF SAID EAST LINE; THENCE WESTERLY 0.52 FEET PARALLEL TO SAID SOUTHERLY LINE AND 70.22 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH PARALLEL TO SAID EAST LINE 70.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT THAT IS 20.05 FEET WESTERLY FROM THE EAST LINE OF SAID LOT (AS MEASURED ALONG SAID SOUTH LINE_; THENCE EASTERLY ON SAID SOUTHERLY LINE 20.02 FEET TO A POINT OF BEGINNING IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

THE WEST 33 FEET OF THE SOUTHERLY 145 FEET (MEASURED PARALLEL TO AND AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) OF LOT 24 IN CANTRELL'S RESUBDIVISION CORRECTED PLAT, IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1959 AS DOCUMENT 951826, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1131-39 Center Street, Bensenville, IL 60106.

Brook Forest LP of 7330 Fairmont, Downers Grove, IL 60516 is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 6, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 17, 2021

For Office Use Only

Date of Submission: 3/2/21 MUNIS Account #: 10745 CDC Case #: 2021- 17

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1131, 1133, 1135, 1137, 1139 Center St.

Property Index Number(s) (PIN): 03-26-204-007

A. PROPERTY OWNER:

Brook Forest LP
Name / Corporation (if applicable)

7330 Fairmount
Street

Downers Grove, IL 60516
City / State / Zip Code

Matt Panga 847-713-2901 mgapanga@aol.com
Contact Person / Telephone Number / Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☒ Check box if same as owner

Name / Corporation (if applicable)

Street

City / State / Zip Code

Contact Person / Telephone Number / Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☑ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☑ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Correcting the zoning classification from C-2 to R-5 or 6. This becomes a meaningful classification to reflect the actual use of the property. There is no commercial activity on this site. There are 5 - 12 flat apartment buildings on this site.

C. PROJECT DATA:

1. General description of the site: 5 - 12 flat apartment buildings in a U shape arrangement.
2. Acreage of the site: 2.039 (88,822 sq. ft) Building Size (if applicable): 48.76 x 95.1 ft approx. 5 buildings with
3. Is this property within the Village limits? (Check applicable below)
   - ☒ Yes
   - ☒ No, requesting annexation
   - ☒ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

Not aware of any of the above

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-2	Local Commercial	Village of Bensenville
North:	R-2 R-6	Single Family Residential Commercial/Industrial Park	"
South:	C-3	Gen. Commercial	Elmhurst
East:	C-2	Local "	Village of Bensenville
West:	C-2 + PUD	" "	"

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

May 18th, 2021
Re: Finding - PUD and Site Plan Review

Scott Viger
Re: Brook Forest, LP
12 S Center St
Bensenville, ILL 60106

The five 12-flat apartment buildings have been in existence for over 40 years and have never been cited for endangering the health, safety, comfort, convenience, and general welfare of the public by the Village of Bensenville.

The property has proven by the issue of its longevity, 40+ years, that it is compatible with the existing use, character, and zoning of adjacent properties. Many permitted uses exist and some came in afterwards and surrounded the property on 3 sides. The 60 units provide housing for residents and provide approximately $60,000 tax receipts to the Village of Bensenville and others.

The property's occupancy since its inception has always been at or above 98%. Moreover, it has or should be designated PUD-R5. The city could not back up with its records why this has changed. Lender was not notified either.

Like any other apartment building in town, it is consistent with the intent of a comprehensive plan and other land policies of the Village.

I believe the comprehensive plan as applied to this property has stood the test of time. Specifically, the decent revenue generated the last 10 years, market acceptance, adequate parking, decent exterior lighting, safe car use, and safe traffic to and from the site describe this property.

The interior landscaping is above average and reveals a high pride of ownership. The existing buffers are maintained and do the job that they are intended to do.

RECEIVED
MAY 18 2021
By

The height of the existing buildings is approximately 15 ft. and is close to the height of most buildings in the immediate area. The flat roof on these buildings emphasizes their low profile.

We have outdoor sculptures, 2 water fountains, and plants that could be used as a benchmark for others that wish to raise their property to another level.

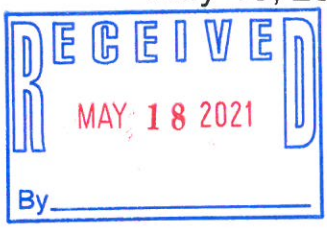
Underground utilities were used, including electric, cable and telephone. The existing storm and sanitary sewers are adequate for the job.

The Grand Subaru car wash will impact this property in a very negative way with its placement 60 ft away from our residents' bedrooms. Good planning will dictate placement further away from this property. Approximately 60 residents made this assessment that live at the property.

Matt Pauga

By: White Birch Management Company General Partner
President
7330 Fairmount Avenue
Downers Grove, IL 60516

Request for Zoning Change
To Reflect Actual
May 18, 2021



Attn: Scott Viger
Re: Brook Forest, LP
12 S. Center St
Bensenville, ILL 60106

I am requesting that the property I own at 1131-1139 S Center St. be rezoned to PUD-R5 to reflect the true use of the property. The property as far back as 45+ years has always carried a multiple family R5 designation.

We have never been notified, nor has the lender been notified, of any down zoning on this property. Proper and specific legal notice must be given to the property owner. The city is not exempt from this requirement and cannot do things for the specific benefit of one property owner at the expense of another.

Please advise me if there is anything else you might need in your analysis, especially omissions, of this subject matter so that we can proceed in an expeditious manner.

Again, I want any and all conversations the City has had with anyone on this change in zoning and the minutes of the meeting where this action took place. Additionally, a legal notice must be specific and directed personally to the property owner.

Matt Pauga

By: White Birch Management Company Gen. Partner
President
7330 Fairmount Avenue
Downers Grove, IL 60516

BENSENVILLE
GATEWAY TO OPPORTUNITY

COMMUNITY DEVELOPMENT COMMISSION
STAFF REPORT

HEARING DATE:	July 6, 2021
CASE #:	2021 – 17
PROPERTY:	1131-39 Center Street
PROPERTY OWNER:	Brook Forest, LP
APPLICANT:	Same as Above
SITE SIZE:	2.04 AC
BUILDING SIZE:	19,000 SF
PIN NUMBER:	03-26-204-007
ZONING:	C-2 Commercial District
REQUEST:	Zoning Map Amendment, C-2 Commercial → R-5 Multiple-Unit Municipal Code Section 10 – 3 – 6 Preliminary & Final Planned Unit Development Municipal Code Section 10 – 4

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 17, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Thursday, June 17, 2021.
3. On Friday, June 18, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Zoning Map Amendment in order to rezone the subject property, an apartment complex consisting of 5 buildings, from its current classification as C-2 Commercial to R-5 Multiple-Unit Dwelling Residential. This property was zoned as C-2 in 2019 during the comprehensive update to the Village's Zoning Ordinance and District Map. The Petitioner is also requesting approval of a Planned Unit Development designation for the property.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Residential	Local Commercial	Village of Bensenville
North	C – 2 R – 2	Commercial Residential	Local Commercial Single Family Residential	Village of Bensenville
South	C – 2	Commercial	Local Commercial	Village of Bensenville
East	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 2 R – 2	Commercial Residential	Local Commercial Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the Lives of Residents
	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Accounts are up to date with billing.

Police:

1) No objections.

Engineering and Public Works:

Engineering:

1) No comments.

Public Works:

1) No comments.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates "Local Commercial" for this property.
2) The current zoning is C-2 Commercial District.
3) In 2019, the Village adopted its 2019 Zoning Ordinance and Map, which consisted of a comprehensive overhaul to the previous documents. During this process, the Village reached out to its residents to enlist their feedback. This was done by holding Public Meetings and Hearings, as well notifying residents via mail, e-blasts, newspaper advertisements, and more.
4) When updating the Zoning Map, which included a reduction in the number of districts and the rezoning of properties, the Village looked to recommendations outlined in the 2015 Comprehensive Plan. The Comprehensive Plan was drafted by the Village and the Chicago Metropolitan Agency for Planning (CMAP) with the intent of creating a well-defined framework for development in the Village to reflect our vision of its future over the next 10-20 years. A goal in achieving that vision is the prioritization of the revitalization of the Village's commercial corridors, both in the near- and long-term.
5) The Future Land Use Map included in the Comprehensive Plan (p. 22) was created to reflect planning recommendations set forth in the Plan and to serve as the foundation for an update to the Zoning Ordinance. This map indicates "Local Commercial" for the subject property, making the use harmonious with others along the Grand Avenue Commercial Corridor.
    a. Local Commercial Districts are defined as containing "retail, office, and service-oriented commercial uses that serve the day-to-day needs of households living within a walking or short driving distance."
6) In the Zoning Ordinance, Multiple-Unit Dwellings are a Special Use in the C-2 District. The subject property's current residential use is still allowed under the Code, regardless of the commercial designation, also due to Section 10-5-3, which considers this use as a "legal nonconforming use": a use of land that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance.
7) The Petitioner feels that their property's zoning should be reverted back to its previous Multiple-Unit Residential and rezoned to R-5.
8) Staff recommends maintaining the current C-2 Commercial zoning.
9) The Petitioner is also requested a Planned Unit Development designation. Planning Staff recommended this request be made to the Petitioner. If a development such as this apartment complex were proposed to the Village at this current time, the granting of a PUD would be required.
    a. As defined in the Zoning Ordinance, Planned Unit Developments are a distinct category of special use permit intended to allow flexibility in the application of the standards of this Ordinance for significant development proposals that provide amenities to the community beyond those required of conventional development applications.
    b. In regards to the subject property, the PUD designation would serve to meet the following goals required of such developments:
        i. Encourage creativity, flexibility, sustainability, and environmental sensitivity in the development of land and the design of structures.
        ii. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, utilities, circulation systems, parking, and other facilities.

APPROVAL STANDARDS FOR ZONING MAP AMENDMENTS:

1) **Public Welfare:** The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: There is no threat to the health, safety, comfort, convenience, and general welfare of the public with this rezoning.

2) **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

   Applicant's Response: The property was zoned residential until it was recently rezoned by the village to commercial zoning. We are requesting it be amended to its previous correct zoning.

3) **Public Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

   Applicant's Response: There is no hardship imposed by this rezoning to an individual property owner.

4) **Community Need:** The proposed amendment addresses the community need for a specific use.

   Applicant's Response: The amendment will zone the property to the correct present usage of the property.

5) **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

   Applicant's Response: The property was incorrectly zoned as commercial and needs to be rezoned as residential.

6) **Consistent with Title and Plan:** The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: This proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village because there is no change in the existing usage of the property.

	Meets Standard	
Zoning Map Amendment Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Neighborhood Character		
3. Public Gain		X
4. Community Need		X
5. Amendment Objective		X
6. Consistent with Title and Plan		X

APPROVAL STANDARDS FOR SPECIAL USES:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

   Applicant's Response: Brook Forest Apartments does not endanger the health, safety, comfort, convenience and general welfare of the public.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Brook Forest Apartments has been compatible with the character of adjacent properties and other property within the immediate vicinity.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Brook Forest Apartments does not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity.

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: Brook Forest Apartments has the required utilities, access roads, drainage, and/or other facilities or services and uses them proportionally to that normally expected of permitted uses in the district, and does not require any new services or facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Brook Forest Apartments is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the village.

	Meets Standard	
Special Use Permit Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

APPROVAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

1) **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: There is no plan for future development of the property at this time, however the property currently fulfills the objectives of the Comprehensive Plan and other land use policies of the Village.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: The property has clear and well maintained walkways. The driveways, entry/exit points, and parking facilities are all clearly marked and safe to use. Safe traffic to and from the site describes this property. Current exterior lighting on the property provides security and visibility for the public.

3) **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: The interior landscaping is above average and reveals a high pride of ownership. The existing buffers are maintained and do the job that they are intended to do.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: The property consists of 60 apartment homes. Our goal is to create a sustainable and low impact site design to minimize potential disturbance to our residents' peaceful enjoyment of their home and surrounding community.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response: We have outdoor sculptures, 2 water fountains, and plants that could be used as a benchmark for others that wish to raise their property to another level.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: Underground utilities were used, including electric, cable and telephone. The existing storm and sanitary sewers are well maintained and clear of any local blockages near the property.

	Meets Standard	
Planned Unit Development Approval Standards	*Yes*	*No*
1. Comprehensive Plan	X	
2. Public Facilities	X	
3. Landscaping and Screening	X	
4. Site Design	X	
5. Natural Environment	X	
6. Utilities	X	

RECOMMENDATIONS:
Staff recommends the Denial of the above Findings of Fact as they pertain to a Zoning Map Amendment and therefore the Denial of the request to rezone 1131-1139 Center Street from C-2 Commercial District to R-5 Multiple-Unit Dwelling District.

Staff recommends the Approval of the above Findings of Fact as they pertain to a Special Use Permit and therefore the Approval of the Special Use Permit at 1131-1139 Center Street.

Staff recommends the Approval of the above Findings of Fact as they pertain to a Planned Unit Development and therefore the Approval of the Preliminary and Final Planned Unit Development at 1131-1139 Center Street.

Respectfully Submitted,

Department of Community & Economic Development

KABAL SURVEYING COMPANY

Land Surveying Services

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
Registration No. 184-003061

ALTA/ACSM Land Title Survey

Parcel 1: The North 68.37 feet of Lot 24, as measured on the West line, the South line of same being at right angles to the West line of said lot, together with the South 14 feet of that part of Lot 23 lying East of the prolongation North of the West line of Lot 24, in Cantrell's Resubdivision Corrected Plat of part of the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 31, 1959 as Document 951826, in DuPage County, Illinois.

Parcel 2: The South 115 feet of the North 181.37 feet of the West 133.5 feet of Lot 24 (measured on the West line and perpendicular to the West line of said Lot) in Cantrell's Resubdivision Corrected Plat of part of the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1959, as Document 951826, in DuPage County, Illinois.

Parcel 3: The South 115 feet of the North 181.37 feet (except the West 133.5 feet) of Lot 24 (measured on the West line and perpendicular to the West line of said Lot) in Cantrell's Resubdivision Corrected Plat of part of the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1959, as Document 951826 in DuPage County, Illinois.

Parcel 4: The West 133.5 feet of Lot 24 lying South of the North 181.37 feet (measured on the West line and perpendicular to the West line thereof and which lies 145 feet Northerly of and parallel to the Southerly line of said Lot) in Cantrell's Resubdivision Corrected Plat of part of the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1959 as Document 951826, in DuPage County, Illinois.

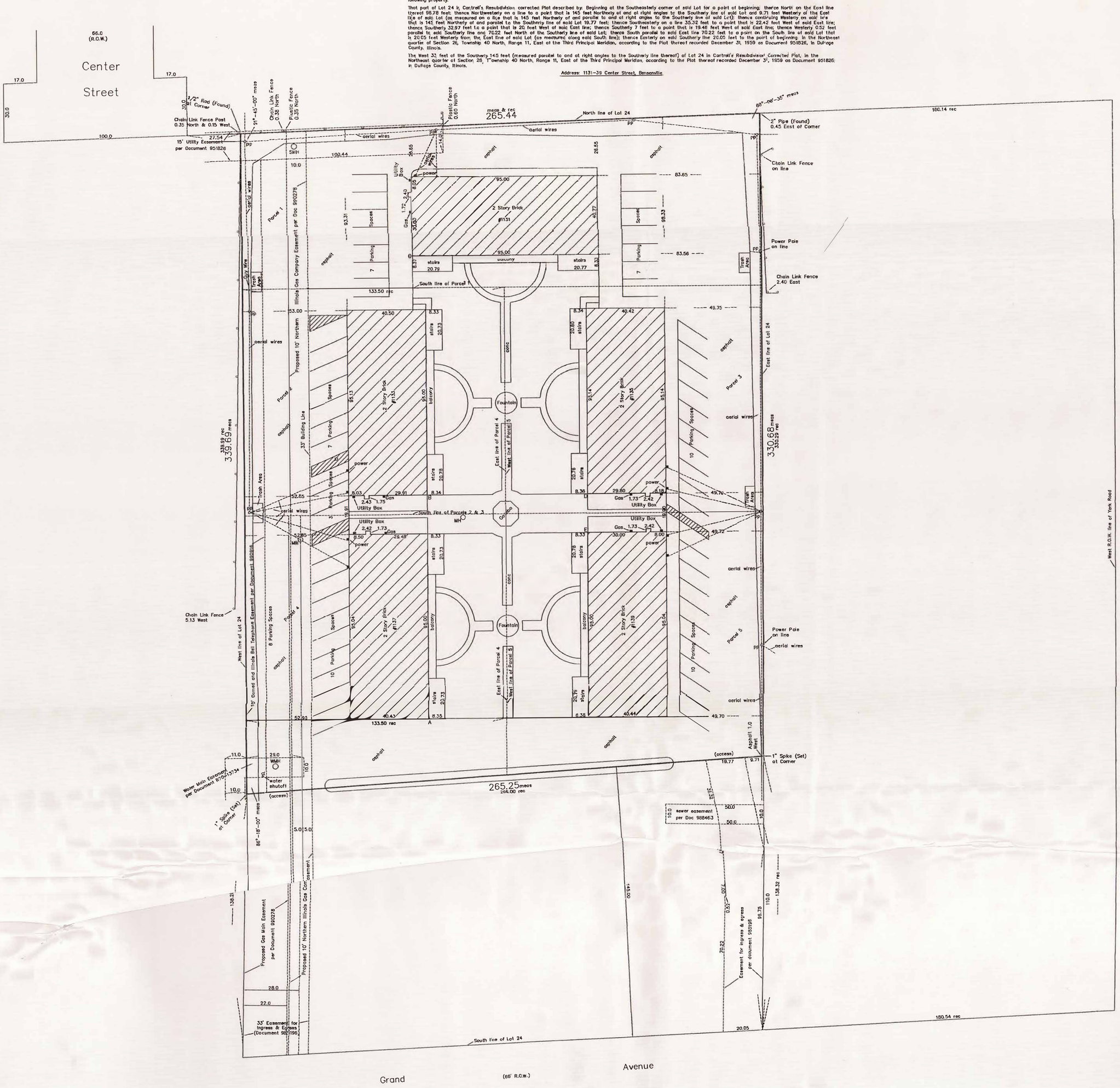
Parcel 5: That part of Lot 24 lying South of the North 181.37 feet (measured on the West line and perpendicular to the West line thereof) and which lies 145 feet Northerly and parallel to the Southerly line of said Lot, except the West 133.5 feet thereof) in Cantrell's Resubdivision Corrected Plat of part of the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1959 as Document 951826, in DuPage County, Illinois.

Parcel 6: Easements for ingress and egress and for installation, use and maintenance of public utilities in favor of Parcels 1 to 5, both inclusive, as disclosed by Declaration made by Elmhurst National Bank, as trustee under trust agreement dated October 27, 1960 and known as Trust Number 1434, recorded October 27, 1960 as Document 965198, over the following property:

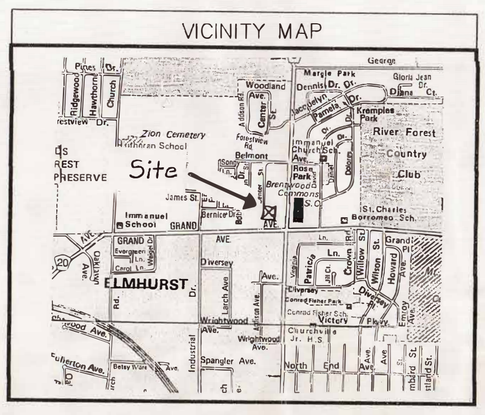
That part of Lot 24 in Cantrell's Resubdivision corrected Plat described by: Beginning at the Southeasterly corner of said Lot for a point of beginning; thence North on the East line thereof 98.78 feet; thence Northeasterly on a line to a point that is 145 feet Northerly of and at right angles to the Southerly line of said Lot and 9.71 feet Westerly of the East line of said Lot (as measured on a line that is 145 feet Northerly of and parallel to and at right angles to the Southerly line of said Lot); thence continuing Westerly on said line that is 145 feet Northerly of and parallel to the Southerly line of said Lot 19.77 feet; thence Southeasterly on a line 35.32 feet to a point that is 22.42 feet West of said East line; thence Southerly 32.97 feet to a point that is 20 feet West of said East line; thence Southerly 7 feet to a point that is 19.48 feet West of said East line; thence Westerly 0.52 feet parallel to said Southerly line and 70.22 feet North of the Southerly line of said Lot; thence South parallel to said East line 70.22 feet to a point on the South line of said Lot that is 20.05 feet Westerly from the East line of said Lot (as measured along said South line); thence Easterly on said Southerly line 20.05 feet to the point of beginning, in the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 31, 1959 as Document 951826, in DuPage County, Illinois.

The West 33 feet of the Southerly 145 feet (measured parallel to and at right angles to the Southerly line thereof) of Lot 24 in Cantrell's Resubdivision Corrected Plat, in the Northeast quarter of Section 26, Township 40 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 31, 1959 as Document 951826, in DuPage County, Illinois.

Address: 1131-39 Center Street, Bensenville.



VICINITY MAP



To Matt Pauga:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11c, 12, 13, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: December 9, 2010

Stephen J. Balek — 035-0001712
signature — registration number

NOTES:

1) WMH = water manhole, α = hydrant, MH = manhole, pp = power pole, SMH = sanitary manhole
2) Height of building above grade at point A is 18.42, point B is 18.35, point C is 18.40, point D is 18.54 & point E is 18.30
3) The square footage of buildings at ground level are as follows: #1137 is 3,843 square feet, #1139 is 3,845 square feet, #1135 is 3,848 square feet, #1133 is 3,847 square feet, & #1131 is 3,862 square feet.
4) There were no Governmental Agency survey-related requirements specified by the client
5) There were no observable evidence of earth moving work, building construction or building additions within recent months.
6) There are no changes in street right of way lines which were completed or proposed. There is no evidence of recent street or sidewalk construction or repairs.
7) There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill
8) There are 54 regular parking spaces located onsite
9) According to Flood Insurance Rate Map, Community-Panel Number: 170200 003 C, Map Revised March 2, 1993, shows that our property is located in "Zone X". "Zone X" is defined as "areas determined to be outside 500-year floodplain".
10) According to Village of Bensenville website: Our property is located in Zoning District "RM-2 Medium Multi-Family", from Bensenville Official Zoning Map 2009 (adopted March 3, 2009 Ordinance #S-2009).
    a) The minimum lot width shall be 25 feet
    b) The maximum building height for residential uses shall be 80 feet. For uses located within 200 feet of an RS District, maximum height is 32 feet.
    c) Minimum requirements for yards in this district shall be: 1 foot for each foot of building height over 32 feet, where maximum height restriction permits: front yard depth = 30 feet, corner side yard width = 15 feet, interior side yard with = 10 feet, rear yard depth = 25 feet.
    d) The minimum lot area per dwelling unit, in square feet, shall be: efficiency unit = 792 square feet, 1-bedroom unit = 1,030 square feet, 2-bedroom = 1,742 square feet, 3-bedroom = 2,553 square feet, 4-bedroom and larger unit = 2,847 square feet.
11) According to DuPage County Recorder of Deeds website, names of adjoining owners are: 111 West Grand Avenue, Bensenville (PIN 03-26-204-006-0000) is Dhuse R.E. Development LLC; 15 Grand Avenue, Bensenville (PIN 03-26-204-009-0000) is John Marinos; 1156 South York Road, Bensenville (PIN 03-26-204-013-0000) is First National Bank of Western Springs; 1140 South York Road, Bensenville (PIN 03-26-204-021-0000) is Wells Fargo Bank; 1120 South York Road (PIN 02-36-204-010-0000) is Amy Mazur; 1108 South York Road, Bensenville (PIN 03-26-204-018-0000) is Joan M. Ragona; 1075 South Center Street (PIN 03-26-203-032) is Kenneth W. Wiejaaczka.

Scale (feet)
0 10 20 30 40 50 60 70 80

LEGEND
conc = concrete
PIN = property index number
meas = measured
rec = record
R.O.W.= right-of-way
pch = porch

Area of property is approximately 88,822 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed September 21, 19 91

Building Located September 21, 19 91

Scale: 1 inch = 30 ft.

Order No. 910932

Ordered By: Pauga, Owner

SURVEY UPDATED DECEMBER 9, 2010

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for an ALTA/ACSM survey

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Stephen J. Balek
Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2012

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Site Plan Review, Municipal Code Section 10 – 3 – 2. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of Amendment to a Planned Unit Development, Municipal Code Section 10 – 4 – 4. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval of Final Plat of Subdivision, Municipal Code Section 11 – 3 w*ith the following code departures*: Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 6 – 8 – C. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-17
Petitioner: Brook Forest, LP
Location: 1131-39 Center Street
Request: Zoning Map Amendment, C-2 Commercial → R-5 Multiple-Unit
Municipal Code Section 10 – 3 – 6
Preliminary & Final Planned Unit Development
Municipal Code Section 10 – 4

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-17. Commissioner Chambers seconded the motion.

DRAFT

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-17 at 7:27 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated the Petitioner is seeking a Zoning Map Amendment in order to rezone the subject property, an apartment complex consisting of 5 buildings, from its current classification as C-2 Commercial to R-5 Multiple-Unit Dwelling Residential. Ms. Fawell stated this property was zoned as C-2 in 2019 during the comprehensive update to the Village's Zoning Ordinance and District Map. Ms. Fawell stated the Petitioner is also requesting approval of a Planned Unit Development designation for the property.

Matt Pauga, property owner, was present and sworn in by Chairman Rowe. Mr. Pauga stated he's owned the property for 35-40 years and resides in North Barrington. Mr. Pauga stated he's always had an attachment to Bensenville. Mr. Pauga stated he was unaware of the zoning change to his property. Mr. Pauga stated after reviewing the case, he believes the approval of the Grand Subaru car wash is ruining his property and does not fit the area.

DRAFT

Commissioner Wasowicz asked the petitioner if he was aware the Village was changing its zoning in 2019. Mr. Pauga stated he was aware of the zoning change, however; he was unaware of the zoning change to his property and was not notified via certified mail.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed Zoning Map Amendment as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: There is no threat to the health, safety, comfort, convenience, and general welfare of the public with this rezoning.

2) **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

   Applicant's Response: The property was zoned residential until it was recently rezoned by the village to commercial zoning. We are requesting it be amended to its previous correct zoning.

3) **Public Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

   Applicant's Response: There is no hardship imposed by this rezoning to an individual property owner.

4) **Community Need:** The proposed amendment addresses the community need for a specific use.

   Applicant's Response: The amendment will zone the property to the correct present usage of the property.

DRAFT

5) **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

Applicant's Response: The property was incorrectly zoned as commercial and needs to be rezoned as residential.

6) **Consistent with Title and Plan:** The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: This proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village because there is no change in the existing usage of the property.

Ms. Fawell reviewed the Findings of Fact for the Special Uses as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: Brook Forest Apartments does not endanger the health, safety, comfort, convenience and general welfare of the public.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Brook Forest Apartments has been compatible with the character of adjacent properties and other property within the immediate vicinity.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Brook Forest Apartments does not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity.

DRAFT

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: Brook Forest Apartments has the required utilities, access roads, drainage, and/or other facilities or services and uses them proportionally to that normally expected of permitted uses in the district, and does not require any new services or facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Brook Forest Apartments is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the village.

   Ms. Fawell reviewed the Findings of Fact for the Preliminary & Final Planned Unit Development as presented in the Staff Report consisting of:

   1. **Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

      Applicant's Response: There is no plan for future development of the property at this time, however the property currently fulfills the objectives of the Comprehensive Plan and other land use policies of the Village.

   2. **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

DRAFT

Applicant's Response: The property has clear and well maintained walkways. The driveways, entry/exit points, and parking facilities are all clearly marked and safe to use. Safe traffic to and from the site describes this property. Current exterior lighting on the property provides security and visibility for the public.

3. **Landscaping and Screening:** The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: The interior landscaping is above average and reveals a high pride of ownership. The existing buffers are maintained and do the job that they are intended to do.

4. **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: The property consists of 60 apartment homes. Our goal is to create a sustainable and low impact site design to minimize potential disturbance to our residents' peaceful enjoyment of their home and surrounding community.

5. **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response: We have outdoor sculptures, 2 water fountains, and plants that could be used as a benchmark for others that wish to raise their property to another level.

6. **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

DRAFT

Applicant's Response: Underground utilities were used, including electric, cable and telephone. The existing storm and sanitary sewers are well maintained and clear of any local blockages near the property.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact as they pertain to a Zoning Map Amendment and therefore the Denial of the request to rezone 1131-1139 Center Street from C-2 Commercial District to R-5 Multiple-Unit Dwelling District.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact as they pertain to a Special Use Permit and therefore the Approval of the Special Use Permit at 1131-1139 Center Street.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact as they pertain to a Planned Unit Development and therefore the Approval of the Preliminary and Final Planned Unit Development at 1131-1139 Center Street.

There were no further questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2021-17. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-17 at 7:46 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Zoning Map Amendment, C-2 Commercial → R-5 Multiple-Unit, Municipal Code Section 10 – 3 – 6. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: None

Nays: Rowe, Chambers, King, Marcotte, Wasowicz

Motion Failed.

DRAFT

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Preliminary & Final Planned Unit Development, Municipal Code Section 10 – 4. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting:
Petitioner: Hamilton Partners
Location: 1000 North Illinois Route 83
Request: Plat of Consolidation
Municipal Code Section 11 - 3

Motion: Commissioner Wasowicz made a motion to open the Public Meeting. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened the Public Meeting at 7:48 p.m.

Ms. Fawell stated the Petitioner is requesting a Plat of Consolidations at 1000 N. IL Rte. 83, formally addressed as 1000 Tower Lane. Ms. Fawell stated an existing 144,350 SF industrial building is located on the subject property.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the Public Meeting. There were none.

Ms. Fawell stated Staff recommends the Approval of the Plat of Consolidation at 1000 N. IL Rte. 83.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close the Public Meeting. Commissioner Marcotte seconded the motion.

DRAFT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Granting Variations to Increase Driveway Width and Parking Pad Depth at 213 S York Road, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
1. The Petitioner is seeking a Variation to allow a 30' by 20' driveway parking pad at 213 S. York Road.
2. The existing driveway is in disrepair, and the unimproved area on either side of the concrete has been used to park vehicles.
3. The proposed pavement is intended to connect to an existing 20' wide concrete area abutting the public sidewalk. There are no plans to include the existing curb cut in this project.

KEY ISSUES:
The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth at 213 S York Road with the following condition:
    1. The pavement shall be pitched in accordance with the recommendations of the Village Engineer.
2. At their 07.06.21 Public Hearing, the Community Development Commission voted unanimously (5-0) to recommend approval of the requested Variations with staff's recommended condition.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of an Ordinance granting Variations to increase driveway width and parking pad depth at 213 S York Road, Bensenville, IL.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo

Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Approval Standards Letter	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Plat of Survey w/ Plans	7/13/2021	Backup Material
Site Images Submitted by Petitioner	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING VARIATIONS TO ALLOW INCREASES IN MAXIMUM DRIVEWAY WIDTH AND DRIVEWAY PARKING PAD DEPTH AT 213 SOUTH YORK ROAD, BENSENVILLE, ILLINOIS

WHEREAS, Richard R. Rebmann ("Owner/Applicant") of 19 South Center Street, Bensenville, IL 60106, filed an application for Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), and Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3 of the Zoning Ordinance, for the property located at 213 South York Road, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Variations sought by the Applicant was published in the Bensenville Independent on Thursday, June 17, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Thursday, June 17, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, June 18, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 6, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval with conditions of the Variation, Maximum Driveway Width,

Municipal Code Section 10-8-8-1, and Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, and forwarded its recommendations, including the Staff Report and findings relative to the Variations, to the President and Board of Village Trustees, which concurred with the recommendations made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval with conditions of the requested Variations, Maximum Driveway Width, Municipal Code Section 10-8-8-1, and Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as recommended by the Community Development Commission to approve the Variations, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as R-3 Single-Unit Dwelling District, which zoning classification shall remain in effect subject to the Variations approved herein.

Section 3. That the Staff Report and Recommendations to approve with conditions the Variations, Maximum Driveway Width and Driveway Parking Pad, sought by the Applicant, as allowed by the Zoning Ordinance, Sections 10-8-8-1 and 10-8-8.G-3, as adopted by the Community Development Commission as shown in Exhibit “B”, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variations are proper and necessary.

Section 4. That the Variations, Maximum Driveway Width, Municipal Code Section 10-8-8-1, and Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as sought by the Applicant of the Subject Property, are hereby approved with the following condition:

1. The pavement shall be pitched in accordance with the recommendations of the Village Engineer.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variations granted herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

LOT 2 IN B.L. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 213 S York Road, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed variances as presented in the Staff Report consisting of:

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The proposed variation will not endanger the health, safety, comfort, convenience and general welfare of the public, as it will actually enhance the safety, considering that the curb cut village installed apron is already 42 feet wide, 24 feet on the property involved and 18 feet on the property to the south. York road is a busy roadway and having to back into or back out of the drive is dangerous. There has been 3 deaths on this block alone in the last couple years. The existing garage is two doors with brick center wall, the exact doors measure 7'10 wide and require that the vehicles drive in, backing in is impossible even with the 20x20 allowed area off the garage. If two cars were parked in front on this 20x20 they could not back out, without driving over a grassy area on each side. If the 20x20 area was installed per code and it required a phase in to the 10 foot width, at the existing 20 foot width area already installed by the village, which is only 12 feet apart, it would cause 2 triangles on each side, the driveway would resemble a hourglass, and being of concrete, look ridiculous from the street.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The proposed replacement would remain the same, it's the additional length of 12 feet that is the requested variance, as it would be 20 feet wide to match the existing driveway entrance and the installation of the conforming 20x20 area by the garage. The other homes on the block, both sides, consist of no driveways, shared driveway and single car driveway. The shared driveway has a street cut curb 26 feet wide, with an 11 foot and 9 foot individual driveways, separated by 3 feet of grass. Two driveways are 8 feet wide with 16 & 20 foot street cuts, the other single drive is 11 1/2 feet wide with a 21 foot curb cut. Needless to say, very little overall uniformity.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: The proposed variance alleviates the unsafe/unsightly hourglass backing up situation. If the 20 foot width was allowed to match the 20 foot existing width of the village installed apron which continues 5 feet beyond the village sidewalk, it would be a major improvement. At that point its broken concrete and gravel that has been there for forty years.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: The unique physical attributes of the property is a brick narrow garage, with (2) 7'10 foot doors, requiring direct entry, and a 24 foot street apron that already exists and narrows down to 20 feet wide

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: The proposed variation represents the minimum deviation from regulation as it is only 2 triangles of additional driveway on each side of the required phasing in from 20 to 20 over a 12' length.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The proposed variation is consistent with the village overall plan in that it removes an existing combination concrete/gravel driveway with an hourglass foot print and provides a smooth, appealing straight line concrete driveway from street to garage. After which tree stump removal, landscaping and decorative timber boarders will be installed. It wasn't until this property was recently cleaned up that any of the $400,000.00 condo's to the south were even reviewed let alone sold.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth at 213 S York Road with the following condition:

1) The pavement shall be pitched in accordance with the recommendations of the Village Engineer.

There were no further questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2021-18. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-18 at 7:11 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 – 1. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Driveway Parking Pad Depth, Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 07.06.21

CDC Case #2021 – 18

Richard R. Rebmann
213 S York Road

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

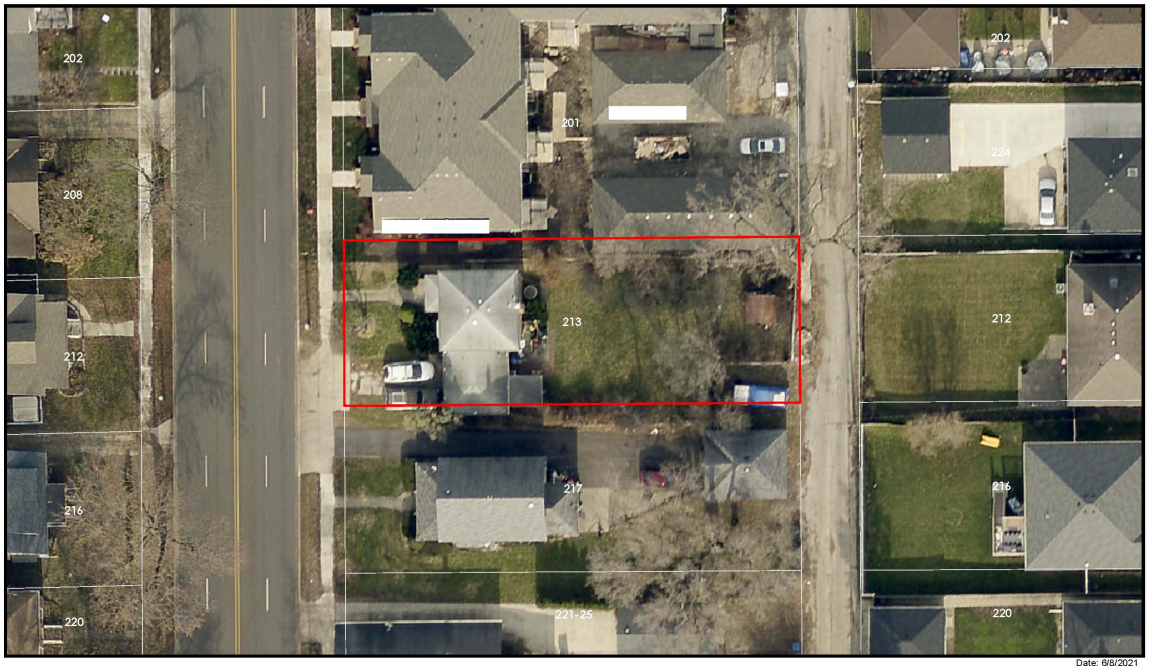


CDC#2021 – 18

213 S York Road
Richard R. Rebmann
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8.G.3

Village of Bensenville

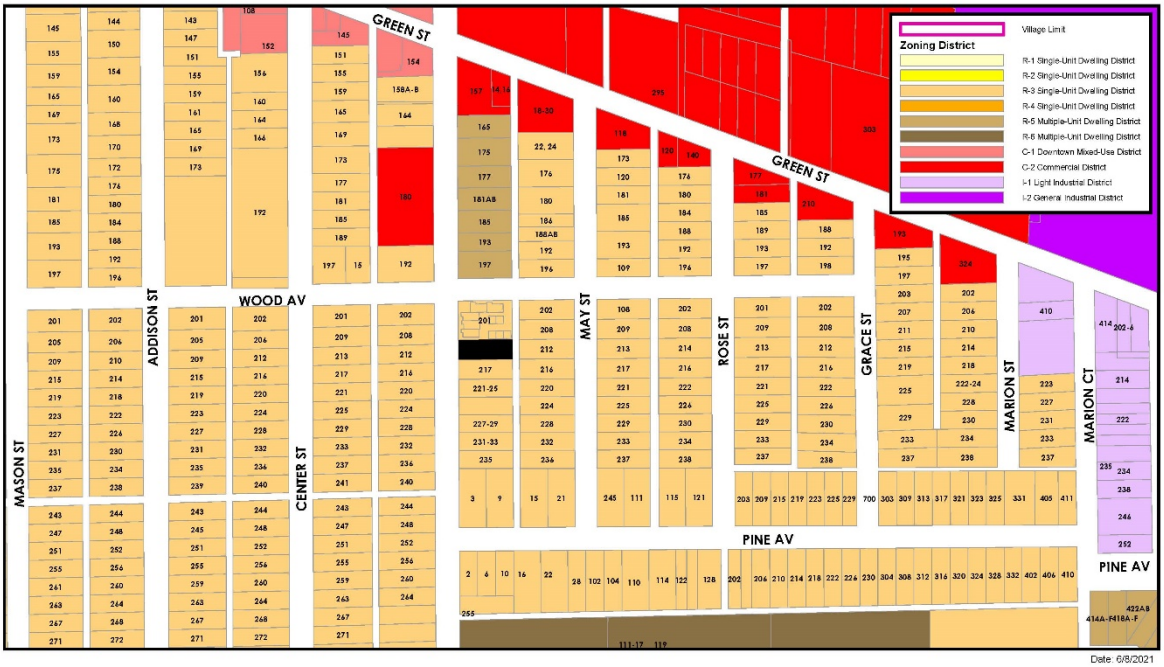
213 S York Rd



Date: 6/8/2021

Village of Bensenville

Zoning Map



Date: 6/8/2021

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, July 6, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 18 to consider a request for:

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1;

Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

at 213 S York Road in an existing R – 3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 2 IN B.L. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 213 S York Road, Bensenville, IL 60106.

Richard R. Rebmann of 19 S Center Street, Bensenville, IL 60106 is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 6, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 17, 2021

For Office Use Only
Date of Submission: 6/4/21 MUNIS Account #: 11059 CDC Case #: 2021-18

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 213 S. YORK

Property Index Number(s) (PIN): 03-13-317-002

A. PROPERTY OWNER:

RICHARD R. REBMANN
Name / Corporation (if applicable)

19 S. CENTER ST
Street

BENSENVILLE IL 60106
City / State / Zip Code

RICHARD R. REBMANN 630-362-9199 RRRTAXMAN@AOL.COM
Contact Person / Telephone Number / Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☒ Check box if same as owner

Name / Corporation (if applicable)

Street

City / State / Zip Code

Contact Person / Telephone Number / Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☒ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☑ Affidavit of Ownership** (signed/notarized)
- ☑ Application**
- ☑ Approval Standards**
- ☑ Plat of Survey/Legal Description
- ☑ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☑ Application Fees
- ☑ Fees agreement**

RECEIVED
JUN 04 2021
By

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Variance in driveway width to 20' from garage to existing 20 feet concrete, 5' sidewalk

C. PROJECT DATA:

1. General description of the site: 60 yr old home on YORK ROAD

2. Acreage of the site: .25 Building Size (if applicable): 1305

3. Is this property within the Village limits? (Check applicable below)
   - ☒ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

None

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R-3	Single Family	Bensenville
North:	R-3	Multi family	Bensenville
South:	R-3	Single Family	Bensenville
East:	R-3	Alley / Single Family	Bensenville
West:	R-3	Street / Single Family	Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

RECEIVED
JUN 04 2021
By

KELSEY FAWELL

THE FOLLOWING INFORMATION IS THE REQUIRED APPLICANTS LETTER DESCRIBING HOW THE REQUEST MEETS INDIVIDUAL APPROVAL STANDARDS PER THE VILLAGE CODE.

1) THE PROPOSED VARIATION WILL NOT ENDANGER THE HEALTH, SAFETY, COMFORT, CONVENIENCE AND GENERAL WELFARE OF THE PUBLIC, AS IT WILL ACTUALLY ENHANCE THE SAFETY, CONSIDERING THAT THE CURB CUT VILLAGE INSTALLED APRON IS ALREADY 42 FEET WIDE, 24 FEET ON THE PROPERTY INVOLVED AND 18 FEET ON THE PROPERTY TO THE SOUTH.

YORK ROAD IS A BUSY ROADWAY AND HAVING TO BACK INTO OR BACK OUT OF THE DRIVE IS DANGEROUS. THERE HAS BEEN 3 DEATHS ON THIS BLOCK ALONE IN THE LAST COUPLE YEARS. THE EXISTING GARAGE IS TWO DOORS WITH BRICK CENTER WALL, THE EXACT DOORS MEASURE 7'10 WIDE AND REQUIRE THAT THE VEHICLES DRIVE IN, BACKING IN IS IMPOSSIBLE EVEN WITH THE 20 X 20 ALLOWED AREA OFF THE GARAGE. IF TWO CARS WERE PARKED IN FRONT ON THIS 20 X 20 THEY COULD NOT BACK OUT, WITHOUT DRIVING OVER A GRASSY AREA.ON EACH SIDE. IF THE 20 X 20 AREA WAS INSTALLED PER CODE AND IT REQUIRED A PHASE IN TO THE 10 FOOT WIDTH, AT THE EXISTING 20 FOOT WIDTH AREA ALREADY INSTALLED BY THE VILLAGE, WHICH IS ONLY 12 FEET APART, IT WOULD CAUSE 2 TRIANGLES ON EACH SIDE, THE DRIVEWAY WOULD RESEMBLE A HOURGLASS, AND BEING OF CONCRETE, LOOK RIDICULOUS FROM THE STREET

2) THE PROPOSED REPLACEMENT WOULD REMAIN THE SAME, ITS THE ADDITIONAL LENGTH OF 12 FEET THAT IS THE REQUESTED VARIANCE, AS IT WOULD BE 20 FEET WIDE TO MATCH THE EXISTING DRIVEWAY ENTRANCE AND THE INSTALLATION OF THE CONFORMING 20 X 20 AREA BY THE GARAGE. THE OTHER HOMES ON THE BLOCK, BOTH SIDES, CONSIST OF NO DRIVEWAYS, SHARED DRIVEWAY AND SINGLE CAR DRIVEWAY. THE SHARED DRIVEWAY HAS A STREET CUT CURB 26 FEET WIDE, WITH AN 11 FOOT AND 9 FOOT INDIVIDUAL DRIVEWAYS, SEPARATED BY 3 FEET OF GRASS. TWO DRIVEWAYS ARE 8 FEET WIDE WITH 16 & 20 FOOT STREET CUTS, THE OTHER SINGLE DRIVE IS 11 1/2 FEET WIDE WITH A 21 FOOT CURB CUT. NEEDLESS TO SAY, VERY LITTLE OVERALL UNIFORMITY.

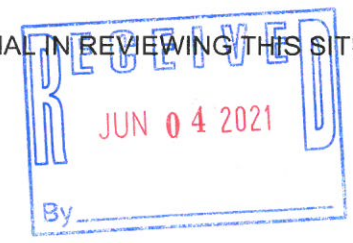
3) THE PROPOSED VARIANCE ALLEVIATES THE UNSAFE/UNSIGHTLY HOURGLASS BACKING UP SITUATION. IF THE 20 FOOT WIDTH WAS ALLOWED TO MATCH THE 20 FOOT EXISTING WIDTH OF THE VILLAGE INSTALLED APRON WHICH CONTINUES 5 FEET BEYOND THE VILLAGE SIDEWALK, IT WOULD BE A MAJOR IMPROVEMENT. AT THAT POINT ITS BROKEN CONCRETE AND GRAVEL THAT HAS BEEN THERE FOR FORTY YEARS.

4) THE UNIQUE PHYSICAL ATTRIBUTES OF THE PROPERTY IS A BRICK NARROW GARAGE, WITH (2) 7'10 FOOT DOORS, REQUIRING DIRECT ENTRY, AND A 24 FOOT STREET APRON THAT ALREADY EXISTS.AND NARROWS DOWN TO 20 FEET WIDE

5) THE PROPOSED VARIATION REPRESENTS THE MINIMUM DEVIATION FROM REGULATION AS IT IS ONLY 2 TRIANGLES OF ADDITIONAL DRIVEWAY ON EACH SIDE OF THE REQUIRED PHASING IN FROM 20 TO 10 OVER A 12 FOOT LENGTH.

6) THE PROPOSED VARIATION IS CONSISTENT WITH THE VILLAGE OVERALL PLAN IN THAT IT REMOVES AN EXISTING COMBINATION CONCRETE/GRAVEL DRIVEWAY WITH AN HOURGLASS FOOT PRINT AND PROVIDES A SMOOTH, APPEALING STRAIGHT LINE CONCRETE DRIVEWAY FROM STREET TO GARAGE. AFTER WHICH TREE STUMP REMOVAL, LANDSCAPING AND DECORATIVE TIMBER BOARDERS WILL BE INSTALLED. IT WASN'T UNTIL THIS PROPERTY WAS RECENTLY CLEANED UP THAT ANY OF THE $400,000.00 CONDO'S TO THE SOUTH WERE EVEN REVIEWED LET ALONE SOLD.

I APPRECIATE THE CONSIDERATION OF THE STAFF AND THE CDC PERSONAL IN REVIEWING THIS SITUATION AND ENCOURAGE A PHYSICAL REVIEW OF THE AREA.



THANK YOU

RICH REBMANN630-362-9199

BENSENVILLE
GATEWAY TO OPPORTUNITY

COMMUNITY DEVELOPMENT COMMISSION
STAFF REPORT

HEARING DATE:	July 6, 2021
CASE #:	2021 – 18
PROPERTY:	213 S York Road
PROPERTY OWNER:	Richard R. Rebmann
APPLICANT:	Same as Above
SITE SIZE:	0.21 AC
BUILDING SIZE:	N/A
PIN NUMBER:	03-13-317-002
ZONING:	R-3 Single-Unit Dwelling District
REQUEST:	Variation, Maximum Driveway Width Municipal Code Section 10 – 8 – 8 – 1 Variation, Driveway Parking Pad Depth Municipal Code Section 10 – 8 – 8 – G.3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 17, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Thursday, June 17, 2021.
3. On Friday, June 18, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Variation to allow a 20' by 30' driveway parking pad at 213 S. York Road. The existing driveway is in disrepair, and the unimproved area on either side of the concrete has been used to park vehicles. The proposed pavement is intended to connect to an existing 20' wide concrete area abutting the public sidewalk. There are no plans to include the existing curb cut in this project.

The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R – 3	Residential	Medium Family Residential	Village of Bensenville
North	R – 3	Residential	Medium Family Residential	Village of Bensenville
South	R – 3	Residential	Medium Family Residential	Village of Bensenville
East	R – 3	Residential	Single Family Residential	Village of Bensenville
West	R – 3	Residential	Medium Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the Lives of Residents
	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Account is up to date and has no liens.

Police:

1) No objections.

Engineering and Public Works:

1) Pavement shall be pitched towards York Road so as not to adversely impact neighboring properties.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates “Medium Family Residential” for this property.
2) The current zoning is R-3 Single-Unit Dwelling District.
3) The Applicant is requesting a Variation in order to construct a 20x30’ driveway, accessed from York Road, to serve an existing two-car garage.
4) Variations seeking relief from maximum driveway width and parking pad depth code requirements are a common request via the Community Development Commission.
5) The Village Zoning Ordinance (Section 10-8-8) implements a maximum driveway width of 10 feet for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20 feet in depth from the garage doors before tapering back to the required maximum driveway width of 10 feet. If the driveway were to meet these standards, there would only be 10 feet of remaining lineal space to allow for the tapering.
6) As shown in the images provided by the Applicant (included in the attached plans), a portion of the area they are looking to pave is in disrepair and is unimproved with grass and gravel. Correction notices have been issued due to the lack of maintenance and parking vehicles on this area.
7) Along the subject property’s front lot line, there is an approximately 5x20’ sidewalk area (which abuts the Village’s sidewalk in the right-of-way). Should this Variation be denied, the sidewalk pavement on the Applicant’s property would need to be removed. The Applicant is proposing paving the driveway to connect with their existing 5x20’ concrete area.
8) The driveway is served by an existing curb cut, which is shared between the subject property and the neighboring property to the south. This Applicant does not intend to alter the curb cut in this project.

APPROVAL STANDARDS FOR VARIATIONS:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The proposed variation will not endanger the health, safety, comfort, convenience and general welfare of the public, as it will actually enhance the safety, considering that the curb cut village installed apron is already 42 feet wide, 24 feet on the property involved and 18 feet on the property to the south. York road is a busy roadway and having to back into or back out of the drive is dangerous. There has been 3 deaths on this block alone in the last couple years. The existing garage is two doors with brick center wall, the exact doors measure 7'10 wide and require that the vehicles drive in, backing in is impossible even with the 20x20 allowed area off the garage. If two cars were parked in front on this 20x20 they could not back out, without driving over a grassy area on each side. If the 20x20 area was installed per code and it required a phase in to the 10 foot width, at the existing 20 foot width area already installed by the village, which is only 12 feet apart, it would cause 2 triangles on each side, the driveway would resemble a hourglass, and being of concrete, look ridiculous from the street.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The proposed replacement would remain the same, it's the additional length of 12 feet that is the requested variance, as it would be 20 feet wide to match the existing driveway entrance and the installation of the conforming 20x20 area by the garage. The other homes on the block, both sides, consist of no driveways, shared driveway and single car driveway. The shared driveway has a street cut curb 26 feet wide, with an 11 foot and 9 foot individual driveways, separated by 3 feet of grass. Two driveways are 8 feet wide with 16 & 20 foot street cuts, the other single drive is 11 1/2 feet wide with a 21 foot curb cut. Needless to say, very little overall uniformity.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The proposed variance alleviates the unsafe/unsightly hourglass backing up situation. If the 20 foot width was allowed to match the 20 foot existing width of the village installed apron which continues 5 feet beyond the village sidewalk, it would be a major improvement. At that point its broken concrete and gravel that has been there for forty years.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: The unique physical attributes of the property is a brick narrow garage, with (2) 7'10 foot doors, requiring direct entry, and a 24 foot street apron that already exists and narrows down to 20 feet wide

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from regulation as it is only 2 triangles of additional driveway on each side of the required phasing in from 20 to 20 over a 12' length.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the village overall plan in that it removes an existing combination concrete/gravel driveway with an hourglass foot print and provides a smooth, appealing straight line concrete driveway from street to garage. After which tree stump removal, landscaping and decorative timber boarders will be installed. It wasn't until this property was recently cleaned up that any of the $400,000.00 condo's to the south were even reviewed let alone sold.

Maximum Driveway Width	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

Driveway Parking Pad	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
7. Public Welfare	X	
8. Compatible with Surrounding Character	X	
9. Undue Hardship	X	
10. Unique Physical Attributes	X	
11. Minimum Deviation Needed	X	
12. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth at 213 S York Road with the following condition:

1) The pavement shall be pitched in accordance with the recommendations of the Village Engineer.

Respectfully Submitted,

Department of Community & Economic Development

PLAT OF SURVEY

OF

LOT 2 IN B.L. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 8,297 SQ. FT. OR 0.19 ACRES MORE OR LESS

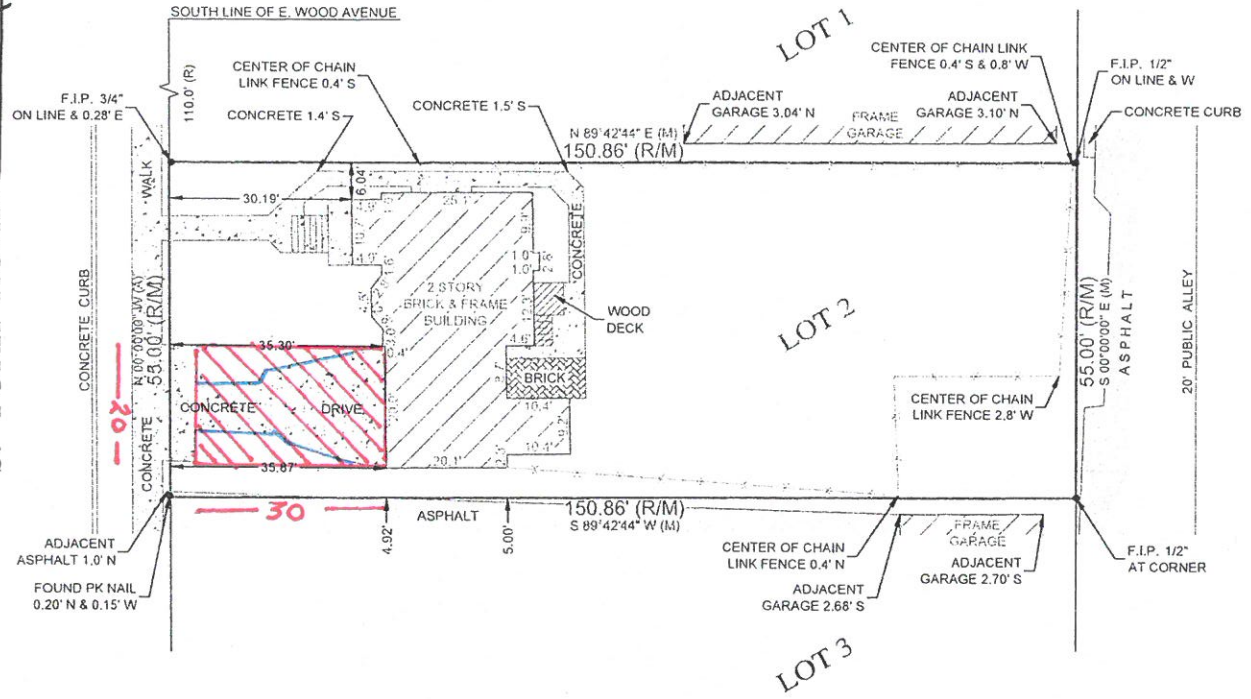
LEGEND

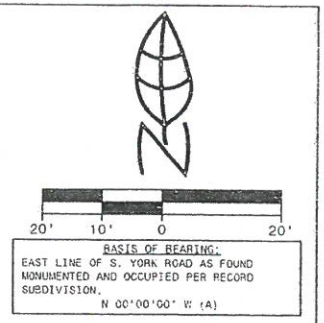
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

REMOVE EXISTING (BLUE) REPLACE WITH (RED)

S. YORK ROAD (66' R.O.W.)





BASIS OF BEARING:
EAST LINE OF S. YORK ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" W (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF AUGUST, A.D., 2020, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 213 S. YORK ROAD
BENSENVILLE, ILLINOIS
CLIENT ZACHARY K. SIMS PC
FIELDWORK DATE (CREW) 08/11/2020 (MM/DL)
DRAWN BY: RE.S. REVISED: JOB NO. 20-08-0008




2'
14'20
Allowed
Tree Exposed
19'
15'
24'
42'
FILE


EXISTING
EXISTING
20
12
IF 20' OUT IS ALLOWED
THEN TAPERED TO EXISING
IT'S NOT ALOT OF EXTRA
FILE




7'10"
20'
FILE


X98 5485
Oldsmobile
YCOTT VEAL
Stop Factory Farming




2'-0"
IF TAPERED
1'-0"
FILE


EXISTING
VILLAGE
-19-
VILLAGE
INSTALLED
FILE

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion Carried.

Public Hearing: CDC Case Number 2021-18
Petitioner: Richard R. Rebmann
Location: 213 South York Road
Request: Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

Motion: Commissioner Chambers made a motion to open CDC Case No. 2021-18. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-18 at 7:02 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

DRAFT

Ms. Fawell stated the Petitioner is seeking a Variation to allow a 20' by 30' driveway parking pad at 213 S. York Road. Ms. Fawell stated the existing driveway is in disrepair, and the unimproved area on either side of the concrete has been used to park vehicles. Ms. Fawell stated the proposed pavement is intended to connect to an existing 20' wide concrete area abutting the public sidewalk. Ms. Fawell stated there are no plans to include the existing curb cut in this project.

Ms. Fawell stated the Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. Ms. Fawell stated a parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

Richard R. Rebmann, property owner, was present and sown in by Chairman Rowe. Mr. Rebmann stated the driveway is currently in disrepair. Mr. Rebmann stated he purchased the property last year and wants to improve it.

Commissioner Wasowicz asked for clarification as to why the current driveway has concrete coming off the sidewalk. Commissioner Marcotte stated the Village installed the concrete when York Road was resurfaced years ago. Ms. Fawell stated Staff was unable to document the work and was inquiring with Public Works.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed variances as presented in the Staff Report consisting of:

1. **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

DRAFT

Applicant's Response: The proposed variation will not endanger the health, safety, comfort, convenience and general welfare of the public, as it will actually enhance the safety, considering that the curb cut village installed apron is already 42 feet wide, 24 feet on the property involved and 18 feet on the property to the south. York road is a busy roadway and having to back into or back out of the drive is dangerous. There has been 3 deaths on this block alone in the last couple years. The existing garage is two doors with brick center wall, the exact doors measure 7'10 wide and require that the vehicles drive in, backing in is impossible even with the 20x20 allowed area off the garage. If two cars were parked in front on this 20x20 they could not back out, without driving over a grassy area on each side. If the 20x20 area was installed per code and it required a phase in to the 10 foot width, at the existing 20 foot width area already installed by the village, which is only 12 feet apart, it would cause 2 triangles on each side, the driveway would resemble a hourglass, and being of concrete, look ridiculous from the street.

2. **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The proposed replacement would remain the same, it's the additional length of 12 feet that is the requested variance, as it would be 20 feet wide to match the existing driveway entrance and the installation of the conforming 20x20 area by the garage. The other homes on the block, both sides, consist of no driveways, shared driveway and single car driveway. The shared driveway has a street cut curb 26 feet wide, with an 11 foot and 9 foot individual driveways, separated by 3 feet of grass. Two driveways are 8 feet wide with 16 & 20 foot street cuts, the other single drive is 11 1/2 feet wide with a 21 foot curb cut. Needless to say, very little overall uniformity.

3. **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

DRAFT

Applicant's Response: The proposed variance alleviates the unsafe/unsightly hourglass backing up situation. If the 20 foot width was allowed to match the 20 foot existing width of the village installed apron which continues 5 feet beyond the village sidewalk, it would be a major improvement. At that point its broken concrete and gravel that has been there for forty years.

4. **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: The unique physical attributes of the property is a brick narrow garage, with (2) 7'10 foot doors, requiring direct entry, and a 24 foot street apron that already exists and narrows down to 20 feet wide

5. **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

   Applicant's Response: The proposed variation represents the minimum deviation from regulation as it is only 2 triangles of additional driveway on each side of the required phasing in from 20 to 20 over a 12' length.

6. **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The proposed variation is consistent with the village overall plan in that it removes an existing combination concrete/gravel driveway with an hourglass foot print and provides a smooth, appealing straight line concrete driveway from street to garage. After which tree stump removal, landscaping and decorative timber boarders will be installed. It wasn't until this property was recently cleaned up that any of the $400,000.00 condo's to the south were even reviewed let alone sold.

DRAFT

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth at 213 S York Road with the following condition:

1) The pavement shall be pitched in accordance with the recommendations of the Village Engineer.

There were no further questions from the Commission.

Motion: Commissioner King made a motion to close CDC Case No. 2021-18. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-18 at 7:11 p.m.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 – 1. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Wasowicz made a combined motion to approve the Findings of Fact and Approval of a Variation, Driveway Parking Pad Depth, Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

DRAFT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Approving a Plat of Consolidation at 1000 N IL Rte. 83, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village		Enrich the Lives of Residents
	Quality Customer Oriented Services	X	Major Business/Corporate Center
	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:

1. The subject property was developed as two parcels 1000 Tower Lane and 1050 - 1098 Tower Lane.
2. The owners razed the two existing structures and constructed a 144,350 SF industrial building is located on the assembled subject property.

KEY ISSUES:
The Petitioner, Hamilton Partners, is requesting approval of a Plat of Consolidation at 1000 N IL Rte. 83, formerly addressed as 1000 and 1050 - 1098 Tower Lane.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the approval of the Plat of Consolidation at 1000 N IL Rte. 83.
2. At their 07.06.21 Public Meeting, the Community Development Commission voted unanimously (5-0) to recommend approval of the Plat of Consolidation.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of an Ordinance approving a Plat of Consolidation at 1000 N IL Rte. 83, Bensenville, IL.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/14/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Plat of Consolidation	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING APPROVAL OF A PLAT OF CONSOLIDATION AT 1000 NORTH IL RTE. 83, BENSENVILLE, ILLINOIS

WHEREAS, Hamilton Partners ("Owner") and ("Applicant") filed an application for Plat of Consolidation, Municipal Code Section 11-3 of the Village of Bensenville Village Code ("Village Code") for the property located at 1000 North Illinois Route 83, Bensenville, IL 60106, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, the Community Development Commission of the Village of Bensenville conducted a Public Meeting on July 6, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission voted unanimously (5-0) to recommend approval of the request and forwarded its recommendation to the President and Board of Village Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Consolidation as recommended by the Community Development Commission to allow the Consolidation is consistent with the Village Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Recommendation to approve the Plat of Consolidation sought, as allowed by the Village Code, Section 11-3, as adopted by the Community Development Commission, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Consolidation is proper and necessary.

Section 3. That the Plat of Consolidation, as appended to and a part of this Ordinance as Exhibit "B", as sought by the Applicant of the Subject Property is hereby approved.

Section 4. That all requirements of the Village Code shall be applicable except as allowed by the Consolidation approved herein.

Section 5. That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 27th day of July 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____,
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST. 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S. A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S. A. ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG FUTURE NORTHERLY RIGHT OF WAY LINE, 355.55 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID: THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382, BEING A STRAIGHT LINE DRAWN FROM SAID LAST DECRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON

SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 379.82 FEET TO A POINT ON SAID WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN-O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78-65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORTHERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1000 North Illinois Route 83, Bensenville, Illinois 60106.

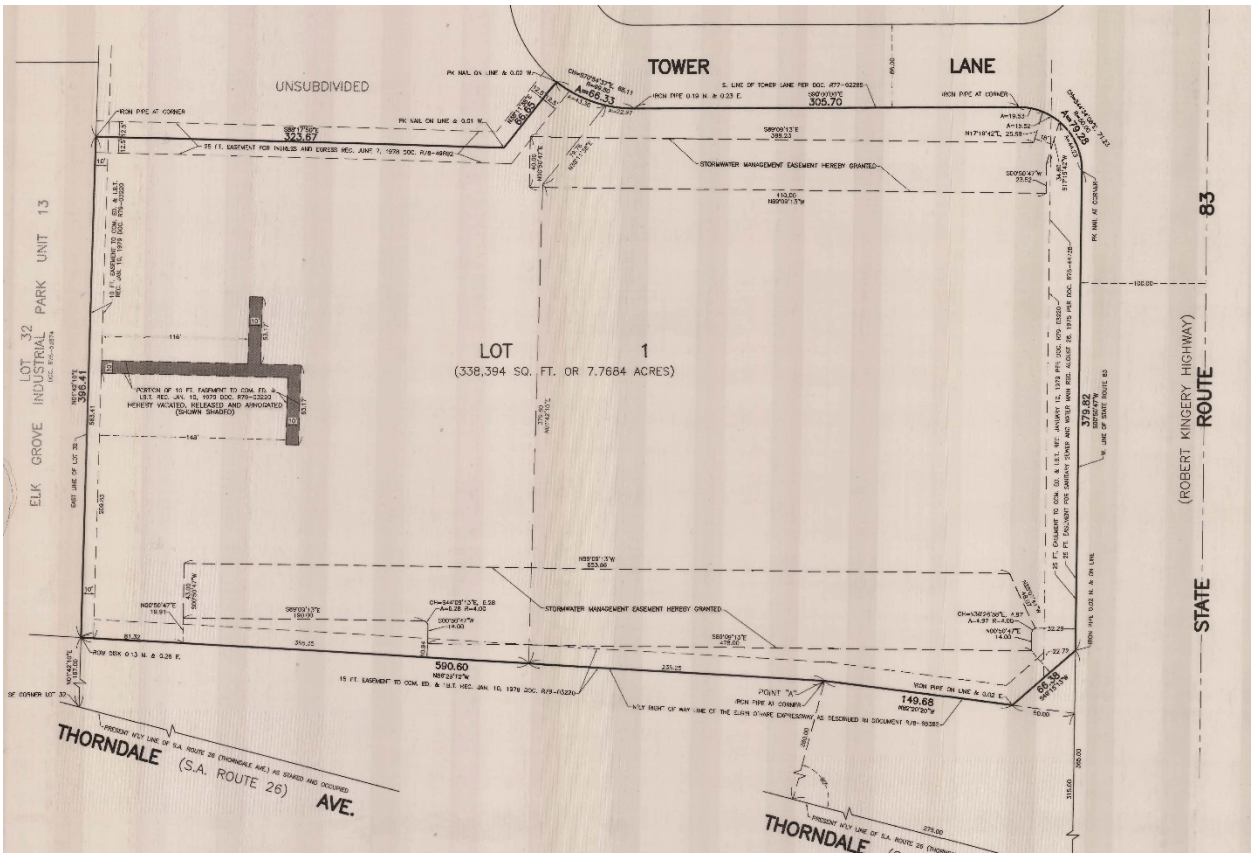
Ordinance # ___- 2021
Exhibit “B”
Plat of Consolidation

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Meeting 07.06.21

Hamilton Partners
1000 N IL Rte. 83

Plat of Consolidation
Municipal Code Section 11 – 3



1000 N. ROUTE 83 SUBDIVISION

IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE, THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

N

1" = 40'

0 40' 80'

GRAPHIC SCALE

UNSUBDIVIDED

TOWER LANE

PK NAIL ON LINE & 0.02 W.

CH=S70°54'37"E, 65.11
R=99.50'
A=66.33

12.5'
12.5'
A=43.36
A=22.97

N38°17'58"E
66.85

IRON PIPE 0.19 N. & 0.23 E.

S. LINE OF TOWER LANE PER DOC. R77-92285
S90°00'00"E
305.70

66.00

IRON PIPE AT CORNER

A=19.53
A=15.52
N17°19'42"E, 25.58

CH=S34°24'08"E, 71.23
R=50.00'
A=79.28

15'
A=41.23

IRON PIPE AT CORNER

PK NAIL ON LINE & 0.01 W.

S88°17'50"E
323.67

72.5'
72.5'

25 FT. EASEMENT FOR INGRESS AND EGRESS REC. JUNE 7, 1978 DOC. R78-49892

S89°09'13"E
399.23

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

40.00
N00°50'47"E

79.76
N38°17'58"E

S00°50'47"W
23.52

34.60
S17°19'42"W

410.00
N89°09'13"W

10'

10 FT. EASEMENT TO COM. ED. & I.B.T. REC. JAN. 10, 1979 DOC. R79-03220

LOT 32 ELK GROVE INDUSTRIAL PARK UNIT 13 DOC. R75-53874

LOT 1
(338,394 SQ. FT. OR 7.7684 ACRES)

N01°42'10"E
396.41

563.41

EAST LINE OF LOT 32

209.83

10'
116'
53.17'
10'
148'
63.17'
10'

PORTION OF 10 FT. EASEMENT TO COM. ED. & I.B.T. REC. JAN. 10, 1979 DOC. R79-03220 HEREBY VACATED, RELEASED AND ABROGATED (SHOWN SHADED)

376.00
N01°42'10"E

PK NAIL AT CORNER

100.00

IRON PIPE AT CORNER

25 FT. EASEMENT TO COM. ED. & I.B.T. REC. JANUARY 10, 1979 PER DOC. R79-03220-
25 FT. EASEMENT FOR SANITARY SEWER AND WATER MAIN REC. AUGUST 26, 1975 PER DOC. R75-44738

379.82
S00°50'47"W

W. LINE OF STATE ROUTE 83

ROBERT KINGERY HIGHWAY) ROUTE 83 STATE

N89°09'13"W
653.66

N25°07'14"E
49.07

CH=N36°26'58"E, 4.97
A=4.97 R=4.00

25 FT. EASEMENT TO COM. ED. & I.B.T. REC. JANUARY 10, 1979 PER DOC. R79-03220-
25 FT. EASEMENT FOR SANITARY SEWER AND WATER MAIN REC. AUGUST 26, 1975 PER DOC. R75-44738

IRON PIPE 0.02 N. & ON LINE

CH=S44°09'13"E, 6.28
A=6.28 R=4.00

43.00
S00°50'47"W

N00°50'47"E
19.91

S89°09'13"E
190.00

S00°50'47"W
14.00

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

S89°09'13"E
478.00

N00°50'47"E
14.00

32.29

22.72

10'

81.32

355.35

10.94

590.60
N86°29'12"W

15 FT. EASEMENT TO COM. ED. & I.B.T. REC. JAN. 10, 1979 DOC. R79-03220

235.25

POINT "A"
IRON PIPE AT CORNER

149.68
N82°20'20"W

IRON PIPE ON LINE & 0.02 E.

66.38
S49°15'13"W

50.00

N'LY RIGHT OF WAY LINE OF THE ELGIN O'HARE EXPRESSWAY, AS DESCRIBED IN DOCUMENT R78-65382

280.00

365.00

315.00

N01°42'10"E
67.00

ROW DISK 0.13 N. & 0.26 E.

SE CORNER LOT 32

PRESENT N'LY LINE OF S.A. ROUTE 26 (THORNDALE AVE.) AS STAKED AND OCCUPIED

THORNDALE (S.A. ROUTE 26) AVE.

-30°-

275.00

PRESENT N'LY LINE OF S.A. ROUTE 26 (THORNDALE AVE.) AS STAKED AND OCCUPIED

THORNDALE (S.A. ROUTE 26) AVE.

REVISION DATE	ORDER NO.	REVISION
MAY 3, 2021	190233	ADDED EASEMENT VACATION
APR. 28, 2021	190233	REVISE PER COMMENTS REC. 4/26/2021
APR. 22, 2021	190233	CHANGE DATES TO 2021
JUN. 10, 2020	190233	ADDED MONUMENTS SET IN FIELD
JAN. 30, 2020	190233	COMMENTS RECEIVED JAN. 29, 2020
DEC. 27, 2019	190233	ADD STORMWATER MANAGEMENT EASEMENT & PROVISIONS
DEC. 11, 2019	190233	SUBDIVISION PLAT

DRAFTED BY: BJE
PAGE: 1 OF 2
ORDER NO.: 190233
FILE: 3-40-11
PROJECT NO.: 234

NOTE: "IRON PIPE" SURVEY STAKES OR SIMILAR SHALL BE SET AT ALL CORNERS UPON COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

1000 N. ROUTE 83 SUBDIVISION

IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE, THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TOWER LANE HOLDINGS II LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF CONSOLIDATING SAME INTO ONE LOT AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: WOOD DALE SCHOOL DISTRICT 7, 543 N. WOOD DALE ROAD, WOOD DALE, IL 60191, (630) 595-9510. COMMUNITY HIGH SCHOOL DISTRICT 100, 1000 W. GREEN STREET, BENSENVILLE, IL 60109, (630) 766-2500, ILLINOIS PUBLIC COMMUNITY COLLEGE DISTRICT NO. 502.

SIGNED AT ITASCA, ILLINOIS, THIS 1 DAY OF JUNE, A.D. 2021

TOWER LANE HOLDINGS II LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: J.L. Wantuch

NAME: JOHN WANTUCH

TITLE: MANAGING MEMBER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, SYLWIA SIEMEK, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN WANTUCH OF TOWER LANE HOLDINGS II LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1 DAY OF JUNE, A.D. 2021

MY COMMISSION EXPIRES: FEBRUARY 5, 2024

Sylwia Siemek
NOTARY PUBLIC

OFFICIAL SEAL
SYLWIA SIEMEK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, THE REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

DATED THIS 21ST DAY OF JUNE, A.D. 2021.

OWNER OR ATTORNEY

DATED THIS 21ST DAY OF JUNE, A.D. 2021.

DESIGN ENGINEER

ROBERT W. GUDMUNDSON
38423
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EASEMENT VACATION ACKNOWLEDGEMENT

THAT PORTION OF THE 10 FOOT EASEMENT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT R79-03220 SHADED HEREON IS HEREBY VACATED, RELEASED AND ABROGATED.

APPROVED AND ACCEPTED BY:

COMMONWEALTH EDISON COMPANY

SIGNATURE: _____ DATE: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY

SIGNATURE: _____ DATE: _____

TITLE: _____

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, A.D. 2021.

VILLAGE OF BENSENVILLE COMMUNITY DEVELOPMENT DEPARTMENT

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, A.D. 2021.

VILLAGE OF BENSENVILLE DEVELOPMENT COMMISSION

_____
CHAIRMAN DEVELOPMENT COMMISSION

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF BENSENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT BENSENVILLE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

_____
VILLAGE TREASURER

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2021.

BY THE PRESIDENT OF THE VILLAGE OF BENSENVILLE, ILLINOIS

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, JEAN KACZMAREK, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 2021 AT _____ O'CLOCK __M, IN BOOK _____ OF PLATS, PAGE _____.

_____
COUNTY RECORDER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY #60, NORTH THORNDALE ROAD PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

DATED THIS _____ DAY OF _____, A.D. 2021.

BY: _____
COUNTY ENGINEER

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

THE OWNERS, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND THEIR SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DO HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E.," WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS WELL AS PLANTINGS AND BEST MANAGEMENT PRACTICES DEEMED APPROPRIATE BY THE VILLAGE FOR PARTICULAR SITUATIONS AND AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF BENSENVILLE'S ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF BENSENVILLE. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF BENSENVILLE.

THE OWNERS DO HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF BENSENVILLE, AN ILLINOIS MUNICIPAL CORPORATION, A PERPETUAL EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING THE APPROPRIATE MAINTENANCE OBLIGATIONS SHOULD THE OWNERS FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IF THE OWNERS FAIL TO PERFORM THEIR MAINTENANCE OBLIGATIONS WITH RESPECT TO THEIR RESPECTIVE FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNERS FAIL TO MAKE THE REQUIRED REPAIRS, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT (WITH AN ADDITIONAL 10 OF SAID COST FOR ADMINISTRATION) FROM THE OWNERS, ANDOR TO FILE A LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK AGAINST ALL PROPERTY DESCRIBED BY THE PLAT WHICH MAYBE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE) ON THE PROPERTY FOR THE COSTS INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNERS PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE, PROVIDED THAT VILLAGE SHALL, AS SOON AS POSSIBLE, NOTIFY THE OWNERS. TO THE EXTENT THAT THE STORMWATER EASEMENT AREA IS IMPROVED WITH BEST MANAGEMENT PRACTICES PLANTINGS OR STORMWATER CONTROL FACILITIES THAT REQUIRE ONGOING MAINTENANCE AND INSPECTION, AND TO THE EXTENT THAT THE VILLAGE MUST RETAIN OUTSIDE CONSULTANTS FOR SUCH INSPECTION ANDOR MAINTENANCE, THE OWNERS OF THE UNDERLYING PROPERTY SHALL BE RESPONSIBLE TO REIMBURSE THE VILLAGE FOR THE COST PLUS A TEN PERCENT (10) ADMINISTRATIVE FEE.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, IN STORMWATER MANAGEMENT EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE INTENDED USE THEREOF TO ACCEPT, STORE AND CONVEY STORMWATER, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF BENSENVILLE AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES. IF THEY INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT AND TO INSPECT THE EASEMENT PERIODICALLY. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT ANDOR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN UNDERLYING LOT OWNER.

THE VILLAGE SHALL HAVE THE RIGHT TO REMOVE FROM THE STORMWATER MANAGEMENT EASEMENT AREAS ANY ILLEGAL FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS.

TAX PARCEL PERMANENT INDEX NUMBERS:
03-03-400-026
03-03-400-028

AFTER RECORDING RETURN TO:
VILLAGE CLERK
VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106

PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO:
HAMILTON PARTNERS
300 PARK BOULEVARD
SUITE 201
ITASCA, ILLINOIS 60143

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF BENSENVILLE, DUPAGE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS THIS 3RD DAY OF MAY , A.D. 2021

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF CONSOLIDATING SAME INTO ONE LOT:

THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 3, AFORESAD; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST, 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S. A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S. A. ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID FUTURE NORTHERLY RIGHT OF WAY LINE, 355.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382, BEING A STRAIGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 379.82 FEET TO A POINT ON SAID WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN-O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78-65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT BASED ON OUR REVIEW AND INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0077J WITH A MAP REVISED DATES OF AUGUST 1, 2019, THE PROPERTY LEGALLY DESCRIBED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BENSENVILLE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN. I FURTHER CERTIFY THAT THE MONUMENTS AND SURVEY STAKES NOTED ON THE ANNEXED PLAT HAVE BEEN ESTABLISHED ON THE SITE.

SIGNED AT BENSENVILLE, ILLINOIS THIS 3RD DAY OF MAY , A.D. 2021.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

THOMAS A. MOLLOY
35-3409
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

MAY 3, 2021	190233	ADDED EASEMENT VACATION	
APR. 28, 2021	190233	REVISE PER COMMENTS REC. 4/28/2021	
APR. 22, 2021	190233	CHANGE DATES TO 2021	
JUN. 10, 2020	190233	ADDED MONUMENTS SET IN FIELD	
JAN. 30, 2020	190233	COMMENTS RECEIVED JAN. 29, 2020	
DEC. 27, 2019	190233	ADD STORMWATER MANAGEMENT EASEMENT & PROVISIONS	
DEC. 11, 2019	190233	SUBDIVISION PLAT	
REVISION DATE	ORDER NO.	REVISION	

DRAFTED BY: BJE
PAGE: 1 OF 2
ORDER NO.: 190233
FILE: 3-40-11
PROJECT NO.: 234

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Preliminary & Final Planned Unit Development, Municipal Code Section 10 – 4. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting:
Petitioner: Hamilton Partners
Location: 1000 North Illinois Route 83
Request: Plat of Consolidation
Municipal Code Section 11 - 3

Motion: Commissioner Wasowicz made a motion to open the Public Meeting. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened the Public Meeting at 7:48 p.m.

Ms. Fawell stated the Petitioner is requesting a Plat of Consolidations at 1000 N. IL Rte. 83, formally addressed as 1000 Tower Lane. Ms. Fawell stated an existing 144,350 SF industrial building is located on the subject property.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the Public Meeting. There were none.

Ms. Fawell stated Staff recommends the Approval of the Plat of Consolidation at 1000 N. IL Rte. 83.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close the Public Meeting. Commissioner Marcotte seconded the motion.

DRAFT

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 7:50 p.m.

Motion: Commissioner Wasowicz made a motion to approve the Plat of Consolidation at 1000 N. IL Rte. 83. Commissioner Marcotte

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion Carried.

Report from Community Development: Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:51 p.m.

DRAFT

Ronald Rowe, Chairman
Community Development Commission

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	07.27.21

DESCRIPTION:
Ordinance Granting a Special Use Permit to Operate a Tobacco Shop at 213 W Grand Avenue, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village		Enrich the Lives of Residents
	Quality Customer Oriented Services	X	Major Business/Corporate Center
	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
1. The Petitioner is seeking a Special Use Permit to allow a tobacco shop at 213 W Grand Avenue, which is located in a multi-tenant commercial building.
2. The proposed shop will occupy a 1,300SF unit and will operate from 9AM - 9PM daily with one employee.
3. They will sell both tobacco and vape products.
4. The Village Zoning Ordinance applies one standard to such uses: the use shall not be located within 1,000 feet of a school, place of worship, or another tobacco shop. A tobacco shop at this proposed location adheres to this standard – no variation is needed.

KEY ISSUES:
1. At their 05.04.21 Public Hearing, the Community Development Commission made a motion to continue this case to the June CDC meeting. More information was requested from the Petitioner.
2. At the 06.01.21 Public Hearing, the Petitioner provided a list of their existing business operations, as well as images of those interior stores. Staff also provided a map marking nearby businesses with tobacco licenses.
3. The CDC then passed a motion (4-1) to recommend approval with staff's condition of the request.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Special Use Permit at 213 West Grand Avenue with the following condition:
    1. The Special Use Permit be granted solely to DAADAGIRI INC. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
2. At their 06.01.21 Public Hearing, the CDC voted (4-1) to recommend approval of the Special Use Permit with the above condition.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance granting a Special Use Permit to operate a tobacco shop at 213 W Grand Avenue, Bensenville, IL.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	7/13/2021	Ordinance
Case Cover Page	7/13/2021	Cover Memo
Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Floor Plan	7/13/2021	Backup Material
Plat of Survey	7/13/2021	Backup Material
Applicant Business Portfolio	7/13/2021	Backup Material
Interiors of Existing Businesses	7/13/2021	Backup Material
Map of Nearby Businesses with Tobacco Licenses	7/13/2021	Backup Material
05.04.21 CDC Minutes	7/13/2021	Backup Material
06.01.21 CDC Minutes	7/13/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO OPERATE A TOBACCO SHOP AT 213 WEST GRAND AVENUE, BENSENVILLE, ILLINOIS

WHEREAS, Emin Tuluce, 207 Grand LLC, ("Owner") of 977 N Oaklawn Ave, Suite 109, Elmhurst, IL 60126 and Jatin Patel ("Applicant") of 474 Dunlay Street, Wood Dale, IL 60191 filed an application for Special Use Permit, Tobacco Shop, Municipal Code Section 10-7-2-1 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), for the property located at 213 West Grand Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Special Use Permit sought by the Applicant was published in the Bensenville Independent on Thursday, April 15, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Monday, April 12, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Monday, April 12, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted Public Hearings on May 4, 2021 and June 1, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, recommending approval of the Special Use Permit, Tobacco Shop, Municipal Code Section 10-7-2-1, and thereafter, voted (4-1)

to recommend approval with conditions of the Special Use Permit and forwarded its recommendations, including the Staff Report and findings relative to the Special Use Permit, to the President and Board of Village Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Special Use Permit, Tobacco Shop, Municipal Code Section 10-7-2-1, as recommended by the Community Development Commission to allow the Special Use Permit, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as C-2 Commercial District, which zoning classification shall remain in effect subject to the Special Use Permit approved herein.

Section 3. That the Staff Report and Recommendations to approve the Special Use Permit, Tobacco Shop, sought by the Applicant and Owner, as allowed by the Zoning Ordinance, Section 10-7-2-1, as adopted by the Community Development Commission as shown in Exhibit “B”, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Special Use Permit is proper and necessary.

Section 4. That the Special Use Permit, as sought by the Applicant and Owner of the Subject Property, to allow a Tobacco Shop is hereby approved with the following condition:

1. The Special Use Permit be granted solely to DAADAGIRI INC. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and, in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit; and

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Special Use Permit granted herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

(Intentionally left bank)

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

OF THE EASTERLY 579.00 FEET AS MEASURED ALONG THE NORTHERLY LINE THEREOF (EXCEPT THE EASTERLY 414.00 FEET AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF LOT 4 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NUMBER R77-102033, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 207-227 W Grand Avenue, Bensenville, IL 60106.

Ms. Fawell reviewed the Findings of Fact for the proposed Special Use Permit as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

   Applicant's Response: No, this will be a retail business.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, it is compatible with the neighborhood.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: No, this will not impede any development.

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: No, this business will not require any special facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Yes, it is.

   Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permit at 213 West Grand Avenue with the following conditions:

   1) The Special Use Permit be granted solely to Jatin Patel and shall be transferred only after a review by the Community Development

Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-07. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-07 at 6:41p.m.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval a Special Use Permit, Tobacco Shop; Municipal Code Section 10-7-2-1. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte

Nays: Wasowicz

Motion carried.

_____

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

Public Hearing 06.01.21

Continued CDC Case #2021 – 07

Jatin Patel
213 W Grand Avenue

Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans



CDC #2021 – 07

213 W Grand Avenue
Jatin Patel
Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1

Village of Bensenville

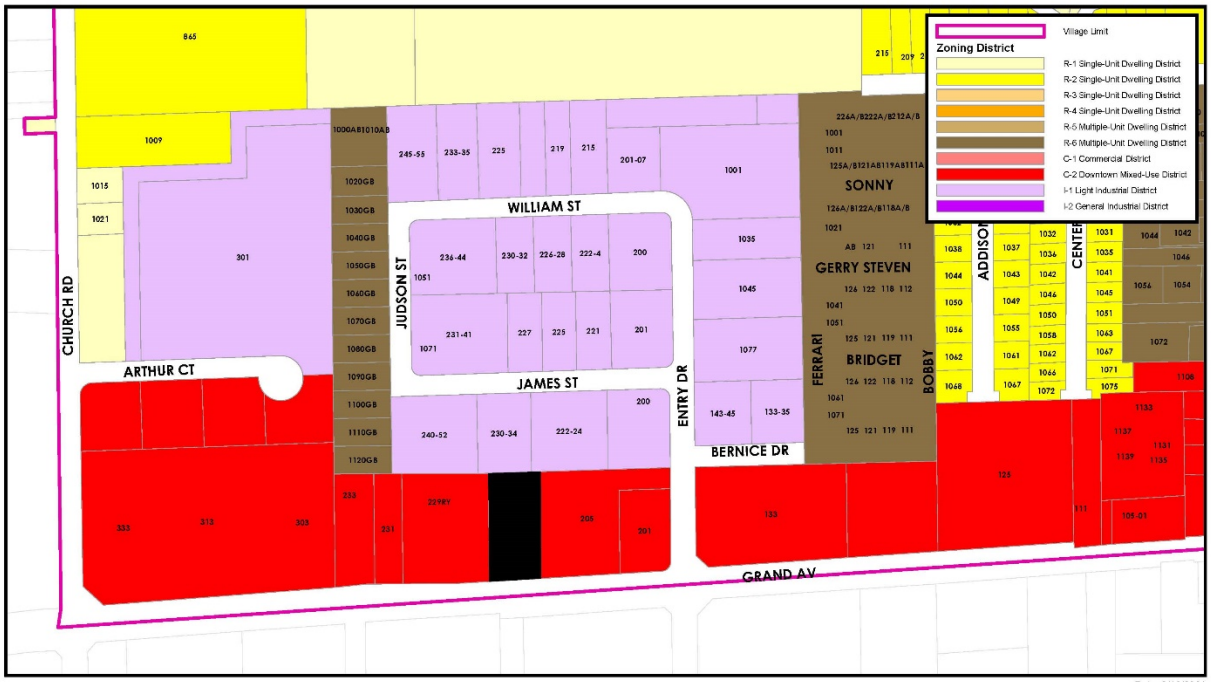
213 W Grand Aerial



Date: 3/18/2021

Village of Bensenville

Zoning Map



Date: 3/18/2021

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, May 4, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 07 to consider a request for:

Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1;

at 213 W Grand Avenue in an existing C – 2 Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

OF THE EASTERLY 579.00 FEET AS MEASURED ALONG THE NORTHERLY LINE THEREOF (EXCEPT THE EASTERLY 414.00 FEET AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF LOT 4 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NUMBER R77-102033, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 217 W Grand Avenue, Bensenville, IL 60106.

Emin Tuluce, 207 Grand LLC, of 977 N Oaklawn Ave, Suite 109, Elmhurst, IL 60126 is the owner and Jatin Patel of 474 Dunlay St, Wood Dale, IL 60191 is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through May 4, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
April 15, 2021

For Office Use Only		
Date of Submission: 3/18/21	MUNIS Account #: 10776	CDC Case #: 2021-07

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 213 W. Grand Ave. Bensenville, IL. 60106

Property Index Number(s) (PIN): 03-26-208-008

A. PROPERTY OWNER:

207 Grand, LLC
Name — Corporation (if applicable)

977 N. Oaklawn Ave. Suite 109
Street

Elmhurst, IL. 60126
City — State — Zip Code

Emin Tuluce — 773-983-8552 — etuluce@sevenhillgroup.com
Contact Person — Telephone Number — Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

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B. APPLICANT: ☐ Check box if same as owner

Jatin Patel
Name — Corporation (if applicable)

474 Dunlay St.
Street

Wood Dale, IL. 60191
City — State — Zip Code

Jatin Patel — 847-571-0148 — Jatinkam@yahoo.com
Contact Person — Telephone Number — Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☒ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Request for Special Use Permit for Tobacco and Vape retail sales.

C. PROJECT DATA:

1. General description of the site: Store front @ Bensenville Plaza

2. Acreage of the site: 1.33 Building Size (if applicable): 1,300 sf

3. Is this property within the Village limits? (Check applicable below)
   - ☒ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-2	Highway Comm. Dstr.	Bensenville
North:	I-1	Light Industrial	"
South:	C-3	Car Dealer	Elmhurst
East:	C-2	Office	Bensenville
West:	C-2	Retail	"

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

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By

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE: May 4, 2021 & June 1, 2021
CASE #: 2021 – 07
PROPERTY: 213 W Grand Avenue
PROPERTY OWNER: 207 Grand, LLC
APPLICANT: Jatin Patel
SITE SIZE: 1.33 AC
BUILDING SIZE: 1,300 SF
PIN NUMBER: 03-26-208-008
ZONING: C-2 Commercial District
REQUEST: Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, April 15, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Monday, April 12, 2021.
3. On Monday, April 12, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Special Use Permit to allow a tobacco shop at 213 W Grand Avenue, which is located in a multi-tenant commercial building. The proposed shop will occupy a 1,300SF unit and will operate from 9AM - 9PM daily with one employee.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Commercial	Local Commercial	Village of Bensenville
North	I – 1	Industrial	Industrial	Village of Bensenville
South	C – 3	Commercial	General Commercial	City of Elmhurst
East	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 2	Commercial	Local Commercial	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
	Enrich the Lives of Residents
X	Major Business/Corporate Center
X	Vibrant Major Corridors

Finance:

1) Account up to date.

Police:

1) No objections.

Engineering and Public Works:

Public Works:

1) No comments.

Engineering:

1) No comments.

Community & Economic Development**:**

Economic Development:

1) Fills a vacancy.
2) Additional sales tax to the Village.

Fire Safety:

1) Additional information was requested of the Applicant upon initial review. Please see questions with Applicant responses (in red) below.
    a. How much tobacco will be sold and stored? This will depend, but for now 50%.
    b. Will there be any bulk storage of tobacco? No.
    c. Will vape products be single-use or reusable? Both.
    d. How will batteries be stored and sold? They will be behind glass displays.
    e. How many batteries will be on hand at any given time? About 24.
    f. What quantities will the liquid be sold in? Single-use.
    g. Will the vape and tobacco products be sold next to each other on the shelves? No, they will be separated.
2) Above responses are sufficient at this time. No additional comments.

Building:

1) Please note that an interior build-out of the space will require a permit.

Planning:

1) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
2) The current zoning is C – 2 Commercial District.
3) The Village Zoning Ordinance applies one use specific standard to such uses: the use shall not be located within 1,000 feet of a school, place of worship, or another tobacco shop. A tobacco shop at this proposed location adheres to this standard – no Variation is needed.
    a. The closest tobacco shop is located in the Brentwood Commons shopping center, east of this property on Grand Avenue. Discount Tobacco is approximately 2,500 feet from the subject property.
    b. The closest place of worship is Faith Community United Church of Christ Bensenville on Church Road, which is located approximately 1,200 feet from the subject property.
    c. The closest school to the subject property is Zion-Concord Lutheran School on Church Road, with a distance of approximately 1,300 feet separating the two.
4) A Special Use Permit for a Tobacco Shop was approved in the adjoining multi-tenant center to the west in 2017. This business has since vacated the premises, moving to another location outside of Bensenville.
5) Please note the Petitioner’s submitted floor plan is not a final plan, and is subject to change due to applicable codes. Approval of such request does not include approval of proposed layout.

APPROVAL STANDARDS FOR SPECIAL USES:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

   Applicant's Response: No, this will be a retail business.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, it is compatible with the neighborhood.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: No, this will not impede any development.

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: No, this business will not require any special facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Yes, it is.

	Meets Standard	
Special Use Permit Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permit at 213 West Grand Avenue with the following conditions:

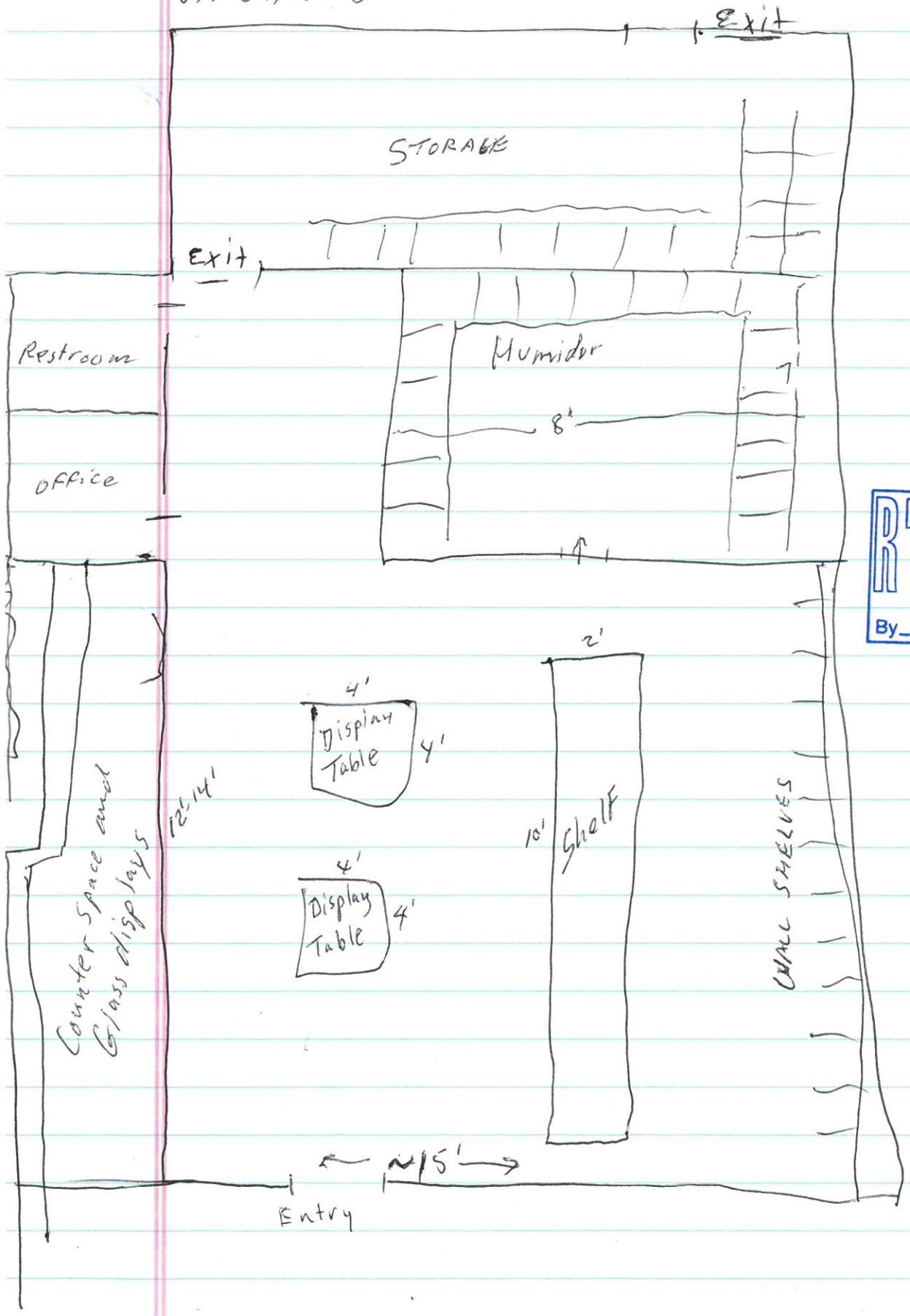
1) The Special Use Permit be granted solely to Jatin Patel and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

Respectfully Submitted,

Department of Community & Economic Development

213 W. GRAND AVE
BENSENVILLE IL 60106

JATIN PATEL TOBACCO & VAPE
847-571-0148



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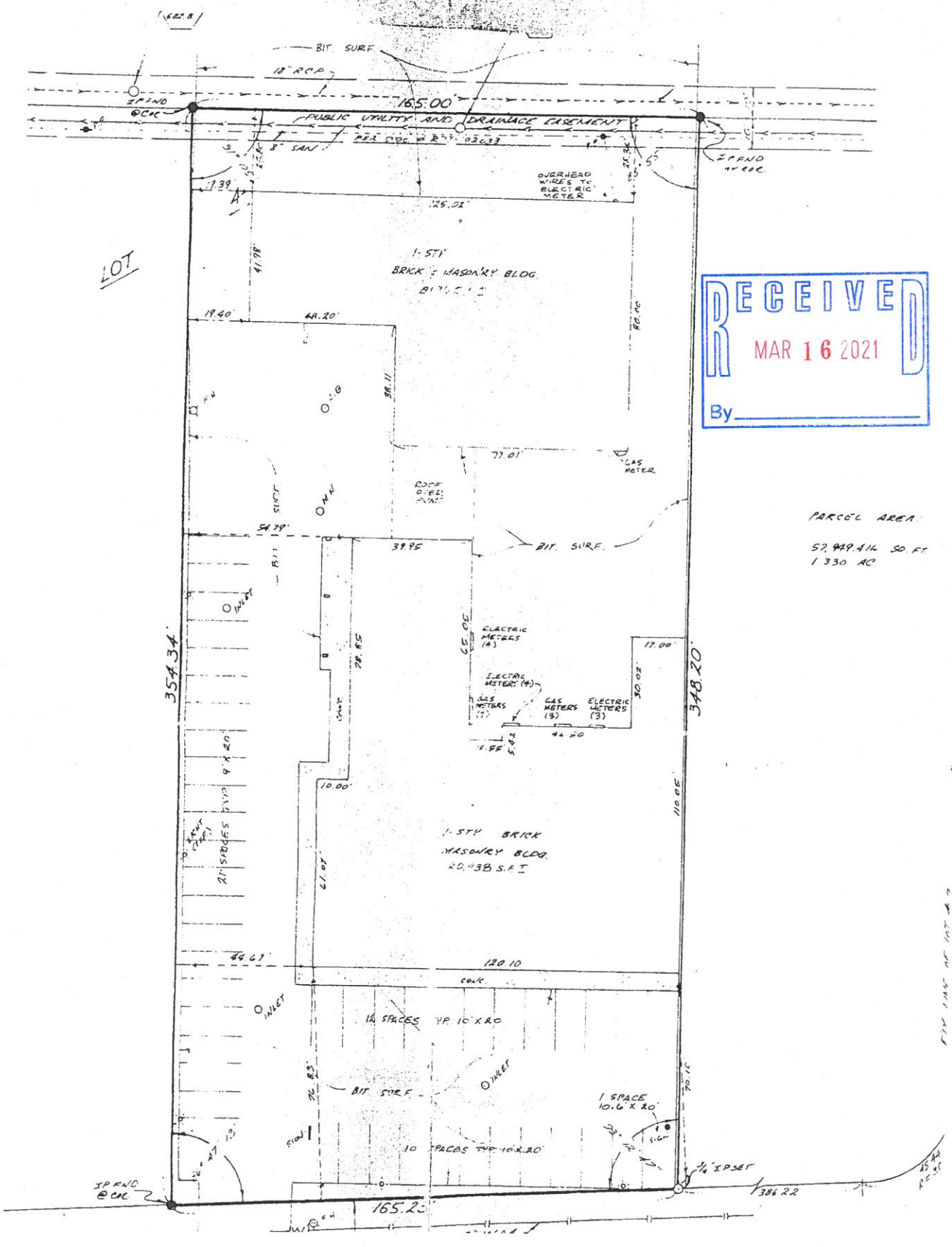
PLAT OF SURVEY

OF THE EASTERLY 579.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE THEREOF (EXCEPT THE EASTERLY 44.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF LOT 4 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NUMBER R77-102033 IN DUPAGE COUNTY, ILLINOIS.



PARCEL AREA:

57,919.41± SQ. FT.
1.330 AC.

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PRADEEP PATEL BUSINESS PORTFOLIO

	NAME OF STORE	ADDRESS
1	EAST GATE LIQUORS	446 W DIVERSY PKWY, CHICAGO, IL 60614
2	GOLD CROWN LIQUORS	3433 N SHEFFIELD AV, CHICAGO, IL 60657
3	MISKA LIQUORS	2353 N CLARKST CHICAGO, IL 60614
4	ZEN WINES	1823 W NORTH AV CHICAGO, IL 60622
5	HOPS & GRPAES	6816 N SHERIDAN RD , CHICAGO , IL 60626
6	RED VIOLIN WINES	7407 N CLARK ST, CHICAGO, IL 60626
7	CARDINAL WINES	980 IL -21, GURNEE, IL 60031
8	STOP N GO LIQUORS	5214 W 159TH STREET, OAKFOREST, IL 60452
9	SKY'S BEVERAGE DEPOT	4635-37 N Broadway, Chicago, IL 60640
10	1ST STOP TOBACCO	8021 W 183RD ST SUITE A1 TINLEY PARK, IL 60487
11	VAPE ME UP	8021 W 183RD STREET SUITE B, TINLEY PARK ,IL 60487
12	HAPPY BITES	8021 W 183RD STREET SUITE E , TINLEY PARK ,IL 60487
13	LUV 2 SMOKE	8839 159th St, Orland Hills, IL 60487
14	LUV 2 SMOKE	31 W 63 rd Street, West,omt, IL 60559
15	LUV 2 SMOKE	6633 1/2 W Roosvelt Rd, Berwyn ,IL 60402
16	LUV 2 SMOKE	607 W Roosvelt R, Maywood, IL 60153
17	Tobacco xpress	14162 S Bell Rd, Homer Glen, IL 60491
18	American Vape & Tobacco	4242 Main St, Downersgroove, Il 60515

BENSENVILLE
GATEWAY TO OPPORTUNITY

CDC Case 2021-07: 213 W Grand Avenue; Tobacco Shop Special Use

*Interior Images of Applicant's Existing Businesses









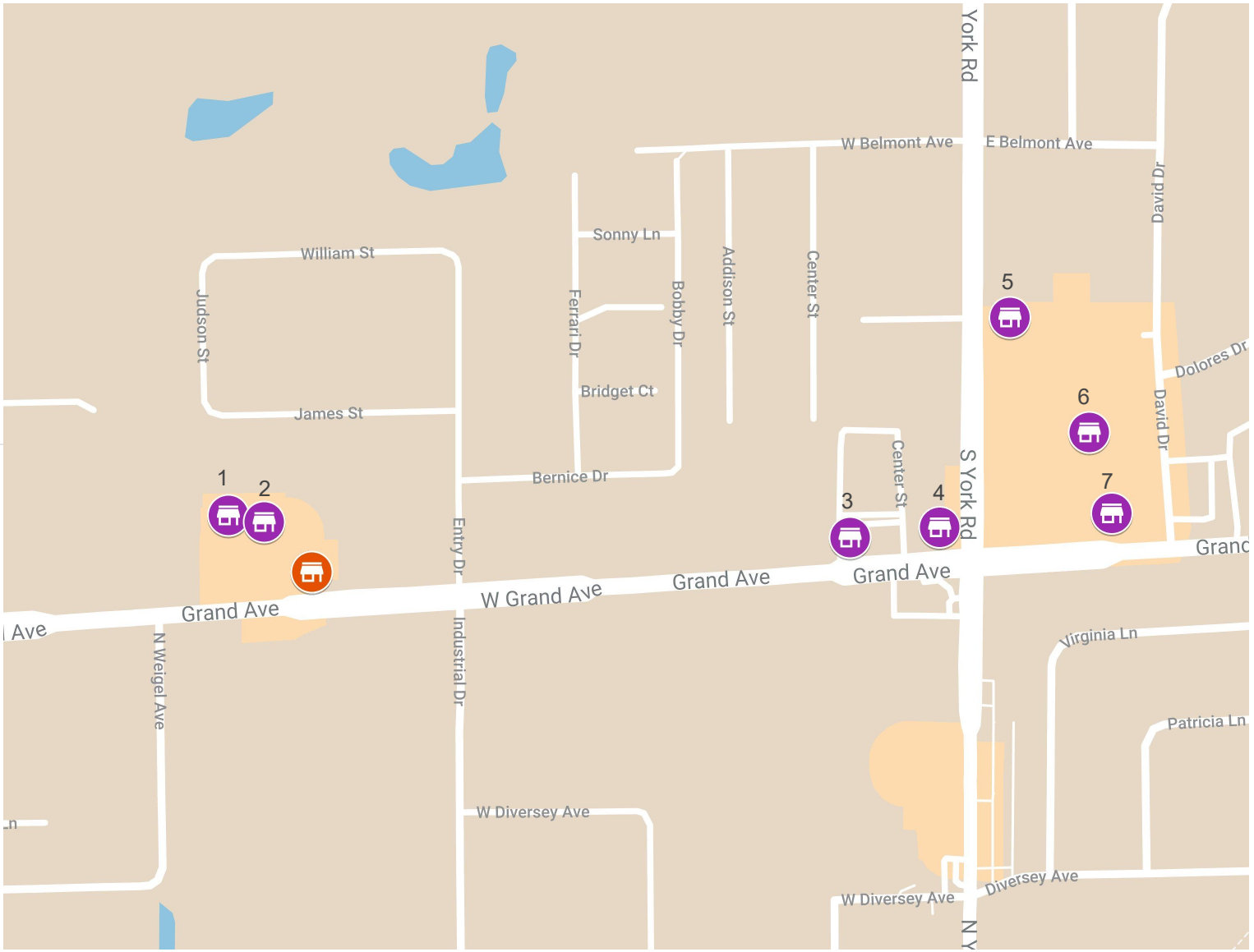




CDC 2021-07: 213 W. Grand Avenue; Tobacco Shop SUP

Nearby Establishments with Tobacco Licenses

- Kamjai LLC - Applicant
- 1. De Campana Restaurant
- 2. El Toreo Supermarket
- 3. Brentwood Liquors
- 4. 7-Eleven
- 5. Foremost Food & Liquors
- 6. Jewel-Osco
- 7. Discount Tobacco 1



Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

May 4, 2021

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

STAFF PRESENT: K. Fawell, K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the April 6, 2021 were presented.

Motion: Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner King seconded the motion.

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2021-07
Petitioner: Jatin Patel
Location: 213 West Grand Avenue
Request: Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2021-07. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

DRAFT

Chairman Rowe opened CDC Case No. 2021-07 at 6:32 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on April 15, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on April 12, 2021. Ms. Fawell stated on April 12, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated the Petitioner is seeking a Special Use Permit to allow a tobacco shop at 213 W Grand Avenue, which is located in a multi-tenant commercial building. Ms. Fawell stated the proposed shop will occupy a 1,300SF unit and will operate from 9AM - 9PM daily with one employee.

Jatin Patel, owner, was present and sworn in by Chairman Rowe. Mr. Patel provided an overview of his proposed business operation and stated he owns six shops in the area and has owned these businesses for seven years. Mr. Patel stated the proposed shop would offer tobacco, cigars, vapes and CBD products. Mr. Patel stated the primary product with be vapes and glass materials.

Commissioner King requested to continue this case until June 1, 2021 to allow the Commission to gather additional information on the products that are proposed to be sold at Mr. Patel's shop and research the area of other tobacco shops.

Motion: Commissioner Marcotte made a motion to continue CDC Case No. 2021-07 until June 1, 2021. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

DRAFT

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

June 1, 2021

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

STAFF PRESENT: K. Fawell, K. Pozsgay, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the May 4, 2021 were presented.

Motion: Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Continued Public Hearing: CDC Case Number 2021-07
Petitioner: Jatin Patel
Location: 213 West Grand Avenue
Request: Special Use Permit, Tobacco Shop
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Marcotte made a motion to re-open CDC Case No. 2021-07. Commissioner Chambers seconded the motion.

DRAFT

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe re-opened CDC Case No. 2021-07 at 6:33 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on April 15, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on April 12, 2021. Ms. Fawell stated on April 12, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated the Petitioner is seeking a Special Use Permit to allow a tobacco shop at 213 W Grand Avenue, which is located in a multi-tenant commercial building. Ms. Fawell stated the proposed shop will occupy a 1,300SF unit and will operate from 9AM - 9PM daily with one employee.

Emin Tuluce, property owner, was present and sworn in by Chairman Rowe. Mr. Tuluce stated he was present on behalf of the petitioner who had a health issues. Mr. Tuluce stated the petitioner operated eighteen other locations and he supports the proposed business moving into his complex.

Chairman Rowe stated he was concerned allowing one employee to operate the space. Mr. Tuluce stated since he has been the property owner, there has been no issues of safety. Mr. Tuluce also stated that should business become overwhelming for one employee, he would assume the petitioner would increase the amount of employees that operate the space at one time.

Commissioner Wasowicz stated the case was continued so that the petitioner could provide additional information to the Commission and that he had failed to do so.

DRAFT

Ms. Fawell shared a map with the Commission detailing other establishments in the area that have a tobacco license.

Commissioner Wasowicz stated he feels the Village of Bensenville has enough tobaccos stores in the area and that nothing new was provided from the last meeting. Commissioner Wasowicz also added that across the street is the City of Elmhurst which also has plenty of opportunities for tobacco sales as well.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed Special Use Permit as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

   Applicant's Response: No, this will be a retail business.

2) **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, it is compatible with the neighborhood.

3) **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: No, this will not impede any development.

4) **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

DRAFT

Applicant's Response: No, this business will not require any special facilities.

5) **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, it is.

Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Special Use Permit at 213 West Grand Avenue with the following conditions:

1) The Special Use Permit be granted solely to Jatin Patel and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-07. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-07 at 6:41p.m.

DRAFT

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval a Special Use Permit, Tobacco Shop; Municipal Code Section 10-7-2-1. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte

Nays: Wasowicz

Motion carried.

DRAFT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Motion	K. Fawell	CED	07.27.21

DESCRIPTION:
Motion to Remand back to the Community Development Commission an Ordinance Approving Variations to Increase Driveway Width and Parking Pad Depth at 138 N Addison Street, Bensenville, IL

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:
1. The Petitioner is seeking Variations in order to pave an existing gravel area in the rear of their lot, increasing the depth of the existing driveway parking pad and the width of the existing 8' driveway.
2. The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

KEY ISSUES:
1. At their 07.06.21 Public Hearing, the Community Development Commission voted unanimously (5-0) to recommend approval of the requested Variations for maximum driveway width and parking pad depth.
2. Testimony given by the Petitioner at the Public Hearing revealed there may be an issue with over-occupancy at the property.
3. Staff believes the possible overo-ccupancy should be investigated as there may be a causal relationship between any over-occupancy and the perceived need for the expanded driveway width and parking pad sought through the variation request.
4. In light of this, Staff is asking the Case be remanded back to the CDC to allow for further investigation at a Public Hearing.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
Staff respectfully recommends that CDC Case 2021-13 be remanded to the Community Development Commission for further consideration.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Remanding CDC Case 2021-13 back to the Community Development Commission.

ATTACHMENTS:

Description	Upload Date	Type
Case Cover Page	7/13/2021	Cover Memo

Aerial & Zoning Exhibits	7/13/2021	Backup Material
Legal Notice	7/13/2021	Backup Material
Application	7/13/2021	Backup Material
Staff Report	7/13/2021	Executive Summary
Plat of Survey	7/13/2021	Backup Material
Driveway Extension Plans	7/13/2021	Backup Material
Driveway Extension Plans Zoomed	7/13/2021	Backup Material
CDC 07.06.21 Draft Minutes	7/13/2021	Backup Material
Ordinance	7/14/2021	Ordinance

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 07.06.21

CDC Case #2021 – 13

Ricardo Lopez
138 N Addison Street

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1

Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

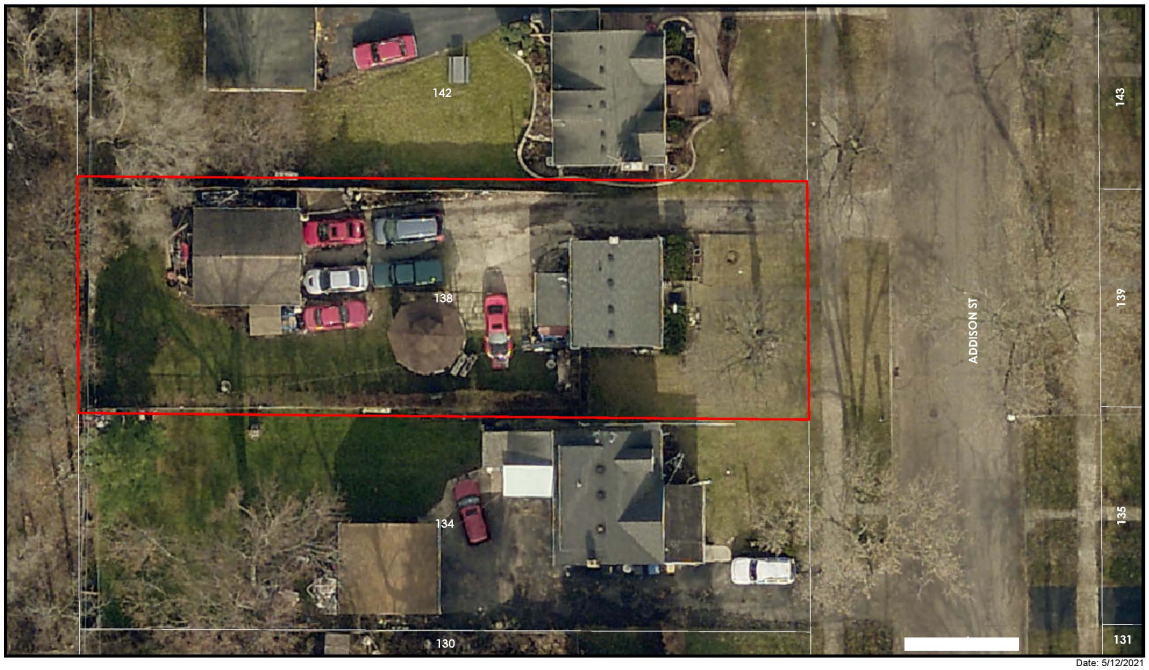


CDC#2021 – 13

138 N Addison St
Ricardo Lopez
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

Village of Bensenville

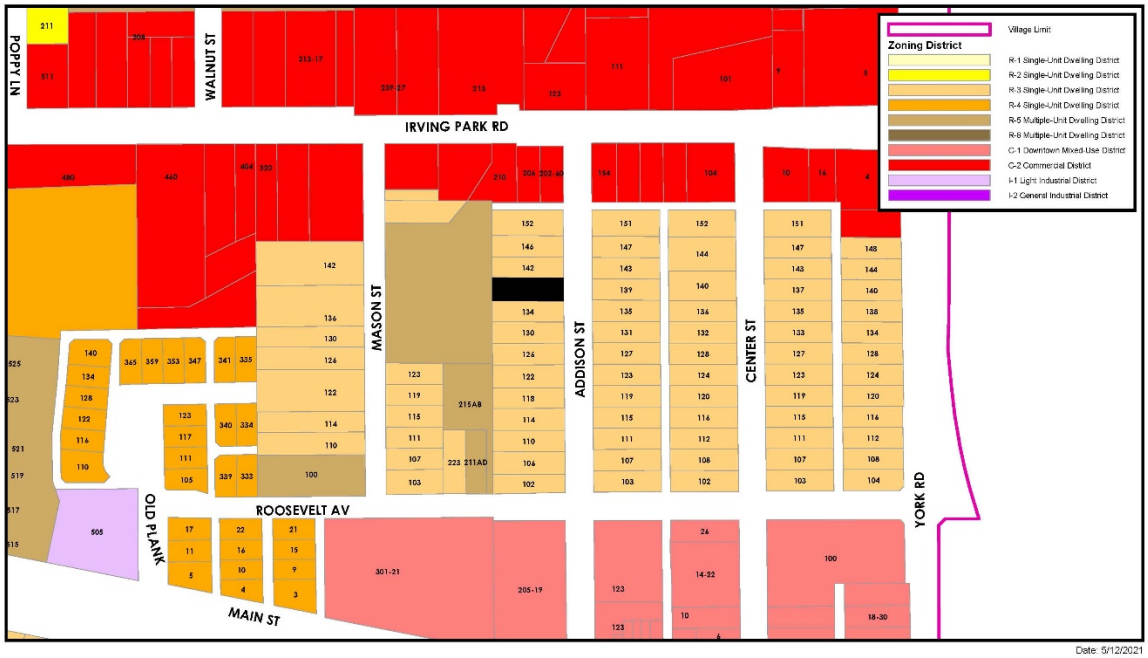
138 N Addison



Date: 5/12/2021

Village of Bensenville

Zoning Map



Date: 5/12/2021

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, July 6, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 13 to consider a request for:

Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1;

Variation, Driveway Parking Pad
Municipal Code Section 10 – 8 – 8 – G.3

at 138 N Addison Street in an existing R – 3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 7 IN BLOCK 3 IN HOMESTEAD, BENSENVILLE, A SUBDIVISION OF PART OF THE S.E. ¼ OF THE N.E. ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 138 N Addison Street, Bensenville, IL 60106.

Ricardo Lopez of 138 N Addison Street, Bensenville, IL 60106 is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through July 6, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 17, 2021

For Office Use Only		
Date of Submission: 5/10	MUNIS Account #: 10967	CDC Case #: 2021-13

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 138 N Addison ST Bensenville IL 60106

Property Index Number(s) (PIN): 03-14-211-021

A. PROPERTY OWNER:

Ricardo Lopez		
Name	Corporation (if applicable)	
138 N Addison ST		
Street		
Bensenville	IL	60106
City	State	Zip Code
Brenda Lopez	(630) 7650091	25BLopez@gmail.com
Contact Person	Telephone Number	Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

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B. APPLICANT: ☒ Check box if same as owner

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☑ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☑ Affidavit of Ownership** (signed/notarized)
- ☑ Application**
- ☑ Approval Standards**
- ☑ Plat of Survey/Legal Description
- ☑ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☑ Application Fees
- ☑ Fees agreement**

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

TO Remove the exsisting gravel and add Asphalt in its place to improve the appearance of the driveway.

C. PROJECT DATA:

1. General description of the site: lot w/ single-family home &
2. Acreage of the site: 0.21 Building Size (if applicable): N/A
3. Is this property within the Village limits? (Check applicable below)
   - ☒ Yes
   - ☐ No, requesting annexation
   - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

Site plans

N/A

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R-3	Single-family residential	Bensenville
North:	R-3	single-family residential	↓
South:	R-3	single-family residential	
East:	R-3	single-family residential	
West:	R-5	vacant, unimproved land	

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

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MAY 10 2021
By

BENSENVILLE
GATEWAY TO OPPORTUNITY

COMMUNITY DEVELOPMENT COMMISSION
STAFF REPORT

HEARING DATE:	July 6, 2021
CASE #:	2021 – 13
PROPERTY:	138 N Addison Street
PROPERTY OWNER:	Ricardo Lopez
APPLICANT:	Same as Above
SITE SIZE:	0.21 AC
BUILDING SIZE:	N/A
PIN NUMBER:	03-14-211-021
ZONING:	R-3 Single-Unit Dwelling District
REQUEST:	Variation, Maximum Driveway Width Municipal Code Section 10 – 8 – 8 – 1 Variation, Driveway Parking Pad Depth Municipal Code Section 10 – 8 – 8 – G.3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, June 17, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Thursday, June 17, 2021.
3. On Friday, June 18, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking Variations in order to pave an existing gravel area in the rear of their lot, increasing the depth of the existing driveway parking pad and the width of the existing 8' driveway. The Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R – 3	Residential	Single Family Residential	Village of Bensenville
North	R – 3	Residential	Single Family Residential	Village of Bensenville
South	R – 3	Residential	Single Family Residential	Village of Bensenville
East	R – 3	Residential	Single Family Residential	Village of Bensenville
West	R – 5	Residential	Multi Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the Lives of Residents
	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Account is up to date and has no liens.

Police:

1) No objections.

Engineering and Public Works:

1) The current drainage pattern shall not be altered and the project shall not cause any adverse drainage impacts on neighboring properties.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates “Single Family Residential” for this property.
2) The current zoning is R-3 Single-Unit Dwelling District.
3) The Petitioner is seeking two Variations, one for maximum driveway width and one for driveway parking pad depth, in order to pave an existing gravel area in the rear of the lot, increasing the depth of the driveway parking area and the driveway width in the rear yard behind the single-family home.

4) Per Section 10-8-8 of the Village Zoning Ordinance, a maximum driveway width of 10 feet is permitted for residential uses. A parking pad the width of the garage served by the driveway is permitted to extend up to 20 feet in depth from the garage doors before tapering back to the required maximum driveway width of 10 feet.
    a. The existing driveway parking pad already extends 20 feet in depth from the garage before tapering down to the existing 8-foot wide driveway.
5) Variations seeking relief from maximum driveway width and parking pad depth code requirements are a common request via the Community Development Commission.
6) In the event these requests are approved, the property's impervious coverage will remain under the maximum allowable of 4,240 SF, albeit only by a couple of hundred square feet of green space.
7) Staff does not recommend the Variations for driveway width and parking pad be granted due to the ample availability of existing parking areas for vehicles on the lot. There is a two-car garage with a parking pad that extends 20 feet in depth (Code's maximum depth), which, together, allow for four vehicle parking spaces. Additionally, the garage is set back approximately 120 feet from the front lot line. The driveway, prior to its extension in order to connect to the parking pad which it serves, has an approximated length of 75 feet.
8) It should be noted that the Petitioner has the ability to apply for a permit to extend the existing driveway by an additional two feet in order to meet Code's maximum width of 10 feet.

APPROVAL STANDARDS FOR VARIATIONS:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The Driveway variation does not endanger the health, safety, comfort, convenience and general public in any way, the area is not near the public but towards the rear.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The driveway variation is compatible with the character of the adjacent properties and other property within the immediate vicinity since the driveway will consist to some of the other properties near mine.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The Driveway variation alleviates an undue hardship created by the literal enforcement of this title. The winter season affects this the most when shoveling snow the gravel gets thrown with the snow to the yard at times, and when summer comes and the grass is mowed some of the gravel is caught and thrown. This is a high risk since our next door neighbors have smaller children that come out and play during the summer. Also this space is needed for my children to have room to park their vehicles in the rear and not towards the front of driveway, since it will help to enter and leave the driveway more freely without having to disturb the traffic from having to pull out more than one vehicle at a time to exchange a vehicle. Occasions have happened where public traffic is waiting while we exchange vehicles and its dangerous since Addison ST connects to one of the busiest streets, Irving Park Rd. Another is that for the past year my 14 year old daughter has been playing badminton and to avoid parking the vehicles on the street, they are parked where the gravel is so she can play in front of the garage which is wider and has more space available.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: The Driveway variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant. The entire driveway will be renewed and the section that will be recreated by removing the gravel and adding pavement will not only become more safe but the appearance will improve. This section of pavement is needed so the vehicles aren't backing out and disturbing the traffic, Neighbors also park their vehicles on the street making it difficult to be backing up and changing vehicles. This way the vehicles would be parked on the gravel section that will turn into pavement to avoid disturbing the public and creating an accident.

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property. I consider that the pavement variation is not going beyond the regulations of the village since some of the properties near me consist of the similar driveway variations that I'd like to add.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the comprehensive plan, this title, and the other land use policies of the village. Most of the Driveway variations meet this standard.

Maximum Driveway Width	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship		X
4. Unique Physical Attributes		X
5. Minimum Deviation Needed		X
6. Consistent with Ordinance and Plan	X	

Driveway Parking Pad	**Meets Standard**	
Variation Approval Standards	*Yes*	*No*
7. Public Welfare	X	
8. Compatible with Surrounding Character	X	
9. Undue Hardship		X
10. Unique Physical Attributes		X
11. Minimum Deviation Needed		X
12. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:
Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth.

Respectfully Submitted,

Department of Community & Economic Development

138 N. Addison St.

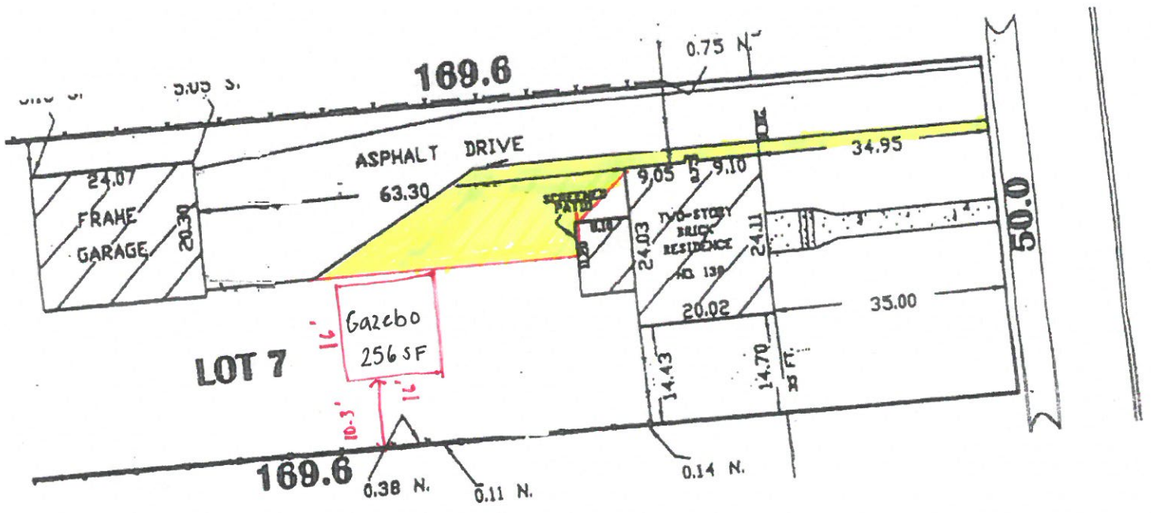
PLAT OF SURVEY

BY

JAMES M. ELLMAN

OF

LOT 7 IN BLOCK 3 IN HOMESTEAD, BENSINVILLE, A SUBDIVISION OF PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Ordered by: MCKENZIE & ASSOCIATES

Order No: 990130

Base Scale: 1 Inch = 20 feet

Date: FEBRUARY 9, 1999

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT T
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SU
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRI
OF SAID SURVEY.

... POINTS BEFORE BUILDING BY SAME AND AT
... BUILDING LINE AND
... WIRE

NOT VALID UNLESS EMBOSSED

138 N. Addison St.

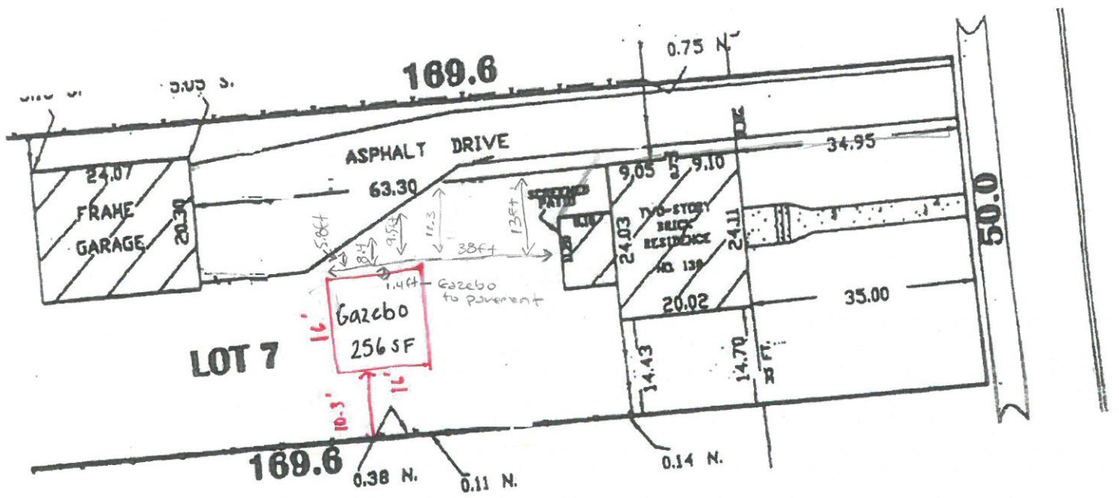
PLAT OF SURVEY

BY

JAMES M. ELLMAN

OF

LOT 7 IN BLOCK 3 IN HOMESTEAD, BENSINVILLE, A SUBDIVISION OF PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



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By

Ordered by: MCKENZIE & ASSOCIATES

Order No: 990130

Base Scale: 1 inch = 20 feet

Date: FEBRUARY 9, 1999

... POINTS BEFORE BUILDING BY SAME AND AT ... BUILDING LINE AND ...

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT T... DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SU... AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRI... OF SAID SURVEY.

NOT VALID UNLESS EMBOSSED

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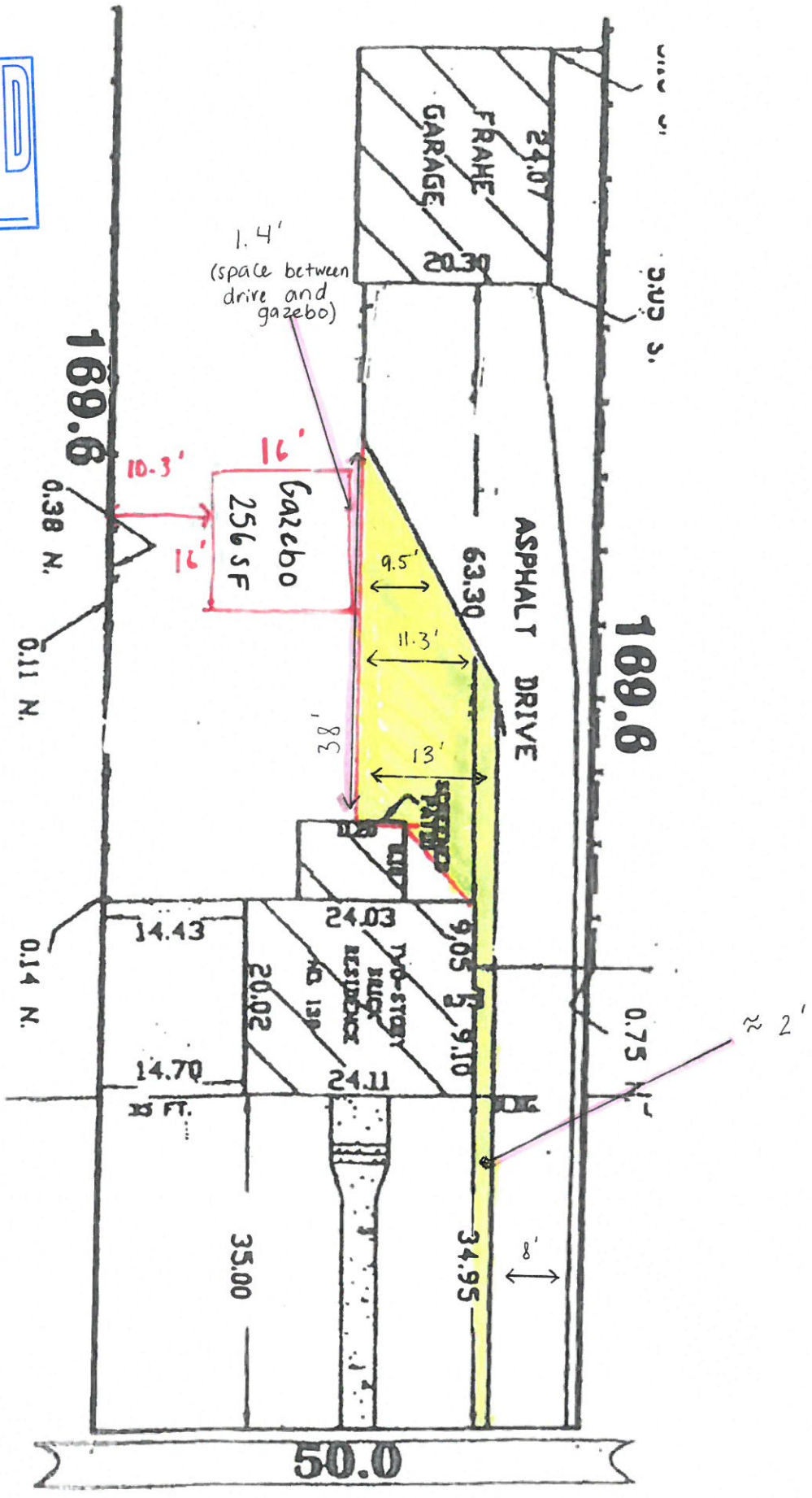
MAY 14 2021
By



Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

July 6, 2021

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

STAFF PRESENT: P. Murphy (Village Attorney), K. Fawell, K. Pozsgay, S. Viger, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the June 1 2021 were presented.

Motion: Commissioner Wasowicz made a motion to approve the minutes as presented. Commissioner King seconded the motion.

All were in favor. Motion carried.

Senior Village Planner, Kurtis Pozsgay and Village Planner, Kelsey Fawell, were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2021-13
Petitioner: Ricardo Lopez
Location: 138 North Addison Street
Request: Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Parking Pad Depth
Municipal Code Section 10 – 8 – 8 – G.3

Motion: Commissioner King made a motion to open CDC Case No. 2021-13. Commissioner Wasowicz seconded the motion.

DRAFT

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-13 at 6:34 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Ms. Fawell stated the Petitioner is seeking Variations in order to pave an existing gravel area in the rear of their lot, increasing the depth of the existing driveway parking pad and the width of the existing 8' driveway. Ms. Fawell stated the Village Zoning Ordinance implements a maximum driveway width of 10ft for residential uses. Ms. Fawell stated a parking pad the width of the garage served by the driveway is permitted to extend up to 20ft in depth from the garage doors before tapering back down to the required 10ft width.

Ricardo Lopez, property owner, and his daughter Brenda Lopez were present and sworn in by Chairman Rowe. Ms. Lopez provided overview of their proposed request. Ms. Lopez stated they want to renovate the entire driveway to prevent water potentially entering the house during heavy rains. Ms. Lopez stated they want to get rid of the existing gravel and replace it with asphalt. Ms. Lopez stated her father has four children, three of which have vehicles.

DRAFT

Commissioner Wasowicz stated there is a two car garage on the property and asked what is being stored on the inside. Ms. Lopez stated there is one vehicle currently in the garage and it is being worked on.

Commissioner Wasowicz raised concern with the proposed plans stating that with the increase of solid material on the property, flooding would increase and runoffs could affect neighboring properties. Ms. Lopez stated their plan would to have runoff water drain down the driveway to the street.

Chairman Rowe asked how many cars are on the property. Ms. Lopez stated there are currently nine vehicles on the property.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the CDC Case. There were none.

Ms. Fawell reviewed the Findings of Fact for the proposed Variances as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The Driveway variation does not endanger the health, safety, comfort, convenience and general public in any way, the area is not near the public but towards the rear.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The driveway variation is compatible with the character of the adjacent properties and other property within the immediate vicinity since the driveway will consist to some of the other properties near mine.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The Driveway variation alleviates an undue hardship created by the literal enforcement of this title.

DRAFT

The winter season affects this the most when shoveling snow the gravel gets thrown with the snow to the yard at times, and when summer comes and the grass is mowed some of the gravel is caught and thrown. This is a high risk since our next door neighbors have smaller children that come out and play during the summer. Also this space is needed for my children to have room to park their vehicles in the rear and not towards the front of driveway, since it will help to enter and leave the driveway more freely without having to disturb the traffic from having to pull out more than one vehicle at a time to exchange a vehicle. Occasions have happened where public traffic is waiting while we exchange vehicles and its dangerous since Addison ST connects to one of the busiest streets, Irving Park Rd. Another is that for the past year my 14 year old daughter has been playing badminton and to avoid parking the vehicles on the street, they are parked where the gravel is so she can play in front of the garage which is wider and has more space available.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

   Applicant's Response: The Driveway variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant. The entire driveway will be renewed and the section that will be recreated by removing the gravel and adding pavement will not only become more safe but the appearance will improve. This section of pavement is needed so the vehicles aren't backing out and disturbing the traffic, Neighbors also park their vehicles on the street making it difficult to be backing up and changing vehicles. This way the vehicles would be parked on the gravel section that will turn into pavement to avoid disturbing the public and creating an accident.

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

DRAFT

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property. I consider that the pavement variation is not going beyond the regulations of the village since some of the properties near me consist of the similar driveway variations that I'd like to add.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the comprehensive plan, this title, and the other land use policies of the village. Most of the Driveway variations meet this standard.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-13. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-13 at 6:48p.m.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval a Variation, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 – 1. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

DRAFT

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Approval a Variation, Driveway Parking Pad Depth, Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2021-14
Petitioner: Joseph Kiaulakis
Location: 243 Spruce Avenue
Request: Variation, Paved Parking Area
Municipal Code Section 10 – 8 – 8 – G.4

Motion: Commissioner Chambers made a motion to open CDC Case No. 2021-14. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened CDC Case No. 2021-14 at 6:52 p.m.

Village Planner, Kelsey Fawell was present and sworn in by Chairman Rowe. Ms. Fawell stated a Legal Notice was published in the Bensenville Independent on June 17, 2021. Ms. Fawell stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Ms. Fawell stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 17, 2021. Ms. Fawell stated on June 18, 2021 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. Ms. Fawell stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

DRAFT

ORDINANCE # _____

AN ORDINANCE GRANTING VARIATIONS TO ALLOW INCREASES IN MAXIMUM DRIVEWAY WIDTH AND DRIVEWAY PARKING PAD DEPTH AT 138 N ADDISON STREET, BENSENVILLE, ILLINOIS

WHEREAS, Ricardo Lopez ("Owner/Applicant") of 138 N Addison Street, Bensenville, IL 60106, filed an application for Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance"), and Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3 of the Zoning Ordinance, for the property located at 138 N Addison Street, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Variations sought by the Applicant was published in the Bensenville Independent on Thursday, June 17, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property on Thursday, June 17, 2021, and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Friday, June 18, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 6, 2021, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted unanimously (5-0) to recommend approval of the Variation, Maximum Driveway Width, Municipal Code

Section 10-8-8-1, and Variation, Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, and forwarded its recommendations, including the Staff Report and findings relative to the Variations, to the President and Board of Village Trustees,as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Variations, Maximum Driveway Width, Municipal Code Section 10-8-8-1, and Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as recommended by the Community Development Commission to approve the Variations, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

Section 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Subject Property is currently zoned under the Zoning Ordinance as R-3 Single-Unit Dwelling District, which zoning classification shall remain in effect subject to the Variations approved herein.

Section 3. That the Staff Report and Recommendations to approve the Variations, Maximum Driveway Width and Driveway Parking Pad, sought by the Applicant, as allowed by the Zoning Ordinance, Sections 10-8-8-1 and 10-8-8.G-3, as adopted by the Community Development Commission as shown in Exhibit “B”, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variations are proper and necessary.

Section 4. That the Variations, Maximum Driveway Width, Municipal Code Section 10-8-8-1, and Driveway Parking Pad, Municipal Code Section 10-8-8.G-3, as sought by the Applicant of the Subject Property, are hereby approved.

Section 5. That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variations granted herein.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 27th day of July 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Description is as follows:

LOT 7 IN BLOCK 3 IN HOMESTEAD, BENSENVILLE, A SUBDIVISION OF PART OF THE S.E. ¼ OF THE N.E. ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 138 N Addison Street, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed Variances as presented in the Staff Report consisting of:

1) **Public Welfare:** The proposed Variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: The Driveway variation does not endanger the health, safety, comfort, convenience and general public in any way, the area is not near the public but towards the rear.

2) **Compatible with Surrounding Character:** The proposed Variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed Variation.

   Applicant's Response: The driveway variation is compatible with the character of the adjacent properties and other property within the immediate vicinity since the driveway will consist to some of the other properties near mine.

3) **Undue Hardship**: The proposed Variation alleviates an undue hardship created by the literal enforcement of this title.

   Applicant's Response: The Driveway variation alleviates an undue hardship created by the literal enforcement of this title. The winter season affects this the most when shoveling snow the gravel gets thrown with the snow to the yard at times, and when summer comes and the grass is mowed some of the gravel is caught and thrown. This is a high risk since our next door neighbors have smaller children that come out and play during the summer. Also this space is needed for my children to have room to park their vehicles in the rear and not towards the front of driveway, since it will help to enter and leave the driveway more freely without having to disturb the traffic from having to pull out more than one vehicle at a time to exchange a vehicle. Occasions have happened where public traffic is waiting while we exchange vehicles and its dangerous since Addison ST connects to one of the busiest streets, Irving Park Rd. Another is that for the past year my 14 year old daughter has been playing badminton and to avoid parking the vehicles on the street, they are parked where the gravel is so she can play in front of the garage which is wider and has more space available.

4) **Unique Physical Attributes:** The proposed Variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: The Driveway variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant. The entire driveway will be renewed and the section that will be recreated by removing the gravel and adding pavement will not only become more safe but the appearance will improve. This section of pavement is needed so the vehicles aren't backing out and disturbing the traffic, Neighbors also park their vehicles on the street making it difficult to be backing up and changing vehicles. This way the vehicles would be parked on the gravel section that will turn into pavement to avoid disturbing the public and creating an accident.

5) **Minimum Deviation Needed:** The proposed Variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property. I consider that the pavement variation is not going beyond the regulations of the village since some of the properties near me consist of the similar driveway variations that I'd like to add.

6) **Consistent with Ordinance and Plan:** The proposed Variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the comprehensive plan, this title, and the other land use policies of the village. Most of the Driveway variations meet this standard.

Ms. Fawell stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Variations for Maximum Driveway Width and Driveway Parking Pad Depth.

There were no questions from the Commission.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2021-13. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-13 at 6:48p.m.

Motion: Commissioner Chambers made a combined motion to approve the Findings of Fact and Approval a Variation, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 – 1. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Approval a Variation, Driveway Parking Pad Depth, Municipal Code Section 10 – 8 – 8 – G.3. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

_____

Ronald Rowe, Chairman
Community Development Commission

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	S. Viger	Community & Economic Development	July 27, 2021

DESCRIPTION:

Resolution Declaring A Vacant Parcel of Real Property at 840 East Green Street as Surplus Property and Authorizing the Village Manager To Obtain Proposals For Its Sale and Development

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[ ]	*Enrich the lives of Residents*
	Quality Customer Oriented Services	X	*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION: **DATE:** N/A

BACKGROUND:

1. On 12.18.2018 the Village entered into Letter of Understanding with the Illinois Toll Highway Authority (the "Tollway") providing the Village with a Right of First Refusal to acquire the Subject Property.
2. On 06.02.2021 the Village and the Tollway entered into an Intergovernmental Agreement providing the terms and conditions of the acquisition of the Subject Property.
3. The Village is exercising its right to acquire the Subject Property from the Tollway and convey it to a third party in accordance with the Intergovernmental Agreement.

KEY ISSUES:

1. The Property is not necessary, appropriate, required for the use of, profitable to or serves any viable use to the Village and that the sale and development of the Property will eliminate burdensome maintenance cost, provide needed public funds, and generate tax revenue in the future for use in the general fund of the Village.
2. The Subject Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of Village residents to sell the Property.
3. The subsequent development of the property will serve the public by enhancing the economic vitality of the Village.

ALTERNATIVES:

1. Discretion of the Board.

RECOMMENDATION:

1. The staff respectfully recommends approval of the Resolution to authorize the Village Manager to proceed with the procedure to sell the surplus property.

BUDGET IMPACT:

In accordance with the Intergovernmental Agreement any funds received through the sale of the Subject Property will be transferred to the Tollway.

ACTION REQUIRED:

Approval of the Resolution to authorize the Village Manager to proceed with the procedure to sell the surplus property.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/22/2021	Backup Material
Aerial Photograph and Zoning Map Exhibit	7/22/2021	Backup Material

RESOLUTION NUMBER R-_____

A RESOLUTION OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS DECLARING A VACANT PARCEL OF REAL PROPERTY AT 840 EAST GREEN STREET AS SURPLUS PROPERTY AND AUTHORIZE THE VILLAGE MANAGER TO OBTAIN PROPOSALS FOR ITS SALE AND DEVELOPMENT

WHEREAS, the Village of Bensenville, DuPage and Cook Counties, Illinois (the *"Village"*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, on December 18, 2018 the Village and the Illinois State Toll Highway Authority, an instrumentality and administrative agency of the State of Illinois (the "*Tollway*") executed a Letter of Understanding that describes the Tollway's intent to provide the Village a right of first refusal to acquire a 24.983 acre parcel of vacant real property located in the I-2 General Industrial District, as identified and described in the Village of Bensenville Zoning Ordinance, and commonly known as 840 East Green Street, Bensenville, Illinois 60106, identified by PIN 03-24-201-014-0000 and 03-24-201-013-0000, which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

WHEREAS, on June 2, 2021, the Village and Tollway entered into an Intergovernmental Agreement between the Illinois State Highway Authority and the Village of Bensenville, a copy of which is attached hereto and made a part hereof, as Exhibit B (the "*Intergovernmental Agreement*") providing for the terms and conditions of the acquisition of the Property between the Village and Tollway; and

WHEREAS, pursuant to the Intergovernmental Agreement, the Tollway agrees to

covey the Property to the Village at a price of $17.18 per square foot or approximately $18,696,186.54 (the "*Purchase Price*"); and

WHEREAS, the Village is exercising its right to acquire the Property from the Tollway and convey the Property to a third party pursuant to and in accordance with the Intergovernmental Agreement so that the Property will generate property taxes and create employment opportunities while eliminating blight and improving the overall economic prosperity of the Village; and

WHEREAS, the President and Board of Trustees of the Village of Bensenville (the "*Corporate Authorities*") find that the Property is not necessary, appropriate, required for the use of, profitable to or serves any viable use to the Village and that the sale and development of the Property will eliminate burdensome maintenance cost, provide needed public funds, and generate tax revenue in the future for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of Village residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property conducted by the staff of the Village after ascertaining the value of the surplus real estate; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to sell the Property pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code; and

WHEREAS, pursuant to the Intergovernmental Agreement the Village is prepared to sell the Property for the Purchase Price as detailed in the Intergovernmental Agreement; and

WHEREAS, a copy of the Intergovernmental Agreement establishing the Purchase

Price of the Property is available for inspection or copying in the office of the Village Clerk of the Village of Bensenville to any interested party to allow for the review, analysis, and submission of a proposal for the acquisition and development of the Property; and

WHEREAS, the Village Manager and Director of Community & Economic Development are hereby authorized to ascertain, review, and recommend a proposal for the purchase and development of the Property that will provide the most benefit to the Village.

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

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined, and declared to be surplus real estate of the Village.

Section 3. The Village Manager and Director of Community & Economic Development are hereby authorized and directed to ascertain and review proposals for the sale and development of the Property and further recommend and present a proposal to the Corporate Authorities that is in the best interest of the Village for the sale and disposition of the Property in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of

this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Intergovernmental Agreement that establishes the Purchase Price of the Property for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

(*Intentionally Left Blank*)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this _____ day of _____ 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES:_____

NAYS:_____

ABSENT:_____

Exhibit A

Legal Description

PARCEL 1:

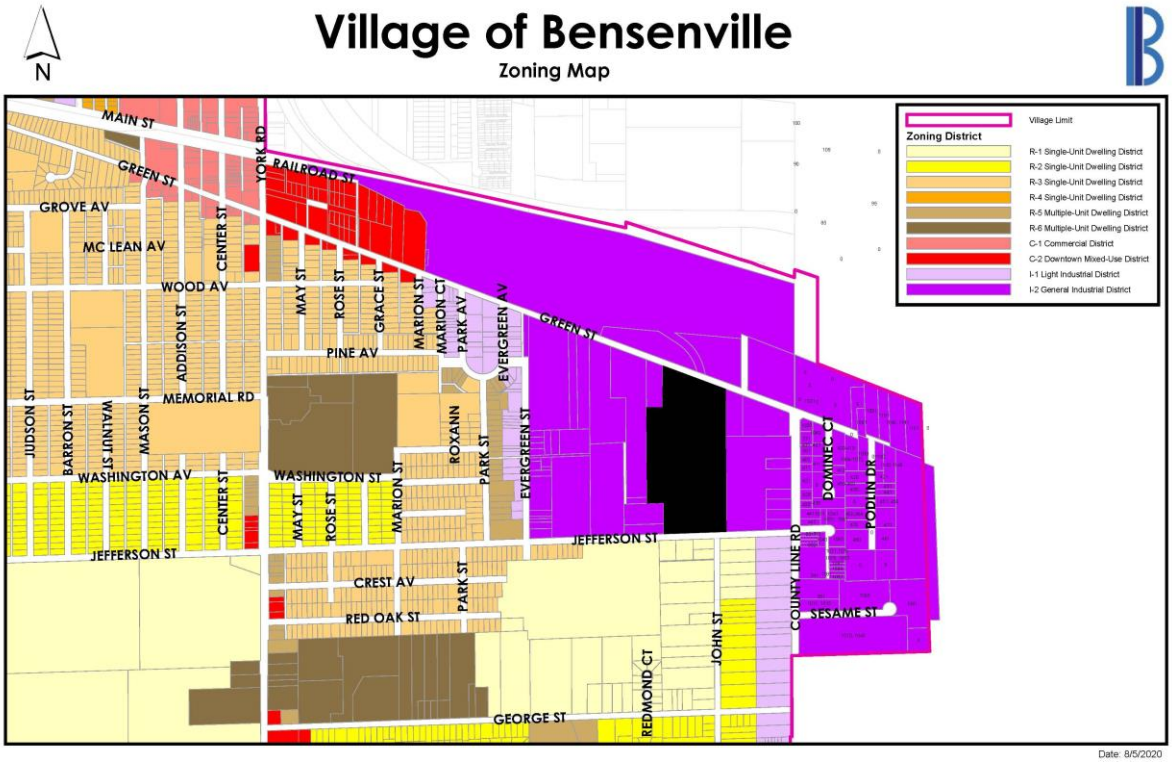
LOT 3 AND 4 (EXCEPTING THAT PART LYING NORTHEASTERLY OF A LINE 60.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GREEN STREET) OF AMSTED ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88-005977, DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE AND THE STATE OF ILLINOIS

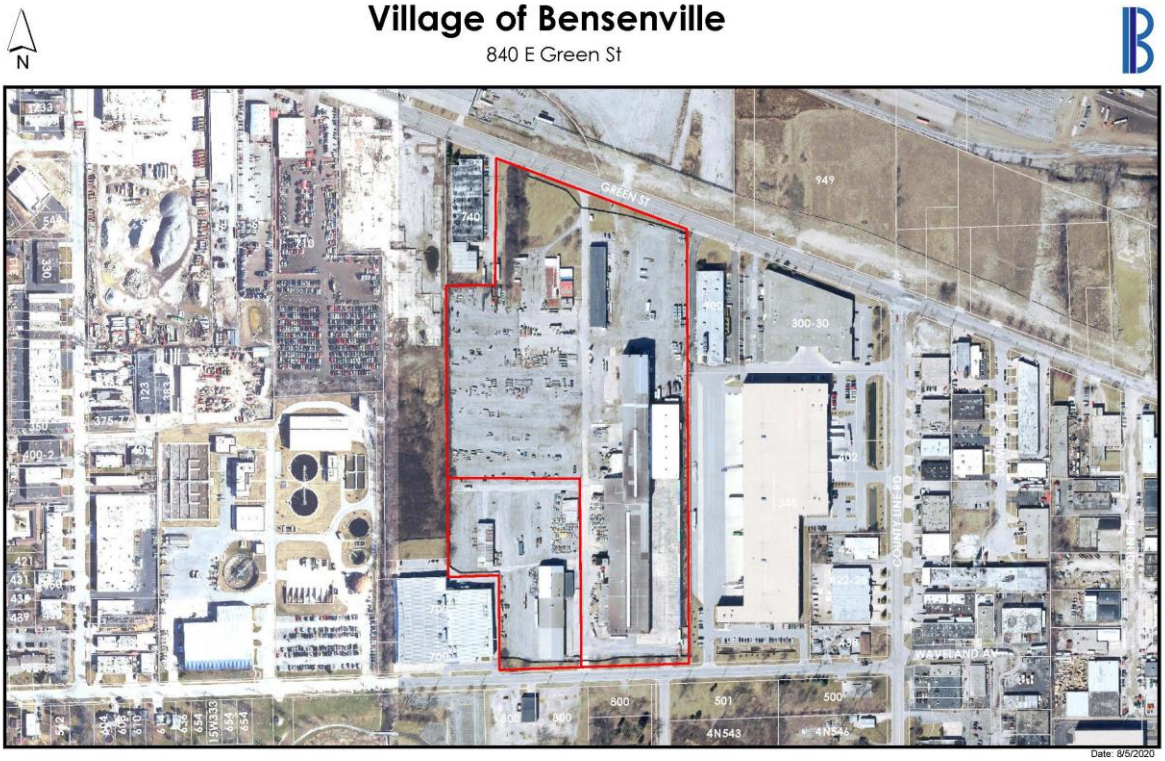
PERMANENT TAX NUMBERS: 03-24-201-014-0000; 03-24-201-013-0000

Exhibit B

Intergovernmental Agreement

840 East Green Street





TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Julie McManus	Finance	July 27, 2021

DESCRIPTION:
Resolution Adopting the Village of Bensenville Debt Management Policy

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[ ]	*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
None.	NA

BACKGROUND:
Currently, the Village does not have a Debt Management Policy. A Debt Management Policy a prudent, best-practice instrument to set guidelines and conservative limits for borrowing that are cost-efficient and within Federal, State, and local regulatory requirements.

KEY ISSUES:
The purpose of the proposed Debt Management Policy is to ensure that (1) the Village obtains financing only when necessary, (2) the process for identifying the timing and amount of debt or other financing is as efficient as possible, (3) the most favorable interest and debt costs are obtained, and (4) the Village issues debt within regulatory parameters. While most of the guidance represents common-sense practices in issuing debt, this policy takes a step further in limiting the Village's borrowing capacity to 75% of the Village's legal limit to ensure that debt does not become burdensome for the Village and its residents.

ALTERNATIVES:
At the discretion of the Board.

RECOMMENDATION:
Staff recommends approval of the Resolution Adopting the Village of Bensenville Debt Management Policy.

BUDGET IMPACT:
No direct impact. Good debt issuance practices save on future borrowings costs.

ACTION REQUIRED:
Approve the Resolution Adopting the Village of Bensenville Debt Management Policy.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Adopting Debt Management Policy	7/19/2021	Resolution Letter
Village of Bensenville Debt Management Policy	7/19/2021	Backup Material

RESOLUTION NO. _____

RESOLUTION ADOPTING THE VILLAGE OF BENSENVILLE DEBT MANAGEMENT POLICY

WHEREAS, the VILLAGE OF BENSENVILLE (hereinafter the "VILLAGE") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*.; and

WHEREAS, the VILLAGE is empowered to make all agreements, contracts, and engagements, and to undertake other acts as necessary, in the exercise of its statutory powers; and

WHEREAS, it is in the best interest of the Village to borrow funds in a manner that is in conformity with Federal, State, and local legal requirements and within parameters that ensure debt is both necessary and cost-efficient; and

WHEREAS, the President and Board of the Village Trustees have determined it reasonable and in the best interest of the Village to adopt a Debt Management Policy to provide guidelines and restrictions for issues of new debt including bonds, loans, and leases.

NOW, THEREFORE BE IT RESOLVED by the President and the Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois. As follows:

SECTION ONE: That the recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That the Village Board hereby adopts the "Village of Bensenville Debt Management Policy" attached as the official debt policy of the Village of Bensenville.

SECTION THREE: That this Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____

Nancy Quinn, Village Clerk

AYES:_____

NAYS:_____

ABSENT:_____

Village of Bensenville
Debt Management Policy

I. Purpose

The Debt Management Policies set forth comprehensive guidelines for the financing of capital projects and infrastructure. It is the purpose of the policies that (1) the Village obtains financing only when necessary, (2) the process for identifying the timing and amount of debt or other financing be as efficient as possible and (3) the most favorable interest and other costs be obtained.

To this end, the Village Council recognizes this "Debt Management Policy" to be financially prudent and in the Village's best economic interest.

II. General Policy

In order to properly meet the purpose of the policy listed above, the following general guidelines must be adhered to:

- Take all practical precautions to avoid any financial decision, which will negatively impact the current credit rating on existing or future debt issues

- Consider market timing

- Determine the amortization (maturity) schedule, which will best fit with the overall debt structure of the Village's general obligation debt and related tax levy at the time the new debt is issued. For issuance of revenue bonds or alternate revenue source bonds general obligation bonds, the amortization schedule, which will best fit with the overall debt structure of the enterprise fund and its related rate structure, will be considered. Consideration will be given to coordinating the length of the issue with the lives of assets, whenever practicable, while considering repair and replacement costs of those assets to be incurred in future years as an offset to the useful lives, and the related length of time in the payout structure

- Consider the impact of such new debt on overlapping debt and the financing plans of local governments, which overlap or underlie the Village

- Assess financial alternatives to include new and innovative financing approaches, including, whenever feasible, categorical grants, revolving loans or other state/federal aid

- Minimize the cost of debt issuance

III. Debt Issuance

A. Conditions under which debt may be issued

The Village may consider the use of debt financing when all of the following conditions apply:

1. One-time capital improvement projects and unusual equipment or land purchases
2. When the project's useful life, or the projected service life of the equipment will exceed the term of financing, and
3. When the Village has identified revenues sufficient to service the debt, either from existing revenues or increased taxes or fees.

The Village will not use debt for any recurring purpose such as current operating and infrastructure maintenance expenditures, nor will the Village use short-term debt, unless under exigent circumstances**.**

B. When to issue debt versus pay-as-you-go

If all of the conditions above are met, the next step in evaluating the need to issue debt is to determine if debt is appropriate, or the pay-as-you-go method can be used. The following criteria will be used when deciding to issue debt:

1. Factors that favor pay-as-you-go financing:

    a) current revenues and/or adequate unallocated fund balances are available to finance the project when analyzed in conjunction with the Village's 5-Year Community Investment plan
    b) project phasing could allow the Village to finance the project over time without debt
    c) additional debt would adversely affect the Village's credit rating
    d) market conditions are unstable or the project presents marketing difficulties

2. Factors that favor debt financing:

    a) revenues available for debt service are sufficient and reliable
    b) issuance of debt will not jeopardize the Village's credit rating
    c) market conditions present favorable interest rates and good demand for municipal financing
    d) a project is mandated by state or federal requirements and current revenues and fund balances are insufficient to pay project costs

e) a project is immediately required to meet or relieve Village infrastructure capacity needs, and current revenues and fund balances are not sufficient to finance the project

f) the life of the project or asset financed is ten years or longer

C. Types of Debt Issued

1. Short/Long Term Debt

Short-term obligations may be issued to finance projects or portions of projects for which the Village ultimately intends to issue long-term debt; i.e., it will be used to provide interim financing, which will eventually be refunded with the proceeds of long-term obligations.

Short-term obligations may be backed with a tax or revenue pledge, or a pledge of other available resources.

Interim financing may be appropriate when timing of the financing is critical. Short-term obligations can often be obtained more quickly than long-term obligations and thus can be used in emergencies until long-term financing can be obtained. In addition, in some cases when the amount of financing required is relatively small, it may be less costly for the Village to issue a small amount of short-term obligations to provide for its immediate needs than to issue a larger amount of long-term obligations to provide financing for both immediate and future needs when the carrying costs of issuing obligations, which are not immediately needed are taken into account.

The cost of taxable debt is higher than tax-exempt debt. However, the issuance of taxable debt is mandated in some circumstances and may allow valuable flexibility in subsequent contracts with users or managers of the improvement constructed with the bond proceeds. Therefore, the Village will usually issue tax-exempt obligations, but may occasionally issue taxable obligations.

Types of short-term financing include:

i) Lines and Letters of Credit
ii) Bond Anticipation Notes (BAN)
iii) Tax and Revenue Anticipation Notes (TAN)

2. General Obligation Bonds

General Obligation bonds or (GO) are debt issued by a municipality representing its full faith and credit and backed by its ad valorem taxing power. A GO may be issued for any lawful purpose for which ad valorem taxes may be levied, subject to constitutional, statutory, or other limitations (such as debt limitations discussed below) and procedures.

The Village is a Non-Home Rule Community, and therefore unless an exception applies, the State Statute requires that GO bonds be secured by an ad valorem tax must be approved by voters of the Village via a referendum (ballot measure).

3. Revenue/Alternative Revenue Bonds

The Village shall seek to finance the capital needs of its revenue producing enterprise activities through the issuance of Alternate Revenue-debt obligations. Prior to issuing Alternate Revenue-debt obligations, the Finance Department will develop financial plans and projections showing the feasibility of the planned financing, required rates and charges needed to support the planned financing and the impact of the planned financing on rate payers, property owners and the other affected parties. The amount of Alternate Revenue-debt obligations issued by the Village will be limited by the feasibility of the overall financing plan as determined by the Finance Department. If it is not feasible to issue an Alternate Revenue obligation, then a revenue-secured debt obligation should be considered.

4. Special Service Area Bonds

A special service area is a contiguous area within a municipality in which special governmental services are provided in addition to those services provided generally throughout the municipality. The cost of providing the special services is paid from revenues collected from taxes levied upon the property within the contiguous area receiving the special services.

Bonds may be issued for the purpose of financing the costs related to providing the special service. The special service area bonds are secured by the full faith and credit of the taxable real property in the special service area. To provide for the special tax, the county clerk where the municipality is located will extend an annual tax against all of the taxable real property in the special service area in amounts sufficient to pay the debt service on the bonds. The tax is typically allocated to the property owners on an ad valorem, benefits, acreage or other rational basis.

5. Not allowed

The Village shall not enter into the following types of debt:

a. Swap/variable rate debt
b. Commercial Paper
c. Any issuance in which there is a more secure option available to the extent that is available by law
d. Any issuance in which there is a less expensive option available to the extent is available by law

D. Structure of Debt Issues

The duration of a debt issue shall not exceed the economic or useful life of the improvement or asset that the issue is financing. The Village shall design the financing schedule and repayment of debt so as to take best advantage of market conditions and, as practical, to recapture or maximize its credit capacity for future use, moderate the impact to the taxpayer, and account for funding sources accordingly.

E. Sale of Securities - Negotiated versus Competitive Sale versus Private Placement

When feasible and economical, obligations shall be issued by competitive rather than negotiated sale. A sale may be negotiated when the issue is predominantly a refunding issue or in other non-routine situations, which require more flexibility than a competitive offer allows. Whenever the option exists to offer an issue either for competition or for negotiation, analysis of the options shall be performed to aid in the decision-making process. When a sale is not competitively bid, the Village will publicly present the reasons and will participate with the Financial Advisor in the selection of the underwriter or direct purchaser.

The criteria used to select an underwriter in a competitive sale shall be the true interest cost. In a negotiated sale, the underwriter may be selected with or without a request for proposals (RFP). The criteria used to select an underwriter in a negotiated sale should include the following:

- Overall experience
- Marketing philosophy
- Capability
- Previous experience as managing and co-managing partner
- Financial statements
- Public Finance team and resources
- Underwriter’s discount

When cost beneficial, the Village may privately place its debt. This may result in lower costs of issuance. Private placement is sometimes an option for small and/or short term issues. The opportunity may be identified by the Financial Advisor.

F. Markets

The Village shall make use of domestic capital markets when the conditions best fit the Village's financing needs.

G. Credit Enhancements

Credit enhancements are mechanisms, which guarantee principal and interest payments. They include bond insurance and a line or letter of credit. A credit enhancement, while costly, may bring a lower interest rate on debt and a higher rating from the rating agencies, thus lowering overall costs.

During debt issuance planning, the Financial Advisor will advise the Village whether or not a credit enhancement is cost effective under the circumstances and what type of credit enhancement, if any, should be purchased. In a negotiated sale, bids will be taken during the period prior to pricing of the sale. In a competitive sale, bond insurance may be provided by the purchases if the issue qualifies for bond insurance.

IV. LEGAL CONSTRAINTS AND OTHER LIMITATIONS ON THE ISSUANCE OF DEBT

A. State Law

30 ILCS 305/0.01, et. seq.: the short title is "The Bond Authorization Act."

B. Authority for Debt

Being a non-home rule community, the Village must go to referendum to issue General Obligation Bonds. Other forms of debt issuance do not need a referendum; however Council approval is required before debt of any nature is issued.

C. Debt Limitation

The total amount of debt the Village can have outstanding at any given time is known as our legal debt margin, and is calculated by taking 8.625% of the Village's assessed valuation.

All debt will be issued in compliance with current law and will be structured to adequately provide for the necessary debt coverage requirements.

In order to not overly burden the Village, the following debt issuance limitations will be followed:

1. General Obligation (GO) Bonds – The Village shall not issue GO debt in excess of 75% of its legal debt limit referenced above.

2. Alternate Revenue Bonds (ARB), not related to TIF – The Village shall not issue ARB debt for which coverage of pledged revenues to debt service, including parity debt, is less than 1.5 times.
3. TIF Alternate Revenue Bonds (TIF) – The Village shall not issue TIF debt that will exceed projected TIF revenue. This calculation shall be made after all legal requirements (school/library payments, debt coverage, etc.) have been accounted for.

D. Debt Limitation Compliance

In order to ensure compliance with the issuance limitations referenced above, the Village will perform an annual compliance of debt issuance report (ACDIP). The ACDIP will consist of the Village's legal debt margin calculation, an analysis of compliance with the aforementioned issuance limitations, a listing of all outstanding debt with the related debt service tables, and a graphical presentation of the debt service payments.

V. DEBT ADMINISTRATION

A. Financial Advisor Involvement

The Village will seek the advice of a Financial Advisor when necessary. The Financial Advisor advises on the structuring of obligations to be issued, informs the Village of various options, advises the Village as to how choices will impact the marketability of Village obligations and provides other services as defined by contract. To ensure independence, the Financial Advisor will not bid on or underwrite any Village debt issues during the term of its engagement with the Village and two years thereafter.

B. Bond Counsel Involvement

The Bond Counsel will issue an opinion as to the legality and tax-exempt status of any obligations. The Village will also seek the advice of Bond Counsel on all other types of financings and on any other questions involving federal tax or arbitrage law. Bond Counsel is also responsible for the preparation of the ordinance authorizing issuance of obligations and all of the closing documents to complete their sale and will perform other services as defined by contract approved by the Village Council.

C. Official Statement

The Official Statement will be prepared by the Financial Advisor and/or legal counsel (disclosure counsel or underwriter's counsel) with assistance from Village staff.

D. Financial Disclosures

The Village shall prepare appropriate disclosures as required by the Securities and Exchange Commission, the federal government, the State of Illinois, rating agencies, underwriters, investors, agencies, taxpayers, and other appropriate entities and persons to ensure compliance with applicable laws and regulations.

At the conclusion of the annual audit, staff will submit the Comprehensive Annual Financial Report to the aforementioned organization and agencies including Electronic Municipal Market Access (EMMA), which is governed by the Municipal Securities Rulemaking Board (MSRB) in accordance with its continuing disclosure requirements being 210 days after the end of the fiscal year.

The Village will comply with all applicable post issuance compliance and continuing disclosures, including but not being limited to those referenced in this section.

E. Review of Financing Proposals

All capital financing proposals that involve a pledge of the Village's credit through the sale of securities, execution of loans or lease agreements and/or otherwise directly involve the lending or pledging of the Village's credit shall be referred to the Director of Finance/Treasurer who shall determine the financial feasibility, and the impact on existing debt of such proposal, and shall make recommendations accordingly to the Village Manager.

F. Establishing Financing Priorities

The Director of Finance/Treasurer shall administer and coordinate the Village's debt issuance program and activities, including timing of issuance, method of sale, structuring the issue, and marketing strategies. The Director of Finance/Treasurer along with the Village's financial advisor shall meet, as appropriate, with the Village Manager and the Village Council regarding the status of the current year's program and to make specific recommendations.

G. Rating Agency Relations

The Village shall endeavor to maintain effective relations with the rating agencies. The Village Manager, Director of Finance/Treasurer, and the Village's financial advisors shall meet with, make presentations to, or otherwise communicate with the rating agencies on a consistent and regular basis in order to keep the agencies informed concerning the Village's capital plans, debt issuance program and other appropriate financial information.

H. Investment Community Relations

The Village shall endeavor to maintain a positive relationship with the investment community. The Director of Finance/Treasurer and the Village's financial advisor shall, as necessary, prepare reports and other forms of communications regarding the Village's indebtedness, as well as its future financing plans. This includes information presented to the press and other media.

I. Capital Leasing

Capital leasing is an option for the acquisition of a piece or bulk purhase of equipment costing less than $1,000,000.

Leasing shall not be considered when funds are on hand and could be made available for the acquisition unless the interest expense associated with the lease is less than the interest that can be earned by investing the funds on hand or when other factors such as budget constraints or vendor responsiveness override the economic consideration.

Whenever a lease is arranged with a private sector entity, a tax-exempt rate shall be sought. Whenever a lease is arranged with a government or other tax-exempt entity, the Village shall strive to obtain an explicitly defined taxable rate so that the lease will not be counted in the Village's total annual borrowing subject to arbitrage rebate.

The lease agreement shall permit the Village to refinance the lease at no more than reasonable cost should the Village decide to do so. A lease, which can be called at will, is preferable to one which can merely be accelerated.

Since the market for lease financings is relatively inefficient, the interest rate available at any one time may vary widely. Therefore, the Village shall obtain at least three competitive proposals for any major lease financing. The net present value of competitive bids shall be compared, taking into account whether payments are in advance or in arrears, and how frequently payments are made. The purchase price of equipment shall be competitively bid as well as the terms and cost of financing.

The advice of the Village's Bond Counsel shall be sought in any capital leasing arrangement and when federal tax forms are prepared to ensure that all federal tax laws are obeyed.

The Village may consider issuing certificates of participation to finance a very large project. Analysis will be performed because financing costs may be greater than other types of financing.

J. Refunding Policy

The Village shall consider refunding outstanding debt when legally permissible and financially advantageous. A net present value debt service savings of at least two percent or greater must be achieved.

K. Investment of Borrowed Proceeds

The Village acknowledges its ongoing fiduciary responsibilities to actively manage the proceeds of debt issued for public purposes in a manner that is consistent with the investment policy adopted by the Village.

L. Two Year Spend-out Option

Arbitrage rebate legislation offers a safe harbor whereby obligations issued for construction will be exempt from arbitrage rebate if certain rules are adhered to and the proceeds are spent within two years. However, if this option is elected and all the proceeds are not spent according to the prescribed schedule, penalties are imposed. The option should be considered when circumstances indicate that the Village will with certainty be successful in achieving a two-year spend-out goal. Such circumstances may include, but are not limited to the following:

1) Obligations are issued to finance a variety of small construction projects, not large projects, which might be unexpectedly delayed after the issuance. Also, project management understands the requirements and is firmly committed to achieving the spend-out goal.

2) Obligations are issued for a single, large, high-priority project with a relatively short construction period and there is a high level of commitment to speedy completion.

When the two-year spend-out option is elected, debt will be issued for an estimated one year of expenditures to provide for unexpected delays of up to a year without incurring penalties.

The exercise of the two-year spend-out option will always be coordinated with Bond Counsel and the Financial Advisor.

M. Arbitrage Liability Management

It is the Village's policy to minimize the cost of arbitrage rebate and yield restriction while strictly complying with the law.

1. General

Federal arbitrage legislation is intended to discourage entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of this legislation, the Village will not issue obligations except for identifiable projects with very good prospects of timely initiation.

Obligations will be issued as closely in time as feasible to the expected award of contracts so that funds will be spent quickly.

2. Responsibility

Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, the advice of Bond Counsel and other qualified experts will be sought whenever questions regarding arbitrage rebate regulations arise.

The Finance Director/Treasurer will be responsible for identifying the amount of unspent debt proceeds including interest, which is on hand and for ensuring that, to the extent feasible, the oldest proceeds on hand, are spent first.

If necessary, the Village will contract with an arbitrage rebate service provider to maintain a system for computing and tracking the arbitrage rebate liability. The arbitrage service provider will notify the Village within 60 days of year end of the amount of any accrued liability and will also notify the Village 60 days in advance of when a rebate of excess arbitrage earnings is due to the Internal Revenue Service.

The Village's Bond Counsel and Financial Advisor shall review in advance any arbitrage rebate payments and forms sent to the Internal Revenue Service.

The expenditure of obligation proceeds will be tracked in the financial accounting system by issuance. Investments will be pooled for financial accounting purposes and may, at the discretion of the Finance Director, be pooled for investment purposes. When investments of bond proceeds are comingled with other investments, the Village shall adhere to the Internal Revenue Service rules on accounting allocations.

Arbitrage rebate costs shall be charged as negative interest revenue to the funds in which the related obligation proceeds were originally deposited.

N. Modification to the Debt Management Policy

These policies will be reviewed annually by the Finance Department and minor changes may be made with the approval of the Village Manager. Significant policy changes will be presented to the Village Council for confirmation.

GLOSSARY OF TERMS

Ad Valorem Tax - A direct tax based "according to value" of property.

Advanced Refunding Bonds - Bonds issued to refund an outstanding bond issue prior to the date on which the outstanding bonds become due or callable. Proceeds of the advanced refunding bonds are deposited in escrow with a fiduciary, invested in United States Treasury Bonds or other authorized securities, and used to redeem the underlying bonds at maturity or call date.

Amortization - the process of paying the principal amount of an issue of bonds by periodic payments either directly to bondholders or to a sinking fund for the benefit of bondholders.

Arbitrage - Usually refers to the difference between the interest paid on the tax-exempt securities and the interest earned by investing the proceeds in higher yielding taxable securities. Internal Revenue Service regulations govern arbitrage (reference I.R.S. Reg. 1.103-13 through 1.103-15).

Arbitrage Bonds - Bonds which are deemed by the I.R.S. to violate federal arbitrage regulations. The interest on such bonds becomes taxable and the bondholders must include this interest as part of gross income for federal income tax purposes (I.R.S. Reg. 1.103-13 through 1.103-15).

Assessed Value - An annual determination of the just or fair market value of property for purposes of ad valorem taxation.

Basis Point - 1/100 of one percent.

Bond - Written evidence of the issuer's obligation to repay a specified principal amount on a date certain, together with interest at a stated rate, or according to a formula for determining that rate.

Bond Anticipation Notes (BANS) - Short-term interest bearing notes issued by a government in anticipation of bonds to be issued at a later date. The notes are retired from proceeds of the bond issue to which they are related.

Bond Counsel - An attorney retained by the Village to render a legal opinion whether the Village is authorized to issue the proposed bonds, has met all legal requirements necessary for issuance, and whether interest on the bonds is, or is not, exempt from federal and state income taxation.

Bonded Debt - The portion of an issuers total indebtedness represented by outstanding bonds.

Direct Debt or Gross Bonded Debt - The sum of the total bonded debt and any unfunded debt of the issuer.

Net Direct Debt or Net Bonded Debt - Direct debt less sinking fund accumulations and all self-supporting debt.

Total Overall Debt - Net direct debt plus the issuer's applicable share of the direct debt of all overlapping jurisdictions.

Net Overall Debt - Net direct debt plus the issuer's applicable share of the net direct debt of all overlapping jurisdictions.

Overlapping Debt - The issuer's proportionate share of the debt of other local governmental units which either overlap or underlie it.

Callable Bond - A bond, which permits or requires the issuer to redeem the obligation before the stated maturity date at a specified price, the call price, usually at or above par value.

Capital Appreciation Bonds (CAB) - A long-term security on which the investment return is reinvested at a stated compound rate until maturity. The investor receives a single payment at maturity representing both the principal and investment return.

Capital Improvements Plan (CIP) - A plan for capital outlay to be incurred each year over a fixed number of years to meet the long-term capital needs of the Village.

Certificates of Participation - Documents, in fully registered form, that act like bonds. However, security for the certificates is the government's intent to make annual appropriations during the term of a lease agreement. No pledge of full faith and credit of the government is made. Consequently, the obligation of the government to make basic rental payments does not constitute an indebtedness of the government.

Commercial Paper - Very short-term, unsecured promissory notes issued in either registered or bearer form, and usually backed by a line of credit with a bank.

Coupon Rate - The annual rate of interest payable on a coupon bond (a bearer bond or bond registered as to principal only, carrying coupons evidencing future interest payments), expressed as a percentage of the principal amount.

Debt Limit - The maximum amount of debt which, an issuer is permitted in incur under constitutional, statutory or charter provision.

Debt Service - The amount of money necessary to pay interest on an outstanding debt, the serial maturities of principal for serial bonds, and the required contributions to an amortization or sinking fund for term bonds.

Demand Notes (Variable Rate) - A short-term security, which is subject to a frequently available put option feature under which the holder may put the security back to the issuer after giving

specified notice. Many of these securities are floating or variable rate, with the put option exercisable on dates on which the floating rate changes.

Double Barreled Bonds (Combination Bonds) - A bond, which is payable from the revenues of a governmental enterprise and are also backed by the full faith and credit of the governmental unit.

Enterprise Funds - Funds that are financed and operated in a manner similar to private business in that goods and services provided are financed primarily through user charges.

General Obligation Bond - A bond for whose payment the full faith and credit of the issuer has been pledged. More commonly, but not necessarily, general obligation bonds are payable from ad valorem property taxes and other general revenues.

Industrial Revenue Bonds - Bonds that are designed to promote economic development. The proceeds from the bond sale are loaned to the businesses to pay for buildings or other capital investments. The bonds are payable by the company to whom the funds are loaned.

Lease Purchase Agreement (Capital Lease) - A contractual agreement whereby the government borrows funds from a financial institution or a vendor to pay for capital acquisition. The title to the asset(s) normally belongs to the government with the lessor acquiring security interest or appropriate lien therein.

Letter of Credit - A commitment, usually made by a commercial bank, to honor demands for payment of a debt upon compliance with conditions and/or the occurrence of certain events specified under the terms of the commitment.

Level Debt Service - An arrangement of serial maturities in which the amount of principal maturing increases at approximately the same rate as the amount of interest declines.

Long-Term Debt - Any debt incurred whose final maturity is more than three years.

Maturity - The date upon which the principal of a municipal bond becomes due and payable to bondholders.

Mini-bonds - A small denomination bond directly marketed to the public.

Net Interest Cost (NIC) - The traditional method of calculating bids for new issues of municipal securities. The total dollar amount of interest over the life of the bonds is adjusted by the amount of premium or discount bid, and then reduced to an average annual rate. The other method is known as the true interest cost (see "true interest cost").

Negotiated Sale - Situation in which the terms of an offering are determined by negotiation between the issuer and the underwriter, rather than through competitive bidding by underwriting groups.

Offering Circular - Usually a preliminary and final document prepared to describe or disclose to investors and dealers information about an issue of securities expected to be offered in the primary market. As a part of the offering circular, an official statement shall be prepared by the Village describing the debt and other pertinent financial and demographic data used to market the bonds to potential buyers.

Other Contractual Debt - Purchase contracts and other contractual debt other than bonds and notes. Other contractual debt does not affect annual debt limitation and is not a part of indebtedness within the meaning of any constitution or statutory debt limitation or restriction.

Par Value or Face Amount - In the case of bonds, the amount of principal, which must be paid at maturity.

Parity Bonds - Two or more issues of bonds, which have the same priority of claim or lien against pledged revenues or the issuer's full faith and credit pledge.

Principal - The face amount or par value of a bond or issue of bonds payable on stated dates of maturity.

Private Activity Bonds - One of two categories of bonds established under the Tax Reform Act of 1986, both of whom are subject to certain tests and State volume caps to preserve tax exemption.

Ratings - Evaluations of the credit quality of notes and bonds, usually made by independent rating services, which generally measure the probability of the timely repayment of principal and interest on municipal bonds.

Refunding Bonds - Bonds issued to retire bonds already outstanding.

Registered Bond - A bond listed with the registrar as to ownership, which cannot be sold or exchanged without a change of registration.

Reserve Fund - A fund, which may be used to pay debt service if the sources of the pledged revenues do not generate sufficient funds to satisfy the debt service requirements.

Revenue Bond - A special type of municipal bond distinguished by its guarantee of repayment solely from revenues generated by a specified revenue-generating entity associated with the purpose of the bonds, rather than from a tax.

Self-Supporting or Self-Liquidating Debt - Debt that is to be repaid from proceeds derived exclusively from the enterprise activity for which the debt was issued.

Short-Term Debt - Short-term debt is defined as any debt incurred whose final maturity is three years or less.

Spread - The income earned by the underwriting syndicate as a result of differences in the price paid to the issuer for a new issue of municipal bonds, and the prices at which the bonds are sold to the investing public, usually expressed in points or fractions thereof.

Tax-Exempt Bonds - For municipal bonds issued by the Village tax-exempt means interest on the bonds are not included in gross income for federal income tax purposes; the bonds are not items of tax preference for purposes of the federal, alternative minimum income tax imposed on individuals and corporations; and the bonds are exempt from taxation by the State of Illinois.

Tax Increment Bonds - Bonds secured by the incremental property tax revenues generated from a re-development project area.

Term Bonds - Bonds coming due in a single maturity.

True Interest Cost (TIC) - Also known as Canadian Interest Cost. A rate which, when used to discount each amount of debt service payable in a bond issue, will produce a present value precisely equal to the amount of money received by the issuer in exchange for the bonds. The TIC method considers the time value of money while the net interest cost (NIC) method does not.

Yield to Maturity - The rate of return to the investor earned from payments of principal and interest, with interest compounded semi-annually and assuming that interest paid is reinvested at the same rate.

Zero Coupon Bond - A bond, which pays no interest but is issued at a deep discount from par, appreciating to its full value at maturity.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Informational	Julie McManus	Finance	July 27, 2021

DESCRIPTION:
Monthly Treasurer Report for May 2021 for the Village of Bensenville

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
None.	None.

BACKGROUND:
In accordance with 65 ILCS 5/3.1-35-45, the Treasurer is required to report the state of the treasury and receipts by account, in addition to presented warrants for expenditures. This report is meant to fulfill the remainder of this requirement and will be presented on a monthly basis.

KEY ISSUES:
The attached report demonstrates the amounts held in treasury accounts by Fund as of May 31, 2021. It also shows where treasury balances are invested, in accordance with the Village's investment policy.

Additionally cash receipts are presented both by type and by account. Since this is the first of these reports presented, the receipts on this presentation reflect activity from January 1 through May 31, 2021. Subsequent reports will be made on a monthly basis along with year-to-date information for each month of the fiscal year.

This report, in conjunction with the warrant information provided at each Board meeting, provide the Village President and Trustees with information necessary to monitor the financial activities of the Village throughout the year.

ALTERNATIVES:

RECOMMENDATION:

BUDGET IMPACT:
None.

ACTION REQUIRED:
None.

ATTACHMENTS:

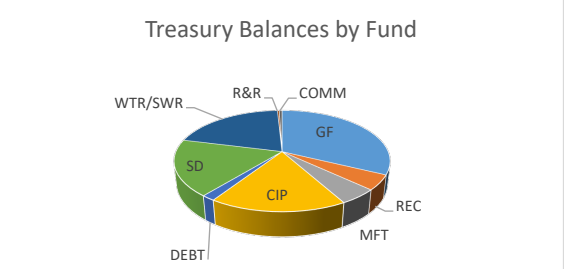
Description	Upload Date	Type
Treasurer Report May 2021	7/17/2021	Exhibit

Village of Bensenville
Treasurer's Report
January - May 2021

Treasury Balances

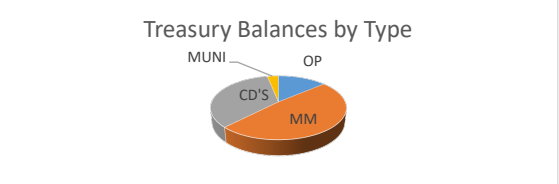
By Fund:

General Fund	$	15,388,919
Recreation Fund	$	2,268,012
Motor Fuel Tax Fund	$	2,358,680
Capital Improvement Funds	$	8,264,719
Debt Fund	$	822,241
Special Districts (SSA'a and TIF's)	$	8,598,532
Water/Sewer Utility	$	9,668,047
Recycling & Refuse Fund	$	148,424
Commuter Fund	$	247,718
	$	47,765,293



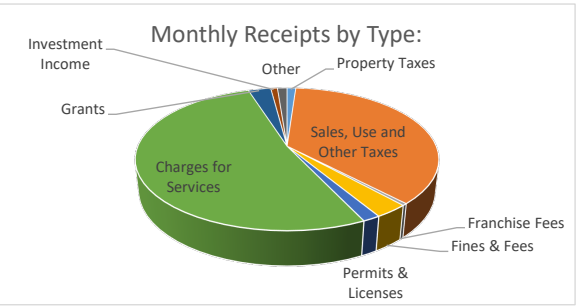
By Account Type:

Operating Accounts	$	6,566,040
Investment Pools and Money Market Accounts	$	23,192,813
Brokered CD's	$	16,500,000
Municipal Securities	$	1,500,000
Petty Cash	$	6,440
	$	47,765,293

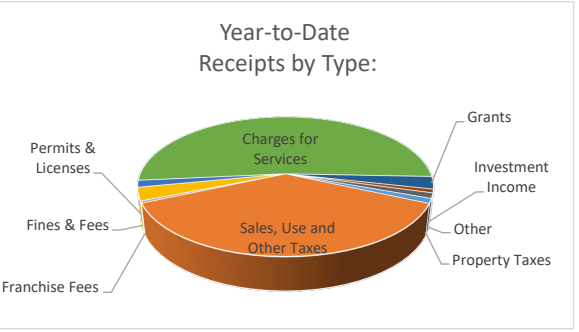


Monthly Receipts

Summary by Type:	4 Months Ended April 30	Year-to-Date
Property Taxes	$ 130,690	$ 130,690
Sales, Use and Other Taxes	$ 4,326,561	$ 4,326,561
Franchise Fees	$ 51,780	$ 51,780
Fines & Fees	$ 359,518	$ 359,518
Permits & Licenses	$ 187,451	$ 187,451
Charges for Services	$ 6,134,923	$ 6,134,923
Grants	$ 337,956	$ 337,956
Investment Income	$ 99,176	$ 99,176
Other	$ 143,793	$ 143,793
	$ 11,771,846	$ 11,771,846



By Account:		4 Months Ended April 30	Year-to-Date
411110	PROPERTY TAX - CORPORATE	$ 73,149	$ 73,149
411111	PROPERTY TAX- PRIOR	$ 566	$ 566
411120	PROPERTY TAX - IMRF	$ 4,635	$ 4,635
411130	PROPERTY TAX - FICA	$ 4,327	$ 4,327
411140	PROPERTY TAX - PD PROTECTION	$ 21,831	$ 21,831
411150	PROPERTY TAX - PD PENSION	$ 8,325	$ 8,325
411160	PROPERTY TAX - TORT	$ 5,451	$ 5,451
411170	PROPERTY TAX - WORK COMP	$ 3,924	$ 3,924
411510	ROAD & BRIDGE	$ 8,483	$ 8,483
414410	UTILITY TAX - ELECTRIC	$ 325,955	$ 325,955
414420	UTILITY TAX - NATURAL GAS	$ 142,584	$ 142,584
414450	TELECOMMUNICATIONS TAX	$ 162,263	$ 162,263
417740	HOTEL/MOTEL ROOM TAX	$ 182,207	$ 182,207
417750	VIDEO GAMING TAX	$ 54,407	$ 54,407
417760	CANNABIS USE TAX	$ 3,868	$ 3,868
420110	BUSINESS LICENSES	$ 48,969	$ 48,969
420150	LIQUOR LICENSES	$ 7,300	$ 7,300
420160	VIDEO GAMING LICENSE	$ 50	$ 50
420170	SOLICITOR FEE	$ 400	$ 400



Village of Bensenville
Treasurer's Report
January - May 2021

420310	VEHICLE LICENSES	$ 7,123	$	7,123
420330	DOG LICENSES	$ 30	$	30
426440	PD-TRUCK WEIGHT PERMITS	$ 23,702	$	23,702
426610	BUILDING PERMITS - DUPAGE	$ 97,414	$	97,414
430310	RETURN CHECK FEES	$ 30	$	30
430315	PROCESSING/SERVICE FEES	$ 1,575	$	1,575
430320	TAX APPEAL REIMBURSEMENT	$ 7,271	$	7,271
430325	STUDIO REIMBURSEMENT	$ -	$	-
430330	POWER AGREEMENT REIMBURSMENT	$ -	$	-
430335	CIVIC CONTRIBUTION	$ -	$	-
430410	BASSET/REPORT/MISC.FEES	$ 1,895	$	1,895
430430	REIM EXP-POLICE SERVICES	$ 7,525	$	7,525
430450	PARKING FEES	$ 6,675	$	6,675
430470	AUTO TOWING FEES	$ 15,500	$	15,500
435215	STORM FEE-IN-LIEU B-VILL	$ 11,608	$	11,608
435405	PENALTIES - WATER	$ 23,306	$	23,306
435409	UT PENALTY-LIENS/NSF/METR TAMP	$ 1,291	$	1,291
435445	METERS & MATERIALS	$ 695	$	695
435501	WATER SALES	$ 1,982,436	$	1,982,436
435502	WATER SALES - BASE CHARGE	$ 171,626	$	171,626
435505	WATER SALES - DEBT SERVICE	$ 82,826	$	82,826
435525	WATER SALES - CAPITAL RECOVERY	$ -	$	-
435601	SEWER FEES	$ 1,976,495	$	1,976,495
435602	SEWER FEES - BASE CHARGE	$ 327,002	$	327,002
435603	SR SNOW PLOWING PROGRAM	$ 5,355	$	5,355
435604	SR GRASS CUTTING PROGRAM	$ 2,558	$	2,558
435613	SEWER - PRETREATMENT	$ 171,933	$	171,933
435698	PRETREATMENT SAMPLING & ANALYSIS	$ 29,692	$	29,692
435701	RECYCLING & REFUSE CHARGES	$ 424,160	$	424,160
436110	ZONING HEARING FEES	$ 3,450	$	3,450
436231	SIGN PERMIT FEES	$ 2,463	$	2,463
436247	ALARM CONNECT/PUMP FEES	$ 750	$	750
436248	ALARM CONNECT FEES - SMG	$ 34,353	$	34,353
436283	INSPECTION FEE-RENTAL UNITS	$ 36,726	$	36,726
436289	INSPECTION FEE-REAL ESTATE TRS	$ 550	$	550
437220	REDMOND FIELD RENTAL	$ 1,407	$	1,407
437230	GAZEBO & PAVILION RENTAL	$ 2,436	$	2,436
437410	RINK REVENUE-ICE RENTAL	$ 765,888	$	765,888
437411	CONTRACT ICE	$ 2,862	$	2,862
437412	RINK REVENUE - PARTY ROOM RENTAL	$ 800	$	800
437413	DROP IN HOCKEY	$ 4,446	$	4,446
437414	STICK & HELMET	$ 6,684	$	6,684
437415	RINK REVENUE-SKATE RENTAL	$ 2,590	$	2,590
437416	HOCKEY CONTRACT ICE	$ 1,381	$	1,381
437420	RINK REVENUE-PUBLIC SKATING	$ 4,492	$	4,492
437430	RINK REVENUE-FIGURE SKATING	$ 48,449	$	48,449
437455	VENDING COMMISSION	$ 1,934	$	1,934
437456	CONCESSION CONTRACT COMMISSION	$ 6,000	$	6,000
437491	LEASE REVENUE	$ 3,030	$	3,030
437620	AQUATIC OPERATION	$ 9,955	$	9,955
437630	LEARN TO SWIM	$ 3,307	$	3,307
437640	WAHOOS	$ (64)	$	(64)
437650	SWIM COMPETITION	$ 7,632	$	7,632
437910	MOVIE THEATRE-ADMISSION SALES	$ 11,297	$	11,297
437950	DOUBLE FEATURE SHOP-FOOD SALES	$ 20,641	$	20,641
439910	MISCELLANEOUS CHARGES	$ 13,922	$	13,922
439915	MISCELLANEOUS REIMBURSEMENTS	$ 3,185	$	3,185
439999	MISCELLANEOUS REVENUE	$ 107,315	$	107,315
444110	FINES - TRAFFIC ENFORCEMENT	$ 62,615	$	62,615
444111	FINES - VIOLATIONS	$ 2,200	$	2,200
444112	FINES - PARKING	$ 68,038	$	68,038
444113	FINES - COMPLIANCE	$ 13,694	$	13,694
444114	FINES - REDLIGHT VIOLATIONS	$ 95,718	$	95,718
444120	FINES - FALSE ALARMS	$ 3,700	$	3,700

Village of Bensenville
Treasurer's Report
January - May 2021

444125	FINES- FALSE ALARM FIRE DEPT	$ -	$ -
444195	FINES-PD-MISC FINE/RESTITUTION	$ 6,978	$ 6,978
446110	FINES - CODE ENFORCEMENT	$ 6,458	$ 6,458
446112	FINES- ALLEY MAINTENANCE	$ 4,510	$ 4,510
447110	PENALTIES - TAX COLLECTIONS	$ 5,349	$ 5,349
451490	REPLACEMENT TAX	$ 77,155	$ 77,155
451620	INCOME TAX	$ 675,698	$ 675,698
451630	STATE USE TAX	$ 173,925	$ 173,925
451650	MOTOR FUEL TAX ALLOTMENT	$ 131,807	$ 131,807
451655	MOTOR FUEL TX RENEWAL FUNDS	$ 94,639	$ 94,639
451730	AUTO RENTAL TAX/GAMES TAX	$ 2,002	$ 2,002
453310	SALES TAX	$ 2,300,050	$ 2,300,050
457110	OPERATING GRANTS -FEDERAL	$ -	$ -
457210	OPERATING GRANT	$ 3,711	$ 3,711
457410	OPERATING GRANTS - REGIONAL	$ 19,587	$ 19,587
458310	CAPITAL GRANT - FEDERAL	$ 113,080	$ 113,080
458315	CAPITAL GRANT - STATE	$ 201,578	$ 201,578
461010	INTEREST INCOME	$ 58,754	$ 58,754
461120	INTEREST ON INVESTMENTS	$ 37,048	$ 37,048
461160	INTEREST - TAX COLLECTIONS	$ 3,358	$ 3,358
464110	INTEREST - PROPERTY TAX-CORP	$ 6	$ 6
464120	INTEREST - PROPERTY TAX-IMRF	$ 1	$ 1
464130	INTEREST - PROPERTY TAX-FICA	$ 1	$ 1
464140	INTEREST - PROPERTY TAX-PD PRO	$ 3	$ 3
464160	INTEREST - PROPERTY TAX-TORT	$ 1	$ 1
464170	INTEREST - PROPERTY TAX-WRK CM	$ 1	$ 1
464210	INTEREST - PROPERTY TAX-BONDS	$ 1	$ 1
464310	INTEREST - PROPERTY TAX-TIF	$ -	$ -
464420	INTEREST - PROPERTY TAX-SSA	$ -	$ -
464510	INTEREST-PROPERTY TAX-RD &BRDG	$ 2	$ 2
471310	REIMBURSED EXPENDITURES	$ 6,532	$ 6,532
479910	REVENUE-OVER AND SHORT	$ (92)	$ (92)
479920	SPONSORSHIP REV	$ 5,800	$ 5,800
479990	REVENUE - MISCELLANEOUS	$ (140)	$ (140)
483510	FRANCHISE FEES - CABLE	$ 42,446	$ 42,446
483550	CABLE FRANCHISE PEG FEE	$ 9,334	$ 9,334
		$ 11,771,846	$ 11,771,846

Certification:

I, Julie McManus, acting as Treasurer for the Village of Bensenville due hereby certify that the information contained herein represents the true and accurate balances of accounts as of the date of this report.

Julie A McManus
Julie A McManus
Treasurer, Village of Bensenville

July 16, 2021
Date

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Informational	Julie McManus	Finance	July 27, 2021

DESCRIPTION:
Financial Update for First Quarter 2021

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[ ]	*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
None.	NA

BACKGROUND:
As a matter of good management practices, the Finance Department will be presenting quarterly budget reports going forward.

KEY ISSUES:
Attached is a summary of operating activity for the Village's major component units, the General Fund, the Parks & Recreation Fund, and the Water/Sewer Utility Fund. This report does not include information in project-related accounts, debt obligations, or minor funds, and focuses on operations.

Some material revenues in the General Fund do not get reported uniformly for the year, such as tax revenues, that occur two to three months behind when they are earned. Additional analysis is included in the report concerning the status of these revenues.

Revenues for the other funds, as well as expenditures in all funds, occur more uniformly with few exceptions. For this first quarter report, performance against budget should be compared to a 25% of budget benchmark to determine how a component is performing. Narrative of significant budget fluctuations is included in the report to provide an overall perspective of the Village's financial status based on the quarterly results.

ALTERNATIVES:
At the discretion of the Board.

RECOMMENDATION:
None. Informational only.

BUDGET IMPACT:
None. Informational only.

ACTION REQUIRED:
None.

ATTACHMENTS:

Description	Upload Date	Type
Financial Update for First Quarter 2021	7/21/2021	Backup Material

Village of Bensenville

Financial Update for First Quarter 2021

As of March 31, 2021

General Fund:

Below are the first quarter results for operations in the General Fund:

General Fund - First Quarter 2021 Financial Results							
	Actual		Prior Year	Surplus/ (Deficit)	% of Prior Year	Budget	% of Budget
Revenues	**$ 2,082,426**		$ 1,998,138	$ 84,288	4.22%	$ 17,585,045	11.84%
Governance	**$ 112,428**		$ 98,398	$ (14,030)	-14.26%	$ 818,775	13.73%
Administration	**$ 648,168**		$ 656,052	$ 7,884	1.20%	$ 3,335,715	19.43%
Finance	**$ 113,094**		$ 154,108	$ 41,014	26.61%	$ 1,377,040	8.21%
Police	**$ 1,369,439**		$ 1,337,254	$ (32,185)	-2.41%	$ 8,028,099	17.06%
Public Works	**$ 659,857**		$ 615,830	$ (44,027)	-7.15%	$ 3,051,796	21.62%
Community & Economic Development	**$ 207,667**		$ 241,347	$ 33,680	13.96%	$ 1,104,510	18.80%
Recreational & Community Programming	**$ 123,773**		$ 146,182	$ 22,409	15.33%	$ 790,999	15.65%
Total Expenditures	**$ 3,234,426**		$ 3,249,171	$ 14,745	0.45%	$ 18,506,934	17.48%
Change in Fund Balance, Excl Transfers	**$(1,152,000)**		$(1,251,033)	$ 99,033		$ (921,889)	

General Fund - Financial Highlights:

1) General fund revenues were $84,288 or 4.22% higher than prior year. While revenues are tracking at only 11.84% of budget, this is expected since many tax source revenues run two to three months behind. See tax revenue section below for further analysis.
2) General fund expenditures are $14,745 or 0.45% lower than prior year. Expenditures are tracking 7.52% lower than the 25% level of budget that would be expected, which depicts the results of both transaction timing differences and true savings.
3) The governance department experienced a higher costs from the senior snow plowing program of approximately $10k.
4) The finance department is approximately $35k under prior year due a change of accounting procedure whereby one developer's sales tax reimbursements was recorded in 2020 in the first quarter, while developer reimbursements are now being recorded at the time of payment later in the year.
5) The community and economic development department is experiencing savings of approximately $25k due to turnover of employees, as well as savings of $10k over last year for economic development incentives that do not always track evenly throughout the year.
6) The recreation & community programming department reduced many expenditures upon the onset of the COVID-19 pandemic, not the least of which were a serious reduction of part-time expenditures during times of closure. These savings continued into the 1st quarter of 2021 and totaled approximately $22k.

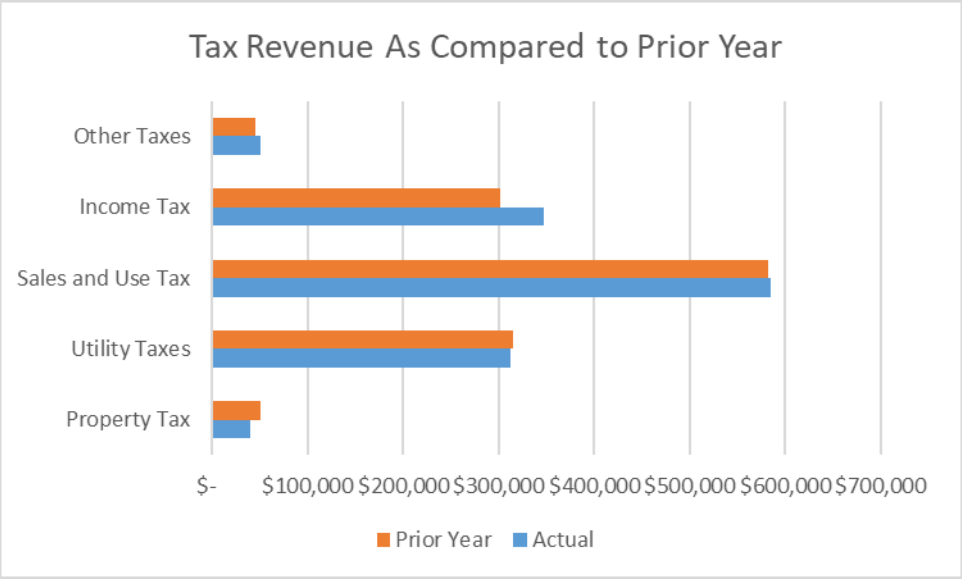
Village of Bensenville

Financial Update for First Quarter 2021

As of March 31, 2021

General Fund Tax Revenues:

As mentioned above, general fund revenues do not get recognized equally throughout the year; instead they lag by two to three months. That is why revenues as a total for the first quarter covered only 11.84% of the budgeted revenues. It is helpful to track these revenue sources more closely against prior year results to identify any significant changes that may be occurring that could affect the financial health of the Village. The chart below depicts these significant revenues as compared to prior year results:



As the chart shows, most tax revenues are tacking closely against prior year revenues. Some additional highlights include:

- Income tax revenues are $45k higher than the prior, which is consistent with the Illinois Municipal League estimate that these revenues should be 12% higher than the prior year. The 2021 budget was reduced by $240k as compared to 2020 in anticipation of a reduction in revenue from the pandemic. If trends continue, the Village should continue to see surplus revenue in this category throughout the year due to both under budgeting and increased levels of revenues when compared to prior year.
- Property tax collections are behind by $10k, particularly as it relates to Cook County property taxes that have not been finalized yet.

Village of Bensenville

Financial Update for First Quarter 2021

As of March 31, 2021

Parks and Recreation Fund (Edge Skating Rink):

Following are the first quarter operating results for the Edge Skating Rink:

Parks & Recreation (Edge) - First Quarter 2021 Financial Results							
	Actual	Prior Year	Surplus/ (Deficit)	% of Prior Year	Budget	% of Budget
Revenues	$ 874,560	$ 731,129	$ 143,431	19.62%	$ 2,526,626	34.61%
Expenditures	$ 233,009	$ 285,128	$ 52,119	18.28%	$ 1,486,947	15.67%
Change in Fund Balance, Excl Transfers	$ 641,551	$ 446,001	$ 195,550		$ 1,039,679	

Parks & Recreation Fund - Financial Highlights:

1) Edge revenues are $143k or 19.62% over the prior year. This can be attributed to the fact that the Edge had a full closure in early March due to the pandemic. Operations have been open throughout the whole of 2021.
2) Edge expenditures are down $52k or 18.28% from prior year. Savings of approximately $45k are related to trimmed down personnel costs from 2020 carrying into 2021, particularly those related to part-time employees. There is an expectation that the trend on these will pull back to be closer to budget as the year progresses with full operations.

Water/Sewer Utility Fund:

Below are the first quarter results for operations in the Water/Sewer Utility Fund:

Water/Sewer Utility Fund - First Quarter 2021 Financial Results						
	Actual	Prior Year	Surplus/ (Deficit)	% of Prior Year	Budget	% of Budget
Revenues	$ 2,815,094	$ 2,853,947	$ (38,853)	-1.36%	$ 11,581,650	24.31%
Finance	$ 105,999	$ 95,077	$ (10,922)	-11.49%	$ 436,575	24.28%
Public Works	$ 893,328	$ 885,107	$ (8,221)	-0.93%	$ 6,750,650	13.23%
Total Expenses	$ 999,327	$ 980,184	$ (19,143)	-1.95%	$ 7,187,225	13.90%
Change in Fund Balance, Excl CIP, Debt & Trfs	$ 1,815,767	$ 1,873,763	$ (57,996)		$ 4,394,425	

Both revenues and expenses are comparative to prior year results, at (1.36%) and (1.95%), respectively.

Other Budget Outlook Considerations:

The following are other budget outlook considerations that we know at this time:

Village of Bensenville

Financial Update for First Quarter 2021

As of March 31, 2021

1) Turnover at the Village is significantly up, most notably in the public works department. Turnover will cause some unbudgeted expenses in the form of unexpected accrual payouts that may be offset or partially offset by savings from the hiring process (e.g., replacements at lower levels, either position or pay range, than held by terminating employee).
2) Accelerated inflation has been reported at over 5% nationally in June. This may have an effect on all material and supply contracts moving forward.
3) One "Red Light" camera will be off for a portion of the summer due to construction, which was not planned in the budget.
4) Fuel has seen around a 50% increase since the first of the year. The effect of this should be twofold: 1) Line items for cost of fuel will probably incur deficit spending, and 2) Motor Fuel Tax remittances should see an increase due to the higher value of sales.
5) The community and economic development department is in the midst of a partial re-organization. Moving forward, some transactions may be outsourced. It is not known yet what impact the changes will have on the budget, but planning is proceeding in a manner that changes will be at least cost neutral, if not cost beneficial.
6) A projected loss of revenue in connection with a lowered reimbursement from local schools for a student resource officer coverage (as a result of school outages) is expected, at a potential loss of $75k as compared to budget.
7) Efforts to collect past due hotel tax obligations have yielded success and should lead to a surplus of revenue of approximately $116k in this category.
8) Electricity for street lights has been under-budgeted and may incur an estimated net deficit to budget of $37k.
9) The Village is expected to receive funding through the State from Coronavirus State and Local Fiscal Recovery Funds authorized under the Federal American Rescue Plan Act of 2021. The receipt of the funds has been delayed by the State. Last estimate showed that the Village's allocation could be as high as $3M.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Daniel Schulze	Police Department	7/27/2021

DESCRIPTION:
Resolution Approving Payment of Invoice to Northeast DuPage Family and Youth Services

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Village of Bensenville wishes to provide high quality, low cost social services to individuals and families who might not otherwise be able to afford them.

In order to provide these services, the Village of Bensenville has contracted the Northeast DuPage Family and Youth Services (NEDFYS), a community-based organization that works with children, adolescents, adults, and families from diverse backgrounds to promote physical and mental wellness, healthy relationships, and cognitive and social skill development.

KEY ISSUES:
NEDFYS has contracts with several area villages (Addison, Bensenville, Bloomingdale, Glendale Heights, and Itasca) to provide all social services for residents of those communities.
NEDFYS specializes in providing crisis intervention and counseling for at-risk youth and youth involved with the juvenile justice system in DuPage County.
For FY22 (July 1, 2021-June 30, 2022), NEDFYS will provide a maximum of 629 hours of direct clinical and case management services to Bensenville. This will average approximately 15 hours per week.

ALTERNATIVES:
At the discretion of the Board

RECOMMENDATION:
Staff Recommends Approval of this Resolution Approving Payment of Invoice to Northeast DuPage Family and Youth Services

BUDGET IMPACT:
$24,211 (This is a budgeted item)

ACTION REQUIRED:
Staff Recommends Approval of this Resolution Approving Payment of Invoice to Northeast DuPage Family and Youth Services

ATTACHMENTS:

Description	Upload Date	Type
Resolution 2022 NEDFYS	7/22/2021	Cover Memo
NEDFYS Invoice	6/24/2021	Cover Memo

RESOLUTION NO_____

AUTHORIZING THE PAYMENT FOR THE ANNUAL NORTHEAST DUPAGE FAMILY AND YOUTH SERVICES INVOICE FOR FISCAL YEAR 2022

WHEREAS, the Village of Bensenville wishes to provide high quality, low cost social services to individuals and families who might not otherwise be able to afford them.

WHEREAS, in order to provide these services, the Village of Bensenville has contracted the Northeast DuPage Family and Youth Services (NEDFYS), a community-based organization which works with children, adolescents, adults, and families from diverse backgrounds to promote physical and mental wellness, healthy relationships, and cognitive and social skill development.

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves this Resolution authorizing the payment of the invoice to the Northeast DuPage Family and Youth Services (NEDFYS), for the fiscal year FY22 (July 1, 2021 - June30, 2022). NEDFYS will provide a maximum of 629 hours of direct clinical and case management services to Bensenville. The invoice total is $24,211.00 for the year.

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville and the Deputy Clerk is hereby authorized to attest thereto the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July, 2021.

APPROVED

_____
Frank DeSimone, Village President

ATTEST: _____
Nancy Quinn, Village Clerk

Ayes:_____

Nays: _____

Absent: _____

Northeast DuPage
Family & Youth Services
777 W Army Trail Blvd Fl 2
Addison, IL 60101
(630) 693-7934
finance@nedfys.org
www.nedfys.org

INVOICE

BILL TO
Village of Bensenville
12 S Center St
Bensenville, IL 60106
United States

INVOICE	1274
DATE	07/01/2021
TERMS	Net 30
DUE DATE	07/31/2021

SERVICE DATES
July 1, 2021 to June 30, 2022

DESCRIPTION	AMOUNT
Counseling and Social Services FY22	24,211.00

BALANCE DUE **$24,211.00**

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Daniel Schulze	Police Department	7/27/2021

DESCRIPTION:
Resolution Approving Change of Vendor for Squad Car Outfitting to Ultra Strobe

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION: **DATE:**

N/A

BACKGROUND:
The Board previously approved budgeted expenditures to outfit two new vehicles as Police cars. Due to COVID, the vendor we had been using lost 50 % of their workforce and has been struggling to recover. We found an alternate vendor to complete this project and their quotes came in slightly less than the first vendor.

KEY ISSUES:
Two new vehicles were delivered in February of 2021. Police vehicles are outfitted with special instrumentation before they can be used. Due to Covid, a new vendor was secured who could perform the outfitting in a timely manner.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
Staff recommends approval of a Resolution Approving a change of Vendor for Squad Car Outfitting to Ultra Strobe.

BUDGET IMPACT:
$16,543.11 (This is a budgeted item)

ACTION REQUIRED:
Approval of the Resolution Approving Change of Vendor for Squad Car Outfitting to Ultra Strobe

ATTACHMENTS:

Description	Upload Date	Type
Resolution Authorizing Ultra Strobe	7/22/2021	Cover Memo
Quote 1	7/21/2021	Exhibit
Quote 2	7/21/2021	Exhibit

RESOLUTION NO_____
RESOLUTION AUTHORIZING ULTA STROBE TO PERFORM UPFITTING OF TWO SQUAD CARS

WHEREAS, the Village owns and maintains squad cars for police operations and serving the public.

WHEREAS, from time to time, the Village purchases new vehicles and "upfits" them with equipment that turns them into squad cars.

WHEREAS, the Village has obtained the prices for the "upfitting" of two cars to be converted to squad cars and found Ultra Strobe to be the lowest responsible bidder at a total cost of $16,543.11 (This is a budgeted item).

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves this Resolution authorizing the "upfitting" on two new Police squad cars See Quotes Exhibit – A herewith.

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois

this 27th day of July, 2021.

APPROVED

_____
Frank DeSimone, Village President

ATTEST: _____
Nancy Quinn, Village Clerk

Ayes:_____

Nays: _____

Absent: _____

Estimate

Date	Estimate #
7/19/2021	5046

Ultra Strobe Communications Inc
748 Tek Dr.
Crystal Lake, IL. 60014

Name / Address
Bensenville Police Dept. 345 E Green St Bensenville, IL 60106

P.O. No.	Job Name
	Patrol

Item	Description	Qty	Price	Total
C-VS-1210-INUT	Havis 2020 Ford Interceptor Utility Mid-Height Angled Console	1	269.95	269.95
CUP2-1001	Havis Self-Adjusting Double Cup Holder	1	42.95	42.95
C-ARM-103	Havis armrest for top mount, large pad	1	94.95	94.95
C-MD-119	Havis 11" Slide Out Locking Swing Arm with Low Profile Motion Adapter	1	221.95	221.95
C-MCB	Havis mic clip bracket	2	10.95	21.90
C-LP2-PS1-USB	Havis 2 Lighter Plug Outlet W/ 1 USB Cut Outs	1	86.47	86.47
C-AP-2504-P	Havis 2.5" Accessory Pocket, 4" Deep	1	30.95	30.95
CG-X	Havis delay timer	1	79.95	79.95
PK1129ITU20TM	Setina #10XL Partition Horizontal Sliding Window Uncoated PolycarbonateXL Panel Partition TM (Tall Man)	1	649.95	649.95
QK0635ITU20	Setina replacement seat with center pull seat belts for 2020 Ford Utility, includes 12VS(required)	1	959.95	959.95
SIFZS	Federal Signal Front Spectralux ILS, 3 color, per configuration LOW PROFILE	1	699.95	699.95
SIFMH	Federal Signal rear ILS, 2 color, discrete wired or convergence network	1	699.95	699.95
401-1228-PREHI	Tomar pre-emption power supply	1	275.00	275.00
RECT-37SWP-C	Tomar RECT-37SWP-C STROBELAMP sealed unit	1	79.95	79.95
IONJ	Whelen ION split Red/Blue, Black Housing rear side cargo windows	2	99.95	199.90
ELUC3H010J	Sound Off Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10' 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher – Dual Color Red/Blue for rear tail lights	2	62.95	125.90
ELUC3H010W	Sound Off Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10' 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher – Single Color White for front headlights	2	62.95	125.90

Subtotal	
Sales Tax (7.75%)	
Total	

Signature

Date _____

Our quotes are valid for 90 days

Phone #	Fax #	E-mail	Web Site
8154791717	815-479-1818	stacey@ultrastrobe.com	www.ultrastrobe.com

Estimate

Date	Estimate #
7/19/2021	5046

Ultra Strobe Communications Inc
748 Tek Dr.
Crystal Lake, IL. 60014

Name / Address
Bensenville Police Dept. 345 E Green St Bensenville, IL 60106

P.O. No.	Job Name
	Patrol

Item	Description	Qty	Price	Total
EMPS1SLS4RBW	Sound Off mpower® 3" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Tricolor - Red/Blue/White	2	94.95	189.90
3492L6	Code 3 Xcel™ Siren, 12v, w/Light Control & Hard-wired Mic.	1	359.95	359.95
C3100PI	Code 3 3100 series siren speaker with Taurus bracket	1	129.95	129.95
MTS418MC-RB	Code 3 Megathin Stick, multi color.18", 4 red/blue heads, 16" cable with waterproof connector	1	469.95	469.95
M180LMC-RB	Code 3 M180 triple stack intersection light, center section LED multicolor red/blue	2	95.95	191.90
BSM-BKT-PIU	Code 3 M180™ Intersection light bracket, below side mirror, Police Interceptor Utility	1	23.95	23.95
ULTTC-RBW	Code 3 18 LED, Mega Thin™ tricolor LED, surface mount, 12/24VDC red/blue/white rear hatch when open	2	95.95	191.90
CB-185-80F	80 amp circuit breaker	1	49.95	49.95
1252	Tram NMO 3/4" no connector 17' RG58 solid center cable	1	19.95	19.95
1120	Tram-Browning quarter wave antenna 144-152	1	9.99	9.99
SC-915-5-A	Santa Cruz adjustable partition wall setup with SC-5 lock	1	195.95	195.95
SC-7009A	Santa Cruz adjustable gun lock timer	1	31.71	31.71
20702	Streamlight SL-20L Full-Size Rechargeable flashlight	1	123.95	123.95
Installation	Installation of equipment	1	2,425.00	2,425.00
Misc install equipt	Includes wire, connectors, standard fuses/ fuse holders,fuse block, and one 30 amp relay.	1	300.00	300.00

Subtotal	$9,379.52
Sales Tax (7.75%)	$0.00
Total	$9,379.52

Signature _____ Date _____

Our quotes are valid for 90 days

****PLEASE NOTE LIGHTBARS / PARTITIONS TAKE 6-8 WEEKS TO ARRIVE FROM ORDER DATE****

Phone #	Fax #	E-mail	Web Site
8154791717	815-479-1818	stacey@ultrastrobe.com	www.ultrastrobe.com

Estimate

Date	Estimate #
7/19/2021	5048

Ultra Strobe Communications Inc
748 Tek Dr.
Crystal Lake, IL. 60014

Name / Address
Bensenville Police Dept. 345 E Green St Bensenville, IL 60106

P.O. No.	Job Name
	Detective

Item	Description	Qty	Price	Total
C-VS-1210-INUT	Havis 2020 Ford Interceptor Utility Mid-Height Angled Console	1	269.95	269.95
CUP2-1001	Havis Self-Adjusting Double Cup Holder	1	42.95	42.95
C-ARM-103	Havis armrest for top mount, large pad	1	94.95	94.95
C-MCB	Havis mic clip bracket	2	10.95	21.90
C-LP2-PS1-USB	Havis 2 Lighter Plug Outlet W/ 1 USB Cut Outs	1	86.47	86.47
C-AP-0645-L	Havis 6" Accessory Pocket W/Hinged Lid & Lock, 4.5" Deep	1	84.95	84.95
SIFZS	Federal Signal Spectralux ILS, 3 color, per configuration LOW PROFILE	1	699.95	699.95
SIFMH	Federal Signal rear ILS, 2 color, discrete wired or convergence network	1	699.95	699.95
401-1228-PREHI	Tomar pre-emption power supply	1	275.00	275.00
RECT-37SWP-C	Tomar RECT-37SWP-C STROBELAMP sealed unit	1	79.95	79.95
IONJ	Whelen ION split Red/Blue, Black Housing	2	99.95	199.90
ELUC3H010J	Sound Off Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10' 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher – Dual Color Red/Blue	2	62.95	125.90
ELUC3H010W	Sound Off Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10' 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher – Single Color White	2	62.95	125.90
EMPS1SLS4RBW	Sound Off mpower® 3" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Tricolor - Red/Blue/White	2	94.95	189.90
3492L6	Code 3 Xcel™ Siren, 12v, w/Light Control & Hard-wired Mic.	1	359.95	359.95
C3100PI	Code 3 3100 series siren speaker with Taurus bracket	1	129.95	129.95
MTS418MC-RB	Code 3 Megathin Stick, multi color.18", 4 red/blue heads, 16" cable with waterproof connector	1	469.95	469.95

Subtotal	
Sales Tax (7.75%)	
Total	

Signature

Date _____

Our quotes are valid for 90 days

Phone #	Fax #	E-mail	Web Site
8154791717	815-479-1818	stacey@ultrastrobe.com	www.ultrastrobe.com

Estimate

Date	Estimate #
7/19/2021	5048

Ultra Strobe Communications Inc
748 Tek Dr.
Crystal Lake, IL. 60014

Name / Address
Bensenville Police Dept. 345 E Green St Bensenville, IL 60106

P.O. No.	Job Name
	Detective

Item	Description	Qty	Price	Total
M180LMC-RB	Code 3 M180 triple stack intersection light, center section LED multicolor red/blue	2	95.95	191.90
BSM-BKT-PIU	Code 3 M180™ Intersection light bracket, below side mirror, Police Interceptor Utility	1	23.95	23.95
CB-185-80F	80 amp circuit breaker	1	49.95	49.95
GF1092ITU20	Setina free standing gun mount base, T-rail and lock required, not included	1	199.71	199.71
GK10261LHKSSCA	Setina "Single T-Rail Mount Large With Handcuff Key Override"	1	259.95	259.95
SC-7009A	Santa Cruz adjustable gun lock timer	1	31.71	31.71
20702	Streamlight SL-20L Full-Size Rechargeable flashlight	1	123.95	123.95
Installation	Installation of equipment	1	2,025.00	2,025.00
Misc install equipt	Includes wire, connectors, standard fuses/ fuse holders,fuse block, and one 30 amp relay.	1	300.00	300.00

Subtotal	$7,163.59
Sales Tax (7.75%)	$0.00
Total	$7,163.59

Signature _____ Date _____

Our quotes are valid for 90 days

****PLEASE NOTE LIGHTBARS / PARTITIONS TAKE 6-8 WEEKS TO ARRIVE FROM ORDER DATE****

Phone #	Fax #	E-mail	Web Site
8154791717	815-479-1818	stacey@ultrastrobe.com	www.ultrastrobe.com

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Resolution Authorizing an Award of a Contract for the 2021 MPI MFT Pavement Patching Program with RW Dunteman Company of Addison, IL in the Amount of $92,276.00

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

The 2021 MPI MFT Pavement Patching Program will be the tenth year of a multi-year project to extend the life of roadways that are nearing failure, which helps to supplement the Village's yearly road program. The focus of this year's project will be mainly in maintenance zones 2 and 5. Most of the locations were chosen based on field assessment while some are based on resident complaints. This will be the seventh time Village is utilizing MFT funds for such project. This project also includes resurfacing of Commerce Ct which will be funded via TIF 4 monies.

This is the sixth year (fifth time for pavement patching project) the Village joined the alliance known as Municipal Partnering Initiative in which multiple communities within DuPage County jointly bid out some of the more common annual maintenance contracts such as patching, sewer lining to potentially save costs. After the bids are opened each community must enter in an individual contract with the lowest responsible and responsive bidder or withdraw entirely so it can bid separately. Other communities participating in this program are Village of Lombard.

KEY ISSUES:

Due to the use of MFT funds, the 2021 MPI MFT Pavement Patching was advertised on the IDOT contract bulletin on May 27 and June 3, 2021. The bid opening was on June 8, 2021. Below are the results of the recent bid opening. The Village of Bensenville portion of the bid is $75,497.00. The Village quantity for this year project includes approximately 1,930 SY of Class D, Ty IV pavement patching and all items related to Commerce Ct. At this bid price, the staff would like to increase quantity to maximize the budget for patching. Staff has added the entire driveway of Village owned facility at 130 N Church Rd as a patch to the contract as well as some other patches to bring the patching quantity up to 2,917 SY. Based on the revised quantity, the Village's portion of the bid is $92,276. The Commerce Ct portion of the bid $42,687 while $49,589 is the patching portion.

COMPANY	OVERALL BID RESULTS	OVERALL RANK
R.W. Dunteman Company, Addison, IL	$1,323,000.00	1
Brothers Asphalt, Addison, IL	$1,370,567.58	2
Schroeder Asphalt, Huntley, IL	$1,388,453.64	3
K-Five Construction, Westmont, IL	$1,515,151.51	4
Builders Paving, LLC,	$1,528,000.00	5
Plote Construction, Hoffman Estates, IL	$1,570,646.02	6

Engineer's Estimate	$1,458,307.20	N/A

ALTERNATIVES:
Discretion of the Village Board

RECOMMENDATION:
Staff recommends approval of the 2021 MPI MFT Pavement Patching Program contract with R W Dunteman Company of Addison, IL as the lowest responsible bidder.

BUDGET IMPACT:
MFT Funds have been allocated in FY21 ($50,000.00) for pavement patching in account 21080810 596000. TIF 4 funds have been allocated in FY21 ($85,000.00) for Commerce Ct in account 37380810 596000.

ACTION REQUIRED:
Approval of the Resolution Authorizing an Award of a Contract for the 2021 MPI MFT Pavement Patching Program with RW Dunteman Company of Addison, IL in the Amount of $92,276.00.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/13/2021	Resolution Letter
Location Map	7/13/2021	Backup Material
Bid tab	7/13/2021	Backup Material
VOB Quantity	7/13/2021	Backup Material

RESOLUTION NO.

AUTHORIZING AN AWARD OF A CONTRACT FOR THE 2021 MPI MFT PAVEMENT PATCHING PROGRAM WITH R W DUNTEMAN COMPANY OF ADDISON, IL IN THE AMOUNT OF $92,276.00

WHEREAS the Village of Bensenville performs annual pavement patching program, in an effort to extend the life of its infrastructure, maximize taxpayer dollars, as well as maintain safe roadways for all those who pass through our Village, and

WHEREAS the Village joined other municipalities within DuPage County to in an alliance known as the Municipal Partnering Initiative (MPI) to jointly bid out common annual maintenance programs; and

WHEREAS the Village believes MPI provides potential cost savings; and

WHEREAS the Village of Lombard is the other community that participated in the joint pavement patching program this year; and

WHEREAS RW Dunteman Company submitted the lowest responsible and responsive bid in the amount of $1,323,000.00 on June 8, 2021; and

WHEREAS based on bid prices the Village's portion of the bid equated to $75,497.00; and

WHEREAS the patching program this year is mainly focused in zones 2 and 5; and

WHEREAS this bid also includes resurfacing of Commerce Ct; and

WHEREAS the staff believes additional patching is required in those zones; and

WHEREAS staff feels at this price the quantity should be increased for a contract amount of $92,276.00 of which $49,589.00 will be for patching while $42,687.00 will be for Commerce Ct; and

WHEREAS each municipality must enter into an individual contract with the lowest bidder for its portion of the work.

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution authorizing an award of a contract for the 2021 MPI MFT Pavement Patching Program with R W Dunteman Company of Addison, IL in the amount of $92,276.00

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

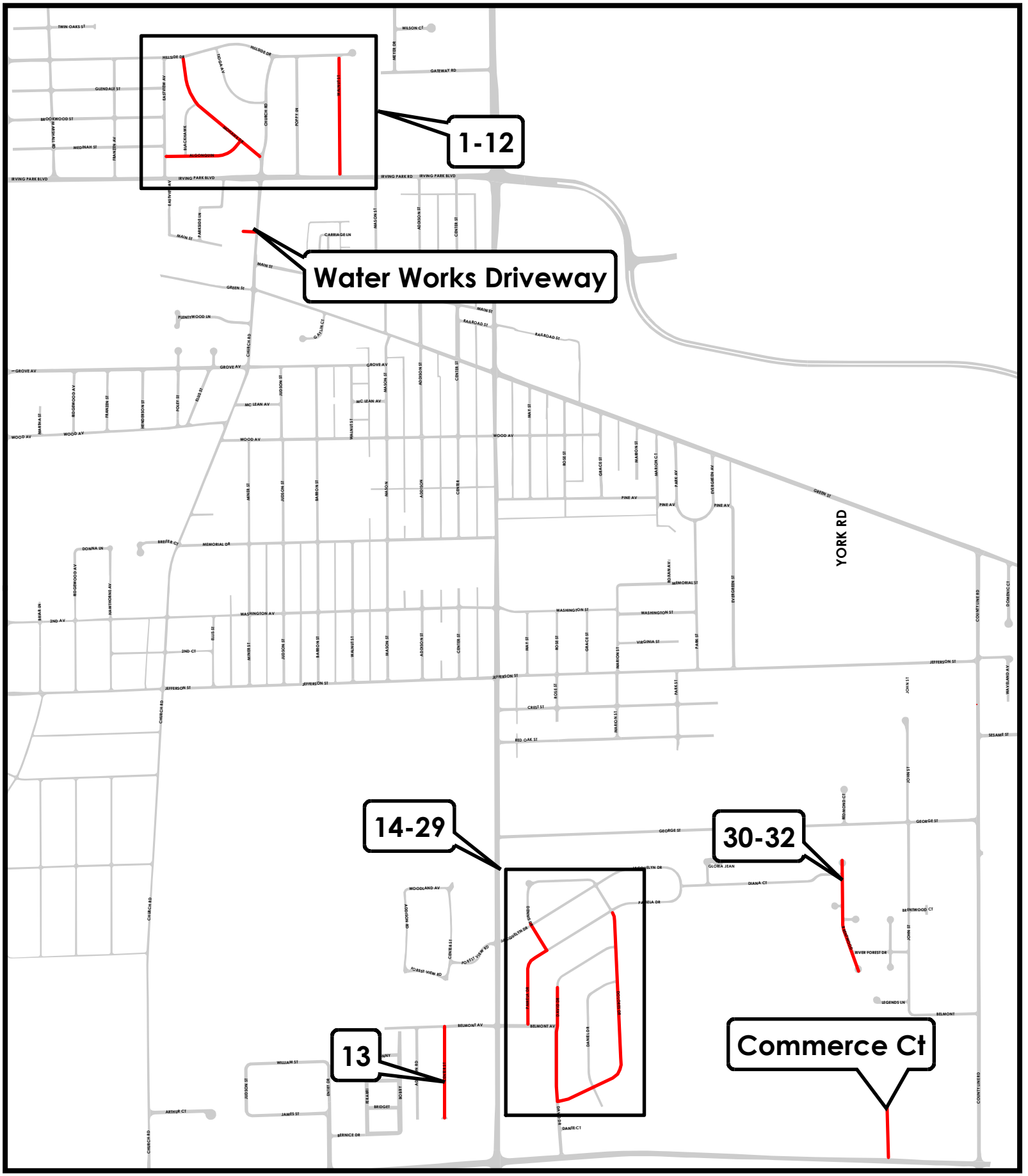
AYES: _____

NAYS: _____

ABSENT: _____

Village of Bensenville

2021 Pavement Patching and Commerce Ct



Date: 6/28/2021

2021 Asphalt Paving and Patching Program (#7712495)
Owner: Lombard IL, Village of
Solicitor: Lombard IL, Village of
06/11/2021 10:00 AM CDT

					Engineer Estimate		R.W. Dunteman		Brothers Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.		K-Five Construction		Builders Paving, LLC		Plote Construction Inc.	
Section Tit	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid							$1,458,307.20		$1,323,000.00		$1,370,567.58		$1,388,453.64		$1,515,151.51		$1,528,000.00		$1,570,646.02
	1	A	Earth Excavation	CY	50	$40.00	$2,000.00	$75.00	$3,750.00	$35.00	$1,750.00	$35.00	$1,750.00	$40.00	$2,000.00	$65.00	$3,250.00	$40.00	$2,000.00
	2	B	Removal and Disposal of Unsuitable Material	CY	50	$40.00	$2,000.00	$75.00	$3,750.00	$35.00	$1,750.00	$35.00	$1,750.00	$50.00	$2,500.00	$65.00	$3,250.00	$40.00	$2,000.00
	3	C	Aggregate for Temporary Access	TN	100	$15.00	$1,500.00	$35.00	$3,500.00	$20.00	$2,000.00	$14.00	$1,400.00	$20.00	$2,000.00	$25.00	$2,500.00	$10.00	$1,000.00
	4	D	Bituminous Materials (Tack Coat)	LB	44012	$0.10	$4,401.20	$0.01	$440.12	$0.10	$4,401.20	$0.01	$440.12	$1.75	$77,021.00	$0.01	$440.12	$0.01	$440.12
	5	E	Leveling Binder (Machine Method), N50	TN	3809	$77.50	$295,197.50	$66.50	$253,298.50	$72.00	$274,248.00	$75.00	$285,675.00	$50.00	$190,450.00	$73.00	$278,057.00	$74.00	$281,866.00
	6	F	Temporary Ramp	SY	100	$13.00	$1,300.00	$10.00	$1,000.00	$16.10	$1,610.00	$15.00	$1,500.00	$5.00	$500.00	$19.00	$1,900.00	$2.00	$200.00
	7	G	HMA Surface Course, Mix D, N50, 2"	TN	7760	$75.00	$582,000.00	$66.50	$516,040.00	$72.00	$558,720.00	$75.00	$582,000.00	$73.00	$566,480.00	$73.00	$566,480.00	$80.00	$620,800.00
	8	H	Portland Concrete Sidewalk 5"	SF	2425	$8.00	$19,400.00	$5.75	$13,943.75	$7.87	$19,084.75	$8.10	$19,642.50	$7.00	$16,975.00	$7.50	$18,187.50	$7.00	$16,975.00
	9	I	Detectable Warnings	SF	610	$30.00	$18,300.00	$27.75	$16,927.50	$28.35	$17,293.50	$38.00	$23,180.00	$33.00	$20,130.00	$34.00	$20,740.00	$33.00	$20,130.00
	10	J	HMA Surface Removal, Variable Depth	SY	2500	$3.00	$7,500.00	$3.25	$8,125.00	$3.00	$7,500.00	$1.50	$3,750.00	$4.00	$10,000.00	$3.50	$8,750.00	$3.00	$7,500.00
	11	K	HMA Surface Removal 2.5"	SY	93330	$2.25	$209,992.50	$2.25	$209,992.50	$1.90	$177,327.00	$2.00	$186,660.00	$3.50	$326,655.00	$3.50	$326,655.00	$3.00	$279,990.00
	12	L	Driveway Pavement Removal	SY	210	$17.50	$3,675.00	$12.00	$2,520.00	$10.00	$2,100.00	$15.00	$3,150.00	$30.00	$6,300.00	$20.00	$4,200.00	$54.00	$11,340.00
	13	M	Combination Curb and Gutter Removal	FT	2750	$7.00	$19,250.00	$5.50	$15,125.00	$5.25	$14,437.50	$5.40	$14,850.00	$6.00	$16,500.00	$6.50	$17,875.00	$6.00	$16,500.00
	14	N	Sidewalk Removal	SF	2810	$1.50	$4,215.00	$1.80	$5,058.00	$1.36	$3,821.60	$1.50	$4,215.00	$2.00	$5,620.00	$2.10	$5,901.00	$2.00	$5,620.00
	15	O	Class D Patches, Type IV, 2" HMA Surface Course, Mix D, N50, 2"	SY	1930	$35.00	$67,550.00	$17.00	$32,810.00	$25.00	$48,250.00	$18.25	$35,222.50	$30.00	$57,900.00	$25.00	$48,250.00	$27.00	$52,110.00
	16	P	Class D Patches, Type IV, 6"	SY	350	$45.00	$15,750.00	$48.00	$16,800.00	$50.00	$17,500.00	$40.00	$14,000.00	$70.00	$24,500.00	$60.00	$21,000.00	$63.00	$22,050.00
	17	Q	Class D Patches, Type IV, 10"	SY	200	$75.00	$15,000.00	$70.00	$14,000.00	$100.00	$20,000.00	$85.00	$17,000.00	$130.00	$26,000.00	$97.00	$19,400.00	$100.00	$20,000.00
	18	R	Combination Concrete Curb and Gutter, Type B6.12	FT	1950	$26.00	$50,700.00	$24.00	$46,800.00	$27.82	$54,249.00	$32.50	$63,375.00	$26.00	$50,700.00	$29.00	$56,550.00	$26.00	$50,700.00
	19	S	Combination Concrete Curb and Gutter, Type B6.24	FT	800	$35.00	$28,000.00	$30.00	$24,000.00	$38.32	$30,656.00	$37.50	$30,000.00	$31.00	$24,800.00	$34.00	$27,200.00	$31.00	$24,800.00
	20	T	Non-Special Waste Disposal	CY	40	$50.00	$2,000.00	$80.00	$3,200.00	$50.00	$2,000.00	$60.00	$2,400.00	$70.00	$2,800.00	$108.00	$4,320.00	$40.00	$1,600.00
	21	U	Mobilization	LS	1	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$1,500.00	$1,500.00	$1,638.61	$1,638.61	$5,600.00	$5,600.00	$20,000.00	$20,000.00
	22	V	Traffic Control and Protection, Standard 701006	LS	1	$3,500.00	$3,500.00	$1.00	$1.00	$1.05	$1.05	$1.00	$1.00	$1.00	$1.00	$100.00	$100.00	$1.00	$1.00
	23	W	Traffic Control and Protection, Standard 701301	LS	1	$3,500.00	$3,500.00	$1.00	$1.00	$1.05	$1.05	$1.00	$1.00	$1.00	$1.00	$100.00	$100.00	$1.00	$1.00
	24	X	Traffic Control and Protection, Standard 701311	LS	1	$3,500.00	$3,500.00	$1.00	$1.00	$1.05	$1.05	$1.00	$1.00	$1.00	$1.00	$100.00	$100.00	$1.00	$1.00
	25	Y	Traffic Control and Protection, Standard 701501	LS	1	$3,500.00	$3,500.00	$53,235.33	$53,235.33	$19,869.90	$19,869.90	$18,000.00	$18,000.00	$6,000.00	$6,000.00	$10,040.48	$10,040.48	$43,800.00	$43,800.00
	26	Z	Traffic Control and Protection, Standard 701801	LS	1	$3,500.00	$3,500.00	$1.00	$1.00	$3,150.00	$3,150.00	$1.00	$1.00	$3,000.00	$3,000.00	$100.00	$100.00	$3,000.00	$3,000.00
	27	AA	Traffic Control and Protection (Bensenville)	LS	1	$5,000.00	$5,000.00	$900.00	$900.00	$1,260.00	$1,260.00	$1,500.00	$1,500.00	$1,200.00	$1,200.00	$1,100.00	$1,100.00	$1,200.00	$1,200.00
	28	BB	Changeable Message Sign	CA DAY	90	$20.00	$1,800.00	$30.00	$2,700.00	$31.50	$2,835.00	$40.00	$3,600.00	$30.00	$2,700.00	$30.00	$2,700.00	$30.00	$2,700.00
	29	CC	Temporary Pavement Marking-Letters & Symbols	SF	200	$1.25	$250.00	$2.00	$400.00	$2.10	$420.00	$2.20	$440.00	$2.00	$400.00	$2.00	$400.00	$2.00	$400.00
	30	DD	Temporary Pavement Marking-Line 4"	FT	8000	$0.50	$4,000.00	$0.30	$2,400.00	$0.26	$2,080.00	$0.40	$3,200.00	$0.25	$2,000.00	$0.30	$2,400.00	$0.25	$2,000.00
	31	EE	Thermoplastic Pavement Marking-Letters&Symbols	SF	364	$4.00	$1,456.00	$5.00	$1,820.00	$4.20	$1,528.80	$4.40	$1,601.60	$4.00	$1,456.00	$4.00	$1,456.00	$4.00	$1,456.00
	32	FF	Thermoplastic Pavement Marking-Line 4"	FT	12467	$0.75	$9,350.25	$0.65	$8,103.55	$0.63	$7,854.21	$0.66	$8,228.22	$0.60	$7,480.20	$0.60	$7,480.20	$0.60	$7,480.20
	33	GG	Thermoplastic Pavement Marking-Line 6"	FT	1523	$1.25	$1,903.75	$1.25	$1,903.75	$0.94	$1,431.62	$1.00	$1,523.00	$0.90	$1,370.70	$0.90	$1,370.70	$0.90	$1,370.70
	34	HH	Thermoplastic Pavement Marking-Line 12"	FT	1255	$2.00	$2,510.00	$2.50	$3,137.50	$2.10	$2,635.50	$2.20	$2,761.00	$2.00	$2,510.00	$2.00	$2,510.00	$2.00	$2,510.00
	35	II	Thermoplastic Pavement Marking-Line 24"	FT	478	$4.50	$2,151.00	$5.00	$2,390.00	$4.20	$2,007.60	$4.40	$2,103.20	$4.00	$1,912.00	$4.00	$1,912.00	$4.00	$1,912.00
	36	JJ	HMA Driveway Pavement 3"	SY	315	$35.00	$11,025.00	$20.90	$6,583.50	$30.00	$9,450.00	$21.50	$6,772.50	$20.00	$6,300.00	$32.00	$10,080.00	$1.00	$315.00
	37	KK	Drainage & Utility Structures to be Adjusted	EA	51	$475.00	$24,225.00	$400.00	$20,400.00	$514.50	$26,239.50	$440.00	$22,440.00	$400.00	$20,400.00	$410.00	$20,910.00	$400.00	$20,400.00
	38	LL	Drainage & Utility Structures to be Reconstructed	EA	5	$1,325.00	$6,625.00	$1,600.00	$8,000.00	$1,417.50	$7,087.50	$1,300.00	$6,500.00	$1,600.00	$8,000.00	$1,620.00	$8,100.00	$1,600.00	$8,000.00
	39	MM	Valve Boxes to be Adjusted	EA	5	$300.00	$1,500.00	$250.00	$1,250.00	$341.25	$1,706.25	$300.00	$1,500.00	$250.00	$1,250.00	$255.00	$1,275.00	$250.00	$1,250.00
	40	NN	Topsoil, Furnished and Placed 4"	SY	1200	$6.00	$7,200.00	$2.25	$2,700.00	$6.30	$7,560.00	$4.40	$5,280.00	$8.00	$9,600.00	$4.25	$5,100.00	$4.25	$5,100.00
	41	OO	Seeding, Class 1A	SY	1200	$1.00	$1,200.00	$1.72	$2,064.00	$1.83	$2,196.00	$1.10	$1,320.00	$2.00	$2,400.00	$1.90	$2,280.00	$1.89	$2,268.00
	42	PP	Erosion Control Blanket	SY	1200	$1.40	$1,680.00	$5.09	$6,108.00	$1.57	$1,884.00	$3.00	$3,600.00	$2.00	$2,400.00	$3.25	$3,900.00	$3.25	$3,900.00
	43	QQ	PCC Driveway Pavement 6" (Special)	SY	60	$70.00	$4,200.00	$47.00	$2,820.00	$94.50	$5,670.00	$77.00	$4,620.00	$55.00	$3,300.00	$68.00	$4,080.00	$66.00	$3,960.00
Base Bid Total:							$1,458,307.20		$1,323,000.00		$1,370,567.58		$1,388,453.64		$1,515,151.51		$1,528,000.00		$1,570,646.02

2021 MFT Patching Program & Commerce Ct

Summary of Quantities - Patching Program and Commerce Ct

No.	Item Description	Units	Patching	Commerce Ct	Quantity	Bid Price	Extension
40600100	BITUMINOUS MATERIALS (PRIME COAT)	LBS	875.00	1,100.00	1,975.00	0.01	$ 19.75
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50, 2 INCH	TON	0.00	300.00	300.00	66.50	$ 19,950.00
44000156	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SY	0.00	2,500.00	2,500.00	3.25	$ 8,125.00
44000500	COMBINATION CONCRETE C&G REMOVAL	LF	0.00	130.00	130.00	5.50	$ 715.00
44201676	CL D PATCH T4 2	SQ YD	2,917.00	0.00	2,917.00	17.00	$ 49,589.00
60300105	FRAMES & GRATES TO BE ADJUSTED	EACH	0.00	6.00	6.00	400.00	$ 2,400.00
60603800	CONCRETE COMBINATION CURB, TY B6.12	LF	0.00	130.00	130.00	24.00	$ 3,120.00
67100100	MOBILIZATION	LUMP SUM	0.5	0.5	1.00	5,000.00	$ 5,000.00
70100700	TRAFFIC CONTROL AND PROTECTION	LUMP SUM	0.5	0.5	1.00	900.00	$ 900.00
78000100	THERMOPLASTIC PAVEMENT MARKING LINE, L&S	SF	0	110.00	110.00	5.00	$ 550.00
78000200	THERMOPLASTIC PAVEMENT MARKING LINE, 4-IN YELLOW or WHITE	LF	0	1,290.00	1,290.00	0.65	$ 838.50
78000400	THERMOPLASTIC PAVEMENT MARKING LINE, 6-IN WHITE	LF	0	225.00	225.00	1.25	$ 281.25
78000600	THERMOPLASTIC PAVEMENT MARKING LINE, 12-IN YELLOW	LF	0	75.00	75.00	2.50	$ 187.50
78000650	THERMOPLASTIC PAVEMENT MARKING LINE, 24-IN WHITE	SF	0	120.00	120.00	5.00	$ 600.00
							$ 92,276.00

TYPE: Resolution

SUBMITTED BY: Jovana Dacic

DEPARTMENT: Public Works

DATE: July 27, 2021

DESCRIPTION:
Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with Consulting Engineering, Inc. for the Leak Detection Services in the Not-to-Exceed Amount of $48,000

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[X]	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
One of the activities that has proven to be beneficial in identifying and reducing water loss is a Village-wide leak survey. The Village strives to perform this survey annually. In 2011, the Village's measured 35% water loss. Each year we have been able to bring this number down and are currently witnessing 11.6% water loss. The goal is to get under 10%.

The leak survey consists of utilizing listening technology to identify potential leaks and pinpointing those leaks for evaluation. Historically, this program has identified approximately 20 leaks each Some of these leaks are minor, but major leaks have also been identified.

KEY ISSUES:
The Village advertised for bids on July 7, 2021. Three (3) bids were submitted. Consulting Engineering Inc. is the lower bid. Below is the result including the number of miles to be inspected eacl year:

Contractor	2021	miles	total	2022	miles	total	2023	miles	total	2024	miles	total	Bid Bond	TOTAL 2(2024 CONTRA
American Leak Detection	$ 195.00	80	$ 15,600.00	$ 195.00	80	$ 15,600.00	$ 200.00	80	$ 16,000.00	$ 200.00	80	$ 16,000.00	yes	$63,200.0
Consulting Engineering, Inc.	**$ 165.00**	**80**	**$ 13,200.00**	**$ 155.00**	**80**	**$ 12,400.00**	**$ 145.00**	**80**	**$ 11,600.00**	**$ 135.00**	**80**	**$ 10,800.00**	**yes**	**$ 48,000.0**
M.E. Simpson	$ 222.50	80	$ 17,800.00	$ 222.50	80	$17,800.00	$ 222.50	80	$ 17,800.00	$ 222.50	80	$ 17,800.00	yes	$ 71,200.0

Consulting Engineering, Inc. is a new contractor for the Village. Utilities Supervisor has conducted reference checks and the staff is comfortable to move forward in awarding this contract.

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff recommends approval of the Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with Consulting Engineering, Inc. for the Leak Detection Services in the Not-to-Exceed Amount of $48,000.

BUDGET IMPACT:
The funds ($15,600) are allocated in FY2021 account no. 51050540-549990

ACTION REQUIRED:
Approval of the Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with Consulting Engineering, Inc. for the Leak Detection Services in the not-to-exceed amount of $48,000.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021-2024 Leak Detection Services - Consulting Engineering, Inc	7/20/2021	Resolution Letter
Consulting Engineering, Inc. Bid Proposal	7/20/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE APPROVAL OF A FOUR (4) YEAR CONTRACT (2021-2024 WITH CONSULTING ENGINEERING, INC. FOR THE LEAK DETECTION SERVICES IN THE NOT-TO-EXCEED AMOUNT OF $48,000

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village of Bensenville, in an effort to reduce our water loss seek to perform a water leak survey, and

WHEREAS the Village of Bensenville advertised for bids on July 7, and

WHEREAS the Village of Bensenville received three (3) bids and the lowest bidder was Consulting Engineering, Inc., and

WHEREAS the Village of Bensenville seeks to enter into a contract with Consulting Engineering, Inc, in the not-to-exceed amount of $48,000, and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution for a Four (4) Year Contract (2021-2024) with Consulting Engineering, Inc. for the Leak Detection Services in the not-to-exceed amount of $48,000

SECTION THREE: The Village Manger is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

CONSULTING ENGINEERING, INC.

Proposal for
2021-2024 Leak Detection Services

Village of Bensenville, IL

13477 PROSPECT ROAD, SUITE 214, STRONGSVILLE, OHIO 44149
Tel: 440.238.9699
Email: ce@cengr.co, www.cengr.co

CONSULTING ENGINEERING, INC.

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CONSULTING ENGINEERING, INC.

1. Cover Letter

Consulting Engineering Inc. (CEI) is pleased to submit its technical proposal through this cover letter to the Village of Bensenville for their Leak Detection Program.

We believe our response meets the requirements set out by the Village of Bensenville in the contract documents. If the Village of Bensenville determines that CEI's response is deficient in any way, CEI respectfully requests to be notified and, where appropriate, given the opportunity to correct any such deficiency.

Please, forward any questions, comments, or concerns regarding this solicitation response to Y Chan via the contact information below. On behalf of the CEI team, we thank you for the opportunity to respond to this contract documents and look forward to serving the Village of Bensenville .

Sincerely,

Y Chan
Civil Engineer | Principal
440-238-9699 x206
Y.Chan@cengr.co

CONSULTING ENGINEERING, INC.

2. Executive Summary

History
Founded in 1984, Consulting Engineering, Inc. (CEI) is a bona fide RSB/MBE/DBE/CSB/EDGE-certified team of consultants specially trained for the requirements of this project. CEI has successfully completed hundreds of design, study, forensic, administration, and inspection projects including transportation systems, water systems, site improvements, land surveying, structural design, construction inspection & administration, and leak detection surveys & pinpointing with expertise across North America.

Equipment
We utilize state-of-the-art leak detection equipment to identify, pinpoint, measure, and reduce water losses in metallic and non-metallic systems with varying pressure zones in rural, suburban, and high-density areas with varied distances between assets such as hydrants, valves, and meters. We are equipped with analog and digital devices from Vivax-Metrotech, Subsurface Leak Detection, Itron, Zcorr, CST/Berger, SebaKMT, Samsung, and Apple to stop water loss.

Philosophy
CEI uses the Plan-Do-Study-Act (PDSA) iterative problem-solving model. We believe what gets measured gets improved. By planning a detailed work program with scheduled metrics, we execute comprehensive leak detection services on solid footing with results going back into the PDSA feedback loop. CEI has the experience breadth, history, depth, and qualifications needed to make this program a resounding success.

Our DNA
Our partnership with ESRI allows us to utilize ArcGIS to capture valuable data such as asset conditions, mapping conditions, photos, and virtually any field condition allowing municipalities a means to update their system and receive accurate reports. This data is collected in real-time with GPS-enabled, devices so accountability and safety are built into the DNA of our process.



Safety
As an engineering firm, we are MUTCD and OSHA compliant. We recognize the importance of making our customers happy along with those they serve so our conduct, dress, communication, and visibility are made clear before our boots touch the ground.

Client
CEI will provide a turnkey program with a path to reducing water loss while collecting valuable in-field information. By focusing on personnel, methodology, data collection, safety, and communication, CEI has been able to provide water loss reduction savings at competitive pricing since 1984.

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3. Staffing

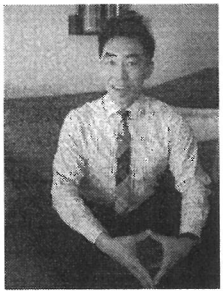
Experienced Oversight –30+ years of experience



Ray C. S. Chan, P.E., is the CEO and founder of CEI. He is a Structural and Hydraulic Engineer with his BSCE from the University of Illinois at Urbana-Champagne and masters from Virginia Tech. He is well-acquainted with water infrastructure projects, specializing in leak detection in the Cleveland Water System; the majority of the Cleveland master-metered suburban cities, including City of East Cleveland, Cleveland Heights (a client since 1990), the City of Bedford, the City of Lakewood, and other surrounding suburbs; and across North America.

Ray C. S. Chan, P.E., will be responsible for the program oversight. Mr. Chan has specialized in leak detection and location since 1974. He was the engineer-in-charge for the Pitometer Associates, assigned to the Cleveland Water Department in the early '80s where he detected and pinpointed leaks for the entire system (5,360 miles) including applying first generation leak correlation technique to pinpointing. Being in business for over thirty years, Mr. Chan believes in a safety-oriented team effort focused on clear communication while emphasizing quality assurance. Deliverables are expected to stay under budget while meeting established deadlines.

Project Manager – 17+ years of experience



Y Chan is a Principal Owner and Civil Engineer with a BSCE from the Ohio State University with a specialization in Structural Engineering (2003) who has managed civil design projects and leak detection programs for CEI since 2013. He managed all projects listed in this proposal while performing sounding and pinpointing, as needed. In addition to managing leak detection and water audit projects, Mr. Chan has managed and designed civil engineering and construction administration projects around the nation for ODOT, OTIC, PATH, NYCDOT, NYSDOT, PennDOT, MTA, MetroNorth, NHDES, GSA, Veterans Affairs, and numerous government entities. He is the architect of CEI's ESRI/ArcGIS program used for documenting listening points including asset defects, GIS mapping errors, photos, and acoustic results in ArcGIS Collector so the data is readily accessible. He is a DOT-certified flagger, CPR-certified, and experienced in all Bentley programs, all AutoDesk programs, and Cartegraph. He manages all budgeting, scheduling, communications, data analysis, and reports.

Field Services Leader – 13+ years of experience



Maurice Little's input is critical in the purchase of all water leak detection equipment. He is an expert in the use of all CEI leak detection equipment and the training of field technicians.

With thousands of miles of water utility experience, he has performed & executed all field services in this proposal. His conceptual skills, leak detection training, and field experience provide for the skills, knowledge, and expertise to evaluate and pinpoint leaking assets, document findings, and make recommendations for rehabilitation. Training and Certifications include ArcGIS Collector, Cartegraph, OSHA 10, Field Operations Classroom Training, Valve Operator, Truck Safety, Equipment and Inspection Training, Trimble Operation and Data Management Training, First Aid/CPR Certification, Confined Space Entry Trained, Flagger Certification, Hydrant Flushing/Flow Trained (AWWA M17, NFPA 291), DOT Certified Vehicle Driver.

In addition to CEI projects, Mr. Little has performed the following:

CONSULTING ENGINEERING, INC.

Client	Years	Leak Detection	Valve &/or Hydrant Assessment	UDF	Confined Space	System Iso. (Shut-downs)	On-Call Services	Metallic	Non-Metallic	Miles
Anne Arundel County, MD	2017	Yes	Yes					Yes		210
Baltimore City, MD	2007-2013	Yes	Yes		Yes	Yes	Yes	Yes		160
Baltimore County, MD	2007-2013	Yes	Yes		Yes	Yes	Yes	Yes		220
Batavia, IL	2017-2018	Yes						Yes		190
Bayonne, NJ	2015	Yes						Yes		130
Buffalo Grove	2020-2022	Yes					Yes	Yes		183
Carol Stream, IL	2018	Yes	Yes	Yes				Yes		140
Charles County, MD	2017	Yes	Yes					Yes		150
Cleveland, OH (CWD)	2016-2017	Yes	Yes				Yes	Yes		2,100
DC Water	2010	Yes	Yes					Yes		660
Dupage, IL	2014	Yes		Yes				Yes		160
Edenton, NC	2009	Yes	Yes					Yes		130
Flagstaff, AZ	2017-2018	Yes	Yes					Yes	Yes	220
Georgia Environmental Finance Authority	2015	Yes						Yes		1,200
Hays, KS	2015	Yes						Yes		106
Howard County, MD	2016-2017	Yes	Yes				Yes	Yes		500
Jersey City, NJ	2015	Yes						Yes		210
Lakewood, OH	2020-2022	Yes						Yes		240
Lowell, MA	2019	Yes						Yes		215
Massachusetts Water Resources Authority	2015, 2016, 2018	Yes					Yes	Yes		3,735
McKinney, TX	2011	Yes						Yes	Yes	120

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CONSULTING ENGINEERING, INC.

Client	Years	Leak Detection	Valve &/or Hydrant Assessment	UDF	Confined Space	System Iso. (Shut-downs)	On-Call Services	Metallic	Non-Metallic	Miles
Middleborough, MA	2017	Yes						Yes		135
Minneapolis, MN	2015	Yes						Yes		440
Needham, MA	2012	Yes						Yes		150
New Hampshire Department of Environmental Services	2018	Yes						Yes		732
Norridge, IL	2017	Yes		Yes				Yes		44
North Kentucky, KY	2016	Yes					Yes	Yes		160
Pagosa Springs, CO	2015	Yes						Yes		240
Piqua, OH	2017	Yes					Yes	Yes		110
Pontiac, MI	2015	Yes	Yes					Yes		
Puerto Rico Aqueducts & Sewers Authority	2015	Yes					Yes	Yes	Yes	1,700
San Antonio Water System	2015	Yes						Yes		2,400
Surrey, British Columbia Canada	2017	Yes					Yes	Yes	Yes	180
Waco, TX	2014	Yes						Yes	Yes	190
West Palm Beach, FL	2014	Yes	Yes	Yes				Yes	Yes	170
Wilson, NC	2015	Yes	Yes					Yes		130
WSSC, MD	2014, 2015	Yes	Yes					Yes		1,700

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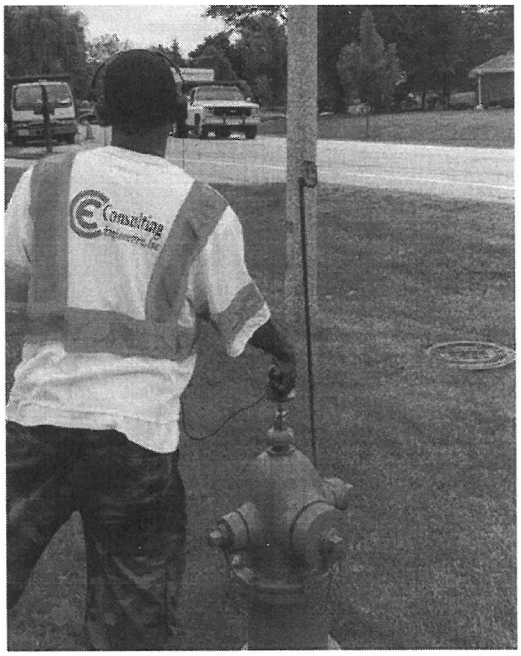
CONSULTING ENGINEERING, INC.

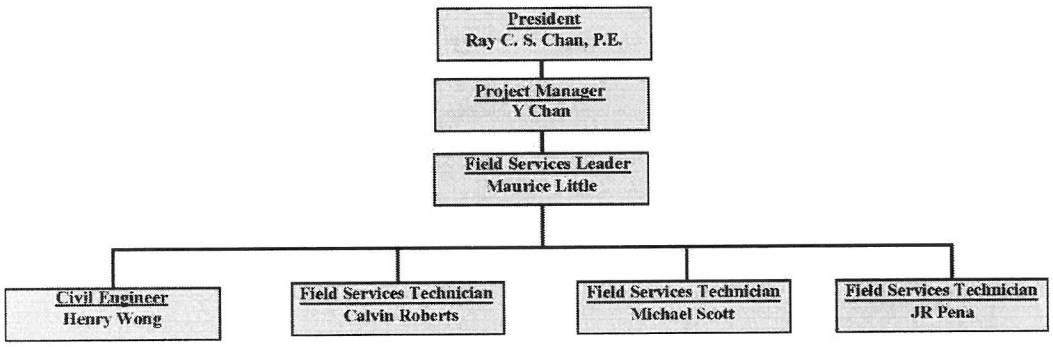
Field Services Technician – 4+ years of experience
Calvin Roberts is a Leak Detection Specialist who has conducted acoustic surveying and valvebox assessment & cleaning for Flagstaff, AZ; Springfield, IL; Carol Stream, IL; Lowell, MA; Buffalo Grove, IL; Oak Park, IL; Park Ridge, IL; Diablo, CA; Montgomery, PA; & Lakewood, OH. Mr. Roberts has experience with Vivax-Metrotech, CST-Berger, and SebaKMT products as well as traditional equipment. Mr. Roberts has been trained and performs work on ArcGIS Collector and Cartegraph.



Field Services Technician – 5+ years of experience
JR Pena is a Leak Detection Specialist who has conducted acoustic surveying and valvebox assessment & cleaning for the City of Cleveland Water Department, OH; Middleborough, MA; and Flagstaff, AZ. He has experience with Aquatest, Vivax-Metrotech, and Z-Corr products as well as traditional equipment. He has been trained and performs work on ArcGIS Collector. He has experience as an AMR Network Auditor performing installations, testing, and programming electrical meter endpoints of residential, commercial, and industrial installations.

Field Services Technician – 2+ years of experience
Michael Scott is a Leak Detection Specialist who has conducted acoustic surveying and valvebox assessment & cleaning for Lowell, MA; Springfield, IL; Buffalo Grove, IL; Oak Park, IL; Park Ridge, IL; Diablo, CA; Montgomery, PA; & Lakewood, OH. He has experience with Vivax-Metrotech, CST-Berger, and SebaKMT products as well as traditional equipment. He has been trained and performs work on ArcGIS Collector and Cartegraph.

Data Integrity, Office Support, Civil Engineer – 30+ years of experience
Henry Wong was a Leak Detection Specialist with CEI in the '80s and '90s who now provides support to field services using ArcGIS online, scheduling access to inaccessible areas, tracking crew production, verifying data integrity, generating daily reports, etc. He is familiar with all Bentley and AutoDesk programs.



Project Organization Chart

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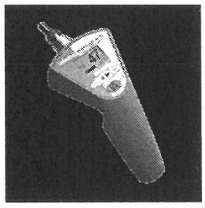
4. Quality and Features of Proposed Equipment

CEI uses a variety of listening devices in order to leverage filtering options, annual services, and calibrations. All equipment is recharged daily while teams are outfitted with backup batteries, devices, and attachments such as headphones, attachments, cords, and lanyards. The use of different devices allows for greater comparison, re-calibration, and training options. Naturally, these devices have different performances based on material differences so the variety of equipment means greater accuracy for our customer.

SebaKMT HL 50-BT with GM-80



This ubiquitous instrument was created by Vivax-Metrotech and compatible with the GM-80 ground mic. This SebaKMT water network survey leak locator tool has outstanding acoustic properties which enable the operator to locate large and small water leaks. Three basic filter settings allow the user to adjust to any leak scenario. The integrated LCD screen displays the actual measured sound level as a number and simultaneously as a bar graph. After each new measurement, the previous level will still be displayed to compare sound levels

This listening device can be used to investigate potential leak noises. Based on the digital readout, verification and pinpointing can be prioritized. In addition, upon the follow-up visit, the applicable appurtenance can be rechecked to confirm a leak noise is still present, at or greater than the value of the initial visit. This confirms a leak is indeed present and eliminates false-positive reporting.

SebaKMT HL 5000 with GM-80



Along with being compatible with the GM-80 ground mic, this equipment uses modern digital signal processing technology (DSP) to clearly recognize the leak sound, even with substantial environmental ambient noise. The sounds are both audibly perceived and graphically displayed using dual segment analysis (DSA) technology. For the user this means greater reliability in locating water losses.

HWM L-mic



The well-known HWM L-mic is an easy-to-use, low cost, electronic listening stick and ground microphone combined. It is ideal for general leak sounding operations and can be fitted with either a tripod foot (for use as a ground microphone) or probe rods (for sounding at fittings or in soft ground). The control unit is hand-held with a 'trigger' operation and a volume/sensitivity rotary control. An LED indicates operation and battery status. This lightweight unit can be used to confirm the position of underground leaks audibly from ground level, sound pipe fittings penetrate soft ground to listen for leaks and carry out traditional acoustic surveys.

Subsurface Leak Detection LD 8



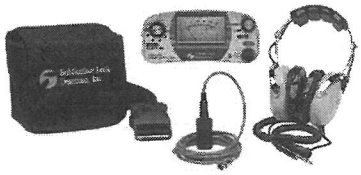
Accurate and reliable, the SubSurface LD 8 is a lightweight instrument for water leak detection of hydrants and fixtures. This leak detection tool uses contact rods attached to a piezoelectric sensor and amplifier to connect to water line fixtures so the construction professional can listen for the sound of unwanted water flows. Also, the amplifier comes with an amplification range of 55 decibels with a frequency range of 100 to 2,000 Hertz.

The LD-8 includes short contact rod that used for listening to hydrants while the long contact rods are used for below-grade meters and valves. Also, this water leak detector has a two-digit LCD display that is easy-to-read.

CONSULTING ENGINEERING, INC.

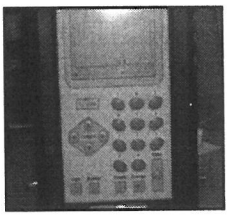
Subsurface Leak Detection LD 15

The SubSurface Instruments LD-15 Leak Survey Equipment offers the best solution for listening to leaks at hydrants, valves, and meters. It features a high-sensitivity sensor with a sealed waterproof Neodymium magnet. Equipped with an amplifier, this device has superior audio quality and amplifies to 56 db. This device includes three filter ranges and comes with both survey & pinpoint functions for water leaks. Plus, the sensor has a resonance frequency of 950 Hertz which can detect the faintest of sounds. With an IP68 protection rating, this unit is dustproof and water submersible up to 3 feet for 3 hours. It comes with a large meter display for easy reading and up to 80 hours of battery life.



Subsurface Leak Detection LC 2500

The SubSurface LC-2500 Leak Noise Correlator is lightweight and compact, yet it offers full capabilities for programming and correlating leak noise from many different pipe materials and pipe diameters. Great Sensors, powerful radios and fast processing of sounds make the LC-2500 truly the best performing correlator on the market.



This correlator is used for QA/QC and pinpointing of the leak noises often qualified by the HL-50 in sounding. Multiple correlations are used to localize suspected leak source(s) to be verified by ground mics or additional inspection. The graphical display indicates to the technician possible size and characteristics of the leak.

CST/Berger Magna-Trak Locator

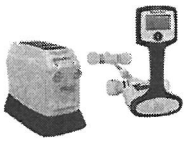
The Magna-Trak locates ferromagnetic objects which may be concealed by earth, road surface, snow, and/or water. These objects may include hydrants, marker magnets, manhole covers, valve rods, surveying marks and rods, water meters, etc.



This metal detector will be used to locate potentially buried assets which may prove especially useful during nighttime operations, areas of heavy vegetation, or where visibility may be poor.

Vivax-Metrotech VM-810 Line Locator

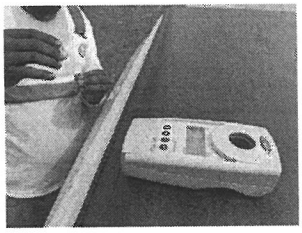
The antenna system in the locator is different from a normal locator. Rather than place antennas on the same center line, one antenna is offset to the right and another to the left. Coupled with extremely sensitive electronics enables the locator to find which antenna is receiving the strongest signal, indicating which direction one should move to be over the buried line. The VM-810's Distance Sensitive Left/Right Guidance provides a sharper, crisper, response, allowing for greater accuracy in line location.



This line locator will verify the line location in the street to enable accurate pinpointing and field markings of leak locations.

Lovibond Chlorine Tester

Free Chlorine (hypochlorous acid) reacts with Ammonia and certain Nitrogenous compounds to form Combined Chlorine. With Ammonia, the reaction produces chloramines which have very little disinfecting power, thus it is important to be able to determine the various fractions of Chlorine present at any one time. DPD (NN Diethyl p Phenylene Diamine Sulphate) is the preferred reagent for the determination of Free, Combined and Total Chlorine. It is available in Tablet, Liquid and Powder form.



Total Chlorine can also be measured using a Potassium Iodide reagent. This can measure concentrations of up to 300 mg/l chlorine and is widely used in food manufacturing and industrial water treatment.

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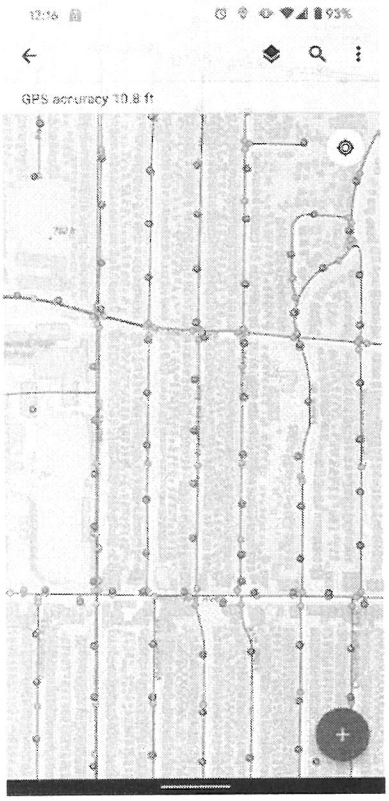
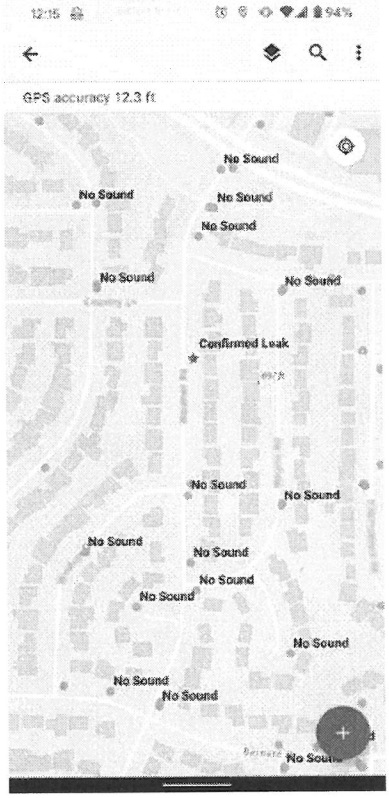
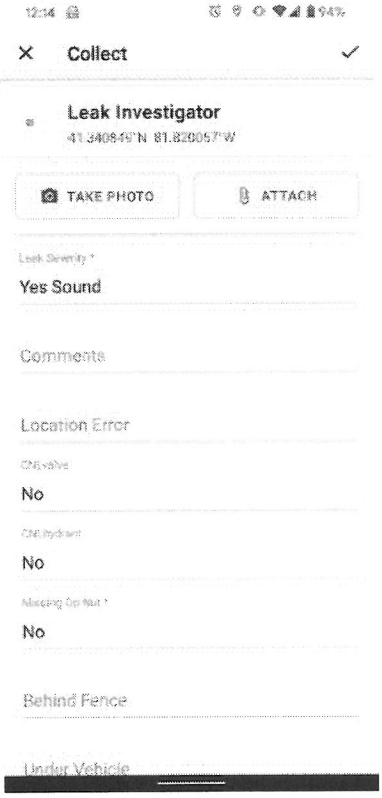
CONSULTING ENGINEERING, INC.

Data-Enabled Collection Devices with ArcGIS

GPS & data-enabled devices with ArcGIS Collector allow our specialists to collect photos, videos, acoustics, mapping discrepancies, and all assessment data. Our devices include Samsung, Apple, and LG phones, tablets, & PCs. With interactive mapping, we import GIS shapefile(s), update GIS information, and provide valuable information using our flexible data-driven solutions and analysis tools. By creating customizable layers, our leak detection specialists can collect information which can be represented visually and represent patterns in whatever manner we find valuable. Though this information is visually stunning, the power behind this is our teams can share and access information through mapping, embedded information, and dashboards.







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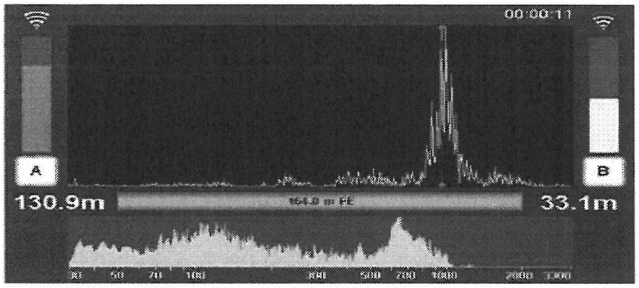
SebaKMT Corelux C-3 Correlator

The acoustics of pressurized water travel in all directions of the pipe. This noise is recorded, amplified, and sent wirelessly to the correlator by 2 sensors (piezo mic, hydrophone) which are attached to the pipe (e.g. valve, hydrants). The C-3 compares the signals then calculates the distance based on the delays time of the signals, sensor distance, and sound velocity in the pipe.

This hybrid correlator can be used for online and offline correlations. The C-3 is capable of multi-correlation without pipe parameter input, possesses a touch display with an intuitive user interface, has long operating times, has inductive sensor charging, and can pinpoint using multi-sensors or a ground mic. This device is perfect for all piping materials.

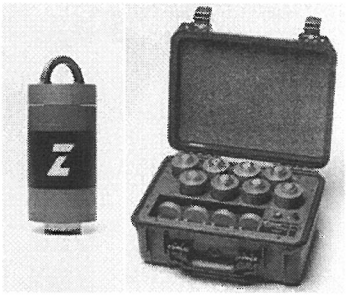






ZCorr Digital Correlating Loggers

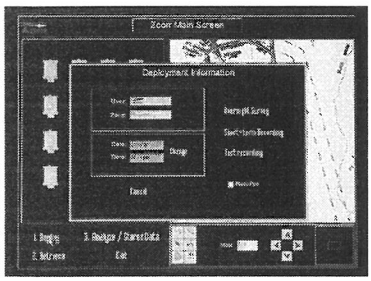
ZCorr digital correlating loggers offer significant advantages over listening loggers by detecting and pinpointing multiple leaks in a zone overnight. ZCorr's technical advances make leak surveying viable for water utilities at less effort and cost.

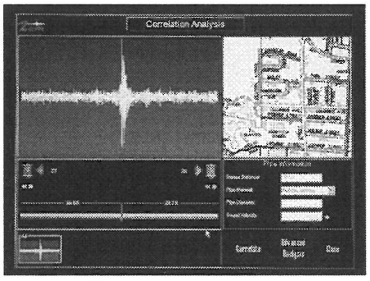


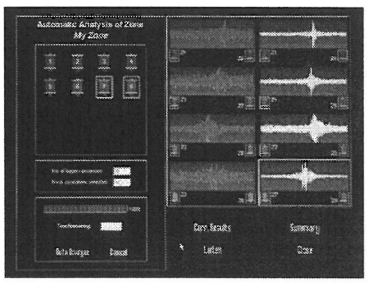
ZCorr is a software-driven approach that allows a distribution system leak survey to be efficiently directed from the office, integrating leak detection data, maps, and database tools to:

- Plan the survey and print deployment orders
- Pinpoint leaks and print repair reports
- Track survey progress and performance

The ZCorr survey has 3 steps: DEPLOY, RETRIEVE and ANALYZE. Each step can be performed either in the office or in the field.







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5. Methodology/Approach

Field Services

Prior to the daily execution of leak detection survey activities, all pre-work and planning will have been completed to abide by state DOT & MUTCD standards. CEI requests all water maps and areas of interest, preferably as shapefiles, to be provided before the start of field work to maximize efficiency in scheduling the route.

Daily, the sequence of work will include all the following activities with the Field Services Leader overseeing these activities which will primarily be done during normal work hours:

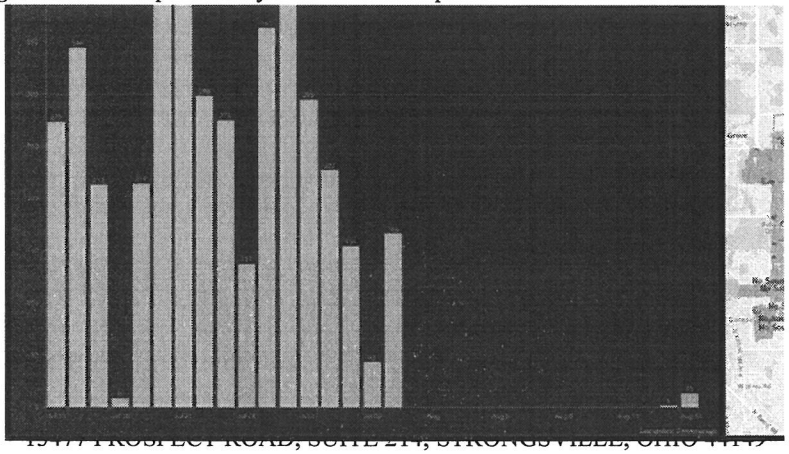
- Safety meeting.
- Anticipated work areas will be communicated weekly with daily updates by street names, block areas, or ArcGIS polygons.
    - Permission for nighttime, weekend, & holiday work will be communicated.

Phase 1, Sounding:

- Listen to all accessible hydrants, hydrant auxiliary valves, main line valves, and curb stops (if needed)
    - Collect asset data in ArcGIS: sound intensity, pinpointed leak, asset defects, mapping discrepancies, visual water, photos, and comments. Move to next identified asset in survey.
- Collect asset data in ArcGIS during sounding: sound intensity, identified leaks, asset defects, mapping discrepancies, visual water, photos, and comments. Move to next identified asset in survey.
- During pinpointing, identify nearby assets to determine if leak noise is audible at other locations to narrow leak location points and assess the probable size of the leak (valves/meter boxes, etc.).

Phase 2, Pinpointing:

- Begin correlation between the two assets then place correlator sensors on two identified assets.
- Enter all know information on control box (distance, pipe material, diameter, etc.).
- Identify nearby assets to determine if leak noise is audible at other locations to narrow leak location points and assess the probable size of the leak (valves/meter boxes, etc.).
- If leak identified & the main location is known, then use measuring wheel to paint or tack & hub.
- Document leak location markings with a digital photograph then upload to ArcGIS. Video is optional.
- Record pinpointed leak characteristics including, but not limited to:
    - Location information, address, and GPS coordinates
    - Suspected leak type with estimated GPM
    - Recommended corrective action(s) with any information that will assist repairs.
- Leakage rates will be determined by a measurements and results obtained be as recorded by the listening device(s) and the size and shape of the correlation graph.
- All work conducted without in-field assistance from our client. Should our client assign somebody to ride-along, it is their responsibility to do so at our pace with no interference to our methodology.



Real-time online data visualization

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Reports

Reporting will be cumulative where applicable.

- Where info is available the date, location, pressure zone, service area, leak type, size, material, volume, cost, visibility, priority, technician, and comments will be reported.
- Immediately, reports will be for visible or potentially hazardous conditions such as water main breaks, broken services, or erosion.
- Daily reports will be emailed indicating the amount of pipe surveyed and leaks with accompanying severity, urgency, mapping discrepancies, and assets irregularities.
- Weekly, reports will include areas and appurtenances surveyed. Comments including productions rates & variation, suspicious noise, correlation activities, and pinpointed leaks.
- Monthly, reports will include survey areas, summary of critical components, disruptions, discussion of results, identified leaks, discrepancies, and graphical summarization of findings along with upcoming work.
- A final report will include compiled, pertinent data with findings, recommendation, methodology, equipment used, tabulated summary, maps, photos, analysis, and results.
- Deliverables will be transmitted electronically to our client in Microsoft Project and emailed in printable PDF format.

Inspection of water mains will be based on pipe material with the following guidelines to maximize both effectiveness and efficiency:

- Metallic Pipelines - listening through direct contact with water assets 300 linear ft (91.4m), which may include hydrants and mainline valves.
- Non-Metallic pipelines - listening through direct contact to all accessible water assets including valves, hydrants, service connections, air releases, visible pipe sections, etc. Digital correlating loggers with the ability to record sound for desktop analysis may also be utilized.

Equipment Utilization

The standard equipment listed in our proposal is the expected equipment to be available and utilized on this project. Our equipment has proven to achieve the desired results of locating and pinpointing potential leaks on various pipe materials. All equipment has been used for 7+ projects. We perpetually carry brand new backups. The sound attenuation of non-metallic pipe demands a more frequent testing interval so we will be utilizing more contact points. The digital loggers will be utilized when there is a lack of contact points or ambient noise becomes problematic and testing of overnight pipe sections is desired.



Repaired Leak Sites

After each leak has been successfully repaired or stopped, the Surveyor shall electronically re-survey each repaired leak site to verify a positive repair by the utility owner, plus detect and locate any possible undiscovered leakage whose sound may have coincidentally been masked or overpowered by the original leak's sound. Verification and cancellations are recorded in ArcGIS for data-analysis and historical purposes.

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Large Diameter Mains

To eliminate vehicle, pedestrian, airplane, train, and any other environmental ambient noise, CEI recommends night work for large diameter mains. This will allow us to avoid consumption while mains are fully pressurized for clear sounding. CEI will sound all listening points on large diameter mains. These mains will be reserved for our most experienced personnel who have showed a history of locating main breaks, joint leaks, packing leaks on open geared valves and bypass valves, bypass bonnet leaks, and abandoned corporations.

Adverse Conditions

CEI understands that the team may encounter various topographies, pipe materials, soil types, vegetation conditions, roadway surface covers, etc. which may add additional constraints to the leak identification effort. To combat these conditions, CEI will utilize additional techniques to pinpoint the source of a suspected leak.

- Line Locator
  - Confirming the pipeline location will be the first step in pinpointing a leak in adverse conditions. This allows the technician to prioritize the search area leading to visual inspection of other utility assets for water infiltration.
- Visual Inspection of other utilities
  - Identifying the location of other utility assets and manholes allows the technician to perform visual inspections where they may see water infiltration from the suspected leak which will in turn reduce the search area and aid in the pinpointing effort.
- Water sampling
  - Taking a residual chlorine measurement of any visible water or water infiltration of another utility will add confidence that a leak is present.
- Ground mic utilization
  - In situations where there are not 2 assets to correlate on either side of a suspected leak, a ground mic may be utilized for pinpointing.
  - A ground mic may be used to confirm correlated results. A ground mic plate will be used on non-paved surfaces as most ground mics are designed for paved roads.
- Static pressure testing
  - Pinpointing crews will be equipped with gauges that can be affixed to a fire hydrant to check the system pressure to see if a leak may be present.
- Overnight loggers
  - For high ambient noise situations, CEI may utilize overnight loggers with the ability to correlate and record suspected leak sounds.



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6. Policy & Affiliation Statements

Health & Safety Policy

It is the policy of Consulting Engineering Inc. to provide a safe and healthy culture for our employees and to observe all State and Federal Laws and Regulations, including but not limited to training and certifications associated with our tasks in the context with which they are performed to follow safe practices and to recognize, correct, and/or avoid unsafe working conditions.

Active participation and adherence to the Safety Program is a condition of employment. No individual should work at a job that he or she knows is not safe. Therefore, we must make every workplace safe by detecting, correcting, and reporting unsafe conditions, as well as the detection of unsafe work practices.

Our Safety Policy has equal importance with Consulting Engineering Inc.'s policies of providing the best quality and most productive service in our industry with a goal to prevent all accidents and injuries. Because of the many different hazards of our industry, we must maintain a constant safety awareness to achieve this goal.

Public Safety

We recognize the importance of making our customers happy along with those they serve so our conduct, dress, communication, and visibility are made clear before our boots touch the ground. Operations are planned & conducted to maximize convenience to the public including permission to access inaccessible areas.

Our plan conforms to the MUTCD (Section 6G.02 Type of Temporary Traffic Control Zone Activities, Work Duration). Our work follows the guidelines of mobile work (work that moves intermittently or continuously) which specifically mentions frequent stops for activities such as utility operations. Our traffic plan satisfies Canada's Traffic Control Manual (Sections 18.3 Standards of Traffic Control and 8.24 High-visibility Apparel).

CEI's work vehicle(s) maintain an oscillating dome light, traffic cones, 4-way blinkers, CEI branded magnets & DOT-approved Class III reflective high-visibility clothing, and a survey sign for advanced traffic warning to increase visibility. The survey sign is periodically retrieved and repositioned in advanced warning areas.



CEI requests a laminated letter from the Water Utility Superintendent to be displayed in-vehicle and presented to residents and authorities should they have questions including contact information. Additionally, we carry branded identification which matches our equipment.

Any additional concerns may be found in the adverse conditions detailed in the methodology and will be addressed in the kickoff meeting.

Meter or AMR Manufacturer Affiliation

CEI has no affiliation with any meter or AMR manufacturers.

Cleanup

CEI maintains neat, orderly working conditions to enforce environmental and fire safety. Proper disposal of rubbish and maintenance of natural beauty is a part of our office and field culture.

7. Representative Projects

Contact information is provide along with the attached Letters of Recommendation.

Recently Completed Projects

Customer: Springfield, IL Water, Light, and Power ($28,000 Contract)
Contact: Josh Stewart, P.E. | Water Distribution Engineer
Material: Metallic | Completed: 2019 & 2020 (2021, 2022) | System Age: ~100 years
Services Rendered: Leak detection survey services for 224 miles of water distribution piping while documenting all listening points and leak detection results. 20 hydrant leaks, 4 valve leaks, and 7 service leaks, and 7 correlated mainline leaks were confirmed with an estimated total of 129 GPM of water less. Additionally, the condition and mapping discrepancies of 186 assets were reported to the City.

Customer: Village of Buffalo Grove, IL ($25,000 Contract per year)
Contact: David K. Haisma | Superintendent of Water Operations
Material: Metallic | Completed: 2020 (2021, 2022) | System Age: ~100 years
Services Rendered: Annual leak detection services for 183 miles with ongoing emergency services of water distribution piping while all listening points, defects, mapping discrepancies, sounds, and leaks of more than 4,894 assets were documented in ArcGIS. Confirmed leaks were documented and reported to the City in Cartegraph.

Customer: City of Lakewood, OH ($23,000 Contract per year)
Contact: Nicholas DelVecchio | City of Lakewood Division Manager
Material: Metallic | Completed: 2020 (2021, 2022) | System Age: ~100 years
Services Rendered: Bi-annual leak detection services for 240 miles/year with ongoing emergency services of water distribution piping while all listening points, defects, mapping discrepancies, sounds, asset types, and leaks of more than 5,510 assets were documented in ArcGIS.

Customer: City of Park Ridge, IL ($19,320 Contract)
Contact: Mark Miller | Superintendent of Public Works
Material: Metallic | Completed: 2020 (2021, 2022) | System Age: ~100 years
Services Rendered: Annual leak detection services for 138 miles with ongoing emergency services of water distribution piping while all listening points, defects, mapping discrepancies, sounds, and leaks of more than 3,777 assets were documented in ArcGIS.

Customer: City of Oak Park, IL ($14,416.00 Contract)
Contact: James Eggen, P.E. | Superintendent of Water & Sewer Division
Material: Metallic | Completed: 2020 | System Age: ~100 years
Services Rendered: Annual leak detection services for 106 miles documenting all listening points, defects, mapping discrepancies, sounds, and leaks in ArcGIS. CEI located 44 hydrant, 2 main, & 4 service leaks, saving 146 GPM or 76,737,600 GPY during this study.

Customer: City of Diablo, CA ($27,125 Contract)
Contact: Dan Muelrath | General Manager of the Diablo Water District
Material: Metallic & Non-Metallic | Completed: 2020 | System Age: ~100 years
Services Rendered: Annual leak detection services for 175 miles with ongoing emergency services of water distribution piping while documenting all listening points, defects, mapping discrepancies, sounds, and leaks of more than 1,600 hydrants and 12,000 service connections were documented in ArcGIS of Oakley, Cypress Corridor, Hotchkis Tract, Summer Lakes, Bethel Island, and Knightsen.

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Customer: Montgomery, PA ($24,480 Contract)
Contact: David Quinn | Project Manager at North Wales Water Authority
Material: Metallic | Completed: 2020 (2021, 2022) | System Age: ~100 years
Services Rendered: Annual leak detection services for 136 miles with ongoing emergency services of water distribution piping while documenting all listening points, defects, mapping discrepancies, sounds, and leaks using the 100% correlation method. 1 service line leak, 1 distribution main leak, and 1 transmission leak totaling 26 GPM of undocumented water loss were discovered by our teams.

Customer: St. Joseph, MI ($5,400 Contract)
Contact: Tom MacDonald | Director of Public Works (retired)
Material: Metallic | Completed: 2021) | System Age: ~100 years
Services Rendered: Annual leak detection services for 50 miles of water distribution piping while documenting all listening points and leak detection results. 4 hydrant leaks were confirmed with an estimated total of 6 GPM of water less.

Customer: Lowell, MA Regional Water Utility ($24,725 Contract)
Contact: Paul Pires | Superintendent of Distribution
Material: Metallic | Completed: 2019 | System Age: ~100 years
Services Rendered: Leak detection survey services for 215 miles of water distribution piping while documenting all listening points and leak detection results. 8 hydrants leaks, and 7 service leaks, and 8 correlated mainline leaks were confirmed with an estimated total of 154 GPM of water less.

Customer: Cleveland Water Department ($130,000 Contract)
Material: Metallic | Completed: 2017 | System Age: ~100 years
Services Rendered: Leak detection survey services for 2,100 miles of water distribution piping while documenting all listening points and leak detection results in ArcGIS/ESRI. 38,186 assets were surveyed, 414 leaks pinpointed, 1,370 assets were found with defects, 636 assets had mapping discrepancies, 515 assets were not in GIS, 121 assets had location/configuration errors.

Customer: City of Flagstaff, AZ ($38,250 & $25,572.50 Contract)
Contact: Erin Young | Water Resources Manager; 928-213-2405
Material: PVC and AC | Completed: 2017 & 2018 | System Age ~27-47 years |
Services Rendered: Leak detection survey, pinpointing, and valve assessment services for 220 miles (2017) and 98 miles (2018) of water distribution piping while documenting all listening points and leak detection results in ArcGIS/ESRI. In 2017, 5137 assets were assessed, 58 GIS discrepancies found, 27 hydrants leaks, 1 valve leak, and 1 service leak were included in the final report and documented electronically. In 2018, 2355 assets were assessed, 166 assets were missing, 11 assets were inaccurate locations, 19 hydrant leaks, 3 valve leaks, 1 meter leak, and 2 miscellaneous were included in the final report and documented electronically.

Customer: Town of Middleborough, MA, 2016 – 2017 ($10,000 Contract)
Material: Metallic | Completed: 2017 | System Age ~100 years
Number: See attached letter of recommendation
Services Rendered: Leak detection survey services for 135 miles of water distribution piping while documenting all listening points and leak detection results.

Customer: Cleveland Heights, Ohio Water Department ($35,000 Contracts)
Contact: Collette Clinkscale; 216-291-5990
Material: Metallic | Completed: 1992-2016 (annual renewal/completion) | System Age: ~100 years |
Services Rendered: Leak detection survey and pinpointing services for 140 miles of water distribution piping while documenting all listening points and leak detection results. Yearly averages included 8 distribution main leaks, 17 service leaks, and 2 valve/hydrant leaks.

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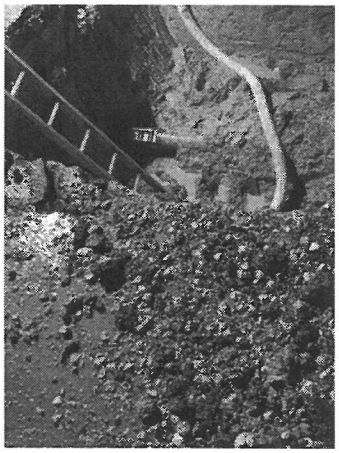
Relevant Completed Projects



Customer: City of East Cleveland, Ohio Water Department
Contact: Ross Brankatelli, P.E.
Services Rendered: Leak detection survey and pinpointing services for 60 miles of water distribution piping while documenting all listening points and leak detection results. Yearly averages included 3 distribution main leaks and 9 service leaks.

Customer: City of Bedford Ohio Water Department
Contact: Stephen Schreiber, P.E. (retired)
Services Rendered: Leak detection survey and pinpointing services for 120 miles of water distribution piping while documenting all listening points and leak detection results. Yearly averages included 3 distribution main leaks and 9 service leaks.

Customer: Doubletree by Hilton Cleveland Independence, OH
Contact: Jason Elo and John Hale
Material: Metallic | Completed: 2020
Services Rendered: Pinpointed water leakage on 4" water main outside of private property and verified the Customer was improperly charged for consumption.

Customer: Reserve Management for Greenwood Village, OH
Contact: Nicki Costa
Material: Metallic | Completed: 2020
Services Rendered: Pinpointed water leakage on 4" water main outside of neighborhood development near meter vault. CWD repaired water main showing leak of approximately 3 GPM.

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PHILADELPHIA
INSURANCE COMPANIES

BID OR PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, That we,

Consulting Engineering Inc.

of 13477 Prospect Road, Suite 214, Strongsville, Ohio 44136

(hereinafter called the Principal) as Principal, and PHILADELPHIA INDEMNITY INSURANCE COMPANY, with its principal office at One Bala Plaza, Suite 100 in the City of Bala Cynwyd, Pennsylvania (hereinafter called the Surety), as Surety, are held and firmly bound unto

Village of Bensenville

of Illinois

(hereinafter called the Obligee) in the penal sum of

5% of GAB

Dollars$ 5% of GAB lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has submitted the accompanying bid dated 07/07/2021 for

2021-2024 Leak Detection Services

NOW, THEREFORE, if the Obligee shall make any award according to the terms of said bid and the Principal shall enter into a contract with said Obligee in accordance with the terms of said bid and give bond for the faithful performance thereof within the time specified; or if no time is specified within thirty days after the date of said award; or if the Principal shall, in the case of failure so to do, indemnify the Obligee against any loss the Obligee may suffer directly arising by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void: otherwise to remain in full force and virtue.

Signed, sealed and dated: June 29th, 2021

Consulting Engineering Inc.
(Principal)

By: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

By: _____ Attorney- in-Fact
Massimo Schirru

S-137-Rev.

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Michael N. Rudberg, Tayler Owen, Jill Allen Schirru and/or Massimo Schirru,** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$25,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Morgan Knapp, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Sept. 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Notary Seal)

Notary Public: Morgan Knapp

residing at: Bala Cynwyd, PA

My commission expires: September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 29th day of June, 20 21.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

VILLAGE OF
BUFFALO GROVE

Department of Public Works
Fifty One Raupp Blvd.
Buffalo Grove, IL 60089-2198
Fax 847-537-5845

David K. Haisma
Supt. of Utility Operations
Phone 847-459-2545
dhaisma@vbg.org

To whom it may concern:

It is with pleasure I write this letter of recommendation for the firm, Consulting Engineering, Inc. (CEI). I have come to know their work through a 3-year contract they won for leak detection for Buffalo Grove, IL, for 2020-2022.

CEI implemented real-time and synchronized data collection through ESRI's ArGIS. Using electronic acoustic devices and loggers, CEI identified potential leak locations by sounding assets connected to water system. By sounding all accessible assets in Phase 1, then identified points of interest in Phase 2, CEI performed 183 miles of main line leak detection for Buffalo Grove to date. CEI provided us with measurable results, clearly communicated their whereabouts and deployments, and conducted their tasks with the utmost safety which left us with a feeling of confidence in their expertise.

In closing, it has been a great to work with Y Chan and the field staff. Y is responsive, as are the field staff they employ. Our main field contact for CEI, Maurice Little, provided his expertise with our personnel. For these reasons, I recommend CEI for leak detection and water distribution maintenance needs.

I can be reached at (847) 459-2045 or DHAISMA@VBG.ORG with any questions.

X David Haisma

David Haisma

- They created a username for Cartegraph.
- Field Tech would create task for P.W Techs
- They travel to B.G for leak detection if there is 24 hr notice

An Internationally Accredited Public Works Agency Since 2004

NWWA
North Wales Water Authority
PUBLICLY OWNED SINCE 1951

December 15, 2020

To Whom It May Concern,

I write this letter of recommendation for the firm Consulting Engineering, Inc. (CEI). CEI was the lowest bidder on a Contract for leak detection for 2021. North Wales Water Authority conducts full system leak detection on a three (3) year rotating basis, surveying approximately 180 miles of main and appearances annually.

CEI performed real time and synchronized data collection through ESRI's ArGIS. Using the latest electronic acoustic devices and loggers, CEI identified potential leak locations by sounding assets connected to water mains. Using the 100% correlation method, CEI performed 180 miles of leak detection for the North Wales Water Authority to date. CEI provided us with measurable results, clearly communicated their whereabouts and deployments, and conducted their tasks with the utmost safety which left us with a feeling of confidence in their expertise.

In closing, Y Chan and the field staff are very responsive to work with. Our main field contact for CEI, Maurice little, worked well with our personnel. For these reasons, I feel confident in recommending CEI for leak detection and water distribution maintenance needs.

I can be reached at dquinn@nwwater.com with any questions.

Thank you,

David Quinn,
Administrator

Reply To: ☐ Main Office: 200 W. Walnut Street, P.O. Box 1339, North Wales, PA 19454 • Phone: 215-699-4836 • wizard@nwwater.com
☐ Bucks Office: 1560 Easton Road, P.O. Box 1018, Warrington, PA 18976 • Phone: 267-482-6940 • nwwabucks@nwwater.com
FOREST PARK WATER

DIABLO WATER DISTRICT

87 Carol Lane
P.O. Box 127
Oakley, CA 94561-0127
925-625-3798
Fax 925-625-0814
www.diablowater.org

Directors:
Edward Garcia
President

John H. de Fremery
Vice President

Kenneth L. Crockett
Howard Hobbs
Paul Seger

General Manager & Secretary:
Daniel Muelrath

General Counsel:
Jeffrey D. Polisner

December 15, 2020

RE: Leak Detection Services by Consulting Engineering Inc.

To Whom it May Concern:

Diablo Water District recently (Nov/Dec 2020) had 175 miles of water mains leak detected by Consulting Engineering Inc. We were happy with their services, staff, and management, as they finished the project on time and within budget.

Feel free to reach out to me if you have any questions about the scope of services they performed.

Sincerely,

Dan Muelrath
General Manager

City of Flagstaff

September 20, 2018

RE: Letter of recommendation for Consulting Engineering, Inc.

To whom it may concern:

It is with pleasure to write a letter of recommendation for the firm, Consulting Engineering, Inc. (CEI) I have become to know their work through a contract they won for a leak detection and valve box maintenance, in 2017.

CEI has performed nearly 255 miles of leak detection and valve-box maintenance for the City to date. 220 of these miles were completed on the first contract, during FY18, and another 35 of 90 miles have been completed in FY19. The original contract was written such that continuation each fiscal year could occur provided the work performed followed the scope of work, met the City's expectations, and City Council passed the budget.

Our evaluation team was impressed with CEI's proposal. Flagstaff is working towards real-time or synchronized data collection with our GIS and City-Works systems and CEI was very comfortable performing these tasks. Their strength is in completing the on-the-ground work. They provided us weekly updates consistently. We are working with CEI in this FY to better follow the scope of work, including collecting a photo of each valve box to populate our Collector App. Traffic control, a daily field work plan are also focus areas of our in working with CEI this FY.

In closing, it has been a delight to work with Y Chan and the field staff. Y is very responsive, as are the field staff they employ. Our main field contact for CEI, Maurice Little, has provided many recommendations for making better use of our Collector App, many or all of which we have implemented. For these reasons, I highly recommend CEI for leak detection and valve-box maintenance needs.

I can be reached at (928) 213-2405 or eyoung@flagstaffaz.gov with any questions.

Erin M. Young, RG
Water Resources Manager
City of Flagstaff, Water Services Division

City of Cleveland
Frank G. Jackson, Mayor

Department of Public Utilities
Division of Water
1201 Lakeside Avenue
Cleveland, Ohio 44114-1175
(216) 664-2444
www.clevelandwater.com

March 22, 2017

Re: Recommendation of Consulting Engineering, Inc.

To whom it may concern:

This is to verify that the firm of Consulting Engineering, Inc. of Strongsville. OH has been employed as a sub-consultant to our prime consultant on our current leak detection and water audit project.

In that capacity, they have been a member of the CH2M Hill project team working on this project. Specifically, they have worked directly for their consultant, Wachs Water Services. Central Engineering's role in the project has been surveying the CWD water distribution system to identify potential leak locations by electronically listening to fire hydrants connected to water mains. As of this time, they have listened to approximately 35,900 fire hydrants covering 2,430 miles of water mains. So far, this work has eventually led to the identification and pin pointing of approximately 400 leaks by Wachs Water Services as part of this project.

To-date, their performance has fulfilled the terms of the Scope of Services outlined in our agreement. At the current rate, Consulting Engineering's role in this project is scheduled to be completed on-time and within budget. I confidently recommend Consulting Engineering for conducting leak surveying services.

Best regards.

Very truly yours,

J. Christopher Kocsan
Sr. Budget and Management Analyst
Cleveland Division of Water

AMORY ENGINEERS, P.C.

WATER WORKS • WATER RESOURCES • CIVIL WORKS

25 DEPOT STREET, P.O. BOX 1768
DUXBURY, MASSACHUSETTS 02331-1768

TEL.: 781-934-0178 • FAX: 781-934-6499
WWW.AMORYENGINEERS.COM

March 23, 2017

To Whom It May Concern

Subject: **Comprehensive Leak Detection Survey Reference**

It is my pleasure to recommend Consulting Engineering, Inc. (CEI), of Strongsville, OH for leak detection services. CEI successfully performed a comprehensive leak detection survey of approximately 135 miles of the water distribution system for the Town of Middleborough, MA in 2016.

CEI's performance fulfilled the terms of the Scope of Services for the project. The comprehensive leak survey was completed on-time and within budget. Their field and office personnel were knowledgeable, cooperative and highly professional during the work.

I would recommend CEI to conduct leak detection services in the future.

Very truly yours,

AMORY ENGINEERS, P.C.

By:

Richard S. Johnson, P.E.

Consulting Engineer for the Town of Middleborough

RSJ

March 20th, 2017

TO WHOM IT MAY CONCERN

It is my pleasure to recommend Consulting Engineering, Inc. (CEI) for civil engineering and leak detection services.

CEI performed a comprehensive leak detection survey, intermittently, from 1986-2011 for 60 miles of the water distribution system for the City of East Cleveland.

Their performance fulfilled the terms of the Scope of Services outlined in our agreement. This project was a resounding success as it was completed on-time and within budget.

I confidently recommend CEI to conduct leak detection services as their expertise will provide a benefit to your city.

Respectfully,

Ross M Brankatelli P.E

Ross Brankatelli, P.E.

Retired Service Director for the City of East Cleveland

CITY OF
CLEVELAND
HEIGHTS
Utilities Department

March 20, 2017

Re: Letter of Recommendation – Consulting Engineering

To Whom This May Concern:

Consulting Engineering performed leak surveys for the City of Cleveland Heights for more than 10 years. During this period the company delivered high quality services, locating hundreds of leaks and saving the City of Cleveland Heights millions of dollars over this period by reducing wasted water and preserving this very valuable resource. During my tenure at the City of Cleveland Heights and in my previous position as Director of Water in a neighboring community, I used the services of Consulting Engineers annually. I have found Ray Chan to be very responsive and committed to helping communities address their leak issues within the water distribution system.

I wholeheartedly recommend Consulting Engineering to provide leak and engineering services. The City looks forward to continuing our relationship with the company in other capacities in the future. If you would like to discuss this company in more detail, please feel free to contact me at 216-291-5990 or via email at cclinkscale@clvhts.com.

Sincerely,

Collette Clinkscale
Utilities Commissioner

40 SEVERANCE CIRCLE, CLEVELAND HEIGHTS, OHIO 44118
216 • 291 • 4444 FAX • 291 • 2064

VILLAGE OF BENSENVILLE BID COMPLIANCE CERTIFICATION

I, Y Chan, having been first duly sworn, depose and state that:
(Owner/authorized company representative)

Consulting Engineering Inc. ("Contractor"), having submitted a Bid for:
(Name of Company)

Philadelphia Insurance Companies to the Village of Bensenville hereby certifies that Contractor:

1. is operating in compliance with the federal Civil Rights Act, 42 USC §2000e, and the Illinois Human Rights Act, 775 ILCS 5/2-105(A).
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
   a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the Illinois Revenue Act; or
   b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382 and that Y Chan
(Name of employee/driver or "all employee drivers")

is/are currently participating in a drug and alcohol-testing program pursuant to the aforementioned rules.

4. is in full compliance with the Drug Free Workplace Act, 30 ILCS 580/1 et. seq.
5. is in full compliance with the Criminal Code of 2012, 720 ILCS 5/33-1 et. seq.
6. is in full compliance with the Public Construction Act, 30 ILCS 557/1 (applicable if the contract is in excess of $75,000.00).

By: Y Chan
(Officer or Owner of Company stated above)

Title: Principal Owner & Civil Engineer

SUBSCRIBED AND SWORN to before me

This 1st day of July, 2021.

Dawn M. Hardy
NOTARY PUBLIC



CONTRACTOR INFORMATION SHEET

NAME (PRINT) Y Chan	
SIGNATURE	
COMPANY NAME (PRINT)	Consulting Engineering Inc.
ADDRESS	13477 Prospect Road Suite 214; Strongsville, OH 44149
TELEPHONE	440-238-9699 x206
FACSIMILE	440-238-9699
EMAIL	y.chan@cengr.co

Please Return to:

Corey Williamsen
Deputy Village Clerk
Village of Bensenville
12 S Center St.
Bensenville, IL 60106

The Bid must be in a **sealed opaque** envelope **plainly marked**: "LEAK DETECTION SERVICES"

The Bids must be received by **9:30 AM, Wednesday, July 7, 2021** and thereafter immediately publically opened and read in the Village Hall Board Room.

It shall be the responsibility of the Contractor to deliver its Bid to the designated person at the appointed place, prior to the announced time for the opening of the Bids. Bids submitted unsealed, unsigned, via fax or e-mail transmission, or received subsequent to the aforementioned date and time, will be disqualified and returned to the Contractor.

2021-2024 PRICE BID FORM

CONTRACT YEAR	MILE OF PIPE	UNIT COST PER MILE	TOTAL
2021	80 (eighty) miles	$ 165.00	$ 13,200.00
2022	80 (eighty) miles	$ 155.00	$ 12,400.00
2023	80 (eighty) miles	$ 145.00	$ 11,600.00
2024	80 (eighty) miles	$ 135.00	$ 10,800.00
TOTAL BID PRICE FOR 2021-2024 LEAK DETECTION SERVICES			$48,000.00

Hourly Rate for occasional on-call leak detection (limited scope): $ 225.00

Minimum Charge for occasional on-call leak detection: $ 900.00

The above price will remain in effect through the duration of the Contract. The fees for leak detection will be based on per mile of pipe, regardless of pipe diameter or material. All work associated with performing the leak detection and leak pinpointing shall be included in the unit of price per mile.

Lowest bid price will be based on the total price for 80 (eighty) miles of pipe, not the hourly rate for occasional work.

Signed: _____

Authorized Signature

7-1-2021

Date

CONSULTING ENGINEERING, INC. CORPORATE SEAL STATE OF OHIO

Where bidders is a corporation, add:

Attest: _____ (CORPORATE SEAL)

(Secretary or other authorized officer)

CONTRACTOR REFERENCES FORM

Provide three (3) references for current or former clients with requirements/scope of work similar to those included in this Bid. References of local government or related agencies is preferred. The VILLAGE reserves the right to contact any references listed.

Reference #1:

Client/Municipality Name:	*See attached proposal which includes names, client,
Address:	contact information, project details, and letters of reference. More references and information available upon request.
Contact Person:	
Telephone	
Fax	
Email Address:	

Reference #2:

Client/Municipality Name:	
Address:	
Contact Person:	
Telephone	
Fax	
Email Address:	

Reference #3

Client/Municipality Name:	
Address:	
Contact Person:	
Telephone	
Fax	
Email Address:	

*See attached proposal which includes names, client, contact information, project details, and letters of reference. More references and information available upon request.

LIST OF EQUIPMENT

List (or attach) all the Equipment that will be used on this Project:

*See attached proposal which includes list of equipment used including brand, type,
model, description, and application examples.

CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION

Pursuant to Chapter 30, Section 580/1 of the Illinois Compiled Statutes (30 ILCS 580/1) et. seq. entitled "Drug Free Workplace Act", the undersigned contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(a) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(A) aBide by the terms of the statement; and

(B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or contractor's policy of maintaining drug free workplace;

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(c) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting agency within 10 days after receiving notice under part (B) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Section 5 (30 ILCS 580/5) of the Act.

CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION (continued.)

(f) Assisting employees in selecting a course of action in the event drug counseling treatment, and rehabilitation is required and indicating that a trained referral team in place.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of this Section.

Failure to aBide by this certification shall subject the contractor to the penalties provided in Section 6 (30 ILCS 580/6) of the Act.

Y Chan | Principal Owner & Civil Engineer
Consulting Engineering Inc.

Contractor



ATTEST:



DATE: 7-1-2021

SEXUAL HARASSMENT CERTIFICATE

Consulting Engineering Inc. hereinafter referred to as "Contractor" having submitted a Bid/Bid for **Leak Service Detection** to the Village of Bensenville, DuPage County, Illinois, hereby certifies that said Contractor has a written sexual harassment policy in place in full compliance with 775

ILCS 5/2-105(A)(4) including the following information:

1. An acknowledgment of the illegality of sexual harassment.
2. The definition of sexual harassment under State law.
3. A description of sexual harassment, utilizing examples.
4. The contractor's internal complaint process including penalties.
5. The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
6. Directions on how to contact the Department of the Commission.
7. An acknowledgment of protection of a complaint against retaliation as provided in Section 6-101 of the Human Rights Act.

Each contractor must provide a copy of such written policy to the Illinois Department of Human Rights upon request.

Y Chan | Principal Owner & Civil Engineer

By: _____

Authorized Agent of Contractor

Subscribed and sworn to
before me this 15th day
of July , 2021.

Dawn M. Hardy

NOTARY PUBLIC

DAWN M. HARDY, NOTARY PUBLIC
COMM. EXP. MAY 23, 2026
STATE OF OHIO

CONTRACTOR'S ILLINOIS DEPARTMENT OF REVENUE-TAX COMPLIANCE

Consulting Engineering Inc., having submitted a Bid/Bid for **Leak Service Detection** to the Village of Bensenville, hereby certifies that said contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:

1) It is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or

2) It has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

By: Y Chan | Principal Owner & Civil Engineer

Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before

Me this 1st day July, 2021

Dawn M. Hardy

NOTARY PUBLIC



CERTIFICATE OF COMPLIANCE – CRIMINAL CODE OF 2012

720 ILCS 5/33-1 et. Seq.

I, Y Chan | Principal Owner & Civil Engineer, the contractor under a certain contract dated: Consulting Engineering Inc. with the Village of Bensenville for Leak Detection Services hereby certifies that said contractor is not barred from Bidding on the aforesaid contract as a result of a violation of any applicable provision of the Criminal Code of 2012.

Contractor:

By: Y Chan

Title: Principal Owner & Civil Engineer

SUBSCRIBED AND SWORN to before me this 1st day of July, 2021.

Dawn M. Hardy

NOTARY PUBLIC

DAWN M. HARDY, NO
COMM. EXP. MAY 23,
STATE OF OHIO

CONTRACT

1. THIS AGREEMENT, made and concluded this ____day of _____,2021 between the Village of Bensenville acting by and through its Village President and Village Board, known as the party of the first part and _____his/their executors, administrators, successors or assigns, known as the party of the second part.

2. WITNESSETH: that for and in consideration of the payments and agreements mentioned in the Bid hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the engineer under it.

3. And it is also understood and agreed that the notice to Contractors, instructions to Contractors, specifications, special provisions, Bid and contract bond hereto attached are all essential documents of this contract and are a part hereof.

4. And it is also understood and agreed that employers shall not discriminate against employees or applicants for employment on basis of race, color, religion, sex or national origin.

IN WITNESS WHEREOF the said parties have executed these presents on the date above mentioned.

Village of Bensenville

By: _____
Village President

ATTEST:

_____
Municipal Clerk

(If Corporation)

(Corporate Seal)

ATTEST:

Corporate Secretary

Corporate
Name Consulting Engineering Inc.

Address 13477 Prospect Road Suite 214
Strongsville, OH 44149

By _____ (Seal)
President

CONSULTING ENGINEERING, INC. CORPORATE SEAL STATE OF OHIO

(If an Individual)

Business
Name _____

Address _____

_____

By _____ (Seal)
Contractor

(If a Co-partnership)

Firm
Name _____

Address _____

_____

By _____ (Seal)

_____

CONTRACT BOND

KNOW ALL MEN BY THESE PRESENT, that we Consulting Engineering Inc.

Civil Engineer

as Principal, and

a corporation organized and existing under the laws of the State of Illinois, as Surety, are held and firmly bound unto the Village of Bensenville, State of Illinois, in the penal sum of dollars ($ 2,400.00), lawful money of the United States, well and truly to be paid unto said Village of Bensenville for the payment of which we bind ourselves, our heirs, executors, administrators, successor, and assigns, jointly, severally, and firmly by these present.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that whereas, the said Principal has entered into a written contract with the Village of Bensenville acting through the Village President and Village Board of said Village of Bensenville for the **LEAK DETECTION SERVICES** in the Village of Bensenville which contract is hereby referred to and made a part hereof, as if written herein at length, in and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, material, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation suffered or sustained on account of the performance of such work during the time thereof and until such work is completed and accepted; and has further agreed that this bond shall inure to the benefit of any person, firm, company or corporation to whom any money may be due from the Principal, sub-contractor, or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall well and truly perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to him for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted and shall hold the Village of Bensenville and the said Village President and Village Board harmless on account of any such damages, and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements, of said contract, then this obligation to be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have duly executed the foregoing obligation this _____ day of _____A.D. 2021.

Corporate
Name Consulting Engineering Inc.

By:_____

ATTEST:_____
Secretary

Surety:_____
(Seal)

By:_____
Attorney in Fact (Seal)

By:_____
Attorney in Fact (Seal)

Countersigned
By:_____
Agent for Surety

_____
Address of Surety

State of Ohio)

) SS

County of Cuyahoga)

I, Dawn M. Hardy a Notary Public in and for said county, in the State aforesaid, do hereby certify that Y Chan, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Principal therein, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 1st day of July, A.D. 2021.

Dawn M. Hardy Notary Public

560 Linden Drive

Brunswick, OH 44212 Address

Seal

DAWN M. HARDY, NOTARY PUBLIC
COMM. EXP. MAY 23, 2026
STATE OF OHIO

State of Ohio)

) SS

County of Cuyahoga)

CONSULTING ENGINEERING, INC.
CORPORATE SEAL
STATE OF OHIO

I, _____ a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, who is personally known to me to be the person who signed the above and foregoing instrument as the Attorney in Fact for , thereto, as his Principal, and his own name as Attorney in Fact, as the free and voluntary act of his said Principal for the uses and purposes therein set forth, and that he executed the said instrument under the authority given him by said Principal.

Given under my hand and Notarial Seal, this _____ day of _____, A.D. 2021.

_____Notary Public

_____Address

Approved this _____ day of _____, A.D.2021.

ATTEST: Village President and Village Board

_____ _____

Municipal Clerk Village President

Municipal Seal

PHILADELPHIA
INSURANCE COMPANIES

BID OR PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, That we,

Consulting Engineering Inc.

of 13477 Prospect Road, Suite 214, Strongsville, Ohio 44136

(hereinafter called the Principal) as Principal, and PHILADELPHIA INDEMNITY INSURANCE COMPANY, with its principal office at One Bala Plaza, Suite 100 in the City of Bala Cynwyd, Pennsylvania (hereinafter called the Surety), as Surety, are held and firmly bound unto

Village of Bensenville

of Illinois

(hereinafter called the Obligee) in the penal sum of

5% of GAB

Dollars$ 5% of GAB lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has submitted the accompanying bid dated 07/07/2021 for

2021-2024 Leak Detection Services

NOW, THEREFORE, if the Obligee shall make any award according to the terms of said bid and the Principal shall enter into a contract with said Obligee in accordance with the terms of said bid and give bond for the faithful performance thereof within the time specified; or if no time is specified within thirty days after the date of said award; or if the Principal shall, in the case of failure so to do, indemnify the Obligee against any loss the Obligee may suffer directly arising by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void: otherwise to remain in full force and virtue.

Signed, sealed and dated: June 29th, 2021

Consulting Engineering Inc.
(Principal)

By: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

By: _____
Massimo Schirru Attorney- in-Fact

S-137-Rev.

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Michael N. Rudberg, Tayler Owen, Jill Allen Schirru and/or Massimo Schirru,** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$25,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Morgan Knapp, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Sept. 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Notary Seal)

Notary Public: Morgan Knapp
residing at: Bala Cynwyd, PA
My commission expires: September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 29th day of June, 20 21.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Jovana Dacic	Public Works	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with The Jean Ross Company for the Fire Hydrant Flow Testing Services in the Not-to-Exceed Amount of $44,631

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

There are two main reasons to conduct fire hydrant flow testing:

1) to determine how much water is available to fight fires, and
2) to determine the general condition of the water distribution system.

Flow test data provides necessary field information so that Public Works Utility Division planners and the fire district can accurately estimate the capabilities of water mains. Water main and hydrant flow capabilities impact decisions as to what fire protection and fire resistance features are required for new developments and where priorities should be placed with respect to upgrading older, smaller water mains. Another important reason for flow testing, flushing, and inspections is that having these functions performed on a regular basis can help to lower your ISO rating. Testing and inspections will also help to lower possible liability risk.

KEY ISSUES:

The Village advertised for bids on July 7, 2021. Two (2) bids were submitted. The Jean Ross Company is the lower bid. Below is the result including number of hydrants for each year as part of the four year contract:

Contractor	**Year**	**# Hydrants**	**$/hydrant**	**Total**
The Jean Ross Company	2021	315	$ 43.50	$ 13,702.50
	2022	222	$ 43.50	$ 9,657.00
	2023	174	$ 43.50	$ 7,569.00
	2024	315	$ 43.50	$ 13,702.50
TOTAL 2021-2024 CONTRACT				**$ 44,631.00**
M.E. Simpson	Year	# Hydrants	$/hydrant	Total
	2021	315	$ 54.75	$ 17,246.25
	2022	222	$ 54.75	$ 12,154.50
	2023	174	$ 54.75	$ 9,526.50
	2024	315	$ 54.75	$ 17,246.25
TOTAL 2021-2024 CONTRACT				**$ 56,173.50**

The Jean Ross Company is a new contractor for the Village. Utilities Supervisor has conducted reference checks and the staff is comfortable to move forward in awarding this contract.

ALTERNATIVES:

Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with The Jean Ross Company for the Fire Hydrant Flow Testing Services in the Not-to-Exceed Amount of $44,631.

BUDGET IMPACT:

$16,300 is budgeted in FY2021 Account # 51050540 549990

ACTION REQUIRED:

Approval of a Resolution Authorizing the Approval of a Four (4) Year Contract (2021-2024) with The Jean Ross Company for the Fire Hydrant Flow Testing Services in the not-to-exceed amount of $44,631.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021-2024 Fire Hydrant Flow Testing Services - The Jean Ross Company	7/20/2021	Resolution Letter
The Jean Ross Company Bid Proposal	7/20/2021	Backup Material
The Jean Ross Company Bid Bond Check	7/20/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE APPROVAL OF A FOUR (4) YEAR CONTRACT (2021-2024) WITH THE JEAN ROSS COMPANY FOR THE FIRE HYDRANT FLOW SERVICES IN THE NOT-TO-EXCEED AMOUNT OF $44,631

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village of Bensenville is responsible for 1,026 fire hydrants throughout the Village and unincorporated areas, and

WHEREAS the Flow Testing of Hydrants data provides necessary field information in order for Utilities and Fire District to accurately estimate the watermain capability and capacity, and

WHEREAS the Village of Bensenville advertised for bids on July 7, and

WHEREAS the Village of Bensenville received two (2) bids and the lowest bidder was The Jean Ross Company, and

WHEREAS the Village of Bensenville seeks to enter into a contract with The Jean Ross Company, in the not-to-exceed amount of $44,631, and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution for a Four (4) Year Contract (2021-2024) with The Jean Ross Company for the Fire Hydrant Flow Testing Services in the not-to-exceed amount of $44,631

SECTION THREE: The Village Manger is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

the Jean Ross Company

PO Box 1223
Woodstock, IL 60098
Phone: (815) 206-2881

July 2, 2021

the Jean Ross Company is a professional services firm that will develop, plan, and execute a Hydrant Flow Testing program to locate, inspect, assess, and operate all hydrants, record water flowed, and enter all data into a database software. the Jean Ross Company always uses a two-man crew, and to date has zero reportable injuries since the company's inception.

Working for the Jean Ross Company, and as a Project Manager for another firm, Michael Piccolo has overseen and conducted hydrant flow testing, assessment and maintenance for the following projects:

Highland Park, IL – Flow test half the city's hydrants every year since 2012. Approx. 850 hydrants flow tested each year in a 5-6 week period.

Skokie, IL – This project started in 2013 as a hydrant flushing and maintenance program. After beginning the project using the city's guidelines, Michael made suggestions, mapped out a plan and developed the project into a full fire flow and maintenance program. By having a more comprehensive program, the city's hydrants are better maintained, and the data is current and more accurate. Approx. 460 hydrants flow tested in a 2 week period. We also perform spot flow testing for engineering projects and isolate problems in specific areas.

Lake Forest, IL – Flow test 50 hydrants in 1 day each year since 2016. We also perform spot flow testing for engineering projects in specific areas.

Highwood, IL - Flow test the city's 171 hydrants in a 6 day period.

Lake Zurich, IL – Flow test 34 dry hydrants in a 3 day period.

the Jean Ross Company will collect data and perform hydrant flow testing as described in the RFP, and according to AWWA and NFPA flow testing methodologies. We have multiple types, styles and sizes of diffusers as well as varying lengths of appropriate hose. This enables us to route water parallel with the public thoroughfare where and when possible to mitigate traffic hazards and private property damage. We will contact Village personnel daily to go over flow testing areas for prior workday and to plan current day and next two days' areas to flow test. All hydrant safety-related and severe conditions will be reported immediately. Once the project begins, flow testing will be completed within a 1-2 week period. A final report as described in the RFP will be submitted within 30 days of project completion.

We thank you for taking the time to review our proposal. Please feel free to contact us with any questions.

Sincerely,



Michael Piccolo, President

the Jean Ross Company

BENSENVILLE
GATEWAY TO OPPORTUNITY

2021-2024 Fire Hydrant Flow Testing Services

Request for Bids

For 2021-2024 Fire Hydrant Flow Testing Services

Village of Bensenville
Public Works Department
717 E Jefferson Street
Bensenville, Illinois 60106

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NOTICE
REQUEST FOR BIDS

2021-2024 Fire Hydrant Flow Testing Services

BID DUE:	**By Wednesday, July 7, 2021 at 9:30 am**
PROJECT NAME:	**2021-2024 Fire Hydrant Flow Testing Services**
PROJECT LOCATION:	**Village of Bensenville, Illinois**

June 17, 2021

Notice is hereby given that the Village of Bensenville is seeking Bids from qualified firms to establish a contractual agreement for the 2021-2024 Fire Hydrant Flow Testing Services. The Bids shall be sent to:

Village of Bensenville
Office of the Village Clerk
12 South Center Street
Bensenville, IL 60106

The Village of Bensenville will accept Sealed Bids until **09:30am local time on Wednesday July 7, 2021.** The Bid must be in a sealed opaque envelope plainly marked *Fire Hydrant Flow Testing Services*. The forms can be found at www.bensenville.il.us under "Business." The packet can also be picked up at the Public Works Department, 717 E Jefferson Street, Bensenville, IL 60106. Detailed information may be obtained by contacting Jovana Dacic at 630-594-1012 or via email at jdacic@bensenville.il.us.

All Bids require a Bid Bond, or Certified or Cashier's Check made payable to the Village of Bensenville for not less than five percent (5%) of the base Bid amount.

The Village Board reserves the right to reject any and all Bids or portions thereof.

Nancy Quinn
Village Clerk

GENERAL TERMS AND CONDITIONS

1. CONDITIONS

Bidders are advised to become familiar with all conditions, instructions and specifications governing their proposal. Once the award has been made, failure to have read all the conditions, instructions and specifications of their contract shall not be cause to alter the original contract or to request additional compensation.

1.1 The Village Board reserves the right to reject any and all bids or portions thereof.

2. BID SECURITY

2.1 Each Bid must be accompanied by Bid security made payable to the Village in an amount of five percent (5%) of the Bidder's base Bid price and in the form of a certified or bank check or a Bid Bond.

2.2 Bid Bonds shall be duly executed by the Bidder as principal and having as surety thereon a surety company approved by the OWNER, having the minimum equivalent of a Best and Co. 5A Rating.

2.3 Upon project starting, **the Bid deposit will be returned**. Failure of the bidder to execute a contract after notice of contract award will result in forfeiture of the Bid deposit. Bid deposit shall be retained by the Village as liquidated damages, not a penalty.

2.4 Village will return Bid deposits from unsuccessful Bidders if requested after contract is awarded by the Village Board and all documents are executed.

3. ADJUSTMENTS TO THE CONTRACT

Prospective Bidders are forewarned that the Village of Bensenville reserves the right to adjust the quantities of work to be accomplished, either up or down, dependent on the current budget or until budgeted funds are depleted without prejudice to the Contract. Payment will be based on measured quantities and accepted unit prices.

3.1 The Village may terminate the contract for any reason with thirty (30) day written notice.

4. TIME OF COMPLETION, PENALTY, AND LIQUIDATED DAMAGES

4.1 The CONTRACTOR understands that all contract times are of the essence. Penalties will be imposed for non-completion of the set dates.

4.2 Should the CONTRACTOR fail to complete the work within the time specified in the Contract or within such extended time as may have been allowed, the CONTRACTOR shall be liable to the OWNER in the amount of Two Hundred Fifty dollars ($250.00), as liquidated damages, for each day of overrun in the contract time or such extended time as may have been allowed. The daily charge shall be made for every day shown on the calendar beyond the specified completion date.

4.3 Any penalty or liquidated damages owed the Village may be deducted from any payments to the CONTRACTOR. If the deduction does not satisfy the full extent of the CONTRACTOR'S

penalty obligation, then the CONTRACTOR shall pay the difference to the OWNER. The parties further agree that the liquidated damages represent the minimum damage the Village will sustain for each calendar day of the delay in completion of the work.

5. DAMAGES TO THE PROPERTY

5.1 CONTRACTOR is responsible for property damage caused by their work performed for this contract and shall replace or restore it to its original condition at no cost to the occupant, owner or Village. The Village shall be held harmless for all liability under the Scope of Work of this contract.

5.2 CONTRACTOR is not authorized to drive equipment on private property without property owner's written authority.

5.3 If damage exists before work begins (i.e. sidewalk, driveway cracks), Village advises Contractor to take pictures of the preexisting damage and notify Director of Public Works prior to starting work. This is for the Contractor's protection.

6. MEETING BEFORE WORK BEGINS Contractor must meet with the Director of Public Works or designee(s) within two weeks after Contract is awarded. Meeting must occur before starting work to review contract specifications, provide project contacts, and the manner in which work will proceed, among other items.

7. REFERENCES Bidder shall provide at least four references of clients for whom similar services have been performed within the past three years. Include names, addresses, telephone numbers and an explanation of the services provided.

8. SAFETY When working in Village rights-of-way, the contractor shall follow IDOT Standard Specifications for Road and Bridge Construction for work zone safety.

9. TAX EXEMPT STATUS By law, the Village is exempt from paying State or Local Retailer's Occupation Tax, State Service Occupation and Use Tax, and Federal Excise Tax. The Illinois State Exemption Number will be provided after Contract is awarded.

10. PRICING Bid pricing for goods and services are valid through December 31, 2024.

SCOPE OF WORK

Bidding requirements, general terms and conditions, scope of work and other special requirements are all part of the bidding document and contract specifications. Standard specifications of technical or professional societies and federal, state or local agencies referred to shall include all amendments as of the date of advertisement for bids.

This program takes place over four (4) years. The schedule is below:

Year:	Zone:	Number of Hydrants:
2021	4 & 5	315
2022	3	222
2023	2	174
2024	1	315

CONTRACTOR will develop, plan and execute a Hydrant Flow Testing program to locate, inspect, assess, and operate all hydrants, record water flowed, and create a deliverable GIS format suitable and **compatible with the VILLAGE's current GIS/Database system**. The Contractor will use software provided by the Village to collect data out in the field. Contractor will furnish all labor, material, transportation, tools, and equipment needed to flow test assigned hydrants. Fire hydrants requiring additional (requiring backhoe excavation) work to make them fully operational shall be told to the Utilities Supervisor or designee as they become known. Final report is due within 30 days after project completion. Weekly reports will be delivered to the Utilities Supervisor or designee on Monday mornings listing the previous week's work. Specifications are minimum; VILLAGE requirements and any omission shall not relieve CONTRACTOR of furnishing quality service in a timely manner. CONTRACTOR shall provide the services in a safe, efficient and professional manner.

11. PROJECT PERSONEL

11.1 PERSONEL ASSIGNMENT - If Village deems a Contractor's employee to be unfit or unsuitable to perform the contracted work due to intoxication, drug use, by virtue of abusive or obnoxious behavior, by poor quality of work, poor demeanor, or other similar reasons, then upon written request by the Village, Contractor shall remove said employee from Village work and furnish a suitable and competent replacement.

12. SAFETY

12.1 A minimum Two Man Crew is required to work together at all times. The use of a one-man unit is not acceptable and may terminate the contract.

12.2 Project Team will follow all traffic safety rules, as is designated by the Village, Department of Labor, OSHA, and Illinois Department of Transportation. Project personnel will be trained (certified were applicable) by an organization such as the AMERICAN TRAFFIC SAFTEY SERVICES ASSOCIATION (ATSSA), in Traffic Control and Safety (MUTCD Standards).

13. EQUIPMENT

13.1 EQUIPMENT REQUIRED but not limited to, to be provided by the Contractor and on site at all times during project. Listed equipment and other project equipment project will be approved by the Director of Public Works or designee.

- Hydrant diffusers with built in pitot gauges.
- 2-1/2" manually operated gate valves for hydrant ports.
- Standard Hydrant wrenches (no extensions).
- Electronically enhanced listening device to insure Hydrants are shut down and are not leaking after test.
- Accurate pressure gauges to determine that required velocities are achieved during flushing process. CONTRACTOR shall provide recently-dated proof that pressure gauges used have been calibrated.
- Approved food grade grease for port and cap lubrication.
- Truck mounted Arrow Board/Signage, and warning lights on trucks.
- Traffic control equipment, including properly sized traffic cones with reflective stripes when needed or required.

14. PROJECT APPROACH Submit with bid proposal a "Project Approach" summary, demonstrating a complete understanding of fire hydrant flow testing methodologies per AWWA M-17 and NFPA 25. Include techniques to be employed for solving potential problems.

15. PROPOSED SCHEDULE Submit with bid proposal a schedule detailing work plan with a time and date estimate for each project task session. Include dates from kick-off meeting to submission of the final report.

16. FIRE HYDRANT FLOW TESTING EXECUTION

16.1 All fire hydrants will be recorded on water atlas and assigned numbers according to property address, using an existing numbering system or by creating a numbering system for Village prior to the development of the fire hydrant flow-testing program.

16.2 Document each flow-tested fire hydrant:

- Fire Hydrant nozzle size used for each test
- Residual Pressure
- Static Pressure
- Flow, GPM (Gallons Per Minute)
- Amount of time it takes to flush each Fire Hydrant
- Estimate of water used during the operation of each Fire Hydrant
- Overall Condition of Hydrant; Specifically note fire hydrants needing repair, painting, color coding, or operational defects. Operational defects will be told to the Village on the day they are detected.
- Date hydrant was tested and what technicians were operating hydrant
- Address or location of fire hydrant

16.3 Grease all hydrant caps. Fire hose and deflection tubes will be utilized, as required, to direct flushing water away from traffic, pedestrians, underground utility vaults, and private property.

16.4 Use pressure gauges to determine residual pressure during flow-testing process while insuring the distribution system pressure remains above 20 psi. Incidents of the distribution system being unable to supply a residual of 20 psi in the surrounding area will told to the Utilities Supervisor (< 10 minutes).

16.5 After Fire Hydrant is flushed, Contractor will verify hydrant is seated and draining properly. Contractor will ensure Fire Hydrant is not leaking by listening with proper electronic device.

16.6 Flow Testing under this Contract shall be performed Monday through Thursday between 7 AM to 3:30 PM.

17. DOCUMENTATION and COMMUNICATIONS

17.1 Meet daily with assigned Village personnel to go overflow testing areas for prior workday and plan current day and next two days' areas to flow test.

17.2 At the end of each day, or as requested, a list of any broken or inoperable fire hydrants will be turned in.

17.3 Each step of the fire hydrant flow-testing program will be identified and hydrants used for each flow-test will be documented in a fire hydrant flow-testing report.

17.4 Maintain a progression map to be included with final report indicating areas flow tested and areas that have been tagged for flow testing.

17.5 Field test data will be placed in a fire hydrant database by Contractor. Pro-Maps™/Pro-Hydrant®, database is preferred or equivalent. This documentation allows for flow- testing program to be repeated at a later date. This software program must be a complete system for the Village to establish an effective fire hydrant flow testing, flushing and maintenance program. Software must provide an inventory record system, as well as hydrant maintenance and scheduling. Software must include a complete hydrant flow- testing program for calculating flow test results. Program shall minimally have capability to generate upon demand:

- Individual Hydrant Flow Test reports including flow test data, static and residual pressure, and potential flow at 20psi.
- Summary listing of all Hydrants with identified defects.
- Complete listing of all Hydrants by numerical or indexed order.
- Complete listing of all Hydrants by alphabetical reference to street and cross street names.
- All pertinent information such as port size, number of ports, flow test results, hydrant general condition, and color coding for the NFPA rating.
- Hydrant location by existing landmarks will be part of each Hydrant record.

17.6 Information collected by Contractor during Hydrant Flow Testing program and other information provided by the Village is regarded as CONFIDENTIAL and will not be shared without written Village permission.

17.7 Flow testing activity log will be included with final report to include:

- Type of problems observed
- Location of problems discovered
- Total estimated water used (to be included on each flow test result)
- Mapping errors on the water atlas

17.8 Final report prepared at project completion to include all hydrant flow-testing reports and other problems found in the system needing Village's attention. Submit report to the Assistant Public Works Director within thirty days after the fieldwork is complete.

18. ASSUMPTIONS and SERVICES PROVIDED BY THE VILLAGE

18.1 Village furnishes all maps, atlases, (two copies) and records necessary to properly conduct the flow-testing program.

18.2 Village will make available, on a reasonable but periodic basis, Village personnel with working water system knowledge to be helpful to the program. This person will not assist Contractor on a full time basis, but only "as needed".

18.3 Village will supply information regarding pressure zone boundary valves, and other information that may make the job of flow testing easier to perform.

GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS

The following conditions apply to all purchases/services and become a definite part of each invitation to Bid. Failure to comply may disqualify your Bid.

ELIGIBILITY TO BID

Non-Discrimination in Employment - Contractor, in performing under this contract, shall not discriminate against any worker, employee or applicant, or any member of the public because of race, creed, color, age, sex or national origin, or otherwise commit an unfair employment practice. The Contractor, his sub-contractors, or labor organizations furnishing skilled or unskilled workers, craft union skilled labor, or anyone who may perform any labor or service, shall commit within the State of Illinois, under this contract, any unfair employment practices as defined in the act of the 72nd General Assembly entitled "Fair Employment Practices Act". Contractor is referred to Ill. Rev. Stat. 1961) ch. 48, paragraph 851 et seq. The contractor in all contracts entered into with suppliers of materials or services, and subcontractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor or services in connection with this contract.

1) Prevailing Wages- The Contractor shall pay not less than the prevailing rate of wages as found by the Department of Labor or determined by the court to all laborers, workers and mechanics performing work under this contract. Contractor must adhere at all times to Federal Wage Determination #Il89-11, Rev.Stat.Section 39 S-2 (Modification #3). It is the Contractors responsibility to determine the applicability of Prevailing Wage rates on this project.

2) Removal or Suspension of Contractors - The Village of Bensenville may remove or suspend any Contractor from the Contractor's list for a specified period not to exceed two (2) years. The Vendor will be given notice of such removal or suspension if:

   a) Services performed do not comply with specifications of contract with the vendor;
   b) Work is not done within the contract's specified in the contract;
   c) An offer is not kept firm for the length of time specified in the contract;
   d) Contractor fails to provide performance bond when required by invitation to Bid;
   e) Contractor is found guilty of collusion;
   f) Bankruptcy or other evidence of insolvency is found;
   g) An employee currently serves as a Board member or employee of Bensenville and is financially involved in proposed work.

3) Compliance to Law -

The Contractor shall at all times observe and comply with all laws, ordinances, regulations and codes of federal, state, county, and village governments and/or any other local governing agencies which may in any manner affect the preparation of Bid or the performance of this contract.

a) All merchandise or commodities must conform to all standards and regulations as set forth under the Occupation Safety Health Administration (O.S.H.A.)

CONDITIONS FOR BIDDING

1) Bid Definitions -
   a) Bidding documents include the advertisement of invitation to Bid, terms and conditions, scope of work / specifications, the Bid price form and the proposed contract documents including addenda issued prior to receipt of Bids.

   b) Addenda are written or graphic instruments issued prior to the execution of the contract that modify or interpret the Bidding documents, including drawings and specifications, by additions, deletions, clarifications, or corrections. Addenda will become part of the contract documents when the contract is executed.

2) Bid Price Form - Shall be submitted on the Bid Price Form provided, completed properly and signed in ink. Bid form shall be submitted in a sealed envelope plainly marked *"Fire Hydrant Flow Testing Services."*

3) Late Bids - Formal Bids received after specified Bid opening time will not be considered and will be returned unopened.

4) Withdrawal of Bids - A written request for withdrawal is required and must be received before Bid opening. After Bid opening, Bids become a legal document and an integral part of the Bid and shall not be withdrawn. Such requests are to be directed to the attention of the Deputy Village Clerk, telephone number (630) 350-3404.

5) Examination of Bidding Documents - Each Contractor shall carefully examine all contract documents and all addenda thereto and shall thoroughly familiarize himself with the detailed requirements thereof prior to submitting a Bid. Should a Contractor find discrepancies or ambiguities in, or omissions from documents, or should he/she be in doubt as to their meaning, he/she shall at once, and in any event not later than ten (10) days prior to Bid due date, notify the Village Clerk who will, if necessary, send written addenda to all Contractors. The Village will not be responsible for any oral instructions. All inquiries shall be directed to the Village Clerk. After the Bids are received, no allowance will be made for oversight by the Contractor.

6) Mistake in Bid and Bid Changes - No Bid may be modified after submittal. However, if an error is made in extending a total price, the unit price will govern. The Contractor must initial erasures on the Bid form.

7) Bid Binding - Unless otherwise specified, all Bids shall be binding for Ninety (90) days following the Bid opening date.

8) Changes in Contract Documents - Changes or corrections may be made by the Village in contract documents after they have been issued by the Village to all Contractors of record. Such addendum or addenda shall take precedence over that portion of the documents concerned, and shall become part of the contract documents. Except in unusual cases, addenda will be issued to each of the Contractors at least four (4) days prior to date established for receipt of Bids.

9) Response to Invitations - Contractors who are unable to Bid or do not desire will provide a letter of explanation and return the Bid form. Contractors who fail to respond on two (2) successive Bids will be removed from the qualified Contractor's list.

10) Bid Attachments - Contractors shall attach to the Bid form any descriptive material necessary to fully describe the merchandise he/she proposes to furnish.

11) Contractor's Competence - The Village may require proof of facilities or equipment, insurance coverage and financial resources to perform the work. If required, the Contractor shall submit to the Village a properly executed Contractor's Qualification statement, AIA Document A305. The Village reserves the right to require specific references of communities or companies that have purchased like materials.

12) Bid Opening - At the precise time set for Bid opening, Bids will legally be made public. Contractors or their representatives are encouraged to attend the Bid opening.

13) Bid Award - The Contractor acknowledges the right of the Village to reject any or all Bids and to waive informality or irregularity in any Bid received and to award each item to different Contractors or all items to a single Contractor (to accept, split, and or reject part(s) of any of all Bids). In addition, the Contractor recognizes the right of the Village to reject a Bid if the Contractor failed to furnish any required Bid security or to submit the data required by the Bidding documents, or if the Bid is in any way incomplete or irregular.

AWARD OR REJECTION OF BIDS

1) Award or Rejection - Contracts are awarded to the lowest, most responsible Contractor. In determining the responsibility of a Contractor, the following are taken into consideration:
   a) The character, integrity, reputation, judgment, experience an efficiency of the Contractor;
   b) The current, uncompleted work in which a contractor is involved, which might hinder or prevent prompt delivery of the Merchandise;
   c) The financial resources of the Contractor;
   d) Cash discounts offered;
   e) Quality, utility, suitability of work or material: the quality of the commodity to be furnished, as well as the price therefore, is to be taken into consideration, and a Bid which is low in point of price may be rejected if the material to be furnished is not the best;
   f) Direct, indirect and incidental costs to the Village;

2) Notice of Award - A delivered executed contract shall be the binding contract.

CONTRACT PROVISION

1) Material, Equipment, and Workmanship: - Unless otherwise specified, the materials and equipment incorporated in the Goods will be new and of good quality. All workmanship will be of good quality and free from defects. CONTRACTOR shall, if required to furnish satisfactory evidence as to the source, kind and quality of the materials and equipment incorporated in the GOODS.

2) Equipment and Shop Drawings - When the contract requires detailed shop drawings and layouts, Contractor shall submit them to the Village Manager, or his/her designee, for his/her approval. Drawings shall show the characteristics of equipment and operation details.

3) Village Supervision - The Village Manager, or his/her designee, shall have full authority over the contracted work. He/she will interpret specifications in the event of a dispute. He/she may order minor changes in a specification if it becomes obvious to do so. Major changes will be treated as "additions".

4) Village Insurance Requirement – Contractors shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONTRACTOR, his agents, representatives, employees, or subcontractors.

A) Minimum Scope of Insurance Coverage shall be at least as broad as:

(1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85) with the Village of Bensenville named as additional insured; and
(2) Owners and Contractors Protective Liability (OCP) policy (if required) with the Village of Bensenville as insured; and
(3) Insurance Service Office Business Auto Liability coverage form number CA 0001 (ED. 10/90 or newer), Symbol 01 "Any Auto."
(4) Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability Insurance.

B) Minimum Limits of Insurance Contractor shall maintain limits no less than:

(1) Commercial General Liability $1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.
(2) Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
(3) Worker's Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $1,000,000 per accident.

C) Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village of Bensenville. At the option of the Village of Bensenville, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Village of Bensenville, its officials, agents, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.

D) Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

(1) General Liability and Automobile Liability Coverages

(a) The Village of Bensenville, its officials, agents, employees, and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Village of Bensenville, its officials, agents, employees, and volunteers.
(b) The Contractor's insurance coverage shall be primary as respects the Village of Bensenville, its officials, agents, employees, and volunteers. Any insurance maintained by the Village of Bensenville, its officials, agents, employees, and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
(c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village of Bensenville, its officials, agents, employees, and volunteers.
(d) The Contractor's insurance shall contain a Severability of Interests/Cross Liability clause, language stating that Contractor's insurance shall apply separately to each insured against who claim is made, or suit is brought, except with respect to the limits of the insurer's liability.

(2) **Workers' Compensation and Employers' Liability Coverage**
The insurer shall agree to waive all rights of subrogation against the Village of Bensenville, its officials, agents, employees, and volunteers for losses arising from work performed by Contractor for the municipality.

(3) **All Coverages**
Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior to written notice by certified mail, return receipt requested, has been given to the Village of Bensenville.

E) Acceptability of Insurers
Insurance is to be placed with insurers with a Best's rating of no less than A-, VII, and licensed to do business in the State of Illinois

F) Verification of Coverage
Contractor shall furnish the Village of Bensenville with certificates of insurance naming the Village of Bensenville, its officials, agents, employees, and volunteers as additional insured's, and with original endorsements affecting coverage require by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the Village of Bensenville and are to be received and approved by the Village of Bensenville before any work commences. The attached Additional Insured Endorsement (Exhibit A) shall be provided to the insurer for their use in providing coverage to the additional insured. Other additional insured endorsements may be utilized, if they provide a scope of coverage at least as broad as the coverage stated on the attached endorsement (Exhibit A). The Village of Bensenville reserves the right to request full-certified copies of the insurance policies and endorsements.

G) Subcontractors
Contractor shall include all subcontractors as insured's under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to all of the requirements stated herein.

H) Assumption of Liability
The Contractor assumes liability for all injury to or death of any person or persons including employees of the Contractor, any sub-contractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this agreement

I) Indemnity/Hold Harmless Provision
To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the Village of Bensenville, its officials, agents, and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in anywise accrue against the Village of Bensenville, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may in anywise result therefore, except that arising out of the sole legal cause of the Village of Bensenville, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorney and all costs and other expenses arising therefore or incurred in connections therewith, and if any judgment shall be rendered against the Village of Bensenville, its officials, agents, and employees, in any such action, the Contractor shall at its own expense, satisfy and discharge the same. Contractor expressly understand and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Bensenville, its officials, agents, and employees as herein provided.

The Contractor further agrees that to the extent that money is due the Contractor by virtue of this contract as shall be considered necessary in the judgment of the Village of Bensenville, may be retained by the Village of Bensenville to protect itself against said loss until such claims, suits, or judgments shall have been settles or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the Village of Bensenville.

5) **F.O.B.** - All prices must be quoted F.O.B. Bensenville Illinois. Shipments shall become the property of the Village after delivery and acceptance.

   a) CONTRACTOR shall assume all risk of loss or damage to the Goods prior to acceptance of delivery by OWNER at the point of delivery; and shall purchase and maintain insurance on the Goods during the process of fabrication and while in transit to insure against the perils of fire and extended coverage including "all risk" insurance for physical loss and damage including theft, vandalism and malicious, mischief, collapse, water damage and such other perils, as CONTRACTOR deems appropriate.

6) **Delivery Schedule** - Bid items must be delivered within sixty (60) days from the date of execution of the contract unless a specific delivery date is stated on the Bid. The Village may cancel contract without obligation if Delivery requirements are not met. If said contract is not canceled by the Village, liquidated damages may be due and owing to the Village pursuant to the liquidated damage provision enumerated herein. All deliveries must be made on Monday - Friday, excluding Village holidays, between the hours of 7:00 a.m. and 3:30 p.m. Contractor is expected to ship in full truckload quantities within said sixty (60) day period unless prior approval has been granted by the Village in advance for circumstances beyond the control of the contractor.

7) **Delivery** - Bid price shall include delivery as indicated herein.

8) **Default** - The Village may, subject to the provisions specified herein, by written notice of default to the contractor, terminate the whole or any part of this contract in any one of the following circumstances:

   If the contractor fails to make delivery or to perform the services within the time specified herein or any extension hereof.

   In the event the board terminates this contract in whole or in part as provided above, the Village may procure, upon such terms and in such manner as the Village may deem appropriate, supplies or services similar to those terminated, and the contractor shall be liable to the Village for any excess costs for such similar supplies for services; PROVIDED that the contractor shall continue the performance of this contract to the extent not terminated under the provisions of this clause.

9) **Alternate Materials and Equipment** - Where specifications read "or approved equal", contractor shall direct a written description to the Public Works Director for approval, as set forth herein below. Generally, where specifications indicate a particular brand or manufacturer's catalog number, it shall be understood to mean that specification or equal, or item that will perform a comparable function and be equal thereto to fill the needs of the Village, unless "No Substitutes" is specified. When offering alternatives, they must be identified by brand name and catalog number; in addition, the manufacturer's literature shall be included with the Bid. However, Contractors will be required to furnish samples upon request and without charge to the Village.

10) **Contractor's Access to Procurement Information** - All procurement information concerning this Bid shall be a public record to the extent provided in the Illinois Freedom of Information Act and Public Act #85-1295 and shall be available to all Contractors as provided by such acts.

11) **Acceptance** - Contracted work will be considered accepted when final payment is made.

12) **Payment** -

a) For services of merchandise ordered by purchase order, payment will be made to a vendor provided and service or merchandise has been properly tendered to and accepted by the Village. Payment by check to a vendor is mailed the week approval of payouts is made by the Board. Payout requests are considered at the regular Village Board meetings on the 2nd and 4th Tuesdays of the month.

b) For construction, partial payouts will be made each month as the work progresses, provided the work has been properly completed and accepted by the Village. Payment by check to a contractor is mailed the week approval of payouts is made by the Board. Payout requests are considered at the regular Village Board meetings on the 2nd and 4th Tuesdays of the month.

13) **Reorders** - Reorders for the same item(s) shall be furnished at the base contract price or shall be furnished pursuant to a schedule of prices attached hereto by the contractor. Reordering shall be within the sole discretion of the Village.

14) **Guarantees and Warranties** -

a) All material, workmanship, services, and purchased commodities will be guaranteed from defects for a period of at least one (1) year, or for the period specified in the Bid documents, based on the date of completion. Upon notice of defect, Contractor shall make necessary repairs, immediately, at no extra charge to the Village. Said time shall be based on date of completion. Upon written notice of defect, contractor shall make all necessary repairs, immediately, at no extra charge to the Village.

b) All warranties for materials or equipment must be received with title before payment for same is recommended.

15) **Changes/Additional Services/Deletions** - Any requests for changes or modifications to this contract must be submitted in writing and approved by the Village Manager or his/her designee, prior to such changes or modifications being made. Any additional service desired from the contractor under this contract will be requested in writing and the additional charges for these services will be in accordance with the rate submitted on the Bid page and will be agreed to with the contractor prior to additional work commencing. In the event that charges for additional services cannot be agreed upon, Bids will be requested. The Village reserves the right to negotiate additional services based upon the contractor's price and performance, within all legal constraints.

16) **Change Order Authorization** - Pursuant to Public Act 85-1295 (Ill.Rev.Stat.ch.38, paragraph 33E-1 et seq.). no change order may be made in this contract which would authorize or necessitate an increase or decrease in either the cost of the contract by $10,000.00 or more, or the time of completion by 30 days or more unless one of the following certifications is made by either the Village Board or its designee that:

a) Circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed; or
b) The circumstances said to necessitate the Change were not within the contemplation of the contract as signed; or
c) The change is in the best interest of the Village;

VILLAGE OF BENSENVILLE BID COMPLIANCE CERTIFICATION

I, Michael Piccolo, having been first duly sworn, depose and state that:
(Owner/authorized company representative)

The Jean Ross Company ("Contractor"), having submitted a Bid for:
(Name of Company)

The Jean Ross Company to the Village of Bensenville hereby certifies that Contractor:

1. is operating in compliance with the federal Civil Rights Act, 42 USC §2000e, and the Illinois Human Rights Act, 775 ILCS 5/2-105(A).
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
   a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the Illinois Revenue Act; or
   b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382 and that all employee drivers
(Name of employee/driver or "all employee drivers")

is/are currently participating in a drug and alcohol-testing program pursuant to the aforementioned rules.

4. is in full compliance with the Drug Free Workplace Act, 30 ILCS 580/1 et. seq.
5. is in full compliance with the Criminal Code of 2012, 720 ILCS 5/33-1 et. seq.
6. is in full compliance with the Public Construction Act, 30 ILCS 557/1 (applicable if the contract is in excess of $75,000.00).

By: _____
(Officer or Owner of Company stated above)

Title: President

SUBSCRIBED AND SWORN to before me

This 2nd day of July, 2021.

_____
NOTARY PUBLIC

"OFFICIAL SEAL"
GABRIELA MURILLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/11/2022

CONTRACTOR INFORMATION SHEET

NAME (PRINT)	Michael Piccolo
SIGNATURE	
COMPANY NAME (PRINT)	the Jean Ross Company
ADDRESS	4898 McCauley Rd PO Box 1223 Woodstock, IL 60098
TELEPHONE	815-206-2881
FACSIMILE	815-206-2883
EMAIL	M.piccolo@jeanrossco.com

Please Return to:

Corey Williamsen
Deputy Village Clerk
Village of Bensenville
12 S Center St.
Bensenville, IL 60106

The Bid must be in a **sealed opaque** envelope **plainly marked**: "FIRE HYDRANT FLOW TESTING SERVICES"

The Bids must be received by **9:30 AM, Wednesday, July 7, 2021** and thereafter immediately publically opened and read in the Village Hall Board Room.

It shall be the responsibility of the Contractor to deliver its Bid to the designated person at the appointed place, prior to the announced time for the opening of the Bids. Bids submitted unsealed, unsigned, via fax or e-mail transmission, or received subsequent to the aforementioned date and time, will be disqualified and returned to the Contractor.

2021-2024 PRICE BID FORM

CONTRACT YEAR	ZONE	NUMBER OF HYDRANTS	PRICE PER HYDRANT	TOTAL
2021	4 & 5	315	$ 43.50	$ 13,702.50
2022	3	222	$ 43.50	$ 9,657.00
2023	2	174	$ 43.50	$ 7,569.00
2024	1	315	$ 43.50	$ 13,702.50

TOTAL BID PRICE FOR 2021-2024 CONTRACT: $ 44,631.00

The Village reserves the right to reject any and all Bids or portions thereof.

Signed: _____

Authorized Signature

7/2/21

Date

Where bidders is a corporation, add:

Attest: _____

(Secretary or other authorized officer)

(CORPORATE SEAL)

LIST OF EQUIPMENT

List (or attach) all the Equipment that will be used on this Project

- Hydrant diffusers with built-in pitot gauges	- Various lengths of 2'1/2" + 4" hoses
- 2'1/2" manually operated gate valves	- 4" manually operated gate valves
- Standard hydrant wrenches	
- Listening device	
- Accurate pressure gauges	
- Food-grade grease	
- Vehicle mounted arrow sign + warning lights	
- Traffic control equipment (as needed)	
- Street diffusers with built-in pitot gauges (2'1/2" + 4")	

CONTRACTOR REFERENCES FORM

Provide three (3) references for current or former clients with requirements/scope of work similar to those included in this Bid. References of local government or related agencies is preferred. The VILLAGE reserves the right to contact any references listed.

Reference #1:

Client/Municipality Name:	Village of Skokie
Address:	9050 Gross Point Rd Skokie, IL 60077
Contact Person:	Jeff Scholpp
Telephone	847-933-8427
Fax	
Email Address:	jeff.scholpp@skokie.org

Reference #2:

Client/Municipality Name:	City of Highland Park
Address:	1150 Half Day Rd Highland Park, IL 60035
Contact Person:	Bill Painter
Telephone	847-926-1151
Fax	
Email Address:	bpainter@cityhpil.com

Reference #3

Client/Municipality Name:	City of Lake Forest
Address:	800 N Field Dr Lake Forest, IL 60045
Contact Person:	Rich Volpe
Telephone	847-810-3570
Fax	
Email Address:	volper@cityoflakeforest.com

CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION

Pursuant to Chapter 30, Section 580/1 of the Illinois Compiled Statutes (30 ILCS 580/1) et. seq. entitled "Drug Free Workplace Act", the undersigned contractor hereby certifies to the contracting agency that it will provide a drug-free workplace by:

(a) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's of contractor's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

(A) aBide by the terms of the statement; and

(B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

(1) the dangers of drug abuse in the workplace;

(2) the grantee's or contractor's policy of maintaining drug free workplace;

(3) any available drug counseling, rehabilitation, and employee assistance program; and

(4) the penalties that may be imposed upon employees for drug violations.

(c) Making it a requirement to give a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting agency within 10 days after receiving notice under part (B) of paragraph (3) of subsection (a) from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug assistance or rehabilitation program by any employee who is so convicted, as required by Section 5 (30 ILCS 580/5) of the Act.

CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION (continued.)

(f) Assisting employees in selecting a course of action in the event drug counseling treatment, and rehabilitation is required and indicating that a trained referral team in place.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of this Section.

Failure to aBide by this certification shall subject the contractor to the penalties provided in Section 6 (30 ILCS 580/6) of the Act.

Contractor

ATTEST:

DATE: 7/2/21

SEXUAL HARASSMENT CERTIFICATE

The Jean Ross Company hereinafter referred to as "Contractor" having submitted a Bid/Bid for ~~Leak Service Detection~~ * to the Village of Bensenville, DuPage County, Illinois, hereby certifies that said Contractor has a written sexual harassment policy in place in full compliance with 775

*2021-2024 Fire Hydrant Flow Testing Services

ILCS 5/2-105(A)(4) including the following information:

1. An acknowledgment of the illegality of sexual harassment.
2. The definition of sexual harassment under State law.
3. A description of sexual harassment, utilizing examples.
4. The contractor's internal complaint process including penalties.
5. The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
6. Directions on how to contact the Department of the Commission.
7. An acknowledgment of protection of a complaint against retaliation as provided in Section 6-101 of the Human Rights Act.

Each contractor must provide a copy of such written policy to the Illinois Department of Human Rights upon request.

By: _____

Authorized Agent of Contractor

Subscribed and sworn to
before me this 2nd day
of July , 2021.

_____
NOTARY PUBLIC

"OFFICIAL SEAL"
GABRIELA MURILLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/11/2022

CONTRACTOR'S ILLINOIS DEPARTMENT OF REVENUE-TAX COMPLIANCE

the Jean Ross Company, having submitted a Bid/Bid for ~~Leak Service Detection~~ *2021-2024 Fire Hydrant Flow Testing Services to the Village of Bensenville, hereby certifies that said contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:

1) It is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or

2) It has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

By: _____

Authorized Agent of Contractor

SUBSCRIBED AND SWORN to before

Me this 2nd day July, 2021

_____

NOTARY PUBLIC

"OFFICIAL SEAL"
GABRIELA MURILLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/11/2022

CERTIFICATE OF COMPLIANCE – CRIMINAL CODE OF 2012

720 ILCS 5/33-1 et. Seq.

I, The Jean Ross Company, the contractor under a certain contract dated: _____ with the Village of Bensenville for 2021-2024 Fire Hydrant Flow Testing Services hereby certifies that said contractor is not barred from Bidding on the aforesaid contract as a result of a violation of any applicable provision of the Criminal Code of 2012.

Contractor:

By: _____

Title: President, The Jean Ross Company

SUBSCRIBED AND SWORN to before

me this 2nd day of July, 2021.

_____

NOTARY PUBLIC

"OFFICIAL SEAL"
GABRIELA MURILLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/11/2022

CONTRACT

1. THIS AGREEMENT, made and concluded this ____day of _____,2021 between the Village of Bensenville acting by and through its Village President and Village Board, known as the party of the first part and The Jean Koss Company ___his/their executors, administrators, successors or assigns, known as the party of the second part.

2. WITNESSETH: that for and in consideration of the payments and agreements mentioned in the Bid hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the engineer under it.

3. And it is also understood and agreed that the notice to Contractors, instructions to Contractors, specifications, special provisions, Bid and contract bond hereto attached are all essential documents of this contract and are a part hereof.

4. And it is also understood and agreed that employers shall not discriminate against employees or applicants for employment on basis of race, color, religion, sex or national origin.

IN WITNESS WHEREOF the said parties have executed these presents on the date above mentioned.

Village of Bensenville

By: _____
Village President

ATTEST:

_____
Municipal Clerk

(If Corporation)

Corporate Name The Jean Ross Company

(Corporate Seal)

Address 4898 McCauley Rd

Woodstock, IL 60098

ATTEST:

By _____ (Seal)

President

_____

Corporate Secretary

(If an Individual)

Business Name_____

Address_____

_____

By_____ (Seal)

Contractor

(If a Co-partnership)

Firm Name_____

Address_____

_____

By_____ (Seal)

_____

CONTRACT BOND

KNOW ALL MEN BY THESE PRESENT, that we Michael Piccolo, President of the Jean Ross Company

as Principal, and the Jean Ross Company

a corporation organized and existing under the laws of the State of Illinois, as Surety, are held and firmly bound unto the Village of Bensenville, State of Illinois, in the penal sum of dollars ($2231.55), lawful money of the United States, well and truly to be paid unto said Village of Bensenville for the payment of which we bind ourselves, our heirs, executors, administrators, successor, and assigns, jointly, severally, and firmly by these present.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that whereas, the said Principal has entered into a written contract with the Village of Bensenville acting through the Village President and Village Board of said Village of Bensenville for the **FIRE HYDRANT FLOW TESTING SERVICES** in the Village of Bensenville which contract is hereby referred to and made a part hereof, as if written herein at length, in and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, material, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation suffered or sustained on account of the performance of such work during the time thereof and until such work is completed and accepted; and has further agreed that this bond shall inure to the benefit of any person, firm, company or corporation to whom any money may be due from the Principal, sub-contractor, or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall well and truly perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to him for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted and shall hold the Village of Bensenville and the said Village President and Village Board harmless on account of any such damages, and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements, of said contract, then this obligation to be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have duly executed the foregoing obligation this 2nd day of July A.D. 2021.

Corporate
Name The Jean Ross Company

By: _____

ATTEST: _____
Secretary

Surety: _____
(Seal)

By: _____
Attorney in Fact (Seal)

By: _____
Attorney in Fact (Seal)

Countersigned
By: _____
Agent for Surety

_____
Address of Surety

State of Illinois)

) SS

County of McHenry)

I, Gabriela Murillo a Notary Public in and for said county, in the State aforesaid, do hereby certify that Michael Piccolo, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Principal therein, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 2nd day of July AD 2021

Seal

"OFFICIAL SEAL"
GABRIELA MURILLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/11/2022

Gabriela Murillo Notary Public

975 Country Club Address
Woodstock IL 60098

State of Illinois)

) SS

County of McHenry)

I, _____ a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, who is personally known to me to be the person who signed the above and foregoing instrument as the Attorney in Fact for , thereto, as his Principal, and his own name as Attorney in Fact, as the free and voluntary act of his said Principal for the uses and purposes therein set forth, and that he executed the said instrument under the authority given him by said Principal.

Given under my hand and Notarial Seal, this _____ day of _____, A.D. 2021.

_____Notary Public

_____Address

Approved this _____ day of _____, A.D.2021.

ATTEST: Village President and Village Board

_____ _____

Municipal Clerk Village President

Municipal Seal

ADVIA CREDIT UNION • PARCHMENT, MICHIGAN 49004

Acct: 0815105018 Teller: 1147 Date: 07/03/21 Time: 12:19pm No. 0000612782

See receipt for reference

Check Number: 00 0000612782
Purpose : SHARE WITHDRAWAL
Amount : $2,231.55
Pay to : VILLAGE OF BENSENVILLE
REM:THE JEAN ROSS COMPANY

A stop payment cannot be placed on this check for 90 days after the issue date, unless the physical check is present at the time of request.

Branch: 314

ORIGINAL CHECK HAS MULTIPLE SECURITY FEATURES. PRINTED ON CHEMICAL REACTIVE TONER FUSE PAPER-SEE BACK FOR DETAILS

advia credit union PARCHMENT, MICHIGAN 49004

5-633
272

CHECK NO. 0000612782

OFFICIAL CHECK

07/03/21

PAY*** TWO THOUSAND TWO HUNDRED THIRTY-ONE DOLLARS AND 55 *** $2,231.55
*** CENTS ***

VOID AFTER 90 DAYS

TO THE ORDER OF VILLAGE OF BENSENVILLE
REM:THE JEAN ROSS COMPANY

HEAT SENSITIVE CHECK 21 COMPLIANT RUB AREA TO VERIFY

Jeff Fielder
AUTHORIZED SIGNATURE

⑈000061278 2⑈ ⑆272483633⑆007017980 53⑈

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:
Resolution Authorizing an Award of a Contract for the 800 E Jefferson St Parking Lot Improvements with R W Dunteman Company of Addison, IL in the Amount of $27,120.00

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION: NA

DATE: NA

BACKGROUND:
The Village owns and maintains the properties located at 800 E Jefferson St and surrounding parcels which are occupied for recreational use. The Village recently completed improvements of Bocce Courts adjacent to the 800 E Jefferson St. This area is commonly used as overflow parking for events at the nearby Edge Ice Arenas. The Village desires to pave portion of the existing gravel parking lot for the patronage of the Bocce Courts as well as for the Edge Ice Arenas in the case of overflow.
The Village intends to extend the existing sidewalk through the parking lot with in-house forces prior to the parking lot improvements taking place.

KEY ISSUES:
The Village solicited three proposals from paving contractors that have worked on various projects within the Village in the past and have performed satisfactory work. Below are the results.

COMPANY	OVERALL BID RESULTS	OVERALL RANK
R.W. Dunteman Company, Addison, IL	$27,120.00	1
Builders Paving, LLC	$29,770.00	2
Schroeder Asphalt, Huntley, IL	$34,290.00	3
Engineer's Estimate	$45,000.00	N/A

ALTERNATIVES:
Discretion of the Village Board

RECOMMENDATION:
Staff recommends approval of the 800 E Jefferson St Parking Lot Improvements contract with R W Dunteman Company of Addison, IL.

BUDGET IMPACT:
Funds have been allocated in FY21 ($45,000.00) for 800 E Jefferson (EMA) Parking Lot in account 31080800 592000.

ACTION REQUIRED:

Approval of a Resolution Authorizing an Award of a Contract for the 800 E Jefferson St Parking Lot Improvements with R W Dunteman Company of Addison, IL in the Amount of $27,120.00.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/13/2021	Resolution Letter
Location Map	7/13/2021	Backup Material
Proposal - RWD	7/13/2021	Backup Material
Proposal - Builders	7/13/2021	Backup Material
Proposal - Schroeder	7/13/2021	Backup Material

RESOLUTION NO.

AUTHORIZING AN AWARD OF A CONTRACT FOR THE 800 E. JEFFERSON ST PARKING LOT IMPROVEMENTS WITH R W DUNTEMAN COMPANY OF ADDISON, IL IN THE AMOUNT OF $27,120.00

WHEREAS the Village of Bensenville owns and maintain property located at 800 East Jefferson St; and

WHEREAS the existing parking lot is used by recreational users as well as Edge Ice Arenas for overflow event parking; and

WHEREAS the Village recently completed construction of Bocce Courts at this location; and

WHEREAS the Village desires to pave the portions of the existing gravel parking lot at this location for utilization by recreational users; and

WHEREAS the Village solicited proposals from three (3) paving contractors for these improvements; and

WHEREAS RW Dunteman Company submitted the lowest proposal in the amount of $27,120.00; and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution authorizing an award of a contract for the 800 E. Jefferson St Parking Lot improvements with R W Dunteman Company of Addison, IL in the amount of $27,120.00

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

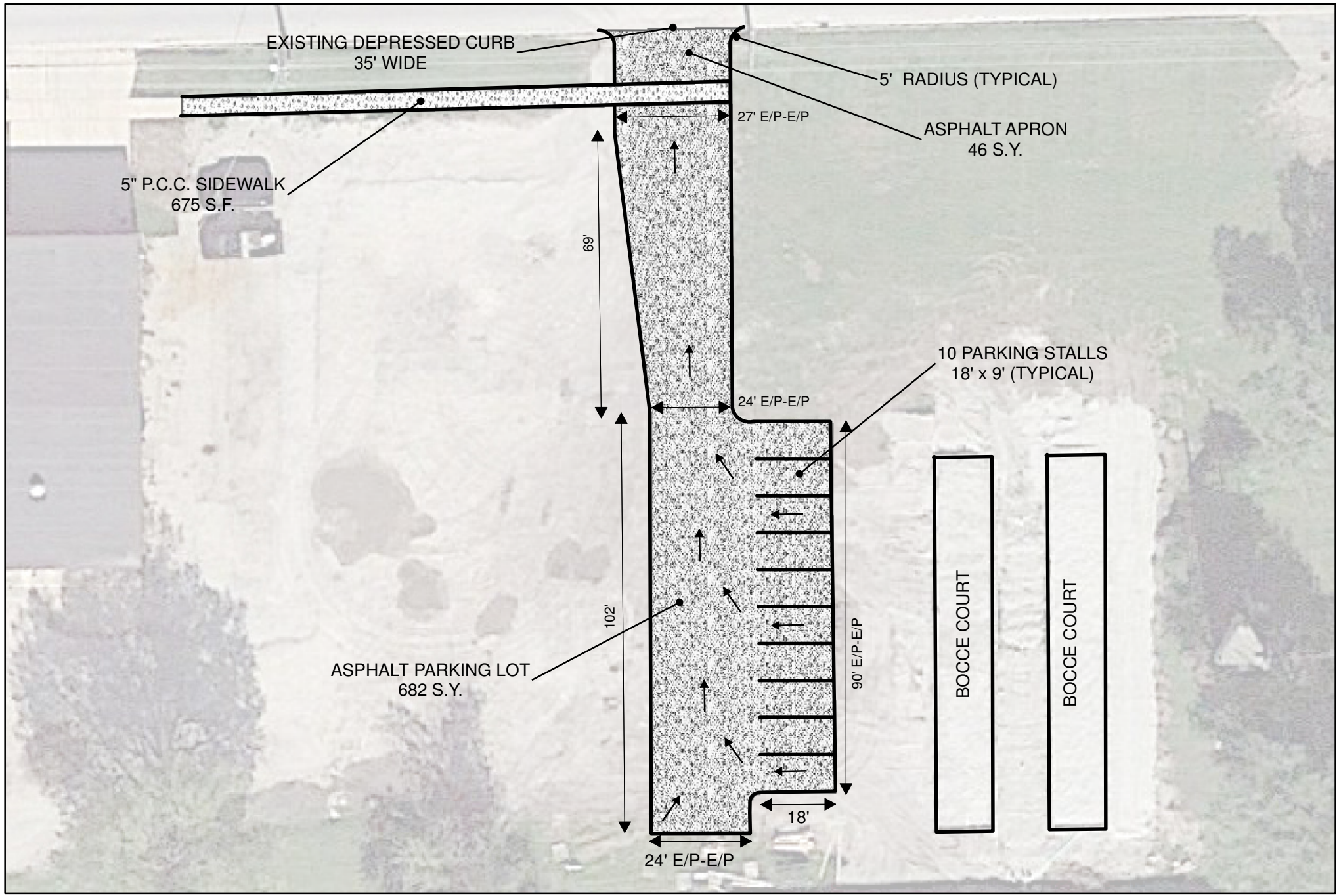
AYES: _____

NAYS: _____

ABSENT: _____

Village of Bensenville

Bocce Court Parking



Date: 3/25/2021

R. W. Dunteman Company

600 S. Lombard Road

Addison, IL 60101

Contact: **Mike Healy**

Phone: **(630) 953-1500 x 34**

Fax: **(630) 932-0994**

Quote To:	Mehul Patel	Job Name:	800 E Jefferson Bocce Ct Parking
	Village of Bensenville	Date of Quote:	6-24-21
Phone:	630-594-1196	Date of Plans:	3-25-21
		Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1.00	LS	2,500.00	2,500.00
2	GRADE & SHAPE LOT	730.00	SY	6.00	4,380.00
3	HMA BINDER COURSE, N50, 2.25"	730.00	SY	12.75	9,307.50
4	HMA SURFACE COURSE, N50, 1.75"	730.00	SY	10.25	7,482.50
5	THEMOPLASTIC PAVEMENT MARKING - 4" LINE	1.00	LS	1,250.00	1,250.00
	Base Bid Total				**$24,920.00**
	Contingency Items				
6	UNSUITABLE MATERIAL REMOVE & DISPOSAL	10.00	CY	110.00	1,100.00
7	FUNISH & PLACE PGE/CA-6 FOR UNDERCUTS	20.00	TN	55.00	1,100.00
GRAND TOTAL					**$27,120.00**

NOTES:

Exclusions:
Layout, Permits, Fees or Taxes. Landscape Restoration
Traffic Control, Signs or Barricades, Lane closures.
Pumping or Dewatering of any kind. Dust Control or Sweeping.
Pavement Removal, Concrete curb and sidewalk.
Existing Utility Removals, Relocates or Adjustments.
QC/QA Inspection and or Testing.

Miscellaneous Notes:
All work is to be performed during regular working hours. No night, weekends, holidays or other special hours included.
Bid per schedule in plans, work outside the scope of the plans will need to be renegotiated.
Payment based on actual quantities peformed and measured in the field.

Builders Paving, LLC
4413 Roosevelt Road
Suite 108
Hillside, IL 60162
(847) 419-9000
Fax (847) 419-9050

To:	Village Of Bensenville	**Contact:**	Mehul Patel
Address:	12 South Center Street	**Phone:**	
	Bensenville, IL 60106	**Fax:**	(630) 594-1148
Project Name:	Bensenville 2021 Residential St Improvement Program (MFT)	**Bid Number:**	9385
Project Location:	Various Streets, Bensenville, IL	**Bid Date:**	2/25/2021
Addendum #:	1		

Change Order Request for grading and shaping of existing aggregate lot and installation of the proposed asphalt parking lot at 800 E Jefferson Street.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Grade & Shape Lot (Layout By Other)	730.00	SY	$5.00	$3,650.00
2-1/4" Hot-Mix Asphalt Binder Course	730.00	SY	$10.50	$7,665.00
1-3/4" Hot-Mix Asphalt Surface Course	730.00	SY	$9.50	$6,935.00
(10) Parking Stalls - Single Line (Min Charge)	1.00	LS	$600.00	$600.00
Mobilization	1.00	LS	$8,940.00	$8,940.00
Unsuitable Removal (Contingency)	10.00	CY	$120.00	$1,200.00
Furnish & Install PGE And/or CA-6 (Contingency)	20.00	TON	$39.00	$780.00
		Total Price for above Items:		**$29,770.00**

Total Bid Price: $29,770.00

Notes:

- Our pricing is based upon completing all work in the 2021 construction season, unless otherwise noted, and is based upon material and cartage rates in effect at the time of this proposal. Due to the volatility of the petroleum market, our proposal is subject to adjustment, based upon the market price and availability of raw materials and cartage rates at the time of installation.
- We have included (1) mobilization to complete our work.
- We have not included any allowance for winter conditions, poor weather conditions and associated costs in our pricing.
- NIC- Engineering and layout work to establish lines and grades, as-builts.
- NIC- Payment of permit fees.
- NIC - Adjustment or reconstruction of new or existing structures.
- NIC - Labor overtime required or directed by others.
- NIC - Patching, backfilling or landscape restoration work.
- NIC - Sweeping, cleaning or application of prime or tack coat between paving lifts.
- NIC - Handling of special waste.
- The above items and our standard terms of payment and insurance coverages strictly define this proposal. Should conflict with the plans, specifications or other project documents arise, this proposal shall take precedence.
- The subcontractor has a right to an equitable price adjustment in case of delays, accelerations, out-of-sequence work and schedule changes beyond its reasonable control, and can terminate the subcontract in case such events delay work by more than 90 days.
- Our proposal is based upon all project ingress and egress points indicated on the plans being available and accessible at the time of our installation.
- All roadway and pavement construction to be installed per IDOT Standard Specifications for Road & Bridge Construction, latest edition.
- This proposal is valid for a period of thirty (30) days from the date of issue and may be revised or rescinded thereafter, at our discretion, without prejudice.

Payment Terms:

This is a unit price proposal, with the completed cost of each item based upon the unit prices and quantities as measured in the field.

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and are hereby accepted.	**Builders Paving, LLC**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Joseph Michael (708) 427-5300 jmichael@builderspavingllc.com

SCHROEDER
ASPHALT SERVICES, INC.

P.O. BOX 831
HUNTLEY, IL. 60142

OFFICE 815-923-4380
FAX 815-923-4389

PROPOSAL

DATE: June 29, 2021
ESTIMATOR: BRENT SCHROEDER

COMPANY NAME: **Village of Bensenville** — **PHONE: 630/594-1196**
ADDRESS: 717 E. Jefferson Street — **FAX: 630/594-1148**
CITY, STATE ZIP Bensenville, IL 60106 — **Cell#**
ATTN: **Mehul T. Patel, P.E., CFM** — **EMAIL**: mpatel@bensenville.il.us
PROJECT: **Parking Lot Improvements**

S.P.	PAY ITEM NO.	DESIGNATION	QUANTITY	UNIT	UNIT PRICE	AMOUNT DOLLAR
		Grade & Shape Lot (Layout by Others)	730	SY	$ 4.50	$ 3,285.00
		2-1/4" HMA Binder Course	730	SY	$ 17.00	$ 12,410.00
		1-3/4" HMA Surface Course	730	SY	$ 14.50	$ 10,585.00
		Thermal Pavement Striping	1	LS	$ 2,500.00	$ 2,500.00
		Mobilization	1	LS	$ 5,000.00	$ 5,000.00
		Unsuitable Removal (Contingency)	10	CY	$ 15.00	$ 150.00
		Furnish & Install PGE &/or CA-6 (Contingency)	20	TON	$ 18.00	$ 360.00
						-
						-
						-
						-
						-
					TOTAL	$ 34,290.00

Schroeder Asphalt Services, Inc. is now certified as a
PBE (Disability Business Enterprise) and a
SDVOSB (Service Disabled Veteran Owned Small Business)
Certification Letters Available on Request.

_____ _____
DATE

SCHROEDER ASPHALT SERVICES, INC. DATE

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Execution of an Engineering Service Contract with Engineering Resource Associates, Inc. of Warrenville, IL to perform Culvert Analysis Study in the Not-to-Exceed Amount of $25,905.60

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[X]	*Enrich the lives of Residents*
x	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

The Village of Bensenville is divided into three major watersheds. Willow Creek watershed in the north part of Village, Silver Creek watershed in the central and Addison Creek watershed in the south part of Village. These watersheds are comprised of creeks and tributaries that help convey the water flows. There are multiple culverts installed within the open channel part of the creek. Typically, culverts are installed in the open channels to build a roadway over the creek while maintaining the flow of the creek through the culvert. The Village is responsible to own, operate and maintain these culverts under its jurisdiction.

KEY ISSUES:

There are forty six (46) culverts of various types and sizes within the Village limits. Nineteen (19) of those culverts fall under the Village jurisdiction. As the Village is working towards improving its roadways, it is a good practice to improve the underground infrastructure at the same time. The purpose of this study is to assess the conditions of these culverts and a potential rehabilitation method based on the current conditions ahead of roadway projects. This will allow us to incorporate any required culvert rehabilitation as part of the roadway projects. The intent of the study is to perform inspections when conditions are conducive to walk across and through creeks during low flow weather.

Engineering Resource Associates (ERA) is one of the short listed firms to provide engineering services to the Village in the stormwater category. ERA has also assisted the Village in successfully completing the watershed study for Silver and Willow Creek as well as the Redmond Capacity Analysis. The Village staff feels very confident of retaining them to perform the Culvert Analysis Study due to their excellent professional skills, knowledge, and familiarity of similar studies. The project team of ERA and Village staff has worked well together in the past and staff recommends continuing with this team for the upcoming project.

ERA's original proposal for the study was in the amount of $32,974.20. After negotiations, the proposal is reduced to $25,905.60, resulting in savings of $7,068.60. Staff feels the revised cost is appropriate.

ALTERNATIVES:

Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the engineering service contract.

BUDGET IMPACT:

In FY2021, there is $30,000 budgeted for this study under account 31080850 536518.

ACTION REQUIRED:

Approval of a Resolution Authorizing the Execution of an Engineering Service Contract with Engineering Resource Associates, Inc. of Warrenville, IL to perform Culvert Analysis Study in the not-to-exceed Amount of $25,905.60.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/13/2021	Resolution Letter
Location Map	7/13/2021	Backup Material
Proposal - Revised	7/13/2021	Backup Material
Proposal - Draft	7/13/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES CONTRACT WITH ENGINEERING RESOURCE ASSOCIATES TO PERFORM CULVERT ANALYSIS STUDY IN THE NOT-TO-EXCEED AMOUNT OF $25,905.60

WHEREAS the Village of Bensenville has three major watershed with multiple creeks as well as tributaries in each watershed; and

WHEREAS there are culverts installed within the creeks to allow for construction of roadways over the creek; and

WHEREAS there are nineteen (19) such culverts that fall under the maintenance jurisdiction of the Village; and

WHEREAS the Village desires to determine the conditions of these culverts for planning purposes; and

WHEREAS Engineering Resource Associates (ERA) is a short listed firm with the Village to provide engineering services related to stormwater' and

WHEREAS ERA has performed studies for Silver and Willow Creek watershed as well as for the Addison Creek watershed; and

WHEREAS the Village staff feel confident of retaining services of ERA for the proposed study due to their knowledge and familiarity of similar type of studies; and

WHEREAS after negotiations ERA has provided a not-to-exceed proposal in the amount $25,905.60 to perform the analysis; and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village President and Board of Trustees authorizes and approves the attached Resolution authorizing the execution of an engineering services contract with Engineering Resource Associates to perform Culvert Analysis Study in the not-to-exceed amount of $25,905.60.

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

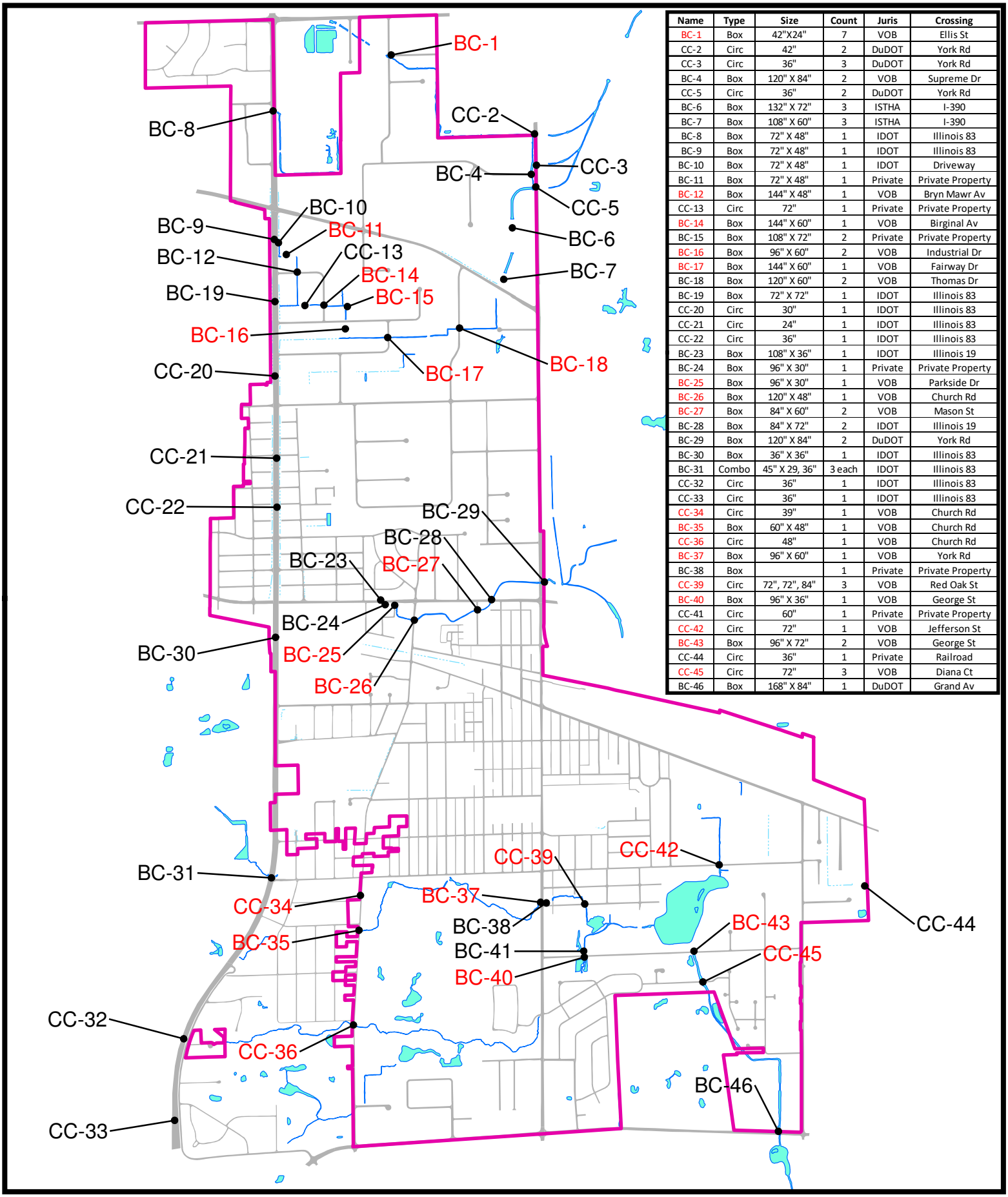
AYES: _____

NAYS: _____

ABSENT: _____

Village of Bensenville

Culvert Boxes and Pipes



Name	Type	Size	Count	Juris	Crossing
BC-1	Box	42"X24"	7	VOB	Ellis St
CC-2	Circ	42"	2	DuDOT	York Rd
CC-3	Circ	36"	3	DuDOT	York Rd
BC-4	Box	120" X 84"	2	VOB	Supreme Dr
CC-5	Circ	36"	2	DuDOT	York Rd
BC-6	Box	132" X 72"	3	ISTHA	I-390
BC-7	Box	108" X 60"	3	ISTHA	I-390
BC-8	Box	72" X 48"	1	IDOT	Illinois 83
BC-9	Box	72" X 48"	1	IDOT	Illinois 83
BC-10	Box	72" X 48"	1	IDOT	Driveway
BC-11	Box	72" X 48"	1	Private	Private Property
BC-12	Box	144" X 48"	1	VOB	Bryn Mawr Av
CC-13	Circ	72"	1	Private	Private Property
BC-14	Box	144" X 60"	1	VOB	Birginal Av
BC-15	Box	108" X 72"	2	Private	Private Property
BC-16	Box	96" X 60"	2	VOB	Industrial Dr
BC-17	Box	144" X 60"	1	VOB	Fairway Dr
BC-18	Box	120" X 60"	2	VOB	Thomas Dr
BC-19	Box	72" X 72"	1	IDOT	Illinois 83
CC-20	Circ	30"	1	IDOT	Illinois 83
CC-21	Circ	24"	1	IDOT	Illinois 83
CC-22	Circ	36"	1	IDOT	Illinois 83
BC-23	Box	108" X 36"	1	IDOT	Illinois 19
BC-24	Box	96" X 30"	1	Private	Private Property
BC-25	Box	96" X 30"	1	VOB	Parkside Dr
BC-26	Box	120" X 48"	1	VOB	Church Rd
BC-27	Box	84" X 60"	2	VOB	Mason St
BC-28	Box	84" X 72"	2	IDOT	Illinois 19
BC-29	Box	120" X 84"	2	DuDOT	York Rd
BC-30	Box	36" X 36"	1	IDOT	Illinois 83
BC-31	Combo	45" X 29, 36"	3 each	IDOT	Illinois 83
CC-32	Circ	36"	1	IDOT	Illinois 83
CC-33	Circ	36"	1	IDOT	Illinois 83
CC-34	Circ	39"	1	VOB	Church Rd
BC-35	Box	60" X 48"	1	VOB	Church Rd
CC-36	Circ	48"	1	VOB	Church Rd
BC-37	Box	96" X 60"	1	VOB	York Rd
BC-38	Box		1	Private	Private Property
CC-39	Circ	72", 72", 84"	3	VOB	Red Oak St
BC-40	Box	96" X 36"	1	VOB	George St
CC-41	Circ	60"	1	Private	Private Property
CC-42	Circ	72"	1	VOB	Jefferson St
BC-43	Box	96" X 72"	2	VOB	George St
CC-44	Circ	36"	1	Private	Railroad
CC-45	Circ	72"	3	VOB	Diana Ct
BC-46	Box	168" X 84"	1	DuDOT	Grand Av

Date: 12/23/2020

ENGINEERING RESOURCE ASSOCIATES

June 7th, 2021

Mehul Patel, PE, CFM
Assistant Director of Public Works
Village of Bensenville
717 E Jefferson Street
Bensenville, IL 60106

Subject: **Culvert Inspections and Master Planning**

Dear Mehul:

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal to provide inspection services to determine the condition of the Village's culverts at various locations within the Village and develop a prioritized plan for rehabilitation or replacement.

ERA has extensive experience with inspecting and documenting deterioration in culverts. Maintenance of the culvert system is essential to prolong the safe service life. ERA provides inspections services for the City of Warrenville, Village of Elk Grove Village, Village of Carol Stream, and the Village of Glenview. The tasks ERA would complete as part of the proposed project include:

1. **Kick off meeting and Data Collection** – This task includes meeting with the Village to discuss project schedule, obtain any record plans for the culverts, and establish specific project goals. The ERA team will review the Village's GIS pipe information and prepare exhibits showing the location of each culvert requiring inspection.

2. **Culvert Inspection and Assessment** – ERA will inspect all structures maintained by the Village in accordance with the NBIS requirements. Culverts will be visually inspected for deterioration with the use of waders. Roadway approaches and underlying channel will also be inspected. A report will be prepared for each inspected structure containing the following items:

    - Culvert inspection narrative including any identified deficiencies
    - Recommended repairs and priority of repairs
    - Culvert Location Map
    - Digital photos documenting the condition of the structure
    - ERA will inform the Village if any structures qualify for the STP-Bridge funds or any other funding programs

3. **Rehabilitation Matrix** – Once the condition assessment is complete, ERA will work with the Village staff to develop a matrix to determine which method of rehabilitation will be used for each culvert. Some of the parameters that may be included in the evaluation matrix are:

    a. Maintenance / cleaning
    b. Lining / structural repairs
    c. Replacement in-kind

d. Replacement with alternate materials/sizes

4. **Develop a Prioritized Plan** – ERA will prepare budgetary cost estimates to complete the recommended solution for each culvert. A prioritized plan will be prepared based on the rehabilitation matrix. The final deliverable will include a report documenting the process used to evaluate and prioritize projects. The report will include the following sections:

    - Executive Summary
    - Introduction, date inspected and culvert statistics
    - Photographs documenting the existing conditions
    - Culvert inspection narrative including any identified deficiencies
    - Recommended repairs and maintenance needs along with detailed cost estimates
    - Exhibits (Location Map, Detailed Cost Estimates and Digital Photographs)

5. **Environmental/Hydraulics Qualitative Analysis** – ERA will complete a qualitative review of each culvert crossing to assess potential for overtopping and bank erosion upstream and downstream of the crossing. Recommendations to include bank stabilization and overtopping erosion protection will be included in the cost estimates to rehabilitate each culvert.

The priorities will be based on condition, rehabilitation strategy, and the timeframe for which the rehabilitation strategy can be implemented. When maintenance or lining is recommended, there is a window of opportunity before a more expensive strategy will be necessary. These timeframes will be included in the prioritized plan for rehabilitation.

We greatly appreciate the opportunity to provide this proposal and we look forward to working with the Village on this important assignment. Please contact me, the Primary Contact, at (630)393-3060 x2020 or mlange@eraconsultants.com. if you have any questions or comments.

Sincerely,



Melissa Lange, PE, SE / Engineering Resource Associates, Inc.
Project Manager
Corporate Office Location: 3s701 West Avenue, Suite 150, Warrenville, IL 60555

SOME STANDARD CLOSING LANGUAGE IF NEEDED:

Direct costs/reimbursables including printing costs, mileage and postage will be charged at the actual rate incurred plus ten percent.

Fees for services not included in this proposal, when approved by the Client, will be compensated for on an hourly basis with a 2.8 multiplier.

Invoices will be issued monthly reflecting the percent of the project completed as of the “services thru” date on the invoice. Any unpaid ERA invoices over 30 days old must be paid in full prior to our release of the project’s final deliverable. ”Pay at pick up” for final deliverable may apply.

Please send payment(s) to:
3s701 West Ave., Suite #150, Warrenville IL 60555

Credit Card payments are also accepted over the phone, via email, or in the office with a 3.5% processing fee added.

Exhibit 1

Acceptance & Authorization Form – June 7th, 2021
Culvert Inspection and Assessment

Engineering Resource Associates, Inc.	**Village of Bensenville**
Authorized Signature	Authorized Signature
Melissa Lange, PE, SE | Project Manager	Evan K. Summers | Village Manager
Printed Name and Title	Printed Name and Title
	Date

3S701 West Avenue
Suite 150
Warrenville, Illinois 60555
630-393-3060 t, 630-393-2152 f

Please Provide Contact Information:

Mailing Address:

(please provide street address for UPS deliveries)

Telephone & Facsimile Numbers:

Email Address:

INVOICES should be sent via: Email ☐ USPS Mail ☐ Email & USPS Mail ☐

If different than above address,

invoices should be addressed to:

Attn:

Invoice Email Address (if different than above):

Note any billing forms/procedures:

C:\Users\mlange\Desktop\PROPOSALS\Bensenville\Letter Proposal.docx

Engineering Resource Associates, Inc.

GENERAL TERMS AND CONDITIONS

1. **COMPLIANCE WITH LAWS:** Engineering Resource Associates, Inc. (Engineer) will strive to exercise usual and customary professional care in his efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

   With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

2. **DESIGNATION OF AUTHORIZED REPRESENTATIVE:** Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

3. **STANDARD OF PRACTICE:** The Engineer will strive to conduct services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

4. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with Articles previously set forth by Item 1. of this Agreement, together with the laws of the State of Illinois.

5. **RESPONSIBILITY OF THE ENGINEER**: Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

6. **CLIENT'S RESPONSIBILITIES:** The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, to the extent arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss.

   The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and non-contributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice

prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

7. **INFORMATION PROVIDED BY OTHERS:** The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

8. **CHANGES:** Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

9. **DOCUMENTS DELIVERED TO CLIENT:** Drawings, specifications, and reports prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection

therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

10. **REUSE OF DOCUMENTS:** All Project Documents including but not limited to reports, original boring logs, field data, field notes, laboratory test data, calculations, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

11. **FORCE MAJEURE:** Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

12. **RELATIONSHIP BETWEEN ENGINEER AND CLIENT:** Engineer shall serve as Clients professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client.

13. **SUSPENSION OF SERVICES**: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

14. **TERMINATION:** This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

15. **SUCCESSORS AND ASSIGNS:** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

16. **ENTIRE UNDERSTANDING OF AGREEMENT:** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or

delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

17. **AMENDMENT:** This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

18. **PAYMENT:** Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in Item 13 of this Agreement. Payments due Engineer are not contingent upon project approval or project financing and are the sole responsibility of the Client. If an invoice for work performed by Engineer remains unpaid sixty (60) days form the date of the invoice and, if there is no written resolution of payment from the client during the sixty (60) day period, Engineer will stop all work on the assignment.

19. **INDEMNIFICATION:** Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees to the extent caused by Engineer's negligent acts, errors or omissions in the performance of professional services under this Agreement. Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Engineer from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the project that is the subject of this Agreement. In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties) which caused the personal injury or property damage. Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

20. **LIMIT OF LIABILITY:** The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

21. **NOTICES:** Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

22. **ACCESS AND PERMITS:** Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

23. **WAIVER OF CONTRACT BREACH:** The waiver of one party of any breach of the Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

24. **OPINIONS OF PROBABLE COST:** Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his opinions of probable Project Construction Cost provided for herein are to be made on the basis of his experience and qualifications and represent his best judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

25. **CONSTRUCTION OBSERVATION CLAUSE:** The Owner will include the following clause in the construction contract documents and Owner agrees not to modify or delete it:

    Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Workers Compensation Act, court interpretations of said Act or otherwise; and agrees to indemnify and defend Owner and Engineer and their agents, employees and consultants (the "Indemnities") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the indemnities may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the indemnities' own negligence.

26. **SEVERABILITY OF INVALID PROVISIONS:** If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

27. **HAZARDOUS MATERIALS:** It is acknowledged by both parties that Engineer's scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event Engineer or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of Engineer's services, Engineer may at his option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the job site is in full compliance with applicable laws and regulations.

28. **RIGHT OF ENTRY:** Client hereby grants Engineer and its subcontractors or agents the right to enter from time to time property owned by Client and/or other(s) in order for Engineer to fulfill the scope of services included hereunder. Client understands that use of exploration equipment may cause some damage, the correction of which is not part of this Agreement. Client also understands that the discovery of certain hazardous conditions and/or taking preventive measures relative to these conditions may result in a reduction of the Property's value. Accordingly, Client waives any claim against Engineer and its subcontractors or agents, and agrees to defend, indemnify and hold Engineer harmless from any claim or liability for injury or loss allegedly arising from procedures associated with subsurface exploration activities or discovery of hazardous

materials or suspected hazardous materials. In addition, Client agrees to compensate Engineer for any time spent or expenses incurred by Engineer in defense of any such claim with compensation to be based upon Engineer's prevailing fee schedule and expense reimbursement policy. Engineer shall not be liable for damage or injury from damage to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to Engineer's attention in writing and correctly shown on the diagram(s) furnished by Client to Engineer.

29. **SAMPLES:** Soil, rock, water and/or other samples obtained from the Project site are the property of Client. Engineer shall preserve such samples for no longer than sixty (60) calendar days after the issuance of any document that includes the data obtained from them, unless other arrangements are mutually agreed upon in writing. Should any of these samples be contaminated by hazardous substances or suspected hazardous substances, it is Client's responsibility to select and arrange for lawful disposal procedures, that is, procedures which encompass removing the contaminated samples from Engineer's custody and transporting them to a disposal site. Client is advised that, in all cases, prudence and good judgment should be applied in selecting and arranging for lawful disposal procedures. Due to the risks to which Engineer is exposed, Client agrees to waive any claim against Engineer, and to defend, indemnify and hold Engineer harmless from any claim or liability for injury or loss arising from containing, labeling, transporting, testing, storing, or other handling of contaminated samples. Client also agrees to compensate Engineer for any time spent and expenses incurred by Engineer in defense of any such claim, with such compensation to be based upon Engineer's prevailing fee schedule and expense reimbursement policy.

END OF GENERAL TERMS AND CONDITIONS

EXHIBIT F-1

COST ESTIMATE FOR CONSULTANT SERVICES

ROUTE: Various locations
PROJECT: Culvert Inspections and Assesment
SECTION:
COUNTY: DuPage
JOB NO.:

CONSULTANT: Engineering Resource Associates, Inc.

DATE: 12/23/2020

OVERHEAD RATE: 2.80

COMPLEXITY FACTOR: 0

ITEM	MANHOURS (A)	LABOR COST (B)	OVERHEAD & FRINGE BENEFIT (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (F)	TOTAL (G)	% OF GRAND TOTAL (H)
1 Kick off meeting and Data Collection	6	$297.00	$534.60		-		$831.60	3.21%
2 Culvert Inspection and Assessment	110	$5,445.00	$9,801.00	$161.00	-		$15,407.00	59.47%
3 Rehabilitation Matrix,Develop a Prioritized Plan	40	$1,980.00	$3,564.00		-		$5,544.00	21.40%
4 Enivronmental/ hydraulics Qualitative Analysis	38	$1,472.50	$2,650.50				$4,123.00	15.92%
TOTALS	194	$9,194.50	$16,550.10	$161.00	$0.00	$0.00	$25,905.60	100.00%

VILLAGE OF BENSENVILLE
CULVERT INSPECTION ENGINEERING FEE

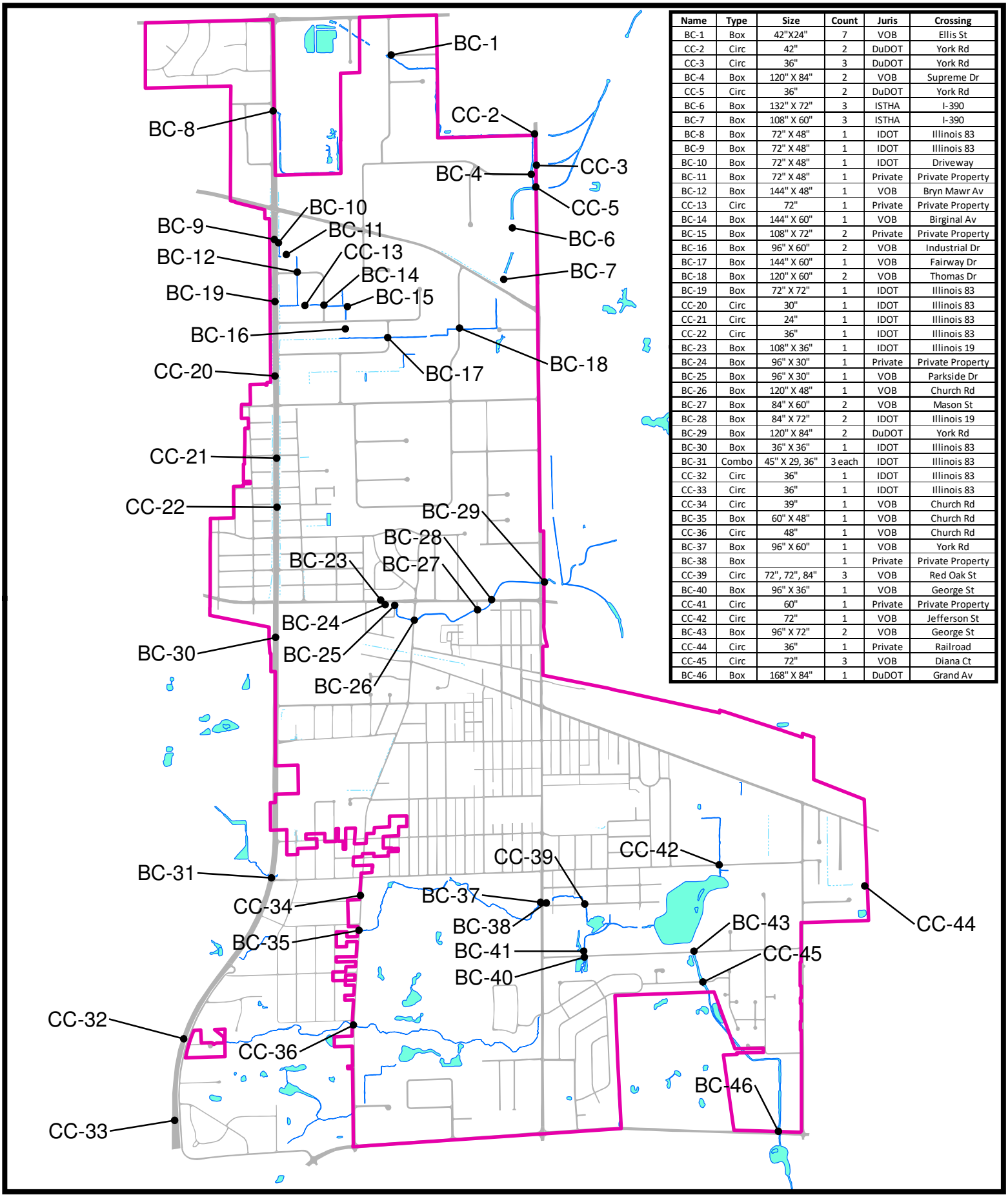
						Average Rate =	$49.50
						Multiplier =	2.8
STRUCTURE ID	**STRUCTURE TYPE**	**COUNT**	**SIZE**	**Inspection Hours**	**Report Hours**	**Total Manhours**	**Cost**
BC-1	Box	7	42"x24"	2	5.5	6.5	$900.9
BC-4	Box	2	120"x84"	2	5.5	6.5	$900.9
BC-12	Box	1	144"x48"	1.5	5	6.5	$900.9
BC-14	Box	1	144"x60"	1.5	5	6.5	$900.9
BC-16	Box	2	96"x60"	2	5.5	6.5	$900.9
BC-17	Box	1	144"x60"	1.5	5	6.5	$900.9
BC-18	Box	2	120"x60"	2	5.5	6.5	$900.9
BC-25	Box	1	96"x30"	1.5	5	6.5	$900.9
BC-27	Box	2	84"x60"	2	5.5	6.5	$900.9
BC-35	Box	1	60"X48"	1.5	5	6.5	$900.9
BC-37	Box	1	96"X60"	1.5	5	6.5	$900.9
BC-37	Box	1	96"X60"	1.5	5	6.5	$900.9
BC-43	Box	2	96"x72"	2	5.5	6.5	$900.9
CC-36	Circ	1	48"	1.5	5	6.5	$900.9
CC-39	Circ	3	72",72", 84"	2	5	6.5	$900.9
CC-42	Circ	1	72"	1.5	5	6.5	$900.9
CC-45	Circ	3	72"	2	5	6	$831.6
						110.0 hrs	**$15,246**

No. of Trips =	4 Ea
Mileage / trip =	70 mi
mileage rate	**$0.575**
Direct Cost =	**$161.0**

Total Labor =	**$15,246.0**
Total Direct Cost =	**$161.0**
TASK 2 Total Cost	**$15,407.0**

Village of Bensenville

Culvert Boxes and Pipes



Name	Type	Size	Count	Juris	Crossing
BC-1	Box	42"X24"	7	VOB	Ellis St
CC-2	Circ	42"	2	DuDOT	York Rd
CC-3	Circ	36"	3	DuDOT	York Rd
BC-4	Box	120" X 84"	2	VOB	Supreme Dr
CC-5	Circ	36"	2	DuDOT	York Rd
BC-6	Box	132" X 72"	3	ISTHA	I-390
BC-7	Box	108" X 60"	3	ISTHA	I-390
BC-8	Box	72" X 48"	1	IDOT	Illinois 83
BC-9	Box	72" X 48"	1	IDOT	Illinois 83
BC-10	Box	72" X 48"	1	IDOT	Driveway
BC-11	Box	72" X 48"	1	Private	Private Property
BC-12	Box	144" X 48"	1	VOB	Bryn Mawr Av
CC-13	Circ	72"	1	Private	Private Property
BC-14	Box	144" X 60"	1	VOB	Birginal Av
BC-15	Box	108" X 72"	2	Private	Private Property
BC-16	Box	96" X 60"	2	VOB	Industrial Dr
BC-17	Box	144" X 60"	1	VOB	Fairway Dr
BC-18	Box	120" X 60"	2	VOB	Thomas Dr
BC-19	Box	72" X 72"	1	IDOT	Illinois 83
CC-20	Circ	30"	1	IDOT	Illinois 83
CC-21	Circ	24"	1	IDOT	Illinois 83
CC-22	Circ	36"	1	IDOT	Illinois 83
BC-23	Box	108" X 36"	1	IDOT	Illinois 19
BC-24	Box	96" X 30"	1	Private	Private Property
BC-25	Box	96" X 30"	1	VOB	Parkside Dr
BC-26	Box	120" X 48"	1	VOB	Church Rd
BC-27	Box	84" X 60"	2	VOB	Mason St
BC-28	Box	84" X 72"	2	IDOT	Illinois 19
BC-29	Box	120" X 84"	2	DuDOT	York Rd
BC-30	Box	36" X 36"	1	IDOT	Illinois 83
BC-31	Combo	45" X 29, 36"	3 each	IDOT	Illinois 83
CC-32	Circ	36"	1	IDOT	Illinois 83
CC-33	Circ	36"	1	IDOT	Illinois 83
CC-34	Circ	39"	1	VOB	Church Rd
BC-35	Box	60" X 48"	1	VOB	Church Rd
CC-36	Circ	48"	1	VOB	Church Rd
BC-37	Box	96" X 60"	1	VOB	York Rd
BC-38	Box		1	Private	Private Property
CC-39	Circ	72", 72", 84"	3	VOB	Red Oak St
BC-40	Box	96" X 36"	1	VOB	George St
CC-41	Circ	60"	1	Private	Private Property
CC-42	Circ	72"	1	VOB	Jefferson St
BC-43	Box	96" X 72"	2	VOB	George St
CC-44	Circ	36"	1	Private	Railroad
CC-45	Circ	72"	3	VOB	Diana Ct
BC-46	Box	168" X 84"	1	DuDOT	Grand Av

Date: 12/17/2020

ENGINEERING RESOURCE ASSOCIATES

December 23, 2020

Mehul Patel, PE, CFM
Assistant Director of Public Works
Village of Bensenville
717 E Jefferson Street
Bensenville, IL 60106

Subject: Culvert Inspections and Master Planning

Dear Mehul:

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal to provide inspection services to determine the condition of the Village's culverts at various locations within the Village and develop a prioritized plan for rehabilitation or replacement.

ERA has extensive experience with inspecting and documenting deterioration in culverts. Maintenance of the culvert system is essential to prolong the safe service life. ERA provides inspections services for the City of Warrenville, Village of Elk Grove Village, Village of Carol Stream, and the Village of Glenview. The tasks ERA would complete as part of the proposed project include:

1. **Kick off meeting and Data Collection** – This task includes meeting with the Village to discuss project schedule, obtain any record plans for the culverts, and establish specific project goals. The ERA team will review the City's GIS pipe information and prepare exhibits showing the location of each culvert requiring inspection.

2. **Culvert Inspection and Assessment** – ERA will inspect all structures maintained by the Village in accordance with the NBIS requirements. Culverts will be visually inspected for deterioration with the use of waders. Roadway approaches and underlying channel will also be inspected. Depending on visibility, the culvert might need to be dewatered to get a full understanding of the deterioration and to ensure the safety of the personal. Culverts requiring televised inspections will be identified and this work will be completed by a sub-consultant. Televised inspection videos will be reviewed, and the results of those inspections will be included in the final report. A report will be prepared for each inspected structure containing the following items:

    - Culvert inspection narrative including any identified deficiencies
    - Recommended repairs and priority of repairs
    - Culvert Location Map
    - Digital photos documenting the condition of the structure
    - ERA will inform the Village if any structures qualify for the STP-Bridge funds or any other funding programs

3. **Rehabilitation Matrix** – Once the condition assessment is complete, ERA will work with the Village staff to develop a matrix to determine which method of rehabilitation will be used for each culvert. Some of the parameters that may be included in the evaluation matrix are:

a. Maintenance / cleaning
b. Lining / structural repairs
c. Replacement in-kind
d. Replacement with alternate materials/sizes

4. **Develop a Prioritized Plan** – ERA will prepare budgetary cost estimates to complete the recommended solution for each culvert. A prioritized plan will be prepared based on the rehabilitation matrix. The final deliverable will include a report documenting the process used to evaluate and prioritize projects. The report will include the following sections:

    - Executive Summary
    - Introduction, date inspected and culvert statistics
    - Photographs documenting the existing conditions
    - Culvert inspection narrative including any identified deficiencies
    - Recommended repairs and maintenance needs along with detailed cost estimates
    - Exhibits (Location Map, Detailed Cost Estimates and Digital Photographs)

5. **Environmental/Hydraulics Qualitative Analysis** – ERA will complete a qualitative review of each culvert crossing to assess potential for overtopping and bank erosion upstream and downstream of the crossing. Recommendations to include bank stabilization and overtopping erosion protection will be included in the cost estimates to rehabilitate each culvert.

The priorities will be based on condition, rehabilitation strategy, and the timeframe for which the rehabilitation strategy can be implemented. When maintenance or lining is recommended, there is a window of opportunity before a more expensive strategy will be necessary. These timeframes will be included in the prioritized plan for rehabilitation.

We greatly appreciate the opportunity to provide this proposal and we look forward to working with the Village on this important assignment. Please contact me, the Primary Contact, at (630)393-3060 x2020 or mlange@eraconsultants.com. if you have any questions or comments.

Sincerely,



Melissa Lange, PE, SE / Engineering Resource Associates, Inc.
Project Manager
Corporate Office Location: 3s701 West Avenue, Suite 150, Warrenville, IL 60555

SOME STANDARD CLOSING LANGUAGE IF NEEDED:

Direct costs/reimbursables including printing costs, mileage and postage will be charged at the actual rate incurred plus ten percent.

Fees for services not included in this proposal, when approved by the Client, will be compensated for on an hourly basis with a 2.8 multiplier.

Invoices will be issued monthly reflecting the percent of the project completed as of the “services thru” date on the invoice. Any unpaid ERA invoices over 30 days old must be paid in full prior to our release of the project’s final deliverable. ”Pay at pick up” for final deliverable may apply.

Please send payment(s) to:
3s701 West Ave., Suite #150, Warrenville IL 60555
Credit Card payments are also accepted over the phone, via email, or in the office with a 3.5% processing fee added.

Exhibit 1

Acceptance & Authorization Form – December 23rd, 2020
Culvert Inspection and Assessment

Engineering Resource Associates, Inc.	**Village of Bensenville**
Authorized Signature **Melissa Lange, PE, SE | Project Manager**	**Authorized Signature** **Mehul Patel, PE, CFM | Assistant Director of Public Works**
Printed Name and Title	**Printed Name and Title**
3S701 West Avenue Suite 150 Warrenville, Illinois 60555 630-393-3060 t, 630-393-2152 f	**Date**

Please Provide Contact Information:

Mailing Address:	
(please provide street address for UPS deliveries)	
Telephone & Facsimile Numbers:	
Email Address:	
INVOICES should be sent via:	Email ☐ USPS Mail ☐ Email & USPS Mail ☐
If different than above address,	
invoices should be addressed to:	
	Attn:
Invoice Email Address (if different than above):	
Note any billing forms/procedures:	

Engineering Resource Associates, Inc.

GENERAL TERMS AND CONDITIONS

1. **COMPLIANCE WITH LAWS:** Engineering Resource Associates, Inc. (Engineer) will strive to exercise usual and customary professional care in his efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

   With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

2. **DESIGNATION OF AUTHORIZED REPRESENTATIVE:** Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

3. **STANDARD OF PRACTICE:** The Engineer will strive to conduct services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

4. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with Articles previously set forth by Item 1. of this Agreement, together with the laws of the State of Illinois.

5. **RESPONSIBILITY OF THE ENGINEER**: Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

6. **CLIENT'S RESPONSIBILITIES:** The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, to the extent arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss.

   The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and non-contributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice

prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

7. **INFORMATION PROVIDED BY OTHERS:** The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

8. **CHANGES:** Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

9. **DOCUMENTS DELIVERED TO CLIENT:** Drawings, specifications, and reports prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection

therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

10. **REUSE OF DOCUMENTS:** All Project Documents including but not limited to reports, original boring logs, field data, field notes, laboratory test data, calculations, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

11. **FORCE MAJEURE:** Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

12. **RELATIONSHIP BETWEEN ENGINEER AND CLIENT:** Engineer shall serve as Clients professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client.

13. **SUSPENSION OF SERVICES**: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

14. **TERMINATION:** This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

15. **SUCCESSORS AND ASSIGNS:** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

16. **ENTIRE UNDERSTANDING OF AGREEMENT:** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or

delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

17. **AMENDMENT:** This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

18. **PAYMENT:** Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs as previously set forth in Item 13 of this Agreement. Payments due Engineer are not contingent upon project approval or project financing and are the sole responsibility of the Client. If an invoice for work performed by Engineer remains unpaid sixty (60) days form the date of the invoice and, if there is no written resolution of payment from the client during the sixty (60) day period, Engineer will stop all work on the assignment.

19. **INDEMNIFICATION:** Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees to the extent caused by Engineer's negligent acts, errors or omissions in the performance of professional services under this Agreement. Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Engineer from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the project that is the subject of this Agreement. In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties) which caused the personal injury or property damage. Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

20. **LIMIT OF LIABILITY:** The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

21. **NOTICES:** Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

22. **ACCESS AND PERMITS:** Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

23. **WAIVER OF CONTRACT BREACH:** The waiver of one party of any breach of the Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

24. **OPINIONS OF PROBABLE COST:** Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his opinions of probable Project Construction Cost provided for herein are to be made on the basis of his experience and qualifications and represent his best judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

25. **CONSTRUCTION OBSERVATION CLAUSE:** The Owner will include the following clause in the construction contract documents and Owner agrees not to modify or delete it:

Kotecki Waiver: Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Workers Compensation Act, court interpretations of said Act or otherwise; and agrees to indemnify and defend Owner and Engineer and their agents, employees and consultants (the "Indemnities") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the indemnities may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the indemnities' own negligence.

26. **SEVERABILITY OF INVALID PROVISIONS:** If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

27. **HAZARDOUS MATERIALS:** It is acknowledged by both parties that Engineer's scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event Engineer or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of Engineer's services, Engineer may at his option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the job site is in full compliance with applicable laws and regulations.

28. **RIGHT OF ENTRY:** Client hereby grants Engineer and its subcontractors or agents the right to enter from time to time property owned by Client and/or other(s) in order for Engineer to fulfill the scope of services included hereunder. Client understands that use of exploration equipment may cause some damage, the correction of which is not part of this Agreement. Client also understands that the discovery of certain hazardous conditions and/or taking preventive measures relative to these conditions may result in a reduction of the Property's value. Accordingly, Client waives any claim against Engineer and its subcontractors or agents, and agrees to defend, indemnify and hold Engineer harmless from any claim or liability for injury or loss allegedly arising from procedures associated with subsurface exploration activities or discovery of hazardous

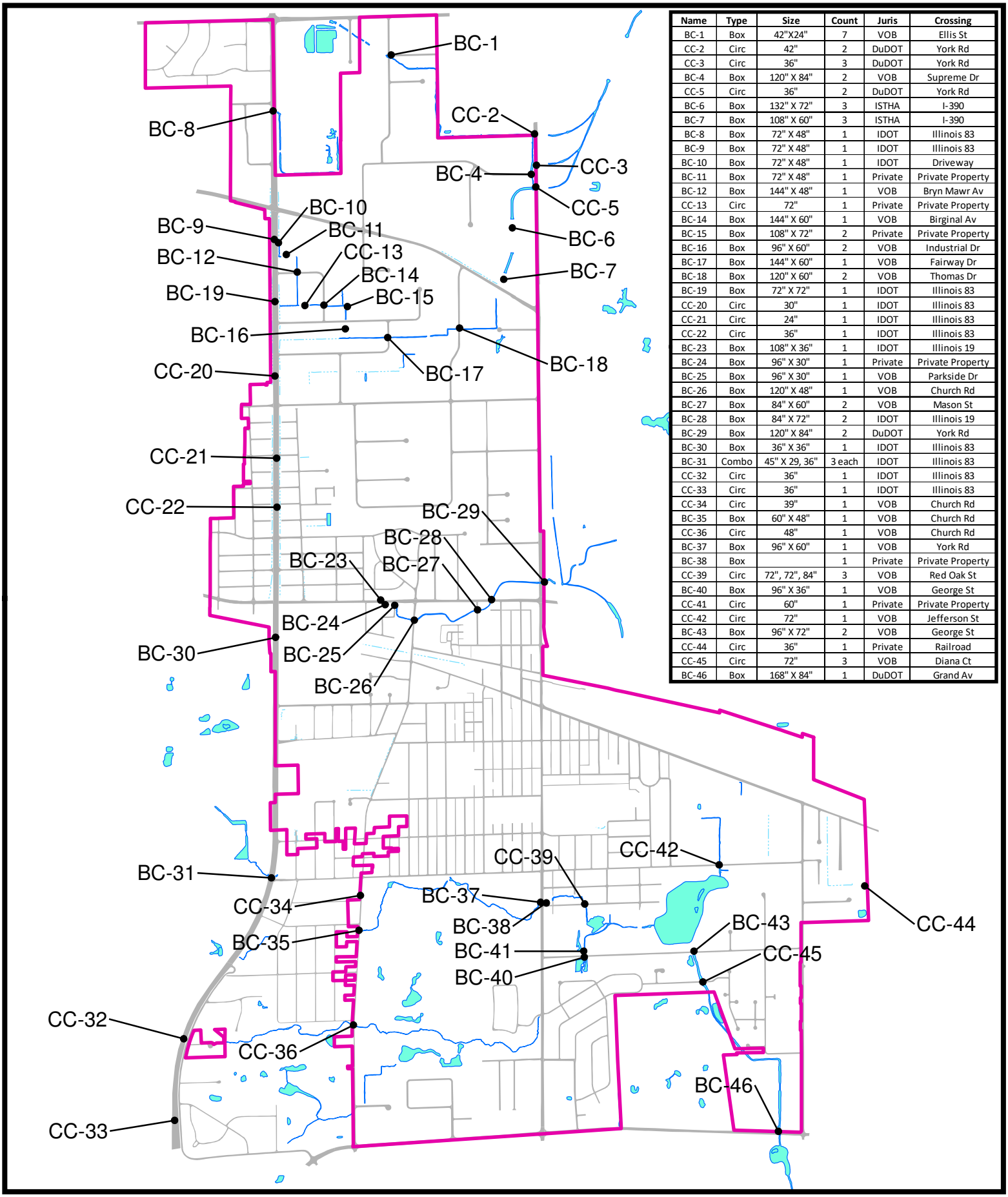
materials or suspected hazardous materials. In addition, Client agrees to compensate Engineer for any time spent or expenses incurred by Engineer in defense of any such claim with compensation to be based upon Engineer's prevailing fee schedule and expense reimbursement policy. Engineer shall not be liable for damage or injury from damage to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to Engineer's attention in writing and correctly shown on the diagram(s) furnished by Client to Engineer.

29. **SAMPLES:** Soil, rock, water and/or other samples obtained from the Project site are the property of Client. Engineer shall preserve such samples for no longer than sixty (60) calendar days after the issuance of any document that includes the data obtained from them, unless other arrangements are mutually agreed upon in writing. Should any of these samples be contaminated by hazardous substances or suspected hazardous substances, it is Client's responsibility to select and arrange for lawful disposal procedures, that is, procedures which encompass removing the contaminated samples from Engineer's custody and transporting them to a disposal site. Client is advised that, in all cases, prudence and good judgment should be applied in selecting and arranging for lawful disposal procedures. Due to the risks to which Engineer is exposed, Client agrees to waive any claim against Engineer, and to defend, indemnify and hold Engineer harmless from any claim or liability for injury or loss arising from containing, labeling, transporting, testing, storing, or other handling of contaminated samples. Client also agrees to compensate Engineer for any time spent and expenses incurred by Engineer in defense of any such claim, with such compensation to be based upon Engineer's prevailing fee schedule and expense reimbursement policy.

END OF GENERAL TERMS AND CONDITIONS

Village of Bensenville

Culvert Boxes and Pipes



Name	Type	Size	Count	Juris	Crossing
BC-1	Box	42"X24"	7	VOB	Ellis St
CC-2	Circ	42"	2	DuDOT	York Rd
CC-3	Circ	36"	3	DuDOT	York Rd
BC-4	Box	120" X 84"	2	VOB	Supreme Dr
CC-5	Circ	36"	2	DuDOT	York Rd
BC-6	Box	132" X 72"	3	ISTHA	I-390
BC-7	Box	108" X 60"	3	ISTHA	I-390
BC-8	Box	72" X 48"	1	IDOT	Illinois 83
BC-9	Box	72" X 48"	1	IDOT	Illinois 83
BC-10	Box	72" X 48"	1	IDOT	Driveway
BC-11	Box	72" X 48"	1	Private	Private Property
BC-12	Box	144" X 48"	1	VOB	Bryn Mawr Av
CC-13	Circ	72"	1	Private	Private Property
BC-14	Box	144" X 60"	1	VOB	Birginal Av
BC-15	Box	108" X 72"	2	Private	Private Property
BC-16	Box	96" X 60"	2	VOB	Industrial Dr
BC-17	Box	144" X 60"	1	VOB	Fairway Dr
BC-18	Box	120" X 60"	2	VOB	Thomas Dr
BC-19	Box	72" X 72"	1	IDOT	Illinois 83
CC-20	Circ	30"	1	IDOT	Illinois 83
CC-21	Circ	24"	1	IDOT	Illinois 83
CC-22	Circ	36"	1	IDOT	Illinois 83
BC-23	Box	108" X 36"	1	IDOT	Illinois 19
BC-24	Box	96" X 30"	1	Private	Private Property
BC-25	Box	96" X 30"	1	VOB	Parkside Dr
BC-26	Box	120" X 48"	1	VOB	Church Rd
BC-27	Box	84" X 60"	2	VOB	Mason St
BC-28	Box	84" X 72"	2	IDOT	Illinois 19
BC-29	Box	120" X 84"	2	DuDOT	York Rd
BC-30	Box	36" X 36"	1	IDOT	Illinois 83
BC-31	Combo	45" X 29, 36"	3 each	IDOT	Illinois 83
CC-32	Circ	36"	1	IDOT	Illinois 83
CC-33	Circ	36"	1	IDOT	Illinois 83
CC-34	Circ	39"	1	VOB	Church Rd
BC-35	Box	60" X 48"	1	VOB	Church Rd
CC-36	Circ	48"	1	VOB	Church Rd
BC-37	Box	96" X 60"	1	VOB	York Rd
BC-38	Box		1	Private	Private Property
CC-39	Circ	72", 72", 84"	3	VOB	Red Oak St
BC-40	Box	96" X 36"	1	VOB	George St
CC-41	Circ	60"	1	Private	Private Property
CC-42	Circ	72"	1	VOB	Jefferson St
BC-43	Box	96" X 72"	2	VOB	George St
CC-44	Circ	36"	1	Private	Railroad
CC-45	Circ	72"	3	VOB	Diana Ct
BC-46	Box	168" X 84"	1	DuDOT	Grand Av

Date: 12/17/2020

EXHIBIT F-1

COST ESTIMATE FOR CONSULTANT SERVICES

ROUTE: Various locations
PROJECT: Culvert Inspections and Assesment
SECTION:
COUNTY: DuPage
JOB NO.:

CONSULTANT: Engineering Resource Associates, Inc.

DATE: 12/23/2020

OVERHEAD RATE: 2.80%

COMPLEXITY FACTOR: 0

	ITEM	MANHOURS (A)	LABOR COST (B)	OVERHEAD & FRINGE BENEFIT (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (F)	TOTAL (G)	% OF GRAND TOTAL (H)
1	Kick off meeting and Data Collection	6	$297.00	$534.60		-		$831.60	2.52%
2	Culvert Inspection and Assessment	137	$6,781.50	$12,206.70	$161.00	-		$19,149.20	58.07%
3	Rehabilitation Matrix	32	$1,584.00	$2,851.20		-		$4,435.20	13.45%
4	Develop a Prioritized Plan	32	$1,584.00	$2,851.20		-		$4,435.20	13.45%
5	Enivronmental/ hydraulics Qualitative Analysis	38	$1,472.50	$2,650.50				$4,123.00	12.50%
	TOTALS	245	$11,719.00	$21,094.20	$161.00	$0.00	$0.00	$32,974.20	100.00%

VILLAGE OF BENSENVILLE
CULVERT INSPECTION ENGINEERING FEE

						Average Rate =	$49.50
						Multiplier =	2.8
STRUCTURE ID	**STRUCTURE TYPE**	**COUNT**	**SIZE**	**Inspection Hours**	**Report Hours**	**Total Manhours**	**Cost**
BC-1	Box	7	42"x24"	2	5.5	7.5	$1,039.5
BC-4	Box	2	120"x84"	2	5.5	7.5	$1,039.5
BC-12	Box	1	144"x48"	1.5	5	6.5	$900.9
BC-14	Box	1	144"x60"	1.5	5	6.5	$900.9
BC-16	Box	2	96"x60"	2	5.5	7.5	$1,039.5
BC-17	Box	1	144"x60"	1.5	5	6.5	$900.9
BC-18	Box	2	120"x60"	2	5.5	7.5	$1,039.5
BC-25	Box	1	96"x30"	1.5	5	6.5	$900.9
BC-26	Box	1	120"x48"	1.5	5	6.5	$900.9
BC-27	Box	2	84"x60"	2	5.5	7.5	$1,039.5
BC-35	Box	1	60"X48"	1.5	5	6.5	$900.9
BC-37	Box	1	96"X60"	1.5	5	6.5	$900.9
BC-37	Box	1	96"X60"	1.5	5	6.5	$900.9
BC-40	Box	1	96"x36"	1.5	5	6.5	$900.9
BC-43	Box	2	96"x72"	2	5.5	7.5	$1,039.5
CC-34	Circ	1	39"	1.5	5	6.5	$900.9
CC-36	Circ	1	48"	1.5	5	6.5	$900.9
CC-39	Circ	3	72",72", 84"	2	5	7	$970.2
CC-42	Circ	1	72"	1.5	5	6.5	$900.9
CC-45	Circ	3	72"	2	5	7	$970.2
						137.0 hrs	**$18,988**

No. of Trips =	4 Ea
Mileage / trip =	70 mi
mileage rate	**$0.575**
Direct Cost =	**$161.0**

Total Labor =	**$18,988.2**
Total Direct Cost =	**$161.0**
TASK 2 Total Cost	**$19,149.2**

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:
Resolution Authorizing the Village Manager to be the Authorized Village Representative for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Funding Agreement for 2018 Storm Sewer Improvement Project also known as the Addison Creek Storm Sewer Improvements Phase I

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:
The Village of Bensenville has experienced frequent and severe flooding upstream and downstream of Redmond Reservoir. In 2015, the Village completed the Redmond Reservoir H&H study that identifies several improvements that will help alleviate some of the flooding concerns. Included in these recommendations is a storm sewer project referred to as Area A-1 improvements that consists of storm sewer installation in various sizes from Lions Park down to Redmond reservoir. In 2017, the Village applied for a Community Development Block Grant – Disaster Recovery (CDBG-DR) funding for $2,153,809.00 through DuPage County to install upstream portion of this storm sewer. This project was listed on the alternate list of projects should additional funding become available. DuPage County recently reached out to the Village asking if the Village was still interested in performing the project if it was funded partially. The County is recommending $2,000,000.00 for funding of this project, which is estimated to now cost approximately $2.55 million including design and construction engineering. The construction cost is estimated at about $2.22 million.

KEY ISSUES:
CDBG-DR projects require the Village to enter into agreements with the DuPage County for each project it receives funding for. As part of the process the Village must designate an individual to sign all required documentation including the agreement. Typically, such individual is the Village Manager or authorized designee.

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff recommends approval of the Resolution Authorizing the Village Manager to be the Authorized Village Representative for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Funding Agreement for 2018 Storm Sewer Improvement Project also known as the Addison Creek Storm Sewer Improvements Phase I.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of a Resolution Authorizing the Village Manager to be the Authorized Village Representative for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Funding Agreement for 2018 Storm Sewer Improvement Project also known as the Addison Creek Storm Sewer Improvements Phase I.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/14/2021	Resolution Letter

RESOLUTION NO. _____

AUTHORIZING VILLAGE MANAGER TO BE THE AUTHORIZED VILLAGE REPRESENTATIVE FOR THE COMMUNITY DEVELOPMENT BLOCK GRANTS-DISASTER RECOVERY (CDBG-DR) FUNDING AGREEMENT FOR 2018 STORM SEWER IMPROVEMENT PROJECT ALSO KNOWN AS THE ADDISON CREEK STORMSEWER IMPROVEMENTS PHASE I

WHEREAS the Village Board passed R-11-2017 on January 24, 2017 to apply for the CDBG-DR funds for the upstream end of the Area A-1 improvements as well as George St Bypass Stormsewer Project; and

WHEREAS the funding for the CDBG-DR requires the grant sub-recipients to authorize a person of authority to enter into agreements; and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village President and Board of Trustees authorizes and approves the Village Manager to be the authorized Village representative for the Community Development Block Grants-Disaster Recovery (CDBG-DR) funding agreement for 2018 Storm Sewer Improvement Project also known as the Addison Creek Stormsewer Improvements Phase I.

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk or Executive Assistant is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____

Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent: _____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Resolution Authorizing a Design Engineering Services Agreement with Engineering Resource Associates for the Addison Creek Storm Sewer Project – Phase I (CDBG) in the Not-to-Exceed Amount of $111,770.00

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*	X	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

The Village of Bensenville has experienced frequent and severe flooding upstream and downstream of Redmond Reservoir. In 2015, the Village completed the Redmond Reservoir H&H study that identifies several improvements that will help alleviate some of the flooding concerns. Included in these recommendations is a storm sewer project referred to as Area A-1 improvements that consists of storm sewer installation in various sizes from Lions Park down to Redmond reservoir. In 2017, the Village applied for a Community Development Block Grant – Disaster Recovery (CDBG-DR) funding for $2,153,809.00 through DuPage County to install upstream portion of this storm sewer. This project was listed on the alternate list of projects should additional funding become available. DuPage County recently reached out to the Village asking if the Village was still interested in performing the project if it was funded partially. The County is recommending $2,000,000.00 for funding of this project, which is estimated to now cost approximately $2.55 million including design and construction engineering. The construction cost is estimated at about $2.22 million.

KEY ISSUES:

This project was originally applied for CDBG-DR funding as a low-moderate income benefit project based on the service area of the blended census tract block groups serving at least 35.83% low-moderate persons. The County's exception criteria has since changed from 35.83% to 40.24%. Additionally, the HUD low-mod maps have updated and the two census tract block groups impacted by this project no longer meet the low-mod benefit requirement. In order to receive project funding, the staff is working with the County to address these issues and provide justification as to why the project is still necessary.

Time is of the essence. Staff will like to concurrently work on the design as it works through to appease the funding requirements. The CDBG-DR grant has a sunset date of September 30, 2023. The County is requesting the funds to be expended well in advance of the sunset date to allow time for requesting reimbursements. The staff would like to move forward with the design as soon as possible to complete the construction within the 2022 season.

Engineering Resource Associates (ERA) has performed the H&H analysis on the Redmond Reservoir. They also performed the design of the George St Culvert Replacement, Redmond Reservoir Expansion and George St Bypass Storm sewer project which were all funded through CDBG. They have the modeling and all the backup information for the Addison Creek watershed. The Village staff feels very confident of retaining them to perform the design engineering of the Addison Creek Stormsewer Project Phase I due to their excellent professional skills, knowledge, and familiarity of the project area. The project team of ERA and Village staff has worked well together in the past and staff recommends continuing with this team for the upcoming project.

The proposed assignment scope includes topographic survey, preparing plans and bid specifications, permitting, bidding assistance, and geotechnical investigation of existing conditions. ERA's original proposed work effort and fee total was in the amount of $111,530.00. After review additional work items were warranted which resulted in the fee proposal to slightly increase to $111,770.00. This not-to-exceed fee equates to 5.1%

of the Engineer's estimated cost $2.2 million for the project. Design engineering costs typically fall in the 5-8% range for similar projects.

ALTERNATIVES:

Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the engineering service agreement with Engineering Resource Associates for the Addison Creek Storm Sewer Project – Phase I (CDBG) in the Not-to-Exceed Amount of $111,770.00.

BUDGET IMPACT:

This is an unbudgeted project. In FY 2021, $1,000,000.00 is budgeted for the 2021 Streetlight project construction, which was awarded for $839,158.00. The streetlight project is substantially completed is expected to be close to the award amount. The savings can be used for design of this project.

ACTION REQUIRED:

Approval of a Resolution Authorizing a Design Engineering Services Agreement with Engineering Resource Associates for the Addison Creek Storm Sewer Project – Phase I (CDBG) in the not-to-exceed Amount of $111,770.00.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/14/2021	Resolution Letter
Location Map	7/14/2021	Backup Material
Proposal - Revised	7/14/2021	Backup Material
Proposal - Draft	7/14/2021	Backup Material

RESOLUTION NO. _____

AUTHORIZING A DESIGN ENGINEERING SERVICES AGREEMENT WITH ENGINEERING RESOURCE ASSOCIATES FOR THE ADDISON CREEK STORMSEWER PROJECT – PHASE I (CDBG) IN THE NOT-TO-EXCEED AMOUNT OF $111,770.00

WHEREAS the Village has experienced frequent and chronic flooding upstream and downstream of Redmond Reservoir, and

WHEREAS the Redmond Reservoir H&H analysis has recommended several improvements to help alleviate flooding; and

WHEREAS in the analysis the project referred to as Area A-1 improvements that consists of storm sewer installation in various sizes from Lions Park down to Redmond reservoir; and

WHEREAS the staff applied for receiving Community Development Block Grant – Disaster Recovery (CDBG-DR) funds in the amount of $2,153,809.00 to construct upstream portion of the Area A-1 improvements; and

WHEREAS the CDBG-DR application referred to the partial project as the 2018 Stromsewer Improvements; and

WHEREAS the 2018 Stormsewer Improvements was put on the alternate CDBG-DR funding list; and

WHEREAS additional CDBG-DR funding has become available in the amount of $2,000,000.00; and

WHEREAS the County has requested if the Village will undertake the project with partial funding of $2,000,000.00; and

WHEREAS these improvements will provide substantial benefits to the project area; and

WHEREAS going forward this project will be referred to as Addison Creek Stormsewer Improvements Phase I; and

WHEREAS the staff solicited proposal for design engineering services from Engineering Resource Associates (ERA) for this project; and

WHEREAS ERA has performed the Redmond H&H analysis which identified this project; and

WHEREAS ERA performed the design engineering services for the George St Culvert Replacement Project, Redmond Reservoir Expansion as well as George St Bypass Stormsewer Project; and

WHEREAS all of the aforementioned projects were funded using CDBG funds; and

WHEREAS after negotiations the total design engineering cost proposal received is in the not-to-exceed amount of $111,770.00; and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village President and Board of Trustees authorizes and approves the attached Resolution authorizing a design engineering services agreement with Engineering Resource Associates for the Addison Creek Stormsewer Project – Phase I (CDBG) in the not-to-exceed amount of $111,770.00

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

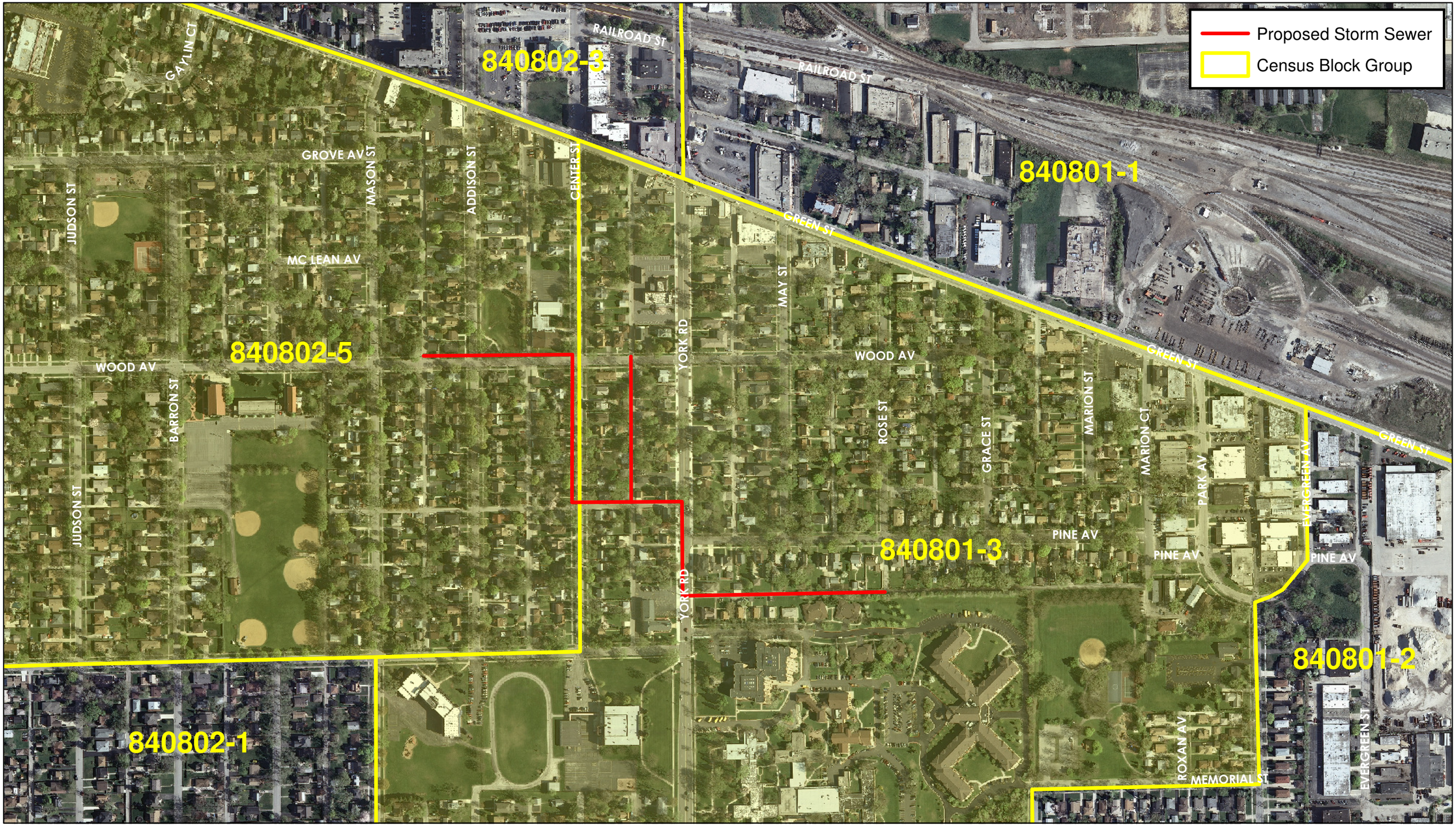
AYES: _____

NAYS: _____

ABSENT: _____

Village of Bensenville

Proposed CDBG Storm Sewer Improvement



Attachment F

ENGINEERING RESOURCE ASSOCIATES

Project Proposal

June 30, 2021

SUBJECT: Civil Engineering Services
Addison Creek Storm Sewer Improvements Phase I

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal for engineering services for the Addison Creek Storm Sewer Improvements Phase I Design. The proposal has been prepared in accordance with our discussions, our study work in the area, and our experience on similar assignments.

Project Understanding

The Village of Bensenville has experienced drainage problems in the A1 basin area during moderate and heavy rainfall events. In 2015, the Village completed a stormwater study that identified storm sewer improvements to improve flooding in the area. The Village now desires to complete the design of the upstream portion of the recommended A1 improvements. The anticipated sewer design is summarized in the table below.

Area A1 Storm Sewer Improvements

Street	From	To	Length
Wood Street	Alley Between Mason/Addison	Center Street	600 ft.
Center Street	Wood Street	Alley Between Wood/Memorial	575 ft.
Alley Between Center/York	Wood Street	Alley Between Wood/Memorial	575 ft.
Alley Between Wood/Memorial	Center Street	York Road	450 ft.
York Road	Alley Between Wood/Memorial	Alley Between Pine/Memorial	400 ft.
Alley Between Pine/Memorial	York Road	Rose Street	800 ft.
Rose Street	Pine Avenue	Alley Between Pine/Memorial	225 ft.
Pine Avenue	May Street	Rose Street	425 ft.
May Street	150' N of Pine Avenue	Pine Avenue	150 ft.
Total Length			**4,200 ft.**

Scope of Services

ERA will provide engineering services in accordance with the following work plan.

1. **Meetings and Coordination** – We will work closely with staff and other stakeholders to maintain communication throughout the duration of the project including obtaining information, providing progress updates, and discussing relevant issues. ERA will provide coordination with key stakeholders such as DuPage County, reviewing agencies and other parties having an interest in the project. This task includes preparation of meeting agendas and preparation of minutes following the meeting. The following meetings are anticipated.

    a. **Coordination Meetings –** ERA will schedule and attend a coordination meeting with Village and DuPage County staff to discuss the design project. It is anticipated that one coordination meeting will occur following schematic design and after the Village's 65% review and 95% review.
    b. **Public Meeting –** ERA will attend and present the storm sewer design at a public meeting. The purpose of the meeting is to provide a forum for impacted residents to ask questions and present concerns relating to the project prior to construction.

2. **Data Acquisition/Review –** We will acquire and review relevant background data from various sources including but not limited to the following items:

    - Aerial photography
    - Contour Information
    - Utility maps for water, sewer, street lighting and traffic signals
    - Village standard contract documents
    - Village design details
    - Historical engineering plans
    - Televised sewer runs
    - Relevant GIS files
    - Other relevant background data as available

3. **Topographic Survey –** We will perform a topographic survey using in-house personnel and equipment. It is anticipated that the survey will include a complete ROW topo for the limits described in the summary table in the Project Understanding. Relevant surface features will be surveyed horizontally and vertically. This includes above ground observed public and private utilities, trees of six-inch diameter or greater, fences, established landscaping limits, etc. Public utility structures will also be opened and pipe sizes, invert elevations, directions, materials, etc. will be measured from the surface. JULIE marking, and found property corners will also be referenced.

4. Utility Coordination – ERA will perform a design JULIE to acquire contacts from utility companies (telephone, gas, electric, cable). ERA will coordinate with the contacts to verify utility locations and depths. If sewer routings disturb utilities ERA will coordinate with the utility companies to determine their scope of work and preliminary construction schedule to relocate their facilities. It is anticipated that plans at each design phase will be sent to utility companies for their review and comment.

5. **Base Plans –** Data from the data acquisition, topographic survey, and utility coordination tasks will be downloaded and compiled into our AutoCAD based system to produce base plans of existing conditions. Profiles along anticipated project alignments will also be produced. Base plan and profile sheets will be plotted (1-inch equals 20-feet) and provided to the Village and utility companies for review and verification of facilities.

6. **Geotechnical Analysis** – It is anticipated that seven soil borings at a depth of 15' will be performed throughout the project area. Boring locations are planned to be within the road rights-of-way at the proposed sewer locations. Soil sampling will also be performed in accordance with Clean Construction or Demolition Debris (CCDD) requirements as outlined under Illinois Environmental Protection Agency (IEPA) regulations. This task is included to prepare the PE certification needed for CCDD under the IEPA regulations using the LPC-662 Form and/or the LPC-663 Form, as appropriate for each specific project location.

7. **Stormwater Modeling/Calculations –** ERA will update the XP-SWMM modeling at each stage of design to ensure that the design goals of the anticipated improvements are being met. The modeling will reflect the design alignment and profile. Significant revisions to avoid utility conflicts and other design challenges will be tested under this task. The modeling will be used to design a control structure that

may be needed to eliminate adverse downstream impacts. This task also includes determining the number of inlets and inlet opening sizing.

8. Schematic Design – ERA will prepare an initial design to determine the most optimal alignment of the storm sewer. The alignment will consider the location of the current watermain, future watermain alignment, tree locations, other utilities, and service locations, etc. The schematic design will be provided to the Village for review and approval before developing PS&E.

9. **65% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (65%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets
    g. Utility Plans
    h. Stormwater Pollution Prevention Plans
    i. Restoration Plans
    j. Tree Removal and Preservation Plans
    k. Construction Details
    l. Cost Estimate

    This task includes the preparation of specifications and an engineer's opinion of probable construction cost. In conjunction with the submittal of the plan set ERA will perform value engineering to identify cost saving measures prior to developing the 95% plans. It is anticipated that this task will be complete by approximately October 15th.

10. **Permitting** – ERA will assist the Village in acquiring the following permits/approvals.

    a. *US Army Corps* – Work is not anticipated within waters of the US. No jurisdictional wetlands are anticipated to be disturbed. Therefore, a US Army Corps permit is not anticipated.
    b. *IDNR* – NPDES, Phase II approval will be secured.
    c. *Stormwater Approval* – ERA will prepare a tab submittal that demonstrates adherence to the DuPage County stormwater ordinance. It is our understanding that DuPage County will not have review authority as there is no impacts to special management areas.

11. **95% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (95%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets

g. Utility Plans
h. Stormwater Pollution Prevention Plans
i. Restoration Plans
j. Tree Removal and Preservation Plans
k. Construction Details
l. Cost Estimate

This task includes the preparation of specifications and an engineer's opinion of probable construction cost. In conjunction with the submittal of the plan set ERA will perform value engineering to identify cost saving measures prior to developing the 100% plans. It is anticipated that this task will be completed approximately December 17th.

12. **QA/QC Review** –ERA will perform an internal QA/QC review of the 65%, 95%, and 100% PS&E submittals. This internal review will be completed by our construction staff members not part of the day-to-day design team.

13. **100% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (100%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets
    g. Utility Plans
    h. Stormwater Pollution Prevention Plans
    i. Restoration Plans
    j. Tree Removal and Preservation Plans
    k. Construction Details
    l. Cost Estimate

    This task includes the preparation of specifications and a final engineer's opinion of probable construction cost. It is anticipate the this task will be complete by January 28, 2022.

14. **Bidding Assistance** –ERA will provide bidding assistance for the project. This work will include answering bidder questions, attendance at a pre-bid meeting, preparation of addenda as required, tabulation of bids, reference checks and recommendations for award of the construction contract.

EXHIBIT F-1

COST ESTIMATE FOR CONSULTANT SERVICES

ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1
SECTION:
COUNTY: DuPage
JOB NO.:

CONSULTANT: Engineering Resource Asscoiates, Inc.

DATE: 06/30/2021

OVERHEAD RATE: Overhead and Profit Included in Hourly Rates

COMPLEXITY FACTOR: 0

ITEM	MANHOURS (A)	FEE (B)	OVERHEAD & FRINGE BENEFIT (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (F)	TOTAL (G)	% OF GRAND TOTAL (H)
1 Meetings and Coordination	24	$3,600.00	-		-		$3,600.00	3.22%
2 Data Acquisition/Review	9	$900.00	-		-		$900.00	0.81%
3 Topographic Survey	110	$10,280.00	-		-		$10,280.00	9.20%
4 Utility Coordination	58	$6,720.00	-		-		$6,720.00	6.01%
5 Base Plans	64	$7,160.00	-		-		$7,160.00	6.41%
6 Geotechnical Analysis	0	$0.00	-	$8,000.00	-		$8,000.00	7.16%
7 Stormwater Modeling/Calculations	54	$6,160.00	-		-		$6,160.00	5.51%
8 Schematic Design	48	$5,680.00	-		-		$5,680.00	5.08%
9 65% PS&E	208	$23,680.00	-		-		$23,680.00	21.19%
10 Permitting	52	$5,600.00	-				$5,600.00	5.01%
11 95% PS&E	140	$16,320.00	-				$16,320.00	14.60%
12 QA/QC Review	32	$4,480.00	-				$4,480.00	4.01%
13 100% PS&E	76	$9,000.00	-				$9,000.00	8.05%
14 Bidding Assistance	29	$3,440.00	-				$3,440.00	3.08%
	0	$0.00	-				$0.00	0.00%
	0	$0.00					$0.00	0.00%
	0	$0.00					$0.00	0.00%
	0	$0.00					$0.00	0.00%
Printing and Mileage				$750.00			$750.00	0.67%
TOTALS	904	$103,020.00	-	$8,750.00	-	$0.00	$111,770.00	100.00%

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 1 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	Meetings and Coordination			Data Acquisition/Review			Topographic Survey			Utility Coordination		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	12	50.0%	$80.00				2	1.8%	$2.91	2	3.4%	$5.52
SENIOR PROJECT ENGINEER	$140.00	12	50.0%	$70.00	1	11.1%	$15.56				8	13.8%	$19.31
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00										24	41.4%	$49.66
DESIGN ENGINEER	$100.00				4	44.4%	$44.44				24	41.4%	$41.38
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00												
CAD/GIS TECHNICIAN	$90.00				4	44.4%	$40.00						
PROFESSIONAL LAND SURVEYOR	$120.00							8	7.3%	$8.73			
SURVEY CREW CHIEF	$90.00							100	90.9%	$81.82			
TOTALS		24	100.0%	$150.00	9	100.0%	$100.00	110	100.0%	$93.45	58	100.0%	$115.86

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 2 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	Base Plans			Geotechnical Analysis			Stormwater Modeling/Calculations			Schematic Design		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00							2	3.7%	$5.93	4	8.3%	$13.33
SENIOR PROJECT ENGINEER	$140.00	4	6.3%	$8.75				4	7.4%	$10.37	12	25.0%	$35.00
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00							24	44.4%	$53.33			
DESIGN ENGINEER	$100.00							24	44.4%	$44.44	16	33.3%	$33.33
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	60	93.8%	$103.13							16	33.3%	$36.67
CAD/GIS TECHNICIAN	$90.00												
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		64	100.0%	$111.88	0	0.0%	$0.00	54	100.0%	$114.07	48	100.0%	$118.33

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 3 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	65% PS&E			Permitting			95% PS&E			QA/QC Review		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	8	3.8%	$6.15				8	5.7%	$9.14			
SENIOR PROJECT ENGINEER	$140.00	20	9.6%	$13.46	4	7.7%	$10.77	20	14.3%	$20.00	32	100.0%	$140.00
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00	40	19.2%	$23.08	16	30.8%	$36.92	32	22.9%	$27.43			
DESIGN ENGINEER	$100.00	60	28.8%	$28.85	24	46.2%	$46.15	40	28.6%	$28.57			
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	80	38.5%	$42.31				40	28.6%	$31.43			
CAD/GIS TECHNICIAN	$90.00				8	15.4%	$13.85						
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		208	100.0%	$113.85	52	100.0%	$107.69	140	100.0%	$116.57	32	100.0%	$140.00

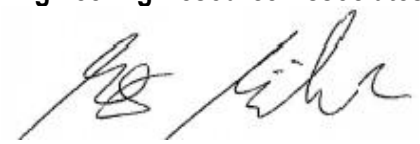
EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 3 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	100% PS&E			Bidding Assistance			0			0		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	4	5.3%	$8.42	1	3.4%	$5.52						
SENIOR PROJECT ENGINEER	$140.00	16	21.1%	$29.47	8	27.6%	$38.62						
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00	16	21.1%	$25.26	8	27.6%	$33.10						
DESIGN ENGINEER	$100.00	20	26.3%	$26.32	12	41.4%	$41.38						
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	20	26.3%	$28.95									
CAD/GIS TECHNICIAN	$90.00												
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		76	100.0%	$118.42	29	100.0%	$118.62	0	0.0%	$0.00	0	0.0%	$0.00

Acceptance & Authorization Form – June 30, 2021 Proposal
Engineering Services for Addison Creek Storm Sewer Improvements Phase 1

Engineering Resource Associates, Inc.	**Village of Bensenville**
	
Authorized Signature	**Authorized Signature**
	Evan Summers, Village Manager
Marty Michalisko, PE, Project Manager	**Printed Name and Title**
	Date

3S701 West Avenue
Suite 150
Warrenville, Illinois 60555
T 630-393-3060, F 630-393-2152

Please Provide Contact Information:

Mailing Address:	Mr. Joseph M. Caracci, P.E.
(Please provide street address for UPS deliveries)	717 E Jefferson St
	Bensenville, IL 60106
Telephone & Facsimile Numbers:	630-350-3435
Email Address:	jcaracci@bensenville.il.us
INVOICES should be sent via:	Email [X] USPS Mail [ ] Email & USPS Mail [ ]
If different than above address,	
invoices should be addressed to:	
	Attn:
Invoice Email Address (if different than above)	

ENGINEERING RESOURCE ASSOCIATES

Project Proposal

June 30, 2021

SUBJECT: Civil Engineering Services
Addison Creek Storm Sewer Improvements Phase I

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal for engineering services for the Addison Creek Storm Sewer Improvements Phase I Design. The proposal has been prepared in accordance with our discussions, our study work in the area, and our experience on similar assignments.

Project Understanding

The Village of Bensenville has experienced drainage problems in the A1 basin area during moderate and heavy rainfall events. In 2015, the Village completed a stormwater study that identified storm sewer improvements to improve flooding in the area. The Village now desires to complete the design of the upstream portion of the recommended A1 improvements. The anticipated sewer design is summarized in the table below.

Area A1 Storm Sewer Improvements

Street	From	To	Length
Wood Street	Alley Between Mason/Addison	Center Street	600 ft.
Center Street	Wood Street	Alley Between Wood/Memorial	575 ft.
Alley Between Center/York	Wood Street	Alley Between Wood/Memorial	575 ft.
Alley Between Wood/Memorial	Center Street	York Road	450 ft.
York Road	Alley Between Wood/Memorial	Alley Between Pine/Memorial	400 ft.
Alley Between Pine/Memorial	York Road	Rose Street	800 ft.
Rose Street	Pine Avenue	Alley Between Pine/Memorial	225 ft.
Pine Avenue	May Street	Rose Street	425 ft.
May Street	150' N of Pine Avenue	Pine Avenue	150 ft.
Total Length			**4,200 ft.**

Scope of Services

ERA will provide engineering services in accordance with the following work plan.

1. **Meetings and Coordination** – We will work closely with staff and other stakeholders to maintain communication throughout the duration of the project including obtaining information, providing progress updates, and discussing relevant issues. ERA will provide coordination with key stakeholders such as reviewing agencies and other parties having an interest in the project. This task includes preparation of meeting agendas and preparation of minutes following the meeting. The following meetings are anticipated.

    a. **Coordination Meetings –** ERA will schedule and attend a coordination meeting with Village staff to discuss the design project. It is anticipated that one coordination meeting will occur following schematic design and after the Village's 65% review and 95% review.
    b. **Public Meeting –** ERA will attend and present the storm sewer design at a public meeting. The purpose of the meeting is to provide a forum for impacted residents to ask questions and present concerns relating to the project prior to construction.

2. **Data Acquisition/Review –** We will acquire and review relevant background data from various sources including but not limited to the following items:

- Aerial photography
- Contour Information
- Utility maps for water, sewer, street lighting and traffic signals
- Village standard contract documents
- Village design details
- Historical engineering plans
- Televised sewer runs
- Relevant GIS files
- Other relevant background data as available

3. **Topographic Survey –** We will perform a topographic survey using in-house personnel and equipment. It is anticipated that the survey will include a complete ROW topo for the limits described in the summary table in the Project Understanding. Relevant surface features will be surveyed horizontally and vertically. This includes above ground observed public and private utilities, trees of six-inch diameter or greater, fences, established landscaping limits, etc. Public utility structures will also be opened and pipe sizes, invert elevations, directions, materials, etc. will be measured from the surface. JULIE marking, and found property corners will also be referenced.

4. Utility Coordination – ERA will perform a design JULIE to acquire contacts from utility companies (telephone, gas, electric, cable). ERA will coordinate with the contacts to verify utility locations and depths. If sewer routings disturb utilities ERA will coordinate with the utility companies to determine their scope of work and preliminary construction schedule to relocate their facilities. It is anticipated that plans at each design phase will be sent to utility companies for their review and comment.

5. **Base Plans –** Data from the data acquisition, topographic survey, and utility coordination tasks will be downloaded and compiled into our AutoCAD based system to produce base plans of existing conditions. Profiles along anticipated project alignments will also be produced. Base plan and profile sheets will be plotted (1-inch equals 20-feet) and provided to the Village and utility companies for review and verification of facilities.

6. **Geotechnical Analysis** – It is anticipated that seven soil borings at a depth of 15' will be performed throughout the project area. Boring locations are planned to be within the road rights-of-way at the proposed sewer locations. Soil sampling will also be performed in accordance with Clean Construction or Demolition Debris (CCDD) requirements as outlined under Illinois Environmental Protection Agency (IEPA) regulations. This task is included to prepare the PE certification needed for CCDD under the IEPA regulations using the LPC-662 Form and/or the LPC-663 Form, as appropriate for each specific project location.

7. **Stormwater Modeling/Calculations –** ERA will update the XP-SWMM modeling at each stage of design to ensure that the design goals of the anticipated improvements are being met. The modeling will reflect the design alignment and profile. Significant revisions to avoid utility conflicts and other design challenges will be tested under this task. The modeling will be used to design a control structure that may be needed to eliminate adverse downstream impacts. This task also includes determining the number of inlets and inlet opening sizing.

8. Schematic Design – ERA will prepare an initial design to determine the most optimal alignment of the storm sewer. The alignment will consider the location of the current watermain, future watermain alignment, tree locations, other utilities, and service locations, etc. The schematic design will be provided to the Village for review and approval before developing PS&E.

9. **65% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (65%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets
    g. Utility Plans
    h. Stormwater Pollution Prevention Plans
    i. Restoration Plans
    j. Tree Removal and Preservation Plans
    k. Construction Details
    l. Cost Estimate

    This task includes the preparation of specifications and an engineer's opinion of probable construction cost. In conjunction with the submittal of the plan set ERA will perform value engineering to identify cost saving measures prior to developing the 95% plans.

10. **Permitting** – ERA will assist the Village in acquiring the following permits/approvals.

    a. *US Army Corps* – Work is not anticipated within waters of the US. No jurisdictional wetlands are anticipated to be disturbed. Therefore, a US Army Corps permit is not anticipated.
    b. *IDNR* – NPDES, Phase II approval will be secured.
    c. *Stormwater Approval* – ERA will prepare a tab submittal that demonstrates adherence to the DuPage County stormwater ordinance. It is our understanding that DuPage County will not have review authority as there is no impacts to special management areas.

11. **95% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (95%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets
    g. Utility Plans
    h. Stormwater Pollution Prevention Plans
    i. Restoration Plans

j. Tree Removal and Preservation Plans
k. Construction Details
l. Cost Estimate

This task includes the preparation of specifications and an engineer's opinion of probable construction cost. In conjunction with the submittal of the plan set ERA will perform value engineering to identify cost saving measures prior to developing the 100% plans.

12. **QA/QC Review** –ERA will perform an internal QA/QC review of the 65%, 95%, and 100% PS&E submittals. This internal review will be completed by our construction staff members not part of the day-to-day design team.

13. **100% Plans, Specifications and Estimates (PS&E) –** This task includes the preparation of PS&E (100%) for the storm sewer improvements. It is anticipated that plans will include the following sheets:
    a. Cover Sheet and Location Map
    b. General Notes and Typical Sections
    c. Summary of Quantities and Schedule of Quantities
    d. Alignment, Ties and Benchmarks
    e. Traffic Control Plans and Details
    f. Plan and Profile Sheets
    g. Utility Plans
    h. Stormwater Pollution Prevention Plans
    i. Restoration Plans
    j. Tree Removal and Preservation Plans
    k. Construction Details
    l. Cost Estimate

    This task includes the preparation of specifications and a final engineer's opinion of probable construction cost.

14. **Bidding Assistance** –ERA will provide bidding assistance for the project. This work will include answering bidder questions, attendance at a pre-bid meeting, preparation of addenda as required, tabulation of bids, reference checks and recommendations for award of the construction contract.

EXHIBIT F-1

COST ESTIMATE FOR CONSULTANT SERVICES

ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1
SECTION:
COUNTY: DuPage
JOB NO.:

CONSULTANT: Engineering Resource Asscoiates, Inc.
DATE: 06/30/2021
OVERHEAD RATE: Overhead and Profit Included in Hourly Rates
COMPLEXITY FACTOR: 0

	ITEM	MANHOURS (A)	FEE (B)	OVERHEAD & FRINGE BENEFIT (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (F)	TOTAL (G)	% OF GRAND TOTAL (H)
1	Meetings and Coordination	24	$3,600.00	-		-		$3,600.00	3.23%
2	Data Acquisition/Review	9	$900.00	-		-		$900.00	0.81%
3	Topographic Survey	110	$10,280.00	-		-		$10,280.00	9.22%
4	Utility Coordination	15	$1,720.00	-		-		$1,720.00	1.54%
5	Base Plans	64	$7,160.00	-		-		$7,160.00	6.42%
6	Geotechnical Analysis	0	$0.00	-	$8,000.00	-		$8,000.00	7.17%
7	Stormwater Modeling/Calculations	54	$6,160.00	-		-		$6,160.00	5.52%
8	Schematic Design	48	$5,680.00	-		-		$5,680.00	5.09%
9	65% PS&E	208	$23,680.00	-		-		$23,680.00	21.23%
10	Permitting	52	$5,600.00	-				$5,600.00	5.02%
11	95% PS&E	168	$19,280.00	-				$19,280.00	17.29%
12	QA/QC Review	32	$4,480.00	-				$4,480.00	4.02%
13	100% PS&E	92	$10,800.00	-				$10,800.00	9.68%
14	Bidding Assistance	29	$3,440.00	-				$3,440.00	3.08%
		0	$0.00	-				$0.00	0.00%
		0	$0.00					$0.00	0.00%
		0	$0.00					$0.00	0.00%
		0	$0.00					$0.00	0.00%
	Printing and Mileage				$750.00			$750.00	0.67%
	TOTALS	905	$102,780.00	-	$8,750.00	-	$0.00	$111,530.00	100.00%

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 1 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	Meetings and Coordination			Data Acquisition/Review			Topographic Survey			Utility Coordination		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	12	50.0%	$80.00				2	1.8%	$2.91	1	6.7%	$10.67
SENIOR PROJECT ENGINEER	$140.00	12	50.0%	$70.00	1	11.1%	$15.56				2	13.3%	$18.67
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00										4	26.7%	$32.00
DESIGN ENGINEER	$100.00				4	44.4%	$44.44				8	53.3%	$53.33
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00												
CAD/GIS TECHNICIAN	$90.00				4	44.4%	$40.00						
PROFESSIONAL LAND SURVEYOR	$120.00							8	7.3%	$8.73			
SURVEY CREW CHIEF	$90.00							100	90.9%	$81.82			
TOTALS		24	100.0%	$150.00	9	100.0%	$100.00	110	100.0%	$93.45	15	100.0%	$114.67

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 2 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	Base Plans			Geotechnical Analysis			Stormwater Modeling/Calculations			Schematic Design		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00							2	3.7%	$5.93	4	8.3%	$13.33
SENIOR PROJECT ENGINEER	$140.00	4	6.3%	$8.75				4	7.4%	$10.37	12	25.0%	$35.00
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00							24	44.4%	$53.33			
DESIGN ENGINEER	$100.00							24	44.4%	$44.44	16	33.3%	$33.33
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	60	93.8%	$103.13							16	33.3%	$36.67
CAD/GIS TECHNICIAN	$90.00												
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		64	100.0%	$111.88	0	0.0%	$0.00	54	100.0%	$114.07	48	100.0%	$118.33

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 3 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	65% PS&E			Permitting			95% PS&E			QA/QC Review		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	8	3.8%	$6.15				8	4.8%	$7.62			
SENIOR PROJECT ENGINEER	$140.00	20	9.6%	$13.46	4	7.7%	$10.77	20	11.9%	$16.67	32	100.0%	$140.00
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00	40	19.2%	$23.08	16	30.8%	$36.92	40	23.8%	$28.57			
DESIGN ENGINEER	$100.00	60	28.8%	$28.85	24	46.2%	$46.15	60	35.7%	$35.71			
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	80	38.5%	$42.31				40	23.8%	$26.19			
CAD/GIS TECHNICIAN	$90.00				8	15.4%	$13.85						
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		208	100.0%	$113.85	52	100.0%	$107.69	168	100.0%	$114.76	32	100.0%	$140.00

EXHIBIT F-2

AVERAGE HOURLY RATES

CONSULTANT: Engineering Resource Associates, Inc.
ROUTE:
PROJECT: Addison Creek Storm Sewer Improvements Phase 1 DATE: 06/30/2021
SECTION:
COUNTY: DuPage
JOB NO.: SHEET 3 OF 3

PAYROLL CLASSIFICATION	HOURLY RATE	100% PS&E			Bidding Assistance			0			0		
		HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
PROJECT DIRECTOR	$175.00												
PROJECT MANAGER	$160.00	4	4.3%	$6.96	1	3.4%	$5.52						
SENIOR PROJECT ENGINEER	$140.00	16	17.4%	$24.35	8	27.6%	$38.62						
STRUCTURAL ENGINEER	$160.00												
PROJECT ENGINEER	$120.00	24	26.1%	$31.30	8	27.6%	$33.10						
DESIGN ENGINEER	$100.00	24	26.1%	$26.09	12	41.4%	$41.38						
ENVIRONMENTAL DIRECTOR	$130.00												
SENIOR CAD TECHNICIAN	$110.00	24	26.1%	$28.70									
CAD/GIS TECHNICIAN	$90.00												
PROFESSIONAL LAND SURVEYOR	$120.00												
SURVEY CREW CHIEF	$90.00												
TOTALS		92	100.0%	$117.39	29	100.0%	$118.62	0	0.0%	$0.00	0	0.0%	$0.00

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Joe Caracci	Public Works	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Water Tank Maintenance Agreement between the Village of Bensenville and Utility Service Company, Inc. for the Foster Ave Water Tank

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

[X]	*Financially Sound Village*	[X]	*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

The Village of Bensenville owns, operates and maintains the 750,000 gallon above-ground storage water tank located towards the north end of the Village off of Foster Ave which predominantly serves the surrounding residential, industrial and commercial areas. Water is supplied to the Village from DuPage Water Commission in the center of the Village, at the ground level reservoir just south of Irving Park Road on Church Road. A pumping station at this central facility supplies the Foster Avenue tank with water via Village's distribution system. A PAX250 tank mixer is installed inside the Foster Ave water tank to continuously mix the water to allow for acceptable chlorine residuals.

KEY ISSUES:

The Foster Ave tank was last painted in early 1990s. The industry standard is to re-coat exterior of the tanks every 10-years and interior of the tanks every 12-years. A full sand blast and repainting is recommended every 15 years. The most recent inspection performed on this tank in September 2020 revealed significant signs of visible failures on the tank including rusting, coating failures, chipping, structural damage, etc.

One of the core functions of the Village is to provide safe and reliable drinking water. In order to keep such facilities in proper working conditions and in compliance with the IEPA requirements, these facilities shall be receive routine require maintenance and upgrades.

Staff reviewed the various options available to perform the required maintenance work as well as painting of the tank. One is option is perform a typical capital improvement project for all the necessary work via competitive bidding process. With this option, there is a significant spike in the budget for the year such capital improvements are performed. The Village owns, operates and maintains two other elevated storage tanks at Church Rd and Belmont Ave which are also coming up on its own repairs and maintenance in the very near future. These types of capital projects can put some serious stress on the capital budgets in any given year.

Alternate option is to put the tank on a maintenance contracts with a private company that will handle all necessary annual inspections, reporting, maintenance with some exclusions, exterior and interior coating per industry standards, engineering services, emergency response, etc. Utility Service Company, Inc is the private firm that offers such maintenance contracts in which they will assess the capital needs of the tank at the time of contract execution. In the case of Foster Ave Tank, they will perform some necessary steel repairs, hatch repairs, full sand blast and coating of the exterior as well as interior coating. The cost of the initial capital improvements are spread out over a 5-year period to help flatten the budget. After the 5-year period, annual contract renewal is required to continue to keep the tank on the contract. For Foster Ave, the cost will be $159,366 annually for the first 5-years. After that, the annual contract begins at $39,863 and is adjusted annually 15-year rolling average of the ENR Construction Cost Index. The Village can elect to opt out of the contract at any point; however, if opt out is done in the first five years of the contract, the Village must pay back the cost of initial improvements. The exact terms are defined in the attached Scope of Work (SOW) No 1. To be noted,

the existing PAX250 mixer is excluded from this SOW.

This budgeting strategy is useful when other Village owned tanks are added to the program to avoid spikes in the budget. With this program, the tanks are routinely inspected, maintained and painted.

ALTERNATIVES:

Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing the Water Tank Maintenance Agreement between the Village of Bensenville and Utility Service Company, Inc. for the Foster Ave Water Tank.

BUDGET IMPACT:

In FY2021, staff has budgeted $162,738 in account 51080860-59600.

ACTION REQUIRED:

Approval of a Resolution Authorizing the Water Tank Maintenance Agreement between the Village of Bensenville and Utility Service Company, Inc. for the Foster Ave Water Tank.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/16/2021	Resolution Letter
Location Map	7/16/2021	Backup Material
Master Service Agreement	7/16/2021	Backup Material
Scope of Work Agreement - Foster Ave	7/16/2021	Backup Material

RESOLUTION NO. _____

AUTHORIZING THE WATER TANK MAINTENANCE AGREEMENT BETWEEN THE VILLAGE OF BENSENVILLE AND UTILITY SERVICE COMPANY, INC. FOR THE FOSTER AVE WATER TANK

WHEREAS the Village of Bensenville strives to provide quality services to its residents; and

WHEREAS water distribution is one of the core services provided by the Village; and

WHEREAS water distribution services are regulated by the Illinois Environmental Protection Agency; and

WHEREAS the Village of Bensenville owns, operates and maintains the 750,000 gallon ground storage water tank off of Foster Ave; and

WHEREAS it is necessary to maintain the infrastructure that assists with providing such services; and

WHEREAS the Foster Ave tank was last painted in the early 1990s; and

WHEREAS over the years the required routine maintenance and painting has been postponed due to other budgetary needs; and

WHEREAS the most recent inspection performed on this tank in September 2020 revealed significant signs of visible failures on the tank including rusting, coating failures, chipping, as well as structural damage; and

WHEREAS it is necessary to keep up with the routine maintenance and painting needs of the facility while being budget conscious; and

WHEREAS the best way to accomplish this is by entering into a water tank maintenance contract; and

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village President and Board of Trustees authorize the water tank maintenance agreement between the Village of Bensenville and Utility Service Company, Inc. for the Foster Ave water tank.

SECTION THREE: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated July 27, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

GISConsortium

Foster Ave Tank



Legend

0 100 200 ft

Print Date: 7/16/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

MASTER SERVICES AGREEMENT
Terms and Conditions

This MASTER SERVICES AGREEMENT ("Agreement") is entered into by and between VILLAGE OF BENSENVILLE, with a principal business address of 717 E. Jefferson Street, Bensenville, IL 60106 ("Owner"), and UTILITY SERVICE CO., INC., a Georgia corporation with a principal business address of 535 General Courtney Hodges Boulevard, P O Box 1350, Perry, GA 31069 ("Company").

WHEREAS, the Owner and Company (collectively, "the Parties") desire for Company to provide services to Owner under the terms set forth herein;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Scope. The Company agrees to provide the Owner with certain services ("Services") set forth on each properly executed Scope of Work ("SOW") to be attached hereto and incorporated herein by reference. Each SOW shall be subject to the general terms and conditions (the "Terms and Conditions") set forth in this Agreement. Each time Owner engages Company to perform Services, a new SOW shall be prepared specifying the scope of Services specific to that engagement. Unless otherwise indicated in any given SOW, Company shall be responsible for furnishing all labor and materials to perform the Services. Each new SOW represents a separate contract between Company and Owner that incorporates the Terms and Conditions and is governed by this Agreement. All changes to any SOW may only be made by a written amendment to such SOW and signed by an authorized representative of each Party. Owner may terminate a SOW in accordance with the terms of each SOW. In the event there is a conflict between any term of an SOW and this Agreement, the term(s) of the SOW shall control.

2. Term. The effective date of this Agreement shall be _____, 20_____ ("Effective Date"). The term of this Agreement shall commence on the Effective Date and shall continue in full force and effect for one year ("Term"). This Agreement will automatically renew for successive one-year terms ("Renewal Terms") unless terminated as set forth in Section 9 of this Agreement. The term of an SOW shall begin on the commencement date provided in that SOW and continue in effect for the agreed term provided in that SOW.

3. Fees. For all Services performed, Owner shall pay Company in accordance with the terms of each SOW. The fees paid in accordance with each SOW shall constitute the full and complete compensation to Company for the Services performed pursuant to the SOW. Unless otherwise expressly set forth in any given SOW, Company shall be responsible for expenses it incurs in connection with its provision of the Services.

4. Independent Contractor. Company is, and shall at all times remain, an independent contractor. Company and each of Company's employees and principals shall not be deemed for any purpose to be Owner's employees, and they shall not be entitled to any claims, rights, benefits and privileges to which an employee of Owner or any if its respective affiliates may be entitled under any retirement, pension, insurance, medical or other plans which may now be in effect or which may hereafter be adopted. Owner is not responsible to any governing body or to Company for paying or withholding payroll taxes and other employee expenses related to payments made to Company. Notwithstanding anything to the contrary,

this Agreement does not, and shall not be deemed to, constitute a partnership or joint venture between the Parties and neither Party nor any of their respective directors, officers, officials, or employees shall, by virtue of the performance of their obligations under this Agreement, be deemed to be an agent or employee of the other. No Party has the authority to bind another Party except to the extent approved in writing by the Party to be bound.

5. Insurance. Company shall maintain statutory minimum Worker's Compensation as required by the laws of any jurisdiction in which Services are performed, and commercial general liability insurance covering Company's liabilities hereunder and for injury to persons or damage to property with limits of not less than $2,000,000 per occurrence. Upon Owner's request, Company shall furnish Owner with a certificate of insurance evidencing this coverage.

6. Representations. Company represents and warrants that Company has the full power and authority to enter into and perform this Agreement; that the execution, delivery and performance of this Agreement has been duly authorized and constitutes a valid and binding agreement of Company; and that the execution, delivery and performance of this Agreement will not result in the breach of, or constitute a default under, or violate any provision of, any agreement or other instrument to which Company is a party to a non-competition agreement or bound by any competitive restrictive covenant concerning or relating to, in any manner, the performance by Company of services similar to the Services to be performed hereunder.

7. Indemnification. Company shall indemnify Owner and its officers and officials from and against any claims, actions, and suits resulting from Company's negligence while performing the Services hereunder. Company's indemnification obligations hereunder shall be subject to Owner's prompt notification to Company with respect to the pertinent third-party claim(s).

8. Assignment of Receivables. The Company reserves the right to assign any outstanding receivables from this Contract to its financial institutions as collateral for any loans or lines of credit.

9. Termination. This Agreement or any SOW may be terminated by either Party if written notice of termination is received by the non-terminating Party at least ninety (90) days before the commencement of the upcoming Renewal Term. If the notice of termination is not received at least ninety (90) days before the commencement of the upcoming Renewal Term, this Agreement shall renew for the upcoming Renewal Term of one-year, and then terminate at the expiration of that Renewal Term. In the event of termination by Owner, Owner shall pay Company any amounts due or owing pursuant to all SOWs for products and/or services delivered by Company prior to the date of termination, unless otherwise agreed by the Parties in SOW(s).

10. Intellectual Property. The Owner acknowledges that all intellectual property rights in the Services, their method of delivery, and all related know-how are owned by the Company or its licensors. The Owner hereby agrees and acknowledges that this Agreement and its SOWs shall not be construed as a license for the Owner to use, deliver, or exploit the intellectual property used by the Company in delivering the Services. To the extent that any new intellectual property or know-how is developed as a result of carrying out the Services, the new intellectual property rights will all be owned by the Company or its licensors, and the Owner agrees that it will not make a claim to any such new intellectual property rights.

11. Limitation of Liability. IN NO EVENT SHALL EITHER PARTY OR ITS RESPECTIVE DIRECTORS, OFFICERS, OFFICIALS, AND EMPLOYEES BE LIABLE FOR ANY LOSS OF PROFITS OR REVENUES, OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND, HOWSOEVER CAUSED OR ARISING UNDER THIS AGREEMENT. The foregoing provision limiting the liability of the Parties' directors, officers, officials, and employees shall be deemed to be trust provisions for the benefit of such directors, officers, officials, and employees and shall be enforceable by such persons as trust beneficiaries. Such provisions shall not be construed as imposing any liability on such directors, officers, officials, and employees where it does not otherwise exist in law.

12. Rules of Construction. In construing this Agreement and the SOWs, the following principles shall be followed: (a) no meaning may be inferred from any presumption that one Party had a greater or lesser hand in drafting this Agreement; (b) examples do not limit, expressly or by implication, the matter they illustrate; (c) the plural shall be deemed to include the singular and vice versa, as applicable; and (d) the headings are for convenience only and do not affect the meaning or construction of any such provision. The Parties specifically acknowledge and agree: (a) that they have a duty to read all of the documents constituting this Agreement, including its SOWs, and that they are charged with notice and knowledge of the terms in this Agreement, including its SOWs; and (b) that it has in fact read this Agreement, including its SOWs, and is fully informed and has full notice and knowledge of the terms, conditions and effects of this Agreement, including its SOWs. **Each Party further agrees that it will not contest the validity or enforceability of any provision of this Agreement on the basis that it had no notice or knowledge of such provision or that such provision is not conspicuous.**

13. Miscellaneous.

a. Notices. All notices hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or by overnight courier service, to the address set forth below each Party's signature, or to such other addresses as may be stipulated in writing by the Parties pursuant hereto. Unless otherwise provided, notice shall be effective on the date it is officially recorded as delivered by return receipt or equivalent.

b. Entire Agreement; Amendment. This Agreement and each properly executed SOW supersedes all prior agreements, arrangements, and undertakings between the Parties and constitutes the entire agreement between the Parties relating to the subject matter thereof. This Agreement may not be amended except by written instrument executed by both Parties. In the event of a conflict between the terms of any given SOW and this Agreement, the terms of the SOW shall prevail. The invalidity or unenforceability of any provision of this Agreement shall in no way affect the validity or enforceability of any other provision of this Agreement.

c. Assignment. Neither Party may assign this Agreement without the prior written consent of the other Party; such consent will not be unreasonably withheld. Any attempt to assign this Agreement without the prior written consent of the other Party shall be null and void. A change in control of a Party shall not be deemed an assignment of this Agreement.

d. Force Majeure. If either party is prevented from performing any of its duties or obligations hereunder (other than duties or obligations with respect to payment) in a timely manner by reason or act of God or force majeure such as fire; war; earthquake; strike; lock-out; labor dispute; flood; public disaster; pandemic or epidemic event (to include but not limited to COVID-19); interruptions or delays in reasonably available means of transportation; acts of any government or its agencies or officers, or any order, regulation, or ruling thereof; equipment or technical malfunctions or failures; power failures or interruptions; or any other reason beyond its reasonable control, such condition shall be deemed to be a valid excuse for delay of performance or for nonperformance of any such duty or obligation for the period during which such conditions exist.

e. Survival of Certain Provisions. Notwithstanding the termination or expiration of this Agreement, the provisions of Sections 6, 10, and 11 shall survive and continue and bind the parties and their legal representatives, successors and permitted assigns.

f. No Waiver. The waiver of any breach or failure of a term or condition of this Agreement by any party shall not be construed as a waiver of any subsequent breach or failure of the same term or condition, or a waiver of any other breach or failure of a term or condition of this Agreement.

g. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same Agreement. The Parties may utilize electronic means (including facsimile and e-mail) to execute and transmit the Agreement and all such electronically executed and/or transmitted copies of the Agreement shall be deemed as valid as originals.

SIGNATURE PAGE TO FOLLOW.

WHEREFORE, for the purpose of being bound, the Parties execute this Agreement by their duly authorized representatives as of the date(s) set forth below.

OWNER	**COMPANY**
VILLAGE OF BENSENVILLE	UTILITY SERVICE CO., INC.
By: _____	By: _____
Name: _____	Name: Jonathan Cato
Title: _____	Title: Senior VP, Advanced Solutions LOB
Date: _____	Date: July 14, 2021

Notice Address for Each Party:

_____	Utility Service Co., Inc.
Attn:_____	Attn: Customer Service Department
_____	535 General Courtney Hodges Blvd
_____	P O Box 1350
_____	Perry, Georgia 31069

SCOPE OF WORK NO. 1

TO THE MASTER SERVICES AGREEMENT BETWEEN

UTILITY SERVICE CO., INC.

AND

VILLAGE OF BENSENVILLE, IL

WATER TANK MAINTENANCE – 750,000 GALLON - FOSTER GROUND TANK

1. **Effective Date.** The Effective Date for this Scope of Work No. 1 ("SOW1") shall be _____, 20_____ .

2. **Term.** The Owner agrees to engage the Company to provide the professional service needed to maintain its 750,000 gallon water storage tank located at Foster Avenue, Bensenville, IL 60106 (hereinafter "tank"). This SOW1 shall commence on the Effective Date and shall continue in full force and effect for one year ("Contract Year 1"). This SOW1 will automatically renew for successive one-year terms ("Contract Years") unless terminated as set forth in Section 9 of the Master Services Agreement.

3. **Company's Responsibilities.** This SOW1 outlines the Company's responsibility for the care and maintenance of the above described water storage tank. Care and maintenance include the following:

   A. The Company will annually inspect and service the tank. The tank and tower will be thoroughly inspected to ensure that the structure is in a sound, watertight condition.
   B. Biennially, beginning with the first washout/inspection, the tank will be completely drained and cleaned to remove all mud, silt, and other accumulations that might be harmful to the tank or its contents. After cleaning is completed, the interior will be thoroughly inspected and disinfected prior to returning the tank to service; however, the Owner is responsible for draining and filling the tank and conducting any required testing of the water. A written report will be mailed to the Owner after each inspection.
   C. The Company shall furnish engineering and inspection services needed to maintain and repair the tank and tower during the term of this SOW1. The repairs include: steel parts, expansion joints, water level indicators, sway rod adjustments, and manhole covers/gaskets.
   D. The Company will clean and repaint the interior and/or exterior of the tank at such time as complete repainting is needed. The need for interior painting is to be determined by the thickness of the existing liner and its protective condition. When interior repainting is needed, procedures as outlined in A.W.W.A.-D102 specifications for cleaning and coating of potable water tanks will be followed. Only material approved for use in potable water tanks will be used on any interior surface area. The need for exterior painting is to be determined by the appearance and protective condition of the existing paint. At the time the exterior requires repainting,

the Company agrees to paint the tank with the same color paint and to select a coating system which best suits the site conditions, environment, and general location of the tank. When painting is needed, all products and procedures will be equal to, or exceed the requirements of the **State of Illinois**, the American Water Works Association, and the Society for Protective Coatings as to surface preparation and coating materials.

E. A lock will be installed on the roof hatch of the tank.

F. The Company will provide emergency services, when needed, to perform all repairs covered under this SOW1. Reasonable travel time must be allowed for the repair unit to reach the tank site.

G. The Company will furnish pressure relief valves, if requested by the Owner, so that the Owner can install the valves in its water system while the tank is being serviced.

H. The Company will furnish current certificates of insurance coverage to the Owner.

I. In the event that the Owner will not release the tank for service or is the cause of unreasonable delay in the performance of any service herein, the Company reserves the right to renegotiate the annual fees, and the Owner agrees to renegotiate the annual fees in good faith. In addition, the Owner hereby agrees that the Company can replace a washout inspection with a visual inspection, ROV inspection, or UAV inspection without requiring modification of this Contract.

4. **Contract Price/Annual Fees.** The tank shall receive an **exterior renovation, interior renovation and repairs** prior to the end of Contract **Year 1.** The first **five (5)** annual fees shall be **$159,366.00** per Contract Year. The annual fee for Contract Year 6 shall be **$39,863.00**. Each anniversary thereafter, the annual fee shall be adjusted to reflect the current cost of service. Commencing in Contract Year 6, and continuing each Contract Year thereafter, the annual fee shall be adjusted by the fifteen (15) year rolling average of the published "ENR Construction Cost Index-20 Cities Average" ("index"), with the increase being applied to the prior year annual fee. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this SOW1.

5. **Payment Terms.** The annual fee for Contract **Year 1,** plus all applicable taxes, shall be due and payable **upon completion of the initial exterior renovation, interior renovation and repairs. Each subsequent annual fee, plus all applicable taxes, shall be due and payable on the first day of each Contract Year, thereafter.** Furthermore, if the Owner elects to terminate this SOW1 prior to remitting the first **five (5)** annual fees, then unpaid balance of the first **five (5)** annual fees shall be due and payable within thirty (30) days of the Company's receipt of the Owner's Notice to Terminate.

6. **Structure of Tank.** The Company is accepting this tank under program based upon its existing structure and components. ***Any modifications to the tank, including antenna installations, shall be approved by Utility Service Co., Inc., prior to installation and may warrant an increase in the annual fee.***

7. **Environmental, Health, Safety, or Labor Requirements.** The Owner hereby agrees that future mandated environmental, health, safety, or labor requirements as well as changes in site conditions at the tank site which cause an increase in the cost of tank

maintenance will be just cause for modification of this SOW1. Said modification of this SOW1 will reasonably reflect the increased cost of the service with a newly negotiated annual fee.

The work performed under this Contract is subject to prevailing wages, and the workers who are performing work under this Contract are to be paid no less than the prevailing hourly rate of wages as set by the appropriate authority. Any future work performed by workers under this Contract will be subject to the wage determination of the appropriate authority which is in effect when the work is performed. However, the Owner and the Company hereby agree that if the prevailing wage rates for any job or trade classification increases by more than 5% per annum from the effective date of this Contract to the date in which any future work is to be performed under this Contract, then the Company reserves the right to re-negotiate the annual fee(s) with the Owner. If the Company and the Owner cannot agree on re-negotiated annual fee(s), then: (1) the Company will not be obligated to perform the work and (2) the Company will not be obligated to return past annual fee(s) received by the Company.

8. **Excluded Items.** This SOW1 does NOT include the cost for and/or liability on the part of the Company for: (1) containment of the tank at any time during the term of the SOW1; except for the exterior renovation in Contract Year 1; (2) disposal of any hazardous waste materials; (3) resolution of operational problems or structural damage due to cold weather; (4) repair of structural damage due to antenna installations or other attachments for which the tank was not originally designed; (5) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (6) negligent acts of Owner's employees, agents or contractors; (7) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (8) repairs to the foundation of the tank; (9) any latent defects of the tank or its components (i.e., corrosion from the underside of the floor plates or corrosion in areas not accessible to maintain); or (10) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of terrorism include, but are not limited to, any damage to the tank or tank site which results from unauthorized entry of any kind to the tank site or tank.

9. **Visual Inspection Disclaimer.** This SOW1 is based upon a visual inspection of the Tank. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Tank for all patent defects. If latent defects are identified once the tank has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. The definition of a "latent defect" shall be any defect of the Tank which is not easily discovered (e.g., corrosion of the floor plates, corrosion in areas not accessible to maintain, damage to the roof of the tank which is not clearly visible during the visual inspection, etc.).

The SOW1 is executed and effective as of the date last signed by the parties below.

OWNER	COMPANY
Village of Bensenville	Utility Service Co., Inc.
By: _____	By: _____
Name: _____	Name: Jonathan Cato
Title: _____	Title: Senior VP, Advanced Solutions LOB
Date: _____	Date: July 14, 2021

Initial Upfront Renovation Specification

Contract Year 1- (2021)

Exterior Blast

1. All exterior surfaces shall be abrasive blast cleaned to a SSPC-SP No. 6 “Commercial” finish, removing all existing paint, rust, dirt, mill scale, and foreign matter by the recommended methods outlined in the Society for Protective Coatings Specification, SSPC-SP No.6. Blastox will be added to the blast media.
2. After abrasive cleaning, all surfaces shall be cleaned of any dust residue or foreign debris.
3. A containment system shall be utilized to meet the emission control requirements of a Class 2A System, as specified in SSPC-Guide 6 (CON), Guide for Containing Debris Generated During Paint Removal Operations, dated December 1, 1997.
4. Apply one [1] full prime coat of Tnemec Series 94-H2O zinc coating at a DFT of 2 or 3 mils.
5. Apply one [1] full intermediate coat of Tnemec Series N69 at a DFT of 2 to 3 mils.
6. Apply one [1] full topcoat of Tnemec Series 72 at a DFT of 2 to 3 mils.
7. Apply one [1] new logo.
8. Coat concrete foundation

Repairs

1. Install access ladder cable safety climb
2. Foundation grout repair
3. Seal weld 24 old Cathodic Protection plates on the roof
4. Remove Cathodic Protection system
5. Remove existing access ladder notched rail safety climb

Interior Wet

1. The complete interior (100%) shall be abrasive blast cleaned to SSPC-SP No. 10 “Near White” finish.
2. After abrasive cleaning, all surfaces shall be cleaned of any dust residue or foreign debris.
3. A high build liner manufactured by the Tnemec Company shall be applied as follows:
4. Primer Coat: One [1] complete coat of Tenemec Series N140 Epoxy or equivalent shall be applied to achieve a dry film thickness of 3 to 5 mils.
5. Finish Coat: One [1] complete coat of Tenemec Series N140 Epoxy or equivalent shall be applied to achieve a dry film thickness of 4 to 6 mils.
6. Contrasting Color: Each coat of epoxy shall be of contrasting color.
7. Stripe Coat: One additional coat of epoxy shall be applied by brush and roller to weld seams.
8. After the liner has properly cured, the interior surfaces shall be disinfected per A.W.W.A. Spray Method No. 2 (200 PPM).
9. The spent abrasive media shall be tested per TCLP-(8) Heavy Metals as mandated by the State.
10. Once the tests results confirm the non-hazardous status of the wastes, the spent abrasive shall be disposed of properly.
11. The Tank shall be sealed and made ready for service.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Todd Finner	Recreation	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Execution of an Ice Arena and Facility Usage License Agreement Between the American Hearing Impaired Hockey Association (AHIHA) and the Village of Bensenville

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
X	*Quality Customer Oriented Services*		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*	X	*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

AHIHA (American Hearing Impaired Hockey Association) is a non profit organization whose mission statement of "*Goals Beyond Hockey*" gives a sense of purpose to the one week Stan Mikita Hockey School for the Deaf and Hard of Hearing hockey camp that is proposed in this agreement. Players that attend the camp, often state that "this is the best week of my life." Families have the opportunity to share experiences and learn from each other concerning the challenges they encounter raising hard of hearing children. AHIHA offers information on medical advancements, and has access to hearing aids at little or no cost to the families. The vision of AHIHA is to instill confidence and self-esteem in deaf and hard of hearing athletes while building life skills through the game of hockey. The camp is free to all participants and funding is generated through a volunteer fundraising committee and private donations. The camp averages sixty players per year and offers three boys teams and one girls team.

KEY ISSUES:

AHIHA will provide bus transportation for the hockey players and their families between the ice arena and hotel. The event also provides three evening meals during the week and breakfast every morning. There is a closing reception following the awards ceremony on the the final day of the camp.

Event organizers are very impressed with the facilities, staff and location that the Village has to offer and have expressed a desire to remain in Bensenville through the year 2024. The current agreement will expire this year and be replaced by the proposed three year agreement that expires in June of 2024.

ALTERNATIVES:

- This Resolution required approval by the Village Board. Should the Board not approve the Resolution, AHIHA will not be permitted to use the Edge under the terms and conditions expressed in this Facility Usage and License Agreement.
- Recruit another tenant.
- Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing the Execution of an Ice Arena and Facility Usage License Agreement Between the American Hearing Impaired Hockey Association (AHIHA) and the Village of Bensenville.

BUDGET IMPACT:

This Agreement will provide the Village revenue in the form of facility rental fees and amusement tax. Total revenues in the form of facility license revenues and amusement tax resulting from this agreement will exceed $72,975.00 over the course of the next three years. $22,475 will be included in the 2022 annual budget in ice rental revenues.

ACTION REQUIRED:

Approval of the Resolution Authorizing the Execution of an Ice Arena and Facility Usage License Agreement between the American Hearing Impaired Hockey Association (AHIHA) and the Village of Bensenville.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	6/28/2021	Resolution Letter
Agreement	6/28/2021	Exhibit

RESOLUTION NO._____

A RESOLUTION APPROVING AN ICE ARENA AND FACILITY USAGE LICENSE AGREEMENT WITH THE AMERICAN HEARING IMPAIRED HOCKEY ASSOCIATION (AHIHA)

WHEREAS, the VILLAGE OF BENSENVILLE (hereinafter the "VILLAGE") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the VILLAGE is empowered to make all contracts and to undertake other acts as necessary in the exercise of its statutory powers pursuant to 65 ILCS 5/2-2-12; and

WHEREAS, the VILLAGE owns and operates ice rink facilities commonly known as The Edge on Jefferson Street and The Edge on John Street (collectively the "ARENA"); and

WHEREAS, the VILLAGE has determined that it is necessary and desirable to license ice time and use of the ARENA for the purposes of attracting special events to Bensenville as well as generating revenue to fund the costs of maintenance, operation and management of the ARENA; and

WHEREAS, and organization known as The American Hearing Impaired Hockey Association (hereinafter known as "AHIHA") has expressed a desire to enter into an Ice Arena and Facility Usage License Agreement for the use of the ARENA in accordance with the terms and conditions as expressed in the subsequent Ice Arena and Facility Usage License Agreement (hereinafter the "AGREEMENT") attached hereto and incorporated by reference herein as Exhibit "A"; and

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interest of the VILLAGE and its residents to approve the AGREEMENT with AHIHA.

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Village Deputy Clerk is hereby authorized to attest thereto, a purchase order for the Proposal attached hereto and incorporated herein by reference as Exhibit A.

SECTION THREE: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent: _____

ICE ARENA AND FACILITY USAGE LICENSE

This Ice Arena and Facility Usage License (hereinafter "License") is made and entered into as of this 20th day of July, 2021, by and between the VILLAGE OF BENSENVILLE ("Licensor") and The American Hearing Impaired Hockey Association (AHIHA), a not-for-profit Corporation, ("Licensee") for the purposes of licensing use of the VILLAGE OF BENSENVILLE-EDGE ICE ARENAS (ARENA).

I. RECITALS

1. Licensor is an Illinois municipality organized and existing by virtue of the laws of the State of Illinois and the Illinois Constitution of 1970.
2. Pursuant to the authority granted to Licensor by the of the laws of the State of Illinois and the Illinois Constitution of 1970, Licensor owns and operates ice rinks located at 545 John Street, Bensenville, Illinois (commonly known as EDGE ON JOHN and 735 East Jefferson Street, Bensenville, Illinois (commonly known as EDGE ON JEFFERSON). For the general purposes of this License, EDGE ON JOHN and EDGE ON JEFFERSON shall be referred to collectively as the "ARENA," unless referenced otherwise.
3. Licensor intends to license ice time and use of Arena facilities for the purposes of generating revenue to fund the costs of maintenance, operation, and management of the ARENA.
4. Moreover, Licensor intends to license ice time and use of Arena facilities as provided herein to the American Hearing Impaired Hockey Association (AHIHA), a not-for-profit Corporation, and has relied upon Licensee's undertakings in this License as an inducement to make the commitments outlined in this License.
5. Licensee intends to use all ice time and the Arena and its facilities, as provided herein.
6. Licensee recognizes that Licensor is an Illinois municipal corporation and is therefore subject to the limitations of the laws of the State of Illinois and the Illinois Constitution of 1970.
7. Licensee further recognizes that Arena and its facilities are public in nature.
8. Licensee recognizes that Licensor has executed, and is therefore bound by, other License agreements with other parties, which may limit Licensor's ability to reschedule ice time.
9. Licensor and Licensee recognize that this license is for the benefit of Licensee, its members, employees, agents, coaches, players, invitees, and spectators.

II. LICENSE

NOW, THEREFORE, in consideration of the recitals and representations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Term**.
    a. The Term of this License shall commence on July 20, 2021, and shall continue for a period of one (3) year (the "Term") until July 19, 2024. Thereafter, the License will automatically renew for successive twelve (12)-month periods, unless either Party provides written notice of termination. Such notice must be provided not less than one hundred twenty (120) days before the expiration date of the initial term or the then current renewal term. Upon renewal, the Licensee shall pay for ice time at the hourly rate that is in place at the time of any such renewal plus 3% per year for the duration of the renewal term.

b. **Ice Time**. In each Operating Period, which is hereby defined as the time period from June 1st through June 30th of each year, Licensee shall purchase ice time from Licensor pursuant to the schedule set forth in "Exhibit C," attached hereto.

c. **Locker Rooms**. Licensor shall provide, at no additional charge, usage of the Premium West rink locker rooms, two northwest locker rooms, mezzanine space and office usage in the area known as the AHAI offices.

d. **Exchange of Ice time**. Licensee may exchange the ice time specifically listed in "Exhibit C" for other ice time. Such exchanges are subject to the approval of the Licensor at Licensor's sole discretion. All exchanges must be approved in writing two weeks (2) weeks prior to the earlier of ice times.

2. **Scope**

a. This License authorizes Licensee to use the ice surface, common locker rooms, spectator stands, scorekeeper's box, public areas and all means of public ingress and egress of the Arena.

b. This License also authorizes Licensee to use parking areas and other areas of the Arena otherwise available to the skating public.

c. This License applies only during the ice time set forth in "Exhibit C" or otherwise exchanged pursuant to paragraph 2(b), herein.

d. This License applies only to Licensee and its employees, agents, members and invitees (spectators).

e. This License shall not be construed to grant any interest in realty or any other possessory interest in the Arena, or any part thereof, to Licensee.

3. **Payment**

a. Licensor shall invoice Licensee on the 15th of each month for all charges due and owing the following month. All invoiced amounts shall become due and owing on the first day of the month following the invoice date.

b. The invoiced amount shall be based upon a rate of $290.00 per hour for the first year of the term. Thereafter, for each subsequent year of the License, the hourly rate shall increase by three percent (3%) for each subsequent year of the License.

c. A five (5%) percent monthly late fee will be charged if payment is received more than fifteen days after the due date specified in subparagraph (4.)(a.), above. A $50.00 fee will be charged for all checks that are dishonored. All unpaid sums resulting from an insufficient funds check shall immediately become subject to the five (5%) percent monthly late fee in addition to any other fees and charges provided for herein.

d. Upon Licensee's failure to pay any sums due hereunder as required by any part herein, Licensor reserves the right to sell Licensee's remaining ice time, in whole or in part. However, Licensee shall remain liable for payment for any ice times that cannot be sold and for margins on any ice times sold at a reduced price.

e. If the Licensee fails to pay any sums within 5 days of the unpaid invoice(s) due date, Licensor hereby reserves the right to cancel any future commitments made by Licensor to Licensee pursuant to this, or any other License agreement.

f. Upon Licensee's failure to pay any sums due hereunder, Licensor also reserves the right to prohibit Licensee from taking the ice, without notice, until any past due debts have been satisfied.

4. **Taxes**.

a. Licensee hereby agrees to pay any and all due and owing taxes which may be assessed by Licensor on Licensee's activities at the Arena.

b. Specifically, Licensee shall collect, serve as trustee for, and pay to the Village, the amusement tax pursuant to the terms of Bensenville Village Ordinance Section 3-19-1 et seq. In addition to the remedies provided for in Section 3-19-6, Licensor shall have the remedies set forth in part II,

paragraph 4, subparagraphs c., d., and e. of this License.

5. **Reservation of Rights**.
   a. Licensor hereby reserves all rights and privileges not expressly granted to Licensee. The nature, duration, and scope of Licensee's use of Arena, including all facilities located therein, is hereby limited to the express terms of this License.
   b. Licensor reserves the right to eject any person, including, but not limited to, Licensee's employees, agents, members, invitees, and spectators, for any reason, at Licensor's sole discretion.
   c. Licensor reserves the right, within not less than fourteen (14) days prior to scheduled ice time, and upon written or verbal notice, to preempt Licensee's use of the Arena or Locker Rooms. Licensor shall reschedule the preempted ice time at a date and time suitable to Licensee, or, at the sole discretion of the Licensor, issue refunds or credits in lieu of said ice time.
   d. Licensor reserves the right to excuse any individual or group from the Premises for bringing any form of outside food, beverage or alcohol without receiving and presenting prior written approval from Edge Ice Arenas management.
   e. Licensor reserves the right to excuse any individual or group from the Premises for occupying any area of the facility that as not deemed a "common" area without prior written and presentable approval from Edge Ice Arenas management. These areas include but are not limited to the Olympia tunnel, compressor room, cleaning supplies room, food and beverage stock room, skyboxes, lower management offices, all supply and storage rooms, AHAI offices, ballet room, Premium West Rink locker room, northwest locker rooms, strength training room and all Robert Morris University locker rooms.
   f. In the event that Licensee does not immediately clear the ice upon expiration of scheduled time slot, Licensor reserves the right to invoice Licensee a minimum ten minute time charge every time that slot is delayed by a multiple of ten or less minutes. For example, if a practice or game is not halted immediately when driver opens the doors and if the following group starts one minute late, Licensee shall be charged for an additional ten minutes. If the following group takes the ice eleven minutes behind schedule, then Licensee shall be charged for 20 additional minutes.
   g. Licensor reserves the right to eject any individual person or group for bringing any kick ball, soccer ball, hackey sack, volleyball or any other similar ball or object into any common area of the rink for any purpose whatsoever, including team stretches, warm-ups, off-ice sessions and plyometrics.
   h. Licensor reserves the right to eject any individual or group for using hockey sticks to shoot, dribble, puck handle, or play games in any area of the facility whatsoever, other than the ice surface itself.

6. **Duties of Licensee.**
   a. Licensee shall provide for the supervision of all of Licensee's activities at the Arena so as to comply with all Arena rules and regulations, including, but not limited to, the rules and regulations set forth in "Exhibit B" attached hereto, and all other and further rules and regulations posted in the Arena. Licensee shall execute the Locker Room Contract attached hereto as part of "Exhibit B." Licensee shall transmit all executed Locker Room Contracts to licensor within a reasonable time after they have been executed.
   b. Licensee shall provide for qualified and trained adult supervision at all times and in all areas utilized by Licensee, its employees, agents, members, invitees and spectators.
   c. Licensee shall not use, or permit the use of, the Arena, for any unlawful or disorderly purpose. Further, Licensee shall provide for crowd control at all games and events sponsored or held by Licensee.
   d. Licensee shall maintain the Arena in the same condition as received.

e. Licensee shall be charged with repairing damage caused to the Arena and/or equipment by the negligence and/or abuse of Licensee, its employees, agents, members, invitees and spectators. The amount of said charges shall be equal to the amount of materials and labor required to repair the equipment or premises to the sole satisfaction of the Licensor.
f. Licensee shall notify Licensor of any adverse condition(s) arising during the term of this License.
g. Licensee shall address all concerns as they relate to the condition of the ice with the manager on duty and not with the driver of the ice resurfacing machine.
h. The Licensee shall be responsible for providing referees, officials, and any other personnel necessary for Licensee's activities.
i. Licensee shall clear ice surfaces promptly after the end of each ice time session and at each resurfacing. Licensee shall be responsible for ensuring that none of Licensee's employees, agents, members or invitees (spectators), enter or step upon the ice surface while the resurfacing doors are open. Licensee acknowledges that Licensor and its operators require a minimum of ten full minutes to safely and effectively resurface the ice to the highest possible standards. Violation of this ten minute stipulation shall result in actions outlined in paragraph 6, section (f).
j. Licensee shall be a member in good standing, register all players and teams, and abide by the current rules and regulations of:

   ☐ USA Hockey
   ☐ Amateur Hockey Association of Illinois

k. Licensee shall notify Licensee of any material breach of this License, including, but not limited to, failure to register all players and teams, and abide by the current rules and regulations as set forth in paragraph i. Licensor shall grant Licensee 30 days from date of notification to remedy any such breach as set forth herein. Failure of Licensee to remedy any such breach shall result in termination of this License at Licensor's option.
l. Licensee shall execute the written release and waiver of liability attached hereto as "Exhibit A." Licensee shall transmit all executed written releases and waivers to licensor within a reasonable time after they have been executed.
m. Licensee shall hire, compensate, and be responsible for the certification and screening of all of Licensee's bench and other coaches. Licensee shall have the sole power, duty, and authority to hire and terminate such coaches.
n. Licensee shall notify its members that food and beverage consumption at the Edge shall be limited to the purchase of such food and beverage as is available from the food/beverage company which provides concessions and catering under contract with Licensor.
o. Licensee shall seek approval on all posted signage locations, content and method of fixture.

7. **Duties of Licensor**.
   a. Licensor shall provide the ice rink, two team locker rooms, a maximum of 4 nets and other facilities to the Licensee pursuant to the terms of this License, including, but not limited to, the ice times set forth in "Exhibit C."
   b. Licensor shall provide one ice resurfacing per hour specific to the ice times listed in "Exhibit C." Requests for additional resurfacing will be honored based upon the availability of staff and equipment.
   c. Licensor shall be responsible for advance preparation of the ice surface, placement of all nets and boards, maintenance of lighting and ice surfaces, heating, and cleaning of locker rooms.
   d. Licensor shall provide Licensee with access to certain common areas of the Arena and Redmond Park facilities, as schedule allows.

8. **Assumption of Risk.** Licensee, Licensee's employees, agents, members and invitees (spectators), assume all risks and hazards incidental to use of the Arena. These risks include, but are not limited to, the danger of being injured by or on ice surfaces, pucks, hockey sticks, skate blades, hockey players, skaters, coaches, training apparatus, nets or any other element incidental to the operation of the Arena.

9. **Insurance.**
   a. Coverage. Licensee shall purchase and maintain public liability insurance during the full term of this License naming Licensor as an additional insured, for limits of liability of not less than:
      i. Personal injury/death: one million dollars per occurrence; and
      ii. Property damage liability: five hundred thousand dollars per occurrence.
   b. Licensee shall also maintain property damage coverage for all personal property of Licensee stored or otherwise kept at the Arena in an amount sufficient to cover the full replacement cost thereof.
   c. Waiver of Subrogation. Licensor and Licensee each hereby waive any and every claim for recovery from the other for any and all loss of, or damage to, the Arena or to the contents thereof, which loss or damages are covered by valid and collectible property casualty insurance policies, to the extent that such damage is recoverable under the terms of such policies. Inasmuch as this mutual waiver will preclude the assignment of any claim by subrogation (or otherwise) to an insurance company (or any other person), Licensor and Licensee each agree to give each insurance company which has issued, or in the future may issue, to its policies of physical damage insurance, written notice of the terms of this mutual waiver, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waiver.

10. **Waiver of Claims; Indemnification**.
   a. Licensee shall indemnify, hold harmless, and defend the Licensor and its officers, employees, or agents from and against all liability (including costs and attorneys' fees), claims, demands, and causes of actions arising out of or related to any loss, damage, injury, death, or loss or damage to property resulting from, or arising out, this license, to the fullest extent authorized by law.
   b. The indemnification provided for in Section 10(a) hereof shall expressly extend to, but shall not be limited to, any injuries sustained by Licensor and its managers, officers, agents, servants, and employees.

11. **Termination.**
   a. Licensor reserves the right to terminate this License for failure to pay any and all fees as provided herein.
   b. Licensor reserves the right to terminate this License for failure to comply with any other provision of this License, or violation of law by Licensee or its employees, agents or members while at the Arena.
   c. Licensor shall give Licensee ten (10) days written notice of Licensor's intent to terminate this License.
   d. Termination of this License shall not terminate any liability arising out of conduct prior to the actual date of termination, nor limit any recovery of damages resulting from such termination.

12. **Excuse of Performance.**
   a. Licensor and Licensee shall be excused from performance of the obligations of this License if said performance is impossible or impracticable as a result of any casualty, event, happening, or thing beyond the reasonable control of either party, including, but not limited to, mechanical breakdown of refrigeration systems or resurfacing equipment. However, Licensee shall not be excused from performance by inclement weather conditions.

b. Such excuse of performance shall continue until such time as said casualty, event, happening, or thing is remedied.

13. **Arena**

a. Licensor reserves the right to close or evacuate the Arena at any time for any reason, including but not limited to: any act of God, strike, labor dispute, fire, war, civil disturbance, explosion, pestilence, breakage or accident to machinery or water utility appurtenances, quarantine, epidemic, flood, weather disturbance, any act or interference of any governmental authority or agency, or by any similar cause reasonably beyond the control of the Licensor.
b. Licensee shall not be charged for any time that the Arena is closed or evacuated. Payment schedules shall be adjusted or compensatory ice time shall be arranged, accordingly.
c. Licensor reserves ultimate control and dominion over all areas of the Arena and reserves the right to inspect all facilities being used by Licensee to ensure Licensee in is full compliance with this License.
d. If a mechanical failure shall occur at the Edge which would affect the quality of the ice, or the ability of the Village to allow use of the Edge in any way, the Licensee shall be relieved of paying any sum for use of the Edge otherwise due and owing under this License, until such time as the use of the Edge can resume. If monies have been paid for ice time not eligible for use as a result of a failure of the Licensor to provide such use, those sums shall be credited to the Licensee.

14. **Miscellaneous**

a. **No assignment**. This License may not be assigned by Licensee without Licensor's prior written consent.
b. **Amendments**. No amendments or other revisions of this License shall be valid unless made in writing by the Licensee and the Licensor.
c. **Entire License**. This License, including all exhibits attached hereto, represents the entire understanding for the use of the Arena between the parties. There are no other or additional agreements between the parties that modify the terms of this License.
d. **Severability**. The invalidity or unenforceability of any particular provision of this License shall not affect the other provision and this License shall then be construed in all respects as if such invalid or unenforceable provision(s) was omitted.
e. **Headings and Captions**. The headings and captions continued in this License have been inserted merely as a matter of convenience and/or reference, and are not intended to define, limit, or describe the scope or intent of any provision of this License.
f. **Governing law**. Interpretation of this License shall be governed by the laws of the State of Illinois. Venue for all litigation arising out of this License shall be proper in the Eighteenth Judicial Circuit Court of DuPage County, Wheaton, Illinois.
g. **Waiver**. No waiver of a breach of any provision of this License by any party shall be effective unless made expressly in writing. No such waiver shall constitute or be construed as a waiver by such party of any future breach or any other provision of this License.
h. **Counterparts**. This License may be executed and delivered in two or more counterparts, each of which shall be an original document and all of which shall constitute a single binding License.

15. **Notice**

a. All notices required by this License shall be provided to the following individuals by first-class U.S. Mail, postage pre-paid, together with a copies by either facsimile or e-mail in .pdf file format as follows:

i. For Licensor:

Village of Bensenville
Attn: Village Manager
12 South Center Street
Bensenville, Illinois 60106
esummers@bensenville.il.us

and

P. Joseph Montana
Montana and Welch, LLC
192 North York Road
Elmhurst, IL 60126
jmontana@montanawelch.com
(630) 501 – 0624 Elmhurst
(708) 448 – 7005 Palos Heights
(630) 607 – 0694 Fax

ii. For Licensee:

American Hearing Impaired Hockey Association (AHIHA)
Attn: Kevin Delaney
9345 North Harding Drive
Evanston, IL 60203
kevindelaney@comcast.net

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

VILLAGE OF BENSENVILLE

By:_____
Village Manager

Attest: _____
Village Clerk

AMERICAN HEARING IMPAIRED HOCKEY ASSOCIATION

By:_____

Its President

Attest:_____
Secretary

EXHIBIT A

WAIVER AND RELEASE OF LIABILITY AGREEMENT

I. Assumption of risk. I acknowledge that ice skating, or any activities related to ice skating, involve certain risks, dangers and hazards that can result in serious personal injury or death. I also acknowledge that ice skating arenas contain potential dangers. Accordingly, I hereby freely agree and accept any and all known and unknown risks of injury while participating in ice skating and related activities arising out of the License executed between the VILLAGE OF BENSENVILLE and the AMERICAN HEARING IMPAIRED HOCKEY ASSOCIATION, an Illinois not-for-profit Corporation. I further recognize and acknowledge that the risks involved in ice skating, or any activities related to ice skating, can be reduced by, among other things: taking skating lessons, abiding by the rules and regulations of the Arena, and using common sense and care.

II. Release and waiver of claims agreement. In consideration of allowing me to participate in ice skating, or any activities related to ice skating, at the Arena, I hereby agree to waive any and all claims that I have or may have in the future against the VILLAGE OF BENSENVILLE resulting from my participation in the activities of the AMERICAN HEARING IMPAIRED HOCKEY ASSOCIATION, at the Arena. Further, I hereby release the VILLAGE OF BENSENVILLE from any and all liability for any loss, damage, injury or expense that I may suffer, or that my next of kin or heirs might suffer, as a result of my participation in the ice skating and related activities arising out of the License executed between the VILLAGE OF BENSENVILLE and AMERICAN HEARING IMPAIRED HOCKEY ASSOCIATION, due to whatever cause whatsoever, including negligence or breach of contract on the part of the VILLAGE OF BENSENVILLE.

III. Binding effect of this agreement. In the event of my death or incapacity, this agreement shall be binding upon my heirs, next of kin, executors, assigns, and representatives.

IV. Entire agreement. This agreement contains all the terms and conditions of my waiver and release of liability.

I HAVE READ AND UNDERSTAND THIS AGREEMENT AND I AM AWARE THAT BY SIGNING THIS AGREEMENT I AM WAIVING CERTAIN LEGAL RIGHTS INCLUDING THE RIGHT TO SUE THE VILLAGE OF BENSENVILLE.

_____ _____

signature of participant signature of parent or guardian if participant is a minor

_____

date

EXHIBIT B

Edge Ice Arenas Locker Room Contract

In an effort to provide a first class facility and protect this facility against common vandalism and disrespect that occurs in most hockey locker rooms and surrounding areas, the following guidelines have been established and will be strictly enforced:

- No food, sport drinks or alcoholic beverages allowed in locker rooms – WATER ONLY is allowed.
- Floor hockey is strictly prohibited in all areas of the Edge Ice Arenas and particularly locker rooms and adjacent hallways.
- Ensure all the doors in this room are properly secured before exiting. The Village of Bensenville is not responsible for lost or stolen items.
- For the protection of our customers any unauthorized use of photographic or recording equipment of any type in the change rooms, bathrooms and shower area is strictly prohibited.
- *All* tobacco use is prohibited in the facilities – violation will result in immediate ejection of the user from the facility.
- ALL trash must be picked up in locker rooms before this form is deemed ACCEPTABLE.
- Please vacate the room within 30 minutes after ice rental has ended.
- Players and or teams that bang sticks on wall and floors as they enter or exit the locker room will be immediately ejected from the Edge Ice Arenas. PLEASE INFORM TEAM MEMBERS.

Date_____Association_____Team_____

Time Slot_____Rink_____Locker Room_____

Time of day key is checked out_____Time Returned_____

Responsible party printed name_____Phone_____

NOTE EXISTING DAMAGE_____

_____

I agree to accept full responsibility for cleanliness and damage that may occur during the above teams' usage of this locker room. I understand the locker room will be inspected by an Edge Ice Arena employee and myself before occupancy and after all players have completed use of the locker room. The room must be clean and free from any acts of vandalism upon inspection.

Responsible party signature_____

Witness (Edge Staff)_____

After use inspection (circle one) Acceptable Not Acceptable**

**Reason for non-acceptance_____

_____

_____

Employee name that inspected locker room and received key_____

Time of day key returned_____

(Please note price list on reverse side for cost of damages)

Price List for Damages

Your team will be held liable for all damages to locker rooms that occurred in contracted time frame. The following list outlines the replacement cost that your team will be charged for any and all damage:

Paint touch up	$100.00
Damaged Bench	$250.00
Keys	$10.00
Locks	$150.00
Showerhead	$50.00
Outlet	$40.00
Outlet Cover	$20.00
Light Cover	$100.00
Thermostat	$750.00
Toilet	$750.00
Sink	$500.00
Toilet Partition	$1000.00
Shower Partition	$1000.00
Emergency Lights	$750.00
Coat Hooks	$250.00
Damaged Ceilings	$1000.00
Damaged Doors	$1000.00
Room Deodorizer	$150.00

EXHIBIT B-1

ADDITIONAL LOCKER ROOM AND ARENA RULES AND REGULATIONS

1. Skates must be kept on the rubber floor only and not on or around the bleachers.
2. Playing hockey is restricted to the ice only. No sticks with pucks, balls, or any other objects will be permitted in the public areas of the rink. This equipment will be confiscated by rink staff if this policy is not adhered to.
3. Players must be fully clothed when outside of the locker room.
4. Roller blades, roller shoes, bicycles, scooters, and skateboards are not permitted in the rink.
5. No pets allowed in rink.
6. The ice re-surfacer (Zamboni) will not start until all players are off of the ice and doors are closed.
7. User will be billed for every minute that they remain on the ice beyond the scheduled end of their slot. E.g. If a practice or game is scheduled from 5:30 pm – 6:30 pm that means the user should be off of the ice at 6:30 pm. This does not mean that it is time to start conditioning while the assistant coach picks up the pucks. The rink will notify the club of the extra charges and who was on the ice. Our goal is to provide a safe environment and we feel that having to resurface the ice in any time less than ten minutes is unsafe.
8. Users do not have access to the office or any office equipment within it.
9. For the protection of all customers, all video and audio electronic recording devices are prohibited from all locker rooms within the facility.
10. Alcohol and tobacco is strictly prohibited from all locations within the facility, specifically including locker rooms.

Exhibit B - 2

Other facility rental fees and responsibilities

The Edge Ice Arenas has a number of different facilities available for rent in addition to just ice rental. Listed below are other areas of the facility that can be rented out as a means to enhance your program content. Please understand that there is a deposit and a rental fee charged with each one of these facilities. A post usage inspection must be approved by rink management prior to return of the customer's damage deposit. Food and drink are not allowed in any of the facilities. Please place a check mark in the box of the facility required.

Rental Facility	Cost	Please check if required
AHAI Meeting Rooms Maximum occupancy of 30 people per room	**$150/day/room**	
West Rink Party Room Maximum occupancy of 15 people per room	**$50/day**	
Blue Line Club Bar Maximum occupancy of 20 people per room	**$100/day**	
John Street Ballet Room Maximum occupancy of 20 people per room	**$50/day**	
Skybox Each skybox offers a private suite overlooking the Edge West Ice Arena. Maximum occupancy is 10 people per suite.	**$100/suite**	
Food/Beverage The Edge Ice Arenas has leased out exclusive licensing rights for all food and vending privileges. Please do not bring in food from outside sources. Please indicate YES or NO if you will be requiring food and beverage services while at the Edge.	**Yes** **No**	
Vendor Space Each vendor space will include one table and two chairs. There are two vendors spaces available on lower level and numerous spaces available on the 2nd level mezzanine.	**$100/upper level space** **$150/lower level space**	
Internet Needs Do you need a hotspot for dedicated a wireless signal		
Electrical Requirements Please specify all electrical requirements.		
Microphone Please specify if you will require the use of a microphone.		
Check In Tables Please specify the number of tables required and location desired.		

EXHIBIT C

ICE TIME/SCHEDULE

A. Regular Ice Slots

Beginning with the second Saturday in June, Licensee shall be responsible for purchasing certain specified ice slots from Licensor as listed below as well as any additional ice slots added after the signing of this agreement.

Day	Start	End	Rink
Saturday	6:40 PM	8:10 PM	East Rink
Sunday	2:00 PM	3:10 PM	West Rink
Sunday	2:10 PM	3:10 PM	East Rink
Sunday	3:20 PM	4:30 PM	East Rink
Sunday	3:20 PM	4:40 PM	West Rink
Monday	8:00 AM	9:00 AM	East Rink
Monday	8:00 AM	9:00 AM	West Rink
Monday	9:00 AM	10:30 AM	East Rink
Monday	9:10 AM	10:40 AM	West Rink
Monday	10:40 AM	12:10 PM	East Rink
Monday	10:50 AM	12:35 PM	West Rink
Monday	5:00 PM	6:00 PM	East Rink
Monday	5:00 PM	6:10 PM	West Rink
Monday	6:10 PM	7:20 PM	East Rink
Monday	6:20 PM	7:50 PM	West Rink
Tuesday	8:00 AM	9:00 AM	West Rink
Tuesday	8:00 AM	9:00 AM	East Rink
Tuesday	9:00 AM	10:30 AM	East Rink
Tuesday	9:10 AM	10:40 AM	West Rink
Tuesday	10:40 AM	12:10 PM	East Rink
Tuesday	10:50 AM	12:35 PM	West Rink
Tuesday	3:50 PM	4:50 PM	West Rink
Tuesday	5:00 PM	6:00 PM	East Rink
Tuesday	5:00 PM	6:10 PM	West Rink
Tuesday	6:10 PM	7:20 PM	East Rink
Tuesday	6:20 PM	7:50 PM	West Rink
Wednesday	8:00 AM	9:00 AM	West Rink
Wednesday	8:00 AM	9:00 AM	East Rink
Wednesday	9:00 AM	10:30 AM	East Rink
Wednesday	9:10 AM	10:40 AM	West Rink
Wednesday	10:40 AM	12:10 PM	East Rink
Wednesday	10:50 AM	12:35 PM	West Rink

Thursday	8:00 AM	9:00 AM	West Rink
Thursday	8:00 AM	9:00 AM	East Rink
Thursday	9:00 AM	10:30 AM	East Rink
Thursday	9:10 AM	10:40 AM	West Rink
Thursday	10:40 AM	12:10 PM	East Rink
Thursday	10:50 AM	12:35 PM	West Rink
Thursday	5:00 PM	6:00 PM	East Rink
Thursday	5:00 PM	6:10 PM	West Rink
Thursday	5:00 PM	9:00 PM	AHAI Rooms
Thursday	6:10 PM	7:20 PM	East Rink
Thursday	6:20 PM	7:50 PM	West Rink
Friday	8:00 AM	9:00 AM	West Rink
Friday	8:00 AM	9:00 AM	East Rink
Friday	9:00 AM	10:30 AM	East Rink
Friday	9:10 AM	10:40 AM	West Rink
Friday	10:40 AM	12:10 PM	East Rink
Friday	10:50 AM	12:35 PM	West Rink
Friday	5:00 PM	6:00 PM	East Rink
Friday	5:00 PM	6:10 PM	West Rink
Friday	6:10 PM	7:20 PM	East Rink
Friday	6:20 PM	7:50 PM	West Rink
Saturday	10:00 AM	11:10 AM	West Rink
Saturday	10:20 AM	11:20 AM	East Rink
Saturday	11:20 AM	12:30 PM	West Rink
Saturday	12:40 PM	2:10 PM	West Rink
Saturday	2:20 PM	3:20 PM	West Rink

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Todd Finner	Recreation and Community Events	July 27, 2021

DESCRIPTION:

Resolution Authorizing a Facility Usage License Agreement Between the Village of Bensenville and 200 X 85, LLC

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services	X	*Major Business/Corporate Center*
X	*Safe and Beautiful Village*	X	*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

The Village has encouraged the 200 X 85, LLC to use the Edge Ice Arenas as one of the host sites for the 2021 World Hockey Invite youth hockey tournament. The World Hockey Invite is one of the largest youth hockey tournaments in the world and will bring many out of state teams to compete in the Village of Bensenville. This tournament will showcase the top 14 year old players from Canada, the United States, and Europe.

39 teams in Bensenville equates to a hotel room demand of 780 rooms per night or a minimum projected total of 2,340 room nights between Thursday and Saturday.

KEY ISSUES:

The Resolution presented approves a Facility Usage License Agreement with 200 X 85, LLC. The agreement will cover any and all ice times reserved by 200 X 85 at the Edge over the November 4 to November 6, 2016 weekend.

200 X 85 will pay the Village $257.500 per hour plus 5% Village amusement tax for all start times prior to 4:30 pm on Friday, November 4th, 2016. Thereafter, the Village will receive $463.50 per hour plus 5% amusement tax for all remaining ice times.

Tournaments such as the World Hockey Invite bring hundreds of thousands of dollars through direct and indirect spending to the local economy.

ALTERNATIVES:

- This Resolution requires approval by the Village Board. Should the Board not approve the Resolution, 200 X 85, LLC will not be entitled to use the Arenas under the terms of the proposed Facility Usage License Agreement.
- Discretion of the Board.

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing a Facility Usage License Agreement Between the Village of Bensenville and 200 X 85, LLC.

BUDGET IMPACT:

This Agreement will provide the Village with revenues in the form of license fees, amusement tax and increased concession sales commissions. Total resulting revenues will come in at just over $40,000 for license fees and amusement tax. These revenues are included in the 2021 annual budget.

ACTION REQUIRED:

Approval of a Resolution Authorizing a Facility Usage License Agreement with the 200 X 85, LLC.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/12/2021	Resolution Letter
Agreement	7/12/2021	Exhibit

RESOLUTION NO._____

A RESOLUTION APPROVING AN ICE ARENA FACILITY USAGE LICENSE AGREEMENT WITH 200 X 85, LLC

WHEREAS, the VILLAGE OF BENSENVILLE (hereinafter the "VILLAGE") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the VILLAGE is empowered to make all contracts and to undertake other acts as necessary in the exercise of its statutory powers pursuant to 65 ILCS 5/2-2-12; and

WHEREAS, the VILLAGE owns and operates ice rink facilities commonly known as The Edge on Jefferson Street and The Edge on John Street (collectively the "ARENA"); and

WHEREAS, the VILLAGE has determined that it is necessary and desirable to license ice time and use of the ARENA for the purposes of attracting special events to Bensenville as well as generating revenue to fund the costs of maintenance, operation and management of the ARENA; and

WHEREAS, 200 x 85, LLC has expressed a desire to enter into an Ice Arena and Facility Usage License Agreement for the use of the ARENA in accordance with the terms and conditions as expressed in the subsequent Ice Arena and Facility Usage License Agreement (hereinafter the "AGREEMENT") attached hereto and incorporated by reference herein as Exhibit "A"; and

WHEREAS, President and Board of Trustees have determined that it is in the best interests of the VILLAGE and its residents to approve the AGREEMENT with 200 X 85, LLC.

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

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Manager is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Village Deputy Clerk is hereby authorized to attest thereto, the Ice Arena and Facility Use Agreement attached hereto and incorporated herein by reference as Exhibit "A."

SECTION THREE: This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent: _____

ICE ARENA AND FACILITY USAGE LICENSE

This Ice Arena and Facility Usage License (hereinafter "License") is made and entered into as of this 20th day of July, 2021, by and between the VILLAGE OF BENSENVILLE ("Licensor," "Village") and 200 X 85, LLC , ("Licensee") (Licensee and Licensor collectively referred to as the "Parties") for the purposes of licensing use of the VILLAGE OF BENSENVILLE-EDGE ICE ARENAS ("Arena").

I. RECITALS

1. Licensor is an Illinois municipality organized and existing by virtue of the laws of the State of Illinois and the Illinois Constitution of 1970.
2. Pursuant to the authority granted to Licensor by the of the laws of the State of Illinois and the Illinois Constitution of 1970, Licensor owns and operates two ice rinks, one located at 545 John Street, Bensenville, Illinois ("Edge on John Street") and the other at 735 East Jefferson Street, Bensenville, Illinois ("Edge on Jefferson Street"). (For the general purposes of this License, Edge on John Street and Edge on Jefferson Street shall be referred to collectively as the "Arena," unless referenced otherwise.)
3. Licensor intends to license ice time and use of Arena facilities for the purposes of generating revenue to fund the costs of maintenance, operation, and management of the Arena.
4. Moreover, Licensor intends to license ice time and use of Arena facilities as provided herein to 200 X 85, LLC (licensee) and has relied upon Licensee's undertakings in this License as an inducement to make the commitments outlined in this License.
5. Licensee intends to use all ice time and the Arena and its facilities, as provided herein.
6. Licensee recognizes that Licensor is an Illinois municipal corporation and is, therefore, subject to the limitations of the laws of the State of Illinois and the Illinois Constitution of 1970.
7. Licensee further recognizes that Arena and its facilities are public in nature.
8. Licensee recognizes that Licensor has executed, and is therefore bound by, License agreements with other parties, which may limit Licensor's ability to reschedule ice time.
9. Licensor and Licensee recognize that this License is for the benefit of Licensee, its members, employees, agents, coaches, players, invitees, and spectators, subject to conditions and restriction imposed on the Arena as public property and the Licensor as a municipal corporation.

NOW, THEREFORE, in consideration of the recitals, representations, and mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

II. LICENSE

1. Term.

The Term of this License shall commence on November 5, 2021 and shall continue for a period of three (3) days (the "Term") until November 7, 2021. If agreement remains unsigned beyond July 13, 2021, then such agreement shall be deemed null and void. In no event shall the Term exceed this period.

2. **Usage**.
    a. **Ice Time**. During the Term, Licensee shall purchase from Licensor pursuant to the schedule set forth in "Exhibit C," attached hereto.
    b. **Exchange of Ice Time**. Licensee may exchange the ice time specifically listed in "Exhibit C" for other available of unused ice time. Such exchanges will be reasonably granted, to the extent possible, subject to the approval of the Licensor, at Licensor's sole discretion. All exchanges must be approved verbally, or in writing, by the Director of Recreation and Community Programming or designee, forty-eight (48) hours prior to the earlier of ice times.
    c. **Age Specifications**. This licence shall be limited to boys age levels 12 and under or younger.
    d. **Preempted Ice.** Licensor reserves the right, within not less than fourteen (14) days prior to scheduled ice time, and upon verbal or written notice, to preempt Licensee's use of the Arena.

3. **Scope**
    a. This License authorizes Licensee to use the ice surface, locker rooms, spectator stands, public areas of the Arena, other Redmond Park Facilities, as schedule allows, and all means of public ingress and egress.
    b. This License also authorizes Licensee to use parking areas and other areas of the Arena otherwise available to the skating public.
    c. This License and the usages provided for herein applies only during the ice time set forth in "Exhibit C," or otherwise exchanged pursuant to paragraph 2(b), herein.
    d. This License applies only to Licensee and its employees, agents, members and invitees (spectators).
    e. This License shall not be construed to grant any interest in realty or any other possessory interest in the Arena, or any part thereof, to Licensee.

4. **Payment**
    a. Licensor shall invoice Licensee for all charges due and owing the following month. All invoiced amounts shall become due and owing on October 15, 2019.
    b. The invoiced amount shall be based upon the following hourly rate of $463.50 per hour. All hours purchased with a start time prior to 4:30 pm on Friday 11/5/2021 will be purchased at a rate of $257.50 per hour. All hours shall be charged at the specified rate together with a five (5%) amusement tax assessment.
    c. A five (5%) percent monthly late fee will be charged if payment is received more than fifteen days after the due date specified in subparagraph (4.)(a.), above. A Fifty Dollar ($50.00)-fee above the face amount of a check will be charged for all checks that are not paid, returned, and/or must be resubmitted for collection, regardless of reason or fault. All unpaid sums resulting from a check unpaid for any reason shall immediately become subject to the five (5%) percent monthly late fee in addition to any other fees and charges provided for herein.
    d. The Village of Bensenville amusement tax, then in effect, shall be assessed against the full amount of each hourly ice charge. The amusement tax is currently five percent (5%) at the signing of this License

e. Upon Licensee's failure to pay any sums due hereunder by the required payment deadline of October 15, 2019 as required by any part herein, Licensor reserves the right to sell Licensee's ice time, in whole or in part. However, Licensee shall remain liable for payment for any ice times that cannot be sold and for margins on any ice times sold at a reduced price.
f. If the Licensee fails to pay any sums within sixty (60) days of the unpaid invoice(s) due date, Licensor hereby reserves the right to cancel any future commitments made by Licensor to Licensee pursuant to this, or any other License agreement, and to cancel said License, at Lessor's sole option.

5. Taxes.

a. Licensee hereby agrees to pay any and all due and owing taxes, which may be assessed by Licensor on Licensee's activities at the Arena, within fifteen (15) business days of receipt of said notice of a tax obligation.
b. Specifically, Licensee shall collect, serve as agent and trustee for, and pay to the Licensor, the amusement tax pursuant to the terms of Bensenville Village Ordinance Section 3-19-1 et seq. In addition to the remedies provided for in Section 3-19-6, Licensor shall have the remedies set forth in part II, paragraph 4, subparagraphs c., d., and e. of this License.

6. Reservation of Rights.

a. Licensor hereby reserves all rights and privileges not expressly granted to Licensee. The nature, duration, and scope of Licensee's use of Arena, including all facilities located therein, is hereby limited to the express terms of this License.
b. Licensor reserves the right to eject any person, including, but not limited to, Licensee's employees, agents, members, invitees, and spectators, for any reason, at Licensor's sole discretion.

7. Duties of Licensee.

a. Licensee shall provide for the full and proper supervision of all of Licensee's activities at the Arena so as to comply with all Arena rules and regulations, including, but not limited to, the locker room and Arena rules and regulations set forth in "Exhibit B," attached hereto and incorporated herein by reference as if fully set forth, and all other and further rules and regulations posted in the Arena. Licensee agrees to the pay to the Licensor the replacement costs itemized in Exhibit "B" for the damages listed there caused by it or its employees, agents, members, invitees and spectators.
b. Licensee shall provide for qualified and trained adult supervision at all times and in all areas utilized by Licensee, its employees, agents, members, invitees and spectators.
c. Licensee shall not use, or permit the use of, the Arena, for any unlawful or disorderly purpose. Further, Licensee shall provide for crowd control at all games and events sponsored or held by Licensee by trained and qualified personnel.
d. Licensee shall maintain the Arena in the same condition as received.
e. Licensee shall be charged with repairing damage caused to the Arena and/or equipment by the negligence and/or abuse of Licensee, its employees, agents, members, invitees and spectators. The amount of said charges shall be equal to the amount of materials and labor required to repair the equipment or premises to the sole satisfaction of the Licensor.

f. Licensee shall notify Licensor of any adverse condition(s) arising during the term of this License.
g. The Licensee shall be responsible for providing referees, officials, and any other personnel necessary for the proper conduct of the Licensee's activities.
h. Licensee's players, hockey directors, instructors and bench coaches shall vacate ice surfaces promptly after the end of each ice time session and at each resurfacing. Licensee shall be responsible for ensuring that none of Licensee's employees, agents, members or invitees (spectators), enter or step upon the ice surface while the resurfacing doors are open.
i. Licensee shall be a member in good standing, register all players and teams, and abide by the current rules and regulations of:
    - ☐ USA Hockey
    - ☐ Amateur Hockey Association of Illinois
j. Licensee shall notify Licensor of any material breach of this License, including, but not limited to, failure to register all players and teams, and abide by the current rules and regulations as set forth in paragraph i. Licensor shall grant Licensee thirty (30) days from date of notification to remedy any such breach as set forth herein. Failure of Licensee to remedy any such breach shall result in termination of this License at Licensor's option.
k. Licensee shall execute the written release and waiver of liability attached hereto as "Exhibit A." Licensee shall transmit all executed written releases and waivers to licensor within a reasonable time after they have been executed.
l. Licensee shall indicate on "Exhibit D" which additional facilities they would like to rent. In the event that Licensee would like to rent vendor space, please indicate the name of the vendor and product(s) the vendor will be selling.
m. In the event that Licensee is renting vendor space then Licensee shall be required to indicate the desired location of each vendor space on the facility drawings located on "Exhibit E". Vendors not listed on "Exhibit D" and located on the drawings on "Exhibit E" will not be permitted access to the facility.
n. Licensee shall be responsible for ensuring that participating teams, participants, spectators, officials and vendors have been notified that all outside food, beverage and alcohol will not be permitted within the premises. Participating teams, participants, spectators, officials and vendors shall be directed to Bella Vista Catering at bellavistabanquets@outlook.com for all food and beverage requirements.

8. Duties of Licensor.

a. Licensor shall provide the ice rink, locker rooms, and other facilities to the Licensee pursuant to the terms of this License, including, but not limited to, the ice times set forth in "Exhibit C" and the other facilities set forth in "Exhibit D."
b. Licensor shall provide one (1) ice resurfacing prior to the ice times specified in "Exhibit C." Requests for additional resurfacing will be honored based upon the availability of staff and equipment.
c. Licensor shall be responsible for advance preparation of the ice surface, maintenance and placement of all nets and boards, maintenance of lighting and ice surfaces, two locker rooms per ice slot, heating, and cleaning of locker rooms.
d. Licensor shall provide one table and two chairs for each vendor location rented by Licensee as indicated in "Exhibit D".

e. Licensor shall notify Licensee of any material breach of this License. Licensee shall grant Licensor thirty (30) days from date of notification to remedy any such breach as set forth herein. Failure of Licensor to remedy any such breach shall result in termination of this License at Licensee's option.

9. Assumption of Risk.

Licensee, Licensee's employees, agents, members and invitees (spectators), assume all risks and hazards incidental to use of the Arena. These risks include, but are not limited to, to losses and the danger of being injured by or on ice surfaces, pucks, hockey sticks, hockey players, skaters, coaches, training apparatus, nets, attendees and spectators or any other element incidental to the operation of the Arena.

10. Insurance.

a. Coverage. Licensee shall purchase and maintain public liability insurance during the full term of this License naming Licensor as an additional insured, for limits of liability of not less than:
   i. Personal injury/death: one million dollars per occurrence; and
   ii. Property damage liability: five hundred thousand dollars per occurrence.

b. Licensee shall also maintain property damage coverage for all personal property of Licensee stored or otherwise kept at the Arena in an amount sufficient to cover the full replacement cost thereof.

c. Waiver of Subrogation. Licensor and Licensee each hereby waive any and every claim for recovery from the other for any and all loss of, or damage to, the Arena or to the contents thereof, which loss or damages are covered by valid and collectible property casualty insurance policies, to the extent that such damage is recoverable under the terms of such policies. Inasmuch as this mutual waiver will preclude the assignment of any claim by subrogation (or otherwise) to an insurance company (or any other person), Licensor and Licensee each agree to give each insurance company which has issued, or in the future may issue, to its policies of physical damage insurance, written notice of the terms of this mutual waiver, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waiver.

11. Waiver of Claims; Indemnification.

a. Licensee shall indemnify, hold harmless, and defend the Licensor and its officers, employees, or agents from and against all liability (including costs and attorneys' fees), claims, demands, and causes of actions arising out of or related to any loss, damage, injury, death, or loss or damage to property resulting from, or arising out, this license, to the fullest extent authorized by law.

b. The indemnification provided for in Section 11(a) hereof shall expressly extend to, but shall not be limited to, any injuries sustained by Licensor and its managers, officers, agents, servants, and employees.

12. Termination.

a. Subject to the conditions set forth in Article (4.), above, Licensor reserves the right to terminate this License for failure to pay any and all fees as provided herein.
b. Licensor reserves the right to terminate this License for failure to comply with any other provision of this License, or violation of law by Licensee or its employees, agents or members while at the Arena.
c. Licensor shall give Licensee ten (10) days written notice of Licensor's intent to terminate this License.
d. Termination of this License shall not terminate any liability arising out of conduct prior to the actual date of termination, nor limit any recovery of damages resulting from such termination.
e. Termination by the Licensor shall not preclude its pursuit of any other remedy or damages it may have for Licensee's breach of this License.

13. Excuse of Performance.

a. Licensor and Licensee shall be excused from performance of the obligations of this License if said performance is impossible or impracticable as a result of any acts of God, *force majeure,* or casualty, event, happening, or thing beyond the reasonable control of either Party, including, but not limited to, mechanical breakdown of refrigeration systems or resurfacing equipment. However, Licensee shall not be excused from performance by inclement weather conditions.
b. Such excuse of performance shall continue until such time as said acts of God, *force majeure,* casualty, event, happening, or thing is past and/or the injury or loss from it sufficiently restored or remedied to permit resumption of the activities under this License.

14. Arena.

a. Licensor reserves the right to close or evacuate the Arena at any time for any reason, including but not limited to: any act of God, strike, labor dispute, fire, war, civil disturbance, explosion, pestilence, breakage or accident to machinery or water utility appurtenances, quarantine, epidemic, flood, weather disturbance, any act or interference of any governmental authority or agency, or by any similar cause reasonably beyond the control of the Licensor.
b. Licensee shall not be charged for any time that the Arena is closed or evacuated. Payment schedules shall be adjusted or compensatory ice time shall be arranged, accordingly.
c. Licensor reserves ultimate control and dominion over all areas of the Arena and reserves the right to inspect all facilities being used by Licensee to ensure Licensee in is full compliance with this License.

15. Miscellaneous.

a. Assignment. This License may be assigned by Licensee, with Licensor's prior written consent provided that the assignment is to: 1) any member organization of the Amateur Hockey Association of Illinois, which at the time of assignment is in good standing with that association; and, 2) Licensee is current in all amounts owing to Licensor.
b. Amendments. No amendments or other revisions of this License shall be valid unless made in writing agreed to by the Licensee and the Licensor.

c. **Entire License**. This License, including all exhibits attached hereto, represents the entire understanding for the use of the Arena between the parties. There are no other or additional agreements between the parties that modify the terms of this License.

d. **Severability**. The invalidity or unenforceability of any particular provision of this License shall not affect the other provision and the License shall then be construed in all respects as if such invalid or unenforceable provision(s) was omitted.

e. **Headings and Captions**. The headings and captions continued in this License have been inserted merely as a matter of convenience and/or reference, and are not intended to define, limit, or describe the scope or intent of any provision of this License.

f. **Governing law**. Interpretation of this License shall be governed by the laws of the State of Illinois. Venue for all litigation arising out of this License shall be proper in the Eighteenth Judicial Circuit Court of DuPage County, Wheaton, Illinois.

g. **Waiver**. No waiver of a breach of any provision of this License by any party shall be effective unless made expressly in writing. No such waiver shall constitute or be construed as a waiver by such party of any future breach or any other provision of this License.

h. **Counterparts**. This License may be executed and delivered in two or more counterparts, each of which shall be an original document and all of which shall constitute a single binding License.

16. Notice.

a. All notices required by this License shall be provided to the following individuals by first-class U.S. Mail, postage pre-paid, together with a copy by either facsimile or e-mail as follows:

i. For Licensor:

Village of Bensenville
Attn: Evan Summers, Village Manager
735 E. Jefferson Street
Bensenville, Illinois 60106
esummers@bensenville.il.us

and

Joseph Montana
Montana & Welch, LLC
192 North York Road
Elmhurst, IL 60126
jmontana@montanawelch.com
(630) 501 – 0624 Elmhurst
(630) 607 – 0694 Fax

ii. For Licensee:

200 X 85 LLC
Kevin Mann
6690 South Rte 53
Woodridge, IL 60517

IN WITNESS WHEREOF, the parties have executed this License as of the day and year first above written.

VILLAGE OF BENSENVILLE

By: _____
Evan Summers, Village Manager

Attest: _____
Corey Williamsen, Deputy Village Clerk

LESSEE

By: Nicholas Pikor
Nicholas Pikor

Its: CFO

EXHIBIT A

WAIVER OF LIABILITY, RELEASE, ASSUMPTION OF RISK & INDEMNITY AGREEMENT ("AGREEMENT")

I. **Assumption of Risk.** I acknowledge that ice skating, or any activities related to ice skating, involve certain risks, dangers and hazards that can result in serious personal injury or death. I also acknowledge that ice skating arenas contain potential dangers. **Accordingly, I hereby freely agree and accept any and all known and unknown risks of injury while participating in ice skating and related activities arising out of the License executed between the VILLAGE OF BENSENVILLE and 200 X 85,** (" hereafter referred to as the "Licensee"). I further recognize and acknowledge that the risks involved in ice skating, or any activities related to ice skating, can be reduced by, among other things: taking skating lessons, abiding by the rules and regulations of the Arena, and using common sense and care.

II. **Release and waiver of claims agreement**. In consideration of allowing me to participate in ice skating, or any activities related to ice skating, at the Arena, **I hereby agree to waive any and all claims that I have or may have in the future against the VILLAGE OF BENSENVILLE resulting from my participation in the activities of the Licensee at the Arena**. Further, **I hereby release the VILLAGE OF BENSENVILLE from any and all liability for any loss, damage, injury or expense that I may suffer, or that my next of kin or heirs might suffer, as a result of my participation in the ice skating and related activities arising out of the License executed between the VILLAGE OF BENSENVILLE and the Licensee** due to whatever cause whatsoever, including negligence or breach of contract on the part of the **VILLAGE OF BENSENVILLE**.

III. **Binding effect of this Agreement**. In the event of my death or incapacity, this Agreement shall be binding upon my heirs, next of kin, executors, assigns, and representatives.

IV. Entire agreement. This Agreement contains all the terms and conditions of my waiver and release of liability.

I HAVE READ AND UNDERSTAND THIS AGREEMENT I AM WAIVING CERTAIN LEGAL RIGHTS INCLUDING THE RIGHT TO SUE THE VILLAGE OF BENSENVILLE.

_____
Signature of participant

_____
Signature of parent or guardian of participant if participant is under eighteen (18) years of age.

_____
Date

EXHIBIT B

LOCKER ROOM AND ARENA RULES AND REGULATIONS

1. Skates must be kept on the rubber floor only and not on or around the bleachers.
2. Playing hockey is restricted to the ice only. No sticks with pucks, balls, or any other objects will be permitted in the public areas of the rink. This equipment will be confiscated by rink staff if this policy is not adhered to.
3. Players must be fully clothed when outside of the locker room.
4. Roller blades, roller shoes, bicycles, scooters, and skateboards are not permitted in the rink.
5. No pets allowed in rink.
6. The ice re-surfacer (Zamboni) will not start until all players are off of the ice and doors are closed.
7. User will be billed for every minute that they remain on the ice beyond the scheduled end of their slot. E.g. If a practice or game is scheduled from 5:30 pm – 6:30 pm that means the user should be off of the ice at 6:30 pm. This does not mean that it is time to start conditioning while the assistant coach picks up the pucks. The rink will notify the club of the extra charges and who was on the ice. Our goal is to provide a safe environment and we feel that having to resurface the ice in any time less than ten minutes is unsafe.
8. Users do not have access to the office or any office equipment within it.
9. Bella Vista Banquets have purchased the excluse food and beverage services license at the Edge Ice Arenas. All food and beverage must be purchased at the Edge Ice Arenas concession stands that are operated by Bella Vista Banquets. Outside food and beverage will not be permitted and will be confiscated upon request by Bella Vista Banquets.

Edge Ice Arenas Rules

In an effort to provide a first class facility and protect this facility against common vandalism and disrespect that occurs in most hockey locker rooms and surrounding areas, the following guidelines have been established and will be strictly enforced:

- No food or sport drinks allowed in locker rooms – WATER ONLY is allowed.
- Floor hockey is strictly prohibited in all areas of the Edge Ice Arenas and particularly locker rooms and adjacent hallways.
- *All* tobacco use is prohibited in the facilities – violation will result in immediate ejection of the user from the facility.
- ALL trash must be picked up in locker rooms before this form is deemed ACCEPTABLE.
- Players and or teams that bang sticks on wall and floors as they enter or exit the locker room will be immediately ejected from the Edge Ice Arenas. PLEASE INFORM TEAM MEMBERS.

Date_____Team and Association_____

Rink (Circle One) John Street Jefferson East Jefferson West Locker Room #_____

Time of day key is checked out_____

Responsible party printed name_____

NOTE EXISTING DAMAGE_____

_____

I agree to accept full responsibility for cleanliness and damage that may occur during the above teams' usage of this locker room. I understand the locker room will be inspected by an Edge Ice Arena employee and myself before occupancy and after all players have completed use of the locker room. The room must be clean and free from any acts of vandalism upon inspection.

Responsible party signature_____

Witness (Edge Staff)_____

After use inspection (circle one) Acceptable Not Acceptable**

**Reason for non-acceptance_____

_____

_____

Employee name that inspected locker room and received key_____

Time of day key returned_____

(Please note price list on reverse side for cost of damages)

Price List for Damages

Your team will be held liable for all damages to locker rooms that occurred in contracted time frame. The following list outlines the replacement cost that your team will be charged for any and all damage:

Paint touch up	$60.00
Damaged Bench	$200.00
Keys	$5.00
Locks	$80.00
Showerhead	$50.00
Outlet	$30.00
Outlet Cover	$10.00
Light Cover	$100.00
Thermostat	$500.00
Toilet	$500.00
Sink	$400.00
Toilet Partition	$500.00
Shower Partition	$500.00
Emergency Lights	$500.00
Coat Hooks	$250.00
Damaged Ceilings	$1000.00
Damaged Doors	$1000.00
Room Deodorizer	$100.00

EXHIBIT C

ICE TIME SCHEDULE

A. Scheduled Ice Slots

Licensee hereby agrees to purchase from the ice arena the general hours set forth in the following schedule and the exact agreed upon schedule presented no later than September 1, 2019.

Friday November 5, 2021
8:00 am – 10:00 pm Edge on Jefferson East
8:00 am – 10:00 pm Edge on Jefferson West
8:00 am – 10:00 pm Edge on John Street

Saturday November 6, 2021
7:00 am – 11:00 pm Edge on Jefferson East
7:00 am – 11:00 pm Edge on Jefferson West
7:00 am – 11:00 pm Edge on John Street

Sunday November 7, 2021
7:50 am – 8:50 am Edge on Jefferson East
11:20 am – 12:20 pm Edge on Jefferson East
8:00 am – 9:00 am Edge on John Street
8:00 am – 9:00 am Edge on Jefferson West
11:30 am – 12:30 pm Edge on Jefferson West
3:00 pm – 4:30 pm Edge on Jefferson West

Exhibit D

Other facility rental fees and responsibilities

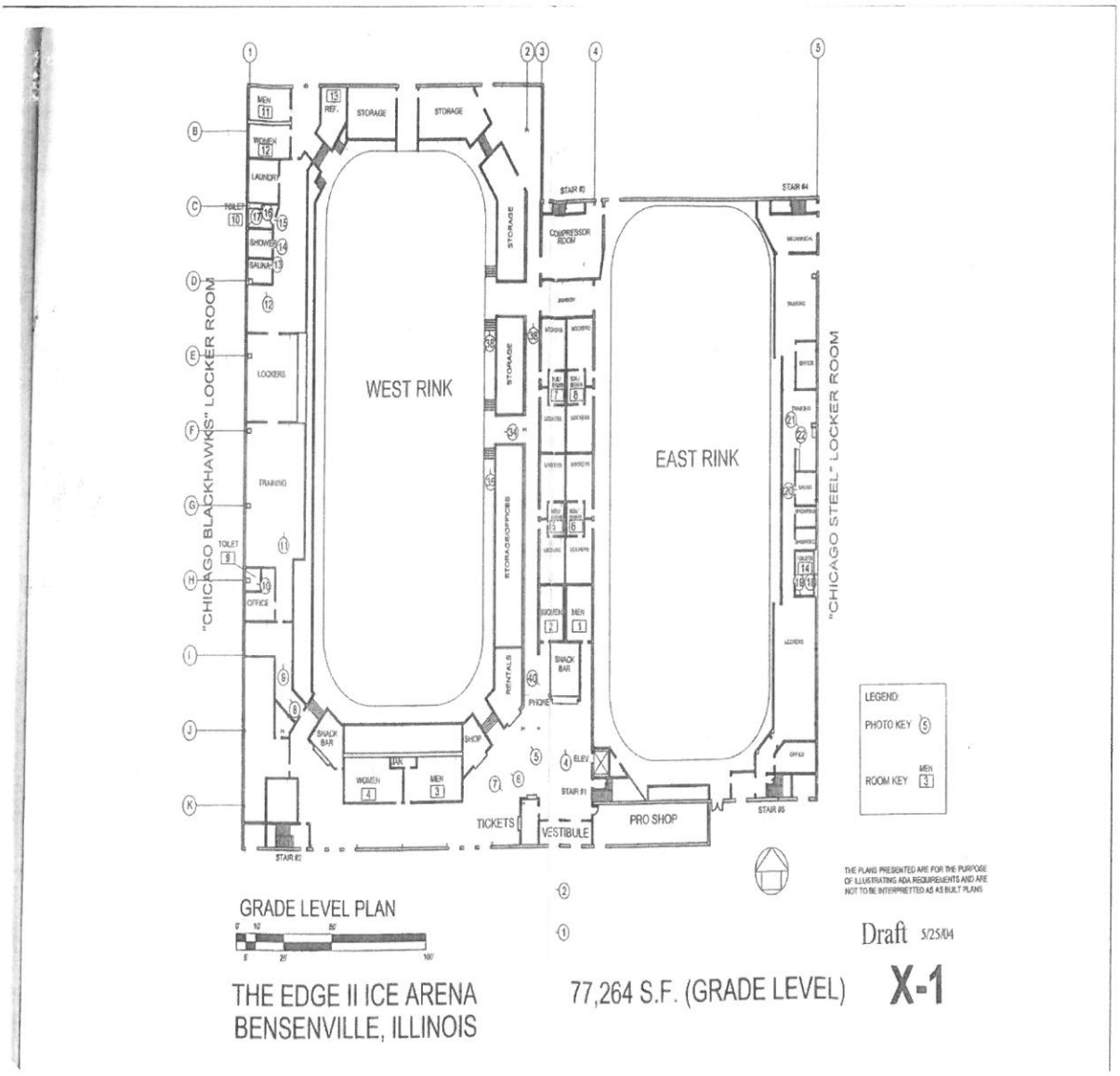
The Edge Ice Arenas has a number of different facilities available for rent in addition to just ice rental. Listed below are other areas of that can be rented out as a means to enhance your program content. Please understand that there is a deposit and a rental fee charge one of these facilities. A post usage inspection must be approved by rink management prior to return of the customer's damage depc Food and drink are not allowed in any of the facilities. Please place a check mark in the box of the facility required.

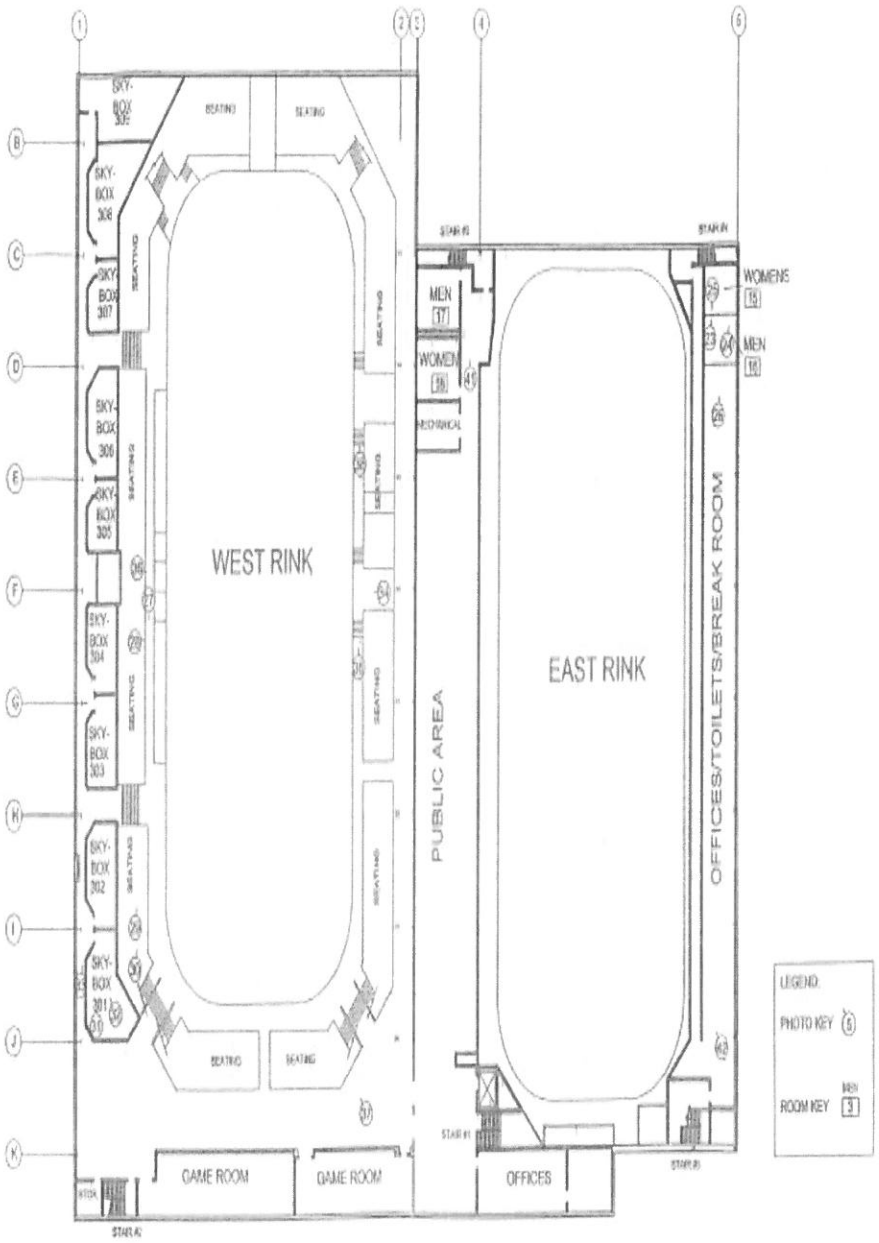
Rental Facility	Cost	Please check if required
AHAI Meeting Rooms Maximum occupancy of 30 people per room	**$150/day/room**	
West Rink Party Room Maximum occupancy of 15 people per room	**$50/day**	
Blue Line Club Bar Maximum occupancy of 20 people per room	**$100/day**	
John Street Ballet Room Maximum occupancy of 20 people per room	**$50/day**	
Skybox Each skybox offers a private suite overlooking the Edge West Ice Arena. Maximum occupancy is 10 people per suite.	**$100/suite**	
Food/Beverage The Edge Ice Arenas has leased out exclusive licensing rights for all food and vending privileges. Please do not bring in food from outside sources. Please indicate YES or NO if you will be requiring food and beverage services while at the Edge.	**Yes** **No**	
Vendor Space Each vendor space will include one table and two chairs. There are two vendors spaces available on lower level and numerous spaces available on the 2nd level mezzanine.	**$100/upper level space** **$150/lower level space**	
Internet Needs Please specify all internet requirements.		
Electrical Requirements Please specify all electrical requirements.		
Microphone Please specify if you will require the use of a microphone.		

**Please list each vendor name and products to be sold in space below:

Exhibit E

Vendor Space Designations (Please indicate your desired location)





UPPER LEVEL PLAN

THIS PLANS PRESENTED ARE FOR THE PURPOSE OF ILLUSTRATING ADA REQUIREMENTS AND ARE NOT TO BE INTERPRETED AS AS BUILT PLANS

Draft 5/25/04

X-2

THE EDGE II ICE ARENA
BENSENVILLE, ILLINOIS

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Sean Flynn	Recreation	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Brine Feeder Line in the Not-to-Exceed Amount of $7,500

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

During the annual John Street shutdown in March 2021, staff inspected the mechanical room on John Street and found several issues that needed immediate attention to ensure the building can continue to function as an ice arena. Previously, customers have mentioned the ice taking too much time to set up, and at times the ice was in an unsafe condition. Upon inspection, the Brine Feeder Line and Overflow line for the Ammonia System were completely rusted and beyond their useful life. Staff met with three companies to verify what our options would be and solicited quotes from the three companies. Two of the companies were unresponsive and the last company was able to provide a quote within our budgeted amount.

KEY ISSUES:

Proposals were sought from AMS Mechanical Systems, INC, CIMCO Refrigeration and RMC Mechanical. CIMCO and RMC Mechanical were nonresponsive and not interested in the project.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

Staff recommends a waiver of the competitive bid process and approval of the Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Brine Feeder Line in the Not-to-Exceed Amount of $7,500.

BUDGET IMPACT:

Funding is available for emergency repairs of this nature in the Parks and Recreation Fund - R & M Compressor (Account No. 11174100 542350).

ACTION REQUIRED:

Approval of a Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Brine Feeder Line in the Not-to-Exceed amount of $7,500.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/21/2021	Resolution Letter
AMS Brine Feeder Proposal	7/21/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF AN EMERGENCY CONTRACT WITH AMS MECHANICAL SERVICES, INC FOR THE REPAIR OF THE BRINE FEEDER LINE AND OVERFLOW LINE FOR THE AMMONIA SYSTEM AT THE JOHN STREET ICE RINK IN THE NOT-TO-EXCEED AMOUNT OF $7,500.00

WHEREAS the Village of Bensenville is responsible for the operation and maintenance of the Ice Rinks and Mechanical Equipment, and

WHEREAS a damaged Brine Feeder Line and Overflow Line for the Ammonia System was identified at the John Street Facility, and

WHEREAS the repair of the Brine Feeder Line and Overflow Line for the Ammonia System is beyond the capabilities of staff, and

WHEREAS proposals were sought from three firms to perform the work with a not to exceed amount, and

WHEREAS AMS Mechanical Services, Inc. submitted the best proposal to perform the work in the not to exceed amount of $7,500, and

WHEREAS AMS Mechanical Services, INC was instructed to perform the work on an emergency basis.

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board authorizes the Village Manager to execute a purchase order and other associated documents to AMS Mechanical Services, INC, Inc. of Woodridge, IL for the Repair of the Brine Feeder Line and Overflow Line for the Ammonia System at the John Street Ice Rink in the amount of $7,500.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July, 2021.

APPROVED:

_____

Frank DeSimone, Village President

ATTEST:

_____

Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent:_____

MECHANICAL SYSTEMS, INC.
An Employee Owned Company

9341 Adam Don Parkway Woodridge, IL 60517 | TEL 630.794.5033 | FAX 630.887.0770 | amsmechanicalsystems.com

April 30, 2021

Steve Riley
Maintenance Manager
Bensenville Ice Arena
735 E. Jefferson
Bensenville, IL 60106

Re: Replace brine feeder line & overflow line for ammonia system.

Proposal # 15117

Dear Steve,

AMS Mechanical Systems, Inc. is pleased to provide a proposal to complete the following scope of work.

SCOPE OF WORK

- Check in with customer bring tools & equipment to worksite.
- Remove corroded brine feeder line & overflow line.
- Cut section of pipe cap off & install new cap & weld with new feeder pipe to tank & new ball valve. (Insulation of pipe not included).
- Run new line & new ball valve for overflow line.
- Fill lines with brine & verify no leaks.
- Cleanup work area & checkout with customer.

Our price to perform the above scope of work shall be: $7,500.00
(Seven Thousand Five Hundred Dollars & 00/100)

PROJECT SPECIFIC EXCLUSIONS & QUALIFICATION

1. Customer to supply lift and platform for techs to work on. Anything extra outside of scope listed above will be approved by customer before additional work is performed.

STANDARD EXCLUSIONS & QUALIFICATIONS

1. All work to be completed during normal working hours 7:00 am – 3:30 pm Monday - Friday, excluding holidays unless otherwise indicated.
2. Adequate access and entry into site and work area(s) is required.
3. Any work found necessary other than what is outlined and approved within this proposal will be completed on a time and material or quoted basis and invoiced accordingly.
4. AMS Mechanical Systems, Inc. reserves the right to invoice for materials ordered but not installed due to installation or repair delays which are a result of customer scheduling, access to equipment, delays created by other trades not under contract with AMS or overall project delays which fall outside of control of AMS Mechanical Systems, Inc. .
5. Permits, permit drawings, engineered drawings and engineering fees are not included unless otherwise indicated.
6. MBE/WBE/DBE participation, OCIP/special insurance requirements, and financial responsibility for liquidated damages are excluded unless otherwise indicated.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Sean Flynn	Recreation	July 27, 2021

DESCRIPTION:

Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Bonnet Gaskets, Service Valve Gaskets and Replacement of the Float Switch for the Ammonia System in the Not-to-Exceed Amount of $3,500

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
X	*Safe and Beautiful Village*		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

During the annual John Street shutdown in March 2021, staff inspected the mechanical room on John Street and found several issues that needed immediate attention to ensure the building can continue to function as an ice arena. Previously, customers have mentioned the ice taking too much time to set up, and at times the ice was in an unsafe condition. Upon inspection, the Bonnet Gaskets, Service Valve Gaskets and the Float Switch for the Ammonia System were beyond their useful life. Staff met with three companies to verify what our options would be and solicited quotes from the three companies. Two of the companies were unresponsive and the last company was able to provide a quote within our budgeted amount.

KEY ISSUES:

Proposals were sought from AMS Mechanical Systems, INC, CIMCO Refrigeration and RMC Mechanical. CIMCO and RMC Mechanical were nonresponsive and not interested in the project.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

Staff recommends a waiver of the competitive bid process and approval of the Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Bonnet Gaskets, Service Valve Gaskets and Replacement of the Float Switch for the Ammonia System in the Not-to-Exceed Amount of $3,500.

BUDGET IMPACT:

Funding is available for emergency repairs of this nature in the Parks and Recreation Fund - R & M Compressor (Account No. 11174100 542350).

ACTION REQUIRED:

Approval of a Resolution Authorizing the Execution of a Contract with AMS Mechanical Systems, INC for the Emergency Repair of the Edge on John Street's Bonnet Gaskets, Service Valve Gaskets and Replacement of the Float Switch for the Ammonia System in the Not-to-Exceed amount of $3,500.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	7/21/2021	Resolution Letter
AMS Bonnet Gasket and Float Switch Proposal	7/21/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF AN EMERGENCY CONTRACT WITH AMS MECHANICAL SERVICES, INC FOR THE REPAIR OF THE BONNET GASKETS, SERVICE VALVE GASKETS AND THE FLOAT SWITCH FO THE AMMONIA SYSTEM AT THE JOHN STREET ICE RINK IN THE NOT-TO-EXCEED AMOUNT OF $3,500.00

WHEREAS the Village of Bensenville is responsible for the operation and maintenance of the Ice Rinks and Mechanical Equipment, and

WHEREAS a damaged Bonnet Gasket, Service Valve Gasket and Replacement of the Float Switch for the Ammonia System was identified at the John Street Facility, and

WHEREAS the repair of the Bonnet Gasket, Service Valve Gasket and Replacement of the Float Switch for the Ammonia System is beyond the capabilities of staff, and

WHEREAS proposals were sought from three firms to perform the work with a not to exceed amount, and

WHEREAS AMS Mechanical Services, Inc. submitted the best proposal to perform the work in the not to exceed amount of $3,500, and

WHEREAS AMS Mechanical Services, INC was instructed to perform the work on an emergency basis.

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board authorizes the Village Manager to execute a purchase order and other associated documents to AMS Mechanical Services, INC, Inc. of Woodridge, IL for the Repair of the Bonnet Gasket, Service Valve Gasket and Replacement of the Float Switch for the Ammonia System at the John Street Ice Rink in the amount of $3,500.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 27th day of July, 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

Ayes: _____

Nays: _____

Absent:_____

MECHANICAL SYSTEMS, INC.
An Employee Owned Company

9341 Adam Don Parkway Woodridge, IL 60517 | TEL 630.734.5033 | FAX 630.887.0770 | amsmechanicalsystems.com

May 11, 2021

Steve Riley
Maintenance Manager
Bensenville Ice Arena
735 E. Jefferson
Bensenville, IL 60106

Re: Replace bonnet gaskets for 2" check valve; replace service valves gaskets on 2 Cimco compressors and replace float switch for ammonia system.

Proposal # 15271

Dear Steve ,

AMS Mechanical Systems, Inc. is pleased to provide a proposal to complete the following scope of work.

SCOPE OF WORK

- Check in with customer bring tools & equipment to worksite.
- Isolate compressor service valves & replace service valve gaskets
- Replace 2" check valve bonnet gaskets.
- Replace float switch.
- Check and verify no leaks and test operation.
- Cleanup work area & checkout with customer.

Our price to perform the above scope of work shall be: $3,500.00
(Three Thousand Five Hundred Dollars & 00/100)

PROJECT SPECIFIC EXCLUSIONS & QUALIFICATION

1. Anything extra outside of scope listed above will be approved by customer before additional work is performed.

STANDARD EXCLUSIONS & QUALIFICATIONS

1. All work to be completed during normal working hours 7:00 am – 3:30 pm Monday - Friday, excluding holidays unless otherwise indicated.
2. Adequate access and entry into site and work area(s) is required.
3. Any work found necessary other than what is outlined and approved within this proposal will be completed on a time and material or quoted basis and invoiced accordingly.
4. AMS Mechanical Systems, Inc. reserves the right to invoice for materials ordered but not installed due to installation or repair delays which are a result of customer scheduling, access to equipment, delays created by other trades not under contract with AMS or overall project delays which fall outside of control of AMS Mechanical Systems, Inc. .
5. Permits, permit drawings, engineered drawings and engineering fees are not included unless otherwise indicated.
6. MBE/WBE/DBE participation, OCIP/special insurance requirements, and financial responsibility for liquidated damages are excluded unless otherwise indicated.