Village of West Dundee
PRESIDENT AND BOARD OF TRUSTEES
Regular Meeting
Monday, February 17, 2025
07:30 PM

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Agenda

V. Village President's Report

VI. Reports and Questions from Trustees and Working Groups

VII. Village Staff Reports

VIII. Questions from the audience
(not to exceed 30 minutes with a limit of 5 minutes per person requesting to be heard) A. Items on the Agenda B. Items not on the Agenda

IX. Consent Agenda

A. Ratification of Checks: 2/17/2025
B. Approval of Bill List: 2/17/2025
C. Authorization to Solicit Proposals - Contractual Large Scale Tree Trimming (Trustee Yuscka)
D. Dundee Township Park District - Family Fun Night
E. Approval of Minutes: Regular Board Meeting - February 3, 2025

X. Resolutions and Ordinances

A. Canterfield Corporate Campus: Ordinance Approving a Final Plat of Resubdivision of Lot 4 to Faciliate Development of a 25,000 Square Foot Facility for swissQprint America (Trustee Price)
B. Ordinance Amending the Village's Residential Rental Registration (Trustee Wilbrandt)
C. Creating a Nuisance Property Ordinance (Trustee Wilbrandt)
D. Ordinance Formally Authorizing the Adoption of Special Service Area 7-2024 for the Property Commonly Known as Oakview Corporate Campus (President Nelson)
E. Resolution Authorizing a License Agreement with Metro Fibernet, LLC (Trustee Yuscka)

XI. Unfinished Business

A. Rescue Struts and Surrface Supplied Air Purchase (Trustee Wilbrandt)
B. Recommendation to Award Sleepy Hollow Rd Tree Removals (Trustee Yuscka)
C. Change Order # 1 - Well 1 Maintenance (Trustee Yuscka)
D. Recommendation to Award Spring Hill Water Tower Repair & Repainting (Trustee Yuscka)

XII. New Business

A. PSA & Authorization to Solicit Proposals - 2025 Street Improvements (Trustee Yuscka)

B. Intergovernmental Program - Sculptures Along the Fox River (Trustee Anderley)
C. Spring Hill Mall Area Visualization: Professional Services Agreement with Houseal Lavigne Associates (Trustee Price)
D. FY 2024-25 Third Quarter Financial Report Through January 31, 2025

XV. Miscellaneous / Future Agenda Items

XVI. Adjournment

Village of West Dundee
Spring Hill Redevelopment

Date	Check #	Payee	Account	Account Description	Purpose	Check Amount
1/28/2025	1559	ComEd	5-03-3-1100	Utilities - Mall	Electricity	$ 1,180.38
1/29/2025	1560	ComEd	5-03-3-1100	Utilities - Mall	Electricity	$ 104.64
2/2/2025	1562	Winger	5-03-3-1000	Contractual Services - Mall	General Maintenance	$ 22,573.12

VENDOR # / INVOICE # / ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
ADV107	ADVANCE AUTO PARTS						
8669502431753		AB		01/24/2025	021125	02/17/2025	19.99
01	ROTT4TR 10W30 QTY 1		1-15-4-0500	AUTOMOTIVE PARTS			19.99
				VENDOR TOTAL:			19.99
AEP100	AEP ENERGY						
013125 29062		AB		01/31/2025	021125	02/17/2025	737.93
01	ACCOUNT 3013129062		1-17-3-1000	ELECTRICITY			737.93
020425 29051		AB		02/04/2025	021125	02/17/2025	1,954.13
01	ACCOUNT 3013129051		1-17-3-1000	ELECTRICITY			1,954.13
				VENDOR TOTAL:			2,692.06
AIR100	AIR ONE EQUIPMENT, INC.						
216704		AB		01/31/2025	021125	02/17/2025	599.00
01	FIREFIGHTER BOOTS		4-42-5-1200	FIRE DEPART OPERATING EQUIP			599.00
217052		AB		02/07/2025	021125	02/17/2025	1,987.00
01	LEAK DETECTOR, CALIB KIT		1-15-3-3500	SMALL EQUIP/TOOLS/HARDWARE			1,987.00
				VENDOR TOTAL:			2,586.00
AIR101	AIRGAS USA LLC						
5512383482		AB		12/30/2024	021225	02/17/2025	505.60
01	CYLINDER GAS & RENTAL		2-21-3-0200	OPERATING SUPPLIES			202.24
02	CYLINDER GAS & RENTAL		1-17-3-0200	OPERATING SUPPLIES			303.36
5513802276		AB		01/31/2025	021225	02/17/2025	553.84
01	CYLINDER GAS & RENTAL		2-21-3-0200	OPERATING SUPPLIES			221.54
02	CYLINDER GAS & RENTAL		1-17-3-0200	OPERATING SUPPLIES			332.30
				VENDOR TOTAL:			1,059.44
ALV100	ALVERSON SOUND INC						
2025 HF 50% DEP		AB		02/05/2025	021125	02/17/2025	2,735.00

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS / ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	2025 STAGE 9/12-9/14 50% DEP	5-00-3-3600	HERITAGE FEST EXPENSES			2,735.00
				VENDOR TOTAL:			2,735.00
AMA101		AMAZON CAPITAL SERVICES, INC.					
14YV-4XRW-NNT4			AB	02/01/2025	021125	02/17/2025	161.79
	01	PUSHBUTTON DEADBOLT	1-15-4-0500	AUTOMOTIVE PARTS			161.79
199D-W7R7-MCLV			AB	02/01/2025	021125	02/17/2025	253.39
	01	BATTERIES	1-15-3-0200	OPERATING SUPPLIES			253.39
1M3F-TJFP-NW1H			AB	02/01/2025	021125	02/17/2025	-3.66
	01	SHIPPING CREDIT	1-17-4-0100	DEPARTMENT EQUIPMENT			-3.66
1Q6Q-Q41Y-MPJ3			AB	02/01/2025	021125	02/17/2025	194.19
	01	EMS BOOTS STEEL TOE	1-15-2-2000	SAFETY EQUIPMENT & PROGRAMS			194.19
1T1X-7P9Q-QJ61			AB	02/01/2025	021125	02/17/2025	1,452.87
	01	AMAZON	1-14-2-1500	CLOTHING ALLOWANCE			318.61
	02	AMAZON	1-14-3-0100	OFFICE SUPPLIES			131.37
	03	AMAZON	1-14-3-0200	OPERATING SUPPLIES			77.13
	04	AMAZON	1-14-3-6500	MISCELLANEOUS			76.40
	05	AMAZON	1-15-2-2000	SAFETY EQUIPMENT & PROGRAMS			86.00
	06	AMAZON	1-17-3-0100	OFFICE SUPPLIES			6.83
	07	AMAZON	1-17-3-0200	OPERATING SUPPLIES			7.33
	08	AMAZON	1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE			46.67
	09	AMAZON	1-17-4-0100	DEPARTMENT EQUIPMENT			130.99
	10	AMAZON	1-17-4-0550	VEHICLE REPAIRS & MAINT PARTS			63.90
	11	AMAZON	1-18-3-0100	OFFICE SUPPLIES			6.83
	12	AMAZON	1-18-3-0200	OPERATING SUPPLIES			215.73
	13	AMAZON	1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			29.88
	14	AMAZON	1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			69.42
	15	AMAZON	2-21-3-0100	OFFICE SUPPLIES			116.54
	16	AMAZON	2-21-3-0200	OPERATING SUPPLIES			7.33
	17	AMAZON	2-21-3-3500	SMALL EQUIP/TOOLS/HARDWARE			61.91
1VPG-LP6P-N9DN			AB	02/01/2025	021125	02/17/2025	-138.97
	01	RETURN DESK MOUNT/MONITOR	2-21-3-3500	SMALL EQUIP/TOOLS/HARDWARE			-138.97
1VPG-LP6P-NTC6			AB	02/01/2025	021125	02/17/2025	-3.67

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	SHIPPING CREDIT		1-18-3-0100	OFFICE SUPPLIES			-1.22
	02	SHIPPING CREDIT		1-17-3-0100	OFFICE SUPPLIES			-1.22
	03	SHIPPING CREDIT		2-21-3-0100	OFFICE SUPPLIES			-1.23
AMA101		AMAZON CAPITAL SERVICES, INC.						
1XR4-CQVW-P4M1			AB		02/01/2025	021125	02/17/2025	-3.66
	01	SHIPPING CREDIT		1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE			-3.66
							VENDOR TOTAL:	1,912.28
ASSO100		ASSOCIATED TECHNICAL SERVICES						
39744			AB		01/28/2025	021225	02/17/2025	1,628.00
	01	LEAK DETECT 4TH & GENEVA		2-21-3-3000	CONTRACTUAL SERVICES			1,628.00
							VENDOR TOTAL:	1,628.00
BAX100		BAXTER & WOODMAN, INC.						
0262783			AB		08/19/2024	021125	02/17/2025	9,043.75
	01	SH TRAIL ENG 7/15/24-8/9/24		4-31-5-5500	SLEEPY HOLLOW TRAIL PHASE I&II			9,043.75
							VENDOR TOTAL:	9,043.75
BFT100		B & F CONSTRUCTION CODE						
67442			AB		01/29/2025	021125	02/17/2025	200.00
	01	2175 MARRIOTT-PLUMBING		1-16-3-3100	PLAN REVIEW			200.00
67443			AB		01/29/2025	021125	02/17/2025	675.00
	01	2175 MARRIOTT-BLDG,ELEC EV CHG		1-16-3-3100	PLAN REVIEW			675.00
							VENDOR TOTAL:	875.00
BOT100		BOTTS WELDING & TRUCK SERV.						
706538			AB		02/10/2025	021225	02/17/2025	28.00
	01	#52 INSPECTION		1-18-3-3000	CONTRACTUAL SERVICES			28.00
							VENDOR TOTAL:	28.00
BRA105		BRAASCH AUTOMOTIVE						
16672			AB		01/30/2025	021025	02/17/2025	114.53

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	01	LOF, ROT TIRES D4		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			114.53
					VENDOR TOTAL:			114.53
CAS105		CASEY'S BUSINESS MASTERCARD						
1/13-2/11/25	PW		AB		02/11/2025	021125	02/17/2025	600.00
	01	ACCT 1-02A		1-17-4-0200	VEHICLE FUEL			240.00
	02	ACCT 1-02A		1-18-4-0200	VEHICLE FUEL			120.00
	03	ACCT 1-02A		2-21-4-0200	VEHICLE FUEL			120.00
	04	ACCT 1-02A		2-22-4-0200	VEHICLE FUEL			120.00
					VENDOR TOTAL:			600.00
CAV100		JOSEPH CAVALLARO						
021225			AB		02/12/2025	021125	02/17/2025	88.94
	01	PD FACILITY TOUR STAFF LUNCH		1-12-3-6500	MISCELLANEOUS			88.94
					VENDOR TOTAL:			88.94
CIT105		CITGO						
1/14-2/10/25	FD		AB		02/10/2025	021125	02/17/2025	1,400.00
	01	ACCT 0470-00-463085-1		1-16-4-0200	VEHICLE FUEL			48.39
	02	ACCT 0470-00-463085-1		1-15-4-0200	VEHICLE FUEL			1,351.61
1/14-2/10/25	PD		AB		02/10/2025	021125	02/17/2025	3,300.00
	01	ACCT 0470-00-463148-7		1-14-4-0200	VEHICLE FUEL			3,300.00
1/14-2/10/25	PW		AB		02/13/2025	021125	02/17/2025	2,900.00
	01	ACCT 0470-00-463148-7		1-17-4-0200	VEHICLE FUEL			1,160.00
	02	ACCT 0470-00-463148-7		1-18-4-0200	VEHICLE FUEL			580.00
	03	ACCT 0470-00-463148-7		2-21-4-0200	VEHICLE FUEL			580.00
	04	ACCT 0470-00-463148-7		2-22-4-0200	VEHICLE FUEL			580.00
					VENDOR TOTAL:			7,600.00
COM120		COMCAST						
010425 31220			AB		02/04/2025	021125	02/17/2025	20.98
	01	ACCOUNT 8771 10 008 0031220		1-12-3-0510	DATA INTERNET/EMAIL SERVICES			20.98
012825 16127			AB		01/28/2025	021125	02/17/2025	372.37

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	01	ACCOUNT 8771 10 003 0316127		1-12-3-0510	DATA INTERNET/EMAIL SERVICES			372.37
COM120		COMCAST						
012825 76260			AB		01/28/2025	021125	02/17/2025	206.97
	01	ACCOUNT 8771 10 008 0376260		2-21-3-1000	ELECTRICITY			206.97
020125 12345			AB		02/01/2025	021125	02/17/2025	111.86
	01	ACCOUNT 8771 10 008 0012345		1-12-3-0510	DATA INTERNET/EMAIL SERVICES			111.86
020225 48889			AB		02/02/2025	021125	02/17/2025	214.97
	01	ACCOUNT 8771 10 008 0348889		2-22-3-1000	ELECTRICITY			214.97
020425 31220			AB		02/04/2025	021125	02/17/2025	20.98
	01	ACCOUNT 8771 10 008 0031220		1-12-3-0510	DATA INTERNET/EMAIL SERVICES			20.98
020525 63755			AB		02/05/2025	021125	02/17/2025	151.97
	01	ACCOUNT 8771 10 008 0363755		2-21-3-1000	ELECTRICITY			151.97
							VENDOR TOTAL:	1,100.10
COM128		COMCAST						
232839875			AB		02/01/2025	021125	02/17/2025	5,068.79
	01	ACCT 939750878		1-16-3-0500	TELEPHONE			591.36
	02	ACCT 939750878		1-15-3-0500	TELEPHONE			253.43
	03	ACCT 939750878		1-17-3-0500	TELEPHONE			492.80
	04	ACCT 939750878		1-18-3-0500	TELEPHONE			492.80
	05	ACCT 939750878		2-21-3-0500	TELEPHONE			492.80
	06	ACCT 939750878		2-22-3-0500	TELEPHONE			492.80
	07	ACCT 939750878		1-14-3-0500	TELEPHONE			563.20
	08	ACCT 939750878		1-15-3-0500	TELEPHONE			140.80
	09	ACCT 939750878		1-12-3-0500	TELEPHONE			704.00
	10	QUADCOM ACCT 939750878		1-12-3-3800	REIMBURSABLE			844.80
232839879			AB		02/01/2025	021125	02/17/2025	811.13
	01	EDFPD ACCT 980839313		1-12-3-3800	REIMBURSABLE			811.13
232839880			AB		02/01/2025	021125	02/17/2025	607.46
	01	SH ACCT 980839317		1-12-3-3800	REIMBURSABLE			202.49

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	02	RDFPD ACCT 980839317		1-12-3-3800	REIMBURSABLE			202.49
	03	QUADCOM ACCT 980839317		1-12-3-3800	REIMBURSABLE			202.48
					VENDOR TOTAL:			6,487.38
COP100		COPS AND FIRE						
1049			AB	02/03/2025		021125	02/17/2025	500.00
	01	PELAYO PRE-EMPL PSYCH		1-15-3-3000	CONTRACTUAL SERVICES			500.00
					VENDOR TOTAL:			500.00
CUR100		CURRAN MATERIALS COMPANY						
32104			AB	02/03/2025		021225	02/17/2025	423.15
	01	COLD PATCH - VARIOUS STREETS		1-17-4-1200	STREETS			423.15
					VENDOR TOTAL:			423.15
DAI107		DAILY HERALD						
324475			AB	02/09/2025		021125	02/17/2025	188.60
	01	2/8/25 PETITION		1-13-3-7400	LEGAL NOTICES			188.60
					VENDOR TOTAL:			188.60
DAS100		DASH MEDICAL GLOVES, INC.						
INV1325444			AB	02/03/2025		021025	02/17/2025	101.90
	01	CASE MED NITRILE GLOVES		1-14-3-0300	MEDICAL SUPPLIES			101.90
					VENDOR TOTAL:			101.90
DIV102		DIVE RIGHT IN SCUBA INC						
249460			AB	12/23/2024		021125	02/17/2025	2,462.00
	01	RESCUE BAG-RAPID RESPONDER		1-15-3-3500	SMALL EQUIP/TOOLS/HARDWARE			2,462.00
					VENDOR TOTAL:			2,462.00
DUN103		DUNDEE AUTOMOTIVE SUPPLY, INC.						
499411			AB	02/03/2025		021225	02/17/2025	11.46
	01	LOW BEAM LIGHT		1-17-4-0550	VEHICLE REPAIRS & MAINT PARTS			11.46
499588			AB	02/05/2025		021225	02/17/2025	43.66

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	01	OIL COOLER LINE		1-17-4-0550	VEHICLE REPAIRS & MAINT PARTS			43.66
DUN103		DUNDEE AUTOMOTIVE SUPPLY, INC.						
499693			AB		02/06/2025	021225	02/17/2025	341.42
	01	BODY CONTRL COMPUTER		1-17-4-0550	VEHICLE REPAIRS & MAINT PARTS			341.42
					VENDOR TOTAL:			396.54
ELI103		ELINEUP LLC						
1590			AB		01/27/2025	021025	02/17/2025	750.00
	01	ELINE UP YEARLY MNTNCE FEE		1-14-3-3000	CONTRACTUAL SERVICES			750.00
					VENDOR TOTAL:			750.00
FER101		FERGUSON WATERWORKS						
0512697			AB		02/04/2025	021225	02/17/2025	16,327.39
	01	NEPTUNE ANNUAL RENEWAL		2-21-3-3600	WATER METERS			16,327.39
0514401			AB		02/07/2025	021225	02/17/2025	966.13
	01	820 WESEMAN METER		2-21-3-3600	WATER METERS			966.13
0514403			AB		02/07/2025	021225	02/17/2025	17.95
	01	820 WESEMAN METER PARTS		2-21-3-3600	WATER METERS			17.95
					VENDOR TOTAL:			17,311.47
FIR125		FIRST AMERICAN BANK-CARDMEMBER						
1/15-2/6/25			AB		02/06/2025	021125	02/17/2025	695.40
	01	GOTPRINT-BUSINESS CARDS		1-14-3-0100	OFFICE SUPPLIES			69.10
	02	GODADDY		1-12-3-3001	CONTRACTUAL - COMPUTER SUPPORT			23.17
	03	CLEARCHECKS-BACKGROUND		1-15-3-3000	CONTRACTUAL SERVICES			134.97
	04	CLEARCHECKS-BACKGROUND		1-15-3-3000	CONTRACTUAL SERVICES			100.71
	05	NWBOCA-MEMBERSHIP		1-16-2-3000	DUES AND MEMBERSHIPS			50.00
	06	INT'L CODE COUNCIL-RENEWAL		1-16-2-3000	DUES AND MEMBERSHIPS			100.00
	07	TRANSUNION		1-14-3-3000	CONTRACTUAL SERVICES			171.55
	08	MAILCHIMP-BLAST		1-12-3-3001	CONTRACTUAL - COMPUTER SUPPORT			45.90
					VENDOR TOTAL:			695.40
FIR129		FIRSTNET - AT&T MOBILITY						
287313916067X0203202			AB		01/25/2025	021125	02/17/2025	2,312.72

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	01	ACCT 287313916067		1-12-5-1510	COMPUTER EQUIPMENT			483.69
	02	ACCT 287313916067		1-12-3-0500	TELEPHONE			333.19
	03	ACCT 287313916067		1-14-3-0500	TELEPHONE			625.14
	04	ACCT 287313916067		1-15-3-0500	TELEPHONE			870.70
FIR129		FIRSTNET - AT&T MOBILITY						
287313916093X0203202			AB		01/25/2025	021125	02/17/2025	1,365.97
	01	ACCT 287313916093		1-12-3-0500	TELEPHONE			98.65
	02	ACCT 287313916093		1-14-3-0500	TELEPHONE			36.24
	03	ACCT 287313916093		1-15-3-0500	TELEPHONE			72.48
	04	ACCT 287313916093		1-16-3-0500	TELEPHONE			184.86
	05	ACCT 287313916093		1-17-3-0500	TELEPHONE			89.90
	06	ACCT 287313916093		1-18-3-0500	TELEPHONE			40.25
	07	ACCT 287313916093		2-21-3-0500	TELEPHONE			266.66
	08	ACCT 287313916093		2-22-3-0500	TELEPHONE			576.93
					VENDOR TOTAL:			3,678.69
FLU100		FLUID TECHNOLOGIES INC						
250089			AB		02/04/2025	021225	02/17/2025	560.00
	01	JELKE CREEK EJECT PUMP		2-22-4-4500	LIFT STATIONS			560.00
					VENDOR TOTAL:			560.00
FOX104		FOX RIVER WATER RECLAMATION						
300814			AB		02/05/2025	021125	02/17/2025	20,502.14
	01	FY 2024 ANNUAL TRUEUP		2-22-3-3100	TREATMENT CHARGES			20,502.14
JAN 2025			AB		02/10/2025	021125	02/17/2025	74,939.06
	01	JAN25 SEWER 27.37@$2738		2-22-3-3100	TREATMENT CHARGES			74,939.06
					VENDOR TOTAL:			95,441.20
GRE109		GREEN SOILS MANAGEMENT, LLC						
12312024			AB		12/31/2024	021225	02/17/2025	992.25
	01	2024 YARD LEAVES @ 25 PER TON		1-17-3-3100	LANDFILL DISPOSAL COSTS			992.25
					VENDOR TOTAL:			992.25
GRO102		GROOT INC						
13897318T107			AB		02/01/2025	021125	02/17/2025	47,733.84

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	01	JAN '25 RESIDENTIAL SERVICE		1-17-3-5500	SCAVENGER SERVICE			35,800.38
	02	JAN '25 RESIDENTIAL SERVICE		1-17-3-6000	RECYCLING			11,933.46
GRO102	GROOT INC							
13901334T107			AB		02/01/2025	021125	02/17/2025	345.00
	01	3 DUMPSTERS 1072 SPRING HL MAL		5-03-3-1000	CONTRACTUAL SERVICES-MALL			345.00
					VENDOR TOTAL:			48,078.84
HAW102	HAWKINS, INC.							
6980419			AB		02/03/2024	021225	02/17/2025	3,274.87
	01	WTP CHLORINE		2-21-3-4200	CHEMICALS			3,274.87
					VENDOR TOTAL:			3,274.87
HEL102	RALPH HELM, INC.							
405053			AB		01/30/2025	021225	02/17/2025	359.99
	01	SALT SPREADER PSB #1		1-17-4-0100	DEPARTMENT EQUIPMENT			359.99
405285			AB		02/11/2025	021225	02/17/2025	305.34
	01	STARTER ASMBLY SNOW RATOR		1-17-4-0100	DEPARTMENT EQUIPMENT			305.34
					VENDOR TOTAL:			665.33
HOP102	HOPKINS FORD							
5084608			AB		01/24/2025	021025	02/17/2025	76.92
	01	WHEEL COVER		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			76.92
699296			AB		01/16/2025	021025	02/17/2025	656.52
	01	RPLC THROTTLE BODY D8		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			656.52
699651			AB		01/24/2025	021025	02/17/2025	1,834.06
	01	REPLACE DRIVER SEAT TRACK		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			929.58
	02	REPLACE EXHAUST FLEX PIPES		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			703.58
	03	REPLACE 2 TIRE SENSORS		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			200.90
	04	D1		** COMMENT **				
					VENDOR TOTAL:			2,567.50
ICM102	MISSIONSQUARE RETIREMENT							
20241231-109-320349-			AB		01/16/2025	021125	02/17/2025	125.00

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	1/1/25-3/31/25 ANNUAL PLAN FEE		1-12-3-3000	CONTRACTUAL SERVICES			125.00
					VENDOR TOTAL:			125.00
ILL117		ILLINOIS FIRE INSPECTORS ASSOC						
013025			AB	01/30/2025		021125	02/17/2025	100.00
	01	2025 IFIA MEMBERSHIP DUES		1-15-2-3000	DUES AND MEMBERSHIPS			100.00
					VENDOR TOTAL:			100.00
ILL131		ILLINOIS STATE POLICE						
20250101685			AB	01/29/2025		021125	02/17/2025	27.00
	01	JANUARY 2025 WD LIQUOR		1-11-7-1100	LIQUOR CONTROL			27.00
					VENDOR TOTAL:			27.00
INL102		PREMISTAR-NORTH						
SI2273629			AB	01/29/2025		021225	02/17/2025	2,737.00
	01	HVAC MAIN CONTRACT		1-18-3-3000	CONTRACTUAL SERVICES			2,737.00
SI2273686			AB	01/29/2025		021225	02/17/2025	1,882.48
	01	PSB #1 PNEUMATIC CONTROL		1-18-4-2000	BUILDINGS & GROUNDS REPAIRS			1,882.48
SI2274552			AB	02/05/2025		021225	02/17/2025	1,449.39
	01	RR HEATER		1-18-3-3000	CONTRACTUAL SERVICES			1,449.39
					VENDOR TOTAL:			6,068.87
KAN117		KANE COUNTY RECORDER						
WDUN012925			AB	01/31/2025		021125	02/17/2025	102.00
	01	2025K003459 RECORDING FEES		1-13-3-7500	RECORDING FEES			102.00
					VENDOR TOTAL:			102.00
KAN128		RYAN LLC						
821690			AB	02/05/2025		021125	02/17/2025	14,716.25
	01	ROUTE 31 TIF AMENDMENT		G-12-3-7300	LEGAL FEES			14,716.25
					VENDOR TOTAL:			14,716.25

VENDOR # / INVOICE #	ITEM DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
LAA100	L & A AUTOMOTIVE INC						
000008563		AB		01/29/2025	021125	02/17/2025	62.65
	01 13 FORD EXPLORER FILTER & OIL		1-15-4-0600	AUTOMOTIVE MAINT. & REPAIRS			62.65
				VENDOR TOTAL:			62.65
LAF100	HOLCIM - MAMR INC						
720725043		AB		02/10/2025	021225	02/17/2025	445.90
	01 SALT-SIDEWALKS 9.10 @ $49		1-17-3-4000	SNOW & ICE CONTROL			445.90
				VENDOR TOTAL:			445.90
LAN109	LANER MUCHIN LTD						
680752		AB		02/01/2025	021125	02/17/2025	437.50
	01 DEC24-JAN25 EE MATTERS		1-13-3-7300	ATTORNEY FEES-OTHER			437.50
680753		AB		02/01/2025	021125	02/17/2025	500.00
	01 DEC24 EE MATTERS		1-13-3-7300	ATTORNEY FEES-OTHER			500.00
				VENDOR TOTAL:			937.50
LER100	LERMI						
2604		AB		02/10/2025	021025	02/17/2025	40.00
	01 2025 MEMBERSHIP - BURKE		1-14-2-3000	DUES AND MEMBERSHIPS			40.00
				VENDOR TOTAL:			40.00
MEN100	MENARDS						
25453		AB		07/12/2024	021225	02/17/2025	14.98
	01 HAY FORK		1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			14.98
27958-1		AB		09/03/2024	021225	02/17/2025	9.98
	01 BULBS		1-18-3-0200	OPERATING SUPPLIES			9.98
34362		AB		01/21/2025	021225	02/17/2025	15.76
	01 DETERGENT		1-18-3-0200	OPERATING SUPPLIES			15.76
34648		AB		01/28/2025	021225	02/17/2025	33.65

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	TREE CARE SPRAY, TAPE		1-18-3-0200	OPERATING SUPPLIES			33.65
MEN100	MENARDS							
34780			AB		01/31/2025	021225	02/17/2025	41.95
	01	WTP ADPTR, SOCKET DRVE		2-21-4-2550	WATER TREATMENT FACILITY			41.95
348888			AB		02/03/2025	021225	02/17/2025	193.94
	01	GLASS CLNR, VACUUM		1-18-3-0300	JANITORIAL SUPPLIES			193.94
34981			AB		02/05/2025	021125	02/17/2025	52.28
	01	CLOROX WIPES AND SPRAY		1-15-3-0200	OPERATING SUPPLIES			52.28
34983			AB		02/05/2025	021225	02/17/2025	21.57
	01	GFCI, 12" TINNER		1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			21.57
35045			AB		02/06/2025	021225	02/17/2025	15.96
	01	CAR WASH		1-17-3-0200	OPERATING SUPPLIES			15.96
35199			AB		02/10/2025	021225	02/17/2025	40.92
	01	PAINT, HEX NUTS,MAILBOX REPAIR		1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			40.92
35254			AB		02/11/2025	021225	02/17/2025	25.47
	01	8" & 6" METAL BLADES		1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE			25.47
					VENDOR TOTAL:			466.46
MEN102	MENARDS							
34789			AB		01/31/2025	021025	02/17/2025	64.99
	01	MENS BATHROOM FAUCET		1-18-4-2000	BUILDINGS & GROUNDS REPAIRS			64.99
34810			AB		01/31/2025	021025	02/17/2025	64.99
	01	FAUCET - WOMENS BATHROOM		1-18-4-2000	BUILDINGS & GROUNDS REPAIRS			64.99
34971			AB		02/05/2025	021025	02/17/2025	8.69
	01	9V BATTERIES		1-14-3-0200	OPERATING SUPPLIES			8.69
					VENDOR TOTAL:			138.67

VENDOR # / INVOICE # / ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
MEN103	C.E. MENDEZ FOUNDATION INC						
0064888-IN		AB		01/13/2025	021025	02/17/2025	74.61
01	30 2GOOD4DRUGS WRKBKS		1-14-3-6450	SCHOOL RESOURCE OFFICER/EDU			74.61
0065044-IN		AB		01/29/2025	021025	02/17/2025	34.69
01	5 - 2GOOD4DRUGS SPANISH WB		1-14-3-6450	SCHOOL RESOURCE OFFICER/EDU			34.69
				VENDOR TOTAL:			109.30
MID120	MIDWEST SALT, LLC						
P479262		AB		01/14/2025	021225	02/17/2025	2,983.42
01	ATWTP 21.01 @ $142		2-21-3-4300	TREATMENT SALT			2,983.42
P479298		AB		01/20/2025	021225	02/17/2025	3,514.50
01	ATWTP 24.75 @ $142		2-21-3-4300	TREATMENT SALT			3,514.50
				VENDOR TOTAL:			6,497.92
MOL101	MOLLY MAID						
021025		AB		02/10/2025	021125	02/17/2025	85.00
01	1/30/25 PUMP HOUSE CLEANING		5-00-3-3500	VILLAGE AND COMMUNITY EVENTS			85.00
				VENDOR TOTAL:			85.00
MON101	MONROE TRUCK EQUIPMENT INC						
46952		AB		02/03/2025	021225	02/17/2025	84.32
01	SPRING WIRE		1-18-4-0550	VEHICLE PARTS			84.32
				VENDOR TOTAL:			84.32
MOR101	MORTON SALT INC						
5403290536		AB		01/16/2025	021225	02/17/2025	6,706.40
01	ROAD SALT 89.55 TONS@ $74.89		1-17-3-4000	SNOW & ICE CONTROL			6,706.40
				VENDOR TOTAL:			6,706.40
MOT100	MOTOROLA SOLUTIONS, INC.						
8282069185		AB		02/04/2025	021125	02/17/2025	9,517.53

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	2024 PIERCE ENHANCED MOBILE		4-42-5-1210	FIRE VEHICLES			9,517.53
MOT100		MOTOROLA SOLUTIONS, INC.						
9103520250102			AB		02/01/2025	021125	02/17/2025	658.00
	01	RADIOS 17@$26+4@$46+2@$16		1-15-4-1000	FLEET RADIO			658.00
9113020250102			AB		02/01/2025	021125	02/17/2025	1,010.00
	01	RADIOS 7@$26+18@$46		1-14-4-1000	FLEET RADIO			1,010.00
					VENDOR TOTAL:			11,185.53
NCP100		NCPERS GROUP LIFE INSURANCE						
0487032025			AB		02/01/2025	021125	02/17/2025	80.00
	01	MAR 25 PYRL DEDUCT		1-00-2-2451	NCPERS			80.00
					VENDOR TOTAL:			80.00
NEM100		NORTH EAST MULTI-REGIONAL						
370934			AB		01/30/2025	021025	02/17/2025	255.00
	01	40 HR FTO TRAINING - GARCIA		1-14-2-2500	TRAINING			255.00
					VENDOR TOTAL:			255.00
ODP100		ODP BUSINESS SOLUTIONS, LLC						
406980757001			AB		01/20/2025	021025	02/17/2025	49.20
	01	COPY PAPER		1-14-3-0100	OFFICE SUPPLIES			49.20
					VENDOR TOTAL:			49.20
OHE100		RAY O'HERRON CO., INC.						
2371048			AB		10/14/2024	021025	02/17/2025	1,833.41
	01	2 GLOCK 21 GEN5 45 AUTO		1-14-3-4000	FIREARM SUPPLIES			916.71
	02	2 GLOCK 17 GEN5 9MM FX		1-14-3-4000	FIREARM SUPPLIES			916.70
2387862			AB		01/13/2025	021025	02/17/2025	243.46
	01	21 PISTOL MAGAZINES		1-14-3-4000	FIREARM SUPPLIES			243.46
2390399			AB		01/24/2025	021025	02/17/2025	970.70

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	55 BOX 9MM 147 GR FMJ AMMO		1-14-3-4000	FIREARM SUPPLIES			970.70
					VENDOR TOTAL:			3,047.57
PAH100		NORTHWESTERN MED OCC HEALTH						
558447			AB	12/31/2024		021125	02/17/2025	1,459.00
	01	BRUNSCHON MEDICAL TESTS		1-11-7-1000	FIRE AND POLICE COMMISSION			431.00
	02	CALDWELL DRUG/PHYSICAL		1-17-3-3000	CONTRACTUAL SERVICES			76.50
	03	CALDWELL DRUG/PHYSICAL		1-18-3-3000	CONTRACTUAL SERVICES			76.50
	04	CALDWELL DRUG/PHYSICAL		2-21-3-3000	CONTRACTUAL SERVICES			13.60
	05	CALDWELL DRUG/PHYSICAL		2-22-3-3000	CONTRACTUAL SERVICES			3.40
	06	DOYLE MEDICAL TESTS		1-11-7-1000	FIRE AND POLICE COMMISSION			344.00
	07	PETERSEN MEDICAL TESTS		1-11-7-1000	FIRE AND POLICE COMMISSION			344.00
	08	PEZZETTI DRUG SCREEN		2-21-3-3000	CONTRACTUAL SERVICES			68.00
	09	PEZZETTI DRUG SCREEN		2-22-3-3000	CONTRACTUAL SERVICES			17.00
	10	STUEHLER DRUG SCREEN		1-17-3-3000	CONTRACTUAL SERVICES			51.00
	11	STUEHLER DRUG SCREEN		1-18-3-3000	CONTRACTUAL SERVICES			17.00
	12	STUEHLER DRUG SCREEN		2-21-3-3000	CONTRACTUAL SERVICES			8.50
	13	STUEHLER DRUG SCREEN		2-22-3-3000	CONTRACTUAL SERVICES			8.50
					VENDOR TOTAL:			1,459.00
PAU100		PAULY TOYOTA						
6252834			AB	02/05/2025		021025	02/17/2025	201.10
	01	LOF, ROT TRS, AIR FLTR CW32333		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			201.10
					VENDOR TOTAL:			201.10
PDC100		PACE ANALYTICAL SERVICES, LLC						
22133100 CR			AB	10/03/2023		021125	02/17/2025	-1,376.50
	01	LAB TESTING, FLORIDE, CONIFORM		2-21-3-3100	IEPA WATER ANALYSIS			-1,376.50
247216085 CR			AB	10/08/2024		021125	02/17/2025	-2,369.70
	01	LEAD, COPPER & BARIUM		2-21-3-3100	IEPA WATER ANALYSIS			-2,369.70
247222986			AB	10/31/2024		021125	02/17/2025	726.50
	01	IEPA LAB TESTING		2-21-3-3100	IEPA WATER ANALYSIS			726.50
247225825			AB	10/30/2024		021125	02/17/2025	1,080.00
	01	IEPA LAB TESTING		2-21-3-3100	IEPA WATER ANALYSIS			1,080.00

VENDOR # / INVOICE # / ITEM DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
PDC100 PACE ANALYTICAL SERVICES, LLC						
247228944	AB		12/31/2024	021125	02/17/2025	125.00
01 LAB TESTING		2-21-3-3100	IEPA WATER ANALYSIS			125.00
247228945	AB		12/31/2024	021125	02/17/2025	1,605.00
01 WATER LAB TESTING		2-21-3-3100	IEPA WATER ANALYSIS			1,605.00
2502786	AB		01/31/2025	021225	02/17/2025	897.00
01 COLIFORM,FLURIDE, BARIUM		2-21-3-3100	IEPA WATER ANALYSIS			897.00
257202183	AB		01/31/2025	021225	02/17/2025	17.50
01 COLIFORM		2-21-3-3100	IEPA WATER ANALYSIS			17.50
				VENDOR TOTAL:		704.80
PFP100 P.F. PETTIBONE & COMPANY						
186878	AB		12/30/2024	021025	02/17/2025	2,118.40
01 80 PRKG/ORD TKT BOOKS		1-14-3-2100	PRINTING			2,118.40
187073	AB		01/27/2025	021025	02/17/2025	784.80
01 300 SHOULDER PATCHES		1-14-2-1500	CLOTHING ALLOWANCE			784.80
				VENDOR TOTAL:		2,903.20
PIT100 PITNEY BOWES GLOBAL						
3107080558	AB		02/08/2025	021125	02/17/2025	170.43
01 PD METER 12/30/24-3/29/25		1-14-3-3000	CONTRACTUAL SERVICES			170.43
				VENDOR TOTAL:		170.43
POM100 POMP'S TIRE SERVICE, INC						
640122287	AB		02/10/2025	021225	02/17/2025	24.00
01 SCRAP DISPOSAL FEE		1-17-3-3100	LANDFILL DISPOSAL COSTS			24.00
				VENDOR TOTAL:		24.00
PRA104 PRAIRIE STATE CYCLING SRS LLC						
2025 MAR	AB		02/11/2025	021125	02/17/2025	4,333.33

VENDOR # / INVOICE #	INVOICE STATUS	ITEM DESCRIPTION	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
		01 CHI GRIT-3/1/25 PMT	5-00-3-3620	BIKE RACE EVENT EXPENSES			4,333.33
				VENDOR TOTAL:			4,333.33
PRI103	PRIORITY PRODUCTS, INC.						
1013359	AB			02/07/2025	021225	02/17/2025	108.88
		01 U-BOLTS	1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE			108.88
1013845	AB			01/31/2025	021225	02/17/2025	208.43
		01 CNTRS, SCREWS, HEX NUTS	1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE			208.43
				VENDOR TOTAL:			317.31
QUA100	QUADCOM						
25-WDFD-02	AB			02/03/2025	021125	02/17/2025	8,875.86
		01 FEB 25 DISPATCH SERVICE	1-15-3-2300	QUADCOM			8,875.86
25-WDPD-02	AB			02/03/2025	021025	02/17/2025	20,448.08
		01 FEB 2025 DISPATCH SERVICE	1-14-3-2300	QUADCOM			20,448.08
CF-WDFD	AB			02/03/2025	021125	02/17/2025	675.00
		01 4 ADDTL LIC-TYLER 130-153630	1-15-3-3000	CONTRACTUAL SERVICES			675.00
				VENDOR TOTAL:			29,998.94
QUI100	QUILL LLC						
42564400	AB			01/24/2025	021125	02/17/2025	25.96
		01 READY INDEX - RING BINDER	1-15-3-0100	OFFICE SUPPLIES			25.96
				VENDOR TOTAL:			25.96
RES103	RES GREAT LAKES LLC						
IN52422	AB			01/31/2025	021225	02/17/2025	12,000.00
		01 CR 2024 MGMT OF FEN	C-00-3-3000	CONTRACTUAL SERVICES			12,000.00
				VENDOR TOTAL:			12,000.00
SHE108	SHERWIN-WILLIAMS						
0168-7	AB			01/30/2025	021225	02/17/2025	49.82

VENDOR # / INVOICE #	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
01 WTP PAINT FOR SOFTENERS		2-21-4-2550	WATER TREATMENT FACILITY			49.82
SHE108 SHERWIN-WILLIAMS						
9890-7	AB		01/21/2025	021225	02/17/2025	59.95
01 PRIMER FOR WTP		2-21-4-2550	WATER TREATMENT FACILITY			59.95
			VENDOR TOTAL:			109.77
SIR100 SIRCHIE ACQUISITON CO						
0679694-IN	AB		02/04/2025	021025	02/17/2025	154.42
01 4X7 INTEG EVID BAGS		1-14-4-0100	DEPARTMENT EQUIPMENT			154.42
0679824-IN	AB		02/05/2025	021025	02/17/2025	138.90
01 EVID BAGS 12X15, 4X7 AND KRAFT		1-14-4-0100	DEPARTMENT EQUIPMENT			138.90
			VENDOR TOTAL:			293.32
SMI108 SMITH GAMBRELL & RUSSELL LLP						
1197402	AB		02/12/2025	021125	02/17/2025	990.00
01 JAN 25 SHM LEGAL		H-12-3-7300	LEGAL FEES			990.00
			VENDOR TOTAL:			990.00
STO102 STORINO RAMELLO & DURKIN						
92730	AB		01/31/2025	021125	02/17/2025	609.70
01 JAN 25 RED LIT VIO/AUTO IMPNDS		1-13-3-7300	ATTORNEY FEES-OTHER			609.70
			VENDOR TOTAL:			609.70
STR103 STRYKER						
9204537543	AB		08/25/2023	021125	02/17/2025	527.88
01 KNEE GATCH BOLSTER QTY 1		1-15-3-0300	MEDICAL SUPPLIES			527.88
9205904306	AB		04/01/2024	021125	02/17/2025	1,461.15
01 PROCARE 4/1/24-3/31/25		1-15-3-0300	MEDICAL SUPPLIES			1,461.15
			VENDOR TOTAL:			1,989.03
SUP102 SUPERFLEET MASTERCARD						
1/24-1/29/25 PW	AB		01/29/2025	021125	02/17/2025	200.00

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	ACCOUNT FB614		1-17-4-0200	VEHICLE FUEL			80.00
	02	ACCOUNT FB614		1-18-4-0200	VEHICLE FUEL			40.00
	03	ACCOUNT FB614		2-21-4-0200	VEHICLE FUEL			40.00
	04	ACCOUNT FB614		2-22-4-0200	VEHICLE FUEL			40.00
					VENDOR TOTAL:			200.00
SWI103	SWIFT WASH							
815			AB	01/31/2025		021025	02/17/2025	144.00
	01	36 FLEET CAR WASHES		1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS			144.00
					VENDOR TOTAL:			144.00
THI100	THIRD MILLENNIUM ASSOCIATES							
32455			AB	02/07/2025		021125	02/17/2025	231.78
	01	02-06-25 UB BILL RENDERING		2-21-3-3000	CONTRACTUAL SERVICES			115.89
	02	02-06-25 UB BILL RENDERING		2-22-3-3000	CONTRACTUAL SERVICES			115.89
					VENDOR TOTAL:			231.78
TID100	TIDI PRODUCTS LLC							
003788450			AB	02/10/2025		021125	02/17/2025	396.90
	01	PR TAT LIMB HOLDER		1-15-3-0300	MEDICAL SUPPLIES			396.90
					VENDOR TOTAL:			396.90
TOD100	TODAY'S UNIFORMS INC							
274138			AB	02/04/2025		021125	02/17/2025	49.95
	01	LEMASTER APPAREL		1-15-2-1500	CLOTHING ALLOWANCE			49.95
					VENDOR TOTAL:			49.95
TOS102	TOSHIBA AMERICAN BUS SOL INC							
5033233655			AB	02/10/2025		021125	02/17/2025	432.89
	01	2/28/25-3/27/25 COPIER		1-12-3-3000	CONTRACTUAL SERVICES			86.58
	02	2/28/25-3/27/25 COPIER		1-14-3-3000	CONTRACTUAL SERVICES			86.58
	03	2/28/25-3/27/25 COPIER		1-15-3-3000	CONTRACTUAL SERVICES			86.58
	04	2/28/25-3/27/25 COPIER		1-16-3-3000	CONTRACTUAL SERVICES			86.58
	05	2/28/25-3/27/25 COPIER		1-17-3-3000	CONTRACTUAL SERVICES			43.28
	06	2/28/25-3/27/25 COPIER		1-18-3-3000	CONTRACTUAL SERVICES			43.29
					VENDOR TOTAL:			432.89

VENDOR # / INVOICE #	ITEM DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
TOU101	STEPHEN D. TOUSEY LAW OFFICES						
020325		AB		02/03/2025	021125	02/17/2025	750.00
	01 FEBRUARY 2025 PROSECUTION		1-13-3-7100	VILLAGE PROSECUTOR RETAINER			750.00
						VENDOR TOTAL:	750.00
TRA102	TRAFFIC CONTROL&PROTECTION LLC						
10808		AB		01/31/2025	021225	02/17/2025	473.50
	01 STREET NAME SIGNS		1-17-3-4100	TRAFFIC & STREET SIGNS			473.50
10965		AB		02/06/2025	021225	02/17/2025	559.75
	01 STREEET SIGNS		1-17-3-4100	TRAFFIC & STREET SIGNS			559.75
						VENDOR TOTAL:	1,033.25
ULI101	ULINE						
187661371		AB		01/09/2025	021225	02/17/2025	287.13
	01 PALLET RACKS		1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE			287.13
						VENDOR TOTAL:	287.13
VAL100	VALLEY HYDRAULIC SERVICE, INC						
2283814		AB		01/22/2025	021225	02/17/2025	10.22
	01 MALE CPNCTR GRAND POINT LIFT		2-22-4-4500	LIFT STATIONS			10.22
						VENDOR TOTAL:	10.22
VER100	VERIZON WIRELESS						
6105053489		AB		02/02/2025	021125	02/17/2025	1,152.32
	01 ACCOUNT 442045914-00001		1-14-3-0500	TELEPHONE			108.03
	02 ACCOUNT 442045914-00001		5-03-3-1000	CONTRACTUAL SERVICES-MALL			1,044.29
						VENDOR TOTAL:	1,152.32
VIC100	VICTOR FORD INC						
417166		AB		02/05/2025	021125	02/17/2025	1,618.06
	01 '11 FORD F450 OIL CHG-CK ENGIN		1-15-4-0500	AUTOMOTIVE PARTS			1,618.06
417236		AB		02/06/2025	021125	02/17/2025	1,651.03

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	'22 FORD F550 TIRED, OIL CHANG		1-15-4-0600	AUTOMOTIVE MAINT. & REPAIRS			1,651.03
VIC100		VICTOR FORD INC						
417260			AB		02/10/2025	021125	02/17/2025	3,425.26
	01	FORD F550 TIRED, FILTER, OIL		1-15-4-0600	AUTOMOTIVE MAINT. & REPAIRS			3,425.26
417317			AB		02/10/2025	021125	02/17/2025	970.57
	01	2022 F550 OIL & TIRE		1-15-4-0600	AUTOMOTIVE MAINT. & REPAIRS			970.57
					VENDOR TOTAL:			7,664.92
VIL103		VILLAGE OF EAST DUNDEE						
490			AB		02/11/2025	021125	02/17/2025	50,170.87
	01	JAN25 ADDL SVCS 13859.77@2.718		2-22-3-3100	TREATMENT CHARGES			37,670.87
	02	JAN25 STANDARD		2-22-3-3100	TREATMENT CHARGES			12,500.00
					VENDOR TOTAL:			50,170.87
VON100		VONAGE BUSINESS INC						
INV11487669			AB		02/06/2025	021125	02/17/2025	4,807.73
	01	ACCT 412942		1-15-3-0500	TELEPHONE			390.34
	02	ACCT 412942		1-16-3-0500	TELEPHONE			390.34
	03	ACCT 412942		1-17-3-0500	TELEPHONE			390.33
	04	ACCT 412942		1-18-3-0500	TELEPHONE			390.33
	05	ACCT 412942		2-21-3-0500	TELEPHONE			390.33
	06	ACCT 412942		2-22-3-0500	TELEPHONE			390.33
	07	ACCT 412942		1-14-3-0500	TELEPHONE			390.34
	08	ACCT 412942		1-15-3-0500	TELEPHONE			390.34
	09	ACCT 412942		1-12-3-0500	TELEPHONE			390.34
	10	SH ACCT 412942		1-12-3-3800	REIMBURSABLE			714.69
	11	RDFPD ACCT 412942		1-12-3-3800	REIMBURSABLE			580.02
					VENDOR TOTAL:			4,807.73
WAL103		WALKER COMPANIES						
172228			AB		01/28/2025	021025	02/17/2025	24.90
	01	NOTARY STAMP- RICKETT		1-14-3-0200	OPERATING SUPPLIES			24.90
					VENDOR TOTAL:			24.90
WAT105		WATER SERVICES CO.						
39780			AB		02/04/2025	021225	02/17/2025	1,052.43

VENDOR # / INVOICE #	ITEM	DESCRIPTION	INVOICE STATUS	ACCOUNT NUMBER		BATCH / P.O. #	DUE DATE / PROJECT	INVOICE AMT / ITEM AMT
	01	RPZ REPAIRS FOR LIFT STATIONS		2-21-3-3000	CONTRACTUAL SERVICES			1,052.43
WAT105		WATER SERVICES CO.						
39790			AB	02/04/2025		021225	02/17/2025	70.00
	01	RPZ TESTING AT 102 N 2ND		2-21-3-3000	CONTRACTUAL SERVICES			70.00
39814			AB	02/11/2025		021225	02/17/2025	200.00
	01	RPZ REPAIR & TESTING 102 N 2ND		2-21-3-3000	CONTRACTUAL SERVICES			200.00
							VENDOR TOTAL:	1,322.43
WIL105		WBK ENGINEERING						
26413			AB	01/09/2025		021225	02/17/2025	706.50
	01	IDOT/KDOT REVIEW RANDALL RD		2-21-3-3000	CONTRACTUAL SERVICES			706.50
							VENDOR TOTAL:	706.50
WOR103		WORLD SECURITY & CONTROL INC.						
34812			AB	02/05/2025		021225	02/17/2025	1,260.00
	01	ANNUAL FIRE ALARM FOR 4 BLDGS		1-18-3-3000	CONTRACTUAL SERVICES			1,260.00
							VENDOR TOTAL:	1,260.00
							TOTAL --- ALL INVOICES:	394,764.43

Village of
West Dundee

TO: Village President and Board of Trustees

FROM: Eric Babcock, Director of Public Works

DATE: February 11, 2025

SUBJECT: Authorization to Solicit Proposals - Contractual Large-Scale Tree Trimming

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INTRODUCTION:

Public Works is requesting authorization to conduct the 2025 Contractual Large-Scale Tree Trimming Program and solicit proposals to do so.

BACKGROUND:

A detailed specification has been prepared for the full desired scope of contractual large scale tree trimming work in 2025, which is attached for your review and consideration. It outlines three bid areas; one in Tartans and two in South Old Town. This is done to maximize the amount of trees that can be trimmed within the allocated budget while safeguarding against the aversions that certain tree care providers have against prevailing wage work. The request for proposals packet will ask bidders to provide unique costs for all areas to provide options at the time of award based on how high or low the proposals are.

FISCAL IMPACT:

The Fiscal Year 2024/25 Budget provides an amount of $50,000.00 for contractual large scale parkway tree trimming.

The authorization being requested is strictly for the solicitation of proposals, and not yet an expenditure of funds. Following receipt of proposals for this work, staff will present them to the Village Board for approval before notifying the lowest bidder to proceed.

RECOMMENDATION:

Therefore, it is respectfully requested and recommended that:

MOTION: Move to authorize Public Works staff to solicit proposals for the 2025 Large-Scale Tree Trimming Contract.

Village of West Dundee

SPECIFICATIONS FOR:

PROFESSIONAL TREE TRIMMING SERVICES CONTRACT

Village of West Dundee Public Works ● 900 Angle Tarn, West Dundee, IL 60118
Village Contact: Eric Babcock, Director of Public Works
Office Phone: 847-551-3815 ● **Email:** ebabcock@wdundee.org

The Village of West Dundee is soliciting proposals for a Professional Tree Trimming Services Contract for a specified location within corporate boundaries of the Village of West Dundee. The services requested are outlined in the following specifications:

SERVICE LOCATION

As part of this Contract, the Village of West Dundee is planning to conduct parkway tree trimming in three areas of West Dundee as indicated by *Area I* along S. Sixth Street, S. Seventh, Oregon Avenue, Liberty Street, South Street and Lisa Road, *Area II* along, Eichler Avenue, Edwards Avenue, Strom Drive, S. Seventh Street, and *Area III* along Kittridge Drive, Preston Lane, Chadwick Lane. Thatcher, Trail, Tristam Court, Westley Lane, Pember Circle and Hamilton Drive.

CONTRACTOR RESPONSIBILITIES - SCOPE OF SERVICES

The professional tree trimming services requested by the Village are as follows, which the contractor will be asked to indicate individual prices for in the Bid Form below:

- All pruning shall follow the ANSI A300-2001 Pruning Standard and the ISA's Tree Pruning Guidelines for the purpose of crown cleaning, crown thinning, crown raising, and structure development.
- All pruning shall improve the appearance of the trees, maintaining the crown shape and symmetry typical of the species at its size and age with an emphasis on the following:
  - Crown cleaning to remove all dead, dying, diseased, crowded, weakly attached and low-vigor branches.
  - Crown thinning to selectively remove and/or prune branches back to large laterals to increase light penetration and air movement through the crown. After crown thinning, trees and branches shall have foliage and mechanical stress evenly distributed along a branch and throughout the crown.
  - Crown raising/clearance to remove lower branches where practical to obtain an eventual full foliage height clearance of fifteen (15) feet on the street side of the tree and approximately ten (10) feet on the sidewalk or pedestrian side of the tree. All work shall always maintain the crown shape and symmetry typical of the species being pruned. If a

tree is near a building, branches shall be pruned to clear the building by approximately ten (10) feet. Pruning may include heading cuts on lower limbs or thinning cuts to lighten lower branch loads to achieve clearance if complete branch removal is not practical.

- Pruning for structure such that if a scaffold branch is large in diameter and competes with the leader, that this scaffold branch be headed back to a lateral and/or thinned to obtain a balanced crown shape overall.
- Pruning to remove all interior crowding branches, and one of all crossed or rubbing branches where practical so the removal thereof will not leave large holes in the general form of the tree.
- Pruning to remove one branch of all structurally weak "V" crotches occurring along the main trunk or developing within young tree crowns. Special attention shall be given to the effect removal of such branches will have on the ultimate form of the tree.
- Pruning to remove trunk suckers and water sprouts especially where they are present below the bottomed one half (1/2) of the tree. Such branches that add to the shape of the tree above 14 feet may remain in mature trees which may not have an optimum tree crown or shape.

- All Final cuts shall be "collar cuts" made sufficiently close to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub, so that closure can readily begin under normal conditions. The face of the "collar cut" or wound area shall be circular in form. "Flush" cuts to the main stem behind the branch collar and that leave oval exposed wounds shall not be made. Cuts shall be made such that all wound sides are even edged and do not leave "dog ear" ridges on one side or another. Clean cuts shall be made at all times without leaving any stubs.
- All limbs to be removed shall be cut in such a manner so as to prevent any ripping or tearing of the wood or bark on the parent or remaining stem. Large limbs shall be cut using the three-cut pruning manner as to prevent any damage to real or personal property, publicly or privately owned.
- Proper tools for pruning shall be used for each cut. Blades of each tool, including hand pruners, pole saws, hand saws, and chain saws, shall be placed on each branch to obtain the proper pruning cut. This shall be done in a way that will not cut, rip, or harm adjacent bark areas.
- No person working in trees shall use shoes with spikes, or any other footwear, which will, in the opinion of the Village Director of Municipal Services or his designee, injure the tree being pruned. At no time shall any person working in the trees for pruning purposes, wear spurs or climbing irons.

CONTRACTOR RESPONSIBILITIES - SITE CLEANLINESS, SAFETY, ORDINANCES AND REGULATIONS

- The contractor will remove all project-related landscape waste and debris from each work site promptly at the conclusion of the job and dispose of it properly. Site cleanup and waste disposal shall be included in the contractor's proposal prices.
- In no case will brush or logs be allowed to remain on the parkway over a weekend. The Village will not accept any clean wood chips from this project.
- The contractor is responsible for work site safety while performing work for the Village of West Dundee and will comply with all OSHA standards and State requirements.

- All equipment to be used and all work to be performed must be in full compliance with the most current revision of the American National Standards Institute Standard Z-133.1.
- The contractor shall arrange to keep streets and sidewalks open for vehicular and pedestrian traffic at all times, and to provide proper traffic control devices in accordance with the Illinois Manual on Uniform Traffic Control Devices on Village, County, or State roadways. The contractor shall remove all surplus materials and debris from the streets as the work progresses so that the public may have the use of the streets at all times.
- The contractor shall observe all ordinances in relation to obstructing streets or driveways, maintaining signals, keeping open passageways, and protecting same where exposed and generally to observe all laws and ordinances controlling or limiting those engaged in public work, which ordinances and laws are made a part of these specifications.
- The Contractor is responsible always to protect all existing and newly installed work, materials, equipment, improvements, utilities, structures, and vegetation during the course of the project contract.
- No vehicles of any kind shall be placed, parked, or operated upon or over any sodded areas at any time, except as authorized by the Streets & Property Maintenance Superintendent.
- Hours of Operation - the contractor will hold to Village noise ordinance (Ord. 99-26, 11-15-1999) between the hours of seven o'clock (7:00) A.M. and eight thirty o'clock (8:30) P.M. Monday through Friday.

MEETING BEFORE WORK BEGINS

- It is mandatory that the contractor meets with the Streets & Property Maintenance Superintendent prior to the start of work in order to review the contract specifications, designate the appropriate project contacts, and the manner in which work will be proceeding, among other items.

DAMAGE TO PUBLIC OR PRIVATE PROPERTY

- Any damage of public or private property caused by the contractor's operations shall be resolved with the property owner within ten (10) days after damage occurs to the satisfaction of the Village. The contractor shall inform the Village of any damage caused by the contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the Village, the Village reserves the right to repair or replace that which was damaged or assess the contractor such cost as may be reasonable and related to damaged caused by the contractor and deduct these costs from any payment due the contractor.

STARTING AND COMPLETION REQUIREMENTS

- Work shall begin on or about [DATE] or at a time mutually agreed upon by the Contractor and the Village Director of Public Works. All work shall be completed prior to April 30th, 2025.

BASIS OF PAYMENT

- Payment shall be made on a lump-sum basis for each work area, and processed upon completion of work which is done to the satisfaction of the Village and in accordance with these specifications.

ADDITIONAL CONSIDERATIONS

- Proposal prices shall include all costs for labor, materials, equipment, fuel, fuel surcharges and all other considerations required to complete the work as outlined in the specifications. The Village will not be charged for anything beyond the indicated proposal prices without prior staff approval and the execution of a change order subject to the approval of the Village President and Board of Trustees.
- The Village of West Dundee is a tax free entity. Proposal prices shall not include tax. A copy of the Village of West Dundee tax-exempt certificate is available upon request.
- General questions or site visits can be coordinated with Mike Kirk, Streets & Property Maintenance Superintendent at 847-551-3815 or via email at mkirk@wdundee.org.

AREA I *(Indicated in Green on the Attached Map)*

Old Town

1	Oregon Avenue (From Route 31 to S. Sixth)	2	Liberty Street (From Route 31 to S. Sixth)
3	South Street (From Route 31 to S. Sixth)	4	Lisa Road (From Route 31 to S. Fifth)
5	S. Seventh Street (From W. Main to Lisa)	6	S. Sixth Street (From W. Main to South St)

AREA II *(Indicated in Yellow on the Attached Map)*

1	Strom Drive (From Edwards to S. Seventh)	2	Eichler Drive (From Route 31 to Strom Dr)
3	S. Seventh Street (From Lisa to Strom Dr)	4	Edwards Avenue (From Strom Dr to S. Fifth)

Tartans Subdivision

AREA III *(Indicated in Orange on the Attached Map)*

1	Kittridge Drive	2	Preston Lane
3	Chadwick Lane	4	Thatcher Trail
5	Tristam Court	6	Westley Lane
7	Pember Circle (from Kittridge to Thatcher)	8	Hamilton Drive

TARTANS SUBDVISION (THE HILLS)



SOUTH SIDE OLD TOWN

Area I – Green

Area II - Yellow



Village of
West Dundee

TO: Village President & Board of Trustees

FROM: Joseph A. Cavallaro, Village Manager

DATE: February 17, 2025

SUBJECT: Dundee Township Park District – Family Fun Nights

BACKGROUND:

Please be advised that the Dundee Township Park District has been putting together Family Fun night events at various locations throughout the Township since 2019.

They are seeking approval to host an event on June 11th at Huffman Park between 6:00 pm -7:30 pm.

They are also seeking sponsorship from the Village which would be used to add to the night's activities, such as crafts, games, a climbing tree, etc. In addition, the Park District is requesting participation from West Dundee's Police and Fire Departments as part of this community event.

FISCAL IMPACT:

As in 2024, the fiscal impact for sponsorship of Family Fun Night on June 11, 2025, is $500 and would come from Fund 5 Community Event Line Item.

RECOMMENDATION:

In support of the Family Fun night on June 11th at Huffman Park, it is recommended that the Village offers sponsorship to the Dundee Township Park District in the amount of $500 and authorizes the West Dundee Police and Fire Department's participation in this community event.

MOTION:

Move to authorize Village sponsorship for the Dundee Township Park District's Family Fun night in the amount of $500 towards the event and encourage participation of the Village's Police and Fire Departments as part of this event.

If you have any questions, please feel free to contact me.

JAC:mjp

CC: Shawn Green, Police Chief
Michael Spiro, Fire Chief
Erin Weingart, Dundee Township Park District

Dundee Township Park District

500 N. Randall Road • West Dundee 60118 • 847-428-7131 • Fax 847-428-4880

Village of West Dundee
102 South Second Street
West Dundee, IL 60118

February 6, 2025

Mr. Cavallaro,

In 2019, the Dundee Township Park District began a series of Family Fun nights. These events are held in local parks and free to the public. They include community partners as well as fun recreational activities like crafts, games, climbing tree, etc. The last few years we've enjoyed a bubble show in the large field at Huffman Park and we always have FREE balloon twisting for the community. These events are always well attended!

I am asking for help to continue bringing these events to the community. Specifically, for Village of West Dundee support of the June 11 event at Huffman Park, 6-7:30 pm. Support can come in the form of a sponsorship or in-kind by attending the event or both! Please let me know what would work best for the village. I am happy to answer any additional questions you may have.

Thank you in advance for your consideration!

Sincerely,

Erin Weingart

Erin Weingart
Dundee Township Park District
Recreation Manager

REGULAR BOARD MEETING **February 3, 2025 – 7:30 pm**
Village Hall, 102 S. 2nd Street **Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:30 p.m.

II. ROLL CALL:

Present were Village Manager, Joseph Cavallaro, Village Trustees Mark Johnson, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, and Andy Yuscka. Trustee Price was absent.

Also present were Village Attorney Michael Castaldo, Director of Economic Development Timothy Scott, and Community Development Director Thomas Moszczynski. There was no one in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Anderley led the Board and those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

Under the Village President's Report, Lt. Amos MABAS Humanitarian Service Award was removed due to illness.

MOTION: Moved by Trustee Johnson and seconded by Trustee Anderley to approve the agenda as amended. Upon the roll call, the motion was approved.

AYES: Trustees Johnson, Alopogianis, Anderley, Wilbrandt and Yuscka
NAYS: None
ABSENT: Trustee Price

V. VILLAGE PRESIDENT'S REPORT: None

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS

Trustee Johnson said that the St. Patrick's Day Event Committee is looking for volunteers on Saturday to help with the Kilted 5K. He also asked who was responsible for repairing the damage to the backstop at South End Park. Manager Cavallaro said it was the Park District and would look into this.

Trustee Wilbrandt said the Downtown Event Committee continues to meet and is close to having a schedule for late spring, summer, and early fall. They are talking to someone who will plan French Markets on Fridays from 4 to 8 at no cost to the Village and are finalizing the details for these events. Details will be provided soon. Plans for a Garlic Fest are in the works as well.

VII. STAFF REPORTS: None

VIII. QUESTIONS FROM THE AUDIENCE: None

IX. CONSENT AGENDA:

President Nelson excused himself during the Consent Agenda due to a conflict of interest. Trustee Yuscka requested a motion to approve consent agenda items.

A. Ratification of Checks: 2/3/2025
B. Approval of Bill List: 2/3/2025
C. Special Event Request – The Foote Team Blood Drive Event
D. Comcast Renewal of Contract
E. 2007 Pierce Ladder Repairs
F. Approval of Minutes: Regular Board Meeting – January 20, 2025

MOTION: Moved by Trustee Johnson and seconded by Trustee Alopogianis to approve the Consent Agenda. Upon the roll call, the motion was approved.

AYES: Trustees Johnson, Alopogianis, Anderley, Wilbrandt, and Yuscka
NAYS: None
ABSENT: Trustee Price

X. RESOLUTIONS AND ORDINANCES

A. Ordinance Authorizing a Temporary Construction Easement Agreement to the Illinois Department of Transportation

In Trustee Price's absence, Manager Cavallaro explained that the Village was notified that the Illinois Department of Transportation is performing ADA compliance work at various intersections within the Village. IDOT requested a temporary construction easement for a 5-year period for work to be done at, or around Route 72.

MOTION: Moved by Truste Yuscka and seconded by Trustee Johnson to adopt an Ordinance authorizing the temporary easement for a period of 5 years in conjunction with the IDOT Route 31 Smart Corridor ADA Compliance work.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, and Wilbrandt
NAYS: None
ABSENT: Trustee Price

B. Ordinance Amending Fire Code to Regulate Lithium Battery Storage Facilities

Trustee Wilbrandt said lithium batteries are everywhere and becoming increasingly in demand. There have been inquiries to Village staff about potential locations where lithium battery storage is desired. There are hazards to lithium battery storage, specifically from a fire response. The 2024 International Fire Code specifically addresses lithium battery storage. The staff proposes adding a specific section to our adoption of the 2021 International Fire Code addressing lithium battery storage. Staff would also look to include certain requirements and regulations on lithium battery storage, such as only allowing it in single-user buildings and requiring a 200-foot separation from any other structure.

Trustee Alopogianis asked what the requirements are for lithium battery storage. Director Moszczynski said things such as sprinklers, a specific fire plan, an explosion plan, etc.

Trustee Wilbrandt believes amending the fire code is a smart thing to do and will be good for the Village in the long run.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to adopt Ordinance 2025_ Amending Title Five Chapter 1

AYES: Trustees Wilbrandt, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: Trustee Price

XIV. MISCELLANEOUS / FUTURE AGENDA ITEMS None

XV: ADJOURNMENT:

MOTION: Moved by Johnson and seconded by Trustee Alopogianis to adjourn the Regular Board Meeting. The motion was approved by acclamation.

The Regular Board Meeting adjourned at 7:44 PM

ATTEST:

_____ _____

Mary Jo Pape
Village Clerk

Christopher Nelson
Village President

Village of
West Dundee

TO: President Nelson and Village Board of Trustees (VBT)

FROM: Timothy J. Scott, AICP, CNU-A
Director of Economic Development, Planning, Zoning & Urban Design / Assistant Village Manager

DATE: February 17, 2025

SUBJECT: Ordinance Approving a Final Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus

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INTRODUCTION

Attached is an Ordinance that if supported by the VBT would approve a Final Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus (CCC). Approval of the Ordinance would further facilitate development of a built-to-suit facility for swissQprint America, their first ground-up facility in North America.

BACKGROUND

Proposed Development: The proposal would see approximately 60.6 acres of the existing Lot 4 of the CCC resubdivided to create a 3.0-acre lot for swissQprint America (Lot 2), a nearly 2.1-acre lot for stormwater management (Outlot A), and an approximately 55.5-acre lot for future development (Lot 1).

Process to Date: At the October 28, 2024 meeting of the Planning and Zoning Commission (PZC), a public hearing was conducted regarding the proposed Preliminary Plat of Resubdivision after due legal notice was published in the newspaper and provided to property owners within 250' of the subject property. At the conclusion of the public hearing, members of the PZC voted unanimously (4-0) to recommend VBT approval of the proposed Preliminary Plat of Resubdivision.

At their meeting of November 12, 2024, the Appearance Review Commission reviewed and voted unanimously to approve (5-0) site and exterior appearance plans for swissQprint's nearly 25,000 square foot, high-style building.

At the meeting of November 18, 2024, the VBT voted unanimously (6-0) to approve the Ordinance approving the Preliminary Plat of Subdivision.

RECOMMENDATION

If members of the VBT concur with the PZC's findings and recommendation to approve the proposed Final Plat of Final Plat of Resubdivision, the following motion would be appropriate.

MOTION: Move to Approve an Ordinance Approving a Final Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus, subject to the following conditions:

1. Compliance with documents including but not limited to site plan as submitted with the Planning and Zoning Application;
2. Review and approval of final engineering plans; and,
3. Compliance with all other applicable codes and ordinances

Attachments (2):

- Ordinance Approving a Final Plat of Resubdivision with Exhibit A – Final Plat of Canterfield Corporate Campus Lot 4 Resubdivision
- swissQprint Item Packet of November 18, 2024 Meeting of the PZC

cc: Joseph A. Cavallaro – Village Manager
Kathleen Field Orr – Village Attorney
Kim Tibbetts – Village Planner

ORDINANCE 2025-__

AN ORDINANCE APPROVING A FINAL PLAT OF RESUBDIVISION OF PROPERTY FORMALLY KNOWN AS LOT 4 OF THE CANTERFIELD CORPORATE CAMPUS (COMMONY KNOWN AS THE 1ST RESUBDIVISION) IN THE VILLAGE OF WEST DUNDEE, ILLINOIS

WHEREAS, The Village of West Dundee, Kane County, Illinois (the "Village"), is a duly organized and validly existing home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in Constitution of the State of Illinois; and,

WHEREAS, The Village of West Dundee received a petition from swissQprint America requesting approval of a Final Plat of Resubdivision (Exhibit A) for property legally described as:

PART OF LOT 4 IN CANTERFIELD CORPORATE CAMPUS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35 OF SECTION, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2022 AS DOCUMENT 2022K038057, IN KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLILOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 79 DEGREES 09 MINUTES 38 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 155.12 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.00 FEET, AN ARC DISTANCE OF 152.16 FEET, A CHORD BEARING SOUTH 85 DEGREES 12 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 151.88 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 14 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 472.84 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 15.96 FEET, A CHORD BEARING NORTH 00 DEGREES 56 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 15.83 FEET; THENCE NORTH 12 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF 6.50 FEET; THENCE NORTH 76 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 126.35 FEET; THENCE SOUTH 77 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 168.77 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 187.74 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 51 SECONDS WEST, A DISTANCE OF 261.95 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 880.00 FEET, AN ARC DISTANCE OF 67.44 FEET, A CHORD BEARING SOUTH 78 DEGREES 55 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 67.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 720.00 FEET, AN ARC DISTANCE OF 150.79 FEET, A CHORD BEARING SOUTH 82 DEGREES 43 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 150.52 FEET TO THE POINT OF BEGINNING.

PIN: Part of 03-34-226-001; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on January 27, 2025, after due notice in the manner provided by law; and,

WHEREAS, on January 27, 2025 the West Dundee Planning and Zoning Commission, after deliberation, made a report recommending approval of the Final Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus; and,

WHEREAS, the President and Village Board of Trustees have reviewed and considered the information and documentation presented at the Hearing and the findings and recommendation of the West Dundee Planning and Zoning Commission.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That the Final Plat of Resubdivision is hereby approved subject to the following conditions:

1. Compliance with documents including but not limited to site plan as submitted with the Planning and Zoning Application;

2. Review and approval of final engineering plans; and,

3. Compliance with all other applicable codes and ordinances.

Section 2: That all requirements set forth in the Municipal Code of the Village of West Dundee, as would be required by any owner of property who subdivides property, shall be complied with, except as otherwise provided in this Ordinance.

Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized) as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 17th day of February, 2025.

AYES:
NAYS:
ABSENT:

_____
Christopher Nelson, Village President

ATTEST:

_____
Mary Jo Pape, Village Clerk

Passed: _____
Approved: _____
Published: _____

Prepared by:
Village of West Dundee
Economic Development Department
100 Carrington Drive
West Dundee, IL 60118

EXHIBIT A

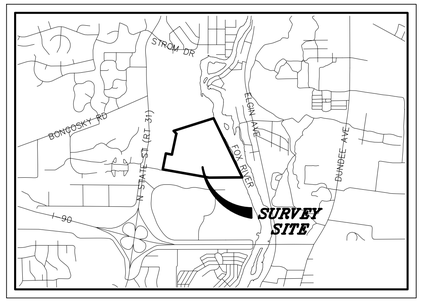
FINAL PLAT OF CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVIISON

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

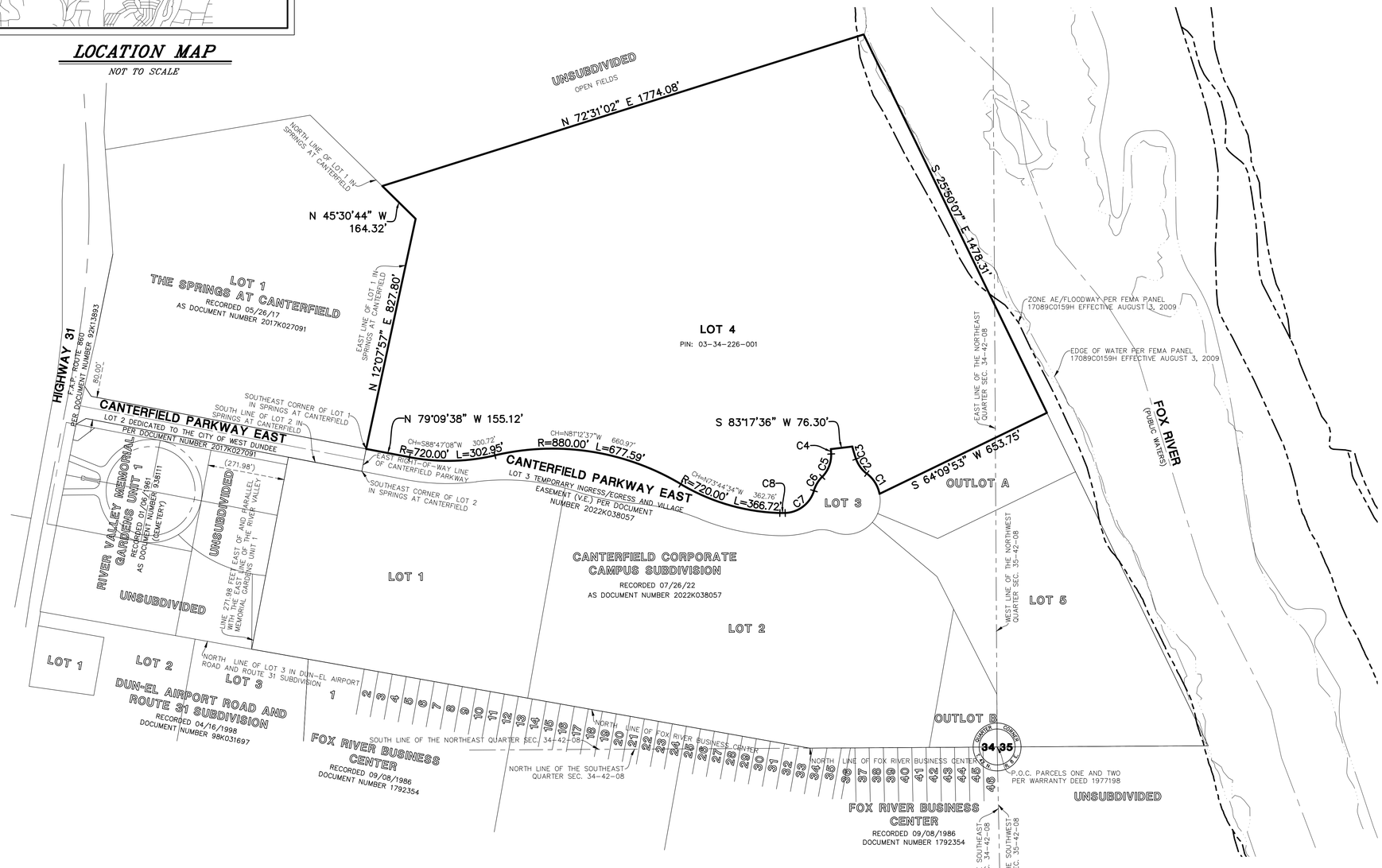
SURVEY PREPARED FOR

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118



LOCATION MAP

NOT TO SCALE



PIN'S

03-34-226-001

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

N

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SUBMITTED BY/RETURN TO:

VILLAGE OF WEST DUNDEE
102 SOUTH SECOND STREET
WEST DUNDEE, IL 60118

DEVELOPER/OWNER:

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118

PROPERTY AREA

Parcel Name	Square Feet	Acres
LOT 1	2,419,184	55.537
LOT 2	130,670	3.000
OUTLOT A	90,639	2.081
OVERALL	2,640,493	60.617

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN SPECIAL DEVELOPMENT DISTRICT "SDD" ZONING DISTRICT. "SDD" ZONING DISTRICT IS DEFINED AS A DISTRICT THAT IS DESIGNED TO PROMOTE HIGH QUALITY DEVELOPMENT OF LARGE SITES. THE COMPLETE ORDINANCE CAN BE OBTAINED FROM THE VILLAGE OF WEST DUNDEE WEBSITE.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 4:	OVERALL BOUNDARY, AREA TABLE AND SURVEYOR'S NOTES
SHEET 2 OF 4:	EXISTING LOT AND EASEMENT DETAILS
SHEET 3 OF 4:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 4 OF 4:	LEGAL DESCRIPTION, CERTIFICATES AND EASEMENT PROVISIONS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
C2	110.00'	64.78'	S36°01'00"E	63.85'
C3	540.00'	45.45'	S16°44'02"E	45.43'
C4	200.01'	17.24'	N04°14'15"W	17.23'
C5	110.00'	88.86'	N21°22'30"E	86.47'
C6	119.00'	57.40'	S30°42'02"W	56.84'
C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SETBACK LINE
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = RECORD DIMENSION
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- I.E.E. = INGRESS & EGRESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- S.E. = SANITARY EASEMENT
- U.E. = UTILITY EASEMENT
- S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
- G.E. = GRADING EASEMENT
- ESMT = EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0200 f:847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 09/27/24
SCALE: 1"=200'

SHEET 1 OF 4
HIDWDIL03

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December 17, 2024 - 08:21 Data Name: P:\Hidwdil03\Data\Survey\Final Drawings\Plat of Subdivision\LOT 4 Resubdivision\01-HIDWDIL03-LOT 4-PS.dwg Updated By: LMcKay

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PIN'S

03-34-226-001

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
C2	110.00'	64.78'	S36°01'00"E	63.85'
C3	540.00'	45.45'	S16°44'02"E	45.43'
C4	200.01'	17.24'	N04°14'15"W	17.23'
C5	110.00'	88.86'	N21°22'30"E	86.47'
C6	119.00'	57.40'	S30°42'02"W	56.84'
C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'
C9	720.00'	152.16'	S85°12'53"E	151.88'

LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SECTION LINE
= EX. SETBACK LINE
= SIGNAGE EASEMENT PER 2022K038057
= STORMWATER MANAGEMENT EASEMENT PER 2022K038288
= 20' VILLAGE EASEMENT (V.E.) FOR SWALE PER 2022K038288
= TEMPORARY GRADING EASEMENT PER 2022K038057

UNSUBDIVIDED
PIN: 03-34-200-016

N 72°31'02" E 1774.08'

30' B.S.L.

NORTHERLY LINE OF LOT 4

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

POINT THAT MEASURES N 10°50'49" W, 2313.45' (N-09°11'50" W, 2548.5 FEET MORE OR LESS FROM) THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34 OF THE 10 FOOT PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

S 25°50'07" E 1478.31'

30' B.S.L.

10' PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

EASTERLY LINE OF LOT 4

PRESERVATION EASEMENT PARCEL "A" AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

EAST LINE OF THE NORTHEAST QUARTER SEC. 34-42-08

WEST LINE OF THE NORTHWEST QUARTER SEC. 35-42-08

FOX RIVER
(PUBLIC WATERS)

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 4
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-226-001

N 45°30'44" W
164.32'

30' B.S.L.

WESTERLY LINE OF LOT 4

30' B.S.L.

LOT 1
THE SPRINGS AT CANTERFIELD
RECORDED 05/26/17
AS DOCUMENT NUMBER 2017K027091
PIN: 03-34-130-001

N 12°07'57" E 827.80'

EAST LINE OF LOT 1 IN SPRINGS AT CANTERFIELD

TEMPORARY GRADING EASEMENT PER 2022K038057
N 82°22'47" W 1121.42'

24.18'

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40'X60' SIGNAGE EASEMENT PER 2022K038057

20' VILLAGE EASEMENT (V.E.) FOR SWALE PER 2022K038288

TEMPORARY GRADING EASEMENT PER 2022K038057

TEMPORARY GRADING EASEMENT PER 2022K038057

N 86°42'03" W 428.73'

S 83°17'36" W 76.30'

N 83°17'36" E 40.07'

CH=N 12°11'26" W 40.18'
R=540.00' L=40.19'

TEMPORARY GRADING EASEMENT PER 2022K038057

S 83°17'36" W 41.04'

CH=N 13°00'20" W 57.51'

TEMPORARY GRADING EASEMENT PER 2022K038057

TEMPORARY GRADING EASEMENT PER 2022K038057

S 82°54'40" E 275.86'

SOUTHERLY LINE OF LOT 4

S 64°09'53" W 653.75'

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

S 10°50'49" E 212.45'

N 10°50'49" W 2100.40'

CANTERFIELD PARKWAY EAST
LOT 2 DEDICATED TO THE CITY OF WEST DUNDEE PER DOCUMENT NUMBER 2017K027091
SOUTH RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY
SOUTH LINE OF LOT 2 IN SPRINGS AT CANTERFIELD

NORTH RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

80.00'

UNSUBDIVIDED
DOCUMENT NUMBER 2018K007989

N 79°09'38" W
155.12'

EAST RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

R=720.00' L=302.95'
CH=N88°47'08"E
300.72'

R=880.00' L=677.59'
CH=N81°12'37"W
660.97'

CANTERFIELD PARKWAY EAST

LOT 3 TEMPORARY INGRESS/EGRESS AND VILLAGE EASEMENT (V.E.) PER 2022K038057

R=720.00' L=366.72'
CH=S73°44'34"E
362.76'

C1 C2 C3 C4 C5 C6 C7 C8

RIVER VALLEY MEMORIAL GARDENS UNIT 1
RECORDED 10/08/1981
AS DOCUMENT NUMBER 938111
(CEMETERY)

UNSUBDIVIDED
DOCUMENT NUMBER 2018K007989
PIN: 03-34-200-019

UNSUBDIVIDED
DOCUMENT NUMBER 92K49276
PIN: 03-34-100-060

SOUTHEAST CORNER OF LOT 1 IN SPRINGS AT CANTERFIELD

10' VILLAGE EASEMENT PER 2022K038057

40' B.S.L.

40' BERM EASEMENT PER 2022K038057

30' B.S.L.

LOT 1
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-251-001

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

LOT 2
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-003

40' B.S.L.

OUTLOT A
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-002

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 5

30' B.S.L.

40' B.S.L.

30' B.S.L.

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DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	12/17/24
SCALE:	1"=100'

SHEET
2 OF 4
HIDWDIL03

December 18, 2024 - 1:18:12 Dwg Name: P:\Projects\1\Misc\Civil\Final Docs\1\Final Plat of Subdivision\02-HIDWDIL03-LOT 4 Resubdivision\LOT 4 Resubdivision-Plat.dwg Updated By: LMoy

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SETBACK LINE
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = RECORD DIMENSION
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
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- G.E. = GRADING EASEMENT
- ESMT = EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
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C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'
C9	880.00'	74.38'	N83°32'38"E	74.36'
C10	920.00'	35.25'	S84°51'13"W	35.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°21'36"W	39.99'
L2	S12°07'57"W	35.00'

PIN'S

03-34-226-001

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

N

OPEN FIELDS
UNSUBDIVIDED
PIN: 03-34-200-016

N 72°31'02" E 1774.08'

30' B.S.L.

NORTHERLY LINE OF LOT 4

POINT THAT MEASURES N 10°50'49" W, 2313.45' (N 09°11'50" W, 2548.5 FEET MORE OR LESS FROM) THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34 OF THE 100 FOOT PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

50' B.S.L.

10.00'

20.00'

10.00'

S 25°50'07" E 1478.31'

FOX RIVER
(PUBLIC WATERS)

EAST LINE OF THE NORTHEAST QUARTER SEC. 34-42-08

WEST LINE OF THE NORTHWEST QUARTER SEC. 35-42-08

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 1
2,419,184 S.F.

10' PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

PRESERVATION EASEMENT PARCEL "A" AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084493

30' B.S.L.

N 10°50'49" W 2548.5' (N 09°11'50" W 2548.5' (+/-))

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

LOT 1
THE SPRINGS AT CANTERFIELD
RECORDED 05/26/17
AS DOCUMENT NUMBER 2017K027091
PIN: 03-34-130-001

N 45°30'44" W
164.32'

30' B.S.L.

WESTERLY LINE OF LOT 4

404.50'

30' B.S.L.

N 12°07'57" E 827.80'

N 76°00'01" E 104.56'

230.90'
126.35'

S 77°52'03" E 168.77'
120.29'

N 12°07'57" E 6.50'
R=35.00' L=15.96'
CH=N 00°56'01" W 15.83'

35.00'

S 12°07'57" W 187.74'

30' B.S.L.

NORTH LINE OF OUTLOT A

30' B.S.L.

LOT 2
130,670 S.F.

S 12°07'57" W 147.84'

S 12°07'57" W 261.95'

TEMPORARY CONSTRUCTION & GRADING EASEMENT HEREBY GRANTED

35.00'

TEMPORARY GRADING EASEMENT PER 2022K038057

EAST LINE OF LOT 1 IN SPRINGS AT CANTERFIELD

423.30'

OUTLOT A
90,639 S.F.
2.081 AC.
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT A

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40'X60' SIGNAGE EASEMENT PER 2022K038057

40' B.S.L.

20' VILLAGE EASEMENT (V.E.) FOR SWALE & S.W.M.E PER 2022K038288

TEMPORARY GRADING EASEMENT PER 2022K038057

40.00'

20.00'

C10

L1

L2

C9

CANTERFIELD PARKWAY EAST
LOT 2 DEDICATED TO THE CITY OF WEST DUNDEE PER DOCUMENT NUMBER 2017K027091

N 79°09'38" W
155.12'

155.12'

L=152.16'

L=150.79'

R=720.00' L=302.95
CH=S88°47'08"W
300.72

L=67.44'

R=880.00' L=677.59'
CH=N81°12'37"W
660.97'

L=610.14'

TEMPORARY GRADING EASEMENT PER 2022K038057

S 83°17'36" W 76.30'

40' B.S.L.

TEMPORARY GRADING EASEMENT PER 2022K038057

C4

C3

C2

C1

C5

C6

C7

C8

TEMPORARY GRADING EASEMENT PER 2022K038057

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40' B.S.L.

40' B.S.L.

S 64°09'53" W 653.75'

OUTLOT A
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-002

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 5

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

10.00'

SOUTHEAST CORNER OF LOT 1 IN SPRINGS AT CANTERFIELD

EAST RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

10' VILLAGE EASEMENT PER 2022K038057

40' B.S.L.

40' BERM EASEMENT PER 2022K038057

LOT 1
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-251-001

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

LOT 3
CANTERFIELD PARKWAY EAST
LOT 3 TEMPORARY INGRESS/EGRESS AND VILLAGE EASEMENT (V.E.) PER 2022K038057

R=720.00' L=366.72'
CH=S73°44'34"E
362.76'

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

LOT 2
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-003

40' B.S.L.

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December 17, 2024 - 11:21
Data Name: P:\Hdwdil01\Data\Sara\Data Projects\Dept. of Subdivision\LOT 4 Resubdivision\03-HIDWDIL03-LOT 4-FP.dwg Updated By: LMcFar

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0500 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	12/17/24
SCALE:	1"=100'

SHEET
3 OF 4
HIDWDIL03

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN'S

03-34-226-001

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811 IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE CANTERFIELD CORPORATE CAMPUS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 300: DUNDEE HIGHLANDS ELEMENTARY SCHOOL HIGH SCHOOL DISTRICT NO. 300: DUNDEE CROWN HIGH SCHOOL PART 4 JUNIOR COLLEGE DISTRICT NO. 509: ELGIN COMMUNITY COLLEGE

DATED THIS _____ DAY OF _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

I 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 THIS PLAT.

DATED THIS _____ DAY OF _____, A.D.,20____.

_____
VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF WEST DUNDEE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, A.D.,20____.

_____
VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS AT A MEETING,

HELD THIS _____DAY OF _____, AD _____

SIGNED_____
CHAIRMAN

ATTEST_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD

THIS ____ DAY OF _____, A.D., 20____.

VILLAGE OF WEST DUNDEE, ILLINOIS

BY: _____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE 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 HEREON DRAWN PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS

THIS ____ DAY OF _____ A.D., 20____.

_____
KANE COUNTY CLERK

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WEST DUNDEE AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT OF SUBDIVISION HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, FOR PRESERVING AND MAINTAINING FLOODPLAIN VOLUME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION AND FLOODPLAIN STORAGE. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES") IS ALSO GRANTED. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE VILLAGE OF WEST DUNDEE. THE RESPONSIBILITY OF MAINTAINING THE EASEMENT AREA SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE APPROVED STORMWATER VOLUMES WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF WEST DUNDEE. THE VILLAGE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY STORMWATER VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

TEMPORARY CONSTRUCTION AND GRADING EASEMENT

A NON-EXCLUSIVE TEMPORARY CONSTRUCTION & GRADING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT: 2 AND THE VILLAGE OF WEST DUNDEE AND CANTERFIELD CORPORATE CAMPUS ASSOCIATION, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, USE OF THAT PART OF THE LAND MARKED "TEMPORARY CONSTRUCTION & GRADING EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND. THE EASEMENT AREA MAY BE USED AS NEEDED DURING THE CONSTRUCTION, EXCAVATION AND GRADING ACTIVITIES. THE TEMPORARY CONSTRUCTION & GRADING EASEMENT HEREBY GRANTED SHALL BE DEEMED TERMINATED UPON THE COMPLETION OF GRADING AND CONSTRUCTION OF ALL UTILITIES AS SHOWN WITHIN THE SWISSQPRINT DEVELOPMENT PLAN SET.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

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, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF _____, 20__.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-073515
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER: _____ ATTORNEY: _____

LICENSED PROFESSIONAL ENGINEER
JARED S PLACEK
062-073515
OF ILLINOIS

RECORDER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS INSTRUMENT No. _____ WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF _____, AD 20____, AT _____O'CLOCK __M., AND RECORDED IN PLAT ENVELOPE No. _____.

_____
(COUNTY RECORDER)

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,

HEREBY GRANT PERMISSION TO THE VILLAGE OF WEST DUNDEE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2025, AND SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 17TH DAY OF DECEMBER, A.D. 2024.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 4 IN CANTERFIELD CORPORATE CAMPUS SUBDIVISION, RECORDED JULY 26, 2022 AS DOCUMENT NUMBER 2022K038057, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 60.617 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17089C0158H AND 17089C0159H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATE THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) AND ZONE AE. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASEFLOOD ELEVATIONS DETERMINED. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF DECEMBER, A.D. 2024.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: AUGUST 30, 2021 AND FEBRUARY 11, 2022

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
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Civil Engineers • Water Resource Engineers • Structural Engineers • Surveyors
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 12/17/24
SCALE: N.T.S.

SHEET
4 OF 4
HIDWDIL03

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December 17, 2024 - 12:25 Data Name: P:\Projects\03\data\Survey\Field Drawings\Plat of Subdivision\LOT 4 Resubdivision\04-HIDWDIL03-LOT 4-PS.dwg Updated By: LMcVey

Village of West Dundee

TO: Chairman Martin and Members of the Planning and Zoning Commission (PZC)

FROM: Timothy J. Scott, AICP, CNU-A
Director of Economic Development, Planning, Zoning & Urban Design / Assistant Village Manager

DATE: January 27, 2025

SUBJECT: Petition 24-11: Final Plat of Resubdivision for swissQprint at Canterfield Corporate Campus

---

INTRODUCTION

The petitioner, swissQprint America, is requesting consideration of a Final Plat of Resubdivision of what has been Lot 4 within the Canterfield Corporate Campus (CCC) Subdivision, located on the east side of Route 31 just north of the Village's southern corporate boundary.

swissQprint America is a wholly-owned subsidiary of swissQprint CH, a manufacturer of high-end large format printers located in Kriessern, Switzerland.

The Preliminary Plat of Resubdivision was reviewed and discussed via public hearing at the October 28, 2024 PZC Meeting (meeting minutes included in this packet). On November 18, 2024, the PZC's favorable recommendation was considered by the President and Village Board of Trustees (VBT) and approved.

PLAT OF RESUBDIVISION

As noted for the public hearing last fall, the proposed development will continue the build out of CCC as envisioned by HLC Partners. As shared in October 2024, proposed is a three-lot resubdivision of what has been Lot 4 within the CCC Subdivision. The developer's proposed Final Plat of Resubdivision is attached hereto.

As a refresher, what has been Lot 4 consists of approximately 60 acres north of Canterfield Parkway East (CPE), with the CCC consisting of approximately 123 acres in totality. The proposed resubdivision would include a 3-acre development parcel (which will be Lot 2) and 2.081-acre outlot (which will be Outlot A) in the southwest corner of Lot 4, and a parcel approximately 55.5 acres in size for future development (which will be Lot 1).

On the development parcel, swissQprint America is seeking to construct their new North American headquarters. Outlot A immediately west of the development site is currently home to a stormwater detention basin which is proposed to be reshaped and increased in size in concert with the development of swissQprint.

PROPOSED DEVELOPMENT

Site Context: To the west of the proposed development parcel and outlot is the 260-unit multifamily apartment community the 1900 at Canterfield, to the south is the speculative light industrial building constructed by Transwestern, and to the north and east are undeveloped land held by HLC Partners.

Zoning / Code Compliance: The CCC development site is zoned SD Special Development District (SD). This multifaceted, flexible zoning district includes "Light Industrial Use Area" (LIUA) and its associated regulations/standards. The proposed development is fully compliant with SD-LIUA standards and requires no variations.

Use: While light industrial in nature, the applicant's intended use of the facility can be described as low-intensity. The swissQprint America facility will be used primarily a showroom and product demonstration space with equipment refurbishment operations and office utilization. Products are manufactured in Switzerland.

Access/Circulation: The site will be accessed via CPE, which currently terminates at a roundabout at the east end of the CCC and is served by a relatively-new stoplight at Route 31. Two (2) dock doors are proposed in the building's northeast corner.

As part of the ongoing Building/Engineering review, the Village's Fire Department is evaluating and providing feedback as warranted with the intention of ensuring protection and emergency response while also preserving a largely-natural setting befitting of the intended site design and the broader CCC.

Building, Landscaping & Lighting: As members of the PZC may recall, swissQprint is proposing an approximately 24,780 square foot, 25'-tall building on a lot that would see, even after potential building expansion, more than 40% landscape coverage (where code is 30%) and with site illumination handled thoughtfully, allowing it to be a good neighbor to the adjacent multifamily residential.

Appearance Review Commission (ARC) Review and Approval: With the above in mind, at their meeting of November 12, 2024, the ARC reviewed and approved detailed exterior appearance and site plans.

Site Utilities: Sanitary sewer connection as proposed has been deemed acceptable. With respect to water, two (2) options are currently being considered with the intention of serving the development site and with "future-proofing" in mind for development of adjacent vacant property within the CCC. These options have been communicated by the Village to the current landowner and Manhard Engineering.

FINDINGS OF FACT AND RECOMMENDATION

Approval of a Final Plat of Resubdivision is recommended, pursuant to the following Findings of Fact:

1. The Canterfield Corporate Campus (CCC) property consists of approximately 123 acres of SD Special Development District-zoned property.

2. swissQprint America proposes development of a low-intensity light industrial building of 24,780 square feet, employing a refined, elevated aesthetic and associated infrastructure.

3. The proposed development is compatible with its immediate surroundings given that it will abut existing and anticipated light industrial development to the south, north and east, respectively, and will be buffered from its nearest western neighbor, the 1900 at Canterfield, by two (2) acres of managed stormwater detention.

4. Access to the site is served by Canterfield Parkway East, with a traffic signal at Route 31.

5. The proposed development would continue the anticipated development of, and provide an attractive gateway to, the CCC, increase property value, generate tax revenue, and create jobs, both temporary (such as construction) and permanent (such as office/career-level).

MOTION: To Recommend to the Village President and Board of Trustees Approval of a Final Plat of Resubdivision of Lot 4 within the Canterfield Corporate Campus Subdivision to facilitate the development of swissQprint America's North American headquarters, subject to the following conditions:

1. Compliance with documents including but not limited to Site Plan as submitted with the Planning and Zoning Application;

2. Review and approval of engineering plans; and,

3. Compliance with all other applicable Village codes and ordinances.

Attachments:

- Final Plat of Resubdivision from Manhard Engineering, dated September 27, 2024
- Preliminary Engineering Improvements from Manhard Engineering, dated December 17, 2024
- Site Plan, Building Plans, Renderings, etc. from Heitman Architects, dated December 9, 2024
- Appearance Review Commission (ARC) Minutes from November 12, 2024
- Village Board of Trustees (VBT) Minutes of November 18, 2024

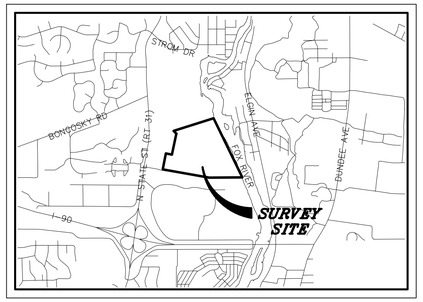
cc: Kim Tibbetts – Village Planner

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

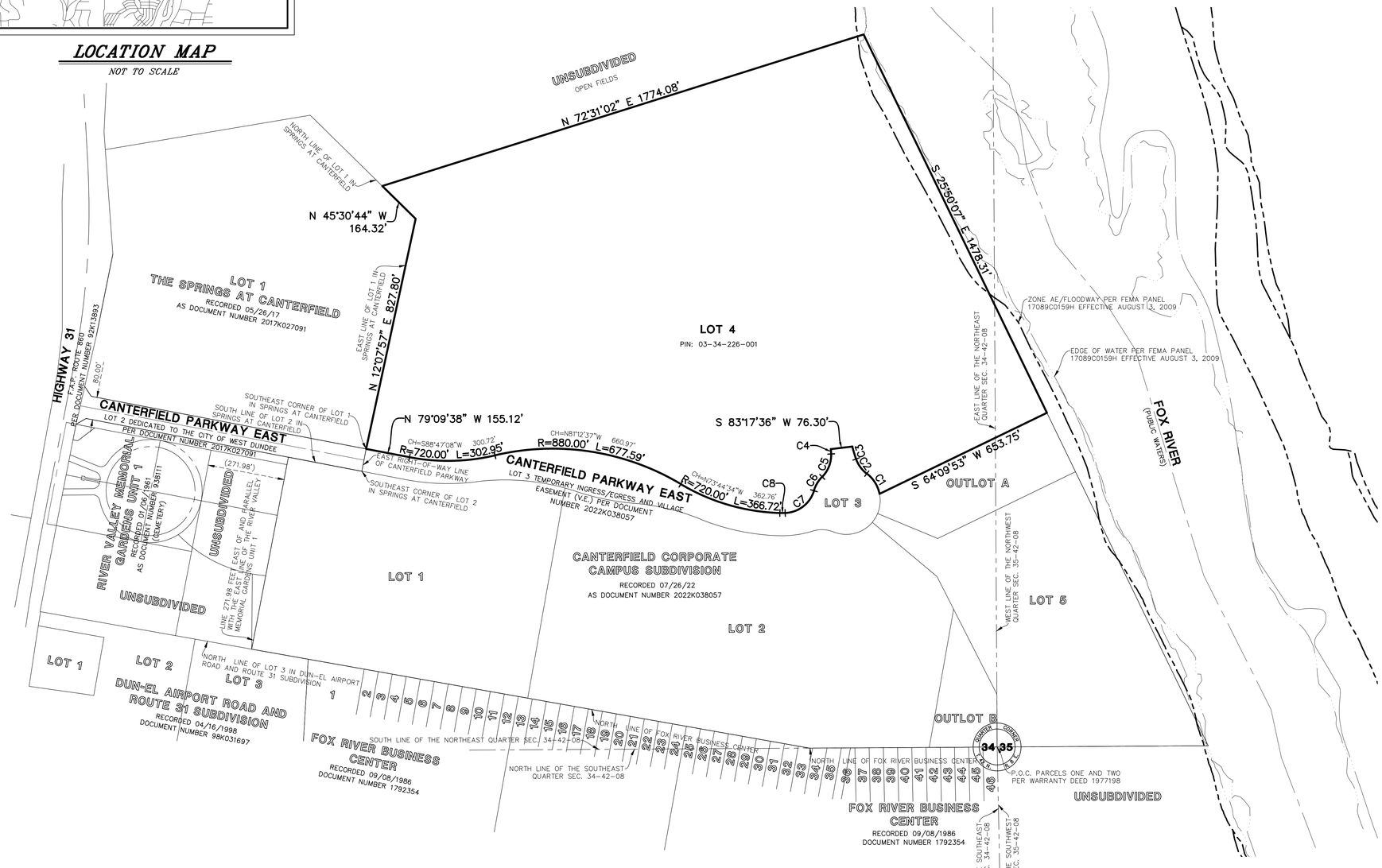
SURVEY PREPARED FOR

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118



LOCATION MAP

NOT TO SCALE



PIN'S

03-34-226-001

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

N

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SUBMITTED BY/RETURN TO:

VILLAGE OF WEST DUNDEE
102 SOUTH SECOND STREET
WEST DUNDEE, IL 60118

DEVELOPER/OWNER:

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118

PROPERTY AREA

Parcel Name	Square Feet	Acres
LOT 1	2,419,184	55.537
LOT 2	130,670	3.000
OUTLOT A	90,639	2.081
OVERALL	2,640,493	60.617

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN SPECIAL DEVELOPMENT DISTRICT "SDD" ZONING DISTRICT. "SDD" ZONING DISTRICT IS DEFINED AS A DISTRICT THAT IS DESIGNED TO PROMOTE HIGH QUALITY DEVELOPMENT OF LARGE SITES. THE COMPLETE ORDINANCE CAN BE OBTAINED FROM THE VILLAGE OF WEST DUNDEE WEBSITE.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 4:	OVERALL BOUNDARY, AREA TABLE AND SURVEYOR'S NOTES
SHEET 2 OF 4:	EXISTING LOT AND EASEMENT DETAILS
SHEET 3 OF 4:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 4 OF 4:	LEGAL DESCRIPTION, CERTIFICATES AND EASEMENT PROVISIONS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
C2	110.00'	64.78'	S36°01'00"E	63.85'
C3	540.00'	45.45'	S16°44'02"E	45.43'
C4	200.01'	17.24'	N04°14'15"W	17.23'
C5	110.00'	88.86'	N21°22'30"E	86.47'
C6	119.00'	57.40'	S30°42'02"W	56.84'
C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SETBACK LINE
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = RECORD DIMENSION
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- I.E.E. = INGRESS & EGRESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- S.E. = SANITARY EASEMENT
- U.E. = UTILITY EASEMENT
- S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
- G.E. = GRADING EASEMENT
- ESMT = EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE

DRAWN BY | REVISIONS | DATE

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One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0200 f:847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 09/27/24
SCALE: 1"=200'

SHEET 1 OF 4
HIDWDIL03

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December 17, 2024 - 08:21 Data Name: P:\Hidwdil03\Data\Survey\Final Drawings\Plat of Subdivision\LOT 4 Resubdivision\01-HIDWDIL03-LOT 4-PS.dwg Updated By: LMcKay

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PIN'S

03-34-226-001

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
C2	110.00'	64.78'	S36°01'00"E	63.85'
C3	540.00'	45.45'	S16°44'02"E	45.43'
C4	200.01'	17.24'	N04°14'15"W	17.23'
C5	110.00'	88.86'	N21°22'30"E	86.47'
C6	119.00'	57.40'	S30°42'02"W	56.84'
C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'
C9	720.00'	152.16'	S85°12'53"E	151.88'

LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SECTION LINE
= EX. SETBACK LINE
= SIGNAGE EASEMENT PER 2022K038057
= STORMWATER MANAGEMENT EASEMENT PER 2022K038288
= 20' VILLAGE EASEMENT (V.E.) FOR SWALE PER 2022K038288
= TEMPORARY GRADING EASEMENT PER 2022K038057

UNSUBDIVIDED
PIN: 03-34-200-016

N 72°31'02" E 1774.08'

30' B.S.L.

NORTHERLY LINE OF LOT 4

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

POINT THAT MEASURES N 10°50'49" W, 2313.45' (N-09°11'50" W, 2548.5 FEET MORE OR LESS FROM) THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34 OF THE 10 FOOT PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

S 25°50'07" E 1478.31'

30' B.S.L.

10' PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

EASTERLY LINE OF LOT 4

PRESERVATION EASEMENT PARCEL "A" AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

EAST LINE OF THE NORTHEAST QUARTER SEC. 34-42-08

WEST LINE OF THE NORTHWEST QUARTER SEC. 35-42-08

FOX RIVER
(PUBLIC WATERS)

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 4
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-226-001

N 45°30'44" W
164.32'

30' B.S.L.

WESTERLY LINE OF LOT 4

30' B.S.L.

LOT 1
THE SPRINGS AT CANTERFIELD
RECORDED 05/26/17
AS DOCUMENT NUMBER 2017K027091
PIN: 03-34-130-001

N 12°07'57" E 827.80'

EAST LINE OF LOT 1 IN SPRINGS AT CANTERFIELD

TEMPORARY GRADING EASEMENT PER 2022K038057
N 82°22'47" W 1121.42'

24.18'

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40'X60' SIGNAGE EASEMENT PER 2022K038057

20' VILLAGE EASEMENT (V.E.) FOR SWALE PER 2022K038288

TEMPORARY GRADING EASEMENT PER 2022K038057

TEMPORARY GRADING EASEMENT PER 2022K038057

N 86°42'03" W 428.73'

S 83°17'36" W 76.30'

N 83°17'36" E 40.07'

CH=N 12°11'26" W 40.18'
R=540.00' L=40.19'

TEMPORARY GRADING EASEMENT PER 2022K038057

S 83°17'36" W 41.04'

CH=N 13°00'20" W 57.51'

TEMPORARY GRADING EASEMENT PER 2022K038057

TEMPORARY GRADING EASEMENT PER 2022K038057

S 82°54'40" E 275.86'

SOUTHERLY LINE OF LOT 4

S 64°09'53" W 653.75'

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

S 10°50'49" E 212.45'

N 10°50'49" W 2100.40'

CANTERFIELD PARKWAY EAST
LOT 2 DEDICATED TO THE CITY OF WEST DUNDEE PER DOCUMENT NUMBER 2017K027091
SOUTH RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY
SOUTH LINE OF LOT 2 IN SPRINGS AT CANTERFIELD

NORTH RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

80.00'

UNSUBDIVIDED
DOCUMENT NUMBER 2018K007989

N 79°09'38" W
155.12'

EAST RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

R=720.00' L=302.95'
CH=N88°47'08"E
300.72'

R=880.00' L=677.59'
CH=N81°12'37"W
660.97'

CANTERFIELD PARKWAY EAST

LOT 3 TEMPORARY INGRESS/EGRESS AND VILLAGE EASEMENT (V.E.) PER 2022K038057

R=720.00' L=366.72'
CH=S73°44'34"E
362.76'

C1 C2 C3 C4 C5 C6 C7 C8

RIVER VALLEY MEMORIAL GARDENS UNIT 1
RECORDED 10/08/1981
AS DOCUMENT NUMBER 938111
(CEMETERY)

UNSUBDIVIDED
DOCUMENT NUMBER 2018K007989
PIN: 03-34-200-019

UNSUBDIVIDED
DOCUMENT NUMBER 92K49276
PIN: 03-34-100-060

SOUTHEAST CORNER OF LOT 1 IN SPRINGS AT CANTERFIELD

10' VILLAGE EASEMENT PER 2022K038057

40' B.S.L.

40' BERM EASEMENT PER 2022K038057

30' B.S.L.

LOT 1
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-251-001

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

LOT 2
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-003

40' B.S.L.

OUTLOT A
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-002

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 5

30' B.S.L.

40' B.S.L.

30' B.S.L.

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DRAWN BY | REVISIONS | DATE

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	12/17/24
SCALE:	1"=100'

SHEET
2 OF 4
HIDWDIL03

December 18, 2024 - 1:18:12 Dwg Name: P:\Projects\1\Misc\Civil\Final Docs\1\Final Plat of Subdivision\02-HIDWDIL03-LOT 4 Resubdivision\LOT 4 Resubdivision-Plat.dwg Updated By: LMoy

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SETBACK LINE
- 0.00 = BOUNDARY DIMENSION
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- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
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- S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
- G.E. = GRADING EASEMENT
- ESMT = EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119.00'	85.85'	N32°13'17"W	84.00'
C2	110.00'	64.78'	S36°01'00"E	63.85'
C3	540.00'	45.45'	S16°44'02"E	45.43'
C4	200.01'	17.24'	N04°14'15"W	17.23'
C5	110.00'	88.86'	N21°22'30"E	86.47'
C6	119.00'	57.40'	S30°42'02"W	56.84'
C7	110.00'	136.25'	N52°22'04"E	127.71'
C8	280.00'	18.64'	N89°45'33"E	18.63'
C9	880.00'	74.38'	N83°32'38"E	74.36'
C10	920.00'	35.25'	S84°51'13"W	35.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°21'36"W	39.99'
L2	S12°07'57"W	35.00'

PIN'S

03-34-226-001

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

N

OPEN FIELDS
UNSUBDIVIDED
PIN: 03-34-200-016

N 72°31'02" E 1774.08'

30' B.S.L.

NORTHERLY LINE OF LOT 4

POINT THAT MEASURES N 10°50'49" W, 2313.45' (N 09°11'50" W, 2548.5 FEET MORE OR LESS FROM) THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34 OF THE 100 FOOT PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

50' B.S.L.

10.00'

20.00'

10.00'

S 25°50'07" E 1478.31'

FOX RIVER
(PUBLIC WATERS)

EAST LINE OF THE NORTHEAST QUARTER SEC. 34-42-08

WEST LINE OF THE NORTHWEST QUARTER SEC. 35-42-08

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 1
2,419,184 S.F.

10' PUBLIC NATURE TRAIL AND PRESERVATION EASEMENT AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084492

PRESERVATION EASEMENT PARCEL "A" AS SHOWN ON PLAT OF EASEMENT EXHIBIT "A" RECORDED NOVEMBER 15, 1994 AS DOCUMENT NO. 94K084493

30' B.S.L.

N 10°50'49" W 2548.5' (N 09°11'50" W 2548.5' (+/-))

FORCED SEWER MAIN EASEMENT PER DOCUMENT NUMBER 98K063494

20.00'

10.00'

10.00'

LOT 1
THE SPRINGS AT CANTERFIELD
RECORDED 05/26/17
AS DOCUMENT NUMBER 2017K027091
PIN: 03-34-130-001

N 45°30'44" W
164.32'

30' B.S.L.

WESTERLY LINE OF LOT 4

404.50'

30' B.S.L.

N 12°07'57" E 827.80'

N 76°00'01" E 104.56'

230.90'
126.35'

S 77°52'03" E 168.77'
120.29'

N 12°07'57" E 6.50'
R=35.00' L=15.96'
CH=N 00°56'01" W 15.83'

35.00'

S 12°07'57" W 187.74'

30' B.S.L.

NORTH LINE OF OUTLOT A

30' B.S.L.

LOT 2
130,670 S.F.

S 12°07'57" W 147.84'

S 12°07'57" W 261.95'

TEMPORARY CONSTRUCTION & GRADING EASEMENT HEREBY GRANTED

35.00'

TEMPORARY GRADING EASEMENT PER 2022K038057

EAST LINE OF LOT 1 IN SPRINGS AT CANTERFIELD

423.30'

OUTLOT A
90,639 S.F.
2.081 AC.
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT A

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40'X60' SIGNAGE EASEMENT PER 2022K038057

40' B.S.L.

20' VILLAGE EASEMENT (V.E.) FOR SWALE & S.W.M.E PER 2022K038288

TEMPORARY GRADING EASEMENT PER 2022K038057

40.00'

20.00'

C10

L1

L2

C9

CANTERFIELD PARKWAY EAST
LOT 2 DEDICATED TO THE CITY OF WEST DUNDEE PER DOCUMENT NUMBER 2017K027091

N 79°09'38" W
155.12'

155.12'

L=152.16'

L=150.79'

R=720.00' L=302.95
CH=S88°47'08"W
300.72

L=67.44'

R=880.00' L=677.59'
CH=N81°12'37"W
660.97'

L=610.14'

TEMPORARY GRADING EASEMENT PER 2022K038057

S 83°17'36" W 76.30'

40' B.S.L.

TEMPORARY GRADING EASEMENT PER 2022K038057

C4

C3

C2

C1

C5

C6

C7

C8

TEMPORARY GRADING EASEMENT PER 2022K038057

STORMWATER MANAGEMENT EASEMENT PER 2022K038288

40' B.S.L.

40' B.S.L.

S 64°09'53" W 653.75'

OUTLOT A
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-002

VILLAGE EASEMENT PER DOCUMENT NUMBER 2022K038288

LOT 5

LINE 10.0 FEET WESTERLY OF AND NORMALLY DISTANT TO THE WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

WESTERLY BANK OF THE FOX RIVER (ZONE AE-FLOODWAY PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009)

EDGE OF WATER PER FEMA PANEL 17089C0159H EFFECTIVE AUGUST 3, 2009

10.00'

SOUTHEAST CORNER OF LOT 1 IN SPRINGS AT CANTERFIELD

EAST RIGHT-OF-WAY LINE OF CANTERFIELD PARKWAY

10' VILLAGE EASEMENT PER 2022K038057

40' B.S.L.

40' BERM EASEMENT PER 2022K038057

LOT 1
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-251-001

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

LOT 3
CANTERFIELD PARKWAY EAST
LOT 3 TEMPORARY INGRESS/EGRESS AND VILLAGE EASEMENT (V.E.) PER 2022K038057

R=720.00' L=366.72'
CH=S73°44'34"E
362.76'

10' VILLAGE EASEMENT PER 2022K038057

30' B.S.L.

10' VILLAGE EASEMENT PER 2022K038057

LOT 2
CANTERFIELD CORPORATE CAMPUS SUBDIVISION
RECORDED JULY 26, 2022 AS DOCUMENT NO. 2022K038057
PIN: 03-34-276-003

40' B.S.L.

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December 17, 2024 - 11:21
Data Name: P:\Hdwdil01\Data\Sara\Data Projects\Dept. of Subdivision\LOT 4 Resubdivision\03-HIDWDIL03-LOT 4-FP.dwg Updated By: LMcFar

DRAWN BY | REVISIONS | DATE

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One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0500 f:847.634.0066 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	12/17/24
SCALE:	1"=100'

SHEET
3 OF 4
HIDWDIL03

FINAL PLAT
OF
CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN'S

03-34-226-001

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811 IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE CANTERFIELD CORPORATE CAMPUS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 300: DUNDEE HIGHLANDS ELEMENTARY SCHOOL HIGH SCHOOL DISTRICT NO. 300: DUNDEE CROWN HIGH SCHOOL PART 4 JUNIOR COLLEGE DISTRICT NO. 509: ELGIN COMMUNITY COLLEGE

DATED THIS _____ DAY OF _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF ELGIN, IL. AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NO. 811
510 MARKET LOOP SUITE 104
WEST DUNDEE, IL 60118

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

I 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 THIS PLAT.

DATED THIS _____ DAY OF _____, A.D.,20____.

_____
VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF WEST DUNDEE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, A.D.,20____.

_____
VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS AT A MEETING,

HELD THIS _____DAY OF _____, AD _____

SIGNED_____
CHAIRMAN

ATTEST_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD

THIS ____ DAY OF _____, A.D., 20____.

VILLAGE OF WEST DUNDEE, ILLINOIS

BY: _____
PRESIDENT OF VILLAGE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE 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 HEREON DRAWN PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS

THIS ____ DAY OF _____ A.D., 20____.

_____
KANE COUNTY CLERK

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WEST DUNDEE AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT OF SUBDIVISION HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, FOR PRESERVING AND MAINTAINING FLOODPLAIN VOLUME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION AND FLOODPLAIN STORAGE. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES") IS ALSO GRANTED. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE VILLAGE OF WEST DUNDEE. THE RESPONSIBILITY OF MAINTAINING THE EASEMENT AREA SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE APPROVED STORMWATER VOLUMES WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF WEST DUNDEE. THE VILLAGE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY STORMWATER VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

TEMPORARY CONSTRUCTION AND GRADING EASEMENT

A NON-EXCLUSIVE TEMPORARY CONSTRUCTION & GRADING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT: 2 AND THE VILLAGE OF WEST DUNDEE AND CANTERFIELD CORPORATE CAMPUS ASSOCIATION, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, USE OF THAT PART OF THE LAND MARKED "TEMPORARY CONSTRUCTION & GRADING EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND. THE EASEMENT AREA MAY BE USED AS NEEDED DURING THE CONSTRUCTION, EXCAVATION AND GRADING ACTIVITIES. THE TEMPORARY CONSTRUCTION & GRADING EASEMENT HEREBY GRANTED SHALL BE DEEMED TERMINATED UPON THE COMPLETION OF GRADING AND CONSTRUCTION OF ALL UTILITIES AS SHOWN WITHIN THE SWISSQPRINT DEVELOPMENT PLAN SET.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

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, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF _____, 20__.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-073515
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER: _____ ATTORNEY: _____

LICENSED PROFESSIONAL ENGINEER
JARED S PLACEK
062-073515
OF ILLINOIS

RECORDER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS INSTRUMENT No. _____ WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF _____, AD 20____, AT _____O'CLOCK __M., AND RECORDED IN PLAT ENVELOPE No. _____.

_____
(COUNTY RECORDER)

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,

HEREBY GRANT PERMISSION TO THE VILLAGE OF WEST DUNDEE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2025, AND SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 17TH DAY OF DECEMBER, A.D. 2024.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 4 IN CANTERFIELD CORPORATE CAMPUS SUBDIVISION, RECORDED JULY 26, 2022 AS DOCUMENT NUMBER 2022K038057, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 60.617 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17089C0158H AND 17089C0159H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATE THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) AND ZONE AE. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASEFLOOD ELEVATIONS DETERMINED. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF DECEMBER, A.D. 2024.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: AUGUST 30, 2021 AND FEBRUARY 11, 2022

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

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CANTERFIELD CORPORATE CAMPUS LOT 4 RESUBDIVISION
WEST DUNDEE, ILLINOIS
FINAL PLAT

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 12/17/24
SCALE: N.T.S.

SHEET
4 OF 4
HIDWDIL03

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December 17, 2024 - 12:25 Data Name: P:\Projects\03\data\Survey\Field Drawings\Plat of Subdivision\LOT 4 Resubdivision\04-HIDWDIL03-LOT 4-PS.dwg Updated By: LMcVey

Preliminary Improvements
for

SWISSQPRINT DEVELOPMENT

CANTERFIELD CORPORATE CAMPUS LOT 4
VILLAGE OF WEST DUNDEE, ILLINOIS

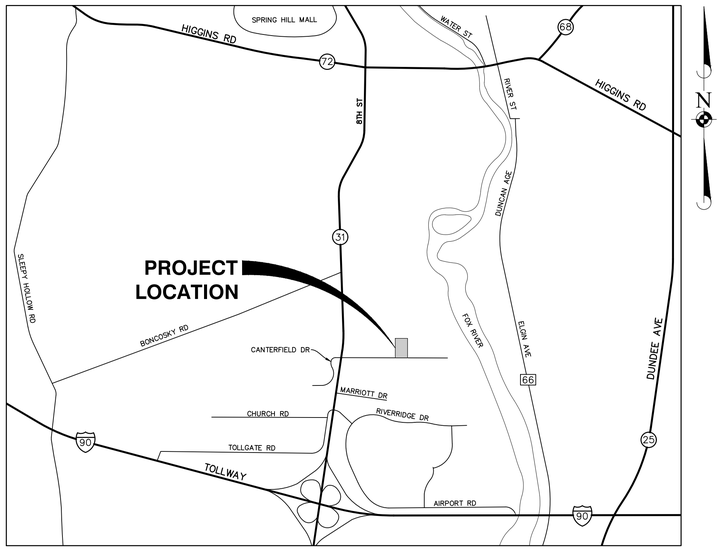
STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	℗	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.D.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP

N.T.S.

swissQprint
ADDRESS: 2521 TECHNOLOGY DRIVE, SUITE 210
CITY: ELGIN, IL 60124
CONTACT: ERIK NORMAN
PHONE: (224) 454-1299

ARCHITECT HEITMAN ARCHITECTS INCORPORATED
ADDRESS: 555 PIERRE ROAD, SUITE 130
CITY: ITASCA, IL 60143
PHONE: (630) 773-3551

GENERAL CONTRACTOR DSI GROUP
ADDRESS: 121 N JEFFERSON STREET, 1ST FLOOR
CITY: CHICAGO, IL 60661
CONTACT: JAMIE BONNEVIER
PHONE: (708) 334-7135

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITION AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SOIL EROSION AND SEDIMENT CONTROL DETAILS
5	SITE DIMENSIONAL AND PAVING PLAN
6	GRADING AND DRAINAGE PLAN
7	UTILITY PLAN
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	NOTES AND SPECIFICATIONS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON SEPTEMBER 9, 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

REFERENCE BENCHMARKS:

SITE BENCHMARK 1:
TAG BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 27 FEET NORTH OF THE CENTERLINE OF CANTERFIELD PARKWAY EAST AND APPROXIMATELY 503 FEET EAST OF THE CENTERLINE OF ILLINOIS ROUTE 31 (SOUTH 8TH STREET)

ELEVATION: 798.86 DATUM=NAVD88-GEOID 18

SITE BENCHMARK 2:
TOP OF THE CONCRETE BASE OF THE LIGHT POLE LOCATED APPROXIMATELY 252 FEET SOUTHEASTERLY OF THE FENCE CORNER AT THE NORTHEAST CORNER OF LOT 3 IN DUN-EL AIRPORT ROAD AND ROUTE 31 SUBDIVISION AND APPROXIMATELY 721 FEET SOUTH OF THE SOUTHEASTERLY EXTENSION OF THE CENTERLINE OF CANTERFIELD PARKWAY EAST

ELEVATION: 793.37 DATUM=NAVD88-GEOID 18

SITE BENCHMARK 3:
TAG BOLT OF THE FIRE HYDRANT LOCATED IN THE EAST RIGHT OF WAY OF ILLINOIS ROUTE 31 (SOUTH 8TH STREET) APPROXIMATELY 503 FEET NORTH OF THE CENTERLINE OF CANTERFIELD PARKWAY EAST AND APPROXIMATELY 99 FEET EAST OF THE CENTERLINE OF ILLINOIS ROUTE 31 (SOUTH 8TH STREET)

ELEVATION: 798.46 DATUM=NAVD88-GEOID 18

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

UTILITY CONTACTS	
ELECTRIC COMED 350 S. 2ND ST. ELGIN, IL 60123 (847) 888-6617 CONTACT: JAYVEE ROLDAN III	WATER VILLAGE OF WEST DUNDEE 102 SOUTH SECOND STREET WEST DUNDEE, IL 60118 (847) 551-3800 CONTACT: ADAM PETERS
GAS NICOR GAS 1011 WILLEY ROAD SCHAUMBURG, IL 60173 (888) 642-6748 CONTACT: RYAN PATTERMAN	TELEPHONE AT&T 255 E. CHICAGO ST. ELGIN, IL 60123 (847) 888-6617 CONTACT: BRANDON MIUCCIO
SEWER VILLAGE OF WEST DUNDEE 102 SOUTH SECOND STREET WEST DUNDEE, IL 60118 (847) 551-3800 CONTACT: ERIC BABCOCK	SEWER FRWRD 1957 N. LAFOX ST SOUTH ELGIN, IL 60177 (847) 742-2068 CONTACT: MIKE DACKA

SEAL

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
TITLE SHEET

PROJ. MGR.:	JSP
PROJ. ASSOC.:	EJB
DRAWN BY:	SB
DATE:	12-17-24
SCALE:	N.T.S.

SHEET 1 OF 11

HID.WDIL03

December 17, 2024 - 10:18 Dwg Name: P:\Projects\03\Data\Civil\Final Drawings\Plan Set\01-TITLE SHEET.dwg Updated By: SBrooks



06-01-16

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF SEPTEMBER 9, 2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

DRAWN BY | REVISIONS | DATE

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SWISSQPRINT DEVELOPMENT

VILLAGE OF WEST DUNDEE, ILLINOIS

EXISTING CONDITION AND DEMOLITION PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	EJB
DRAWN BY:	SB
DATE:	12-17-24
SCALE:	1"=30'

SHEET 2 OF 11

HID.WDIL03

NOT FOR CONSTRUCTION

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December 17, 2024 - 12:28 Dwg Name: P:\Villages\03\Vlwq\Eng\Final Drawings\Plan Set\V02-EXISTING AND DEMO.dwg Updated By: cmmills

09-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE.
5. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
6. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
7. CUT AND FILL SITE TO PLAN SUB-GRADE.
8. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
9. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
10. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

06-01-16

LEGEND

- —S—S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
PERMANENT SEEDINGS			A				*	*	*	*
DORMANT SEEDINGS	B									►
TEMPORARY SEEDINGS			C							►
TEMPORARY SEEDINGS	D									
SODDING			E**							►
MULCHING	F									

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

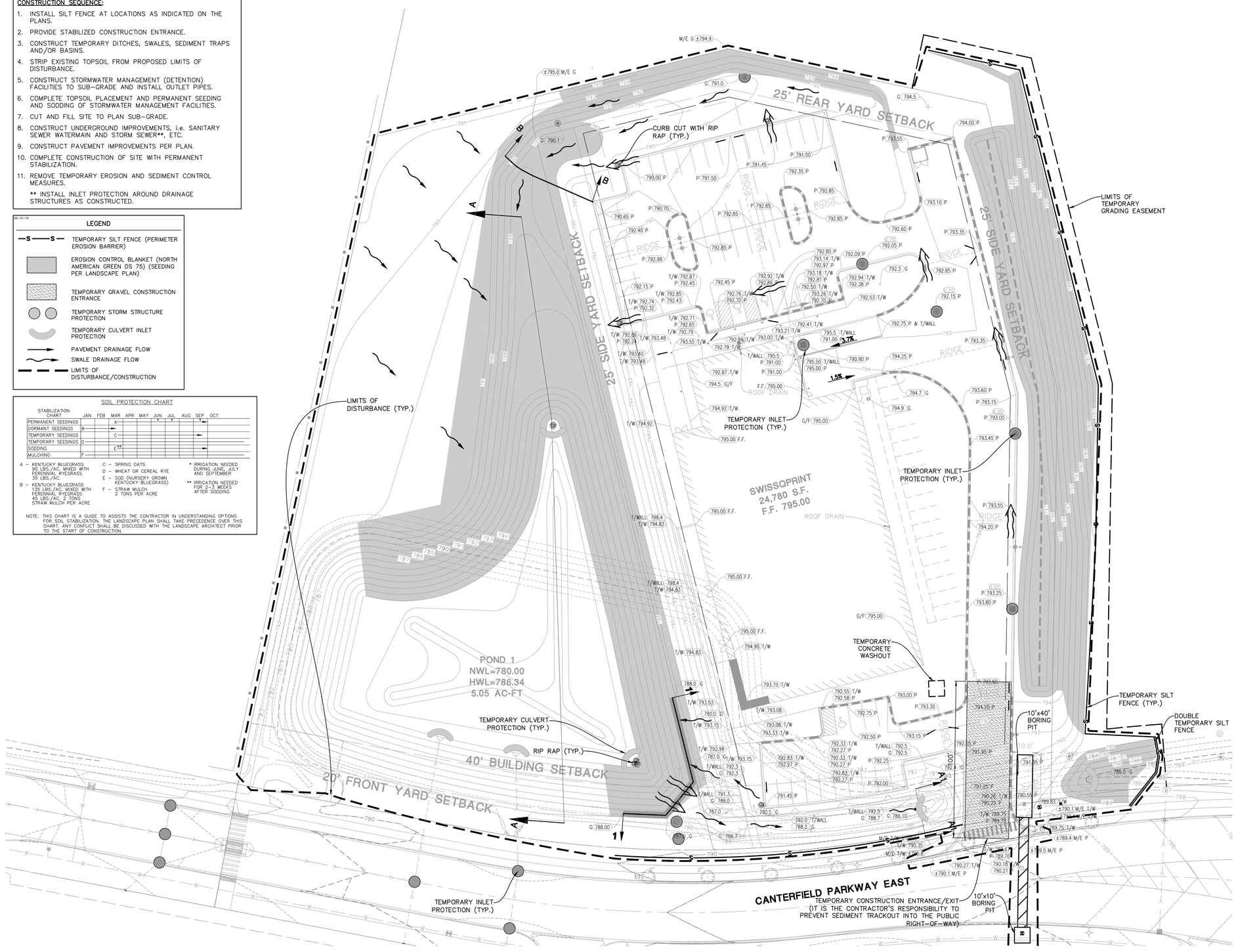
E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.



03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

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SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

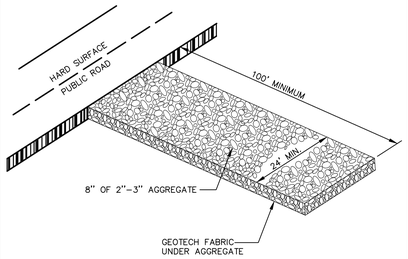
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PROJ. ASSOC.:	EJB
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SCALE:	N.T.S.

SHEET 3 OF 11
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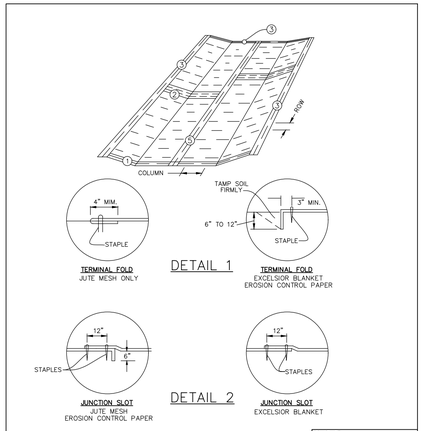
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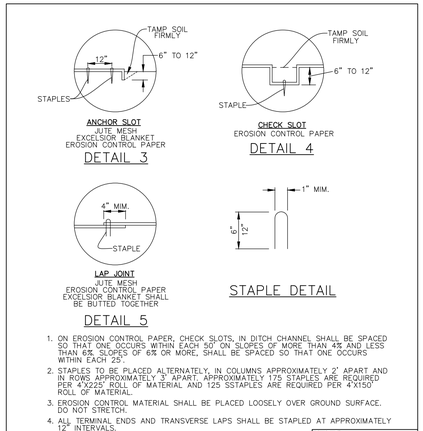
NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

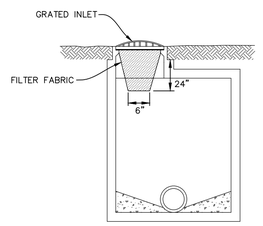
06-01-17
EROSION BLANKET PLAN
S-EC-EROSION-BLANKET1



1. ON EROSION CONTROL PAPER, CHECK SLOTS, IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6%. SLOPES OF 6% OR MORE, SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X225' ROLL OF MATERIAL AND 125 SSTAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
3. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
4. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

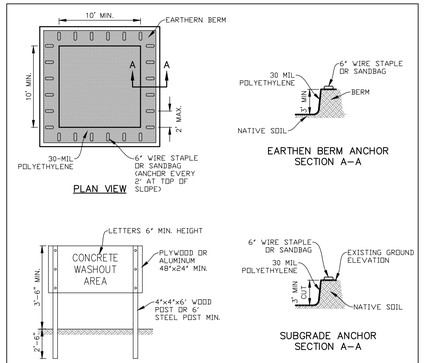
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

06-01-17
EROSION BLANKET PLAN
S-EC-EROSION-BLANKET



NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15
FILTER BASKET INLET SEDIMENT FILTER
EC-ST-FB-INLETPROTECT

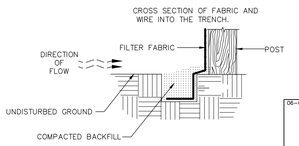


NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. FACILITY IS INTENDED FOR ALL CONCRETE, MASONRY, AND SLURRY.

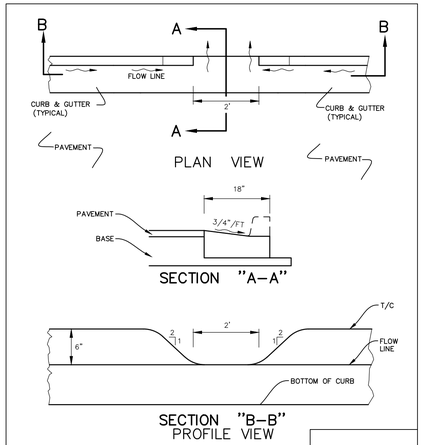
07-01-24
CONCRETE WASHOUT DETAIL
S-EC-CONCRETE-WASHOUT

1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.

2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.
3. BACKFILL AND COMPACT THE EXCAVATED SOIL.

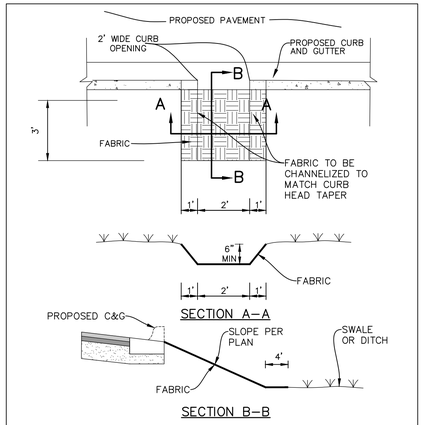


06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



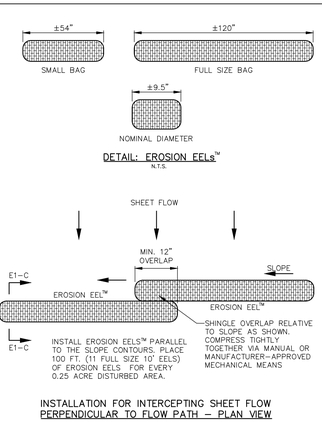
NOTE:
CONSTRUCT AS PER CURB & GUTTER DETAIL.

01-01-16 N-RD-CURB CUT
CURB CUT DETAIL



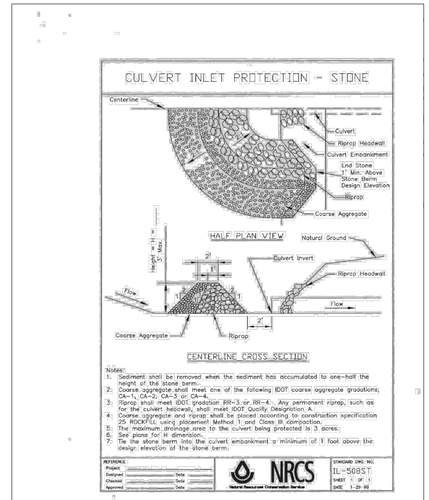
NOTE:
1. FABRIC TO BE NORTH AMERICAN GREEN C350 OR APPROVED EQUAL

2' CURB CUT FABRIC DETAIL
N.T.S.
S-ST-CURB-CUT-FABRIC



NOTE:
EROSION EELS™ SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS.

06-01-15
TYPICAL EROSION EEL
S-EC-EEL



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VILLAGE OF WEST DUNDEE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL DETAILS

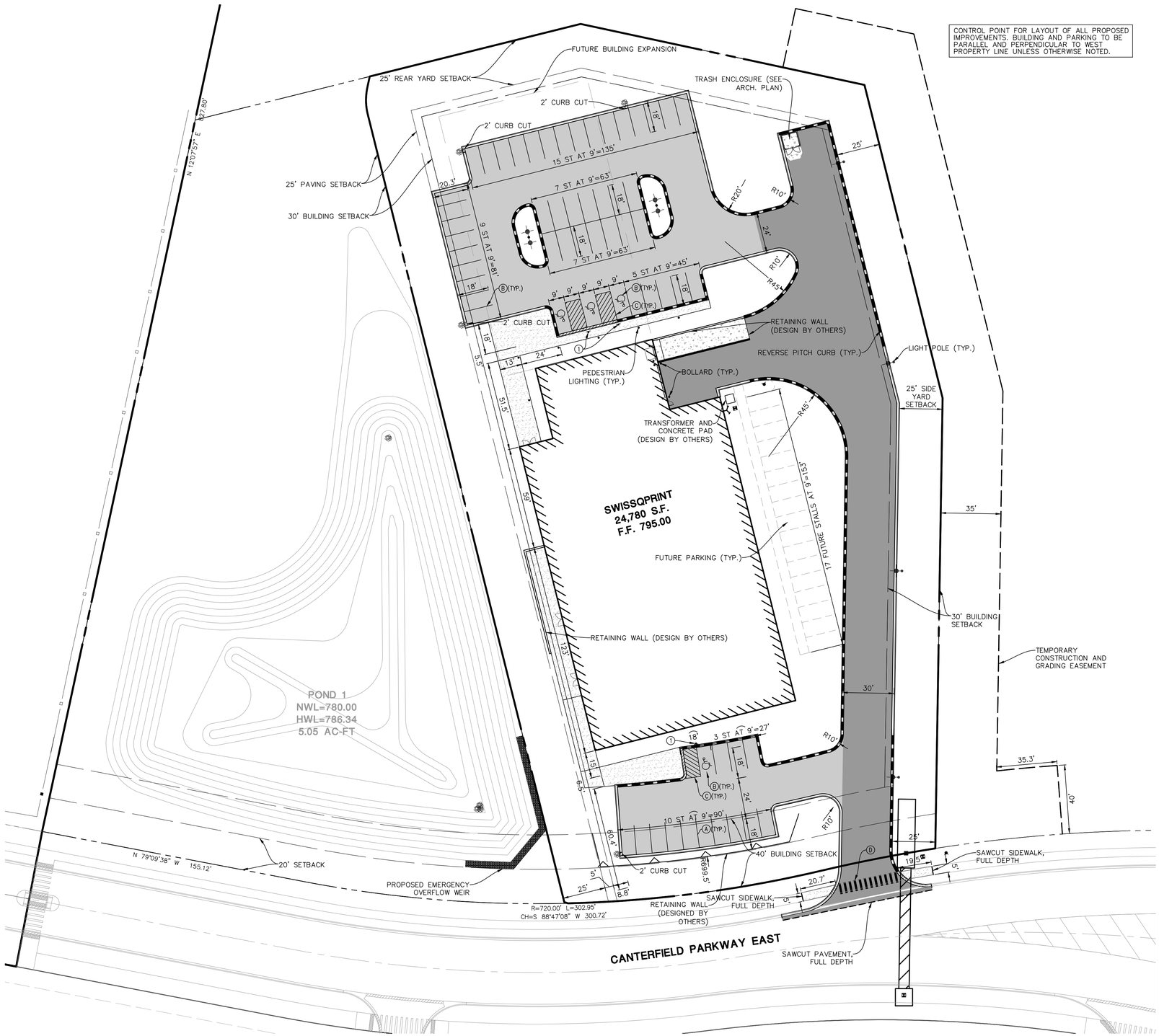
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PROJ. ASSOC.: EJB
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SCALE: 1"=30'

SHEET 4 OF 11
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CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

04-01-16

SITE DATA

SITE AREA	3.00 ACRES
STANDARD PARKING PROVIDED	56 SPACES
HANDICAP PROVIDED	4 SPACES
TOTAL PARKING PROVIDED	60 SPACES
PARKING RATIO	2.42 SPACES/1000 S.F.
FUTURE PARKING	17 SPACES
EXISTING IMPERVIOUS AREA	0.03 ACRES
PROPOSED IMPERVIOUS AREA	1.61 ACRES
REQUIRED DETENTION FOR PHASE 1	3.74 AC-FT
TOTAL REQUIRED DETENTION	4.40 AC-FT
PROVIDED DETENTION FOR PHASE 1	3.96 AC-FT
TOTAL PROVIDED DETENTION	5.05 AC-FT

SIGN AND PAVEMENT MARKING LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (A) 4" YELLOW LINE
- (B) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) 12", 3' SPACING C-C WHITE EDGE LINE

06-01-16

SITE DIMENSIONAL AND PAVING NOTES;

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

06-01-16

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

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VILLAGE OF WEST DUNDEE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

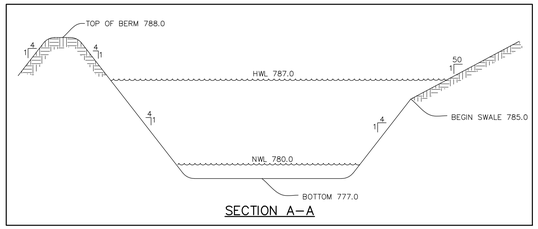
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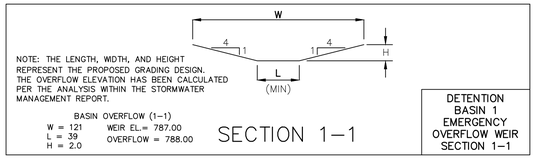
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SECTION A–A

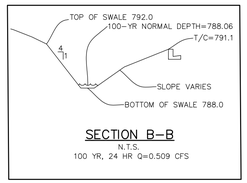


NOTE: THE LENGTH, WIDTH, AND HEIGHT REPRESENT THE PROPOSED GRADING DESIGN. THE OVERFLOW ELEVATION HAS BEEN CALCULATED PER THE ANALYSIS WITHIN THE STORMWATER MANAGEMENT REPORT.

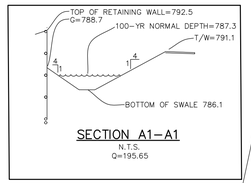
BASIN OVERFLOW (1–1)
W = 121 WEIR EL.= 787.00
L = 39 OVERFLOW = 788.00
H = 2.0

SECTION 1–1

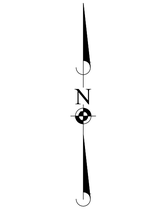
DETENTION BASIN 1 EMERGENCY OVERFLOW WEIR SECTION 1–1



SECTION B–B
N.T.S.
100 YR, 24 HR Q=0.509 CFS



SECTION A1–A1
N.T.S.
Q=195.65



GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 09/09/24. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
G.S.	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

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SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
GRADING AND DRAINAGE PLAN

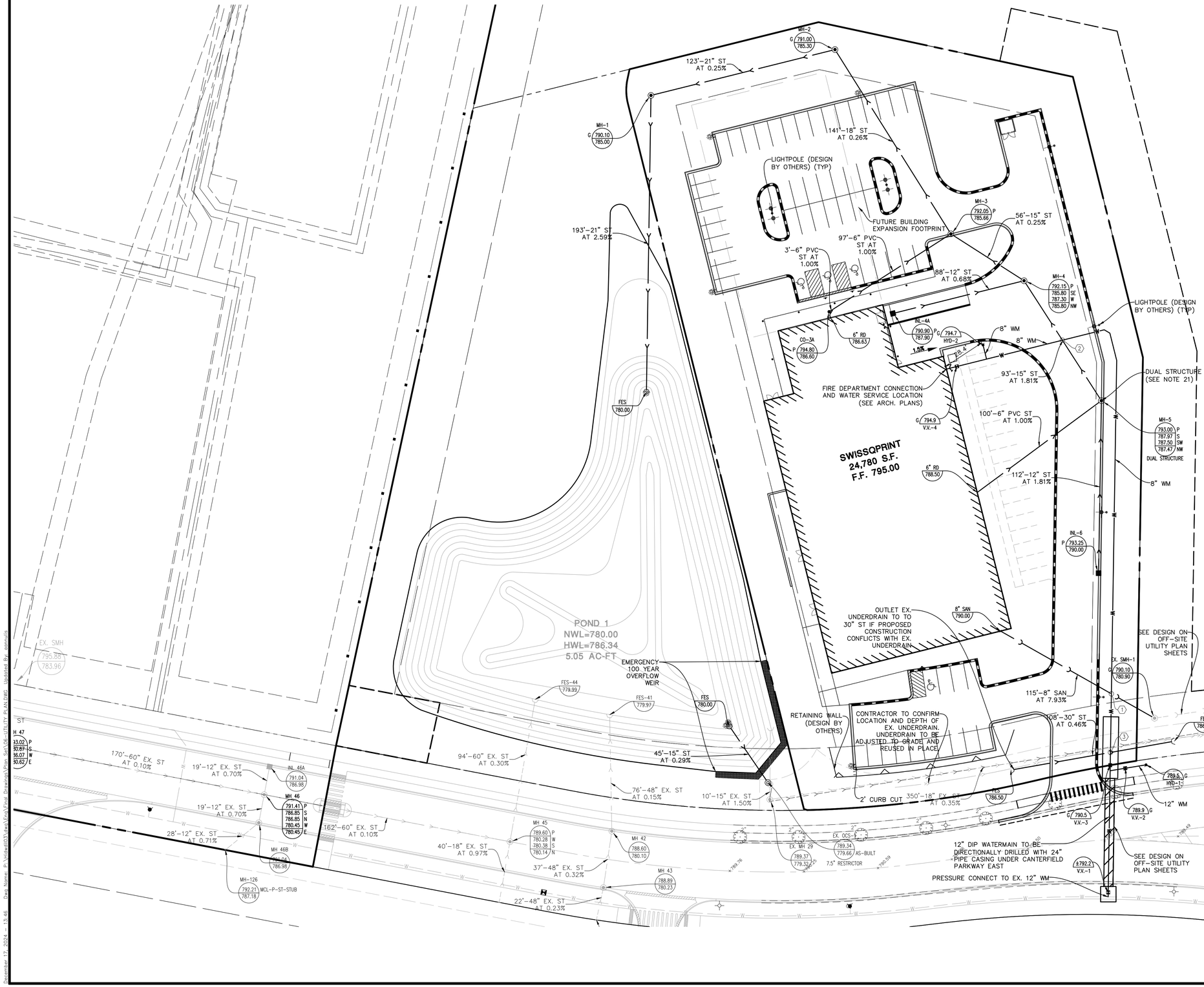
PROJ. MGR.:	JSP
PROJ. ASSOC.:	EJB
DRAWN BY:	SB
DATE:	12-17-24
SCALE:	1"=30'

SHEET 6 OF 11
HID.WDIL03

NOT FOR CONSTRUCTION

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December 17, 2024 - 4:18:13 Dwg Name: P:\Active\03\Dwg\Civil\Grading\Plan Set\05-GRADING PLAN.dwg Updated By: dsmith



UTILITY CROSSINGS

1. WM OVER SAN
   B/P WM = 787.6
   T/P SAN = 784.2
2. ST OVER WM
   B/P ST = 786.4
   T/P WM = 784.4
   LOWER WM
3. ST OVER WM
   B/P ST = 785.9
   T/P WM = 783.9
   LOWER WM

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

08-01-22

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
20. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
21. CONNECT ADDITIONAL 2' DIA. INLET STRUCTURE TO ADJACENT MANHOLE/INLET WITH 12" ST AT 1.00% MINIMUM. STORM SHALL HAVE A MINIMUM OF 3' COVER ABOVE THE TOP OF PIPE. ADDITIONAL INLET PROVIDED TO INCREASE DRAINAGE CAPACITY PER WEST DUNDEE REQUIREMENTS.

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SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
UTILITY PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: EJB
DRAWN BY: SB
DATE: 12-17-24
SCALE: 1"=30'

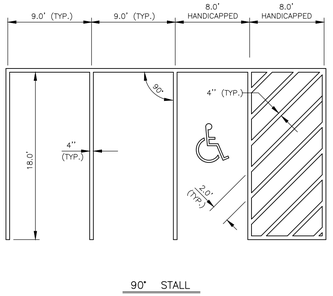
SHEET 7 OF 11

HID.WDIL03

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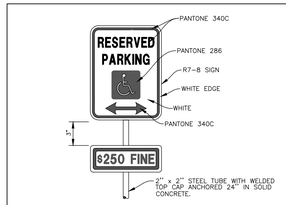
December 17, 2024 - 13:46 Dwg Name: P:\Active\053\dwg\Eng\Plan Drawings\Plan Set\06-UTILITY PLAN.DWG Updated By: dominus



90° STALL

NOTE:
1. HANDICAPPED STALL AND SYMBOL STRIPING TO BE PER JURISDICTION GOVERNMENT AGENCY STANDARDS.
2. STANDARD PARKING STALL STRIPING TO BE TWO COATS YELLOW PAINT UNLESS OTHERWISE NOTED.

06-01-15
TYPICAL 90° PARKING STRIPING DETAIL
S-MS-90PARKING





NOTE:
ACCESSIBLE PARKING SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT A MINIMUM OF 5 FEET AND A MAXIMUM OF 9 FEET ABOVE FINISHED GRADE, AND THEY SHALL BE LOCATED IN THE CENTER OF PARKING STALLS NO MORE THAN 6' FROM FRONT OF SPACE.

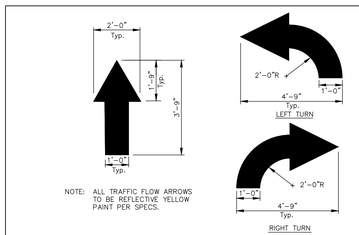
NOTES:
1. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION.
2. FINE AMOUNT TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

06-01-15
ILLINOIS R7-8 HANDICAPPED SIGN DETAIL
S-MS-HANDICAP-SIGN

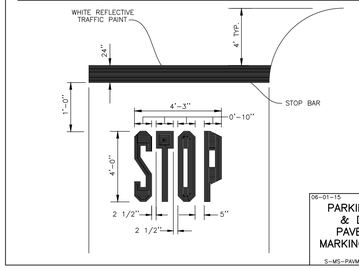
MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES 3 PIECE	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS IN OPEN AREAS AND PAVEMENT (WITH PROPER UTILITY MARKINGS)	NEENAH OPEN LID (ALL STRUCTURES UNLESS NOTED OTHERWISE) CLOSED LID (SELF SEALING) SWALES AND DITCHES	R-2502-C R-1772 R-4340 B
MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB DEPRESSED CURB AND GUTTER	R-3501-D2A R-3281-AL R-3281-AL WITH SLOTTED CURB PLATE
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE; NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR2S FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	EA2 CURB BOX

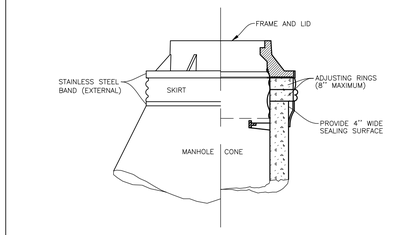
12-01-23
MATERIAL STANDARDS
S-MS-MATERIALSTNDS



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

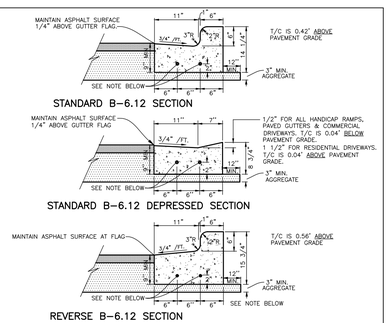


06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAVMARKING



NOTES:
1. ELASTOMERIC BANDS (CHIMNEY SEALS) SHALL BE INSTALLED ON ALL SANITARY SEWAGE SYSTEM MANHOLES.
2. "CRETEX" EXTERNAL OR INTERNAL SEALS ARE RECOMMENDED; OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE JURISDICTIONAL GOVERNING ENTITY.
3. (ELASTOMERIC BANDS) CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

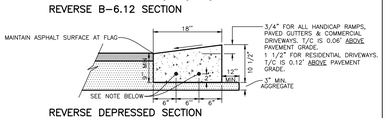
06-01-15
ELASTOMERIC BAND DETAIL
S-SAN-ELASTBAND



STANDARD B-6.12 SECTION

STANDARD B-6.12 DEPRESSED SECTION

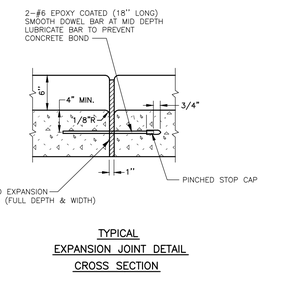
REVERSE B-6.12 SECTION



REVERSE DEPRESSED SECTION

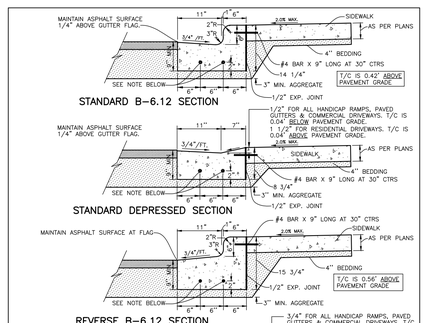
NOTE:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE

06-01-17
MODIFIED B-6.12 CURB & GUTTER DETAIL
S-RD-B612-CURB
SHEET 1 OF 2



TYPICAL
EXPANSION JOINT DETAIL
CROSS SECTION

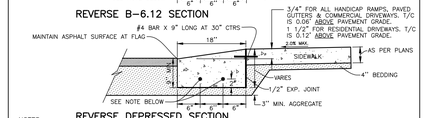
06-01-17
CURB EXPANSION JOINT
S-RD-EXPANSION-JOINT
SHEET 2 OF 2



STANDARD B-6.12 SECTION

STANDARD DEPRESSED SECTION

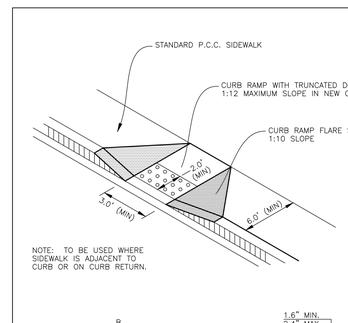
REVERSE B-6.12 SECTION



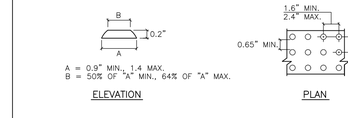
REVERSE DEPRESSED SECTION

NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 50' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX. ALONG CURB, 5' INTERVALS MAX. FOR SIDEWALK.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE
5. IF CURB & GUTTER & SIDEWALK ARE POURED MONOLITHICALLY, NO #4x9" LONG REINFORCING BARS ARE REQUIRED.

06-01-17
MODIFIED B-6.12 CURB & GUTTER W/ADJACENT SIDEWALK DETAIL
S-RD-B612-CURB-SW



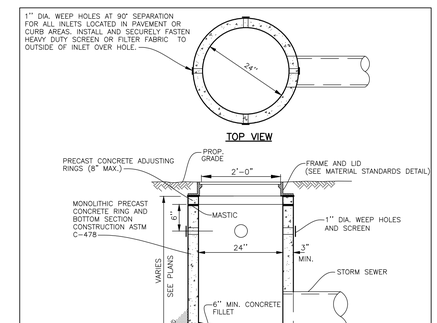
NOTE: TO BE USED WHERE SIDEWALK IS ADJACENT TO CURB OR ON CURB RETURN.



ELEVATION PLAN

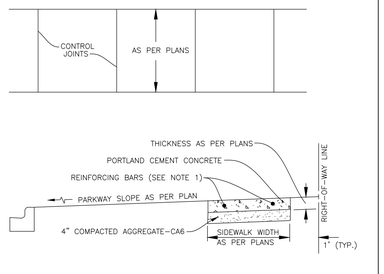
NOTES:
1. DETECTABLE WARNINGS SHALL COMPLY WITH CHAPTER 7, SECTION 705 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. DETECTABLE WARNINGS REQUIRED FULL WIDTH & DEPTH OF RAMP
3. WARNING SURFACE SHALL BE TRUNCATED DOMES (SEE DETAIL)
4. SURFACE SHALL CONTRAST VISUALLY WITH AJOINING SURFACE

HANDICAPPED RAMP DETAIL
S-RD-HANDICAP-RAMP



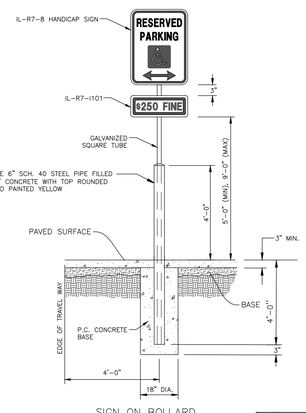
NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE 1" STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15
INLET DETAIL
S-ST-INLET



NOTES:
1. AT ALL TRENCH CROSSINGS, 2-#4 REFORMED REINFORCING BARS (10' LONG) SHALL BE PLACED OVER THE TRENCH.
2. CONCRETE THICKNESS SHALL BE 6" ACROSS DRIVEWAYS AND TRENCH CROSSINGS.
3. 3/4" EXPANSION JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 50'.
4. CONTROL JOINTS SHALL BE SPACED THE SAME AS THE SIDEWALK WIDTH AND 1/4" IN DEPTH.
5. CROSS SLOPE ON SIDEWALK SHALL NOT EXCEED 2.00%

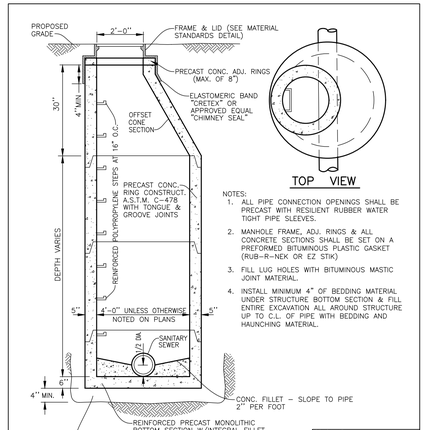
04-20-21
SIDEWALK DETAIL
S-RD-SIDEWALK



SIGN ON BOLLARD
N.T.S.

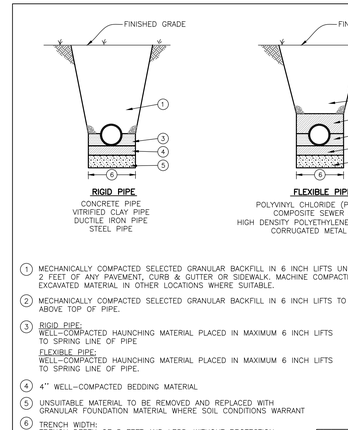
NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

06-01-15
SIGN ON BOLLARD AND BASE
S-RD-BOLLARD-SIGN



NOTES:
1. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
2. MANHOLE FRAME, ADJ. RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON A PREFORMED BITUMINOUS PLASTIC GASKET (RUB-R-NEK OR EZ SEK)
3. FILL LUG HOLES WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.

06-01-15
SANITARY MANHOLE DETAIL
S-SAN-MANHOLE



1. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL 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. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS TO 12" ABOVE TOP OF PIPE.
3. RIGID PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE
   FLEXIBLE PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE.
4. 4" WELL-COMPACTED BEDDING MATERIAL
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL WHERE SOIL CONDITIONS WARRANT
6. TRENCH WIDTH:
   TRENCH DEPTH OF 5 FEET AND LESS, WITHOUT PROTECTION
   OUTSIDE DIAMETER + 12 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF 5 FEET AND LESS, WITH PROTECTION
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF GREATER THAN 5 FEET
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.

06-01-15
PIPE INSTALLATION DETAIL
S-MS-PIPEINSTALL

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

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Civil Engineers • Surveyors • Water Resource Engineers
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DRAWN BY | REVISIONS | DATE

SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
CONSTRUCTION DETAILS

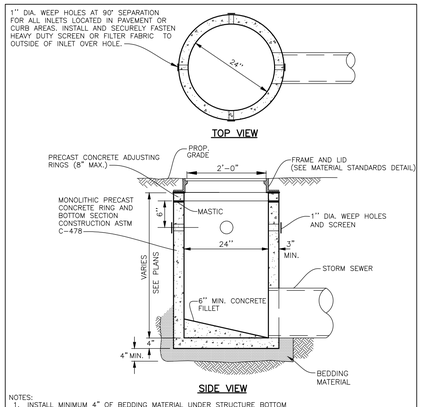
PROJ. MGR.: JSP
PROJ. ASSOC.: EJB
DRAWN BY: SB
DATE: 12-17-24
SCALE: N.T.S.

SHEET 8 OF 11
HID.WDIL03

NOT FOR CONSTRUCTION

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December 17, 2024 - 09:45 Dwg Name: P:\Vdwdil03\Work\Final Drawings\Final Drawings Set\07-DETAILS.dwg Updated By: dsmuts



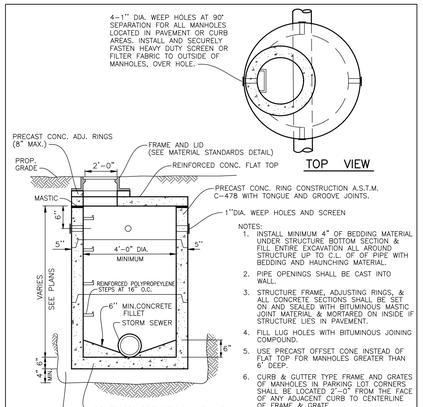
NOTES:

1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

INLET DETAIL

S-ST-INLET



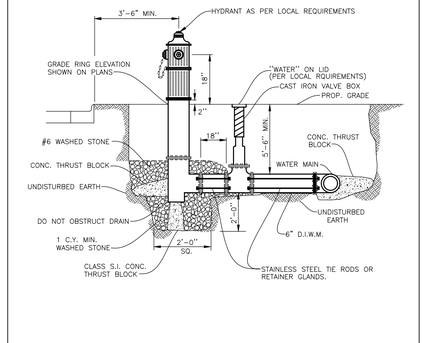
NOTES:

1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL & MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR MANHOLES GREATER THAN 6' DEEP.
6. CURB & GUTTER TYPE FRAME AND GRATES OF MANHOLES IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ANY ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

STORM MANHOLE DETAIL

S-ST-MANHOLE



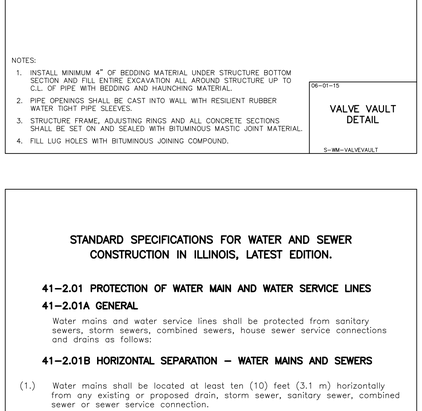
NOTES:

1. ALL HYDRANTS TO FACE STREET AND LOCATED MINIMUM 3'-6" FROM BACK OF CURB TO THE CENTERLINE OF HYDRANT.
2. HYDRANTS TO BE PAINTED IN ACCORDANCE WITH LOCAL REQUIREMENTS.

06-01-15

FIRE HYDRANT DETAIL

S-WM-HYDRANT



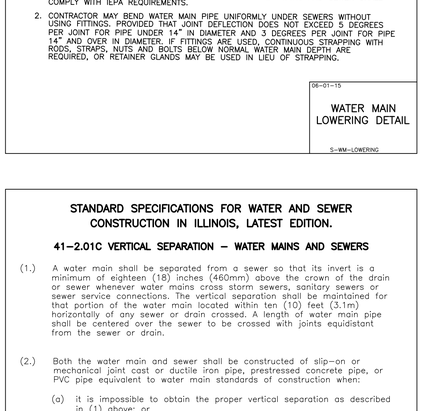
NOTES:

1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
3. STRUCTURE FRAME, ADJUSTING RINGS AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

06-01-15

VALVE VAULT DETAIL

S-WM-VALVEVAULT

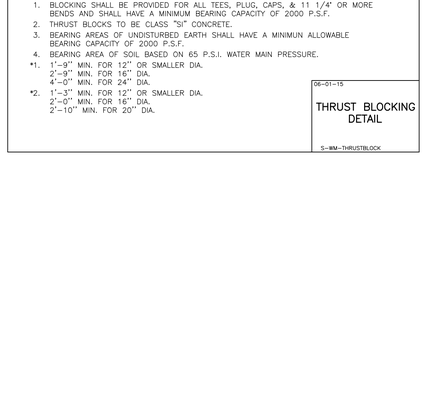


1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER SHALL COMPLY WITH IEPA REQUIREMENTS.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS. PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING.

06-01-15

WATER MAIN LOWERING DETAIL

S-WM-LOWERING



NOTES:

1. BLOCKING SHALL BE PROVIDED FOR ALL TEES, PLUG, CAPS, & 11 1/4° OR MORE BENDS AND SHALL HAVE A MINIMUM BEARING CAPACITY OF 2000 P.S.F.
2. THRUST BLOCKS TO BE CLASS "SI" CONCRETE.
3. BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUN ALLOWABLE BEARING CAPACITY OF 2000 P.S.F.
4. BEARING AREA OF SOIL BASED ON 65 P.S.I. WATER MAIN PRESSURE.

*1. 1'-9" MIN. FOR 12" OR SMALLER DIA.
2'-9" MIN. FOR 16" DIA.
4'-0" MIN. FOR 24" DIA.

*2. 1'-3" MIN. FOR 12" OR SMALLER DIA.
2'-0" MIN. FOR 16" DIA.
2'-10" MIN. FOR 20" DIA.

06-01-15

THRUST BLOCKING DETAIL

S-WM-THRUSTBLOCK

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

41-2.01A GENERAL

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

41-2.01B HORIZONTAL SEPARATION – WATER MAINS AND SEWERS

(1.) Water mains shall be located at least ten (10) feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

(2.) Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:

(a) local conditions prevent a lateral separation of ten (10) feet (3.1 m); and

(b) the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and

(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

(3.) When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling. See Standard Drawing No. 18.

02-01-19

WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL SEPARATION)

S-WM-SEP-HORIZONTAL

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01C VERTICAL SEPARATION – WATER MAINS AND SEWERS

(1.) A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

(2.) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:

(a) it is impossible to obtain the proper vertical separation as described in (1) above; or

(b) the water main passes under a sewer or drain.

(3.) A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.

(4.) Construction of water main quality pipe shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings No. 19-23.

02-01-19

WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

S-WM-SEP-VERTICAL

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SWISSQPRINT DEVELOPMENT

VILLAGE OF WEST DUNDEE, ILLINOIS

CONSTRUCTION DETAILS

PROJ MGR.: JSP
PROJ ASSOC.: EJB
DRAWN BY: ----
DATE: 12-17-24
SCALE: 1"=XX'

SHEET 9 OF 11

HID.WDIL03

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December 17, 2024 - 09:45 Dwg Name: P:\Vdwdil03\Data\Civil\Final Drawings\Plan Set\07-DETAILS.dwg Updated By: dsmuts

VILLAGE OF WEST DUNDEE PUBLIC UTILITY INSPECTION AND TESTING:

PUBLIC SANITARY SEWER INSPECTION AND TESTING:

Inspection And Test:
1. Cleaning: All sewers and appurtenances shall be cleaned prior to inspection and testing required by this title.
2. Visual Inspection:
a. All sewer and appurtenances shall be visually inspected by representatives of the developer during and following construction.
b. Sewers designed to be straight between manholes will be tested for straightness by flashing a light from manhole to manhole, lamping or by other suitable means.
3. Television Inspection:
a. Upon completion of construction, and prior to the issuance of any connection permit, and also again prior to initiation of the maintenance guarantee period, and if deemed necessary during the construction of the sanitary sewer, a television inspection shall be performed on the sections or portions of the sewer as directed by the village. Videotapes and a written report of all television inspections shall be provided to the village prior to connecting services and prior to the initial acceptance required by this title. The form of the report and type and format of the videotape shall be approved by the village.
b. Fees and costs connected with television inspections shall be paid for by the developer or owner.
c. All defects and corrective work required as the result of television inspection shall be performed by the developer without delay. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted.
4. Testing For Acceptance Of Sanitary Sewers: All sanitary sewers twenty one inches (21") and smaller, including service lines, shall pass a low pressure air test before acceptance. In addition, the director of public works may, at his discretion, require an exfiltration test as described in section 307.2 prior to final acceptance. Sanitary sewers twenty four inches (24") and larger shall pass an exfiltration test described in section 307.2 and be subject to a physical inspection by the director of public works. In addition to the above, manholes are subject to physical inspection.
5. Low Pressure Air Test Procedures And Requirements: The procedure for low pressure air testing shall follow that set forth in section 31, paragraph 31.11B (3) of the "Standard Specifications For Water And Sewer Construction In Illinois". All plugs, including those in sanitary services, must be carefully braced to prevent leakage and blowout. The line being tested shall be deemed acceptable when the time taken for the one pound pressure drop is not less than that shown in the following table:

AIR TEST TABLE
BASED ON EQUATIONS FROM ASTM C 828
SPECIFICATION TIME (min:sec) REQUIRED FOR PRESSURE DROP
FROM 3½ TO 2½ PSIG
WHEN TESTING ONE PIPE DIAMETER ONLY
PIPE DIAMETER, INCHES

Line (Ft)	4	6	8	10	12	15	18	21	24
25	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50	0:09	0:20	0:35	0:55	1:19	2:04	2:58	4:03	5:17
75	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100	0:18	0:40	1:10	1:50	2:38	4:08	5:56	8:05	10:34
125	0:22	0:50	1:28	2:18	3:18	5:09	7:26	9:55	11:20
150	0:26	0:59	1:46	2:45	3:58	6:11	8:30		
175	0:31	1:09	2:03	3:13	4:37	7:05			
225	0:40	1:29	2:38	4:08	5:40			10:25	13:36
250	0:44	1:39	2:56	4:35			8:31	11:35	15:07
275	0:48	1:49	3:14	4:43			9:21	12:44	16:38
300	0:53	1:59	3:31				10:12	13:53	18:09
350	1:02	2:19	3:47			8:16	11:54	16:12	21:10
400	1:10	2:38			6:03	9:27	13:36	18:31	24:12
450	1:19	2:50			6:48	10:38	15:19	20:50	27:13
500	1:28			5:14	7:34	11:49	17:01	23:09	30:14

6. Exfiltration Test Procedures And Requirements: The exfiltration test shall be performed in the absence of ground water in accordance with the following procedure:
a. Plug the upper and lower section of sewer main to be tested.
b. Fill the line and all manholes with water to a depth of four feet (4') above the invert of the midpoint of the section being tested.
c. Let the water stand in the section of sewer main being tested for a period of twenty four (24) hours to allow for absorption and escape of trapped air.
d. After a period of twenty four (24) hours has elapsed, refill the section to original depth.
e. After an additional one hour period has elapsed, refill the line again to original depth, recording the total amount of water necessary (measured in gallons) for refill.
The amount of exfiltration shall not exceed two hundred (200) gallons per inch of pipe diameter per mile per day, including all manholes and service lines. The decision of the Director of Public Works shall be final in determining the results.
7. Test Results: If the sanitary sewer installation fails to meet the test requirements specified, the contractor shall determine the cause or causes of the defect and shall, at his own expense, repair or replace all materials and workmanship as may be necessary to comply with the test requirements.
8. Certification: It shall be the responsibility of the pipe manufacturers to certify that pipe and joint materials furnished are capable of meeting the low pressure air test, infiltration test, and exfiltration test and are manufactured in conformance with the ASTM, ANSI, AWWA, or AASHO test(s) specified. (Ord. 89-04, 4-3-1989)

PUBLIC STORM SEWER INSPECTION AND TESTING:

Inspection And Test:
1. Cleaning: All sewers and appurtenances shall be cleaned prior to inspection and testing required by this title.
2. Visual Inspection:
a. All sewer and appurtenances shall be visually inspected by representatives of the developer during and following construction.
b. Sewers designed to be straight between manholes will be tested for straightness by flashing a light from manhole to manhole, lamping or by other suitable means.
3. Television Inspections:
a. Upon completion of construction and prior to initiation of the maintenance guarantee period, a color television inspection shall be performed on the sections or portions of the storm sewer as directed and supervised by the village. Videotapes and a written report of all television inspections shall be provided to the village prior to the initial acceptance provided for by this title. The form of the report and type and format of the videotape shall be approved by the village.
b. All fees and costs associated with television inspections shall be paid for by the developer or owner.
c. All defects and corrective work required as the result of television inspection shall be performed by the developer without delay, and at no cost to the village. After repairs are made, the storm sewer shall be televised at the locations of repairs and videotapes furnished to the village.
4. Infiltration Testing:
a. It is the intent of this title to construct a storm sewer system with a minimum amount of infiltration, when a storm sewer is constructed below the natural water table elevation. The following requirements will apply when, in the opinion of the village, the storm sewer will be affected by infiltration of ground water. The maximum allowable infiltration shall not exceed one thousand three hundred (1,300) gallons per inch of diameter of sewer per mile per twenty four (24) hour day at any time for any section of the system. The joints shall be tight and any joint with visible leakage, or leakage in excess of that specified above, shall be repaired at the developer's expense.
b. The repair must be of a permanent nature and of a quality equal to initial work which is constructed in conformance with the applicable specifications.
c. The entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen inches (18") above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a V-notch shape crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the village. The village will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractors shall remove such weirs. (Ord. 2009-03, 3-16-2009)

PUBLIC WATER MAIN SEWER INSPECTION AND TESTING:

Pressure Test:
1. As part of the construction, the water mains shall be pressure tested in accordance with this title.
2. All newly laid pipe shall be subjected to a hydrostatic pressure of one hundred fifty (150) pounds per square inch. Duration of each pressure test shall be for a period of not less than two (2) hours. Each valved section of pipe shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the pipe. Before applying the specified test pressure, all air shall be expelled from the pipe. All leaks shall be repaired until tight. Any cracked or defective pipes, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced and the test repeated until satisfactory results are obtained. All testing shall be witnessed by a representative of the village.
3. All testing shall be done after the installation of service lines. Suitable means shall be provided for determining the quantity of water lost by leakage under the specified test pressure. Allowable leakage shall not be greater than that shown in the standard specs.

Preliminary Flushing: Prior to chlorination, the water main shall be flushed as thoroughly as possible with the water pressure and outlets available. Flushing shall be done after the pressure test is made. If no hydrant is installed at the end of the main, a tap should be provided large enough to effect a velocity in the main of at least two and one-half feet ($2^1/_2$) per second.

Disinfection: After preliminary flushing the water main shall be chlorinated in accordance with the applicable section of the standard specs and the IEPA rules and regulations. All water mains shall be disinfected and tested according to the requirements of the "Standards For Disinfecting Water Mains", AWWA C601, and as required by this title. All disinfection, as required by this title, shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the director of public works.

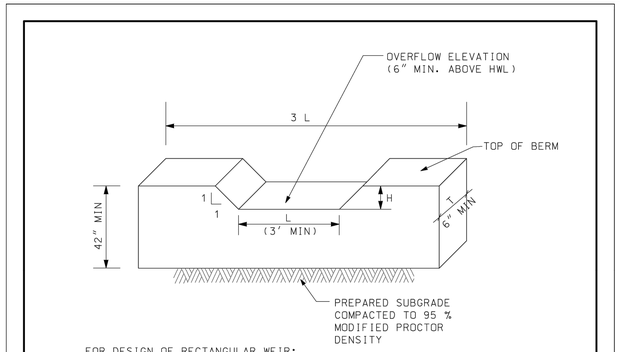
Final Flushing And Testing: Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water. After disinfecting and flushing, water samples shall be collected by the contractor on two (2) successive days, with notice given, so that the collection may be witnessed by the village. Bacteriological sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois department of public health. Should the bacterial test be unsatisfactory the procedure shall be repeated until satisfactory results are obtained. The developer shall pay for the sampling and analysis. Results of the analysis shall be transmitted by the laboratory directly to the director of public works. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken, the firm submitting the sample, and the project at which the samples were collected. Sufficient samples shall be collected in order to ensure that the system is bacteriologically safe. (Ord. 89-04, 4-3-1989)

FRWRD – MINIMUM REQUIREMENTS FOR MANHOLE STRUCTURES

1. SANITARY MANHOLE LID MUST HAVE CONCEALED PICK HOLES AND HAVE THE WORD "SANITARY" STAMPED IN THE COVER WITH AN INTACT RUBBER GASKET SEAL.
2. THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE A WATERTIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
3. IN NON–PAVED AREAS – *ONLY* BUTYL RUBBER JOINT SEALANT SHALL BE USED BETWEEN ALL JOINTS, ADJUSTING RINGS AND MANHOLE FRAMES.
4. IN PAVED AREAS – ALL SANITARY STRUCTURES ARE TO BE ADJUSTED WITH A FULL MORTAR BED ALONG WITH A SIX INCH MINIMUM CONCRETE COLLAR ENCASING THE FRAMES, ALL ADJUSTING RINGS, AND THE TOP THREE INCHES OF THE CONE TO THE FLAT TOP.
5. ALL STEPS MUST BE INSTALLED, ALIGNED AND CLEAN.
6. THE BARREL SECTION JOINTS MUST BE TUCKPOINTED WITH HYDRAULIC CEMENT OR MORTAR WITH A BRUSH FINISH.
7. ALL PINHOLES MUST BE MORTARED WITH A BRUSH FINISH TO PROVIDE A WATERTIGHT SEAL.
8. THE UPSTREAM AND DOWNSTREAM PIPE CAVITIES MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
9. THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
10. ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING INTO THE STRUCTURE).
11. IF THERE IS AN INTERNAL DROP IN THE STRUCTURE THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE INVERT (I.E. CHANNEL THE FLOW FROM THE PIPE TO THE MANHOLE INVERT).
12. ALL MANHOLES SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.
13. MANHOLES IN THE PARKWAY SHALL HAVE A FINAL FRAME ELEVATION WHICH IS CURB HEIGHT OR HIGHER.

FRWRD – MINIMUM PROJECT SPECIFICATION REQUIREMENTS

1. THE PROPOSED FOX RIVER WATER RECLAMATION DISTRICT IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCE AND REQUIREMENTS OF THE "STATE STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" CURRENT EDITION, AND THE FOX RIVER WATER RECLAMATION DISTRICT.
2. THE CONTRACTOR SHALL NOTIFY THE FOX RIVER WATER RECLAMATION DISTRICT 48 HOURS PRIOR TO START OF THE CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION .
3. THE FOX RIVER WATER RECLAMATION DISTRICT SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
4. THE CONTRACTOR(S) SHALL INDEMNIFY THE FOX RIVER WATER RECLAMATION DISTRICT, THEIR AGENTS ETC. , FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THIS WORK ON THIS PROJECT.
5. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE FRWRD .
6. SANITARY MANHOLE FRAMES SHALL BE NEENAH R–1772 WITH TYPE B SELF–SEALING RUBBER GASKET COVER WITH CONCEALED PICK HOLES OR EQUAL WITH THE WORD "SANITARY" CAST IN THE COVER.
7. THE EXTERIOR OF THE PROPOSED MANHOLES SHALL BE WATERPROOFED WITH A BITUMASTIC MATERIAL AS PER FRWRD ORDINANCE NO. 323, ARTICLE 4, SECTION 16.
8. ALL JOINTS BETWEEN PRE–CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS:
   CONCRETE PROJECTS SUPPLY CO. – EZ STIK8
   HAMILTON–KENT GASKET CO. – KENT SEAL
   OR EQUAL, AS APPROVED BY THE DISTRICT ENGINEER, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT OR MORTAR WITH A BRUSH FINISH. ALL JOINTS BETWEEN ADJUSTING RINGS , AND MANHOLE FRAMES TUCKPOINTED WITH HYDRAULIC CEMENT OR MORTAR WILL NOT BE ACCEPTED BY FRWRD.
9. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH FLEXIBLE MANHOLE COUPLING, AS MANUFACTURED BY INTERPACE CORPORATION (LOCKJOINT FLEXIBLE MANHOLE SLEEVE) , PRESS– SEAL GASKET CORPORATION (PRESS WEDGE II) , OR EQUAL AS APPROVED BY THE DISTRICT ENGINEER. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL COMPLY WITH THOSE SPECIFIED BY THE MANUFACTURER.
10. A WATER–TIGHT PERMANENT MASONRY BULKHEAD SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION . THE BULKHEAD SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE FOX RIVER WATER RECLAMATION DISTRICT AFTER THE SANITARY SEWERS HAVE BEEN TESTED AND ACCEPTED.
11. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS .
12. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL FROM THE FOX RIVER WATER RECLAMATION DISTRICT.
13. ALL SEWERS, INCLUDING TRUNK LINE SEWERS AND LATERAL SEWERS, THAT WILL DISCHARGE SEWAGE FOR TREATMENT BY THE FOX RIVER WATER RECLAMATION DISTRICT, SHALL BE INSTALLED UNDER THE SUPERVISION OF A FULL TIME RESIDENT ENGINEER. NO WORK SHALL BE DONE IN THE ABSENCE OF THE RESIDENT ENGINEER.
14. THE DISTRICT SHALL HAVE THE RIGHT TO APPROVE THE SELECTION OF A RESIDENT ENGINEER. THE DISTRICT SHALL HAVE THE RIGHT TO REQUEST A SUBSTITUTE RESIDENT ENGINEER IN THE EVENT OF UNSATISFACTORY PERFORMANCE BY THE RESIDENT ENGINEER.
15. THE RESIDENT ENGINEER ON ANY SEWER CONSTRUCTION PROJECT SHALL PROVIDE THE DISTRICT WITH DAILY REPORTS NO LESS THAN EVERY TWO (2) WEEKS.
16. ALL NEW SANITARY SEWERS SHALL BE PRESSURE TESTED TO THE PROCEDURE OUTLINED IN THE "SPECIFICATIONS FOR LOW PRESSURE AIR TESTS OF THE SANITARY SEWERS" AVAILABLE AT THE FOX RIVER WATER RECLAMATION DISTRICT OFFICE. THE DISTRICT MAY REQUIRE SUCH OTHER TEST AS CONDITIONS MAY REQUIRE.
17. THE COST OF PROVIDING RESIDENT ENGINEERING AND PRESSURE TESTING SHALL BE BORNE BY THE OWNER OR DEVELOPER.
18. THE FOX RIVER WATER RECLAMATION DISTRICT MUST BE FURNISHED A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS OF THE SANITARY SEWERS CONSTRUCTED FOR A PROJECT WITHIN 60 DAYS OF COMPLETION OF THE SEWERS.
19. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT .
20. ALL MANHOLES AND STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION. ALL MANHOLES AND STRUCTURES SHALL BE INSPECTED BY THE FRWRD PRIOR TO ACCEPTANCE.



FOR DESIGN OF RECTANGULAR WEIR:

USE $Q=CLH^{3/2}$
WHERE Q= RELEASE RATE
C= 3.0 FOR BROAD–CRESTED RECTANGULAR WEIRS
L= WEIR OPENING
T= WALL THICKNESS (6" MIN)
H= HEAD (6" MIN)
USE COMPARABLE RELATIONSHIPS FOR DESIGN OF OVERFLOW STRUCTURES.

NOTES:

1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED CONCRETE, IDOT CLASS SI (6.1 BAG MIX) MIN 3500 PSI AT 14 DAYS, WITH 5% TO 7% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)
2. SMOOTH FINISH –1" CHAMFER ON ALL EXPOSED EDGES
3. PROVIDE MIN #4 REBARS IN FOOTING AND WEIR, 12" O.C., EACH WAY
4. BACKFILL MATERIAL TO BE INORGANIC COHESIVE SOIL, COMPACTED IN MAXIMUM 12" (LOOSE) LIFTS TO AT LEAST 90% MODIFIED PROCTOR DENSITY (ASTM D–1557)
5. EROSION CONTROL MATERIAL TO BE PROVIDED IN FRONT AND REAR OF WEIR OPENING.

CITY OF ST. CHARLES
ILLINOIS • SINCE 1834
Pride of the Fox

OVERFLOW (WEIR) STRUCTURE	
DATE: 5-12-2021	NOT TO SCALE
REVISED:	DRAWING NO. C-10

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SWISSQPRINT DEVELOPMENT
VILLAGE OF WEST DUNDEE, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: JSP
PROJ. ASSOC.: EJB
DRAWN BY: ----
DATE: 12-17-24
SCALE: 1"=XX'

SHEET
10 OF 11
HID.WDIL03

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NOT FOR CONSTRUCTION

December 17, 2024 – 09:45 Dwg Name: P:\Widwdil03\Work\Final\Detail Drawings\Plan Set\07-DETAILS.dwg Updated By: cmmills

06-01-16

MANHARD CONSULTING, LTD.
STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean SWISSQPRINT, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II.EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASINS, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

***AUGER/BORING AND CASING** - INTENTIONALLY OMITTED

***AUGER (OPEN BORE)** - INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(3) Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MWRD only).

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2)

(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER".

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H2O loading or approved equal.

For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking tracerwire RT series 19 gauge conductor (RT 1802W water, RT 1803W sewer).

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

D. STORM SEWERS AND APPURTENANCES

***STORM SEWER PIPE**

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared

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WEST DUNDEE, IL



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CODE ANALYSIS

MUNICIPALITY: WEST DUNDEE, ILLINOIS

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRIC CODE
2014 ILLINOIS STATE PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2018 ILLINOIS ACCESSIBILITY CODE

ZONING: I-2 GENERAL INDUSTRIAL DISTRICT

BUILDING DESCRIPTION:
ONE STORY WAREHOUSE/OFFICE BUILDING
FULLY SPRINKLER

BUILDING CLASSIFICATION:
WAREHOUSE/OFFICE (USE GROUP S-1 AND B)
NON-SEPARATED USES

BUILDING CONST. TYPE:
TYPE IIB, NON-COMBUSTIBLE, UNPROTECTED (TABLE 601)
100% AUTOMATIC SPRINKLER SYSTEM.

BUILDING AREA:
ALLOWABLE: UNLIMITED SECTION 507
ACTUAL: 24,780 SF MEASURED FROM EXTERIOR PERIMETER

FIRE RESISTANCE RATING: TABLE 601 AND 602

STRUCTURAL FRAME:	0 HOURS
EXTERIOR BEARING WALLS:	0 HOURS
INTERIOR BEARING WALLS:	0 HOURS
EXTERIOR NON-BEARING WALLS & PARTITIONS:	0 HOURS
INTERIOR NON-BEARING WALLS & PARTITIONS:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

BUILDING FIRE SUPPRESSION: FULL AUTOMATIC FIRE SUPPRESSION IN ACCORDANCE WITH NFPA 13

MAXIMUM DISTANCE TO EXITS:
400 FT. PER SECT. 1017.2 (OCC. CLASS S-1, ONE STORY, MANUAL CONTROL SMOKE VENT, AUTOMATIC SPRINKLER SYSTEM)

300 FT. PER SECT. 1017.1 (OCC. CLASS B, ONE STORY, AUTOMATIC SPRINKLER SYSTEM)

MAXIMUM BUILDING HEIGHT:
ALLOWABLE: 55 FT + 20 FT = 75 FT. (TABLE #503 & SECTION 504.2 INCREASE)
ACTUAL: 25'-6"

SITE ACRES: 3.00 (+/-) SEE CIVIL DRAWINGS

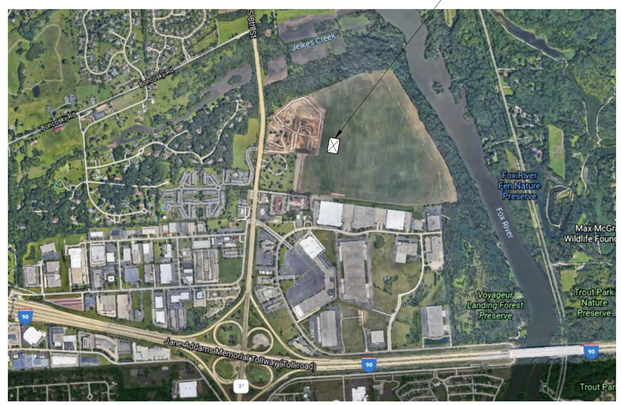
PARKING REQUIREMENTS:

PROVIDED:	56
ACCESSIBLE STALLS REQUIRED:	3
ACCESSIBLE STALLS PROVIDED:	4

DOCKS PROVIDED

DOCK DOORS	1
DRIVE-IN DOORS	1

PROJECT LOCATION



VICINITY MAP

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION
This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

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West Dundee, Illinois

ISSUE DATE	
09/30/2024	WEST DUNDEE P&Z COMMISSION
12/09/2024	ISSUE FOR PRICING

SHEET TITLE
COVERSHEET

DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A0.0

G.C. INSTRUCTIONS

GENERAL NOTES

1. THE WORK COMPRISES THE COMPLETED CONSTRUCTION REQUIRED BY THE DRAWINGS AND INCLUDES ALL LABOR NECESSARY TO PROVIDE SUCH CONSTRUCTION, MATERIALS, AND EQUIPMENT INCORPORATED, OR TO BE INCORPORATED, IN THE WORK.
2. THE WORD "PROVIDE" AS USED IN THE DRAWINGS SHALL BE UNDERSTOOD TO MEAN "PROVIDE COMPLETE IN PLACE, THAT IS FURNISHED AND INSTALLED".
3. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE DRAWINGS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERABLE THEREFROM, AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. WORDS AND ABBREVIATIONS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE DRAWINGS IN ACCORDANCE WITH SUCH MEANINGS. NOTES AND DETAILS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
4. ALL MATERIALS AND EQUIPMENT INCORPORATED INTO THE WORK SHALL BE NEW UNLESS OTHERWISE INDICATED. ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE DRAWINGS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED OR AUTHORIZED IN WRITING BY THE ARCHITECT MAY BE CONSIDERED DEFECTIVE.

OBLIGATIONS & DUTIES

1. CAREFULLY STUDY THE DRAWINGS AND REPORT IMMEDIATELY TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. OBTAIN CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE G.C. SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILL AND ATTENTION, AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
3. PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT & MACHINERY, WATER, UTILITIES, AND TRANSPORTATION FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT, AND WHETHER OR NOT INCORPORATED OR TO BE INCORPORATED, IN THE WORK. PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR THE WORK.
4. SECURE AND PAY ALL GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

SAFETY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. DO NOT BRING TO THE PROJECT NOR TO THE PROJECT SITE, NEITHER TEMPORARY NOR PERMANENT, FOR INCORPORATION OR NONINCORPORATION IN THE WORK, ANY ASBESTOS OR PCB.

MEETINGS

1. G.C. TO COORDINATE & SCHEDULE REGULAR AOC MEETINGS.
2. G.C. SHALL CREATE & MAINTAIN MINUTES OF REGULAR AOC MEETINGS & DISTRIBUTE TO OWNER, ARCHITECT, & OTHER RELEVANT PARTIES WITHIN 5 DAYS OF SAID MEETING FOR REVIEW, COMMENT, AND/OR RECORD.

SUBMITTALS

1. AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES & FLAG SUBMITTALS WHICH ARE, OR COULD BE, CRITICAL PATH. FLAG SUBMITTALS THAT WILL BE REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 10-14 DAYS.
2. A SUBMITTAL LOG IS TO BE MAINTAINED BY THE G.C. AND A CURRENT COPY IS TO BE INCLUDED WITH EACH SUBMISSION.
3. G.C. MUST REVIEW, APPROVE, AND STAMP / SIGN ALL SUBMITTALS PRIOR TO SUBMISSION TO THE ARCHITECT FOR REVIEW. THE G.C.'S REVIEW & APPROVAL SHALL INCLUDE (BUT NOT BE LIMITED TO):
   A. CONFIRMATION THAT THE SUBMITTAL MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS
   B. COORDINATION WITH ALL INTERCONNECTING, RELATED, OR CONSEQUENTIAL TRADES
   C. CONFIRMATION THAT SUBMITTALS ARE COMPLETE & COMPREHENSIVE
4. BY APPROVING & SUBMITTING SUCH SHOP DRAWINGS, ETC., THE G.C. REPRESENTS THAT THEY HAVE DETERMINED & VERIFIED ALL MATERIALS, FIELD, MEASUREMENTS, AND RELEVANT FIELD CONDITIONS, OR WILL DO SO, & HAVE CHECKED & COORDINATED THE INFORMATION CONTAINED WITHIN THE SUBMITTAL(S) WITH THE REQUIREMENTS OF THE WORK AND OF THE DRAWINGS.
5. SUBMITTALS NOT REQUESTED BY THE CONTRACT DOCUMENTS MAY OR MAY NOT BE REVIEWED AT THE ARCHITECT'S DISCRETION.
6. SUBMITTALS SHALL BE ROUTED THROUGH THE ARCHITECT AND NOT SENT DIRECTLY TO THE ARCHITECT'S CONSULTANTS, UNLESS PREVIOUSLY AUTHORIZED BY THE ARCHITECT.
7. WHEN SHOP DRAWING ET. AL. ARE SUBMITTED TO THE ARCHITECT FOR THE PURPOSES OF OBTAINING INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK, WRITTEN REQUEST TO THE ARCHITECT FOR SUCH INTERPRETATIONS SHALL ACCOMPANY THE SUBMITTAL IN THE FORM OF A COVER LETTER. THE REQUEST SHALL SPECIFICALLY IDENTIFY WHERE INTERPRETATIONS ARE REQUIRED
8. MINOR CHANGES IN THE WORK MAY RESULT FROM THE ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS' REVIEW(S). IF CHANGES RESULT IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE G.C. SHALL ISSUE A CHANGE ORDER REQUEST FOR REVIEW & APPROVAL BY THE OWNER & ARCHITECT PRIOR TO PROCEEDING.
9. THE ARCHITECT'S REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE G.C. OR CONTRACTOR(S) FROM RESPONSIBILITIES FOR:
   A. ANY DEVIATIONS FROM THE REQUIREMENTS OF THE DRAWINGS,
   B. ERRORS OF ANY SORT IN THE SHOP DRAWINGS,
   C. COORDINATING & VALIDATING COMPLETE ASSEMBLIES WHEN ITEMS ARE SUBMITTED SEPARATELY, OR
   D. THE NECESSITY OF PROVIDING ANY WORK REQUIRED BY THE DRAWINGS WHICH MAY HAVE BEEN OMITTED ON THE SUBMITTAL(S).
10. SEE ALSO "SUBMITTALS" REQUIREMENTS IN **FINISH NOTES** INSTRUCTIONS ON THIS SHEET.

REQUESTS FOR INFORMATION (RFI's)

1. THE G.C. SHALL REVIEW ALL PROSPECTIVE RFI's & MAKE EVERY EFFORT TO ANSWER THEM BEFORE SUBMITTING TO THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS.
2. G.C. TO FLAG RFI's WHICH ARE, OR COULD BE, CRITICAL PATH. FLAG RFI's THAT WILL BE REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 2-5 WORKING DAYS.
3. RFI's REGARDING MEANS & METHODS OF CONSTRUCTION WILL NOT BE REVIEWED & WILL BE REMOVED FROM THE RFI LOG, EXCEPTING INSTANCES WHERE REVIEW IS CRITICAL TO MEETING THE DESIGN INTENT, AT THE ARCHITECT'S DISCRETION.
4. THE G.C. SHALL MAINTAIN AN RFI LOG & PROVIDE A CURRENT COPY WITH EACH RFI SUBMISSION, ALONG WITH ANY CRITICAL RESPONSE DUE DATES.
5. MINOR CHANGES IN THE WORK MAY RESULT FROM THE ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS' REVIEW(S). IF CHANGES RESULT IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE G.C. SHALL ISSUE A CHANGE ORDER REQUEST FOR REVIEW & APPROVAL BY THE OWNER & ARCHITECT PRIOR TO PROCEEDING.
6. G.C. SHALL REQUEST SUBSTITUTIONS FORMALLY AS AN RFI. REQUEST SHALL INCLUDE REASON(S) FOR & BENEFIT(S) OF SAID SUBSTITUTIONS.

CHANGE ORDERS

1. A COMPLETE SCHEDULE OF VALUES OF THE BASE CONTRACT SHALL BE PROVIDED TO THE OWNER & ARCHITECT PRIOR TO THE START OF ANY WORK.
2. ALL CHANGE ORDER REQUESTS ARE TO BE REVIEWED & APPROVED BY THE OWNER & ARCHITECT PRIOR TO SUBMISSION OF A CHANGE ORDER.
3. CHANGE ORDER REQUESTS ARE TO INCLUDE A COMPLETE BREAKDOWN BY TRADE ALONG WITH TRADE BACK-UP & UNIT PRICING WHERE APPLICABLE.
4. THE G.C. SHALL MAINTAIN A CHANGE ORDER REQUEST & CHANGE ORDER LOG TO BE SUBMITTED ALONG WITH EACH CHANGE ORDER REQUEST.

PROJECT SCHEDULE

1. THE G.C. SHALL PROVIDE A COMPLETE CONSTRUCTION SCHEDULE OF ALL PORTIONS OF THE WORK TO THE OWNER & ARCHITECT PRIOR TO START OF ANY WORK.
2. THE CONSTRUCTION SCHEDULE SHALL NOT EXCEED TIME LIMITS UNDER THE CURRENT CONTRACT DOCUMENTS.
3. THE G.C. SHALL REVISE THE SCHEDULE AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK & PROJECT & SHALL NOTIFY THE OWNER & ARCHITECT IF FOR ANY REASON THE SCHEDULE IS EXTENDED.
4. THE G.C. SHALL PRESENT A THREE WEEK LOOK-AHEAD IN-LINE WITH THE OVERALL CONSTRUCTION SCHEDULE FOR REVIEW AT REGULAR AOC MEETINGS.

PUNCH LISTS

1. G.C. TO COORDINATE ARCHITECTURAL PUNCH WALKS WITH THE ARCHITECT & FURNITURE PUNCH WALKS AS REQUIRED. G.C. TO ADDITIONALLY COORDINATE PUNCH WALKS FOR ALL OTHER VENDORS WITH CONSTRUCTION.
2. ONLY ONE PUNCH WALK TO BE PROVIDED BY ARCHITECT & ARCHITECT'S CONUSLTANTS AS APPROPRIATE. PHASED OR MULTIPLE PUNCH WALKS WILL RESULT IN ADDITIONAL SERVICES. A FINAL WALK WILL OCCUR ONLY IF THE ARCHITECT IS CONTRACTED TO DO SO.
3. G.C. TO PUNCH & MAKE CORRECTIONS OR CREATE A MINIMAL LIST OF CORRECTIONS PRIOR TO THE ARCHITECT'S PUNCH.

DESIGN-BUILD DISCIPLINES

1. REFERENCE TO THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR OTHER ENGINEERING DISCIPLINES IS FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY. NOTHING DESIGNED BY THESE ENGINEERS OR OTHERS SHALL CREATE ANY PROFESSIONAL OBLIGATION OR CONTRACTUAL RELATIONSHIP BETWEEN SUCH PERSONS AND HEITMAN ARCHITECTS INC. UNLESS MUTUALLY AGREED UPON IN WRITING.
2. UNLESS ENGINEERED SYSTEMS DRAWINGS ARE INCLUDED IN THE BID DOCUMENTS, THE PLUMBING / HVAC / ELECTRICAL / FIRE PROTECTION WORK SHALL BE PROVIDED & INSTALLED ON A DESIGN-BUILD BASIS.
3. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATING ANY DESIGN-BUILD DISCIPLINES WITH THE ARCHITECTURAL DRAWINGS & THE ARCHITECT'S DESIGN INTENT. CONFLICTS MUST BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION AND COORDINATION.
4. **PLUMBING DESIGN-BUILD**: CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATIVE PLUMBING SYSTEM TO MEET ALL LOCAL AND STATE CODES (SEE **CODE ANALYSIS** FOR APPLICABLE CODES).
5. **HVAC DESIGN-BUILD**: CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATIVE HVAC SYSTEM TO MEET ALL LOCAL AND STATE CODES (SEE **CODE ANALYSIS** FOR APPLICABLE CODES).
6. **ELECTRICAL DESIGN-BUILD**: CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM TO MEET ALL LOCAL AND STATE CODES (SEE **CODE ANALYSIS** FOR APPLICABLE CODES). INCLUDE MINIMUM RECEPTACLES, EXIT SIGNS, FIRE ALARMS, ETC. AND ANY ELECTRICAL SHOWN AS REQUIRED BY THE TENANT.
7. **FIRE PROTECTION DESIGN-BUILD**: THE FIRE PROTECTION WORK SHALL BE PERFORMED BY A CERTIFIED CONTRACTOR. THE FIRE PROTECTION SYSTEM SHALL MEET ALL APPLICABLE LOCAL AND STATE FIRE CODE REQUIREMENTS (SEE **CODE ANALYSIS** FOR APPLICABLE CODES).

FIRE AUTHORITY NOTES

1. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES & BE PROVIDED TO PROTECT ENTIRE BUILDING, INCLUDING PROJECTIONS OVER 4'-0". SEE CODE ANALYSIS FOR APPLICABLE CODES.
2. FIRE SPRINKLER SYSTEM(S) & ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION, OR PER STATE & LOCAL FIRE CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES.
3. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS & WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS ≥ 100.
4. ELECTRICAL SUBCONTRACTORS SHALL INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL, & TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS, AUDIO-VISUAL ALARMS, & OCCUPANCY SENSORS TO MEET ALL APPLICABLE CODES, SEE CODE ANALYSIS.
5. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES.
6. COMPLETE PLANS & SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT, INCLUDING AUTOMATIC SPRINKLERS & OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
7. LOCATIONS & CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES. PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
8. AT LEAST ONE FIRE EXTINGUISHER WITH A MIN. RATING OF: 2-A-10B:C (FOR OFFICE), AND/OR 10-A-80B:C (FOR WAREHOUSE) SHALL BE PROVIDED WITHIN 75-FT MAX. TRAVEL DISTANCE FOR EA. 3,000 SF, OR PORTION THEREOF, ON EACH FLOOR. SEE LIFE SAFETY PLANS FOR FIRE EXTINGUISHER TYPES & PLACEMENT, AND FIRE EXTINGUISHER CABINETS (WHERE APPLICABLE). SEE FEC SCHEDULE FOR MOUNTING REQUIREMENTS.
9. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS AND/OR GASES, AND ANY OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE.
10. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
11. EXIT SIGNS & ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING & FIRE CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES.
12. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
13. PROVIDE OR MODIFY AS NEEDED SPRINKLER ALARM & SMOKE DETECTION SYSETM PER APPLICABLE CODES, INCLUDING, IF NECESSARY, FOR HORNS, STROBE LIGHTS, CONTROL PANEL CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHALL FOR APPROVAL.
14. WHERE EXIT SIGNS ARE REQUIRED PER STATE & LOCAL CODES, OR BY FIRE MARSHALL, THEY SHALL BE ILLUMINATED PER SAID CODES & THE NEC. LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT & BUILDING OWNER / MGR. PROVIDE BACK-UP POWER FOR EXIT SIGNS PER STATE & LOCAL CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES.

POWER & SIGNAL NOTES

1. ALL NEW WALL MOUNTED 15, 20, AND 30 AMP OUTLETS/RECEPTACLES TO BE CENTERED AT +18" A.F.F., U.N.O. ALL ELECTRICAL OUTLETS OF 30 AMPERES OR LESS SHALL BE MOUNTED BETWEEN +15" TO BOTTOM OF RECEPTACLE AND +48" TO TOP OF RECEPTACLE FROM FINISH FLOOR.
2. ALL TELEPHONE & DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE, SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM(S). G.C. TO PROVIDE ALL PULLS & TERMINATIONS. TENANT TO PROVIDE & INSTALL ALL TELEPHONE & DATA COMMUNICATION CABLING. G.C. TO COORDINATE SCHEDULING & OTHER REQUIREMENTS WITH TENANT. G.C. TO BRING ANY UNFORSEEN IMPACTS ON ARCHITECTURAL DESIGN TO ARCHITECT IMMEDIATELY.
3. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT.
4. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUCTION WITH CABINET WORK, LAMPS & FIXTURES ARE TO BE PROVIDED BY THE G.C.
5. CUTOUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O.
6. G.C. TO CONSULT ARCHITECT FOR AESTHETIC IMPACT & COORDINATION OF ELECTRICAL INTEGRATION WITH MILLWORK / CABINETS. G.C. TO COORDINATE ANY DIRECTION GIVEN WITHIN ARCHITECT'S REVIEW OF MILLWORK / CABINET SUBMITTALS WITH ELECTRICAL AND OTHER TRADES AS REQUIRED.
7. ALL WALL COVER PLATES SHALL BE WHITE. G.C. TO ASSUME ALL COVER PLATES ON ACCENT PAINTED WALLS TO BE PAINTED TO MATCH WALL, TO BE CONFIRMED WITH ARCHITECT. WHERE EXISTING BUILDING STANDARDS DIFFER, PROVIDE BUILDING STANDARD.
8. REFLECTED CEILING PLANS ARE FOR GENERAL DESIGN INTENT FOR THE CONTRACTOR. G.C. TO NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES WITH EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
9. ALL / ANY CORE DRILL LOCATIONS SHALL BE VERIFIED WITH ARCHITECT PRIOR TO DRILLING. ALL UNUSED CORE DRILLS SHALL BE PLUGGED AND CAPPED AS REQUIRED TO MAINTAIN FLOOR FIRE RATING.
10. G.C. TO COORDINATE LIGHT SWITCHES AND THERMOSTATS WITH DOORS & INTERIOR GLAZING SYSTEM DOORS, INCLUDING THOSE PROVIDED BY OTHERS. SEE "**LIGHT SWITCH/THERMOSTAT INSTALLATION**" DIAGRAMS. FINAL LOCATIONS TO BE CONFIRMED BY OWNER / TENANT / ARCHITECT PRIOR TO INSTALLATION.
11. EMERGENCY LIGHTING SHALL BE (2) SEPARATE SOURCES OF POWER & SHALL COMPLY WITH THE NEC (SEE CODE ANALYSIS ON A0.01 FOR APPLICABLE VERSION).

EXISTING CONDITIONS & DEMOLITION NOTES

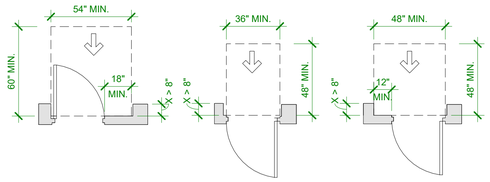
1. G.C. TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS & EXISTING CONDITIONS IMMEDIATELY UPON DISCOVERY. EXISTING CONDITIONS NOT VISIBLE UNTIL DEMOLITION IS UNDERWAY SHALL BE REPORTED TO THE ARCHITECT; G.C. TO INFORM ARCHITECT OF ANY IMPACTS ON DESIGN & COORDINATE CONDITIONS WITH ALL DISCIPLINES & TRADES PRIOR TO EXECUTING THE WORK.
2. REFER TO ARCHITECTURAL DEMOLITION PLAN(S), RCP(S), & ELEVATION(S) FOR SCOPE OF DEMOLITION, IF APPLICABLE. G.C. TO INFORM ARCHITECT OF ANY EXISTING CONSTRUCTION INDICATED TO REMAIN IN PLACE IN THE DRAWINGS THAT CANNOT BE SALVAGED AS DIRECTED.
3. G.C. TO VERIFY BUILT AND/OR EXISTING PARTITION DIMENSIONS PRIOR TO FABRICATION OF MILLWORK, GLAZING, NEW DOORS, OR ANY NEW CONSTRUCTION THAT MUST FIT INTO SAID CONDITIONS.
4. PATCH & FILL VARIOUS OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS & SOFFITS FOLLOWING REMOVAL OR INSTALLATION OF ANY SURFACE MOUNTED OR RECESSED FURNISHINGS, RECEPTACLES, UTILITY PIPING, SHELF STANDARDS, & ALL OTHER SIMILAR ELEMENTS INDICATED TO BE REMOVED DURING THE DEMOLITION PHASE OR INSTALLED DURING THE CONSTRUCTION PHASE. TAPE & SEAL ALL SEAMS WITH JOINT COMPOUND. APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES & FEATHER NEW FINISH WITH EXISTING FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH.
5. FIELD VERIFY EXISTING CEILING HEIGHTS & GRID LOCATIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.
6. VERIFY THAT ALL EXISTING CONSTRUCTION, INCLUDING DOORS, STAIRS, RAMPS, ETC. COMPLY WITH ACCESSIBILITY REQUIREMENTS (SEE CODE ANALYSIS ON A0.01 FOR APPLICABLE VERSION(S)). REPORT TO THE ARCHITECT ANY NONCOMPLIANT CONSTRUCTION IMMEDIATELY UPON DISCOVERY.
7. VERIFY THAT ALL EXISTING CONSTRUCTION, INCLUDING DOORS & DOOR HARDWARE, MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY ARCHITECT IMMEDIATELY OF ANY NON-COMPLIANT CONSTRUCTION.
8. WHERE EXISTING BUILDING STANDARDS EXIST, MATCH THOSE, WITH EXCEPTION TO EXISTING CONDITIONS THAT DO NOT COMPLY WITH APPLICABLE CODES OR ACCESSIBILITY (SEE CODE ANALYSIS ON A0.01). CONSULT ARCHITECT FOR CLARIFICATION IN EVENT OF DISCREPANCIES WITH ARCHITECTURAL DESIGN.
9. ANY EXISTING CONSTRUCITON TO REMAIN THAT IS DAMAGED DURING THE COURSE OF EITHER DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED / REFINISHED TO "AS WAS" CONDITION OR REPLACE / RECONSTRUCT IF NOT POSSIBLE TO REPAIR.

PARTITION PLAN NOTES

1. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITIONS. G.C. TO COORDINATE ALL SLAB WORK.
2. EXTEND ALL STUDS & WALL MATERIALS TO CONSTRUCTION ABOVE, UNLESS OTHERWISE INDICATED. FINISH HEIGHTS ON WALLS TO BE DETERMINED BY WALL TYPE, AS SCHEDULED.
3. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN WALL CONSTRUCTION.
4. DOOR OPENINGS IN PARTITIONS SHALL BE ASSUMED TO BE LOCATED 4" FROM AN ADJACENT PERPENDICULAR PARTITION, PER DOOR DETAILS, UNLESS EXPLICITLY DIMENSIONED OR INDICATED OTHERWISE.
5. REFER TO PARTITION TYPES & SCHEDULES FOR STUD DEPTHS, PARTITION FINISH HEIGHTS, & OTHER CONSTRUCTION REQUIREMENTS, WITH THE EXCEPTION OF AREAS EXPLICITLY SECTIONED IN THE DRAWINGS.
6. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
7. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES. SEE CODE ANALYSIS FOR APPLICABLE CODES.
8. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED.
9. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CLEAN-OUT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT FOR AESTHETIC & ACCESSIBILITY CONCERNS. CONTRACTOR SHALL COORDINATE LOCATIONS WITH EQUIPMENT & CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT & PLUMBING ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
10. CONTRACTOR TO VERIFY FINAL LOCATION FOR CANTILEVERED COUNTERS & IN-WALL SUPPORT BRACKETS PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL ACCESSIBILITY CODE REQUIREMENTS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.
11. PROVIDE & INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES, AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MFRS. PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
12. PROVIDE & INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS & PLUMBING SUPPLY, FITTINGS, & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MFRS & TENANT PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT & TENANT APPROVAL.
13. ALL EXITS SHALL HAVE EXIT SIGNS & ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNAGE. FINAL LOCATIONS TO BE APPROVED BY FIRE MARSHALL.
14. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON FINISH PLAN(S), ROOM FINISH SCHEDULE, AND MATERIAL LEGEND. G.C. TO INFORM ARCHITECT OF ANY EXISTING CONDITIONS THAT AFFECT APPLICATION OF FLOOR FINISHES.
15. PROVIDE SOUND INSULATION AT THE FOLLOWING LOCATIONS:
   A. PERIMETER WALLS OF RESTROOMS, INCLUDING PLUMBING WALLS BETWEEN ADJACENT RESTROOMS
   B. ACROSS CEILINGS OF RESTROOMS AS REQUIRED TO CREATE AN ACOUSTIC ENVELOPE (OR INSULATE PERIMETER WALLS TO DECK)
   C. PERIMETER WALLS OF LOBBY
   D. DEMISING WALLS SEPARATING OFFICES FROM WAREHOUSE & PRODUCTION AREAS
   E. BOARD ROOMS, CONFERENCE & MEETING ROOMS, AND EXECUTIVE OFFICES
   F. FURRING ON EXTERIOR WALLS
   G. OTHER LOCATIONS AS INDICATED IN PLAN OR BY PARTITION SCHEDULES IN THESE DRAWINGS
16. CONTRACTOR TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
17. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
18. PROVIDE FIRE DAMPERS AT ALL SUPPLY & RETURN OUTLETS, INLETES, OR DUCTS PENETRATING FIRE RATED ASSEMBLIES, ENCLOSURES, WALLS, FLOORS, OR SURFACES, & AS REQUIRED BY THE FIRE DEPARTMENT.
19. FLOORS SHALL BE SLOPED TO FLOOR DRAINS, U.N.O. G.C. TO COORDINATE WITH PLUMBING & STRUCTURAL DRAWINGS. IN RATED FLOOR CONDITIONS, G.C. TO CONFIRM REMAINING FLOOR THICKNESS STILL CONFORMS TO MINIMUM RATING REQUIREMENTS.

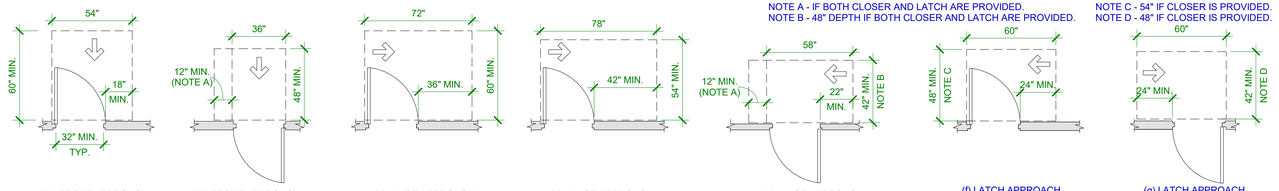
REFLECTED CEILING PLAN NOTES

1. UNLESS NOTED OR DIMENSIONED OTHERWISE, ALL CEILING GRIDS IN RECTANGULAR ROOMS OR SPACES TO BE CENTERED IN BOTH DIRECTIONS, AS SHOWN IN RCP.
2. UNLESS NOTED OR DIMENSIONED OTHERWISE, LIGHTING FIXTURES LOCATED AS FOLLOWS:
   A. RECESSED DOWN LIGHTS IN GRID CEILINGS TO BE CENTERED ON A TILE
   B. LINEAR RECESSED FIXTURES LOCATED AGAINST CEILING GRIDS AS SHOWN IN RCP
   C. LIGHTING IN GRIDS ARE ASSUMED TO ALIGN IN BOTH DIRECTIONS
3. UNLESS NOTED OR DIMENSIONED OTHERWISE, LOCATE SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES, OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES. FIRE MARSHALL SHALL HAVE FINAL SAY ON LOCATION OF EXIT SIGNAGE IN THE EVENT SAID DIRECTION CONFLICTS WITH THIS REQUIREMENT.
4. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR BETWEEN ELECTRICAL & ARCHITECTURAL PLANS, TEH ARCHITECTURAL PLANS SHALL GOVERN. NOTIFY ARCHITECT OF DISCREPANCIES FOR CLARIFICATION.
5. WHERE LOCATIONS OF LIGHTING FIXTURES CONFLICT WITH LOCATION OF AIR DIFFUSERS, GRILLES, ETC., THE LOCATION OF LIGHTING FIXTURES TAKES PRECEDENCE. NOTIFY ARCHITECT & MECH / ELEC ENGINEERS OF CONFLICTS FOR CLARIFICATION(S).
6. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC., & NOTIFY ARCHITECT & ENGINEERS OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS, ETC.
7. CONDUITS ABOVE CEILING MUST BE A MINIUMUM OF 12" ABOVE THE CEILING GRID.
8. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, & POT METAL CONNECTORS.
9. ALL SPRINKLER HEADS AT HARD-LID CEILINGS ARE TO BE FULLY RECESSED & CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM ARCHITECTURAL PATTERN.
10. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY THE ARCH



(a) PULL SIDE (b) PUSH SIDE (c) PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FIGURE 404.2.3.5
MANEUVERING CLEARANCE AT RECESSED DOORS



NOTE A - IF BOTH CLOSER AND LATCH ARE PROVIDED.
NOTE B - 48" DEPTH IF BOTH CLOSER AND LATCH ARE PROVIDED.
NOTE C - 54" IF CLOSER IS PROVIDED.
NOTE D - 48" IF CLOSER IS PROVIDED.

(a) FRONT APPROACH PULL SIDE (b) FRONT APPROACH PUSH SIDE (c) HINGE APPROACH PULL SIDE (d) HINGE APPROACH PUSH SIDE (e) HINGE APPROACH PUSH SIDE (f) LATCH APPROACH PULL SIDE (g) LATCH APPROACH PUSH SIDE

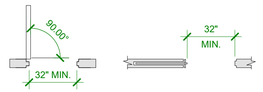
FIGURE 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWING DOORS

NOTES:
1. FLOOR OR GROUND SURFACE WITHIN REQ'D MANEUVERING CLEARANCES SHALL COMPLY WITH "CHANGES IN LEVEL" DETAIL AND SHALL HAVE A SLOPE NOT STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED AT DOOR LANDINGS.
2. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH "CHANGES IN LEVEL" DETAIL.
3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
4. THE FORCE REQ'D TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAX.
5. OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FINISH FLOOR OR GROUND.
6. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

NOTES, CONT'D:
7. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90-DEG THE TIME REQ'D TO MOVE THE DOOR TO A POSITION OF 12-DEG FROM THE LATCH IS 5 SECONDS, MIN.
8. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70-DEG THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS, MIN.
9. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
   9.1 INTERIOR HINGED DOORS AND GATES: 5 LBS MAX.
   9.2 SLIDING OR FOLDING DOORS: 5 LBS MAX.
   9.3 REQUIRED FIRE DOORS: THE MIN. OPENING FORCE ALLOWED BY THE AHJ, NOT TO EXCEED 15 LBS.
   9.4 EXTERIOR HINGED DOORS: 5 LBS MAX.

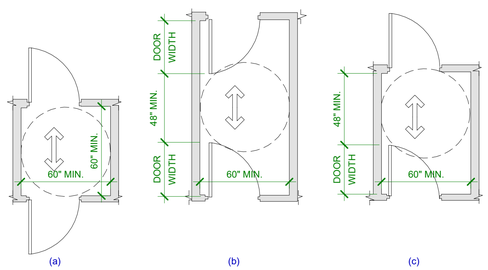
NOTES, CONT'D:
10. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
11. WHERE AUTOMATIC AND POWER-ASSISTED DOORS AND GATES WITHOUT STANDBY POWER ARE PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE.

1 A0.2 MANEUVERING CLEARANCES AT DOORS
1/4" = 1'-0"



(a) HINGED DOOR (b) SLIDING DOOR (c) FOLDING DOOR (d) DOORWAYS WITHOUT DOORS

FIGURE 404.2.2
CLEAR WIDTH OF DOORWAYS



(a) (b) (c)

FIGURE 404.2.5
TWO DOORS IN SERIES

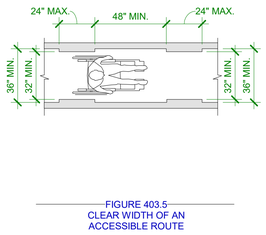
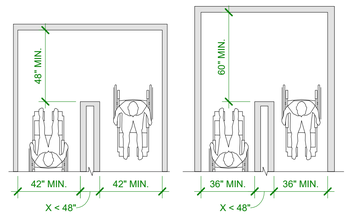
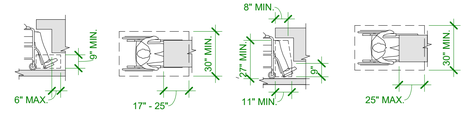


FIGURE 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE



(a) 180 DEGREE TURN (b) 180 DEGREE TURN (EXCEPTION)

FIGURE 403.5.1
CLEAR WIDTH AT 180 DEGREE TURN



(a) ELEVATION (b) PLAN (a) ELEVATION (b) PLAN

FIGURE 306.2
TOE CLEARANCE

FIGURE 306.3
KNEE CLEARANCE

2 A0.2 DOORS & DOORWAYS
1/4" = 1'-0"

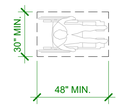
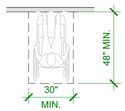


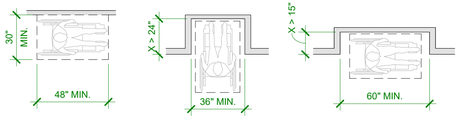
FIGURE 305.3
SIZE OF CLEAR FLOOR SPACE



(a) FORWARD (b)PARALLEL

FIGURE 305.5
POSITION OF CEAR FLOOR SPACE

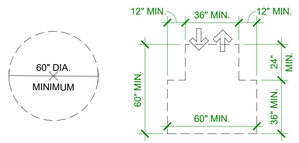
3 A0.2 ACCESSIBLE DOORS IN SERIES
1/4" = 1'-0"



(a) FORWARD APPROACH (b) PARALLEL APPROACH

FIGURE 305.7
MANEURING CLEARANCE IN AN ALCOVE

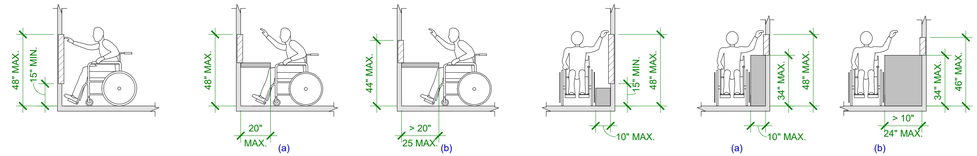
4 A0.2 WALKING SURFACES
1/4" = 1'-0"



(a) CIRCULAR (b) T-SHAPED

FIGURE 304.3
SIZE OF TURNING SPACE

5 A0.2 KNEE & TOE CLEARANCE
1/4" = 1'-0"



(a) (b) (a) (b)

FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

FIGURE 308.2.2
UNOBSTRUCTED HIGH FORWARD REACH

FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE 308.3.2
UNOBSTRUCTED HIGH SIDE REACH

6 A0.2 CLEAR FLOOR SPACE
1/4" = 1'-0"

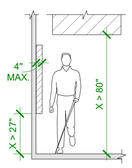
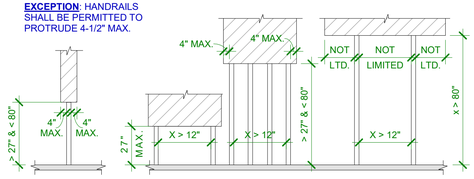


FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS

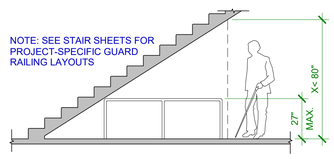
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4-1/2" MAX.



(a) (b)

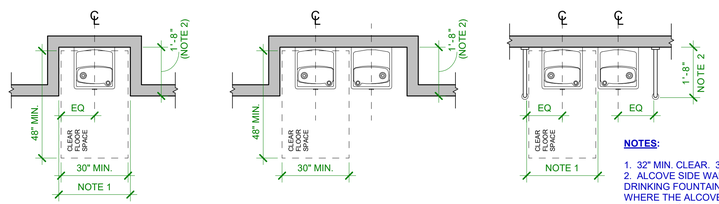
FIGURE 307.3
POST-MOUNTED PROTRUDING OBJECTS

7 A0.2 TURNING SPACE
1/4" = 1'-0"



REDUCED VERTICAL CLEARANCE

8 A0.2 REACH RANGES
1/4" = 1'-0"

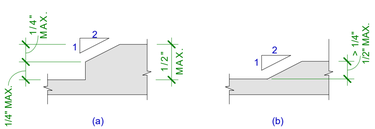


NOTES:
1. 32" MIN. CLEAR. 36" MIN. IF BARRIER LENGTH IS > 24".
2. ALCOVE SIDE WALLS & BARRIERS SHALL PROJECT AT LEAST AS FAR AS THE DRINKING FOUNTAIN & BE SPACED OUT TO ALLOW FOR A MIN. OF 36" CLEAR WHERE THE ALCOVE DEPTH > 24".
3. IMPERVIOUS MATERIAL ON WALL, SEE FINISH PLANS & ELEVATIONS.

9 A0.2 PROTRUDING OBJECTS
1/4" = 1'-0"

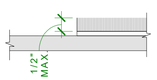


FIGURE 303.2
CARPET ON FLOOR SURFACES



(a) (b)

FIGURE 303.3
BEVELED CHANGES IN LEVEL



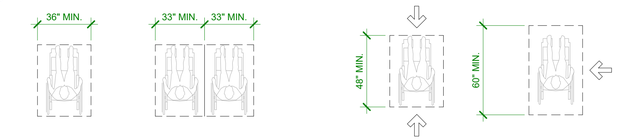
CARPET PILE HEIGHT



ELONGATED OPENINGS IN FLOOR OR GROUND SPACE

NOTES:
1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
2. CARPET OR CARPET TILE: *SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING, OR NO CUSHION OR PAD; *SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT & CARPET EDGES TO COMPLY WITH THESE FIGURES. EXPOSED EDGES OF CARPET SHALL BE FASTENEND TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE.

10 A0.2 DRINKING FOUNTAIN PROTECTION
1/4" = 1'-0"



(a) SINCLE SPACE (b) MULTIPLE ADJACENT SPACES (a) FRONT OR REAR ACCESS (b) SIDE ACCESS

FIGURE 802.3
WIDTH OF WHEELCHAIR SPACE IN ASSEMBLY AREAS

FIGURE 802.4
DEPTH OF WHEELCHAIR SPACE IN ASSEMBLY AREAS

11 A0.2 WHEELCHAIR SPACES IN ASSEMBLY AREAS
1/4" = 1'-0"

12 A0.2 CHANGES IN LEVEL
1/4" = 1'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

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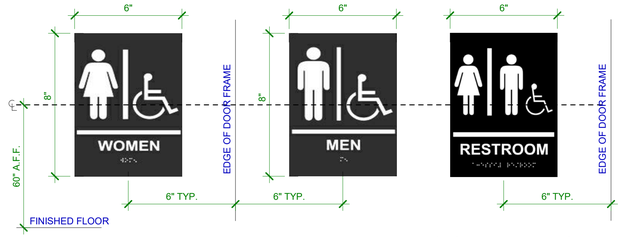
ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
ACCESSIBILITY DETAILS

DATE
12/09/2024

SHEET NUMBER
A0.2

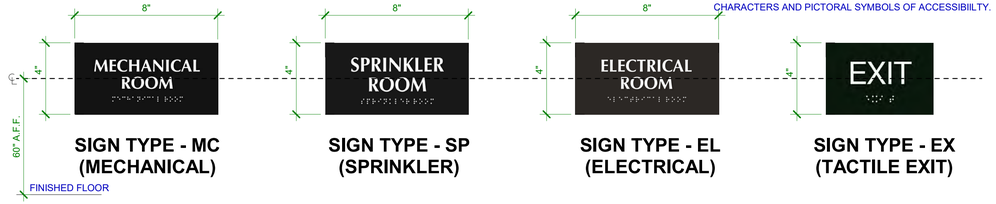
PROJECT NUMBER
224009



SIGN TYPE - WR (RESTROOM)

SIGN TYPE - MR (RESTROOM)

SIGN TYPE - AG (RESTROOM)



SIGN TYPE - MC (MECHANICAL)

SIGN TYPE - SP (SPRINKLER)

SIGN TYPE - EL (ELECTRICAL)

SIGN TYPE - EX (TACTILE EXIT)

SIGNAGE NOTES:

1. ALL SIGNS SHALL COMPLY WITH THE 2018 ILLINOIS ACCESSIBILITY CODE.

2. THE CHARACTERS AND BACKGROUNDS OF SIGNS SHALL BE A NON-GLARE FINISH.

3. LETTERING AND SYMBOLS (WHITE) SHALL CONTRAST WITH THEIR BACKGROUNDS (BLACK), AND SHALL BE RAISED OR DEPRESSED MIN. 1/6", TYP. LETTERING 5/8" MIN. TO 2" MAX. HIGH.

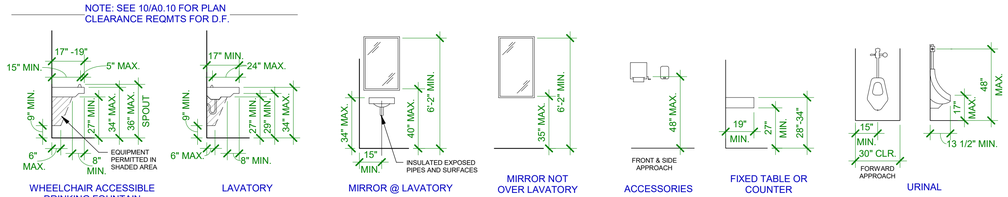
4. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO ALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.

5. TACTILE EXIT SIGNS TO BE LOCATED AT EXIT DOORS AS REQUIRED BY CODE. PROVIDE (1) EXIT SIGN PER EGRESS DOOR COMPLYING WITH ANSI A117.1, SECTION 103, WITH RAISED BRAILLE AND CHARACTERS. SEE CODE ANALYSIS (TFO) ON SHEET A0.01 FOR ALL APPLICABLE CODES.

6. PROVIDE (1) SIGN PER TOILET ROOM COMPLYING WITH ANSI A117.1 SECTIONS 404 & 703. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORAL SYMBOLS OF ACCESSIBIILTY.

6 A0.3 ROOM SIGNAGE NOTES

3" = 1'-0"



WHEELCHAIR ACCESSIBLE DRINKING FOUNTAIN

LAVATORY

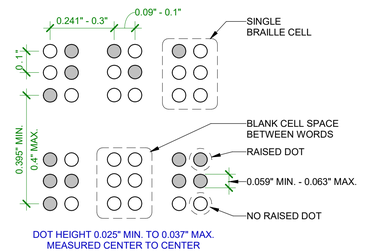
MIRROR @ LAVATORY

MIRROR NOT OVER LAVATORY

ACCESSORIES

FIXED TABLE OR COUNTER

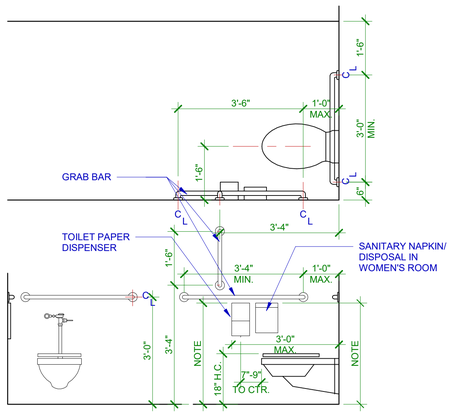
URINAL



DOT HEIGHT 0.025" MIN. TO 0.037" MAX.
MEASURED CENTER TO CENTER

7 A0.3 BRAILLE MEASUREMENT

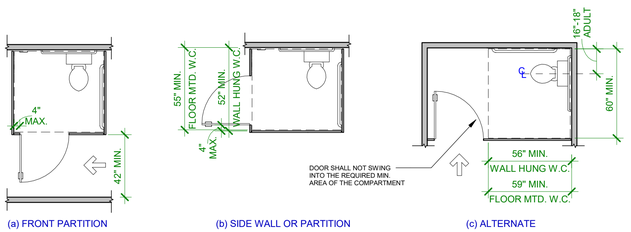
1 : 6



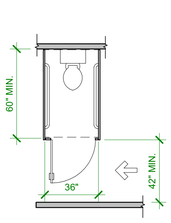
NOTE: REFER TO MFR'S SUGGESTED MOUNTING HEIGHT(S) FOR BARRIER-FREE DESIGN IN ACCESSIBLE STALLS.

4 A0.3 R.R. FIXTURE & ACCESSORY MOUNT HEIGHTS

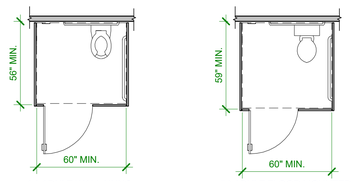
1/4" = 1'-0"



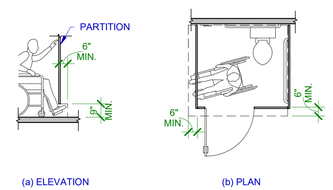
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOOR OPENINGS



AMBULATORY ACCESSIBLE TOILET COMPARTMENT



SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT



WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCES

5 A0.3 HC STALL DETAILS

1/2" = 1'-0"

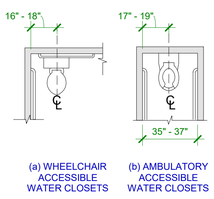


FIGURE 604.2
WATER CLOSET LOCATION

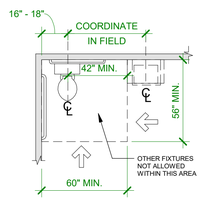


FIGURE 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

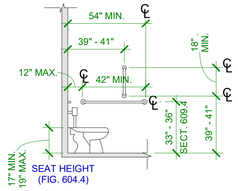


FIGURE 604.5
SIDE WALL GRAB BAR OR WATER CLOSET

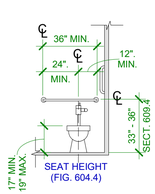


FIGURE 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

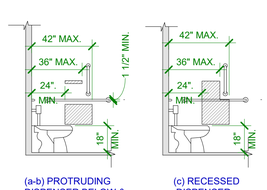


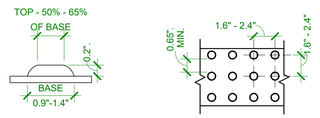
FIGURE 604.7
DISPENSER OUTLET LOCATION

1 A0.3 TOILET COMPARTMENTS

1/4" = 1'-0"

2 A0.3 WATER CLOSETS & TOILET COMPARTMENTS

1/4" = 1'-0"



SIZE AND SPACING OF TRUNCATED DOMES

3 A0.3 DETECTABLE WARNINGS

3" = 1'-0"

ACCESSIBILITY NOTES

1. "THE ACCESSIBILITY GUIDELINES AND CODES" NOTED IN THESE DRAWINGS REFER TO ALL APPLICABLE LOCAL / STATE BUILDING CODES REFERNCED IN THE **CODE ANALYSIS** SECTION OF THESE DRAWINGS, IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA.
2. ACCESSIBILITY DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS AS LISTED IN THE **CODE ANALYSIS** SECTION OF THESE DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBIITY GUIDELINES AND CODES.
4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWINER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES AS LISTED IN **CODE ANALYSIS** SECTION OF THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL BRING ANY SUCH DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR A RESOLUTION.

ICC/ANSI A117.1 GENERAL NOTES

GENERAL ACCESSIBILITY NOTES

1. ALL INDICATED DIMENSIONS ARE CLEAR/FINISH VALUES.

2. REFERENCED STANDARD IS 2009 INTERNATIONAL CODE COUNCIL (ICC) / AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) NUMBER A117.1 - "ACCESSIBLE AND USABLE BUILDING AND FACILITIES SPECIFICATIONS" REFER TO ICC/ANSI A117.1-2009.

3 INDICATED NOTES AND DIAGRAMS ILLUSTRATE COMMON CONDITIONS ADDRESSED WITHIN THE REFERENCE STANDARD ICC/ANSI A117.1-2009. GENERAL CONTRACTOR SHOULD REFERENCE THE COMPLETE "ACCESSIBLE AND USABLE BUILDING AND FACILITIES SPECIFICATIONSA117.1" STANDARDS FOR CONDITIONS NOT DESCRIBED WITHIN THESE NOTES.

PROTRUDING OBJECTS

PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTION 307.

OPERABLE PARTS

OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTION 309 AND 404.2.6.

ACCESSIBLE ROUTES

ACCESSIBLE ROUTES SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTION 304 AND CHAPTER 4.

PARKING SPACES

WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A117.1-09 SECTION 406 AND 502.

PASSENGER LOADING ZONE AND BUS STOPS

WHERE PROVIDED, PASSENGER LOADING ZONES SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 503 AND 805.

DRINKING FOUNTAINS

WHERE DRINKING FOUNTAINS ARE PROVIDED AT AN EXTERIOR SITE, ON A FLOOR, OR WITHIN A SECURE AREA THEY SHALL BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A117.1-09 SECTIONS 305, 306, AND 602.

KITCHENS, KITCHNETTES, AND SINKS

WHERE PROVIDED, KITCHENS, KITCHENETTES, AND SINKS SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 308, 606, AND 804.

TOILET FACILITIES AND PLUMBING ELEMENTS

WHERE TOILET FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 304, 305, AND CHAPTER 6.

SIGNS

SIGNS SHALLS BE PROVIDED IN ACCORDANCE WITH ICC/ANSI A117.1-09 SECTION 703.

ASSEMBLY AREAS

ASSEMBLY AREAS SHALL PROVIDE WHEELCHAIR SPACES, COMPANION SEATS, AND DESIGNATED AISLE SEATS COMPLYING WITH ICC/ANSI A117.1-09 SECTIONS 803 AND 903.

STORAGE

WHERE STORAGE IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 305 AND 905.

DINING SURFACES AND WORK SURFACES

WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 305 AND 902.
IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH ICC/ANSI A117.1-09 SECTIONS 305 AND 902.

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West Dundee, Illinois

ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
ACCESSIBILITY DETAILS

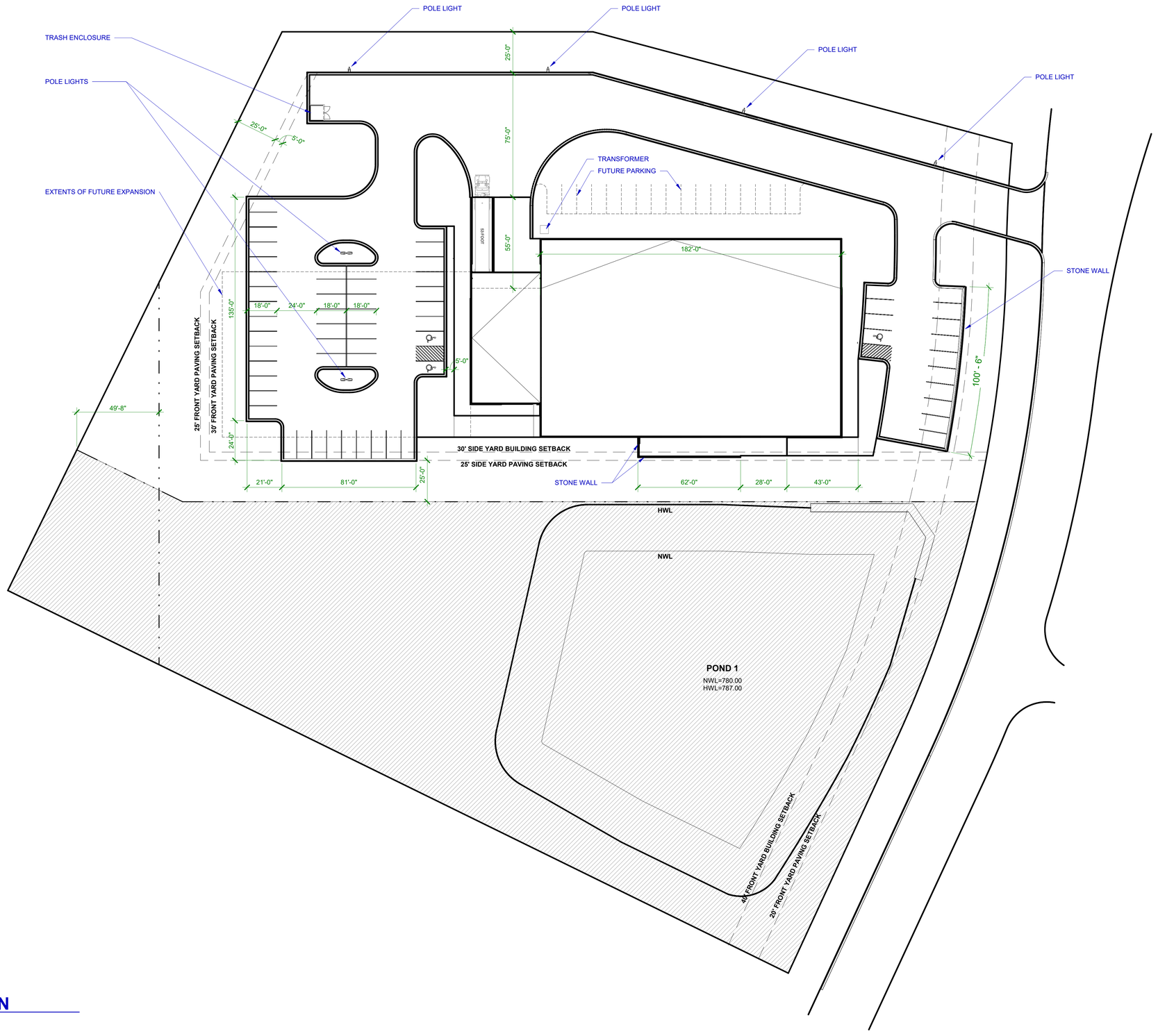
DATE
12/09/2024

SHEET NUMBER
A0.3

PROJECT NUMBER
224009

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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1 A1.0 **SITE PLAN**
1" = 30'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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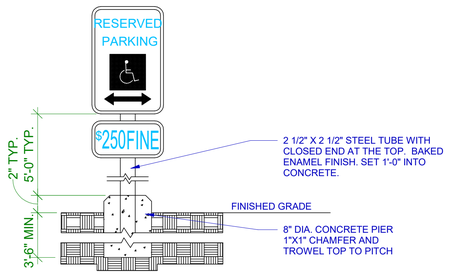
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12/09/2024	ISSUE FOR PRICING

SHEET TITLE
SITE PLAN

DATE
12/09/2024

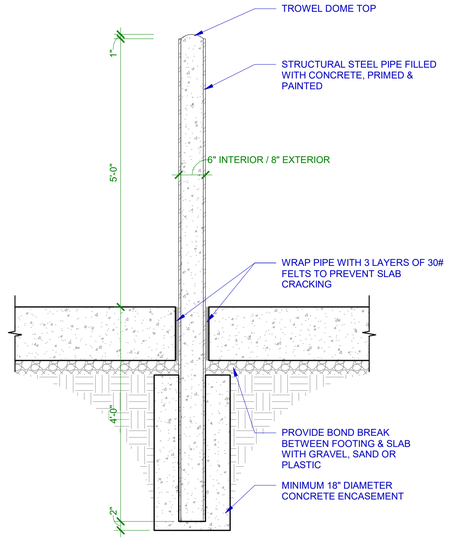
PROJECT NUMBER
224009

SHEET NUMBER
A1.0



1 A1.1 **Parking Sign**

1" = 1'-0"



2 A1.1 **BOLLARD DETAIL**

3/4" = 1'-0"

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NOT FOR CONSTRUCTION

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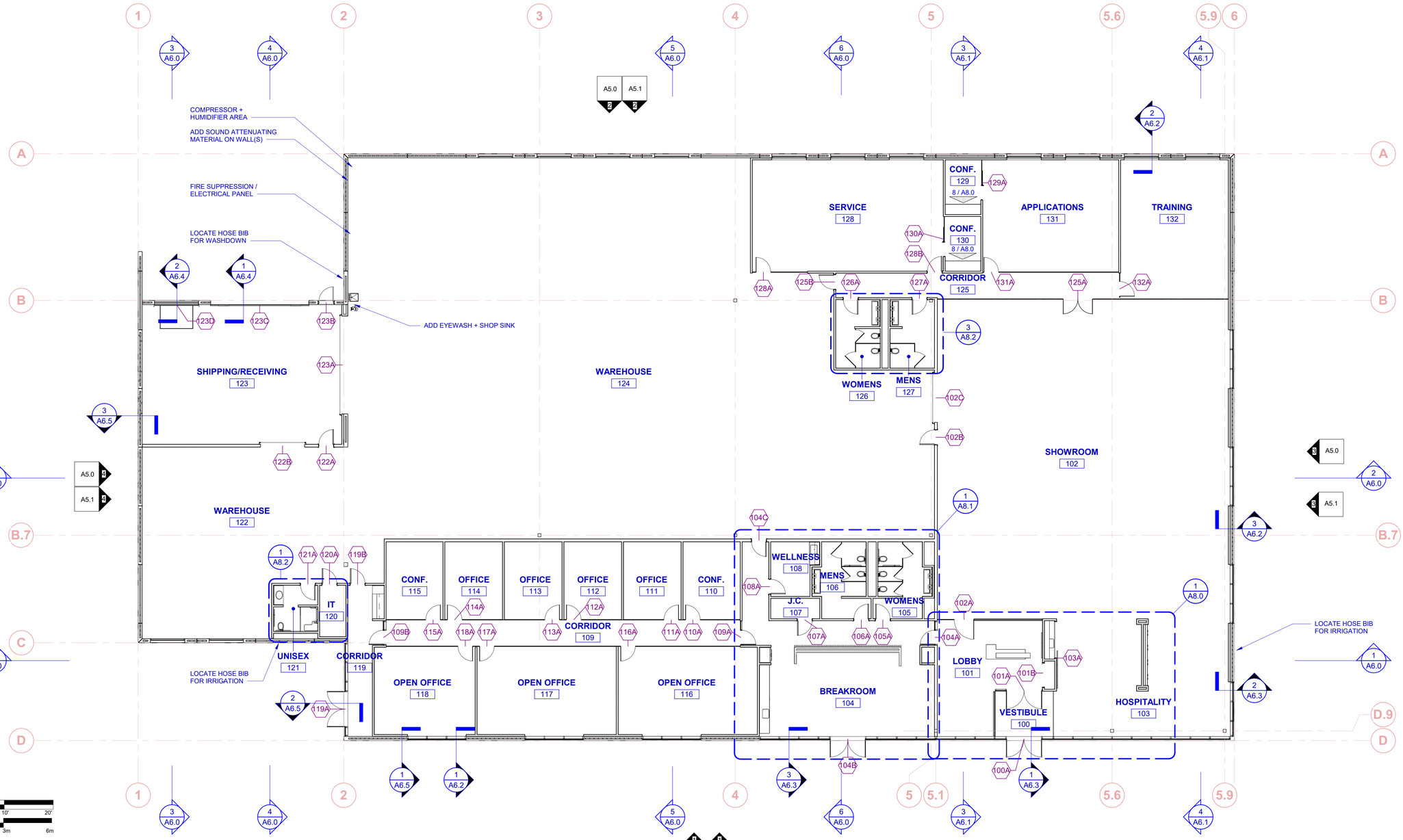
ISSUE DATE
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SHEET TITLE
SITE DETAILS

DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A1.1



1 A2.0 **GROUND FLOOR PLAN**
1" = 10'-0"

N

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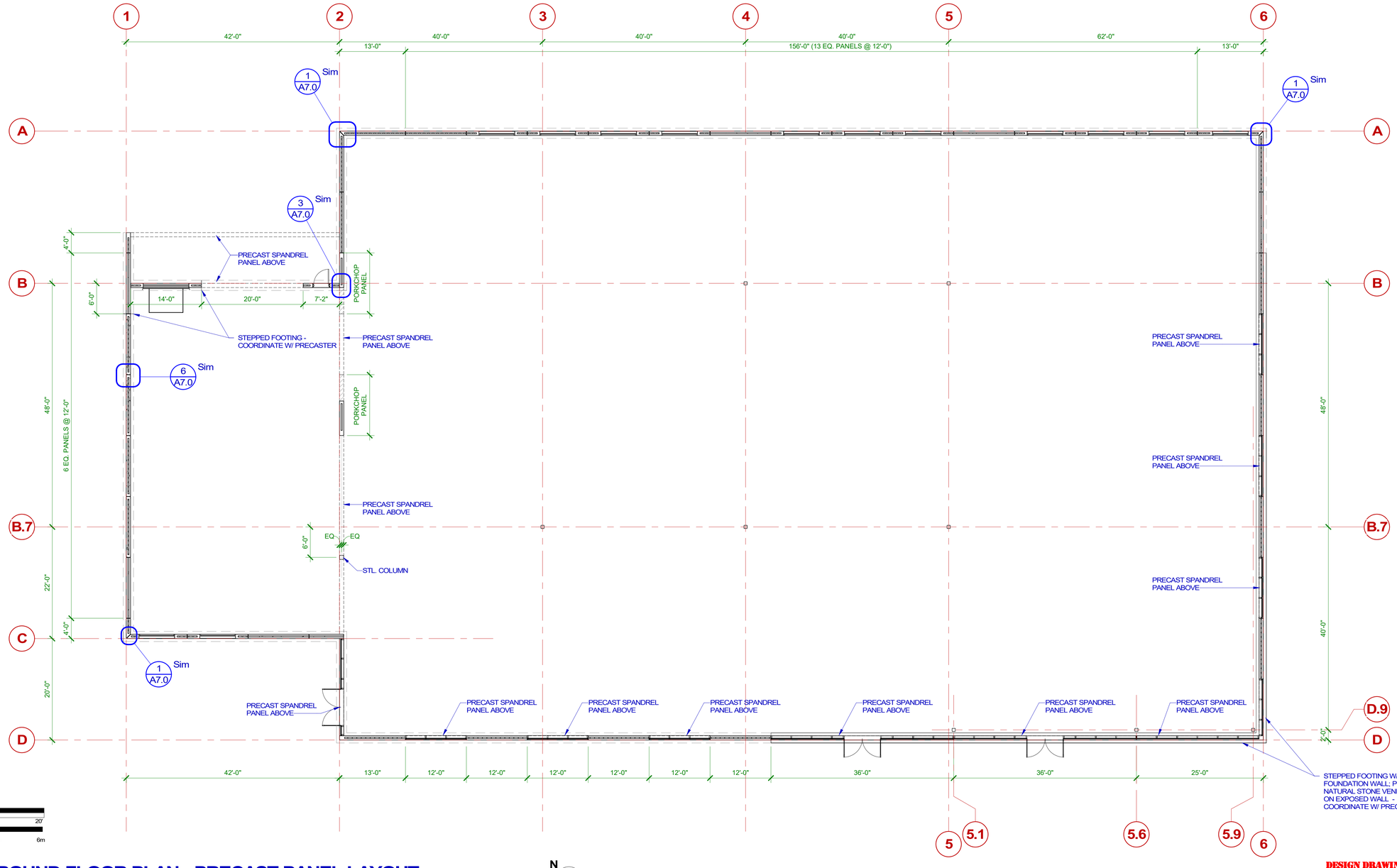
ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
COMPOSITE GROUND FLOOR PLAN

DATE
12/09/2024

SHEET NUMBER
A2.0

PROJECT NUMBER
224009



1 / A2.1 **GROUND FLOOR PLAN - PRECAST PANEL LAYOUT**

1" = 10'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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PRECAST PANEL PLAN

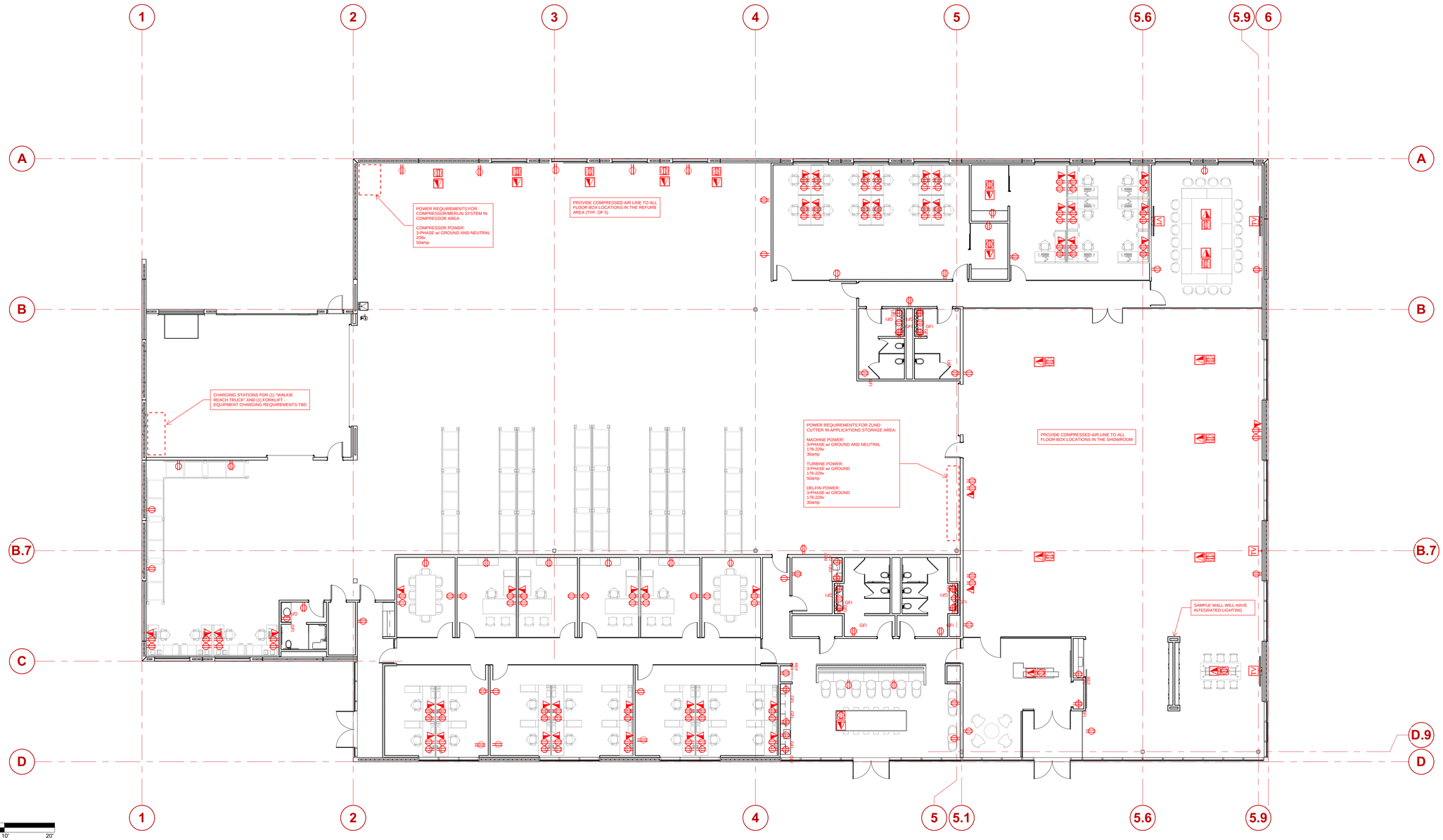
DATE	SHEET NUMBER
12/09/2024	A2.1

PROJECT NUMBER

224009

LEGEND

- DUPLEX CONVENIENCE OUTLET
- CONVENIENCE OUTLET MOUNTED ABOVE COUNTER
- GFI — GROUND FAULT CIRCUIT INTERRUPTER CONVENIENCE OUTLET
- GFI — GROUND FAULT CIRCUIT INTERRUPTER CONVENIENCE OUTLET MOUNTED ABOVE COUNTER
- FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLES
- DATA/PHONE OUTLET
- FLOOR BOX WITH DATA/PHONE OUTLET
- TV — TV OUTLET



1 A2.2 GROUND FLOOR POWER PLAN FOR COORDINATION

1" = 10'-0"

N

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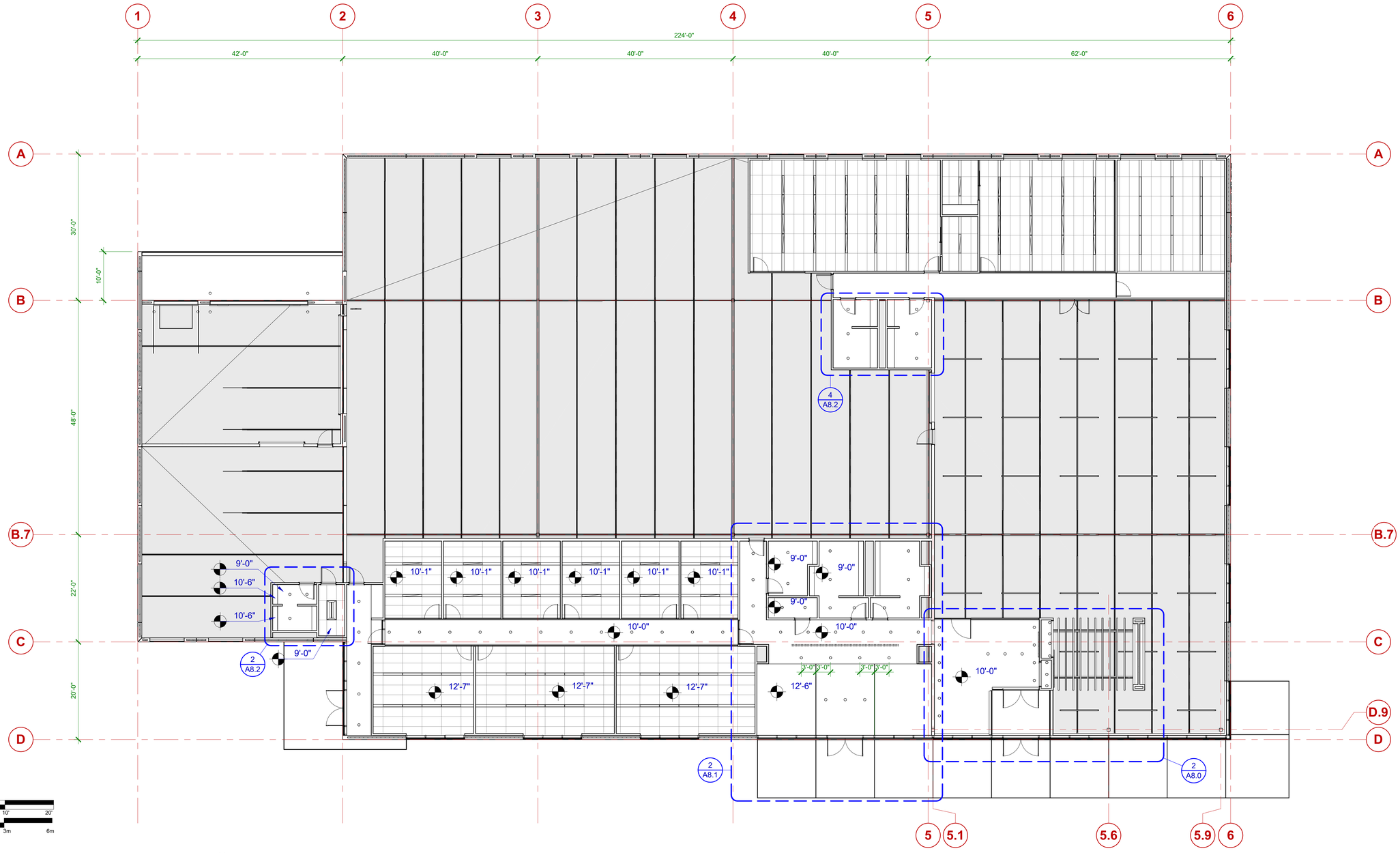
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SHEET TITLE
POWER PLAN FOR COORDINATION ONLY

DATE
12/09/2024

SHEET NUMBER
A2.2

PROJECT NUMBER
224009



1 GROUND FLOOR RCP

A3.0

1" = 10'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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REFLECTED CEILING PLAN

DATE	SHEET NUMBER
12/09/2024	A3.0

PROJECT NUMBER

224009

ROOFING NOTES

TYPICAL ROOF SYSTEM:
1. 60 MIL FULLY ADHEERED TPO ROOF MEMBRANE.
2. ON TWO LAYERS OF RIGID POLYISOCYANURATE INSULATION ROOF INSULATION; MINIMUM THICKNESS = 5 1/2" (R-VALUE = 30); STAGGERED JOINT INSTALLATION.
3. ON VAPOR BARRIER.
4. ON 1 1/2" METAL DECK

TOTAL DESIGN THICKNESS = 1 1/2" + 5 1/2" = 7" ROOF SYSTEM THICKNESS

TYPICAL ROOF NOTES:
1. 10 YEAR ROOF MANUFACTURER'S WARRANTY.
2. INSTALL TAPERED INSULATION AS REQUIRED, INCLUDING BUT NOT LIMITED TO: BACK PITCH TO DRAINS FROM PERIMETER WALLS, AND AROUND MECHANICAL EQUIPMENT.
3. COORDINATE ROOFTOP MECHANICAL SCREEN WALLS WITH STRUCTURAL DRAWINGS.

DRAIN & OVERFLOW DRAIN NOTES

OVERFLOW PIPING TO RUN DOWN THE INTERIOR FACE OF THE PERIMETER WALL AND DAYLIGHT THRU PRECAST WALL AT 1'-0" ABOVE GRADE. PROVIDE BIRD SCREEN COVER ON EXTERIOR OVERFLOW DRAIN OUTLET. OVERFLOW DRAIN INLET TO BE 2" IN HEIGHT ABOVE PRIMARY ROOF DRAIN, TYPICAL.

ROOF HEIGHTS

T/PRECAST (HIGH)	= 25'-6"
T/PRECAST (LOW)	= 18'-0"
CLEAR HEIGHT	=

ROOFING ALTERNATES

PROVIDE ALTERNATE PRICING FOR THE FOLLOWING ROOFING SYSTEMS:

ALTERNATE ROOF SYSTEM 1:
1. 60 MIL FULLY ADHEERED TPO ROOF MEMBRANE.
2. ON 5/8" COVERBOARD (R-VALUE = 2).
3. ON TWO LAYERS OF RIGID POLYISOCYANURATE INSULATION ROOF INSULATION; MINIMUM THICKNESS = 5 1/2" (R-VALUE = 30); STAGGERED JOINT INSTALLATION.
4. ON VAPOR BARRIER.
5. ON 1 1/2" METAL DECK.

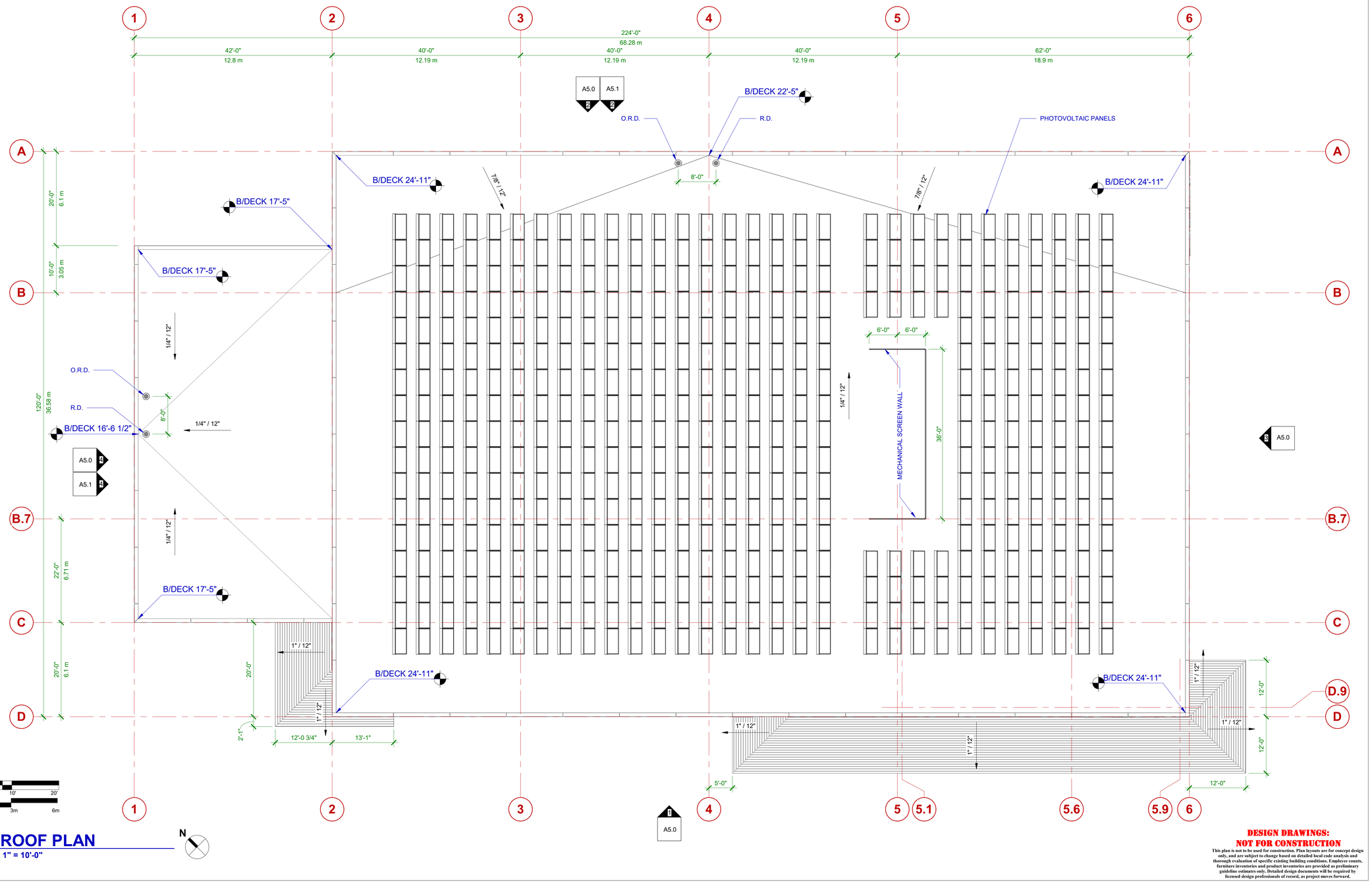
TOTAL DESIGN THICKNESS = 1 1/2" + 5 1/2" + 5/8" = 7 5/8" ROOF SYSTEM THICKNESS

ALTERNATE ROOF SYSTEM 2:
1. 60 MIL FULLY ADHEERED TPO ROOF MEMBRANE.
2. ON 5/8" COVERBOARD (R-VALUE = 2).
3. ON TWO LAYERS OF RIGID POLYISOCYANURATE INSULATION ROOF INSULATION; MINIMUM THICKNESS = 5 1/2" (R-VALUE = 30); STAGGERED JOINT INSTALLATION.
4. ON VAPOR BARRIER.
5. ON 5/8" SUBSTRATE BOARD (R-VALUE = 2).
6. ON 1 1/2" METAL DECK.

TOTAL DESIGN THICKNESS = 1 1/2" + 5/8"+ 5 1/2" + 5/8" = 8 1/4" ROOF SYSTEM THICKNESS

ALTERNATE ROOF SYSTEM 3:
1. 60 MIL FULLY ADHEERED TPO ROOF MEMBRANE.
2. ON 5/8" COVERBOARD (R-VALUE = 2).
3. ON TWO LAYERS OF RIGID POLYISOCYANURATE INSULATION ROOF INSULATION; MINIMUM THICKNESS = 7" (R-VALUE = 40); STAGGERED JOINT INSTALLATION.
4. ON VAPOR BARRIER.
5. ON 1 1/2" METAL DECK.

TOTAL DESIGN THICKNESS = 1 1/2" + 7" + 5/8" = 9 1/8" ROOF SYSTEM THICKNESS



1 / A4.0 **ROOF PLAN**
1" = 10'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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SHEET TITLE
ROOF PLAN

DATE	SHEET NUMBER
12/09/2024	A4.0
PROJECT NUMBER	
224009	

EXTERIOR LEGEND

1 INSULATED PRECAST CONCRETE PANEL
2 INSULATED PRECAST CONCRETE SPANDREL PANEL
3 INSULATED PRECAST CONCRETE PORKCHOP PANEL
4 PRECAST PANEL REVEAL
5 PRECAST PANEL JOINT
6 GLAZED ALUMINUM CURTAINWALL SYSTEM
7 GLAZED ALUMINUM STOREFRONT SYSTEM
8 ALUMINUM-FRAMED ENTRANCE
9 INSULATED HOLLOW METAL DOOR AND FRAME
10 DRIVE-IN DOOR, 20'-0" x 12'-6"
11 DOCK DOOR, 9'-0" x 10'-0"
12 DOCK LEVELER: 40,000 LB CAPACITY
13 DOCK SEAL, 40oz. VINYL
14 CONCRETE-FILLED BOLLARD
15 MECHANICAL SCREEN WALL, BEYOND
16 PHOTOVOLTAIC PANELS, BEYOND
17 PRE-FINISHED 24GA. GALVANIZED STEEL PAC-CLAD FASCIA/GRAVEL STOP.
18 CANTELEVERED CANOPY w/ WOOD-LOOK METAL SOFFIT
19 METAL WALL PANEL, TO MATCH WOOD-LOOK SOFFIT
20 STONED-FACED FOUNDATION WALL; BASIS-OF-DESIGN: EARTHWORKS, WESTERN BLEND
21 INSULATED PRECAST PANEL (BLACK PANELS) WITH FORM LINER FINISH; BASIS-OF-DESIGN: #201 M&R MODIFIED FRACTURED FIN, AS MFRD. BY ARCHITECTURAL POLYMERS
22 BUILDING SIGNAGE - ILLUMINATED CHANNEL LETTERS

PRECAST ALTERNATES

PROVIDE ALTERNATE PRICING FOR THE FOLLOWING PRECAST PANEL SPECIFICATIONS:

ALTERNATE 1; PRECAST INSULATION:
OPTION 1A: 10" PRECAST WALL PANEL W/ 4" EXTRUDED POLYSTYRENE (XPS) INSULATION
OPTION 1B: 10" PRECAST WALL PANEL W/ 4" POLYISOCYANURATE (ISO) INSULATION
OPTION 1C: 12" PRECAST WALL PANEL W/ 5" EXPANDED POLYSTYRENE (EPS) INSULATION

ALTERNATE PANEL SPECIFICATIONS SHOULD INCLUDE THE USE OF GLASS-FIBER-REINFORCED POLYMER (GRFP) CONNECTORS.

ALTERNATE 2; PRECAST FINISH (WHITE PANELS): IN LIEU OF PAINT COLOR 'A', PROVIDE SANDBLAST FINISH USING LOCAL AGGREGATE AND WHITE CEMENT W/ WHITE DYE. BACK FACE OF PANEL SHALL HAVE STANDARD FLOAT FINISH AND WILL BE PAINTED.

ALTERNATE 3; PRECAST FINISH (BLACK PANELS): PROVIDE DEDUCT ALTERNATE TO DELETE FORM LINER FINISH AND INSTALL STANDARD FLOAT FINISH.

SHEET METAL SPECIFICATIONS

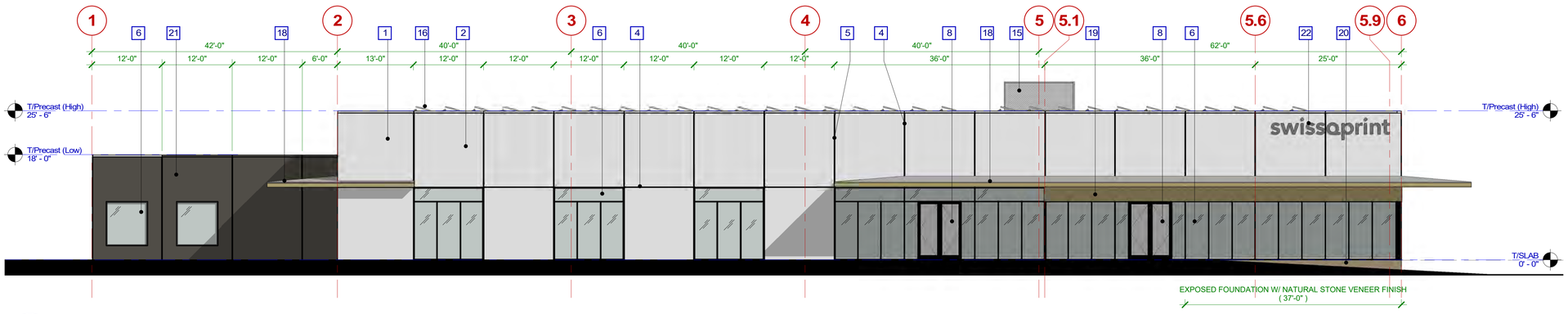
METAL SOFFIT SYSTEM
BASIS-OF-DESIGN: TONGUE & GROOVE SOFFIT SYSTEM, 6" SMOOTH PLANK PROFILE, LIGHT BAMBOO FINISH, AS MFRD. BY LONGBOARD

METAL WALL PANEL SYSTEM
BASIS-OF-DESIGN: PANELBOARD CLADDING SYSTEM, LIGHT BAMBOO FINISH, AS MFRD. BY LONGBOARD

PRECAST PAINT LEGEND

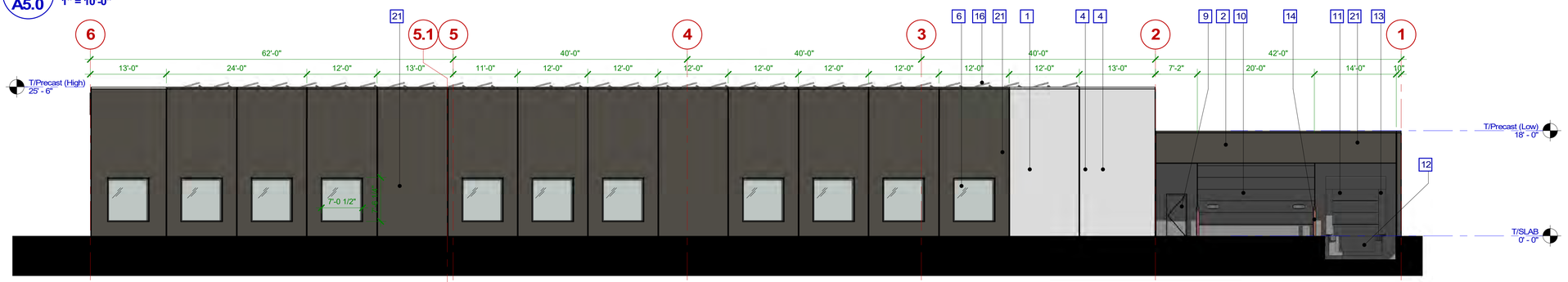
PAINT COLOR 'A': BENJAMIN MOORE / PAPER WHITE / OC-55
PAINT COLOR 'B': BENJAMIN MOORE / IRON MOUNTAIN / 2134-30

PAINT FOR PRECAST WALL PANELS SHALL BE SHERWIN WILLIAMS "SUPER PAINT" EXTERIOR LATEXT FLAT (OR APPROVED EQUAL), MATCH WITH MANUFACTURER'S NAMES LISTED ABOVE. SUBMIT SAMPLES TO THE ARCHITECT FOR REVIEW. AFTER SAMPLES HAVE BEEN REVIEWED, APPLY TO A MINIMUM OF (2) FULL PANELS. LOCATION OF SAMPLE PANELS TO BE DETERMINED. PROVIDE 5-YEAR WARRANTY (MANUFACTURER-BACKED INCLUDING LABOR AND MATERIAL).



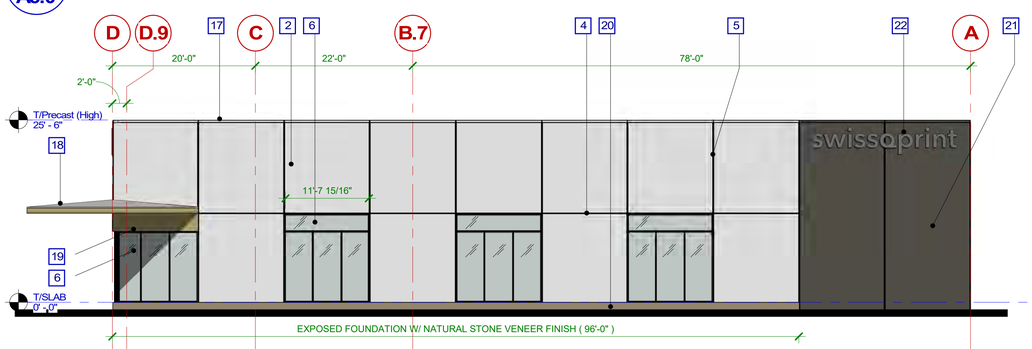
1 A5.0 BUILDING ELEVATION - WEST

1" = 10'-0"



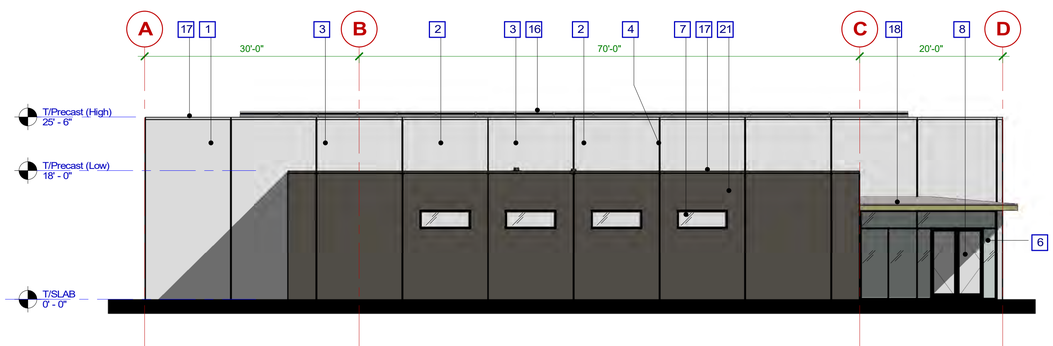
2 A5.0 BUILDING ELEVATION - EAST

1" = 10'-0"



3 A5.0 BUILDING ELEVATION - SOUTH

1" = 10'-0"



4 A5.0 BUILDING ELEVATION - NORTH

1" = 10'-0"

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12/09/2024 ISSUE FOR PRICING

SHEET TITLE
BUILDING ELEVATIONS

DATE 12/09/2024
PROJECT NUMBER 224009
SHEET NUMBER A5.0

GLASS SPECIFICATIONS

(a) TRIPLE-INSULATING GLASS UNIT TYPE 'A'; LOW-E COATED, TINTED INSULATING GLASS UNIT; BASIS-OF-DESIGN: 1-3/4" VRE1-54 TRIPLE INSULATING GLASS UNIT, AS MANUFACTURED BY VIRACON.

OVERALL UNIT THICKNESS:	1-3/4 INCH (45mm)
THICKNESS OF EACH GLASS LITE:	6mm
OUTDOOR LITE:	CLEAR, HEAT STRENGTHENED FLOAT GLASS
INTERSPACE CONTENT:	AIR
INDOOR LITE(S):	CLEAR FLOAT GLASS
LOW-E COATING:	ON SECOND SURFACE
VISIBLE LIGHT TRANSMITTANCE:	42 PERCENT MINIMUM
WINTER NIGHTTIME U-FACTOR:	.22 MAXIMUM
SOLAR HEAT GAIN COEFFICIENT:	.28 MAXIMUM

(b) TRIPLE INSULATING GLASS UNIT TYPE 'B'; LOW-E COATED, TINTED INSULATING GLASS UNIT; BASIS-OF-DESIGN: 1-3/4" VRE1-54 TRIPLE INSULATING GLASS UNIT, AS MANUFACTURED BY VIRACON.

OVERALL UNIT THICKNESS:	1-3/4 INCH (45mm)
THICKNESS OF EACH GLASS LITE:	6mm
OUTDOOR LITE:	CLEAR, FULLY-TEMPERED FLOAT GLASS
INTERSPACE CONTENT:	AIR
INDOOR LITE:	CLEAR FULLY-TEMPERED FLOAT GLASS
LOW-E COATING:	ON SECOND SURFACE
VISIBLE LIGHT TRANSMITTANCE:	42 PERCENT MINIMUM
WINTER NIGHTTIME U-FACTOR:	.22 MAXIMUM
SOLAR HEAT GAIN COEFFICIENT:	.28 MAXIMUM

ALUMINUM FRAMING SPECIFICATIONS

(1) ALUMINUM CURTAINWALL FRAMING: KAWNEER 1600UT (ULTRA-THERMAL) FRAMING SYSTEM, OR EQUAL.

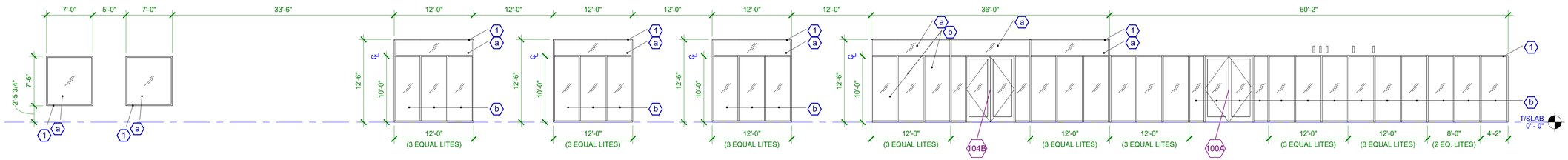
OVERALL UNIT THICKNESS:	2-1/2" x 8-1/4" (63.5mm x 209.5mm)
GLASS:	OUTSIDE GLAZED PRESSURE PLATE FORMAT
FINISH:	BLACK ANODIZED

(2) ALUMINUM STOREFRONT FRAMING: KAWNEER OPTIQ AA 4325 WINDOW SYSTEM, OR EQUAL.

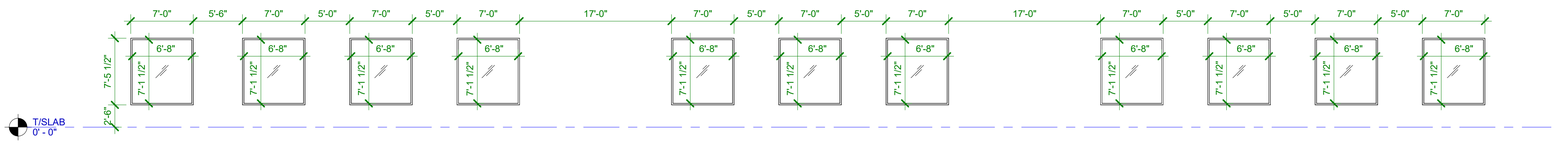
OVERALL UNIT THICKNESS:	2-1/4" x 3-1/4" (50.8mm x 152.4mm)
GLASS:	OUTSIDE GLAZED PRESSURE PLATE FORMAT
FINISH:	BLACK ANODIZED

(3) ALUMINUM STOREFRONT FRAMING: KAWNEER TRIFAB 450 (NON-THERMAL) FRAMING SYSTEM, OR EQUAL.

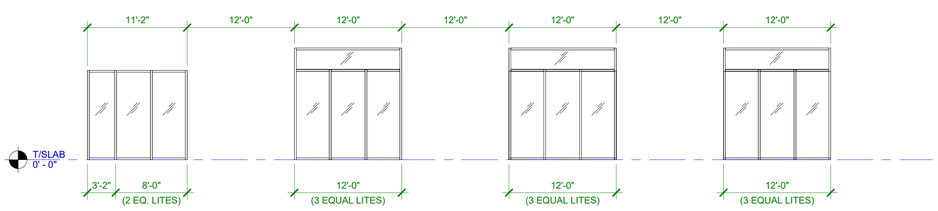
OVERALL UNIT THICKNESS:	1-3/4" x 4-1/2" (44.5mm x 114.3.5mm)
GLASS:	CENTER GLAZED PRESSURE PLATE FORMAT
FINISH:	BLACK ANODIZED



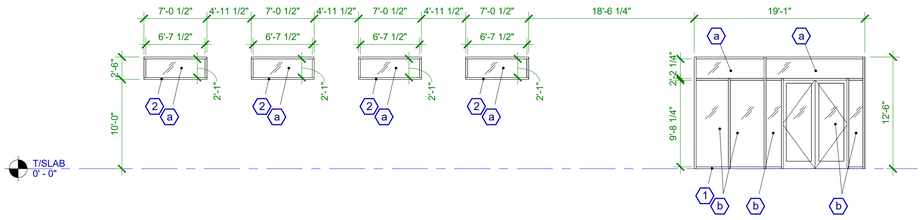
1 GLAZING ELEVATION - WEST
A5.1 — 1/8" = 1'-0"



2 GLAZING ELEVATION - EAST
A5.1 — 1/8" = 1'-0"



3 GLAZING ELEVATION - SOUTH
A5.1 — 1/8" = 1'-0"



4 GLAZING ELEVATION - NORTH
A5.1 — 1/8" = 1'-0"

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West Dundee, Illinois

ISSUE DATE

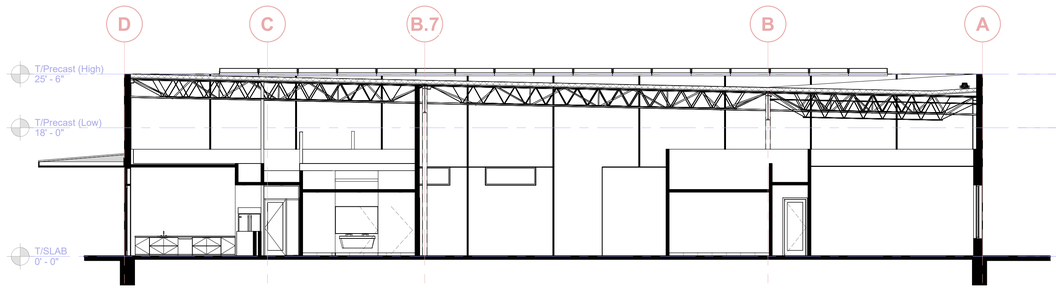
09/30/2024	WEST DUNDEE P&Z COMMISSION
12/09/2024	ISSUE FOR PRICING

SHEET TITLE
GLAZING ELEVATIONS

DATE
12/09/2024

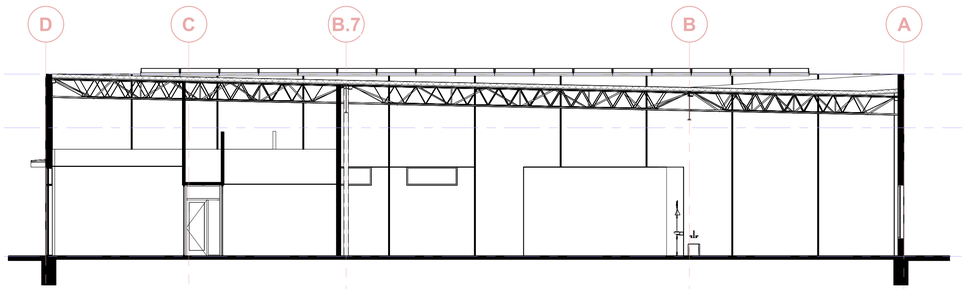
SHEET NUMBER
A5.1

PROJECT NUMBER
224009



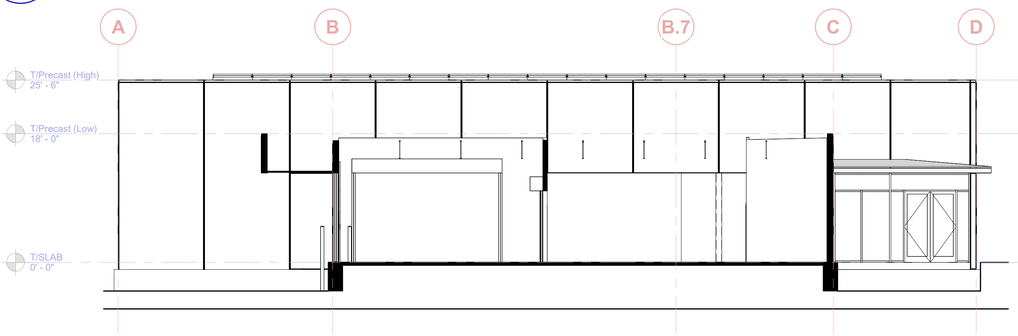
6 A6.0 EAST-WEST SECTION 4

1" = 10'-0"



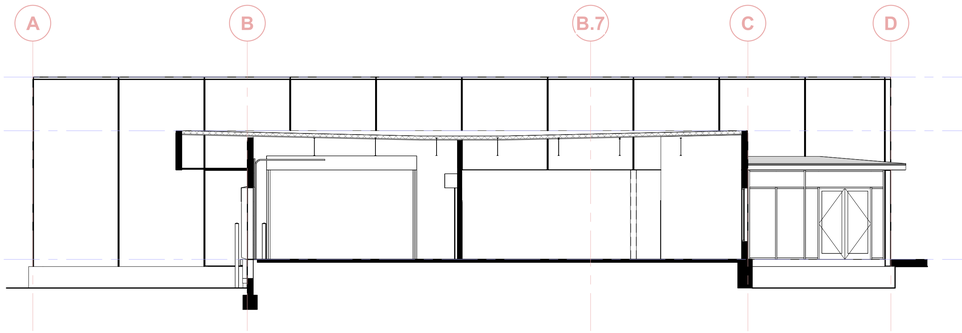
5 A6.0 EAST-WEST SECTION 3

1" = 10'-0"



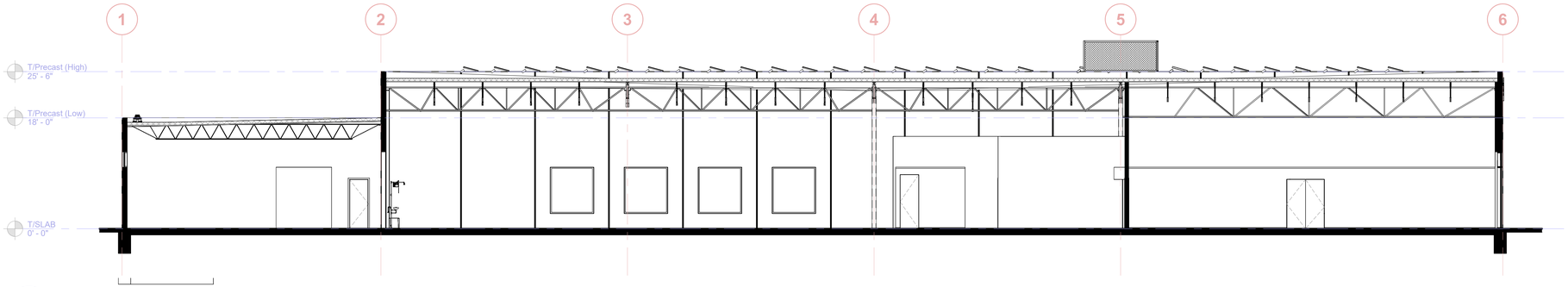
4 A6.0 EAST-WEST SECTION 2

1" = 10'-0"



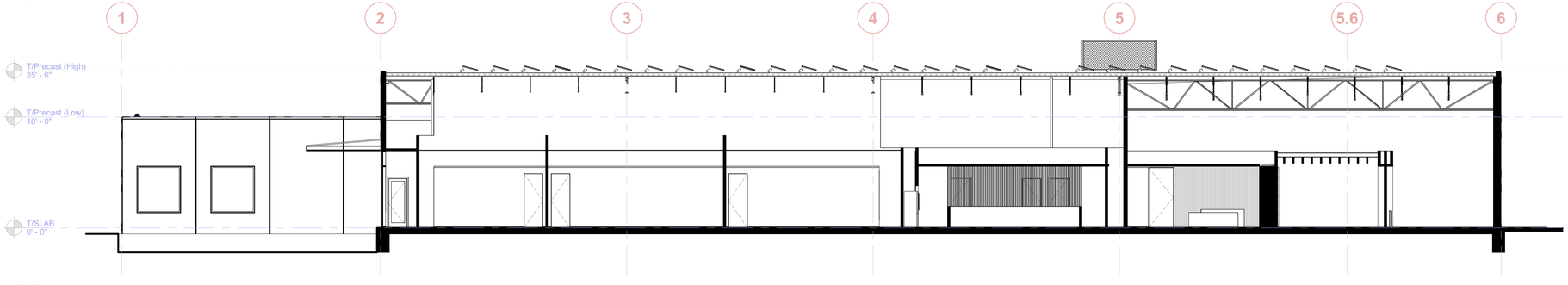
3 A6.0 EAST-WEST SECTION 1

1" = 10'-0"



2 A6.0 BUILDING SECTION - NORTH-SOUTH 2

1" = 10'-0"



1 A6.0 BUILDING SECTION - NORTH-SOUTH 1

1" = 10'-0"

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ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
BUILDING SECTIONS

DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A6.0

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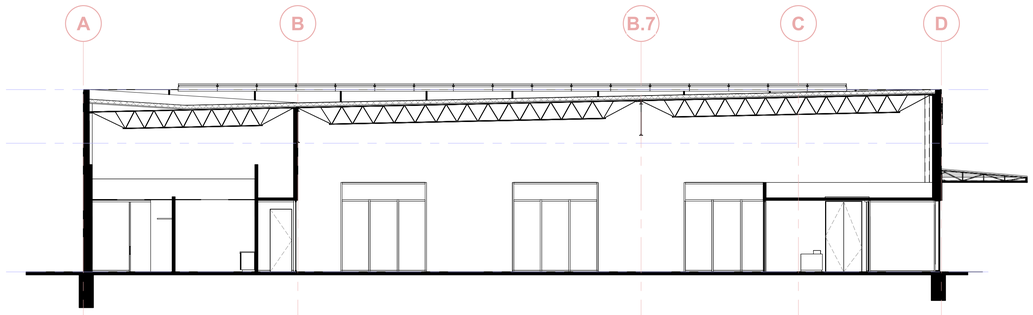
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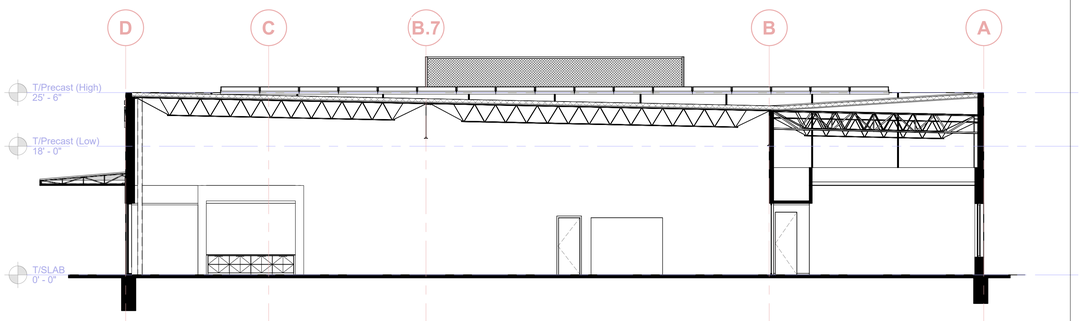
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3 A6.1 **EAST-WEST SECTION 5**
1" = 10'-0"



4 A6.1 **EAST-WEST SECTION 6**
1" = 10'-0"

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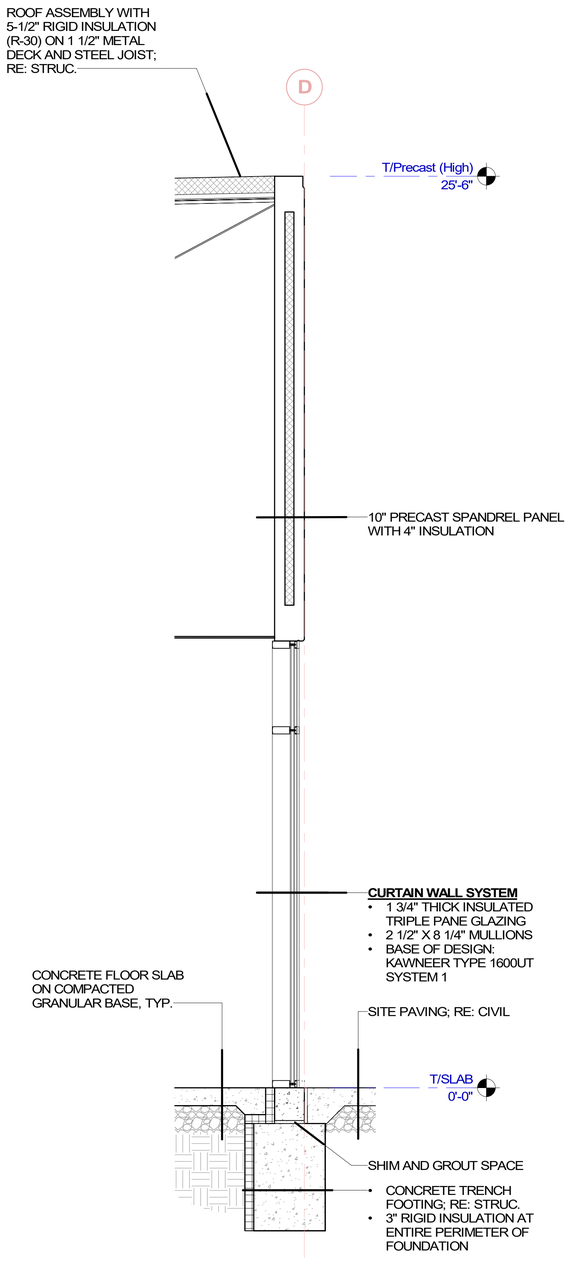
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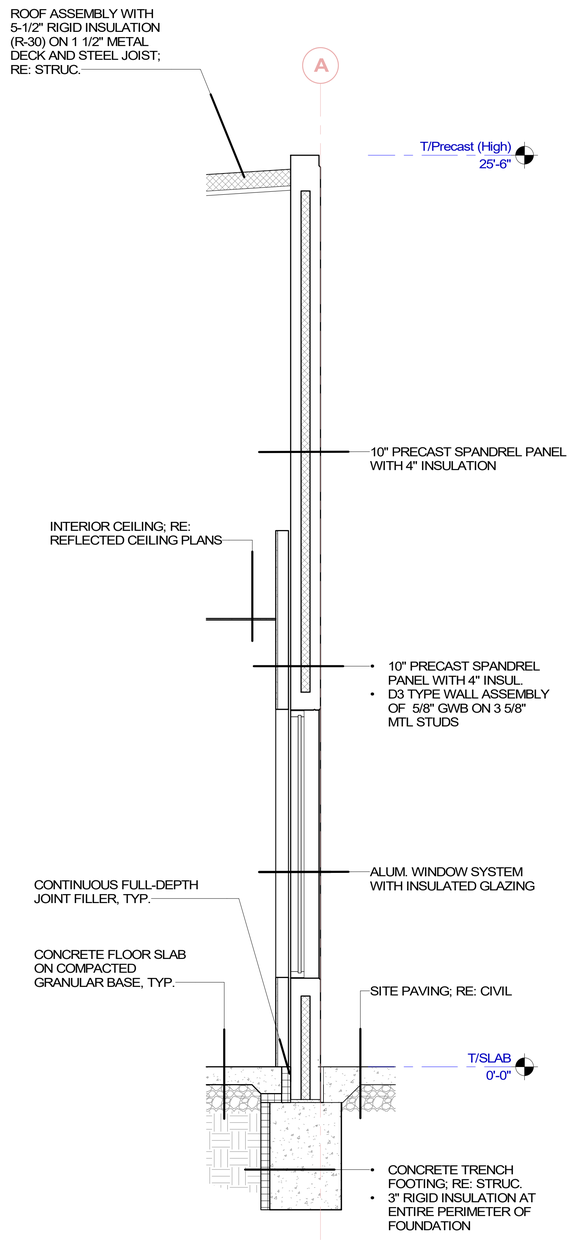
SHEET TITLE
BUILDING SECTIONS

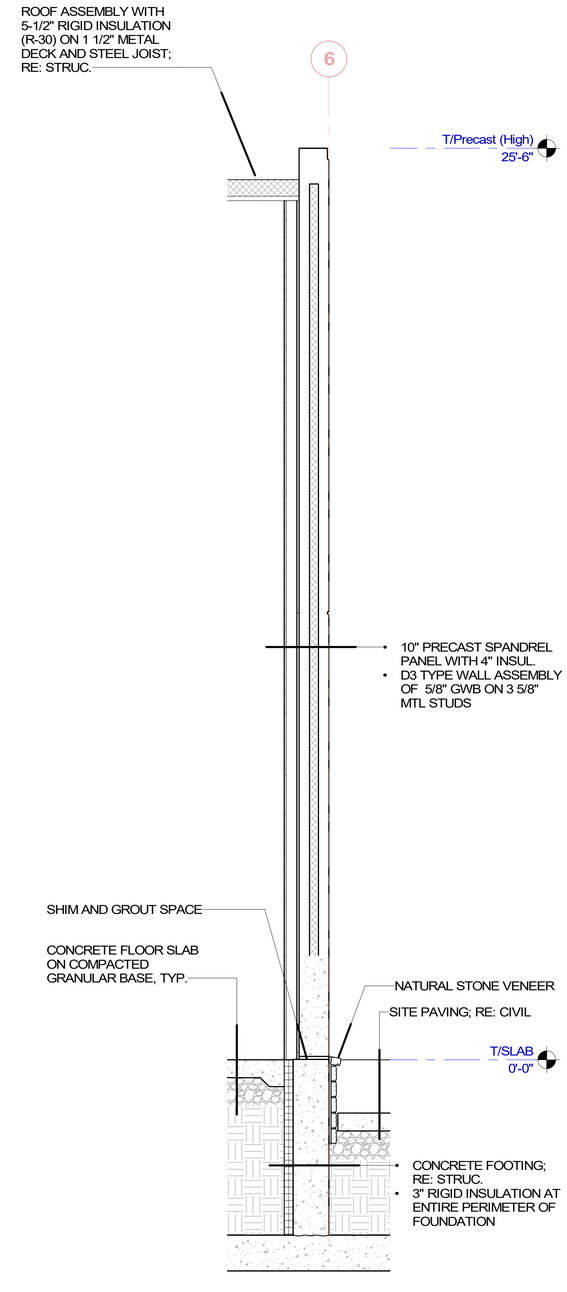
DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A6.1







1 A6.2 WALL SECTION AT OPEN OFFICE

1/2" = 1'-0"

2 A6.2 WALL SECTION AT EAST OFFICES

1/2" = 1'-0"

3 A6.2 WALL SECTION AT SHOWROOM

1/2" = 1'-0"

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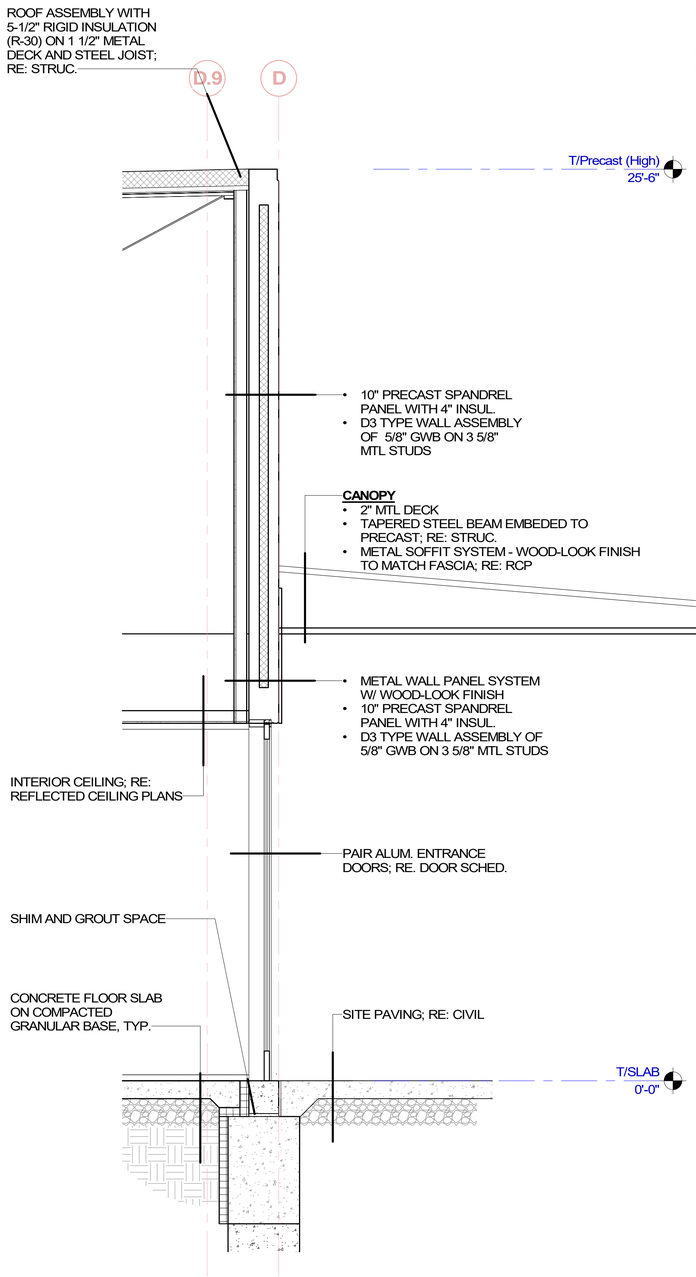
ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
WALL SECTIONS

DATE
12/09/2024

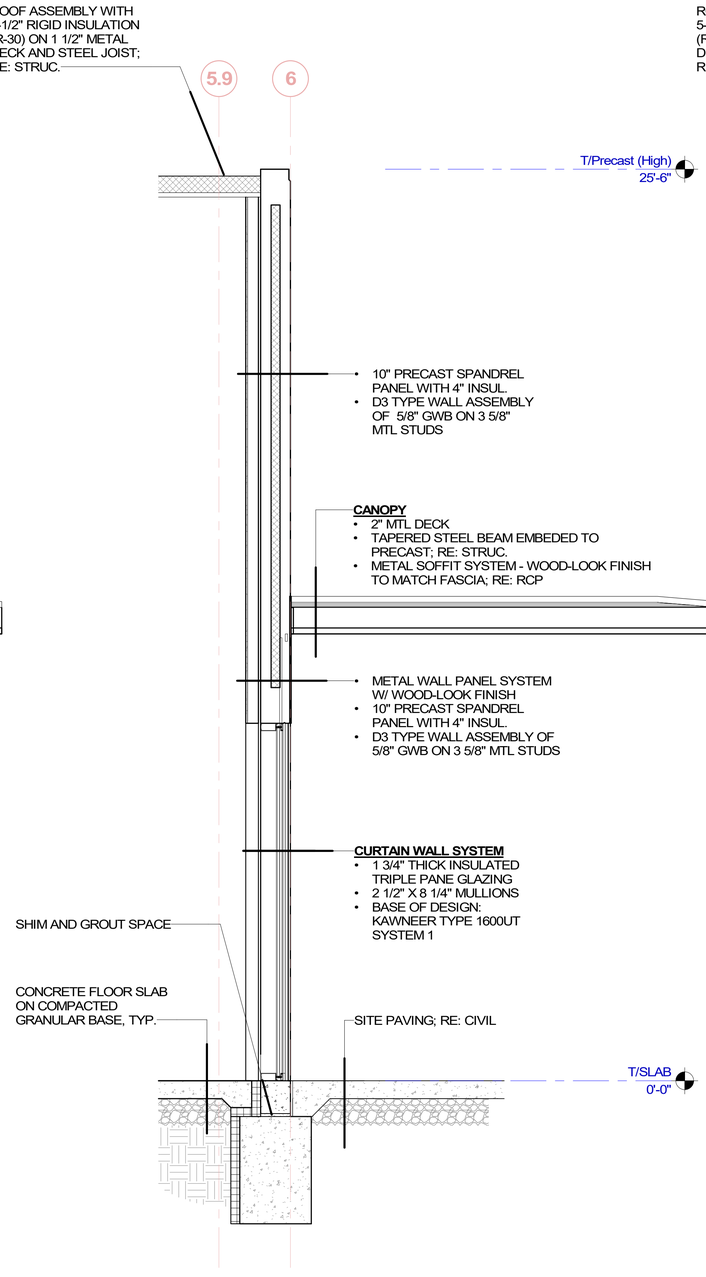
PROJECT NUMBER
224009

SHEET NUMBER
A6.2



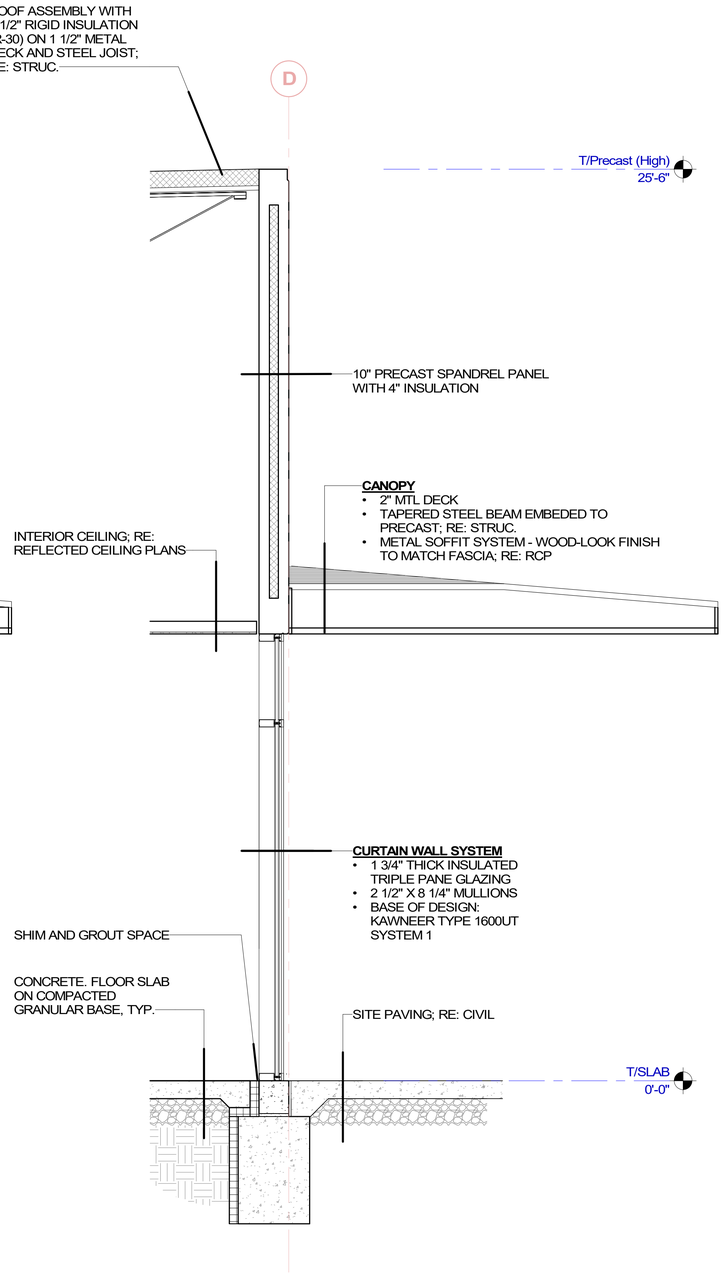
1 A6.3 **WALL SECTION AT VESTIBULE DOOR**

1/2" = 1'-0"



2 A6.3 **WALL SECTION AT HOSPITALITY CURTAINWALL**

1/2" = 1'-0"



3 A6.3 **WALL SECTION AT BREAKROOM**

1/2" = 1'-0"

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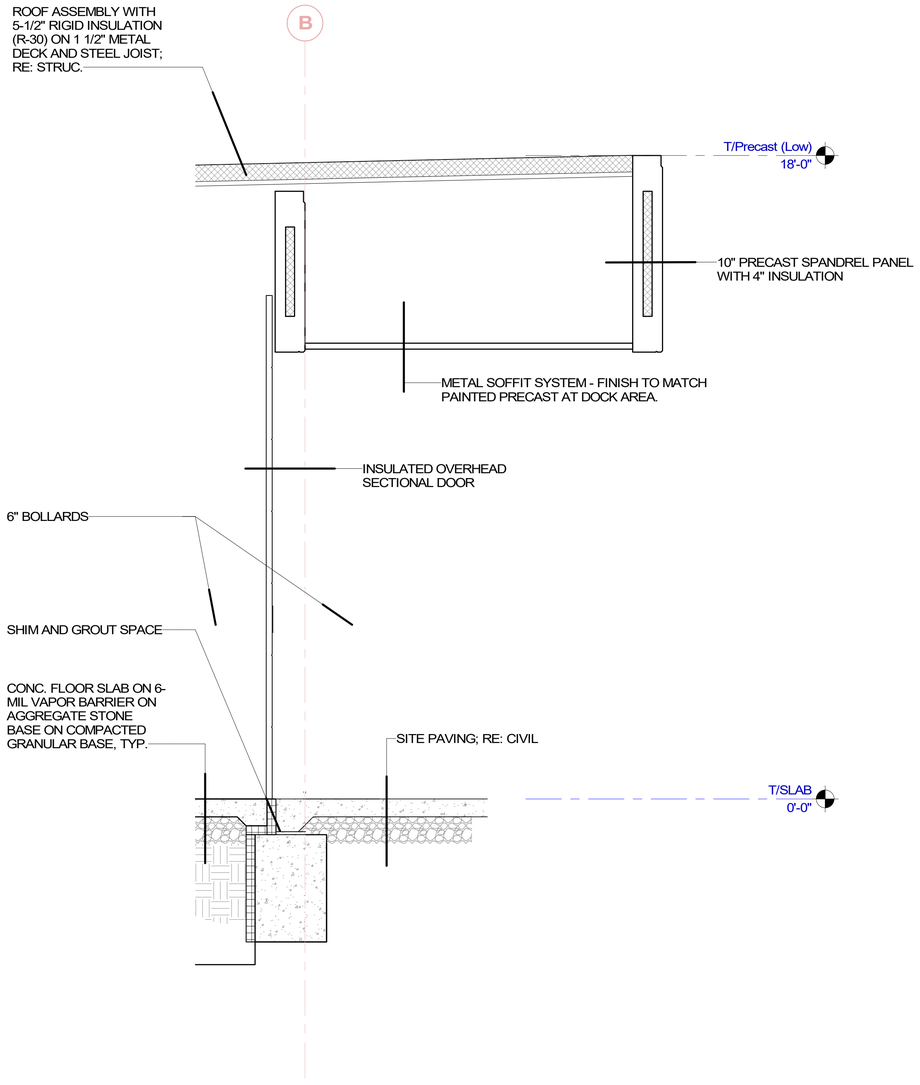
ISSUE DATE
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SHEET TITLE
WALL SECTIONS

DATE
12/09/2024

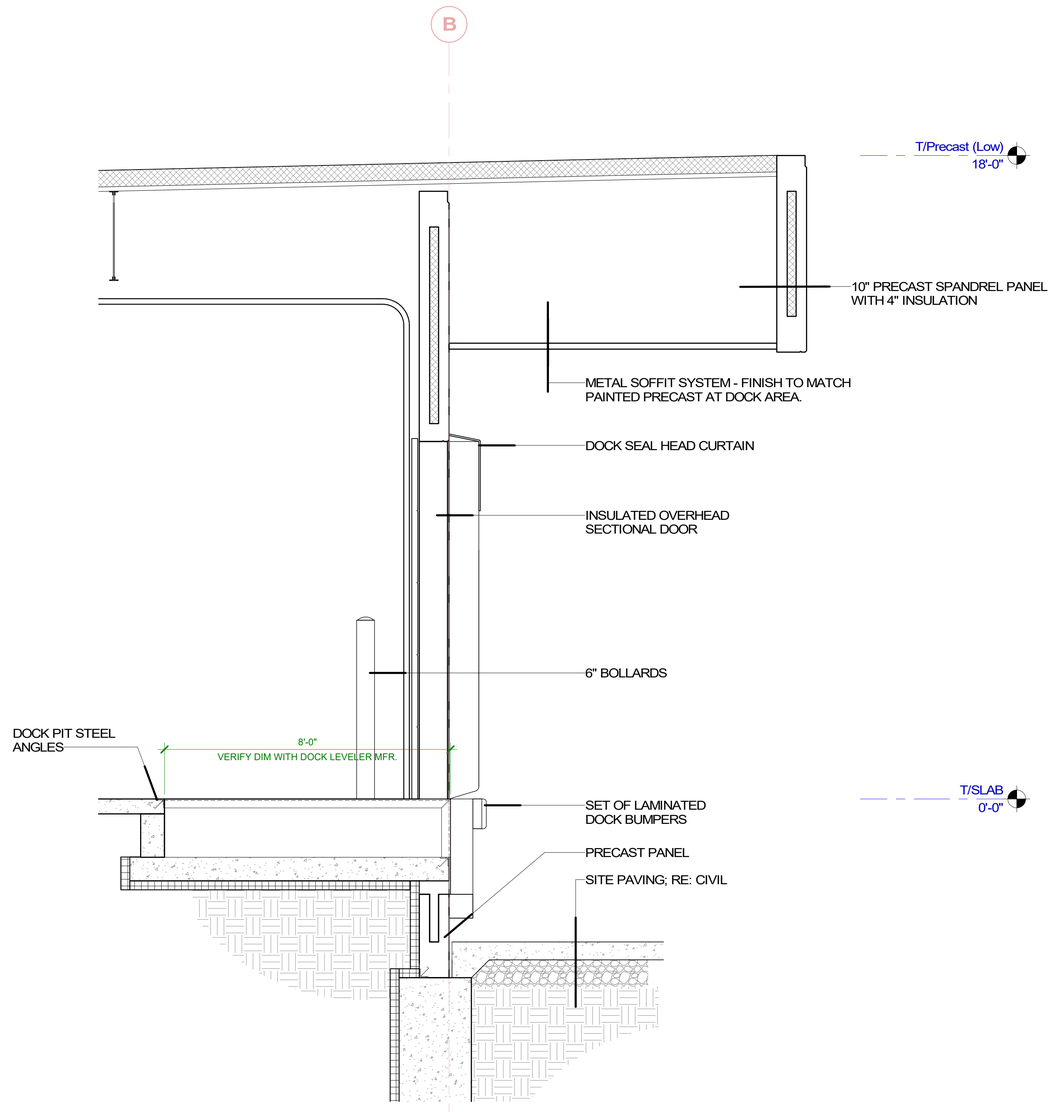
PROJECT NUMBER
224009

SHEET NUMBER
A6.3



1 A6.4 WALL SECTION AT DRIVE-IN DOOR

1/2" = 1'-0"



2 A6.4 WALL SECTION AT DOCK DOOR

1/2" = 1'-0"

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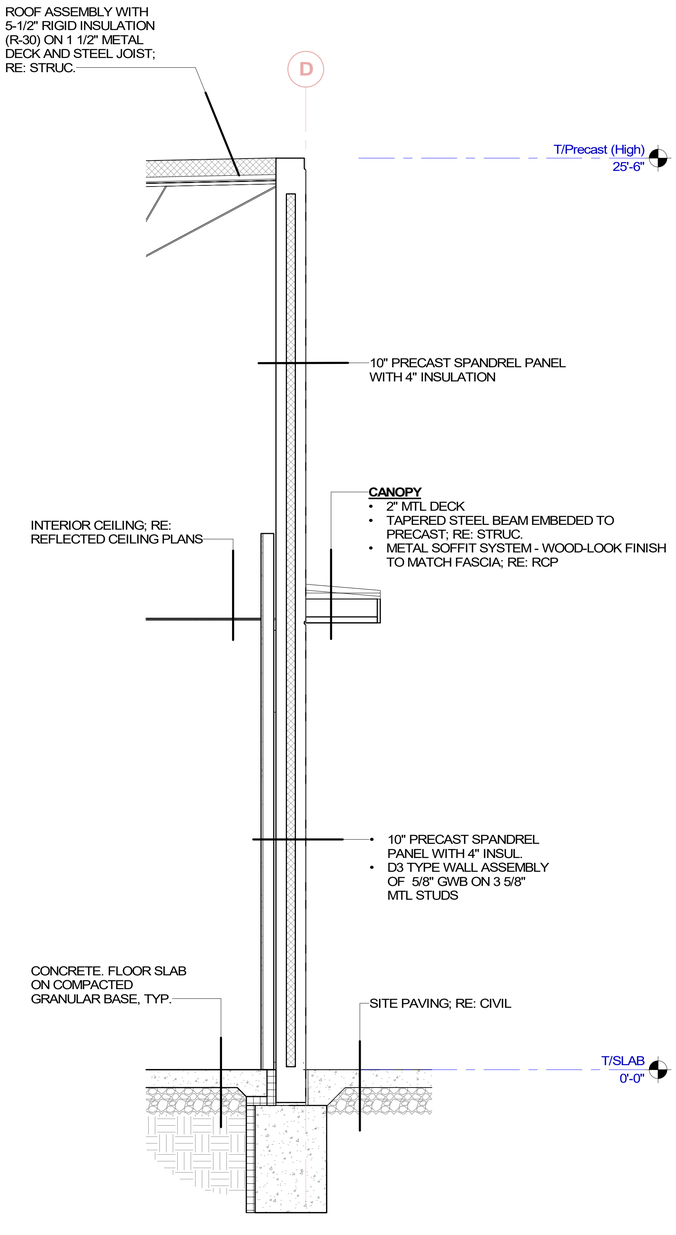
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SHEET TITLE
WALL SECTIONS

DATE
12/09/2024

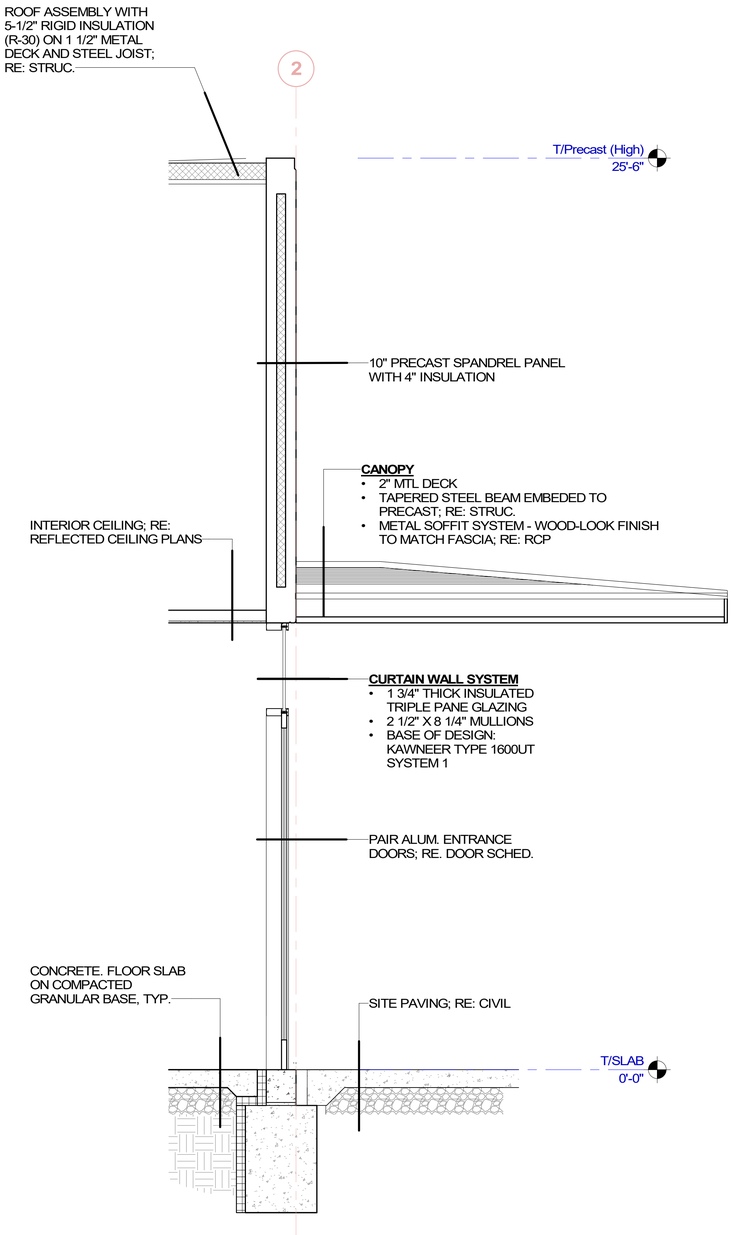
PROJECT NUMBER
224009

SHEET NUMBER
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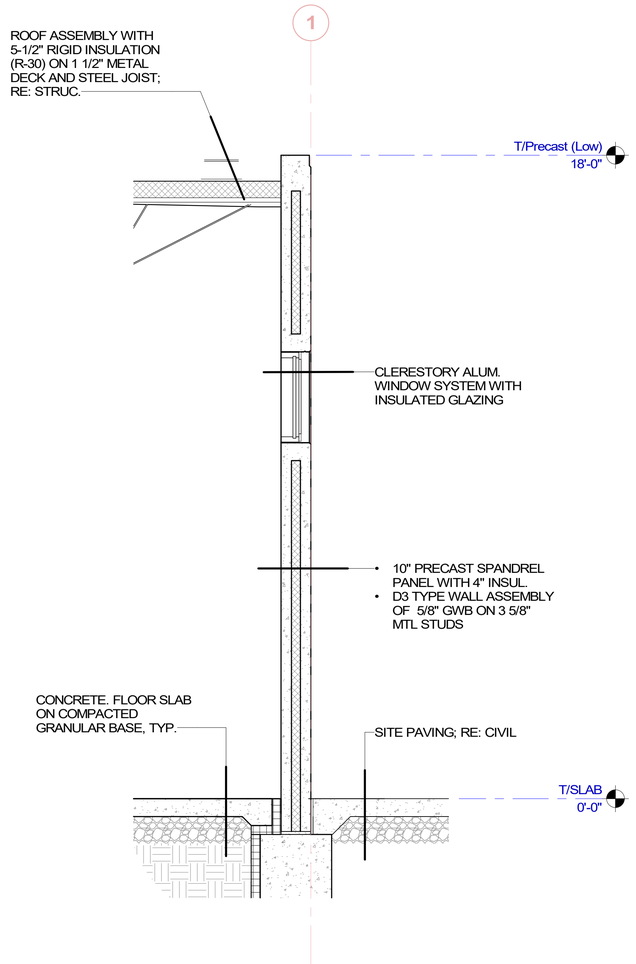
1 A6.5 WALL SECTION AT OPEN OFFICES

1/2" = 1'-0"



2 A6.5 WALL SECTION AT NORTH ENTRANCE

1/2" = 1'-0"



3 A6.5 WALL SECTION AT NORTH WALL

1/2" = 1'-0"

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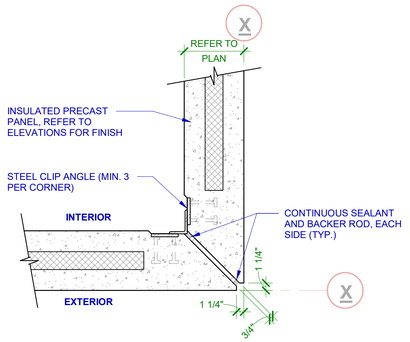
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WALL SECTIONS

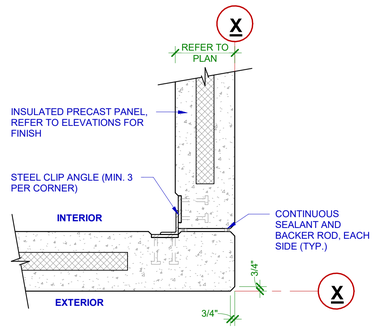
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12/09/2024

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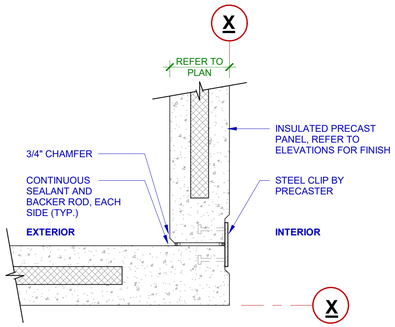
SHEET NUMBER
A6.5



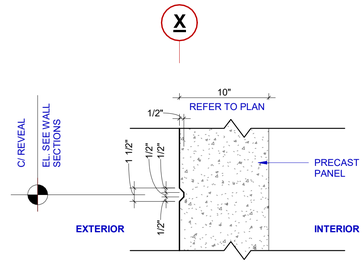
1 A7.0 PRECAST DETAIL
1" = 1'-0"



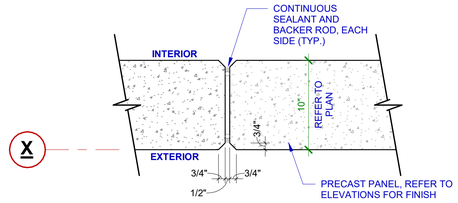
2 A7.0 PRECAST DETAIL
1" = 1'-0"



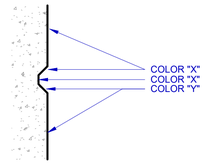
3 A7.0 PRECAST DETAIL
1" = 1'-0"



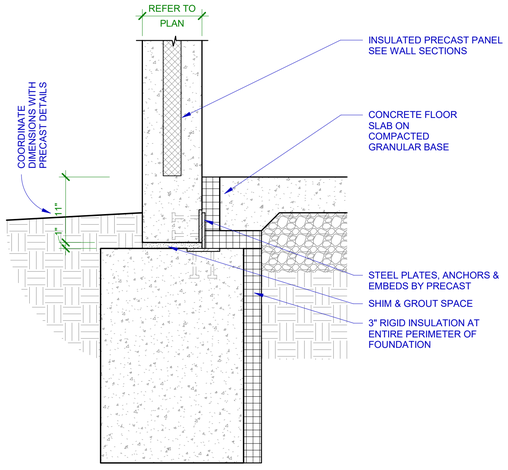
4 A7.0 REVEAL DETAIL
1 1/2" = 1'-0"



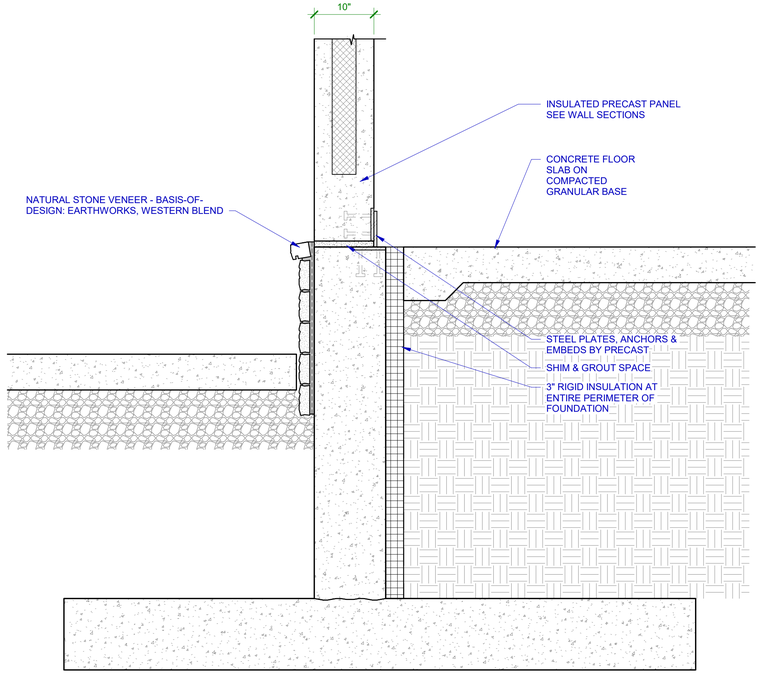
6 A7.0 PRECAST JOINT DETAIL
1 1/2" = 1'-0"



5 A7.0 STAIN DETAIL
1 1/2" = 1'-0"



7 A7.0 PRECAST FOUNDATION
1" = 1'-0"



8 A7.0 EXPOSED FOUNDATION
1" = 1'-0"

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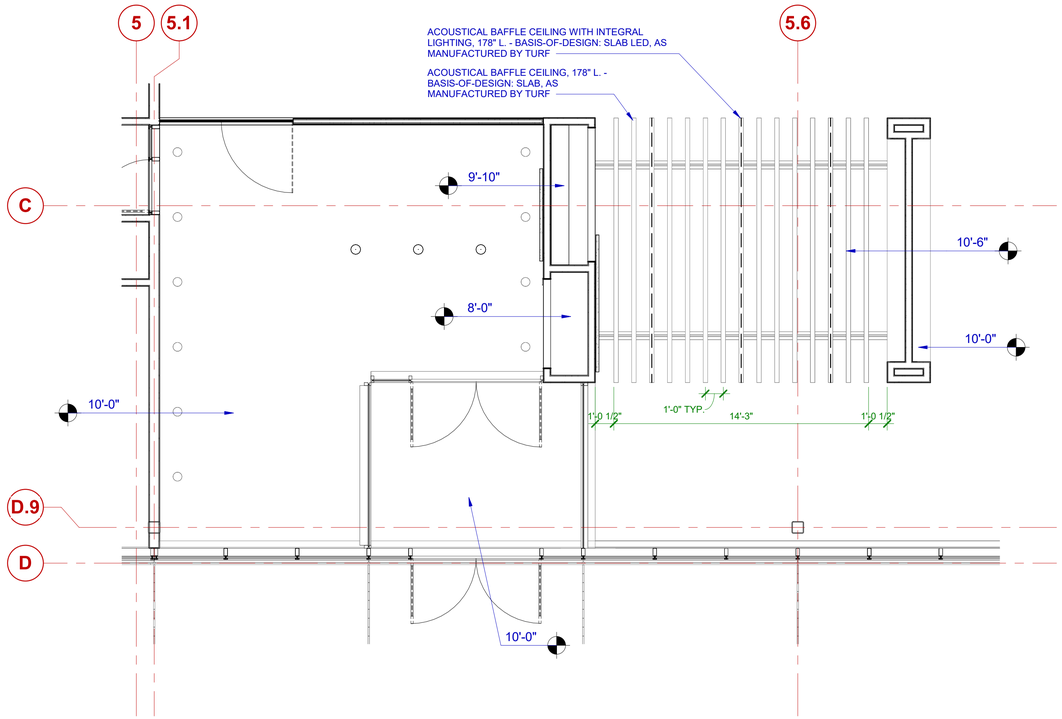
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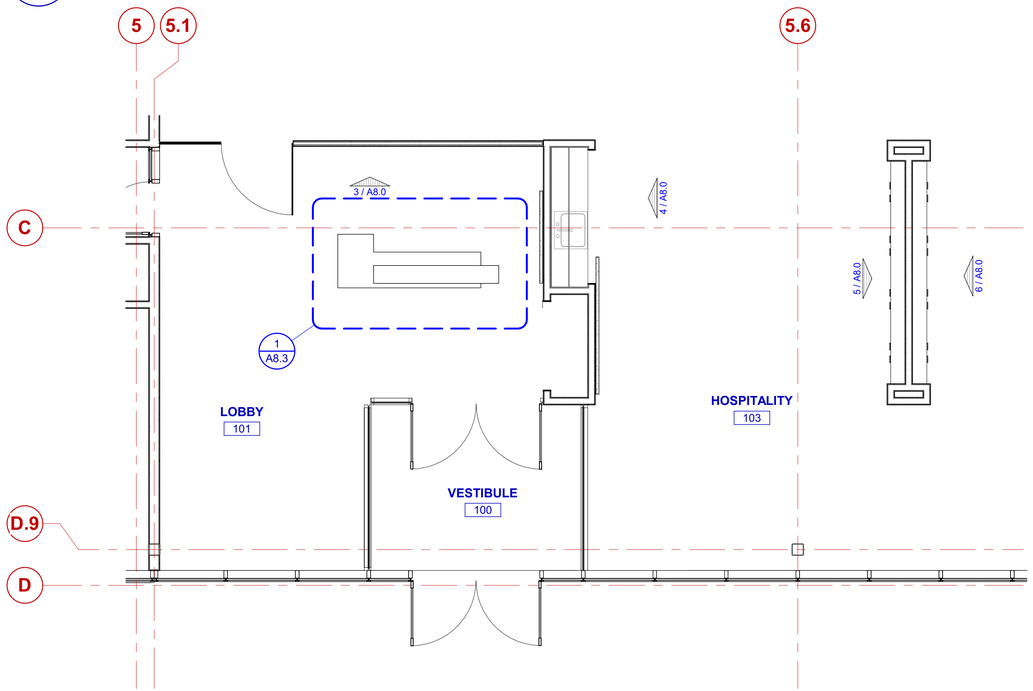
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224009

SHEET NUMBER
A7.0



2 A8.0 ENLARGED RCP - LOBBY + HOSPITALITY

1/4" = 1'-0"



1 A8.0 ENLARGED PLAN - LOBBY + HOSPITALITY PLAN

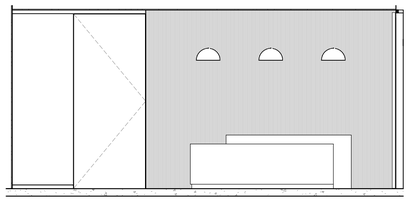
1/4" = 1'-0"

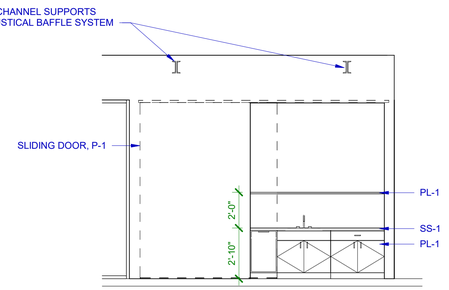


3D VIEW - LOBBY



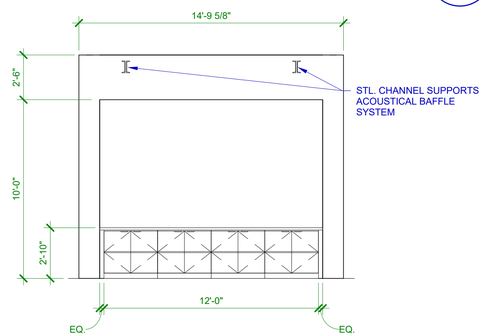
3D VIEW - HOSPITALITY





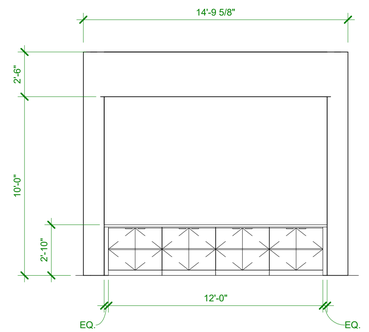
3 A8.0 ELEV. 101 WEST

1/4" = 1'-0"



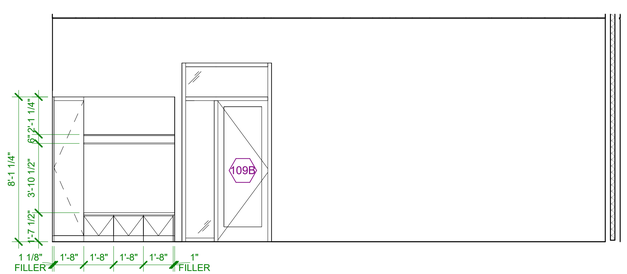
4 A8.0 ELEV. 103 NORTH

1/4" = 1'-0"



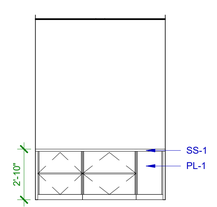
5 A8.0 ELEV. 103 SOUTH

1/4" = 1'-0"



6 A8.0 ELEV. 103 NORTH

1/4" = 1'-0"



7 A8.0 ELEV. 119 EAST

1/4" = 1'-0"

8 A8.0 ELEV. 129 & 130 EAST

1/4" = 1'-0"

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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HEITMAN ARCHITECTS INCORPORATED

555 PIERCE ROAD, SUITE 130

ITASCA, ILLINOIS 60143, USA

TEL. 630.773.3551

FAX. 630.773.3599

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West Dundee, Illinois

ISSUE DATE

12/09/2024 ISSUE FOR PRICING

SHEET TITLE

ENLARGED PLANS, REFLECTED CEILING PLANS, & INTERIOR ELEVATIONS

DATE

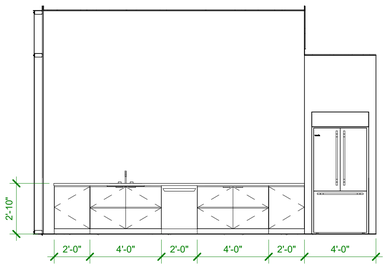
12/09/2024

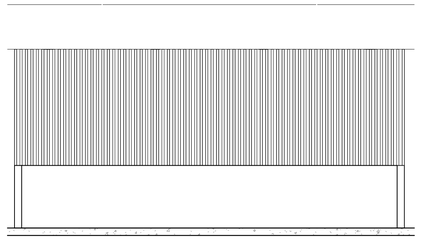
PROJECT NUMBER

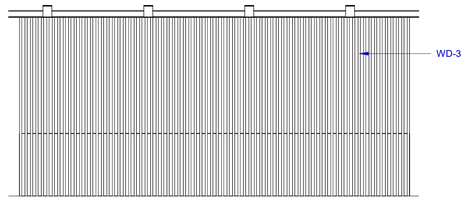
224009

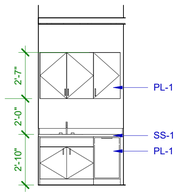
SHEET NUMBER

A8.0







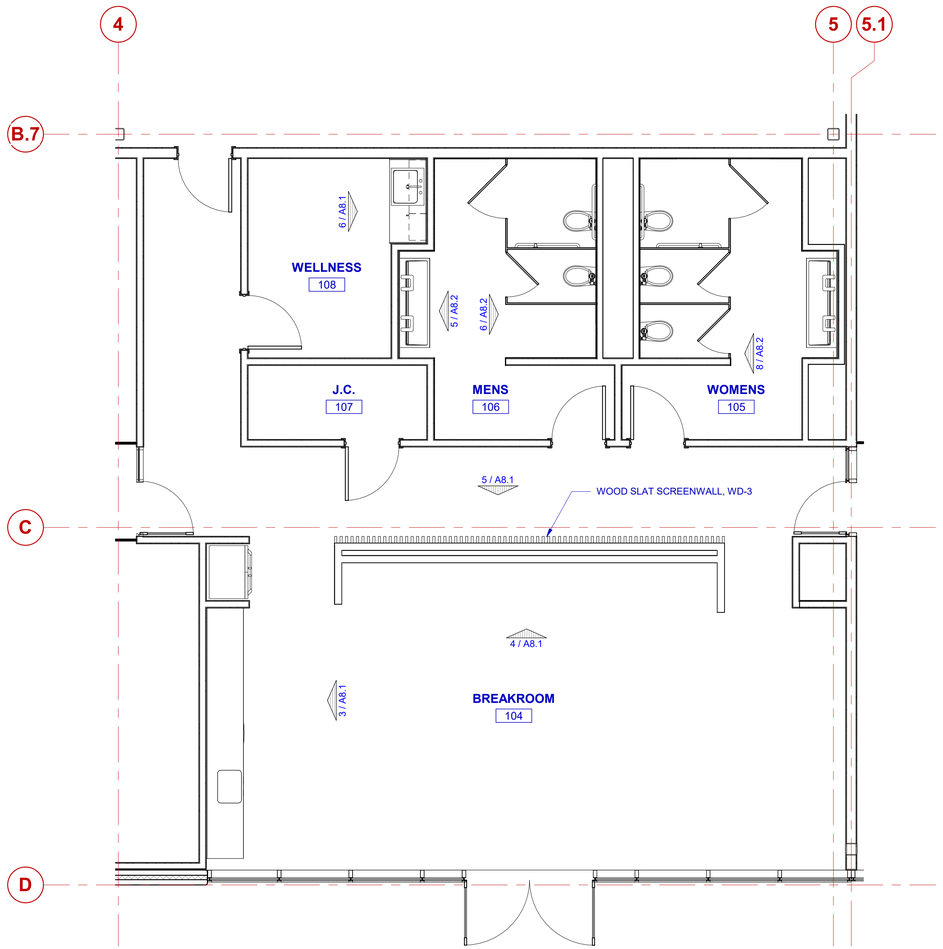


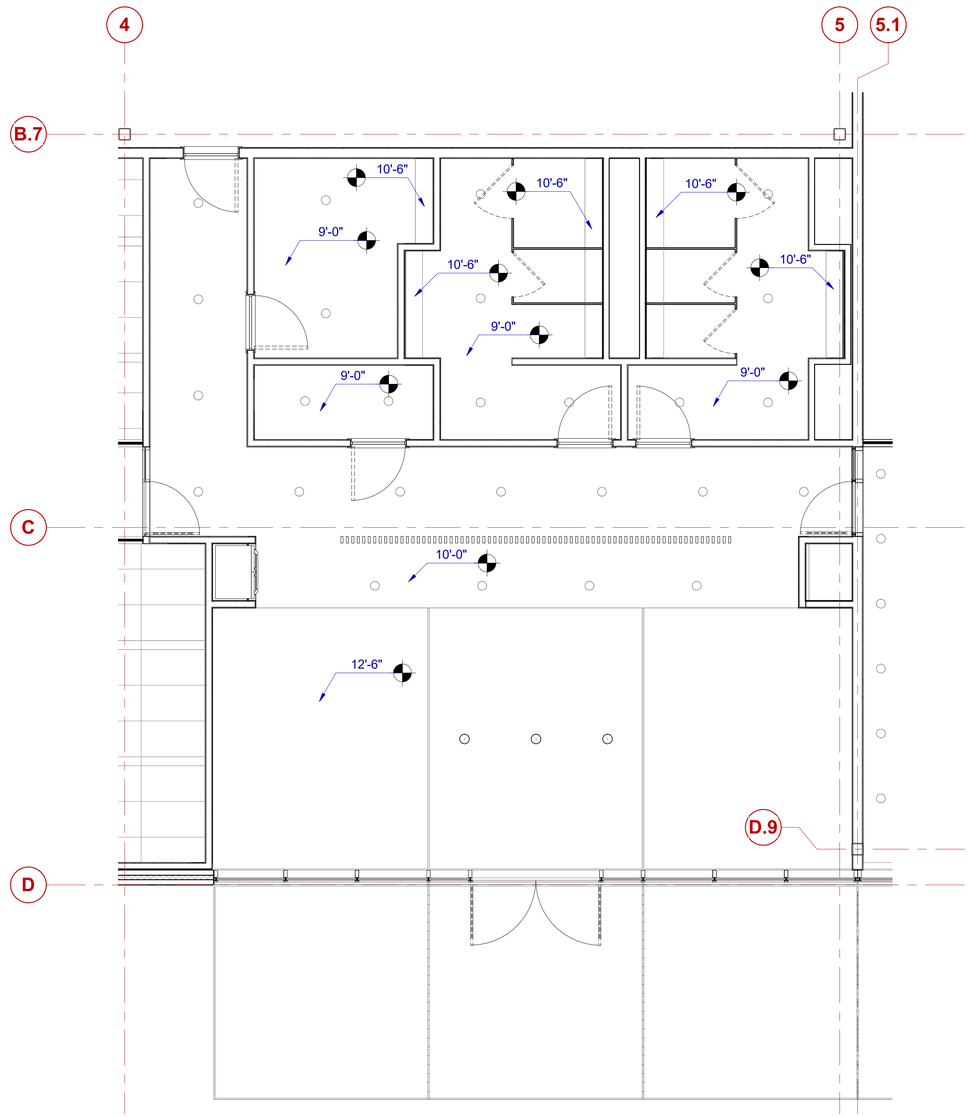
3 / A8.1 ELEV. 104 WEST
1/4" = 1'-0"

4 / A8.1 ELEV. 104 WEST
1/4" = 1'-0"

5 / A8.1 ELEV. 104 EAST
1/4" = 1'-0"

6 / A8.1 ELEV. 108 SOUTH
1/4" = 1'-0"





1 / A8.1 ENLARGED PLAN - BREAKROOM
1/4" = 1'-0"

N

2 / A8.1 REFLECTED CEILING PLAN - BREAKROOM
1/4" = 1'-0"

N

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West Dundee, Illinois

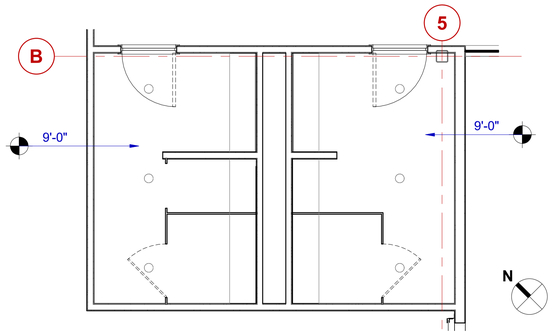
ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
ENLARGED PLANS, REFLECTED CEILING PLANS, & INTERIOR ELEVATIONS

DATE
12/09/2024

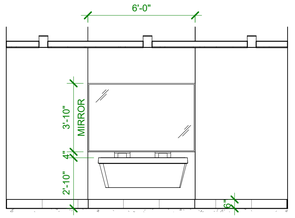
PROJECT NUMBER
224009

SHEET NUMBER
A8.1



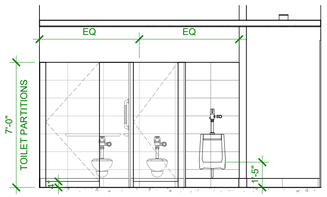
4 A8.2 ENLARGED RCP - RESTROOMS 126 & 127

1/4" = 1'-0"



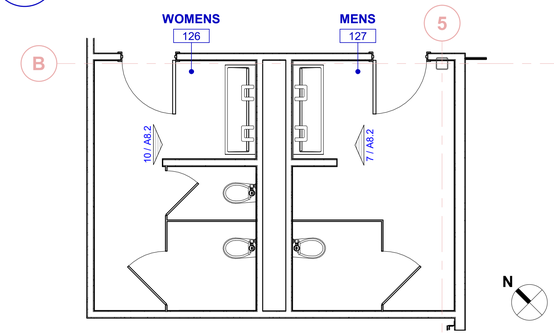
5 A8.2 ELEV. - 106 NORTH / 105 SOUTH

1/4" = 1'-0"



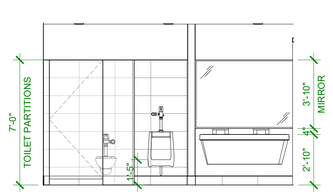
6 A8.2 ELEV. - 106 SOUTH / 105 NORTH

1/4" = 1'-0"



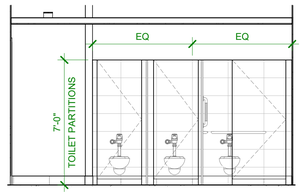
3 A8.2 ENLARGED PLAN - RESTROOMS 126 & 127

1/4" = 1'-0"



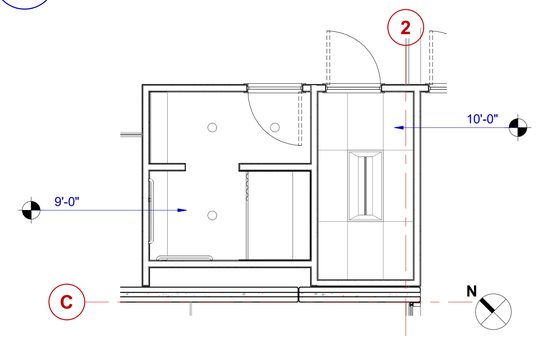
7 A8.2 ELEV. - 127 NORTH

1/4" = 1'-0"



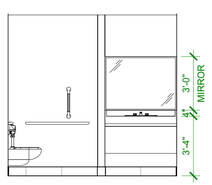
8 A8.2 ELEV. - 105 NORTH

1/4" = 1'-0"



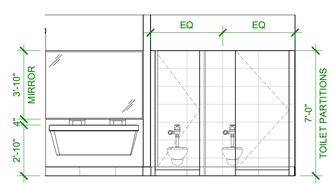
2 A8.2 ENLARGED RCP - RESTROOM 121

1/4" = 1'-0"



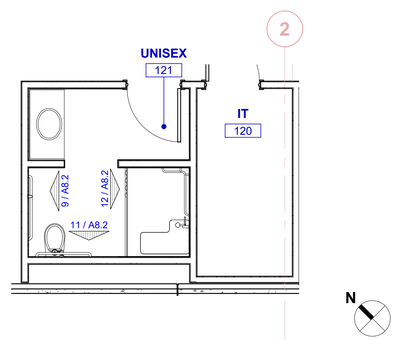
9 A8.2 ELEV. - 121 NORTH

1/4" = 1'-0"



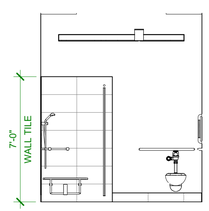
10 A8.2 ELEV. - 126 SOUTH

1/4" = 1'-0"



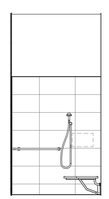
1 A8.2 ENLARGED PLAN - RESTROOM 121

1/4" = 1'-0"



11 A8.2 ELEV. - 121 SOUTH

1/4" = 1'-0"



12 A8.2 ELEV. - 121 WEST

1/4" = 1'-0"

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West Dundee, Illinois

ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
ENLARGED FLOOR PLANS, REFLECTED CEILING PLANS, & INTERIOR ELEVATIONS

DATE
12/09/2024

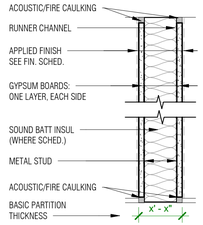
PROJECT NUMBER
224009

SHEET NUMBER
A8.2

Notes

A-1. enter notes here

A-2. enter notes here



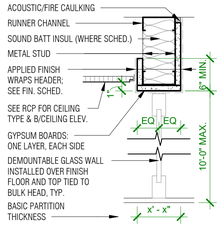
PARTITION IDENTIFICATION PLAN SYMBOL		A1	A2	A3	A4	A6	A8	A10	A12
BASIC PARTITION THICKNESS		2 3/4"	3 3/4"	4 7/8"	5 1/4"	7 1/4"	9 1/4"	11 1/4"	1'-1 1/4"
STUD / FURRING SIZE		1 1/2"	2 1/2"	3 5/8"	4"	6"	8"	10"	1'-0"
GWB THICKNESS		5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
INSULATION THICKNESS		-	-	-	-	-	-	-	-
MODIFICATIONS:		--	--	--	--	--	--	--	--
a	ACOUSTICAL RATING (STC)	-	-	-	-	-	-	-	-
	ACOUSTICAL TEXT NUMBER	-	-	-	-	-	-	-	-
b	FINISH UP TO CEILING	-	-	-	-	-	-	-	-
c	FINISH UP TO 6" ABOVE CEILING	-	-	-	-	-	-	-	-
f	FIRE RATING (HRS)	-	-	-	-	-	-	-	-
	FIRE TEST NUMBER	-	-	-	-	-	-	-	-
	FIRE CAULKING	-	-	-	-	-	-	-	-
k	KNEE WALL (STD. HT.)	-	-	-	-	-	-	-	-
REMARKS:		-	-	-	-	-	-	-	-

PARTITION SYSTEM A-master

Notes

M-1. enter notes here

M-2. enter notes here



PARTITION IDENTIFICATION PLAN SYMBOL		M3
BASIC PARTITION THICKNESS		4 7/8"
STUD / FURRING SIZE		3 5/8"
GWB THICKNESS		5/8"
INSULATION THICKNESS		-
MODIFICATIONS:		--
a	ACOUSTICAL RATING (STC)	-
	ACOUSTICAL TEXT NUMBER	-
b	FINISH UP TO CEILING	-
c	FINISH UP TO 6" ABOVE CEILING	-
f	FIRE RATING (HRS)	-
	FIRE TEST NUMBER	-
	FIRE CAULKING	-
k	KNEE WALL (STD. HT.)	-
REMARKS:		-

PARTITION SYSTEM M-master

PARTITION TYPES: GENERAL NOTES

ASSUMED PARTITION ATTRIBUTES, UNLESS OTHERWISE MODIFIED:

1. BASIC PARTITION THICKNESS:
   A. WALL THICKNESS DO NOT INCLUDE FINISHES; SEE FINISH PLANS / ELEVATIONS
   B. WALLS IN PLANS DIMENSIONED TO INSIDE OF FINISH, U.N.O.
2. FINISH HEIGHT:
   A. PARTITION FINISH TO STRUCTURE ABOVE / DECK, TYP. U.N.O.
   B. RATED WALLS WILL ALWAYS BE FINISHED UP TO DECK / STRUCTURE ABOVE, TYP.
   C. WHERE ANY SIDE OF A PARTITION HAS MORE THAN ONE FINISH LAYER, BOTH LAYERS WILL BE ASSUMED TO HAVE THE SAME FINISH HEIGHT, U.N.O.
   D. ON HEADER WALLS (SYSTEM N), OUTSIDE OF WALL FINISHED TO DECK, DRYWALL WRAPS ON UNDERSIDE OF BULK HEAD, & EXTENDS UP 6" ON INSIDE OF WALL.
3. CAULKING: ALL WALLS ASSUMED TO HAVE ACOUSTICAL CAULKING AS SHOWN IN DIAGRAM, UNLESS MODIFIED AS FIRE CAULKING IN THE ATTRIBUTES.

METAL STUD DESIGN REQUIREMENTS

1. THE SUPPLIER SHALL DESIGN AND/OR VERIFY THE SIZE AND STRENGTH OF ALL LIGHT GAUGE COLD-FORMED METAL FRAMING MEMBERS AND CONNECTIONS IN ACCORDANCE WITH THE ML/SFA LIGHTWEIGHT STEEL FRAMING SYSTEMS MANUAL.
   A. DESIGN SHALL BE BASED UPON INFORMATION SHOWN ON THE DRAWINGS AND SPECIFIED HEREWITHIN.
   B. INTERIOR WALL LATERAL PRESSURE: 5 PSF.
   C. MAXIMUM DEFLECTION: L/240.
2. ALL METAL STUD SPACING AND SIZE TO BE DETERMINED BY THE SUPPLIER BASED ON WIDTHS SHOWN ON THE ARCHITECTURAL PLANS. NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY WIDTH CHANGE REQUIREMENTS.
3. SHOP DRAWINGS AND CALCS TO BE STAMPED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE PROJECT LOCATION.

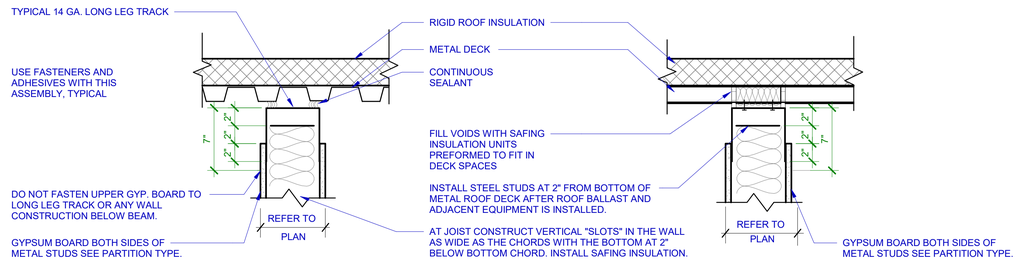
Notes

D-1. enter notes here

D-2. enter notes here

PARTITION IDENTIFICATION PLAN SYMBOL		D1	D2	D3
BASIC PARTITION THICKNESS		2 1/8"	3 1/8"	4 1/4"
STUD / FURRING SIZE		1 1/2"	2 1/2"	3 5/8"
GWB THICKNESS		5/8"	5/8"	5/8"
INSULATION THICKNESS		-	-	-
MODIFICATIONS:		--	--	--
a	ACOUSTICAL RATING (STC)	-	-	-
	ACOUSTICAL TEXT NUMBER	-	-	-
b	FINISH UP TO CEILING	-	-	-
c	FINISH UP TO 6" ABOVE CEILING	-		-
f	FIRE RATING (HRS)	-	-	-
	FIRE TEST NUMBER	-	-	-
	FIRE CAULKING	-	-	-
k	KNEE WALL (STD. HT.)	-	-	-
REMARKS:		-	-	-

PARTITION SYSTEM D-master



PARTITION PARALLEL TO DECK FLUTES

PARTITION PERPENDICULAR TO DECK FLUTES

5 / A9.0 Compression Relief - Drywall - Non-rated

1 1/2" = 1'-0"

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West Dundee, Illinois

ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
PARTITION TYPES

DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A9.0

NO.	DOOR						FRAME					U.L. LABEL	HDW. SET	REMARKS
	WIDTH	HEIGHT	THICK.	TYPE	MATER.	FINISH	HEAD	JAMB	SILL	MATER.	FINISH			
100A	6'-0"	7'-0"	1 3/4"	2FG	AL/GL	ANOD.	---	---	---	ALUM.	ANOD.			
101A	6'-0"	7'-0"	1 3/4"	2FG	AL/GL	ANOD.	---	---	---	ALUM.	ANOD.			
101B	5'-0"	9'-10"	1 3/4"	2F	SCWD	STAIN				HM	PAINT	--		
102A		10'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
102B	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
102C		8'-0"	2"	OH	STEEL	PAINT				HM	PAINT			
103A														
104A	3'-0"	7'-0"	1 3/4"	1FG	AL/GL	ANOD.				ALUM.	ANOD.			
104B	6'-0"	7'-0"	1 3/4"	2FG	AL/GL	ANOD.	---	---	---	ALUM.	ANOD.			
104C	3'-0"	8'-0"	1 3/4"	FG	--	--				--	--	--		
105A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
106A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
107A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
108A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
109A	3'-0"	7'-0"	1 3/4"	1FG	AL/GL	ANOD.				ALUM.	ANOD.			
109B	3'-0"	7'-0"	1 3/4"	1FG	AL/GL	ANOD.				ALUM.	ANOD.			
110A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
111A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
112A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
113A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
114A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
115A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
116A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
117A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
118A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
119A	6'-0"	7'-0"	1 3/4"	2FG	AL/GL	ANOD.	---	---	---	ALUM.	ANOD.			
119B	3'-0"	8'-0"	1 3/4"	FG	--	--				--	--	--		
120A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
121A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
122A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
122B		10'-0"	2"	OH										
123A		12'-6"	2"	OH										
123B	3'-0"	7'-0"	1 3/4"	F	HM	PAINT				HM	PAINT	--		
123C	20'-0"	14'-0"	2"	OH	STEEL	PAINT	1/A10.1	11/A10.1	16/A10.1	PRECAST	PAINT	--		
123D		10'-0"	2"	OH	STEEL	PAINT	--	--	--	PRECAST	PAINT	--		
125A		8'-0"	1/2"	2G	GLASS	--	--	--	--	--	--	--		
125B	3'-0"	8'-0"	1 3/4"	FG	--	--				--	--	--		
126A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
127A	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
128A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
128B	3'-0"	8'-0"	1 3/4"	F	--	--				--	--	--		
129A				SL-1										
130A				SL-1										
131A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
132A		9'-0"	1/2"	FG	GLASS	--	--	--	--	--	--	--		
866				--	--	--						--		
867				--	--	--						--		

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PROJECT NUMBER
224009

SHEET NUMBER
A10.0

MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	PATTERN NAME / NUMBER	COLOR NO. / NAME	REMARKS
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG CEILINGS	TBD	WHITE	24" x 48" x 5/8" LAY-IN W/ TEGULAR EDGE, PRELUDE GRID
AL/GL	ALUMINUM GLASS	--	--	--	--
CPT-1	CARPET	BELCOLOR FLOORING	FICHE TECHNIQUE	BETA RIPS 3094	ARTICLE NUMBER: 01271.400 107, BROADLOOM CARPET
CPT-2	CARPET	TBD	TBD	TBD	LOBBY AREA RUG
DGW-1	DEMOUNTABLE GLASS WALL	--	--	--	BY FURNITURE VENDOR
EXP-1	EXPOSED	--	--	--	BY FURNITURE VENDOR
FLT-1	FELT	TBD	TBD	TBD	CEILING BAFFLES AT HOSPITALITY
GT-1	GROUT	MAPEI OR EQUAL	TBD	TBD	GROUT FOR PT-1, PT-3 & PB-1
GT-2	GROUT	MAPEI OR EQUAL	TBD	TBD	GROUT FOR PT-2
GWB-1	GYPSUM WALL BOARD	-	-	-	-
P-1	PAINT	BENJAMIN MOORE OR EQUAL	TRAFFIC WHITE	RAL 9016	GENERAL WALL PAINT, EGGSHELL
P-3	PAINT	BENJAMIN MOORE OR EQUAL	TRAFFIC WHITE	RAL 9016	CEILING PAINT, FLAT
P-4	PAINT	BENJAMIN MOORE OR EQUAL	TRAFFIC WHITE	RAL 9016	DOOR & FRAME PAINT. COLUMNS. STRUCTURE & DECK, SEMI-GLOSS
PB-1	PORCELAIN TILE BASE	VIRGINIA TILE	ATLAS CONCORDE / OUTLAND	SILVER	MATTE FINISH, 12"X24", TILE CUT TO 6" X 24"
PC-1	POLISHED CONCRETE	-	-	-	-
PD-1	PEDIMAT	VAN GELDER	FRONT RUNNER PLUS LP / CARPETED QUIET VINYL GRID ENTRY	BLACK VINYL W/ SMOKE 608 CARPET	VESTIBULE
PL-1	PLASTIC LAMINATE	TBD	SOLID CORE	TBD	MILLWORK
PT-1	PORCELAIN TILE	VIRGINIA TILE	ATLAS CONCORDE / OUTLAND	SILVER	MATTE FINISH, 12"X24", RESTROOM FLOOR TILE
PT-2	PORCELAIN TILE	ELM SURFACES	MASTERPIECE	MASTER WHITE	MATTE FINISH, 12"X24", RESTROOM WALL TILE
PT-3	PORCELAIN TILE	VIRGINIA TILE	ATLAS CONCORDE / OUTLAND	SILVER	MATTE FINISH, 2" X 2" MOSAIC TILE, SHOWER FLOOR TILE
QTZ-1	QUARTZ	BRADLEY	EVERO / MASON SERIES	MESA WHITE	MATTE FINISH, RESTROOM TROUGH SINK
RB-1	RUBBER BASE	TARKETT	ICICLE W	#08	4" COVE BASE OFR HARD SURFACE FLOORING
RB-2	RUBBER BASE	TARKETT	ICICLE W	#08	4" STRAIGHT BASE FOR CARPET
SC-1	SEALED CONCRETE	-	-	-	-
SDT-1	STATIC DISSIPATIVE TILE	FLEXCO	DELANE	CHARCOAL / LIGHT GRAY #66	12" x 12", IT ROOMS
SS-1	SOLID SURFACE	WILSONART	MONTE AMIATA	9911SS	SATIN FINISH, MILLWORK COUNTERS
TP-1	TOILET PARTITIONS	ASI	BLACK CORE PHENOLIC	TAUPE #9096	RESTROOMS
WD-1	WOOD FLOORING	ELM SURFACES	OAK	NATURALE UV	SIZE: 58" x 7-1/16", BRUSHED FINISH, LAB VAPORIZED 180, FLOORING
WD-2	WOOD DOORS	TBD	TBD	TBD	WOOD DOORS
WD-3	WOOD MILLWORK	TBD	TBD	TBD	VERTICAL SLATS

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST	MATER.	
100	VESTIBULE	PD-1	RB-1	AL/GL	AL/GL	AL/GL	AL/GL	GWB-1	
101	LOBBY	PC-1 / CPT-2	RB-1	P-1, DGW-1	WD-3, DGW-1	P-1, AL/GL	AL/GL	GWB-1	
102	SHOWROOM	PC-1	RB-1	P-1	P-1, DGW-1	P-1, AL/GL	P-1, WD-3, DGW-1	EXP-1	
103	HOSPITALITY	WD-1	RB-1	P-1, DGW-1	P-1	P-1, AL/GL	P-1, AL/GL	EXP-1	
104	BREAKROOM	PC-1	RB-1	P-1	P-1, WD-3	P-1	AL/GL	GWB-1	
104A	CORRIDOR	PC-1	RB-1	DGW-1	P-1	DGW-1	P-1, WD-3	GWB-1	
104B	CORRIDOR	PC-1	RB-1	P-1	P-1	P-1	-	GWB-1	
105	WOMENS	PT-1	PB-1	P-1, PT-2	P-1	P-1	P-1	GWB-1	
106	MENS	PT-1	PB-1	P-1	P-1	P-1, PT-2	P-1	GWB-1	
107	J.C.	PC-1	RB-1	P-1	P-1	P-1	P-1	GWB-1	
108	WELLNESS	WD-1	RB-1	P-1	P-1	P-1	P-1	GWB-1	
109	CORRIDOR	CPT-1	RB-2	DGW-1	P-1, DGW-1	DGW-1	P-1, DGW-1	GWB-1	
110	CONF.	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
111	OFFICE	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
112	OFFICE	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
113	OFFICE	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
114	OFFICE	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
115	CONF.	CPT-1	RB-2	P-1	P-1	P-1	DGW-1	ACT-1	
116	OPEN OFFICE	CPT-1	RB-2	P-1	DGW-1	P-1	P-1, AL/GL	ACT-1	
117	OPEN OFFICE	CPT-1	RB-2	P-1	DGW-1	P-1	P-1, AL/GL	ACT-1	
118	OPEN OFFICE	CPT-1	RB-2	P-1	DGW-1	P-1	P-1, AL/GL	ACT-1	
119	CORRIDOR	PC-1	RB-1	P-1, AL/GL	P-1, DGW-1	P-1, PL-1	P-1	GWB-1	
120	IT	SDT-1	RB-1	P-1	P-1	P-1	P-1	ACT-1	
121	UNISEX	PT-1, PT-3	PB-1	P-1	P-1	P-1, PT-2	P-1, PT-2	GWB-1	PT-2 IN SHOWER AND AT WET WALL
122	WAREHOUSE	PC-1	RB-1	P-1, AL/GL	P-1	P-1	P-1, AL/GL	EXP-1	
123	SHIPPING/RECEIVING	SC-1	RB-1	P-1, AL/GL	P-1	P-1	P-1	EXP-1	
124	WAREHOUSE	PC-1	RB-1	P-1	P-1, AL/GL	P-1	P-1	EXP-1	
125	CORRIDOR	CPT-1	RB-2	P-1	P-1, DGW-1	DGW-1	P-1, DGW-1	GWB-1	
126	WOMENS	PT-1	PB-1	P-1	P-1	P-1, PT-2	P-1	GWB-1	
127	MENS	PT-1	PB-1	P-1, PT-2	P-1	P-1	P-1	GWB-1	
128	SERVICE	CPT-1	RB-2	P-1	P-1, AL/GL	P-1, DGW-1	P-1, DGW-1	ACT-1	
129	CONF.	CPT-1	RB-2	P-1	P-1	P-1, DGW-1	P-1	ACT-1	
130	CONF.	CPT-1	RB-2	P-1, DGW-1	P-1	P-1	P-1	ACT-1	
131	APPLICATIONS	CPT-1	RB-2	P-1, DGW-1	P-1, AL/GL	P-1	P-1, DGW-1	ACT-1	
132	TRAINING	CPT-1	RB-2	P-1, DGW-1	P-1, AL/GL	P-1, AL/GL	P-1	ACT-1, GWB-1	

FINISH MATERIAL NOTES

1). FLOOR FINISH TRANSITIONS, TYP. (SEE ALSO DETAILS BELOW):
CONCRETE TO PORCELAIN TILE = SCHLUTER RENO-U
CONCRETE TO CPT, LVT & RUBBER FLOORING = SCHLUTER VINPRO-U
CARPET TO LVT = TRANSITION STRIP NOT REQUIRED BETWEEN INTERFACE LVT & CARPET
PORCELAIN TILE TO LVT = SCHLUTER RENO-U
CPT TO PORCELAIN TILE = SCHLUTER SCHIENE **NOT IN SCOPE**

2). P-1 PAINT SHALL BE FURNISHING & INSTALLED ALONG THE WAREHOUSE SIDE OF THE OFFICE / WAREHOUSE DEMISING WALL.

3). ALL COVE BASE TO BE MITERED AT CORNERS

4). ALL INTERIOR FINISHES SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE (IBC), CHAPTER 8.

INTERIOR WALL AND CEILING FINISH FLAME SPREAD REQUIREMENTS BY OCCUPANCY PER 803.13 SPRINKLERED

GROUP		INTERIOR EXIT STAIRWAYS AND RAMPS, & EXIT PASSAGE	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A2	=	B	B	C
B	=	B	C	C
S	=	C	C	C

INTERIOR WALL & CEILING FINISH MATERIAL CLASSIFIED PER ASTM E84 OR UL 723
WITH EXCEPTIONS FOR NFPA 286 PER IBC 803.1.1.1.

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

CRITICAL RADIANT FLUX CLASSIFICATIONS FOR RADIANT HEAT TO SUSTAIN FLAMES IN FLOOR COVERING SYSTEMS.
GROUPS; B, S1, A, ARE TO BE NOT LESS THAN CLASS 2. PER IBC 804.4.2

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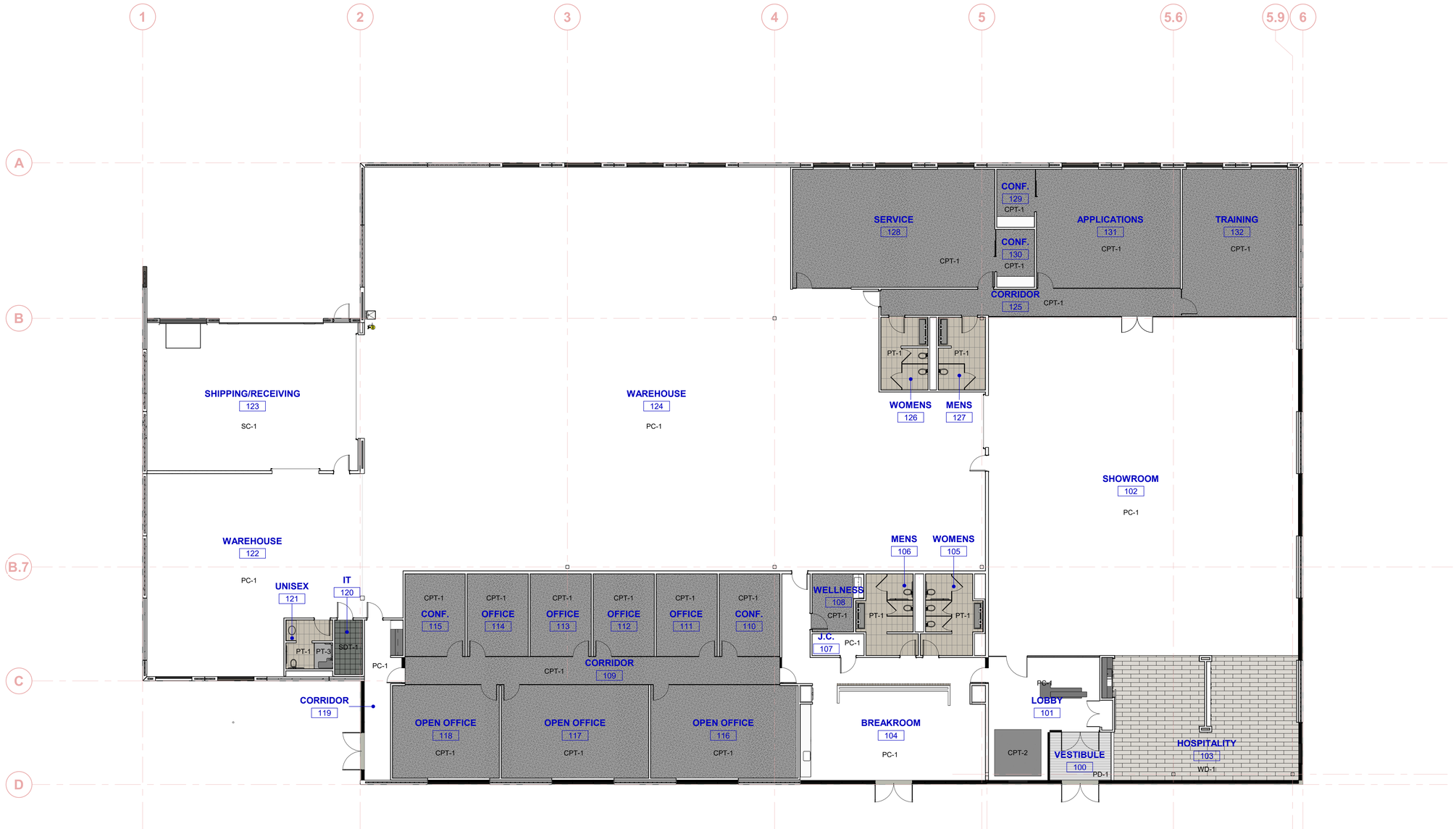
ISSUE DATE
12/09/2024 ISSUE FOR PRICING

SHEET TITLE
ROOM FINISH SCHEDULE

DATE
12/09/2024

PROJECT NUMBER
224009

SHEET NUMBER
A11.0



1 A11.1 GROUND FLOOR FINISH PLAN

1" = 10'-0"

N

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FLOOR FINISH PLAN

DATE

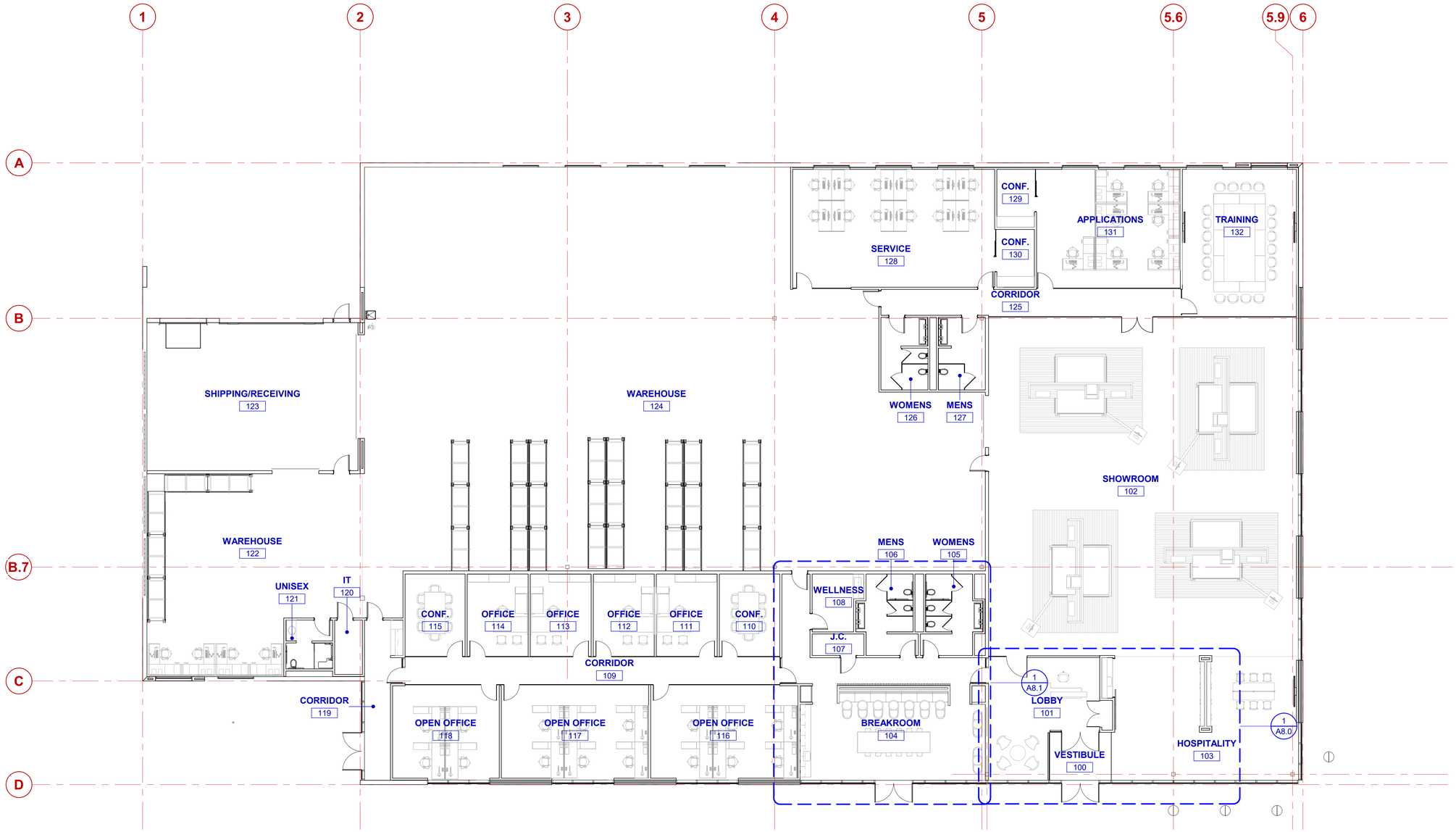
12/09/2024

SHEET NUMBER

A11.1

PROJECT NUMBER

224009



1 A12.0 **GROUND FLOOR FURNITURE & FIXTURE PLAN**

1" = 10'-0"

N

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FURNITURE & FIXTURE PLAN

DATE

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SHEET NUMBER

A12.0



3D VIEW - WEST ELEVATION



3D VIEW - SOUTHWEST CORNER



3D VIEW - SOUTH ELEVATION



3D VIEW - SOUTHEAST CORNER



3D VIEW - NORTHWEST CORNER



3D VIEW - NORTHEAST CORNER

DESIGN DRAWINGS:
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SHEET TITLE
RENDERINGS

DATE
12/09/2024

PROJECT NUMBER
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SHEET NUMBER
A13.0



1
A13.1
3D VIEW - COMPOSITE PLAN
3" = 1'-0"

DESIGN DRAWINGS:
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A13.1

DESIGN CRITERIA

1. STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH:

   IBC 2021
   ASCE 7-16
   ASCE 41-17
   ACI 318-19
   AISC 360-16
   AISC 341-16, INCLUDING SUPPLEMENTS
   AISI S100
   AWS D1.1, D1.3 AND D1.8

2. RISK CATEGORY II
3. SUPERIMPOSED LOADS ARE LISTED ON PLANS.
4. LIVE LOADS:

TYPICAL ROOF	25 PSF (REDUCIBLE)

5. SNOW:

GROUND SNOW	25 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
IMPORTANCE FACTOR	1.0
FLAT-ROOF SNOW	18 PSF

6. SEISMIC:

SEISMIC DESIGN CATEGORY	B
IMPORTANCE FACTOR	1.0
SOIL CLASS	D
Ss	0.12 g
S1	0.06 g
Sds	0.13 g
Sd1	0.10 g
SEISMIC FORCE RESISTING SYSTEM	ORDINARY PRECAST WALLS
R	3
ANALYSIS PROCEDURE	GENERAL STRUCTURAL INTEGRITY EQUIVALENT LATERAL FORCE MODAL RESPONSE SPECTRUM ANALYSIS NONLINEAR ANALYSIS
DESIGN BASE SHEAR, STRENGTH LEVEL	V = Cs x W = ___ x ___ = ___ KIPS, E-W V = Cs x W = ___ x ___ = ___ KIPS, N-S

7. WIND:

BASIC WIND SPEED	V ULT = 115 MPH		
IMPORTANCE FACTOR	1.0		
EXPOSURE CLASS	C		
STORY DRIFT	____		
INTERNAL PRESSURE COEFFICIENT, GCpi			
ROOF COMPONENTS:	ZONE 1	ZONE 2	ZONE 3
SUPPORT BEAMS (A > 100 SF)	___ PSF	___ PSF	___ PSF
ROOF SHEATHING (A = 50 SF)	___ PSF	___ PSF	___ PSF
DECK FASTENERS (A ≤ 10 SF)	___ PSF	___ PSF	___ PSF
WALL COMPONENTS:	ZONE 4	ZONE 5	
A = 200 SF	___ PSF	___ PSF	
A = 50 SF	___ PSF	___ PSF	
A ≤ 20 SF	___ PSF	___ PSF	
BASE SHEAR, STRENGTH LEVEL	V = ___ KIPS, E-W V = ___ KIPS, N-S		

   C & C NOTES:

   a. THE PRESSURES LISTED ARE IN ACCORDANCE IBC CBC AND ASCE 7, AND THE DESIGN FORCES USED BY THE SUBCONTRACTOR FOR A SPECIFIC APPLICATION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
   b. WIND PRESSURES ARE ULTIMATE DESIGN LEVEL.
   c. SEE ASCE 7 FOR ZONE DEFINITIONS AND EXTENT OF ZONES.
   d. SUBMIT DESIGN CALCULATIONS PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, FOR ANY DESIRED MODIFICATION TO THE STATED PRESSURES.

8. ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY PRECAST WALLS IN EACH ORTHOGONAL DIRECTION. SEE PLANS FOR LOCATIONS. THE ROOF DIAPHRAGM SERVE AS HORIZONTAL DIAPHRAGMS DISTRIBUTING THE LATERAL FORCES TO THE VERTICAL LATERAL ELEMENTS WHICH IN TURN CARRY THE LOAD TO THE BUILDING FOUNDATIONS.

GENERAL

1. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. STRUCTURAL SUBSTITUTIONS MAY BE ALLOWED WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. SUPPLIER SHALL PROVIDE SEALED DESIGN CALCULATIONS OR SUITABLE PRODUCT LITERATURE FOR THE COMPONENTS.
4. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOBSITE PRIOR TO CONSTRUCTION, START OF SHOP DRAWINGS, START OF CONSTRUCTION, AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, OR CONDITIONS DEVELOP THAT ARE NOT COVERED BY THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
5. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. STRUCTURAL DRAWINGS INCLUDE DESIGN REQUIREMENTS AND DIMENSIONS FOR STRUCTURAL INTEGRITY BUT DO NOT SHOW ALL DETAIL DIMENSIONS TO FIT INTRICATE ARCHITECTURAL AND MECHANICAL DETAILS. CONTRACTOR SHALL SO CONSTRUCT THE WORK SO IT WILL CONFORM TO THE CLEARANCES REQUIRED BY ARCHITECTURAL, MECHANICAL AND ELECTRICAL DESIGN.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE-SCALE OVER SMALL-SCALE DRAWINGS. CONTRACTOR TO DETERMINE FINAL DIMENSION WITH ARCHITECT.
9. TYPICAL DETAILS SHALL APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS AND DO NOT IN ANY WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES FOR THE ABOVE.
11. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, PADS, DEPRESSIONS, ROOF/FLOOR OPENINGS, STAIRS, SLEEVES, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
12. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADE CONTRACTORS. OPENING SIZES AND LOCATIONS SHOWN FOR DUCTS, PIPE, INSERTS AND OTHER PENETRATIONS WHEN SHOWN ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FORMING.
13. NO HOLES, NOTCHES, BLOCK-OUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
14. PENETRATIONS SHALL BE CAST-IN-PLACE AND SHALL NOT BE PERMITTED EXCEPT AS SHOWN IN THE STRUCTURAL DRAWINGS.
15. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, [ENGR NOTE: EACH PARTY SHALL VISIT THE PREMISES AND BECOME FULLY ACQUAINTED WITH CONDITIONS IN FIELD, TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPE OF EQUIPMENT, ETC. THE PROPOSAL SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK.

SUBMITTALS

1. SUBMITTALS ARE:
   a. CONCRETE MIX DESIGNS
   b. MATERIAL PRODUCT DATA FOR STRUCTURAL MATERIALS
   c. CONCRETE AND MASONRY REINFORCING
   d. STEEL FABRICATION AND MISCELLANEOUS METALS
   e. JOISTS AND JOIST GIRDERS
   f. STEEL DECK
   g. COLD FORMED STEEL FRAMING
2. SUBMITTALS SHALL BE REVIEWED AND COORDINATED PRIOR TO SUBMITTING TO THE ARCHITECT. EACH SHOP DRAWING SUBMITTED SHALL BE STAMPED INDICATING REVIEW BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND REVIEW BY THE ARCHITECT SHALL NOT BEGIN UNTIL THIS IS COMPLETE. WORK SHALL NOT BEGIN WITHOUT REVIEW BY THE ARCHITECT/STRUCTURAL ENGINEER.
3. SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT ONLY. NOTATIONS MADE BY THE ARCHITECT/STRUCTURAL ENGINEER ON THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS.
4. FOR ADDITIONAL INFORMATION ON REQUIRED SUBMITTALS, SEE INDIVIDUAL MATERIAL SECTIONS.

DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS PER SECTION 107.3.4.1 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE DESIGN PROFESSIONALS AND REVIEWED PRIOR TO INSTALLATION.
2. DEFERRED SUBMITTALS ARE:
   a. PRECAST CONCRETE ELEMENTS AND CONNECTIONS
   b. STEEL JOISTS AND JOIST GIRDERS
   c. STRUCTURAL STEEL CONNECTIONS
   d. EXTERIOR WALL SYSTEMS
   e. CURTAIN WALL AND STOREFRONT SYSTEMS
   f. COLD FORMED STEEL FRAMING
   g. ROOFTOP EQUIPMENT ANCHORAGE AND CURBS
   h. SKYLIGHTS
   i. STAIRS, ACCESS LADDERS, HANDRAILS, GUARDRAILS, AND GRATING
   j. BUILDING MAINTENANCE DAVIT PEDESTALS, TIE-BACKS, AND FALL ARREST SYSTEMS
   k. STEEL STORAGE RACKING SYSTEMS
3. ALL DEFERRED SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF THE QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, RESPONSIBLE FOR THE PREPARATION OF THESE DOCUMENTS.

EARTHWORK

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED _____ BY _____. REPORT IS ON FILE WITH THE ARCHITECT.
2. SOIL PROPERTIES PER THE GEOTECHNICAL REPORT:

ALLOWABLE NET SOIL BEARING PRESSURE:	
FOOTINGS	3000 PSF
ANTICIPATE DEPTH TO ALLOWABLE SOIL BEARING	3'-6" FT BELOW EXISTING GRADE
FROST DEPTH	3'-6" FT (HEATED)

3. ALL EXCAVATIONS SHALL BE PROPERLY AND SAFELY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING/BASEMENT WALLS BEFORE CONCRETE HAS ATTAINED SPECIFIED COMPRESSIVE STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL WALLS BELOW GRADE FROM LATERAL LOADS UNTIL SUPPORTING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED 7-DAY STRENGTH MINIMUM. BACKFILLING IS NOT PERMITTED FOR FOUNDATION WALLS UNTIL SUPPORTED SLAB TOP AND BOTTOM IS IN PLACE OR THE WALL IS ADEQUATELY BRACED TO RESIST LATERAL LOADS. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OR SHORING AND/OR SHEETING.
4. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER OR SEEPAGE. FREE GROUND WATER WAS NOT ENCOUNTERED IN THE BORINGS. DETAILS OF GROUND WATER INFORMATION CAN BE OBTAINED FROM THE ABOVE-MENTIONED GEOTECHNICAL REPORT. IF GROUND WATER SHOULD OCCUR DURING EXCAVATION, SPECIAL PROCEDURES SHALL BE IMPLEMENTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. WHERE THERE IS NOT SUFFICIENT SPACE FOR SLOPED EMBANKMENTS, SHORING WILL BE REQUIRED. SEE THE GEOTECHNICAL REPORT FOR INFORMATION REGARDING THE DESIGN AND INSTALLATION OF THE SHORING. SHORING THAT IS NOT PART OF THE PERMANENT BUILDING SUPPORT IS THE CONTRACTOR'S RESPONSIBILITY AND OUTSIDE THIS PERMIT.
6. CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO EXISTING STRUCTURES OR IMPROVEMENTS TO NOT DAMAGE OR UNDERMINE FOUNDATIONS, WALLS, SLABS, UTILITIES, ETC.
7. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL MATERIAL OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS AND FOUNDATIONS. IF ANY SUCH MATERIAL OR STRUCTURES ARE FOUND, ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ALL ABANDONED FOUNDATIONS, UTILITIES AND OTHER STRUCTURES THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
8. ALL FOOTINGS AND SLABS ON GRADE SHALL BE PLACED ONTO FIRM UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL, REMOVING ANY EXISTING FILL, ORGANIC MATERIAL, OR UNSUITABLE SOILS, AS RECOMMENDED BY THE GEOTECHNICAL REPORT. EXPOSED NATURAL SOIL SHALL BE PROOF ROLLED BELOW SLABS ON GRADE.
9. [ENGR NOTE: USE FOR EXPANSIVE SOILS AND/OR POOR SOIL CONDITIONS.] THE SLAB ON GRADE SELECTED BY THE OWNER AT THE GROUND FLOOR LEVEL OF THIS BUILDING HAS SOME RISK OF MOVEMENT. THE SLAB OPTION CHOSEN AS PROVIDING SUITABLE PERFORMANCE AT A REASONABLE COST REQUIRES ___ FEET OF OVER-EXCAVATED FILL TO BE PLACED. SEE THE PROJECT GEOTECHNICAL REPORT FOR SPECIFIC REQUIREMENTS.
10. THE PREPARATION OF THE SUBGRADE FOR THE SLAB ON GRADE SHALL BE IN STRICT ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE. THE CONTRACTOR SHALL DIRECT QUESTIONS REGARDING THE SUBGRADE PREPARATION REQUIREMENTS TO THE GEOTECHNICAL ENGINEER.
11. FOUNDATION ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH WHERE AN ADEQUATE SOIL BEARING PRESSURE IS EXPECTED. FOOTINGS, PIERS AND/OR WALLS SHALL BE LOWERED OR EXTENDED AS REQUIRED TO REACH SOIL MEETING THE DESIGN BEARING PRESSURE.
12. ALL REQUIRED BACKFILL AND UTILITY TRENCH BACKFILL WITHIN THE BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN 12" LAYERS TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AND TO THE APPROVAL OF THE INSPECTION AGENCY.
13. THE MOISTURE CONTENT OF ONSITE CLAYEY SOILS AT THE TIME OF COMPACTION SHALL BE BETWEEN 2-3% ABOVE OPTIMUM MOISTURE CONTENT.
14. ANY REQUIRED IMPORT FILL SOIL SHALL HAVE A LOW POTENTIAL FOR EXPANSION AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE "ACI DETAILING MANUAL" (SP-066) EXCEPT AS OTHERWISE SHOWN, NOTED OR SPECIFIED.
2. CONCRETE REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO THE FOLLOWING STANDARDS:

DEFORMED BARS	ASTM A615, GR 60	Fy =60KSI

3. MINIMUM CONCRETE COVER SHALL BE PROVIDED AS FOLLOWS TO THE OUTERMOST REINFORCING BARS:

CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
#6 BARS OR LARGER	2"
#5 BARS OR SMALLER	1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, JOIST AND WALLS WITH #14 AND #18 BARS	1 1/2"
SLABS, JOISTS AND WALLS WITH #11 BARS OR SMALLER	3/4"
BEAMS, COLUMNS, PEDESTALS AND TENSION TIES	1 1/2"
COLUMN VERTICAL BARS	2"
BOUNDARY ELEMENTS	1 1/2"

4. WELDING OF REINFORCING BARS TO BE IN ACCORDANCE WITH AWS D1.4.
5. DEFORMED BAR ANCHORS (DBA) SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER.
6. SUPPORTS FOR REINFORCEMENT SHALL HAVE CLASS 2 PROTECTION AS DEFINED IN THE CRSI MANUAL OF STANDARD PRACTICE, UNLESS OTHERWISE NOTED.
7. SUPPORTS FOR COATED REINFORCEMENT SHALL HAVE CLASS 1 PROTECTION AS DEFINED IN THE CRSI MANUAL OF STANDARD PRACTICE, UNLESS OTHERWISE NOTED.
8. ALL WELDED WIRE REINFORCING (WWR) SHALL BE LAPPED 2 PANELS AT EDGES AND ENDS.
9. CONTINUOUS HORIZONTAL REINFORCING SHALL BE LAPPED AT MIDSPAN FOR TOP BARS AND DIRECTLY OVER SUPPORTS FOR BOTTOM BARS. AT DISCONTINUOUS ENDS, THE TOP STEEL SHALL BE BENT DOWN 12 BAR DIAMETERS OR 12" MINIMUM, WHICHEVER IS GREATER.
10. FOR MAT FOUNDATIONS, REINFORCING FOR TOP BARS SHALL BE LAPPED UNDER STRUCTURAL COLUMNS AND WALLS ABOVE AND AT MIDSPAN FOR BOTTOM BARS. AT DISCONTINUOUS ENDS, THE TOP STEEL SHALL BE BENT DOWN 12 BAR DIAMETERS OR 12" MINIMUM, WHICHEVER IS GREATER.
11. WHERE REINFORCEMENT LENGTH IS SPECIFIED, NO SPLICES ARE PERMITTED WITHIN THE SPECIFIED LENGTH WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
12. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS OTHERWISE NOTED. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOWELS A LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK AT BOTTOM OF FOOTING, UNLESS OTHERWISE NOTED.
13. REINFORCING IN WALL FOOTINGS AND GRADE BEAMS BETWEEN COLUMNS SHALL BE DEVELOPED (Ld) INTO COLUMN FOOTINGS.
14. CUTTING OF REINFORCING WHICH CONFLICTS WITH EMBEDDED OBJECTS OR SLEEVES IS NOT ACCEPTABLE.
15. REINFORCING BARS SHALL BE BENT COLD, AND NO METHOD OF FABRICATION SHALL BE USED WHICH WOULD BE INJURIOUS TO THE MATERIAL. HEATING OF BARS FOR BENDING IS NOT PERMITTED.
16. FIELD WELDING OR BENDING OF REINFORCING IS NOT PERMITTED EXCEPT AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
17. USE TEMPLATES TO SET ALL EMBEDDED ANCHOR BOLTS, LEVELING PLATES, AND DOWEL BARS AS REQUIRED OR INDICATED ON THE DRAWINGS.
18. SUBMIT SHOP DRAWINGS FOR FABRICATION AND PLACEMENT OF REINFORCING STEEL. INCLUDE SCHEDULES AND DIAGRAMS OF BENT BARS AND SHOW ARRANGEMENT OF REINFORCEMENT, INCLUDING CONCRETE COVER. STRUCTURAL ENGINEER'S REVIEW WILL BE FOR COMPLIANCE WITH DESIGN REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND QUANTITIES.
19. ALL CONCRETE NOT OTHERWISE SPECIFIED SHALL BE REINFORCED TO THE MINIMUM REQUIREMENT OF ACI 318.
20. REINFORCE ALL ARCHITECTURAL CONCRETE TOPPING SLABS WITH 6x6-W1.4xW1.4 WWR UNLESS OTHERWISE NOTED.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE CORRESPONDING EDITION OF THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS: ACI 117, ACI 301, ACI 305.1, ACI 306.1, ACI 308.1, ACI 318 AND SP-066, UNLESS OTHERWISE NOTED.
2. CONCRETE MATERIALS SHALL CONFORM TO:

CEMENT	ASTM C150, TYPE I OR II
FLY ASH	ASTM C618, TYPE C OR F
FINE AND COARSE AGGREGATE	ASTM C33
LIGHTWEIGHT AGGREGATE	ASTM C330
WATER	POTABLE
AIR-ENTRAINING ADMIXTURE	ASTM C260
WATER REDUCING ADMIXTURE	ASTM C494

3. CONCRETE STRENGTHS SHALL CONFORM TO:

INTENDED USE	STRENGTH (PSI)	EXPOSURE CLASS
FOOTINGS	3000	N/A
FOUNDATIONS	4000	N/A
SLAB ON GRADE	4000	N/A
UNLESS OTHERWISE NOTED	4000	N/A

   NORMAL-WEIGHT 28-DAY STRENGTH UNLESS OTHERWISE NOTED.
4. THE MODULUS OF ELASTICITY OF ALL CONCRETE SHALL EXCEED 57,000 SQRT(f'c) FOR NORMAL-WEIGHT CONCRETE OR wc1.5 33 SQRT(f'c).
5. DRYPACK OR GROUT SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 7000 PSI.
6. SLAB-ON-GRADE CONSTRUCTION: LOCATE SAW-CUT CONTROL JOINTS ALONG COLUMN LINES WITH INTERMEDIATE JOINTS SPACED PER THE TABLE BELOW, UNLESS OTHERWISE NOTED. SLAB PANELS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.5:1. PROVIDE ADDITIONAL CONTROL JOINTS AT ALL RE-ENTRANT CORNERS. SEE PLAN FOR SPECIAL CASES.

THICKNESS (IN)	MAXIMUM JOINT SPACING EACH WAY (FT)
4	12
5	13
6	15
8	18
10	20
12	22

7. CROSS REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ENSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHOR BOLTS, INSERTS, NOTCHES, AND EDGES OF WALLS/FOUNDATIONS PRIOR TO PLACING CONCRETE.
8. UNLESS OTHERWISE NOTED, ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, PIERS OR COLUMNS.
9. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED TO 1/4" AMPLITUDE BY SAND BLASTING OR MECHANICAL MEANS. CLEAN BEFORE POUR. LOCATION TO BE APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT LOCATION PLAN OF ALL PROPOSED JOINTS NOT INDICATED ON DRAWINGS FOR APPROVAL PRIOR TO BEGINNING WORK.
10. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE ALL REINFORCING AND EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
11. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL PENETRATIONS THROUGH CONCRETE BEFORE PLACING. SECURE SLEEVES TO PREVENT MOVEMENT DURING PLACING OPERATIONS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS.
12. CONFIRM WITH ARCHITECT THAT MATERIALS TO BE EMBEDDED ARE SUITABLE FOR EMBEDMENT IN CONCRETE.
13. CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF ACI 318, SECTIONS 20.7 AND 26.8.
14. DO NOT PLACE VERTICAL CONDUIT IN CONCRETE COLUMNS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
15. NO ALUMINUM SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION.
16. WATERSTOPS SHALL BE A [ENGR NOTE: SELECT ONLY ONE OF THE FOLLOWING TWO TYPES, BENTONITE OR PVC.] FLEXIBLE BENTONITE PVC PRODUCT. ACCEPTABLE PRODUCTS INCLUDE: [ENGR NOTE: KEEP FOLLOWING IF USING BENTONITE] CETCO WATERSTOP-RX AND GREENSTREAK SWELLSTOP WESTIC BARRIER TECHNOLOGIES TPE-R WATERSTOP AND GREENSTREAK PVC WATERSTOP.
17. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
18. SLOPE SLABS TO DRAINS OR FOR POSITIVE DRAINAGE IF NO DRAINS ARE PRESENT AND PROVIDE DEPRESSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS WITHOUT REDUCING THE THICKNESS OF SLAB INDICATED. FOR SLAB-ON-GRADE DEPRESSIONS GREATER THAN 1 INCH, SEE DETAILS FOR ADDITIONAL REINFORCING.
19. INTERNALLY VIBRATE ALL CAST-IN-PLACE CONCRETE EXCEPT SLABS-ON-GRADE WHICH NEED ONLY BE VIBRATED AROUND UNDER FLOOR DUCTS AND OTHER EMBEDDED ITEMS. VIBRATE TOPS OF COLUMNS.
20. PROVIDE VERTICAL CONTROL JOINTS IN EXPOSED CONCRETE WALLS AT A MINIMUM UNIFORM SPACING NOT TO EXCEED 25 FEET PER ACI 224.3. COORDINATE JOINT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
21. CONCRETE SHALL NOT BE PERMITTED TO DROP MORE THAN 5 FEET.
22. IF CONCRETE IS PLACED BY PUMPING, SUPPORT SHALL BE PROVIDED FOR THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING AND OTHER EMBEDDED ITEMS.
23. CONCRETE SLABS SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS. FORMS FOR CONCRETE WALLS SHALL BE LEFT IN PLACE FOR 7 DAYS OR MAY BE STRIPPED AFTER 3 DAYS AND COATED WITH AN APPROVED CURING COMPOUND.
24. NO LOADS SHALL BE PLACED ON STRUCTURAL CONCRETE SLABS WITHIN 7 DAYS AFTER CONCRETE IS PLACED. AFTER CONCRETE IS PLACED, IN NO CASE SHALL THE SUPERIMPOSED CONSTRUCTION LOADS BE GREATER THAN SPECIFIED DESIGN LIVE LOADS, UNLESS THE WORK IS SHORED.
25. NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER 48 HOURS MINIMUM PRIOR TO ALL POURS.
26. CONTRACTOR SHALL SURVEY ALL CONCRETE WORK WITHIN 48 HOURS OF PLACING CONCRETE TO ENSURE PLACEMENT IS IN ACCORDANCE WITH PROJECT REQUIREMENTS.
27. THE DESIGN AND ENGINEERING OF FORMWORK, SHORING AND RESHORING, AS WELL AS THEIR CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMS SHALL BE DESIGNED TO HAVE SUFFICIENT STRENGTH TO SAFELY WITHSTAND THE LOADS RESULTING FROM PLACEMENT AND VIBRATION OF THE CONCRETE AND SHALL ALSO BE DESIGNED FOR SUFFICIENT RIGIDITY TO MAINTAIN SPECIFIED TOLERANCES. CONTRACTOR SHALL SUBMIT DETAILED FORMWORK SHOP DRAWINGS TO THE ARCHITECT TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT ONLY.
28. CORING OF CONCRETE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
29. NO CONCRETE SHALL BE PLACED ONTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, ICE OR SNOW.
30. DURING WINTER CONSTRUCTION, ALL FOOTINGS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE BUILDING IS ENCLOSED AND TEMPORARY HEAT IS PROVIDED.
31. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SIZE, LOCATION AND HEIGHT OF MECHANICAL EQUIPMENT PADS ON CONCRETE SLAB ON STEEL DECK AND SLAB-ON-GRADE.
32. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE TESTING AGENCY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S. SUBMIT TEST DATA ON EACH PROPOSED MIX FOR REVIEW IN ACCORDANCE WITH THE APPLICABLE CODE. MIX DESIGNS SUBMITTED WITHOUT THE REQUIRED TEST DATA WILL BE RETURNED WITHOUT REVIEW.
33. PROVIDE SLAB COORDINATION DRAWING SUBMITTAL INDICATING COORDINATED LOCATIONS OF: MEP PENETRATIONS, SLEEVES, OPENINGS, IN-SLAB CONDUIT/DUCT (IF ALLOWED), EMBEDS, CAST-IN ANCHORS, POST-TENSIONED TENDONS AND STRESSING ANCHORS, AND OTHER ITEMS EMBEDDED OR PENETRATING STRUCTURAL ELEVATED SLABS.

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION
This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

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STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "DETAILING FOR STEEL CONSTRUCTION" AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
2. STRUCTURAL STEEL SHALL CONFORM TO ASTM STANDARDS AS NOTED BELOW:

WIDE FLANGE SHAPES	ASTM A992	Fy = 50 KSI
OTHER ROLLED SHAPES	ASTM A36	Fy = 36 KSI
PIPE SECTIONS	ASTM A53, GR B	Fy = 35 KSI
HSS SECTIONS, ROUND	ASTM A500, GR C	Fy = 46 KSI
HSS SECTION, SQ/RECT	ASTM A500, GR C	Fy = 50 KSI
HP SHAPES	ASTM A572	Fy = 50 KSI
BASE AND CONNECTION PLATES	ASTM A36	Fy = 36 KSI
ANCHOR RODS	ASTM F1554, GR 36	Fy = 36 KSI
HIGH STRENGTH BOLTS	ASTM F3125, GR A325	Fv = 120 KSI
HEAVY HEX NUTS	ASTM A563	
WASHERS	ASTM F436	
HEADED STUD ANCHORS	ASTM A108, TYPE B	
ELECTRODES FOR ARC WELDING	AWS 5.1, E70XX	

3. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". SEE DETAILS FOR BOLT SIZE AND MATERIAL ASTM DESIGNATION.
4. ALL BOLTED CONNECTIONS SHALL BE GRADE A325N BEARING TYPE BOLTS, UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE INSTALLED TO A MINIMUM "SNUG TIGHT" CONDITION, UNLESS OTHERWISE NOTED.
5. FULLY TENSIONED HIGH STRENGTH BOLTS AND SLIP CRITICAL HIGH STRENGTH BOLTS SHALL USE TENSION-CONTROL "TWIST-OFF" BOLTS OR BE INSTALLED USING THE TURN OF THE NUT METHOD.
6. EXCEPT WHERE DETAILED OTHERWISE, FABRICATOR SHALL SELECT ASD BOLTED (OR WELDED EQUIVALENT) SIMPLE SHEAR CONNECTIONS PER AISC 360 PART 10 TO SUPPORT LOADS INDICATED ON THE STRUCTURAL DRAWINGS. WHEN LOADS ARE NOT SHOWN, CONNECTION SHALL SUPPORT 60% OF THE TOTAL UNIFORM LOAD CAPACITY FOR EACH GIVEN BEAM SIZE AND SPAN AS LISTED IN AISC 360 TABLE 3-6.
7. BEAM REACTIONS GIVEN ON THE CONTRACT DOCUMENTS SHALL SUPERSEDE THE PREVIOUS NOTE. IN NO CASE SHALL THE CONNECTIONS BE DESIGNED FOR AN UNFACTORED END REACTION LESS THAN 12 KIPS.
8. WELD LENGTHS INDICATED ON THE DRAWINGS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE WELD LENGTH IS NOT SPECIFIED, PROVIDE WELD ALONG ENTIRE INTERSECTION OF THE JOINED PARTS. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM WELD SIZE AS SPECIFIED IN AISC 360, TABLE J2.4.
9. ALL WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDING CALLED FOR. WELDERS SHALL HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN "QUALIFICATION PROCEDURES" OF THE AMERICAN WELDING SOCIETY (AWS).
10. HEADED STUD ANCHORS (HSA): SHALL BE INSTALLED IN ACCORDANCE WITH AWS D1.1 AND SHALL BE AUTOMATICALLY END WELDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN SUCH A MANNER AS TO PROVIDE COMPLETE FUSION BETWEEN THE END OF THE HSA AND THE STEEL SHAPE. THERE SHOULD BE NO POROSITY OR EVIDENCE OF LACK OF FUSION BETWEEN THE WELDED END OF THE HSA AND THE STEEL SHAPE. THE HSA SHALL DECREASE IN LENGTH DURING WELDING APPROXIMATELY 1/8" FOR 5/8"ø AND SMALLER AND 3/16" FOR LARGER THAN 5/8"ø.
11. BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE DRAWINGS. WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.
12. SPLICING OF STEEL MEMBERS WHERE NOT DETAILED ON THE DRAWINGS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
13. ALL STEEL EXPOSED TO WEATHER OR AS NOTED ON PLAN SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 G60 G90. [ENGR NOTE: UTILIZE G60 FOR TYPICAL APPLICATIONS. USE G90 FOR COASTAL AND/OR DE-ICING SALT EXPOSURE.] ABRADED AREAS TO BE TOUCHED UP WITH COLD GALVANIZING COMPOUND IN ACCORDANCE WITH ASTM A780.
14. ALL GALVANIZED HOLLOW SECTIONS SHALL HAVE WELDED CAP PLATES TO SEAL EXPOSED ENDS.
15. CUTS, HOLES, OPENINGS, ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
16. FURNISH AND INSTALL MISCELLANEOUS STEEL (CURBS, HANGERS, EXPANSION JOINT ANGLES, STRUTS, ETC.) AS CALLED FOR OR AS NECESSARY PER ARCHITECTURAL AND MECHANICAL/ELECTRICAL DRAWINGS.
17. GROUT FOR BASE AND BEARING PLATES SHALL BE A NON-SHRINK, NON-METALLIC PRODUCT. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 7000 10,000 PSI. INSTALL GROUT PRIOR TO APPLYING SIGNIFICANT LOADING TO MEMBER.
18. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STRUCTURAL STEEL FOR ARCHITECT/STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION.

STEEL JOISTS

1. DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE (SJI) SPECIFICATION BY A MEMBER OF THE SJI, APPROVED FOR THE TYPE OF JOIST BEING USED.
2. ATTACH STEEL JOIST TO SUPPORT AS FOLLOWS:

	DETAILS WITH WELD INFORMATION		DETAILS WITH BOLT INFORMATION		MINIMUM END BEARING (IN)	
JOIST TYPE/SERIES	FILLET WELD SIZE	WELD LENGTH (IN)	BOLT DIAMETER (IN)	BOLT MATERIAL	STEEL	MASONRY
K	1/8	2 1/2	1/2	A307	2 1/2	4
LH/DLH 02-06	3/16	2 1/2	3/4	A307	2 1/2	6
LH/DLH 07-17	1/4	2 1/2	3/4	A307	4	6
LH/DLH 18-25	1/4	4	3/4	A325	6	6
JOIST GIRDER	1/4	4	3/4	A325	6	6

WHERE WELDS OR BOLTS ARE INDICATED, WELD/BOLT TO BE INSTALLED ON BOTH SIDES OF JOIST SEAT UNLESS OTHERWISE NOTED.

3. DESIGN JOIST SEAT FOR 2000 LBS (ASD) ROLLOVER LOAD.
4. LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN OVER 360 FOR SPECIAL JOISTS AND JOIST GIRDERS.
5. PROVIDE BRIDGING PER SJI SPECIFICATIONS. DESIGN AND PROVIDE UPLIFT BRIDGING TO WITHSTAND A NET UPLIFT PRESSURE AS INDICATED WITHIN THE DESIGN CRITERIA AND LOADS SECTION. WHERE BRIDGING INTERFERES WITH MECHANICAL OR OTHER TRADE INSTALLATIONS, THE JOIST MANUFACTURER SHALL PROVIDE DIRECTION FOR REMOVAL AND REPLACEMENT OF ANY BRIDGING.
6. PROVIDE ANCHORS AT EACH END OF EACH ROW OF BRIDGING TOP AND BOTTOM CHORDS, EXCEPT AT EXPANSION JOINTS.
7. ALL JOIST HEADERS AND ACCESSORIES SHALL BE DESIGNED AND FURNISHED BY THE JOIST FABRICATOR.
8. STEEL JOISTS SHALL BE TOP CHORD BEARING UNLESS OTHERWISE NOTED ON PLANS.
9. PROVIDE BOTTOM CHORD CEILING SUPPORT EXTENSIONS WHERE SHOWN ON THE STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS.
10. THE JOIST FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL BAR JOIST MATERIAL AND ACCESSORIES FOR ARCHITECT/STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION. JOIST DESIGNATIONS ON THE SHOP DRAWINGS SHALL BE THE SAME NUMBERS AS SHOWN IN THE SJI MANUAL.

STEEL DECK

1. MATERIAL, DETAILING, DESIGN, MANUFACTURE, AND ERECTION OF STEEL DECKS SHALL BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE (SDI) SPECIFICATION.
2. DECK SIZE AND GAUGE INDICATED ON THE DRAWINGS ARE BASED ON THE FOLLOWING:
   A. CURRENT VERSION OF VULCRAFT VERCO CATALOG FOR GRAVITY DESIGN LOADS AND UNSHORED CONSTRUCTION SPANS
   B. STEEL DECK INSTITUTE (SDI) DIAPHRAGM DESIGN MANUAL 4TH EDITION FOR DIAPHRAGM LOADS
3. STEEL DECK GALVANIZING SHALL CONFORM TO ASTM A653 A924 WITH A MINIMUM COATING OF G60 G90. [ENGR NOTE: KNOW YOUR LOCAL MARKET AND PROJECT TYPE. CHOOSE THE APPROPRIATE ASTM AND COATING THICKNESS.
4. PAINTED STEEL ROOF DECK SHALL CONFORM TO ASTM A1008, GRADE C.
5. ALL FLOOR AND ROOF DECK SHALL BE VENTED.
6. PROVIDE MINIMUM DECK BEARING AND LAP LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
7. USE SUMP PANS AT ALL ROOF DRAINS. MINIMUM THICKNESS FOR SUMP PANS SHALL BE 14 GAUGE.
8. DECK MANUFACTURER SHALL FURNISH ALL RIDGE AND VALLEY PLATES, SUMP PANS, DRAIN PLATES, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. DECK MANUFACTURER SHALL PROVIDE ALL CLOSURE PLATES AND POUR STOPS NOT PROVIDED BY THE STEEL FABRICATOR.
9. CUTTING AND FRAMING OF OPENINGS FOR OTHER TRADES SHALL BE THE RESPONSIBILITY OF THE TRADES INVOLVED. HOLES THAT ARE LOCATED AND DIMENSIONED ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE DECK ERECTOR.
10. CONDUITS SHOULD NOT BE PLACED IN CONCRETE SLAB ON STEEL DECK WITHOUT COORDINATION WITH THE STRUCTURAL ENGINEER, UNLESS OTHERWISE NOTED.
11. COORDINATE ALL PENETRATIONS, EMBEDS, AND RECESSES IN COMPOSITE FLOOR SYSTEMS WITH THE STRUCTURAL ENGINEER, UNLESS OTHERWISE NOTED.
12. DO NOT EXCEED 25 LBS PER HANGER AND A MINIMUM SPACING OF 2'-0" ON CENTER WHEN ATTACHING TO STEEL ROOF DECK. THIS 25 LBS LOAD AND 2'-0" SPACING INCLUDES ADJACENT MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS HANGING FROM THE DECK. IF THE HANGER RESTRICTIONS CANNOT BE ACHIEVED, SUPPLEMENTAL FRAMING SUPPORTED OFF STEEL FRAMING WILL NEED TO BE ADDED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION AND WEIGHT OF ALL THE ELEMENTS BEING HUNG WITH STRUCTURAL ENGINEER, UNLESS OTHERWISE NOTED.
13. CORRUGATED FORM DECK GAUGES SHOWN ON THE DRAWINGS ARE INTENDED TO SUPPORT THE WEIGHT OF THE WET CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 20 PSF WITHOUT INTERMEDIATE SHORING BASED ON A THREE-SPAN CONTINUOUS CONDITION. DECK MANUFACTURER SHALL EVALUATE OTHER SPAN CONDITIONS FOR DEFLECTION WHICH SHALL NOT EXCEED SPAN OVER 180 NOR 1/8 INCH UNDER UNIFORMLY DISTRIBUTED CONCRETE DEAD LOAD. PROVIDE SHORING OR ALTERNATE MEANS OF CONTROLLING DEFLECTION AND MEETING ALLOWABLE STRESSES.
14. STEEL FORM OR COMPOSITE DECKING HAS BEEN DESIGNED FOR THE UNSHORED CLEAR SPAN. CONCRETE FILL THICKNESS SHOWN ON FRAMING PLANS AND DETAIL SHEETS IS A MINIMUM THICKNESS. NO ALLOWANCES HAVE BEEN SHOWN FOR ADDITIONAL CONCRETE FILL REQUIRED TO COMPENSATE FOR BEAM OR DECK DEFLECTIONS AND TO MAINTAIN SURFACE TOLERANCES SPECIFIED.
15. SUBMIT SHOP DRAWINGS SHOWING ERECTION PROCEDURES, WELDING PROCEDURES, VERTICAL LOAD AND DIAPHRAGM SHEAR CAPACITY FURNISHED, DECK SHORING REQUIREMENTS, UNDERWRITER'S LABORATORIES (UL) FIRE RATING NUMBER AND COMPOSITE BEAM AND GIRDER STUD PROFILES TO THE ARCHITECT/STRUCTURAL ENGINEER FOR REVIEW. FABRICATION SHALL NOT BEGIN WITHOUT APPROVED SHOP DRAWINGS.

POST-INSTALLED ANCHORS

1. ANCHORS SERVING AS THE BASIS OF DESIGN ARE SHOWN ON THE DRAWINGS. ACCEPTABLE ALTERNATIVE ANCHORS MAY BE SUPPLIED PROVIDED THE QUANTITY AND CONFIGURATION MATCH THE CAPACITY OF THE DESIGN ANCHOR QUANTITY AND CONFIGURATION. ANY ALTERNATES ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. BELOW SUMMARIZES EACH ANCHOR TYPE USED ON THE PROJECT.
2. MECHANICAL ANCHORS:
   a. EXPANSION ANCHORS

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
GROUTED MASONRY	HILTI KB3 (ESR-1385)	DEWALT POWER STUD+ SD1 (ESR-2966) SIMPSON WEDGE-ALL (ESR-1396)
UNCRACKED CONCRETE	HILTI KB3 (ESR-2302)	DEWALT POWER STUD+ SD2 (ESR-2502) RED HEAD TRUBOLT+ (ESR-2427) SIMPSON STRONG BOLT 2 (ESR-3037)
CRACKED CONCRETE	HILTI KBTZ (ESR-1917)	DEWALT POWER STUD+ SD2 (ESR-2502) RED HEAD TRUBOLT+ (ESR-2427) SIMPSON STRONG BOLT 2 (ESR-3037)

   b. THREADED SCREW ANCHORS

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
GROUTED MASONRY	HILTI KWIK HUS-EZ (ESR-3056)	DEWALT WEDGE-BOLT+ (ESR-1678) SIMPSON TITEN HD (ESR-1056)
UNCRACKED CONCRETE	HILTI KWIK HUS-EZ (ESR-3027)	DEWALT POWER SCREW-BOLT+ (ESR-3889) SIMPSON TITEN HD (ESR-2713)
CRACKED CONCRETE	HILTI KWIK HUS-EZ (ESR-3027)	DEWALT POWER SCREW-BOLT+ (ESR-3889) SIMPSON TITEN HD (ESR-2713)

3. ADHESIVE ANCHORS: SHALL CONSIST OF DEFORMED REINFORCING BARS OR ASTM A193 GRADE B7 RODS, HEAVY DUTY NUTS AND WASHERS AND A TWO COMPONENT STRUCTURAL ADHESIVE. WHERE ANCHORING INTO HOLLOW MASONRY, A SCREEN TUBE SHALL BE PROVIDED.

ANCHORED INTO	BASIS OF DESIGN	ACCEPTABLE ALTERNATES
HOLLOW MASONRY	HILTI HIT-HY 270 (ESR-4143)	DEWALT AC 100+ GOLD (ESR-3200) SIMPSON SET-XP (ESR-0265)
GROUTED MASONRY	HILTI HIT-HY 270 (ESR-4143)	DEWALT AC 100+ GOLD (ESR-3200) RED HEAD A7 ACRYLIC (ESR-3951) SIMPSON SET-XP (ESR-0265)
CONCRETE	HILTI HIT-HY 200 (ESR-3187)	DEWALT AC 200+ (ESR-4027) SIMPSON SET-3G (ESR-4057)

4. CRACKED CONCRETE REPRESENTS ALL CONCRETE FOR PROJECTS LOCATED IN SEISMIC DESIGN CATEGORY C OR HIGHER. TENSILE ZONES SUCH AS BOTTOMS OF BEAMS AND SLABS, OR WHERE NOTED ON THE DRAWINGS.

MATERIAL LEGEND

MATERIAL LEGEND:

- CONCRETE
- CONCRETE - EXISTING
- EARTH
- GRAVEL OR GRANULAR FILL
- GROUT OR DRYPACK OR SAND
- CMU OR MASONRY
- METAL / COLD-FORM STUD
- WOOD / STUD
- PRECAST CONCRETE
- STEEL
- OTHER/SPECIALTY

STRUCTURAL SYMBOL LIST

FOUNDATION SYMBOLS:

SYMBOL	DESCRIPTION	DETAIL REFERENCE
-1"	SLAB DEPRESSION	
ø	STEP IN FOOTING	

CONCRETE SYMBOLS:

SYMBOL	DESCRIPTION	DETAIL REFERENCE
RAMP UP	RAMP (DIRECTION)	N/A
	RAMP DOWN	
	RAMP UP	
	SLAB CURB WALL	
	SLAB DROP	
	SLAB FOLD	
	SLAB THICKNESS CHANGE	
	SLAB/BEAM	
	SLOPING SLAB DROP	

STRUCTURAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
#	NUMBER OR POUNDS
@	AT
°	DEGREE
ø	DIAMETER
(E)	EXISTING
A.B.	ANCHOR BOLT
ARCH	ARCHITECT, -URE, -URAL
B.O.	BOTTOM OF
bf	BEAM FLANGE WIDTH
BF	BRACE FRAME
BM	BEAM
B.N.	BOUNDARY NAILING
BOTT	BOTTOM
BTWN	BETWEEN
CFSF	COLD FORM STEEL FRAMING
CGS	CENTER OF GRAVITY OF THE TENDON
CJP	COMPLETE JOINT PENETRATION WELD
CLR	CLEAR
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATION
DIA	DIAMETER
DL	DEAD LOAD
DET	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EFF	EFFECTIVE
EL	ELEVATION
ELEC	ELECTRICAL
EMBED	EMBEDMENT
E.N.	EDGE NAILING
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ETCETERA
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
f 'c	CONCRETE COMPRESSIVE STRENGTH
FDN	FOUNDATION
F.N.	FIELD NAILING
FT	FOOT
FTG	FOOTING
Fy	YIELD STRESS
GA	GAGE OR GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSB	HIGH STRENGTH BOLT
JT	JOINT
K, KIP	KILOPOUND (1,000 POUNDS)
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	LENGTH
LBS	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG.	LONGITUDINAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LT WT	LIGHTWEIGHT
MAX.	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PCF	POUNDS PER CUBIC FOOT
P.H.	PENTHOUSE
PJP	PARTIAL JOINT PENETRATION WELD
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSION, -ED, -ING
R	RADIUS
REINF	REINFORCING, -MENT, -ED
REQD	REQUIRED
RTU	ROOF TOP UNIT
SC	SLIP CRITICAL
SCHED	SCHEDULE
SFRS	SEISMIC FORCE-RESISTING SYSTEM
SIM	SIMILAR
SL	SNOW LOAD
S.M.S.	SHEET METAL SCREW
SP	SPACE(S)
SPECS	SPECIFICATION(S)
SQ	SQUARE
STIFF	STIFFENER
STL	STEEL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T.O.	TOP OF
TC	PRE-TENSIONED BOLT
TEMP	TEMPERATURE
tf	BEAM FLANGE THICKNESS
THK	THICK
TRANS	TRANSVERSE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
w/	WITH
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

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West Dundee, Illinois

ISSUE DATE

SHEET TITLE
GENERAL NOTES

DATE
09/17/24

PROJECT NUMBER
Project Number

SHEET NUMBER
S-0B

TESTING, INSPECTIONS, AND OBSERVATIONS

1. THE STRUCTURAL ENGINEER DOES NOT PROVIDE INSPECTIONS OF CONSTRUCTION. STRUCTURAL ENGINEER MAY MAKE PERIODIC OBSERVATIONS OF THE CONSTRUCTION. SUCH OBSERVATIONS SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITIES OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.
2. SEE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS OR SPECIFICATIONS FOR TESTING AND INSPECTION REQUIREMENTS OF NON-STRUCTURAL COMPONENTS.
3. DUTIES OF THE INSPECTION AGENCY PER IBC CHAPTER 17:
   a. SUBMIT A PROPOSED TESTING AND INSPECTION PROGRAM TO THE OWNER, THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.
   b. PERFORM ALL TESTING AND INSPECTION REQUIRED PER APPROVED TESTING AND INSPECTION PROGRAM.
   c. FURNISH INSPECTION REPORT TO THE BUILDING OFFICIAL, THE OWNER, THE ARCHITECT, STRUCTURAL ENGINEER AND THE GENERAL CONTRACTOR. THE REPORTS SHALL BE COMPLETED AND FURNISHED WITHIN 48 HOURS OF INSPECTED WORK.
   d. SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTION AGENCY'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
4. SPECIAL INSPECTIONS AND TESTS ARE REQUIRED FOR MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN CHAPTER 17 OF THE IBC OR IN STANDARDS REFERENCED BY THE IBC. THESE ITEMS INCLUDE:
   a. POST-INSTALLED ANCHORS - INSPECTION
5. THE FOLLOWING WORK SHALL BE INSPECTED BY THE SPECIAL INSPECTOR UNLESS SPECIFICALLY WAIVED BY THE BUILDING OFFICIAL.

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	MATERIAL STD REFERENCE	IBC REFERENCE
CONCRETE CONSTRUCTION				
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X	ACI 318: CH 20, 25.2, 25.3, 26.2.1-26.6.3	1908.4
2. MATERIAL IDENTIFICATION OF REINFORCING (TYPE/GRADE)		X	AISC 341: TABLE J9.1	
3. REINFORCING STEEL HAS NOT BEEN REBENT IN THE FIELD		X	AISC 341: TABLE J9.1	
4. REINFORCING STEEL HAS BEEN TIED AND SUPPORTED AS REQUIRED		X	AISC 341: TABLE J9.1	
5. REINFORCING STEEL CLEARANCES HAVE BEEN PROVIDED		X	AISC 341: TABLE J9.1	
6. COMPOSITE STEEL MEMBERS HAVE REQUIRED SIZE		X	AISC 341: TABLE J9.1	
7. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		X	AWS D1.4	
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		X	ACI 318: 26.6.4	
c. INSPECTS ALL OTHER WELDS	X			
8. INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2	
9. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 17.8.2.4	
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a		X	ACI 318: 17.8.2	
10. VERIFY USE OF REQUIRED DESIGN MIX		X	ACI 318: CH 19, 26.4.2, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
11. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	1907.10
12. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		ACI 318: 26.5	1908.6, 1908.7, 1908.8
13. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 26.5.3-26.5.5	1908.9
14. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	X		ACI 318: 26.9	
15. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X	ACI 318: 26.11.2	
16. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X	ACI 318: 26.11.2(b)	

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE
STRUCTURAL STEEL - FABRICATION			
1. FABRICATION FACILITY			X
2. CONNECTION ERECTION AND ASSEMBLY	X	X	
3. PRETENSIONED AND SLIP-CRITICAL BOLTS/JOINTS USING TURN-OF-NUT METHOD WITHOUT MATCHMAKING OF CALIBRATED WRENCH METHODS OF INSTALLATION	X	X	
4. SINGLE PASS FILLET WELDS 5/16" OR LESS	X	X	X
5. ALL OTHER WELDS INCLUDING COMPLETE AND PARTIAL PENETRATION WELDS	X	X	X
6. SHEAR STUD PLACEMENT	X	X	

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE
STRUCTURAL STEEL - ERECTION			
1. STRUCTURAL STEEL ERECTION	X	X	
2. CONNECTION ERECTION AND ASSEMBLY	X	X	
3. PRETENSIONED AND SLIP-CRITICAL BOLTS/JOINTS USING TURN-OF-NUT METHOD WITHOUT MATCHMAKING OF CALIBRATED WRENCH METHODS OF INSTALLATION	X	X	
4. SINGLE PASS FILLET WELDS 5/16" OR LESS	X	X	X
5. ALL OTHER WELDS INCLUDING COMPLETE AND PARTIAL PENETRATION WELDS	X	X	X
6. SHEAR STUD PLACEMENT	X	X	
7. BEAM CAMBER (IN-PLACE)	X		

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE	AWS D1.1 CLAUSES
STRUCTURAL STEEL PRIOR TO BOLTING - MINIMUM INSPECTION				
1. MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P	TABLE C-N5.6-1	2.1, 9.1
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O	TABLE C-N5.6-1	6.5.1
3. CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM THE SHEAR PLANE)	O	O	TABLE C-N5.6-1	2.3.2, 2.7.2, 9.1
4. CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O	TABLE C-N5.6-1	4, 8
5. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O	TABLE C-N5.6-1	TABLE 6.1(2)
6. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P[1]	O[1]	TABLE C-N5.6-1	3, 9.1, 9.3
7. PROTECTION STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	O	O	TABLE C-N5.6-1	2.2, 8, 9.1

1 DOCUMENT - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REPORTS NEED NOT PROVIDE DETAILED MEASUREMENTS FOR JOINT FIT-UPS, WPS SETTINGS, COMPLETED WELDS, OR OTHER INDIVIDUAL ITEMS LISTED IN THE TABLES. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORILY REPAIRED SHALL BE NOTED IN THE INSPECTION.

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE	AWS D1.1 CLAUSES
STRUCTURAL STEEL AFTER BOLTING - MINIMUM INSPECTION				
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P	TABLE C-N5.6-3	N/A

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE	AWS D1.1 CLAUSES
STRUCTURAL STEEL PRIOR TO WELDING - MINIMUM INSPECTION				
1. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	P	P	TABLE C-N5.4-1	6.3
2. MANUFACTURER CERTIFICATES FOR WELDING CONSUMABLES AVAILABLE	P	P	TABLE C-N5.4-1	6.2
3. MATERIAL IDENTIFICATION	O	O	TABLE C-N5.4-1	6.2
4. WELDER IDENTIFICATION	O	O	TABLE C-N5.4-1	6.4 (WELDER QUALIFICATION)
5. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)	O	O	TABLE C-N5.4-1	
a. JOINT PREPARATION	O	O	TABLE C-N5.4-1	6.5.2
b. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)	O	O	TABLE C-N5.4-1	5.22
c. CLEANLINESS (CONDITION OF STEEL SURFACE)	O	O	TABLE C-N5.4-1	5.14
d. TACKING (TACK WELD QUALITY AND LOCATION)	O	O	TABLE C-N5.4-1	5.17
e. BACKING TYPE AND FIT (IF APPLICABLE)	O	O	TABLE C-N5.4-1	5.9, 5.21.1.1
6. FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- & K--JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY)	P/O[1]	O	TABLE C-N5.4-1	9.11.2
a. JOINT PREPARATION	P/O[1]	O	TABLE C-N5.4-1	9.11.2
b. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)	P/O[1]	O	TABLE C-N5.4-1	9.11.2
c. CLEANLINESS (CONDITION OF STEEL SURFACE)	P/O[1]	O	TABLE C-N5.4-1	9.11.2
d. TACKING (TACK WELD QUALITY AND LOCATION)	P/O[1]	O	TABLE C-N5.4-1	9.11.2
7. CONFIGURATION AND FINISH OF ACCESS HOLES	O		TABLE C-N5.4-1	6.5.2, 5.16 (& SEE AISC 360 SECT. J1.6)
8. FIT-UP OF FILLET WELDS	P/O[1]	O	TABLE C-N5.4-1	
a. DIMENSIONS (ALIGNMENT, GAPS AT ROOT)	P/O[1]	O	TABLE C-N5.4-1	5.21.1
b. CLEANLINESS (CONDITION OF STEEL SURFACES)	P/O[1]	O	TABLE C-N5.4-1	5.14
c. TACKING (TACK WELD QUALITY AND LOCATION)	P/O[1]	O	TABLE C-N5.4-1	5.17
9. CHECK WELDING EQUIPMENT	O	O	TABLE C-N5.4-1	6.2, 5.10

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE	AWS D1.1 CLAUSES
STRUCTURAL STEEL DURING WELDING - MINIMUM INSPECTION				
1. USE OF QUALIFIED WELDERS	O	O	TABLE C-N5.4-2	6.4
2. CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O	TABLE C-N5.4-2	6.2
a. PACKAGING	O	O	TABLE C-N5.4-2	5.3.1
b. EXPOSURE CONTROL	O	O	TABLE C-N5.4-2	5.3.2 (FOR SMAW), 5.3.3 (FOR SAW)
3. ENVIRONMENT CONDITIONS	O	O	TABLE C-N5.4-2	
a. WIND SPEED WITHIN LIMITS	O	O	TABLE C-N5.4-2	5.11.1
b. PRECIPITATION AND TEMPERATURE	O	O	TABLE C-N5.4-2	5.11.2
4. WPS FOLLOWED	O	O	TABLE C-N5.4-2	6.3.3, 6.5.2, 5.5, 5.20
a. SETTINGS ON WELDING EQUIPMENT	O	O	TABLE C-N5.4-2	
b. TRAVEL SPEED	O	O	TABLE C-N5.4-2	
c. SELECTED WELDING MATERIALS	O	O	TABLE C-N5.4-2	
d. SHIELDING GAS TYPE/FLOW RATE	O	O	TABLE C-N5.4-2	
e. PREHEAT APPLIED	O	O	TABLE C-N5.4-2	5.6, 5.7
f. INTERPASS TEMPERATURE MAINTAINED (MIN/MAX)	O	O	TABLE C-N5.4-2	
g. PROPER POSITION (F, V, H, OH)	O	O	TABLE C-N5.4-2	
h. INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED	O	O	TABLE C-N5.4-2	
5. WELDING TECHNIQUES	O	O	TABLE C-N5.4-2	6.5.2, 6.5.3, 5.23
a. INTERPASS AND FINAL CLEANING	O	O	TABLE C-N5.4-2	5.29.1
b. EACH PASS WITHIN PROFILE LIMITATIONS	O	O	TABLE C-N5.4-2	
c. EACH PASS MEETS QUALITY REQUIREMENTS	O	O	TABLE C-N5.4-2	

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE	AWS D1.1 CLAUSES
STRUCTURAL STEEL AFTER WELDING - MINIMUM INSPECTION				
1. WELDS CLEANED	O	O	TABLE C-N5.4-3	5.29.1
2. SIZE, LENGTH AND LOCATION OF WELDS	P	P	TABLE C-N5.4-3	6.5.1
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA	P[2]	P[2]	TABLE C-N5.4-3	6.5.3
a. CRACK PROHIBITION	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(1)
b. WELD/BASE-METAL FUSION	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(2)
c. CRATER CROSS-SECTION	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(3)
d. WELD PROFILES	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(4), 5.24
e. WELD SIZE	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(6)
f. UNDERCUT	P[2]	P[2]	TABLE C-N5.4-3	TABLE 6.1(7)
g. POROSITY	P[2]	P[2]		TABLE 6.1(8)
4. ARC STRIKES	P	P	TABLE C-N5.4-3	5.28
5. K-AREA[3]	P[2]	P[2]	TABLE C-N5.4-3	N/A
6. WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES	P	P	TABLE C-N5.4-3	5.16, 6.5.2 (& SEE AISC 360 SECT. J1.6)
7. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P[2]	P[2]	TABLE C-N5.4-3	5.9, 5.30
8. REPAIR ACTIVITIES	P	P[2]	TABLE C-N5.4-3	6.5.3, 5.25
9. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P	TABLE C-N5.4-3	6.5.4, 6.5.5
10. PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	P[2]	P[2]	TABLE C-N5.4-3	6.5.4, 6.5.5

1 FOLLOWING PERFORMANCE OF THIS INSPECTION TASK FOR TEN WELDS TO BE MADE BY A GIVEN WELDER, WITH THE WELDER DEMONSTRATING UNDERSTANDING OF REQUIREMENTS AND POSSESSION OF THE SKILLS TO VERIFY THESE ITEMS, THE PERFORM DESIGNATION OF THIS TASK SHALL BE REDUCED TO OBSERVE, AND THE WELDER SHALL PERFORM THIS TASK. SHOULD THE INSPECTOR DETERMINE THE WELDER HAS DISCONTINUED PERFORMANCE OF THIS TASK, THE TASK SHALL BE RETURNED TO PERFORM UNTIL SUCH TIME AS THE INSPECTOR HAS RE-ESTABLISHED ADEQUATE ASSURANCE THE WELDER WILL PERFORM THE INSPECTION TASKS LISTED.

2 DOCUMENT - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REPORT NEED NOT PROVIDE DETAILED MEASUREMENTS FOR JOINT FIT-UPS, WPS SETTINGS, COMPLETED WELDS, OR OTHER INDIVIDUAL ITEMS LISTED IN THE TABLES. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORILY REPAIRED SHALL BE NOTED IN THE INSPECTION.

3 WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3" OF THE WELD. THE VISUAL INSPECTION SHALL BE PERFORMED NO SOONER THAN 48 HOURS FOLLOWING COMPLETION OF THE WELDING.

VERIFICATION AND INSPECTION TASK	QC	QA	MATERIAL STD REFERENCE
STRUCTURAL STEEL - OTHER INSPECTION TASKS REQUIRED BY AISC 341			
1. RBS REQUIREMENTS, IF APPLICABLE	P[1]	P[1]	
2. CONTOUR AND FINISH	P[1]	P[1]	
3. DIMENSIONAL TOLERANCES	P[1]	P[1]	
4. PROTECTED ZONE - NO HOLES AND UNAPPROVED ATTACHMENTS MADE BY FABRICATOR OR ERECTOR, AS APPLICABLE	P[1]	P[1]	

1 DOCUMENT - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE REPORTS NEED NOT PROVIDE DETAILED MEASUREMENTS FOR JOINT FIT-UPS, WPS SETTINGS, COMPLETED WELDS, OR OTHER INDIVIDUAL ITEMS LISTED IN THE TABLES. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORILY REPAIRED SHALL BE NOTED IN THE INSPECTION.

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	MATERIAL STD REFERENCE	IBC REFERENCE
OPEN-WEB JOISTS AND GIRDERS				
1. INSTALLATION OF OPEN-WEB JOISTS AND GIRDERS:				
a. END CONNECTIONS - WELDING AND BOLTED		X	SJI SPEC. LISTED IN SECTION 2207.1	
b. BRIDGING - HORIZONTAL AND DIAGONAL				
c. STANDARD BRIDGING		X	SJI SPEC. LISTED IN SECTION 2207.1	
d. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1		X		

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	MATERIAL STD REFERENCE	IBC REFERENCE
STRUCTURAL DECKING				
1. DECK PLACEMENT AND ATTACHMENT	X	X		

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	MATERIAL STD REFERENCE	IBC REFERENCE
COLD-FORMED STEEL FRAMING				
1. EXTERIOR WALLS AND CONNECTIONS	X	X		
2. COLD-FORMED STEEL TRUSS SPANNING 60 FEET OR GREATER:				
a. TEMPORARY AND PERMANENT INSTALLATION RESTRAINT/BRACING		X		1705.2.4

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	MATERIAL STD REFERENCE	IBC REFERENCE
SOILS				
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
3. PERFORM CLASSIFICATIONS AND TESTING OF COMPACTED FILL MATERIAL		X		
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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HEITMAN ARCHITECTS INCORPORATED

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West Dundee, Illinois

ISSUE DATE

SHEET TITLE

TESTING, INSPECTIONS, AND OBSERVATIONS

DATE

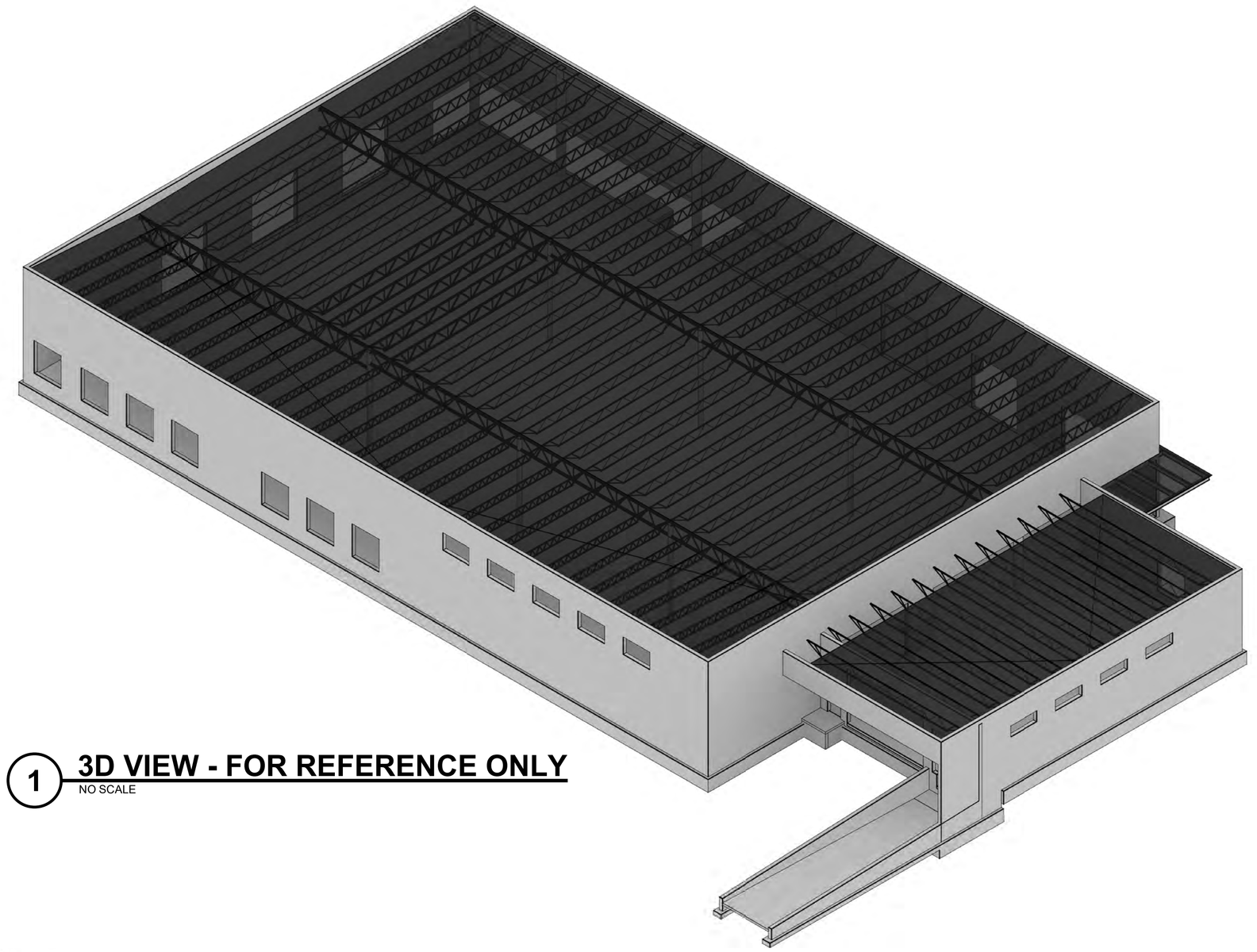
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SHEET NUMBER

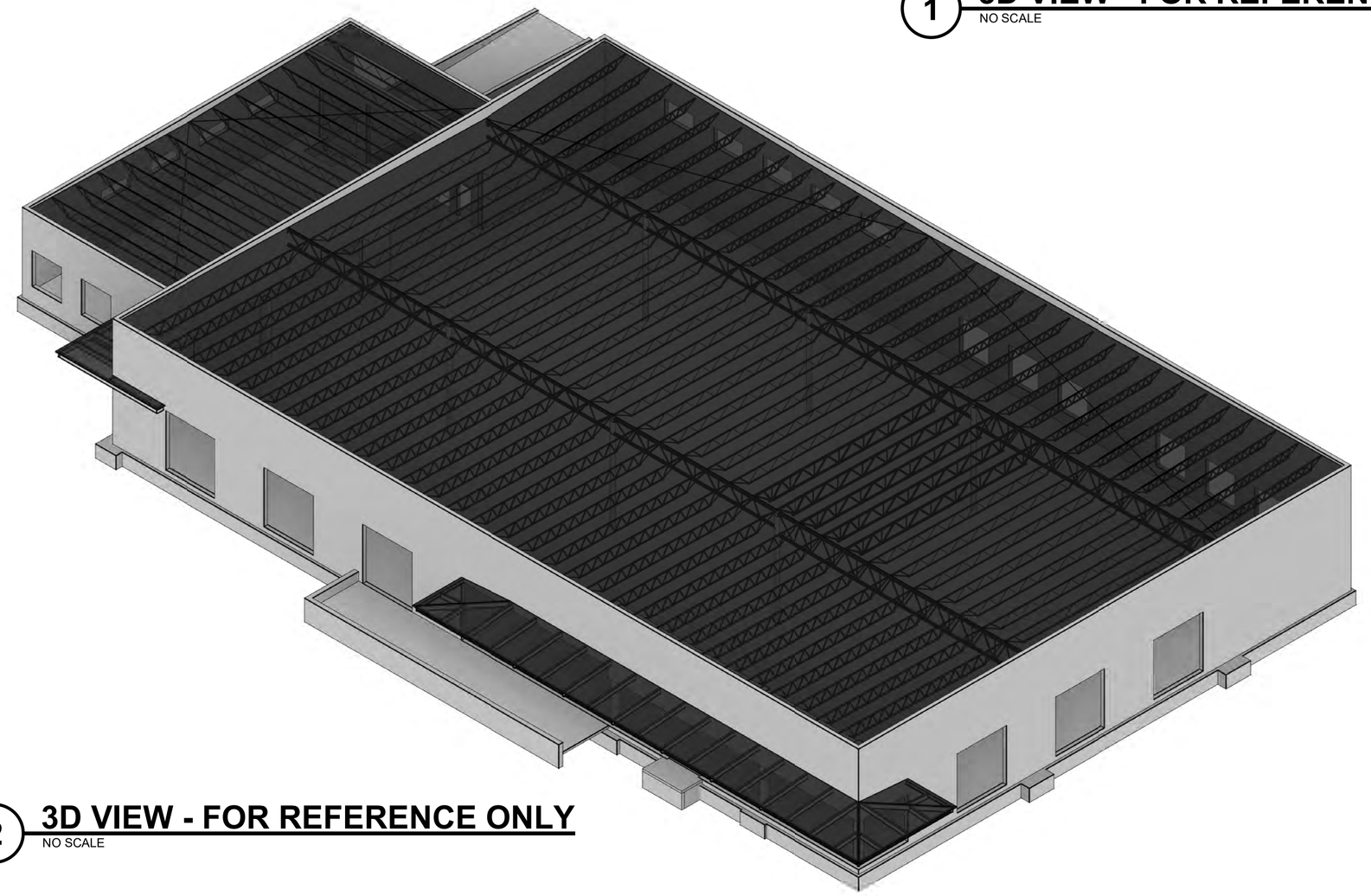
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PROJECT NUMBER

Project Number



1 **3D VIEW - FOR REFERENCE ONLY**
NO SCALE



2 **3D VIEW - FOR REFERENCE ONLY**
NO SCALE

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West Dundee, Illinois

ISSUE DATE

SHEET TITLE
3D VIEWS

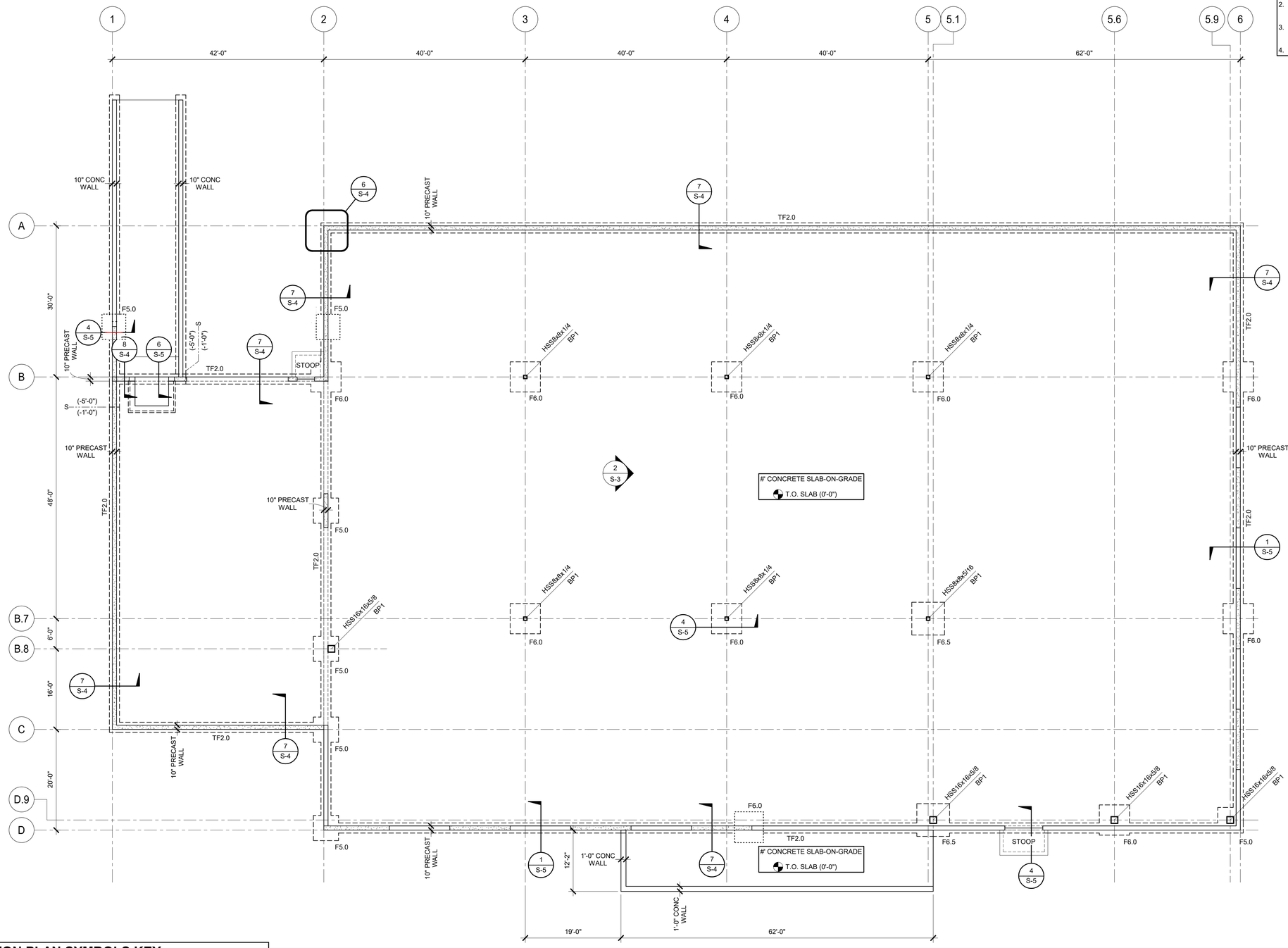
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PROJECT NUMBER
Project Number

SHEET NUMBER
S-0D

NOTES:

1. SEE SECTION 1-3/S-4 FOR SLAB ON GRADE DETAILS.
2. SEE SECTION 4/S-4 FOR TYPICAL PIPE TRENCH THRU PERIMETER FOOTING DETAIL.
3. "S" INDICATES A STEPPED FOOTING FINAL LOCATION TO BE PROVIDED BY PRECASTER SEE DETAIL 2/S-5.
4. BASE PLATE BP1 SEE 3/s-5 & 5/S-4.

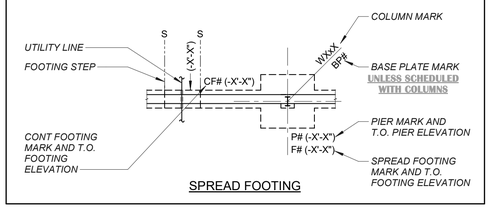


1 FOUNDATION PLAN

1" = 10'-0"

NORTH

FOUNDATION PLAN SYMBOLS KEY



FOOTING SCHEDULE

MARK	LENGTH	WIDTH	DEPTH	REINFORCING		REMARKS
				LONG DIRECTION	SHORT DIRECTION	
F5.0	5'-0"	5'-0"	3'-0"			
F6.0	6'-0"	6'-0"	3'-0"			
F6.5	6'-6"	6'-6"	3'-0"			

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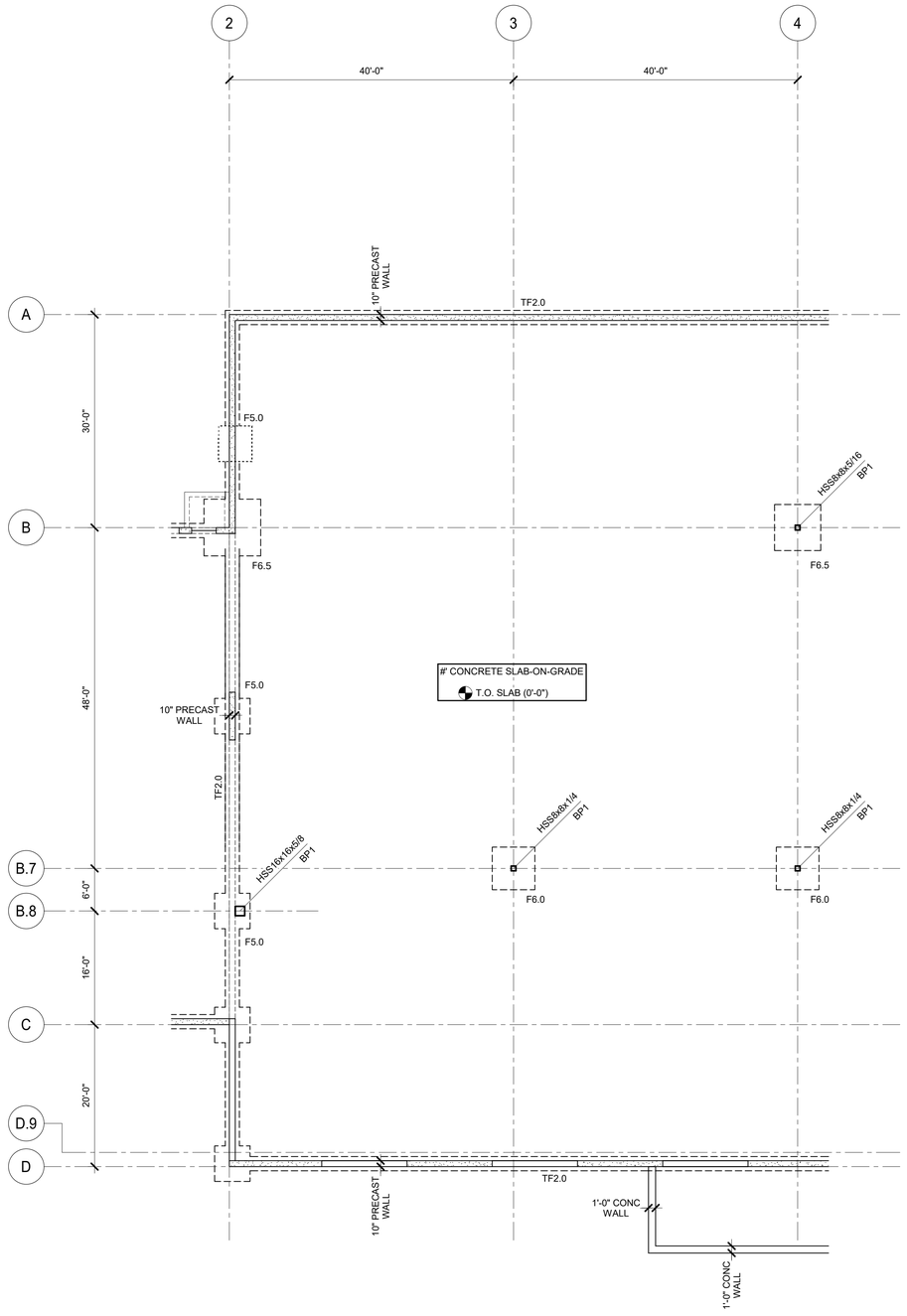
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FOUNDATION PLAN

DATE
09/04/24

PROJECT NUMBER
Project Number

SHEET NUMBER
S-1



1 PARTIAL FOUNDATION PLAN - ALTERNATE (COLUMN 3A OMITTED)

1" = 10'-0"

NORTH

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SHEET TITLE
PARTIAL FOUNDATION PLAN - ALTERNATE

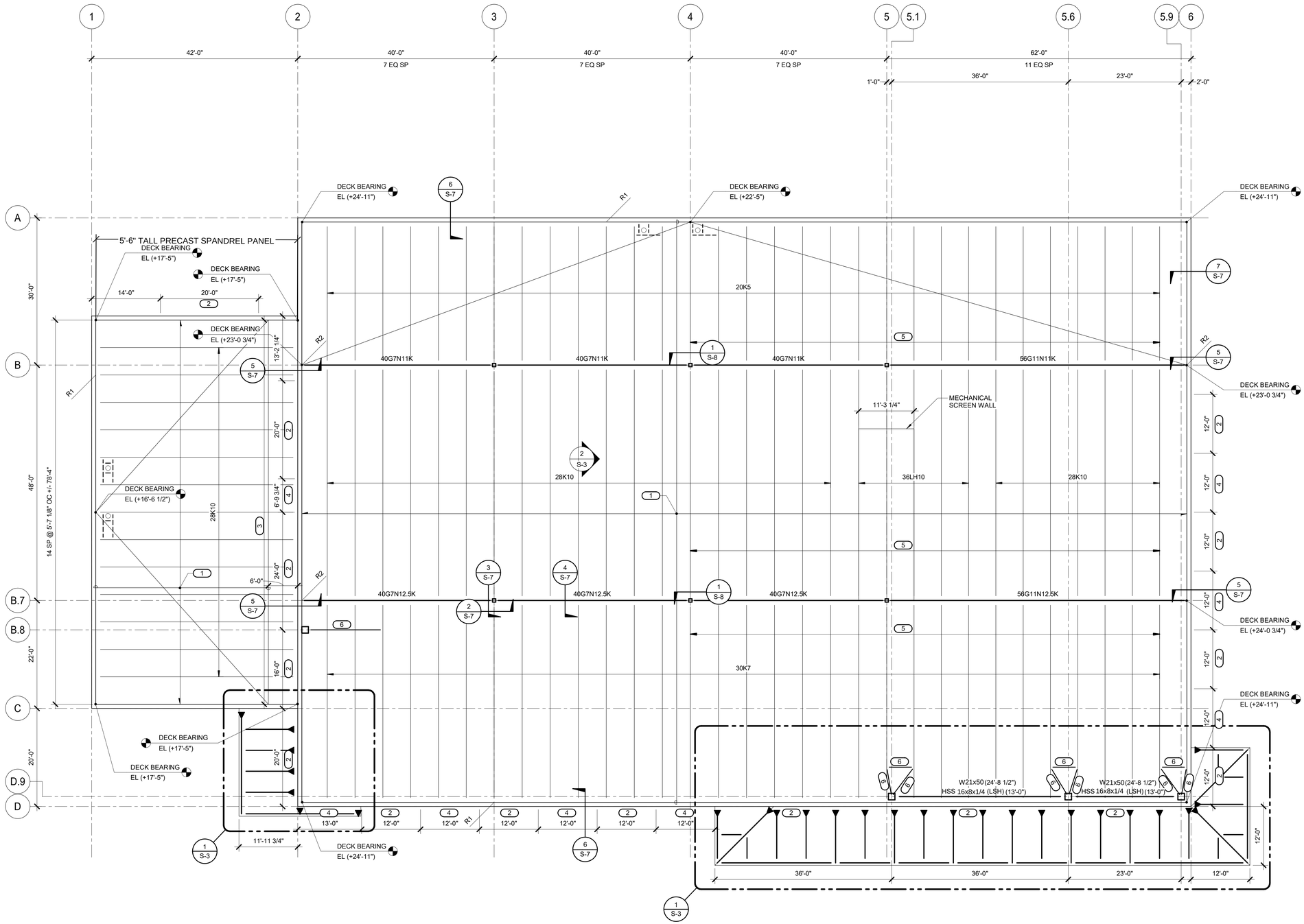
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S-1A

PROJECT NUMBER
Project Number

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

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ROOF DEAD LOADS

	TYPICAL
ROOFING+INSULATION	3 PSF
SOLAR PANELS	5 PSF
CEILING	5 PSF
METAL DECK	2 PSF
STEEL JOIST	2 PSF
MEP	5 PSF
TOTAL	22 PSF

1 HIGH ROOF FRAMING PLAN

1" = 10'-0"

NOTES:

1. SEE SECTION 1/S-7 FOR ANGLE FRAME UNDER THE CURB OF ANY ROOF TOP EQUIPMENT OR FOR DECK SUPPORT OF ANY ROOF OPENING.
2. SEE 9/S-7 & 10/S-7 FOR TYPICAL BEAM CONNECTION DETAILS.

KEYNOTES: (#)

1. 1 1/2" x 22GA TYPE B METAL DECK 3 SPAN. SEE PLAN FOR DECK BEARING ELEVATION.
2. PRECAST SPANDREL BEAM. SEE ARCH DRAWINGS FOR EXACT LOCATION AND EXTENT.
3. 1 1/2" x 20 GAGE TYPE B METAL DECK, 3 SPAN.
4. FULL HEIGHT PANEL IN BETWEEN SPANDREL PANELS.
5. PROVIDE 5" DEEP JOIST SEATS AT THE END OF THE JOIST THAT BEARS ON A JOIST GIRDER TO MATCH THE LH JOISTS.
6. L6x3 1/2x5/16 (LLH) COLUMN BRACE. WELD DECK TO ANGLE WITH 5/8" PUDDLE WELDS AT 6" OC.

PRECAST LOAD SCHEDULE

MARK	DEAD LOAD	LIVE LOAD
R1	4K	4K
R2	40K	40K

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NOT FOR CONSTRUCTION

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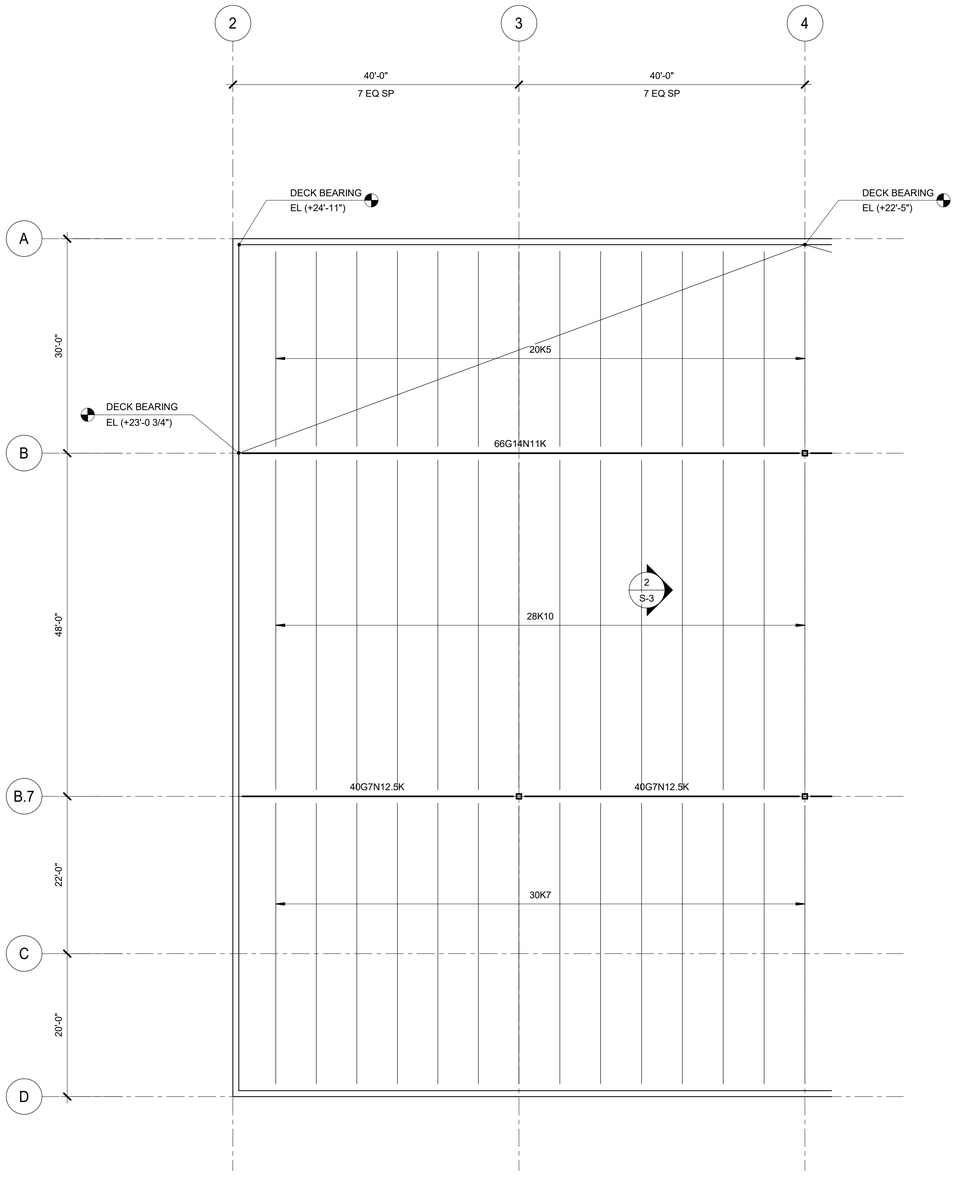
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SHEET TITLE
ROOF FRAMING PLAN

DATE
09/06/24

SHEET NUMBER
S-2

PROJECT NUMBER
Project Number



1 PARTIAL ROOF FRAMING PLAN - ALTERNATE (COLUMN 3A OMITTED)

1" = 10'-0"

NORTH

DESIGN DRAWINGS:
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swissQprint

West Dundee, Illinois

ISSUE DATE

SHEET TITLE

PARTIAL ROOF FRAMING PLAN - ALTERNATE

DATE

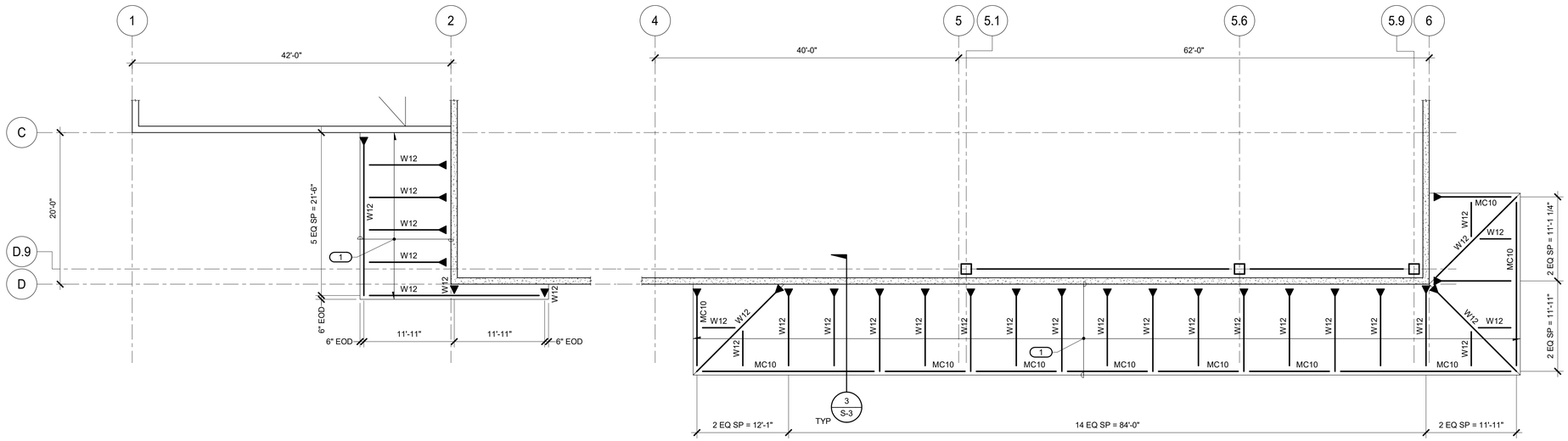
09/10/24

SHEET NUMBER

S-2A

PROJECT NUMBER

Project Number



1 ENLARGED CANOPY FRAMING PLAN

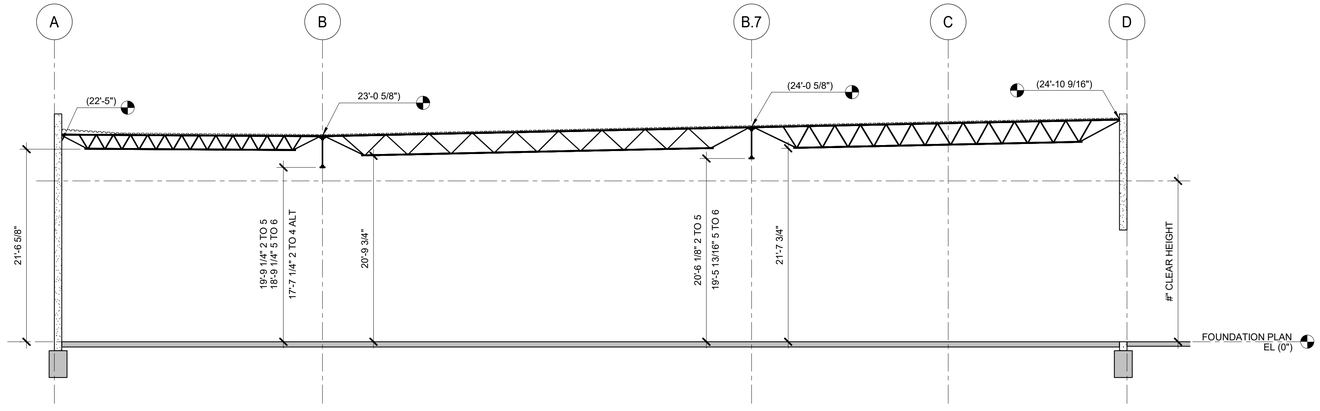
1/8" = 1'-0"

NOTE:

1. TAPERED WF FRAMING MEMBERS AT CANOPIES.

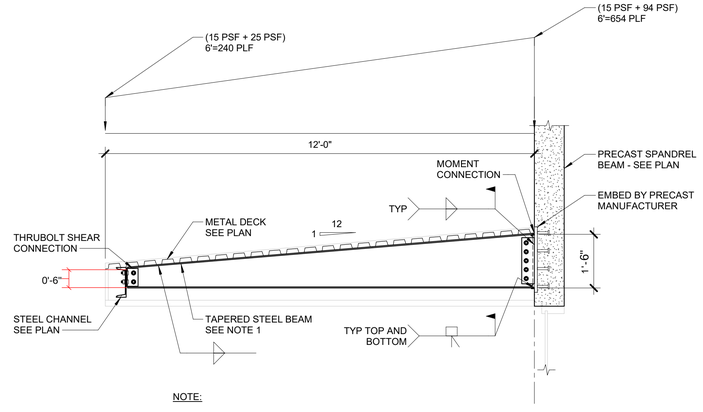
KEYNOTE: (#)

1. 1 1/2" (22GA) TYPE B METAL DECK, 3 SPAN. SEE PLAN FOR DECK BEARING ELEVATION.



2 FRAMING ELEVATION

NO SCALE



NOTE:

1. STEEL PLATE TO RESTORE TAPERED STEEL BEAM SECTION. MATCH BEAM FLANGE WIDTH AND THICKNESS.

3 CANOPY FRAMING SECTION

1/2" = 1'-0"

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ISSUE DATE

SHEET TITLE

ENLARGED CANOPY FRAMING PLAN

DATE

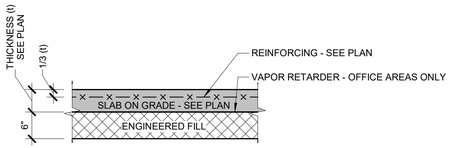
09/09/24

SHEET NUMBER

S-3

PROJECT NUMBER

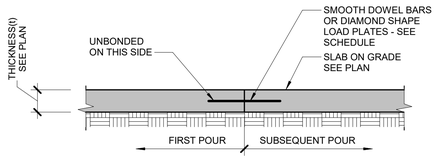
Project Number



NOTES:

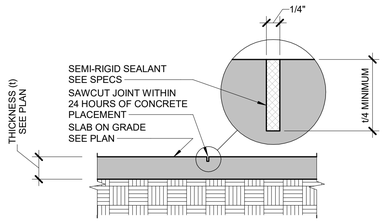
1. REFERENCE GEOTECHNICAL REPORT FOR MATERIAL AND COMPACTION REQUIREMENTS.
2. COMPACT ALL FILL MATERIAL TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557.
3. VAPOR RETARDER TO MEET ASTM E1745, CLASS A AND BE NOT LESS THAN 15 MILS THICK.

1 TYPICAL SLAB SECTION
3/4" = 1'-0"



SLAB THICKNESS	SMOOTH DOWEL BAR	DIAMOND SHAPE LOAD PLATES
5"	3/4"Ø x 1'-4" @ 12" OC	1/4"x4 1/2" x 0'-4 1/2" @ 18" OC
6"		
> 6"	1"Ø x 1'-4" @ 12" OC	3/8"x4 1/2" x 0'-4 1/2" @ 18" OC

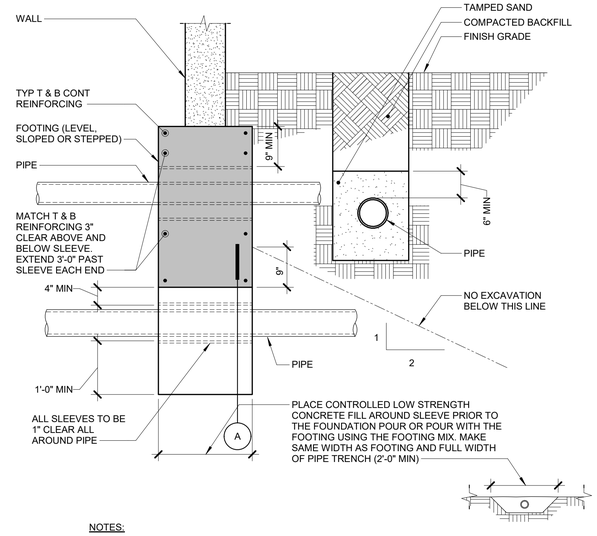
2 TYPICAL CONSTRUCTION JOINT
3/4" = 1'-0"



NOTES:

1. SEE CAST-IN-PLACE CONCRETE GENERAL NOTES CONCERNING LOCATION OF JOINTS.
2. CONTRACTOR MUST OBTAIN WRITTEN APPROVAL PRIOR TO POURING CONCRETE FOR ALL CONSTRUCTION AND/OR CONTROL JOINTS.

3 TYPICAL CONTROL JOINT
3/4" = 1'-0"

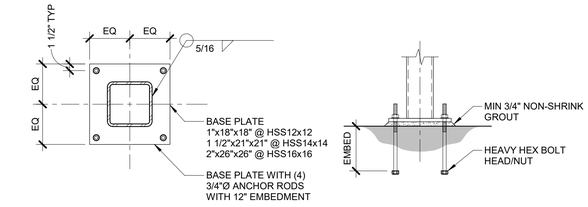


NOTES:

1. PIPE DIAMETER SHALL NOT EXCEED 8".
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL LOCATIONS, ELEVATIONS, ETC. OF SITE UTILITIES.
3. DETAIL REQUIRED AT ALL UTILITIES HAVING A PLAN WIDTH UP TO 1'-0". FOR WIDTHS GREATER THAN 1'-0". SEE PLAN FOR REQUIRED DETAIL.
4. PIPE IS NOT ALLOWED UNDER SPREAD FOOTINGS.

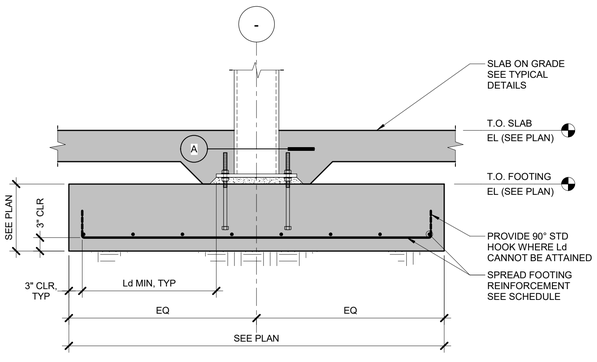
SECTION A

4 TYPICAL PIPE TRENCH DETAIL
3/4" = 1'-0"



SECTION A - BASE PLATE (BP1) TYP UON

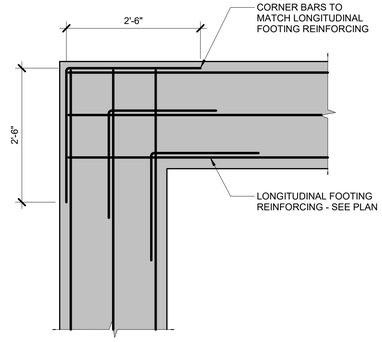
ELEVATION



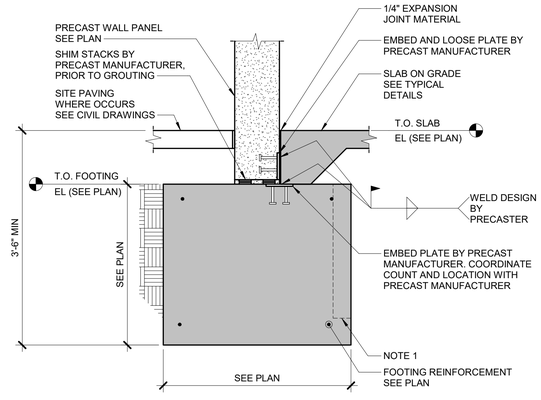
NOTE:

1. SEE TYPICAL ANCHOR ROD DETAIL FOR ADDITIONAL INFORMATION.

5 COLUMN FOOTING DETAIL
3/4" = 1'-0"



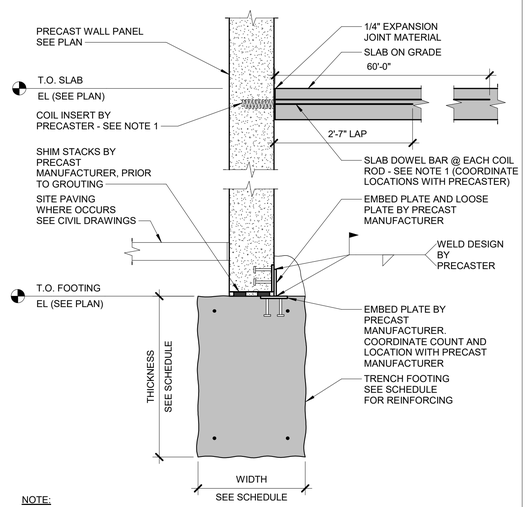
6 WALL & FOOTING CORNER BARS
3/4" = 1'-0"



NOTE:

1. NOTCH TRENCH FOOTING FOR DOWNSPOUT LEADER AS REQUIRED. CONTRACTOR TO COORDINATE LOCATION/EXTENT WITH ARCHITECTURAL AND PLUMBING DRAWINGS.

7 FOUNDATION AT PRECAST WALL DETAIL
3/4" = 1'-0"



NOTE:

1. PRECASTER TO PROVIDE COIL ROD FORCES (IF USED) TO IMEG TO SIZE REQUIRED SLAB REINFORCING. THE REQUIREMENT OF SIZE, LENGTH AND SPACING OF SLAB REINFORCING TO BE DETERMINED BY IMEG ONLY IF THE PRECAST MANUFACTURER REQUIRES COIL RODS TO TIE THE WALL PANEL TO THE SLAB ON GRADE IN ORDER TO JUSTIFY THEIR PANEL DESIGN. FOR BUDGETING PURPOSES ESTIMATE SLAB REINFORCING OF #5 BARS @ 2'-8" OC AT LOADING DOCKS LAPPING COILRODS CONTINUOUS FROM PRECAST WALL TO FIRST INTERIOR COLUMN LINE.

8 FOUNDATION AT PRECAST WALL DETAIL
3/4" = 1'-0"

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FOUNDATION DETAILS

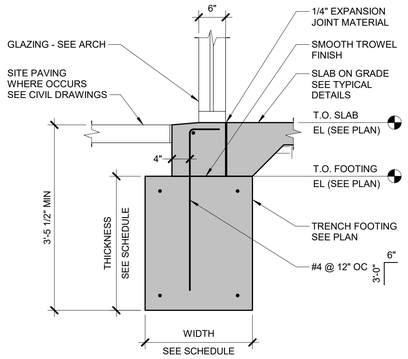
DATE
09/17/24

PROJECT NUMBER
Project Number

SHEET NUMBER
S-4

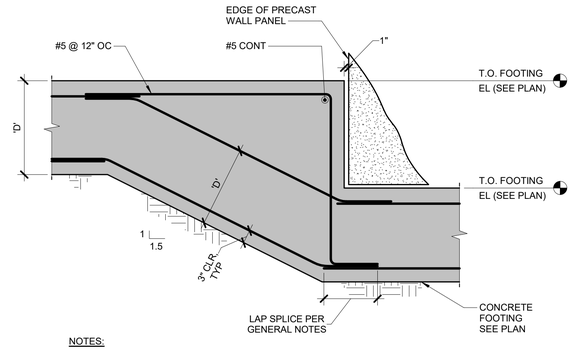
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1 SECTION AT GLAZING

3/4" = 1'-0"

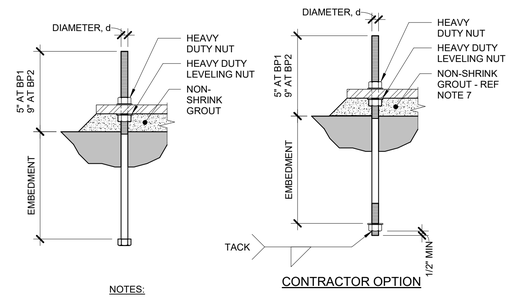


NOTES:

1. COORDINATE FOOTING STEP WITH PRECAST WALL PANEL LAYOUT. SEE TO PRECAST SHOP DRAWINGS.
2. CONTRACTOR NOTE: LOCATION OF STEPPED FOOTING VARIES WITH FINAL GRADES AND/OR EXISTING SOIL CONDITIONS. MAINTAIN 3'-6" MIN FROST COVER BELOW FINAL GRADE.
3. 'D' INDICATES THICKNESS PER SCHEDULE.

2 TYPICAL STEPPED FOOTING DETAIL

3/4" = 1'-0"



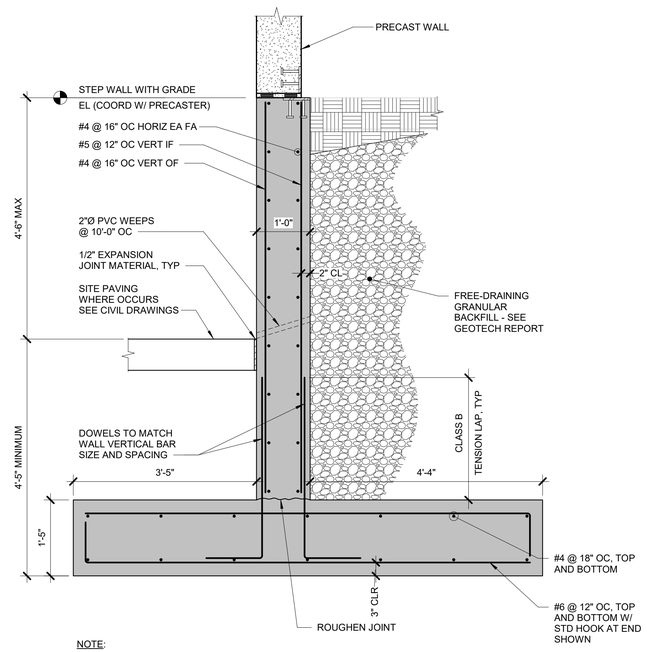
CONTRACTOR OPTION

NOTES:

1. REFERENCE BASE PLATE DETAILS FOR DIAMETER AND EMBEDMENT.
2. REFERENCE GENERAL NOTES FOR MATERIAL REQUIREMENTS.
3. ANCHOR RODS SHALL BE SET PRIOR TO PLACEMENT OF CONCRETE.
4. PROTECT ANCHOR RODS FROM DAMAGE.
5. ANCHOR SHALL BE SET SO AS NOT TO VARY FROM THE DIMENSIONS SHOWN ON THE ERECTION DRAWINGS BY MORE THAN THE FOLLOWING:
   A. 1/8" CENTER TO CENTER OF ANY TWO RODS WITHIN AN ANCHOR ROD GROUP.
   B. 1/4" CENTER TO CENTER OF ADJACENT ANCHOR ROD GROUPS.
   C. ELEVATION OF THE TOP OF ANCHOR RODS ± 1/2".
   D. MAXIMUM ACCUMULATION OF 1/4" PER HUNDRED FEET ALONG THE ESTABLISHED COLUMN LINE.
   E. 1/4" FROM THE CENTER OF ANY ANCHOR ROD GROUP TO THE ESTABLISHED COLUMN LINE THROUGH THAT GROUP.
   F. REFERENCE AISC CODE OF STANDARD PRACTICE FOR ADDITIONAL INFORMATION.
6. SET ANCHOR RODS PERPENDICULAR TO BEARING SURFACE, UON.
7. PROVIDE 1 1/2" NON-SHRINK GROUT AT BP1; 2 1/2" NON-SHRINK GROUT AT BP2.

3 BP1 ANCHOR BOLT DETAIL

1 1/2" = 1'-0"

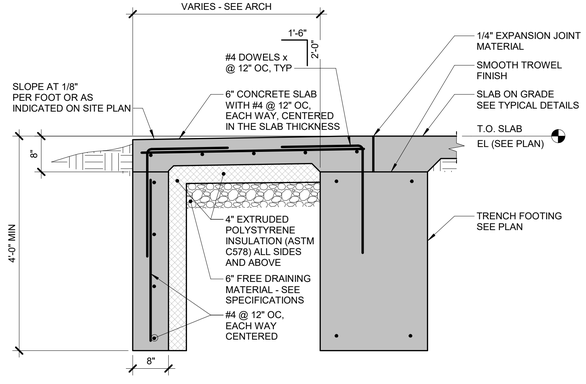


NOTE:

1. CONTRACTOR OPTION TO STEP UP FOOTING AS LOW SLAB ELEVATION INCREASES, MAINTAIN MINIMUM FROST DEPTH TO BOTTOM OF FOOTING.

4 TYPICAL CANTILEVER RETAINING WALL

3/4" = 1'-0"

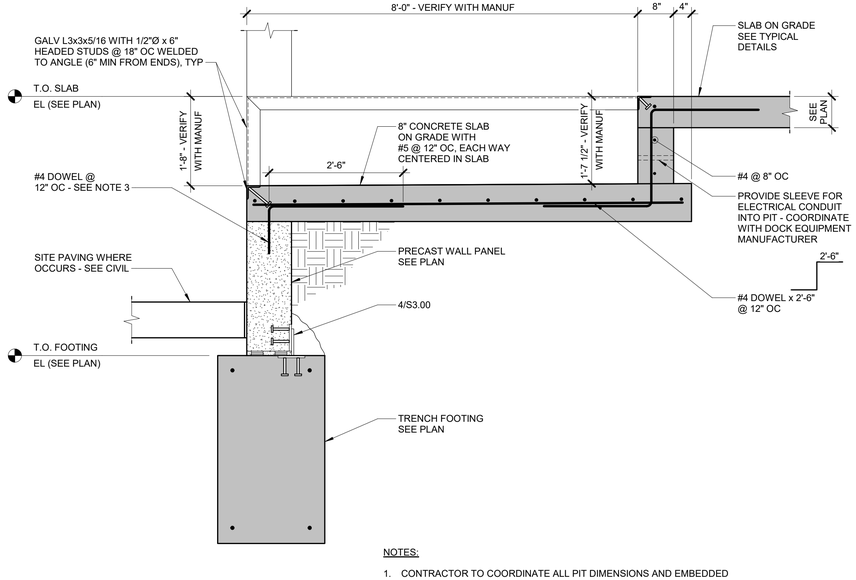


NOTE:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT STOOP LAYOUT AND LOCATIONS.

5 TYPICAL STOOP DETAIL

3/4" = 1'-0"



NOTES:

1. CONTRACTOR TO COORDINATE ALL PIT DIMENSIONS AND EMBEDDED ITEMS WITH DOCK EQUIPMENT MANUFACTURER.
2. LOADING DOCK WALLS SHALL BE DESIGNED FOR THE AT REST EARTH PRESSURE OF 65 POUNDS PER CUBIC FOOT AND A SURCHARGE LOAD OF 300 POUNDS PER SQUARE FOOT.
3. DRILL AND EPOXY DOWEL. PROVIDE 6" EMBEDMENT.

6 DOCK LEVELER PIT SECTION

3/4" = 1'-0"

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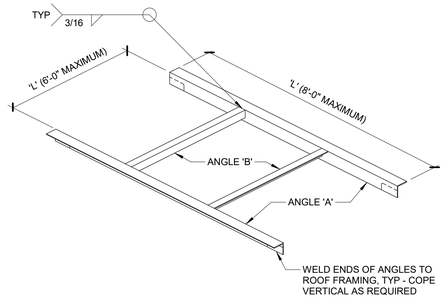
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DATE
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Project Number

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S-5



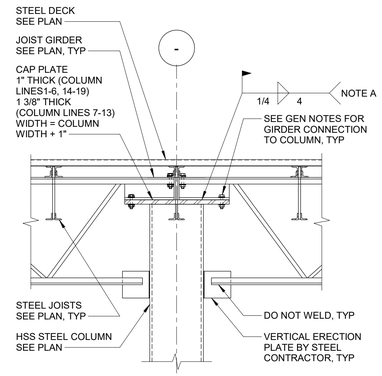
'L'	ANGLE 'A'	ANGLE 'B'
UP TO 1'-0"	NONE	NONE
1'-1" TO 4'-6"	L4x4x1/4	L4x4x1/4
4'-7" TO 6'-0"	L4x4x5/16	L4x4x1/4
6'-1" TO 8'-0"	L4x4x3/8	-

NOTES:

1. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
2. ROOF OPENING FRAMING REQUIRED UNDER ALL RTU CURBS.

1 ROOF OPENING DETAIL

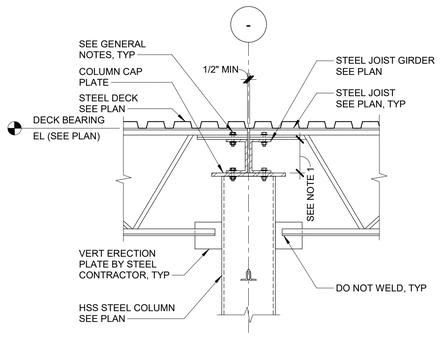
3/4" = 1'-0"



(NOTE A): WHERE ROOF PLAN KEYNOTE 6 IS CUT INCREASE WELD LENGTH TO 10".

2 TYPICAL JOIST GIRDER AT HSS COLUMN

3/4" = 1'-0"

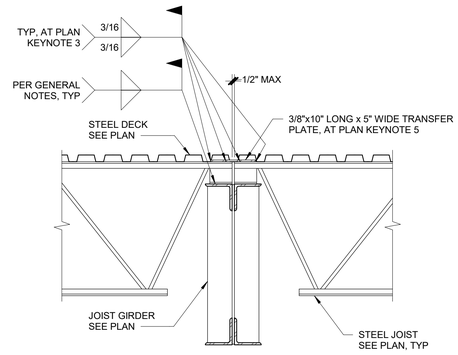


NOTE:

1. APPROXIMATELY 7 1/2" - COORDINATE JOIST GIRDER SEAT DEPTH WITH JOIST MANUFACTURER.

3 JOIST BEARING DETAIL

3/4" = 1'-0"



4 TYPICAL JOIST GIRDER DETAIL

3/4" = 1'-0"

NOTE:

1. STEEL FABRICATOR TO PROVIDE INFILL ANGLE OVER JOIST GIRDER MATCHING ANGLE SIZE IN 7/S300. CONNECTION OF INFILL ANGLE AT EITHER END BY STEEL FABRICATOR AND SHALL DEVELOP FULL TENSILE CAPACITY OF ANGLE SECTION.

5 SECTION AT JOIST GIRDER

3/4" = 1'-0"

NOTES:

1. SEE PLAN FOR JOIST REACTIONS ON PRECAST PANEL AND SEE GENERAL NOTES FOR JOIST ROLLOVER FORCE PARALLEL TO WALL.
2. SPLICE ANGLE SEGMENTS TOGETHER TO PROVIDE CONTINUITY IN LOAD PATH FOR ENTIRE LENGTH/WIDTH OF BUILDING. SPLICE SHALL DEVELOP 40 KIPS AXIAL FORCE UNFACTORED ALLOWABLE STRESS. FOR SPLICE DETAIL, SEE 18/S302.

6 STEEL JOIST BEARING AT PRECAST WALL PANEL WITH BEARING ANGLE

3/4" = 1'-0"

REACTIONS ALONG WALL:
VERTICAL LOADS: DL = 100 PLF SL = 200 PLF LATERAL LOADS SEE PLAN

7 TYPICAL STEEL JOIST PARALLEL TO PRECAST WALL PANEL

3/4" = 1'-0"

8 CHORD ANGLE SPLICE DETAIL @ ROOF

3/4" = 1'-0"

DOUBLE ANGLE CONN	
SUPPORTED BEAM	'n'
W8, W10	2
W12, W14	3
W16	4
W18	5
W21	6
W24, W27	7
W30	8
W33	9
W36	10
W40	11
W44	12

NOTES:

1. DETAILER IS RESPONSIBLE FOR FULLY DEVELOPING GEOMETRY AND DIMENSIONAL INFORMATION REQUIRED TO FABRICATE.
2. WHERE TYP SHEAR CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SELECT AND DETAIL ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH. ALTERNATE CONNECTION SHALL BE SELECTED IN ACCORDANCE WITH AISC CONNECTION TABLES.

9 TYPICAL DOUBLE ANGLE SHEAR CONNECTION

1 1/2" = 1'-0"

SUPPORTED BEAM	'tpl'	'n'	'w'
W8, W10	1/4"	2	3/16
W12, W14	5/16"	3	1/4
W16	3/8"	4	1/4
W18	1/2"	5	5/16
W21	1/2"	6	5/16
W24, W27	1/2"	7	5/16
W30	1/2"	8	5/16
W33	1/2"	9	5/16
W36	5/8"	10	7/16
W40	5/8"	11	7/16
W44	5/8"	12	7/16

NOTE:

1. WHERE TYPICAL SHEAR CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SELECT AND DETAIL ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH. ALTERNATE CONNECTION SHALL BE SELECTED IN ACCORDANCE WITH AISC ASD CONNECTION TABLES.

10 WIDE FLANGE BEAM CONNECTION TO HSS

3/4" = 1'-0"

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ISSUE DATE

SHEET TITLE
FRAMING DETAILS

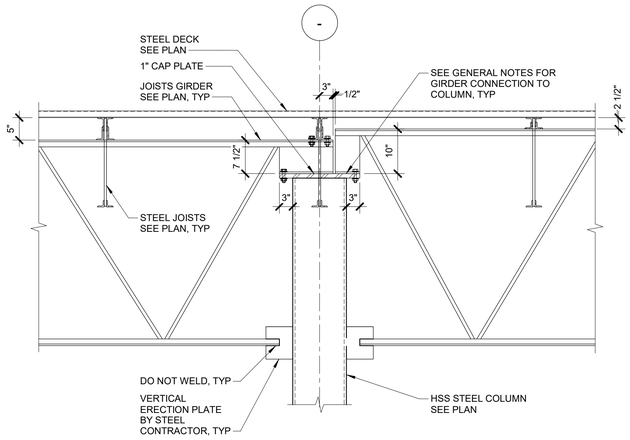
DATE
09/17/24

PROJECT NUMBER
Project Number

SHEET NUMBER
S-7

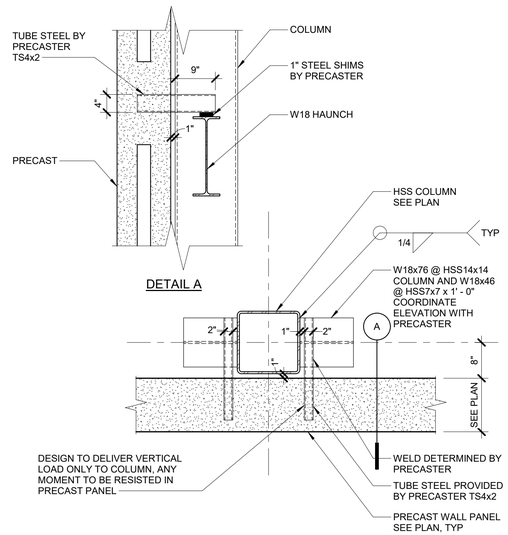
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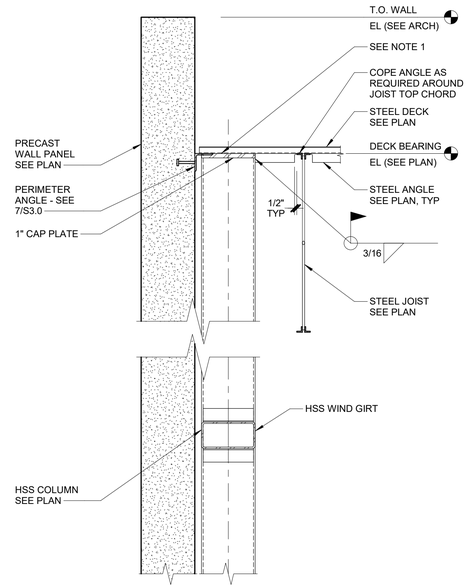
1 TYPICAL JOIST GIRDER AT HSS COLUMN

3/4" = 1'-0"



2 SPANDREL BEARING DETAIL AT COLUMN

3/4" = 1'-0"



NOTE:

1. NOTCH ANGLE AROUND COLUMN AS REQUIRED.

3 ENTRY COLUMN CONNECTION AT ROOF

3/4" = 1'-0"

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

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swissQprint

West Dundee, Illinois

ISSUE DATE

SHEET TITLE
FRAMING DETAILS

DATE
09/17/24

PROJECT NUMBER
Project Number

SHEET NUMBER
S-8

APPEARANCE REVIEW COMMISSION (ARC) MEETING **November 12, 2024 – 7:00 pm**
Village Hall, 102 S. Second Street **Village of West Dundee**

I. CALL TO ORDER:

Chairman Baldoni called the meeting to order at 7:08 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni and Commissioners JoLynn Seifert, Joel Davies, Donna Martin, and Laura Lemajeur.

Also in attendance were Director of Economic Development, Planning, Zoning and Urban Design Timothy Scott, Village Planner Kim Tibbetts and six (6) individuals in the audience representing Petition 24-24.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Agenda as amended. Upon roll call, the motion was approved.

AYES: Commissioners Lemajeur, Seifert, Davies, and Martin, and Chairman Baldoni
NAYS: None
ABSENT: None

IV. APPROVAL OF MINUTES:

A. October 8, 2024

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the Minutes of the October 8, 2024 Appearance Review Commission Meeting as presented. Upon roll call, the motion was approved.

AYES: Commissioners Lemajeur, Seifert, Davies, and Martin, and Chairman Baldoni
NAYS: None
ABSENT: None

V. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS:

A. ARC2024-24: Canterfield Parkway East – Consideration of Exterior Appearance Plans for swissQprint at Canterfield Corporate Campus

Six representatives were present on behalf of the proposed swissQprint development, including Erik and Karl Heitman of Heitman Architects (project architects), Eric Norman of swissQprint (end user), Timothy Ball of Gary Weber Associates (landscape architect), and Craig Zachrich of HLC Partners (property owner).

Erik Heitman presented a flyover video of the proposed project, identifying the aesthetic approach as natural and minimal to harmonize with the site's setting. Building materials include pre-cast panels with limestone accents, a cantilevered canopy with a wood-like appearance to be made of durable materials, and sustainable glazing.

He advised that the flat roof is proposed to include solar panels and noted the building's interior layout. In terms of lighting, sconces are proposed for up-lighting of the canopy and entrances, with minimal parking lot lighting (6 fixtures) and lighted bollards along walkways to create a safe environment while avoiding excess lighting. He noted that they intend to use the same parking lot light fixtures as other sites within the Canterfield Corporate Campus (CCC) for continuity. He added that the structure is designed with many windows to provide daylight throughout.

Upon inquiry, Eric Norman advised that hours of operation would be from 8am to 5pm and that truck traffic would be minimal. He further explained the operations that will occur on site, a combination of office / administration and equipment refurbishment with a showroom, noting that they currently employ 21 individuals who will work at the site, with the expectation to expand to up to 50 employees.

The landscaping plan received many compliments for its attractiveness, sustainability and coordination with the building's design / colors. Director Scott noted that the pond site to the west of the building serves to provide a substantial additional buffer between the proposed swissQprint facility and existing 1900 at Canterfield apartment community. It was noted that the design of the facility and site will provide an attractive entrance to CCC.

Commissioner Lemajeur inquired whether a freestanding sign would be pursued. Erik Heitman responded that entry signage is being considered, with mindfulness not to compete with any potential CCC campus signage. He noted that the two wall signs included within the architectural plans are proposed to be internally illuminated.

Director Scott noted that the existing detention basin would be reconfigured to correspond to the proposed development. It was noted that whether the pond will be wet or dry has not yet been determined, but that it will have a naturalized appearance.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve site and exterior appearance plans for swissQprint to be located at the Canterfield Corporate Campus. Upon roll call, the motion was approved.

AYES: Commissioners Lemajeur, Seifert, Davies, and Martin, and Chairman Baldoni
NAYS: None
ABSENT: None

B. ARC2024-25: 999 W Main Street – Consideration of an Exterior Wall Sign for Elite Core Gymnastics

Director Scott introduced this item, speaking to the proposed wall sign in comparison to that which is existing and the owner's indication of a desire for additional signage within the same area proposed by Elite Core Gymnastics (ECG). He noted that ECG is a longstanding tenant at LifeZone360 and occupies a large percentage of the overall facility as compared to other tenants (comparable to, though slightly larger than, the square footage of Adrenaline Monkey).

He noted that the intent of the master sign plan for the facility was to feature the major tenants, with other tenants to be identified as needed by use of the facility's large electronic signboard. Furthermore, it was noted that cost appears to a driving factor for ECG, as a previous proposal for an illuminated channel letter sign akin to that of Adrenaline Monkey was deemed financially infeasible.

Discussion was held regarding the sign's design, location and size. It was noted that the proposed text would not be legible from the street based on size and distance. Sign placement and overall balance was considered, noting the lack of clarity or proposals for additional signage above the east entrance that could potentially conflict with the proposed sign.

It was suggested that the sign be sized and located to mirror the existing sign for the now-vacant Bricks Pizza Café (slightly larger and located to the west of the east entrance doors), based on its matching shape and style and near-matching size, and to avoid conflict with potential future signage at the east entrance.

It was suggested that the font size be increased with a corresponding reduction in the size of the concentric circles at the center of the sign's design to maintain the balance of white space while improving the sign's legibility.

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to approve the proposed circular internally illuminated cabinet wall sign for Elite Core Gymnastics, located within LifeZone360, 999 W Main Street, as presented, with the following conditions and recommendation:

1. The sign shall match the size of the existing circular wall sign currently branded as Bricks Wood Fired Pizza Café.

2. The location of the sign shall mirror the location of the existing circular wall sign (Bricks), including matching the horizonal center line of said existing sign.

3. It is recommended that the concentric circle design be reduced in size and the font size for "Elite" and "Core" be increased, to improve visibility and legibility at a distance.

Upon roll call, the motion was approved.

AYES: Commissioners Lemajeur, Seifert, Davies, and Martin, and Chairman Baldoni
NAYS: None
ABSENT: None

VII. CHAIRPERSON'S REPORT: There was no additional report from Chairman Baldoni.

VIII. REPORTS & QUESTIONS FROM COMMISSIONERS:

Topics of discussion included the evolution of "look-alike" materials such as that proposed for the swissQprint canopy, as well as the recent clean-up of the historic cemetery on Route 72 adjacent to the Oakview Corporate Park and a desire by Commissioner Seifert to see the site acknowledged and cared for over the long term.

IX. STAFF REPORTS:

Director Scott noted that adjustments have been made to plumb the previously askew pedestrian-scaled street luminaries along Canterfield Parkway East, which serves CCC. He also noted that construction is underway at both the Hickory Glen and Harvest View townhome communities.

X. ADJOURNMENT:

MOTION: Moved by Commissioner Lemajeur and seconded by Commissioner Martin to adjourn the Appearance Review Commission Meeting. Motion was approved by acclimation.

The Appearance Review Commission meeting adjourned at 8:48 p.m.

Respectfully submitted,

Kim Tibbetts
Village Planner

REGULAR BOARD MEETING **November 18, 2024 – 7:00 pm**
Village Hall, 102 S. 2nd Street **Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:00 p.m.

II. ROLL CALL:

Present were Village Manager, Joseph Cavallaro, Village Trustees Mark Johnson, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price, and Andy Yuscka.

Also present were Village Attorney Michael Castaldo, Fire Chief Michael Spiro, Police Chief Shawn Green, Director of Economic Development Timothy Scott, Community Development Director Thomas Moszczynski, and Director of Public Works Eric Babcock.

There were approximately six (6) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Anderley led the Board and those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Yuscka and seconded by Trustee Johnson to approve the agenda as amended. Upon roll call, the motion was approved by acclimation.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

V. VILLAGE PRESIDENT'S REPORT: None

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS None

VII. STAFF REPORTS: Manager Cavallaro announced that the Firefighter's Turkey Raffle is this weekend, along with Christmas Tree delivery at Grafelman Park if anyone can help unload trees, the help would be appreciated.

VIII. QUESTIONS FROM THE AUDIENCE: None

IX. CONSENT AGENDA:

A. Ratification of Checks: 11/18/24
B. Approval of Bill List: 11/18/24
C. True Patriots Care Community Sponsorship Request
D. Assistance to Firefighters Grant: Joint Carpentersville / West Dundee Air Pack Grant
E. Tower 381 Repairs: Reserve Ladder Repairs

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to approve the Consent Agenda. Upon roll call, the motion was approved.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

X. RESOLUTIONS AND ORDINANCES

A. Hickory Glen Subdivision: Ordinance Approving a Plat of Right-of-Way Dedication and a Plat of Temporary Construction Easement for Extension of Lindsay Lane

Trustee Price explained that as part of the approved Hickory Glen subdivision plan, a connection from the established Tartans Glen neighborhood to the subdivision via an extension of Lindsay Lane is necessary.

The extension of Lindsay Lane requires the use of a small amount of Village-owned park land. A Plat of Temporary Construction Easement has been prepared to show where Lennar would be granted access to this land to construct the Lindsay Lane extension.

MOTION: Moved by Trustee Price and seconded by Yuscka to approve an Ordinance Approving a Plat of Right-of-Way Dedication and a Plat of Temporary Construction Easement for Extension of Lindsay Lane.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt
NAYS: None
ABSENT: None

B. Canterfield Corporate Campus: Ordinance Approving a Preliminary Plat of Resubdivision

Trustee Price explained that the Ordinance presented would approve a Preliminary Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus and facilitate the development of a built-to-suite facility for swissQprint America. Approximately 60.6 acres of the existing Lot 4 would be resubdivided to create a 3-acre lot for swissQprint, an approximate 2.1-acre lot for stormwater management, and an approximately 55.5-acre lot for future development.

Trustee Price noted that this is for the approval of a Preliminary Plat of Resubdivision and if approved, would still need to go through Planning & Zoning.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Approving a Preliminary Plat of Resubdivision of Lot 4 of the Canterfield Corporate Campus, subject to the following conditions:

1. Compliance with documents including but not limited to site plan as submitted with the Planning & Zoning Application;
2. Review and approval of engineering plans; and,
3. Compliance with all other applicable codes and ordinances.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt
NAYS: None
ABSENT: None

C. Ordinance Amending Title 2, Chapter 3, Article B, Section 2.3-B-1 of the West Dundee Municipal Code regarding Residency

Trustee Wilbrandt said this is the second go-around for this Ordinance which would amend the residency requirements for both union and non-union members within the West Dundee Fire Department in terms of distance for consistency purposes.

Trustee Wilbrandt felt that discussing this during negotiations would have been helpful and that this was not a highlighted change, which was confusing. He said a 75-mile residency radius is huge. Trustee Anderley believes our firefighters should be Illinois residents, not Wisconsin residents.

MOTION: Moved by Trustee Wilbrandt and seconded by Price to adopt the Draft Ordinance Amending Title 2, Chapter 3, Article B, Section 2.3B-1 of the West Dundee Municipal Code.

AYES: Trustees Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

D. Ordinance Amending Title 3 of the West Dundee Municipal Code Adding Chapter 26- Parking Tax

Manager Cavallaro said that as part of Police and Fire staffing and the approval of the Speedwagon Project, it is recommended to impose a 6% fee for the paid parking. He explained that the reason and rationale for this parking tax is due to the Police and Fire service and any issues that may arise in the future with the development.

Trustee Johnson asked how the Village decided on 6%, to which Manager Cavallaro said it is consistent with East Dundee's parking tax. Trustee Johnson asked if the tax could be higher as an increased revenue source that is not paid for by residents. Manager Cavallaro said that 6% is the rate the attorney suggested and is the comfort level for the Village. Trustee Wilbrandt felt that if there are a lot of Police and Fire calls, raising the tax rate can be revisited.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to adopt an Ordinance Amending Title 3 of the West Dundee Municipal Code by adding Chapter 26 – Vehicle Parking Tax.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

E. Ordinance Proposing the Establishment of Special Service Area 7-2004

Manager Cavallaro explained that based on concerns regarding ingress and egress at Wesemann Drive and Route 72, the Village has gone through several analyses and efforts to secure a signal at that location.

In working with the Oakview Corporate Campus property owners, the Village staff has identified that a Special Service Area (SSA) is an appropriate vehicle to ensure property owner participation in this project which is estimated to cost $500,000. Manager Cavallaro reviewed the funding the project as outlined in the memo to the Board. He explained that the Ordinance was only to establish a Public Hearing date of

December 16th and provide notice to those property owners affected by the Village's consideration of this SSA.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Proposing the Establishment of Special Service Area 7-2024 within the Village of West Dundee for signalization improvements at Wesemann Drive and State Route 72 and providing for procedures in connection therewith.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt
NAYS: None
ABSENT: None

XI. UNFINISHED BUSINESS

A. Authorization to Solicit Proposals – North Lot Water & Sewer Improvements, Phase 2

Trustee Yuscka explained that in July 2024, the Board approved a Professional Services Agreement with Baxter & Woodman to complete the design for Phase 2 of the North Lot Water & Sewer Improvements Project. The design work is complete, and the project can now go for bid.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize Baxter & Woodman to solicit proposals for Phase 2 of the North Lot Water & Sewer Improvements Project

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

B. Change Order #3 – Canterfield Park

Director Babcock explained that with the Canterfield Park project completed, Change Order #3 is presented to the Board to authorize modifications to the project cost resulting from unanticipated conditions such as the abandoned drain tile, poor soils that cannot support the southern portion of the pedestrian path and the expanded excavation to remove the poor soils and additional stone fill and GeoGrid support.

Manager Cavallaro said this is a large Change Order but reminded the Board that the project is TIF-eligible, and the Village has $500,000 grant funding at the end of the project, along with Park District land cash monies.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to approve Change Order #3 to the Canterfield Park Construction Contract, representing an increase of $101,757 to the total project cost.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

C. Recommendation to Authorize Downtown Railing Refurbishment, Phase 3 – Planter Box Steel Fencing Replacement

Trustee Yuscka explained that in October the Board rejected proposals for Phase 3 of the Annual Downtown Railing Refurbishment Program due to the proposal prices coming in significantly above the

approved budget. The original contractor who installed the railings, Complete Fence, provided a quote for $37,931.03. Director Babcock said the contractor is credible because they did the original installation project.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Alopogianis to authorize Phase 3 of the Annual Downtown Railing Refurbishment Program at a cost of $37,931.03.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

D. Recommendation to Award Well #1 Maintenance

Trustee Yuscka explained that in June the Board authorized staff to solicit proposals for Well #1 Maintenance. On Tuesday, November 12, 2024, three (3) proposals were with the low quote provided by Electrical Systems in the amount of $139,700 with a $30,485 deduct ($109,215). The deduct represents an alternate bid to add a new automatic transfer switch for the backup generator, which was outside the original scope of the project, but was solicited in case overall prices were favorable enough to consider it. The prices were not favorable, so the extra work will not be included.

Trustee Yuscka noted there are 2 parts to this project, the replacement of the electrical motor control center and the replacement of the master programmable logic controller.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to award a Contract to Electrical Systems, Inc. for a Well #1 Maintenance Project at a cost of $109,215.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

E. Police Department Vehicle Lease Program

Trustee Wilbrandt said this was discussed at length at prior Board meetings and reviewed the Police Department's request to lease 4 vehicles on a 5-year term. He said the cost to lease the vehicles is $61,000 annually and the numbers make sense.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to lease 4 fully equipped Ford Interceptor utility vehicles on a 5-year term from Enterprise at a cost not to exceed $61,000 annually.

AYES: Trustees Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

F. Authorization to Add One Full Time Sworn Police Officer

Trustee Wilbrandt reviewed the Police Department's request to add 1 additional full-time Police Officer. He explained that this would get the Police Department to a full staffing level of 24 officers beginning in January 2025.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the Police Department to increase the currently authorized number of full-time sworn Police Officers from 23 to 24 effective January 1, 2025.

AYES: Trustees Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

G. Authorization to Purchase a Demo Fire Engine – 2025 Pierce Saber

Trustee Wilbrandt said this had been discussed before and reviewed the Fire Department's request to purchase a demo piece of equipment to replace the Village's 1993 engine. He explained that the Fire Department staff identified a 2025 Pierce Saber Side Mount Pumper for purchase.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the purchase of the 2025 Pierce Saber Side Mount Pumper (Stock #42693) for $965,000 plus an additional $20,000 in required available equipment for a total cost of and expenditure of $985,000.

AYES: Trustee Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Anderley to amend the Fund 4 Capital Project Budget to increase line item 4-42-5-121- from $0 to $985,000 for the 2024/25 fiscal year.

AYES: Trustee Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

H. Authorization to Add One Full-Time Firefighter

Trustee Wilbrandt reviewed the Police Department's request to add one full-time firefighter increasing staffing from 11 to 12 effective March 2025. The Fire Department will begin scheduling a relief position for all 3 shifts to ensure that the stated level of service of 6 firefighters on duty is achieved.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the increase of the full-time sworn firefighter personnel from 11 to 12, effective March 2025.

AYES: Trustee Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

I. Authorization to Apply for a FEMA SAFER Grant for 3 Full-time Firefighters

Trustee Wilbrandt explained that to increase firefighter staffing, the Fire Department is applying for a SAFER Grant to fund 3 additional positions. The Department intends to engage Vickers consulting to assist with completing the SAFER Grant at a cost of $1,500, which will enhance the application and increase the likelihood of a successful outcome.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the Fire Department to apply for a "Staffing for Adequate Fire and Emergency Response (SAFER) Grant to fund

3 full-time firefighter positions, covering their salaries and benefits for 3 years, if approved, and to execute a contract with the grant writer in an amount not to exceed $1,500 to apply for this grant.

AYES: Trustee Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley
NAYS: None
ABSENT: None

XII. NEW BUSINESS

A. FY 2023-24 Annual Comprehensive Financial Report

Director Danielson started by thanking Kathy Hays from the Finance Department for her hard work during the year and said that she was very helpful with this report.

He explained that the General Fund balance is down when revenues and expenditures are compared. This is partially due to the $1.1M CARES money that was transferred to Fund 4, Capital Projects Fund, which decreased assets in the General Fund. This Fund balance is still strong, above GFOA standards, but not as strong as in the past.

The General Fund revenues over expenditures of $452,000 is a decrease from prior years, mostly due to an increase in Public Safety expenses.

Due to the acquisition of Spring Hill Mall, long-term liabilities have increased due to the $20M bond issue with the first payment due on 12/31/24. Correspondingly, cash investment is up from $12M to $20M. Of the $20M bond issue, $10M was used to purchase the property and $10M is in our Wintrust account accruing interest, designated for Mall demolition and related expenses.

Total Revenues remained flat including Sales Tax Collections, which remained flat. Expenditures are up $2M compared to prior years, mostly due to Public Safey expenses.

Director Danielson said it's still been a great year considering all that's happened.

Trustee Johnson stated that cash balances are up in 2024 over 2023 but it's hard to tell with the purchase of the Mall. Director Danielson stated that $20M in liabilities increased because of the bond issue and of that cash flow, we paid roughly $10M for the Mall and $10M is left for demolition and related expenses.

Trustee Johnson asked if there was a surplus balance in Water or Water Treatment. Director Danielson said there wasn't. Wastewater Treatment increased by $675,000 and including $930,000 in depreciation, Fund 2 incurred a loss of $645,000.

Ed Tracy, represented auditor for Seldon Fox, explained the audit process. They start the audit the month after the end of the fiscal year, certain receipts and expenses after April 30th are recorded as adjustments and a government wide audit report is issued. Internal controls are reviewed and overall, they are very strong. Banks are reconciled timely, and entries are properly recorded. Overall, there was a lot of activity with the new TIF, and it's been a positive financial year for the Village. There are no red flags.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Johnson to approve the Village of West Dundee's Annual Comprehensive Financial Report for the fiscal year ended April 30, 2024 as presented.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt, Price and Yuscka
NAYS: None
ABSENT: None

B. 2024 Tax Levy Recommendation

Director Danielson reviewed the Tax Levy Process explaining that to collect property taxes, units of government in the State of Illinois are required to establish a "tax levy". The tax levy is a projection of the monies that the unit of government will obtain through the annual property tax cycle. By Ordinance, the Village Board will adopt the Tax Levy Ordinance which must be filed with the Kane County Clerk by the last Tuesday in December.

Manager Cavallaro said three options are being considered. The first would be a flat tax rate meaning no increase in the $1.84 rate from last year. The levy would increase from $6.250M to $6.9M. Since a 10% increase in EAV is expected, it would fully fund the Police and Fire Pensions and split the remaining difference between $250,000 for capital and $314,000 for operational.

Director Danielson said that Ed Tracy, Seldon Fox, touched on this but did not highlight the huge inroads the Village has made. We were at 60% funding while most municipalities are at 40%.

Discussion regarding fully funding vs 90% funding of Police and Fire Pensions were made. Fully funding historically has been what was done, which would get the Village closer to full funding by 2040, but 90% funding is all that's required.

Manager Cavallaro explained the process of adopting the Tax Levy. He stated that the recommended increase over 5% required a 'black box' publication. The Public Hearing will be on December 2nd and the formal adoption of the Ordinance will be on December 16th.

Trustee Johnson said that it's hard to raise the tax levy during hard times given the current environment and inflation.

Manager Cavallaro said if the value of your home does not increase, you will pay the same tax rate, so not every home in the Village will have its taxes raised.

Trustee Wilbrandt would like to keep the tax rate flat and suggested less purchasing – considering needs versus wants. Trustee Price asked Trustee Wilbrandt what he would cut from the budget. Trustee Wilbrandt said properties, what the Village purchases for future development.

President Nelson conducted a straw poll regarding the tax rate for the Tax Levy:

Trustee Anderley – Same or Lower
Trustee Alopogianis - Same
Trustee Johnson – Lower
Trustee Yuscka – Same
Trustee Price – Same
Trustee Wilbrandt – Lower
President Nelson – Same

It was determined that discussion of this topic would continue in the future.

C. Authorization to Add a Maintenance Worker 1 Position

Trustee Yuscka said that after a long search to fill the vacant Maintenance Worker II position in the Streets & Property Maintenance Division and the vacant Water Operator position in the Utilities Division, 2 excellent candidates have been identified. He said that the Village has grown, and there is a need for an additional employee as part of the Streets & Property Maintenance Division.

Public Works is requesting the addition of 1 entry-level position to the Streets & Property Maintenance Division which has not been expanded since 2017. The addition of this position was originally to be presented as part of the 2025/26 Budget Request but is occurring ahead of that schedule a high-quality and experienced candidate was found.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to authorize the addition of one (1) Maintenance Worker 1 position to the Streets & Property Maintenance Division effective as of December 1, 2024, increasing the total number of Maintenance Worker positions from 6 to 7.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

D. Authorization to Conduct Village Hall Roof Repair

Trustee Yuscka said that during the most recent building inspection at Village Hall, several pieces of the slate roof were found to be dislodged. Public Works collected quotes to install replacement roof pieces and is requesting authorization to proceed.

The Village currently has two pallets of slate roofing pieces on hand which will be provided to the contractor keeping the cost as low as possible.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize repair of the slate roof at Village Hall at a cost of $9,400.

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price
NAYS: None
ABSENT: None

E. 70 Airport Road: Concept Plan Review Signage

Director Scott explained that the developer of 70 Airport Road's request for signage is atypical, and the Village's municipal code does not address signage off I-90. He said the signage for Sonesta Select and Extended Stay on Route 31 is the closest in comparison to what is being requested and reviewed.

After a conversation about the signage, it was determined that the sign as requested is not appropriate for West Dundee. President Nelson asked for this to be tabled and for the developers to go back to the drawing board for signage more appropriate for West Dundee. ‘

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to table Item E under New Business.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt
NAYS: None

ABSENT: None

F. 108-110 West Main Street: Authorization to Issue a Request for Proposals (RFP) for Rehabilitation/Redevelopment

Trustee Price said Director Scott provided the Board with an RFP with nice options for the 108-110 West Main Street Building. He noted that the window to submit an RFP is fairly short and asked if it could be expanded.

Trustee Wilbrandt noted that the RFP does not specify the type of development that the Village would like to see. Manager Cavallaro suggested that we get RFPs first and then the Village can review them and decide what they want to see there. Trustee Wilbrandt reiterated that he feels the Village should add to the RFP that the Village acquired the property, and this is what we would like to see so we have control over what is developed there.

After a brief discussion about the RFP process, it was decided to extend the deadline for RFPs to 90 days and to discuss this further in a Committee of the Whole meeting.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Authorize Issuance of Request for Proposals (RFP) to Solicit Plans to Rehabilitate/Redevelop Village-owned Property Located at 108-110 West Main Street and to extend the timeline to 90 days.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis, Anderley and Wilbrandt
NAYS: None
ABSENT: None

XIV. MISCELLANEOUS / FUTURE AGENDA ITEMS

XV: ADJOURNMENT:

MOTION: Moved by Price and seconded by Trustee Yuscka to adjourn the Regular Board Meeting. The motion was approved by acclamation.

The Regular Board Meeting adjourned at 8:52 p.m.

ATTEST:

Mary Jo Pape
Village Clerk

Christopher Nelson
Village President

Village of
West Dundee

TO: Village President and Board of Trustees

FROM: Thomas Moszczynski, Community Development Director
Shawn Green, Police Chief

DATE: February 17, 2025

SUBJECT: Amending the Village's Residential Rental Registration

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INTRODUCTION:

Over the past year property maintenance and life safety concerns at rental properties within the Village have exposed shortfalls in the existing ordinance as it relates to enforcement regarding residential rental property registration.

The current ordinance for Residential Rental Property allows for the registration and fee collection for residential rental properties. The fee is to offset staff time for data collection, record maintenance, and inspections. The ordinance for residential rental registration falls under the License Fee Schedule chapter of the Municipal Code under Title 3 Business and Licenses. Other than fee collection there is no verbiage in the ordinance for the enforcement of residential rental registrations.

BACKGROUND:

Staff included the topic of rental registration under items for discussion during a Committee of the Whole on December 09, 2024. After positive feedback was received, staff along with Village legal counsel began looking into amending the Village Municipal Code to include a separate section for residential rental registration.

Currently rental registration is in a sub-section of the license fee schedule of Title 3 of the West Dundee Municipal Code. The intent of the new rental registration ordinance is to include language to bolster the Village's enforcement of fee collection and application requirements. As the ordinance currently reads, the legal grounds the Village for fee collection and applications is minimal.

Staff has drafted an ordinance which has complied and included language strengthen potential code enforcement action against rental properties. A similar ordinance was brought to the board in January of 2021. That proposed ordinance included a "crime free housing" addendum and a "nuisance property" ordinance. This version negates the crime free housing addendum but retains the nuisance property verbiage.

The major addition with the new ordinance is bolstered language that could expedite enforcement efforts with additional avenues for fines, or being able to hold tenants and property managers accountable for violations that are a direct result of their negligence. With no current language for rental property enforcement, citations have potential for delays or rebuttal in the court systems as staff bears the burden of proving a violation using property maintenance, building, or fire codes. Passing a dedicated rental licensing ordinance makes enforcement efforts streamlined and organized.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approving the attached residential rental property ordinance so that it may aid the Village in enforcing life safety and property maintenance violations with rental properties.

MOTION: Move to adopt Ordinance 25-__ Amending Title 3 Business and Licenses

Ordinance No.2025-___

AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, ILLINOIS, ESTABLISHING AN ORDINANCE

WHEREAS, the Village of West Dundee (the "*Village*") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village pursuant to its home rule authority has adopted property maintenance and other building codes and zoning regulations to regulate the maintenance of all buildings in the Village; and,

WHEREAS, the Village finds that rental residential properties have more deferred maintenance resulting in violations of the Village's codes and that the owner's not residing in those rental units are more difficult to notice and hold responsible for those violations; and,

WHEREAS, the Village desires to register all rental residential properties in order to ensure compliance with the Village's codes and to hold owner's responsible for not eliminating the nuisance if their property becomes a chronic nuisance property.

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

Section 1: That the West Dundee Municipal Code hereby be amended by adding Chapter 26, Licensing of Rental Properties, to Title 3 – Business and Licenses to read as follows:

CHAPTER 26 LICENSING OF RENTAL

PROPERTIES

3-26-1. REGISTRATION

A. The Owner of any Building renting or leasing a Dwelling Unit shall file an application for a license with the West Dundee Community Development Department on forms provided by the Village on its website within thirty days of the rental of any property subject to this license requirement. The application shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Village against the Owner of the Building. For purposes of this chapter, a post office box does not suffice as a street address. The application shall include, at a minimum, the following information:

    1. The name, street address, business telephone number and business email address of each Owner of the Building. If the Owner is a partnership, corporation, or voluntary unincorporated association, the statement shall further include the name, street address, business telephone number, and business e-mail address, and position of a responsible partner or officer. If the Owner is a corporation, the statement shall also include the name, street address, business telephone number, and business e-mail address of the registered agent thereof;

2. The name, street address, date of birth, business telephone number, and business e-mail address of a natural person or persons twenty one (21) years of age or older, designated by the Owner as the authorized agent for receiving notices of Village code violations found at the Building or at the property receiving process in any court proceeding or administrative enforcement proceeding, on behalf of the Owner in connection with the enforcement of this code; managing, controlling or collecting rents.

3. The name, street address, and telephone number of each company that provides an insurance policy for the Building;

4. The street address(es) and property index number(s) of the Building, and the number of Dwelling Units therein.

3-26-2. FEE; CERTIFICATE

A. The Owner of a Building shall pay an annual license fee for each Building at the time the Owner files the annual application, as per the table below. The registration fee shall not be prorated.

Building Type	Registration Fee
One rental unit	$50
2-6 units	$125
More than 6 units	$20 per unit

B. Upon completion of the application with all required information and payment of the license fee, the Director shall issue a license to the Owner that certifies that the Owner has received a license in compliance with the terms of this chapter.

C. Late Payment Penalty: Failure to pay the annual fee on or before December 31st shall result in an additional late charge of double the required registration fee.

3-26-3. AMENDED REGISTRATIONS

The Owner of a Building required to be licensed with the Department pursuant to the terms of this chapter shall notify the Department, within twenty-one (21) business days, of any change in the registration information by filing an amended registration application on a form provided by the Department for such purpose. There shall be no additional fee for filing an amended registration statement.

3-26-4. ENFORCEMENT

A. The Director, the West Dundee Community Development Department (WDCDD), the Police Chief, and the West Dundee Police Department (WDPD) shall enforce the terms of this chapter by any lawful means, including, but not limited to, proceedings in the circuit court or the Village's Administrative Adjudication program.

B. The Director may refuse to issue any permit(s) required by this code for any construction, alteration, installation, razing or other work done in or on any "Building" as

defined in this chapter, or any certificate of occupancy required by this code for such a Building, unless the Owner(s) or other applicant for such permit(s) or certificate(s) presents a current certificate of registration for the Building.

3-26-5. NOTICE OF VILLAGE CODE VIOLATIONS

A. By designating an authorized agent pursuant to the terms of Section 6-9-2 of this chapter, the Owner consents to receive any and all notices of Village code violations concerning the registered Building and all process in any court proceeding or administrative enforcement proceeding brought to enforce Village code provisions concerning the registered Building by service of the notice or process on the authorized agent until the Owner files an amended registration application or new annual registration application pursuant to the terms of this chapter.

B. Any Owner who fails to register a Building pursuant to the provisions of this chapter shall further be deemed to consent to receive, by posting at the Building, any and all notices of Village code violations and all process in an administrative proceeding brought to enforce Village code provisions concerning the Building.

C. The terms of this chapter shall supersede any conflicting or contradictory notice provisions contained within this code.

3-26-6. OWNER RESPONSIBILITY

A. The Owner of a rental Building shall maintain a record for each Building with the full legal names, dates of birth, driver license numbers or state identification card numbers, telephone numbers, and e-mail addresses of every tenant or occupant, residing in each Dwelling Unit.

B. The Owner or property agent shall provide each tenant or occupant with the name and telephone number of a responsible person who, in emergency situations, will be available on a twenty-four (24) hour basis and who has the authority to make repairs as needed. The Owner shall also cause said information to be posted and maintained readily available in every Building.

C. The Owner of a Building shall inform each tenant or occupant in writing, prior to occupancy, of the maximum number of persons allowable by the occupancy standards of the Village's property maintenance code. This number shall be as set forth in the International Property Maintenance Code, as adopted by the Village from time to time.

D. The Owner of a Building shall make available tenant and occupant records as may be required to investigate reasonable suspicion of a violation of this Chapter.

3-26-7. TENANT RESPONSIBILITY

A. Tenant or any member of Tenant’s household shall not:
   1. Engage in or any way be involved in any nuisance or criminal activity or behavior in the Village limits of West Dundee as defined by Title 6 Chapter 9.
   2. Engage in any act intended to facilitate or that does facilitate nuisance activity or criminal activity in the Village limits of West Dundee as defined by Title

6 Chapter 9.

3. Cause a disproportionate number of calls for police service including, but not limited to, noise complaints, barking dog complaints, stray animal complaints, juvenile complaints or other nuisance complaints.

3-26-8. VIOLATIONS

The following shall constitute violations of this chapter:

A. Failure of the Owner to register said Building and complete the landlord training class.

B. Failure of the Owner or Tenant to maintain the Building and premises in compliance with applicable building, property maintenance and zoning ordinances.

C. For any person other than an inspector from the Department who removes or defaces any notices which have been posted pursuant to this chapter without the approval of the code official.

D. Failure of the Owner or Tenant of the Building to comply with any other applicable provision of this chapter or this Code.

3-26-9. PENALTIES

A. Each day that an Owner has not received a certificate of registration in accordance with the provisions of this chapter shall constitute a separate and distinct offense.

B. In addition to any of the penalties provided in this chapter, any person violating the terms of this chapter shall, upon conviction thereof, be fined up to seven hundred fifty dollars ($750) per violation per day.

C. The intentional submission of false information on a registration statement or an amended registration statement filed pursuant to this chapter shall be an offense punishable by a fine of not less than one hundred dollars ($100.00) nor more than sevev hundred fifty dollars ($750.00). Each day that such information remains uncorrected by the Owner(s) shall constitute a separate and distinct offense.

D. Any fines shall be debts due and owing to the Village that the Village may collect by any means allowed by law, including, but not limited to, filing a lien against the Building.

Section 2: This Ordinance shall be in full force and effect as of February 17, 2025, upon its passage, approval, and publication as provided by law.

Adopted this 17th day of February, 2025.

AYES: _____ NAYS: ____ ABSENT: ___

Approved this 17th day of February, 2025.

Christopher
Nelson Village
President

ATTEST:

Mary Jo
Pape
Village
Clerk

PASSED: _____

PUBLISHED: _____

Prepared by:
Community Development
100 Carrington Drive
West Dundee, IL 60118

Village of
West Dundee

TO: Village President and Board of Trustees

FROM: Thomas Moszczynski, Community Development Director
Shawn Green, Police Chief

DATE: February 17, 2025

SUBJECT: Creating a Nuisance Property Ordinance

INTRODUCTION:

During a December 09, 2024 Committee of the Whole, the topic of creating a nuisance property ordinance was presented to the board in order to assist both the Police Department and Code Enforcement in enforcing property maintenance and quality of life ordinances.

BACKGROUND:

Staff along with Village legal counsel worked to create a nuisance property ordinance similar to what other municipalities have adopted. The purpose of a nuisance property ordinance versus what is already adopted is to help regulate and enforce properties that have repeated violations. Under the new ordinance a property with repeated violations could be deemed a nuisance property. This designation makes the administrative adjudication hearing process streamlined and would simplify the process of prosecuting a nuisance property in circuit court.

Under this ordinance, any property that has two or more nuisance-related incidents within a twelve-month period may be classified as a nuisance property. In addition to violations of the Village's property maintenance code, nuisance activities include unsafe structures, noise complaints, and criminal housing management. The ordinance places responsibility on property owners, agents, and management companies to prevent and mitigate such activities on the properties that they own and manage.

Staff typically is able to enforce property maintenance and quality of life ordinances against property owners as the reside at the address. For rental properties the property owner will typically deflect responsibility onto their tenants and occupants. This ordinance will only bolster staff's efforts in holding property owners accountable for the properties that they own and manage.

Enforcement of this ordinance will be carried out through a structured investigation and notification process. A formal notice of violation will be issued to the property owner or responsible party, detailing the violations and any required corrective actions. Property owners will be given an opportunity to respond during an administrative hearing, where evidence will be presented to determine whether the property is in violation. If a property is found to be a nuisance property, the owner may be fined up to $750 per violation, per day, with additional penalties imposed if the nuisance activity continues.

This ordinance would have significant implications property owners and landlords as they must take proactive steps to manage their properties, address tenant-related issues, and cooperate with law enforcement to prevent nuisance activity. Staff will now have a clear legal framework for addressing nuisance properties and ensuring swift corrective action. For community members and residents,

this ordinance is expected to improve neighborhood safety, reduce disturbances, and enhance property values.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends creating a nuisance property ordinance.

MOTION: Move to adopt Ordinance 25-__ Amending Title 6 Police Regulations

Ordinance No.2025-___

AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, ILLINOIS, ESTABLISHING A NUISANCE PROPERTY ORDINANCE

WHEREAS, the Village of West Dundee (the "*Village*") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village pursuant to its home rule authority has adopted property maintenance and other building codes and zoning regulations to regulate the maintenance of all buildings in the Village; and,

WHEREAS, the Village finds that rental residential properties have more deferred maintenance resulting in violations of the Village's codes and that the owner's not residing in those rental units are more difficult to notice and hold responsible for those violations; and,

WHEREAS, the Village desires to register all rental residential properties in order to ensure compliance with the Village's codes and to hold owner's responsible for not eliminating the nuisance if their property becomes a chronic nuisance property.

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

Section 1: That the West Dundee Municipal Code hereby be amended by adding Chapter 9, Chronic Nuisance Property, to Title 6 – Police Regulations to read as follows:

CHAPTER 9 CHRONIC NUISANCE PROPERTY

6-9-1 CHRONIC NUISANCE PROPERTY

A. It shall be unlawful for any property within the Village to become or remain a chronic nuisance property in violation of this chapter.

B. It shall be unlawful for any Owner, agent, management company, or operator of any residential property to:

(1) Permit a property to become a chronic nuisance property; or
(2) Allow a property to continue as a chronic nuisance property.
(3) Each day that a violation of this chapter continues shall be considered a separate and distinct offense.

6-9-2 CHRONIC NUISANCE PROPERTY DEFINITIONS

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Chief of Police means the Chief of Police of the Village of West Dundee or his or her designee.

Chronic nuisance property means property upon which two (2) or more events of nuisance activities have occurred within a twelve-month period that have been independently investigated by any law enforcement agency or Village staff.

Control means the ability to regulate, restrain, dominate, counteract, or govern conduct that occurs on that property.

Director means the Director of Community Development or his or her designee.

Nuisance activity means any one (1) of the following activities, behaviors or conduct, as defined by federal, state or Village ordinance:

(1) Disorderly conduct as defined in 720 ILCS 5/26-1.
(2) Unlawful use of weapons as defined in 720 ILCS 5/24-1 et seq.
(3) Mob action as defined in 720 ILCS 5/25-1.
(4) Discharge of a firearm as defined in 720 ILCS 5/24-1.2 and 1.5.
(5) Gambling as defined by 720 ILCS 5/28-1.
(6) Possession, manufacture, or delivery of controlled substances as defined by 720 ILCS 570/401 et seq.
(7) Public indecency as defined by 720 ILCS 5/11-9.
(8) Assault or battery or any related offense as defined in 720 ILCS 5/12-1 et seq.
(9) Prostitution as defined in 720 ILCS 5/11-14 et seq.
(10) Criminal damage to property as defined in 720 ILCS 5/21-1 et seq.
(11) Illegal consumption or possession of alcohol as defined in 235 ILCS 5/1 et seq.
(12) Any violation of Chapter 5 of Title 6 of the Village Code regulating noise control that results in the issuance of a citation or notice to appear in court.
(13) Criminal housing management defined in 720 ILCS 5/12-5.1.
(14) Structure unfit for human occupancy as defined in the Village's Property Maintenance Code.
(15) Unsafe structure as defined in the Village's Property Maintenance Code.
(16) Unlawful structure as defined in the Village's Property Maintenance Code.
(17) Multiple violations of the Village's Property Maintenance Code continuing after disposition of a complaint for those violations.
(18) Activity that constitutes a violation of a felony or class A misdemeanor pursuant to a federal or Illinois Statute.
(19) A violation of Title 6, Chapter 5 of the Municipal Code.
(20) A violation of a chapter of this Code, adopting class A misdemeanors under Illinois State Statutes.

Nuisance activity shall not mean any one (1) of the following activities, behaviors or conduct, as defined by federal, state or Village ordinance:

(1) contact made to police or other emergency services, if (i) the contact was made with the intent to prevent or respond to domestic violence or sexual violence; (ii) the intervention or emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or (iii) the contact was made by, on behalf of, or otherwise concerns an

individual with a disability and the purpose of the contact was related to that individual's disability;

(2) an incident or incidents of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring in the dwelling unit or on the premises; or

(3) criminal activity or a local ordinance violation occurring in the dwelling unit or on the premises that is directly relating to domestic violence or sexual violence, engaged in by a tenant, member of a tenant's household, guest, or other party, and against a tenant, household member, guest, or other party.

Owner means any person, partnership, land trust, or corporation having any legal or equitable interest in or control of property. Owner includes, but is not limited to:

(1) A mortgagee in possession in who is vested with all or part of the legal title to the property or, all or part of the beneficial ownership and the rights to the present use and enjoyment of the premises.
(2) An occupant who can control what occurs on the property.
(3) Any person acting as an agent of an Owner.

Permit means to suffer, allow, consent to, and acquiesce by failure to prevent, or expressly assent or agree to the doing of an act.

Person means any natural person, association, partnership, corporation, trust, or other entity capable of owning, occupying, or using property in the Village.

Person in charge means any person in actual or constructive possession of a property, including but not limited to, an Owner or occupant of property under his or her ownership or control.

Property means any real property, including land and that which is affixed, incidental, or pertinent to land, including but not limited to, any premises, room, house, building, or structure, or any separate part or portion thereof, whether permitted or not.

6-9-3 CHRONIC NUISANCE PROPERTY PROCEDURES

When the Chief of Police of the Village of West Dundee or the Chief's designee receives two (2) or more reports documenting the occurrence of a nuisance activity on or within a single-family property or a dwelling unit, the Chief of Police shall independently review such reports to determine whether they describe nuisance activities. Upon such findings the Chief, or the Chief's designee, may either request a meeting with the person in charge of the property or issue a notice of ordinance violation, to the taxpayer of record of such property, which notice shall include the following:

A. The street address or legal description sufficient for identification of the property.

B. A statement that the West Dundee Police Department has information that the property may be a chronic nuisance property, with a list of the nuisance activities that may exist or that have occurred and a copy of any code violations which have been adjudicated.

C. Date, time and place of the hearing on the alleged ordinance violation of this chapter as permitting or allowing a chronic nuisance property.

6-9-4 CHRONIC NUISANCE PROPERTY SERVICE

A. Service shall be made either personally or by first-class mail addressed to the person in charge at the address of the Building or the property believed to be chronic nuisance property, or such a place which is likely to give notice to the person in charge.

B. A copy of the notice shall be either personally served or by first-class mail addressed to the taxpayer of record or posted on the door of the Building or to the occupant at the property in violation.

C. The failure of any person to receive notice that the property may be a chronic nuisance property shall not invalidate or otherwise affect the proceedings under this section.

6-9-5 CHRONIC NUISANCE PROPERTY ADMINISTRATIVE HEARING

A. A hearing before the Village administrative hearing officer shall be conducted in accordance with Chapter 8 of Title 6 of the Municipal Code and shall show, by a preponderance of evidence, that the subject property is a chronic nuisance property.

B. The Village's representative shall present evidence in support of its claim that the property is a chronic nuisance property. The person in charge or their local representative shall be permitted to rebut such evidence.

C. At the conclusion of the hearing, the hearing officer shall make a determination on the basis of the evidence presented at the hearing, whether or not a violation exists. The determination shall be in writing and shall be designated as the findings, decisions and order. The findings, decision and order shall include the hearing officer's findings of fact, a decision whether or not a violation exists based upon the finding of fact, and sanctioning the person in charge or Owner as specified in subsection (D) below, or dismissing the case in the event a violation is not proved.

D. If the hearing officer makes a finding that a property was, or is, a nuisance property, he or she may fine the person in charge or the Owner of the property if the Owner is different than the person in charge, not more than seven hundred fifty dollars ($750.00) for each violation of this article. Each day a nuisance activity occurs or continues shall be considered a separate and distinct violation. The hearing officer may, at his or her discretion, impose such a fine for each day the nuisance activity goes unabated.

6-9-6 CHRONIC NUISANCE PROPERTY - VIOLATIONS

A. It shall be unlawful for any property within the Village to become or remain a chronic nuisance property in violation of this chapter.

B. It shall be unlawful for any Owner, agent, management company, or operator of any residential property to:

(1) Permit a property to become a chronic nuisance property; or
(2) Allow a property to continue as a chronic nuisance property.

C. Each day that a violation of this chapter continues shall be considered a separate and distinct offense.

Section 2: This Ordinance shall be in full force and effect as of February 17, 2025, upon its passage, approval, and publication as provided by law.

Adopted this 17th day of February, 2025.

AYES: _____ NAYS: ____ ABSENT: ___

Approved this 17th day of February, 2025.

_____
Christopher
Nelson Village
President

ATTEST:

_____
Mary Jo
Pape
Village
Clerk

PASSED: _____

PUBLISHED: _____

Prepared by:
Community Development
100 Carrington Drive
West Dundee, IL 60118

Village of
West Dundee

TO: Village President & Board of Trustees

FROM: Joseph A. Cavallaro, Village Manager

DATE: February 17, 2025

SUBJECT: Ordinance Formally Authorizing the Adoption of Special Service Area 7-2024 for the Property, Commonly Known as the Oakview Corporate Campus

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INTRODUCTION:

In November 2024, the Village Board adopted an ordinance proposing the establishment of Special Service Area (SSA) 7-2024 within the Village of West Dundee for signalization improvements at Wesemann Drive and State Route 72.

A formal Public Hearing date was established for December 16. At the December 16th meeting, the formal Public Hearing was conducted and completed. Some of the property owners attended the meeting but offered no formal objections.

BACKGROUND:

As the Board is aware, concerns regarding the ingress and egress at Wesemann Drive and Route 72, have been expressed since the establishment of the Oakview Corporate Campus. The Village has gone through several analyses and efforts to secure a signal at that location.
Most recently:

- In June of 2022, the Village authorized a warrant analysis and traffic review through KLOA
- In the fall of 2022, the analysis was submitted to IDOT
- In March of 2023, IDOT reviewed and concurred with the traffic signalization.
- In October 2023, the Village Board authorized the formal engineering and design for IDOT approval and bidding for construction through KLOA for the engineering plans in order to construct traffic signal installation and signalization at that location.

A Special Service Area (SSA) is the proposed vehicle to ensure property owners' participation in this project. The traffic signalization project comes with an estimated cost for construction of approximately $500,000. The Village staff has proposed that the Village of West Dundee would fully upfront fund the cost of construction and ultimately contribute $125,000 towards the improvements. The Village would then recoup $375,000 through the Special Service Area payments over a period of 7 years, as an additional line item on the property tax bills, specifically to those property owners that comprise the Oakview Corporate Campus.

As outlined in the State Statute, if a petition is signed by at least 51% of the owners of record of the property included within the boundaries of the Special Service Area and 51% of the electors residing within the Special Service Area is filed within 60 days following the adjournment of the Public Hearing, no such district may be created or levied.

The appropriate 60-day time frame was provided for the filing of a petition meeting the objection criteria since the December 16th date. No objection was filed. As such, the draft ordinance formally establishing Special Service Area Number 7-2024 for the property commonly known as Oakview Corporate Campus is presented.

The ordinance will be filed with the Kane County Clerk's Office. However, at this time, it is not clearly understood whether or not this SSA will be included in the upcoming property tax bills due to the timing of the approval and its submittal to Kane County and the tax extension office.

KLOA has completed the necessary bid documents and specifications for the traffic signal installation. Upon the formal adoption of the SSA by the Village Board, authorization to solicit bids will be presented at the first meeting in March. The expected bid results will be available in April, followed by a Request for Authorization to award the contract to the low bidder at that time. It is anticipated that work on the project will commence this summer and be completed before the fall of 2025.

RECOMMENDATION:

It is respectfully recommended that the Village Board formally approve the draft ordinance as presented.

MOTION:

Move to adopt an ordinance establishing Special Service Area Number 7-2024 in the Village of West Dundee, Kane County, Illinois, for the property commonly known as Oakview Corporate Campus, specifically to pay for traffic signal improvements at that location.

CC: Oakview Corporate Campus Association
Kathleen Field Orr, Village Attorney
Michael Castaldo, Village Attorney
Timothy Scott, Director of Economic Development

ORDINANCE NO. _____

An Ordinance Establishing Special Service Area Number 7-2024 Within the Village of West Dundee, Kane County, Illinois

BE IT ORDAINED by the President and Board of Trustees (the "*Corporate Authorities*") of the Village of West Dundee, an Illinois municipal corporation located in Kane County, Illinois (the "*Village*"), as follows:

SECTION 1: Authority to Establish Special Service Areas. The constitutional authority for the establishment of special service areas is set forth in Article VII, Section 6, of the Constitution of the State of Illinois in force July 1, 1971, which provides in relevant part as follows:

> *§* 7. **Powers of Home Rule Units.**
>
> The General Assembly may not deny or limit the power of home rule units .... (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services.

Special service areas are authorized and implemented pursuant to the provisions of Public Act 88- 455, the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* (the "*Law*"), which provides the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule municipalities as well as non-home rule municipalities and counties.

SECTION 2: Establishment. This Village's Corporate Authorities find that it in the public interest of the Village that the creation of Special Service Area Number 7-2024, for the purposes hereinafter, be established for the real property legally described as follows:

OAKVIEW CORPORATE PARK BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST

FRACTIONAL QUARTER AND THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED AS DOCUMENT NUMBER 2007K0099757 ON JANUARY 23, 2007, IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (the "*Subject Territory*").

The Subject Territory consists of approximately 120.55 acres, more or less, is situated 2,640 feet West of Randall Road and North of Illinois Route 72 and is known as the Oakview Corporate Park and includes parcels of property identified by the Permanent Index Numbers listed on Exhibit A attached hereto and made a part hereof.

SECTION 3: Purpose. The Subject Territory will benefit specifically from the special municipal services to be provided, in the Village's sole discretion without the obligation to do so, which are in addition to municipal services provided to the Village of West Dundee as a whole; and which special municipal services include the following:

(A) All engineering required to determine location and design of traffic signalization;

(B) Engineering to survey the Subject Territory to be included in SSA 7-2024 and preparation of the Plat of Dedication for necessary temporary easements and permanent easements to the Illinois Department of Transportation;

(C) All costs of installation of the traffic signalization;

(D) The acquisition of easements and authority to locate signalization and preparation of all required documentation and legal review;

(E) Restoration, repair or replacement of any tree, lawn or shrubbery;

(F) Provision of energy to operate signalization; and

(G) Costs of maintenance as required as long as the signalization is in place.

SECTION 4: Public Hearing: A public hearing was held on the 16th day of December 2024, at 7:30 p.m. in the Village of West Dundee Village Hall, 102 South Second Street, West Dundee, Illinois 60118, to consider the creation of Special Service Area No. 7-2024 of the Village of West Dundee for the Subject Territory

SECTION 5: Notice of Public Hearing. Notice of the public hearing, as attached hereto as Exhibit B, was published on November 27, 2024, in the Daily Herald being a newspaper of general circulation in the Village of West Dundee, Illinois, said publication being no less than fifteen days prior to the date of the public hearing. In addition, notice by mailing was given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area No. 7-2024. Said notice was mailed not less than 10 days prior to the date and time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the owner of a parcel in the Subject Territory.

SECTION 6: **Obligations.** All enlisted persons, including persons owning property within the Subject Territory were heard at the public hearing on November 27, 2024. No objections were filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing.

SECTION 7: **Tax.** There will be levied a tax not to exceed $60,000 annually, estimated currently to be .2/100 of the assessed value, as equalized, of the taxable property within the Subject Territory, said tax to be levied annually from the date of the establishment of a special service area for the Subject Territory. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Law.

SECTION 8: **Recording.** The Village Clerk shall file within thirty (30) days of the

adoption of this Ordinance, a certified copy of the Ordinance and Exhibits with the Clerk of Kane County and the Kane County Recorder's Office.

SECTION 9: **Validity.** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 10: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 11: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form, which is hereby authorized, as provided by law.

PASSED this _____ day of _____, 2025 pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:

APPROVED this _____ day of _____, 2025

_____
Village President

_____

Attest:
Village Clerk

Published in pamphlet form:

EXHIBIT A

Parcel Identification Numbers:

Address	PIN
801 Wesemann Dr.	03-19-180-032
901-907 Wesemann Dr.	03-19-180-031
1000 Wesemann Dr.	03-19-120-021
1299 Wesemann Dr.	03-19-120-024
1050 Wesemann Dr.	03-19-120-028
1100 Wesemann Dr.	03-19-120-029
1001 Wesemann Dr.	03-19-120-037
1201 Wesemann Dr.	03-19-120-035
1101 Wesemann Dr.	03-19-120-036
701 Wesemann Dr.	03-19-180-033
4600-80 W. Main St.	03-19-176-003
W. Main Street (vacant land)	03-19-180-038
700 Wesemann Dr.	03-19-176-005
Oakview Corporate Park Owners Association	03-19-176-004
Oakview Corporate Park Owners Association	03-19-120-002
Oakview Corporate Park Owners Association	03-19-130-001

EXHIBIT B

NOTICE OF PUBLIC HEARING ON THE PROPOSED CREATION OF SPECIAL SERVICE AREA NUMBER 7-2024 AND THE LEVY OF SPECIAL TAXES THEREFORE FOR THE OAKVIEW CORPORATE PARK DEVELOPMENT

NOTICE IS HEREBY GIVEN that on December 16, 2024, at 7:30 p.m. in the Village of West Dundee Village Hall, 102 South Second Street, West Dundee, Illinois 60118, a public hearing will be held by the President and Board of Trustees (the "Corporate Authorities") of the Village of West Dundee, an Illinois municipal corporation located in Kane County, Illinois, to consider forming a Special Service Area 7-2024 consisting of the following legally described territory:

OAKVIEW CORPORATE PARK BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AND THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED AS DOCUMENT NUMBER 2007K0099757 ON JANUARY 23, 2007, IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (the "Area").

Parcel Identification Numbers:

Address PIN
801 Wesemann Dr. 03-19-180-032
901-907 Wesemann Dr. 03-19-180-031
1000 Wesemann Dr. 03-19-120-021
1299 Wesemann Dr. 03-19-120-024
1050 Wesemann Dr. 03-19-120-028
1100 Wesemann Dr. 03-19-120-029
1001 Wesemann Dr. 03-19-120-037
1201 Wesemann Dr. 03-19-120-035
1101 Wesemann Dr. 03-19-120-036
701 Wesemann Dr. 03-19-180-033
4600-80 W. Main St. 03-19-176-003
W. Main Street (vacant land) 03-19-180-038
700 Wesemann Dr. 03-19-176-005
Oakview Corporate Park Owners Association 03-19-176-004
Oakview Corporate Park Owners Association 03-19-120-002
Oakview Corporate Park Owners Association 03-19-120-001

The Area consists of approximately 120.55 acres, more or less, is situated 2,640 feet West of Randall Road and North of Illinois Route 72 and is known as the Oakview Corporate Park subdivision.

All persons affected by the proposed formation of the Village of West Dundee Special Service Area No. 7-2024 will be given an opportunity to be heard at the public hearing regarding the formation of and the boundaries of the proposed Special Service Area and may object to the formation of the Special Service Area and the levy of special taxes against the Area, including Owner of the Area and electors residing within the Area.

The purpose of the formation of the proposed Village of West Dundee Special Service Area No. 7-2024 in general is to provide special municipal services to the Area, in the Village's discretion without the obligation to do so, including, but not limited to:

1. All engineering fees to determine location and design of traffic signal.; and
2. Engineering costs to survey area and prepare Plat of Dedication for temporary easements and permanent easements to the Illinois Department of Transportation; and
3. All costs of installation of the traffic signal; and
4. Costs for acquisition of easements and authority to locate signalization and costs to prepare all required documentation and costs of legal review; and
5. Costs of restoration, repair or replacement of any tree, lawn or shrubbery; and
6. Costs of energy to operate signalization; and
7. Costs of maintenance as required as long as the signalization is in place.

However, under no circumstances shall the provision of such Special Services by the Village, its agents, employees, consultants or contractors, in the Village's sole discretion without the obligation to do so, constitute an acceptance of or assumption of responsibility for any personal property or real property within the Area by the Village.

A special service area tax will be considered at the public hearing, to be levied annually and not exceed the annual amount of $60,000 annually, estimated currently to be .2/100 of the assessed value, as equalized, to be levied against the real, taxable property included within the proposed Special Service Area.

At the public hearing, all interested persons affected by the formation of the proposed Special Service Area, including all persons owning taxable real estate therein and electors, will be given an opportunity to be heard. The public hearing may be adjourned by the Village Board of the Village of West Dundee without further notice to another date other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51 percent of the electors residing within the Area and by at least 51 percent of the Owner of record of the land
included within the Area is filed with the Village of West Dundee Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the Special Service Area, or the levy or imposition of a tax, no such special service area may be created or tax levied or imposed.

Dated this 18th day of November 2024.

Mary Jo Pape
Village Clerk
Village of West Dundee

Published in Daily Herald Nov. 27, 2024 (270014)

Village of
West Dundee

TO: Village President & Board of Trustees

FROM: Joseph A. Cavallaro, Village Manager

DATE: February 17, 2025

SUBJECT: Metro Fibernet, LLC – Approval of Master License Agreement

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INTRODUCTION:

Metronet is a fiber optic communication provider seeking to install an underground fiber optic network throughout the Villages of East Dundee, West Dundee, Carpentersville, and Sleepy Hollow. This fiber optic network will be installed in public rights-of-way and public utility easements and will be available to residents and businesses who wish to subscribe to Metronet's Fiber Internet and Fiber Phone services. Metronet does not offer cable or streaming services, and they have indicated that they have no plans to offer those services at this time.

Fiber internet service offers significant advantages over traditional coaxial cable from providers like Comcast, delivering faster speeds, lower latency, and more reliable performance, especially during peak usage times. Unlike coax, which shares bandwidth among multiple users in a neighborhood, fiber provides the ability for dedicated symmetrical upload and download speeds, making it ideal for remote work, streaming, and online gaming. A new fiber optic provider looking to expand its services to our community will offer residents more choices for high-speed internet with competitive pricing, enhanced reliability, and cutting-edge technology. Increased provider competition can lead to better service, improved infrastructure, and potential cost savings for residents, ensuring our community stays connected with the best available technology.

Metronet's basic service is for 1GB of fiber internet under a 3-year contract at a monthly cost of $65 for service.

BACKGROUND:

Metronet has provided a Master License Agreement that has been reviewed and revised by the Village Attorney. The agreement allows Metronet to install its fiber network throughout the Village, commits to Metronet paying a telecommunications tax of 6% by State statutes, requires restoration work within the rights-of-way to be completed within 14 days, and allows the Village to enter into a television franchise agreement should cable television or streaming services become available. It also includes other standard license conditions.

Metronet is required to apply for a Village Rights-of-Way Permit, which carries a $5,000 surety bond requirement. Staff recommends approval of this Master License Agreement, as it helps ensure the Village is protected during installation and reduces associated costs.

A representative from Metronet will attend Monday night's Board meeting to answer any questions regarding their company's services and the installation of the fiber optic network. Metronet currently offers Fiber Internet and Fiber Phone services in South Elgin, St. Charles, Geneva, Batavia, North

Aurora, Elburn, Sugar Grove, Sycamore, and DeKalb. Metronet is currently building a fiber optic network in Round Lake and Round Lake Beach.

In addition to Metronet, the Village has also received an inquiry from i3 Broadband regarding the installation of a similar fiber optic network in the Dundee Township area. That Master License Agreement will also be presented at an upcoming Board meeting.

FISCAL IMPACT:

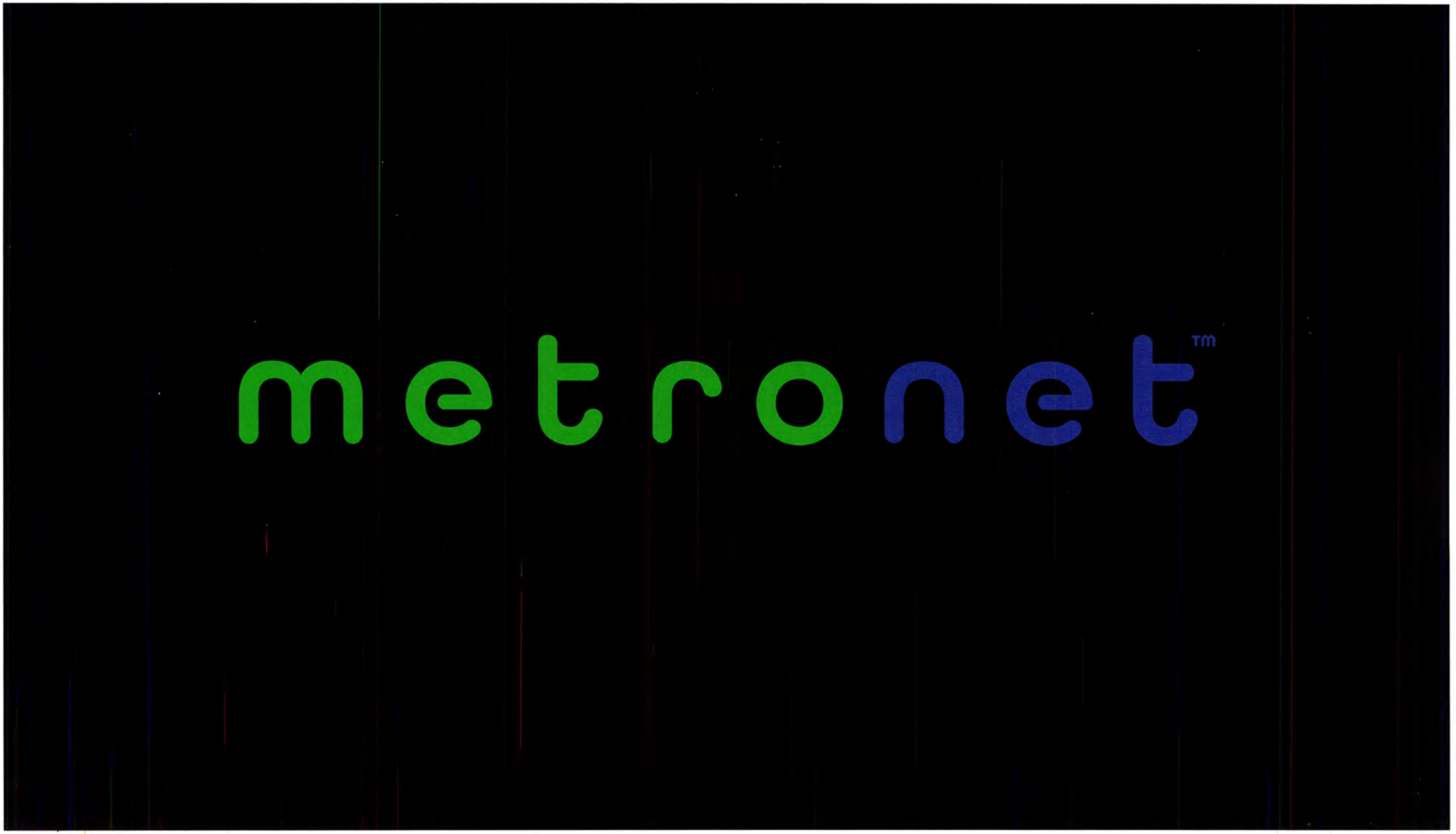
The license agreement would add revenues generated from Metronet's subscribers to the Village's telecommunications tax of 6%.

RECOMMENDATION:

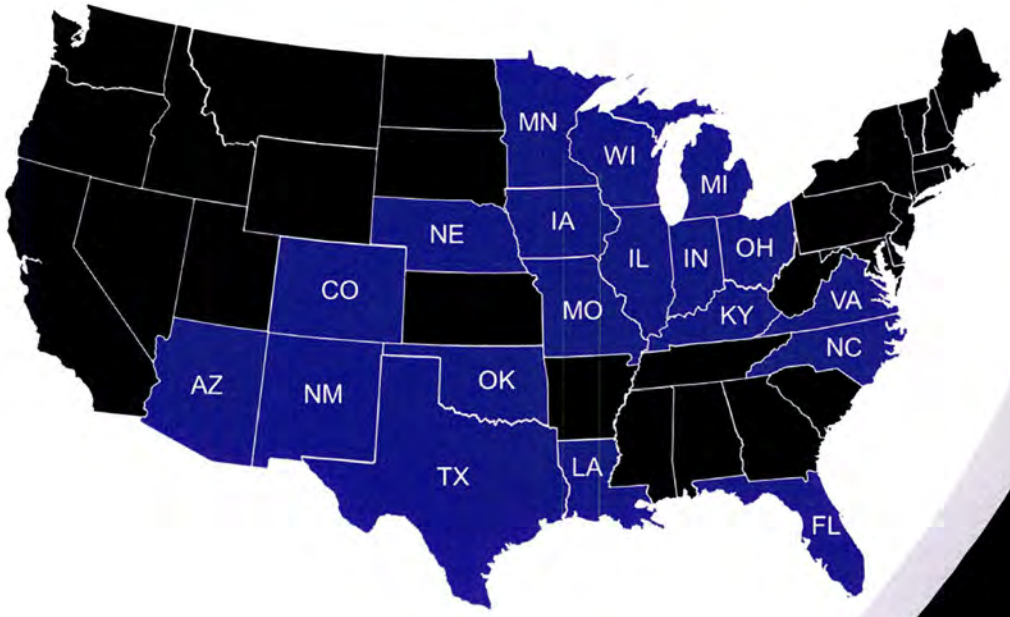
Staff respectfully request and recommend that the Village Board pass a resolution authorizing the Village Manager to execute the Master License Agreement with Metro Fibernet, LLC to install the fiber optic network throughout the Village of West Dundee.

MOTION: Move to authorize the Village Manager to execute the Master License Agreement with Metro Fibernet, LLC to install the fiber optic network throughout the Village of West Dundee.

CC: Metro Fibernet, LLC
i3 Broadband, Mike Elam
Attorney Castaldo
Director Scott
Director Moszczynski
Director Babcock
Chief Spiro


metronet™

metronet™



About Us

- Founded 2005 in Evansville, IN
- Nations largest independently owned,. 100% Fiber to the premise company in the U.S
- 100% fiber-optic internet and phone
- Serving 300+ communities in 19 states
- 2 million homes and business have access to Metronet

metronet

THE FIBER CHOICE



» Quality of Life

Reliably-fast internet, allowing crystal clear streaming with no buffering, lag, or pixelation. And for phone, clear call quality.

» Future Proof

Fiber Optics is the fastest way to transmit information today. MetroNet provides this connection directly to homes and businesses so there is no barrier between you and a fast, reliable connection.

metronet

WHY ARE WE UNIQUE

Blazing-fast symmetrical internet

Upload AS FAST as you download!

metronet

RECOGIZED BY INDUSTRY LEADERS

















Metronet has been ranked the fastest internet service provider (ISP) in IA, IN and KY.

Based on analysis by Ookla® of Speedtest Intelligence® data for median download speeds in Q3 2021.

NETFLIX

Recognized Metronet as the Best Performer in its Internet Service Provider Speed Index

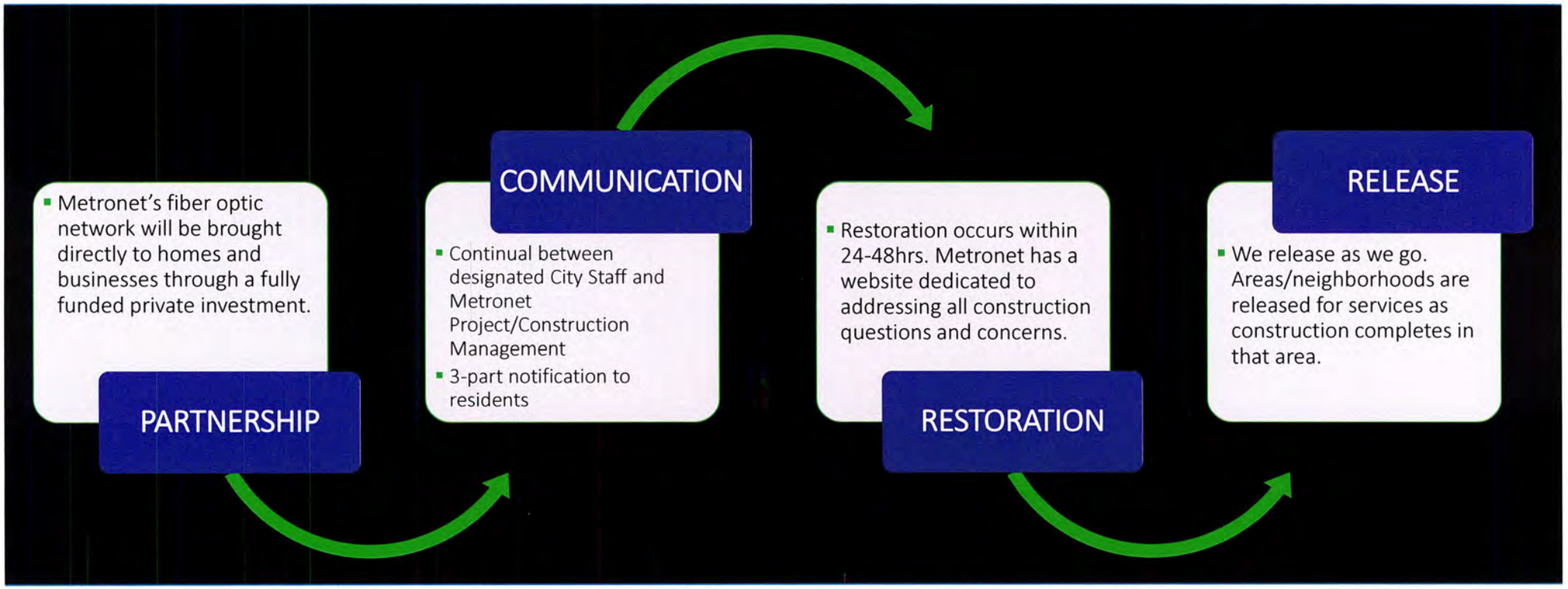


- Recognized as one of the Fastest Real-World Speeds
- Received Most Affordable Plans award
- Most significant fiber expansion award

**Regional Awards*

metronet

THE ROAD TO BECOMING A GIGABIT CITY



metronet

COMMUNICATION

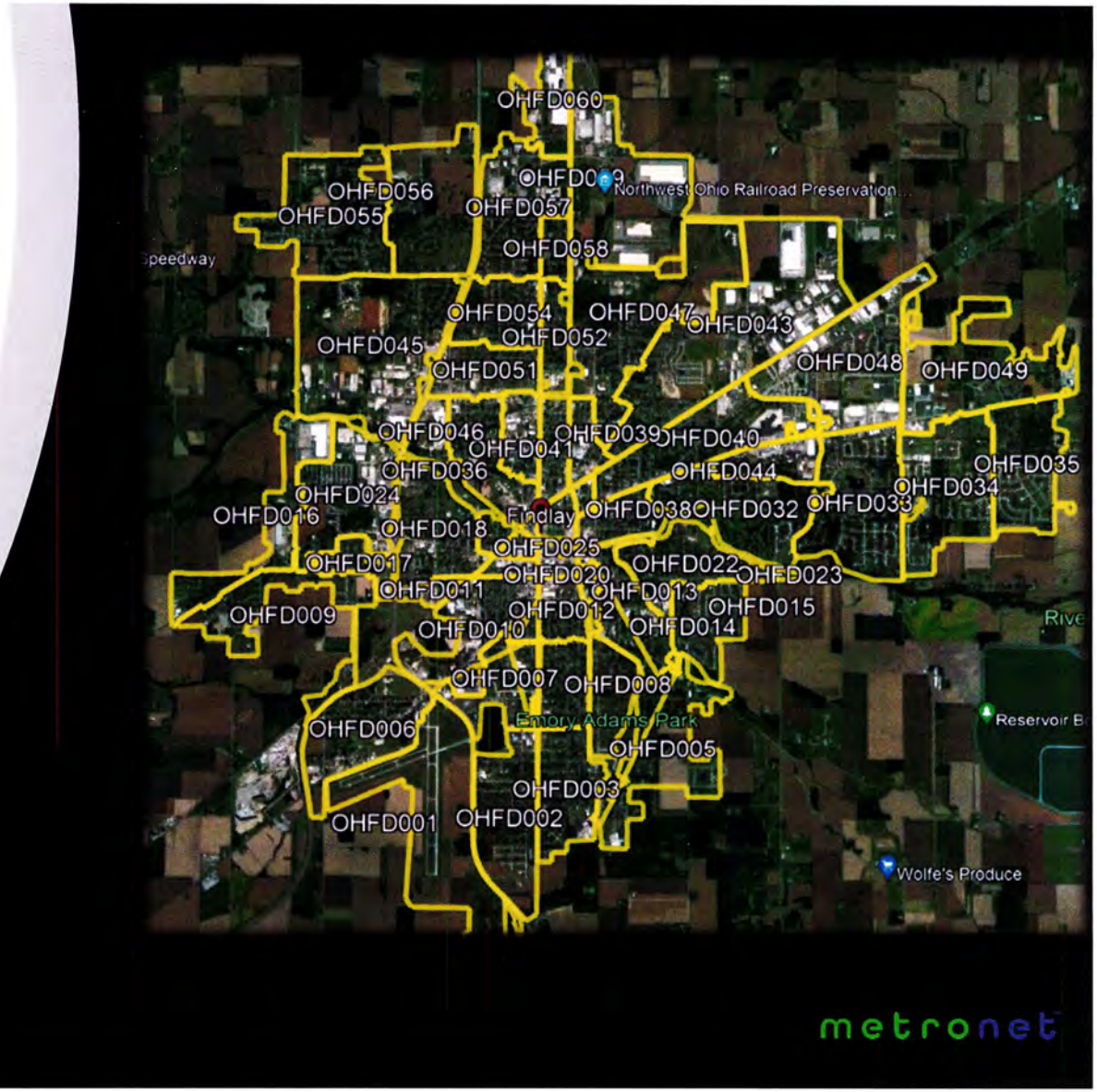
- 1st Notification - Letter mailed to residents 30-45 days prior to the start of construction
- 2nd notification - Postcards mailed 7-10 days prior
- 3rd notification. Yard signs placed 3-5 days prior
- 4th Notification Sign placed at entrance and exit of neighborhood



CONSTRUCTION

- Buildout is designed into manageable sized locations
- "Kick-off" meeting before construction begins
- Meet monthly with City team to review previous months work





FIELD CREW

- All Contractors and Metronet trucks will be clearly marked
- Construction Crew has branded vest with ID
- One Field Supervisor to every 3-5 Field Crews
- Metronet staff stays in the community, post City Build











metronet

RESTORATION

- Restoration within 24-48 hours
- Restore as we build
- Responsive to Resident and City Restoration questions\needs
- 99%+ Response rate within 24 hrs





POST CONSTRUCTION

CERTIFIED GIGABIT CITY Powered by metronet



OUR COMMUNITY COMMITMENT

Industry-Leading Customer Service

» An average of **30%+ higher** customer satisfaction scores than peers

Local Presence

» **Community involvement and local event sponsorship:**

- HOA's
- YMCA
- Parades
- Park Districts
- Fairs
- Chamber of Commerce

» **Metronet hosted events:**

- Blood Drives
- Food Drives
- Electronic Recycling
- YMCA Volunteering
- Family Holiday events
- Coloring contests
- Humane Society Volunteering
- Metronet Movie nights

…and so much more!



RESOLUTION NUMBER 25-

A RESOLUTION APPROVING A MASTER LICENSE AGREEMENT WITH METRO FIBERNET, LLC

WHEREAS, the Village of West Dundee, Kane County, Illinois, is a home rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois of 1970, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois, and

WHEREAS, Metro Fibernet, LLC ("Metronet") desires to install a fiber optic network throughout the Village in order to sell internet subscriptions to residents and businesses; and

WHEREAS, the Village desires to have current technology options available for the community; and

WHEREAS, Metronet and the Village have agreed to terms presented in the Master Lease Agreement ("Agreement") in order to protect the Village during construction and reduce associated costs; and

WHEREAS, the Village desires to enter into this Agreement with Metronet to provide opportunities to the community; and

WHEREAS, the Village Board of Trustees find that it is in the best interests of the Village to approve this Agreement with Metronet.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of West Dundee, and Kane County, Illinois, as follows:

Section One. That the foregoing recitals are hereby incorporated into, and made a part of, this Resolution as the findings of the President and Board of Trustees of the Village of West Dundee.

Section Two: That the Agreement is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the Village Administrator and Village Attorney.

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

Section Four. That The Village Administrator and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, the Agreement with Metronet pursuant to this Resolution.

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

PASSED this ____ day of _____ 2025 pursuant to a roll call vote as follows:

AYES:_____

NAYES:_____

ABSENT:_____

APPROVED by me this _____of _____ 2025.

_____
Christopher Nelson, Village President

ATTEST:

_____
Mary Jo Pape, Village Clerk

EXHIBIT A
MASTER LICENSE AGREEMENT

MASTER LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("this Agreement") is entered into by and between the Village of West Dundee, a village organized and existing under the laws of the state of Illinois (the "Village"), and Metro Fibernet, LLC, a Nevada limited liability company ("Licensee"), as of the date first listed below, for the use of the Village's rights-of-way for the installation, operation and maintenance of telecommunications facilities.

WHEREAS, the Village is the exclusive owner of certain public rights-of-way, and has approved official standards for the construction of facilities on the public rights-of-way; and

WHEREAS, the Village is authorized to grant, renew, and revoke licenses for the use of the public rights-of-way for the installation, operation, and maintenance of telecommunications facilities within its municipal boundaries; and

WHEREAS, Licensee desires to construct, install, operate, and maintain telecommunications facilities in and/or upon the Village's public rights-of-way (the "ROWs") within the Village's boundaries, subject to the provisions of this Agreement; and

WHEREAS, the Village desires to allow Licensee to utilize the ROWs for such purposes, subject to the provisions of this Agreement; and

WHEREAS, Section 253 of the Federal Communications Act of 1934, as amended, including 47 U.S.C. Section 253, and Illinois 220 ILCS 5/21-1001, provides that the Village has the authority, subject to certain limitations, to control access to and use of the ROWs within the Village; and

WHEREAS, the Village has the authority to enter into this License Agreement pursuant to the powers granted to it by Article VII, Section 10(a) of the Illinois Constitution of 1970, and finds that entering into this Agreement is in the best interests of the Village, its residents, and the public; and

WHEREAS, the Village's Board of Trustees has determined that the establishment of a Master License Agreement for telecommunications use of public ways will properly facilitate and manage the deployment of telecommunications facilities without requiring a telecommunications company to come before the Board of Trustees each time it seeks approval of a site-specific permit for a facility on a Village pole or ROW; and

WHEREAS, Licensee is authorized and empowered to enter into this Agreement and to perform the covenants and promises herein made and undertaken.

NOW, THEREFORE, in consideration of the above stated preambles and the mutual covenants and promises hereinafter contained, the Licensee and the Village agree as follows:

1. **Recitals.** The above recitals are hereby incorporated into this License Agreement as if fully set forth in this Section 1.

2. **Grant of License.** For and in consideration of the mutual covenants herein, and subject to the terms and conditions set forth herein and compliance with all Federal, State, and local laws and regulations, the Village grants a non-exclusive revocable license ("License") to Licensee for the use of the ROWs to install, operate, and maintain telecommunications equipment (the "Facilities"). The License granted by this Agreement shall not convey any right, title, or interest (including leasehold interest) in the ROWs, but shall be deemed to be a license only to use and occupy the ROWs for the limited purposes stated herein. In the event of default by Licensee, the Village shall not be obligated to bring a forcible entry and detainer action to terminate Licensee's rights hereunder. The rights granted to Licensee by the Village are and shall be at all times subordinate to the Village's right to ingress and egress and use of the public ROWs.

This Agreement and the right it grants to use and occupy the ROWs shall not be exclusive and do not, explicitly or implicitly, preclude the issuance of other licenses to operate telecommunications facilities within the Village's municipal boundaries.

3. **Term.** The term of this Agreement shall be for a period of five (5) years, beginning on the date approved by the Board of Trustees and ending five (5) years thereafter, unless otherwise sooner terminated as provided for herein. Thereafter, the Agreement shall automatically renew from year to year. The Agreement may be terminated by either party at the end of the initial term or then current renewal term by providing six (6) months' notice of termination to the other party. Nothing in this Agreement shall be interpreted or constitute a waiver, release, or to otherwise compromise the Village's common law or statutory privileges or immunities which are fully reserved.

4. **Title; Condition of ROWs.** It is understood and agreed that the Village makes no representations, warranties or assurances with respect to the following: the condition of the title or boundaries of the ROWs; the condition of the underground duct or conduit; other utilities or facilities in the ROWs; any other improvements or soils located on the ROWs; or the suitability of the ROWs for Licensee's intended use. Licensee assumes all risks associated with the placement, operation, and maintenance of the Facilities within the ROWs and suitability of the ROWs for its Facilities. Licensee accepts the ROWs in an "As Is, Where Is" condition, including any environmental conditions, and accordingly, the Village shall not be held liable for any damages or liabilities resulting from any actions that arise because of any adverse claims concerning the title, boundaries, or condition of the ROWs.

5. **Location.** The location of the Facilities shall be as approved by the Village's Director of Public Works or designee. Unless otherwise stated on a permit issued by the Village, Licensee shall not locate the Facilities so as to unreasonably interfere with the use of the ROWs by the Village, by any utility, by the general public or by other persons authorized to use or be present in or upon the public ROWs. Licensee shall relocate, at its sole cost and expense, any part of its Facilities that is not located in compliance with the permit requirements.

6. **Use of ROWs.** In its use of the ROWs and any work to be performed thereon, Licensee shall comply with all applicable laws, ordinances, regulations and requirements of Federal, State, County, and local regulatory authorities, including the applicable provisions of the Village's Code of Ordinances, including but not limited to the provisions of Title 8, Chapter 9 (Construction of Utility Facilities in the Rights of Way), as the same may be amended from time to time ("the Village

ROW Standards"). In the event of a conflict between this License Agreement and the Village ROW Standards, the terms and conditions of this License Agreement shall control.

Licensee shall use and occupy the ROWs to install, operate, and maintain the Facilities, which shall be limited to underground conduit and fiber optic telecommunications cable where existing similar utilities are underground, and aerial fiber optic telecommunications cable where existing similar utilities are located aerially, and related equipment and facilities only, it being specifically understood that the ROWs shall not be used for the burning of refuse, the accumulation and/or storage of debris or other material, or for any unsanitary or unhealthful purposes. All parts of Licensee's Facilities shall be underground, except in areas where existing similar utilities are aerial. Any unauthorized or impermissible use of the ROWs shall be deemed to be a material breach of this License Agreement.

Licensee warrants that the installation of the Facilities will be performed without any trenching or open trenching, but rather by directional boring. If directional boring is not possible for installation of the required Facilities, Licensee agrees to work with the Village's Director of Public Works, or designee, to determine the method of installation to be used, and to obtain the permission of the Village for such method of installation. Licensee shall not disturb any pavement for the installation, operation, maintenance or removal of its Facilities unless there is no other feasible option for directional bores, or if the Village's Director of Public Works or designee has determined the action is necessary and has provided written approval. All movement and storage of equipment and materials shall be confined to the area designated by the Village. All surplus excavated material shall be removed from the ROWs and disposed of in accordance with any applicable laws or regulations. All tree stumps, and other debris resulting from construction operations shall be removed from the ROWs.

7. **Compensation for Use of ROWs.** So long as Licensee exercises and enjoys the rights granted hereunder, it shall pay to the Village a telecommunications tax not to exceed six (6%) of the gross charge for telecommunications services purchased at retail as defined in 35 ILCS 636 35 ILCS 636/5-7 from Licensee. In the event that Licensee intends to provide cable television services within the Village, Licensee shall provide written notice to the Village, and the Licensee agrees to pay cable/service fee pursuant to Section 3-15-2 of the Village of West Dundee Code of Ordinances.

8. **Installation, Operation and Maintenance.** As a condition precedent to its right to access, use or attach any of its Facilities, Licensee shall, prior to occupying any area, submit a site-specific permit application for each location, including all siting, design, construction methodology, manufacturer's specifications, and structural engineering reports as necessary, and receive from the Director of Public Works or designee a site-specific permit for each location. The Director of Public Works or designee may request additional information if necessary to process the application. The Licensee shall also pay any applicable permit fees as required by law and the Village ROW Standards.

Unless otherwise provided by law, the Village reserves the right to refuse to approve or authorize any permit application when it determines that space in a ROW is inadequate to accommodate the Licensee's Facilities. All terms and conditions contained in this Agreement shall be incorporated into each individual permit obtained for each location. The installation, operation

and maintenance of the Facilities shall comply with all applicable ordinances, statutes, laws or regulations.

The Licensee, in the performance an exercise of any of its authorizations and obligations under this Agreement shall not obstruct or interfere in any manner with the Village ROWs, existing utility easements, private rights of way, sanitary sewers, sewer laterals, water mains, storm drains, gas mains, poles, aerial and other existing telecommunications facilities without the express written approval of the Village or the other owners, including franchisees, of the affected property. If Licensee proposes to install its Facilities on a non-Village owned utility pole in the ROW, Licensee shall submit its written agreement with the franchisor or licensor which owns the existing utility pole as part of its site-specific permit application.

For aboveground service wireless Facilities, the Licensee shall file with the Village a pre-installation radio frequency propagation report confirming that the Licensee's Facilities comply with applicable CFR requirements at the time of installation or as may be revised or amended during the term of this Agreement by the FCC. After installation the Village may, in its sole discretion, have a site-specific radio frequency propagation study performed to determine if the Licensee's aboveground or pole-mounted Facilities are in compliance with applicable Federal radio frequency propagation standards. The Licensee shall be obligated to reimburse the Village the cost of the study if it establishes that the Licensee's Facilities exceed CFR RFEF requirements.

Except to the extent caused by the Village's intentional misconduct, the Village shall not be liable to the Licensee or its customers for any interruption of service to the Licensee or interference with the Licensee's Facilities for any reason whatsoever. Maintenance of the Facilities within the ROWs shall be the responsibility of Licensee. The Facilities shall be maintained in good and safe condition and in a manner that complies with all applicable federal, state and local laws, regulations and policies. Licensee shall use due care to ensure that no damage, beyond reasonable wear and tear, is caused to the ROWs. Licensee shall report any damage it causes to any affected party in writing within twenty-four (24) hours of the damage. The Licensee shall reimburse the other party for any damage caused by its employees, contractors, subcontractors, agents, representatives, or its Facilities.

Maintenance of the Facilities within the ROWs shall be the responsibility of Licensee. The Facilities shall be maintained in good and safe condition and in a manner that complies with all applicable Federal, State and local laws, regulations, and policies. The Village reserves the right to enter upon and repair any or all damage to the areas surrounding the licensed premises, and if such damage is caused by Licensee, then the actual, reasonable and documented cost of such repair shall be the responsibility of the Licensee.

Notwithstanding any provisions to the contrary herein, in the event of an unexpected repair or emergency (“Emergency Maintenance”), Licensee may access the ROWs and commence such Emergency Maintenance work as required under the circumstances, provided Licensee shall comply with the requirements for Emergency Maintenance set forth in the Village ROW Policy.

Licensee may not install any Facilities on privately owned infrastructure of property without permission from the owner. The Village is not responsible for Licensee’s failure to abide by this Section.

9. **Marking.** Prior to and during any installation or relocation of any underground cables or utility lines, Licensee shall contact J.U.L.I.E. to ascertain the presence and location of existing aboveground and underground facilities within the ROWs to be occupied by Licensee's Facilities and install route markers in accordance with the Illinois Underground Facilities Damage Prevention Act (220 ILCS 50/*et seq*.).

The Village shall have no obligation to mark the location of Licensee's Facilities. Licensee agrees that it will become a member of J.U.L.I.E. as a requirement of this License Agreement and that such a system is designed to alert Licensee to planned work in the rights-of-way, so that Licensee can mark the location of its facilities to avoid damage. The Village shall have no obligation to alert Licensee to proposed work by itself or others, other than as a participating member of the J.U.L.I.E. system.

10. **Public Safety.** Licensee or other person acting on its behalf, at its own expense, shall use suitable barricades, flags, flagmen, lights, flares, and other measures as required for the safety of all members of the general public and to prevent injury or damage to any person, vehicle, or property by reason of any work in or affecting the ROWs or other property.

If the Village, in its reasonable discretion, determines that a particular use of the ROWs by Licensee is, or will be, hazardous to the public or the property, Licensee, upon written notice from the Village, shall install commercially reasonable safety devices or make commercially reasonable modifications at Licensee's sole expense to render the ROWs safe for, and compatible with, public use. In the event Licensee fails to install such safety devices or make required modifications within twenty-four (24) hours, or, if such modifications cannot be completed expeditiously to render the ROWs safe for the public, the Village may install such safety devices. In the event the Village installs such safety devices, the Licensee agrees to pay the actual costs of such improvements upon written demand, or the Village may terminate this License Agreement, with all rights of Licensee hereunder being forfeited, and the Licensee waives all rights and claims of any kind against the Village arising out of this License Agreement and its termination.

11. **Restoration of ROWs.** Within ten (10) days after initial construction operations have been completed or after repair, relocation or removal of the Facilities, Licensee shall grade and restore all areas disturbed by construction operations to a condition substantially similar to that which existed prior to the work. This time period may be extended for good cause shown. If weather or other conditions do not permit the complete restoration required by this Section 10, Licensee shall temporarily restore any disturbed property. Such temporary restoration shall be at Licensee's sole expense and Licensee shall promptly undertake and complete the required permanent restoration when the weather or other conditions permit such permanent restoration.

For a period of twelve (12) months following any work in the ROWs by Licensee or any person acting on Licensee's behalf , except for backfilling which shall be a five (5) year period, Licensee shall, at its sole expense, be responsible for all costs of restoring any disturbances or damage to the ROWs or any other Village property and for all repairs or damage to Village property caused by Licensee, its officers, agents, employees, contractors, subcontractors, successors, and assigns, except to the extent any of the foregoing are caused by the negligent or intentional acts of the Village. All such restoration shall be performed in accordance with the Village Code of Ordinances and to the reasonable satisfaction of the Village.

Disturbed grass areas shall be restored with six inches of topsoil, salt-tolerant seed and erosion control blanket, or, at the Village's request, sod. All open excavations necessary for the installation, repair, relocation, maintenance or removal of the Facilities shall be properly backfilled, and any asphalt pavement or PCC concrete pavement or sidewalk shall be replaced with like-kind and quality materials. The backfill settlement repair period shall be for five (5) years from the date of placing said backfill, during which time the affected areas shall be maintained by Licensee at its sole expense in a condition satisfactory to the Village. Under hard surface areas, such as roadways, sidewalks and drives, trench backfill shall be compacted and certified by the Village to comply with the Village construction standards. All restoration work shall be completed in accordance with the Village ROW Policy or other Village zoning or construction standards, whichever is more stringent and/or comprehensive.

In the event Licensee fails, in a timely manner, to restore any disturbances or make any and all repairs to the ROWs or other Village property as set forth above, the Village may make or cause to be made such restoration or repairs and either demand payment from Licensee, who agrees to pay the actual and reasonable costs of such restoration or repairs upon written demand and receipt by Licensee of all invoices and documentation supporting the actual costs incurred by the Village, or demand payment from the security posted by Licensee, which payment must be received by the Village within thirty (30) days of demand and receipt by Licensee of all invoices and documentation supporting the actual costs incurred by the Village.

12. **Damage to Licensee's Facilities.** The Village shall not be liable for and Licensee expressly waives all claims for any damage to or loss of Licensee's Facilities within the ROWs as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling or work of any kind in the ROWs by or on behalf of the Village, with the exception of any loss, cost or damage caused by the Village's gross negligence or willful misconduct.

13. **Licensee Form of Business Disclosure**. Licensee agrees to complete and maintain on file with the Village a current Disclosure Affidavit, attached as **Exhibit "A"** to this License Agreement.

14. **No Transfer or Assignment.** This License Agreement shall be binding upon and shall inure to the benefit of the parties and their successors and assigns. During the term of this License Agreement, Licensee acknowledges and agrees that it does not have the right or authority to transfer or assign this License Agreement or any interest herein without the prior written consent of the Village; provided, however that Licensee shall have the right, without the Village's prior written consent but with prior written notice to the Village and submission of a revised **Exhibit "A"**, to assign or otherwise transfer this Licensee Agreement to any successor entity or affiliate or subsidiary of Licensee, or to any entity into which Licensee may be merged or consolidated or which purchases all or substantially all of the assets of Licensee. Any such written consent required under this Section 13 may not be unreasonably withheld. Any transferee or assignee must, at a minimum, show satisfactory evidence that it meets the insurance requirements and other terms, conditions, and provisions contained herein. In the event the License herein granted is terminated or the Licensee transfers title to the Facilities or vacates or ceases to use the Facilities, Licensee shall, nevertheless, remain liable to the Village under the provisions hereof, until said Facilities herein authorized is removed, and the public ROWs are restored as herein

required. Acceptance of payment from an entity or person other than Licensee shall not constitute a waiver of this provision.

15. **Indemnity/Hold Harmless.** Each party agrees to defend, indemnify, protect, and hold harmless the other party and its officers, directors, employees, shareholders, successors, assigns, agents, affiliates, representatives, partners, and contractors from and against any and all third party claims, actions, administrative proceedings (including, without limitation, informal proceedings), judgments, damages, penalties, fines, cost, liabilities, interests, or loss, together with all other costs and expenses of any kind or nature suffered by or asserted against the party seeking indemnification in any way directly arising out of or directly connected with this Agreement or activities undertaken pursuant to this Agreement. This License Agreement shall not be construed as requiring the Licensee to indemnify the Village for its own negligence. The indemnification required hereunder shall not be limited by the amount of the insurance to be maintained hereunder and shall survive termination of this Agreement.

16. **Insurance.** Licensee shall, at its sole expense, cause to be issued and maintained during the Term of this Agreement the following minimum levels of insurance coverages of the types and in the amounts set forth below, as applicable:

Type of Insurance	**Limit**	
Commercial General Liability (including General Aggregate contractual liability and premises-operations, explosion, collapse, and underground hazard (commonly referred to as "X," "C," and "U" coverages) written on an occurrence basis		$2,000,000
	Prod./Comp. Op. Agg.	$1,000,000
	Personal & Adv. Injury	$1,000,000
	Each Occurrence	$1,000,000
Automobile Liability, including any auto, hired auto and non-owned autos	Combines Single Limit	$1,000,000
Excess Liability, Umbrella Form	Each Occurrence	$2,000,000
	Aggregate	$2,000,000
Workers' Compensation	Statutory Limits	-

If the Licensee is not providing such insurance to protect the contractors and subcontractors performing the work, then such contractors and subcontractors shall comply with this Section 15.

Prior to commencing work on the Facilities described herein, Licensee shall furnish the Village with the appropriate Certificates of Insurance, and applicable policy endorsements. Licensee shall have the Commercial General Liability, Automobile Liability, and Umbrella/Excess Liability policies endorsed to add the "Village of West Dundee, its officers, officials, agents and

employees" as "additional insureds". Such insurance afforded to the Village shall be endorsed to provide that the insurance provided under each policy shall be Primary and Non-Contributory.

Commercial General Liability Insurance required under this Section 15 shall be written on an occurrence form and shall include coverage for Products/Completed Operations, Personal Injury, Blanket XCU and Blanket Contractual Liability insurance applicable to defense and indemnity obligations. The limit must be on a "Per Project Basis". Commercial General Liability, Employers Liability and Automobile Liability Insurance may be arranged under single policies for full minimum limits required, or by a combination of underlying policies with the balance provided by Umbrella and/or Excess Liability policies. Workers' Compensation coverage shall include a waiver of subrogation against the Village.

All insurance provided pursuant to this Section 15 shall be affected under valid and enforceable policies, issued by insurers legally able to conduct business with Licensee in the State of Illinois. (All insurance carriers shall be rated "A-" or better and of a class size "X" or higher by A.M. Best Company.)

Renewal certificates shall be provided to the Village not less than five (5) days prior to the expiration date of any of the required policies. All Certificates of Insurance shall be in a form acceptable to the Village and shall provide satisfactory evidence of compliance with all insurance requirements.

17. **Security**. Prior to performing any work in the ROWs, Licensee shall establish a security fund in the amount of Twenty-Five Thousand Dollars ($25,000), which shall be provided to the Village in the form, at the Licensee's election, of cash, bond, or an unconditional letter of credit acceptable to the Village. This security fund shall serve as security for those purposes set forth in the Village ROW Standards, including but not limited to the installation of the Facilities in compliance with applicable plans, permits, technical codes and standards, the proper location of the Facilities as specified by the Village, restoration of the ROWs and other property affected by the construction or to satisfy any claims or damages. The Village may draw on the letter of credit or withdraw cash for the reasons set forth in the Village ROW Standards or to secure performance of Licensee's obligations under this Agreement and require the same to be replenished after any draw or withdrawal.

18. **Duty to Provide Information**. Within fifteen (15) days of a written request from the Village, Licensee shall furnish any information requested that is reasonably related to this License Agreement, the License granted hereunder, and any business activities related to the License or business operations of Licensee in the Village.

19. **No Encumbrances.** Licensee shall not place or allow any liens, mortgages, security interests, pledges, claims of others, equitable interests, or other encumbrances to attach to or to be filed against title to the ROWs.

20. **Taxes.** Nothing contained in this License Agreement shall be construed to exempt Licensee from any fee, tax, property tax levy or assessment, which is or may be hereinafter lawfully imposed on it relative to its use of the ROWs or its operation of the Facilities.

21. **Video Programming**. Licensee shall notify the Village if it intends on providing cable television content over the Facilities to subscribers within the Village. If required by law, Licensee will enter into a cable franchise or an open video system franchise agreement with the Village in the event Licensee does provide cable television content over its Facilities. The form of such a franchise agreement shall be substantially equivalent to the franchise agreements between the Village and other cable television franchisees within the Village.

22. **Removal, Relocation, or Modifications of Utility Facilities**. Within thirty (30) days following written notice from the Village, Licensee shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any part of its Facilities within the ROWs whenever the Village has determined, in the exercise of its governmental proprietary rights and powers, that such temporary or permanent removal, relocation, change or alteration, is reasonably necessary for the construction, repair, maintenance, or installation of any Village improvement in or upon, or the operations of the Village in or upon, the ROWs. In the event that relocation of any or all of the Facilities is required and the Village and Licensee are unable to identify a feasible alternative to relocation within the thirty (30) day period, then the Village may terminate this Agreement, without penalty or payment to Licensee, solely with respect to the portion of the ROWs required by the Village for the above reasons or other public purposes.

In the event Licensee is required to disconnect, relocate, remove, change or alter the position of part or all of its Facilities from the ROWs and fails to do so within the time required by the Village, the Village may make or cause to be made such disconnection, relocation, removal, change, or alteration, and Licensee shall be liable to the Village for all costs regarding same. The Village may either demand payment from Licensee, who agrees to pay the reasonable costs of such relocation or removal upon written demand and receipt by Licensee of all invoices and documentation supporting the actual costs incurred by the Village, or demand payment from the security posted by Licensee, which payment must be received by the Village within thirty (30) days of demand and receipt by Licensee of all invoices and documentation supporting the actual costs incurred by the Village.

A. **Removal of Unauthorized Facilities**. Within thirty (30) days following written notice from the Village, Licensee shall, at its own expense, remove all or any part of any unauthorized facilities or appurtenances from the ROWs. A facility is unauthorized and subject to removal in the following circumstances:

1) Upon expiration or termination of this License Agreement or permit obtained by Licensee, unless otherwise permitted by applicable law;
2) If the facility was constructed or installed without the prior grant of a license or permit;
3) If the facility was constructed, installed or maintained in violation of this License Agreement or the Village ROW Standards; or
4) If the facility was constructed or installed at a location not permitted by any permit obtained by Licensee.

If the Licensee installs its Facilities in a ROW without a permit for that location, the Licensee agrees to pay a penalty payable to the Village in the sum of $500.00 per month due on the first day of each month regardless of the amount of time the Licensee's Facilities remain in the ROW during that month until removed or permitted. Payment of the penalty shall not authorize the presence of the Facilities in the specific site without a permit. No action or inaction by the Village with respect to unauthorized use of any Village ROW shall be deemed to be a ratification or an unauthorized use.

B. **Emergency Removal or Relocation of Facilities**. The Village retains the right and privilege to disconnect, cut, move or remove any part of Licensee's Facilities located within the ROWs of the Village, as the Village may determine to be necessary, appropriate or useful in response to any public health or safety emergency. If circumstances permit, the Village shall attempt to notify Licensee, if known, prior to cutting or removing any part of the Facilities and shall notify Licensee after cutting or removing any part of the Facilities.

23. **Termination.** The Village may terminate this License Agreement and the License granted herein for any of the following reasons:

1) Licensee made fraudulent, false, misrepresenting, or materially incomplete statements in the permit application; or
2) Licensee's failure to comply with any material provision of the permit; or
3) A substantial change of law has occurred affecting the Licensee's authority to occupy or use the property upon which the Facilities are located; or
4) Failure to cure a breach of this License Agreement or noncompliance with the Village ROW Policy after receipt of written notice and a thirty (30) day cure period; or
5) Licensee's physical presence or presence of Licensee's Facilities on, over, above, along, upon, under, across, or within the ROWs presents a direct or imminent threat to the public health, safety, or welfare; or
6) The Facilities or Licensee's presence interferes with vehicular or pedestrian use of the public right-of- way and Licensee fails to cure after written notice from the Village; or
7) Licensee's failure to construct the Facilities substantially in accordance with the permit and approved plans; or
8) Failure to provide the required traffic control; and to respond to requests from the Village to correct such deficiencies within a reasonable time frame; or
9) Abandonment of the Facilities for a time period of twelve months or more; or
10) If Licensee provides wireless services.

Upon termination of this Agreement for any reason, Licensee shall, within sixty (60) days of written notice from Licensor, remove its Facilities from all Village ROWs and restore all ROWs as required herein.

Licensee may terminate one or more of the Facilities locations pursuant to this Agreement by giving at least thirty (30) days written notice. Licensee will not be subject to any penalty or fee for terminating such Facilities location prior to the end of the term of this Agreement.

24. **No Waiver.** The waiver by one party of any breach of this License Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof will be limited to the particular instance and will not operate or be deemed to waive any future breaches of this License Agreement and will not be construed to be a waiver of any provision except for the particular instance.

25. **Amendments.** This License Agreement represents the entire agreement between the parties. No oral changes or modifications of this License Agreement shall be permitted or allowed. Changes or modifications to this License Agreement shall be made only in writing and upon necessary and proper signature of the Licensee and the Village.

26. **Notices.** Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first-class postage affixed and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

Village:	The Village of West Dundee Attn: Village Manager Joseph Cavallaro 102 S. Second Street West Dundee, IL 60118
Licensee:	Metro Fibernet, LLC Attn: Director ROW Permitting 3701 Communications Way Evansville, IN 47715
With a copy to:	Metro Fibernet, LLC Attn: Legal – ROW Permitting 11880 College Boulevard. Ste 100 Overland Park, KS 66210

27. **Severability.** In the event that any provision of this License Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereto.

28. **Law and Venue.** This License Agreement shall be governed, interpreted and construed in accordance with the laws of the State of Illinois. The forum for any legal disputes between the Village and the Licensee shall be Kane County, Illinois.

METRO FIBERNET, LLC

By:_____
Its:

Date: February_____, 2025

VILLAGE OF WEST DUNDEE

By:_____
Its: Village Manager

Date: February_____, 2025

MASTER LICENSE AGREEMENT
EXHIBIT A

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

BUSINESS DISCLOSURE AFFIDAVIT
VILLAGE OF WEST DUNDEE

The undersigned, _____, having been duly sworn on oath, states as follows:

1. That this affidavit is made in support of the _____'s *(name of business)* (the "Licensee") desire to construct, install, attach, operate, repair, maintain, and remove fiber telecommunications facilities in and/or upon the Village's public rights-of-way (the "ROWs") within the Village's boundaries;

2. That the Licensee is a validly existing _____ *(type of business)* that remains in good standing with and is organized under the laws of the State of _____.

3. That Licensee's registered business address is located at _____; and the following is an exhaustive true and accurate list of all: *(if Licensee is a Corporation*) the Corporate Officers; (*if Licensee is a Limited Liability Company*) the Members, (*if Licensee is a Partnership*) the Partners, or other (*please explain*), where applicable:
   _____
   _____
   _____
   _____

4. That Licensee is certified and authorized by all applicable governmental agencies to construct, install, attach, operate, repair, maintain, and remove fiber telecommunications facilities in and/or upon the Village's public ROWs.

5. That Licensee will, at all times, remain in compliance with all applicable Federal, State, and Local Laws, Ordinances, Resolutions, and Rules and Regulations.

6. Under penalty of perjury, Licensee certifies that _____(*FEIN/SSN*) is its correct Federal Taxpayer Identification number, or, in the case of an individual or sole proprietorship, Social Security Number.

7. That the undersigned is an authorized representative of Licensee with the authority to make this affidavit and has had the opportunity to review the foregoing statements with legal counsel.

_____

By : _____

Its : _____

Date : _____

SUBSCRIBED and SWORN to
before me this ___ day of
_____ 202_.

_____
Notary Public

Village of West Dundee

TO: Village President & Board of Trustees

FROM: Michael Spiro, Fire Chief

DATE: February 7, 2025

SUBJECT: Approval of Rescue Struts and Surface Supplied Air Systems

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BACKGROUND:

The West Dundee Fire Department requires two critical equipment to enhance rescue operations:

1. Vehicle & Structural Stabilization Equipment – The department has experienced an increase in vehicle accidents requiring stabilization before extrication. Currently, we lack dedicated stabilization equipment, leading to delays as we wait for assistance from neighboring departments. To address this, staff recommends purchasing the Paratech stabilization system from Air One Equipment for $13,264. The Paratech system is the same system used by neighboring departments and MABAS Division 2, allowing interoperability.
2. Interspiro Surface Supplied Air Systems – The department's dive rescue operations are currently not interoperable with MABAS Division 2's standardized equipment, limiting mutual aid effectiveness. Purchasing two (2) Interspiro Surface Supplied Air Systems will align our capabilities with regional partners, ensuring seamless integration during water rescue operations. The total cost is $3,886.

Both of these items were included in the FY 24/25 Fund 4 Fire Department Capital Equipment budget. Regarding the stabilization equipment, the department has deferred this purchase for the past two years and sought funding through the Assistance to Firefighters Grant program. Unfortunately, these grant efforts were unsuccessful, making it necessary to proceed with the purchase through the department's capital equipment budget.

FISCAL IMPACT:

Both purchases are fully funded through the FY 24/25 Fund 4 – Fire Department Capital Equipment Budget, requiring no additional allocations.

RECOMMENDATION:

Staff recommends approval of both purchases to improve rescue operations, enhance firefighter and public safety, and ensure interoperability with mutual aid partners.

MOTION:
Move to approve the purchase of the Paratech vehicle and structure stabilization system from Municipal Emergency Services (MES) for a total cost of $13,264, to be funded from the FY 24/25 Fund 4 Fire Department Capital Equipment Budget.

Move to approve the purchase of two (2) Interspiro Surface Supplied Air Systems from the manufacturer for a total cost of $3,886, to be funded from the Fund 4 Capital Equipment Budget.

If you have any questions, please feel free to contact me.

AIR ONE EQUIPMENT, INC.

360 Production Drive
South Elgin, IL 60177
Phone: 847-289-9000
Fax: 847-289-9001
Email: airone@aoe.net

QUOTATION

VALID FOR 30 DAYS.

Date	Quote #
2/6/2025	41319

Sold To	Ship To
WEST DUNDEE FIRE DEPT 100 CARRINGTON DR WEST DUNDEE, IL 60118	WEST DUNDEE FIRE DEPARTMENT Attn: Jeff Moxley 100 CARRINGTON DR WEST DUNDEE, IL 60118

PLEASE DO NOT PAY OFF OF THIS QUOTE. A FINAL INVOICE WILL BE SENT ONCE ORDER IS COMPLETE.	Quoted By	P.O. No.	Terms	Salesman
			Net 45	JD

Item	Description	Qty	Cost	Amount
22-796850	PARATECH: STANDARD VEHICLE STABILIZATION KIT KIT INCLUDES: (2) 12" STRUT EXTENSIONS (2) 24" STURT EXTENSIONS (2) MULTI-BASE (2) TIE-DOWN KEYS WITH J-HOOK (2) 12" HINGED BASE WITH ANCHOR RING (2) 25-36 ACMETHREAD STRUT (4) 27FT RATCHET BELTS	1	4,625.00	4,625.00
22-796852	PARATECH: HIGHWAY VEHICLE STABILIZATION KIT KIT INCLUDES: 2 - 25-36 ACMETHREAD STRUTS 2 - 37-58 ACMETHREAD STRUTS 2 - 12" STRUT EXTENSIONS 2 - 24" STRUT EXTENSIONS 2 - 36" STRUT EXTENSIONS 4 - 12" HINGED MULTI BASE 4 - MULTI BASE HEADS 4 - TIE DOWN KEYS W/ J-HOOK 4 - 27' RATCHET BELTS	1	8,639.00	8,639.00
SHIPPING & HANDLING	SHIPPING & HANDLING CHARGES - NO CHARGE	1	0.00	0.00

Shipping and delivery charges are added when invoiced unless otherwise noted. At present, all quoted shipping/lead times are non-binding estimates only.

3% PROCESSING FEE FOR CREDIT CARD PAYMENTS OVER $500

Effective Jan 1, 2021, all returns after 30 days of delivery will incur a 20% restocking fee. Items ordered in connection with natural disasters, pandemic or like situations cannot be returned and orders for such items cannot be cancelled after 10 days of Seller's receipt.

Subtotal	$13,264.00
Sales Tax (0.0%)	$0.00

DO NOT PAY- INVOICE TO FOLLOW

Total	$13,264.00

Village of
West Dundee

TO: Village President and Board of Trustees

FROM: Eric Babcock, Director of Public Works

DATE: February 12, 2025

SUBJECT: Recommendation to Award Sleepy Hollow Road Tree Removals

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INTRODUCTION:

At the Regular Village Board Meeting on January 20, 2025, the Board authorized staff to solicit proposals for the removal of trees along Sleepy Hollow Road. At 10:00 AM on February 11, 2025, seven (7) sealed proposals were opened and read aloud Public Works.

BACKGROUND:

The proposals ranged from the low price of $11,950 provided by Easy Tree Service of Hampshire, IL to the high price of $37,600 provided by Homer Tree Service of Lockport, IL. The Village has been utilizing Easy Tree Service for large tree removals over the past two years and have been pleased with their work.

Because their price is roughly 33% of the median proposal amount and 50% of the next lowest bidder, there was a high level of concern that Easy Tree Service misunderstood the full scope of the project. Staff expressed this concern to the contractor directly, walked through each portion of the specifications and asked if this was indeed the scope of work their proposal is based upon, to which they affirmed.

After the authorization to solicit proposals was granted and the project was already out to bid, Baxter & Woodman informed the Village that a second area of smaller trees & shrubs needed to be cleared as well. Based on the timing of this advisory, the additional work was not included in the formal bid process. Public Works approached Easy Tree Service to provide a quote for this work, which they did, outlining an additional cost of $5,800.

The attached exhibit shows the additional clearing area for the smaller trees & shrubs, as marked by yellow diagonal lines. This represents a clearing area width of 14 feet for the length of the pedestrian path, which provides 2 feet of buffer on each side. The exhibit also shows the larger trees to be removed through the primary bid proposal, with each being marked with an “X”.

In addition to the exhibit, a full bid tabulation is attached for your review and consideration, along with the proposal form and supplementary quote from Easy Tree Service.

FISCAL IMPACT:

This project was not anticipated in advance and represents an unplanned expenditure in the amount of $17,750.

RECOMMENDATION:

Therefore, it is respectfully requested and recommended that:

MOTION: Move to award a Contract to Easy Tree Service of Hampshire, IL for the removal of trees along Sleepy Hollow Road at a cost of $11,950.

MOTION: Move to authorize Easy Tree Service to conduct additional small tree and brush removal along Sleepy Hollow Road beyond the scope of the original Contract at a cost of $5,800.

VILLAGE OF WEST DUNDEE
SLEEPY HOLLOW ROAD TREE REMOVAL PROJECT
TUESDAY, FEBRUARY 11th, 2025 at 10:00 AM

BIDDER	PRICE	ADDENDUM INCLD	INSURANCE	BOND
Landscape Concepts 31745 N. Alleghany Road Grayslake, IL 60030	$36,960.00	Yes	Yes	Yes
Clean Cut Tree Service 31064 North IL Route 83 Grayslake, IL 60030	$23,750.00	Yes	Yes	Yes
Abbott Tree Care PO Box 249 Wayne, IL 60184	$28,440.00	Yes	Yes	Yes
Trees R Us, Inc. 27881 W Sullivan Lake Road Ingleside, IL 60041	$32,825.00	Yes	Yes	Yes
Homer Tree Service 16464 West 143rd Street Lockport, IL 60441	$37,600.00	No	Yes	Yes
Fowler Enterprises 41W691 Russell Road Elgin, Il 60124	$27,850.00	Yes	Yes	Yes
Easy Tree Service 44W379 US Hwy 20 Hampshire, IL 60140	$11,950.00	Yes	Yes	Yes

LEGEND

- EX ROW
- EX EASEMENT
- PR ROW
- PR TEMP EASEMENT
- LIMITS OF CONSTRUCTION
- PR MULTI-USE PATH
- TREE REMOVAL
- PROPOSED TREE

℄ SLEEPY HOLLOW ROAD STA 11+63
℄ HIGGINS ROAD (MAIN STREET)

10+00

11

12

13

14

HMA

CONC

CONC

ROADWAY RESURFACING

EX ROW

SLEEPY HOLLOW ROAD

DUNDEE TOWNSHIP ORGANIZATIONS SIGN

E TOWNSHIP HWY DEPT

WOOD POSTS

AT&T HANDHOLE

HIGGINS ROAD (MAIN STREET)

AGG

102

103

104

EX ROW

4" PVC POST 6'

BRUSH CLEARING

EX ROW

EX EASEMENT

MATCHLINE STA 15+00

MATCHLINE STA 15+00

EDGE OF RAVINE

BRUSH CLEARING

ROADWAY RESURFACING

EX ROW

106

107

108

109

15+00

16

17

18

19

SLEEPY HOLLOW ROAD

℄ SLEEPY HOLLOW ROAD STA 15+58
℄ GLENMOOR DRIVE

WATER VAULT
DOUBLE STEEL HATCH

MULTIPLE TREES 2" - 4"

10" LANDSCAPE BLOCK

BM #19

EX ROW

EX ESMT

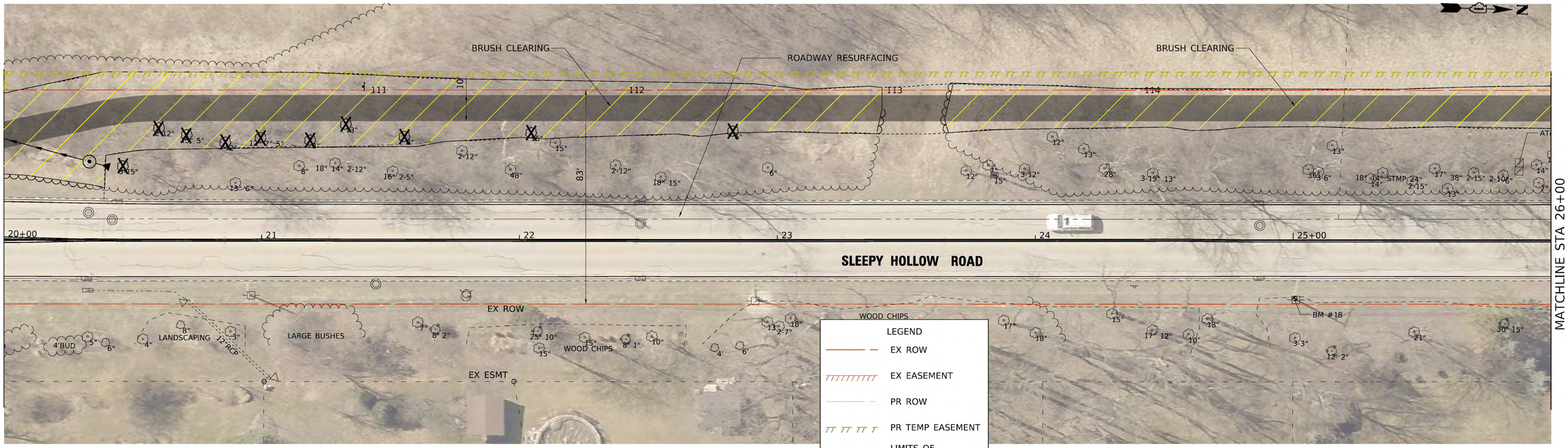
GLENMOOR DRIVE

EX ROW

CONC

EX ROW

MATCHLINE STA 20+00

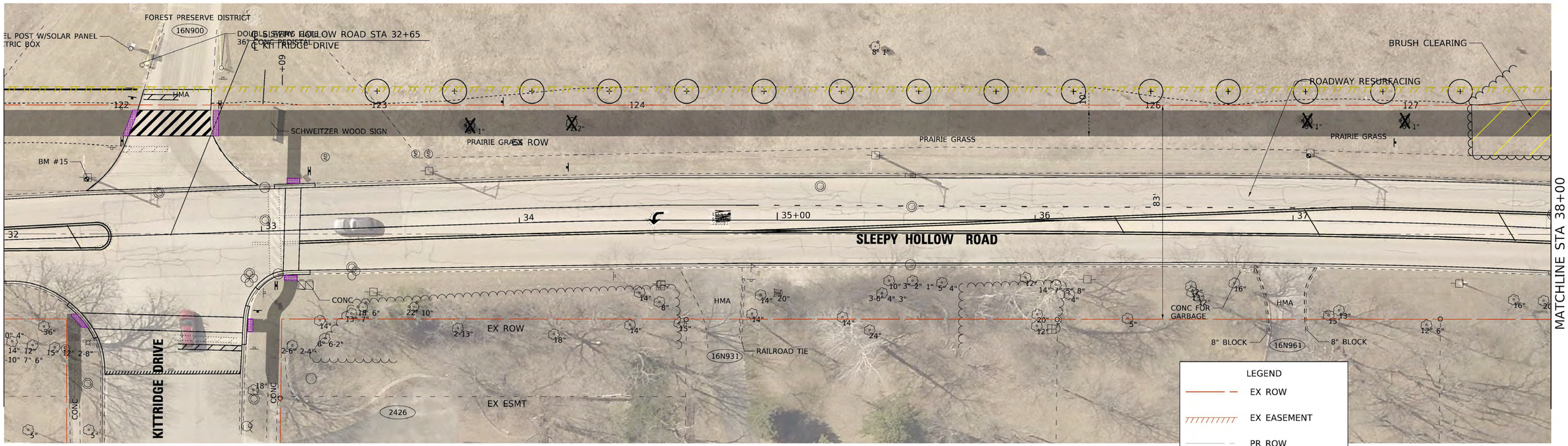


BAXTER & WOODMAN Consulting Engineers

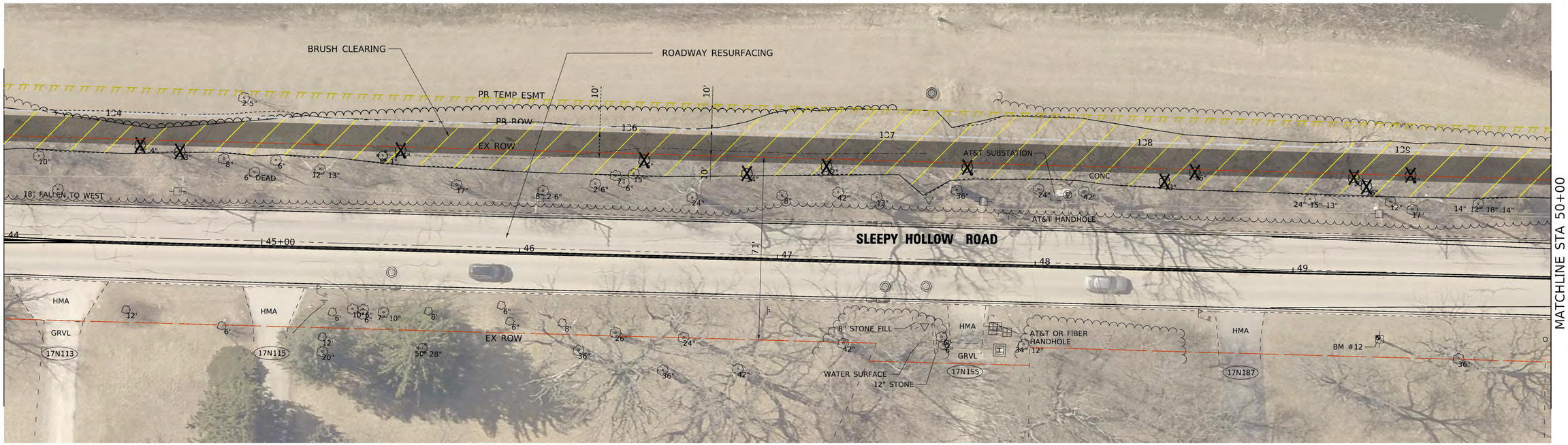
VILLAGE OF WEST DUNDEE, ILLINOIS
SLEEPY HOLLOW ROAD

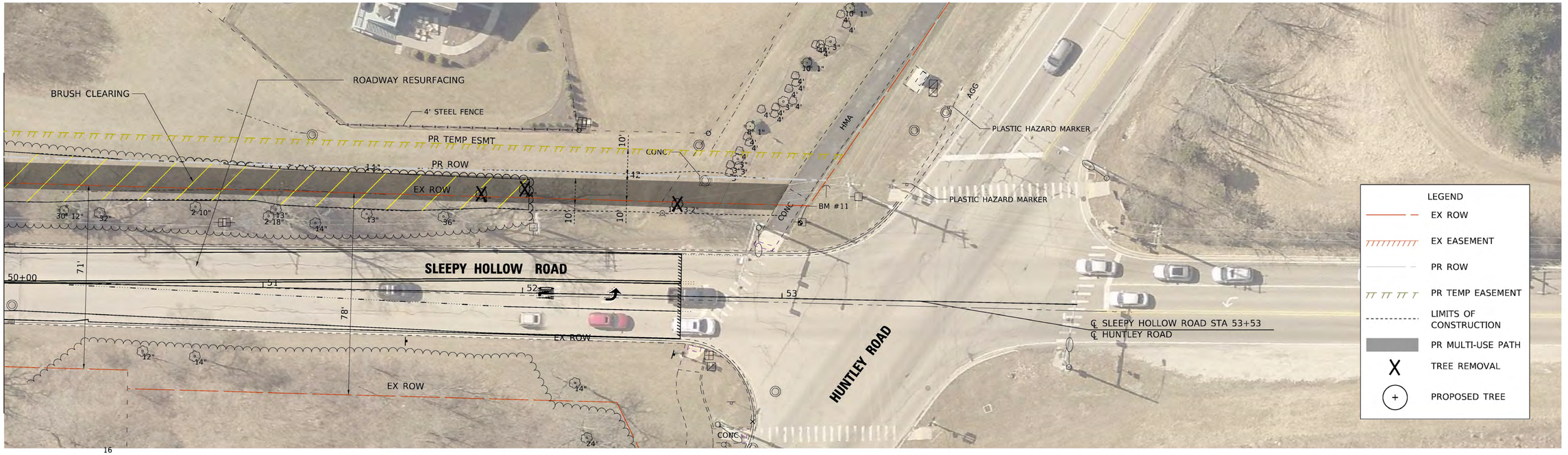
TREE REMOVAL EXHIBIT

2/5/2025 P:\WDUNV\20092i-Sleepy Hollow Trail\CAD\Exhibits\Public Friendly Bike Path Exhibit\Sheets\20092i_sht_SleepyHollowTrail_Tree2.dgn



2/5/2025 P:\WDUNV\20092-Sleepy Hollow Trail\CAD\Exhibits\Public Friendly Bike Path Exhibit\Sheets\20092Lsht_SleepyHollowTrail_Tree3.dgn





BAXTER & WOODMAN Consulting Engineers

VILLAGE OF WEST DUNDEE, ILLINOIS
SLEEPY HOLLOW ROAD

TREE REMOVAL EXHIBIT

2/5/2025 P:\WDUNV\20092I-Sleepy Hollow Trail\CAD\Exhibits\Public Friendly Bike Path Exhibit\Sheets\20092I_sht_SleepyHollowTrail_Tree4.dgn

Village of
West Dundee

PROPOSAL FORM

Sleepy Hollow Road Tree Removal Project
ONE ORIGINAL PROPOSAL SHALL BE SUBMITTED

Submit Proposals to:

Village of West Dundee
900 Angle Tarn
West Dundee, IL 60118

Proposals Deadline: February 11, 2025 at 10:00 a.m.

Date: 2/7/2025

Contact Name: Veronica Sanchez

Email Address: info@easytreeserviceinc.com

Official Mailing Address: 44W379 US Hwy 20

City/State/Zip Code: Hampshire, IL 60140

Phone No. 847-683-7252 Fax No.: N/A

Business Address (if different): _____

1. The undersigned Proposing Firm proposes and agrees, if this Proposal is accepted, to enter into an Agreement with Owner in the form included in the Proposal Documents to furnish all labor, materials, tools, and services required for the Sleepy Hollow Road Tree Removal Project Contract for the Village of West Dundee, Kane County, Illinois, all in accordance with the Proposal Documents and attached specifications.

2. Proposing Firm accepts all of the terms and conditions of the Advertisement for Proposals and Proposal Instructions without limitation. This Proposal will remain open for 90 days after the date of Proposal opening or for such longer period of time that The Proposing Firm may agree to in writing upon request of Owner. The Proposing Firm will sign and submit the Agreement and other documents required by the Proposal Documents within 15 days after the date of Owner's Notice of Award.

3. In submitting this Proposal, The Proposing Firm represents, as set forth in the Agreement, that:

a. The Proposing Firm has examined copies of all the Proposal Documents.

b. The Proposing Firm is familiar with the nature and extent of the Proposal Documents, work, site, locality, and all local conditions and legal and regulatory requirements that in any manner may affect cost, progress, performance, or furnishing of the work, and has made such independent investigations as The Proposing Firm deems necessary.

c. The Proposing Firm has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions at or contiguous to the site which may affect cost, progress, or performance of the work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by The Proposing Firm, including applying the specific means, methods, techniques, sequences, and procedures of service expressly required by the Proposal Documents to be employed by The Proposing Firm, and safety precautions and programs incident thereto.

d. The Proposing Firm does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Proposal for performance of the work at the Proposal price and within the times and in accordance with the other terms and conditions of the Proposal Documents.

e. The Proposing Firm has correlated the information known to The Proposing Firm, information and observations obtained from visits to the site, specifications identified in the Proposal Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Proposal Documents.

f. The Proposing Firm has given the Village of West Dundee written notice of all conflicts, errors, ambiguities, or discrepancies that The Proposing Firm has discovered in the Proposal Documents, and the written resolution thereof by the Village of West Dundee is acceptable to The Proposing Firm.

g. The Proposal Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the work for which this Proposal is submitted.

h. This Proposal is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; The Proposing Firm has not directly or indirectly induced or solicited any other Proposing Firm to submit a false or

sham Proposal; The Proposing Firm has not solicited or induced any person, firm, or a corporation to refrain from submitting a Proposal; and The Proposing Firm has not sought by collusion to obtain for itself any advantage over any other Proposing Firm or over Owner.

i. By submission of the Proposal, The Proposing Firm certifies, and in the case of a Joint Proposal each party thereto certifies as to his own organization, that in connection with the Proposal:

i. The prices in the Proposal have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Proposing Firm or with any competitor.

ii. Unless otherwise required by law, the prices which have been quoted in the Proposal have not knowingly been disclosed by the Proposing Firm, prior to opening, directly, or indirectly to any other Proposing Firm or to any competitor.

iii. No attempt has been made or will be made by the Proposing Firm to induce any other person or firm to submit or not to submit a Proposal for the purpose of restricting competition.

iv. The Proposing Firm is not barred from contracting with the Owner as a result of a violation.

4. In accordance with the complete specifications, including but not limited to, the Invitation to Proposal, Instructions for Proposals, Proposal Form, Specifications, Drawings, and any supplementary documents contained in the proposal package, including any addenda issued subsequently, the Proposing Firm will complete the Specified Work for the following costs:

	Bid
	$11,950.00

Please write out the total proposal in words, i.e. $722.00 should be written out as 'seven hundred twenty-two and 00/100 dollars'.

Eleven thousand ninehundred fifty AND no /100 DOLLARS

5. The Proposing Firm agrees that upon request by the Village of West Dundee, the Proposing Firm shall begin the Specified Work within an agreed period of time between the parties and that the Proposing Firm shall, in no more than 24 hours, acknowledge receipt of requested services in writing.

6. The person signing this Proposal certifies that: (Check applicable box)

   a. [✓] He/She is the person in the Proposing Firm's organization responsible within that organization for the decision as to the prices being Proposal and that he/she has not participated, and will not participate, in any action contrary to that above; or

   b. [ ] He/She is not the person in the Proposing Firm's organization responsible within that organization for the decision as to the prices being proposed but that he/she has been authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to the above, and as their agent shall so certify; and shall also certify that he/she has not participated, and will not participate, in any action contrary to that above.

Respectfully submitted, signed, and sealed this 10th day of February, 2025.

Signed: Where Proposing Firm is a corporation, add:

Veronica Sanchez Attest: Pedro Ruiz

Authorized Signature (Secretary or other authorized officer)

Date 2/10/2025 (CORPORATE SEAL)

NOTE: The signed and notarized Proposal Certification Form must also be attached to this Proposal Form.

END OF PROPOSAL FORM

BID SECURITY FORM

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Easy Tree Service, Inc. as Principal, and The Cincinnati Insurance Company as Surety, are hereby held and firmly bound unto Village of West Dundee as Owner in the penal sum of Eleven Thousand Nine Hundred Fifty Dollars and Zero Cents ($11,950.00) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 10th day of February, 20 25.

The Condition of the above obligation is such that whereas the Principal has submitted to Village of West Dundee a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the Trees to be removed at Sleepy Hollow Rd between Route 40 and Huntley Rd in the Village of West Dundee

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

BID SECURITY FORM

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the Owner may accept such bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____ (L.S.)
Principal Easy Tree Service Inc.

_____
Surety The Cincinnati Insurance Compay

By: John G. Kelly, Attorney-In-Fact

IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Craig N. Flynn; John G. Kelly, Cheryl Kleimer; Susan Onori; Matthew B. Backe and/or Kristina Abbinante

of their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows: Any such obligations in the United States, up to Twenty-Five Million and No/100 Dollars ($25,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or a Senior Vice President this 19th day of December, 2018.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

STATE OF OHIO)SS:
COUNTY OF BUTLER)

On this 19th day of December, 2018 before me came the above-named President or Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.

Keith Collett, Attorney at Law
Notary Public – State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 10th day of February, 2025

BID SECURITY FORM
(SAMPLE FORM)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, _____
_____as Principal, and
_____as Surety, are hereby held and firmly bound unto _____as Owner in the penal sum of _____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this _____day of _____, 20 _____.

The Condition of the above obligation is such that whereas the Principal has submitted to
_____a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the

_____

_____

_____

_____

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the Owner may accept such bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____(L.S.)
Principal

_____
Surety

By: _____

IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

PERFORMANCE BOND FORM
(SAMPLE FORM)

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR: **SURETY:**

OWNER:

CONTRACT:

Date:
Amount:
Description:

BOND:

Date:
Amount:

CONTRACTOR AS PRINCIPAL:
Company: (Corp. Seal)

SURETY
Company (Corp. Seal)

Signature:_____ Signature:_____

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Subparagraph 3.1.
3. If there is no Owner Default, the Surety's obligation under this Bond shall arise after:

3.1 The Owner has notified the Contractor and the Surety at its address described in Paragraph 10 below, that the Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Construction Contract. If the Owner, the Contractor and Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default: and

3.2 The Owner has declared a Contractor Default and formally terminated the Contractor's right to complete the contract. Such Contractor Default shall not be declared earlier than twenty days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1: and

3.3 The Owner has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the Owner.

4. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

4.1 Arrange for the Contractor, with consent of the Owner, to perform and complete the Construction Contract: or

4.2 Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or

4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and the contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the Owner resulting from the Contractor's default: or

4.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

1. After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, tender payment therefor to the Owner: or
2. Deny liability in whole or in part and notify the Owner citing reasons therefor.

5. If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Subparagraph 4.4, and the Owner refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.
6. After the Owner has terminated the Contractor's right to complete the Construction Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. To the limit of the amount of this Bond, but subject to commitment by the Owner of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract, the Surety is obligated without duplication for:

6.1. The responsibilities of the Contractor for correction of defective work and completion of the Construction Contract"

6.2. Additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions of failure to act of the Surety under Paragraph 4; and

6.3 Liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

7. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, or successors.
8. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.
9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
10. Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page.
11. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
12. Definitions.

12.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

12.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.

12.3 Contractor Default: Failure of the Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Construction Contract.

12.4 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

FOR INFORMATION ONLY --- NAME, ADDRESS AND TELEPHONE)	
AGENT OR BROKER:	OWNER'S REPRESENTATIVE (Architect, Engineer or other party):

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners 2205 Point Blvd., Ste 200 Elgin IL 60123	CONTACT NAME: PHONE (A/C, No, Ext): 847-741-1000 FAX (A/C, No): 847-428-8857 E-MAIL ADDRESS: certificateslund@assuredpartners.com
INSURED EASYTRE-01 Easy Tree Service, Inc. PO Box 893 Belvidere IL 61008	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Carolina Casualty Insurance Company — 10510 INSURER B : West Bend Mutual Insurance Company — 15350 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1077238233 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y		1873478	9/21/2024	9/21/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY X SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			1873478	9/21/2024	9/21/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0	Y		1873478	9/21/2024	9/21/2025	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		BNET573844183	5/1/2024	5/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
B	Leased/Rented Equipmnt			1873478	9/21/2024	9/21/2025	Limit	25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Job: Trees to be removed at Sleepy Hollow Rd between Route 40 and Huntley Rd in the Village of West Dundee
If required by written contract, Village of West Dundee and its officials, agents, employees and volunteers are an Additional Insured on a Primary and Non-Contributory basis with respect to the General Liability coverage.
Umbrella/Excess follows form subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER

Village of West Dundee
Public Works Department
900 Angle Tarn
West Dundee IL 60118

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – CONTRACTOR'S BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. WHO IS AN INSURED (Section II) is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract or written agreement.

The written contract or written agreement must be:

1. Currently in effect or becoming effective during the term of this policy; and
2. Signed by all parties to the written contract or written agreement prior to the "bodily injury," "property damage," "personal injury and advertising injury."

B. The insurance provided to the additional insured is limited as follows:

1. That person or organization is only an additional insured with respect to liability for "bodily injury", "property damage' or "personal and advertising injury" caused in whole or in part, by:
   - **a.** Your premises; or
   - **b.** Your negligent acts or omissions in connection with "Your work" for that additional insured.

   However:
   - **a.** The insurance afforded to such additional insured only applies to the extent permitted by law; and
   - **b.** If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the written contract or written agreement to provide such additional insured.
2. The Limits of Insurance applicable to the additional insured are those specified in the written contract or written agreement or in the Declarations for this policy, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations.
3. Except when required by written contract or written agreement, the coverage provided to the additional insured by this endorsement does not apply to:
   - **a.** "Bodily injury" or "property damage" occurring after:
     - **(1)** All work on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured at the site of the covered operations has been completed; or
     - **(2)** That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as part of the same project.
   - **b.** "Bodily injury" or "property damage" arising out of acts or omissions of the additional insured other than in connection with the general supervision of "your work."
4. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," "personal injury and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services including;
   - **a.** The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
   - **b.** Supervisory, or inspection activities performed as part of any related architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

C. As respects the coverage provided under this endorsement, Paragraph **4.b. SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended with the addition of the following:

4. Other insurance

b. Excess insurance

This insurance is excess over:

Any other valid and collectible insurance procured by or on behalf of the additional insured whether primary, excess, contingent or on any other basis unless a written contract specifically requires that this insurance be either primary or primary and noncontributing. Where required by written contract, we will consider any other insurance procured by the additional insured for injury or damage covered by this endorsement to be excess and noncontributing with this insurance.

If no written contract specifically requires primary or noncontributory coverage, then this insurance is excess and as a condition of coverage, the additional insured shall be obligated to tender the defense and indemnity of every claim or suit to all other insurers that may provide coverage to the additional insured, whether on a contingent, excess or primary basis.

When this insurance is excess, we will have no duty under Coverage **A.** and Coverage **B.** to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

(EXAMPLE)

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) Completed

PRODUCER	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
Fully Completed	**INSURERS AFFORDING COVERAGE**	**NAIC #**
INSURED	INSURER A: Name of Insurance Company	Completed
	INSURER B: Name of Insurance Company	Completed
Fully Completed	INSURER C: Name of Insurance Company	Completed
	INSURER D: Name of Insurance Company	Completed
	INSURER E: Name of Insurance Company	Completed

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	X	**GENERAL LIABILITY** CG001 ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☒ OWNERS & CONT PROT ((IF REQUIRED) ☐ _____ GEN'L AGGREGATE LIMIT APPLIER PER: ☐ POLICY ☐PROJECT ☐ LOC	Policy Number	Policy Start Date	Policy End Date	EACH OCCURRENCE	$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea. Occur.)	$ 50,000
						MED EXP (Any one person)	$ 5,000
						PERSONAL & ADV INJURY	$ 1,000,000
						GENERAL AGGREGATE	$ 2,000,000
						PRODUCTS-COMP/OP AGG	$ 1,000,000
A		**AUTOMOBILE LIABILITY** CA001 ☒ ANY AUTO CA001 ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐ _____	Policy Number	Policy Start Date	Policy End Date	COMBINED SINGLE LIMIT (Ea. Accident)	$ 1,000,000
						BODILY INJURY (PER PERSON)	$
						BODILY INJURY (PER ACCIDENT)	$
						PROPERTY DAMAGE (PER ACCIDENT)	$
		GARAGE LIABILITY ☐ ANY AUTO				AUTO ONLY-EA ACCIDENT	$
						OTHER THAN EA ACC AUTO ONLY: AGG	$
							$
B	X	**EXCESS UMBRELLA LIABILITY** ☒ OCCUR ☐ CLAIMS MADE ☐ DEDUCTIBLE ☐ RETENTION $	Policy Number	Policy Start Date	Policy End Date	EACH OCCURRENCE	$ per request
						AGGREGATE	$ per request
C		**WORKES COMPENSATION AND EMPLOYERS' LIABIITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? NO If yes, describe under SPECIAL PROVISIONS below	Policy Number	Policy Start Date	Policy End Date	☒ WC STATU- ☐ OTHER TORY LIMITS	
						E.L. EACH ACCIDENT	$ 500,000
						E.L. DISEASE-EA EMPLOYEE	$ 500,000
						E.L. DIESEASE-POLICY LIMIT	$ 500,000
		OTHER Professional Liability (If requested)	Policy Number	Policy Start Date	Policy End Date		

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

List project number, location and description. No endorsements or additional forms modify or limit coverage provided to additional insured. Coverage provided to the additional insured is primary.

CERTIFICATE HOLDER	CANCELLATION
Additional Insured: Member, its officials, employees, agents and volunteers.	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT,
	SIGNATURE OF AUTHORIZED AGENT

© ACORD CORPORATION 1988

ADDITIONAL INSURED ENDORSEMENT

Name of Insurer:
Name of Insured:
Policy Number:
Policy Period:
Endorse. Effective Date:

This endorsement modifies coverage provided under the following:

Commercial General Liability
Coverage Part

Name of Individuals or Organization:

WHO IS AN INSURED section of the policy / coverage document is amended to include as an insured, the individuals or organization shown above, but only with respect to liability "arising out of your work".

For purposes of this endorsement, "arising out of your work" shall mean:

1. Liability the Additional Insured may incur resulting from the actions of a contractor it hires.
2. Liability the Additional Insured may incur for negligence in the supervision of the Named Insured Contractors work.
3. Liability the Additional Insured may incur for failure to maintain safe worksite conditions.
4. Liability the Additional Insured may incur due to joint negligence of the Named Insured Contractor and the Additional Insured.

PROPOSAL CERTIFICATION FORM

The undersigned, being an authorized representative of the Proposing Firm, hereby certifies in accordance with Illinois State Statutes 720 ILCS 5/33E-11 that the Proposing Firm is not barred from submitting a Proposal for this contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Illinois State Statutes 720 ILCS 5/33E - "Public Contracts" concerning Proposal rigging, Proposal rotating, kickbacks, bribery, and other interference with public contracts.

The undersigned hereby also certifies that this Proposal is genuine and not collusive or sham; that said Proposing Firm has not colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposing Firm or person, to put in a sham Proposal or to refrain from submitting a Proposal; and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the proposed price elements of said Proposal, or that of any other Proposing Firm, or to secure any advantage against any other Proposing Firm or any person interested in the proposed contract.

The undersigned hereby also certifies in accordance with Illinois State Statutes 65ILCS 5/11-42.1-1 that the Proposing Firm is not delinquent in the payment of any tax administered by the State of Illinois Department of Revenue, unless the amount and/or liability is being properly contested in accordance with the procedures established by the appropriate revenue act.

The undersigned hereby also certifies in accordance with Illinois State Statutes 775 ILCS 5/2-105 that the Proposing Firm has an adopted "Sexual Harassment Policy" consistent with the provisions of 775 ILCS 5/2-105.

Dated at 2/7/2025

This 7th day of February, 20 25

By: Veronica Sanchez
(Signature)

Its: President
(Title)

Veronica Sanchez, being duly sworn, deposes and say

that he/she is the president of Easy Tree Service, Inc

and that the statement above is true and correct.

Subscribed and sworn before me this 7th day of February 2025

Notary Public Jennifer Mora Rodriguez

"OFFICIAL SEAL"
JENNIFER MORA RODRIGUEZ
Notary Public, State of Illinois
Commission No. 945294
My Commission Expires January 12, 2026

Village of
West Dundee

WAGE RATES

PART 1 - GENERAL

1.1 DESCRIPTION

A. The Contractor shall comply in all respects with the requirements of the Prevailing Wage Act (A820 ILCS 130/0.01 et seq.). The Contractor shall pay or cause to be paid not less than the prevailing rates of wages as found by the Owner or Department of Labor or as determined by the Court on Review to all laborers, workers and mechanics.

B. The Illinois Department of Labor website (http://www.state.il.us/agency/idol/) will list the current edition of the prevailing wages for the county where the Work is being performed.

1. Contractor is responsible to verify that prevailing wages listed are current.
2. Contractor must pay current wages in effect at time Work is being carried out.

C. Revisions of the following Prevailing Wage Rates are made periodically by the Illinois Department of Labor. These may be accessed by computer at https://www.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx. As required by the Prevailing Wage Act, any and all such revisions supersede the Park District's June determination. Bidders and Contractors performing work on this Project are responsible for determining the applicable prevailing wage rates at the time of bid submission and performance of the Work. Failure of a Bidder/Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. In consideration for the award to it of the Contract for this Project, the Contractor agrees that the foregoing notice satisfies any obligation of the public body in charge of this Project to notify the Contractor of periodic changes in the prevailing wage rates and the Contractor agrees to assume and be solely responsible for, as a material obligation of the Contractor under the Contract, the obligation to determine periodic revisions of the prevailing wage rates, to notify its subcontractors of such revisions, to post such revisions as required for the posting of wage rates under the Act, and to pay and require its subcontractors to pay wages in accordance with such revised rates.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

ACKNOWLEDGED AND AGREED TO:

By: Veronica Sanchez President
Authorized Signature / Title

Subscribed and sworn to before me this
07th day of February, 2025

Jennifer Mora Rodriguez
Notary Public

"OFFICIAL SEAL"
JENNIFER MORA RODRIGUEZ
Notary Public, State of Illinois
Commission No. 945294
My Commission Expires January 12, 2026

Village of
West Dundee

EQUAL EMPLOYMENT OPPORTUNITY

In the event of the contractor's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Fair Employment Practices Act or the Fair Employment Practices Commission's Rules and Regulations for Public Contracts, the contractor may be declared not responsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivision or municipal corporations, and the contract may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed or remedies involved as provided by statute or regulation.

During the performance of this contract, the contractor agrees as follows:

(1) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin or ancestry; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(2) That, if it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonable recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(3) That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(4) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the commission's Rules and Regulations for Public Contract. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations, the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

(5) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor; and that it will also so include the provisions of paragraphs 1, 5, 6 and 7 in every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors; and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission

in the event any subcontractor fails or refuses to comply therewith. In addition, no contractor will utilize any subcontractor declared by the Commission to be not responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

With respect to the two types of subcontracts referred to under paragraph 7 or the Equal Employment Opportunity Clause above, following is an excerpt of Section 2 of the FEPC's Rules and Regulations for Public Contracts:

"Section 2.10. The term "Subcontract" means any agreement, arrangement or understanding, written or otherwise, between a contractor and any person (in which the parties do not stand in the relationship of any employer and an employee):

(a) for the furnishing of supplies or services or for the use of real or personal property, including lease arrangements, which, in whole or in part, utilized in the performance of any one or more contracts; or

(b) under which any portion of the contractor's obligation under any one or more contracts is performed, undertaken or assumed."

ACKNOWLEDGED AND AGREED TO:

By: Veronica Sandy President
Authorized Signature / Title

Subscribed and sworn to before me this
7th day of February, 2025

Jennifer Mora Rodriguez
Notary Public

"OFFICIAL SEAL"
JENNIFER MORA RODRIGUEZ
Notary Public, State of Illinois
Commission No. 945294
My Commission Expires January 12, 2026

Village of
West Dundee

102 S. Second Street
West Dundee, IL 60118

VILLAGE OF WEST DUNDEE

CONTRACT FOR SLEEPY HOLLOW ROAD TREE REMOVAL PROJECT

1. THIS AGREEMENT, made and concluded this 10th day of February, 2025, between the VILLAGE OF WEST DUNDEE, acting by and through the Board of Trustees, known as the party of the first part, and Easy Tree Service, Inc, 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 Proposal 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 the work, furnish all materials and all labor necessary to complete the work in accordance with the Specifications hereinafter described and in full compliance with this agreement and the requirements of the Director of Public Works under it.

3. And it is also understood and agreed that the Specifications hereto attached, for the Sleepy Hollow Road Tree Removal Project Contract are all essential documents of this contract and are a part hereof.

4. IN WITNESS WHEREOF, The said parties have executed these presents on the date above mentioned.

Village of West Dundee

Attest: Mary Jo Pape, Village Clerk

Joseph A. Cavallaro, Village Manager

For the Contractor

By Pedro [signature]
Attest: (Title) Estimator

[signature]
President

REFERENCE SUBMITTAL

All Proposing Firms are required to furnish three (3) references for municipal clients who presently are using equipment and services similar to that proposed by the Proposing Firm.

Firm: City of Genoa

Name: Joe Flury

Address: 333 E. First St.

City: Genoa State: IL Zip: 60135

Telephone: 815 / 501-0460 E-Mail jflury@genoa-il.com

****

Firm: Elgin Township Road District

Name: Jason

Address: 725 S McLean Blvd

City: Elgin State: IL Zip: 60123

Telephone: 847 / 741-4637 E-Mail roaddistric@Elgintownship.com

****

Firm: Kane County Forest Preserve

Name: Germy Jensen

Address: 1996 S Kirk Rd Suite 320

City: Geneva State: IL Zip: 60134

Telephone: 630 / 232-5983 E-Mail jensengermy@kaneforest.com

****

EASY TREE SERVICE, INC

www.easytreeserviceinc.com
(847) 683 - 7252

Proposal

NO. 11883

44W379 US Hwy 20 Hampshire, IL 60140

Date	2/11/2025
Name	Mike Kirk
Primary Phone	847-551-3815
Alt. Phone	
E-mail	mkirk@wdundee.org
Project Location	Sleepy Hollow Rd Bike path

PROPOSAL SUBMITTED TO:

Village of West Dundee
900 Angle Tarn
West Dundee, IL 60118

We hereby submit an estimate for the following work:	Amount
Remove the brush, leaving the stumps, opening only 14 ft width for the new bike path along Sleepy Hollow Rd between Route 72 and Huntley Rd. **this work includes removing of all the debris.	5,800.00

*Lawn damage will occur
**Unless otherwise noted and/or discussed, we do not remove the stump mulch.
***Access to property, if fence removal is required and the customer chooses not to hire a fence company, and they have requested Easy Tree assistance, we are NOT responsible for the fence nor is it guaranteed, it is not part of this contract, nor is it part of the fee agreed upon to do the tree work.

WE PROPOSE hereby to furnish all labor and equipment-complete in accordance with above specifications, for the sum of: $5,800.00

Payment to be made as follows: Payments in full to be made upon completion of the job. Unless otherwise noted. Any outstanding balance shall be due within (30) days from the date of service provided from Easy Tree Service, Inc. Interest shall accrue on all amounts at the rate of one and one-half percent (1 ½%) monthly (eighteen percent (18%) per annum) to any outstanding amount more than (30) days past due. You agree to pay all of Easy Tree Service, Inc. cost of collection or attempted collection, including but not limited to, reasonable attorney's fees made necessary by your nonpayment pursuant to these terms.

All Material is guaranteed to be as specified. All Work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owners to carry the tornado and other necessary insurance. Easy Tree Service, Inc. is fully insured, and all workers are fully covered by Workman's Compensation, property damage and complete operation Insurance.
Easy Tree Service, Inc. must be notified of any damage and/or claims occurred to property during the tree service procedure

Easy Tree Service's Authorized Signature _____ Date _____

Note: This proposal may be withdrawn by us if not accepted within days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

_____
Owner/Agent Signature (Must be signed to be valid

Date of Acceptance: _____

Please Print _____

We accept VISA, MASTERCARD, DISCOVER, AMERICAN EXPRESS "No additional charge for this method of payment

Village of
West Dundee

TO: Village President and Board of Trustees

FROM: Eric Babcock, Director of Public Works

DATE: February 12, 2025

SUBJECT: Change Order # 1 – Well 1 Maintenance

INTRODUCTION:

At the Regular Village Board Meeting on November 18, 2024, the Board awarded a contract to Electrical Systems, Inc. to conduct maintenance at Well 1. Change Order # 1 is presented to the Board to consider authorizing one modification to the project cost resulting from an error in design engineering.

BACKGROUND:

Following award of the Contract, staff detected a discrepancy in Electrical Systems' proposal whereby they submitted a price for electrical components to suit a 100 HP well motor instead of a 200 HP well motor, which is required. These components consist of a switch gear, soft starter, cables and contacts.

Investigating further, staff found that Concentric Integration / Baxter & Woodman specified the 100 HP equipment in error, meaning that Electrical Systems provided the correct price according to the specifications they were given.

The difference in price between the 100 HP equipment and the necessary 200 HP equipment is $37,860. If Concentric had correctly included the 200 HP equipment in the bid specifications, this additional cost would have been accounted for in all the proposals, but the consultant acknowledges that adding it after the fact like this does come with costs that would not have been necessary otherwise. Taking responsibility for their error, Concentric Integration / Baxter & Woodman has agreed to cover 50% of this change order ($18,930).

A copy of Change Order # 1 is attached for your review and consideration.

FISCAL IMPACT:

Change Order # 1 represents an increase of $37,860 to the awarded Contract amount of $109,215, which results in a total project cost of $147,075. Baxter & Woodman will provide payment to the Village in the amount of $18,930 via check for their portion.

RECOMMENDATION:

Therefore, it is respectfully requested and recommended that:

MOTION: Move to approve Change Order # 1 to the Well 1 Maintenance Contract, representing an increase of $37,860.

Village of West Dundee

CHANGE ORDER

No. One **PO#** N/A

PROJECT: Well 1 Maintenance

	OWNER	CONTRACTOR	CONSULTANT
DATE OF ISSUANCE February 17, 2025	Village of West Dundee 102 South Second Street West Dundee, IL 60118	Electrical Systems, Inc. 17335 S. Ashalnd Avenue East Hazel Crest, IL 60429	Baxter & Woodman 8678 Ridgefield Road Crystal Lake, IL 60012

PURPOSE OF CHANGE ORDER	Change in project cost to install all equipment necessary to serve a 200 HP well motor instead of the 100 HP equipment specified in the bid documents.

CHANGE ORDER DESCRIPTION	At the Regular Village Board Meeting on November 18, 2024, the Board awarded a contract to Electrical Systems, Inc. to conduct maintenance at Well 1. Improper equipment was specified in the bid documents requiring a corrective change.

CHANGE IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE
$109,215
PREVIOUS CHANGE ORDERS
$0.00
CONTRACT PRICE PRIOR TO THIS CHANGE ORDER
$109,215
NET INCREASE / DECREASE OF THIS CHANGE ORDER
+$37,860
CONTRACT PRICE WITH ALL CHANGE ORDERS
$147,075

CHANGE IN CONTRACT TIME

ORIGINAL CONTRACT TIME	
(Days or Date)	N/A
NET CHANGE FROM PREVIOUS CHANGE ORDERS	
(Days)	N/A
CONTRACT TIME PRIOR TO THIS CHANGE ORDER	
(Days or Date)	N/A
NET INCREASE / DECREASE OF THIS CHANGE ORDER	
(Days)	N/A
CONTRACT TIME WITH ALL CHANGE ORDERS	
(Days or Date)	N/A

RECOMMENDED	APPROVED	APPROVED
		
BY: Eric Babcock Director of Public Works	**BY:** Joseph A. Cavallaro Village Manager	**BY:** Electrical Systems, Inc. Contractor

ELECTRICAL SYSTEMS, INC.

February 7, 2025

Mr. Adam Peters
Village of West Dundee, Dept of Public Works
900 Angle Tarn
West Dundee, IL 604118

RE: Village of West Dundee
Well No. 1 MCC Replacement
ESI Job No. 24-5429
Change Order Request No. 01

SUBJECT: Pump Size Correction

Dear Mr. Peters:

Electrical Systems, Inc. requests that a change order be issued, *INCREASING* our contract in the amount of *THIRTY-SEVEN THOUSAND EIGHT HUNDRED SIXTY DOLLARS* ($37,860.00).

This change order is based on the following *EXCLUSIONS:*

1. Premium time labor costs.
2. Sales Tax
3. Liquidated Damages due to equipment delays associated with project redesign.
4. Liquidated Damages due to delays associated with cancellation or unapproved station shutdown due to supply demand.
5. Any costs associated with multiple mobilizations.

This change order is based on the following *INCLUSIONS:*

1. Electrical schedule is based on milestone dates with owner furnished equipment set in place to provide adequate time, based on (40) hours per week, for electrical work to be completed without impact or loss efficiency. If overtime, weekends, or holidays must be worked for any reason other than delays caused by Electrical Systems, Inc., this time will be invoiced at premium time.
2. Local Union No. 134, I.B.E.W. labor force.
3. Changes to cable and conduit schedule, specifically changes to Conduit Tags 001, 002, 007, & 010.
    a. Please note, for conduits 007 and 010, the actual number of conduits increases due to parallel runs.
4. Furnish and install a 200HP soft starter in lieu of 100HP soft starter.
5. Furnish and install a 600amp CT cabinet, in lieu of the 400amp CT cabinet.
6. Furnish and install a redesigned PDP.
7. Includes labor escalation after June 1, 2025.

All terms and conditions as outlined in our original proposal and contract apply to this change order request.

Please forward a contract change order to our office, as soon as possible. If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

ELECTRICAL SYSTEMS, INC.

David Claahsen

David Claahsen
Project Manager

DC/km

cc: R. Bergeron, Sr., ESI, R. Bergeron, Jr., ESI

https://esipower.sharepoint.com/sites/company/Shared Documents/Project Folders/2024 Projects/24-5429 West Dundee - Well No. 1 MCC Replacement/COR's/24-5429 COR 01~Pump Size Correction.docx

Village of West Dundee

TO: Village President and Board of Trustees

FROM: Eric Babcock, Director of Public Works

DATE: February 12, 2025

SUBJECT: Recommendation to Award Spring Hill Water Tower Repair & Repainting and a Professional Services Agreement with Baxter & Woodman

---

INTRODUCTION:

At the Regular Village Board Meeting on April 1, 2024, the Board authorized staff to solicit proposals for the Spring Hill Water Tower Repair and Repainting Project. At 11:00 AM on January 21, 2025, six (6) sealed proposals were opened and read aloud at Public Works.

BACKGROUND:

The proposals ranged from the low price of $1,237,500 provided by Tecorp, Inc. of Joliet, IL to the high price of $1,949,000 provided by MW Cole Construction, LLC of the Villages, FL. The updated opinion of cost for this project from Baxter & Woodman was $1,800,000.

Baxter & Woodman's attached recommendation letter explains that their analysis finds Tecorp, Inc. to be the lowest responsible and responsive bidder. It further explains that based on their familiarity and past working relationship with the low bidder, they believe that Tecorp, Inc. is qualified to complete the project.

After the proposal opening, Tecorp's President informed the Village that they wished to be released from their proposal due to a miscalculation that led to a shortfall in their bid, which was originally communicated as being upwards of $150,000. To entertain the prospect of adding this amount to their bid to preserve potential grant funding, the Village must safeguard itself against the reality or the appearance that the shortfall resulted not from miscalculation, but rather from opportunism. To this end, staff discussed the matter with Tecorp and requested an itemization of the exact portions of the specifications that were miscalculated. That itemization is as follows:

Bid Item	Shortfall
Hydro Tanks	$65,000
Recirculating Pipe	$8,000
Expansion Joint	$19,000

Bid Item	Shortfall
Concrete Demo	$7,000
Aviation Light	$6,650

Total	**$105,650**

The itemization they provided was reduced from $150,000 to $105,650 in this process. Adding this amount to their proposal as submitted *($1,237,500)*, results in a revised bid of $1,343,150, which Tecorp has stated is acceptable and would allow them to complete the project. After this adjustment, Tecorp remains the lowest bidder, with the next lowest proposal provided by Dynamic Industrial Services, Inc. *($1,348,000)* still being $4,850 higher.

The next consideration in this project is eligibility with the requirements of the DCEO Grant process. We're at a point where the DCEO is ready to acknowledge Tecorp's eligibility via their subcontractors, pending the certification of one vendor. The next lowest bidder *($1,348,000)*, Dynamic Industrial Services, Inc. has a female president with a 51% share of ownership in the company. This qualifies them as a Women's Business Enterprise in process, but the State has not issued their certification and has advised that it may take 6 weeks or more to do so. The third lowest bidder ($1,374,900), Era-Valdivia Contractors, Inc. claims to be fully BEP certified in their bid documents, but the DCEO refutes this claim.

Although the $580,000 in grant funding being pursued is in no way assured, it appears that Tecorp provides the greatest chance of being awarded all or a portion of it.

The original intent was to present this recommendation to award as being contingent upon DCEO approval, but it has become clear that it will take some time; and perhaps more time than the Village can afford in terms of how long it has taken to get to this point, all that has been undertaken and how overdue maintenance on this water tower is. If the Village imposes a delay for the purpose of waiting for DCEO approval, there is a danger that the contractors will refuse that imposition, and all current bids will need to be rejected. For this reason, staff recommends awarding this Contract with no contingency.

Given the nature of the work and the unique operation of the Middle Pressure Zone while it is ongoing, there is a level of complexity involved in this project that is not often seen. For this reason, Baxter & Woodman was asked to prepare a proposal for construction supervision services, which they have agreed to perform at a cost not to exceed $147,000. The services include issuance of a notice to proceed, supervision of contractual work, contract administration, pre-construction & progress meetings, progress payments, submittal review and inspections.

Attached for your review and consideration is a full bid tabulation, Tecorp's proposal form and Baxter & Woodman's Professional Services Agreement.

FISCAL IMPACT:

The Fiscal Year 2024/25 Budget includes funding for this project, but no expenditures are anticipated prior to the beginning of Fiscal Year 2025/26. The precise amount of the Contract and the Professional Services Agreement being requested below will be included in the Fiscal Year 2025/26 Budget request.

The low proposal provided by Tecorp, Inc. includes the painting of the Village logo on two sides of the water tower bowl. Removing the logo(s) from the scope will result in a Contract reduction, and the addition of two-tone paint for the stem and neck of the tower will come with a change order in the approximate amount of $10,000. A separate agenda item outlining the various aesthetic possibilities in terms of paint colors and logos will be presented to the Board at a future meeting. Director Scott is currently performing a review and input on these visual options.

RECOMMENDATION:

Therefore, it is respectfully requested and recommended that:

MOTION: Move to award a Contract to Tecorp, Inc. to complete the Spring Hill Water Tower Repair and Repainting Project at a total cost of $$1,343,150.

MOTION: Move to authorize a Professional Services Agreement with Baxter & Woodman for construction supervision services for the Spring Hill Water Tower Repair and Repainting Project at a cost not to exceed $147,000.

BAXTER & WOODMAN Consulting Engineers

January 27, 2025

President and Board of Trustees
Village of West Dundee
900 Angle Tarn
West Dundee, Illinois 60118

Attention: Mr. Eric Babcock, Public Works Director

RECOMMENDATION TO AWARD

Subject: Village of West Dundee - Spring Hill Mall Elevated Tank Repainting, Repair, and Mixing System

Dear President and Trustees:

The following bids were received for the Spring Hill Mall Elevated Tank Repainting, Repair, and Mixing System on January 21, 2025:

Bidder	Amount of Bid [1]	Deduct [2]	Deduct [3]
Tecorp Inc. Joliet, IL	$1,237,500.00	$10,000.00	$15,000.00
Dynamic Industrial Services, Inc. Crete, IL	$1,348,000.00	$10,000.00	$5,000.00
Era-Valdivia Contractors Inc. Chicago, IL	$1,374,900.00	$10,000.00	$5,000.00
Jetco Ltd. Wauconda, IL	$1,469,415.00	$15,000	$7,000
Neumann Co. Contractors, Inc. Merrillan, WI	$1,766,600.00	$18,500.00	$20,900.00
MW Cole Construction, LLC The Villages, FL	$1,949,000.00	$5,000.00	$5,000.00

1 Cost includes painting of lettering and logo on two sides of the tank.
2 Deduct to delete painting of lettering and logo.
3 Deduct to paint lettering and logo on one side of the tank.

Our pre-bid opinion of probable cost for this Project was $1,800,000.00.

We have analyzed each of the bids and find Tecorp Inc. to be the lowest, responsible, and responsive Bidder. Based upon our familiarity and past working relationships with this Bidder, we believe that Tecorp Inc. is qualified to complete the Project.

We recommend award of the Contract contingent upon receipt of grant from the Illinois Department of Commerce and Economic Opportunity (DCEO) for the following options.

1. Paint lettering and logo on two sides of the tank: $1,237,500.00.
2. Delete painting of lettering and logo: $1,227,500.00.
3. Painting lettering and logo on one side of the tank: $1,222,500.00.

Please advise me of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Charles A. Brunner, S.E., P.E.
Vice President

P:\WDUNV\181489-Spring Hill Mall Tan\40-Design\11-Bidding\Award Recommendation.docx

00 41 00.81

BID FORM

ONE ORIGINAL BID SHALL BE SUBMITTED

To: President and Board of Trustees
Village of West Dundee
900 Angle Tarn
West Dundee, Illinois 60118
(hereinafter called Owner)

From: Tecorp, Inc.
Company

2221 Muriel Court
Address

Joliet Illinois 60433
City State Zip Code

(815) 726-9192
Telephone

(815) 726-9245 nickv@tecorp.us
FAX E-MAIL

(hereinafter called Bidder)

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to furnish all labor, materials, tools, and services required for the Spring Hill Mall Elevated Tank Repainting, Repair, and Mixing System for the Village of West Dundee, Kane County, Illinois [Engineers' Job No. 181489.40], all in accordance with the Bidding Documents prepared by Baxter & Woodman, Inc., Consulting Engineers.

2. Bidder accepts all of the terms and conditions of the Advertisement for Bids and Bidder Instructions, including without limitation those dealing with the disposition of Bid Security. This Bid will remain open for 120 days after the date of Bid opening or for such longer period of time that Bidder may agree to in writing upon request of Owner. Bidder will sign and submit the Agreement with the Bonds and other documents required by the Bidding Documents within 15 days after the date of Owner's Notice of Award.

3. In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

   a. Bidder has examined copies of all the Bidding Documents.

b. Bidder is familiar with the nature and extent of the Bidding Documents, Work, site, locality, and all local conditions and legal and regulatory requirements that in any manner may affect cost, progress, performance, or furnishing of the Work, and has made such independent investigations as Bidder deems necessary.

c. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

d. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

e. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

f. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.

g. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

h. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the Work for which this Bid is submitted.

i. This Bid is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm, or a corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

j. By submission of the Bid, Bidder certifies, and in the case of a Joint Bid each party thereto certifies as to his own organization, that in connection with the Bid:

(1) The prices in the Bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor.

(2) Unless otherwise required by law, the prices which have been quoted in the Bid have not knowingly been disclosed by the Bidder, prior to opening, directly, or indirectly to any other Bidder or to any competitor.

(3) No attempt has been made or will be made by the Bidder to induce any other person or firm to submit or not to submit a Bid for the purpose of restricting competition.

(4) Bidder is not barred from contracting with the Owner as a result of a violation 720 ILCS 5/33 et seq.

k. Bidder agrees that no less than the prevailing rate of wages as determined by the Department of Labor or determined by the court on review, shall be paid to all laborers, workmen, and mechanics performing work under this contract.

l. Bidder complies with the provisions of the Employment of Illinois Workers on Public Works Act (30 ILCS 570/) as they may apply to this Project.

4. Bidder will complete the Work for the following lump sum price:

One Millions Two Hundred Thirty Seven Thousand Five Hundred Dollars

($1,237,500.00)

5. Bidder submits the following price to be deducted from the lump sum price for the deletion of the items of work as shown on the Drawings and described in the Specifications, and agrees that Owner reserves the unrestricted privilege to accept or reject any or all alternate prices for the deletion of the items of work at the time of award.

a. Delete painting of lettering and logo specified in Section 09 01 90.54, 1.1.B.3.b and shown on Exhibit 1.

Deduct the sum of $ 10,000.00

b. Paint lettering and logo specified in Section 09 01 90.54, 1.1.B.3.b and shown on Exhibit 1, Alternate A or B on only one side of the tank bowl.

Deduct the sum of $ 15,000.00

6. Bidder agrees the Work will be substantially completed within 150 calendar days after the Contract Time commences to run as provided in paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 1.11 of the Supplementary Conditions within 180 calendar days after the Contract Time commences to run.

   a. Bidder accepts the provisions of the Supplementary Conditions as to liquidated damages in the event of failure to complete the Work on time.

7. Bidder submits the required Bid Security in the form of (Certified Check or Bid Bond) in the amount of _____ or 10 Percent of the Bid Amount.

8. Bidder will be obtaining Performance and Payment Bonds through the following local agent or broker:

   Name: Arthur J. Gallagher & Co.

   Address: 300 S Riverside Plaza Suite 1500, Chicago, IL 60606

   Telephone: (312) 704-0100 email: oscar_rincon@ajg.com

9. Bidder submits all items listed in Section 00 43 93 – Bid Submittal Checklist.

10. Terms used in this Bid which are defined in the Standard General Conditions of the Construction Contract included as part of the Bidding Documents have the meanings assigned to them in the General Conditions.

11. Bidder acknowledges receipt of the following Addenda:

Addendum Number	Date Received
1	12/30/2024
2	01/14/2024

12. The person signing this Bid certifies that: (Check applicable box.)

   (X) He/She is the person in the Bidder's organization responsible within that organization for the decision as to the prices being bid and that he/she has not participated, and will not participate, in any action contrary to that above; or

   ( ) He/She is not the person in the Bidder's organization responsible within that organization for the decision as to the prices being bid but that he/she has been

authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to the above, and as their agent shall so certify; and shall also certify that he/she has not participated, and will not participate, in any action contrary to that above.

13. We submit one of the following statements:

☐ Bidder is certified (or is eligible and have applied to be certified) with BEP and plan to fully meet the BEP utilization goal through self-performance.

☒ We attach Section I of Certificate 00 74 63.23 BEP Utilization Plan to demonstrate our Plan to fully meet the BEP utilization goal of 25%, with 20% of the grant dollars going to minority-owned business enterprises (MBEs) and 5% of the grant dollars going to women-owned business enterprises (WBEs) through subcontracting.

☐ We attach Section I of Certificate 00 74 63.23 BEP Utilization Plan to detail that we do not fully meet the BEP utilization goal. We also attached Section II, Demonstration of Good Faith Efforts.

Respectfully submitted, signed, and sealed this 21st day of January, 2025.

Tecorp, Inc.
Bidder

(SEAL)

By _____

Nick Visvardis,-President
Name - Title

ATTEST:

Telly Visvardis- Witness
Name – Title

END OF BID FORM

00 43 13
BID SECURITY FORM
(SAMPLE FORM)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Tecorp, Inc.
2221 Muriel Court, Joliet, IL 60433 as Principal, and
The Ohio Casualty Insurance Company as Surety, are hereby held and firmly bound unto Village of West Dundee as Owner in the penal sum of Ten Percent of the Total Amount Bid (10%) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 21st day of January, 20 25.

The Condition of the above obligation is such that whereas the Principal has submitted to Village of West Dundee a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the Sping Hill Mall Elevated Tank Repainting, Repair, and Mixing System

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the Owner may accept such bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Tecorp, Inc.

_____ (L.S.)
Principal

The Ohio Casualty Insurance Company
Surety

By: _____
Peter S. Forker, Attorney-in-Fact

IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8211615-972267**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, W. C. Behnke, Peter S. Forker, Nick Joslyn, Oscar Rincon

all of the city of Chicago state of IL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 8th day of April, 2024.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 8th day of April, 2024 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 21st day of January, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }
County of Cook } ss.

On this 21st day of January, 2025, before me personally appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of Ohio Casualty Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

Nick Joslyn
Notary Public in the State of Illinois
County of Cook

OFFICIAL SEAL
NICHOLAS S JOSLYN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/27

TECOINC-01 SWILLIAMSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
FGMK Insurance Agency, Inc. 2801 Lakeside Drive Bannockburn, IL 60015	PHONE (A/C, No, Ext): (847) 964-5400	FAX (A/C, No): (847) 964-5401
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Companies	10677
INSURER B : West Bend Mutual Insurance Company	15350
INSURER C : Berkshire Hathaway	20044
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Tecorp Inc
2221 Muriel Ct
Joliet, IL 60433-8442

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ENP 0570402	3/3/2024	3/3/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			A731561	3/3/2024	3/3/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			ENP 0570402	3/3/2024	3/3/2025	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED / RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			TEWC531259	3/3/2024	3/3/2025	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Fenn

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00 43 23

ALTERNATES FORM

1. FAILURE TO SUBMIT THIS FORM WITH THE BID FORM, WHETHER OR NOT ALTERNATES ARE SUBMITTED, SHALL CAUSE REJECTION OF THE BID AS NON-RESPONSIVE. COMPLETE EITHER SECTION 2 OR SECTION 3.

2. Pursuant to bidding requirements for the Work titled:

VILLAGE OF WEST DUNDEE, ILLINOIS
SPRING HILL MALL ELEVATED TANK REPAINTING, REPAIR, AND MIXING SYSTEM

Bidder submits the following prices for deduction from or addition to the lump sum price in the Bid Form for the following named substitute or "or equal" items, and expressly agrees to the following provisions: (It is not necessary to submit alternates).

A. That the determination of the lowest Bid will be based on the lump sum price in the Bid Form without consideration of the alternate prices.

B. That Owner may select items of any manufacturer or supplier as listed, and Bidder agrees to provide such items as selected, and for an adjusted Contract Price equal to the lump sum price in the Bid Form adjusted by the prices for the alternate items selected by Owner.

C. That the price for each item includes the preparation and submission to Engineer of detailed drawings showing all modifications necessary (if any) to accommodate such alternate, all as defined and described in the General Conditions and the General Requirements of the Specifications.

D. That each alternate price includes the cost to furnish and install the item, the cost of engineering redesign (if any), and the cost of any electrical, mechanical, piping, and structural changes necessary to provide a complete installation ready for use.

E. That Engineer will not evaluate the proposed alternate items until after Effective Date of the Agreement.

F. That Engineer will evaluate the proposed alternate items as Substitute Items in accordance with Paragraphs 6.05.A.2; 6.05.C; 6.05.D; 6.05.E; and 6.05.F of the General Conditions.

(04/09)

SPECIFICATION SECTION	DESCRIPTION OF ITEM	PROPOSED MFR.	ALTERNATE PRICES (CIRCLE ONE)	
N/A			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$
			Add or (Deduct)	$

(Signature) (Date)

OR

3. BIDDER acknowledges alternates are not being submitted as evidenced by the following signature and date:

(Signature) 01/21/2025 (Date)

END OF ALTERNATES FORM

00 43 33

PROPOSED PRODUCTS FORM

1. FAILURE TO SUBMIT THIS FORM WITH THE BID FORM, OR REVISING THE LISTED MANUFACTURERS IN THIS FORM, SHALL CAUSE REJECTION OF THE BID AS NON-RESPONSIVE.

2. Pursuant to bidding requirements for the Work titled:

VILLAGE OF WEST DUNDEE, ILLINOIS
SPRING HILL MALL ELEVATED TANK REPAINTING, REPAIR AND MIXING SYSTEM

Bidder's lump sum price proposed on the Bid Form is based upon the following materials described in the Specifications.

SPECIFICATION SECTION	DESCRIPTION OF ITEM	MANUFACTURER
09 01 90.54	Paint System	Tnemec

3. Bidder submits the following prices for the Owner's information:

DESCRIPTION OF ITEM	MANUFACTURER	MATERIAL COST TO BIDDER
Paint System	Tnemec	$ 110,000

END OF PROPOSED PRODUCTS FORM

00 43 34

SUBSTITUTION REQUEST FORM

This form is only to be used after the Effective Date of the Agreement. Provisions requiring submittal of this form are described in Specification Section 01 62 01 and paragraph 6.05 of the General and Supplementary Conditions.

Substitution Request No.: N/A

Project: _____

Contract: _____

We hereby apply for consideration of _____
(Proposed Substitute Manufacturer)
as a substitute manufacturer to the manufacturer(s) named in Specification Section _____

Paragraph/Drawing No. _____ for the following reasons. (*Check one or more.*)

_____ The specified equipment or material is unavailable or the time of delivery will substantially delay the construction of the project, but not as result of Contractor's failure to pursue Work promptly or coordinate various activities. (*Provide supporting information.*)

_____ The proposed equipment or material will provide for packaging and coordination with other equipment from a single source supplier. (*Submit name of source supplier and other equipment to be packaged.*)

_____ The proposed equipment or material is a "Substitute Item" to that specified and the Contractor will provide the Owner with a credit of $_____ if the equipment or material is accepted.

We certify that the proposed substitute will perform adequately the functions and achieve the results called for by the general design, be similar in substance to the specified, be suited to the same use as that specified, and will not prejudice Contractor's achievement of Substantial Completion on time.

Contractor:
Tecorp, Inc.

Signature: _____ Date: 01/21/2025

Name (print): Nick Visvardis

Title: President

NOTE: Engineer may require Contractor to furnish, at Contractor's expense, additional data about the proposed substitute including but not limited to, an analysis by Contractor of the equivalency of the proposed substitute to the named item.

A. Physical Characteristics of Proposed Substitute (if applicable).

Operating Weight:_____ Height:_____ Width:_____ Depth:_____

Voltage:_____ Hertz:_____ KW or HP:_____

B. Will acceptance of the proposed substitute by the Owner:

1. Require a change in the Drawings or Specifications: Yes_____ No_____
   If yes, attach an explanation and detailed drawings or specifications.
2. Require payment of any license fee or royalty: Yes_____ No_____
   If yes, attach an explanation.
3. Result in a change of contract time: Yes_____ No_____
   If yes, attach an explanation.

C. Variations of proposed substitute from specified material, equipment, methods or procedures include: *(If none, state none. Attach separate listing if more space is needed.)*

1. _____
2. _____
3. _____
4. _____

D. Service Source (Maintenance, Repair, and Replacement) Availability:

1. Name of Business:_____

   Address:_____

   Years in Business:_____ Factory Authorized: Yes_____ No_____

   Parts Stocked: Major: Yes_____ No_____ Minor: Yes_____ No_____

   Field Service Staff Available: Yes_____ No_____

2. Name of Business:_____

   Address:_____

   Years in Business:_____ Factory Authorized: Yes_____ No_____

   Parts Stocked: Major: Yes_____ No_____ Minor: Yes_____ No_____

   Field Service Staff Available: Yes_____ No_____

E. Identify costs, direct or indirect, if any, associated with acceptance of this proposed substitute.
(If none, state none.)

_____

_____

INSTALLATION LIST

Location:_____ Telephone No.:_____

Date Installed:_____ Date Started Up:_____

Owner's Representative to be Contacted:_____

Engineer's Representative to be Contacted:_____

Firm's Name:_____ Telephone No.:_____

*****

Location:_____ Telephone No.:_____

Date Installed:_____ Date Started Up:_____

Owner's Representative to be Contacted:_____

Engineer's Representative to be Contacted:_____

Firm's Name:_____ Telephone No.:_____

*****

Location:_____ Telephone No.:_____

Date Installed:_____ Date Started Up:_____

Owner's Representative to be Contacted:_____

Engineer's Representative to be Contacted:_____

Firm's Name:_____ Telephone No.:_____

*****

Location:_____ Telephone No.:_____

Date Installed:_____ Date Started Up:_____

Owner's Representative to be Contacted:_____

Engineer's Representative to be Contacted:_____

Firm's Name:_____ Telephone No.:_____

00 43 36

PROPOSED SUBCONTRACTORS FORM

TO: President and Board of Trustees
Village of West Dundee
900 Angle Tarn
West Dundee, Illinois 60118
(hereinafter called Owner)

1. Pursuant to bidding requirements for the Work titled:

VILLAGE OF WEST DUNDEE, ILLINOIS
SPRING HILL MALL ELEVATED TANK REPAINTING, REPAIR, AND MIXING SYSTEM

for portions of the Work equaling or exceeding $10,000, Bidder proposes to use the following Subcontractors. Except as otherwise approved by Owner, Bidder proposes to perform all other portions of the Work with his own forces:

2. Portion of the Work:	Subcontractor name and address:
N/A	

Portion of the Work:	Subcontractor name and address:

00 43 93

BID SUBMITTAL CHECKLIST

BIDDER submits the following documents with this Bid:

a. Form 00 41 00.81 "BID FORM".

b. Required Bid Security (Certified Check or Bid Bond).

c. 00 43 23 "ALTERNATES FORM".

d. 00 43 33 "PROPOSED PRODUCTS FORM".

e. CERTIFICATE 00 62 03 ILLINOIS DRUG FREE WORKPLACE ACT.

f. CERTIFICATE 00 62 04 ILLINOIS CONTRACTOR CERTIFICATION.

g. CERTIFICATE 00 62 05 ILLINOIS COMPLIANCE WITH SAFETY REQUIREMENTS.

h. CERTIFICATE 00 62 06 ILLINOIS TAX DELINQUENCY/DEFAULT.

i. CERTIFICATE 00 62 07 SUBSTANCE ABUSE PREVENTION PROGRAM.

j. CERTIFICATE 00 62 08 EMPLOYMENT OF ILLINOIS WORKERS ON PUBLIC WORKS ACT.

k. CERTIFICATE 00 74 23.05 CERTIFICATION OF NONSEGREGATED FACILITIES

l. CERTIFICATE 00 74 23.07 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS.

m. CERTIFICATE 00 74 63.23 BEP UTILIZATION PLAN

n. CERTIFICATE 00 74 63.81 REQUIRED CERTIFICATIONS

o. Evidence of BIDDER's previous experience on not less than ten tanks of similar construction and painting requirements completed by the BIDDER within the last five years in the State of Illinois.

END OF BID SUBMITTAL CHECKLIST

CERTIFICATE 00 62 03

ILLINOIS DRUG-FREE WORKPLACE ACT

Ill. Comp. Stat. ch. 30-580

The Contractor certifies and agrees that it will provide a drug-free workplace by:

(a) Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the 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, 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 five (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 Contractor's policy of maintaining a drug-free workplace;

(3) any available drug counseling, rehabilitation, and employee assistance programs; and

(4) the penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract and to post the statement in a prominent place in the workplace.

(d) notifying the contracting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by Section 5 of the Drug-Free Workplace Act.

(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 is in place.

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of the Drug-Free Workplace Act.

THE UNDERSIGNED AFFIRMS, UNDER PENALTIES OF PERJURY, THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS CERTIFICATION ON BEHALF OF THE DESIGNATED ORGANIZATION.

Tecorp, Inc.
Printed Name of Contractor

Signature of Authorized Representative

Nick Visvardis- President
Printed Name and Title

01/21/2025
Date

(02/08)

CERTIFICATE 00 62 04

ILLINOIS CONTRACTOR CERTIFICATION

Nick Visvardis, being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

Contractor deposes, states, and certifies that Contractor is not barred from bidding and/or contracting with a unit of state or local government as a result of (I) any person holding an interest in this Contract in violation of Sections 11.1 et seq. of the Illinois Purchasing Act, 30 ILCS 505/11.1 et seq., (ii) the commission of an act in violation of Section 10.1 of the Illinois Purchasing Act, 30 ILCS 505/10.1; (iii) a default on an educational loan as provided in the Educational Loan Default Act, 5 ILCS 385/0.01 et seq.; (iv) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless contractor is contesting in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (v) a violation of either Section 33E-3 or Section 33-E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

Contractor further deposes, states and certifies that Contractor is in compliance with and shall continue to comply with the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq.

Dated this 21st day of January, 2025,

Attest/Witness

By: _____

Title: Witness

By: _____

Title: President

Subscribed and sworn to before me

this 21st day of January, 2025.

My Commission Expires: 11/23/2025

_____
Notary Public

PETER STAVARDIS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
November 23, 2025

CERTIFICATE 00 62 05

ILLINOIS COMPLIANCE WITH SAFETY REQUIREMENTS

The undersigned, as a duly-authorized representative of the Contractor, hereby certifies to the Village of West Dundee, Illinois, that the Contractor is fully aware of and able to comply with all Local, State, and Federal Safety Laws and Regulations applicable for the construction of the Project known as

SPRING HILL MALL ELEVATED TANK REPAINTING, REPAIR, AND MIXING SYSTEM

Nick Visvardis
Name

Tecorp, Inc.
Company

01/21/2025
Date

CERTIFICATE 00 62 06

ILLINOIS TAX DELINQUENCY/DEFAULT

The undersigned, upon being first duly sworn, hereby certifies to the Village of West Dundee, Kane County, Illinois, that Tecorp, Inc. (Contractor) is not currently delinquent in the payment of any tax administered by or owed to the Illinois Department of Revenue, of otherwise in default upon any such tax as defined under Chapter 24, Section 11-42-.1, Illinois Revised Statutes.

By: _____
(Name of Contractor) Tecorp, Inc.

President
(Title)

Subscribed and sworn to before me
this 21st day of January, 2025.

_____
Notary Public

My Commission Expires: 11/23/2025

PETER VISVARDIS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
November 23, 2025
SEAL

CERTIFICATE 00 62 07

SUBSTANCE ABUSE PREVENTION PROGRAM

The undersigned, upon being first duly sworn, hereby certifies to the (Owner) _____

Village of West Dundee,

that

Tecorp, Inc. (Contractor) has in place a written Substance Abuse Prevention Program that meets or exceeds the requirements of the State of Illinois P.A. 095-0635, or has a collective bargaining agreement in effect dealing with the subject matter of P.A. 095-0635. The Contractor and Subcontractors will file a copy of the Substance Abuse Prevention Program, or collective bargaining agreement, with the Client prior to any work being conducted on the project.

By: _____
(Name of Contractor) Tecorp, Inc.

President
(Title)

Subscribed and sworn to before me
this 21st day of January, 2025.

_____
Notary Public

My Commission Expires: 11/23/2025

PETER VISVARDIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 23, 2025

SEAL

(11/21)

CERTIFICATE 00 62 08

EMPLOYMENT OF ILLINOIS WORKERS ON PUBLIC WORKS ACT

This law comes into effect following two consecutive months of a state unemployment rate above 5 percent. More information about the Employment of Illinois Workers on Public Works Act can be found here: http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=549&ChapterID=7.

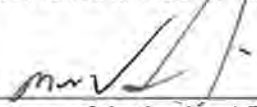
The Employment of IL Workers on Public Works Act requires the workforce on all public works projects to be comprised of a minimum of 90% Illinois residents.

The Illinois Department of Labor (IDOL) administers the Employment of Illinois Workers on Public Works Act, which was enacted to alleviate unemployment in Illinois by ensuring that most workers on public works projects live in the state. The requirement applies to all labor on public works projects or improvements. That includes public works projects that are funded in whole or in part with State funds or funds administered by the State of Illinois. Any public works project financed in whole or in part by federal funds administered by the State of Illinois is covered under the provisions of this act.

By signing below, the Contractor confirms awareness of this requirement.

Nick Visvardis- President

(Typed Name & Title of Authorized Representative)



01/21/2025

(Signature of Authorized Representative) (Date)

Tecorp, Inc.

(Company/Organization)

CERTIFICATE 00 74 23.04

BIDDER CERTIFICATION
IN COMPLIANCE WITH ARTICLE 33E-11 TO THE
"CRIMINAL CODE OF 2012"

I, Nick Visvardis (Name), do hereby certify that:

1. I am President (Position) of the Tecorp, Inc. (Name of Firm)

and have authority to execute this certification on behalf of the firm;

2. This firm is not barred from bidding on this contract due to either a Bid-rigging or Bid Rotating violation as set forth in Article 33E-11 to the "Illinois Criminal Code of 2012 [720 ILCS 5/33E-11]."

Name of Firm Tecorp, Inc.

Signature _____

Title President

Date 01/21/2025

Corporate Seal (where appropriate)

On this 21st day of January, 20 25 before me appeared

(name) Nick Visvardis to me personally known, who, being duly sworn, did execute the foregoing affidavit, and did state that he or she was properly authorized by (Name of Firm) Tecorp, Inc. to execute the affidavit and did so as his or her free act and deed.

Notary Public _____ Commission Expires 11/23/2025

Notary Seal
PETER VISVARDIS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
November 23, 2025

END OF CERTIFICATE 00 74 23.04

CERTIFICATE 00 74 23.05

CERTIFICATION OF NONSEGREGATED FACILITIES

Tecorp, Inc.
Name of Prime Contractor

Project Name: Spring Hill Mall Elevated Tank Repainting, Repair, and Mixing System

The undersigned hereby certifies that

a. Section 3 provisions are included in the Contract

b. A written Section 3 plan was prepared and submitted as part of the bid proceedings.

c. No segregated facilities will be maintained, as required by Title IV of the Civil Rights Act of 1964.

Nick Visvardis- President
Name and Title of Signer (Print or Type)

Signature

01/21/2025
Date

CERTIFICATE 00 74 23.06

NOTICE TO LABOR UNIONS OR OTHER ORGANIZATIONS OF WORKERS

NONDISCRIMINATION IN EMPLOYMENT

To: Painters District Council #14
(Name of union or organization of workers)

The undersigned currently holds contract(s) with Village of West Dundee
(Name of applicant)
involving funds or credit of the U.S. Government or (a) subcontract(s) with a prime contractor holding such contract(s).

You are advised that under the provisions of the above contracts(s) or subcontract(s) and in accordance with Executive Order 11246, as amended, dated September 24, 1965, as amended, the undersigned is obliged not to discriminate against any employee or applicant for employment because of race, color, creed or national origin. This obligation not to discriminate in employment includes, but is not limited to, the following:

HIRING, PLACEMENT, UPGRADING, TRANSFER OR DEMOTION, RECRUITMENT, ADVERTISING, OR SOLICITATION FOR EMPLOYMENT, TRAINING DURING EMPLOYMENT, RATES OF PAY OR OTHER FORMS OF COMPENSATION, SELECTION FOR TRAINING INCLUDING APPRENTICESHIP, LAYOFF OR TERMINATION.

This notice is furnished you pursuant to the provisions of the above contract(s) or subcontracts(s) and Executive Order 11246, as amended.

Copies of this notice will be posted by the undersigned in conspicuous places available to employees or applicants for employment.

Tecorp, Inc.

(Contractor or Subcontractor)

01/21/2025
(Date)

END OF CERTIFICATE 00 74 23.06

From:CLLA 3127812010 708 449 5285 02/04/2013 12:33 #004 P.001/001

The United States Department of Labor

Office of Apprenticeship

Certificate of Registration of Apprenticeship Program

Chicago Area Painters and Decorators JATC

Berkeley, Illinois

For the Trade – Painter –

Registered as part of the National Apprenticeship System

in accordance with the basic standards of apprenticeship

established by the Secretary of Labor

December 31, 1978

Date Revised : February 11, 2009

IL012420001

Registration No.

Hilda L. Solis

Secretary of Labor

Administrator, Office of Apprenticesh

CERTIFICATE 00 74 23.07

CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The prospective participant to the best of its knowledge and belief that it and its principles:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
(b) Have not been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense, nor made an admission of guilt of such conduct which is a matter of record in connection with obtaining, attempting to retain, or performing a public (Federal, State or Local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or Local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001 a false statement may result in fine of up to $10,000 or imprisonment for up to 5 years, or both.

Nick Visvardis- President
(Typed Name & Title of Authorized Representative)

(Signature of Authorized Representative)

01/21/2025
(Date)

☐ I am unable to certify the above statements. My explanation is attached.

END OF CERTIFICATE 00 74 23.07

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

00 74 63.23

BEP UTILIZATION PLAN

Minority, Female, Persons with Disability Status and Subcontracting
The Business Enterprise Program Act for Minorities, Females, and Persons with Disabilities (BEP) (30 ILCS 5757) establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities.

Goal to be achieved by the Grantee: This Utilization Plan (UP) includes a specific Business Enterprise Program (BEP) utilization goal based on the availability of certified vendors to perform the anticipated direct subcontracting opportunities of this plan. **The UP must demonstrate that the Grantee has either met the UP goal or that it has made good faith efforts to do so.**

At the time of proposal submission, the certified vendor may not yet be certified with the CMS Business Enterprise Program; however, the proposed vendor must meet the eligibility requirements and be fully certified in the BEP before Grant award. Visit http://www.sell2.illinois.gov/bep/business_enterprise.htm for complete requirements and to apply for certification in the BEP.

Certified Vendor Locator References: Grantees may consult CMS' BEP Certified Vendor Directory at https://cms.diversitycompliance.com/, as well as the directories of other certifying agencies, but subcontracting vendors must be certified by CMS as BEP vendors before the time of award.

Grantee Assurance: The Grantee shall not discriminate on the basis of race, color, national origin, sexual orientation or sex in the performance of this plan. Failure by the Grantee to carry out these requirements is a material breach of this plan, which may result in the termination of the Grant Agreement or such other remedy, as the Agency/Grantor deems appropriate. **This assurance must be included in each contract that the Grantee signs with a contractor, subcontractor or supplier.**

Calculating Certified Vendor Participation: The UP should include the work anticipated to be performed by all certified vendors and paid for upon satisfactory completion. Only the value of payments made for the work actually performed by certified BEP vendors is counted toward the plan goal. Counting guidelines are summarized below:

1. The value of the work actually performed by the certified vendor shall be counted towards the goal. The entire amount of that portion the Grant Agreement that is performed by the certified vendors, including supplies purchased or equipment leased by the BEP vendor shall be counted except supplies purchased and equipment rented from the Grantee.
2. A joint venture shall count toward the portion of the total dollar value of the Grant Agreement equal to the distinct, clearly defined portion of the work of the Grant Agreement that the certified vendor performs with its forces toward the goal. A joint venture shall also count the dollar value of work subcontracted to other certified vendors. Work performed by the forces of a non-certified joint venture partner shall not be counted toward the goal.
3. When a certified vendor subcontracts part of the work to another firm, the value of the subcontracted work shall be counted toward the Grant Agreement goal only if the certified vendor's subcontractor is also certified. Work that a certified vendor subcontracts to a non-certified vendor will NOT count towards the goal.
4. A Grantee shall count towards the goal 100% of its expenditure for materials and supplies required under the Grant Agreement when obtained from a certified vendor manufacturer, regular dealer, or supplier.
5. A Grantee shall count towards the goal the following expenditures to certified vendors that are not manufacturers, regular dealers, or suppliers:
    a. The fees or commissions charged for providing a bona fide service, such as professional, technical, consultant or managerial services and assistance in the procurement of essential personnel, facilities, equipment, materials, or supplies required for the performance of the Grant Agreement, provided that the fee or commission is determined by the Agency/Grantor to be reasonable and not excessive as compared with fees customarily allowed for similar services.
    b. The fees charged for delivery of materials and supplies required by the Grant Agreement (but not the cost of the materials and supplies themselves) when the hauler, trucker or delivery service is also not the manufacturer of or a regular dealer in the materials and supplies provided that the fee is determined by the Agency/Grantor to be reasonable and not excessive as compared with fees customarily allowed for similar services. The certified vendor trucking firm must be responsible for the management and supervision of the entire trucking operation for which

it is responsible and must itself own and operate at least one fully licensed, insured, and operational truck used on the project.

c. The fees or commissions charged for providing any bonds or insurance specifically required for the performance on the project, provided that the fee or commission is determined by the Agency/Grantor to be reasonable and not excessive as compared with fees customarily allowed for similar services.

6. A Grantee shall count towards the goal only expenditures to firms that perform a commercially useful function in the work of the Grant Agreement.

a. A firm is considered to perform a commercially useful function when it is responsible for execution of a distinct element of the work on the project and carries out its responsibilities by actually performing, managing, and supervising the work involved. The certified vendor must also be responsible, with respect to materials or supplies used on the project, for negotiating price, determining quality and quantity, ordering the materials or supplies, and installing the materials (where applicable and paying for the materials or supplies. To determine whether a firm is performing a commercially useful function, the Agency/Grantor shall evaluation the amount of work subcontracted, whether the amount the firm is to be paid under this plan is commensurate with the work it is actually performing and the certify claimed for its performance of the work, industry practices, and other relevant factors.

b. A certified vendor does not perform a commercially useful function if its role is limited to that of an extra participant in a transaction through which funds are passed in order to obtain certain vendor participation. In determining whether a certified vendor is such an extra participant, the Agency/Grantor shall examine similar transactions, particularly those in which certified vendor do not participate, and industry practices.

7. A Grantee shall not count towards the goal expenditures that are not direct, necessary and proximately related to the work of this plan. Only the amount of services or goods that are directly attributable to the performance of the scope of work shall be counted. Ineligible expenditures include general office overhead or other Grantee support activities.

The Village of West Dundee (Grantee) submits the following Utilization Plan as part of our proposal in accordance with the requirements of the Business Enterprise Program Act for Minorities, Females, and Persons with Disabilities (ACT) (30 ILCS 575). We understand that compliance with this Act is a required part of this plan.

The Village of West Dundee (Grantee) makes the following assurance and agrees to include the assurance in each contract with a contractor, subcontractor, or supplier utilized on this plan: We shall not discriminate on the basis of race, color, national origin, sexual orientation, or sex in the performance of this plan. Failure to carry out these requirements is a material breach of this plan, which may result in the termination of this plan or such other remedy, as the Agency/Grantor deems appropriate.

Grantee's persons responsible for compliance (Contractor):

Name Peter Visvardis

Title Manager

Telephone (815) 726-9192

Email pvisvardis@tecorp.us

☐ We are certified (or are eligible and have applied to be certified) with BEP and plan to fully meet the BEP utilization goal through self-performance

☒ We attach Section I to demonstrate our Plan fully meets the BEP utilization goal of % through subcontracting.

☐ We attached Section I to detail that we do not fully meet the BEP utilization goal. We also attach Section II, Demonstration of Good Faith Efforts.

Authorized Official's Signature

01/21/2025

Date

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

Section I
Utilization of Certified Vendors
(Submit a separate Section for <u>each</u> proposed certified vendor)

The Village of West Dundee (Grantee's) DCEO grant totaling $580,000.00 is subject to a BEP utilization goal of 25% (MBE 20% / WBE 5%), which requires, a total of $145,000.00 be used for direct subcontracting to BEP certified minority-owned and women-owned businesses for completion of the grant-funded project.

To achieve the BEP utilization goal through subcontracting, the following is proposed:

1. The proposed certified vendor's company name, address, and phone number:
   RAE Products & Chemicals Corp.- 11638 South Mayfield Ave, Alsip, IL 60803
   (708) 396-1984

   At the time of submission, the above vendor is:
   ☒ Certified with the CMS Business Enterprise Program (BEP).
   ☐ *Meets the criteria and has submitted an application for certification with BEP. Application #

2. A detailed description of the commercially useful work to be done by this certified vendor is as follows:
   Supplier of Paint & Sandblast Abrasive

3. The total estimated cost to the state for the Grant Agreement is $ 580,000.00. The portion of the Grant Agreement which will be contracted/subcontracted to this certified vendor is $110,000.00, or % of the total cost of the Grant Agreement.

4. A joint venture agreement is not required, as the arrangement between Tecorp, Inc. and RAE Products & Chemicals Corp. is that of contractor/sub-contractor and not a joint venture.

5. The Grantee has not prohibited or otherwise limited RAE Products & Chemicals Corp. (certified vendor) from providing contractor/sub-contractor quotes to other potential bidders/Grantees.

We understand the Agency/Grantor may require additional information to verify our compliance and we agree to cooperate immediately in submitting to interviews, allowing entry to any of our office locations, providing further documentation, or soliciting the cooperation of our proposed certified vendor. We will maintain appropriate records relating to our utilization of the certified vendor, including invoices, cancelled checks, books of account, and time records.

Samantha Ward — 01/21/2025

Authorized Signature — Date

**Must be certified with CMS BEP prior to entering into a contract for BEP Utilization credit.*

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

Section I
Utilization of Certified Vendors
(Submit a separate Section for <u>each</u> proposed certified vendor)

The Village of West Dundee (Grantee's) DCEO grant totaling $580,000.00 is subject to a BEP utilization goal of 25% (MBE 20% / WBE 5%), which requires, a total of $145,000.00 be used for direct subcontracting to BEP certified minority-owned and women-owned businesses for completion of the grant-funded project.

To achieve the BEP utilization goal through subcontracting, the following is proposed:

1. The proposed certified vendor's company name, address, and phone number:

   Bill Welding & Fabrication- 4404 S Kildare, Chicago, IL 60632- (312) 871-2623

   At the time of submission, the above vendor is:
   ☒ Certified with the CMS Business Enterprise Program (BEP).
   ☐ *Meets the criteria and has submitted an application for certification with BEP. Application # _____.

2. A detailed description of the commercially useful work to be done by this certified vendor is as follows:
   Steel Fabrication & Mixing system Supply

3. The total estimated cost to the state for the Grant Agreement is $ 580,000.00. The portion of the Grant Agreement which will be contracted/subcontracted to this certified vendor is $30,000.00, or _____ % of the total cost of the Grant Agreement.

4. A joint venture agreement is not required, as the arrangement between Tecorp, Inc. and Bill Welding & Fabrication is that of contractor/sub-contractor and not a joint venture.

5. The Grantee has not prohibited or otherwise limited Bill Welding & Fabrication (certified vendor) from providing contractor/sub-contractor quotes to other potential bidders/Grantees.

We understand the Agency/Grantor may require additional information to verify our compliance and we agree to cooperate immediately in submitting to interviews, allowing entry to any of our office locations, providing further documentation, or soliciting the cooperation of our proposed certified vendor. We will maintain appropriate records relating to our utilization of the certified vendor, including invoices, cancelled checks, books of account, and time records.

Cassandra Harris — 1/21/2025

Authorized Signature — Date
on behalf of Bill Welding and Fabrication LLC
d/b/a BWF Construction

**Must be certified with CMS BEP prior to entering into a contract for BEP Utilization credit.*

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

Section I
Utilization of Certified Vendors
(Submit a separate Section for <u>each</u> proposed certified vendor)

The Village of West Dundee (Grantee's) DCEO grant totaling $580,000.00 is subject to a BEP utilization goal of 25% (MBE 20% / WBE 5%), which requires, a total of $145,000.00 be used for direct subcontracting to BEP certified minority-owned and women-owned businesses for completion of the grant-funded project.

To achieve the BEP utilization goal through subcontracting, the following is proposed:

1. The proposed certified vendor's company name, address, and phone number:

   Disposall Waste Services, LLC.- 817 Ogden Ave, Cicero, IL 60804- (708) 458-9800

   At the time of submission, the above vendor is:
   ☒ Certified with the CMS Business Enterprise Program (BEP).
   ☐ *Meets the criteria and has submitted an application for certification with BEP. Application # _____.

2. A detailed description of the commercially useful work to be done by this certified vendor is as follows:
   Waste Disposal

3. The total estimated cost to the state for the Grant Agreement is $ 580,000.00. The portion of the Grant Agreement which will be contracted/subcontracted to this certified vendor is $ 20,000.00, or _____ % of the total cost of the Grant Agreement.

4. A joint venture agreement is not required, as the arrangement between Tecorp, Inc. and Disposall Waste Sevices is that of contractor/sub-contractor and not a joint venture.

5. The Grantee has not prohibited or otherwise limited Disposall Waste Sevices (certified vendor) from providing contractor/sub-contractor quotes to other potential bidders/Grantees.

We understand the Agency/Grantor may require additional information to verify our compliance and we agree to cooperate immediately in submitting to interviews, allowing entry to any of our office locations, providing further documentation, or soliciting the cooperation of our proposed certified vendor. We will maintain appropriate records relating to our utilization of the certified vendor, including invoices, cancelled checks, books of account, and time records.

_____ 1-20-25

Authorized Signature Date

**Must be certified with CMS BEP prior to entering into a contract for BEP Utilization credit.*

BEP goals were Met.

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

Section II
Demonstration of Good Faith Efforts to Achieve BEP Contracting/Subcontracting Goal

If the BEP contracting/sub-contracting goal was not achieved, the Good Faith Efforts Checklist (Section IIA) and Contacts Log (Section IIB) must be submitted with the solicitation response (or as otherwise specified by Central Management Services (CMS). The Grantee will promptly provide evidence whether hard copy or via electronic format in support of its Good Faith Efforts to CMS/BEP upon request.

Section II A
Good Faith Efforts Checklist

Insert in each box below the **initials** of the authorized Grantee representative who is certifying on behalf of the Grantee that the Grantee has completed the corresponding activity described. If any of the items below were not completed, attach a detailed written explanation why each such item was not completed. If any other efforts were made to obtain BEP participation in addition to the items listed below, attach a detailed written explanation.

☐ Utilized the website: https://cms.diversitycompliance.com to identify BEP certified vendors within the respective NIGP code(s) on the solicitation documents. At a minimum, email all listed vendors with project specifications sufficient to build a quote, then solicit quotes from all vendors who express an interest with follow-up emails and telephone calls. Documentation of these efforts must be submitted as evidence, including copies of all emails sent.

☐ Identified portions of the project work capable of performance by available BEP vendors, including where appropriate, breaking out Grant Agreement work items into economically feasible units to facilitate BEP participation even when the Grantee could perform those scopes with its own forces.

☐ Solicited through all reasonable and available means (written notices, advertisements) the interest of BEP certified vendors that have the capability to perform the work of the contract with sufficient time to allow for response.

☐ Provided timely and adequate information about the plans, specifications and requirements of the Grant Agreement. Followed-up initial solicitations to answer questions and encourage BEP vendors to submit proposals or bids.

☐ Negotiated in good faith with interested BEP vendors that submitted proposals or bids and thoroughly investigated their capabilities.

☐ Made efforts to assist interested BEP vendors in obtaining bonding, lines of credit, or insurance as may be required for performance of the Grant Agreement (if applicable).

☐ Utilized resources available to identify available certified vendors, including but not limited to BEP assistance staff; local, state, and federal minority or women business assistance offices; and other organizations that provide assistance in the recruitment and placement of diverse businesses.

_____ _____

Authorized Official's Signature Date

DCEO Grant # 20-203348

BEP Utilization Goal: 25% (MBE 20% / WBE 5%)

Section II

Demonstration of Good Faith Efforts to Achieve BEP Contracting/Subcontracting Goal

Section II B
Good Faith Efforts Contacts Log for Soliciting BEP Contractor/Sub-contractor Participation

Use this form to document all contacts and responses (telephone, email, fax, etc.) regarding the solicitation of BEP contractors/sub-contractors and suppliers. Duplicate as needed. It is not necessary to identify certified vendors with which the Grantee reached an agreement to participate on this project. Those vendors shall be identified in Section I of this Plan.

Agency/Grantor Supplied NIGP Codes (Required):	Other NIGP Codes Utilized by Vendor (Optional):

BEP Vendor Name	Contact Name	Date Contacted	Contact Method	Scope of Work / NIGP Commodity Code	Reason Agreement was Not Reached

Authorized Official's Signature

Date

GUIDANCE FOR DOCUMENTING GOOD FAITH EFFORTS TO MEET BEP PARTICIPATION GOALS

In order to show that it has made good faith efforts to meet the ***Business Enterprise Program (BEP)*** participation goal on a contract, the bidder/offeror must either (1) meet the BEP Goal(s) and document its commitments for participation of BEP Firms, or (2) when it does not meet the BEP Goal(s), document its Good Faith Efforts to try to meet the goal(s).

I. Definitions

BEP Goal(s) – "BEP Goal(s)" refers to the BEP participation goal

Good Faith Efforts – The "Good Faith Efforts" requirement means that when requesting a waiver, the bidder/offeror must demonstrate that it took all necessary and reasonable steps to achieve the BEP Goal(s), which, by their scope, intensity, and appropriateness to the objective, could reasonably be expected to obtain sufficient BEP participation, even if those steps were not fully successful. Whether a bidder/offeror that requests a waiver made adequate good faith efforts will be determined by considering the quality, quantity, and intensity of the different kinds of efforts that the bidder/offeror has made. The efforts employed by the bidder/offeror should be those that one could reasonably expect a bidder/offeror to take if the bidder/offeror were actively and aggressively trying to obtain BEP participation sufficient to meet the BEP contract goal. Mere pro forma efforts are not good faith efforts to meet the BEP contract requirements. The determination concerning the sufficiency of the bidder's/offeror's good faith efforts is a judgment call; meeting quantitative formulas is not required.

Identified Firms – "Identified Firms" means a list of the BEP certified firms identified by the procuring agency during the goal setting process and listed in the procurement as available to perform the Identified Items of Work. It also may include additional BEPs identified by the bidder/offeror as available to perform the Identified Items of Work, such as BEP firms certified or granted an expansion of services after the procurement was issued. If the procurement does not include a list of Identified Firms, this term refers to all the BEP Firms (if State-funded) the bidder/offeror identified as available to perform the Identified Items of Work and should include all appropriately certified firms that are reasonably identifiable.

Identified Items of Work – "Identified Items of Work" means the bid items identified by the procuring agency during the goal setting process and listed in the procurement as possible items of work for performance by BEP Firms, or a "*Commercially Useful Function*". It also may include additional portions of items of work the bidder/offeror identified for performance by BEP Firms to increase the likelihood that the BEP Goal(s) will be achieved. If the procurement does not include a list of Identified Items of Work, this term refers to all of the items of work the bidder/offeror identified as possible items of work for performance by BEP Firms and should include all reasonably identifiable work opportunities.

BEP Firms – "BEP Firms" refers to a firm certified by the state of Illinois Central Management Services Business Enterprise Program. Only certified BEP Firms can participate in the State's BEP Program. Firms must be certified at time of the bidder/offeror bid submission.

II. Types of Actions Agency will Consider

The bidder/offeror is responsible for making relevant portions of the work available to BEP subcontractors and suppliers and to select those portions of the work or material needs consistent with the available BEP subcontractors and suppliers, so as to facilitate BEP participation. The following is a list of types of actions the procuring agency will consider as part of the bidder's/offeror's Good Faith Efforts when the bidder/offeror fails to meet the BEP Goal(s). This list is not intended to be a mandatory checklist, nor is it intended to be exclusive or exhaustive. Other factors or types of efforts may be relevant in appropriate cases.

A. Identify Bid Items as Work for BEP Firms

1. Identified Items of Work in Procurements

(a) Certain procurements will include a list of bid items identified during the goal setting process as possible work for performance by BEP Firms. If the procurement provides a list of Identified Items of Work, the bidder/offeror shall make all reasonable efforts to solicit quotes from BEP Firms to perform that work. **(b)** Bidders/Offerors may, and are encouraged to, select additional items of work to be performed by BEP Firms to increase the likelihood that the BEP Goal(s) will be achieved.

2. Identified Items of Work by Bidders/Offerors

(a) When the procurement does not include a list of Identified Items of Work or for additional Identified Items of Work, bidders/offerors should reasonably identify sufficient items of work to be performed by BEP Firms. **(b)** Where appropriate, bidders/offerors should break out contract work items into economically feasible units to facilitate BEP participation, rather than perform these work items with their own forces. The ability or desire of a prime contractor to perform the work of a contract with its own organization does not relieve the bidder/offeror of the responsibility to make Good Faith Efforts.

B. Identify BEP Firms to Solicit

1. BEP Firms Identified in Procurements

(a) Certain procurements will include a list of the BEP Firms identified during the goal setting process as available to perform the items of work. If the procurement provides a list of Identified BEP Firms, the bidder/offeror shall make all reasonable efforts to solicit those BEP firms. **(b)** Bidders/offerors may, and are encouraged to, search the BEP Directory to identify additional BEPs who may be available to perform the items of

work, such as BEPs certified or granted an expansion of services after the solicitation was issued.

2. BEP Firms Identified by Bidders/Offerors

(a) When the procurement does not include a list of Identified BEP Firms, bidders/offerors should reasonably identify the BEP Firms that are available to perform the Identified Items of Work. **(b)** Any BEP Firms identified as available by the bidder/offeror should be certified to perform the Identified Items of Work.

C. Solicit BEPs

1. Solicit all Identified Firms for all Identified Items of Work by providing written notice. The bidder/offeror should:

(a) provide the written solicitation at least 10 days prior to bid opening to allow sufficient time for the BEP Firms to respond; **(b)** send the written solicitation by first-class mail, facsimile, or email using contact information in the BEP Directory, unless the bidder/offeror has a valid basis for using different contact information; and **(c)** provide adequate information about the plans, specifications, anticipated time schedule for portions of the work to be performed by the BEP firm, and other requirements of the contract to assist BEP Firms in responding. (This information may be provided by including hard copies in the written solicitation.

2. "All" Identified Firms includes the BEP firms listed in the procurement and any BEP Firms you identify as potentially available to perform the Identified Items of Work, but it does not include BEP Firms who are no longer certified to perform the work as of the date the bidder/offeror provides written solicitations.

3. "Electronic Means" includes, for example, information provided via a website or file transfer protocol (FTP) site containing the plans, specifications, and other requirements of the contract. If an interested BEP cannot access the information provided by electronic means, the bidder/offeror must make the information available in a manner that is accessible to the interested BEP.

4. Follow up on initial written solicitations by contacting BEPs to determine if they are interested. The follow up contact may be made: **(a)** by telephone using the contact information in the BEP Directory, unless the bidder/offeror has a valid basis for using different contact information; or **(b)** in writing via a method that differs from the method used for the initial written solicitation.

5. In addition to the written solicitation set forth in C.1 and the follow up required in C.4, use all other reasonable and available means to solicit the interest of BEP Firms certified to perform the work of the contract. Examples of other means include: **(a)** attending any pre-bid meetings at which BEP Firms could be informed of contracting and subcontracting opportunities; and **(b)** if recommended by the procurement, advertising with or effectively using the services of at least

two minority focused entities or media, including trade associations, minority/women community organizations, minority/women contractors' groups, and local, state, and federal minority/women business assistance offices.

D. Negotiate with Interested BEP Firms

Bidders/Offerors must negotiate in good faith with interested BEP Firms.

1. Evidence of negotiation includes, without limitation, the following:

(a) the names, addresses, and telephone numbers of BEP Firms that were considered;

(b) a description of the information provided regarding the plans and specifications for the work selected for subcontracting and the means used to provide that information; and **(c)** evidence as to why additional agreements could not be reached for BEP Firms to perform the work.

2. A bidder/offeror using good business judgment would consider a number of factors in negotiating with subcontractors, including BEP subcontractors, and would take a firm's price and capabilities as well as contract goals into consideration.

3. The fact that there may be some additional costs involved in finding and using BEP Firms is not in itself sufficient reason for a bidder's/offeror's failure to meet the contract BEP goal(s), as long as such costs are reasonable. Factors to take into consideration when determining whether a BEP Firm's quote is excessive or unreasonable include, without limitation, the following:

(a) the dollar difference between the BEP subcontractor's quote and the average of the other subcontractors' quotes received by the bidder/offeror;

(b) the percentage difference between the BEP subcontractor's quote and the average of the other subcontractors' quotes received by the bidder/offeror;

(c) the percentage that the BEP subcontractor's quote represents of the overall contract amount;

(d) the number of BEP firms that the bidder/offeror solicited for that portion of the work;

(e) whether the work described in the BEP and Non-BEP subcontractor quotes (or portions thereof) submitted for review is the same or comparable; and

(f) the number of quotes received by the bidder/offeror for that portion of the work.

4. The above factors are not intended to be mandatory, exclusive, or exhaustive, and other evidence of an excessive or unreasonable price may be relevant.

5. The bidder/offeror may not use its price for self-performing work as a basis for rejecting a BEP Firm's quote as excessive or unreasonable.

6. The "average of the other subcontractors' quotes received" by the bidder/offeror refers to the average of the quotes received from all subcontractors. Bidder/offeror should attempt to receive quotes from at least three subcontractors, including one quote from a BEP and one quote from a Non-BEP.

7. A bidder/offeror shall not reject a BEP Firm as unqualified without sound reasons based on a thorough investigation of the firm's capabilities. For each certified BEP that is rejected as unqualified or that placed a subcontract quotation or offer that the bidder/offeror concludes is not acceptable, the bidder/offeror must provide a written detailed statement listing the reasons for this conclusion. The bidder/offeror also must document the steps taken to verify the capabilities of the BEP and Non-BEP Firms quoting similar work.

(a) The factors to take into consideration when assessing the capabilities of a BEP Firm, include, but are not limited to the following: financial capability, physical capacity to perform, available personnel and equipment, existing workload, experience performing the type of work, conduct and performance in previous contracts, and ability to meet reasonable contract requirements.

(b) The BEP Firm's standing within its industry, membership in specific groups, organizations, or associations and political or social affiliations (for example union vs. non-union employee status) are not legitimate causes for the rejection or non-solicitation of bids in the efforts to meet the project goal.

E. Assisting Interested BEP Firms

When appropriate under the circumstances, the decision-maker will consider whether the bidder/offeror:

1. made reasonable efforts to assist interested BEP Firms in obtaining the bonding, lines of credit, or insurance required by the procuring agency or the bidder/offeror; and

2. made reasonable efforts to assist interested BEP Firms in obtaining necessary equipment, supplies, materials, or related assistance or services.

III. Other Considerations

In making a determination of Good Faith Efforts the decision-maker may consider engineering estimates, catalogue prices, general market availability and availability of certified BEP Firms in the area in which the work is to be performed, other bids or offers and subcontract bids or offers substantiating significant variances between certified BEP and Non-BEP costs of participation, and their impact on the overall cost of the contract to the State and any other relevant factors. The decision-maker may

consider whether a bidder/offeror decided to self-perform subcontract work with its own forces, especially where the self-performed work is Identified Items of Work in the procurement.

The decision-maker also may consider the performance of other bidders/offerors in meeting the contract. For example, when the apparent successful bidder/offeror fails to meet the contract goal, but others meet it, this reasonably raises the question of whether, with additional reasonable efforts, the apparent successful bidder/offeror could have met the goal. If the apparent successful bidder/offeror fails to meet the goal but meets or exceeds the average BEP participation obtained by other bidders/offerors, this, when viewed in conjunction with other factors, could be evidence of the apparent successful bidder/offeror having made Good Faith Efforts.

IV. Documenting Good Faith Efforts

At a minimum, a bidder/offeror seeking a waiver of the BEP Goal(s) or a portion thereof must provide written documentation of its Good Faith Efforts. The written documentation shall include the following:

A. Items of Work (Complete Good Faith Efforts checklist)

A detailed statement of the efforts made to select portions of the work proposed to be performed by certified BEP Firms in order to increase the likelihood of achieving the stated BEP Goal(s).

B. Outreach/Solicitation/Negotiation

1. The record of the bidder's/offeror's compliance with the outreach efforts.

2. A detailed statement of the efforts made to contact and negotiate with BEP Firms including:

(a) the names, addresses, and telephone numbers of the BEP Firms who were contacted, with the dates and manner of contacts (letter, fax, email, telephone, etc.) (submit letters, fax cover sheets, emails, etc. documenting solicitations); and

(b) a description of the information provided to BEP Firms regarding the plans, specifications, and anticipated time schedule for portions of the work to be performed and the means used to provide that information.

C. Rejected BEP Firms

1. For each BEP Firm that the bidder/offeror concludes is not acceptable or qualified, a detailed statement of the reasons for the bidder's/offeror's conclusion, including the steps taken to verify the capabilities of the BEP and Non-BEP Firms quoting similar work.

2. For each certified BEP Firm that the bidder/offeror concludes has provided an excessive or unreasonable price, a detailed statement of the reasons for the bidder's/offeror's conclusion, including the quotes received from all BEP and Non-BEP firms bidding on the same or comparable work. (***Include copies of all quotes received.***)

3. A list of BEP Firms contacted but found to be unavailable.

D. Other Documentation

1. Submit any other documentation requested by the Procurement Officer to ascertain the bidder's/offeror's Good Faith Efforts.

2. Submit any other documentation the bidder/offeror believes will help the Procurement Officer ascertain its Good Faith Efforts.

CERTIFICATE 00 74 63.81

REQUIRED CERTIFICATIONS

Bidder shall be responsible for compliance with the enumerated certifications to the extent that the certifications apply to Bidder. (Check box to indicate compliance with each certification.)

☒ (a) Bribery. Bidder certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

☒ (b) Bid Rigging. Bidder certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

☒ (c) Debt to State. Bidder certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because Bidder, or its affiliate(s), is/are delinquent in the payment of any debt to the State, unless Bidder, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and Bidder acknowledges Grantor or Owner may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

☒ (d) Educational Loan. Bidder certifies that it is not barred from receiving State funds as a result of default on an educational loan (5 ILCS 385/1 et seq.).

☒ (e) International Boycott. Bidder certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provision of the U.S. Export Administration Act of 1979 (50 USC Appendix 2401 et seq.) or the regulations of the U.S. Department of Commerce promulgated under that Act (15 CFR Parts 730 through 774).

☒ (f) Dues and Fees. Bidder certifies that it is not prohibited from receiving an Award because it pays dues or fees on behalf of its employees or agents, or subsidizes or otherwise reimburses them for payment of their dues or fees to any club which unlawfully discriminates (775 ILCS 25/1 et seq.).

☒ (g) Pro-Children Act. Bidder certifies that it is in compliance with the Pro-Children Act of 2001 in that it prohibits smoking in any portion of its facility used for the provision of health, day care, early childhood development services, education or library services to children under the age of eighteen (18), which services are supported by federal or state government assistance (except such portions of the facilities which are used for inpatient substance abuse treatment) (20 USC 7181-7184).

☒ (h) Drug-Free Work Place. If Bidder is not an individual, Bidder certifies it will provide a drug free workplace pursuant to the Drug Free Workplace Act. 30 ILCS 580/3. If Bidder is an individual and this Agreement is valued at more than $5,000, Bidder certifies it shall not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance during the performance of the Agreement. 30 ILCS 580/4. Bidder further certifies that it is in compliance with the government-wide requirements for a drug-free workplace as set forth in 41 USC 8102.

X (i) Motor Voter Law. Bidder certifies that it is in full compliance with the terms and provisions of the National Voter Registration Act of 1993 (52 USC 20501 et seq.).

X (j) Clean Air Act and Clean Water Act. Bidder certifies that it is in compliance with all applicable standards, order or regulations issued pursuant to the Clean Air Act (42 USC §7401 et seq.) and the Federal Water Pollution Control Act, as amended (33 USC 1251 et seq.).

X (k) Debarment. Bidder certifies that it is not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal department or agency 2 CFR 200.205(a), or by the State (See 30 ILCS 708/25(6)(G)).

X (l) Non-procurement Debarment and Suspension. Bidder certifies that it is in compliance with Subpart C of 2 CFR Part 180 as supplemented by 2 CFR Part 376, Subpart C.

X (m) Grant for the Construction of Fixed Works. Bidder certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application. In the construction of the Program, Bidder shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

X (n) Health Insurance Portability and Accountability Act. Bidder certifies that it is in compliance with the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Public Law No. 104-191, 45 CFR Parts 160, 162 and 164, and the Social Security Act, 42 USC 1320d-2 through 1320d-7, in that it may not use or disclose protected health information other than as permitted or required by law and agrees to use appropriate safeguards to prevent use or disclosure of the protected health information. Bidder shall maintain, for a minimum of six (6) years, all protected health information.

X (o) Criminal Convictions. Bidder certifies that neither it nor any managerial agent of Bidder has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. Bidder further certifies that it is not barred from receiving an Award under 30 ILCS 500/5010.5, and acknowledges that Grantor shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

X (p) Forced Labor Act. Bidder certifies that it complies with the State Prohibition of Goods from Forced Labor Act, and certifies that no foreign-made equipment, materials, or supplies furnished to the State under this Agreement have been or will be produced in whole or in part by forced labor, convict labor, or indentured labor under penal sanction (30 ILCS 583).

X (q) Illinois Use Tax. Bidder certifies in accordance with 30 ILCS 500/50-12 that it is not barred from receiving an Award under this Paragraph. Bidder acknowledges that this Agreement may be declared void if this certification is false.

X (r) Environmental Protection Act Violations. Bidder certifies in accordance with 30 ILCS 500/50-14 that it is not barred from receiving an Award under this Paragraph. Bidder acknowledges that this Agreement may be declared void if this certification is false.

X (s) Goods from Child Labor Act. Bidder certifies that no foreign-made equipment, materials, or supplies furnished to the State under this Agreement have been produced in whole or in part by the labor of any child under the age of twelve (12) (30 ILCS 584).

X (t) Federal Funding Accountability and Transparency Act of 2006. Bidder certifies that it is in compliance with the terms and requirements of 31 USC 6101.

X (u) Illinois Works Review Panel. For Awards made for public works projects, as defined in the Illinois Works Jobs Program Act, Bidder certifies that it and any contractor(s) or sub-contractor(s) that performs work using funds from this Award, shall, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel. 30 ILCS 559/20-25(d).

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award.

Nick Visvardis- President
(Typed Name & Title of Authorized Representative)

(Signature of Authorized Representative) 01/21/2025 **(Date)**

☐ I am unable to certify the above statements. My explanation is attached.

Tecorp References

Class of Work	When Completed	Name and Address of Owner or Engineer	Price
Taylorville Correctional Center Rehabilitation and Repainting of 500,000 Gallon Spheroid	11/24	State of Illinois Huhn & Trello Engineering Mike Darling, PE (217) 679-0044	1,310,333
Village of Arlington Heights Rehabilitation of a 1,000,000 Gallon Reservoir	11/24	Village of Arlington Heights Robison Engineering Rick Leber (847) 343-3366	1,238,949
City of El Paso 250,000 Gallon Elevated Water Tank Painting	10/24	City of El Paso Justin Reeise Giffin Engineering 326 Edward St, Henry, IL 61537	581,000
Repair and Maintenance of Dry Bulk Storage Tank	08/24	Lake County Public Works Department	213,000
Village of Barrington 500,000 Gallon Elevated Water Tank Painting Project	11/23	Village of Barrington Dixon Engineering Todd Schaeffer (630) 376-8322	633,300
Aqua, Inc. 50,000 Gallon Spheroid Painting	08/23	Aqua, Inc. Dixon Engineering Todd Schaefer (630) 376-8322	136,826
Village of Minooka Elevated Water Tower Repainting Project	11/23	Village of Minooka Rick Leber Robinson Engineering 26575 W. Commerce Drive Suite 512 Volo, IL 60073 (815) 464-2693 Direct (847) 343-3366 Cell	381,550
Village of Bridgeview 500k Gallon Concrete Reservoir Repainting	7/23	Village of Bridgeview Novotny Engineering 545 Plainfield Road, Suite A Willowbrook, IL 60527	425,000
City of Aurora Rehabilitation and Painting of (4) Ground Storage Tanks	11/22	City of Aurora Engineering Enterprises, Inc. Mike Schwesitel 52 Wheeler Rd Sugar Grove, IL 60554	2,546,281
Village of Volo Elevated Water Tower Painting Project	08-22	Village of Volo 500 S. Fish Lake Road Volo, IL 60073	467,500
Village of Crestwood 1MG Ground Storage Reservoir	04-22	Village of Crestwood Bill Graffeo Village Services Director 708-371-4800	415,000

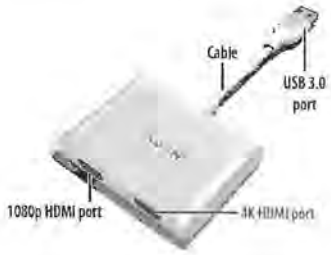
City of Maroa 300,000 Gallon Spheroid Painting	10-21	ABM | Building Solutions 1775 Crooks Road, Suite B Troy, MI 48084	449,900
Village of Union 300,000 Spheroid Elevated Tank	4-20	HLR, Inc. Lenard Lyn 847-697-6700	227,000
Village of Forest Park 500,000 Gallon Legged Water Tower	7-21	Christopher Burke Engineering Gerald Hennelly 847-823-0500	600,000
Village of Alsip 2 1 million Galloon Fluted Column Elevated Tanks	12-20	Christopher Burke Engineering Gerald Hennelly 847-823-0500	1,700,000
Village of New Lenox 500,000 Elevated Spheroid	5-19	Village of New Lenox Mark Brow 815-530-6393	597,000
Village of Roselle 1MG Ground Storage Tank Painting	10-18	Village of Roselle, Illinois Rick Leber Robinson Engineering 26575 W. Commerce Drive Suite 512 Volo, IL 60073 (815) 464-2693 Direct (847) 343-3366 Cell	320,875
Village of Midlothian 3MG Ground Storage Reservoir Painting and Repairs	9-18	Robinson Engineering, Ltd. Tom Nagle 10045 West Lincoln Highway Frankfort, IL 60423 phone 708-210-5687 fax 708-225-8287	620,133
Village of Peoria Heights Water Tower Improvements	05-18	Village of Peoria Heights, Illinois Dan Good, P.E. Maurer-Stutz Engineers 3116 N. dries Lane, Suite 100 Peoria, Illinois 61604 (309) 693-7615	648,000
Village of Petersburg South tower Tank Rehabilitation	04-18	City of Petersburg, Illinois Brent Freesmeyer Klingner & Associates 616 N. 24th Street Quincy, Illinois 62301 (217) 223-3670	85,000
Village of Flossmoor 3,000,000 Concrete Reservoir (Vollmer Tank) Painting Project	11-17	Village of Flossmoor Dixon Engineering Brad Shotanus 630-220-1410	159,854
Village of Beach Park North Avenue 250,000 Gallon Spheroid Tank Painting	08-17	Chris Bouchard, PE RHMG Engineers, Inc. 975 Campus Drive Mundelein, IL 60060	264,700

INSIGNIA

QUICK SETUP GUIDE

USB 3.0 to Dual HDMI Adapter

NS-PU32H4A / NS-PU32H4A-C



Before using your new product, please read these instructions to prevent any damage.

PACKAGE CONTENTS

- USB 3.0 to Dual HDMI Adapter
- *Quick Setup Guide*

FEATURES

- Connects a laptop to monitors, TVs, projectors, or other displays
- Extends or mirrors a laptop's screen onto two displays
- 4K quality (3840 × 2160 @ 30Hz) on the first display and 1080p (1920 × 1080 @ 60Hz) on the second gives you next-generation crystal-clear pictures

SYSTEM REQUIREMENTS

- Windows 11 and Windows 10
- USB port 3.0 (better resolution & performance) or 2.0
- **Office applications/Web:**
  CPU: Intel Core i3 Dual Core 2.8 GHz; RAM: 2 GB or higher
- **Video playback:**
  - One 2K (2048 × 1152 @ 60Hz) full-screen
    CPU: Intel Core i5 Quad Core; RAM: 4 GB or higher
  - One 4K Ultra HD or two 2K (2048 × 1152 @ 60Hz):
    CPU: Intel Core i7 Quad Core; RAM: 8 GB or higher;
- Graphics card: Intel HD Graphics 4000/ATI HD7xxx/NVIDIA 5XXM or higher

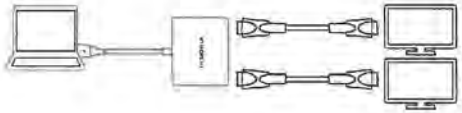
SETTING UP YOUR ADAPTER

1 Make sure that your computer is connected to the internet and that it is available.

2 Plug the adapter into a USB port on your computer. The driver installs automatically.
Make sure that your PC is opened to the Windows update function.



3 Plug an HDMI cable into the adapter, then into your display device. Select the adapter output port that best matches your display (1080p or 4K).



PC/Laptop USB port		Maximum Resolution	
		Port-1080P	Port-4K
SS	USB 3.0	1080P@60Hz	4K@30Hz
	USB 2.0	1080P@60Hz	1080P@60Hz

ADJUSTING DISPLAY SETTINGS

1 Right-click your computer's desktop, then select **Display settings** from the pop-up menu.



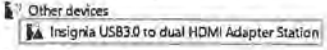
2 Use the available options to change your displays' settings.



CHECKING DRIVER INSTALLATION STATUS

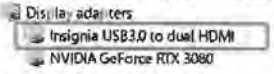
Driver - NOT Installed

Right Click Computer icon -> Manage -> Device Manager -> Other devices



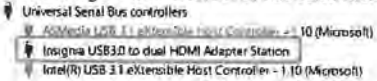
Driver - Installed

Right Click Computer icon -> Manage -> Device Manager -> Display adapters



Driver - Confirm Installation

Right Click Computer icon -> Manage -> Device Manager->Universal Serial Bus controllers



TROUBLESHOOTING

Drivers don't work or won't install.

- Make sure that no other USB to graphics drivers (for example, Displaylink software) are installed on your Windows computer (except for Windows 11 and Windows 10). If there are other USB to graphics drivers, uninstall them, then reinstall your adapter's drivers again.
- Make sure that your graphics card drivers are up to date.

Not displaying correctly on my monitor.

- Check your display settings. See "ADJUSTING DISPLAY SETTINGS" for more information.
- Check that your internet is connected and working properly. Then update the Windows 11 or Windows 10 operating system.
- Make sure that the anti-virus software on your computer is not preventing the installation of the drivers.

SPECIFICATIONS

- **Dimensions (H × W × D):** .9 × 3.3 × 5.2 in. (2.3 × 8.4 × 13.1 cm)
- **Weight:** .24 lbs. (110 g)
- **Supported operating systems:** Windows 11 and Windows 10
- **Power supply:** USB bus-powered
- **Supported device:** HDMI TV/monitor/projector
- **Supported max resolutions:** Port 1: 3840 × 2160 @ 30Hz Port 2: 1920 × 1080 @ 60Hz
- **Audio output:** local computer or HDMI port, if the monitor or projector has the speaker
- **Computer interface:** USB 3.0 recommended (USB 2.0 compatible). Connect directly to computer. Do not connect the adapter through additional USB interfaces.

LEGAL NOTICES

FCC Information

This device complies with Part 15B of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

Changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate the equipment.

ICES-003

This Class B digital apparatus complies with Canadian ICES-003;
Cet appareil numerique de la classe Best conforme a la norme NMB-003 du Canada.

ONE-YEAR LIMITED WARRANTY

Visit www.insigniaproducts.com for details.

CONTACT INSIGNIA:

For customer service, call
1-877-467-4289 (U.S. and Canada)
www.insigniaproducts.com

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BAXTER & WOODMAN
Consulting Engineers
8678 Ridgefield Road, Crystal Lake, IL 60012 • 815.459.1260 • baxterwoodman.com

January 23, 2025

Mr. Eric Babcock
Public Works Director
Village of West Dundee
900 Angle Tarn Road
West Dundee, IL 60118

Subject: Village of West Dundee – Spring Hill Mall Elevated Tank Repainting and Repair Construction Services

Dear Eric:

Baxter & Woodman, Inc. is pleased for the opportunity to submit a Construction Engineering Services Proposal to assist the Village with the Spring Hill Mall Elevated Tank Repainting and Repair.

PROJECT UNDERSTANDING:

The Spring Hill Mall Elevated Tank needs maintenance repainting and miscellaneous repairs. Proper maintenance of highly visible infrastructure such as water storage tanks projects a positive image of the Village to the entire community. More importantly, periodic maintenance repainting and repair of water storage tanks helps to maintain their structural integrity and thereby increase their service life.

The Project consists of construction services pertaining to surface preparation and repainting of interior and exterior exposed surfaces, interior piping and valve modifications, installation of a chemical feed system, installation of a water circulation system, water main and fire hydrant replacements, and other items of miscellaneous work related to the 750,000-gallon elevated water storage tank.

SCOPE OF SERVICES:

Construction Engineering Services

1. Act as the Owner's representative with duties, responsibilities, and limitations of authority as assigned in the construction contract documents.

2. PROJECT INITIATION
   A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed. Review Contractor insurance documents.
   B. Attend and prepare minutes for the preconstruction conference and review the Contractor's proposed construction schedule and list of subcontractors.

3. CONSTRUCTION ADMINISTRATION
   A. Attend up to five (5) periodic construction progress meetings.
   B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
   C. Review construction record drawings for completeness prior to submission to CADD.
   D. Prepare up to two (2) construction contract change orders and work directives when authorized by the Owner.
   E. Review up to five (5) Contractor's requests for payments as construction work progresses, and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
   F. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
   G. Project manager or other office staff visit site as needed.
   H. Prepare documentation to request grant fund disbursement from the Illinois Environmental protection Agency (IEPA) for the Illinois Department of Commerce and Economic Opportunity (DCEO) Grant and submit to IEPA with required documentation.

4. FIELD OBSERVATION – PART TIME
   A. Engineer will provide a Resident Project Representative at the construction site on a periodic part-time basis from the Engineer' office of not more than eight (8) hours per regular weekday, not including legal holidays (approximately 24 hours per week, for up to 160 hours) as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion.
   B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If the Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the

site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

C. Part-Time Field Observation provides that the Resident Project Representative will make intermittent site visits to observe the progress and quality of Contractor's executed Work. Part-Time Field Observation does not guarantee the Engineer will observe or comment on work completed by the contractor at times the Resident Project Representative is not present on site. Such visits and observations by the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress or to involve detailed inspections of Contractor's Work in progress beyond the responsibilities specifically assigned to Engineer in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment as assisted by the Resident Project Representative, if any.

D. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work.

5. CRITICAL PHASE PAINT AND WELD INSPECTION – See Attachments

A. Furnish a coatings inspector (Dixon Engineering, Inc.) to confirm that the tower steel surface is prepared, and coatings are applied in conformance with the project specifications.

B. Furnish a weld inspector (Dixon Engineering, Inc.) to confirm that welding of steel plates is in conformance with the project specifications.

C. Provide, through sub-consultant services an on-site representative on a periodic part-time basis of not more than eight (8) hours per regular weekday, as deemed necessary by the Engineer, to assist the Contractors with interpretation of the Specifications, to observe in general the Contractors' work is in conformity with the Final Design Documents, and to monitor the Contractors' progress as related to the Construction Contract date of completion.

D. Individual Critical Phase Inspections provided for the Project.

6. SUBSTANTIAL COMPLETION OF PROJECT
   A. Provide construction inspection services when notified by the Contractor that the Project is substantially complete. Prepare written punch lists during substantial completion inspections.
   B. Prepare Certificate of Substantial Completion.

7. COMPLETION OF PROJECT
   A. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
   B. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
   C. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
   D. Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.

8. PROJECT CLOSEOUT – Provide construction-related engineering services including, but not limited to, General Construction Administration and Resident Project Representative Services.

ESTIMATED PROJECT SCHEDULE

Construction Services Start Date:	February 4, 2025
Construction Start Date (Notice to Proceed):	March 14, 2025
Construction Substantial Completion:	August 11, 2025
Construction Completion:	September 10, 2025
Construction Services Completion Date:	October 17, 2025

PROJECT FEE

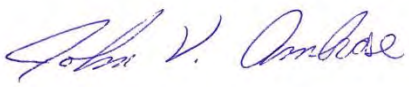
Our engineering fee for the above-stated scope of services is based on our standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed $147,000.

The attached Standard Terms and Conditions apply to this Proposal. If you find this Proposal acceptable, **please sign and return one copy for our files**.

We appreciate this opportunity to assist the Village with its street maintenance program, and we look forward to working with you on this Project. Please feel free to call me if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



John V. Ambrose, PE
President/CEO

VILLAGE OF WEST DUNDEE, ILLINOIS

AUTHORIZED BY: _____

TITLE: _____

DATE: _____

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STANDARD TERMS AND CONDITIONS

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("BW"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide BW with all criteria and full information for the "Project", which is generally otherwise identified in the Letter Proposal. BW will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to BW. BW and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services - The agreed upon services shall be completed within a reasonable amount of time. If BW is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, BW's work shall be extended and the rates and amounts of BW's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments - The fees to perform the proposed scope of services constitutes BW's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. BW invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs - BW's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that BW has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. BW cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from BW's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by BW will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. BW makes no warranties, express or implied, in connection with its services; (2) BW shall be responsible for the technical accuracy of its services and documents; (3) BW shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) BW may employ such sub-consultants as BW deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) BW shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) BW neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) BW is not acting as a municipal advisor as defined by the Dodd-Frank Act. BW shall not provide advice or have any responsibility for municipal financial products or securities; (8) BW is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by BW shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that BW's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. BW's consideration of a component does not constitute acceptance of the assembled item; (10) BW's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, BW will become generally familiar with observable completed work. If BW observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance - BW will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	$10 million per claim and aggregate
General Liability:	$1 million per claim	Professional Liability:	$5 million per claim
	$2 million aggregate		$5 million aggregate
Automobile Liability:	$1 million combined single limit		

In no event will BW's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to BW's under this Agreement. Any claim against BW arising out of this Agreement may be asserted by the Owner, but only against the entity and not against BW's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

BAXTER & WOODMAN Consulting Engineers

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, BW shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of BW; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless BW and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and BW waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the BW and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that BW is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and BW agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination - Either party may terminate this Agreement upon ten (10) business days' written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay BW, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All BW documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by BW to Owner pursuant to this Agreement) are instruments of service and BW retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by BW or its consultant. Electronic format of BW's design documents may differ from the printed version and BW bears no liability for errors, omissions or discrepancies. Reuse of BW's design documents is prohibited and Owner shall defend and indemnify BW from all claims, damages, losses and expenses, including attorney's fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in BW's document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or BW to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and BW and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution - All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and BW, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall if affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

Village of West Dundee

TO: Village President and Board of Trustees

FROM: Eric Babcock, Director of Public Works

DATE: February 10, 2025

SUBJECT: Professional Services Agreement with Baxter & Woodman, and Authorization to Solicit Proposals - 2025 Street Improvements Project

---

INTRODUCTION:

Staff requested that Baxter and Woodman prepare a proposal to facilitate design and bidding services for the 2025 Street Improvements Project. The proposal is now complete and is being provided to the Village for consideration.

BACKGROUND:

The Fiscal Year 2025/26 Budget will include approximately $1,100,000 in proposed funding to facilitate the Street Improvements Project. The 2025 project includes pavement removal, base repair, surface replacement and concrete repairs for the following streets:

Street	Limits
Edwards Avenue	From South Fifth Street to South Third Street
Ryan Lane	From South Seventh Street to Edwards Avenue
Chadwick Court	Entirety
Chadwick Lane	From Preston Lane to Westley Lane
Preston Lane	Entirety
Westley Lane	From Chadwick Lane to Huntley Road
Hamilton Drive	Entirety

The full scope of the engineering proposal includes all work associated with design of the 2025 Project, which consists of geotechnical work, project design, plan preparation, opinion of probable cost, bidding assistance and contract award recommendation.

The proposed project schedule is as follows:

1. Notice to Proceed	February 18, 2025	5. Advertise Bids	May 8, 2025
2. Field Evaluations	March 3, 2025	6. Open Bids	May 22, 2025
3. Pavement Cores	March 17, 2025	7. Contract Award	June 2, 2025
4. Complete Final Plans	April 21, 2025	8. Begin Construction	July, 2025

A copy of Baxter & Woodman's Professional Services Agreement is attached for your review and consideration.

FISCAL IMPACT:

Baxter & Woodman's proposal represents an agreement to complete the entirety of this work at a cost not to exceed $40,000. In 2020, the Village made a decision to facilitate design of street improvement projects during the fiscal year before construction occurs, which was done to advance the schedule and avoid cold weather problems during construction. As such, the design portion of this agreement is accounted for in the current budget.

To further accelerate the construction timeline, Public Works is seeking authorization to solicit proposals immediately upon completion of the design phase. Staff will review the engineer's opinion of probable cost to ensure that the project is expected to be at or below the $1,100,000 allocation that will be presented as part of the Fiscal Year 2025/26 Budget.

The authorization being requested is strictly for the solicitation of proposals, and not yet an expenditure of funds. Following receipt of proposals for this work, staff will present them to the Village Board for approval before notifying the lowest bidder to proceed.

RECOMMENDATION:

Therefore, it is respectfully requested and recommended that:

MOTION: Move to authorize a Professional Services Agreement between the Village of West Dundee and Baxter & Woodman to complete design and bidding services for the 2025 Street Improvements Project at a cost not to exceed $40,000.

MOTION: Move to authorize Public Works and Baxter & Woodman to solicit proposals for the 2025 Street Improvements Project.

BAXTER & WOODMAN Consulting Engineers

Proposal

January 30, 2025

Mr. Eric Babcock
Public Works Director
Village of West Dundee
900 Angle Tarn Road
West Dundee, IL 60118

Subject: Village of West Dundee – 2025 Street Improvements

Dear Mr. Babcock:

Baxter & Woodman, Inc. is pleased to have the opportunity to submit an Engineering Services Proposal to assist the Village with its 2025 street improvements.

Project Understanding

The streets to be improved include the following:

Street	From	To
Edwards Avenue	5th Street	3rd Street
Ryan Lane	7th Street	Edwards Avenue
Chadwick Court	Westley Lane	End
Chadwick Lane	Preston Lane	Westley Lane
Preston Lane	Kittridge Drive	End
Westley Lane	Chadwick Lane	Huntley Road
Hamilton Drive	Huntley Road	End

Scope of Services

1. EARLY COORDINATION AND DATA COLLECTION
   A. *Data Collection:* Obtain, review, and evaluate the following information provided by the Village for use in design:
      1) Utility Atlases
      2) Existing Roadway Plans
      3) Aerial Photography
      4) Maintenance and Flooding Records
      5) ROW, GIS, and Property Data

B. *Field Evaluation:* Perform a field evaluation to determine the condition of existing pavements, curb and gutters, drainage structures, and sidewalk ramps. Estimate quantities of pavement repair.

2. MEETINGS AND PUBLIC INVOLVEMENT – *Meetings:* The following meetings are anticipated for this Project:

   A. Staff (2) Street Improvement kickoff and pre-final meetings.

3. GEOTECHNICAL REPORT

   A. *Pavement Cores:* Hire a geotechnical sub-consultant to take up to 21 pavement cores of the surface and base material on the streets to be resurfaced to determine the composition of the existing pavement material. Test pH levels of the subgrade material and include results in IEPA form LPC-662 to assist with CCDD soils disposal.

   B. *Clean Construction or Demolition Debris (CCDD):* CCDD testing and completion of a Preliminary Site Investigation (PSI) or IEPA Form LPC-663 is not included in this scope because it is anticipated that the work will generate small amounts of excavation in a residential area and will be risk managed.

4. PLAN PREPARATION

   A. *Estimate of Cost and Time:* Prepare summary of quantities, estimate of time, schedules of materials, and an engineer's estimate of cost.

   B. *Specifications:* Prepare special provisions in accordance with Village guidelines to specify items not covered by the Standard Specifications for Road and Bridge Construction.

   C. *Final Contract Proposal:* Prepare bidding documents consisting of Location Map, Typical Sections, Details, Special Provisions, Contract Proposal, Schedule of Prices, and Engineer's Estimate of Cost for the Village to receive bids. Separate plan sheets will not be prepared.

   D. *Utility Coordination:* Contact JULIE to identify utilities that have facilities along the project limits. Request utility atlas maps and submit final plans to utility companies so conflicts and relocation efforts can be identified.

5. QC/QA – Perform an in-house peer and constructability review by senior staff of the pre-final proposal documents.

6. ASSIST BIDDING

   A. Provide design assistance and clarification for bid documents. Assist the Village with coordination and scheduling during the bid process.

B. Provide documents for bidding and assist the Village in solicitation of bids from as many qualified bidders as possible, attend bid opening to receive and evaluate bids, tabulate bids, and make a recommendation to the Village for an award of contract.

7. MANAGE PROJECT – Plan, schedule, and control the activities that must be performed to complete the Project including budget, schedule, and scope. Coordinate with Village and project team to incorporate Village goals into final Project. Prepare and submit monthly invoices and coordinate invoices from sub-consultants.

Fee

Our engineering fee for the above stated scope of services is based on our standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **$40,000.00**. See Exhibit A for a breakdown of the project fee.

This proposal is valid for 90 days from the date issued.

Schedule

The following project schedule is anticipated:

1.	Notice to Proceed	February 17, 2025
2.	Complete Field Evaluations and Analysis	March 3, 2025
4.	Pavement Cores Complete	March 17, 2025
5.	Complete Final Plans	April 21, 2025
6.	Request Bid Authorization	May 5, 2025
7.	Bid Advertisement	May 8, 2025
8.	Accept Bids	May 22, 2025
9.	Award Contract	June 2, 2025
10.	Begin Construction	July 2025

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Colin McGovern at 815-444-3297 or cmcgovern@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Jason J. Fluhr, PE
Vice President

Village of West Dundee

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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Village of
West Dundee

TO: Village President & Board of Trustees

FROM: Joseph A. Cavallaro, Village Manager

DATE: February 11, 2025

SUBJECT: Intergovernmental Program – Sculptures Along the Fox River

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INTRODUCTION:
Please be advised that the Village of East Dundee has reached out after their Arts Council discussed a potential sculpture project involving the installation of three bronze statues along the Fox River, where the previous ice boom piers are located.

BACKGROUND:
The Arts Council in East Dundee has been working on a project to install three bronze sculptures. They have solicited a proposal from a company called Big Statues to investigate timing and costs. The proposal has a calculated cost of $80,000 for the three sculptures, not including shipping or installation.

The East Dundee staff has reached out and requested whether the Village of West Dundee would be interested in exploring a potential partnership to split the costs on a 50-50 basis, or $40,000+.

The statues, at least initially identified, are an eagle, a fox, and a toad. Attached is some background information provided by the Village of East Dundee regarding the concept.

Trustee Anderley has been working with the East Dundee Arts Council regarding the Habitat for Humanity Sculpture Project and has indicated her initial support for this concept.

Direction from the Village Board to pursue an intergovernmental cooperative program with the Village of East Dundee to develop and install three sculptures along the Fox River, subject to any Village Board input, is respectfully requested.

FISCAL IMPACT:
If the Village Board agrees, funding for the project can be included within the Community Development Fund for the upcoming budget.

MOTION: Move to authorize the Village staff to pursue an intergovernmental cooperative program with the Village of East Dundee to develop three sculptures along the Fox River.

If you have any questions, please contact me.

CC: Village of East Dundee

Memorandum

To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: 7 Maiden Lane RFP Discussion & Direction

Date: February 3, 2025

Recommended Action

Staff recommends the Village Board direct staff to negotiate a development agreement with Brinshore Development, LLC ("Brinshore") to redevelop the Village-owned property located at 7 Maiden Lane, East Dundee. Brinshore submitted a response to the Village's request for proposals that met all evaluation criteria, provides a thoughtful adaptive reuse and demonstrates a financial capability to execute on a complex project site. Once a development agreement outlining the financial considerations of the project and the developers' responsibilities has been negotiated, it will return to the Village Board for review and approval.

Background

The Village acquired the vacant property at 7 Maiden Lane (formerly the Haeger Pottery factory) in May of 2024. Upon acquisition, the Village issued a Request for Proposals (RFP) inviting interested parties to submit plans for a redevelopment project at the site. The RFP was issued on July 15, 2024, and the deadline to respond was November 6, 2024. In total, 3 responses were received, and all responses were evaluated by the criteria established in the RFP.

Summary

Brinshore's proposal demonstrated a high level of understanding of the financial considerations and risks of the site and provided a thoughtful and balanced approach to redevelopment. The company has a strong track record of success, and they are willing to work with the community and Village staff to implement a project that will revitalize the area and add much needed family housing to East Dundee. Additionally, the proposal envisions adding additional greenspace to the riverfront area for the public to enjoy, in alignment with the East Dundee Riverfront Master Plan. A website for the project has been established on the Village website here.

Attachments

Brinshore RFP Response

Memorandum

To: Village President and Board of Trustees

From: Caleb Haydock, Management Analyst, and East Dundee Arts Council

Subject: Sculptures Along the Fox River Proposal

Date: February 3, 2024

Action Requested:

The Arts Council and staff request Village Board review and discussion of a potential sculpture project involving the installation of three bronze statues along the Fox River.

Summary:

Beginning in the Fall of 2024, the Arts Council has been working on a project to install three bronze sculptures atop the three concrete cylinders located along both the East and West sides of the Fox River (see pictures below).



Figure 2 - West Pillar



Figure 1 - Middle Pillar



Figure 3 - East Pillar

The Council solicited a proposal (attached) from the company called Big Statues to investigate the timing and cost that the project would entail to create the proposed sculptures. They are initial concepts to be discussed further.

In the proposal, Big Statues has calculated a total cost of $80,000 for 3 sculptures, not including shipping or installation.

1. Bronze Eagle on Branch 5' X 4'	$30,000
2. Bronze Fox on Driftwood 2' X 5'	$30,000
3. Bronze Toad 3' X 5'	$20,000
Cost for Statues	**$80,000**
+ Shipping & Installation	**TBD**

The total cost of a statue includes the following components, which are combined to cover the full scope of the project from design to casting of the sculpture:

- the artist's fee
- Artwork and sketches
- Materials used
- Fabrication
- Clay / Mold Work
- Foundry fees

The overall process would take 8-12 months upon a signed agreement. The Arts Council has discussed the project with Public Works, who would be able to help with the installation phase.

The Council has also contacted the Village of West Dundee to explore a potential partnership, with the goal of splitting the costs so that the Village's share would be ~ $40,000.
West Dundee has shown interest in the project and are open to further discussions. After the Village Board discussion on February 3, staff will meet with West Dundee to continue the discussions on a potential partnership and return to the Village Board at a later date with an update.

Attachments:
Images of Big Statue's past projects
Big Statue Proposal




Merry




"Rigo Wolfpack"





Custom Sculpture of:

Fox on a Trunk and an Eagle in Flight in Bronze

Prepared For:

Andy Sauder

© 2024 BIG STATUES, LLC

MADE IN THE USA

Dear Andy,

Thank you for allowing Big Statues the opportunity to bid on your amazing project**.** In the following proposal, we have outlined the creation process for your sculpture. Here at Big Statues, details are crucial and customer satisfaction is always guaranteed. As local craftsmen, we are proud of our American made products and hope to fulfill all of your sculpture needs.

OUR PROCESS

1. Design Concept Session

Big Statues offers a design concept session, free of charge, which sets us apart from other artists and sculptors. This is also an opportunity to review concept drawings and specific designs that will be incorporated into your custom sculpture.

- Specific details of the statue - including pose, clothing, stance, and other essential elements.
- Surrounding areas – including walking paths, benches, lighting, and landscaping.

2. Sketch

Using your inspiration photographs and references, our in-house artist will create a rough sketch of the project. You will receive the images & have a chance to make edits and changes.

3. 3D Rendering

Using the approved sketch, our digital sculptor will create a digitized 3D model of your sculpture. You will have opportunities to provide feedback and multiple rounds of edits before the next steps.

4. Clay, Armature Construction & Molding

When the clay sculpture is finished, we begin the process of creating a mold of the statue. The clay is covered in layers of polyurethane or silicone rubber which captures every minute detail. Plaster is applied to the exterior of the mold as a ridged “jacket” to help the mold hold its shape. Once the mold is dry, the clay is removed.

5. Casting

Solid blocks of 100% USA bronze are heated to temperatures nearing 2250˚F so that liquid bronze can be poured into the ceramic molds. Once liquid bronze is poured into the ceramic shell, it is left to cool for several hours before being removed from the mold.

6. Delivery & Installation

When the statue is complete, logistics such as shipping and installation are taken care of in coordination with our patrons. Finally, the completed bronze statue is ready for its unveiling.

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MADE IN THE USA

TIMELINE

- 8-12 months upon signing of agreement

DELIVERY, INSTALLATION & MAINTENANCE

Once your sculpture is complete it will be crated, delivered, and unloaded at the address of your choice. Your custom statue is insured for its full value during the entire shipping process. The statue will include all of the needed mounting hardware for installation. We are happy to walk you through the process or, if you choose, we will provide one of our representatives to handle the installation at an additional cost.

Your unique custom bronze statue will require very little up-keep. Some weathering will occur over time, leaving natural mineral deposits. To avoid weathering and to preserve the new appearance of the statue, keep it coated with Johnson's Floor Wax.

COST SUMMARY

Description	**Quantity**	**Price**
Bronze Eagle on Branch 5' X 4'		$30,000
Bronze Fox on Driftwood 2' X 5'		$30,000
Bronze Toad 3' X 5'		$20,000
Statue Total		**$80,000**

* Estimated shipping & handling (including crate charges) will be determined upon completion of the project
* Estimated installation, if you choose to have our team install the sculpture, including necessary equipment (cranes, cement cutting, etc.) will be determined upon completion of the statue

Total Statue Cost includes:

- Artist Fee
- Artwork/Sketches
- Materials Used
- Fabrication
- Clay Work
- Mold Work
- Foundry Fee

HOW DO I GET STARTED?

© 2024 BIG STATUES, LLC *MADE IN THE USA*

Step 1 - Request Project Agreement

Step 2 - Return Signed Agreement

Step 3 - 1/3 Payment Project Deposit

Step 4 - Sketch Design Concept

Step 5 - Begin Initial Clay Work

Big Statues has been in this business for over twenty years! We have created everything from national monuments for museums to veteran memorials, and we want you to know that you are in good hands by choosing our company to create your monument. We take pride in our American made product and will deliver to you a one of a kind monumental bronze piece that will inspire all those that see it!

We look forward to working with you and making your vision a reality.

Best regards,



Mathew S. Glenn
President, Big Statues
801.358.9739
info@bigstatues.com

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MADE IN THE USA

Village of West Dundee

TO: President Nelson and Village Board of Trustees (VBT)

FROM: Timothy J. Scott, AICP, CNU-A
Director of Economic Development, Planning, Zoning & Urban Design / Assistant Village Manager

DATE: February 17, 2025

SUBJECT: Spring Hill Mall Area Visualization: Professional Services Agreement with Houseal-Lavigne Associates

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INTRODUCTION

Attached is a proposal from Houseal Lavigne Associates (HLA), a Chicago-based urban planning and geospatial design firm, for professional services that would create computer-generated modeling to visualize potential build-back scenarios for the Spring Hill area. The expected work product would virtually bring to life the notion of multiple/-mixed-use that might otherwise be difficult to get a sense of and essentially function as high-level planning and complementary communication/marketing.

BACKGROUND

Major Work to Date

Sizemore Group: Completed in June 2018, this qualitative review and its accompanying renderings served as a conversation starter on what could be at and around the mall site. The resulting framework plan was inspired by the finely-grained urbanism of Old Town but scaled up to create a new town center (illustrative site plan attached). This slide deck was presented to audiences including the Northern Kane County Chamber of Commerce and Rotary Club and shared with some in the development community. This high-level piece piqued interest and contemplated how the Village could proactively envision the future rather than merely stand by or simply react to the market (the forces of which were not, and have not been, aiming high enough).

Kane McKenna & Associates: Completed in February 2023, this effort produced the Redevelopment Project Area/Plan for the Spring Hill area and led to adoption and implementation of Spring Hill Mall (SHM) Tax Increment Financing (TIF) District #5. In order to facilitate potential development and redevelopment in this area over time, the financial means and appropriate mechanism needed to be in place. This critical economic development-driven endeavor has enabled the acquisition of properties that comprise the shuttered mall and is facilitating their demolition to create a less-complicated legal setting and a clean slate physically.

Aecom: Completed in August 2024, this largely-quantitative analysis focused on infrastructure and the financial implications of development scenarios. Key findings included market potential for up to 1,514 residential units and up to 325,000 square feet of commercial space (see attached site plan). Total investment in the area was projected to be nearly $755 million (vertical investment of $593 million in horizonal and $162 million in horizontal) with cumulative TIF District revenue of more than $149 million over 21 years. The conceptual analysis assumed public infrastructure support between $37 million and $63 million and meet the assumption on expected rate of return (see attached for projections).

Potential Next Planning Step

HLAs proposal (see attached) is graphical and technical in nature and visually answers the question of "what's happening at the mall?" or more aptly, "what *could* happen in the mall area?" Simple stated, HLA's approach is next-level in that it accounts for variables and changes in what underpins and characterizes scenario-based redevelopment/development, whereas traditional renderings or models are more static or limited in their adaptations. Dynamic and reusable, the resultant tool can even simulate the experience of being in this desired future place (as an interactive and navigable 3D model).

To reiterate, the output would convey aspirational ideas through inspirational renderings rather than act as a formal blueprint on what exactly will be built. Rather, the plan shall inform, based on time-tested principles, what could/should be. If embraced, insisted upon, and even procedurally codified, the Village could require that developers provide a compatible electronic file that can be "dropped into" the plan. After a successful pilot program, the Village of Glen Ellyn reportedly made such 3-D modeling a part of their evaluation and entitlement of downtown development proposals.

It is worth noting that the proposed endeavor for the Spring Hill Mall Area dovetails with the desire for, and can act as a springboard to, a new Comprehensive Plan for the Village, with the other primary areas being Old Town/Downtown, Route 31 Corridor, and Randall Road/Route 72-Northwest.

FINANCIAL IMPACT

The cost of professional services for planning (as well as engineering, legal, marketing, etc.) is a TIF-eligible expense. The approved SHM Area TIF District #5 estimated project costs included $2 million for professional services, which represents 2.75% of the $72.75 million in total estimated project costs (see attached). The proposed contract for Houseal Lavigne's planning services represents 6.25% of the total estimated for professional services.

RECOMMENDATION

Given the Village's three previous partnership-based projects and with the long-view in mind, this latest proposal seeks to advance physical study of the area with a cutting-edge visual approach.
Since potential development projects for the area will have decades-long implications, the ability to thoroughly evaluate potential impact, individually and cumulatively, is of the utmost importance.

If members of the VBT were to support pursuit of advanced graphical modeling of what an aspirational multiple-/mixed-use future for the Spring Hill Mall area could be, the following motion would be appropriate.

MOTION: Move to Authorize a Professional Services Agreement with Houseal Lavigne Associates in an Amount Not to Exceed $124,970 for Spring Hill Mall Area Visualization

Attachments:

- Proposal from Houseal Lavigne Associates dated January 22, 2025
- Illustrative Site Plan for Town Center – Sizemore Group
- Illustrative Site Plan with Projected Program for Housing and Commercial Space – Aecom
- Estimated Development Costs and Public Infrastructure Contribution – Aecom
- Spring Hill Mall Area TIF #5 Estimated Redevelopment Project Costs – Kane McKenna & Associates

cc: Joseph A. Cavallaro – Village Manager
Kim Tibbetts – Village Planner
Devin Levigne, FAICP, LEED AP – Partner, Houseal Lavigne Associates

HOUSEAL LAVIGNE

188 West Randolph Street
Suite 200
Chicago, Illinois 60601
312.372.1008

360 E 2nd Street,
Suite #800
Los Angeles, CA 90012
213.529.1008

hlplanning.com
info@hlplanning.com

January 22, 2025 SENT VIA EMAIL

Timothy J. Scott, AICP, CNU-A
Director of Economic Development, Planning, Zoning & Urban Design
Village of West Dundee
Public Safety Center No. 2
100 Carrington Drive
West Dundee, IL 60118

Re: UNSOLICITED PROPOSAL: Spring Hill Mall Immersive 3D Experience

Dear Mr. Scott:

Houseal Lavigne is pleased to present this unsolicited proposal to create a Digital Twin and Immersive 3D Experience for the area surrounding Spring Hill Mall. This initiative is designed to evaluate and visualize the impacts of proposed developments in this critical area of West Dundee, offering a new tool to support informed planning and decision-making. Our approach leverages the Village's existing investment in GIS technology, utilizing ArcGIS Pro, ArcGIS CityEngine, and other advanced 3D tools.

As part of this project, we propose constructing detailed 3D massing models of the existing built environment and adjacent areas, accurately reflecting current conditions. We would then refine and evaluate development concepts prepared by staff, Aecom, and the Sizemore Group, creating a comprehensive 3D model of the proposed development. The resulting Digital Twin and Immersive 3D Application would provide the Village with a dynamic, reusable tool to assess future development opportunities and revisions within the study area.

This project represents a unique opportunity to enhance the Village's planning capabilities and provide a lasting resource for evaluating redevelopment scenarios. As an unsolicited proposal, it is intended to address a critical community need by introducing innovative methods for visualizing and assessing the redevelopment potential of Spring Hill Mall.

We believe our expertise and experience make us well-suited to deliver an impactful solution tailored to West Dundee's needs. We are eager to collaborate with the Village and its stakeholders on this forward-thinking initiative and welcome the opportunity to discuss this proposal further.

Study Area

It is anticipated that the scope of the application will encompass the entire Spring Hill Mall site and its outlots as identified in the figure below.



UNSOLICITED PROPOSAL

An unsolicited proposal is a unique approach for delivering innovative solutions to government entities outside the traditional procurement process. Unlike responses to formal Requests for Proposals (RFPs), unsolicited proposals allow private organizations to present ideas, methodologies, or tools that offer significant public value, often addressing needs that have not yet been formally identified. These proposals are typically grounded in specialized expertise, proprietary technology, or unique workflows that distinguish the proposer from traditional vendors.

At Houseal Lavigne, we believe our proven workflows and expertise in transforming GIS data into immersive 3D experiences powered by Unreal Engine represent a unique opportunity for the Village of West Dundee. Our proprietary approach integrates cutting-edge technology with a deep understanding of planning and urban design, enabling communities to visualize and assess proposed developments like never before. This unsolicited proposal offers a custom solution that is tailored to your needs and would not be available through standard procurement channels.

The Spring Hill Mall Assignment

We are presenting this unsolicited proposal to the Village of West Dundee because of the importance of the Spring Hill Mall area to the community's future. With redevelopment opportunities on the horizon, the ability to visualize and evaluate proposed developments in a realistic and interactive 3D environment is critical. Our immersive 3D workflows empower decision-makers and stakeholders to explore potential outcomes with unprecedented clarity, fostering transparency and informed decision-making.

Houseal Lavigne's work has been recognized globally for its innovation and impact. We have created immersive 3D experiences for many projects ranging from the bustling downtown of Dubai, UAE, to small but important communities like Lewistown, Montana. Our work has received numerous accolades, including multiple Special Achievement in GIS (SAG) Awards from Esri, recognition as Esri's Most Innovative Business Partner in 2023 (out of approximately 4,000 global partners), and a Smart City award from the Technology Division of the American Planning Association. These honors validate our expertise and highlight the distinctive value our workflows bring to projects of all sizes and complexities.

The Value of Our Trade Secrets

Central to this proposal is our proprietary workflow, which transforms GIS data into immersive 3D models using Unreal Engine. This approach is a trade secret, developed and refined over years of global project experience. By leveraging this methodology, we can offer the Village a Digital Twin and Immersive 3D Experience for Spring Hill Mall that is not only visually stunning but also highly functional, adaptable, and future-ready. This workflow is exclusive to Houseal Lavigne and forms the foundation of our ability to deliver results that stand apart in both quality and impact.

In presenting this unsolicited proposal, we aim to provide the Village of West Dundee with a solution that transcends traditional planning tools. Our proven methods, coupled with our unmatched experience, ensure that the resulting 3D experience will be an invaluable asset for redevelopment evaluation, community engagement, and long-term planning.

SCOPE OF WORK

Our proposed scope of work below outlines the steps necessary to prepare the Digital Twin and Immersive 3D Experience for the Study Area.

Step 1: Project Kick-off

To "kick-off" the design and development process off on the right foot, a kick-off meeting will be conducted with Village of West Dundee staff prior to undertaking other steps. This step will also include data collection and field reconnaissance.

- 1a: Staff Kick-Off Meeting. A meeting to ensure the project's goals and scope are well understood by both parties.
- 1b: Walking/Driving Tour. We recommend a short walking/driving tour with West Dundee staff to provide our team with additional context and understanding for the assignment.
- 1c: Study Area Reconnaissance. Following the walking tour our project team will conduct a thorough reconnaissance of the study area, photographing and measuring details important for the assignment. This includes identifying predominant textures, materials, and architectural details significant to the assignment.
- 1d: Precedent Reconnaissance. Following our Study Area Reconnaissance, our project team will visit and conduct a reconnaissance of the local precedents identified by the Village, Aecom, and the Sizemore Group. Non-local precedents will be reviewed online. Precedent reconnaissance will focus on details important for the assignment, including massing, height, architecture, materials, building placement, and other relevant characteristics.

Step 2: Data and Plan Review, Collection & Preliminary Findings

Our approach leverages workflows using ArcGIS Pro and ArcGIS CityEngine to rapidly transform 2D information into 3D objects. Our team anticipates that planimetric data will be provided by the Village of West Dundee or Kane County, including but not limited to building footprints, parking lots and driveways, road and pavement, curbs, sidewalks and paths, landscaped areas, cadastral data (parcels and lots), topography, and street centerlines. More specific and detailed layers such as tree locations, pavement markings, 3D buildings, LiDAR, are helpful to our team and can add additional detail to the final digital twin.

- 2a: GIS Data Collection. The 3D model of the existing built environment will be created using the Village of West Dundee's (and Kane County) available GIS information. Following the Staff Kick-Off Meeting we will provide the Village of West Dundee with a complete data request and if necessary, provide a portable hard drive for the transfer or secure cloud location for upload.
- 2b: GIS Data Entry and Curation. Upon receipt of the GIS data our team will organize and curate the data, optimizing and entering in information for the assignment. Any gaps in the data and their implications on the assignment, including cost and timeline, will be communicated to the Village of West Dundee as part of the next step.
- 2c: Existing Plan Review. We recognize that the Village of West Dundee has already completed, either by itself or through contractors, a significant amount of work pertaining to the redevelopment of the site. Our team will review the site plans that have been prepared by Aecom, the Sizemore Group, and staff, and identify opportunities to improve plans for the site's redevelopment.
- 2d: Preliminary Findings. Based on our review of client provided data and the field work undertaken by our team, we will prepare a summary presentation to review and confirm details of the digital twin and immersive 3D assignment, including suggested modifications to the site plan, study area boundaries, level of detail (LOD) to be developed for buildings, and recommended typologies for buildings types/facades, streets, parcels/land areas, and vegetation.

Step 3: Typologies

To keep project fees to a minimum, our approach utilizes typologies, or "typicals", to be used in the Digital Twin. Typologies are rich in 3D detail, but broadly applied throughout the project area. This approach allows our team to focus modelling efforts on the more significant aspects of the assignment, rather than modelling every unique detail.

- 3a: Roadway and Streetscape Typology. Streets within West Dundee will be categorized into different typologies (no more than 7). Typologies are based on unique cross-sections, including street width, number of lanes, on-street parking, bike-lanes, sidewalk width, and crosswalks (width and style).
- 3b: Building Typology. Buildings within the Study area will be categorized into "types", including residential, commercial, public, industrial, office, and mixed use. These types will be informed by relevant GIS information and procedural rules in CityEngine will generate a variety of "typical" buildings and building styles throughout the Study Area.
- 3c: Vegetation Typology. The West Dundee Digital Twin will include trees and shrubs. If LiDAR is provided we can extract and approximate tree location, crown height, and the tree's radius. GIS point files can also be used for this task. Unless tree species are identified in the GIS information, we will suggest different tree species to use based on Study Area reconnaissance.
- 3d: Typology Presentation. We will prepare a presentation outlining the prepared typologies and their anticipated application throughout the Study Area.

Step 4: 3D Modelling

This step entails the detailed modelling for the West Dundee Digital Twin and will leverage several different programs, including ArcGIS Pro, ArcGIS CityEngine, SketchUp, Rhino, and Blender.

- 4a: Topography and Ground Planes. Using topographic data, we will prepare a digital elevation model (DEM) for the Project Area. This step also entails aligning all parcels and ground plane geometries (aka "draping") to the terrain.
- 4b: Procedural Modelling. Using ArcGIS CityEngine, we will transform the City's 2D GIS information into 3D models. Procedural models will be driven by GIS attributes or assumptions and field measurements if attributes do not exist. Procedural rules will introduce variability in details and textures to provide a more authentic urban environment.
- 4c: Application of Typologies. The typologies created in Step 3 will be applied throughout the study area, including streets and streetscape, open spaces, and buildings.
- 4d: Static Modelling (As Necessary). Our approach relies heavily on procedural/computational 3D modelling. However, there may be unique details/buildings not easily replicated through CityEngine's procedural rule generation. In these instances, it may be desirable to manually create these models, instead of relying on the procedural approach. Our proposal includes this task to reserve a small portion of the budget to account for static modeling as necessary in SketchUp, Rhino and Blender.

Step 5: Alternative Scenarios (OPTIONAL)

West Dundee's Spring Hill Mall Digital Twin and Immersive 3D Model provides the Village with a unique ability to evaluate and explore different development scenarios and options for the area's redevelopment. As an optional task we will work with staff to prepare 2 different development alternatives for the development. Development alternatives will include metrics and dashboards for key development indicators to assist in evaluating each alternative. Potential indicators include land use by square foot, number of dwelling units, amount of parking required, amount of parking provided, potential jobs, and potential population.

Step 6: 3D Web Application (Low Fidelity)

One of the deliveries of the West Dundee's Spring Hill Mall Digital Twin and Immersive 3D Experience will be an web-GIS based application, allowing the user to view, compare, and query the proposed build out of the Spring Hill Mall, along with alternative scenarios developed as part of Step 5. The web application will allow the user to explore 3D features, such as terrain and elevation, from all angles, and add pop-up windows and infographics to display important

information about the alternatives. Key views will be bookmarked and the application will be branded and customized for West Dundee.

Step 7: Digital Twin Application (High Fidelity)

In this final step, we will bring the 3D models and scenarios into Epic's Unreal Engine, the gaming-engine powering most of today's most popular video games. Within Unreal we will create an immersive user experience by adding additional environmental detail, photorealistic textures, rich vegetation, moving vehicles, and a character or camera that can be moved through the Study Area. Working with West Dundee Staff, we will deliver a third-person interactive 3D application that will allow an end user to navigate the model, discovering for themselves the redevelopment potential for the Downtown area by turning scenarios on and off.

- 7a: Textures and Material Library. This task entails gathering seamless textures, dirtmaps, and other graphic assets used in to create materials for 3D objects.
- 7b: 3D Asset Library. This task creating 3D assets and components to be referenced by the ArcGIS CityEngine rules for procedural placement, or to be placed manually. Examples of assets to create include street furniture, wayfinding signage, and iconic architectural details, such as porches, balconies and roof forms.
- 7c: Digital Twin Application: This final deliverable will be a stand-alone installable application that a user to launch an immersive 3D walkthrough of the Downtown West Dundee where they can explore and evaluate development scenarios.

BUDGET

Our proposed budget for the 3D application and immersive walkthroughs is $124,970 excluding direct project related expenses. We anticipate completion of the scope of work will take approximately 2-3 months from the date of our engagement, however we could compress our timeline to meet any urgent needs. Should West Dundee favor our basic approach, we will work with staff to refine this scope of work and project timeline in a manner that is most advantageous to the assignment.

Step	Cost
Step 1: Project Kick-Off	$ 13,525
Step 2: Data & Plan Review, Collection & Preliminary Findings	$ 14,905
Step 3: Typologies & Libraries	$ 14,000
Step 4: 3D Modelling	$ 29,420
Step 5: Alternative Scenarios (Optional)	$ 5,160
Step 6: 3D Web Application (Low Fidelity)	$ 13,120
Step 7: Digital Twin Application (High Fidelity)	$ 32,540
Professional Fees (excluding optional tasks)	$122,670
Direct Expenses*	$2,300
Grand Total	$124,970

* Direct expenses are anticipated costs of travel expenses for the project kick off. Rental cars and all travel by our team is arranged through TravelPerk. Detailed receipts for travel expense will be provided with our invoices. Direct expense also include a Lenovo 5i 16" Gaming-Laptop with immersive 3D application installed and tested.

Project Examples

Jardin Siti, Saudi Arabia
https://storymaps.arcgis.com/stories/0d588edf9c194cd7a378f55d77c3bd86

Dubai, United Arab Emirates
https://storymaps.arcgis.com/stories/4ae54ecb2d8e4640b491de1fc319cffc

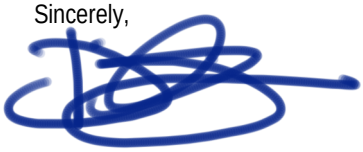
Glen Ellyn, Illinois.
https://storymaps.arcgis.com/stories/ad1d8157bb524a64adb877c83d59bac1

Detroit, Michigan
https://storymaps.arcgis.com/stories/84ac7b8257b449929793e1bd85b52918

Morrisville, North Carolina
https://storymaps.arcgis.com/stories/4cdd4c970be8451c8de734532ed6e2d1

We appreciate the opportunity to submit this scope of work and budget for the West Dundee Spring Hill Mall Digital Twin and Immersive 3D Application. If you have any questions regarding our approach or budget, please feel free to contact me via email (dlavigne@hlplanning.com) or phone (312) 372-1008 ext. 102.

Sincerely,

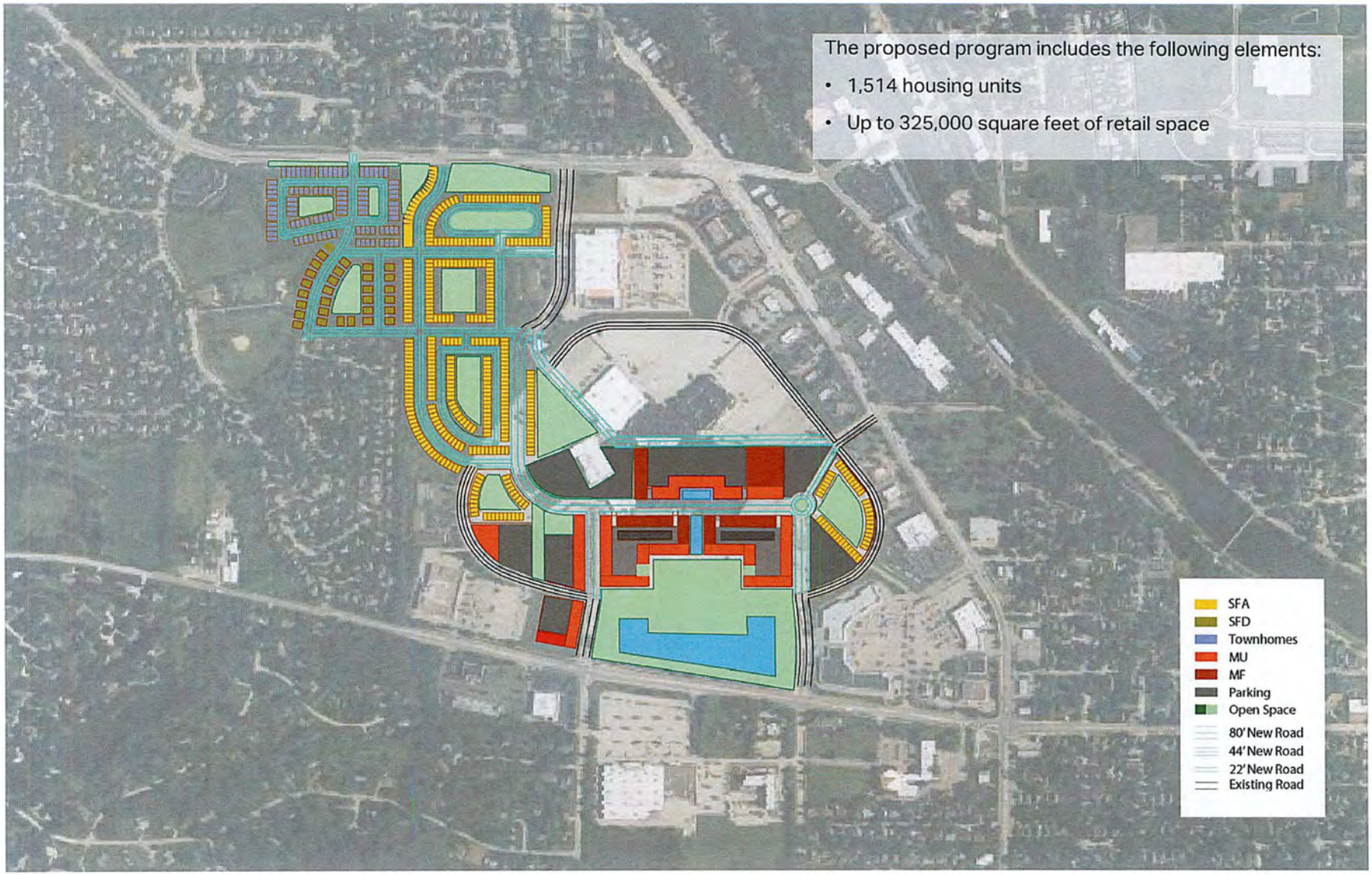


Devin Lavigne, FAICP LEED-AP
Partner

PHASE III

MALL CONVERSION TO TOWN CENTER



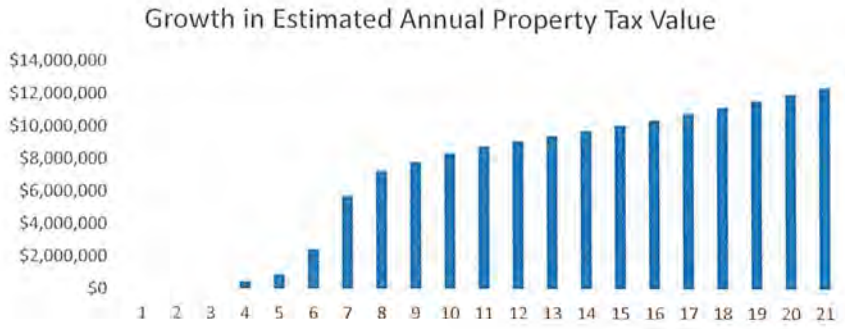

The proposed program includes the following elements:
• 1,514 housing units
• Up to 325,000 square feet of retail space
SFA
SFD
Townhomes
MU
MF
Parking
Open Space
80' New Road
44' New Road
22' New Road
Existing Road

Assumptions & Outputs

- The financial analysis is based on a land residual approach, assuming 1 master developer, who incurs all costs and captures all revenues. The analysis solves for the threshold for private support for infrastructure by the developer assuming either a minimum 14% unleveraged IRR or an 8% return on cost (NOI/Capex).
- Cost of land acquisition and mall demolition is associated with construction of the mixed-use element.
- Estimated horizontal and vertical construction costs are as shown at $161.8 million, inclusive of $10 million for land acquisition and $24 million for mall demolition.
- Estimated vertical construction costs are estimated at $592.8 million
- Total project costs are estimated at $754.6 million
- The financial analysis is challenged by continued above-market construction costs relative to rents. These challenges are expected to moderate beginning in 2025.
- Phasing of new vertical development is expected over a 10-year future period, beginning with single family and townhome construction, leading to development of mixed-use development.
- While the analysis assumes one "master developer" given the program distinction between single family and mixed-use development, there is an expectation that separate developers will ultimately implement the Village's preferred vision for the site.
- The conceptual financial analysis argues that a private developer would require public infrastructure support in the range of $37 to $63 million in order to meet identified rate of return expectations.
- The project has potential to generate total property tax proceeds of roughly $150 million over 21 years, payable to all taxing units.

Estimated Development Costs	Horizontal Investment	Vertical Investment	Total Investment
Land Acquisition	$10,000,000		$10,000,000
Mall Demolition	$24,200,000		$24,200,000
Rental Housing	$66,159,506	$350,204,856	$416,364,362
For Sale Housing	$61,499,317	$193,859,375	$255,358,692
Retail		$48,748,600	$48,748,600
Total	$161,858,823	$592,812,831	$754,671,654

Public Sector Infrastructure Contribution				
	IRR Based	Return on Cost Based	Average	Cumulative TIF Increment, 21 years
Full Program	$37,000,000	$63,000,000	$50,000,000	$149,219,000



VILLAGE OF WEST DUNDEE
SPRING HILL MALL AREA TIF 5 REDEVELOPMENT
PROJECT ESTIMATED PROJECT COSTS

Program Actions/Improvements	Estimated Costs (A)
1. Land Acquisition, Assembly Costs	$ 3,500,000
2. Relocation Costs	$ 1,000,000
3. Demolition, Site Preparation, Environmental Cleanup and Related Costs	$25,000,000
4. Infrastructure Improvements	$20,000,000
5. Public facilities and improvements	$ 8,000,000
6. Rehabilitation Costs	$ 8,000,000
7. Interest Costs Pursuant to the Act	$ 3,000,000
8. Planning, Legal, Engineering, Administrative, Marketing and Other Professional Service Costs	$ 2,000,000
9. Job Training	$ 250,000
10. Statutory School District Payments	$ 2,000,000
TOTAL ESTIMATED PROJECT COSTS	**$72,750,000**

(A) All project cost estimates are in year 2022 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for annual interest costs, capitalized interest and reasonably required reserves. Adjustments to the estimated line-item costs above are expected. Each individual project cost will be reevaluated considering the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The line- item amounts set forth above are not intended to place a not to exceed limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the amount of payments for the Total Estimated Project Costs shall not exceed the combined overall budget amount shown above. Adjustments may be made in line items within the total, either increasing or decreasing line-item costs for redevelopment.

Village of
West Dundee

To: Village President and Board of Trustees
Joe Cavallaro, Village Manager

From: Kathy Hays, Finance Manager

Date: February 13, 2025

Re: FY 2024-25 Third Quarter Financial Report Through January 31, 2025

Attached please find the Village of West Dundee's nine-month Revenue and Expense Report for the period ending January 31, 2025. Included in this memo are pertinent figures and comments regarding the Village's finances for the current fiscal year. We anticipate FY 2024-25 projected and FY 2025-26 budgeted figures to be available in approximately 30 days.

The following is a comparative listing of the Village's cash / investment balances:

Fund Number	Fund Name	1/31/2024	1/31/2025	Difference
Fund 1	General Fund	$ 4,310,735	$ 4,581,258	$ 270,523
Fund 2	Water/Sewer	$ 219,347	$ (501,491)	$ (720,838)
Fund 3	Motor Fuel	$ 1,076,895	$ 1,203,249	$ 126,354
Fund 4	Capital Projects	$ 2,411,178	$ 1,529,004	$ (882,174)
Fund 5	Community Development	$ 422,782	$ 546,575	$ 123,793
Fund 6	Debt Service	$ -	$ -	$ -
Fund 7	TIF #2	$ 802,483	$ 935,485	$ 133,002
Fund 8	Developer Contributions	$ 814,972	$ 770,667	$ (44,305)
Fund 9	TIF #3	$ (70,277)	$ (70,277)	$ -
Fund C	SSA #4	$ 125,850	$ 103,359	$ (22,491)
Fund E	SSA #6	$ 512,655	$ 531,489	$ 18,834
Fund F	SSA #9	$ (113)	$ 13,044	$ 13,157
Fund G	TIF #4	$ 2,044,250	$ 758,633	$ (1,285,617)
Fund H	TIF #5	$ (262,686)	$ 9,165,308	$ 9,427,994
Total		**$ 12,408,069**	**$ 19,566,303**	**$ 7,158,234**

Cash / investment balances are as of a particular date and subject to variances dependent upon when revenue is received and expenditures are paid. The cash / investment balances have increased $7 million as compared to the prior year with the majority of the remaining balance of the Bond Issue allocated to the Spring Hill Redevelopment Project, including the demolition that will occur this spring.

Fund 1 – General Fund – Revenues

Property Taxes Almost 100% of property taxes levied by the Village have been received. Real estate tax bills are due from West Dundee property owners in June and September, collected by Kane County and remitted to the Village. The remaining balances should be received in subsequent months, depending on Kane County collections.

State Sales Tax Collections by the State for the Village's municipal, home-rule, downtown business and low tax items are on target to meet the current budget, which is approximately 1% higher than the prior year.

State Shared Revenues State shared revenues include State Income Tax, Personal Property Replacement Tax and Use Tax. Calculations are based on revenue disbursed by the State on a per capita basis. The current year budget was based on $213.18 per capita. The State has revised this figure to $208.82 resulting in an anticipated 2% reduction at fiscal year-end.

Licenses These revenue items fluctuate depending on the needs of businesses and individuals and they are on track to meet the current year's budget.

Development Revenue As construction progresses in the Lennar Harvest View and Hickory Glen subdivisions, we anticipate receiving a total of $1.0 million in development revenue by fiscal year-end. Although we do not budget for these types of revenues, we anticipate future revenue due to the continued development of the Canterfield properties and Spring Hill Mall Area.

Interest Income The Village was able to take advantage of increased interest rates through existing bank accounts and the purchase of CDs. Included with this quarterly report is a listing of all CD investments currently owned by the Village.

Fines Court fines, administrative processing fees, auto impound fees and alarm service charges are assessed by the Police and Community Development Departments. At fiscal year-end, we anticipate a 30% reduction in court fines due to the several months that the Boncosky Road red light camera was inoperable.

Hotel / Motel Revenue A 6% room tax is charged by businesses to all patrons and remitted directly to the Village. The prior fiscal year includes a one-time payment representing tax on prior permanent resident stays. Tax on permanent stays is being collected in the current fiscal year. Revenue is on track to exceed the budget by 20%.

Ambulance Fee Paramedic Billing Services is responsible for billing for emergency services provided by the Village and for managing the receipts that are remitted directly to the Village. We expect revenue to meet the budget.

Utility Tax – Natural Gas This tax is generated based on natural gas sold to businesses and consumers within the Village. Due to warmer temperatures, we may fall slightly short of our budgeted amount.

Utility Tax – Electricity This tax is generated based on electricity sold to businesses and consumers within the Village. We anticipate meeting this budget target.

Gasoline Tax A two cent per gallon tax on fuel sold within the Village is imposed on consumers. Many factors affect this revenue source including fuel efficiency, electric vehicle use and the availability of fuel stations in surrounding municipalities. We anticipate revenues to match the budget.

Food and Beverage Tax The Village imposes a 1% tax on food and beverages sold within the Village. Revenue has been strong during the fiscal year, and we expect actual to match the budget.

Reimbursed Revenue – Police School District 300 reimburses the Village for one full-time School Resource Officer. The amount billed to the district is the budgeted figure.

Fund 1 – General Fund – Revenue Summary

The budgeted and projected revenues comparison is as follows:

Fund 1 General Fund Revenue Sources	FY2025 Budgeted Revenue	FY2025 Revenue as of January 31, 2025	Difference
Property Taxes	$ 6,250,000	$ 6,241,133	$ (8,867)
Intergovernmental	$ 3,428,000	$ 2,536,065	$ (891,935)
Transfers	$ 1,025,000	$ 768,750	$ (256,250)
Licenses	$ 272,500	$ 196,150	$ (76,350)
Development Revenue *	$ 170,000	$ 302,107	$ 132,107
Finance Revenue	$ 360,000	$ 386,533	$ 26,533
Fines	$ 247,000	$ 130,847	$ (116,153)
Other	$ 2,450,000	$ 1,818,095	$ (631,905)
Total	**$ 14,202,500**	**$ 12,379,680**	**$ (1,822,820)**

*** Projected Includes One-Time Development Revenue**

Fund 1 – General Fund – Expenses

1-11 Legislation Department As of January 31, 2025, total expenses are 22% higher than the prior year. Fire and Police Commission expenses have increased, which is driven by the hiring of safety personnel.

1-12 Administration & Finance Department During the first nine months, the Department has spent 78.2% of the fiscal year budget, which is on target to end the year at 3% under budget.

1-13 Legal Department Expenditures for the first nine months are 61.2% of the budget, which should result in this Department meeting its target.

1-14 Police Department The Department has expended 83.5% of its budget to date. Increases in personnel should be offset by decreases in non-personnel expenditures resulting in a net increase of approximately 2%.

1-15 Fire Department The Department has expended 76.6% of its budget to date. After considering the increase in mandatory shift coverage, including overtime, we are projecting a 1% to 2% net increase.

1-16 Community Development As of January 31, 2024, the Community Development Department has expended 71.6% of its budget, which is on track to meet budget.

1-17 Street Department This Department has expended 67.3% of its budget to date, which is on track to meet budget.

1-18 Building and Grounds This Department has expended 64.8% of its total budget at the end of the nine-month period, which is on track to end under budget.

Fund 1 – General Fund – Expense Summary

Fund 1 General Fund Departments	FY2025 Budgeted Expenditures	FY2025 Expenditures as of January 31, 2025	Difference
Legislation	$ 65,850	$ 64,775	$ 1,075
Administration & Finance	$ 1,610,900	$ 1,260,843	$ 350,057
Legal	$ 116,900	$ 71,598	$ 45,302
Police	$ 5,000,173	$ 4,176,624	$ 823,549
Fire	$ 3,600,248	$ 2,758,643	$ 841,605
Community Development	$ 752,725	$ 539,183	$ 213,542
Streets & Bridge	$ 1,408,980	$ 949,082	$ 459,898
Buildings & Grounds	$ 763,870	$ 495,333	$ 268,537
Total Fund 1 Operating Expenditures*	**$ 13,319,646**	**$ 10,316,081**	**$ 3,003,565**

* Excludes Transfers

Fund 2 – Sewer and Water Fund

Revenues As of January 31, 2025, water and sewer revenue, not including one time development fees, is 3% higher than the prior year. We anticipate one time water and sewer tap on fees in the amount of $2.5 million to be collected from the Lennar Harvest View and Hickory Glen subdivisions by the fiscal year-end.

Expenditures

2-21 Water Department For the first nine months, this Department has expended 50.1% of its budget. The painting of the Spring Hill water tower is included as a capital expenditure in this year's budget. Its completion will be a determining factor in this department meeting its budget.

2-22 Sewer Department For the first nine months, this Department has expended 86.3% of its budget, a majority due to Treatment Charges paid to FRWRD and East Dundee, this topic previously discussed in a separate memo to the Board. The FRWRD treatment rate established by their yearly audit is a significant factor and for the last several years, it has been consistently increasing. East Dundee's rate is $0.02 less than the FRWRD rate. We are anticipating a 55% increase compared to the budget.

Fund 3 – Motor Fuel Tax

This Fund's revenue is based on $22.53 per capita for Motor Fuel and $21.07 per capita for Transportation Renewal. These have been minimally revised but should still meet budget by fiscal year-end. Rebuild Illinois funds received during FY21, FY22 and FY23 totaling $483,141.72 must be obligated next fiscal year, specifically by July 1, 2025.

Fund 4 – Capital Projects

Similar to the General Fund, a major source of revenue for the Capital Projects Fund is from sales tax. For the first nine months, 70.9% of the budget has been collected, which is slightly lower than the target for the fiscal year end. Expenses are 76.9% of the budget which should meet our fiscal year-end target.

Fund 5 – Community Development

For the first nine months, 69.6% of the budgeted sales tax revenue has been collected, which is slightly below target. This Fund accounts for community events including the Village's annual Heritage Fest where revenue exceeded expenses by 17%.

Revenue and expenses related to operating Spring Hill Mall and Ring Road are included in this Fund. Common area maintenance paid by businesses is the source of revenue and expenses are paid to Winger Management, ComEd and other various vendors. This will continue after the mall demolition as the existing businesses will continue to operate.

Fund 6 – Debt Service

Transfers from Fund 4 – Capital Projects are the only revenue source used to meet the Village's debt service requirements. The IEPA Loan and 2015 General Obligation Bonds are paid through this Fund.

Fund 7 – TIF #2

This Fund accounts for the TIF revenue and expenses related to the Spring Hill Gateway project. The Village contributed $4 million in redevelopment costs for the former fashion corner site. These costs are being recouped through the collection of TIF proceeds for a total of 23 years. These TIF contributions are transferred to Fund 4 – Capital Projects.

Fund 8 – Developer Contributions

This Fund classified as a Fiduciary Fund holds monies for the use of other governmental entities. As of January 31, 2025, the following are being held by the Village:

School District 300	$ 59,357
Dundee Park District	$ 704,213
Dundee Library District	$ 6,924
Total	$ 770,494

Development fees increase these balances and expenditures throughout the Village reduce these balances.

Fund G – TIF #4

This Fund accounts for the activities associated with the Main Street / Route 31 TIF. It provides incentives to attract development and pays for capital projects within the boundaries. In this fiscal year, the Village began the transfer to Fund H to pay for the 2024 General Obligation Bonds.

Fund H – TIF #5

This Fund accounts for the activities associated with the Spring Hill Redevelopment Area. Besides the transfers from Fund G, TIF proceeds and interest income will be used to pay for various expenses, including the 2024 General Obligation bonds. The most significant expense is the demolition of the mall, which should begin this spring.

Overall, the Village is showing a strong financial position heading into our fiscal year-end, meeting budget targets and creating a good foundation for future projects and improvements.

Motion: Move to Approve the Third Quarter Financial Report Through January 31, 2025 as Presented

Village of West Dundee - CDs as of 1-31-25

Financial Institution	Amount	Purchase Date	Maturity Date	Duration in Months	Rate	Fund
Mizuho Bank USA	$ 243,000	8/7/2024	2/7/2025	6	4.95%	H
Industrial & Coml Bank China USA	$ 243,000	8/8/2024	2/10/2025	6	5.00%	H
Mutualone Bank	$ 243,000	8/8/2024	2/10/2025	6	4.95%	H
Norway Savings Bank	$ 238,000	8/8/2024	3/10/2025	7	4.95%	H
Centier Bank	$ 243,000	8/12/2024	3/12/2025	7	4.85%	H
Merrick Bank	$ 248,000	8/12/2024	3/12/2025	7	4.95%	
MVB Bank Inc	$ 248,000	3/24/2023	3/24/2025	24	5.30%	
Safra National	$ 240,000	6/26/2024	3/26/2025	9	5.40%	
Zions Bancorporation	$ 237,000	6/26/2024	3/26/2025	9	5.35%	
Mountainone Bank North	$ 240,000	6/27/2024	3/27/2025	9	5.35%	
Bank Baroda	$ 237,000	6/28/2024	3/28/2025	9	5.40%	
Technology Credict Union	$ 248,000	4/26/2023	4/28/2025	24	5.00%	
Texasbank Brownwood	$ 241,000	8/6/2024	5/6/2025	9	4.80%	H
Veritex Community Bank	$ 241,000	8/7/2024	5/7/2025	9	4.90%	H
Texas Cap Bank NA	$ 241,000	8/7/2024	5/7/2025	9	4.80%	H
Ally Bank Sandy Utah	$ 238,000	8/8/2024	5/8/2025	9	4.80%	
Mountain America Federal CU	$ 248,000	11/9/2022	5/9/2025	30	4.85%	
Peoples Bank Marietta	$ 241,000	8/9/2024	5/9/2025	9	4.80%	H
Everbank NA	$ 241,000	8/12/2024	5/12/2025	9	4.85%	
Farmers & Merchants	$ 248,000	8/14/2024	5/14/2025	9	4.85%	H
First Credit Bank	$ 248,000	12/15/2023	6/13/2025	18	5.00%	
Comerica Bank	$ 237,000	6/28/2024	6/26/2025	12	5.35%	
Connexus Credit Union	$ 248,000	6/28/2024	6/27/2025	12	5.40%	
Trustone Finl Credit Union	$ 248,000	8/21/2024	8/21/2025	12	4.55%	
Flagstar Bank	$ 243,000	6/27/2024	8/27/2025	14	5.35%	
Wells Fargo	$ 248,000	12/5/2023	12/5/2025	24	5.10%	
Israel Disc Bank	$ 244,000	9/13/2024	3/13/2026	18	4.15%	
Untied FID Bank FSB	$ 249,000	9/13/2024	3/13/2026	18	4.15%	
Patriot Bank NA	$ 249,000	9/13/2024	3/13/2026	18	4.10%	
First Bank Richmond	$ 245,000	9/16/2024	3/16/2026	18	4.00%	
Oakstar Bank NA	$ 249,000	9/30/2024	3/30/2026	18	4.05%	
Lafayette Fed Credit Union	$ 248,000	11/30/2023	6/1/2026	30	5.30%	
Valley Natl Bank	$ 244,000	8/6/2024	8/6/2026	24	4.40%	
Bank Amer NA	$ 244,000	8/7/2024	8/7/2026	24	4.45%	H
Morgan Stanley	$ 244,000	8/7/2024	8/7/2026	24	4.50%	H
Morgan Stanley Bank	$ 244,000	8/7/2024	8/7/2026	24	4.50%	H
USA Bank Salt Lake	$ 249,000	8/7/2024	8/7/2026	24	4.40%	
DMB Community Bank	$ 249,000	9/13/2024	9/14/2026	24	3.80%	
First Financial Bank USA	$ 249,000	9/16/2024	9/16/2026	24	3.80%	
First Premier Bank	$ 245,000	9/24/2024	9/24/2026	24	3.85%	
Preferred Bank Los Angeles	$ 249,000	9/27/2024	9/28/2026	24	3.95%	

Total	$ 10,020,000	Average Duration	16 Months

Fund 1	$ 6,866,000
Fund H	$ 3,154,000

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: REVENUES AND INTERFUND XFERS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PROPERTY TAXES							
1-00-1-1490	GENERAL CORPORATE	0.00	0.00	2,105,245.02	2,005,148.25	2,108,234.00	99.8%
1-00-1-1491	CAPITAL PROJECTS & EQUIP FUND	0.00	0.00	1,248,227.81	1,246,239.97	1,250,000.00	99.8%
1-00-1-1500	LIABILITY INSURANCE	0.00	0.00	574,184.19	573,274.63	575,000.00	99.8%
1-00-1-1600	POLICE PENSION	0.00	0.00	1,200,263.40	1,071,100.40	1,201,973.00	99.8%
1-00-1-1700	SOCIAL SECURITY	0.00	0.00	383,155.61	382,550.60	383,700.00	99.8%
1-00-1-1800	IMRF	0.00	0.00	197,968.72	197,657.53	198,250.00	99.8%
1-00-1-1900	FIRE PENSION	0.00	0.00	532,087.76	419,853.48	532,843.00	99.8%
TOTAL REVENUES:	PROPERTY TAXES	0.00	0.00	6,241,132.51	5,895,824.86	6,250,000.00	99.8%
INTERGOVERNMENTAL REVENUE							
1-00-2-0000	STATE SALES TAX	133,239.55	129,550.17	1,177,897.27	1,175,276.40	1,620,000.00	72.7%
1-00-2-0500	STATE INCOME TAX	140,454.15	122,587.68	1,013,572.06	948,900.41	1,314,000.00	77.1%
1-00-2-1000	STATE PERS PROP REPL TAX	1,881.63	2,611.49	15,204.57	33,461.20	33,000.00	46.0%
1-00-2-1100	TOWNSHIP ROAD FUND	0.00	0.00	122,877.07	124,165.59	125,000.00	98.3%
1-00-2-1200	STATE USE TAX	14,239.54	26,280.21	197,446.62	215,192.06	324,000.00	60.9%
1-00-2-1300	CANNABIS USE TAX	1,081.87	969.81	9,067.81	8,611.52	12,000.00	75.5%
1-00-2-3720	AMERICAN RESERVE PLAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.0%
1-00-2-3730	IRMA RESERVE DRAW DOWN	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES:	INTERGOVERNMENTAL REVENUE	290,896.74	281,999.36	2,536,065.40	2,505,607.18	3,428,000.00	73.9%
INTERFUND TRANSFERS - REVENUES							
1-00-3-0200	XFER FROM SEWER & WATER FUND 2	25,000.00	22,500.00	75,000.00	67,500.00	100,000.00	75.0%
1-00-3-0300	XFER FROM MOTOR FUEL TAX FND 3	80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
1-00-3-0400	XFER FROM COMM DEV FUND 5	87,500.00	87,500.00	262,500.00	262,500.00	350,000.00	75.0%
1-00-3-0500	XFER FROM TIF #4 FUND G	63,750.00	48,750.00	191,250.00	182,442.00	255,000.00	75.0%
TOTAL REVENUES:	INTERFUND TRANSFERS - REVENUES	256,250.00	215,000.00	768,750.00	681,192.00	1,025,000.00	75.0%
LICENSES							
1-00-4-0000	BUSINESS LICENSES	22,525.00	4,090.00	69,615.00	27,885.00	100,000.00	69.6%
1-00-4-0500	LIQUOR AND BARTENDERS LICENSES	0.00	0.00	59,850.00	65,200.00	80,000.00	74.8%
1-00-4-1500	ANIMAL LICENSES	170.00	160.00	1,870.00	1,038.00	2,500.00	74.8%
1-00-4-5000	VIDEO GAMING LICENSE	2,300.00	0.00	17,350.00	17,700.00	20,000.00	86.7%
1-00-4-5100	VIDEO GAMING TAX	6,621.39	4,783.40	47,464.54	43,210.16	70,000.00	67.8%
1-00-4-5105	GAMING PUSH TAX	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES:	LICENSES	31,616.39	9,033.40	196,149.54	155,033.16	272,500.00	71.9%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: REVENUES AND INTERFUND XFERS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
DEVELOPMENT REVENUE							
1-00-5-0000	BUILDING PERMITS-RES & COMM	1,029.00	1,642.33	155,496.17	67,778.74	135,000.00	115.1%
1-00-5-0100	DEVLPMT PERMITS-COMM NEW CONST	0.00	0.00	0.00	0.00	0.00	0.0%
1-00-5-0110	BUILDING PERMITS-RES NEW CONST	48,000.00	25.00	48,000.00	24,958.49	0.00	100.0%
1-00-5-0120	MUNICIPAL DONATION	41,461.40	0.00	41,461.40	0.00	0.00	100.0%
1-00-5-0500	PLAN REVIEW	19,646.30	0.00	54,709.15	11,390.07	30,000.00	182.3%
1-00-5-1000	INSPECTIONS	0.00	65.00	1,365.00	1,235.00	2,500.00	54.6%
1-00-5-1500	PETITION FEES-ARC-P&Z ETC	250.00	0.00	1,075.00	700.00	2,500.00	43.0%
TOTAL REVENUES:	DEVELOPMENT REVENUE	110,386.70	1,732.33	302,106.72	106,062.30	170,000.00	177.7%
FINANCE REVENUE							
1-00-6-0000	INTEREST INCOME	20,422.45	48,804.01	386,533.45	356,466.19	360,000.00	107.3%
TOTAL REVENUES:	FINANCE REVENUE	20,422.45	48,804.01	386,533.45	356,466.19	360,000.00	107.3%
OTHER LIABILITIES/FORFEITURES							
1-00-7-0500	COURT FINES	17,390.96	14,149.03	98,987.13	177,154.57	225,000.00	43.9%
1-00-7-0600	ADMINISTRATIVE PROCESSING FEE	90.00	0.00	1,760.00	710.00	2,000.00	88.0%
1-00-7-0700	AUTO IMPOUND FEE	4,500.00	2,000.00	28,500.00	11,500.00	15,000.00	190.0%
1-00-7-1000	ALARM SERVICE CHARGE	200.00	0.00	1,600.00	2,600.00	5,000.00	32.0%
TOTAL REVENUES:	OTHER LIABILITIES/FORFEITURES	22,180.96	16,149.03	130,847.13	191,964.57	247,000.00	52.9%
OTHER REVENUES							
1-00-8-0500	HOTEL/MOTEL REVENUE	14,158.97	19,508.65	214,254.75	335,678.29	225,000.00	95.2%
1-00-8-1000	AMBULANCE FEE	59,582.64	36,086.36	569,598.66	229,141.72	800,000.00	71.1%
1-00-8-2000	RENTAL PROPERTY	3,515.14	2,720.00	31,495.66	30,161.54	40,000.00	78.7%
1-00-8-2200	TICKET SURCHARGE	3,126.00	3,664.00	8,484.00	8,359.00	7,500.00	113.1%
1-00-8-2500	COMCAST QUARTERLY FRANCHSE FEE	0.00	0.00	70,031.72	76,473.13	100,000.00	70.0%
1-00-8-2550	COMCAST MONTHLY TAX PROCEEDS	7,152.59	5,559.90	64,699.02	57,082.14	80,000.00	80.8%
1-00-8-2700	UTILITY TAX - NATURAL GAS	25,123.49	22,932.88	75,145.98	78,211.40	170,000.00	44.2%
1-00-8-2800	UTILITY TAX - ELECTRICITY	23,355.16	25,111.46	214,889.16	217,786.02	295,000.00	72.8%
1-00-8-2810	GASOLINE TAX	9,783.70	9,354.02	88,451.12	82,309.78	120,000.00	73.7%
1-00-8-2820	FOOD AND BEVERAGE TAX	37,409.46	38,379.91	315,105.12	328,077.89	425,000.00	74.1%
1-00-8-3000	SALE OF ASSETS	0.00	0.00	49,182.00	0.00	0.00	100.0%
1-00-8-3712	REIMBURSED REVENUE - ADMIN	0.00	0.00	0.00	841.54	10,000.00	0.0%
1-00-8-3714	REIMBURSED REVENUE - POLICE	0.00	0.00	68,412.93	100,946.50	110,000.00	62.1%
1-00-8-3715	REIMBURSED REVENUE - FIRE	0.00	0.00	3,539.76	1,109.00	0.00	100.0%
1-00-8-3718	REIMBURSED REVENUE - PW	0.00	0.00	0.00	0.00	0.00	0.0%
1-00-8-3800	REIMBURSED REVENUE - GENERAL	0.00	0.00	0.00	0.00	0.00	0.0%
1-00-8-4000	MISCELLANEOUS	85.00	1,218.50	5,299.08	8,260.58	10,000.00	52.9%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: REVENUES AND INTERFUND XFERS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OTHER REVENUES							
1-00-8-4100	POLICE REPORT MONEY	170.00	145.00	1,620.00	1,661.88	2,500.00	64.8%
1-00-8-4300	50/50 TREE PROGRAM PAYMENTS	0.00	0.00	0.00	885.00	0.00	0.0%
1-00-8-4400	COMPUTER SUPPORT CONTRACTS	3,150.00	9,450.00	28,350.00	28,350.00	45,000.00	63.0%
1-00-8-7100	RECYCLING REVENUE	339.20	0.00	9,536.00	10,148.30	10,000.00	95.3%
TOTAL REVENUES:	OTHER REVENUES	186,951.35	174,130.68	1,818,094.96	1,595,483.71	2,450,000.00	74.2%
INTERFUND TRANSFERS - EXPENSES							
1-00-9-0200	XFER TO CAPITAL PROJ FUND 4	312,500.00	312,500.00	937,500.00	2,041,555.00	1,250,000.00	75.0%
1-00-9-0300	XFER TO COMM DEV FUND 5	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	INTERFUND TRANSFERS - EXPENSES	312,500.00	312,500.00	937,500.00	2,041,555.00	1,250,000.00	75.0%
TOTAL EXPENSES:	REVENUES AND INTERFUND XFERS	312,500.00	312,500.00	937,500.00	2,041,555.00	1,250,000.00	75.0%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: LEGISLATION DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-11-1-0100	SALARIES - ELECT OFFICIALS	1,090.00	0.00	20,645.00	18,845.00	26,000.00	79.4%
TOTAL EXPENSES:	PERSONNEL SERVICES	1,090.00	0.00	20,645.00	18,845.00	26,000.00	79.4%
PERSONNEL BENEFITS							
1-11-2-0700	VILLAGE CONTRIBUTION - IMRF	0.00	0.00	206.08	230.20	350.00	58.8%
1-11-2-0800	VILLAGE CONTRIBUTION - FICA	83.37	0.00	1,579.48	1,439.24	2,000.00	78.9%
1-11-2-3000	DUES AND MEMBERSHIPS	0.00	0.00	12,437.00	13,325.67	15,000.00	82.9%
TOTAL EXPENSES:	PERSONNEL BENEFITS	83.37	0.00	14,222.56	14,995.11	17,350.00	81.9%
OPERATING EXPENDITURES							
1-11-3-0600	GENERAL INSURANCE & BONDS	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	100.0%
1-11-3-1500	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.0%
1-11-3-1600	SUBSCRIPTIONS AND PUBLICATIONS	0.00	0.00	3,536.40	3,085.46	3,500.00	101.0%
1-11-3-2100	PRINTING	0.00	0.00	0.00	0.00	0.00	0.0%
1-11-3-3000	CONTRACTUAL SERVICES	0.00	0.00	3,170.00	1,680.00	2,500.00	126.8%
1-11-3-3600	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.0%
1-11-3-6500	MISCELLANEOUS	444.95	0.00	1,182.23	408.55	1,000.00	118.2%
TOTAL EXPENSES:	OPERATING EXPENDITURES	1,444.95	1,000.00	8,888.63	6,174.01	8,000.00	111.1%
COMMITTEES & COMMISSIONS							
1-11-7-0600	PLANNING & ZONING COMMISSION	1,450.00	1,050.00	1,450.00	1,050.00	2,000.00	72.5%
1-11-7-1000	FIRE AND POLICE COMMISSION	3,476.70	4,750.00	18,103.32	11,024.48	11,000.00	164.5%
1-11-7-1100	LIQUOR CONTROL	0.00	113.00	0.00	197.75	500.00	0.0%
1-11-7-1500	APPEARANCE REVIEW COMMISSION	1,465.00	995.00	1,465.00	995.00	1,000.00	146.5%
TOTAL EXPENSES:	COMMITTEES & COMMISSIONS	6,391.70	6,908.00	21,018.32	13,267.23	14,500.00	144.9%
TOTAL EXPENSES:	LEGISLATION DEPARTMENT	9,010.02	7,908.00	64,774.51	53,281.35	65,850.00	98.3%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: ADMINISTRATION & FINANCE DEPT.

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-12-1-0200	SALARIES - FULL TIME	42,274.39	38,001.95	349,887.26	316,249.89	586,000.00	59.7%
1-12-1-1000	SALARIES - PART TIME	12,355.01	17,427.17	157,984.62	181,404.93	137,000.00	115.3%
1-12-1-1300	SALARIES - SEASONAL	0.00	0.00	6,528.00	4,732.00	8,000.00	81.6%
1-12-1-1600	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL SERVICES	54,629.40	55,429.12	514,399.88	502,386.82	731,000.00	70.3%
PERSONNEL BENEFITS							
1-12-2-0100	GROUP MEDICAL & LIFE INSURANCE	3,268.81	3,527.16	34,517.57	30,869.20	42,000.00	82.1%
1-12-2-0700	VILLAGE CONTRIBUTION - IMRF	4,509.49	4,005.35	37,729.97	41,426.57	74,000.00	50.9%
1-12-2-0800	VILLAGE CONTRIBUTION - FICA	4,076.26	4,302.86	33,426.40	37,047.49	55,200.00	60.5%
1-12-2-2000	SAFETY EQUIPMENT & PROGRAMS	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-2-2500	TRAINING	102.77	0.00	617.42	0.00	0.00	-100.0%
1-12-2-3000	DUES AND MEMBERSHIPS	0.00	0.00	2,072.31	2,179.56	3,000.00	69.0%
1-12-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	11,957.33	11,835.37	108,363.67	111,522.82	174,200.00	62.2%
OPERATING EXPENDITURES							
1-12-3-0100	OFFICE SUPPLIES	155.96	5.00	1,715.94	1,422.54	2,500.00	68.6%
1-12-3-0200	OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-3-0500	TELEPHONE	1,504.01	1,253.39	13,627.54	10,744.93	15,000.00	90.8%
1-12-3-0510	DATA INTERNET/EMAIL SERVICES	1,234.80	771.50	7,543.91	6,078.84	10,000.00	75.4%
1-12-3-0600	GENERAL INSURANCE & BONDS	7,000.00	7,000.00	7,050.00	7,000.00	8,000.00	88.1%
1-12-3-1500	TRAVEL	461.52	461.52	4,615.20	4,615.20	12,000.00	38.4%
1-12-3-1530	GIS	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-3-1550	MARKETING ACTIVITIES	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-3-1600	SUBSCRIPTIONS & PUBLICATIONS	0.00	0.00	81.09	179.00	200.00	40.5%
1-12-3-2000	POSTAGE	0.00	0.00	2,428.00	752.92	3,000.00	80.9%
1-12-3-2100	PRINTING	0.00	0.00	0.00	0.00	500.00	0.0%
1-12-3-2400	AUDIT FEE	5,800.00	8,050.00	14,300.00	22,620.00	26,000.00	55.0%
1-12-3-3000	CONTRACTUAL SERVICES	3,366.08	880.65	383,391.18	12,044.09	400,000.00	95.8%
1-12-3-3001	CONTRACTUAL - COMPUTER SUPPORT	9,157.18	103,720.43	155,455.07	168,876.17	175,000.00	88.8%
1-12-3-3800	REIMBURSABLE	816.21	275.92	1,336.08	1,300.66	0.00	-100.0%
1-12-3-4500	NEWSLETTER	0.00	0.00	0.00	0.00	5,000.00	0.0%
1-12-3-6500	MISCELLANEOUS	249.40	107.82	3,428.33	1,282.33	2,500.00	137.1%
TOTAL EXPENSES:	OPERATING EXPENDITURES	29,745.16	122,526.23	594,972.34	236,916.68	659,700.00	90.1%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: ADMINISTRATION & FINANCE DEPT.

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
1-12-4-0100	DEPARTMENT EQUIPMENT	0.00	86.58	0.00	621.02	1,000.00	0.0%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	0.00	86.58	0.00	621.02	1,000.00	0.0%
CAPITAL EXPENDITURES							
1-12-5-1000	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-5-1510	COMPUTER EQUIPMENT	1,551.70	142.57	27,627.77	15,317.53	20,000.00	138.1%
1-12-5-1520	COMPUTER EQUIPMENT REPLACEMENT	1,091.61	238.07	15,479.23	17,360.19	25,000.00	61.9%
1-12-5-1530	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
1-12-5-1540	FINANCE SOFTWARE UPGRADES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	2,643.31	380.64	43,107.00	32,677.72	45,000.00	95.7%
TOTAL EXPENSES:	ADMINISTRATION & FINANCE DEPT.	98,975.20	190,257.94	1,260,842.89	884,125.06	1,610,900.00	78.2%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: LEGAL DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
1-13-3-7000	VILLAGE ATTORNEY RETAINER	1,200.00	1,200.00	10,800.00	9,600.00	14,400.00	75.0%
1-13-3-7100	VILLAGE PROSECUTOR RETAINER	750.00	750.00	6,750.00	9,806.50	9,000.00	75.0%
1-13-3-7200	LITIGATION FEES	0.00	0.00	0.00	0.00	0.00	0.0%
1-13-3-7300	ATTORNEY FEES-OTHER	4,897.00	5,005.39	49,727.64	64,236.05	80,000.00	62.1%
1-13-3-7310	ATTORNEY FEES-POLICE CONTRACT	0.00	0.00	0.00	3,773.01	5,000.00	0.0%
1-13-3-7315	ATTORNEY FEES-FIRE CONTRACT	0.00	0.00	1,125.00	937.50	5,000.00	22.5%
1-13-3-7350	ATTORNEY FEES-REIMBURSABLE	0.00	0.00	0.00	0.00	0.00	0.0%
1-13-3-7400	LEGAL NOTICES	1,419.10	1,378.67	3,055.61	2,033.02	3,000.00	101.8%
1-13-3-7500	RECORDING FEES	0.00	116.00	140.00	313.00	500.00	28.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	8,266.10	8,450.06	71,598.25	90,699.08	116,900.00	61.2%
TOTAL EXPENSES:	LEGAL DEPARTMENT	8,266.10	8,450.06	71,598.25	90,699.08	116,900.00	61.2%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: POLICE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-14-1-0200	SALARIES - FULL TIME	19,222.01	14,604.29	130,098.58	163,873.52	190,000.00	68.4%
1-14-1-0500	SALARIES - FULL TIME SWORN	184,443.69	202,129.30	1,845,934.16	1,709,266.87	2,235,000.00	82.5%
1-14-1-0600	SALARIES - PART TIME SWORN	2,009.19	1,769.04	8,792.50	9,235.63	26,000.00	33.8%
1-14-1-1000	SALARIES - PART TIME	0.00	0.00	0.00	0.00	0.00	0.0%
1-14-1-1600	OVERTIME	8,570.60	16,564.56	125,354.92	186,796.97	175,000.00	71.6%
TOTAL EXPENSES:	PERSONNEL SERVICES	214,245.49	235,067.19	2,110,180.16	2,069,172.99	2,626,000.00	80.3%
PERSONNEL BENEFITS							
1-14-2-0100	GROUP MEDICAL & LIFE INSURANCE	30,030.12	26,888.80	280,314.37	271,664.68	384,000.00	72.9%
1-14-2-0500	VILLAGE CONTRIBUTION - PENSION	0.00	0.00	1,200,263.40	1,071,100.40	1,201,973.00	99.8%
1-14-2-0700	VILLAGE CONTRIBUTION - IMRF	1,327.08	1,276.41	11,023.63	16,594.78	22,700.00	48.5%
1-14-2-0800	VILLAGE CONTRIBUTION - FICA	15,687.98	17,325.56	154,535.65	150,964.82	217,000.00	71.2%
1-14-2-1500	CLOTHING ALLOWANCE	5,835.71	11,706.97	28,235.29	26,645.64	37,900.00	74.4%
1-14-2-2000	SAFETY EQUIPMENT & PROGRAMS	0.00	371.67	8,738.54	3,352.65	15,000.00	58.2%
1-14-2-2500	TRAINING	7,950.00	255.00	29,714.00	14,190.75	28,000.00	106.1%
1-14-2-3000	DUES AND MEMBERSHIPS	395.00	995.00	5,086.00	4,839.00	14,600.00	34.8%
1-14-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	61,225.89	58,819.41	1,717,910.88	1,559,352.72	1,921,173.00	89.4%
OPERATING EXPENDITURES							
1-14-3-0100	OFFICE SUPPLIES	238.59	1,089.23	2,055.53	2,269.99	3,500.00	58.7%
1-14-3-0200	OPERATING SUPPLIES	779.97	510.18	3,138.67	4,157.16	5,500.00	57.0%
1-14-3-0300	MEDICAL SUPPLIES	0.00	920.76	1,432.06	1,145.45	4,500.00	31.8%
1-14-3-0500	TELEPHONE	2,170.46	2,474.83	15,955.37	12,542.06	15,000.00	106.3%
1-14-3-0600	GENERAL INSURANCE & BONDS	27,500.00	27,500.00	49,807.18	46,265.43	40,000.00	124.5%
1-14-3-1500	TRAVEL	100.00	185.80	262.64	1,190.27	2,500.00	10.5%
1-14-3-1600	SUBSCRIPTIONS & PUBLICATIONS	0.00	0.00	225.00	0.00	800.00	28.1%
1-14-3-2000	POSTAGE	1,013.00	0.00	1,038.86	422.06	1,500.00	69.2%
1-14-3-2100	PRINTING	0.00	211.42	0.00	1,006.37	2,500.00	0.0%
1-14-3-2200	EQUIPMENT RENTAL	0.00	0.00	0.00	260.60	300.00	0.0%
1-14-3-2300	QUADCOM	40,896.10	18,745.91	184,032.45	168,713.19	245,500.00	74.9%
1-14-3-3000	CONTRACTUAL SERVICES	11,757.60	0.00	29,409.98	18,749.14	22,700.00	129.5%
1-14-3-3500	SMALL EQUIP/TOOLS/HARDWARE	73.19	83.05	1,010.46	521.57	2,500.00	40.4%
1-14-3-3800	POLICE - REIMBURSEABLE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.0%
1-14-3-4000	FIREARM SUPPLIES	1,302.57	471.38	1,928.43	5,233.95	15,000.00	12.8%
1-14-3-6400	CRIMINAL INVESTIGATIONS	0.00	0.00	65.00	5,321.78	2,500.00	2.6%
1-14-3-6450	SCHOOL RESOURCE OFFICER/EDU	0.00	0.00	441.39	0.00	500.00	88.2%
1-14-3-6480	NEIGHBORHOOD WATCH PROGRAM	0.00	50.00	1,115.52	739.45	2,500.00	44.6%
1-14-3-6500	MISCELLANEOUS	80.85	188.00	2,107.70	1,841.80	3,500.00	60.2%
TOTAL EXPENSES:	OPERATING EXPENDITURES	85,912.33	52,430.56	294,026.24	270,380.27	370,800.00	79.2%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: POLICE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
1-14-4-0100	DEPARTMENT EQUIPMENT	292.06	865.50	861.27	4,047.48	7,500.00	11.4%
1-14-4-0200	VEHICLE FUEL	3,534.29	2,200.00	22,084.29	23,910.42	38,000.00	58.1%
1-14-4-0500	AUTOMOTIVE PARTS & REPAIRS	2,372.80	2,737.82	21,955.42	13,489.66	25,000.00	87.8%
1-14-4-1000	FLEET RADIO	1,010.00	899.00	9,606.00	6,870.00	11,700.00	82.1%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	7,209.15	6,702.32	54,506.98	48,317.56	82,200.00	66.3%
CAPITAL EXPENDITURES							
1-14-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
1-14-5-1000	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-14-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-14-5-1600	FIREARMS	0.00	0.00	0.00	1,200.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	0.00	1,200.00	0.00	0.0%
TOTAL EXPENSES:	POLICE DEPARTMENT	368,592.86	353,019.48	4,176,624.26	3,948,423.54	5,000,173.00	83.5%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: FIRE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-15-1-0200	SALARIES - FULL TIME	1,469.62	1,368.60	14,885.59	13,627.29	18,600.00	80.0%
1-15-1-0500	SALARIES - FULL TIME SWORN	117,408.47	80,415.99	850,786.29	814,317.01	1,196,000.00	71.1%
1-15-1-0600	SALARIES - SPECIALTY & EVENTS	(18,849.87)	110.75	29,248.72	8,025.55	46,000.00	63.5%
1-15-1-1000	SALARIES - PART TIME	61,072.60	59,484.68	539,488.92	509,157.88	780,000.00	69.1%
1-15-1-1500	SALARIES - PROF TRAINING	0.00	31.08	12,467.09	9,150.72	59,000.00	21.1%
1-15-1-1600	OVERTIME	10,669.46	12,662.54	143,977.76	167,262.88	125,000.00	115.1%
TOTAL EXPENSES:	PERSONNEL SERVICES	171,770.28	154,073.64	1,590,854.37	1,521,541.33	2,224,600.00	71.5%
PERSONNEL BENEFITS							
1-15-2-0100	GROUP MEDICAL & LIFE INSURANCE	17,085.12	10,514.13	161,812.66	149,829.79	215,000.00	75.2%
1-15-2-0500	VILLAGE CONTRIBUTION - PENSION	0.00	0.00	532,087.76	419,853.48	532,843.00	99.8%
1-15-2-0700	VILLAGE CONTRIBUTION - IMRF	774.08	506.41	5,867.11	7,165.96	8,800.00	66.6%
1-15-2-0800	VILLAGE CONTRIBUTION - FICA	12,685.65	11,506.98	118,991.65	113,054.24	168,000.00	70.8%
1-15-2-1500	CLOTHING ALLOWANCE	1,167.35	1,020.25	9,514.35	13,128.14	15,000.00	63.4%
1-15-2-2000	SAFETY EQUIPMENT & PROGRAMS	223.50	0.00	1,664.68	3,177.01	3,150.00	52.8%
1-15-2-2500	TRAINING	159.99	159.99	15,353.92	12,220.93	41,000.00	37.4%
1-15-2-3000	DUES AND MEMBERSHIPS	489.99	114.99	2,830.93	1,257.64	1,500.00	188.7%
1-15-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	32,585.68	23,822.75	848,123.06	719,687.19	985,293.00	86.0%
OPERATING EXPENDITURES							
1-15-3-0100	OFFICE SUPPLIES	46.49	0.00	1,567.00	650.19	2,500.00	62.6%
1-15-3-0200	OPERATING SUPPLIES	0.00	900.00	410.78	3,581.12	3,250.00	12.6%
1-15-3-0300	MEDICAL SUPPLIES	1,232.91	1,612.34	17,818.59	10,385.51	25,000.00	71.2%
1-15-3-0500	TELEPHONE	2,072.49	1,094.79	17,936.66	10,195.00	10,500.00	170.8%
1-15-3-0600	GENERAL INSURANCE & BONDS	5,498.10	27,500.00	37,527.91	52,657.40	35,000.00	107.2%
1-15-3-1500	TRAVEL	0.00	185.47	1,467.26	733.45	3,255.00	45.0%
1-15-3-1600	SUBSCRIPTIONS & PUBLICATIONS	0.00	0.00	0.00	25.00	1,000.00	0.0%
1-15-3-2000	POSTAGE	0.00	0.00	161.75	117.54	300.00	53.9%
1-15-3-2100	PRINTING	0.00	0.00	236.23	0.00	500.00	47.2%
1-15-3-2200	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	200.00	0.0%
1-15-3-2300	QUADCOM	0.00	7,973.05	72,656.88	71,757.45	106,600.00	68.1%
1-15-3-3000	CONTRACTUAL SERVICES	27,460.30	4,312.00	71,930.96	48,610.40	79,700.00	90.2%
1-15-3-3500	SMALL EQUIP/TOOLS/HARDWARE	0.00	0.00	7,380.44	11,650.11	15,500.00	47.6%
1-15-3-3800	FIRE - REIMBURSEABLE EXPENSE	(87.99)	0.00	(1,950.00)	1,325.67	0.00	-100.0%
1-15-3-6500	MISCELLANEOUS	0.00	0.00	2,942.98	1,291.04	1,000.00	294.2%
TOTAL EXPENSES:	OPERATING EXPENDITURES	36,222.30	43,577.65	230,087.44	212,979.88	284,305.00	80.9%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: FIRE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
1-15-4-0100	DEPARTMENT EQUIPMENT	0.00	86.58	3,422.12	2,070.41	7,500.00	45.6%
1-15-4-0200	VEHICLE FUEL	1,755.51	1,955.00	16,045.40	15,313.25	26,700.00	60.0%
1-15-4-0300	GENERATOR FUEL	0.00	0.00	0.00	116.72	350.00	0.0%
1-15-4-0500	AUTOMOTIVE PARTS	10.36	0.00	1,339.20	14,079.52	25,000.00	5.3%
1-15-4-0600	AUTOMOTIVE MAINT. & REPAIRS	657.70	16,878.54	62,880.93	36,837.47	35,000.00	179.6%
1-15-4-0700	AUTO BODY	160.00	0.00	160.00	75.00	5,000.00	3.2%
1-15-4-1000	FLEET RADIO	658.00	570.00	5,730.00	4,777.00	6,500.00	88.1%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	3,241.57	19,490.12	89,577.65	73,269.37	106,050.00	84.4%
CAPITAL EXPENDITURES							
1-15-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1000	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1501	FEMA GRANT - POWER COTS	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1502	FEMA GRANT - TURN-OUT GEAR	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1503	EMERGENCY OPERATIONS CENTER	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1504	EMERGENCY WARNING SIREN	0.00	0.00	0.00	0.00	0.00	0.0%
1-15-5-1505	EMERGENCY OPERATIONS CENTER	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	FIRE DEPARTMENT	243,819.83	240,964.16	2,758,642.52	2,527,477.77	3,600,248.00	76.6%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: COMMUNITY DEVELOPMENT DEPT.

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-16-1-0200	SALARIES - FULL TIME	30,129.16	27,959.55	298,161.18	250,474.66	385,000.00	77.4%
1-16-1-1000	SALARIES - PART TIME	8,586.90	8,829.53	89,494.74	89,898.27	154,000.00	58.1%
1-16-1-1600	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL SERVICES	38,716.06	36,789.08	387,655.92	340,372.93	539,000.00	71.9%
PERSONNEL BENEFITS							
1-16-2-0100	GROUP MEDICAL & LIFE INSURANCE	2,420.40	2,279.07	22,956.64	10,127.96	34,000.00	67.5%
1-16-2-0700	VILLAGE CONTRIBUTION - IMRF	3,466.38	3,222.28	34,019.02	34,063.34	58,000.00	58.6%
1-16-2-0800	VILLAGE CONTRIBUTION - FICA	2,974.58	2,792.10	29,716.72	26,458.18	44,000.00	67.5%
1-16-2-1500	CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	500.00	0.0%
1-16-2-2500	TRAINING	225.00	0.00	3,330.00	150.00	3,000.00	111.0%
1-16-2-3000	DUES AND MEMBERSHIPS	0.00	260.00	998.70	628.75	2,500.00	39.9%
1-16-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	11,951.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	9,086.36	8,553.45	91,021.08	83,379.23	142,000.00	64.0%
OPERATING EXPENDITURES							
1-16-3-0100	OFFICE SUPPLIES	52.87	50.04	400.40	602.45	1,250.00	32.0%
1-16-3-0500	TELEPHONE	1,164.11	875.87	10,743.07	7,569.95	11,500.00	93.4%
1-16-3-0600	GENERAL INSURANCE & BONDS	3,000.00	3,000.00	3,000.00	3,000.00	5,000.00	60.0%
1-16-3-1500	TRAVEL	646.14	646.14	6,461.40	6,461.40	8,725.00	74.0%
1-16-3-1530	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
1-16-3-1550	MARKETING ACTIVITIES	0.00	0.00	300.00	300.00	1,250.00	24.0%
1-16-3-1600	SUBSCRIPTIONS AND PUBLICATIONS	0.00	0.00	0.00	0.00	500.00	0.0%
1-16-3-2000	POSTAGE	0.00	0.00	180.24	825.25	1,000.00	18.0%
1-16-3-2100	PRINTING	0.00	200.92	0.00	398.95	300.00	0.0%
1-16-3-3000	CONTRACTUAL SERVICES	761.10	272.00	15,490.53	9,121.99	25,000.00	61.9%
1-16-3-3100	PLAN REVIEW	0.00	0.00	20,335.50	2,891.73	10,000.00	203.3%
1-16-3-3800	COM DEV - REIMBURSABLE EXPENSE	(3,742.00)	(17,129.23)	3,399.97	9,276.66	0.00	-100.0%
1-16-3-6500	MISCELLANEOUS	0.00	0.00	0.00	0.00	500.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	1,882.22	(12,084.26)	60,311.11	40,448.38	65,025.00	92.7%
MAINTENANCE & REPAIRS							
1-16-4-0100	DEPARTMENT EQUIPMENT	0.00	86.58	0.00	621.06	900.00	0.0%
1-16-4-0200	VEHICLE FUEL	0.00	45.00	160.12	536.75	800.00	20.0%
1-16-4-0500	AUTOMOTIVE PARTS	0.00	0.00	0.00	0.00	0.00	0.0%
1-16-4-0600	AUTOMOTIVE MAIN. AND REPAIRS	0.00	0.00	35.12	0.00	5,000.00	0.7%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	0.00	131.58	195.24	1,157.81	6,700.00	2.9%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: COMMUNITY DEVELOPMENT DEPT.

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
CAPITAL EXPENDITURES							
1-16-5-0100	AUTOS AND TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
1-16-5-1000	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	COMMUNITY DEVELOPMENT DEPT.	49,684.64	33,389.85	539,183.35	465,358.35	752,725.00	71.6%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: STREET & BRIDGE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-17-1-0200	SALARIES - FULL TIME	33,046.57	29,541.57	286,095.39	291,650.88	400,000.00	71.5%
1-17-1-1000	SALARIES - PART TIME	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-1-1300	SALARIES - SEASONAL	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-1-1600	OVERTIME	2,172.57	5,221.20	12,960.57	14,396.90	15,000.00	86.4%
TOTAL EXPENSES:	PERSONNEL SERVICES	35,219.14	34,762.77	299,055.96	306,047.78	415,000.00	72.0%
PERSONNEL BENEFITS							
1-17-2-0100	GROUP MEDICAL & LIFE INSURANCE	5,018.07	5,260.49	43,064.60	46,281.07	66,000.00	65.2%
1-17-2-0700	VILLAGE CONTRIBUTION - IMRF	3,161.81	3,051.17	26,337.21	30,707.88	42,000.00	62.7%
1-17-2-0800	VILLAGE CONTRIBUTION - FICA	2,629.35	2,589.58	22,240.34	22,742.87	32,000.00	69.5%
1-17-2-1500	CLOTHING ALLOWANCE	53.99	133.50	1,293.91	1,485.61	1,700.00	76.1%
1-17-2-2000	SAFETY EQUIPMENT & PROGRAMS	14.99	33.79	258.78	265.43	400.00	64.6%
1-17-2-2500	TRAINING	0.00	55.01	0.00	55.01	200.00	0.0%
1-17-2-3000	DUES AND MEMBERSHIPS	0.00	0.00	0.00	66.46	120.00	0.0%
1-17-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	10,878.21	11,123.54	93,194.84	101,604.33	142,420.00	65.4%
OPERATING EXPENDITURES							
1-17-3-0100	OFFICE SUPPLIES	20.30	18.88	69.30	958.31	500.00	13.8%
1-17-3-0200	OPERATING SUPPLIES	311.40	474.00	2,859.81	4,853.48	5,000.00	57.1%
1-17-3-0500	TELEPHONE	1,205.35	746.81	8,846.73	5,629.43	7,300.00	121.1%
1-17-3-0600	GENERAL INSURANCE & BONDS	14,500.00	14,500.00	16,976.63	8,056.55	18,000.00	94.3%
1-17-3-1000	ELECTRICITY	4,249.86	3,839.42	39,382.40	41,877.94	50,000.00	78.7%
1-17-3-1500	TRAVEL	147.70	147.70	1,476.89	1,537.00	2,000.00	73.8%
1-17-3-1530	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-3-1600	SUBSCRIPTIONS & PUBLICATIONS	0.00	0.00	199.99	365.50	150.00	133.3%
1-17-3-2000	POSTAGE	0.00	0.00	61.28	260.28	650.00	9.4%
1-17-3-2100	PRINTING	0.00	0.00	0.00	0.00	60.00	0.0%
1-17-3-2200	EQUIPMENT RENTAL	0.00	0.00	210.00	375.00	300.00	70.0%
1-17-3-3000	CONTRACTUAL SERVICES	254.65	0.00	2,709.35	5,992.09	7,100.00	38.1%
1-17-3-3100	LANDFILL DISPOSAL COSTS	0.00	0.00	300.00	320.00	1,500.00	20.0%
1-17-3-3500	SMALL EQUIP/TOOLS/HARDWARE	269.64	84.72	3,540.15	1,267.51	2,500.00	141.6%
1-17-3-3800	S&B - REIMBURSABLE EXPENSES	0.00	0.00	0.00	170.00	0.00	0.0%
1-17-3-4000	SNOW & ICE CONTROL	891.80	9,250.68	891.80	9,696.58	55,000.00	1.6%
1-17-3-4100	TRAFFIC & STREET SIGNS	1,029.40	1,313.75	4,680.85	4,051.55	6,000.00	78.0%
1-17-3-4400	LEAF COLLECTION	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-3-5500	SCAVENGER SERVICE	35,800.38	34,755.68	283,268.94	274,956.22	425,000.00	66.6%
1-17-3-6000	RECYCLING	11,933.46	11,585.23	94,422.99	91,652.09	142,000.00	66.4%
1-17-3-6500	MISCELLANEOUS	0.00	0.00	0.00	85.00	100.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	70,613.94	76,716.87	459,897.11	452,104.53	723,160.00	63.5%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: STREET & BRIDGE DEPARTMENT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
1-17-4-0100	DEPARTMENT EQUIPMENT	207.96	1,286.69	8,827.65	5,921.12	6,000.00	147.1%
1-17-4-0200	VEHICLE FUEL	1,600.00	2,320.00	12,720.94	16,708.64	22,000.00	57.8%
1-17-4-0500	VEHICLE REPAIRS & MAINT LABOR	0.00	56.00	0.00	4,019.59	1,000.00	0.0%
1-17-4-0550	VEHICLE REPAIRS & MAINT PARTS	1,876.73	2,657.33	30,040.83	28,069.89	30,000.00	100.1%
1-17-4-1100	CURB/SIDEWALK	0.00	0.00	1,896.74	3,860.93	5,000.00	37.9%
1-17-4-1200	STREETS	1,674.54	2,042.76	13,284.24	13,378.95	13,000.00	102.1%
1-17-4-1300	STREET & TRAFFIC LIGHTS	0.00	468.06	25,404.36	25,695.29	45,000.00	56.4%
1-17-4-1400	PARKWAYS	0.00	0.00	1,908.25	1,651.86	2,400.00	79.5%
1-17-4-3500	STORM SEWER	0.00	0.00	2,851.00	4,013.42	4,000.00	71.2%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	5,359.23	8,830.84	96,934.01	103,319.69	128,400.00	75.4%
CAPITAL EXPENDITURES							
1-17-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-5-0500	OFFICE FURNITURE	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-5-1300	STREET AND TRAFFIC LIGHTS	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-5-4020	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
1-17-5-5000	STREET & ROAD/BIKEPATH CONSTR	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	STREET & BRIDGE DEPARTMENT	122,070.52	131,434.02	949,081.92	963,076.33	1,408,980.00	67.3%

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: BUILDINGS & GROUNDS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
1-18-1-0200	SALARIES - FULL TIME	28,109.15	24,918.20	237,533.13	229,188.98	337,000.00	70.4%
1-18-1-1000	SALARIES - PART TIME	1,078.15	2,647.74	9,281.33	10,172.35	13,000.00	71.3%
1-18-1-1300	SALARIES - SEASONAL	0.00	0.00	29,356.00	33,305.50	34,000.00	86.3%
1-18-1-1600	OVERTIME	1,570.73	4,116.99	10,492.46	11,662.15	11,000.00	95.3%
TOTAL EXPENSES:	PERSONNEL SERVICES	30,758.03	31,682.93	286,662.92	284,328.98	395,000.00	72.5%
PERSONNEL BENEFITS							
1-18-2-0100	GROUP MEDICAL & LIFE INSURANCE	4,485.64	4,732.06	38,626.86	41,844.24	60,000.00	64.3%
1-18-2-0700	VILLAGE CONTRIBUTION - IMRF	2,666.60	2,544.16	21,866.13	24,141.98	34,000.00	64.3%
1-18-2-0800	VILLAGE CONTRIBUTION - FICA	2,295.26	2,361.49	21,365.25	21,175.26	30,000.00	71.2%
1-18-2-1500	CLOTHING ALLOWANCE	53.99	53.50	1,055.32	1,299.16	1,400.00	75.3%
1-18-2-2000	SAFETY EQUIPMENT & PROGRAMS	0.00	74.96	89.33	331.11	500.00	17.8%
1-18-2-2500	TRAINING	0.00	55.01	0.00	55.01	500.00	0.0%
1-18-2-3000	DUES AND MEMBERSHIPS	0.00	0.00	0.00	0.00	170.00	0.0%
1-18-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	9,501.49	9,821.18	83,002.89	88,846.76	126,570.00	65.5%
OPERATING EXPENDITURES							
1-18-3-0100	OFFICE SUPPLIES	20.30	18.88	240.00	519.21	600.00	40.0%
1-18-3-0200	OPERATING SUPPLIES	178.13	1,134.22	9,599.72	7,372.70	13,000.00	73.8%
1-18-3-0300	JANITORIAL SUPPLIES	157.50	184.89	3,283.85	3,541.18	5,000.00	65.6%
1-18-3-0500	TELEPHONE	1,155.70	527.21	8,338.82	4,662.41	6,700.00	124.4%
1-18-3-0600	GENERAL INSURANCE & BONDS	4,500.00	4,500.00	6,313.68	12,837.65	7,500.00	84.1%
1-18-3-1000	ELECTRICITY	962.79	0.00	5,303.54	4,475.31	7,500.00	70.7%
1-18-3-1100	HEATING	765.11	0.00	(3,787.92)	6,657.85	14,000.00	-27.0%
1-18-3-1500	TRAVEL	147.70	147.70	1,476.90	1,477.00	2,000.00	73.8%
1-18-3-2100	PRINTING	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-3-2200	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-3-3000	CONTRACTUAL SERVICES	1,674.55	1,429.38	33,334.46	26,669.45	38,000.00	87.7%
1-18-3-3200	JANITORIAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-3-3500	SMALL EQUIP/TOOLS/HARDWARE	223.18	805.54	3,925.31	5,604.33	5,000.00	78.5%
1-18-3-3800	B&G - REIMBURSABLE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-3-4200	CHEMICALS & FERTILIZER	0.00	0.00	801.28	706.90	2,300.00	34.8%
1-18-3-4400	FORESTRY	0.00	0.00	1,760.00	4,485.00	55,000.00	3.2%
1-18-3-4410	TREE PLANTING	0.00	9,545.10	14,164.00	29,105.00	30,000.00	47.2%
1-18-3-6500	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	9,784.96	18,292.92	84,753.64	108,113.99	186,600.00	45.4%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: GENERAL OPERATIONS DEPARTMENT
DEPT: BUILDINGS & GROUNDS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
1-18-4-0100	DEPARTMENT EQUIPMENT	393.97	65.10	1,459.25	3,843.58	4,000.00	36.4%
1-18-4-0200	VEHICLE FUEL	800.00	1,160.00	6,495.41	10,814.04	12,500.00	51.9%
1-18-4-0500	VEHICLE LABOR	0.00	0.00	0.00	0.00	1,000.00	0.0%
1-18-4-0550	VEHICLE PARTS	0.00	293.00	1,762.55	2,799.12	3,200.00	55.0%
1-18-4-2000	BUILDINGS & GROUNDS REPAIRS	4,925.21	2,350.64	31,196.39	26,019.45	35,000.00	89.1%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	6,119.18	3,868.74	40,913.60	43,476.19	55,700.00	73.4%
CAPITAL EXPENDITURES							
1-18-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-5-1000	OFFICE FURNISHINGS	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-5-2000	BLDGS & GROUNDS IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.0%
1-18-5-3000	SEASONAL DECORATIONS	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	BUILDINGS & GROUNDS	56,163.66	63,665.77	495,333.05	524,765.92	763,870.00	64.8%
TOTAL FUND EXPENSES		1,269,082.83	1,341,589.28	11,253,580.75	11,498,762.40	14,569,646.00	77.2%
TOTAL FUND REVENUES		918,704.59	746,848.81	12,379,679.71	11,487,633.97	14,202,500.00	87.1%
TOTAL FUND EXPENSES		1,269,082.83	1,341,589.28	11,253,580.75	11,498,762.40	14,569,646.00	77.2%
FUND SURPLUS (DEFICIT)		(350,378.24)	(594,740.47)	1,126,098.96	(11,128.43)	(367,146.00)	-306.7%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SEWER & WATER DEPARTMENT
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
2-00-0-0300	SEWER AND WATER BILLS	157,224.66	181,958.54	1,964,970.30	1,886,912.96	2,710,000.00	72.5%
2-00-0-0301	CAPITAL IMPROVEMENT REVENUE	22,224.08	22,687.96	223,105.97	220,468.80	300,000.00	74.3%
2-00-0-0302	IEPA DEBT SERVICE CHARGE	14,223.77	14,222.54	146,036.41	146,060.48	200,000.00	73.0%
2-00-0-0303	SEWER & WATER - CAPITAL	39,306.16	45,489.63	491,242.58	471,728.20	677,500.00	72.5%
2-00-0-0310	SLEEPY HOLLOW BILLING	8,681.67	0.00	67,540.53	58,605.05	90,000.00	75.0%
2-00-0-0311	SLEEPY HOLLOW FRWRD DEBT RPYMT	0.00	0.00	2,710.44	20,956.12	20,956.00	12.9%
2-00-0-0400	DEVELOPER WATER SALES	(3,848.60)	1,562.29	2,966.14	5,680.64	5,000.00	59.3%
2-00-0-1000	WATER TAP ON FEES	29,392.75	0.00	29,392.75	0.00	0.00	100.0%
2-00-0-1100	SEWER TAP ON FEES	34,140.02	0.00	34,140.02	0.00	0.00	100.0%
2-00-0-1900	WATER METER SALES	13,300.00	1,584.22	14,863.24	6,282.66	5,000.00	297.2%
2-00-0-3000	SALE OF ASSETS	0.00	0.00	330.00	0.00	0.00	100.0%
2-00-0-3800	REIMBURSEMENT REVENUE	0.00	0.00	0.00	0.00	0.00	0.0%
2-00-0-4000	MISCELLANEOUS REVENUE	0.00	0.00	70.00	0.00	0.00	100.0%
TOTAL REVENUES:	REVENUES	314,644.51	267,505.18	2,977,368.38	2,816,694.91	4,008,456.00	74.2%
GRANT REVENUE							
2-00-2-3710	GRANT REVENUE	0.00	0.00	0.00	0.00	560,000.00	0.0%
TOTAL REVENUES:	GRANT REVENUE	0.00	0.00	0.00	0.00	560,000.00	0.0%
FINANCE REVENUE							
2-00-6-0000	INTEREST INCOME	145.80	359.53	1,495.74	2,653.05	6,000.00	24.9%
TOTAL REVENUES:	FINANCE REVENUE	145.80	359.53	1,495.74	2,653.05	6,000.00	24.9%
TOTAL REVENUES:	REVENUES	314,790.31	267,864.71	2,978,864.12	2,819,347.96	4,574,456.00	65.1%
TOTAL FUND REVENUES		314,790.31	267,864.71	2,978,864.12	2,819,347.96	4,574,456.00	65.1%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SEWER & WATER DEPARTMENT
DEPT: EXPENSES - WATER

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
2-21-1-0200	SALARIES - FULL TIME	31,418.70	29,352.21	305,262.83	319,190.08	437,500.00	69.7%
2-21-1-1000	SALARIES - PART TIME	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-1-1300	SALARIES - SEASONAL	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-1-1600	OVERTIME	3,241.17	3,358.50	29,324.22	30,120.83	35,000.00	83.7%
TOTAL EXPENSES:	PERSONNEL SERVICES	34,659.87	32,710.71	334,587.05	349,310.91	472,500.00	70.8%
PERSONNEL BENEFITS							
2-21-2-0100	GROUP MEDICAL & LIFE INSURANCE	7,874.15	6,845.25	67,638.50	58,338.21	95,000.00	71.1%
2-21-2-0700	VILLAGE CONTRIBUTION - IMRF	3,101.89	2,862.13	29,344.62	35,001.64	48,000.00	61.1%
2-21-2-0800	VILLAGE CONTRIBUTION - FICA	2,525.45	2,399.39	24,350.00	25,728.03	35,000.00	69.5%
2-21-2-1500	CLOTHING ALLOWANCE	117.57	22.40	1,049.70	939.35	1,600.00	65.6%
2-21-2-2000	SAFETY EQUIPMENT PROGRAM	30.90	26.41	392.77	2,607.75	2,800.00	14.0%
2-21-2-2500	TRAINING	0.00	55.01	734.00	804.01	1,000.00	73.4%
2-21-2-3000	DUES AND MEMBERSHIPS	0.00	774.00	353.66	2,011.70	1,100.00	32.1%
2-21-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	13,649.96	12,984.59	123,863.25	125,430.69	184,500.00	67.1%
OPERATING EXPENDITURES							
2-21-3-0100	OFFICE SUPPLIES	332.61	18.87	807.65	945.17	900.00	89.7%
2-21-3-0200	OPERATING SUPPLIES	507.95	191.99	2,817.75	11,584.08	6,000.00	46.9%
2-21-3-0400	TESTING REAGENTS	0.00	0.00	7,287.13	0.00	8,000.00	91.0%
2-21-3-0500	TELEPHONE	2,572.06	814.22	11,653.72	7,394.99	10,000.00	116.5%
2-21-3-0600	GENERAL INSURANCE & BONDS	7,500.00	7,500.00	15,839.11	7,500.00	10,000.00	158.3%
2-21-3-1000	ELECTRICITY	25,525.63	525.60	214,963.57	186,115.26	200,000.00	107.4%
2-21-3-1100	GAS	0.00	0.00	2,262.67	2,174.02	10,000.00	22.6%
2-21-3-1200	GENERATOR FUEL	0.00	0.00	1,916.37	4,741.43	3,500.00	54.7%
2-21-3-1500	TRAVEL	36.92	36.92	369.20	369.20	500.00	73.8%
2-21-3-1530	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-3-2000	POSTAGE	816.80	550.97	4,760.75	3,939.95	4,000.00	119.0%
2-21-3-2100	PRINTING	0.00	0.00	8.97	0.00	200.00	4.4%
2-21-3-2200	EQUIPMENT RENTAL	0.00	0.00	0.00	120.00	500.00	0.0%
2-21-3-2400	AUDIT FEE	0.00	3,800.00	3,800.00	3,800.00	3,800.00	100.0%
2-21-3-3000	CONTRACTUAL SERVICES	3,285.93	916.44	27,349.64	33,416.73	50,000.00	54.6%
2-21-3-3100	IEPA WATER ANALYSIS	0.00	836.00	11,127.20	9,804.60	11,500.00	96.7%
2-21-3-3200	CROSS CONNECTION SURVEY	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-3-3300	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-3-3500	SMALL EQUIP/TOOLS/HARDWARE	138.80	166.17	2,642.69	5,514.37	4,200.00	62.9%
2-21-3-3600	WATER METERS	0.00	0.00	17,225.95	2,471.14	5,000.00	344.5%
2-21-3-3700	REIMBURSABLE EXPENSES	0.00	(136.65)	(2,012.19)	557.10	0.00	-100.0%
2-21-3-3800	REIMBURSABLE	0.00	0.00	0.00	0.00	0.00	0.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SEWER & WATER DEPARTMENT
DEPT: EXPENSES - WATER

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
2-21-3-4200	CHEMICALS	2,584.26	3,917.50	92,288.85	69,154.74	80,000.00	115.3%
2-21-3-4300	TREATMENT SALT	3,243.28	0.00	92,258.82	83,012.85	120,000.00	76.8%
2-21-3-6500	MISCELLANEOUS	0.00	0.00	0.00	0.00	500.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	46,544.24	19,138.03	507,367.85	432,615.63	528,600.00	95.9%
MAINTENANCE & REPAIRS							
2-21-4-0100	DEPARTMENT EQUIPMENT	0.00	0.00	1,546.25	1,487.67	3,000.00	51.5%
2-21-4-0200	VEHICLE FUEL	800.00	1,160.00	6,350.46	8,324.45	12,000.00	52.9%
2-21-4-0500	VEHICLE LABOR	0.00	0.00	0.00	0.00	500.00	0.0%
2-21-4-0550	VEHICLE PARTS	0.00	293.00	3,445.68	4,891.56	4,000.00	86.1%
2-21-4-2500	WELLS	0.00	0.00	72.67	642.55	12,000.00	0.6%
2-21-4-2550	WATER TREATMENT FACILITY	488.97	57.02	40,511.32	26,144.57	49,000.00	82.6%
2-21-4-2600	WELL HOUSES	0.00	0.00	0.00	323.20	2,000.00	0.0%
2-21-4-2700	WATER MAINS	810.54	0.00	2,636.48	4,882.66	3,000.00	87.8%
2-21-4-2750	SERVICE LINE REPAIRS	0.00	0.00	9,924.18	2,106.94	3,500.00	283.5%
2-21-4-2800	RESERVOIRS	2,843.25	196.00	12,710.13	6,412.02	7,000.00	181.5%
2-21-4-2900	METERS	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-4-2910	METERS - RADIO REMOTE UNITS	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-4-3000	HYDRANTS	0.00	0.00	2,074.26	497.97	2,500.00	82.9%
2-21-4-4000	SCADA/TECH	214.95	0.00	8,471.39	14,801.52	15,000.00	56.4%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	5,157.71	1,706.02	87,742.82	70,515.11	113,500.00	77.3%
CAPITAL EXPENDITURES							
2-21-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-5-0500	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-5-2500	LIBERTY STREET ACQUISITION	0.00	0.00	0.00	0.00	0.00	0.0%
2-21-5-2910	METERS - RADIO REMOTE	0.00	0.00	0.00	379,838.09	0.00	0.0%
2-21-5-4000	CAPITAL IMPROVEMENTS	36,449.65	0.00	330,029.05	98,096.07	1,482,000.00	22.2%
2-21-5-4020	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	36,449.65	0.00	330,029.05	477,934.16	1,482,000.00	22.2%
OPERATING TRANSFERS							
2-21-9-0100	XFER TO GENERAL FUND 1	12,500.00	11,250.00	37,500.00	33,750.00	50,000.00	75.0%
2-21-9-0200	XFER TO CAPITAL PROJ FUND 4	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	OPERATING TRANSFERS	12,500.00	11,250.00	37,500.00	33,750.00	50,000.00	75.0%
TOTAL EXPENSES:	EXPENSES - WATER	148,961.43	77,789.35	1,421,090.02	1,489,556.50	2,831,100.00	50.1%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SEWER & WATER DEPARTMENT
DEPT: EXPENSES - WASTEWATER

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PERSONNEL SERVICES							
2-22-1-0200	SALARIES - FULL TIME	9,791.93	9,156.80	95,491.84	93,886.09	140,000.00	68.2%
2-22-1-1000	SALARIES - PART TIME	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-1-1300	SALARIES - SEASONAL	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-1-1600	OVERTIME	919.06	1,051.52	7,767.58	7,711.60	10,000.00	77.6%
TOTAL EXPENSES:	PERSONNEL SERVICES	10,710.99	10,208.32	103,259.42	101,597.69	150,000.00	68.8%
PERSONNEL BENEFITS							
2-22-2-0100	GROUP MEDICAL & LIFE INSURANCE	2,273.55	1,995.73	19,375.06	17,027.61	27,000.00	71.7%
2-22-2-0700	VILLAGE CONTRIBUTION - IMRF	960.86	895.43	9,078.63	10,196.01	14,500.00	62.6%
2-22-2-0800	VILLAGE CONTRIBUTION - FICA	785.17	752.76	7,561.53	7,507.35	11,000.00	68.7%
2-22-2-1500	CLOTHING ALLOWANCE	29.40	20.59	309.00	291.02	500.00	61.8%
2-22-2-2000	SAFETY EQUIPMENT PROGRAM	0.00	0.00	47.23	(54.63)	500.00	9.4%
2-22-2-2500	TRAINING	0.00	55.00	0.00	55.00	150.00	0.0%
2-22-2-3000	DUES-MEMBERSHIPS	0.00	0.00	0.00	0.00	70.00	0.0%
2-22-2-3500	UNEMPLOYMENT INSURANCE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	PERSONNEL BENEFITS	4,048.98	3,719.51	36,371.45	35,022.36	53,720.00	67.7%
OPERATING EXPENDITURES							
2-22-3-0100	OFFICE SUPPLIES	66.01	18.87	99.94	318.09	400.00	24.9%
2-22-3-0200	OPERATING SUPPLIES	0.00	212.91	606.35	362.80	800.00	75.7%
2-22-3-0500	TELEPHONE	1,832.52	1,187.44	13,469.83	10,085.10	12,000.00	112.2%
2-22-3-0600	GENERAL INSURANCE & BONDS	7,500.00	7,500.00	9,533.57	7,500.00	10,000.00	95.3%
2-22-3-1000	ELECTRICITY	1,459.35	325.70	11,104.35	11,911.17	20,000.00	55.5%
2-22-3-1100	GAS	0.00	0.00	2,273.54	2,613.27	4,000.00	56.8%
2-22-3-1200	GENERATOR FUEL	0.00	0.00	525.64	709.55	1,500.00	35.0%
2-22-3-1500	TRAVEL	36.92	36.92	369.20	369.20	500.00	73.8%
2-22-3-1530	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-3-2000	POSTAGE	816.80	550.97	4,377.43	3,824.69	4,000.00	109.4%
2-22-3-2100	PRINTING	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-3-2200	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	1,000.00	0.0%
2-22-3-2400	AUDIT FEE	0.00	2,500.00	2,500.00	2,500.00	2,500.00	100.0%
2-22-3-3000	CONTRACTUAL SERVICES	95.69	92.45	12,560.16	10,667.37	15,000.00	83.7%
2-22-3-3100	TREATMENT CHARGES	404,493.65	34,259.84	1,209,735.77	696,173.22	1,100,000.00	109.9%
2-22-3-3500	SMALL EQUIP/TOOLS/HARDWARE	0.00	118.00	691.02	1,400.18	1,500.00	46.0%
2-22-3-3800	REIMBURSABLE	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-3-4200	CHEMICALS	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-3-6500	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	416,300.94	46,803.10	1,267,846.80	748,434.64	1,173,200.00	108.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SEWER & WATER DEPARTMENT
DEPT: EXPENSES - WASTEWATER

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
MAINTENANCE & REPAIRS							
2-22-4-0100	DEPARTMENT EQUIPMENT	0.00	0.00	0.00	152.89	0.00	0.0%
2-22-4-0200	VEHICLE FUEL	800.00	1,160.00	6,350.49	8,324.49	12,000.00	52.9%
2-22-4-0500	VEHICLE MAINT & REPAIRS LABOR	0.00	0.00	0.00	0.00	1,000.00	0.0%
2-22-4-0550	VEHICLE MAINT & REPAIRS PARTS	0.00	272.91	1,066.49	1,099.94	1,600.00	66.6%
2-22-4-2910	METERS - RADIO REMOTE UNITS	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-4-4000	SANITARY SEWER	0.00	0.00	436.00	1,780.00	10,000.00	4.3%
2-22-4-4500	LIFT STATIONS	2,085.24	1,374.31	5,837.94	8,103.46	12,000.00	48.6%
2-22-4-4700	SEWAGE BACK-UP REIMBURSEMENTS	0.00	0.00	0.00	0.00	1,000.00	0.0%
2-22-4-4800	SCADA/TECH	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	MAINTENANCE & REPAIRS	2,885.24	2,807.22	13,690.92	19,460.78	37,600.00	36.4%
CAPITAL EXPENDITURES							
2-22-5-0100	AUTOS & TRUCKS	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-5-0500	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-5-1500	OPERATING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-5-4000	CAPITAL IMPROVEMENTS	0.00	0.00	38,964.00	60,228.13	65,000.00	59.9%
2-22-5-4020	GIS PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
2-22-5-9000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL EXPENDITURES	0.00	0.00	38,964.00	60,228.13	65,000.00	59.9%
DEBT SERVICE							
2-22-8-5000	FRWRD PLANT UPGRADES/EXPANSION	0.00	0.00	9,764.87	9,764.87	19,530.00	49.9%
2-22-8-6000	FRWRD STRUVITE RECOVERY FACLTY	0.00	0.00	13,281.97	13,281.97	26,564.00	49.9%
2-22-8-7000	FRWRD FORCEMAIN CONSTRUCTION	0.00	0.00	35,303.05	0.00	69,909.00	50.4%
2-22-8-8000	FRWRD PHOSPHORUS REMOVAL	0.00	0.00	185,320.87	0.00	370,642.00	49.9%
TOTAL EXPENSES:	DEBT SERVICE	0.00	0.00	243,670.76	23,046.84	486,645.00	50.0%
OPERATING TRANSFERS							
2-22-9-0100	XFER TO GENERAL FUND 1	12,500.00	11,250.00	37,500.00	33,750.00	50,000.00	75.0%
2-22-9-0200	XFER TO CAPITAL PROJ FND 4	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	OPERATING TRANSFERS	12,500.00	11,250.00	37,500.00	33,750.00	50,000.00	75.0%
TOTAL EXPENSES:	EXPENSES - WASTEWATER	446,446.15	74,788.15	1,741,303.35	1,021,540.44	2,016,165.00	86.3%
TOTAL FUND EXPENSES		595,407.58	152,577.50	3,162,393.37	2,511,096.94	4,847,265.00	65.2%
TOTAL FUND REVENUES		314,790.31	267,864.71	2,978,864.12	2,819,347.96	4,574,456.00	65.1%
TOTAL FUND EXPENSES		595,407.58	152,577.50	3,162,393.37	2,511,096.94	4,847,265.00	65.2%
FUND SURPLUS (DEFICIT)		(280,617.27)	115,287.21	(183,529.25)	308,251.02	(272,809.00)	67.2%

FUND: MOTOR FUEL TAX DEPARTMENT
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
3-00-0-1000	MOTOR FUEL TAX ALLOTMENT	14,356.51	13,861.37	131,772.91	132,996.89	173,000.00	76.1%
3-00-0-1100	SPECIAL ALLOTMENT - REBUILD IL	0.00	0.00	0.00	0.00	0.00	0.0%
3-00-0-1200	HIGH GROWTH SPECIAL ALLOTMENT	0.00	0.00	0.00	15,430.90	0.00	0.0%
3-00-0-1300	TRANSPORTATION RENEWAL FUND	14,505.13	16,136.83	131,798.99	126,162.69	161,000.00	81.8%
TOTAL REVENUES:	REVENUES	28,861.64	29,998.20	263,571.90	274,590.48	334,000.00	78.9%
FINANCE REVENUE							
3-00-6-0000	INTEREST INCOME	75.15	0.00	779.35	988.49	5,000.00	15.5%
TOTAL REVENUES:	FINANCE REVENUE	75.15	0.00	779.35	988.49	5,000.00	15.5%
TOTAL REVENUES:	REVENUES	28,936.79	29,998.20	264,351.25	275,578.97	339,000.00	77.9%
TOTAL FUND REVENUES		28,936.79	29,998.20	264,351.25	275,578.97	339,000.00	77.9%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: MOTOR FUEL TAX DEPARTMENT
DEPT: EXPENDITURES - MOTOR FUEL TAX

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING TRANSFERS							
3-23-9-1000	XFER TO GENERAL FUND 1	80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
3-23-9-1040	XFER TO CAPITAL PROJ FUND 4	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES: OPERATING TRANSFERS		80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
TOTAL EXPENSES: EXPENDITURES - MOTOR FUEL TAX		80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
TOTAL FUND EXPENSES		80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
TOTAL FUND REVENUES		28,936.79	29,998.20	264,351.25	275,578.97	339,000.00	77.9%
TOTAL FUND EXPENSES		80,000.00	56,250.00	240,000.00	168,750.00	320,000.00	75.0%
FUND SURPLUS (DEFICIT)		(51,063.21)	(26,251.80)	24,351.25	106,828.97	19,000.00	128.1%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: VILLAGE FACILTIES DEPARTMENT
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
4-00-0-0100	REFERENDUM SALES TAX	86,771.87	87,882.16	801,530.82	816,503.96	1,130,000.00	70.9%
4-00-0-3322	DOWNTOWN BUSINESS TAX	7,814.47	6,469.57	68,243.70	59,196.31	83,000.00	82.2%
4-00-0-3400	STATE OF IL-HUNTLEY RD REIM	0.00	0.00	0.00	0.00	0.00	0.0%
4-00-0-3460	STATE OF IL-DOWNTOWN IMPR GRNT	0.00	0.00	0.00	0.00	0.00	0.0%
4-00-0-3600	SALE OF PROPERTY PROCEEDS	8,333.33	8,333.33	8,333.33	8,333.33	0.00	100.0%
TOTAL REVENUES:	REVENUES	102,919.67	102,685.06	878,107.85	884,033.60	1,213,000.00	72.3%
INTERFUND REVENUE							
4-00-3-0100	XFER FROM GENERAL FUND 1	312,500.00	312,500.00	937,500.00	937,500.00	1,250,000.00	75.0%
4-00-3-0150	XFER FROM OP FUND 1 AM RS GR	0.00	0.00	0.00	1,104,055.00	0.00	0.0%
4-00-3-0200	XFER FROM W&S FUND 2 TAP ON	0.00	0.00	0.00	0.00	0.00	0.0%
4-00-3-0300	XFER FROM MFT FUND 3	0.00	0.00	0.00	0.00	0.00	0.0%
4-00-3-0400	XFER FROM COMDEV FUND 5	0.00	0.00	0.00	0.00	0.00	0.0%
4-00-3-0500	XFER FROM TIF #2 FUND 7	68,750.00	30,000.00	206,250.00	90,000.00	275,000.00	75.0%
4-00-3-0600	XFER FROM SSA #9 FUND F	8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
4-00-3-0700	XFER FROM TIF #4 FUND G	0.00	0.00	0.00	95,866.00	0.00	0.0%
TOTAL REVENUES:	INTERFUND REVENUE	389,925.00	352,500.00	1,169,775.00	2,257,421.00	1,559,700.00	75.0%
VILLAGE DONATIONS							
4-00-5-0120	VLG DONATIONS - RIVERWLK & DWN	0.00	300.00	1,363.00	517.00	500.00	272.6%
TOTAL REVENUES:	VILLAGE DONATIONS	0.00	300.00	1,363.00	517.00	500.00	272.6%
FINANCE REVENUE							
4-00-6-0000	INTEREST INCOME	323.71	1,648.39	4,519.31	14,941.15	30,000.00	15.0%
TOTAL REVENUES:	FINANCE REVENUE	323.71	1,648.39	4,519.31	14,941.15	30,000.00	15.0%
REIMBURSABLE EXPENSE							
4-00-0-3380	REIMBURSABLE	0.00	0.00	(1,023.20)	0.00	0.00	-100.0%
TOTAL EXPENSES:	REIMBURSABLE EXPENSE	0.00	0.00	(1,023.20)	0.00	0.00	-100.0%
TOTAL EXPENSES:	REVENUES	0.00	0.00	(1,023.20)	0.00	0.00	-100.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: VILLAGE FACILTIES DEPARTMENT
DEPT: INTERFUND TRANSFERS - EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING TRANSFERS							
4-20-5-1000	XFER TO WATER & SEWER FUND 2	0.00	0.00	0.00	0.00	0.00	0.0%
4-20-5-7000	XFER TO DEBT SERVICE FUND 6	550.00	550.00	289,950.00	1,030,350.00	289,950.00	100.0%
4-20-5-8000	XFER TO DEBT SERVICE FUND 6	0.00	0.00	469,060.14	469,060.14	469,060.00	100.0%
4-20-5-9000	XFER TO COMM DEV FUND 5	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	OPERATING TRANSFERS	550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL EXPENSES:	INTERFUND TRANSFERS - EXPENSES	550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%

FUND: VILLAGE FACILTIES DEPARTMENT
DEPT: STREETS & INFRASTRUCTURE

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
CAPITAL PROJECTS							
4-31-5-2521	FY 21/22 STREET/INFRA PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-2522	FY 22/23 STREET/INFRA PROGRAM	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-2523	FY 23/24 STREET/INFRA PROGRAM	0.00	143,390.11	0.00	948,372.35	0.00	0.0%
4-31-5-2524	FY 24/25 STREET/INFRA PROGRAM	0.00	0.00	1,521,841.32	0.00	2,104,000.00	72.3%
4-31-5-3050	RT 72/31 INTERSECTION	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-5000	HUNTLEY RD - ENGINEERING	0.00	0.00	23,165.00	6,651.48	0.00	-100.0%
4-31-5-5100	HUNTLEY RD - LAND ACQUISITION	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-5200	HUNTLEY RD - CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-5500	SLEEPY HOLLOW TRAIL PHASE I&II	0.00	0.00	66,348.44	6,097.50	100,000.00	66.3%
4-31-5-5550	FIRST STREET STP IMPROVEMENTS	0.00	0.00	8,701.25	0.00	0.00	-100.0%
4-31-5-5600	112 S. SECOND ST. ACQUISITION	0.00	0.00	0.00	0.00	0.00	0.0%
4-31-5-5601	112 S. SECOND ST. UTILITIES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	CAPITAL PROJECTS	0.00	143,390.11	1,620,056.01	961,121.33	2,204,000.00	73.5%
TOTAL EXPENSES:	STREETS & INFRASTRUCTURE	0.00	143,390.11	1,620,056.01	961,121.33	2,204,000.00	73.5%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: VILLAGE FACILTIES DEPARTMENT
DEPT: DEPARTMENTAL OPERATING EQUIP

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
DEPARTMENTAL OPERATING EQUIP							
4-42-5-1000	ADMINISTRATION/FINANCE	0.00	0.00	97,024.24	84,870.31	78,000.00	124.3%
4-42-5-1100	POLICE DEPART OPERATING EQUIP	540.98	0.00	140,568.07	93,817.21	177,350.00	79.2%
4-42-5-1110	POLICE VEHICLES	12,197.83	5,797.05	25,283.10	149,212.31	54,000.00	46.8%
4-42-5-1200	FIRE DEPART OPERATING EQUIP	0.00	1,692.00	80,540.11	78,021.06	125,450.00	64.2%
4-42-5-1210	FIRE VEHICLES	0.00	0.00	0.00	932,590.37	0.00	0.0%
4-42-5-1300	STREETS DEPART OPERATING EQUIP	0.00	0.00	4,898.00	0.00	6,000.00	81.6%
4-42-5-1310	STREETS VEHICLES	0.00	0.00	178,400.85	95,420.55	390,035.00	45.7%
4-42-5-1400	BLDG/GROUNDS OPERATING EQUIP	0.00	0.00	0.00	26,694.55	0.00	0.0%
4-42-5-1410	BLDG/GROUNDS VEHICLES	0.00	0.00	0.00	0.00	0.00	0.0%
4-42-5-1800	BLDG/GROUNDS REPAIRS	148,631.00	64,970.00	153,081.00	83,137.52	182,000.00	84.1%
TOTAL EXPENSES:	DEPARTMENTAL OPERATING EQUIP	161,369.81	72,459.05	679,795.37	1,543,763.88	1,012,835.00	67.1%
TOTAL EXPENSES:	DEPARTMENTAL OPERATING EQUIP	161,369.81	72,459.05	679,795.37	1,543,763.88	1,012,835.00	67.1%
TOTAL FUND EXPENSES		161,919.81	216,399.16	3,057,838.32	4,004,295.35	3,975,845.00	76.9%
TOTAL FUND REVENUES		493,168.38	457,133.45	2,053,765.16	3,156,912.75	2,803,200.00	73.2%
TOTAL FUND EXPENSES		161,919.81	216,399.16	3,057,838.32	4,004,295.35	3,975,845.00	76.9%
FUND SURPLUS (DEFICIT)		331,248.57	240,734.29	(1,004,073.16)	(847,382.60)	(1,172,645.00)	85.6%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: COMMUNITY DEVELOPMENT FUND
DEPT: REVENUES AND EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUE							
5-00-0-0100	REFERENDUM SALES TAX	43,385.93	43,941.08	400,765.39	408,252.00	575,000.00	69.6%
TOTAL REVENUES:	REVENUE	43,385.93	43,941.08	400,765.39	408,252.00	575,000.00	69.6%
INTERFUND REVENUE							
5-00-3-1500	TRANSFER FROM GENERAL FUND 1	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-2700	TRANSFER FROM TIF #4 FUND G	0.00	0.00	0.00	56,768.00	0.00	0.0%
TOTAL REVENUES:	INTERFUND REVENUE	0.00	0.00	0.00	56,768.00	0.00	0.0%
FINANCE REVENUE							
5-00-6-0000	INTEREST INCOME	211.75	0.00	2,074.78	3,968.54	15,000.00	13.8%
TOTAL REVENUES:	FINANCE REVENUE	211.75	0.00	2,074.78	3,968.54	15,000.00	13.8%
OTHER REVENUES							
5-00-8-1000	HERITAGE FEST REVENUES	0.00	0.00	120,935.00	113,597.01	100,000.00	120.9%
5-00-8-2000	DICKENS IN DUNDEE REVENUES	0.00	175.00	475.00	991.00	500.00	95.0%
5-00-8-5000	VILLAGE COMMUNITY EVENTS-REV	0.00	0.00	500.00	0.00	1,000.00	50.0%
5-00-8-6000	SPRING HILL REDEVELOPMENT CAM	49,413.70	0.00	315,441.66	0.00	0.00	100.0%
5-00-8-6100	SPRING HILL SALE OF ASSETS	11,683.10	0.00	11,883.10	0.00	0.00	100.0%
5-00-8-7000	108/110 MAIN STREET RENT	0.00	0.00	3,354.83	0.00	0.00	100.0%
TOTAL REVENUES:	OTHER REVENUES	61,096.80	175.00	452,589.59	114,588.01	101,500.00	445.9%
OPERATING EXPENDITURES							
5-00-3-2550	COMMUNITY CONTRIBUTIONS	5,000.00	0.00	5,000.00	0.00	0.00	-100.0%
5-00-3-3000	CONTRACTUAL SERVICES	0.00	0.00	2,736.00	0.00	0.00	-100.0%
5-00-3-3500	VILLAGE AND COMMUNITY EVENTS	29.98	5,000.00	20,613.35	28,157.67	49,000.00	42.0%
5-00-3-3510	SCHROEDER CEMETERY SUPPORT	0.00	0.00	1,800.00	0.00	0.00	-100.0%
5-00-3-3600	HERITAGE FEST EXPENSES	445.00	4,156.11	103,068.93	105,201.68	100,000.00	103.0%
5-00-3-3610	DICKENS IN DUNDEE EXPENSES	400.00	164.82	5,166.31	3,415.46	5,000.00	103.3%
5-00-3-3620	BIKE RACE EVENT EXPENSES	0.00	0.00	8,996.12	159.27	0.00	-100.0%
5-00-3-3800	ECONOMIC DEVELOPMENT INCENTIVE	0.00	0.00	38,394.93	341,946.18	40,000.00	95.9%
5-00-3-3805	ECON. DEVEL. GRANTS-AM RESCUE	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-3810	ECONOMIC GROUP CONTRIBUTIONS	2,800.00	0.00	2,800.00	7,500.00	12,500.00	22.4%
5-00-3-3900	1ST/MAIN REDEV. IMPLEMENTATION	0.00	0.00	0.00	483.36	0.00	0.0%
5-00-3-4210	WASH ST PROJECT - PROF SERVICE	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-6500	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-9500	REAL ESTATE TAX-WASHINGTON ST	0.00	0.00	0.00	0.00	0.00	0.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: COMMUNITY DEVELOPMENT FUND
DEPT: REVENUES AND EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
5-00-3-9501	PROPERTY MAINT-WASHINGTON ST	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-9513	112 S. 2ND ST UTILITIES	0.00	0.00	0.00	0.00	0.00	0.0%
5-00-3-9519	TRAFFIC/PEDESTRIAN SAFETY	2,470.00	0.00	30,940.14	2,748.83	15,000.00	206.2%
TOTAL EXPENSES:	OPERATING EXPENDITURES	11,144.98	9,320.93	219,515.78	489,612.45	221,500.00	99.1%
TRANSFERS TO OTHER FUNDS							
5-00-4-0100	XFER TO GENERAL FUND 1	87,500.00	87,500.00	262,500.00	262,500.00	350,000.00	75.0%
TOTAL EXPENSES:	TRANSFERS TO OTHER FUNDS	87,500.00	87,500.00	262,500.00	262,500.00	350,000.00	75.0%
TOTAL EXPENSES:	REVENUES AND EXPENSES	98,644.98	96,820.93	482,015.78	752,112.45	571,500.00	84.3%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: COMMUNITY DEVELOPMENT FUND
DEPT: SEARS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
5-01-3-1000	CONTRACTUAL SERVICES-SEARS	408.00	10,759.29	1,632.00	20,244.29	50,000.00	3.2%
5-01-3-1100	UTILITIES-SEARS	3,037.75	0.00	12,425.48	0.00	25,000.00	49.7%
TOTAL EXPENSES:	OPERATING EXPENDITURES	3,445.75	10,759.29	14,057.48	20,244.29	75,000.00	18.7%
TOTAL EXPENSES:	SEARS	3,445.75	10,759.29	14,057.48	20,244.29	75,000.00	18.7%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: COMMUNITY DEVELOPMENT FUND
DEPT: MACY'S

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
5-02-3-1000	CONTRACTUAL SERVICES-MACY'S	493.50	291.77	1,974.00	10,233.04	50,000.00	3.9%
5-02-3-1100	UTILITIES-MACY'S	0.00	0.00	0.00	0.00	25,000.00	0.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	493.50	291.77	1,974.00	10,233.04	75,000.00	2.6%
TOTAL EXPENSES:	MACY'S	493.50	291.77	1,974.00	10,233.04	75,000.00	2.6%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: COMMUNITY DEVELOPMENT FUND
DEPT: MALL

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
5-03-3-1000	CONTRACTUAL SERVICES-MALL	21,433.67	0.00	235,180.79	0.00	75,000.00	313.5%
5-03-3-1100	UTILITIES-MALL	29,914.64	0.00	82,337.00	0.00	50,000.00	164.6%
5-03-3-1200	OPERATING EQUIPMENT-MALL	0.00	0.00	7,027.67	0.00	0.00	-100.0%
TOTAL EXPENSES:	OPERATING EXPENDITURES	51,348.31	0.00	324,545.46	0.00	125,000.00	259.6%
TOTAL EXPENSES:	MALL	51,348.31	0.00	324,545.46	0.00	125,000.00	259.6%
TOTAL FUND EXPENSES		153,932.54	107,871.99	822,592.72	782,589.78	846,500.00	97.1%
TOTAL FUND REVENUES		104,694.48	44,116.08	855,429.76	583,576.55	691,500.00	123.7%
TOTAL FUND EXPENSES		153,932.54	107,871.99	822,592.72	782,589.78	846,500.00	97.1%
FUND SURPLUS (DEFICIT)		(49,238.06)	(63,755.91)	32,837.04	(199,013.23)	(155,000.00)	-21.1%

FUND: DEBT SERVICE DEPARTMENT
DEPT: DEBT SERVICE

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
VFF DEBT SERVICE							
6-14-8-8000	IEPA LOAN REPAYMENT-PRINCIPAL	0.00	0.00	438,090.90	427,340.61	438,091.00	99.9%
6-14-8-8010	IEPA LOAN REPAYMENT-INTEREST	0.00	0.00	30,969.24	41,719.53	30,969.00	100.0%
6-14-8-8015	GOB 2015 PRINCIPAL RETIREMENT	0.00	0.00	180,000.00	885,000.00	180,000.00	100.0%
6-14-8-8016	GOB 2015 INTEREST EXPENSE	0.00	0.00	109,400.00	144,800.00	109,400.00	100.0%
6-14-8-8191	FAB LOAN PRIN - WOODFIRE	0.00	0.00	0.00	0.00	0.00	0.0%
6-14-8-8192	FAB LOAN INT - WOODFIRE	0.00	0.00	0.00	0.00	0.00	0.0%
6-14-8-9000	BOND PAYMENT FEES	550.00	550.00	550.00	550.00	550.00	100.0%
TOTAL EXPENSES:	VFF DEBT SERVICE	550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL EXPENSES:	DEBT SERVICE	550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL FUND EXPENSES		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: DEBT SERVICE DEPARTMENT
DEPT: OPERATING TRANSFERS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
INTERFUND REVENUE							
6-20-5-1000	TRANSFER FROM FUND 1	0.00	0.00	0.00	0.00	0.00	0.0%
6-20-5-4000	TRANSFER FROM CAP PROJ FUND 4	550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL REVENUES: INTERFUND REVENUE		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL REVENUES: OPERATING TRANSFERS		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL FUND REVENUES		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL FUND REVENUES		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
TOTAL FUND EXPENSES		550.00	550.00	759,010.14	1,499,410.14	759,010.00	100.0%
FUND SURPLUS (DEFICIT)		0.00	0.00	0.00	0.00	0.00	0.0%

FUND: TIF #2 - SPRINGHILL GATEWAY
DEPT: REVENUES AND EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
7-00-0-1000	PROPERTY TAXES TIF #2	0.00	0.00	302,340.78	255,109.44	300,000.00	100.7%
TOTAL REVENUES:	REVENUES	0.00	0.00	302,340.78	255,109.44	300,000.00	100.7%
FINANCE REVENUE							
7-00-6-0000	INTEREST INCOME	0.00	0.00	660.89	368.79	0.00	100.0%
TOTAL REVENUES:	FINANCE REVENUE	0.00	0.00	660.89	368.79	0.00	100.0%
INTERFUND TRANSFERS - EXPENSES							
7-00-9-0200	XFER TO VFF CAPITAL PROJ FND 4	68,750.00	30,000.00	206,250.00	90,000.00	275,000.00	75.0%
7-00-9-0300	TRANS TO ECON DEV FUND	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	INTERFUND TRANSFERS - EXPENSES	68,750.00	30,000.00	206,250.00	90,000.00	275,000.00	75.0%
TOTAL EXPENSES:	REVENUES AND EXPENSES	68,750.00	30,000.00	206,250.00	90,000.00	275,000.00	75.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: TIF #2 - SPRINGHILL GATEWAY
DEPT: ADMINISTRATIVE EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
ADMINISTRATIVE FEES							
7-12-3-2400	AUDIT FEE	0.00	2,050.00	2,500.00	2,050.00	2,500.00	100.0%
7-12-3-7300	LEGAL FEES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES: ADMINISTRATIVE FEES		0.00	2,050.00	2,500.00	2,050.00	2,500.00	100.0%
TOTAL EXPENSES: ADMINISTRATIVE EXPENSES		0.00	2,050.00	2,500.00	2,050.00	2,500.00	100.0%
TOTAL FUND EXPENSES		68,750.00	32,050.00	208,750.00	92,050.00	277,500.00	75.2%
TOTAL FUND REVENUES		0.00	0.00	303,001.67	255,478.23	300,000.00	101.0%
TOTAL FUND EXPENSES		68,750.00	32,050.00	208,750.00	92,050.00	277,500.00	75.2%
FUND SURPLUS (DEFICIT)		(68,750.00)	(32,050.00)	94,251.67	163,428.23	22,500.00	418.8%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: DEVELOPER CONTRIBUTIONS
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
8-00-0-3100	DEVELOPER DONATION SCHOOL	0.00	0.00	0.00	0.00	0.00	0.0%
8-00-0-3200	DEVELOPER DONATION PARK	0.00	0.00	0.00	0.00	0.00	0.0%
8-00-0-3300	DEVELOPER DONATION LIBRARY	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES:	REVENUES	0.00	0.00	0.00	0.00	0.00	0.0%
FINANCE REVENUE							
8-00-6-0000	INTEREST INCOME	0.00	0.00	0.00	23.83	0.00	0.0%
TOTAL REVENUES:	FINANCE REVENUE	0.00	0.00	0.00	23.83	0.00	0.0%
TOTAL REVENUES:	REVENUES	0.00	0.00	0.00	23.83	0.00	0.0%
TOTAL FUND REVENUES		0.00	0.00	0.00	23.83	0.00	0.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: DEVELOPER CONTRIBUTIONS
DEPT: EXPENDITURES - CAPITAL PROJECT

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
CAPITAL EXPENDITURES							
8-25-5-3100	DEVELOPER SCHOOL DONATIONS	0.00	0.00	0.00	0.00	0.00	0.0%
8-25-5-3200	DEVELOPER PARK DONATIONS	0.00	0.00	0.00	0.00	0.00	0.0%
8-25-5-3300	DEVELOPER LIBRARY DONATIONS	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES: CAPITAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES: EXPENDITURES - CAPITAL PROJECT		0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL FUND EXPENSES		0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL FUND REVENUES		0.00	0.00	0.00	23.83	0.00	0.0%
TOTAL FUND EXPENSES		0.00	0.00	0.00	0.00	0.00	0.0%
FUND SURPLUS (DEFICIT)		0.00	0.00	0.00	23.83	0.00	0.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: TIF #3 - SPRING HILL MALL
DEPT: TRANSFERS TO OTHER FUNDS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
9-00-0-1000	TIF CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.0%
9-00-0-1100	PROPERTY TAX TIF#2 DIST 789	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES:	REVENUES	0.00	0.00	0.00	0.00	0.00	0.0%
FINANCE REVENUE							
9-00-6-0000	INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES:	FINANCE REVENUE	0.00	0.00	0.00	0.00	0.00	0.0%
TRANSFERS TO OTHER FUNDS							
9-00-9-0100	TRANSFER TO COM DEV FUND 5	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES:	TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	0.0%

FUND: TIF #3 - SPRING HILL MALL
DEPT: ADMINISTRATIVE EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
ADMINISTRATIVE FEES							
9-12-3-2400	AUDIT FEE	0.00	2,000.00	0.00	2,000.00	0.00	0.0%
9-12-3-3000	CONTRACTUAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.0%
9-12-3-7300	LEGAL FEES	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL EXPENSES: ADMINISTRATIVE FEES		0.00	2,000.00	0.00	2,000.00	0.00	0.0%
TOTAL EXPENSES: ADMINISTRATIVE EXPENSES		0.00	2,000.00	0.00	2,000.00	0.00	0.0%
TOTAL FUND EXPENSES		0.00	2,000.00	0.00	2,000.00	0.00	0.0%
TOTAL FUND REVENUES		0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL FUND EXPENSES		0.00	2,000.00	0.00	2,000.00	0.00	0.0%
FUND SURPLUS (DEFICIT)		0.00	(2,000.00)	0.00	(2,000.00)	0.00	0.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
ACTUAL VS. PRIOR VS. BUDGET
FOR 9 PERIODS ENDING JANUARY 31, 2025

FUND: SSA#4 - CARRINGTON
DEPT: REVENUE AND EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
C-00-0-1100	PROPERTY TAXES SSA #4	0.00	0.00	44,940.91	48,501.51	45,000.00	99.8%
TOTAL REVENUES:	REVENUES	0.00	0.00	44,940.91	48,501.51	45,000.00	99.8%
FINANCE REVENUE							
C-00-6-0000	INTEREST INCOME	0.00	0.00	98.24	70.11	0.00	100.0%
TOTAL REVENUES:	FINANCE REVENUE	0.00	0.00	98.24	70.11	0.00	100.0%
EXPENSES							
C-00-3-3000	CONTRACTUAL SERVICES	0.00	0.00	20,030.00	0.00	45,000.00	44.5%
TOTAL EXPENSES:	EXPENSES	0.00	0.00	20,030.00	0.00	45,000.00	44.5%
TOTAL EXPENSES:	REVENUE AND EXPENSES	0.00	0.00	20,030.00	0.00	45,000.00	44.5%
TOTAL FUND EXPENSES		0.00	0.00	20,030.00	0.00	45,000.00	44.5%
TOTAL FUND REVENUES		0.00	0.00	45,039.15	48,571.62	45,000.00	100.0%
TOTAL FUND EXPENSES		0.00	0.00	20,030.00	0.00	45,000.00	44.5%
FUND SURPLUS (DEFICIT)		0.00	0.00	25,009.15	48,571.62	0.00	100.0%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
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FUND: SSA #6 - SPRINGHILL GATEWAY
DEPT: SSA #6 - SPRINGHILL GATEWAY

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
PROPERTY TAX REVENUE							
E-00-1-1100	PROPERTY TAXES SSA #6	0.00	0.00	132,678.67	118,402.30	131,365.00	101.0%
TOTAL REVENUES:	PROPERTY TAX REVENUE	0.00	0.00	132,678.67	118,402.30	131,365.00	101.0%
FINANCE REVENUE							
E-00-6-0000	INTEREST INCOME	1,226.96	1,550.95	12,945.72	10,800.50	10,000.00	129.4%
TOTAL REVENUES:	FINANCE REVENUE	1,226.96	1,550.95	12,945.72	10,800.50	10,000.00	129.4%
TOTAL REVENUES:	SSA #6 - SPRINGHILL GATEWAY	1,226.96	1,550.95	145,624.39	129,202.80	141,365.00	103.0%
TOTAL FUND REVENUES		1,226.96	1,550.95	145,624.39	129,202.80	141,365.00	103.0%

FUND: SSA #6 - SPRINGHILL GATEWAY
DEPT: DEBT SERVICE

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
SSA #6 BONDS							
E-14-8-1000	SSA #6 BONDS - PRINCIPAL	0.00	0.00	100,000.00	90,000.00	100,000.00	100.0%
E-14-8-2000	SSA #6 BONDS - INTEREST	0.00	0.00	31,318.87	34,669.60	31,365.00	99.8%
TOTAL EXPENSES: SSA #6 BONDS		0.00	0.00	131,318.87	124,669.60	131,365.00	99.9%
TOTAL EXPENSES: DEBT SERVICE		0.00	0.00	131,318.87	124,669.60	131,365.00	99.9%
TOTAL FUND EXPENSES		0.00	0.00	131,318.87	124,669.60	131,365.00	99.9%
TOTAL FUND REVENUES		1,226.96	1,550.95	145,624.39	129,202.80	141,365.00	103.0%
TOTAL FUND EXPENSES		0.00	0.00	131,318.87	124,669.60	131,365.00	99.9%
FUND SURPLUS (DEFICIT)		1,226.96	1,550.95	14,305.52	4,533.20	10,000.00	143.0%

VILLAGE OF WEST DUNDE
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FUND: SSA#9 -DOWNTOWN BUSINESS DIST
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
SSA REVENUES							
F-00-0-1100	PROPERTY TAXES SSA #9	0.00	0.00	35,120.88	34,689.95	34,700.00	101.2%
TOTAL REVENUES:	SSA REVENUES	0.00	0.00	35,120.88	34,689.95	34,700.00	101.2%
SSA REVENUES							
F-00-6-0000	INTEREST INCOME	0.00	0.00	76.77	50.15	0.00	100.0%
TOTAL REVENUES:	SSA REVENUES	0.00	0.00	76.77	50.15	0.00	100.0%
INTERFUND TRANSFERS - EXPENSES							
F-00-9-0200	XFER TO VFF CAP PROJ FUND 4	8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
TOTAL EXPENSES:	INTERFUND TRANSFERS - EXPENSES	8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
TOTAL EXPENSES:	REVENUES	8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
TOTAL FUND EXPENSES		8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
TOTAL FUND REVENUES		0.00	0.00	35,197.65	34,740.10	34,700.00	101.4%
TOTAL FUND EXPENSES		8,675.00	10,000.00	26,025.00	30,000.00	34,700.00	75.0%
FUND SURPLUS (DEFICIT)		(8,675.00)	(10,000.00)	9,172.65	4,740.10	0.00	100.0%

FUND: TIF #4 - RT 72/31 CORRIDOR
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
REVENUES							
G-00-0-1100	PROPERTY TAXES TIF #4	0.00	0.00	2,607,296.78	1,882,166.56	2,700,000.00	96.5%
TOTAL REVENUES:	REVENUES	0.00	0.00	2,607,296.78	1,882,166.56	2,700,000.00	96.5%
GRANT REVENUE							
G-00-2-1000	GRANT REVENUE	0.00	0.00	0.00	0.00	400,000.00	0.0%
TOTAL REVENUES:	GRANT REVENUE	0.00	0.00	0.00	0.00	400,000.00	0.0%
INTERFUND REVENUE							
G-00-3-0800	XFER FROM DEV CONT FUND 8	0.00	0.00	0.00	0.00	100,000.00	0.0%
TOTAL REVENUES:	INTERFUND REVENUE	0.00	0.00	0.00	0.00	100,000.00	0.0%
FINANCE REVENUE							
G-00-6-0000	INTEREST INCOME	0.00	0.00	5,699.35	2,720.89	4,000.00	142.4%
TOTAL REVENUES:	FINANCE REVENUE	0.00	0.00	5,699.35	2,720.89	4,000.00	142.4%
REVENUES							
G-00-8-0000	MISCELLANEOUS	0.00	0.00	1,100.00	0.00	0.00	100.0%
TOTAL REVENUES:	REVENUES	0.00	0.00	1,100.00	0.00	0.00	100.0%
TOTAL REVENUES:	REVENUES	0.00	0.00	2,614,096.13	1,884,887.45	3,204,000.00	81.5%
TOTAL FUND REVENUES		0.00	0.00	2,614,096.13	1,884,887.45	3,204,000.00	81.5%

VILLAGE OF WEST DUNDE
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FUND: TIF #4 - RT 72/31 CORRIDOR
DEPT: TRANSFERS TO OTHER FUNDS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
TRANSFERS TO OTHER FUNDS							
G-10-9-0100	XFER TO GENERAL FUND 1	63,750.00	48,750.00	191,250.00	182,442.00	255,000.00	75.0%
G-10-9-0200	XFER TO CAPITAL FUND 4	0.00	0.00	0.00	95,866.00	0.00	0.0%
G-10-9-0300	XFER TO COMM DEV FUND 5	0.00	0.00	0.00	56,768.00	0.00	0.0%
G-10-9-0400	XFER TO TIF #5 FUND H	412,003.75	0.00	1,236,011.25	0.00	1,648,015.00	75.0%
TOTAL EXPENSES:	TRANSFERS TO OTHER FUNDS	475,753.75	48,750.00	1,427,261.25	335,076.00	1,903,015.00	75.0%
TOTAL EXPENSES:	TRANSFERS TO OTHER FUNDS	475,753.75	48,750.00	1,427,261.25	335,076.00	1,903,015.00	75.0%

FUND: TIF #4 - RT 72/31 CORRIDOR
DEPT: ADMINISTRATIVE EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
ADMINISTRATIVE FEES							
G-12-3-2400	AUDIT FEE	0.00	3,600.00	3,600.00	3,600.00	3,600.00	100.0%
G-12-3-7300	LEGAL FEES	8,367.25	2,429.00	31,871.00	9,819.00	50,000.00	63.7%
TOTAL EXPENSES:	ADMINISTRATIVE FEES	8,367.25	6,029.00	35,471.00	13,419.00	53,600.00	66.1%
TOTAL EXPENSES:	ADMINISTRATIVE EXPENSES	8,367.25	6,029.00	35,471.00	13,419.00	53,600.00	66.1%

VILLAGE OF WEST DUNDE
DETAILED REVENUE & EXPENSE REPORT
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FUND: TIF #4 - RT 72/31 CORRIDOR
DEPT: EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
OPERATING EXPENDITURES							
G-29-3-3800	TIF RELATED ECONOMIC DEV INCNT	0.00	0.00	0.00	0.00	0.00	0.0%
G-29-3-4000	ANNUAL PAYMENT TO CUSD 300	0.00	0.00	77,965.58	78,207.54	80,000.00	97.4%
G-29-3-4001	ANNUAL PAYMENT TO LIBRARY	0.00	0.00	23,978.18	0.00	25,000.00	95.9%
TOTAL EXPENSES:	OPERATING EXPENDITURES	0.00	0.00	101,943.76	78,207.54	105,000.00	97.0%
TOTAL EXPENSES:	EXPENSES	0.00	0.00	101,943.76	78,207.54	105,000.00	97.0%

FUND: TIF #4 - RT 72/31 CORRIDOR
DEPT: CONSTRUCTION ACTIVITIES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
INCENTIVE PAYMENTS							
G-31-4-2500	ECONOMIC INCENTIVES	0.00	0.00	5,959.47	54,040.53	150,000.00	3.9%
G-31-4-2501	NELSON MEMORY CARE	0.00	0.00	244,742.92	126,684.45	252,000.00	97.1%
G-31-4-2502	200 WASHINGTON STREET	0.00	0.00	0.00	0.00	5,500.00	0.0%
G-31-4-2503	TRANSWESTERN	148,451.93	0.00	148,451.93	0.00	204,000.00	72.7%
G-31-4-2504	120 W MAIN STREET	0.00	50,000.00	100,000.00	50,000.00	0.00	-100.0%
TOTAL EXPENSES:	INCENTIVE PAYMENTS	148,451.93	50,000.00	499,154.32	230,724.98	611,500.00	81.6%
CAPITAL PROJECTS							
G-31-5-2502	DOWNTOWN REDEV PHASES II & III	0.00	0.00	0.00	849,285.67	0.00	0.0%
G-31-5-2504	PSC #1 EVAL AND IMPROVEMENTS	2,440.00	0.00	14,640.00	6,440.00	25,000.00	58.5%
G-31-5-2505	VILLAGE HALL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.0%
G-31-5-2508	ROUTE 31 MEDIAN	0.00	4,920.00	36,827.50	42,692.50	0.00	-100.0%
G-31-5-2509	CANTERFIELD PARK	179,807.40	0.00	921,804.18	117,505.66	800,000.00	115.2%
G-31-5-2510	108/110 MAIN STREET	0.00	0.00	476,431.32	0.00	0.00	-100.0%
G-31-5-2511	DOWNTOWN UTILITIES	0.00	0.00	11,863.50	0.00	408,850.00	2.9%
TOTAL EXPENSES:	CAPITAL PROJECTS	182,247.40	4,920.00	1,461,566.50	1,015,923.83	1,233,850.00	118.4%
TOTAL EXPENSES:	CONSTRUCTION ACTIVITIES	330,699.33	54,920.00	1,960,720.82	1,246,648.81	1,845,350.00	106.2%
TOTAL FUND EXPENSES		814,820.33	109,699.00	3,525,396.83	1,673,351.35	3,906,965.00	90.2%
TOTAL FUND REVENUES		0.00	0.00	2,614,096.13	1,884,887.45	3,204,000.00	81.5%
TOTAL FUND EXPENSES		814,820.33	109,699.00	3,525,396.83	1,673,351.35	3,906,965.00	90.2%
FUND SURPLUS (DEFICIT)		(814,820.33)	(109,699.00)	(911,300.70)	211,536.10	(702,965.00)	129.6%

FUND: TIF #5 - SHM REDEVELOPMNT AREA
DEPT: REVENUES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
--- UNDEFINED CODE ---							
H-00-0-0100	DNU - PROPERTY TAXES TIF #5	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES: --- UNDEFINED CODE ---		0.00	0.00	0.00	0.00	0.00	0.0%
REVENUES							
H-00-1-1000	PROPERTY TAXES TIF #5	0.00	0.00	82,712.03	0.00	100,000.00	82.7%
H-00-1-2000	BOND PROCEEDS 2024 G.O.	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL REVENUES: REVENUES		0.00	0.00	82,712.03	0.00	100,000.00	82.7%
INTERFUND TRANSFERS - REVENUES							
H-00-3-0100	XFER FROM TIF #4 FUND G	412,003.75	0.00	1,236,011.25	0.00	1,648,015.00	75.0%
TOTAL REVENUES: INTERFUND TRANSFERS - REVENUES		412,003.75	0.00	1,236,011.25	0.00	1,648,015.00	75.0%
FINANCE REVENUE							
H-00-6-0000	INTEREST INCOME	29,969.61	0.00	324,563.77	0.00	500,000.00	64.9%
TOTAL REVENUES: FINANCE REVENUE		29,969.61	0.00	324,563.77	0.00	500,000.00	64.9%
TOTAL REVENUES: REVENUES		441,973.36	0.00	1,643,287.05	0.00	2,248,015.00	73.0%
TOTAL FUND REVENUES		441,973.36	0.00	1,643,287.05	0.00	2,248,015.00	73.0%

VILLAGE OF WEST DUNDE
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FUND: TIF #5 - SHM REDEVELOPMNT AREA
DEPT: ADMINISTRATIVE EXPENSES

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
ADMINISTRATIVE FEES							
H-12-3-2400	AUDIT FEE	0.00	0.00	2,000.00	0.00	2,000.00	100.0%
H-12-3-3000	CONTRACTUAL EXPENSES	5,224.57	9,720.00	57,448.53	58,719.20	0.00	-100.0%
H-12-3-7300	LEGAL FEES	4,329.00	1,903.50	18,748.75	52,953.42	75,000.00	24.9%
H-12-3-7400	LOAN FEES	0.00	0.00	0.00	3,000.00	0.00	0.0%
H-12-3-7425	ISSUANCE COSTS-BOND 2024 G.O.	0.00	0.00	0.00	0.00	0.00	0.0%
H-12-3-7450	INTEREST-FAB	0.00	13,637.27	0.00	35,854.73	0.00	0.0%
H-12-3-7500	PRINCIPAL-BOND 2024 G.O.	0.00	0.00	745,000.00	0.00	745,000.00	100.0%
H-12-3-7550	INTEREST-BOND 2024 G.O.	0.00	0.00	903,015.33	0.00	903,015.00	100.0%
TOTAL EXPENSES:	ADMINISTRATIVE FEES	9,553.57	25,260.77	1,726,212.61	150,527.35	1,725,015.00	100.0%
TOTAL EXPENSES:	ADMINISTRATIVE EXPENSES	9,553.57	25,260.77	1,726,212.61	150,527.35	1,725,015.00	100.0%

VILLAGE OF WEST DUNDE
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FUND: TIF #5 - SHM REDEVELOPMNT AREA
DEPT: DEVELOPMENT PROJECTS

ACCOUNT NUMBER	DESCRIPTION	JANUARY ACTUAL	PRIOR YEAR-MONTH ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	PRIOR YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	PERCENT USED
SEARS							
H-31-4-2000	SEARS-BUILDING	0.00	0.00	0.00	2,000,000.00	0.00	0.0%
H-31-4-2100	SEARS-REAL ESTATE TAX	0.00	0.00	55,478.42	(52,458.29)	52,458.00	105.7%
H-31-4-2200	SEARS-MAINTENANCE	0.00	(575.34)	0.00	0.00	0.00	0.0%
H-31-4-2210	SEARS-UTILITIES	0.00	(7,209.65)	0.00	0.00	0.00	0.0%
H-31-4-2300	SEARS-CLOSING FEES	0.00	0.00	0.00	1,517.00	0.00	0.0%
TOTAL EXPENSES:	SEARS	0.00	(7,784.99)	55,478.42	1,949,058.71	52,458.00	105.7%
MACY'S							
H-31-5-2000	MACY'S-BUILDING	0.00	0.00	0.00	1,125,000.00	0.00	0.0%
H-31-5-2100	MACY'S-REAL ESTATE TAX	0.00	0.00	34,226.04	(32,243.60)	32,243.00	106.1%
H-31-5-2200	MACY'S-MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.0%
H-31-5-2210	MACY'S-UTILITIES	0.00	0.00	0.00	0.00	0.00	0.0%
H-31-5-2300	MACY'S-CLOSING FEES	0.00	0.00	0.00	2,063.69	0.00	0.0%
TOTAL EXPENSES:	MACY'S	0.00	0.00	34,226.04	1,094,820.09	32,243.00	106.1%
MALL							
H-31-6-2000	MALL-BUILDING	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.0%
H-31-6-2100	MALL-REAL ESTATE TAX	0.00	0.00	226,544.58	0.00	0.00	-100.0%
H-31-6-2300	MALL-CLOSING FEES	0.00	0.00	0.00	0.00	0.00	0.0%
H-31-6-3000	MALL-DEMOLITION	0.00	0.00	145,761.71	0.00	10,000,000.00	1.4%
TOTAL EXPENSES:	MALL	0.00	1,000,000.00	372,306.29	1,000,000.00	10,000,000.00	3.7%
TOTAL EXPENSES:	DEVELOPMENT PROJECTS	0.00	992,215.01	462,010.75	4,043,878.80	10,084,701.00	4.5%
TOTAL FUND EXPENSES		9,553.57	1,017,475.78	2,188,223.36	4,194,406.15	11,809,716.00	18.5%
TOTAL FUND REVENUES		441,973.36	0.00	1,643,287.05	0.00	2,248,015.00	73.0%
TOTAL FUND EXPENSES		9,553.57	1,017,475.78	2,188,223.36	4,194,406.15	11,809,716.00	18.5%
FUND SURPLUS (DEFICIT)		432,419.79	(1,017,475.78)	(544,936.31)	(4,194,406.15)	(9,561,701.00)	5.6%