Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
January 23, 2023 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

- III.A Art & Culture Commission Facility Update and Discussion of Commission Request
- III.B A Discussion of Case 2021-04 Mary Ellen Woods
- III.C Special Event Detail Reimbursement Discussion

IV. Unfinished Business

V. New Business

VI. Audience Participation

VII. Executive Session Discussion Under Chapter 5 ILCS 120

VIII. Adjourn

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Art & Culture Commission Facility Update and Discussion of Commission Request
DATE: January 23, 2023

SUMMARY/BACKGROUND
The Village's Art & Culture Commission has been actively looking for a new headquarters for their operations. They have asked for an opportunity to meet with the Village Board at a Committee of the Whole Meeting to give an update on their efforts and also request assistance

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
The item is up for discussion

BOARD ACTION REQUESTED
The item is up for discussion

ATTACHMENTS

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: A Discussion of Case 2021-04 Mary Ellen Woods
DATE: January 23, 2023

SUMMARY/BACKGROUND

Phil Cullen, of PC Realty, Inc., acting on behalf of the property owner, Amy Ellen Group LLC, is requesting rezoning to the R-5A Residential Zoning District from R-4 Residential Zoning District and Final Plat of Subdivision approval. The purpose of the request is to allow for the construction of 9 detached single-family homes on the vacant 5.208-acre lot on the northwest corner of Walter & Roberta Streets. R-5A allows for reduced lot sizes compared to R-4 (10,000 SF minimum versus 12,500 SF minimum), reduced lot widths compared to R-4 (75-foot lot width minimums versus 90-foot lot width minimums) and reduced side yard setbacks compared to R-4 (10-foot side yard setbacks versus 15-foot side yard setbacks). The rezoning to R-5A will allow for more detached single-family home lots to be developed on the 5.208-acre property than in the Village's R-4 district.

The proposed Mary Ellen Woods is surrounded by existing residential homes zoned mostly R-4 but R-4A only to the east, with varying lot sizes, lot widths and developed at different times. If rezoned to R-5A, the 9 new homes and lots will meet the bulk and lot standards of the R-5A district and all other UDO requirements. The onsite stormwater detention and portions of the woodlands will be maintained by the HOA, as clearly indicated on the plat.

The proposed rezoning and final plat of subdivision for Mary Ellen Woods was first discussed via Zoom with the Planning & Zoning Commission (PZC) at a public hearing held on May 5, 2021 and at the Committee of the Whole (COW) on May 17, 2021. At that time, the PZC voted (7-0) to recommend approval of the rezoning with the final plat of subdivision for Mary Ellen Woods with a condition to resolve outstanding comments from the Village Engineer, Ecologist, Arborist and Planner. Eight members of the public spoke at this hearing with the primary concerns of:

- Displaced wildlife
- Density with duplexes or townhomes
- impacts on adjacent properties regarding utility extension.
- Stormwater and flooding

Following the first PZC and COW meetings in 2021, the applicant and his engineer worked with MWRD and the Army Core of Engineers (ACOE) to agree upon a stormwater management plan for the subdivision. This was a lengthy process that ultimately modified the engineering plans as first reviewed in 2021. Due to the subdivision requesting Final Plat approval rather than a Preliminary Plat approval, final engineering plans were necessary in order for the rezoning and final plat to obtain approval. The UDO allows for an applicant to skip preliminary and go straight to final, but it can often lead to delays in entitlement due to

complications with outside jurisdictions. The lapse in time from the initial public hearing for the rezoning in 2021 requires a new public hearing per the UDO and this was held on January 11, 2023. The PZC voted (4-0) to recommend approval of Case 2021-04 Mary Ellen Woods with two conditions at the January 11, 2023 hearing:

1. Remediate outstanding comments from Village Engineer regarding final plat and final engineering prior to Village Board approval.
2. Work with neighbor at 1090 Walter Street to finalize construction and restoration plan for sanitary sewer line extension.

At this time, the Village Engineer is satisfied with the final engineering plans and final plat pending any modifications that may result from the discussion at this meeting.

ANALYSIS

Comprehensive Plan

The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property as Infill Residential (INF). The proposal satisfactorily meets the goals and objectives of the future land use in the Comprehensive Plan.

Planning & Zoning Commission (PZC) Meeting

The rezoning to R-5A from R-4 and final plat of subdivision was presented at the January 11, 2023 PZC drawing similar resident concerns as discussed at the first public hearing:

- Verify no duplexes or townhomes
- Stormwater and flooding
- Adjacent neighbor's front yard restored following utility extension
- Flow of water damaging neighbor's driveway bridge at 1100 Hermes
- Exposure of high-pressure gas line

The draft PZC minutes from January 11, 2023 are provided in Attachment 2 and the previous PZC minutes from the first public hearing in May 2021 are embedded in Attachment 1. The issue not discussed at the PZC meeting are the concerns indicated in Mr. Cullen's letter to George Schafer with supporting documents provided in Attachment 5. In summary, Mr. Cullen believes that he should be reimbursed by the Village for the sanitary sewer extension that must be performed for the purpose of 9-home Mary Ellen Woods development. He must connect to the existing sewer that is in the middle of the adjacent property's front yard located at 1090 Walter Street, extending the sewer line approximately 90-feet to the Mary Ellen Woods development. Through his research, he believes the Village should have required the extension of the sewer to the edge of Mary Ellen Woods property when the sewer line went in nearly 20 years ago. The cost for reimbursement is approximately $25,000 for this sewer line run. It requires directional boring under the West Shore pipeline also on the 1090 Walter property.

The sewer connection on the 1090 Walter property (currently owned by David and Ashley Johnson) will disturb their entrance landscaping, decorative stone knee wall and front yard. There are two trees near the connection (a Maple and Gingko) that should be protected as well during the process. While most of this disruption will happen within the public utility easement, staff had requested the developer restore this disturbance once the sewer extension work was completed. Mr. Cullen states that the cost to restore the landscaping, decorative knee wall and tree protection should be placed on the homeowners. He has

obtained a retaining wall waiver that was recorded in 2006 and signed by the previous homeowner of 1090 Walter Street, Eric Johnson. To be clear, David and Ashley are in no relation to previous Johnson's; the same last name is coincidental. This is further detailed in David and Ashley Johnson's submittal and rebuttal dated 1/23/2023 and provided in Attachment 6. The Johnson's have obtained a quote for restoration that is approximately $9,800.

Lastly, Mr. Cullen is requesting the Village obtain a contract and monitor the work in order to lift a portion of the existing sidewalk along Walter Street. The sidewalk was installed along west side of Walter Street between the years of 1998-2003, prior to the 2 lot Johnson Subdivision that includes 1090 Walter Street. When the sidewalk was installed, it connected the 11-home Firerock Farm development south to Roberta Street. The sidewalk was installed adjacent to the curb instead of allowing for a traditional parkway for reasons unknown. The Village Engineer does not agree with raising the sidewalk rather the failing areas should be replaced. It is over 20 years old and replacement will provide a longer shelf life. The Village's UDO requires parkway trees and sidewalks within all residential developments and is allowing the use of the existing Walter Street sidewalk to meet this specific code, saving Mr. Cullen the expense of installing a sidewalk in front of Lot 7, Lot 8 and Lot 9 of Mary Ellen Woods. The developer of this subdivision should be expected to make the necessary repairs to an existing 20-year sidewalk or provide a full replacement. A full replacement of the sidewalk along Walter Street then could allow for a traditional parkway with trees and space between the sidewalk and curb, as built in all recent residential developments.

In summary, Mr. Cullen is asking for reimbursement from the Village to run the sewer line (approximate cost of $25,000), the Johnsons at 1090 Walter to restore their property following the sewer extension (approx. $9,800) and reimbursement to raise a portion of the sidewalk near the corner of Walter and Roberta (approx. $2,000).

The David and Ashley Johnson Family currently residing at 1090 Walter Road has provided their own background and research on the topic of the sewer line extension restoration and associated documents. While in favor of the proposed 9-lot Mary Ellen Woods subdivision, they do not agree with Mr. Cullen that they are responsible for the restoration of the damage to their landscaping and knee wall during the sewer line extension and connection. They have submitted this evidence in a narrative provided in Attachment 6. The Johnsons are looking for confirmation from the Village and Mr. Cullen that the landscaping, knee wall and sidewalk on their property and in the path of the sewer extension will be restored following the construction but not at their cost. They do not agree with the interpretation of the retaining wall waiver that Mr. Cullen has provided and described. Thier full request, counterstatement and information is in their narrative.

Staff is recommending a resolution to this conflict be obtained prior to vote on the rezoning and final plat for Mary Ellen Woods. Staff does not agree with Mr. Cullen's request to be reimbursed for known and expected development costs to run a 90-foot sewer extension for the purpose of profiting on a 9-lot residential development. It is in kind to restore any damage that this extension may cause. Lastly, repairing a 20-year-old sidewalk that is allowing the developer to not bear the cost of the UDO's regulation to provide a sidewalk along Walter Street is fair to expect.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff is recommending discussion of the item.

BOARD ACTION REQUESTED
Discussion of the item.

ATTACHMENTS
Attachment 1 - PZC Staff Memo and Analysis with Attachments January 11, 2023
Attachment 2 - Draft PZC Minutes from January 11, 2023 Public Hearing
Attachment 3 - Applicant Submittal with Responses, Final Engineering, Plat and Declarations
Attachment 4 - Final Plat of Subdivision
Attachment 5 - Applicant Phil Cullen Letter to George Schafer with Documentation for Reimbursement
Attachment 6 - 1090 Walter Street David & Ashley Johnson Counterstatement With Documents

STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Economic & Community Development Director

CASE NUMBER & NAME
2021-04 Mary Ellen Woods Rezoning & Subdivision

APPLICANT / ACTING ON BEHALF OF OWNER
PC Realty, Inc. / Philip J Cullen

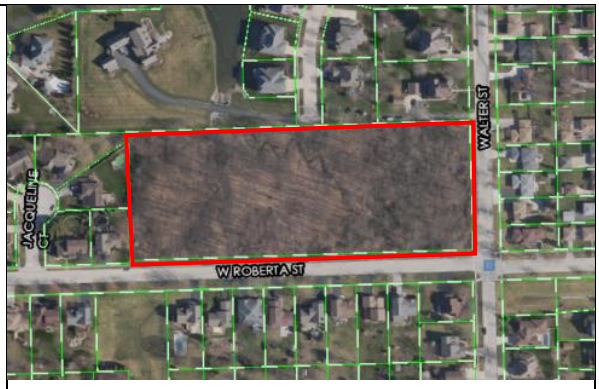
DATE
January 11, 2023

PROPERTY ADDRESS/LOCATION
3 W. Roberta Street
PIN: 22-29-300-009-0000

BRIEF SUMMARY OF REQUEST

Phil Cullen, of PC Realty, Inc., acting on behalf of the owner, Amy Ellen Group LLC, for property located at 3 W. Roberta Street, requesting rezoning to the R-5A Single-Family Detached and Attached Residential District with Final Subdivision Plat approval. The purpose of the request is to allow for the construction of a 9-unit single-family detached housing development on the vacant infill lot.

If the subject property is rezoned to R-5A, the new homes and lots will meet the lot and bulk standards of the district and other UDO requirements such as landscaping and tree preservation, residential design and subdivision standards. The sidewalk will be extended on Roberta with onsite stormwater detention and a portion of the woodlands preserved in a conservation easement to be maintained by an HOA.



Map source: Cook County GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-4, Single-Family Detached District	Vacant wooded lot	**North**: R-4 / Existing single-family homes **South:** R-4 / Existing single-family homes **East:** R-4A / Existing Single-family homes **West:** R-4 / Existing single-family homes	Rezoning and Final Plat Approval of 9-Lot Detached Single-Family Subdivision	5.208 acres

PROPERTY HISTORY

The subject property consists of approximately 5.208 acres of vacant woodlands and is located at 3 W Roberta Street on the northwest corner of Roberta and Walter. The property is currently zoned R-4 and surrounded by existing residential homes with varying lot sizes and lot widths. A sidewalk exists along Walter Street on the eastern edge of the subject property. The Walter and Roberta intersection is a 4-way stop with some of the pavement marked with crosswalks.

The proposed rezoning and subdivision held a public hearing at the PZC on May 5, 2021 and was discussed at the Committee of the Whole (COW) meeting on May 17, 2021. The PZC voted (7-0) to recommend approval of the rezoning and subdivision with comment to resolve outstanding comments from the Village Engineer, Village Ecologist, Village Arborist and Consulting Planner. Eight members from the public spoke at the public hearing with testimony found in the Attachments. Their primary concerns were:

- Concern for displaced wildlife
- Duplexes, townhomes and density
- Impacts on adjacent properties regarding utility extension
- Stormwater and flooding

Following these meetings, the applicant and his engineer worked with MWRD and the Army Core of Engineers (ACOE) to agree upon a stormwater management plan for the subdivision. This was a lengthy process that ultimately ended up modifying the proposed engineering first reviewed in 2021. Since the subdivision came through as a final plat rather than a preliminary plat, final engineering is required to be reviewed and approved prior to final plat approval. Once the applicant received MWRD and ACOE approval in September 2022, the engineering was submitted to the Village for review.

Due to the lapse in time from the initial public hearing for the rezoning in 2021, the proposal is required to hold another public hearing for the rezoning according to the Village's Unified Development Ordinance (UDO). The proposal was prepared to go before the Committee of the Whole on 12/19/22, but withdrawn, and the summary for that meeting is found in the Attachments.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Infill Residential (INF).	The proposal is compatible with the aspects of the UDO if rezoned to R-5A and the purpose of the R-5A Zoning District.

STAFF RECOMMENDATION: **APPROVE** **APPROVE WITH CONDITIONS** **DENY**

RECOMMENDED CONDITIONS:

1. Remediate all comments regarding Final Plat and Final Engineering prior to Village Board approval.
2. Work with neighbor at 1090 Walter to finalize construction and restoration plan for sanitary sewer line extension.

ATTACHMENTS

1. Final Plat of Subdivision
2. Final Engineering Plans
3. PZC Minutes from 5/2021
4. COW Memo with Attachments drafted for 12/19/22
5. Comments and Correspondence

Attachment 1

Final Plat of Subdivision

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS



NORTH

LOCATION MAP
N.T.S.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

SEND ALL FUTURE TAX BILLS TO:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

COMMON ADDRESS
LOT 23 : 3 W. ROBERTA STREET, LEMONT, IL. 60439

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90

SCALE: 1" = 30'

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

LEGAL DESCRIPTION :
THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

GENERAL NOTES :
1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

LOT 5
22-29-326-005

LOT 24
22-29-300-017
EXISTING R-4 ZONING

HERMES AVE. (60.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET (60.00' R.O.W.)

F.I.P. 0.17' N, 3.00' E

60.00 125.00 210.00 33.00

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

776.94' (MEAS.)

F.I.P. 1.84' N

LOT 8
22-29-316-008

LOT 9
22-29-316-009

N 01° 32' 02" W 325.00' (REC. & MEAS.)

WEST LINE OF THE EAST 810.0 FEET 292.00' (MEAS.)

EXISTING R-4 ZONING

LOT 11
22-29-316-011

S 01° 32' 02" E 292.17' (MEAS.)

EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00' (REC. & MEAS.)

EXISTING R4A ZONING

LOT 23
VACANT
226,868.44 S.F. / 5.208 ACRES (NET)
22-29-300-009

GROSS PROPERTY AREA=263,250.00 SQ. FT. OR 6.043 ACRES (REC.)
263,235.80 SQ. FT. OR 6.043 ACRES (MEAS.)

ROBERTA ST. & WALTER ST. R.O.W. DEDICATION=36,367.33 SQ. FT. OR 0.834 ACRES (MEAS.)

NET PROPERTY AREA=226,868.47 SQ. FT. OR 5.208 ACRES

DEDICATED PER DOC. NO. 97461204

1

N 88° 13' 20" E 776.94' (MEAS.)

33.00

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

33.00

NORTH LINE OF ROBERTA STREET

F.I.P. 0.43' S

DEDICATED PER DOC. NO. 24908069 (33.00' WIDE)

33.00

℄ ROBERTA STREET

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

5.94

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

FND. CROSS
0.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26

ALPINE ESTATES

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW	12-16-22	D.J.	⚠ PER REVIEW

DRAWN BY:	DJ	DATE: 01-01-21
CHECKED BY:	WDJ	DATE: 01-01-21
APPROVED BY:	WDJ	DATE: 01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
EXISTING CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 30'
DATE:	01-01-21
JOB NO:	0000
SHEET	1 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

DATA :
TOTAL SITE AREA: 217,192.51 S.F. / 4.986 ACRES
AREA TO BE DEVELOPED (LOTS 1 THRU 9) - 92,297.26 S.F. - 43.73%
AREA TO BE LEFT UNDEVELOPED - 134,522.71 S.F. - 56.27 %

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90

SCALE: 1" = 30'

PROPOSED SITE DATA :
SITE : 226,868.47 S.F. / 5.208 ACRES

PROPOSED IMPERVIOUS
SINGLE FAMILY HOMES : 23,000.00 S.F.
CONC. DRIVES & SIDEWALK : 5,100.00 S.F.
CONCRETE PATIO'S : 2,025.00 S.F.
TOTAL PROPOSED IMPERVIOUS : 30,125.00 S.F.

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

PROPOSED R-5A ZONING

	VILLAGE OF LEMONT ORDINANCE	PROPOSED
MINIMUM LOT SIZE (IN SQUARE FEET)	10,000	10,020
MINIMUM LOT WIDTH (IN FEET)	75	78
MINIMUM FRONT YARD SETBACK (IN FEET)	25	25
MINIMUM SIDE YARD SETBACK (IN FEET)	10	10
MINIMUM CORNER SIDE YARD SETBACK (IN FEET)	25	25
MINIMUM REAR YARD SETBACK (IN FEET)	30	30
MAXIMUM BLDG. HEIGHT (IN FEET)	37	37
MAXIMUM LOT COVERAGE (PERCENT)	65	65

PROJECT DATA :
GROSS AREA: 263,235.80 SQ. FT. OR 6.043 ACRES (REC.)
R.O.W. DEDICATION FOR WALTER ST. & ROBERTA ST. : 36,367.33 SQ. FT. OR 0.834 ACRES
NET AREA (AFTER R.O.W. DEDICATION) : 226,868.47 SQ. FT. OR 5.208 ACRES
RESIDENTIAL LOTS : 92,299.48 SQ. FT. OR 2.118 ACRES
LOT 10 : 134,557.82 SQ. FT. OR 3.090 ACRES

LOT 5
22-29-326-005
F.I.P.

HERMES AVE.
(60.00' R.O.W.)

LOT 24
22-29-300-017
EXISTING R-4 ZONING

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET
(60.00' R.O.W.)

F.I.P. 1.84' N

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)

N 88° 13' 20" E 646.94'

60.00

125.00

F.I.P. 0.13' N

210.00

F.I.P. 0.17' N, 3.00' E

33.00

LOT 8
22-29-316-008

LOT 9
22-29-316-009

10' P.U.D.E.

N 01° 32' 02" W 161.94' (MEAS.)

N 01° 32' 02" W 325.00' (REC. & MEAS.)

OUTLOT 10
(TO BE DEEDED TO THE HOA)
134,557.83 S.F. / 3.090 ACRES

N 88° 13' 20" E 130.00'
7.5' P.U. & D.E.
10' S.B.L.
10' P.U. & D.E.
30' S.B.L.
25' S.B.L.
S 01° 32' 02" E 78.00'

LOT 9
10,140.00 S.F.

LOT 8
10,140.00 S.F.

LOT 7
10,020.10 S.F.

S 01° 32' 02" E 292.17' (MEAS.)

EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00' (REC. & MEAS.)

EXISTING R-4 ZONING

S 01° 32' 02" E 84.00'

S 01° 32' 02" E 39.00'

N 45° 16' 30" W 60.08'

N 88° 13' 20" E 90.00'

DEDICATED PER DOC. NO. 97461204

SUBDIVISION ENTRY SIGN EASEMENT 8.00' x 8.00'

S 01° 32' 02" E 51.96'

1.00

N 88° 13' 20" E 292.75'

N 88° 13' 20" E 439.50'

N 88° 13' 20" E 83.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 44.50'
N 46° 16' 30" W 64.56'
10' P.U. & D.E.
30' S.B.L.
10' S.B.L.
7.5' P.U. & D.E.
15' S.B.L.
25' S.B.L.
LOT 1 10,790 S.F.
LOT 2 10,140 S.F.
LOT 3 10,140 S.F.
LOT 4 10,140 S.F.
LOT 5 10,140 S.F.
LOT 6 10,653.00 S.F.
130.00' N 01° 32' 02" W
N 01° 32' 02" W 84.00'
N 88° 13' 20" E 776.94' (MEAS.)

F.I.P. 0.44' S
F.I.P. 0.43' S

NORTH LINE OF ROBERTA STREET

DEDICATED PER DOC. NO. 24908069 (33.00' WIDE)

33.00

ROBERTA STREET

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

DEDICATED PER DOC. NO. 24908071 (33.00' WIDE)

33.00

1.96'

FND. CROSS 3.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA

LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26

ALPINE ESTATES

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
PROPOSED CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 01-01-21
JOB NO: 0000
SHEET 2 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

RESERVED FOR : COOK COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ DO HEREBY CERTIFY THAT _____ ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND SUCH OWNER(S) HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OF PRIVATE UTILITY EASEMENTS AS STATES AND SHOWN ON THIS PLAT; AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS EFFECTING THE LAND DESCRIBED AND SHOWN ON THIS FINAL PLAT.

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE , _____THE UNDERSIGNED AS OWNER OF THE PROPERTY KNOWN AS MARY ELLEN WOODS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT 113A HIGH SCHOOL DISTRICT 210 JUNIOR COLLEGE DISTRICT 525

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S & SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AND THAT THE SAID INDIVIDUALS WHEARER AND VOLUNTARILY SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT DELIVERED SAID INSTRUMENT AS FREE AND ACKNOWLEDGE THAT THEY ARE THE CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, OWNERS, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, A.D., 20____.

NOTARY PUBLIC _____ AFFIX SEAL:

PRINTED NAME _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

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

VILLAGE PRESIDENT: _____

ATTEST:

VILLAGE CLERK: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE TREASURER: _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN REILLYS MEADOW SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVE JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE ENGINEER: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR OF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC ARES , OR DRAINS WHICH THE OWNER 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 THIS SUBDIVISION.

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

OWNER / ENGINEER: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-002971, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT RELATIVE TO PLATS AND SUBDIVISIONS COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON REBAR $\frac{3}{4}$" X 24' WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT AND BEND POINTS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF FINAL GRADING , AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0588J, EFFECTIVE DATE AUGUST 19, 2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSE OF RECORDING THIS PLAT.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 687 DEGREES FAHRENHEIT. ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT SANDWICH, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____

WARREN D. JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002974
LICENSE EXPIRES NOVEMBER 30, 2022

WARREN D. JOHNSON 035-002971 PROFESSIONAL LAND SURVEYOR SANDWICH, IL STATE OF ILLINOIS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED 'PUBLIC UTILITY AND DRAINAGE EASEMENT' AND THOSE AREAS DESIGNATED 'PU & DE' ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR CORPORATION/NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER! ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

DRAINAGE AND STORMWATER DETENTION EASEMENT

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LEMONT EASEMENTS IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS 'DRAINAGE AND STORMWATER DETENTION EASEMENT' OR 'D.E.' FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDED OR DIMINISH STORMWATER DRAINAGE OF DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK,COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

1 THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK. THE DRAINAGE AND STORM SEWER MAINTENANCE AND OWNERSHIP OF LOT 10 SHALL BE THE RESPONSIBILITY OF THE HOA. 1

SUBDIVISION ENTRY SIGN EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED FOR A SUBDIVISION ENTRY SIGN EASEMENT FOR THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE OF LEMONT (THE 'VILLAGE') AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER, THROUGH, AND ALONG ALL AREAS MARKED 'SUBDIVISION ENTRY SIGN EASEMENT' ON THE PLAT. SAID EASEMENT SHALL BE FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, INSPECT, TRIM, CUT DOWN, REMOVE, AND MAINTAIN, A SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO AS MAY BE DETERMINED NECESSARY BY THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND IN A MANNER CONSISTENT WITH PLANS TENDERED TO AND APPROVED BY THE VILLAGE. NO ALTERATION, PERMANENT STRUCTURES, LANDSCAPING, GRADING, OR APPURTENANCES THEREIN SHALL BE ALLOWED IN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE.

THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) SHALL MAINTAIN THE SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) FAILS TO PROPERLY MAINTAIN THIS EASEMENT, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) , HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SUBDIVISION ENTRY SIGN AND ITS APPURTENANT STRUCTURES AND LANDSCAPING. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) .

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

REVISIONS:

DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW
09-07-21	D.J.	PER REVIEW
03-25-22	D.J.	PER REVIEW
11-21-22	D.J.	PER REVIEW
12-16-22	D.J.	1 PER REVIEW

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-01-21
JOB NO:	0000
SHEET	3 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

RESERVED FOR : COOK COUNTY RECORDER

WETLAND AND STORMWATER MANAGEMENT DEED RESTRICTION
MARY ELLEN WOODS DEVELOPMENT, LEMONT, IL

WHEREAS, The Mary Ellen Woods Owners Association, hereinafter called the Owner, is the owner in fee simple of certain real property, hereinafter called 'Restricted Property', which is legally described as follows:

Legal boundaries to be updated upon final platting. Restricted property is limited to wooded open space, wetlands and Waters of the U.S., Naturalize Stormwater Best Management Practices (BMPs), and all associated buffers, within OUTLOT A of the Mary Ellen Woods Development as identified on Restoration and Enhancement Plan (prepared by Gary R Weber Associates).

WHEREAS, the Restricted Property contains Waters of the United States under the regulatory jurisdiction of the Chicago District of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344) and;

WHEREAS, the Owner is the beneficiary of a Corps of Engineers permit number LRC-2020-403 ('Permit') attached hereto as Exhibit A, to place fill in wetlands contained on the Restricted Property, to create restored wetland area on the Restricted Property, and to install naturalized stormwater BMPs on the Restricted Property, in accordance with plans which form a part of the Permit and;

WHEREAS, the Restoration Plan, herein called the Plan, provides all specifications for construction of the created/preserved/enhanced wetland areas, naturalized stormwater BMPs, and preserved woodland within the limits of OULOT A of the Property;

WHEREAS, in consideration for the Owner to comply with the USACE Regional Permit Program, the Owner will preserve/create/enhance wetlands, WOUS, and associated buffers, provide naturalized stormwater BMPs, and preserve open space woodland within the above restricted areas and dedicate the Restricted Property for the perpetual use as a conservancy area in accordance with the terms and conditions of this document, the Permit, and the Real Property Conservation Rights Act, 765 ILCS 120, or other applicable Illinois law;

WHEREAS, a permit to place fill in wetlands contained on the Restricted Property would not have been granted but for the dedication of the Restricted Property for conservation purposes and naturalized stormwater BMPs provided, and the Owner specifically acknowledges as fact that said permit is issued in consideration for the execution and recording of this document and compliance with the covenants and deed restrictions herein;

WHEREAS, the Owner acknowledges that these land use restrictions and other terms of this deed restriction may only be changed, modified, amended or revoked upon express written approval for the change, modification, amendment or revocation of this deed restriction from the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois with such amendment, modification, or revocation instrument;

NOW THEREFORE, the Grantor, for and in consideration of the facts recited above enters into the following covenants and deed restrictions on behalf of himself/herself, his/her heirs and assigns:

1. These land use restrictions and other terms of these deed restrictions and covenants may be changed, modified or revoked only upon express written approval of the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois;

2. The U. S. Army Corps of Engineers will have the right to enforce by proceedings in law or equity the covenants and deed restrictions set out herein and this right shall not be waived by one or more incidents of failure to enforce said right;

3. Employees of the U. S. Army Corps of Engineers will have the right to view the Restricted Property in its natural, scenic, and open condition and the right to enter Restricted Property at all reasonable times for the purpose of inspecting Restricted Property to determine if the Grantor, or his heirs or assigns, is complying with the covenants and deed restrictions herein;

4. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no dredged or fill material placed on Restricted Property except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403

5. The naturalized stormwater BMPs shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan

6. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no commercial, industrial, agricultural, residential developments, buildings, or structures, including but not limited to: signs, billboards, other advertising material, or other structures placed on Restricted Property;

7. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no removal or destruction of trees or plants, mowing, draining, plowing, mining, removal of topsoil, sand, rock, gravel, minerals or other material except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403 and the associated special conditions;

8. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no operation of snowmobiles, dunebuggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles, except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403;

9. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no application of insecticides or herbicides except as specified by U. S. Army Corps of Engineers permit number [Permit Number];

10. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no hunting or trapping on the Restricted Property;

11. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no utility lines placed overhead or within the Restricted Property, including but not limited to: telephone or other communication lines, electrical, gas, water or sewer. Existing lines may remain, but any maintenance work requiring intrusion into the Restricted Property shall require prior authorization by the U.S. Army Corps of Engineers;

12. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no modifications to the hydrology of the Restricted Property, either directly or indirectly, that would allow more water onto, or that would drain water away from, the Restricted Property. Such prohibited modifications include, but are not limited to: ditching, changes to any water control structures, repairing of drainage tiles, or alterations to any naturally occurring structures;

13. The Owner shall provide adequate long-term maintenance and continuation of the wetlands, and naturalized stormwater control measures as described in the Approved Plan and/or plat to ensure the facility continues to operate in accordance with the approved design, performance, rules, and regulations. Minimum maintenance of the said facilities, shall include sediment, debris, oil, hydrocarbons, and foreign materials removal; cutting and removal of woody vegetation on an annual basis; and keeping emergency spillways functional and clear of woody vegetation and debris so that the operation and capacity of the stormwater and/or water quality facilities continue to meet the standards in said Plan.

14. The Owner shall ensure all routine maintenance in wetlands, naturalized stormwater control areas, and woodland open space is conducted by an experienced native contractor and that maintenance is limited to preserving the natural area through the treatment of invasives, necessary repairs, supplemental native planting, removal of trees that pose a health and safety concern, and general clean-up.

15. The terms and conditions of these deed restrictions and covenants shall bind the Owner, his heirs and assigns to the extent of their legal and/or equitable interest in Restricted Property, and these deed restrictions and covenants shall run with the land in perpetuity and be binding on the Restricted Property and its owner(s) forever;

16. The terms and conditions of these deed restrictions and covenants shall be both explicitly included in any transfer, conveyance, or encumbrance of Restricted Property or any part thereof, and; any instrument of transfer, conveyance, or encumbrance affecting all or any part of Restricted Property shall set forth the terms and conditions of this document; and

17. If any provision of this Deed Restriction, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed Restriction, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

IN WITNESS WHEREOF, said Owner has caused its [corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary,] OR [name to be signed] this ____ day of _____, 2021.

By:

_____ [Impress Corporate Seal Here]

Grantor Name [or Grantor Corporation PRESIDENT Name]

[Name of Corporation]

ATTEST:

_____

[Corporation SECRETARY Name]

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-21-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-01-21
JOB NO:	0000
SHEET	4 OF 4

Attachment 2

Final Engineering Plans

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET, LEMONT, ILLINOIS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

COVER

INDEX TO DRAWINGS

1. COVER SHEET
2. MWRD - DRAINAGE EXHIBIT PLAN - I
3. MWRD - DRAINAGE EXHIBIT PLANS - II
4. EXISTING CONDITIONS & DEMOLITION PLAN
5. GEOMETRIC PLAN
6. GRADING & EROSION CONTROL PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. SANITARY SEWER PLAN & PROFILE - 1
10. SANITARY SEWER PLAN & PROFILE - 2
11. EROSION CONTROL DETAILS - 1
12. EROSION CONTROL DETAILS - 2
13. VILLAGE OF LEMONT DETAILS
14. VILLAGE OF LEMONT DETAILS
15. VILLAGE OF LEMONT DETAILS
16. VILLAGE OF LEMONT DETAILS
17. VILLAGE OF LEMONT DETAILS
18. VILLAGE OF LEMONT DETAILS
19. VILLAGE OF LEMONT DETAILS
20. MWRD GENERAL NOTES
21. MWRD DETAILS
22. GENERAL NOTES
23. GENERAL NOTES
24. GENERAL NOTES
25. GENERAL NOTES
26. GENERAL NOTES
27. GENERAL NOTES
28. GENERAL NOTES
29. GENERAL NOTES
30. GENERAL NOTES

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
W W	WATER MAIN	W W
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
721.00	SPOT ELEVATION	721.00
721	CONTOUR	721
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
21	PARKING SPACE COUNT	21
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
G	GAS METER	G
	GAS VALVE	
	FENCE	
UE UE	BURIED UTILITY LINE	UE UE
OE OE	OVERHEAD UTILITY LINE	OE OE

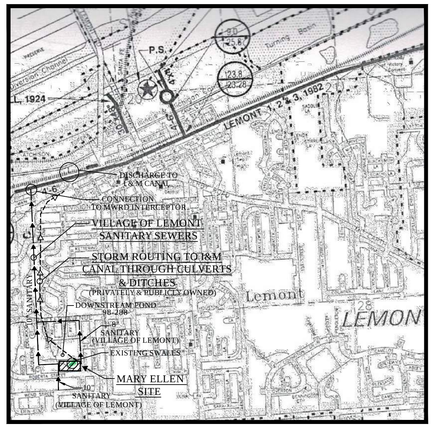
FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS



NORTH

VICINITY LOCATION MAP

NO SCALE



NORTH

SAN./STM. SEWER ROUTING MAP

NO SCALE

NOTES:

1. PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE INTERNAL STORM DRAINAGE AND DETENTION POND IMPROVEMENTS, INCLUDING LINES NOT WITHIN THE RIGHT-OF-WAY AND ALL LANDSCAPING.

2. OWNER SHALL FURNISH THE ENGINEERING DEPARTMENT WITH THREE COPIES EACH OF AN "AS-BUILT" ENGINEERING DRAWINGS CERTIFIED FROM THE ORIGINAL PREPARER STATING THAT THE FINISHED GRADES, DRAINAGE PATTERN, UTILITY INSTALLATIONS, DETENTION VOLUME AND AMOUNT OF IMPERVIOUS COVERAGE ALL CONFORM TO THE APPROVED DRAWINGS PRIOR TO OCCUPANCY AND THE RELEASE OF THE ENGINEERING DEPARTMENT ESCROW.

3. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR ANY EASEMENT WILL BE RESTORED WITH 6 INCHES OF PULVERIZED TOPSOIL/SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH AND ALL DAMAGED PORTIONS OF PUBLIC SIDEWALK ARE TO REPLACED WITH 5-INCHES OF PCC CLASS SI OVER A 3-INCH CA-6 BASE. ALL RESTORATION WORK SHALL BE COMPLETED WITHIN FIVE DAYS OF FINISHING WORK IN SAID AREAS, WEATHER PERMITTING.

4. THE CIVIL ENGINEER OR OTHER QUALIFIED PROFESSIONAL SHALL STAKE ALL PROPOSED DRAINAGE STRUCTURES AND CORRESPONDING DETENTION POND GRADING AS PART OF THE PROPOSED IMPROVEMENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE IN KEEPING ROBERTA STREET & WALTER STREET PAVEMENT FREE OF DEBRIS, MUD, AGGREGATE, ETC. THROUGHOUT THE CONSTRUCTION PROCESS. FAILURE IN DOING SO WILL RESULT IN THE INTERVENTION OF THE VILLAGE AT THE EXPENSE OF THE CONTRACTOR.

MWRD BENCHMARK NOTE:

ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FEET.

SITE BENCHMARKS:

BENCHMARK #1:
TOP OF RIM OF EXISTING STORM SEWER MANHOLE LOCATED ON THE WEST SIDE OF HERMES AVENUE.
RIM=710.89 (NAVD 88)

BENCHMARK #2:
TOP OF RIM OF EXISTING STORM SEWER MANHOLE LOCATED ON THE SOUTH SIDE OF ROBERTA STREET APPROX. 66' EAST OF THE SW CORNER OF SITE.
RIM=725.22 (NAVD 88)

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811
Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

CLIENT:

AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

ENGINEER:

DJA
CIVIL ENGINEER & SURVEYOR
DAVE JOHNSON
1568 Holiday Drive, Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
Dave@DJAonline.net

NOTE:

" TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE AND SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES."

WARREN D. JOHNSON
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
40472

Warren D. Johnson, P.E.
IL. P.E. NO. 40472
Expires November 30, 2024

DATE:
~~07-18-22 - FOR REVIEW~~
~~08-10-22 - FOR REVIEW~~
~~08-19-22 - FOR REVIEW~~
11-21-22 - FOR REVIEW

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS
MWRD - DRAINAGE EXHIBIT PLAN - I

DETENTION SUMMARY
POND #1 LOTS 1 THRU 6

ON SITE PROJECT AREA :	1.64 ACRES
UNRESTRICTED AREA (DRIVEWAY APRONS) :	0.03 ACRES
AREA TRIBUTARY TO POND : (NOT INCLUDED IN ALPINE ESTATES)	0.07 ACRES
TOTAL AREA FOR DETENTION CALCULATION :	1.74 ACRES

IMPERVIOUS AREA

HOUSE, DRIVES, ETC. :	0.45 ACRES
ROBERTA STREET SIDEWALK :	0.06 ACRES
DRIVEWAY APRONS :	0.03 ACRES
TOTAL IMPERVIOUS AREA :	0.54 ACRES

TIME OF CONCENTRATION CALCULATIONS:
TIME OF CONCENTRATION : 10 MINUTES
CN = 81.45
CA ADJ = 78.59
C= 0.59
ALLOWABLE RELEASE RATE : 0.26 C.F.S. (VILLAGE OF LEMONT)
ACTUAL RELEASE RATE : 0.26 C.F.S. (2.10 IN RESTRICTOR)
VOLUME CONTROL REQUIRED : 0.045 AC-FT.
VOLUME CONTROL PROVIDED : 0.050 AC-FT.
DETENTION REQUIRED : 0.627 AC-FT.
DETENTION PROVIDED : 0.660 AC-FT.
POND HIGH WATER LEVEL : 715.00

DETENTION SUMMARY
POND #2 LOTS 7 THRU 9

ON SITE PROJECT AREA :	0.88 ACRES
UNRESTRICTED AREA (DRIVEWAY APRONS) :	0.02 ACRES
TOTAL AREA FOR DETENTION CALCULATION :	0.90 ACRES

IMPERVIOUS AREA

HOUSE, DRIVES, ETC. :	0.22 ACRES
DRIVEWAY APRONS :	0.02 ACRES
TOTAL IMPERVIOUS AREA :	0.24 ACRES

TIME OF CONCENTRATION CALCULATIONS:
TIME OF CONCENTRATION : 10 MINUTES
CN = 80.40
CA ADJ = 77.08
C= 0.57
ALLOWABLE RELEASE RATE : 0.135 C.F.S. (VILLAGE OF LEMONT)
ACTUAL RELEASE RATE : 0.130 C.F.S. (1.60 IN RESTRICTOR)
VOLUME CONTROL REQUIRED : 0.02 AC-FT.
VOLUME CONTROL PROVIDED : 0.03 AC-FT.
DETENTION REQUIRED : 0.316 AC-FT.
DETENTION PROVIDED : 0.36 AC-FT.
POND HIGH WATER LEVEL : 719.50

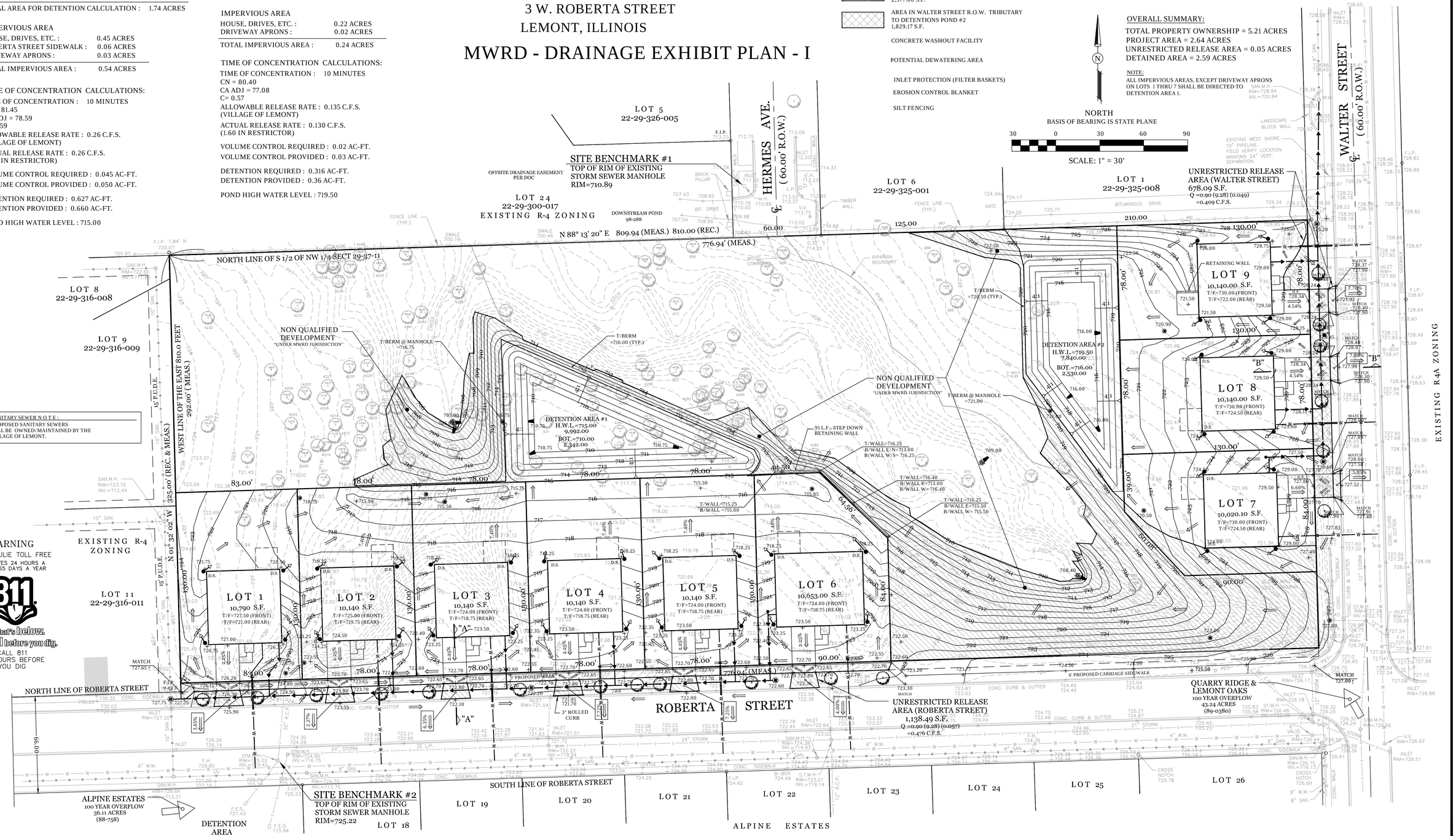
LEGEND:
- UNRESTRICTED RELEASE 36,274.58 S.F. (TOTAL)
- AREA IN ROBERTA STREET R.O.W. TRIBUTARY TO DETENTIONS POND #1 2,977.00 S.F.
- AREA IN WALTER STREET R.O.W. TRIBUTARY TO DETENTIONS POND #2 1,829.17 S.F.
- CONCRETE WASHOUT FACILITY
- POTENTIAL DEWATERING AREA
- INLET PROTECTION (FILTER BASKETS)
- EROSION CONTROL BLANKET
- SILT FENCING

OVERALL STORMWATER/FLOODPLAIN SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.065	0.080
DETENTION VOLUME	0.963	1.02
COMPENSATORY STORAGE VOLUME (0-10 YEARS)	0	0
COMPENSATORY STORAGE VOLUME (10-100 YEARS)	0	0

OVERALL SUMMARY:
TOTAL PROPERTY OWNERSHIP = 5.21 ACRES
PROJECT AREA = 2.64 ACRES
UNRESTRICTED RELEASE AREA = 0.05 ACRES
DETAINED AREA = 2.59 ACRES

NOTE:
ALL IMPERVIOUS AREAS, EXCEPT DRIVEWAY APRONS ON LOTS 1 THRU 7 SHALL BE DIRECTED TO DETENTION AREA 1.

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE: 01-01-21
CHECKED BY:	WDJ	DATE: 01-01-21
APPROVED BY:	WDJ	DATE: 01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

MWRD - DRAINAGE EXHIBIT PLAN - I
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 2 OF 30

FINAL ENGINEERING PLANS

FOR

"MARY ELLEN WOODS"

3 W. ROBERTA STREET

LEMONT, ILLINOIS

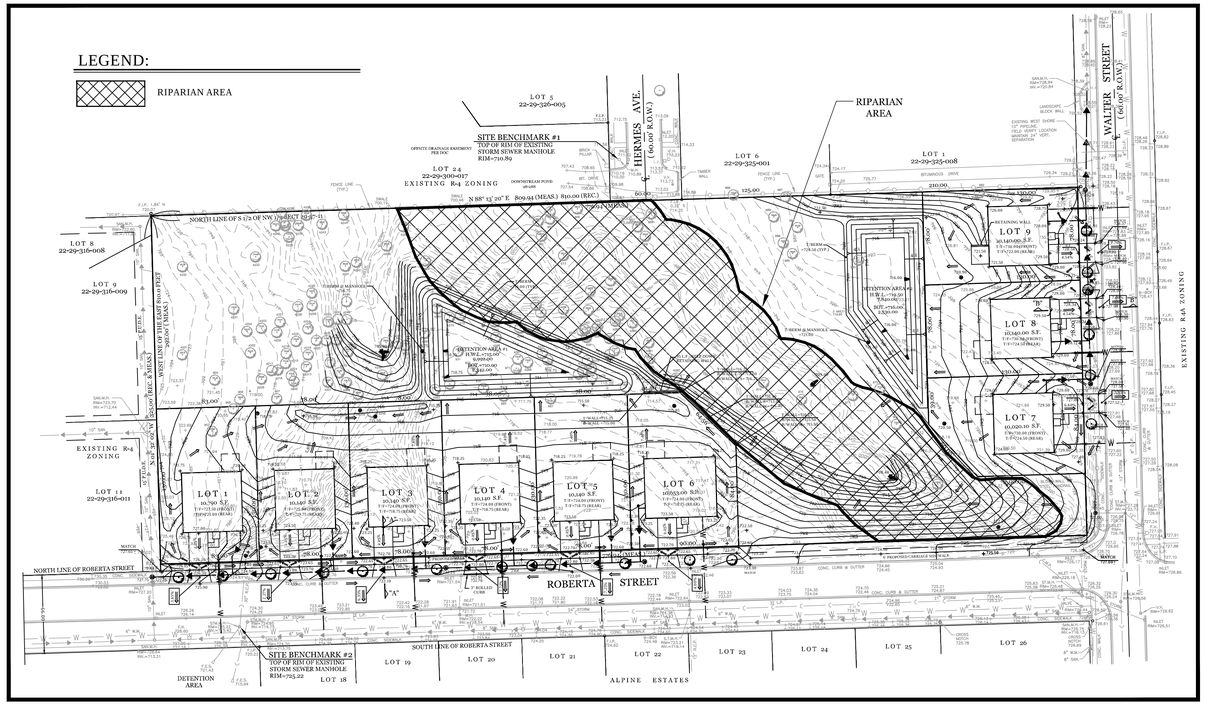
MWRD - DRAINAGE EXHIBIT PLANS - II

NORTH

BASIS OF BEARING IS STATE PLANE

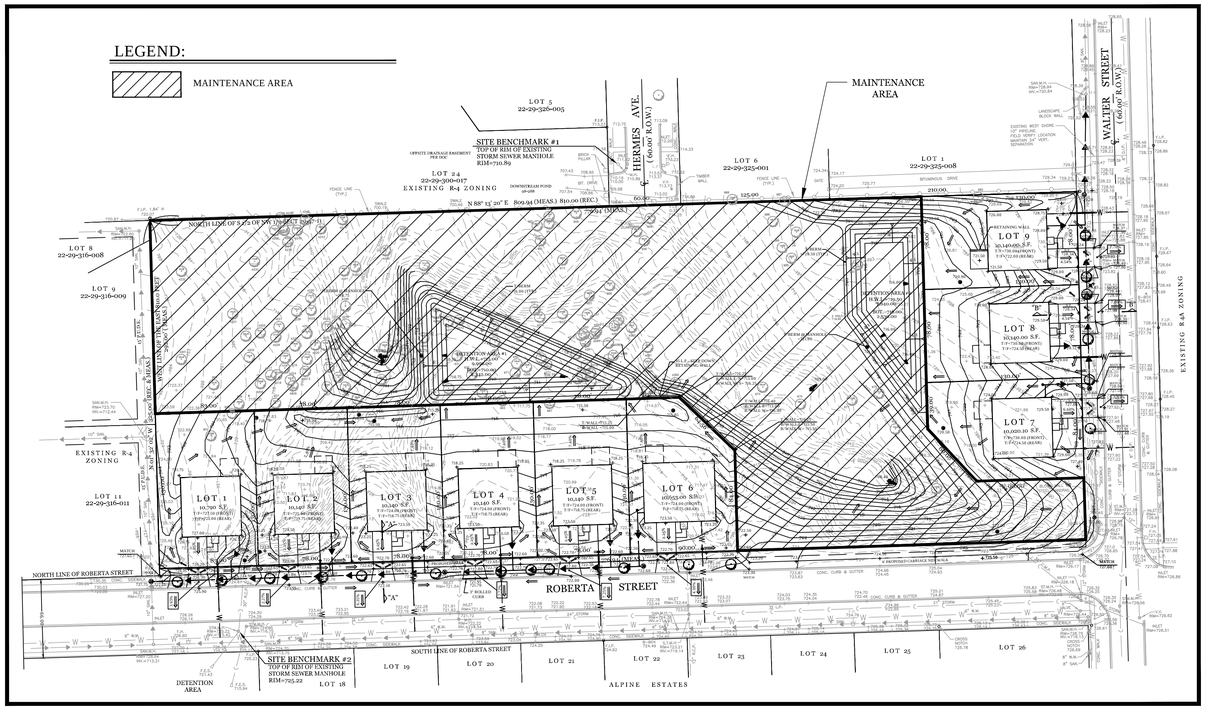
60 0 60 120 180

SCALE: 1" = 60'



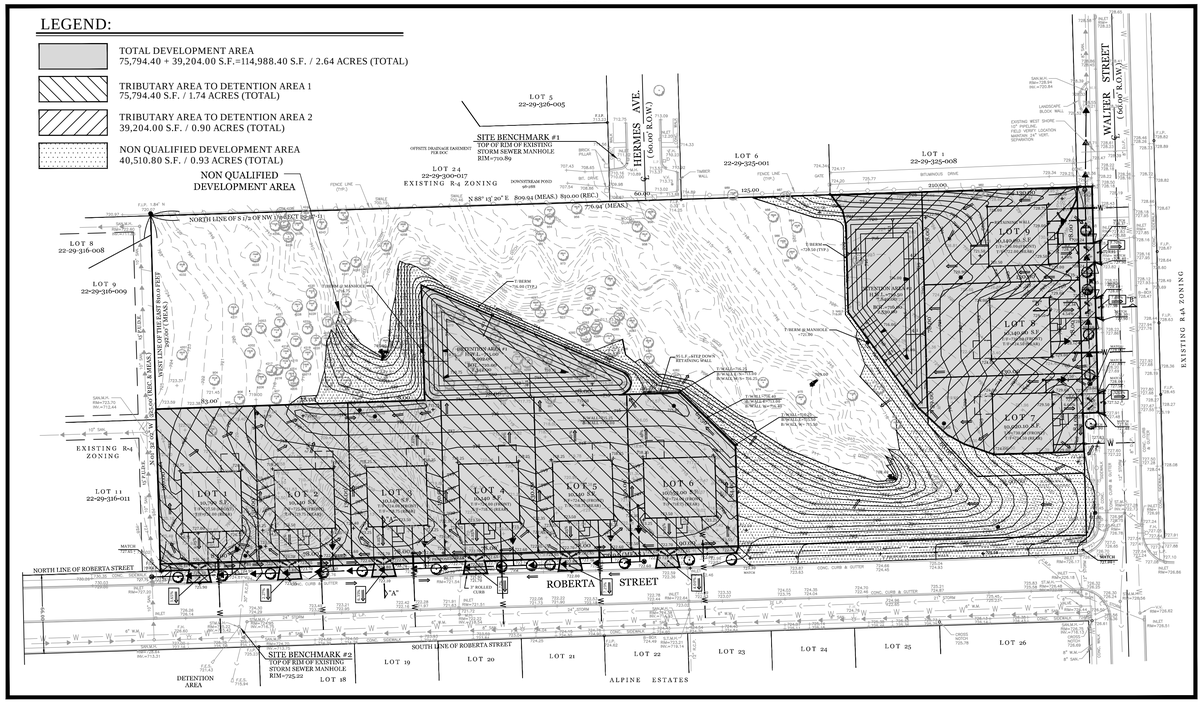
RIPARIAN AREA

SCALE: 1"=60'



MAINTENANCE AREA

SCALE: 1"=60'



DEVELOPMENT & NON QUALIFIED DEVELOPMENT AREA

SCALE: 1"=60'

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
08-19-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
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e-mail: DJA@DJAonline.net

CLIENT:

AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

MWRD - DRAINAGE EXHIBIT PLANS - II
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 60'
DATE:	06-15-22
JOB NO:	0000
SHEET	3 OF 30

PIN NUMBER : 22-29-300-009-0000

WARREN D. JOHNSON
2971
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT SANDWICH, IL. THIS 15TH DAY OF JUNE, A.D. 2022.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2024

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
721.00	SPOT ELEVATION	721.00
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
	BURIED UTILITY LINE	
	OVERHEAD UTILITY LINE	

FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

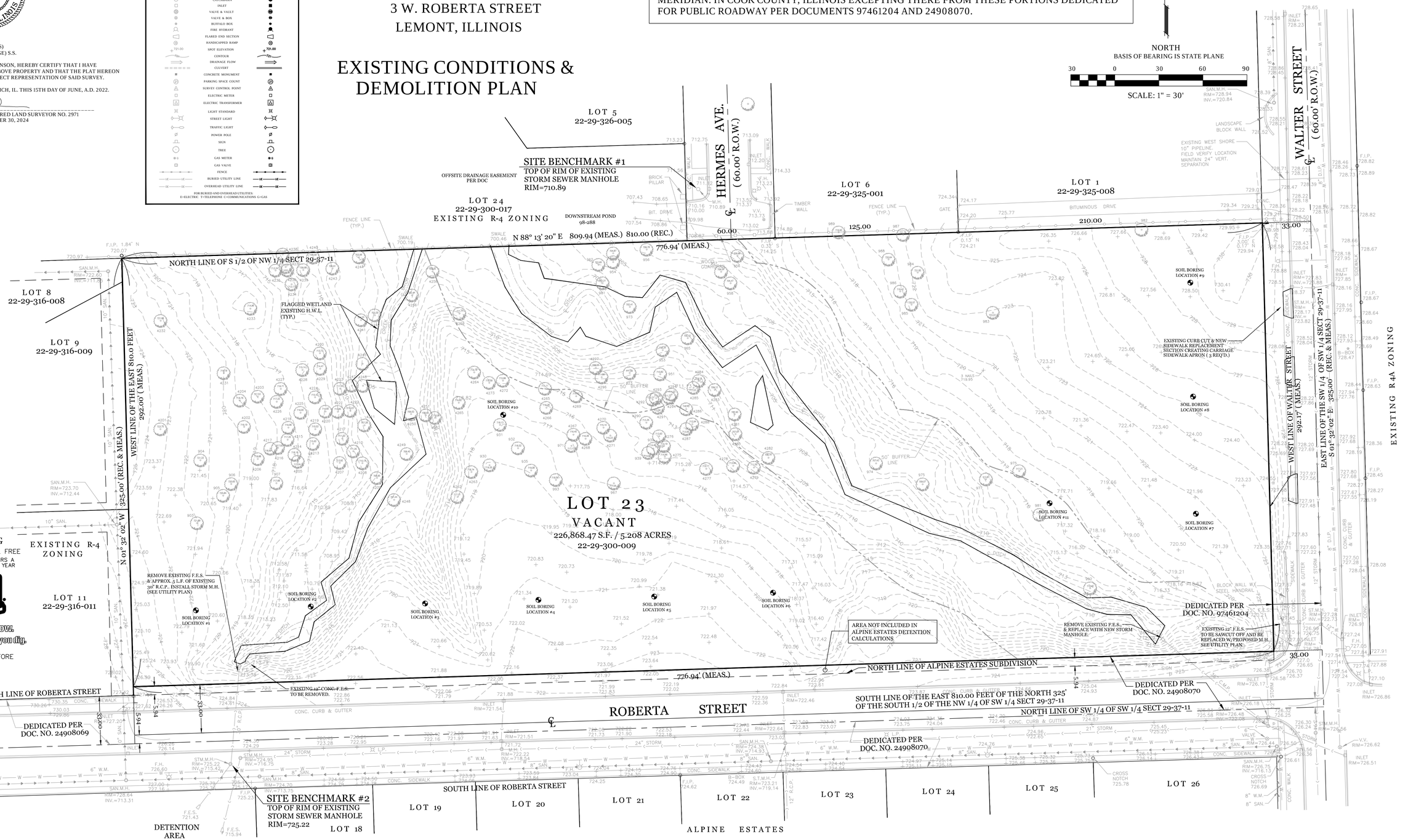
EXISTING CONDITIONS & DEMOLITION PLAN

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'


LOT 5
22-29-326-005
SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89
OFFSITE DRAINAGE EASEMENT PER DOC
HERMES AVE.
(60.00' R.O.W.)
WALTER STREET
(60.00' R.O.W.)
LOT 24
22-29-300-017
EXISTING R-4 ZONING
DOWNSTREAM POND 98-288
LOT 6
22-29-325-001
LOT 1
22-29-325-008
N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
125.00
60.00
210.00
33.00
NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11
LOT 8
22-29-316-008
LOT 9
22-29-316-009
EAST 810.0 FEET (MEAS.)
WEST LINE OF THE EAST 810.00 FEET
292.00' (MEAS.)
N 01° 32' 02" W 325.00' (REC. & MEAS.)
FLAGGED WETLAND
EXISTING H.W.L.
(TYP.)
LOT 23
VACANT
226,868.47 S.F. / 5.208 ACRES
22-29-300-009
LOT 11
22-29-316-011
EXISTING R-4 ZONING
WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811
Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG
SOIL BORING LOCATION #1
SOIL BORING LOCATION #2
SOIL BORING LOCATION #3
SOIL BORING LOCATION #4
SOIL BORING LOCATION #5
SOIL BORING LOCATION #6
SOIL BORING LOCATION #7
SOIL BORING LOCATION #8
SOIL BORING LOCATION #9
SOIL BORING LOCATION #10
SOIL BORING LOCATION #11
REMOVE EXISTING F.E.S. & APPROX. 5 L.F. OF EXISTING 30" R.C.P.. INSTALL STORM M.H. (SEE UTILITY PLAN)
EXISTING 12" CONC. F.E.S. TO BE REMOVED.
AREA NOT INCLUDED IN ALPINE ESTATES DETENTION CALCULATIONS
REMOVE EXISTING F.E.S. & REPLACE WITH NEW STORM MANHOLE.
EXISTING 12" F.E.S. TO BE SAWCUT OFF AND BE REPLACED W/ PROPOSED M.H. SEE UTILITY PLAN.
EXISTING CURB CUT & NEW SIDEWALK REPLACEMENT SECTION CREATING CARRIAGE SIDEWALK APRON (3 REQ'D.)
EXISTING WEST SHORE 10" PIPELINE. FIELD VERIFY LOCATION MAINTAIN 24" VERT. SEPARATION
LANDSCAPE BLOCK WALL
BLOCK WALL W/ STEEL HANDRAIL
DEDICATED PER DOC. NO. 97461204
DEDICATED PER DOC. NO. 24908069
DEDICATED PER DOC. NO. 24908070
DEDICATED PER DOC. NO. 24908070
NORTH LINE OF ALPINE ESTATES SUBDIVISION
NORTH LINE OF ROBERTA STREET
SOUTH LINE OF ROBERTA STREET
NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11
SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11
ROBERTA STREET
EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00', (REC. & MEAS.)
WEST LINE OF WALTHER STREET
292.17' (MEAS.)
EXISTING R4A ZONING
SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22
DETENTION AREA
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
ALPINE ESTATES
50' BUFFER LINE
FENCE LINE (TYP.)
WOOD GUARDRAIL
TIMBER WALL
BRICK PILLAR
BIT. DRIVE
BITUMINOUS DRIVE
GATE
CONC. CURB & GUTTER
CONC. SIDEWALK
24" STORM
21" STORM
12" STORM
6" W.M.
8" SAN.
10" SAN.
SAN.M.H. RIM=723.70 INV.=712.44
SAN.M.H. RIM=722.85 INV.=713.28
SAN.M.H. RIM=725.94 INV.=720.84
INLET RIM=728.23
INLET RIM=722.46
INLET RIM=721.51
INLET RIM=722.83
INLET RIM=726.17
INLET RIM=726.86
INLET RIM=727.85
INLET RIM=728.16
INLET RIM=728.67
INLET RIM=728.64
INLET RIM=728.60
INLET RIM=728.49
INLET RIM=728.63
INLET RIM=726.51
INLET RIM=727.91
INLET RIM=727.88
INLET RIM=727.10
INLET RIM=727.05
INLET RIM=726.62
INLET RIM=726.84
INLET RIM=726.37
INLET RIM=726.58
INLET RIM=727.83
INLET RIM=728.58
INLET RIM=728.37
INLET RIM=728.51
INLET RIM=728.88
INLET RIM=728.66
INLET RIM=728.72
INLET RIM=728.82
INLET RIM=728.89
INLET RIM=728.92
INLET RIM=728.98
INLET RIM=729.19
INLET RIM=729.21
INLET RIM=729.34
INLET RIM=729.95
INLET RIM=729.94
INLET RIM=729.92
INLET RIM=729.99
INLET RIM=730.03
INLET RIM=730.35
INLET RIM=730.26
INLET RIM=730.07
INLET RIM=720.97
INLET RIM=720.97
INLET RIM=720.97

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

GEOMETRICS PLAN

PROPOSED SITE DATA :

SITE : 226,868.47 S.F. / 5.2.08 ACRES

PROPOSED IMPERVIOUS
SINGLE FAMILY HOMES : 23,000.00 S.F.
CONC. DRIVES & SIDEWALK : 5,100.00 S.F.
CONCRETE PATIO'S : 2,025.00 S.F.

TOTAL PROPOSED IMPERVIOUS : 30,125.00 S.F.

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
720.00	SPOT ELEVATION	x 721.00
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
UE	BURIED UTILITY LINE	UE
OE	OVERHEAD UTILITY LINE	OE

FOR BURIED AND OVERHEAD UTILITIES
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

PAVEMENT LEGEND:

CONCRETE PAVEMENT

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

LOT 5
22-29-326-005

HERMES AVE. (60.00' R.O.W.)

SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89

OFFSITE DRAINAGE EASEMENT PER DOC

LOT 24
22-29-300-017
EXISTING R-4 ZONING

DOWNSTREAM POND
98-288

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET (60.00' R.O.W.)

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
125.00
60.00
210.00

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

LOT 8
22-29-316-008

LOT 9
22-29-316-009

WEST LINE OF THE EAST 810.0 FEET
292.06' (MEAS.)
325.00' (REC. & MEAS.)

LOT 11
22-29-316-011

EXISTING R-4 ZONING

LOT 10
(DEEDED TO THE HOA)
134,557.83 S.F. / 3.090 ACRES
CONSERVATION AREA

LOT 1
10,790 S.F.
LOT 2
10,140 S.F.
LOT 3
10,140 S.F.
LOT 4
10,140 S.F.
LOT 5
10,140 S.F.
LOT 6
10,653.00 S.F.
LOT 7
10,020.10 S.F.
LOT 8
10,140.00 S.F.
LOT 9
10,140.00 S.F.

ABOVE GROUND DECK (TYP.)
ENTRY STOOP & CONC. WALK (TYP.)
DRIVE
BRICK PILLAR
LANDSCAPE BLOCK WALL
EXISTING WEST SHORE 10" PIPELINE. FIELD VERIFY LOCATION MAINTAIN 24" VERT. SEPARATION
BLOCK WALL W/ STEEL HANDRAIL
PROPOSED LIGHT POLE
SUBDIVISION ENTRY SIGN EASEMENT 8.00' x 8.00'
CROSS NOTCH 725.78
CROSS NOTCH 726.69

NORTH LINE OF ROBERTA STREET
SOUTH LINE OF ROBERTA STREET
ROBERTA STREET
5' PROPOSED W.W.
6' PROPOSED CARRIAGE SIDEWALK
276.94' (MEAS.)

SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22

DETENTION AREA

LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26

ALPINE ESTATES

EXISTING R4A ZONING

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811 Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

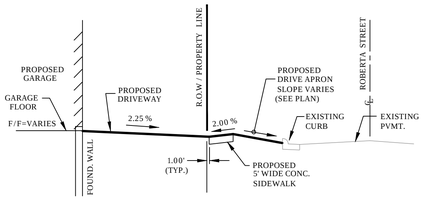
DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

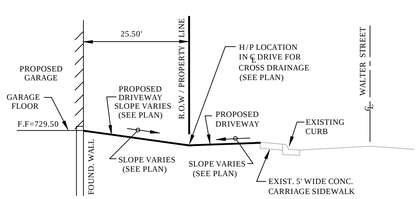
TITLE:
GEOMETRIC PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 5 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS
GRADING PLAN



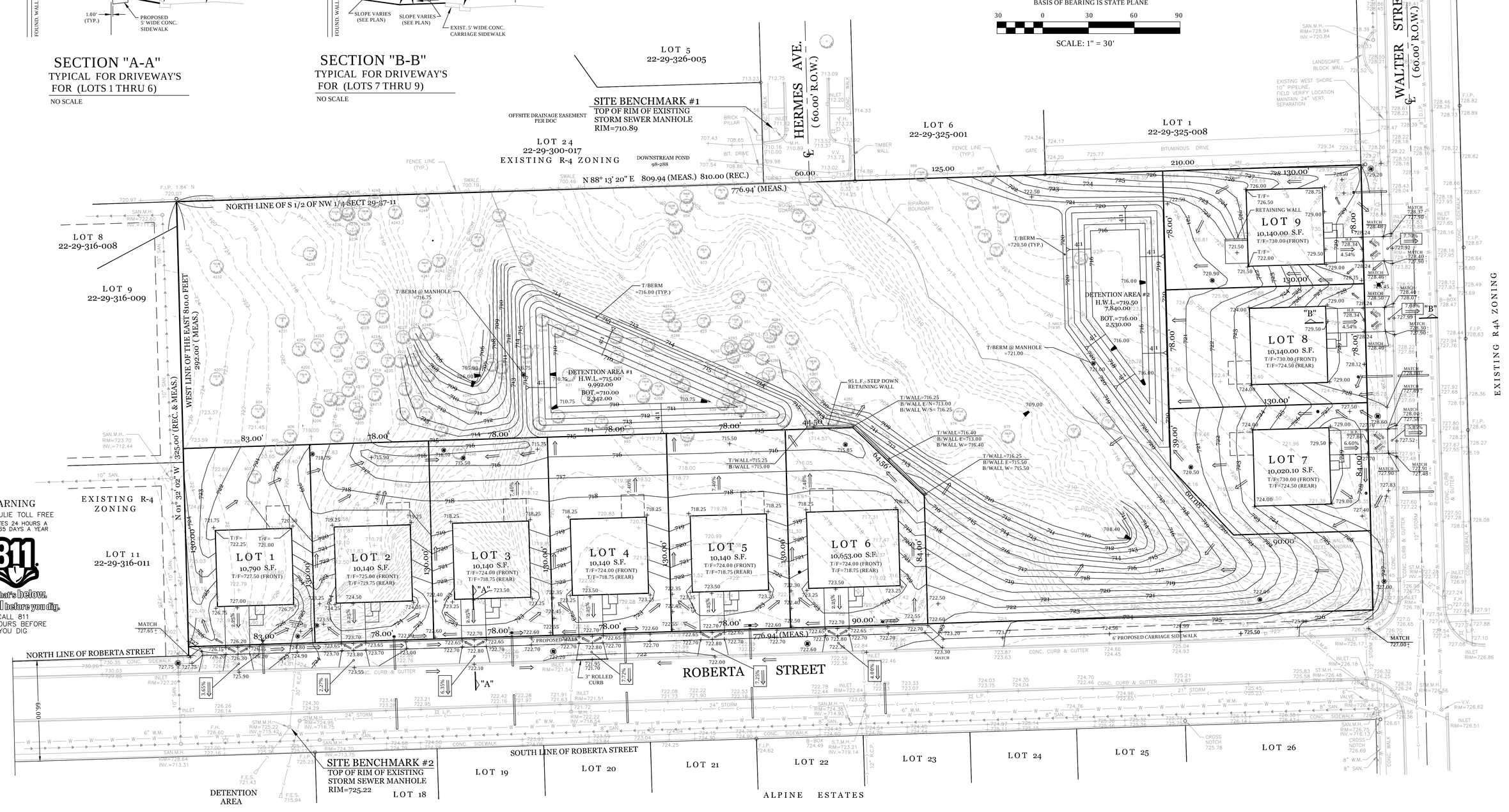
SECTION "A-A"
TYPICAL FOR DRIVEWAY'S
FOR (LOTS 1 THRU 6)
NO SCALE



SECTION "B-B"
TYPICAL FOR DRIVEWAY'S
FOR (LOTS 7 THRU 9)
NO SCALE



SCALE: 1" = 30'



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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11-21-22	D.J.	PER REVIEW			

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e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
GRADING PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 6 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

UTILITY PLAN

UTILITY CROSSINGS

1. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=718.75 TOP OF SAN.=717.00
2. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=715.00 TOP OF STORM=717.20 BOT.
3. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=714.50 BOT. OF SAN.=716.75
4. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=712.50 BOT. OF SAN.=717.10
5. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.40 TOP OF STORM=718.10
6. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=715.40 BOT. OF SAN.=717.60
7. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=715.50 BOT. OF SAN.=718.00
8. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.20 TOP OF STORM=718.65 BOT.
9. EXIST. 30" R.C.P. AND PROPOSED SAN. SEWER BOT. OF R.C.P.=713.60 TOP SAN. SEWER=713.20
10. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.50 TOP OF STORM=718.90
11. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.70.00 BOT. OF STORM=719.20
12. PROPOSED WATER SERVICE AND EXIST. STORM SEWER TOP OF WATER=721.40 BOT. OF STORM=722.90
13. PROPOSED SAN. SEWER AND PROPOSED WATER SERVICE TOP OF SAN.=722.10 BOT. OF W.S.=720.20
14. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=721.80 BOT. OF STORM=723.30
15. PROPOSED SAN. SEWER AND PROPOSED W.S. BOT. OF SAN.=721.70 BOT. OF W.S.=720.00

NOTE:
1. INSTALL SLEEVES ON WATER SERVICE CROSSINGS #1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 WHERE WATER SERVICE CROSSES EXISTING 24" STORM SEWER & PROPOSED SANITARY SEWER ON ROBERTA STREET.
2. INSTALL SLEEVES ON WATER SERVICE CROSSINGS #13, 15, 17, 19, 21, 23 WHERE WATER SERVICE CROSSES PROPOSED STORM SEWER AND PROPOSED SANITARY SEWER ON WALTER STREET.

UTILITY SERVICE COORDINATES

LOT NO.	B-BOX LOCATION	SAN. @ PROPERTY LINE
LOT 1	N 1818932.08 E 1073272.15	N1818932.89 E 1073283.58
LOT 2	N 1818934.76 E 1073358.24	N 1818935.79 E 1073368.43
LOT 3	N 1818937.18 E 1073435.51	N 1818937.85 E 1073445.77
LOT 4	N 1818939.44 E 1073509.44	N 1818940.17 E 1073519.63
LOT 5	N 1818941.99 E 1073591.53	N 1818942.74 E 1073601.83
LOT 6	N 1818944.69 E1073678.51	N 1818945.59 E 1073689.20
LOT 7	N 1819031.76 E 1073999.12	N 1819042.16 E 1073997.51
LOT 8	N 1819108.22 E 1073997.09	N 1819118.60 E 1073995.44
LOT 9	N 1819229.18 E 1073994.03	N 1819218.65 E 1073992.57

UTILITY NOTES:
1. ALL SANITARY SEWER & STORM SEWER TO BE TELEVISED.
2. SANITARY SEWER PIPE TO BE ASTM 2241 WITH D3139 JOINTS PER VILLAGE REQUIREMENTS.
3. ALL SANITARY SERVICES TO MAINTAIN A MIN. SLOPE OF 1.00%.
4. SEE WATER AND SEWER SEPARATION DETAIL ON SHEET 12.

LEGEND

EXISTING / PROPOSED

CURB & GUTTER
WATER MAIN
STORM SEWER
SANITARY SEWER
STORM MANHOLE
SANITARY MANHOLE
CATCHBASIN
INLET
VALVE & VAULT
VALVE & BOX
BUFFALO BOX
FIRE HYDRANT
FLARED END SECTION
HANDICAPPED RAMP
SPOT ELEVATION
CONTOUR
DRAINAGE FLOW
CULVERT
CONCRETE MONUMENT
PARKING SPACE COUNT
SURVEY CONTROL POINT
ELECTRIC METER
ELECTRIC TRANSFORMER
LIGHT STANDARD
STREET LIGHT
TRAFFIC LIGHT
POWER POLE
SIGN
TREE
GAS METER
GAS VALVE
FENCE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE

FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

SANITARY SEWER NOTE:
PROPOSED ENTIRE 8" SANITARY SEWER ALONG WALTER STREET IN R.O.W. WILL BE OWNED/MAINTAINED BY THE VILLAGE OF LEMONT.

LOT 5
22-29-326-005

SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89

OFFSITE DRAINAGE EASEMENT PER DOC

LOT 24
22-29-300-017
EXISTING R-4 ZONING

DOWNSTREAM POND 98-288

HERMES AVE. (60.00' R.O.W.)

WALTER STREET (66.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

LOT 8
22-29-316-008

LOT 9
22-29-316-009

WEST LINE OF THE EAST 810.0 FEET
292.00' (MEAS.)

N 01° 32' 02" W 325.00' (REC. & MEAS.)

EXISTING R-4 ZONING

LOT 11
22-29-316-011

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811 Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

NORTH LINE OF ROBERTA STREET

SOUTH LINE OF ROBERTA STREET

ROBERTA STREET

ALPINE ESTATES

LOT 1 10,790 S.F.
LOT 2 10,140 S.F.
LOT 3 10,140 S.F.
LOT 4 10,140 S.F.
LOT 5 10,140 S.F.
LOT 6 10,653.00 S.F.
LOT 7 10,020.10 S.F.
LOT 8 10,140.00 S.F.
LOT 9 10,140.00 S.F.
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

DETENTION AREA 1
DETENTION AREA 2
DETENTION AREA

SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22

B-BOX (TYP.)
ALL B-BOXS ARE TO BE LOCATED WITHIN 10' P.U.D.E. & NOT IN THE SIDEWALK OR DRIVEWAY.

ALL WATERMAIN SERVICES TO BE HORIZONTALLY DRILLED.

INSTALL 20' LONG SLEEVES ON WATER SERVICES AT ALL UTILITY CROSSINGS (TYP.) FOR DETAIL, SEE SHT. 15

PROPOSED 1 1/2" WATER SERVICE, TAP INTO EXIST. WATER MAIN (TYPICAL)

NOTE:
ALL WATER SERVICES UNDER THE SANITARY SEWER OR STORM SEWERS NEED TO BE SLEEVED, REGARDLESS OF DEPTH UNDER SEWERS. SEE DETAIL, SHEET 15.

EXISTING R4A ZONING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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08-10-22	D.J.	PER REVIEW			
08-19-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
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CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
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e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

UTILITY PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 7 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

EROSION CONTROL PLAN

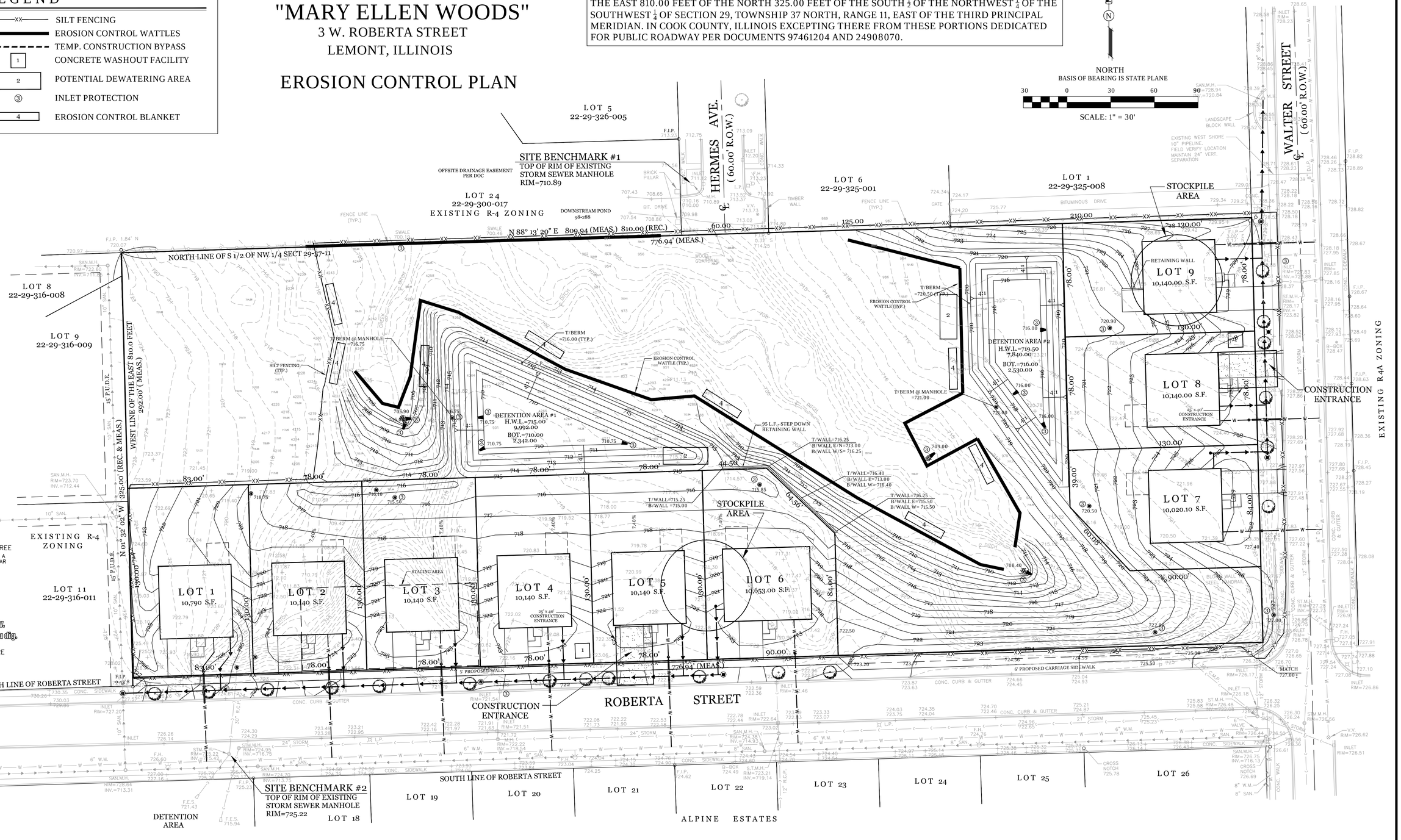
LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

- SILT FENCING
- EROSION CONTROL WATTLES
- TEMP. CONSTRUCTION BYPASS
- 1 — CONCRETE WASHOUT FACILITY
- 2 — POTENTIAL DEWATERING AREA
- ③ — INLET PROTECTION
- 4 — EROSION CONTROL BLANKET

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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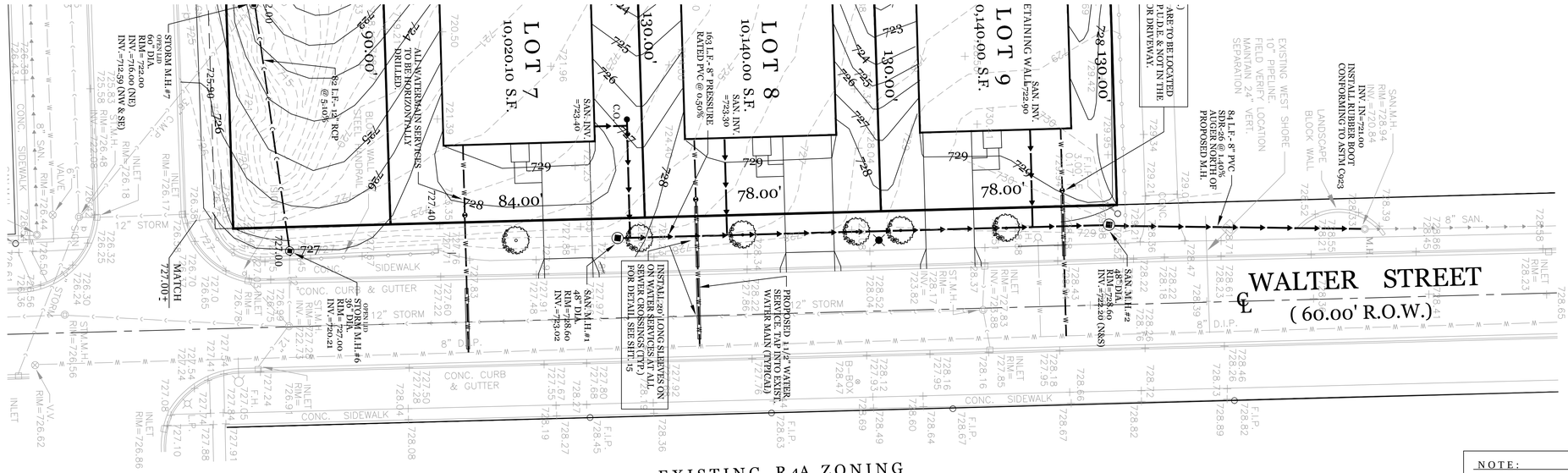
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
EROSION CONTROL PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 30'
DATE:	06-15-22
JOB NO:	0000
SHEET	8 OF 30

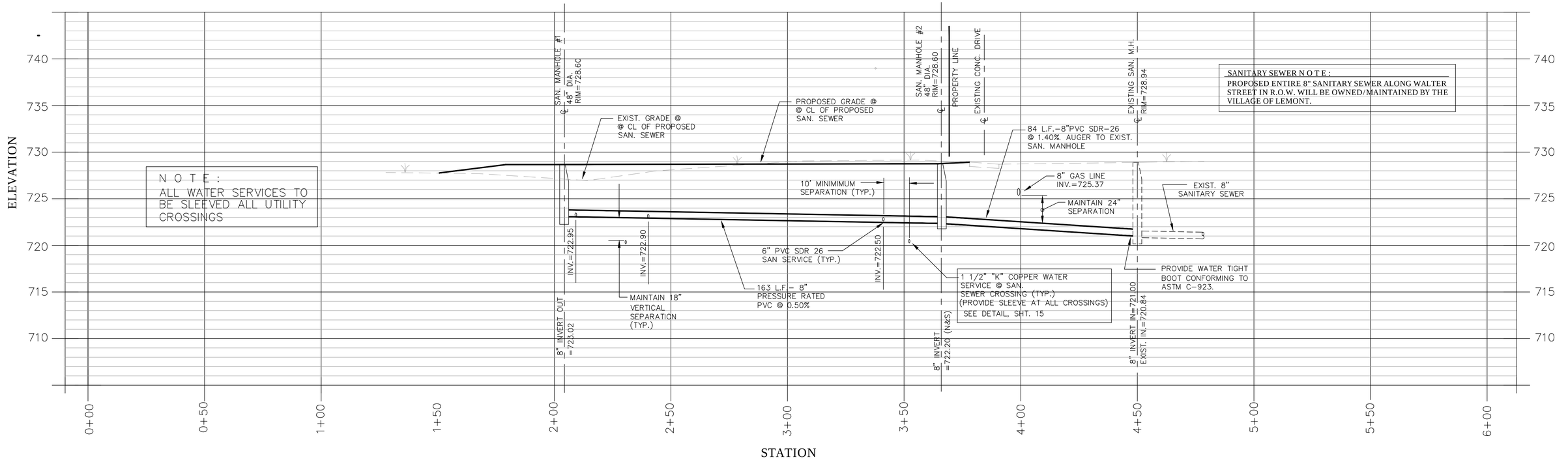


EXISTING R4A ZONING

NORTH
SCALE: 1" = 20'

NOTE:
CONTRACTOR TO CONTACT WEST SHORE'S RYAN EGAN (312) 343-3674 FOR WATCH AND PROTECT SERVICES A MINIMUM OF 48 HOURS IN ADVANCE SO HE CAN BE SCHEDULE TO BE PRESENT WHILE HORIZONTAL BORING FOR SANITARY SEWER INSTALLATION IS BEING PERFORMED.

SANITARY SEWER PLAN AND PROFILE - 1



NOTE:
ALL WATER SERVICES TO BE SLEEVED ALL UTILITY CROSSINGS

SANITARY SEWER NOTE:
PROPOSED ENTIRE 8" SANITARY SEWER ALONG WALTER STREET IN R.O.W. WILL BE OWNED/MAINTAINED BY THE VILLAGE OF LEMONT.

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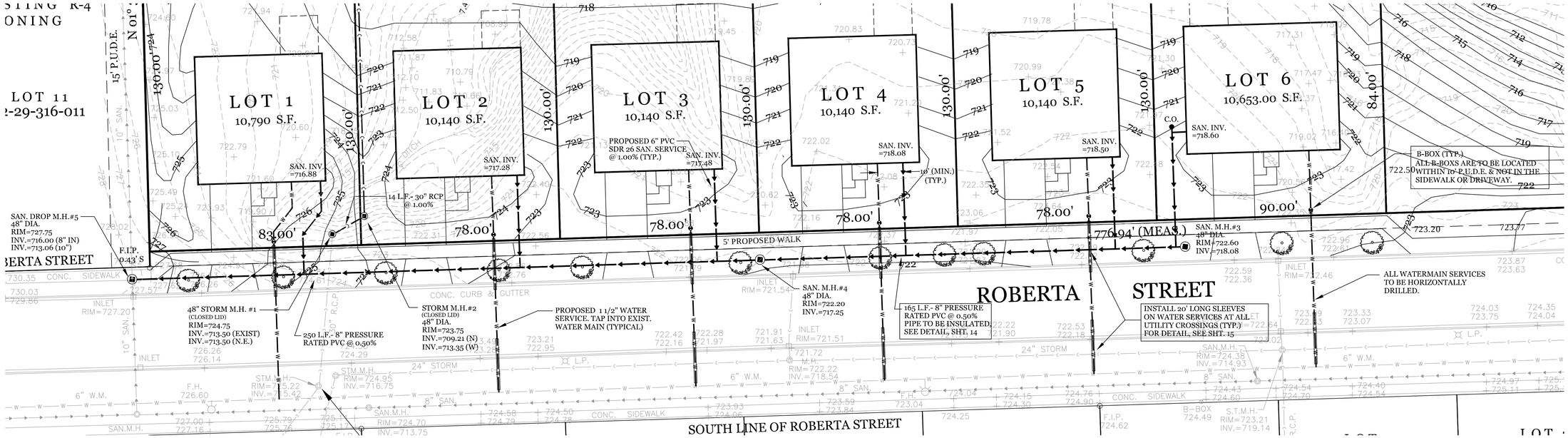
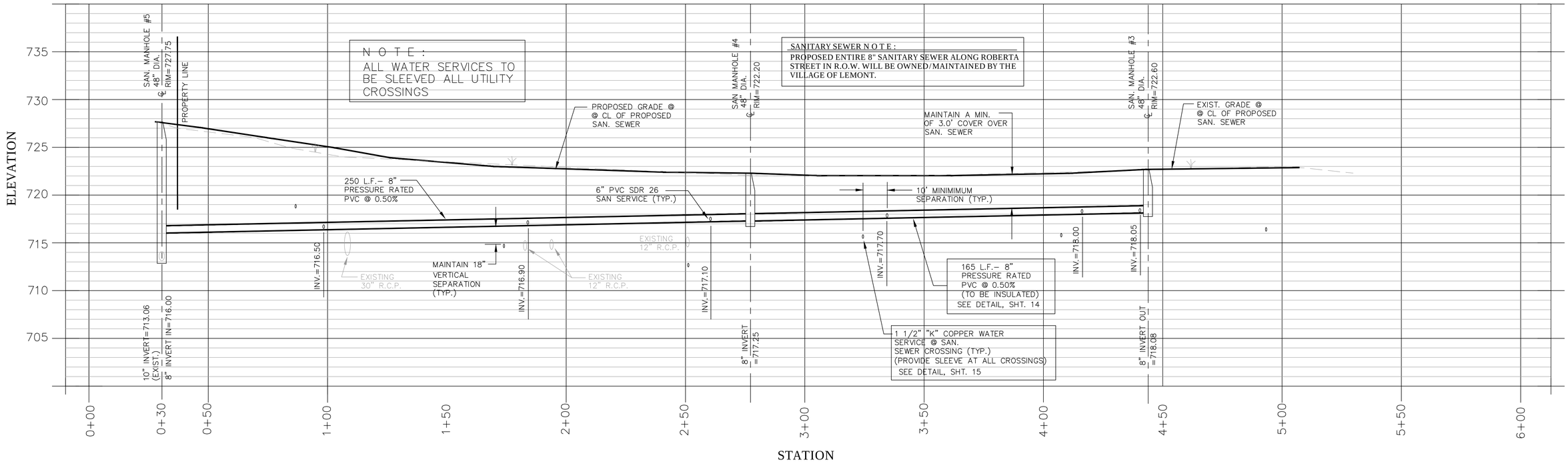
P.O. BOX 156
LEMONT, ILLINOIS 60439

SANITARY SEWER PLAN AND PROFILE - 1
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	HORZ: 1"=20' VERT: 1"=5'
DATE:	06-15-22
JOB NO:	0000
SHEET	9 OF 30



SANITARY SEWER PLAN AND PROFILE - 2



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AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

SANITARY SEWER PLAN AND PROFILE - 2
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: HORZ: 1"=20' VERT: 1"=5'
DATE: 06-15-22
JOB NO: 0000
SHEET 10 OF 30

EROSION CONTROL NOTES :

SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROVIDED FOR SAID STOCKPILE.

STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

ANY SOIL, MUD OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHAL BE REMOVED PRIOR TO THE END OF EACH WORK DAY.

VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO STABILIZED CONSTRUCTION , SAID CONSTRUCTION ENTRANCE BEING INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION.

UNLESS OTHERWISE INDICATED, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.

THE WILL/SOUTH COOK SOIL AND WATER CONSERVATION DISTRICT (WSCSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND ACTIVITIES, AND ONE WEEK PRIOR TO FINAL INSPECTION.

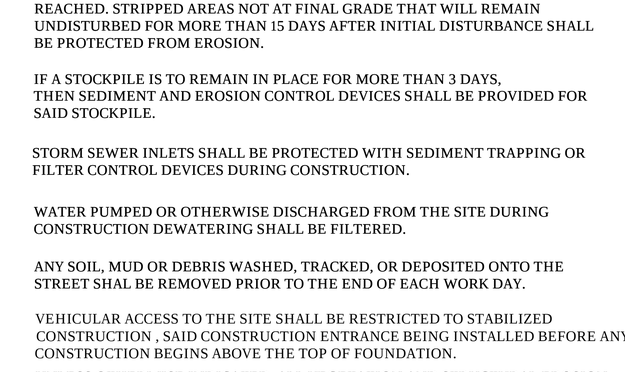
A COPY OF APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREA OTHER THAN INDICATED ON THESE PLANS, A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW BY THE WSCSWCD.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE WSCSWCD.

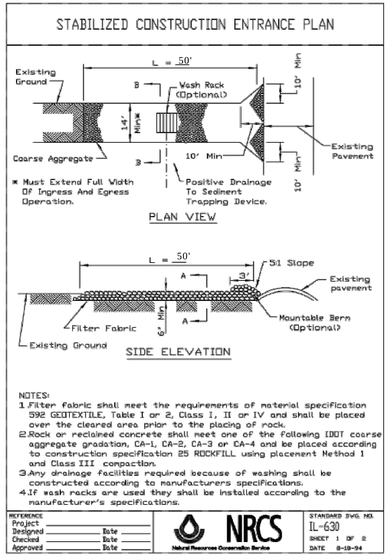
DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED, OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO STREAMS, WETLANDS, FIELD TILES, OR STORMWATER STRUCTURES IS PROHIBITED.

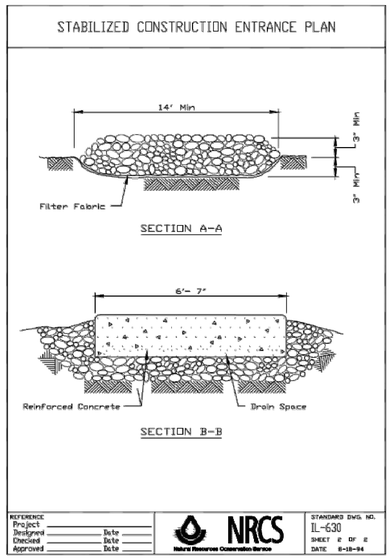
IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFIRM ANY SUB-CONTRACTORS(S), WHO MAY PERFORM WORK ON THIS SITE/PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.



CATCH-ALL INLET PROTECTOR

FOR ROUND, RECTANGULAR, BEEHIVE OR ROLL TYPE CURB INLETS

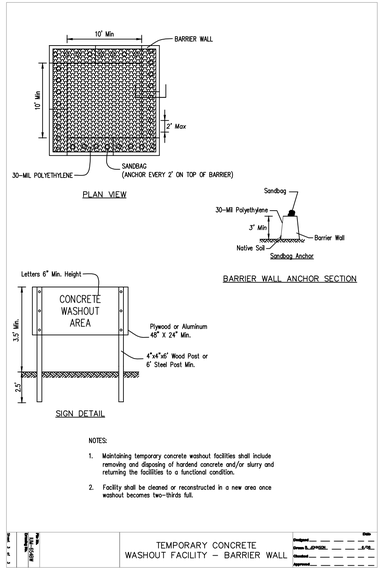


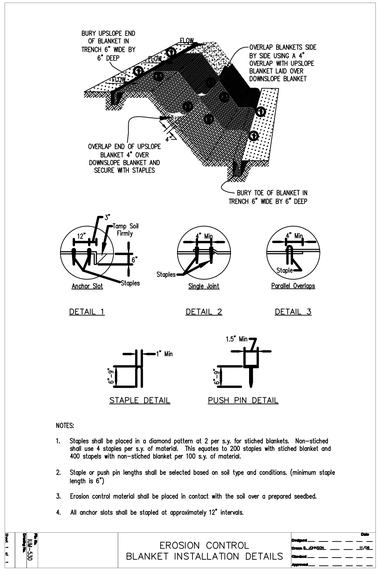


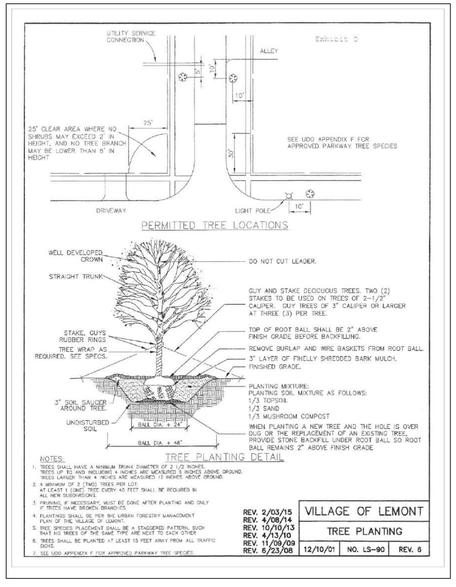
SOIL STABILIZATION CHART

STABILIZATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PERMANENT SEEDING			A		A'	*	*				A'	
DORMANT SEEDING	B											B
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/ACRE C. SPRING OATS 100 LBS/ACRE * IRRIGATION NEEDED DURING JUNE AND JULY
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE. D. WHEAT OR CEREAL RYE ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS
150 LBS/ACRE. AFTER APPLYING SOD
A'. NATIVE SEEDING
E. SOD
B. KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS F. STRAW MULCH 2 TONS/ACRE
45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.







REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
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CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

EROSION CONTROL DETAILS - 1
MARY ELLEN WOODS
LEMONT, ILLINOIS

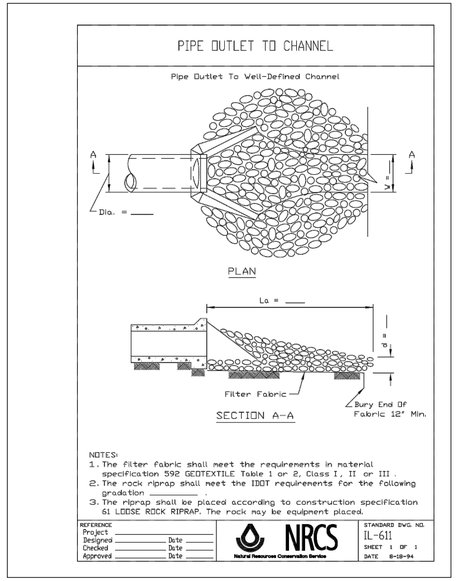
SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 11 OF 30

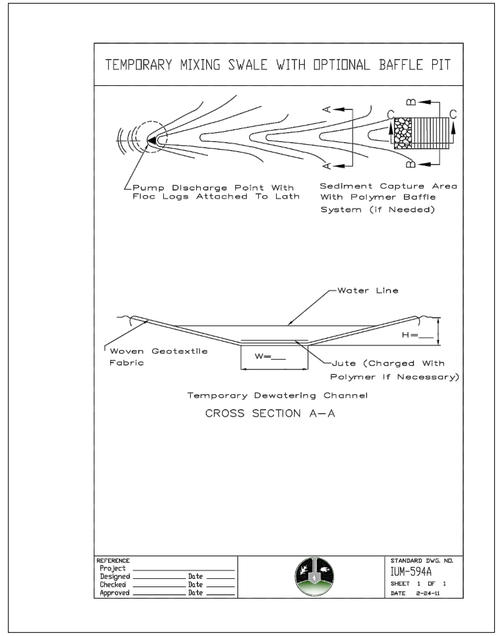
WSCSWCD NOTES :

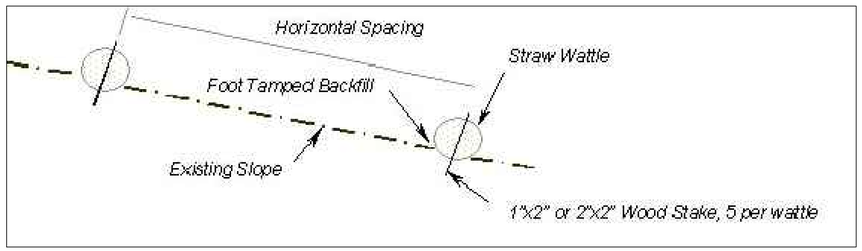
1. UNLESS OTHERWISE SPECIFIES, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED THE STANDARDS AND SPECIFICATIONS IN THE URBAN MANUAL, LATEST EDITION.
2. THE WILL / SOUTH COOK SOIL AND WATER CONSERVATION DISTRICT (WSCSWCD) MUST BE NOTOFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, ONE WEEK PRIOR TO COMMENCEMENT OF LAND ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS, A SUPPLEMENTARY EROSION PLAN SHALL BE SUBMITTED FOR REVIEW BY THE WSCSWCD.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY WSCSWCD.
6. DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED, OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO STREAMS, WETLANDS, FIELD TILES, OR STORM WATER STRUCTURES IS PROHIBITED.
7. IT IS THE RESPONSIBILITY OF THE LANDOWNER/OR GENERAL CONTRACTOR TO INFORM AND SUB-CONTRACTOR (S), WHO MAY PERFORM WORK ON THIS SITE/PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

SEQUENCE OF CONSTRUCTION :

1. INSTALL EROSION CONTROL ITEMS
   a) SILT FENCING
   b) CONSTRUCTION ENTRANCE
2. CONSTRUCT STORMWATER DETENTION BASIN AND VOLUME CONTROL AREAS INCLUDING STORM SEWER.
   STABILIZE SLOPES AND INSTALL RIP-RAP.
3. MASS GRADE SITE AND RESTORE AREAS WITHIN THE CONSERVATIVE AREA. STABILIZE SLOPES AND INSTALL WATTLES.
4. INITIATE HOME CONSTRUCTION. PROVIDE EROSION CONTROL IN ACCORDANCE WITH LOT SPECIFIC EROSION CONTROL PLANS.
5. INSPECT EROSION CONTROL WEEKLY AND AFTER EACH 1/2" RAINFALL. REPAIR EROSION CONTROL ITEMS IF NECESSARY.







STRAW WATTLE DETAIL
NO SCALE

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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1568 Holiday Drive Sandwich, IL 60548
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e-mail: DJA@DJAonline.net

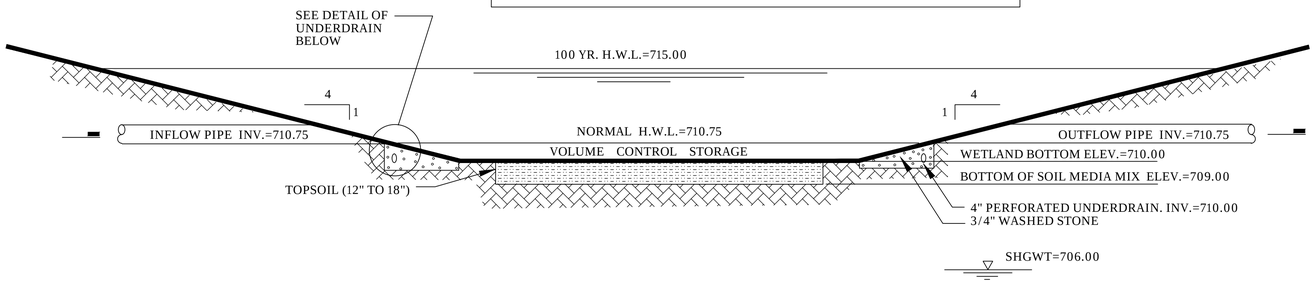
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

EROSION CONTROL DETAILS - 2
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 12 OF 30

LOTS 1 THROUGH 6

REQUIRED VOL. CONTROL STORAGE = 1,960.20 C.F.
PROPOSED VOL. CONTROL STORAGE = 2,178.00 C.F.

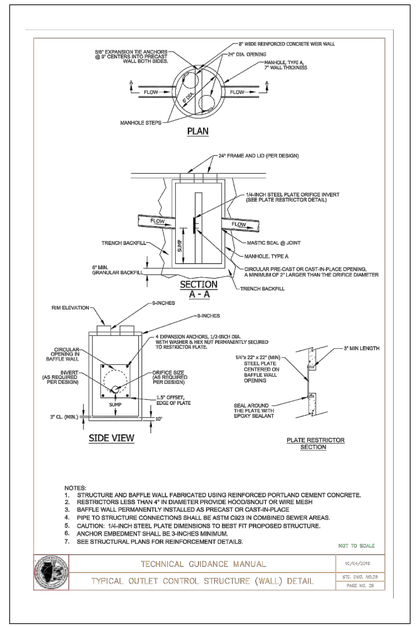


DETENTION BASIN #1 SECTION WITH VOLUME CONTROL STORAGE

NOT TO SCALE

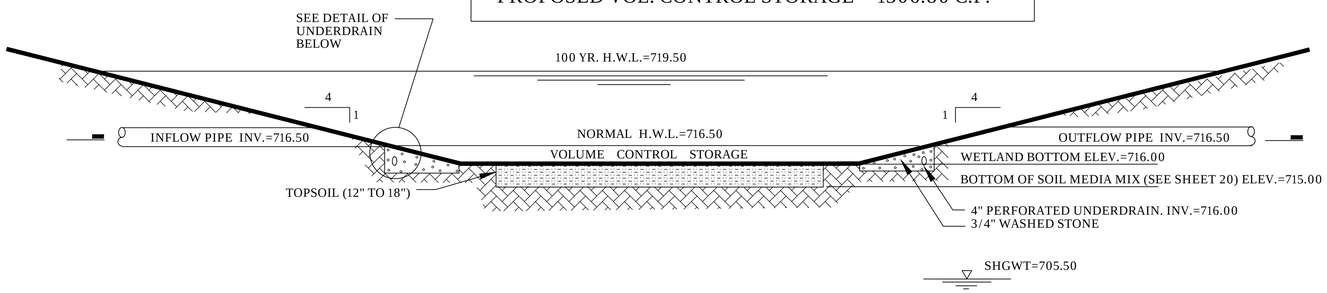
REFER TO RESTORATION & ENHANCEMENT PLAN PREPARED BY GARY WEBER & ASSOCIATES FOR NATURALIZED STORMWATER SECTION & PLANTING.

DETENTION/RETENTION PONDS SHALL BE PLANTED WITH NATIVE PLANTINGS TOLERANT TO WET – DRY CYCLES.



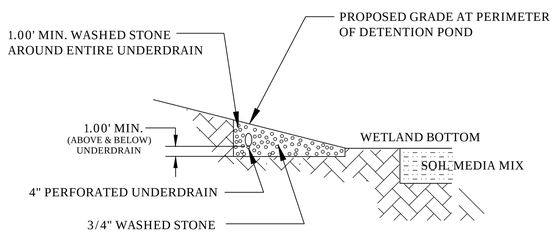
LOTS 7 THROUGH 9

REQUIRED VOL. CONTROL STORAGE = 871.20 C.F.
PROPOSED VOL. CONTROL STORAGE = 1306.80 C.F.



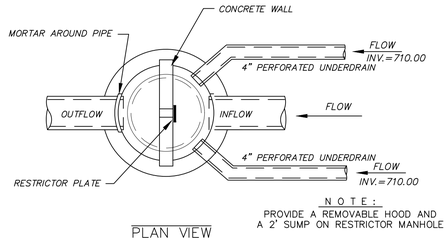
DETENTION BASIN #2 SECTION WITH VOLUME CONTROL STORAGE

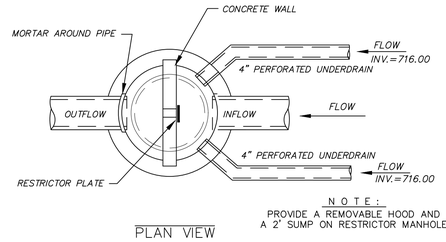
NOT TO SCALE

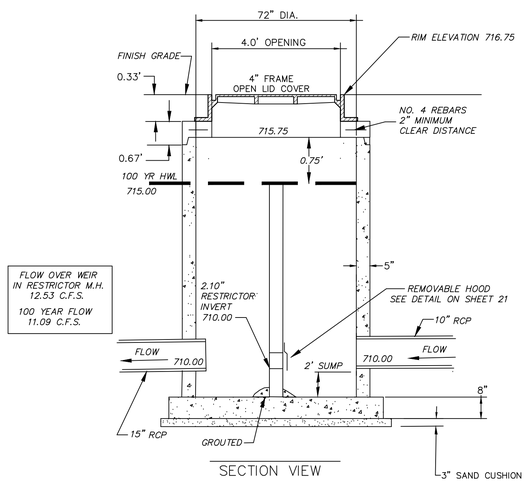


UNDERDRAIN ENLARGEMENT

NOT TO SCALE

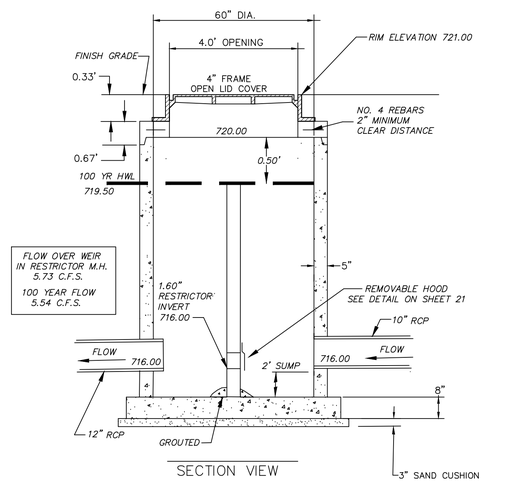






RESTRICTOR MANHOLE DETAIL

DETENTION BASIN #1 N.T.S.



RESTRICTOR MANHOLE DETAIL

DETENTION BASIN #2 N.T.S.

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
08-10-22	D.J.	PER REVIEW			
08-19-22	D.J.	PER REVIEW			
08-25-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
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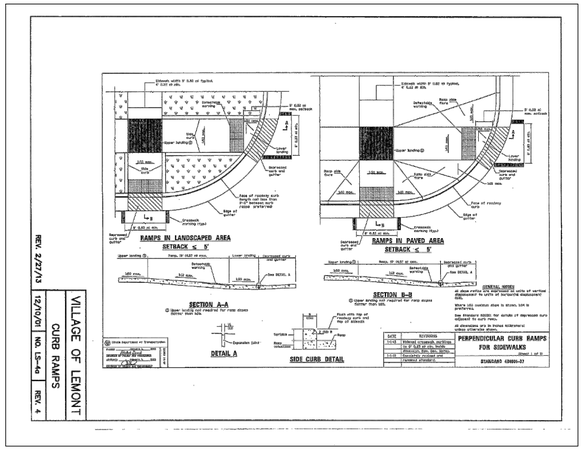
e-mail: DJA@DJAonline.net

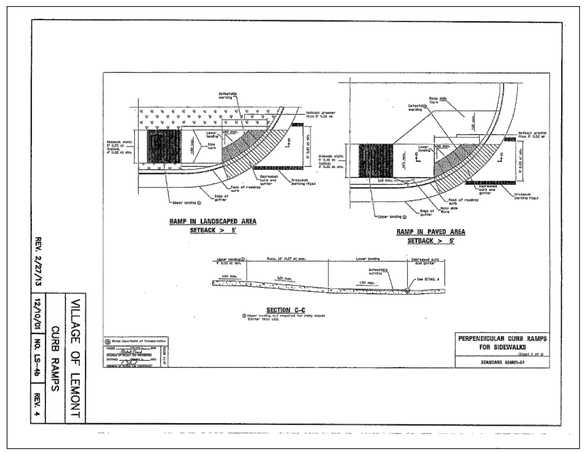
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

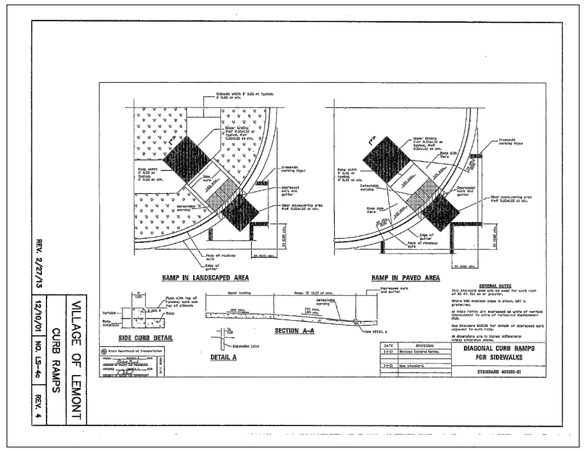
SCALE: NONE
DATE: 01-10-21
JOB NO: 0000
SHEET 13 OF 30



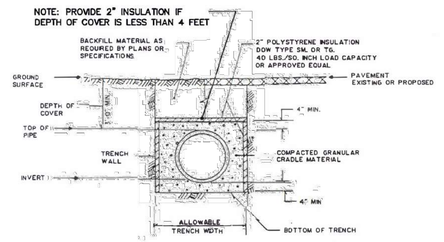
REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4a | REV. 4



REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4b | REV. 4



REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4c | REV. 4



REQUIRED WHEREVER DEPTH OF COVER IS LESS THAN FOUR (4) FEET FOR BUILDING SERVICE SEWERS AND IS LESS THAN FOUR (4) FEET FOR MAIN SEWERS. DEPTH OF COVER IS MEASURED OVER TOP OF PIPE AS INDICATED ON THE ABOVE DETAIL.

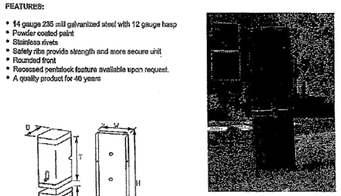
PIPE INSULATION DETAIL

SECONDARY SERVICE CONNECTION PEDESTALS

B-3

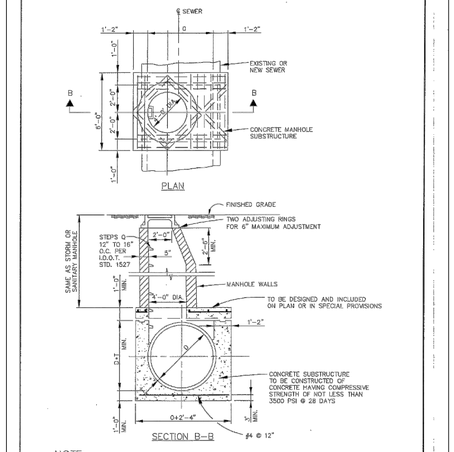
FEATURES:

- 14 gauge 235 mill galvanized steel with 12 gauge hasp
- Powder coated paint
- Stainless rivets
- Safety ribs provide strength and more secure unit
- Rounded front
- Recessed pentalock fixture available upon request.
- A quality product for 40 years



CAT#	D	W	Y	B	H	COMMENTS
2020-Socket	1-1/2	1"-1/2	22-1/2	20-1/2	20	Standard Unit
2020-SKO	1"-1/2	2"-1/2	19-1/2	17-1/2	19	Surfacing Knockout
2020-SCRHB	1"-1/2	1"-1/2	21	19	20	Pentalock + Swinging Knockout
2524-SB	19-1/2	1"15-1/2	28-1/2	1"9	36	Standard 36 1/2 x 15 1/2
2524-SKO	1"3-1/2	1"6-1/2	27-1/2	1"5	35	Surfacing Knockout
2524-SKOPH	1"3-1/2	1"6-1/2	27-1/2	1"5	35	Pentalock + Swinging Knockout
3048-SRH	1"9-1/2	1"0-1/2	1"3-3/4	1"3-1/4	39	
3048-HR	1"9-1/2	1"6-1/2	2"1-1/8	2"1	44	

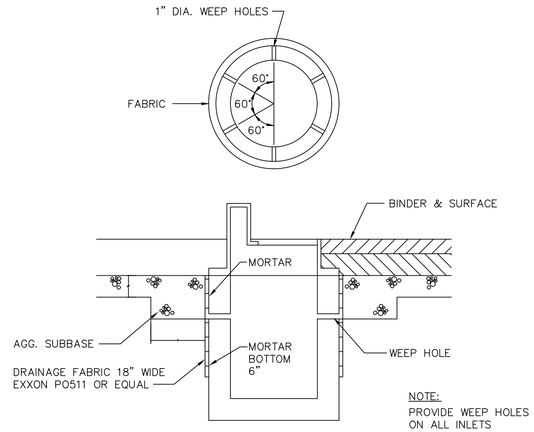
VILLAGE OF LEMONT
CONNECTION PEDESTALS
1 OF 2
REV. 4/08/14
REV. 6/23/08 | 10/07 | NO. LS-81a | REV. 2



NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AND DETENTION AREAS.

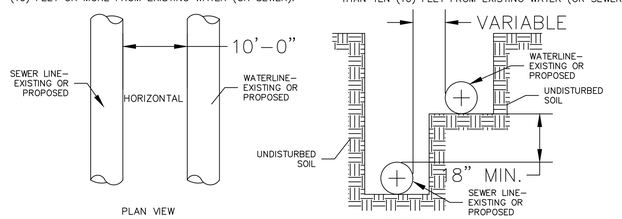
VILLAGE OF LEMONT
STORM WATER MANHOLE FOR SEWERS LARGER THAN 42"
REV. 6/23/08 | 12/10/01 | NO. LS-63 | REV. 1



NOTE:
PROVIDE WEEP HOLES ON ALL INLETS

WEEP HOLE DETAIL

NO SCALE



WATER AND SEWER SEPARATION DETAIL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
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CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	06-15-22
JOB NO:	0000
SHEET	14 OF 30

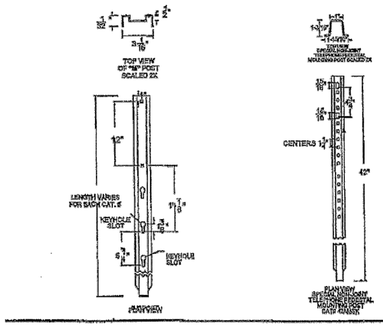
PEDESTAL MOUNTING POSTS page B-6

EMCO joint pedestal mounting posts are available in one basic shape, the "M" Channel. Common lengths are 72", 78" and 84". Stocked posts are hot dip galvanized. Painted posts are available on special order. Note: special non-joint hot dipped galvanized telephone pedestal mounting posts, Cat# 42AM8K are also available (see drawing below).

EMCO Joint Pedestal Mounting Posts

CAT#	LNGTH	DESCRIPTION	LBS
13MAC72	72"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides (p B-7)	10.3
13MS42HW	42"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides(p B-8)	6
13MHK34	84"	M Shape, 13 GA Hot Dip Galv	5
13MHK72	72"	M Shape, 13 GA Hot Dip Galv	10.3
13MHK84	84"	M Shape, 13 GA Hot Dip Galv	12
1472SF	72"	M Shape, 13 GA Paint Seafoam Green	10.3
1478SF	78"	M Shape, 13 GA Paint Seafoam Green	11.2
1484DRG	84"	M Shape, 13 GA Paint Dark Green	12

Note: Mounting hardware configuration currently under revision.

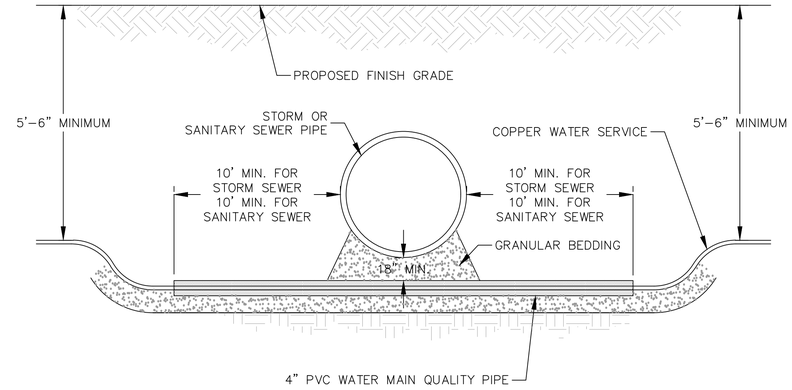


ELECTRICAL MATERIALS COMPANY

145 ELIZABETH LANE, GENOA CITY, WI 53128.
(262) 279-3812 FAX (262) 279-6824

REV. 4/08/14
REV. 6/23/08

VILLAGE OF LEMONT		
CONNECTION PEDESTALS 2 OF 2		
10/07	NO. LS-81b	REV. 2



PROVIDE 4" PVC SLEEVE UNDER STORM OR SANITARY SEWER WHENEVER I.E.P.A. SEPARATION REQUIREMENTS AND OR 5'-6" DEPTH OF BURY CANNOT BE MAINTAINED BECAUSE OF CONFLICT WITH STORM OR SANITARY SEWERS.

WATER SERVICE CONFLICT DETAIL (N.T.S.)

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

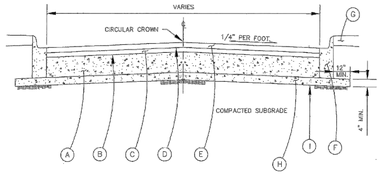
DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	06-15-22
JOB NO:	0000
SHEET	15 OF 30



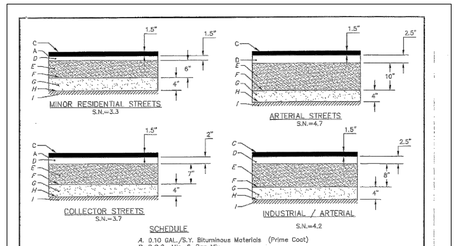
FLEXIBLE PAVEMENT SECTION

SCHEDULE

A	HOT MIX ASPHALT BASE COURSE, N50
B	BITUMINOUS MATERIALS PRIME COAT (0.10 GAL./S.Y.)
C	HOT MIX ASPHALT BINDER COURSE, N50
D	TACK COAT (0.15 GAL./ S.Y.)
E	HOT MIX ASPHALT SURFACE COURSE, MIX C, N50
F	PORTLAND CEMENT CONCRETE CURB AND GUTTER (SEE DETAIL LS-2)
G	TOPSOIL (4" MINIMUM)
H	SUBGRADE GRANULAR MATERIAL, TYPE B, 4"
I	GEOTECHNICAL FABRIC FOR SOIL STABILIZATION

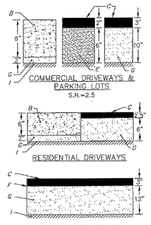
SEE STANDARDS LS-1B FOR PAVEMENT THICKNESS

VILLAGE OF LEMONT			
TYPICAL PAVEMENT SECTION			
REV. 6/23/08	12/10/01	NO. LS-1a	REV. 3



SCHEDULE

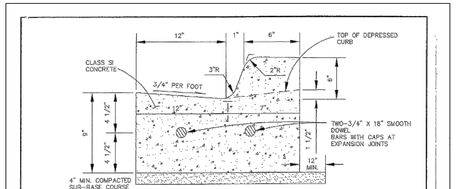
A. 0.10 GAL./S.Y. Bituminous Materials (Prime Coat)
B. P.C.C., Min. 6-Bag Mix
C. Hot Mix Asphalt Surface Course, Mix C, N50
D. Hot Mix Asphalt Binder Course, N50
E. Hot Mix Asphalt Base Course N50
F. 0.15 Gal./SY Bit. Materials (Prime Coat)
G. Aggr. Base Course, Type B, CA-6
H. Geotechnic Fabric for Soil Stabilization. See Note 4
I. Approved Subgrade



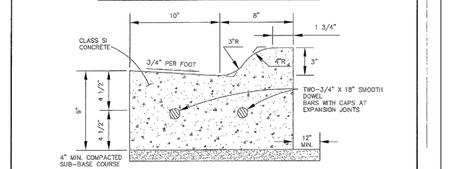
NOTES

1. These Are Minimum Standards Only. Structural Design of Streets Shall be Determined Using State Highway Standards, (With These Minimums) Except Where Approved by Village Engineer.
2. 2% Circular Crown to be Installed on All Streets
3. 2% Inverted Crown to be Installed in Alleys.
4. Geotechnic Fabric Over Subgrade shall be Minimum 4 oz. per Square Yard, Woven or Non-Woven Engineering Fabric, Meeting State Standards.

VILLAGE OF LEMONT			
MINIMUM PAVEMENT CROSS SECTIONS			
REV. 6/23/08	12/10/01	NO. LS-1b	REV. 2



STANDARD BARRIER AND DEPRESSED CURB AND GUTTER

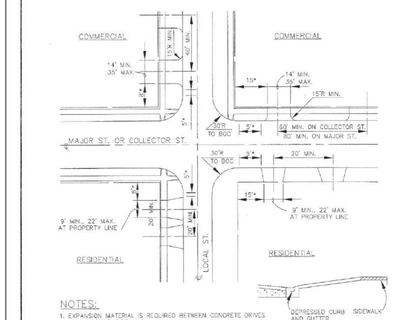


TYPICAL ROLLED CURB AND GUTTER

NOTES:

1. CONSTRUCT CONTRACTION JOINTS AT 20' MAXIMUM SPACING
2. CONSTRUCT EXPANSION JOINS AND CONTRACTION JOINTS ACCORDING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION
3. EXPANSION JOINTS SHALL BE PROVIDED AT POINTS OF CURVATURE ON ALL CURVES
4. CURING AND SEALING COMPOUND SHALL BE W.R. MEADOWS INC. "LIN-SEAL" EMULSION, OR APPROVED EQUAL

VILLAGE OF LEMONT			
CURB AND GUTTER			
REV. 6/23/08	12/10/01	NO. LS-2	REV. 3



NOTES:

1. EXPANSION MATERIAL IS REQUIRED BETWEEN CONCRETE DRIVES AND CURB OR SIDEWALK
2. WHERE NEW CONCRETE WORK MEETS OR ABUTS EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE SAWCUT TO A STRAIGHT AND CLEAN EDGE AND EXPANSION MATERIAL PLACED BETWEEN THE NEW AND EXISTING WORK.
3. ALL CURB REPLACEMENTS MUST BE AT LEAST 3 FEET IN LENGTH.
4. DRIVEWAY COMPOSITION SHALL BE PER LEMONT STANDARDS NO. LS-1B.
5. CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 3.04 OF THE LEMONT STANDARD SPECIFICATIONS WHERE DRIVEWAYS ARE LARGER THAN 12 FEET IN ANY DIRECTION, JOINTS SHALL BE EVENLY SPACED.

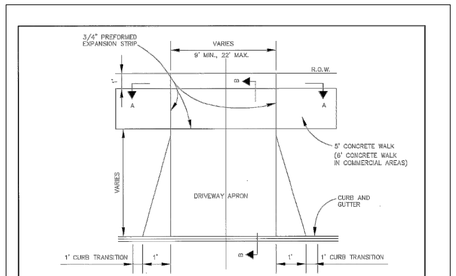
*WHICH EVER IS GREATER

DEPRESSED CURB SIDEWALK AND GUTTER

MAXIMUM DRIVEWAY/PARKWAY SLOPE 8%

TYPICAL SECTION

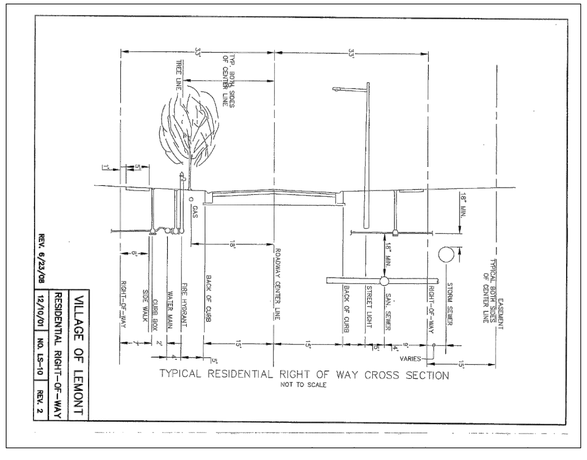
VILLAGE OF LEMONT			
DRIVEWAY APPROACH			
REV. 2/03/15 REV. 6/23/08	12/10/01	NO. LS-3	REV. 3



NOTES:

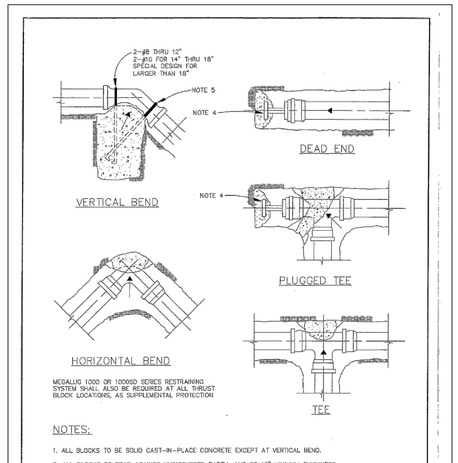
DRIVEWAY PAVEMENT ALTERNATES:
(A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)
(B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

VILLAGE OF LEMONT			
RESIDENTIAL DRIVEWAY			
REV. 9/20/16 REV. 6/23/08	12/10/01	NO. LS-6	REV. 3



TYPICAL RESIDENTIAL RIGHT OF WAY CROSS SECTION
NOT TO SCALE

VILLAGE OF LEMONT			
RESIDENTIAL RIGHT-OF-WAY			
REV. 6/23/08	12/10/01	NO. LS-10	REV. 2



MEGALUG 1000 OR 1000SD SERIES RESTRAINING SYSTEM SHALL ALSO BE REQUIRED AT ALL THRUST BLOCK LOCATIONS, AS SUPPLEMENTAL PROTECTION

NOTES:

1. ALL BLOCKS TO BE SOLID CAST-IN-PLACE CONCRETE EXCEPT AT VERTICAL BEND.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED EARTH, AND BE 12" MINIMUM THICKNESS
3. ARROWS INDICATE DIRECTION OF THRUST.
4. 3" STANDARD WEIGHT STEEL PIPE W/ 3/8"x6"X12"-G STEEL PLATES.
5. COAT EXPOSED PORTION OF BARS WITH BITUMASTIC COMPOUND.

VILLAGE OF LEMONT			
THRUST BLOCKS			
REV. 6/23/08	12/10/01	NO. LS-21	REV. 2

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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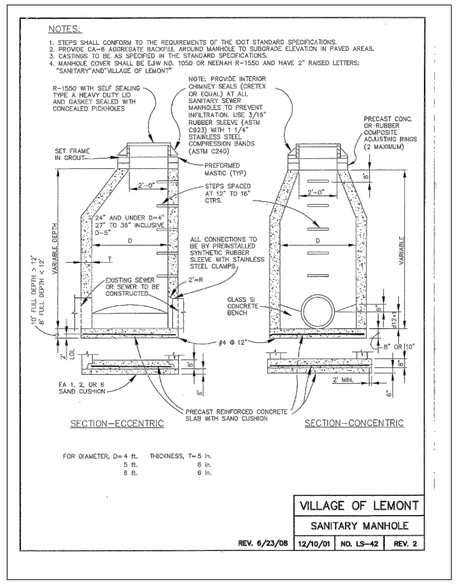
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

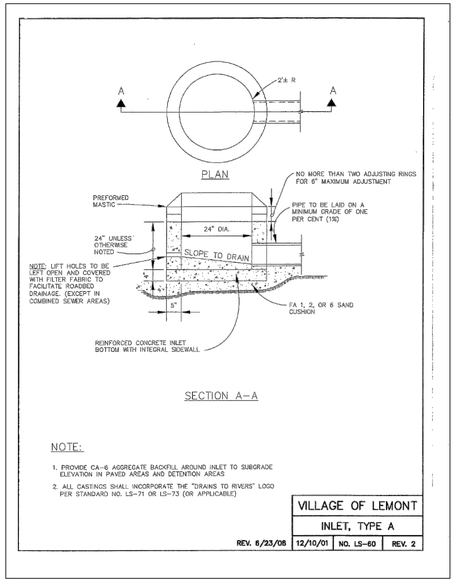
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 16 OF 30



VILLAGE OF LEMONT
SANITARY MANHOLE

REV. 6/23/08	12/10/01	NO. LS-42	REV. 2

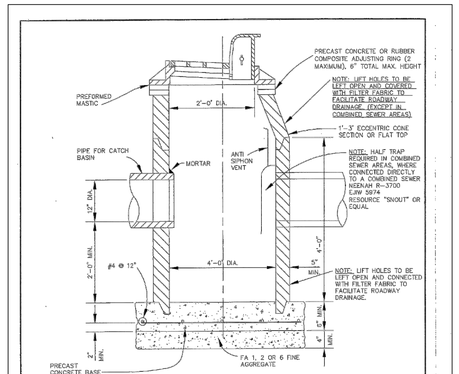


NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS AND DETENTION AREAS
2. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71 OR LS-73 (OR APPLICABLE)

VILLAGE OF LEMONT
INLET, TYPE A

REV. 6/23/08	12/10/01	NO. LS-60	REV. 2

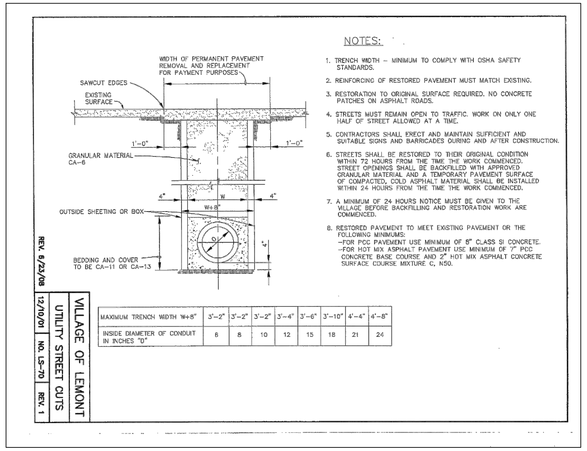


NOTES:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND CATCH BASIN TO SUBGRADE ELEVATION.
2. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS SEE I.D.O.T. STANDARD 2354-1.
3. FRAME AND GRATE EAST JORDAN 7210, NEENAH R-3281 A OR EQUAL FOR STANDARD BARRIER CURB AND EAST JORDAN 7525 OR NEENAH R-3501 P, OR EQUAL FOR ROLLED CURB. NEENAH R-3281-AL FOR VANED GRATE USE.
4. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71

VILLAGE OF LEMONT
CATCH BASIN TYPE A

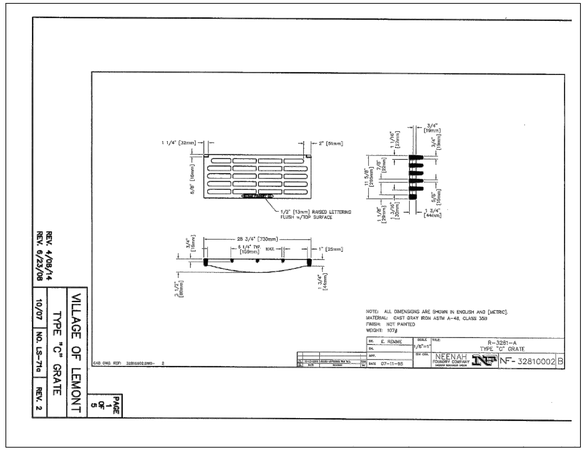
REV. 6/23/08	12/10/01	NO. LS-61	REV. 1



MAXIMUM TRENCH WIDTH "W+8"	3'-0"	3'-2"	3'-2"	3'-2"	3'-4"	3'-6"	3'-10"	4'-4"	4'-8"
INSIDE DIAMETER OF CONDUIT IN INCHES "D"	6	8	10	12	15	18	21	24	

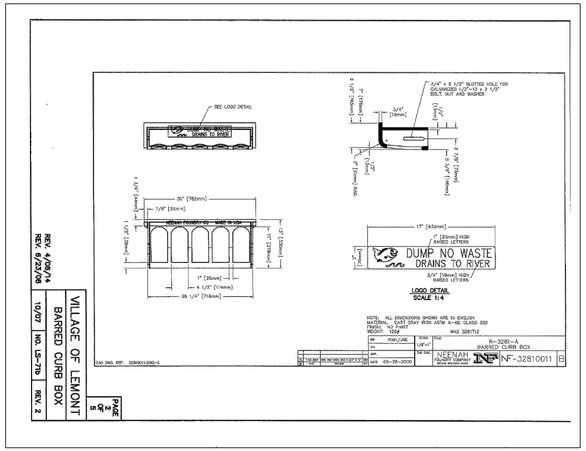
VILLAGE OF LEMONT
UTILITY STREET CUTS

REV. 5/22/08	12/10/01	NO. LS-70	REV. 1



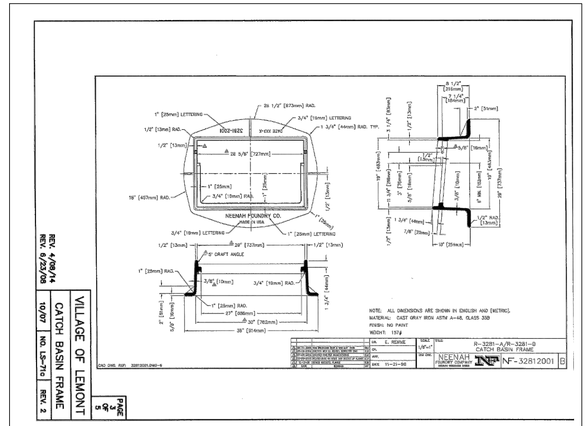
VILLAGE OF LEMONT
TYPE "C" GRATE

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77c	REV. 2



VILLAGE OF LEMONT
BARRED CURB BOX

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77b	REV. 2



VILLAGE OF LEMONT
CATCH BASIN FRAME

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77a	REV. 2

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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e-mail: DJA@DJAonline.net

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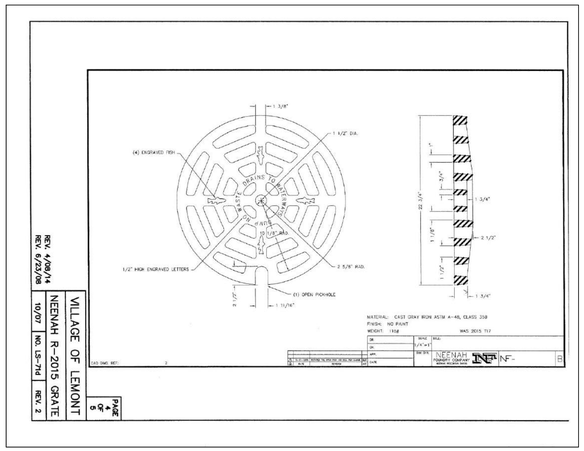
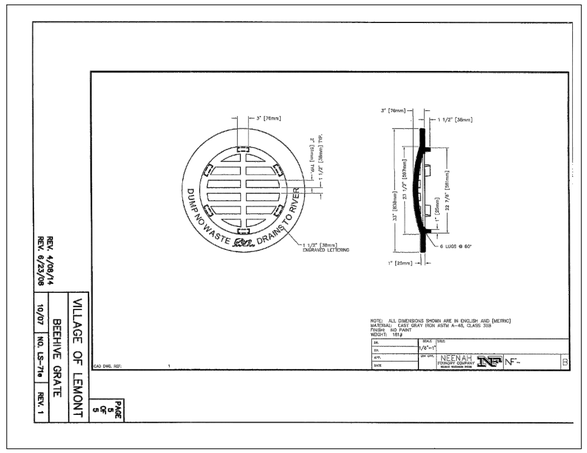
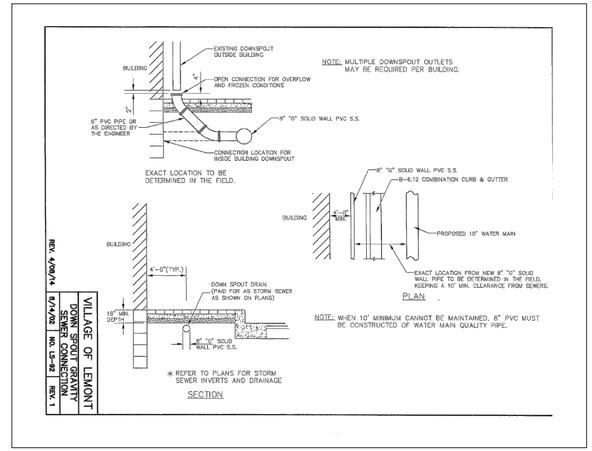
P.O. BOX 156
LEMONT, ILLINOIS 60439

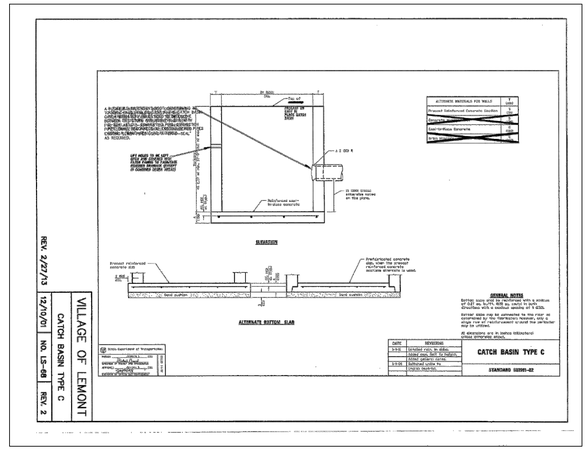
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

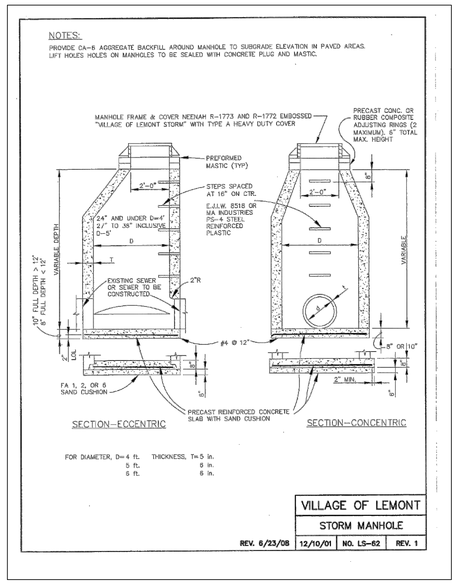
SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 17 OF 30

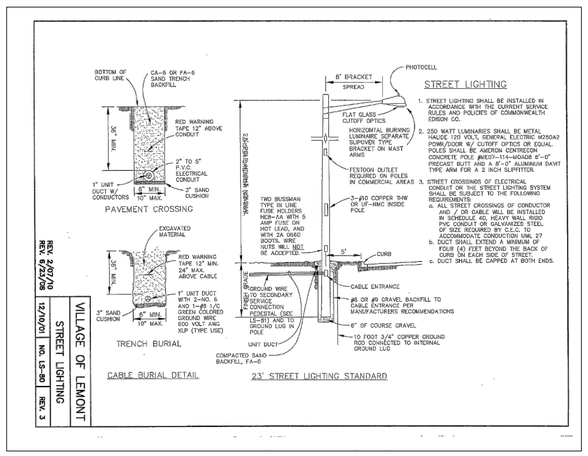


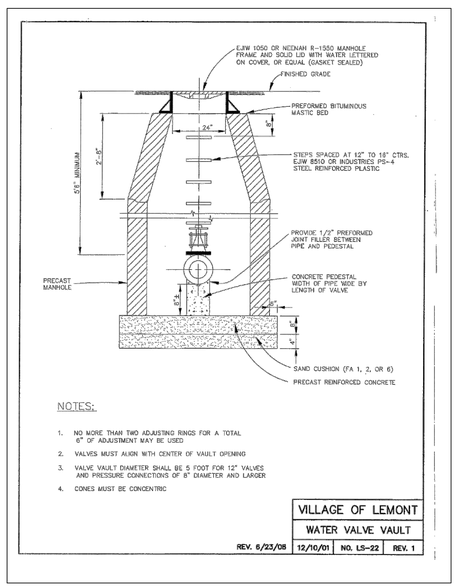


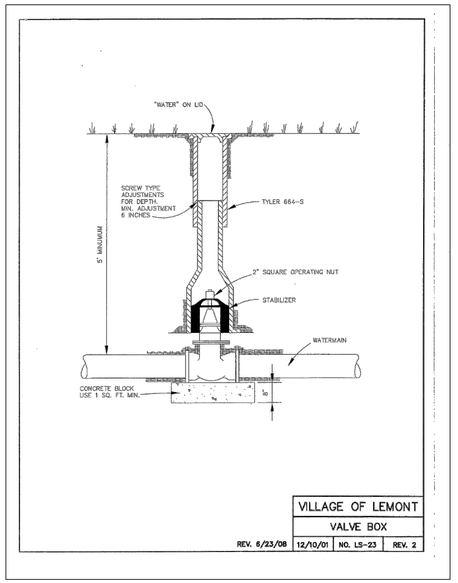












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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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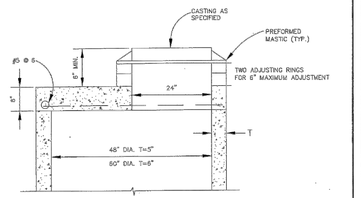
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 18 OF 30

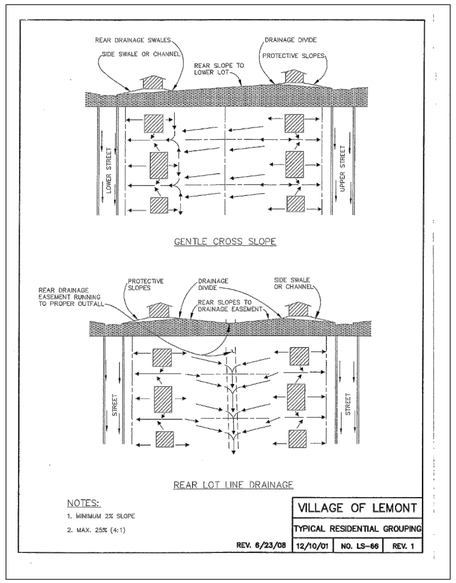


FLAT SLAB TOP FOR STORM MANHOLE

NOTE:

1. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS FOR MANHOLES, CATCH BASINS, AND VALVE VAULTS, SEE IDOT STANDARD 2354-I

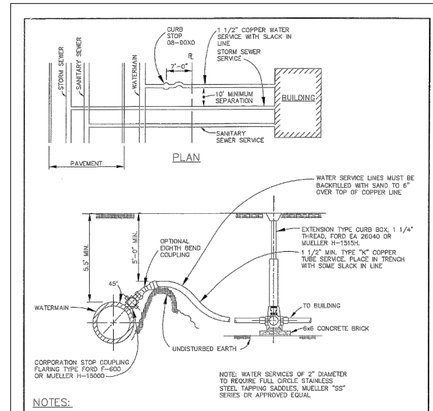
VILLAGE OF LEMONT			
FLAT SLAB MANHOLE TOP			
REV. 6/23/08	12/10/01	NO. LS-64	REV. 1



NOTES:

1. MINIMUM 2% SLOPE
2. MAX. 25% (4:1)

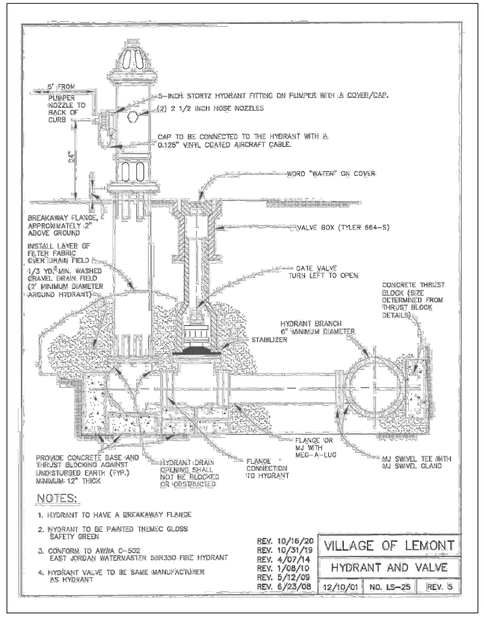
VILLAGE OF LEMONT			
TYPICAL RESIDENTIAL GROUPING			
REV. 6/23/08	12/10/01	NO. LS-66	REV. 1



NOTES:

1. TAPS AT ANGLES UP TO 90° WILL BE PERMITTED IF CONDITIONS DO NOT ALLOW TAPPING AT 45°.
2. TAPS MUST BE MADE 3 FEET FROM THE BELL OF THE PIPE WHERE TWO OR MORE TAPS ARE MADE, THEY MUST BE 18" APART.
3. SEWER SEPARATION REQUIREMENTS MUST BE SATISFIED IN ALL CASES.
4. CURB STOP COVER SHALL BE FLUSH WITH FINISHED GRADE.
5. CURB STOP SHALL NOT BE IN DRIVEWAY.
6. CURB STOP IS WITH COMPRESSION COUPLING FORD B44-444 FOR 1 1/2" FLARED COPPER, OR MUELLER EQUAL.
7. CURB STOP LID HAS 1 1/2" THREADED BRASS PENTAGON PLUG WITH WORD "WATER" IN RAISED LETTERS.

VILLAGE OF LEMONT			
WATER SERVICE CONNECTION			
REV. 6/23/08	12/10/01	NO. LS-24	REV. 2

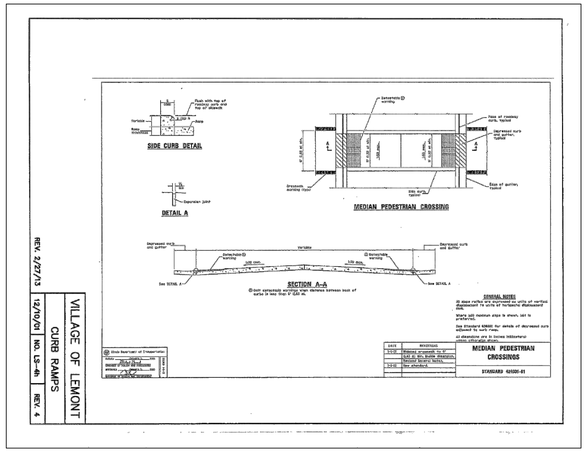


NOTES:

1. HYDRANT TO HAVE A BREAKAWAY FLANGE
2. HYDRANT TO BE PAINTED THERMEC GLOSS SAFETY GREEN
3. CONFORM TO AWWA C-502 EAST JORDAN WATERMASTER 5BR300 FIRE HYDRANT
4. HYDRANT VALVE TO BE SAME MANUFACTURER AS HYDRANT

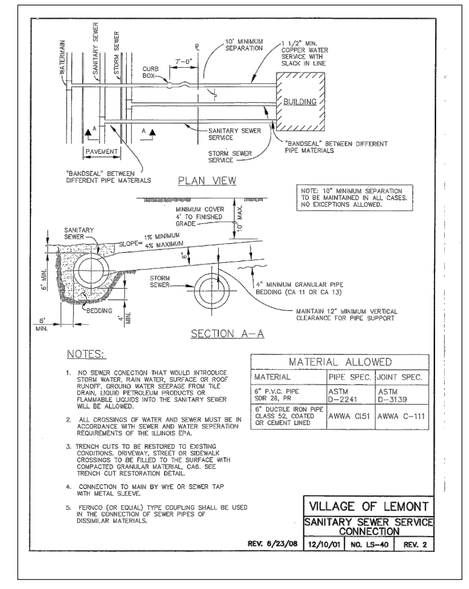
REV. 10/16/20
REV. 10/31/19
REV. 4/07/14
REV. 1/08/10
REV. 5/12/09
REV. 6/23/08

VILLAGE OF LEMONT			
HYDRANT AND VALVE			
12/10/01	NO. LS-25	REV. 5	



REV. 2/27/13

VILLAGE OF LEMONT			
CURB RAMPS			
12/10/01	NO. LS-4b	REV. 4	

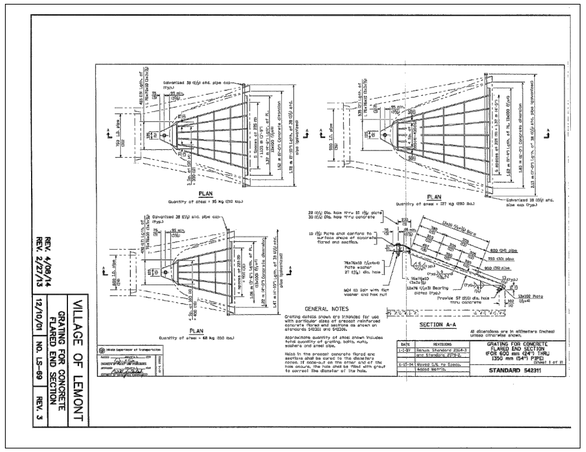


NOTES:

1. NO SEWER CONECTION THAT WOULD INTRODUCE STORM WATER, RAIN WATER, SURFACE OR ROOF RUNOFF, GROUND WATER SEEPAGE FROM TILE DRAIN, LIQUID PETROLEUM PRODUCTS OR FLAMMABLE LIQUIDS INTO THE SANITARY SEWER WILL BE ALLOWED.
2. ALL CROSSINGS OF WATER AND SEWER MUST BE IN ACCORDANCE WITH SEWER AND WATER SEPERATION REQUIREMENTS OF THE ILLINOIS EPA.
3. TRENCH CUTS TO BE RESTORED TO EXISTING CONDITIONS. DRIVEWAY, STREET OR SIDEWALK CROSSINGS TO BE FILLED TO THE SURFACE WITH COMPACTED GRANULAR MATERIAL, CA6. SEE TRENCH CUT RESTORATION DETAIL.
4. CONNECTION TO MAIN BY WYE OR SEWER TAP WITH METAL SLEEVE.
5. FERNCO (OR EQUAL) TYPE COUPLING SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.

MATERIAL ALLOWED		
MATERIAL	PIPE SPEC.	JOINT SPEC.
6" P.V.C. PIPE SDR 26, PR	ASTM D-2241	ASTM D-3139
6" DUCTILE IRON PIPE CLASS 52, COATED OR CEMENT LINED	AWWA C151	AWWA C-111

VILLAGE OF LEMONT			
SANITARY SEWER SERVICE CONNECTION			
REV. 6/23/08	12/10/01	NO. LS-40	REV. 2



REV. 4/09/14
REV. 2/27/13

VILLAGE OF LEMONT			
GRATING FOR CONCRETE FLUME END SECTION			
12/10/01	NO. LS-69	REV. 3	

REVISIONS:						
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
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CIVIL ENGINEER & SURVEYOR
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CLIENT:

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VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-10-21
JOB NO:	0000
SHEET	19 OF 30

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF LEMONT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF LEMONT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ TO 1 IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ⅛ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12 ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD SANITARY CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS (SHEWER-TAP MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING BAND SEAL OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18 VERTICAL SEPARATION - OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18 VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST RUBBER BOOTS THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

07/12/2016

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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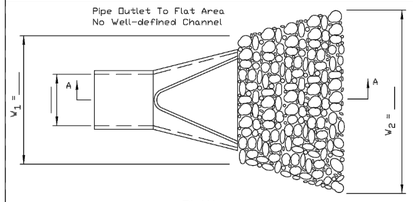
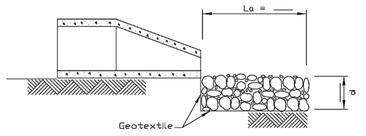
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 20 OF 30

PIPE OUTLET TO FLAT AREA



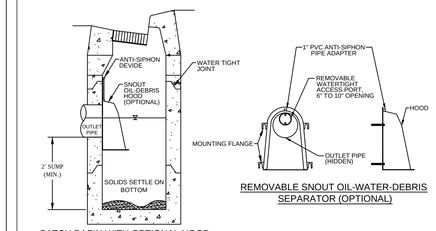
PLAN



SECTION A–A

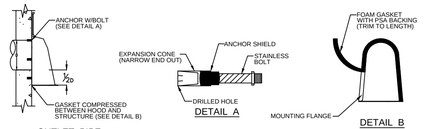
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ——— , Quality ——— .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-610
Designed ——— Date ———		SHEET 1 OF 1
Checked ——— Date ———		DATE 9-15-93
Approved ——— Date ———		



CATCH BASIN WITH OPTIONAL HOOD

REMOVABLE SNOUT OIL-WATER-DEBRIS SEPARATOR (OPTIONAL)



DETAIL A

DETAIL B

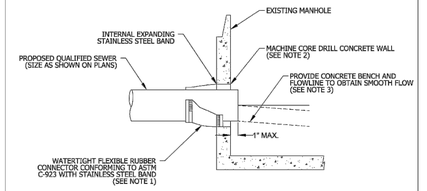
OUTLET PIPE

NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 8" FOR PIPES < 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF X" OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
		PAGE NO. 12

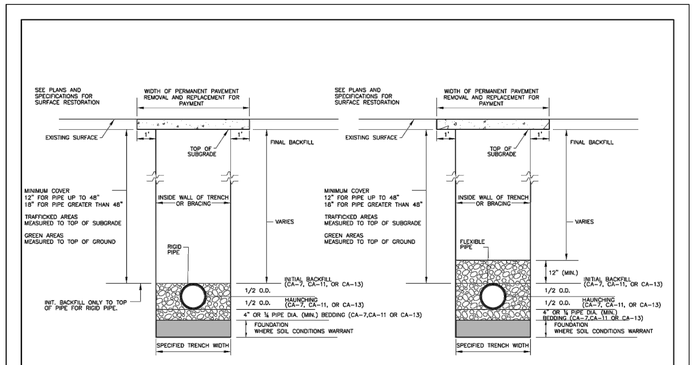


SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL, OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43



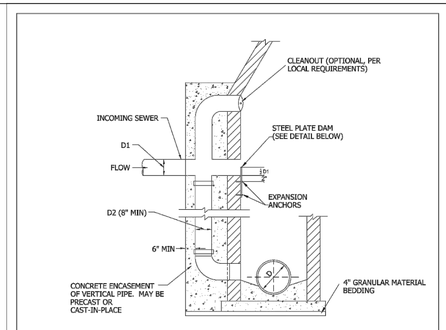
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

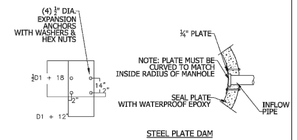
NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35



NOTES:
1. REQUIRED FOR 2FT. OR GREATER DROP TO SANITARY OR COMBINED SEWER.
2. MINIMUM WALL THICKNESS IS 6" FOR CAST IN PLACE CONCRETE STRUCTURES AND 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE STRUCTURES.
3. CONCRETE FOR ENCASEMENT SHALL BE 4,000 PSI @ 28 DAYS.
4. FORCEMAIN FLOW NOT ALLOWED AS INCOMING SEWER, SEE FORCEMAIN DISCHARGE DETAIL.

DIAMETER (INCHES)	
D1	D2
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18



STEEL PLATE DAM

NOTES:
1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
2. BOLTS TACK WELDED TO PLATE.
3. ANCHOR EMBEDMENT: 3" MIN.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL DROP MANHOLE CONNECTION	STD. DWG. NO.39
		PAGE NO. 34

REVISIONS:					
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MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 21 OF 30

Joint Committee on Administrative Rules
ADMINISTRATIVE CODE

TITLE 35: ENVIRONMENTAL PROTECTION
SUBTITLE F: PUBLIC WATER SUPPLIES
CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY
PART 653 DESIGN, OPERATION AND MAINTENANCE CRITERIA
SECTION 653.119 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

Section 653.119 Protection of Water Main and Water Service Lines

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

a) Water Mains:

1) Horizontal Separation:

A) Water mains shall be laid at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

B) Water mains may be laid closer than ten feet to a sewer line when:

i) local conditions prevent a lateral separation of ten feet;

ii) the water main invert is at least 18 inches above the crown of the sewer; and

iii) the watermain is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

C) Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting the requirements of Section 653.111 when it is impossible to meet (A) or (B) above. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

2) Vertical Separation:

A) A water main shall be laid so that its invert is 18 inches 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 feet 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.

B) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting requirements of Section 653.111 when:

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

ii) the water main passes under a sewer or drain.

C) A vertical separation of 18 inches 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 water main.

D) Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet.

b) Water Service Lines:

1) The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described in (a) above.

2) Water pipe described in (a) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

c) Special Conditions - Alternate solutions shall be presented to the Agency when extreme topographical, geological or existing structural conditions make strict compliance with (a) and (b) above technically and economically impractical.

Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main material is proposed.

d) Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25 feet.

e) Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

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LEMONT, ILLINOIS

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SECTION II

WATER DISTRIBUTION SYSTEM AND APPURTENANCES

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E. SYSTEM EXTENSION II–3

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2. Private Booster Pumps for Fire Protection

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A. GENERAL

Regardless of size, all developments within the corporate limits or under the control of the Village shall include provisions for construction of water distribution facilities complete with valves, fire hydrants and other appurtenances designed in accordance with the standards herein. Where more than one building is located or planned on one parcel of property, or when water main construction is required on the property for fire protection, the proposed phased development shall also include all water main construction and appurtenances.

The design of all water distribution system improvements proposed for construction as independent projects under the control of the Village shall meet these technical requirements and the Illinois EPA.

B. REFERENCES

Specification references made herein for manufactured materials and installation such as pipes, hydrants, valves and fittings refer to standard specifications as referenced in Section I–G.

C. ENVIRONMENTAL PROTECTION AGENCY

Water main design and construction shall in all respects be in accordance with the regulations of the Division of Public Water Supplies, Environmental Protection Agency, State of Illinois. An Illinois EPA Permit must be obtained prior to construction.

D. PUBLIC EASEMENTS AND UTILITIES

All public water main extensions shall be located within dedicated rights–of–way or easements. If located within an easement, the easement must extend 10 feet either side of the water main.

Underground utility work cannot commence until all existing public and private utilities are field located. Call J.U.L.I.E. at 1–800–892–0123 at least 72 hours in advance.

All necessary precautions shall be taken against damage to existing utilities. In the event of a break in an existing water main, gas main, sewer or underground cable, the contractor shall immediately notify a responsible official from the organization operating the utility interrupted. The contractor or developer shall lend all possible assistance in restoring service and shall assume all costs, charges or claims connected with the interruption and repair of such services.

In the case of damage to Village utilities, the repairs shall be immediately performed by the contractor, or the cost of such repair work will be billed to the contractor or developer on a time and material basis plus fringe, overhead and administrative costs.

E. SYSTEM EXTENSION

Extensions to the water distribution system shall form a complete network and be compatible with the existing water system network. Mains shall be extended to the property lines along public rights–of–way and at any location indicated by the Village Engineer.

Transmission mains within or adjacent to a development shall be sized and located as directed by the Village Engineer. Secondary mains shall be sized, looped, and spaced as required for fire flows and shall have a minimum diameter of eight (8) inches.

Distribution mains shall form a grid to supply water to the local fire hydrants and service lines. At all locations, a minimum diameter of eight (8) inches is required. In all cases, all water mains, including service mains and hydrant ?stubs? in excess of 100 feet shall be looped, unless specifically otherwise approved by the Village Engineer and Director of Public Works.

The proposed system extension shall be arranged so that, in the event of a break in any main, minimal service interruption will be caused and in no case will require closure of more than three (3) valves.

For purposes of water main design, maximum daily consumption for water main design shall be based on the following table:

	Type of Establishment	Unit	Maximum Daily Consumption Gal/day/unit*
	Residential	Occupant	160
	Shopping Centers	Employee (1 shift)	110
	Store	Employee (1 shift)	70
	Offices	Person (1 shift)	50
	Warehouse	Employee (1 shift)	30
*	Industrial	Person (1 shift)	75
*	Restaurant	Meal Served	10
	Theater	Per Seat	10
	Hotel	Per Guest	80
*	Schools	Per Student	25

* Quantities are exclusive of processed water requirements which must be estimated and added.

F. MAIN OVERSIZING

When the construction of a transmission main is deemed necessary by the Village Engineer, Director of Public Works and/or Fire Chief, the additional incremental construction cost to oversize the water main in the same location may be accommodated by a recapture agreement or borne by the Village if so accepted and authorized by the Board of Trustees.

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G. FIRE PROTECTION

1. Anticipated Fire Flow Loadings

If required by the Village Engineer or Fire Chief, the design engineer shall show, in a separate report to both the Village's Engineering Department and the Fire Prevention Bureau, that at various locations, selected by the Village Engineer, the proposed water main system will supply the required fire flows in excess of domestic consumption demands. A ?C?factor of 100 for old water main pipe or 140 for new ductile iron pipe (cement lined) shall be assumed. A minimum fire flow requirement of 1200 gpm, 20 p.s.i., residual gallons per minute should be used for single–family residential fire flow calculations. The Fire Department jointly with the Engineering Department shall determine the minimum required fire flows for other proposed developments.

2. Private Booster Pumps for Fire Protection

No pump shall be installed without specific approval of the Fire Prevention Bureau. The Standards of the National Fire Protection Association have been adopted by reference in the Village Building and Fire Prevention Code. Proper backflow prevention devices are required in accordance with the Illinois Plumbing Code (77 Ill. Adm. Code 890.1510 and I.E.P.A. Technical Policy Statements 35 Ill. Adm. Code 653.801 et seq.).

H. INSTALLATION REQUIREMENTS

1. Horizontal and Vertical Separation

All water mains shall maintain minimum ten (10) feet horizontal and eighteen (18) inch vertical separations from any sewer lines, in accordance with the requirements of the Illinois Environmental Protection Agency. If the IEPA separations cannot be met, then adequate provisions for protection of the water supply must meet the requirements of the IEPA and Village. There shall be a twelve (12) inch vertical separation from all other utilities.

I. MATERIAL SPECIFICATIONS AND DETAILS

All water main pipe, be it a new installation, replacement and/or repair, shall be ductile iron cement–lined bituminous coated pipe, Class 52 (minimum). Class 55 is to be used outside the right–of–way, in rear or side yards, in casings and where specified by the Village Engineer. All ductile iron pipe shall have 8 mil. polyethylene encasement.

1. Ductile Iron Pipe

All ductile iron pipe shall comply with AWWA Standard Specifications for ductile iron pipe, Centrifugally Cast in Metal Molds or Sand–Lined Molds for Water or Other Liquids – AWWA C151.

Special consideration of alternate pipe materials may be allowed by the Village Engineer if highly corrosive soils or special site conditions exist.

(a) Ductile iron pipe shall conform to AWWA Specifications C151. Normal working pressure shall not exceed 150 p.s.i. Pipe shall be furnished in nominal eighteen (18) foot laying lengths.

(b) Ductile iron pipe shall be bituminous coated outside and cement – mortar lined inside as specified in Section 51–8.2 of ANSI A21.51 (AWWA C151).

Each pipe shall have the weight and class designated on it. In addition, the manufacturer's mark and year in which the pipe was manufactured shall be marked on the pipe.

(c) All underground fittings and related fittings/hardware shall be ductile iron and connected to sections of water main pipe by means of mechanical joints with Grade #304 stainless steel bolts and Grade #300 stainless steel series nuts to conform to ASTM A193 and ASTM A194 or approved push–type joints. Where threaded rods are required, they shall be stainless steel Grade #304 with Grade #300 nuts.

All fittings shall meet current AWWA C110 (ANSI 21.10), Ductile Iron and Gray Iron Fittings four (4) inches through forty–eight (48) inches for water and other liquids.

All ductile iron pipe water distribution system elements shall conform to the following specifications:

- Pipe class thickness – ANSI A21.50 (AWWA C150), (minimum thickness, Class 52)
- Pipe – ANSI A21.51 (AWWA C151)
- Pipe lining – ANSI A21.4 (AWWA C104)
- Fittings – ANSI 21.10 (AWWA C110)
- Joints – mechanical and push–on, ANSI A21.11 (AWWA C111)
- Polyethylene encasement (8 mil) – ANSI A21.5 (AWWA C105)

2. Pipe Joints – Ductile Iron Water Main

(a) Slip Joints

Sections of water main pipe shall be connected by means of slip joints, consisting of bells cast integrally with pipe which have interior angular recesses conforming with the shape and dimensions of a rubber sealing gasket, the interior dimension of which is such that it will admit the insertion of the spigot end of the joining pipe in such manner as to compress the gasket tightly between the bell of the pipe and the inserted spigot, thus securing the gasket and sealing the joint.

The lubricant used in conjunction with the slip joints shall be one recommended by the supplier of commercially processed animal fat or vegetable shortening.

(b) Mechanical joint pipe shall meet the above requirements. Bolting materials shall be stainless steel with Grade #304 bolts and Grade #300 nuts.

3. Restrained Joints – Ductile Iron Pipe

The unbalanced forces at pipe bends, tees, etc., shall be restrained by transmitting those forces of the pipe wall by means of rigid concrete thrust blocks, retaining glands or a bolt/tie rod system. If bolt/tie rod system is used, rods (Grade #304), bolts (Grade #304) and nuts (Grade #300) must be stainless steel and poly wrapped. Restrained joints where required, shall be US pipe TR flex retainer weldment and locking segment system or approved equal.

4. Flanged Joints

Flanges for ductile iron fittings, companion flanges and castings shall be in conformity with the current ANSI B16.1, ?Cast Iron Pipe Flanges and Flanged Fittings?, Faced and Drilled, Class 125. Flat–faced flanges shall be used where the mating flange is flat–faced.

All flanged joints shall be made with one–eighth (1/8) inch thick red rubber gaskets, full face, and shall conform to AWWA C110.

5. Thrust Blocks

Thrust blocks and retainer glands are required.

Thrust blocks and/or restrained joints are required at all valves, hydrants, tees and bends. Engineering drawings shall indicate the location of each concrete thrust block to be installed. Where undisturbed earth is not available or not likely to be available to back up pressure type concrete thrust blocks, the design engineer shall specify tie rods or retaining glands with or without anchor type concrete thrust blocks.

All thrust blocks shall be poured with Class X concrete. When poured, care shall be taken so that the cement does not interfere with access to joints or with hydrant drainage.

6. Fire Hydrants

(a) Type:

Fire hydrants shall be the break flange type and shall conform to AWWA C–502 East Jordan Watermaster 5BR350 Fire Hydrant. .

(b) Spacing:

Fire hydrants shall be installed so that residential property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the ?Fire Suppression Rating Schedule,?latest edition, published by the Insurance Service Office. Where water transmission lines or offsite water lines are installed on private property, the first private hydrant must be installed at no more than five hundred (500) foot interval distance from the street hydrant and at three hundred (300) foot intervals thereafter to the most remote point of the building. Commercial areas require a fire hydrant within 100 feet of a building siamese connection.

(c) Installation Specifications:

(1) The hydrants shall be installed to meet the requirements as indicated on the Standard Detail in the Appendix.

(2) Fire hydrants shall be typically installed not further than seven (7) feet nor less than four (4) feet from the back of curb. Parking lots shall be designed to provide not less than fifteen (15) feet of hydrant clearance on one side of the hydrant on which a steamer or hose connection is located to permit easy fire truck access.

7. Valves

Valves shall be located on water mains so as to effectively isolate the sections from the system with minimal disruption should a break or other failure occur. The valves' spacing shall be installed so that not over six hundred sixty 660 feet of main will be shut off at any given time, or less in commercial and industrial areas or multi–family, PUD, as deemed necessary by the Village Engineer unless the Village Engineer permits spacing at greater intervals.

Valves ten (10) inch and smaller shall be iron body, resilient seat gate valves, counter clockwise to open, (AWWA C–509); twelve (12) inch and larger shall be iron body, rubber seat, butterfly valve, Class 150B, AWWA C504. All valves shall open counter clockwise.

Joint end – mechanical, AWWA C111

All nuts and bolts shall be as specified in Section II. I. 1 (c).

8. Valve Vaults

Valve vaults shall be precast reinforced concrete circular barrel and cone sections (ASTM C478) with mastic watertight joints.
For six (6) inch diameter service line valves and eight (8) inch diameter valves, valve vaults shall have a forty–eight (48) inch minimum inside diameter. For pressure connections and valves ten (10) inch diameter and larger, valve vaults shall have a sixty (60) inch inside diameter.

No more than three (3) precast concrete adjusting rings with twelve (12) inch maximum height adjustment shall be allowed.

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9. Castings

Manhole frame and cover shall be Neenah No. R–1772C, embossed ?WATER?with a one (1) inch concealed pick hole in yard areas or Neenah R–1712 with a one (1) inch pick hole in a paved area.

10. Auxiliary Resilient Seat Valves (Valves shall be by Clow, Mueller or Waterous as follows or as approved by the Village Engineer and Director of Public Works:

Resilient seat – Mueller Valve – hydrant auxiliary – #2360–16–flange/mechanical.

Resilient seat – Mueller Line Valves – A–2360–20 – Size 4"–10"– mechanical/mechanical.

11. Air Release Valves

Air release valves shall be placed on the water main at high points as deemed necessary by the design engineer and/or the Village Engineer to serve as air vents preventing air locking of the water main. These air release valves shall be of the Apco 200 A type or an approved equivalent. All air release valves shall be placed in vaults.

12. Sampling Tap

Three–quarter (3/4) inch (minimum) bronze corporation cocks shall be installed in all water mains at intervals not exceeding six hundred (600) feet.

The contractor must notify the Engineering Department at least twenty–four (24) hours in advance to arrange for appropriate pressure testing and water samplings. All water samples will be sent by the Village to a State of Illinois certified testing lab for coliform bacterial analysis. Samples will be taken at 24 and 48 hour intervals after chlorination.
The contractor must notify the Public Works Department at least forty–eight (48) hours in advance to arrange for existing valve operation for putting new mains in service.

13. Water Service Line

The water service line and connection shall be in accordance with the Standard Detail in the Appendix.

J. CONSTRUCTION REQUIREMENTS

1. Pipe Installation

Pipe shall be installed in accordance with ?Standard Specifications For Water and Sewer Main Construction in Illinois?latest edition, the applicable AWWA standards including C600 and the requirements of the Village Engineer.

2. Water Services

The required minimum one (1 1/2") inch diameter copper line (Type K) shall be laid in a trench at a minimum depth of five and one–half (5 1/2) feet.

The water service line for each property shall be laid from the buffalo box into the building, through a water meter and then into the plumbing system of the building. All plumbing shall conform, at a minimum, to the Illinois Plumbing Code (77 Ill. Adm. Code 890).

The maximum length of a non–looped water service shall be 150–feet as measured from the main to the building.

The location of the buffalo box (B–Box) shall be sawcut in the curb as a location field marked with a painted blue 4" x 4" hardwood timber installed vertically.

The B–Box shall be located in the center of the lot frontage and located in the street right–of–way or street easement.

No meter will be placed into service until an inspection of the existing building's plumbing system has been made by Village personnel to insure positive and permanent disconnection of previous well water supply and adequate flushing and disinfection. There shall be no intermingling of the municipal and individual well water supplies in the building's plumbing. Continued use of a well water supply is permitted for non–domestic benefit (sprinkling and irrigation, etc.) only if the potable Village water supply is completely physically disconnected from the non–Village supply.

An approved backflow prevention device shall be installed wherever, in the Director of Development's opinion, such installation is necessary in order to comply with the Plumbing Code (77 Ill. Adm. Code 890) and I.E.P.A. Technical Policy Statements (35 Ill. Adm. Code 680). All backflow prevention devices or methods required shall be approved by the Research Foundation for Cross Connection Control of the University of Southern California, American Water Works Association, American Society of Sanitary Engineering, or American National Standards Institute and certified by the National Sanitation Foundation to be in compliance with applicable industry specifications.

The water meter must be installed within the building at a visible location with the meter reading through a glass block ten inch by ten inch (10" x 10") and which insures protection from freezing, allows convenient access for repairs and periodic reading from the exterior and is as close to the supply line entrance as possible. A meter remote may be used if approved by the Director of Public Works.

3. Connections to Existing Mains

All connections to the Village water distribution system shall be made under full water service pressure unless otherwise approved by the Village Engineer. Where connections are made to existing valves, said valves shall be pressure tested at 150 p.s.i. before connection is made.

4. Pipe Cutting

The cutting of pipe for inserting valves, fittings or closure pieces shall be done in a neat and workmanlike manner without damage to cement lining and so as to leave a smooth end at right angles to the axis of the pipe.

5. Sheeting and Bracing

Sheeting and bracing may be placed in the ditch, as may be necessary, for the installation of the work.

Sheeting and/or bracing shall be progressively removed as the backfill is placed in such a manner as to prevent the caving in of the sides of the trench or excavation and to prevent damage to the work.
Sheeting which is placed shall not be removed until the backfill has been placed and thoroughly compacted. While sheeting is being withdrawn, all vacancies shall be carefully filled with sand, free from silt, rammed into place, puddled or otherwise firmly compacted.

The contractor is responsible for the construction techniques, procedures and compliance with O.S.H.A. standards to insure a safe and proper installation.

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6. Steel Casing Pipe for Augering or Tunneling

Circular steel casing pipe for augering or tunneling shall be fabricated to a minimum of 0.375 inches thick rolled sheet steel wall, of the diameter specified, with a continuous circular one–half (1/2) inch bead weld and shall meet the requirements of A.S.T.M. A–120. Ends of casing pipe shall be filled inside with pea gravel blown in and casing ends sealed with brick and mortar after main has been inserted. Record drawings are required for casing location and elevation.

K. WATER MAIN PRESSURE TESTING AND DISINFECTION

1. Pressure Test

(a) Each section of water main and appurtenances without services shall be hydrostatically tested by the contractor and witnessed by the Village. Any defects or leaks shall be corrected by the contractor at his expense before proceeding.

(b) All newly laid water main 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 main shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the pipe. Allowable leakage shall be computed in accordance with AWWA C–600, Section 4.1 guidelines.

Before applying the specified test pressure, all air shall be expelled from the pipe. 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.

2. Preliminary Flushing

Prior to chlorination, the main shall be flushed as thoroughly as possible with the water pressure and outlets available. Flushing shall be done after a successful pressure test has been completed.

3. Disinfection

(a) Reference:

All water mains shall be disinfected and tested according to the requirements of the ?Standards for Disinfecting Water Mains,?AWWA C651, Section 5, and as required by the standards in this Manual. All disinfection shall be performed by a state registered firm exhibiting experience in the methods and techniques of this operation and shall be approved by the Village.

The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe.

Water from the existing distribution system or other source supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine (maximum 50 ppm) (gas preferred).

Valves shall be manipulated so that the strong chlorine solution in the line being treated will not backflow into the existing line supplying the water.

(b) Retention:

The retention period shall be at least twenty–four (24) hours. After the chlorine–treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points should be at least 25 ppm.

In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.

(c) Final Flushing, Sampling and Analysis:

Twenty–four (24) hours after chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test and receipt of laboratory results, be approved as safe water by the Village Engineer. This quality of water delivered by the new main should remain for a period of at least two (2) full consecutive days as demonstrated by laboratory examination of samples taken from taps on two (2) consecutive days under Village supervision. Water samples should be taken at all dead ends and at 600–foot intervals on main lines before and after flushing. Samples must be taken on two (2) consecutive days.

Bacteriological analysis of the samples shall be performed by a laboratory certified by the Illinois Department of Public Health. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained. Results of the analysis shall be transmitted by the laboratory directly to the Village Engineer. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken and the project at which the samples were collected. Once all water sample results have been determined to be acceptable, the new main should be placed in service and all water service taps may then be made under pressure on the live main.

L. CONSTRUCTION WATER

Construction water is hereby defined as that unrestricted supply of municipal water required by the various trades involved in building construction for concrete, masonry, painting, plastering, cleanup and other related purposes, which is paid per schedule as part of the building permit fee. The water use privilege intended by this charge does not include water used for landscaping or trench jetting. This water must be metered (obtain meter from Public Works). Hydrant use is not allowed without permission from the Director of Public Works and use of a meter and check valve.

The construction water usage privilege will terminate upon installation of the water meter.

No water service deposit shall be required of any developer or building contractor for any new construction awaiting future transfer of ownership (sale). This waiver of Village policy is based upon the existence of other performance controls on such construction and to ease the administrative burden of handling interim deposits.

M. WATER METERS & PITS

It will be the responsibility of the general contractor to contact Public Works (Customer Service, 272–4711) for an appointment to install Village water meters. Installation of water meters must occur prior to final inspection and occupancy approval by the Building Department.

In general, cold water displacement meters, manufactured in accord with AWWA Standard C700 shall be used for domestic and lower usage commercial buildings. For larger users, compound meters meeting AWWA Standard C702 shall be used. Compound meters shall be single register.

Remote readers shall be required at all locations. In structures using one (1) inch meters, glass blocks (10" x 10") shall be installed with meters utilizing remote readers conforming to AWWA Standard C707. All other locations shall be supplied with meters having encoder remote readers conforming to AWWA Standard C706. In some applications, subject to approval by the Plumbing Inspector and Public Works Director, propeller meters (AWWA C704) or turbine meters (AWWA C701) may be used.

N. RECORD DRAWINGS

Prior to acceptance of the water distribution systems, Record Drawings must be delivered to the Village Engineer. The Record Drawings shall indicate the location of all valves and B–Boxes, and size, location, and depth of all water lines, and shall be certified as to accuracy by an Illinois Registered Professional Engineer or Registered Surveyor.

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SECTION III

SANITARY SEWER COLLECTION SYSTEM & APPURTENANCES

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B. SERVICE AREAS III–2

C. PUBLIC EASEMENTS AND UTILITIES III–2

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2. Sewer Size and Design Hydraulics
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5. Drop Manholes
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8. Lift Stations
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A. GENERAL

Regardless of size, all developments within the corporate limits or under the control of the Village shall include provisions for the construction of or connection to sanitary sewerage facilities. At a minimum, proposed sanitary sewer construction shall include a system of sewers between a connection to an existing sewer system at an approved location and the boundary line of each individual parcel of property within or adjacent to the development. Where more than one building is located or planned on one parcel of property, the proposed construction shall include all sanitary sewer construction and appurtenances within the parcel.

The design of all sanitary sewerage facilities shall also meet the technical requirements of these Standards and the other local sanitary districts and the Illinois EPA.

B. SERVICE AREAS

The design plans submitted to the Village Engineer for approval shall include a map of the Ultimate Service Area. The Ultimate Service Area shall include the entire area proposed to be ultimately served by all or a portion of the proposed sanitary sewer.

By decision of the Village, the Ultimate Service Area may be required to be extended beyond the limits of any development. The additional expense for such extension of the Ultimate Service Area beyond the limits of the development may result in provisions to recover such incremental cost through a recapture ordinance.

Adequate details shall be shown on the Ultimate Service Area map relative to future sewer sizes, elevations and topography to establish the adequacy of construction plans submitted for approval to serve possible future extensions beyond the Ultimate Service Area.

C. PUBLIC EASEMENTS AND UTILITIES (See Section II–D, Water Distribution System and Appurtenances – page II–3)

D. SYSTEM CONNECTIONS

The location of proposed connections to the existing sanitary sewer system shall be approved by the Village Engineer with due regard to the available capacity of the entire system.

E. BASIC DESIGN STANDARDS

Sewer mains shall be designed in accordance with the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, the Standard Specifications for Water and Sewer Main Construction in Illinois and the Recommended Standards for Sewage Works. The more stringent requirements contained in the cited documents shall apply. Sewer mains shall be of adequate size to serve the entire development proposed and, except as otherwise approved by the Village Engineer, shall be installed in the street right–of–way, or in an easement adjacent thereto. Sewer mains shall not be installed within ten (10) feet of a building. The minimum sewer main size shall be an eight (8) inch internal diameter. Manholes shall be installed not more than 400 feet apart for sewers fifteen (15) inches in diameter or less, and 500 feet apart for sewers eighteen (18) inches to thirty (30) inches in diameter, at the end of each line, and all changes in grade, size, alignment, and material.

Before commencing the sewer layout, the developer shall confer with the Village Engineer to determine the required size and grades for any trunk sewers traversing the subdivision so as to complement the Village system capacity to existing MWRDGC interceptor facilities together with the estimated additional flow created by the subdivision or development to such facilities. Construction changes required to accommodate said incremental increase shall be submitted as part of the engineering plans. Sanitary sewers shall be extended to the boundary of the development along public rights–of–way and at other locations indicated by the Village Engineer.

Every effort shall be made to avoid Lift Stations in the engineering design.

1. Design Flows and Slopes

Average design flow for a sanitary sewer facility shall be 100 gpcpd (gallons per capita per day). Maximum design flow for sanitary sewer lines shall be determined by MWRDGC design criteria, provided, however, that the maximum design flow for sewer laterals need not exceed 400 gpcpd and the maximum design flow for collecting sewer mains and trunks shall not be less than 250 gpcpd. The design engineer is to provide detailed design calculations for approval.

The design of flows, slopes, and sewerage facilities shall be in accordance with the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, latest edition.

2. Sewer Size and Design Hydraulics

(a) Minimum sanitary sewer size shall be an eight (8) inch internal diameter.

(b) Minimum building sanitary service sewer size shall be a four (4) inch internal diameter.

(c) Sewer size changes – Sanitary sewers of different diameters shall join only at manholes. The invert elevations shall be adjusted to maintain a uniform energy gradient by matching the 0.8 depth points of different diameters.

3. Alignment

Sewers shall be laid straight in both horizontal and vertical planes between manholes, unless otherwise approved by the Village Engineer.

4. Manholes

Manholes shall be precast concrete and constructed in accordance with the Standard Detail in the Appendix.

A one–tenth (1/10th) of a foot difference in invert elevations should be used when a change of direction of flow is necessary within the manhole. In no case shall the invert of a pipe discharge more than six (6) inches above the poured concrete bench. When tying into existing manhole, all existing leaks must be sealed.

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5. Drop Manholes

An exterior drop pipe shall be provided for a sewer entering a manhole whenever the elevation is 12 inches or more above the manhole invert. The minimum diameter of a drop manhole shall be 48 inches. The minimum diameter of the drop pipe shall not be smaller than the diameter of the entering sewer by more than two nominal diameters (e.g. for 12", 15" and 18" entering sewer, the drop shall be 8", 10" and 12" respectively), provided that the minimum diameter of the drop pipe shall not be less than 8". If a smaller drop is desired, design calculations and configurations shall be submitted for review and approval by the Village Engineer.

6. Inspection Manholes

An inspection manhole having a minimum diameter of 48" is required for all commercial and industrial buildings. Such inspection manhole shall be constructed on the building service sewer before it connects to the sewer main, and shall not be located within the building excavations disturbed earth or closer than five (5) feet to the building. There shall be no flow into the inspection manhole except flow from the building or buildings for which the inspection manhole is intended. Only one (1) exterior manhole shall be permitted unless otherwise approved by the Village Engineer. Manholes constructed on a public sewer, or on sewers receiving other flows, are not considered inspection manholes.

7. Sewer Depth

For sewer depths less than four (4) feet, ductile iron cement lined (Class 55) pipe shall be used.

8. Lift Stations

(a) Whenever possible, sanitary sewerage gravity facilities shall be designed so as to avoid the necessity of providing lift stations.

(b) Lift station and force main designs shall be submitted for review and approval by the Village Engineer prior to submission to the MWRDGC. Station shall be submersible with a natural gas standby generator. Generator shall have a block heater and an automatic transfer switch and automatic exercise capability. Generator shall have an all weather enclosure. Station shall have a minimum of two pumps. The station shall also be equipped with a telemetry system as directed by the Village Engineer and Director of Public Works.

(c) Lift stations type shall be as approved by the Director of Public Works and Village Engineer.

(d) A stand–by internal combustion power source shall be provided for each lift station.

(e) Force mains shall be designed and constructed of cement lined, ductile iron pipe (Class 55) with heavy duty (8 mil) polyethylene wrap, and stainless steel nuts and bolts (as specified in Section II. I. 1 (c).

(f) A compatible telemetered alarm and communication system shall be installed and connected to the Village's existing alarm panel.

(g) Sanitary sewer pipe shall be SDR 26 PVC unless ductile iron is deemed necessary by the Village Engineer (i.e. water main crossings).

9. Pipe Bedding

Bedding shall consist of CA–11 crushed aggregate or washed stone, 1/4" to 3/4" in size.

The pipe shall be laid so that it will be uniformly supported and the entire length of the pipe barrel will have full bearing. No blocking of any kind shall be used to adjust the pipe to grade except when concrete embedment is used. Bedding shall be required for all sanitary sewer construction and shall be of a minimum thickness equal to 1/4th of the outside diameter of the sewer pipe but shall not be less than four inches (4").

10. Separation of Sewer/Water Mains

Where a sewer main, lateral or building service sewer is within ten feet (10') of a water main, the water main must be at least eighteen inches (18") above the sewer. Where this is not possible, the sewer shall be constructed of ductile iron pipe or approved water main type material for a minimum distance of 10 feet on each side of the water main crossing. Reference is made to the ?Technical Policy Statements?of the IEPA, Title 35, Part 653, Section 119.

F. MATERIAL SPECIFICATIONS

All sanitary sewer system elements shall conform to the specifications of the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, latest edition.

Pipe

(a) PVC SDR 26, ASTM 3034 with joints conforming to ASTM 3212.

Castings

(a) Manhole frame and cover – Neenah No. R–1712 (pavement) and
R–1772–C (lawn), with self sealing lid, embossed ?SANITARY SEWER?
(b) Manhole steps – Neenah No. R–1981–I.
(c) Concealed pickholes with gasket cover.
(d) To prevent entry of overland flow, when designated by the Village Engineer, use a watertight frame and self sealing lid, with 1" closed pickhole, Neenah No. R1916 Series or East Jordon 1050 EXHD, embossed ?SANITARY SEWER?

G. INSTALLATION REQUIREMENTS

1. MWRDGC/IEPA

Sewer system construction shall in all respects be in accordance with the regulations of the Metropolitan Water Reclamation District of Greater Chicago and Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. No construction shall commence until copies of the approved permits are on file with the Village Engineer.

2. Sewer Service/Stub Locations

The contractor shall keep a ?field record?of all sewer services/stub locations by measurement to the nearest downstream manhole. Such records shall be delivered to the Village Engineer prior to scheduling testing and acceptance of the sewer construction.

3. Pipe Sleeves for Jacking, Augering or Tunneling

(a) Steel sleeves shall be 3/8 inch thick of the diameter specified, with a continuous, circular 1/2 inch bead weld and shall meet the requirements of ASTM A–120.

(b) The annular void in the casing shall be bulkheaded watertight and filled with blown in pea gravel to prevent the pipe from floating, then bulkheaded watertight.

4. Sheeting and Bracing

Sheeting and bracing may be placed in the trench.

Sheeting and/or bracing shall be progressively removed as the backfill is placed in such a manner as to prevent the caving–in of the sides of the trench or excavation and to prevent damage to the work.

Sheeting which is placed shall not be removed until the backfill has been placed and thoroughly compacted. While being pulled, all vacancies left by the sheeting shall be carefully filled with sand free from silt, rammed into place, puddled or otherwise firmly compacted.

The contractor is responsible for the construction techniques, procedures and compliance with O.S.H.A. standards to insure a safe and proper installation.

5. Pipe Laying

The laying of pipe in finished trenches shall be accomplished using a laser beam system to establish proper line and grade. The sewer line shall start at the outlet end with the spigot ends pointing in the direction of flow and shall proceed toward the inlet end with pipes abutting true to line and grade. The ends of the pipes shall be carefully cleaned before the pipes are lowered into the trenches. As each length of pipe is laid, the mouth of the pipe shall be properly protected to prevent the entrance of earth or bedding material. The pipe shall be fitted and matched so that when laid in the work they will form a sewer with a smooth, uniform invert.

All jointing material shall be used in accordance with the recommendations of the manufacturer. Each pipe shall be pushed or pulled as tightly as possible to the section in place to insure tight joints.

Sewer pipe shall not be dropped or thrown from the site delivery vehicle. All pipe must be lowered into the trench with suitable apparatus for that purpose.

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6. Sewer Connections

General:

The following is provided to reemphasize Village requirements for the connection of the individual sanitary sewer service.

(a) All sewer pipe installations must be inspected by the Village. This means that no backfilling or closing of a sewer pipe trench can be accomplished until specific permission to do so has been given by authorized personnel representing the Village. Upon approval, backfilling or closing of trenches will be completed immediately.

(b) Connection of new sewers to existing sewers, when encountered in construction, shall be made as ordered by the Village Engineer . Such connections shall be made within a manhole, except for individual house and drain connections. A band–seal coupling shall be used for connection of dissimilar materials.

(c) When connections are made to sewers, special care must be taken that no part of the work is built under water. A flume or dam must be installed and bypass pumping maintained if necessary, to keep the new work dry until completed and concrete or mortar has properly cured.

(d) Junctions, service stubs or extension of main sewer line for future sewer connections shall be plugged at the ends, or otherwise sealed off in a manner approved by the Village Engineer.

Sanitary Sewer Service:

(a) All service pipe shall be a minimum of four (4) inches in diameter, of ductile iron, extra heavy cast iron or PVC SDR26 and laid at a minimum slope of 1%.

(b) The following precautions are to be taken during installation of the house service (from house to sewer stub at front property line):

(1) No run of pipe should exceed 100 feet without providing a suitable clean–out. This clean–out should not be less than four (4) inches in inside diameter.

(2) Clean–outs should be provided whenever the sewer makes a turn in excess of 45 degrees. Clean–out openings should terminate at grade and be suitably protected against damage. Clean–outs to be cast iron with brass covers.

(3) Connection to the existing cast iron house sewer shall be made using a Standard #C594–66T band seal (Fernco or approved equal) coupling.

(4) In the event that a clean–out has not been provided inside the building (that portion of sewer under the building), one should be placed on the sewer service line outside and adjacent to the building.

(5) Pipe bedding shall consist of crushed CA–11 stone 1/4 to 3/4 inches in size (ASTM C–67) to a minimum depth of four (4) inches or per pipe manufactures requirements.

(6) No clean outs are to placed within the public right–of–way or easement.

(c) All abandoned septic tanks must have all contents removed. Such removal must be verified by the Village. The empty tank must then be removed or holes punched in bottom and filled with sand or similar granular material. This phase of the connection requirements will be inspected as well as the installation of the house sanitary sewer line.

(d) No storm water drainage from roof drains, footing tiles or outside drains, etc., can ever be directed to the sanitary sewer. Any such combination of drainage existing or at a future date is prohibited.

(e) Individual sanitary sewer service shall generally enter the sewer main or lateral by way of an existing wye. In the event no such wye exists, the connection to the sewer main or lateral shall be made by one of the methods indicated below. If another method is desired, a detail shall be submitted for review and approval by the Village Engineer before the connection is made. Indiscriminate breaking of the sewer main pipe is prohibited

(1) Installation of a manhole.

(2) Circular saw–cut of sewer main by proper tools (?Shewer–Tap?machine or similar), and proper installation of hub wye saddle, in accordance with manufacturer's recommendations.

(3) Using pipe cutter, neatly and accurately cutting desired length of pipe for insertion of proper fitting. Use of ?Band–Seal?couplings, or similar couplings, and shear rings and clamps to fasten the inserted fitting and hold it firmly in place. Follow manufacturer's recommendations for the installation.

7. Wyes and Plugs

(a) Wyes

Wyes, for existing or future lateral connection, shall be inserted in the sewer as specified on approved construction plans. Wyes shall be constructed so as to be an integral part of the main sewer pipe. The wye bell shall be placed midway between the top of the pipe and the horizontal center line of the pipe at an angle of approximately 45 degrees to 60 degrees, with the upstream face of the pipe.

(b) Plugs

Wyes not immediately utilized at the time of the sewer construction shall be plugged in such a manner as to be watertight and to facilitate future removal without injury to the wye or tee.

8. Building Sewer Service

Building sewer service is defined as a sewer pipe receiving flow from a single building and connecting to a sewer main or lateral, constructed on private property, except for a street crossing. The maximum length of a building service sewer shall preferably be 120 feet and shall not exceed 150 feet. If such length is exceeded, an intermediate manhole shall be provided. A manhole shall also be installed every 150 feet.

Minimum design standards, and other requirements hereof, governing materials, joints, infiltration, workmanship and maintenance for sewer mains and laterals shall also apply to building service sewers. Horizontal and vertical alignment of the service sewer shall be uniform and shall follow a straight alignment. There shall be no dips in the grade or fall in the line. Turns or bends required for the riser, if necessary to connect to the sewer wye or tee, shall be made with standard bends.

The building sanitary service stub location shall be field marked with a painted ?ed?
4" x 4" hardwood timber installed vertically.

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9. Backfilling

The contractor shall not backfill sewers above the top of the pipe until the sewer elevations, gradient, alignment and the pipe joints have been inspected and approved by the Village Engineer.

All sewer pipe, when laid, shall have a minimum four (4) inch stone bedding and have the space between the pipe bottom and sides of the trench above the pipe foundation completely packed with (CA–11) 1/4" to 3/4" crushed aggregate. Then, approved backfill shall be carefully placed, thoroughly tamped with a mechanical tamper. The backfilling shall be accomplished evenly on both sides of the pipe. Care shall be taken that no rock, frozen material or other debris are placed in direct contact with the pipe. Water jetting of the individual trenches is required.

All voids existing between the outside of the pipe and the limits of an auger/tunnel excavation or lining shall be filled with silica sand or pea gravel, free of silt, thoroughly rammed or blown into place, or with cement grout composed of one (1) part Portland Cement, three (3) parts of fine aggregate and five (5) parts of coarse aggregate thoroughly packed into place.

Sewers constructed in open cut across any existing or proposed (where locations are known) pavements, driveways and sidewalks, and all trenches where the inner edge of the trench is closer than two (2) feet to the edge of such improvements, shall be backfilled with approved granular gravel backfill, thoroughly flushed and jetted or tamped in nine (9) inch lifts in place.

H. INSPECTION AND TESTING

1. Cleaning

All sewers and appurtenances shall be cleaned prior to inspection and tested as required by these Standards.

2. Visual Inspection

(a) All sewer and appurtenances shall be laid with the use of a laser and 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. T. V. Inspection – Internal Televising Inspection of Pipe

(a) Upon completion of construction but prior to initiation of the maintenance guarantee period, or as deemed necessary during the construction of the sanitary sewer, an internal inspection of the sewer shall be performed. Video tapes (VHS) and a written report of all television inspections shall be provided to the Village prior to connecting individual services and prior to the initial acceptance required by these Standards. The form of the report and type and format of the video tape shall be approved by the Village Engineer. The tape shall be high quality and resolution, and the attached report shall indicate all sags, connections, leaks and defects.

(b) Fees and costs connected with such inspections including retelevisings shall be at the expense of the developer or owner.

(c) All dips, cracks, leaks, improperly sealed joints, and departures from approved grades and alignment detected by such inspections shall be repaired by the developer or owner.

(d) All defects and corrective work required as the result of such inspection shall be performed by the developer without delay. Upon completion thereof, the sewer shall be retested and further inspection made as deemed necessary by the Village Engineer.

4. Infiltration Testing

(a) It is the intent of these Standards to obtain a sanitary sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed one hundred (100) 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 manhole and sewer 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 the initial work which was constructed in conformance with the applicable specifications.

(c) Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen (18) inches above the top of sewer pipe, whichever is higher. Permission for using metered hydrant water must be obtained from the Public Works Department. At that time infiltration tests will 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 crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the Village Engineer. The Village Engineer will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractor shall remove such weirs only after the MWRDGC has approved the sewer line.

5. Exfiltration Testing

If during the construction of the sewer system, the Village Engineer shall determine that it is impractical to obtain a proper infiltration test or that an alternate test is preferable, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer trench with water to eighteen (18) inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of one hundred (100) gallons per inch of diameter of sewer per mile per twenty–four (24) hour day at any time for any section of the system.

6. Air Testing

In lieu of infiltration or exfiltration testing, the Village Engineer may permit or require air testing in accordance with ASTM C828.

7. Completion of Work

When the work is completed, all surplus material, earth, rubbish, etc., shall be removed from the construction area by the developer or contractor and that portion of the surface of each street disturbed by construction shall be left in as good a condition as it was before commencement of the work. The sanitary sewer work accepted by the Village shall be guaranteed for one (1) year as to items of materials and workmanship. The Village Engineer may require the sanitary sewer to be retelevised after one (1) year, prior to final acceptance.

8. Record Drawings

Prior to acceptance of the sewer, record drawings shall be submitted to the Village. The record drawings shall indicate all manhole and individual service locations, length, slope, and material of all sewers, and shall be certified as to accuracy by an Illinois Registered Professional Engineer or registered surveyor.

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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CLIENT:
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LEMONT, ILLINOIS 60439

VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	06-15-22
JOB NO:	0000
SHEET	30 OF 30

Attachment 3

PZC Minutes from 5/2021

Village of Lemont
Planning and Zoning Commission
Regular Meeting of May 5, 2021

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, May 5, 2021, via teleconference.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:34 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Carmody, Cunningham, McGleam, O'Connor, Zolecki, Studebaker
Absent: Pawlak

Community Development Manager Mark Herman, Consulting Planner Jamie Tate, and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – April 7, 2021

Commissioner McGleam made a motion, seconded by Commissioner Carmody to approve the minutes from April 7, 2021, regular meeting with no changes. A voice vote was taken:
Ayes: McGleam, Carmody, Cunningham, O'Connor, Zolecki, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted everyone and explained due to the Emergency Management Act the meeting will be held via teleconference. He asked those who are planning on speaking this evening to raise his/her right hand. He then administered the oath.

Mrs. Tate, Consulting Planner, explained how tonight's meeting will work and how the public can submit comments in regards to the case this evening.

III. PUBLIC HEARINGS

A. CASE 2021-03 – 13370 BOND CIRCLE FENCE VARIATION

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to open the public hearing for Case 2021-03. A roll call vote was taken:
Ayes: McGleam, O'Connor, Carmody, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant and property owner are located at 13370 Bond Circle in the Kettering Estates Subdivision. The applicant is requesting approval of two variations that is related to the fence section in the Unified Development Ordinance (UDO). One is to allow a fence height greater than five feet to be located in the corner side yard and also to encroach into the 20-foot setback from the edge of the street. An open fence design is also required in the corner side yard. The Kettering HOA does require a rod iron aluminum-style fence which is open in style. The applicant is proposing to keep this style and is not requesting a variance from this.

The purpose of the request is the applicant has stated they have a safety concern. The applicant does have small children and a small dog. They are concerned with the coyotes in the area and anyone being able to get in with a four-foot fence. There is also a bit of a drop-off from the sidewalk which the applicant feels is another safety concern. The property is a corner lot and is surrounded by existing homes. The rear property line abuts another rear property line and is considered a back-to-back corner lot. The code does not differentiate between the different types of corner yards. This is one of the reasons why corner yards are more regulated in zoning versus interior yards or interior side yards.

Mrs. Tate stated if the fence was to not be located in a corner side yard, but rather follow the building setback line, that would be allowed up to six feet. The fence is required to be located 20-feet from the edge of the street. The applicant is requesting for it to be at 16.5 feet. She showed on the screen where the proposed fence would be located. The reason why fences are regulated more in corner side yards is because of safety, visual

obstruction, aesthetics, and maintaining open parkways. It is typical in all zoning codes to be further regulated.

It is required to go through the variance standards that are in the UDO. The applicant should meet these standards in order to get a positive recommendation from the Commission. The first is that it is in harmony with the general purpose and intent of the UDO. The fence is open style so it does provide natural light, visibility, and natural flooding. The applicant has stated safety concerns regarding the general safety and welfare of the children in the community if the fence were located 20 feet from the edge of the street. There are other precautions that can be taken so the fence can still meet the setback. Other communities also have some type of setback off of a sidewalk so this is not uncommon.

Mrs. Tate said the next standard is due to unique circumstances that have imposed a hardship. There are no physical or topographical conditions that appear to result in a hardship. There are a good amount of corner yards in Kettering, so there could be a good amount of homes that want the increased height from the four feet to the five feet. The applicant does have small children and a small dog and has concerns about the coyotes in the area. Of the setback variance, the owner states that there is a large drop from the sidewalk to the corner yard. It does not appear that it is any significant issue with safety and there are other options you can do to approach it. The Village did approve the lot and the grading.

Next, is would this petition apply to other lots in the Kettering Subdivision and R-4. It could and the R-4 Zoning District is one of the largest zoning districts and there are a lot of corner lots in Kettering. The applicant is applying for the variance so they have created the hardship of wanting the higher fence and the fence closer to the sidewalk. The variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in regards to the increased height. The only issue would be if the adjacent neighbor had a four-foot fence versus five-feet. The same issue could happen with the variation on the setback with fences not lining up. The last standard is it will not alter the essential character of the locality or a detriment to adjacent property. The applicant is following the HOA on the style of fence and there is not that much difference between the four-feet and five-feet. The setback does have the potential to not line up with the neighbor or if it is too close to the sidewalk you can get that closed in feeling versus having that space on a sidewalk.

Mrs. Tate stated in conclusion, staff is recommending a partial approval. Since the style of fence proposed is an open-style, it should not create a hazard or appear out of place within the surrounding neighborhood. Staff does not feel the height request should be a

substantial detriment to the adjacent properties or alter the essential character of the neighborhood. The location of the fence should meet the 20-foot setback requirement. There are other steps that can be done to alleviate anyone falling off of the sidewalk and getting hurt from that fall. Staff has provided three conditions which are listed in the staff report on page 27.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Cunningham said there is a sketch of the plat with a line that is drawn in pen and there is a referenced ten-foot on there. He asked where did this other document come from.

Mrs. Tate stated the sketch was submitted by the applicant.

Mr. Herman, Community Development Manager, said it looks like ten feet but it is supposed to be 16.6 feet.

Commissioner McGleam stated he feels that they have had a number of cases with these five-foot fence heights and 20-foot setbacks. He asked if the ordinance needs to be amended to just allow this.

Mrs. Tate said they did bring forward some changes to the corner fences about two years ago. At that time, they were doing an overhaul of the UDO with updates and at that time it did not seem like a pressing issue to move forward with. Staff can look at it after this meeting, especially with these back-to-back yards. With the back-to-back as long as it is open, you are within the 20-foot setback and you are able to maintain that visibility then the height of five feet is not that bad.

Commissioner McGleam stated he would not accept this compromise unless it was a back-to-back.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked if the applicant wanted to make a presentation or add anything to the presentation.

Applicant Presentation

Brooke Piszczor thanked staff for all their hard work and the Commission for their time. She had asked if anyone can explain why the setback is 20-feet from the street. She understands that they could do plants along the fence to help with the safety issue but that

adds another financial hardship onto them. She would like to add that if they did do the plantings then they would have to do plantings along the whole fence line to make it aesthetically pleasing and then there is the upkeep of the plantings. This was another reason, along with the safety concern, as to why they are requesting the setback.

Chairman Studebaker asked if the Commission had any questions for the applicant. None responded. He then asked if there was anyone on the zoom meeting wanting to speak in regards to this public hearing.

Public Comment

None responded.

Commissioner McGleam said he wants to confirm that the ordinance states if you want to install a five-foot fence it has to be lined with the corner side yard setback which is shown in red on the screen.

Mrs. Tate stated if they want to walk away from this and just meet code, they could build a five-foot fence along that red line. The variance is to encroach into that 20-foot setback. Different communities regulate it in different ways. Some might say that it has to be so many feet off the sidewalk. This regulation was written in 2008 back when she and Mr. Herman were not here and they don't know the exact purpose. Instead of having any setback from a sidewalk the typically right-of-way is 66-feet then you have the edge of pavement for the street, after that, you start to subtract stuff away. You would take away the parkway and sidewalk and what that equals out when put a 20-foot setback from the edge of pavement is you are guaranteeing the fence is going to be out of the vision triangle.

Chairman Studebaker said it is also to keep a uniform look throughout the subdivision.

Commissioner Zolecki stated he agrees with the consistency of the vision triangle and there is a certain awkwardness that can develop if it is so close to the sidewalk. There could be a safety concern if a child falls off a bike and hits a fence rather than just falling into the grass. If you put the fence up against the sidewalk it is going to feel that much taller because of the grade change. These are just reasons as to why the code is the way it is.

Mr. Herman said before 2008 they did not allow fences in the corner or front yard regardless of height. All municipalities have their zoning regulations and unlike building codes, they are a little less consistent from one community to another. There was a

regulation for open decorative fences in the front yard and at that time they thought to allow it in corner yards. It makes sense because corner yards are typically another front yard. The code has changed over time as it relates to these corner fences.

Chairman Studebaker asked if the HOA had any opinion on what is happening in regard to fences for the subdivision.

Mrs. Tate stated from the previous fence variance the HOA had stated they don't have any opinion on the height or location. The HOA only cared about the style.

Mrs. Piszczor said they did get approval through the HOA on the height and going all the way to the sidewalk.

Commissioner Cunningham asked if this was approved and the fence was put up, if the neighbor behind them wanted to put up a fence, would they be forced into a variation in order to have a continuous fence line.

Mr. Herman stated that is correct. It is not required to be consistent, but it will not line up.

Commissioner McGleam said that is why he brought up if they are constantly going to approve this then they should just change the code.

Chairman Studebaker asked if there were any further comments or questions for the applicant. None responded. He then called for a motion to close the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2021-03. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Carmody, McGleam, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there was any further discussion from the Commission.

Commissioner O'Connor said he would recommend keeping the 20-foot distance from the street.

Chairman Studebaker stated he would concur with staff's recommendation.

Commissioner Cunningham said he agrees also with staff's recommendation.

Chairman Studebaker then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 2021-03 – 13370 Bond Circle Fence Variation with the following conditions:
1. The fence must be an open style black aluminum fence; and
2. The maximum height is 5' within any portion of the corner side yard; and
3. The fence must meet all other requirements of the UDO including the 20' from the adjacent right-of-way.

A roll call vote was taken:
Ayes: Zolecki, McGleam, Carmody, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2021-03 as prepared by staff. A voice vote was taken:
Ayes: McGleam, O'Connor, Carmody, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

B. CASE 2021-04 – MARY ELLEN WOODS REZONING AND FINAL PLAT OF SUBDIVISION (3 W. ROBERTA)

Chairman Studebaker called for a motion to open the public hearing.

Commissioner Carmody made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2021-03. A roll call vote was taken:
Ayes: Carmody, Zolecki, Cunningham, McGleam, O'Connor, Studebaker
Nays: None
Motion passed

Commissioner O'Connor said he lives adjacent to this property and he was one of the property owners that were notified. He is going to recuse himself from this public hearing.

Staff Presentation

Jamie Tate, Consulting Planner, said Phil Cullen of PC Realty, Inc. is acting on behalf of the property owner, who is Amy Ellen Group, LLC. The property is located at 3 W. Roberta Street and they are requesting a rezoning to R-5A Single-Family Detached and Attached Residential District. The purpose of the request is to allow a nine (9) single-family detached development. The property is currently zoned R-4 Single-Family Detached District. If approved to be rezoned to the R-5A it will meet all the lot and bulk standards of the district as well as landscaping, tree preservation, and residential design. So the sidewalk that currently doesn't exist on Roberta will be extended. They will also provide on-site water detention. A portion of the woodlands would be preserved in a conservation easement.

The property is currently vacant and is surrounded by existing family homes with varying lot sizes and widths. The property to the east is zoned R-4A which is the Infill and Preservation District. The properties to the west, south, and north are all zoned R-4. The property is about 5.2 acres and is vacant woodlands. There are wetlands on site that are currently under the jurisdiction of the Army Core of Engineers which the developer will have to work with.

Mrs. Tate stated the Comprehensive Plan designates the property as Infill Residential. Any new development is expected to be minimal and is limited to construction on the few vacant lots in the infill district. It states any development will have to be consistent with the established character of the neighborhood. There are other goals that you find within the plan. The Our Homes section is what discusses any residential development that would meet this proposal. It talks about amending zoning to allow more housing options in infill locations. The R-5A district did was created from the Comprehensive Plan. It also talks about allowing detached single-family development on smaller lots, encouraging infill development, and preserving Lemont's single-family character. Due to the watershed topography and wetlands on-site, much of the subject property will be set aside for preservation and open space within a Conservation Easement.

As far as the rezoning, when you look at the purpose of the R-4 District it talks about providing regulations for the older established areas and also the newer annexed. It speaks of lot sizes being 12,500 square feet or more. The R-5A District speaks to

providing medium to high density areas for single-family detached and attached dwellings. In the R-5A duplexes are allowed as a special use in this district. If this site was rezoned and they wanted to do duplexes on this site they would need to come before this Commission again for a special use.

Mrs. Tate said when you look at the surrounding lot sizes and widths you don't necessarily fall within the modern and existing R-4 standards. To the east, it is the R-4A and the lot widths are approximately 60'. To the south it is R-4 and the lot widths are 70'. To the north is the conservation property so there will not be homes adjacent to each other. Then to the west, the lot width is approximately 90'. The existing homes on Roberta and Walter have approximately 60-70-foot lot widths and the minimum lot width in the proposed subdivision is 78 feet. The lot and dimensional standards for the R-5A district seem more appropriate for this piece of vacant infill land than would meeting the current R-4 standards. Staff also looked at the side setbacks which a lot seem to be in line with the R-5A district. There is a 9.5-foot side setback across the street and there is a 10.3-foot side setback. In the R-5A district, the setback is 10 feet. Having the R-5A standards might blend in better than using the current R-4 standards. Lot 1 has the biggest lot width of 83-feet and it is adjacent to a lot that has a 90-foot width which is a good transition.

Staff did look at the standards for rezoning which are the LaSalle factors. The subject property is proposed to stay residential which is compatible with the nearby property. The property value of the subject property should increase with the rezoning rather than remaining undeveloped. The development will construct a public sidewalk along Roberta, which will further connect the existing pathway. The public will gain not only the sidewalk but a finished street and improved stormwater detention for the area. A lot of the homes do not conform to the modern R-4 lot and dimensional standards. The smaller lot sizes allowed in the R-5A should merge into the neighborhood more cohesively than a large lot and larger home. The subject property has remained vacant while development happened around it. There are wetlands and waterways on the site which could make the lot more complex to develop. The Comprehensive Plan designates the subject property Infill Residential and the proposed rezoning is in line with the Plan.

Mrs. Tate stated in conclusion, the rezoning would allow the development of a conforming nine-lot subdivision with sidewalk and parkway trees, onsite stormwater detention and a desirable conservation area. Staff is recommending approval with the condition that approval is contingent on remediating the comments from the Village Ecologist, Village Engineer, Village Arborist, and Village Planner.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Zolecki said it was stated that duplexes are not permitted in the R-5A but rather a special use. The R-4 does not permit duplexes at all. He asked why not leave the zoning as R-4 and come before the Commission as a Planned Unit Development (PUD) with a variation.

Mrs. Tate stated it was brought up at the Technical Review Committee and it would require a lot more variances. Even though it is surrounded by R-4 the lot sizes and setbacks do not meet the current R-4 standards and it almost fits in the R-5A. It spoke a lot to what the Comprehensive Plan designates as Infill.

Mr. Herman said some of the comments from the Board and the purpose of creating the R-5A was they did not want applicants coming before the Board asking for variances or these PUD's.

Commissioner Zolecki stated he is just concerned if this project never gets developed and 10 years from now someone tries to put duplexes here.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked if the applicant wanted to make a presentation.

Applicant Presentation

Phil Cullen, PC Realty, Inc., said they have been working on this project for quite a while. They brought it before the Army Core of Engineers (ACOE) about 14 months ago. They did not want to bring it before the Commission until they knew they would get Federal approval which they did. There are a lot of conditions that they have to meet for their ACOE permit. He feels this meets as closely as possible with the R-5A zoning. One thing in the Comprehensive Plan is that there is a conservation overlay. Typical R-4 zoning has a lot size of 12,500 square feet and usually the density is 2 units. Based on the size of this property they could have gotten 10 lots, but they felt this was the best fit. He then introduced his team that is present at the meeting to be able to answer any questions.

Chairman Studebaker asked if he could address water runoff in regards to what they are collecting versus what is happening currently. Also, he asked if the applicant can comment about the earthmoving and how things are going to be protected.

Mr. Cullen stated they did meet the ACOE first. They have rain gardens on their plan and the reason they are using them is that they are using naturalized detention in Outlot

A. The rain gardens filter out the fertilizers, contaminants, and salts. Per MWRD they are not allowed to have any water leave this property unless it currently leaves it now. The property will be regulated by ACOE and MWRD. Some areas will have to be mass graded, built-up, and compacted so they can put garages in. Preservation area 2, which is called a priority area, is where the berm is going to be built to back up the water.

Chairman Studebaker asked if they were going to remove all the vegetation in all the preservation areas or is going to be preserved as it exists.

Carl Peterson, part of the applicant's team, said where the lots are going to be and where the sidewalk is located it will be cleared and mass graded. It is mostly scrub in the area. The yellow area there needs some grading for stormwater management purposes. They want to clear the lot areas to see what is feasible and what they could save. There is zero grading going on in the two green areas.

Chairman Studebaker asked if the Commission had any further questions for the applicant. None responded. He then asked if anyone on the meeting wanted to speak in regards to this public hearing.

Public Hearing

Charles Bryant stated he lives on Roberta, across the street from the development. On Lot 1 the water from the detention pond flows into there. He asked how are they are going to build a house where enormous amounts of water goes.

Mr. Cullen said there is a restrictor in that detention pond and halfway up that hill there is a flared end section. When the pond gets to a certain level it will flow over and there is a manhole in the parkway. It will go into a pipe and then goes out into that creek. What they are going to do is extend the storm sewer through lots 1 and 2 and nothing is going to change. Their pond is going to be designed just like theirs. After it quits raining there is a smaller pipe that water flows through and it takes a few hours for the pond to get back down.

Mr. Bryant stated he does not want any problems where they never had problems.

Mr. Cullen said they cannot release any more water from this property than what is currently go off there and they cannot restrict their water as well.

Sue Meeks asked if the rezoning would allow for duplexes and wasn't Mr. Cullen approved for a different townhome project within the Village.

Mr. Herman stated the current zoning is R-4 and the request is to rezone it to the R-5A. Mr. Cullen's other project has a completely different zoning classification that he proposed with it, which is the R-5 zoning. The R-5 zoning does allow the townhomes. The R-5A specifically prohibits townhomes and duplexes are a special use. Another notice and a public hearing would have to happen if duplexes were to ever go here. The reason why they made duplexes a special use was for this very reason because duplexes do not belong here. Mr. Cullen is not asking for duplexes and they are not being proposed for this development.

Robert Perry, 25 W. Roberta, said he is not sure of the explanation. What he is reading in the Cook County Ordinance it states R-5A allows townhomes and multifamily and R-5 does not.

Mr. Herman stated that zoning is for unincorporated property. This property is incorporated into the Village, so the Village of Lemont's zoning regulations are what is applicable.

Mr. Perry asked if there was going to be a larger body of water located on the subject property, like a pond.

Mr. Peterson said what is unique about this is that there is a detention basin located southeast corner and to the southwest, there is another detention pond on the site. The southeast corner comes from under the intersection and it makes like a small creek before it hits the next pond. With the rain gardens that are located outside of the creek and a restrictor at the end of the creek, before it goes into the next detention pond, they are providing the stormwater detention. It won't appear like a pond, but rather like the creek.

James Woods stated he has been a resident on Roberta for over 27 years. The retention pond that is located on Roberta and Walter has overflowed into the Water Reclamation Storm tunnel. He asked if that tunnel cannot hold the water then where does it go. He is at the lowest set point on Roberta and he is six feet lower than the homes behind him. He has videos of numerous times of his street flooding. He believes every single person in this housing development will get flooded. This is where all the water is coming from when downtown Lemont floods. He does not understand how they are going to contain the water from the rains on this street when his house is the lowest point on Roberta. His street had flooded so bad it washed out his driveway from the sidewalk to the street. The Village paid to have his driveway replaced. He has an actual sewer drain on his driveway and the storm sewer is actually in the street. Also, there is wildlife that lives on those five acres. He asked if the Village Engineer will talk to the MWRD's Engineers. The people

on Hermes Street have to be seeing this water. He asked when it rains where does the water flow to that fills in the detention pond at Roberta and Walter. The water here is going to be a huge problem.

Laura Whittingham said she lives at 1100 Hermes and is north of the proposed development. The water from the development does come from the southeast and the southwest and flows through the creek through the development. It then comes through her creek and under her bridge. She had to put a bigger culvert in under the bridge and it was all set up through ACOE. She did send some videos to the Village staff.

Chairman Studebaker stated the Commission did receive that video.

Ms. Whittingham said she is glad they are going to develop here. Over the years there sometimes is a bad element that hangs out in those woods. Her concern is the water flow because it seems that it is already at maximum. She asked who will be responsible if this does not work. She asked if priority area 2 is a retaining area or is it the creek it has always been.

Mr. Herman stated staff did share Ms. Whittingham's comments and video with the Commission. Staff also received a letter from Lori Prokes with some maps and documentation and it was signed by several homeowners that live nearby. It has been provided to the Plan Commission and has also been made part of the record.

Lori Prokes, 7 W. Wend, said the letter she submitted was submitted on behalf of her neighbors on Wend and Roberta. Generally, the issue around stormwater was not covered in the letter but it is one of the major concerns. The letter has two points. The demonstration to do a zoning change to R-5A isn't compatible with R-5A, it's that there is an undue hardship on the developer to comply with the R-4. With all the discussion on lot widths, you can see the openness and the open area. There isn't any reason to promote infill density here. The purpose of infill density or infill deviations for smaller lots is because very often infill lots are small but this is over five acres. There isn't any hardship on the developer to comply with the R-4. The second point is while there is a lot of discussion about the preservation and conservation area, it sounds like they are doing something for the community, but that is not true. These are nationally protected wetlands with perhaps more of a required setback than they are proposing. She does not feel that the study they provided had sufficient data on the quality of the wetlands that exist here. She does not believe that these homeowners are going to stop at their lot line when cutting their grass. She feels there is no reason as to why they can't comply with the R-4. It will reduce the density and create more open space which might relieve some of these problems.

David Johnson stated he is 100% for this project. Mr. Cullen has been great and very considerate so far. He is located right next to the project to the north of Lot 9. At some point before him owning the home, Lemont had stopped sewer lines right in the middle of his landscaping on the east side of the his property, which he is concerned about. He understands they are going to have to get sewer lines to that property. He asked if the Village is going to help with getting the sewer lines to that property. He is not sure why it was stopped right there.

Chairman Studebaker said if anything is dug on his property it will have to be replaced and repaired.

Mr. Cullen stated the tributary area that ends up through these ditches is 78 acres and it was provided by the Village Engineer. When you do these developments you need to look at the bypass flow that is coming through here. It has been extensively studied on the amount of water that goes through those ditches. They have had archeologists out there looking at the wildlife. The one creek that they received permission to fill on the west side is ecologically dead. On May 5th there was a lot of water that was backing up but there were couches, bicycles, dead branches, and a dishwasher that were blocking the creek. There is a pipe that is very similar to Ms. Whittingham's pipe under her bridge and during a slow rain the water will flow through that pipe and it continues the flow of the creek. It is only when you get these heavy rains that the ponds fill up and go over. There is no way any pond can handle 10 inches of rain within 12 hours.

Chairman Studebaker asked if their Engineer was available to speak.

Mr. Cullen said his Engineer is not on but Carl Peterson is and he worked side by side with him.

Commissioner McGleam asked if they could provide an overview of how they are required to manage stormwater from an Army Core and MWRD standpoint. Also, explain how they are supposed to still maintain the flow into the property and maintain the current outflow pre and post-development.

Mr. Peterson stated he has worked with the engineer on the development. Per drainage laws, they cannot restrict flows from coming onto the property and they have to accept everything from the south and southwest. If you look at the drawing at preservation two there is a narrow line that depicts the banks of the creek. The wider line out there is the model of the 100 year event with the new restrictor in there. The lots are at street elevation and the creek is several feet in elevation below. So if the homeowner from Lot

6 decided to cut the grass farther then the lot line than they will fall below. If you have a 100 year event or 500 year event there is still a lot of room in there. Plus behind the lots, there are swales that lead to rain gardens outside of this area. The Engineer has done all of that and has done the calculations. They are following all the current stormwater management rules which are a lot tighter than they used to be.

Commissioner McGleam asked how much fill are they anticipating in the developed area for the homes.

Mr. Cullen said they will have to take some out for the foundation but once they do the clearing they will have to tweak the engineering for the back of the houses because clearing clay out can be very expensive. On Lot 1 there is a ditch that runs parallel across the front. Most of the lots along Roberta are pretty much on grade on the front. The two lots that they would have to build the front are Lots 7 and 8. There is a swale on Lot 3 so the foundation is pretty much done and they will just have to square it up. He does not have the computer calculations in front of him.

Ms. Whittingham stated at street level it is at grade but there has to be some filler. She asked who at the end of the day is responsible to make sure this is correct.

Chairman Studebaker said the engineers will have to do their job to make sure the water flows.

Mr. Herman stated the applicant has hired a licensed certified Engineer and the Village has a licensed certified Engineer also that reviews the plans and has to sign off before they submit to MWRD. MWRD is the body of the jurisdiction in Cook County overviewing stormwater. There is an MWRD permit that any development anywhere in Cook County needs to be obtained to address the stormwater. After this, there is a formal site development permit submittal that they would need to provide to the Village. The site development permit is not given until they have an MWRD permit.

Commissioner McGleam asked if there is a process by which an adjacent property owner could reach out to the MWRD to express concerns about a development and the stormwater associated with it.

Mr. Herman said he would assume that there is but he is not sure of the process. He would suggest looking at their website on who to contact.

Chairman Studebaker asked if there were any further questions or comments from the public. None responded. He asked if there were any further questions or comments from

the Commission. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Carmody to close the public hearing for Case 2021-04. A roll call vote was taken:
Ayes: McGleam, Carmody, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Commissioner Carmody stated he understands the concern on switching the zoning. He feels the lot sizes make sense and townhomes are not allowed so that alleviates that concern. If something was going to change in the future duplexes are a special use so he feels the proposed zoning makes sense.

Chairman Studebaker asked if there were any further comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Carmody to recommend to the Mayor and Board of Trustees approval of Case 2021-04 Mary Ellen Woods Rezoning and Final Plat of Subdivision with the following condition:
1. Approval is contingent on remediating the comments from the Village Ecologist, Village Engineer, Village Arborist, and Village Plumber.
A roll call vote was taken:
Ayes: McGleam, Carmody, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2021-04 as prepared by staff. A voice vote was taken:
Ayes: McGleam, Cunningham, Carmody, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner McGleam asked if Mr. Cullen could provide any update on Reilly's Meadow.

Mr. Cullen said they are waiting on the permit from MWRD and should have it in two weeks. He is hoping by the end of May they should be going very strong.

Commissioner McGleam asked if there was any update on the Hartz development.

Mr. Herman stated they are still working with IDOT on the entrance. They had to move their entrance with the detention pond, so they needed MWRD approval as well.

Commissioner McGleam asked if they have received any submittal on the Canal Street project.

Mr. Herman said he has not received anything at this time.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Halper

Attachment 4

COW Memo prepared for December COW Meeting 2022

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: A Discussion of Case 2021-04 Mary Ellen Woods
DATE: December 19, 2022

SUMMARY/BACKGROUND
Phil Cullen, of PC Realty and acting on behalf of the owner, Amy Ellen Group LLC, for the 5.2-acre property on the northwest corner of Walter Street and Roberta Street, is requesting rezoning to R-5A from R-4 and a Final Plat of Subdivision for a 9-lot detached single-family development on the vacant infill lot.

The proposed rezoning and Final Plat of Subdivision was discussed at the May 17, 2021 Committee of the Whole meeting following the public hearing that was held at the Planning & Zoning Commission (PZC) on May 5, 2021. At the public hearing in 2021, 8 members of the public spoke stating concerns that included:

- Concern for wildlife
- Stormwater and run-off
- Clarification of the approval process
- What about development of townhomes and duplexes
- Who is responsible for final grading
- Density
- If the sewer line is extended east of the property, what about impacts on adjacent properties.

At this meeting, there was a lot of discussion surrounding stormwater and the applicant's process to get sign-off. Ultimately, the PZC Chairman stated he had faith in the stormwater process with MWRD and the Army Core of Engineers (ACOE) and the PZC voted (7-0) to recommend approval of Case 2021-04 Mary Ellen Woods Rezoning to R-5A and Final Plat of Subdivision with one condition:

1. Approval is contingent on remediating comments from the Village Ecologist, Village Engineer, Village Arborist and Village Planner.

Following the PZC meeting and COW meeting in 2021, the applicant and his engineer worked with MWRD and the ACOE to agree upon a stormwater management plan for the subdivision. This was a lengthy process that ultimately ended up modifying the proposed engineering that was first presented at the PZC and COW meetings in May 2021. The rezoning and Final Plat did not receive approvals from the Village Board after the meetings in May 2021 since the engineering was not final and the plans may change due to the outside jurisdictional reviews and approvals needed for this project. The Village has the preliminary plat process that does not require final engineering sign-off, but the applicant applied for final plat choosing to skip the preliminary approval process. While this is an option for development as provided in the

UDO, it can delay final plat approval and entitlement due to outside jurisdictional reviews not within the control of the Village.

Once the applicant received MWRD and ACOE approval in September 2022, the applicant resubmitted the documents for Village approval. The Village Engineer has reviewed the plans and provided comments to the applicant. The latest review was completed on 12/8/2022 and revisions are expected from the applicant with the Village providing comments on both engineering and the final plat. The correspondence is in the attachments. This review was completed following a 11/28/2022 email resubmittal by the applicant.

Due to the lapse in time from the initial public hearing, the rezoning to R-5A from R-4 for the purpose of the 9-lot subdivision must have another public hearing. The Unified Development Ordinance (UDO) states that the Village Board must act on an application within 90 days following the recommendation of the PZC, unless the petitioner agrees to an extension. The Village Board may grant or deny the application or grant with modification or refer the application back to the hearing body for further consideration. The application was not granted an extension therefore proceeding through the proper process delineated by the UDO is best approach for both the applicant and the Village.

The applicant must extend utilities to the subject property for Mary Ellen Woods impacting the adjacent neighbor at 1090 Walter Street. The effect to their property was a concern at the public hearing in 2021 and a plan for restoration and protection was expected in this development process. The Village has been in contact with the property owners at 1090 Walter Road and they still have concerns over the impact to their property. They have landscaping, a retaining wall and trees in the path of utility extension. They have been clear that they are not against this project but wish to have a plan for construction and utility extension addressing their property. They have small children and want to make sure of their safety during this process. This should be addressed and resolved prior to any approvals by the Village.

ANALYSIS
The project was found to meet the goals of the Comprehensive Plan during the initial review of the proposal in May 2021. The COW memo and analysis from the initial meetings is provided in the attachments.

At this time, the Village is expecting an updated Final Plat and Engineering plans addressing the Village Engineer's comments and to proceed with the public hearing for rezoning at the January 11, 2023 Planning & Zoning meeting. Prior to any approvals, a construction and restoration plan should be agreed upon with the neighboring property owners at 1090 Walter.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff is recommending discussion of the proposal.

BOARD ACTION REQUESTED
Discussion of the proposal.

ATTACHMENTS

COW Memo with Attachments May 2021
Final Plat Comments Following MWRD Approval
Final Engineering Comments Following MWRD Approval
Plumbing Comments Following MWRD Approval
Latest Engineering Review 12.8.2022
Latest Submittal from Applicant with Correspondence 11.28.2022
Final Plat of Subdivision from 12.8.2022 Review
Final Engineering Plans from 12.8.2022 Review

Attachment 5

Remaining Staff and Consultant Comments

Jamie Tate

From: Bruce A. Hill <bhill@novotnyengineering.com>
Sent: Wednesday, December 21, 2022 9:21 AM
To: Phil Cullen; Jamie Tate
Cc: Jason Berry; George Schafer; Gavin Sebastian
Subject: RE: [External Sender] Final Revisions to Mary Ellen Woods Plan and Plat

Phil,

All previous comments from Jim's reviews have been addressed as requested. I met with the residents at 1090 Walter Street yesterday and I want the plans to have some additional clarification listed where the sanitary sewer will be connecting into the existing manhole in front of their property. Please clarify the work here as noted:

- Insert a note stating something to the following – "Any damage to existing sidewalk, driveway, landscaping, or landscape wall shall be replaced in kind."
- Show the existing trees at 1090 Walter Street that are just west of the proposed sanitary sewer line.
- Please add a note calling for tree protection at these existing trees at 1090 Walter Street.
- Please add a note calling for tree root pruning for any roots greater than 2" diameter that are encountered during excavation of the receiving pit at the existing manhole that is being connected into.
- Please add a note calling for tree pruning for any branches potentially hit by a machine during excavation of the receiving pit at the existing manhole.
- I assume that the directional boring operation will have the machine setup south of the lot line between Lot 9 and 1090 Walter Street and will bore the pipe north towards a receiving pit at the connection point. Please clarify on the plans that this is the case. If this is not the case, please let me know why that is not the plan.

Please send me the plan sheet that is revised with the comments addressed. I will approve that plan sheet once I confirm these comments are addressed and then I will want a complete set of final plans sent as a .pdf for my records.

Thanks,

Bruce Hill, P.E.

NOVOTNY ENGINEERING

From: Bruce A. Hill
Sent: Monday, December 19, 2022 8:46 AM
To: Phil Cullen <philjcullen@yahoo.com>; Jamie Tate <jtate@lemont.il.us>
Cc: Jason Berry <jberry@lemont.il.us>; George Schafer <gschafer@lemont.il.us>; Gavin Sebastian <gt.sebastian@hotmail.com>
Subject: RE: Final Revisions to Mary Ellen Woods Plan and Plat

Thanks Phil. I will take a look tomorrow when I am in my office and can print everything out for one final review.

Thanks,

Bruce Hill, P.E.

From: Phil Cullen <philjcullen@yahoo.com>
Sent: Monday, December 19, 2022 7:59 AM
To: Jamie Tate <jtate@lemont.il.us>; Bruce A. Hill <bhill@novotnyengineering.com>
Cc: Jason Berry <jberry@lemont.il.us>; George Schafer <gschafer@lemont.il.us>; Gavin Sebastian <gt.sebastian@hotmail.com>
Subject: Final Revisions to Mary Ellen Woods Plan and Plat

Bruce:

Attached if the revised plat, the revised grading plan and the revised utility plan

On Thursday, December 8, 2022 at 03:22:10 PM CST, Bruce A. Hill <bhill@novotnyengineering.com> wrote:

Phil,

I reviewed both the engineering plans & final plat off of Jim's last reviews. Here are my last few comments:

Engineering Plans

- Please show where the proposed street light on Walter Street will be connected to the existing Village street lighting system. I assume it will be at the intersection of Walter & Roberta, but please confirm and show where the conduit/wire will run to get to the proposed street light.

A note has been added to the Utility Sheet 7. Com Ed will be installing new underground along the Roberta Street right of way. I talked to Matt Lippe at Palos Electric. They will connect the new street light to the nearest pedestal servicing Lots 7, 8 and 9. Looping the electrical to the street light at the intersection of Roberta and Walter Streets in not required. Com Ed will not design electrical layout until they receive the final plat. I will show electrical connection on the As-Built plans.

- Please revise the sidewalk grading after receiving MWRD's determination. Sidewalk grading has been revised on Grading Plan, Sheet 6.

Final Plat

- Comment #2 from Jim's 9/26/22 review letter discussed the HOA responsibility for maintenance being placed in the "Drainage and Stormwater Detention Easement Certificate". I do not see that has been done. If it has been added elsewhere, please state where it is located. See last line of Drainage and Stormwater Detention Easement Certificate. Sheet 3 of plat.

- Comment #5 from Jim's 9/26/22 review letter asked for the width of the dedication for Doc 24908070 on Roberta Street. It is noted that the width is now shown on the south side of Roberta Street, but I assume that Jim was also looking for the portion on the north side of Roberta Street. Please add that width as well. You might as well also add the width for Doc 24908069 on the north side of Roberta Street west of the Lot 1. All requested width dimensions have been added to plat.

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

Thanks,

Bruce Hill, P.E.

NOVOTNY ENGINEERING

From: Phil Cullen <philjcullen@yahoo.com>
Sent: Thursday, December 8, 2022 1:44 PM
To: Jamie Tate <jtate@lemont.il.us>; Bruce A. Hill <bhill@novotnyengineering.com>
Cc: Jason Berry <jberry@lemont.il.us>; George Schafer <gschafer@lemont.il.us>; Gavin Sebastian <gt.sebastian@hotmail.com>
Subject: Re: Status of Mary Ellen Woods Plan and Plat Review

Bruce:

3-25-2022 plat is attached.

pc

On Thursday, December 8, 2022 at 12:21:54 PM CST, Bruce A. Hill <bhill@novotnyengineering.com> wrote:

Phil,

Village of Lemont
Planning and Zoning Commission
Special Meeting of January 11, 2023

A special meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, January 11, 2023, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:39 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, Pawlak, Zolecki, Studebaker
Absent: Carmody, McGleam, and O'Connor

Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – December 7, 2022

Commissioner Zolecki made a motion, seconded by Commissioner Pawlak to approve the minutes from the December 7, 2022, regular meeting with no changes. A roll call vote was taken:
Ayes: Zolecki, Pawlak, Studebaker
Nays: None
Abstain: Cunningham
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and explained the procedure for the meeting. He then asked everyone to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2021-04 – MARY ELLEN WOODS

Chairman Studebaker called for a motion to open the public hearing for Case 2021-04.

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2021-04. A roll call vote was taken:
Ayes: Cunningham, Zolecki, Pawlak, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said Phil Cullen of PC Realty, Inc. is proposing to rezone the property that is at the northwest corner of Roberta and Walter Street. The property currently is zoned R-4 and the applicant wants to rezone the property to R-5A. The R-5A zoning district is single-family detached and attached residential district. The applicant is also requesting a Final Plat of Subdivision. This is to allow for nine single-family detached homes on this vacant infill lot. If the property is rezoned to R-5A then the new homes and lots will meet all the regulations for the lot and bulk standards for the district. It will also meet the landscaping, tree preservation, residential design, and any subdivision designs. The sidewalk will be extended on Roberta and they will have on-site water detention. The water detention and the Woodlands Preserve, which is a conservation easement, will be maintained by the HOA.

The surrounding property is R-4A to the east, to the south is R-4 with 70-foot lot widths, and to the west is 90-foot lot widths with R-4. With the mix of lot sizes and widths, the rezoning does fit within this neighborhood. The property consists of approximately 5 acres of vacant woodlands. The property has been before the Plan Commission for the rezoning and Final Plat in May of 2021. At that meeting, the Plan Commission voted 7-0 to recommend approval of the rezoning with the Final Plat with the condition to resolve all outstanding comments from the Village Engineer, Village Ecologist, Arborist, and Planner. The discussion with the public at the time consisted of displaced wildlife, density, impact on adjacent property, and concerns with stormwater and flooding.

Mrs. Tate stated following this meeting the applicant and his engineer worked with MWRD and the Army Core of Engineers to come up with a joint solution for stormwater. This was a lengthy process that put them at approval with MWRD in September of 2022. The reason it has to come back through the public hearing process is that in the UDO it states that in between the public hearing to action from the Village Board, it can't be beyond 90 days. Since there was the length of time of having to work with MWRD and ACOE the rezoning was not acted on. Also, at that time when it was reviewed, it came in as a Final Plat, and now the engineering has changed. It does meet the goals and objectives of the Comprehensive Plan. The Future Land Use shows the area as Infill Residential and it is found to be compliant with it. In conclusion, staff is recommending approval of the rezoning and the Final Plat of Subdivision. There are two conditions that staff is recommending. The first is the remediation of all the comments regarding Final

Plat and Final Engineering prior to Village Board approval and to work with the neighbor to finalize construction and the restoration plan for the sanitary sewer line extension.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Zolecki confirmed the rezoning change to R-5A allows for duplexes only as a special use. If something happens with this development and if someone wanted to put duplexes there they would have to come back through this public hearing process again.

Mrs. Tate said that is correct. The size of the lots would not work for duplexes, so they would have to subdivide it.

Chairman Studebaker stated they will now have the applicant come up and speak.

Applicant Presentation

Phil Cullen, PC Realty, Inc. said after they went to the Committee of the Whole it was the Village Engineer that recommended that they go to MWRD. Usually, you would get approval for the Final Plat and then you go to MWRD. MWRD suggested some significant changes where at first they didn't want to agree with because they would lose all this time and they felt the plan was better. This is the first time they will have someone come before the Commission with all the State approvals. This is the same proposal except they had to move the detention basins. The one basin is a little deeper and they had to put a basin up behind lots eight and nine. All the lots are the same and none of the grading has changed. This would conclude his presentation and he is available for any questions.

Commissioner Cunningham asked what was the basis for the change to the ponds.

Mr. Cullen stated there is a ratio of 5:1 and because they are over that ratio they wanted the water to bypass and flow through. Originally they had a berm down at the creek and they were backing up the water in the creek. This property is surrounded by Village approved engineered plans and things don't always work out with what each of those engineers approved. This is the last piece of the puzzle and you have to please all these government agencies. They had three arborists out on this property and they had cranes taking dead trees out. Now what is remaining is all native trees. The detention ponds will all have native plantings. So they have complied with all the ordinances and didn't ask for any variances so they are just here for a zoning change.

Chairman Studebaker asked if there were any further questions from the Commission for staff or the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regard to this public hearing.

Public Comment

Jim Woods, 14 Roberta, said he has been living in Lemont since 1994. He asked why does there needs to be a change for duplexes if these are going to be single-family homes.

Chairman Studebaker stated these are all going to be single-family homes and there will be no duplexes.

Mr. Woods said the lowest house on the block is his. After he had moved, there was a storm where they received six to seven inches of rain and the downtown flooded. The residents came uptown to see where the water was coming from. The water was pouring out the drains that come out by his front sidewalk. There is a retention pond across from this development at Roberta and Walter. The water in the pond has overflowed several times. Outside that retention pond is a massive storm drain that takes all the excess water and runs it through this property. Back in 1995, channel two news did an investigation to the homes on Doolin. The homes were built on a slope and they brought in truckloads of dirt and compacted it for two to three months. The houses ended up sinking and they had to put pylons in. He asked if they were going to have the same problems here. There is a 15 to 30-foot drop off in some of those creeks or crevices. He has no issue with new homes going in but he is concerned about the flooding.

Dave Johnson, 1090 Walter Street, stated he is the house that has the landscaping where the sewer needs to be extended to. His concern is that his front yard needs to be dug up and landscaping needs to be removed. There has been banter back and forth about who is going to do what and who is responsible. He is concerned about what assurances he has in writing that this is going to be mediated and fixed. He wants it put back in the condition it is currently in. He is not sure if it needs to be part of the engineering plan or in the bond.

Steve Radke, 1100 Hermes, said his concern is the water. He purchased this home four months ago. The previous owner was at the previous meeting and showed a video of water flowing. He has a long driveway and there is a bridge, so all the water ends up going through this lot and goes through a single point which is his bridge. Currently, there are two creeks that take the water to go through the bridge and there are two round culverts after the bridge. He believes that one of the creeks was ecologically dead so what will happen is all the water will go through one of the creeks. His concern is because of the diversion of water to one of the creeks there is more flow and it hits his bridge and it only goes to one of the pipes. He asked if it will back up, put too much pressure on his bridge, and wash it out. Because of the development of this property and the additional water, who would then be responsible to replace his bridge. It might not happen right away but possibly ten years from now with the constant battering of the water. He read the studies that were done by the ACOE but all the studies were done on the lot itself. He did not see any study on the volumetric flow rate of water and how much water will be going through the bridge. There was no study done on the property next to the development. He asks that a study be done or an assurance be made that if there is a problem with his bridge because of all the extra water he gets remunerative or taken care of by the builder. He is in support of this development and appreciates all the trash along the creek being cleared out. He would also want to know what the details and

documentation will be surrounding the HOA. He asked will lot 10 be a natural area and have a restricted deed forever so it can't be developed. The two issues he has is the water flow that could affect his bridge and there is no language regarding the HOA.

Ed Andrysiak stated he has lived in Lemont for a long time. He used to hunt rabbits on the property and would swim in the creeks. The water goes through the creek and hits the pond which is 35 feet deep to hold the water. The flow of the water is concerning and that bridge does flood. There is a pipeline that is right there by that bridge and in addition to that pipeline there is a high-pressure gas line that feeds Mr. Radke's house and his. The electrical wires that were buried run along those pipelines. That jet of water will be blowing right through those utilities. They had to call the pipeline once before when the pipe was exposed. It will be exposed again. He feels there should be some type of dam to slow the water down.

Mr. Woods asked what is the reason for changing it from R-4 to R-5A.

Mrs. Tate said R-5A is a different zoning which allows for smaller lots than R-4. It also allows for reduced lot widths with different size setbacks.

Mr. Cullen stated these are all the same concerns from the last meeting. They did have 11 soil borings done out on the property. If you get down to 18 to 24 inches you can build a ten-story building there because it is solid clay. The houses on Doolin, they did not use the right equipment when they brought in the fill. For this development, there will be a mechanical compactor and the ground will be harder. The detention ponds have to hold the water on the property and then slowly release it. All the reports from MWRD are online. They went through a very stringent review by MWRD and the ACOE. If you go to page four of the plat all the documents regarding the HOA are there. The three acres of open space are in perpetuity and there will never be any development there. If you have any undisturbed area you do not have to provide any more detention for it. The only detention they have to provide is for the driveways, foundations, and roofs. Tonight they are talking about land use. There is a little history with the property to the north and there is a question about the sanitary manhole in Mr. Johnson's front yard. This is not an issue for the Plan Commission and it will be brought up at the Committee of the Whole. That condition will be taken care of.

Commissioner Pawlak asked if he can state what the condition is and what will be the resolution.

Mr. Cullen said the previous owner of the property had put retaining walls and he planted boxwoods. If he is going across the street to make a connection for water service he can avoid a tree but this connection is right in the middle of their landscaping. So all of the landscaping has to come out and part of the public sidewalk going to the house. He understands why the neighbor is not happy about it. It should have been on the lot line.

Mr. Johnson asked who is going to pay for the landscaping.

Commissioner Zolecki stated it is not this Commission's job to clarify who is paying for the replacement of the landscaping. This application is for a zoning change and that will be discussed at the Committee of the Whole.

Mrs. Tate said the applicant has to account for the water that is on the site and the water that is leaving the site. The engineer is stating that this development will not affect any of the properties surrounding this development.

Mr. Cullen stated MWRD has reviewed the engineering and so has the Village's Engineer.

Mr. Andrysiak asked where the water from the pond on Roberta goes.

Mr. Cullen showed on the overhead the route for the water that is retained in the pond on Roberta across from this development. The ponds are designed so that if you get too much water they will overflow.

Mr. Radtke said there are two creeks that run and enter his property. The plans call for two retention ponds. He had read that one creek was ecologically dead. He asked if the two retention ponds will have two separate pipes and discharge at the same two locations. Or will they somehow combine into one and all discharge together.

Mr. Cullen stated the idea of the pond on Roberta is so if anyone uses fertilizer on their yard and it flows off it will go into his pond. His pond filters it before that water leaves the site. He won't be merging the water into one creek. Nothing is going to change so the water that is going through there today will be the same amount. The ponds will hold off the water based on the improved areas and slowly release the water.

Mr. Woods asked where the sewer lines run from the homes on Roberta.

Mr. Cullen said on the south side of Roberta you have the storm sewer, sanitary, and water which is unusual. He is going to drop a manhole on his side so he will stay out of their parkway and won't connect to his sewer. He showed on the overhead where he will be putting the sewer line.

Chairman Studebaker asked if there were any further questions or comments from the audience. None responded. He then called for a motion to close the public hearing.

Commissioner Pawlak made a motion, seconded by Commissioner Cunningham to close the public hearing for Case #2021-04. A roll call vote was taken:
Ayes: Pawlak, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further comments or questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki to recommend to the Mayor and Board of Trustees approval of Case 2021-04 – Mary Ellen Woods Rezoning and Subdivision with staff recommendations:

1. Remediate all comments regarding Final Plat and Final Engineering prior to Village Board approval.
2. Work with the neighbor at 1090 Walter to finalize the construction and restoration plan for the sanitary sewer line extension.

A roll call vote was taken:
Ayes: Pawlak, Zolecki, Cunningham, Studebaker
Nays: None
Motion passed

Commissioner Pawlak made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2021-04 as prepared by staff. A roll call vote was taken:
Ayes: Pawlak, Cunningham, Zolecki, Studebaker
Nays: None
Motion passed

IV. GENERAL DISCUSSION

None

V. AUDIENCE PARTICIPATION

None

VI. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Billig

November 28, 2022

Ms. Jamie Tate
Consulting Planner
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Responses to Mary Ellen Woods Subdivision**
Final Plat Review

Jamie:.

Attached are the responses to Novotny comments dated September 26, 2022.

ALL COMMENTS ADDRESSED ON REVISED PLAT DATED 11-21-2022.

1. Outlot A should be changed to "Lot 10" and needs to be deeded to the HOA.

Outlot A has been changed to "Lot 10" and the Sheet 4 deed restrictions will be added to the Deed.

2. In the Drainage and Stormwater Detention Easement Certificate it needs to state that the drainage and storm sewer maintenance and ownership of Outlet A (Lot 10) shall be the responsibility of the HOA.

HOA statement regarding drainage and storm sewer maintenance and ownership of Lot 10 has been added to Drainage and Stormwater Detention Easement Certificate."

3. There is a plat certificate for "Landscape Easement". Please denote its location on the plat.

The "Landscape Easement" plat certificate has been removed from the plat.

4. Is Outlot A (Lot 10) considered to be all "Restricted Property" as mentioned on Sheet 4 of the plat?

Yes.

5. Please note the width of Doc 24908070 previous dedication on Roberta Street on the plat.

The 33′ width of the dedicated Roberta Street ROW has been noted.

6. Please note that a signage easement and signage certificate has been added to the plat**.**

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS



NORTH

LOCATION MAP
N.T.S.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

SEND ALL FUTURE TAX BILLS TO:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

COMMON ADDRESS
LOT 23 : 3 W. ROBERTA STREET, LEMONT, IL. 60439

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

LEGAL DESCRIPTION :
THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

GENERAL NOTES :
1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

LOT 5
22-29-326-005

LOT 24
22-29-300-017
EXISTING R-4 ZONING

HERMES AVE. (60.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET (60.00' R.O.W.)

F.I.P. 0.17' N, 3.00' E

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11
N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
60.00 125.00 210.00 33.00

F.I.P. 1.84' N

LOT 8
22-29-316-008

LOT 9
22-29-316-009

EXISTING R4A ZONING

EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00' (REC. & MEAS.)

WEST LINE OF THE EAST 810.0 FEET
292.00' (MEAS.)

N 01° 32' 02" W 325.00' (REC. & MEAS.)

EXISTING R-4 ZONING

LOT 11
22-29-316-011

WEST LINE OF WALTER STREET S 01° 32' 02" E 292.17' (MEAS.)

LOT 23
VACANT
226,868.44 S.F. / 5.208 ACRES (NET)
22-29-300-009

GROSS PROPERTY AREA=263,250.00 SQ. FT. OR 6.043 ACRES (REC.)
263,235.80 SQ. FT. OR 6.043 ACRES (MEAS.)
ROBERTA ST. & WALTER ST. R.O.W. DEDICATION=36,367.33 SQ. FT. OR 0.834 ACRES (MEAS.)
NET PROPERTY AREA=226,868.47 SQ. FT. OR 5.208 ACRES

DEDICATED PER DOC. NO. 97461204

33.00

N 88° 13' 20" E 776.94' (MEAS.)

DEDICATED PER DOC. NO. 24908070

NORTH LINE OF ROBERTA STREET

F.I.P. 0.43' S

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

℄ ROBERTA STREET

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 24908069

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

5.94

FND. CROSS
0.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26

ALPINE ESTATES

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
EXISTING CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 30'
DATE:	01-01-21
JOB NO:	0000
SHEET	1 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

DATA :
TOTAL SITE AREA: 217,192.51 S.F. / 4.986 ACRES
AREA TO BE DEVELOPED (LOTS 1 THRU 9) - 92,297.26 S.F. - 43.73%
AREA TO BE LEFT UNDEVELOPED - 134,522.71 S.F. - 56.27 %

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'

PROPOSED SITE DATA :
SITE : 226,868.47 S.F. / 5.208 ACRES

PROPOSED IMPERVIOUS
SINGLE FAMILY HOMES : 23,000.00 S.F.
CONC. DRIVES & SIDEWALK : 5,100.00 S.F.
CONCRETE PATIO'S : 2,025.00 S.F.
TOTAL PROPOSED IMPERVIOUS : 30,125.00 S.F.

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

PROPOSED R-5A ZONING

	VILLAGE OF LEMONT ORDINANCE	PROPOSED
MINIMUM LOT SIZE (IN SQUARE FEET)	10,000	10,020
MINIMUM LOT WIDTH (IN FEET)	75	78
MINIMUM FRONT YARD SETBACK (IN FEET)	25	25
MINIMUM SIDE YARD SETBACK (IN FEET)	10	10
MINIMUM CORNER SIDE YARD SETBACK (IN FEET)	25	25
MINIMUM REAR YARD SETBACK (IN FEET)	30	30
MAXIMUM BLDG. HEIGHT (IN FEET)	37	37
MAXIMUM LOT COVERAGE (PERCENT)	55	55

PROJECT DATA :
GROSS AREA: 263,235.80 SQ. FT. OR 6.043 ACRES (REC.)
R.O.W. DEDICATION FOR WALTER ST. & ROBERTA ST. : 36,367.33 SQ. FT. OR 0.834 ACRES
NET AREA (AFTER R.O.W. DEDICATION) : 226,868.47 SQ. FT. OR 5.208 ACRES
RESIDENTIAL LOTS : 92,299.48 SQ. FT. OR 2.118 ACRES
LOT 10 : 134,557.82 SQ. FT. OR 3.090 ACRES

LOT 5
22-29-326-005
F.I.P.

LOT 24
22-29-300-017
EXISTING R-4 ZONING

HERMES AVE.
℄
(60.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET
℄
(60.00' R.O.W.)

F.I.P. 0.17' N, 3.00' E

F.I.P. 0.13' N

F.I.P. 1.84' N

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)

N 88° 13' 20" E 646.94'

60.00

125.00

210.00

33.00

LOT 8
22-29-316-008

LOT 9
22-29-316-009

EXISTING R-4 ZONING

LOT 11
22-29-316-011

10' P.U.D.E.

N 01° 32' 02" W 325.00' (REC. & MEAS.)

161.94'

N 01° 32' 02" W

OUTLOT 10
(TO BE DEEDED TO THE HOA)
134,557.83 S.F. / 3.090 ACRES

LOT 9
10,140.00 S.F.

LOT 8
10,140.00 S.F.

LOT 7
10,020.10 S.F.

LOT 1
10,790 S.F.

LOT 2
10,140 S.F.

LOT 3
10,140 S.F.

LOT 4
10,140 S.F.

LOT 5
10,140 S.F.

LOT 6
10,653.00 S.F.

7.5' P.U. & D.E.
10' S.B.L.
10' P.U. & D.E.
30' S.B.L.
25' S.B.L.
N 88° 13' 20" E 130.00'
S 01° 32' 02" E 78.00'
N 88° 13' 20" E 439.50'
N 88° 13' 20" E 83.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 44.50'
N 46° 16' 15" W 64.36'
N 43° 16' 30" W 60.08'
S 01° 32' 02" E 39.00'
S 01° 32' 02" E 84.00'
N 88° 13' 20" E 90.00'
N 01° 32' 02" W 130.00'
N 01° 32' 02" W 84.00'
N 88° 13' 20" E 776.94' (MEAS.)
S 01° 32' 02" E 292.17' (MEAS.)
S 01° 32' 02" E 325.00' (REC. & MEAS.)
EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 97461204

SUBDIVISION ENTRY SIGN EASEMENT 8.00' x 8.00'

51.96'
S 01° 32' 02" E
1.00

N 88° 13' 20" E 292.75'

DEDICATED PER DOC. NO. 24908070

F.I.P. 0.44' S

F.I.P. 0.43' S

NORTH LINE OF ROBERTA STREET

DEDICATED PER DOC. NO. 24908069

℄ ROBERTA STREET

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

5.44'

FND. CROSS
3.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

ALPINE ESTATES

EXISTING R4A ZONING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
PROPOSED CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 01-01-21
JOB NO: 0000
SHEET 2 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ DO HEREBY CERTIFY THAT _____ ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND SUCH OWNER(S) HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OF PRIVATE UTILITY EASEMENTS AS STATES AND SHOWN ON THIS PLAT; AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS EFFECTING THE LAND DESCRIBED AND SHOWN ON THIS FINAL PLAT.

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE , _____THE UNDERSIGNED AS OWNER OF THE PROPERTY KNOWN AS MARY ELLEN WOODS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT 113A HIGH SCHOOL DISTRICT 210 JUNIOR COLLEGE DISTRICT 525

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S & SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AND THAT THE SAID INPRIDIDUAL APPEARED AND DELIVERED SAIS INSTRUMENT AS A FREE ANCVOLUNTARY OUT OF THE CORPORATION AND THAT DELIVERED SAID INSTRUMENT AS FREE AND ACKNOWLEDGE THAT THEY ARE THE CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, OWNERS, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, A.D., 20___.

NOTARY PUBLIC _____ AFFIX SEAL:

PRINTED NAME _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

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

VILLAGE PRESIDENT: _____

ATTEST:

VILLAGE CLERK: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE TREASURER: _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN REILLYS MEADOW SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVE JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE ENGINEER: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR OF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC ARES , OR DRAINS WHICH THE OWNER 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 THIS SUBDIVISION.

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

OWNER / ENGINEER: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-002971, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT RELATIVE TO PLATS AND SUBDIVISIONS COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON REBAR $\frac{3}{4}$" X 24' WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT AND BEND POINTS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF FINAL GRADING , AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0588J, EFFECTIVE DATE AUGUST 19, 2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSE OF RECORDING THIS PLAT.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 687 DEGREES FAHRENHEIT. ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT SANDWICH, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____

WARREN D. JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002974
LICENSE EXPIRES NOVEMBER 30, 2022

WARREN D. JOHNSON 035-002971 PROFESSIONAL LAND SURVEYOR SANDWICH, IL STATE OF ILLINOIS

RESERVED FOR : COOK COUNTY RECORDER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED 'PUBLIC UTILITY AND DRAINAGE EASEMENT' AND THOSE AREAS DESIGNATED 'PU & DE' ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR CORPORATION/NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER! ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

DRAINAGE AND STORMWATER DETENTION EASEMENT

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LEMONT EASEMENTS IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS 'DRAINAGE AND STORMWATER DETENTION EASEMENT' OR 'D.E.' FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDED OR DIMINISH STORMWATER DRAINAGE OF DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK,COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK. THE DRAINAGE AND STORM SEWER MAINTENANCE AND OWNERSHIP OF LOT 10 SHALL BE THE RESPONSIBILITY OF THE HOA.

SUBDIVISION ENTRY SIGN EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED FOR A SUBDIVISION ENTRY SIGN EASEMENT FOR THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE OF LEMONT (THE 'VILLAGE') AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER, THROUGH, AND ALONG ALL AREAS MARKED 'SUBDIVISION ENTRY SIGN EASEMENT' ON THE PLAT. SAID EASEMENT SHALL BE FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, INSPECT, TRIM, CUT DOWN, REMOVE, AND MAINTAIN, A SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO AS MAY BE DETERMINED NECESSARY BY THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND IN A MANNER CONSISTENT WITH PLANS TENDERED TO AND APPROVED BY THE VILLAGE. NO ALTERATION, PERMANENT STRUCTURES, LANDSCAPING, GRADING, OR APPURTENANCES THEREIN SHALL BE ALLOWED IN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE.

THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) SHALL MAINTAIN THE SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) FAILS TO PROPERLY MAINTAIN THIS EASEMENT, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) , HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SUBDIVISION ENTRY SIGN AND ITS APPURTENANT STRUCTURES AND LANDSCAPING. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) .

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

REVISIONS:

DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW
09-07-21	D.J.	PER REVIEW
03-25-22	D.J.	PER REVIEW
11-21-22	D.J.	PER REVIEW

DRAWN BY:	DJ	DATE: 01-01-21
CHECKED BY:	WDJ	DATE: 01-01-21
APPROVED BY:	WDJ	DATE: 01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 01-01-21
JOB NO: 0000
SHEET 3 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

RESERVED FOR : COOK COUNTY RECORDER

WETLAND AND STORMWATER MANAGEMENT DEED RESTRICTION
MARY ELLEN WOODS DEVELOPMENT, LEMONT, IL

WHEREAS, The Mary Ellen Woods Owners Association, hereinafter called the Owner, is the owner in fee simple of certain real property, hereinafter called 'Restricted Property', which is legally described as follows:

Legal boundaries to be updated upon final platting. Restricted property is limited to wooded open space, wetlands and Waters of the U.S., Naturalize Stormwater Best Management Practices (BMPs), and all associated buffers, within OUTLOT A of the Mary Ellen Woods Development as identified on Restoration and Enhancement Plan (prepared by Gary R Weber Associates).

WHEREAS, the Restricted Property contains Waters of the United States under the regulatory jurisdiction of the Chicago District of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344) and;

WHEREAS, the Owner is the beneficiary of a Corps of Engineers permit number LRC-2020-403 ('Permit') attached hereto as Exhibit A, to place fill in wetlands contained on the Restricted Property, to create restored wetland area on the Restricted Property, and to install naturalized stormwater BMPs on the Restricted Property, in accordance with plans which form a part of the Permit and;

WHEREAS, the Restoration Plan, herein called the Plan, provides all specifications for construction of the created/preserved/enhanced wetland areas, naturalized stormwater BMPs, and preserved woodland within the limits of OULOT A of the Property;

WHEREAS, in consideration for the Owner to comply with the USACE Regional Permit Program, the Owner will preserve/create/enhance wetlands, WOUS, and associated buffers, provide naturalized stormwater BMPs, and preserve open space woodland within the above restricted areas and dedicate the Restricted Property for the perpetual use as a conservancy area in accordance with the terms and conditions of this document, the Permit, and the Real Property Conservation Rights Act, 765 ILCS 120, or other applicable Illinois law;

WHEREAS, a permit to place fill in wetlands contained on the Restricted Property would not have been granted but for the dedication of the Restricted Property for conservation purposes and naturalized stormwater BMPs provided, and the Owner specifically acknowledges as fact that said permit is issued in consideration for the execution and recording of this document and compliance with the covenants and deed restrictions herein;

WHEREAS, the Owner acknowledges that these land use restrictions and other terms of this deed restriction may only be changed, modified, amended or revoked upon express written approval for the change, modification, amendment or revocation of this deed restriction from the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois with such amendment, modification, or revocation instrument;

NOW THEREFORE, the Grantor, for and in consideration of the facts recited above enters into the following
covenants and deed restrictions on behalf of himself/herself, his/her heirs and assigns:

1. These land use restrictions and other terms of these deed restrictions and covenants may be changed, modified or revoked only upon express written approval of the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois;

2. The U. S. Army Corps of Engineers will have the right to enforce by proceedings in law or equity the covenants and deed restrictions set out herein and this right shall not be waived by one or more incidents of failure to enforce said right;

3. Employees of the U. S. Army Corps of Engineers will have the right to view the Restricted Property in its natural, scenic, and open condition and the right to enter Restricted Property at all reasonable times for the purpose of inspecting Restricted Property to determine if the Grantor, or his heirs or assigns, is complying with the covenants and deed restrictions herein;

4. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no dredged or fill material placed on Restricted Property except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403

5. The naturalized stormwater BMPs shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan

6. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no commercial, industrial, agricultural, residential developments, buildings, or structures, including but not limited to: signs, billboards, other advertising material, or other structures placed on Restricted Property;

7. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no removal or destruction of trees or plants, mowing, draining, plowing, mining, removal of topsoil, sand, rock, gravel, minerals or other material except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403 and the associated special conditions;

8. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no operation of snowmobiles, dunebuggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles, except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403;

9. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no application of insecticides or herbicides except as specified by U. S. Army Corps of Engineers permit number [Permit Number];

10. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no hunting or trapping on the Restricted Property;

11. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no utility lines placed overhead or within the Restricted Property, including but not limited to: telephone or other communication lines, electrical, gas, water or sewer. Existing lines may remain, but any maintenance work requiring intrusion into the Restricted Property shall require prior authorization by the U.S. Army Corps of Engineers;

12. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no modifications to the hydrology of the Restricted Property, either directly or indirectly, that would allow more water onto, or that would drain water away from, the Restricted Property. Such prohibited modifications include, but are not limited to: ditching, changes to any water control structures, repairing of drainage tiles, or alterations to any naturally occurring structures;

13. The Owner shall provide adequate long-term maintenance and continuation of the wetlands, and naturalized stormwater control measures as described in the Approved Plan and/or plat to ensure the facility continues to operate in accordance with the approved design, performance, rules, and regulations. Minimum maintenance of the said facilities, shall include sediment, debris, oil, hydrocarbons, and foreign materials removal; cutting and removal of woody vegetation on an annual basis; and keeping emergency spillways functional and clear of woody vegetation and debris so that the operation and capacity of the stormwater and/or water quality facilities continue to meet the standards in said Plan.

14. The Owner shall ensure all routine maintenance in wetlands, naturalized stormwater control areas, and woodland open space is conducted by an experienced native contractor and that maintenance is limited to preserving the natural area through the treatment of invasives, necessary repairs, supplemental native planting, removal of trees that pose a health and safety concern, and general clean-up.

15. The terms and conditions of these deed restrictions and covenants shall bind the Owner, his heirs and assigns to the extent of their legal and/or equitable interest in Restricted Property, and these deed restrictions and covenants shall run with the land in perpetuity and be binding on the Restricted Property and its owner(s) forever;

16. The terms and conditions of these deed restrictions and covenants shall be both explicitly included in any transfer, conveyance, or encumbrance of Restricted Property or any part thereof, and; any instrument of transfer, conveyance, or encumbrance affecting all or any part of Restricted Property shall set forth the terms and conditions of this document; and

17. If any provision of this Deed Restriction, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed Restriction, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

IN WITNESS WHEREOF, said Owner has caused its [corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary,] OR [name to be signed] this ____ day of _____, 2021.

By:

_____ [Impress Corporate Seal Here]

Grantor Name [or Grantor Corporation PRESIDENT Name]

[Name of Corporation]

ATTEST:

_____

[Corporation SECRETARY Name]

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-21-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
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e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-01-21
JOB NO:	0000

SHEET 4 OF 4

November 28, 2022

Ms. Jamie Tate
Consulting Planner
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Responses to Mary Ellen Woods Subdivision**
Engineering Plan Review No. 4

Jamie:.

Attached are the responses to Novotny comments dated September 26, 2022.

ALL COMMENTS HAVE BEEN ADDRESSED ON REVISED PLANS DATED 11-21-2022

1. The following permits are needed

Agency	For	Status
1. MWRDGC-WMO	Sanitary Sewer & Land Disturbance	Issued
2. IEPA – DPW	Water Main	Not Required
3. IEPA – DWPC	Sanitary Sewer	To Be Submitted
4. IEPA -NOI	Earthwork	To Be Submitted
5. USACEO	Waters of the U.S.	Issued (For East Channel)
6. Will-South Cook SWCD	Wetland Permit Requirement	Issued
7. West Shore Pipeline	Sewer Crossing	Not Required

2. A proposed street light needs to be shown on Walter Street between Lots 8 and 9.

A street light has been added along Walter Street between Lots 8 and 9. (See sheet 7.)

3. Since some plumbing has been revised the Village Plumber should do one more review.

Village Plumbing comments have been incorporated into the plans.

4. The revised/proposed sidewalk and driveway grading on both Roberta St. and Walter St. Is not approved and is unsafe. Section AA and Section BB on Sheet 6 are not acceptable. Please convert back to a normal typical sidewalk to curb and gutter drainage pattern similar to previous grading plans for this subdivision.

Applicant was twice instructed by village to submit final engineering plans to the MWRD and receive WMO permit prior to Village of Lemont approval. The current sidewalk design is a condition of the MWRD permit. Applicant disagrees with village engineer's comment regarding safety concerns. The Grading plan shows positive drainage resulting in no puddling of storm water on the sidewalks.

5. On Sheet 6, show/indicate the look-out elevations.

Elevations of all rear corner T/F's have been added to the grading plan. (Sheet 6)

6. On Sheet 7 include location of buffalo boxes. The general note shown is not inclusive enough to indicate locations. With Water Department approval, they may be constructed in the PU and DE that is located behind the sidewalk.

All buffalo box locations have been added to Sheet 7.

7. The notes on the bottom right of Sheets 5 and 6 need to be removed.

The notes on the bottom of Sheets 5 and 6 have been removed.

8. Outlot A should be renamed Lot 10 and specified to be deeded to the HOA.

Outlot A has been renamed Lot 10 on Sheet 2. Outlot A will be specified on the deed to the HOA.

9. Portions of the sanitary sewer on Roberta Street are very shallow. The sewer section between manhole No. 3 and 4 will need to be insulated in accordance with past 33.2 of the Ten States standards. Include method of pipe insulation.

Method of pipe insulation detail shown on upper right hand corner of Sheet 14. A note also added to Sheet 9 stating that sanitary sewer main between manholes 3 and 4 will be insulated per this detail.

10. All water services under the sanitary sewer or storm sewers need to be sleeved regardless of depth under the sewers. This also includes water services under the far south side storm sewer on Roberta Street.

Sleeves have been added to Sheets 9 and 10. A note has also been added to Sheets 9 and 10 stating water services will be sleeved at every utility crossing.

11. Please provide West Shore Pipeline contact information on Sheet 9.

West Shore Pipeline contact information added to Sheet 9.

12. On Sheet 2, please explain to me what a Non-Qualified Development" area is. Is it Army Corp jurisdiction?

Section 501.3 of the MWRD allows development that incorporates in-kind replacement with green infrastructure to be considered Non-Qualified Development. For this provision, a volume control practice used to comply with the volume control requirements of the WMO is not considered green infrastructure.

The Non-Qualified Development Area is under the jurisdiction of the MWRD.

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET, LEMONT, ILLINOIS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

COVER

INDEX TO DRAWINGS

1. COVER SHEET
2. MWRD - DRAINAGE EXHIBIT PLAN - I
3. MWRD - DRAINAGE EXHIBIT PLANS - II
4. EXISTING CONDITIONS & DEMOLITION PLAN
5. GEOMETRIC PLAN
6. GRADING & EROSION CONTROL PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. SANITARY SEWER PLAN & PROFILE - 1
10. SANITARY SEWER PLAN & PROFILE - 2
11. EROSION CONTROL DETAILS - 1
12. EROSION CONTROL DETAILS - 2
13. VILLAGE OF LEMONT DETAILS
14. VILLAGE OF LEMONT DETAILS
15. VILLAGE OF LEMONT DETAILS
16. VILLAGE OF LEMONT DETAILS
17. VILLAGE OF LEMONT DETAILS
18. VILLAGE OF LEMONT DETAILS
19. VILLAGE OF LEMONT DETAILS
20. MWRD GENERAL NOTES
21. MWRD DETAILS
22. GENERAL NOTES
23. GENERAL NOTES
24. GENERAL NOTES
25. GENERAL NOTES
26. GENERAL NOTES
27. GENERAL NOTES
28. GENERAL NOTES
29. GENERAL NOTES
30. GENERAL NOTES

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
W W	WATER MAIN	W W
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
721.00	SPOT ELEVATION	721.00
721	CONTOUR	721
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
21	PARKING SPACE COUNT	21
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
G	GAS METER	G
	GAS VALVE	
	FENCE	
UE UE	BURIED UTILITY LINE	UE UE
OE OE	OVERHEAD UTILITY LINE	OE OE

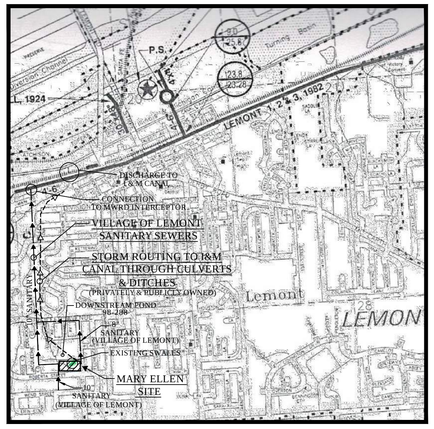
FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS



NORTH

VICINITY LOCATION MAP

NO SCALE



NORTH

SAN./STM. SEWER ROUTING MAP

NO SCALE

NOTES:

1. PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE INTERNAL STORM DRAINAGE AND DETENTION POND IMPROVEMENTS, INCLUDING LINES NOT WITHIN THE RIGHT-OF-WAY AND ALL LANDSCAPING.

2. OWNER SHALL FURNISH THE ENGINEERING DEPARTMENT WITH THREE COPIES EACH OF AN "AS-BUILT" ENGINEERING DRAWINGS CERTIFIED FROM THE ORIGINAL PREPARER STATING THAT THE FINISHED GRADES, DRAINAGE PATTERN, UTILITY INSTALLATIONS, DETENTION VOLUME AND AMOUNT OF IMPERVIOUS COVERAGE ALL CONFORM TO THE APPROVED DRAWINGS PRIOR TO OCCUPANCY AND THE RELEASE OF THE ENGINEERING DEPARTMENT ESCROW.

3. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR ANY EASEMENT WILL BE RESTORED WITH 6 INCHES OF PULVERIZED TOPSOIL/SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH AND ALL DAMAGED PORTIONS OF PUBLIC SIDEWALK ARE TO REPLACED WITH 5-INCHES OF PCC CLASS SI OVER A 3-INCH CA-6 BASE. ALL RESTORATION WORK SHALL BE COMPLETED WITHIN FIVE DAYS OF FINISHING WORK IN SAID AREAS, WEATHER PERMITTING.

4. THE CIVIL ENGINEER OR OTHER QUALIFIED PROFESSIONAL SHALL STAKE ALL PROPOSED DRAINAGE STRUCTURES AND CORRESPONDING DETENTION POND GRADING AS PART OF THE PROPOSED IMPROVEMENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE IN KEEPING ROBERTA STREET & WALTER STREET PAVEMENT FREE OF DEBRIS, MUD, AGGREGATE, ETC. THROUGHOUT THE CONSTRUCTION PROCESS. FAILURE IN DOING SO WILL RESULT IN THE INTERVENTION OF THE VILLAGE AT THE EXPENSE OF THE CONTRACTOR.

MWRD BENCHMARK NOTE:

ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FEET.

SITE BENCHMARKS:

BENCHMARK #1:
TOP OF RIM OF EXISTING STORM SEWER MANHOLE LOCATED ON THE WEST SIDE OF HERMES AVENUE.
RIM=710.89 (NAVD 88)

BENCHMARK #2:
TOP OF RIM OF EXISTING STORM SEWER MANHOLE LOCATED ON THE SOUTH SIDE OF ROBERTA STREET APPROX. 66' EAST OF THE SW CORNER OF SITE.
RIM=725.22 (NAVD 88)

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811
Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

CLIENT:

AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

ENGINEER:

DJA
CIVIL ENGINEER & SURVEYOR
DAVE JOHNSON
1568 Holiday Drive, Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
Dave@DJAonline.net

NOTE:

" TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE AND SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES."

WARREN D. JOHNSON
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
40472

Warren D. Johnson, P.E.
IL. P.E. NO. 40472
Expires November 30, 2024

DATE:
~~07-18-22 - FOR REVIEW~~
~~08-10-22 - FOR REVIEW~~
~~08-19-22 - FOR REVIEW~~
11-21-22 - FOR REVIEW

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS
MWRD - DRAINAGE EXHIBIT PLAN - I

DETENTION SUMMARY
POND #1 LOTS 1 THRU 6

ON SITE PROJECT AREA :	1.64 ACRES
UNRESTRICTED AREA (DRIVEWAY APRONS) :	0.03 ACRES
AREA TRIBUTARY TO POND : (NOT INCLUDED IN ALPINE ESTATES)	0.07 ACRES
TOTAL AREA FOR DETENTION CALCULATION :	1.74 ACRES

IMPERVIOUS AREA

HOUSE, DRIVES, ETC. :	0.45 ACRES
ROBERTA STREET SIDEWALK :	0.06 ACRES
DRIVEWAY APRONS :	0.03 ACRES
TOTAL IMPERVIOUS AREA :	0.54 ACRES

TIME OF CONCENTRATION CALCULATIONS:
TIME OF CONCENTRATION : 10 MINUTES
CN = 81.45
CA ADJ = 78.59
C= 0.59
ALLOWABLE RELEASE RATE : 0.26 C.F.S. (VILLAGE OF LEMONT)
ACTUAL RELEASE RATE : 0.26 C.F.S. (2.10 IN RESTRICTOR)
VOLUME CONTROL REQUIRED : 0.045 AC-FT.
VOLUME CONTROL PROVIDED : 0.050 AC-FT.
DETENTION REQUIRED : 0.627 AC-FT.
DETENTION PROVIDED : 0.660 AC-FT.
POND HIGH WATER LEVEL : 715.00

DETENTION SUMMARY
POND #2 LOTS 7 THRU 9

ON SITE PROJECT AREA :	0.88 ACRES
UNRESTRICTED AREA (DRIVEWAY APRONS) :	0.02 ACRES
TOTAL AREA FOR DETENTION CALCULATION :	0.90 ACRES

IMPERVIOUS AREA

HOUSE, DRIVES, ETC. :	0.22 ACRES
DRIVEWAY APRONS :	0.02 ACRES
TOTAL IMPERVIOUS AREA :	0.24 ACRES

TIME OF CONCENTRATION CALCULATIONS:
TIME OF CONCENTRATION : 10 MINUTES
CN = 80.40
CA ADJ = 77.08
C= 0.57
ALLOWABLE RELEASE RATE : 0.135 C.F.S. (VILLAGE OF LEMONT)
ACTUAL RELEASE RATE : 0.130 C.F.S. (1.60 IN RESTRICTOR)
VOLUME CONTROL REQUIRED : 0.02 AC-FT.
VOLUME CONTROL PROVIDED : 0.03 AC-FT.
DETENTION REQUIRED : 0.316 AC-FT.
DETENTION PROVIDED : 0.36 AC-FT.
POND HIGH WATER LEVEL : 719.50

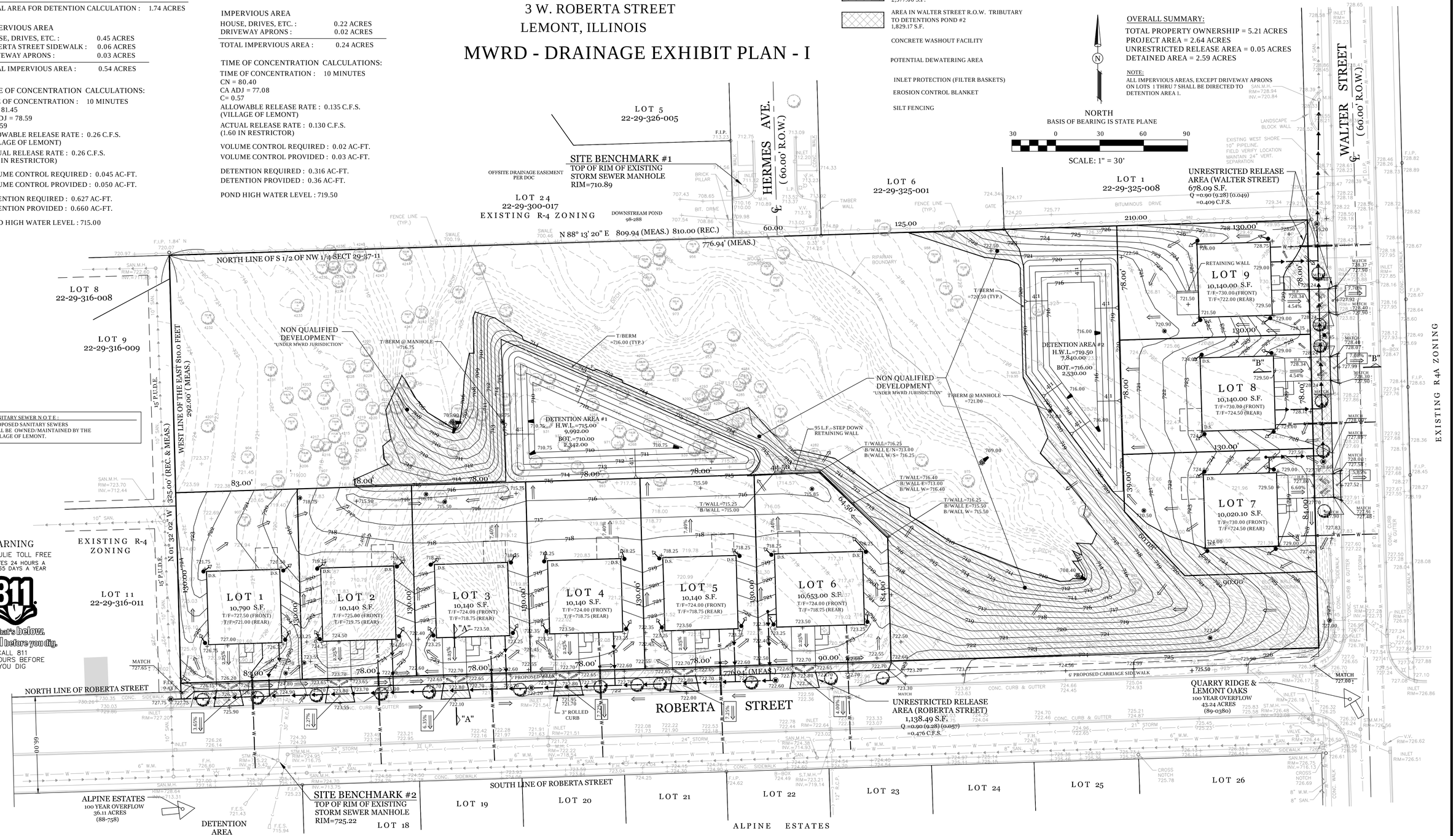
LEGEND:
- UNRESTRICTED RELEASE 36,274.58 S.F. (TOTAL)
- AREA IN ROBERTA STREET R.O.W. TRIBUTARY TO DETENTIONS POND #1 2,977.00 S.F.
- AREA IN WALTER STREET R.O.W. TRIBUTARY TO DETENTIONS POND #2 1,829.17 S.F.
- CONCRETE WASHOUT FACILITY
- POTENTIAL DEWATERING AREA
- INLET PROTECTION (FILTER BASKETS)
- EROSION CONTROL BLANKET
- SILT FENCING

OVERALL STORMWATER/FLOODPLAIN SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.065	0.080
DETENTION VOLUME	0.963	1.02
COMPENSATORY STORAGE VOLUME (0-10 YEARS)	0	0
COMPENSATORY STORAGE VOLUME (10-100 YEARS)	0	0

OVERALL SUMMARY:
TOTAL PROPERTY OWNERSHIP = 5.21 ACRES
PROJECT AREA = 2.64 ACRES
UNRESTRICTED RELEASE AREA = 0.05 ACRES
DETAINED AREA = 2.59 ACRES

NOTE:
ALL IMPERVIOUS AREAS, EXCEPT DRIVEWAY APRONS ON LOTS 1 THRU 7 SHALL BE DIRECTED TO DETENTION AREA 1.

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE: 01-01-21
CHECKED BY:	WDJ	DATE: 01-01-21
APPROVED BY:	WDJ	DATE: 01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

MWRD - DRAINAGE EXHIBIT PLAN - I
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 2 OF 30

FINAL ENGINEERING PLANS

FOR

"MARY ELLEN WOODS"

3 W. ROBERTA STREET

LEMONT, ILLINOIS

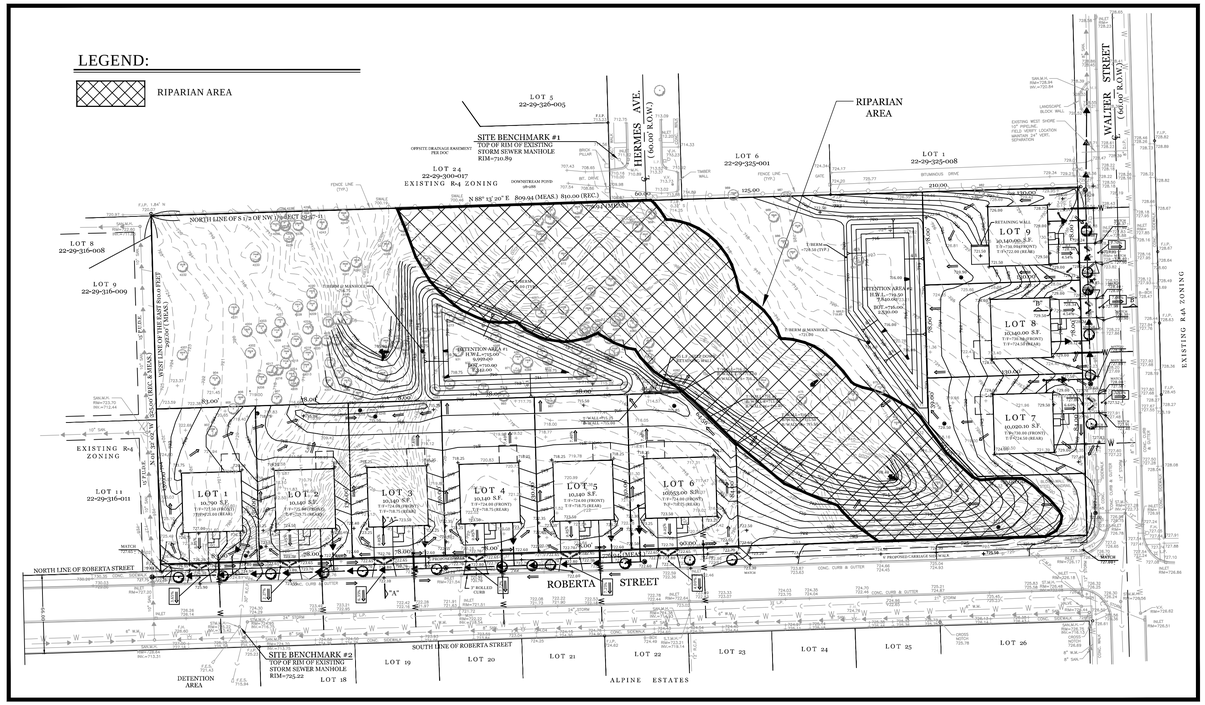
MWRD - DRAINAGE EXHIBIT PLANS - II

NORTH

BASIS OF BEARING IS STATE PLANE

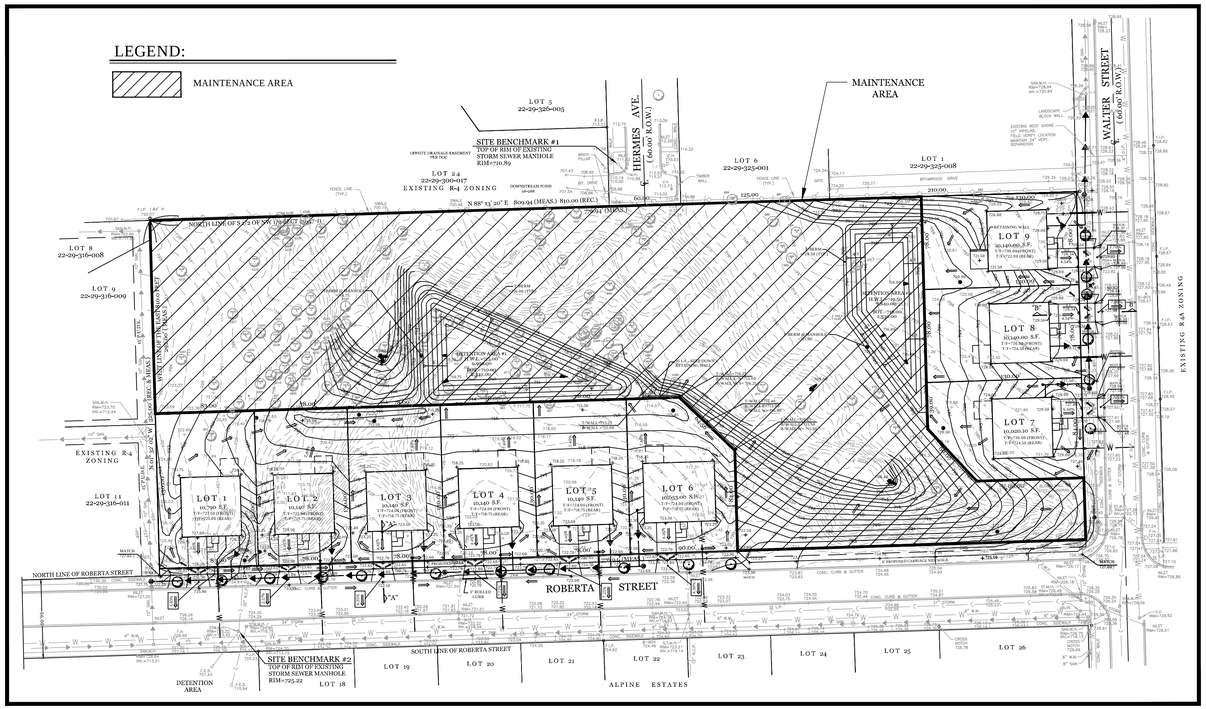
60 0 60 120 180

SCALE: 1" = 60'



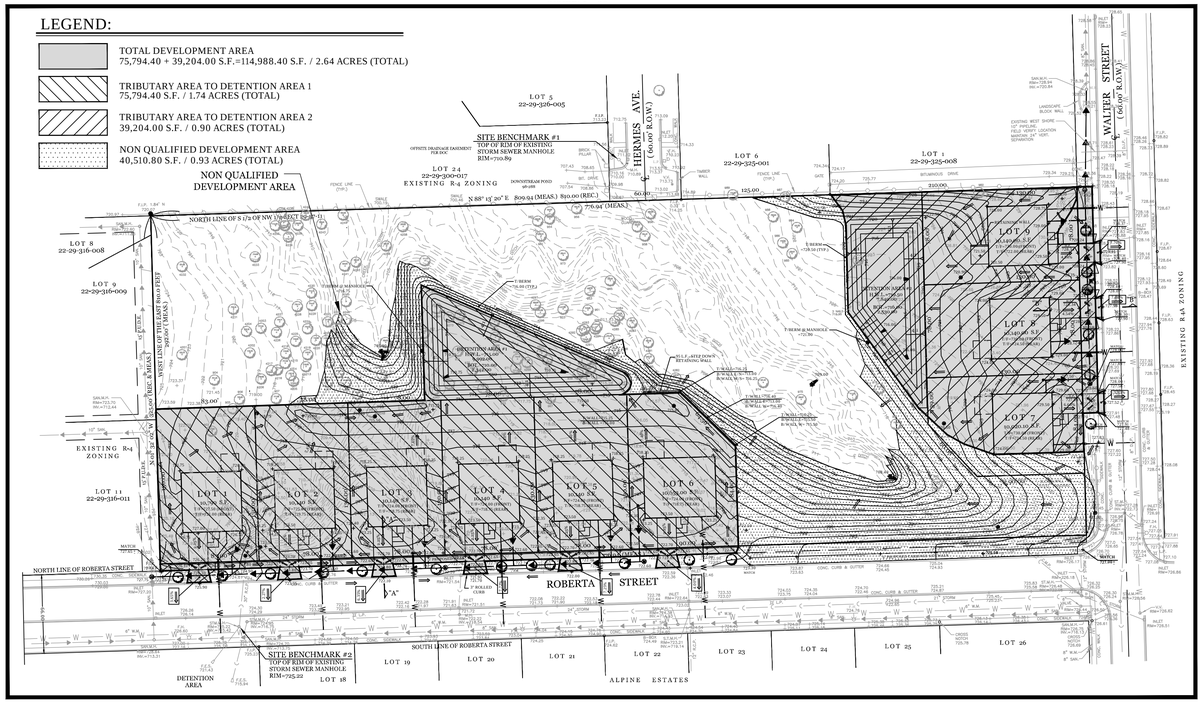
RIPARIAN AREA

SCALE: 1"=60'



MAINTENANCE AREA

SCALE: 1"=60'



DEVELOPMENT & NON QUALIFIED DEVELOPMENT AREA

SCALE: 1"=60'

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
08-19-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
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CLIENT:

AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

MWRD - DRAINAGE EXHIBIT PLANS - II
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 60'
DATE:	06-15-22
JOB NO:	0000
SHEET	3 OF 30

PIN NUMBER : 22-29-300-009-0000

WARREN D. JOHNSON
2971
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT SANDWICH, IL. THIS 15TH DAY OF JUNE, A.D. 2022.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2024

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
721.00	SPOT ELEVATION	721.00
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
	BURIED UTILITY LINE	
	OVERHEAD UTILITY LINE	

FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

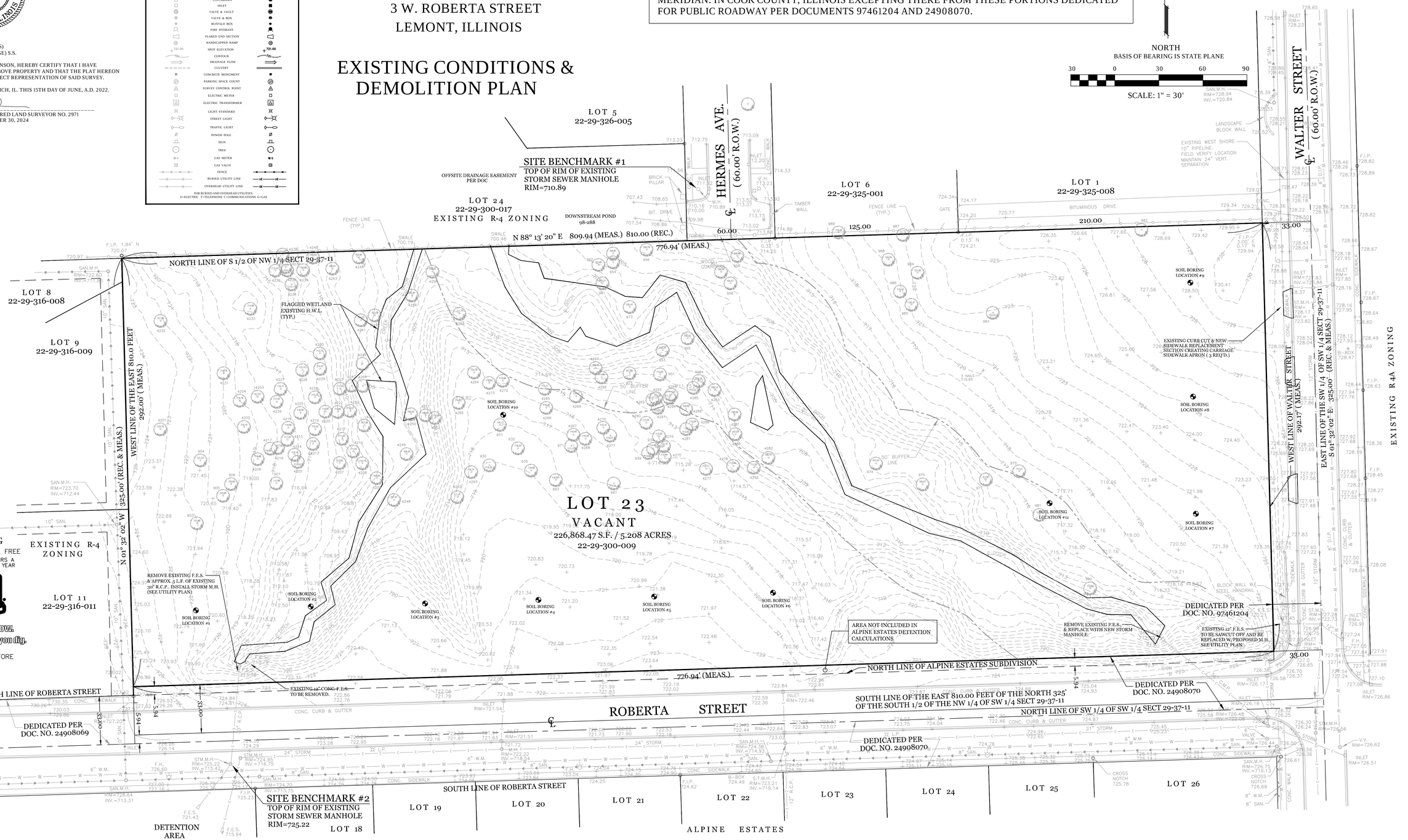
EXISTING CONDITIONS & DEMOLITION PLAN

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'


LOT 5
22-29-326-005
SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89
OFFSITE DRAINAGE EASEMENT PER DOC
HERMES AVE.
(60.00' R.O.W.)
WALTER STREET
(60.00' R.O.W.)
LOT 24
22-29-300-017
EXISTING R-4 ZONING
DOWNSTREAM POND 98-288
LOT 6
22-29-325-001
LOT 1
22-29-325-008
N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
125.00
60.00
210.00
33.00
NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11
LOT 8
22-29-316-008
LOT 9
22-29-316-009
EAST 810.0 FEET (MEAS.)
WEST LINE OF THE EAST 810.00 FEET
292.00' (MEAS.)
N 01° 32' 02" W 325.00' (REC. & MEAS.)
FLAGGED WETLAND
EXISTING H.W.L.
(TYP.)
LOT 23
VACANT
226,868.47 S.F. / 5.208 ACRES
22-29-300-009
LOT 11
22-29-316-011
EXISTING R-4 ZONING
WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811
Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG
SOIL BORING LOCATION #1
SOIL BORING LOCATION #2
SOIL BORING LOCATION #3
SOIL BORING LOCATION #4
SOIL BORING LOCATION #5
SOIL BORING LOCATION #6
SOIL BORING LOCATION #7
SOIL BORING LOCATION #8
SOIL BORING LOCATION #9
SOIL BORING LOCATION #10
SOIL BORING LOCATION #11
REMOVE EXISTING F.E.S. & APPROX. 5 L.F. OF EXISTING 30" R.C.P.. INSTALL STORM M.H. (SEE UTILITY PLAN)
EXISTING 12" CONC. F.E.S. TO BE REMOVED.
AREA NOT INCLUDED IN ALPINE ESTATES DETENTION CALCULATIONS
REMOVE EXISTING F.E.S. & REPLACE WITH NEW STORM MANHOLE.
EXISTING 12" F.E.S. TO BE SAWCUT OFF AND BE REPLACED W/ PROPOSED M.H. SEE UTILITY PLAN.
EXISTING CURB CUT & NEW SIDEWALK REPLACEMENT SECTION CREATING CARRIAGE SIDEWALK APRON (3 REQ'D.)
EXISTING WEST SHORE 10" PIPELINE. FIELD VERIFY LOCATION MAINTAIN 24" VERT. SEPARATION
LANDSCAPE BLOCK WALL
BLOCK WALL W/ STEEL HANDRAIL
DEDICATED PER DOC. NO. 97461204
DEDICATED PER DOC. NO. 24908069
DEDICATED PER DOC. NO. 24908070
DEDICATED PER DOC. NO. 24908070
NORTH LINE OF ALPINE ESTATES SUBDIVISION
NORTH LINE OF ROBERTA STREET
SOUTH LINE OF ROBERTA STREET
NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11
SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11
ROBERTA STREET
EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00', (REC. & MEAS.)
WEST LINE OF WALTHER STREET
292.17' (MEAS.)
EXISTING R4A ZONING
SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22
DETENTION AREA
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
ALPINE ESTATES
50' BUFFER LINE
FENCE LINE (TYP.)
WOOD GUARDRAIL
TIMBER WALL
BRICK PILLAR
BIT. DRIVE
BITUMINOUS DRIVE
GATE
CONC. CURB & GUTTER
CONC. SIDEWALK
24" STORM
21" STORM
12" STORM
6" W.M.
8" SAN.
10" SAN.
SAN.M.H. RIM=723.70 INV.=712.44
SAN.M.H. RIM=722.85 INV.=713.28
SAN.M.H. RIM=725.94 INV.=720.84
INLET RIM=728.23
INLET RIM=722.46
INLET RIM=721.51
INLET RIM=722.83
INLET RIM=726.17
INLET RIM=726.86
INLET RIM=727.85
INLET RIM=728.16
INLET RIM=728.67
INLET RIM=728.64
INLET RIM=728.60
INLET RIM=728.49
INLET RIM=728.63
INLET RIM=726.51
INLET RIM=727.91
INLET RIM=727.88
INLET RIM=727.10
INLET RIM=727.05
INLET RIM=726.62
INLET RIM=726.84
INLET RIM=726.37
INLET RIM=726.58
INLET RIM=727.83
INLET RIM=728.58
INLET RIM=728.37
INLET RIM=728.51
INLET RIM=728.88
INLET RIM=728.66
INLET RIM=728.72
INLET RIM=728.82
INLET RIM=728.89
INLET RIM=728.92
INLET RIM=728.98
INLET RIM=729.19
INLET RIM=729.21
INLET RIM=729.34
INLET RIM=729.95
INLET RIM=729.94
INLET RIM=729.92
INLET RIM=729.99
INLET RIM=730.03
INLET RIM=730.35
INLET RIM=730.26
INLET RIM=730.07
INLET RIM=720.97
INLET RIM=720.97
INLET RIM=720.97

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

GEOMETRICS PLAN

PROPOSED SITE DATA :

SITE : 226,868.47 S.F. / 5.2.08 ACRES

PROPOSED IMPERVIOUS
SINGLE FAMILY HOMES : 23,000.00 S.F.
CONC. DRIVES & SIDEWALK : 5,100.00 S.F.
CONCRETE PATIO'S : 2,025.00 S.F.

TOTAL PROPOSED IMPERVIOUS : 30,125.00 S.F.

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
720.00	SPOT ELEVATION	x 721.00
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
UE	BURIED UTILITY LINE	UE
OE	OVERHEAD UTILITY LINE	OE

FOR BURIED AND OVERHEAD UTILITIES
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

PAVEMENT LEGEND:

CONCRETE PAVEMENT

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

LOT 5
22-29-326-005

HERMES AVE. (60.00' R.O.W.)

SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89

OFFSITE DRAINAGE EASEMENT PER DOC

LOT 24
22-29-300-017
EXISTING R-4 ZONING

DOWNSTREAM POND
98-288

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET (60.00' R.O.W.)

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
125.00
60.00
210.00

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

LOT 8
22-29-316-008

LOT 9
22-29-316-009

WEST LINE OF THE EAST 810.0 FEET
292.06' (MEAS.)
325.00' (REC. & MEAS.)

LOT 11
22-29-316-011

EXISTING R-4 ZONING

LOT 10
(DEEDED TO THE HOA)
134,557.83 S.F. / 3.090 ACRES
CONSERVATION AREA

LOT 1
10,790 S.F.
LOT 2
10,140 S.F.
LOT 3
10,140 S.F.
LOT 4
10,140 S.F.
LOT 5
10,140 S.F.
LOT 6
10,653.00 S.F.
LOT 7
10,020.10 S.F.
LOT 8
10,140.00 S.F.
LOT 9
10,140.00 S.F.

ABOVE GROUND DECK (TYP.)
ENTRY STOOP & CONC. WALK (TYP.)
DRIVE
BRICK PILLAR
LANDSCAPE BLOCK WALL
EXISTING WEST SHORE 10" PIPELINE. FIELD VERIFY LOCATION MAINTAIN 24" VERT. SEPARATION
BLOCK WALL W/ STEEL HANDRAIL
PROPOSED LIGHT POLE
SUBDIVISION ENTRY SIGN EASEMENT 8.00' x 8.00'
CROSS NOTCH 725.78
CROSS NOTCH 726.69

NORTH LINE OF ROBERTA STREET
SOUTH LINE OF ROBERTA STREET
ROBERTA STREET
5' PROPOSED W.W.
6' PROPOSED CARRIAGE SIDEWALK
276.94' (MEAS.)

SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22

DETENTION AREA

LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26

ALPINE ESTATES

EXISTING R4A ZONING

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811 Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
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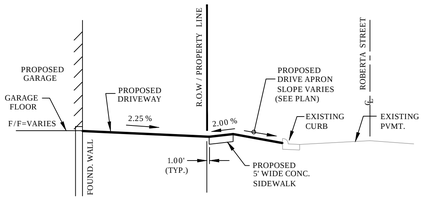
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

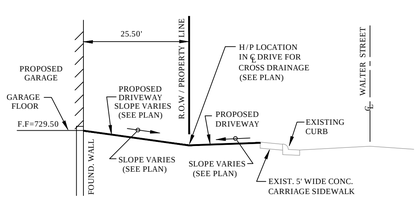
TITLE:
GEOMETRIC PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 5 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS
GRADING PLAN



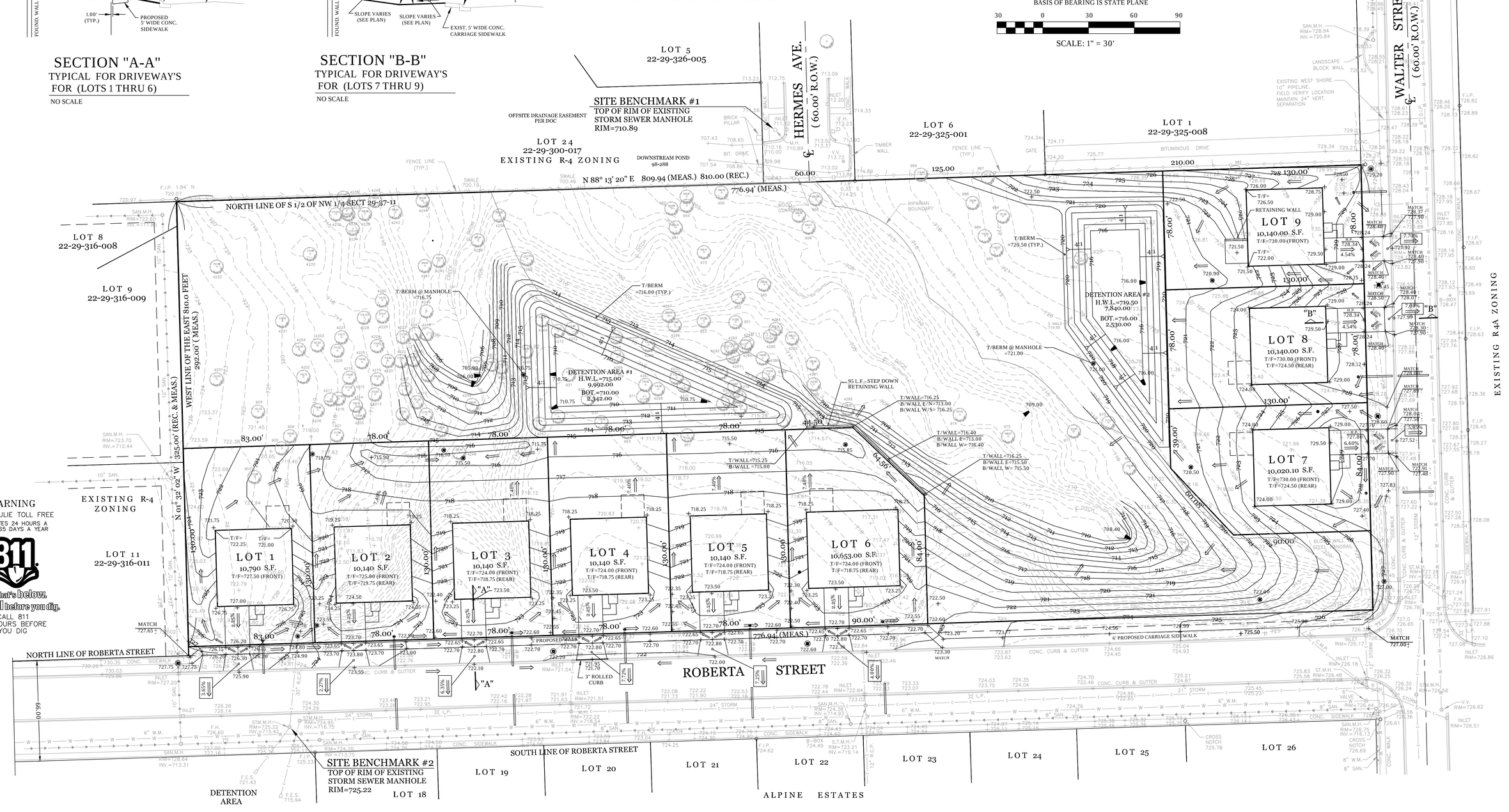
SECTION "A-A"
TYPICAL FOR DRIVEWAY'S
FOR (LOTS 1 THRU 6)
NO SCALE



SECTION "B-B"
TYPICAL FOR DRIVEWAY'S
FOR (LOTS 7 THRU 9)
NO SCALE



SCALE: 1" = 30'



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08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
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e-mail: DJA@DJAonline.net

CLIENT:
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P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
GRADING PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
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SHEET 6 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

UTILITY PLAN

UTILITY CROSSINGS

1. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=718.75 TOP OF SAN.=717.00
2. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=715.00 TOP OF STORM=717.20 BOT.
3. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=714.50 BOT. OF SAN.=716.75
4. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=712.50 BOT. OF SAN.=717.10
5. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.40 TOP OF STORM=718.10
6. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=715.40 BOT. OF SAN.=717.60
7. PROPOSED SAN SERVICE AND PROPOSED W.M. SERVICE BOT. OF WATER=715.50 BOT. OF SAN.=718.00
8. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.20 TOP OF STORM=718.65 BOT.
9. EXIST. 30" R.C.P. AND PROPOSED SAN. SEWER BOT. OF R.C.P.=713.60 TOP SAN. SEWER=713.20
10. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.50 TOP OF STORM=718.90
11. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=717.70.00 BOT. OF STORM=719.20
12. PROPOSED WATER SERVICE AND EXIST. STORM SEWER TOP OF WATER=721.40 BOT. OF STORM=722.90
13. PROPOSED SAN. SEWER AND PROPOSED WATER SERVICE TOP OF SAN.=722.10 BOT. OF W.S.=720.20
14. PROPOSED WATER SERVICE AND EXIST. STORM SEWER BOT. OF WATER=721.80 BOT. OF STORM=723.30
15. PROPOSED SAN. SEWER AND PROPOSED W.S. BOT. OF SAN.=721.70 BOT. OF W.S.=720.00

NOTE:
1. INSTALL SLEEVES ON WATER SERVICE CROSSINGS #1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 WHERE WATER SERVICE CROSSES EXISTING 24" STORM SEWER & PROPOSED SANITARY SEWER ON ROBERTA STREET.
2. INSTALL SLEEVES ON WATER SERVICE CROSSINGS #13, 15, 17, 19, 21, 23 WHERE WATER SERVICE CROSSES PROPOSED STORM SEWER AND PROPOSED SANITARY SEWER ON WALTER STREET.

UTILITY SERVICE COORDINATES

LOT NO.	B-BOX LOCATION	SAN. @ PROPERTY LINE
LOT 1	N 1818932.08 E 1073272.15	N1818932.89 E 1073283.58
LOT 2	N 1818934.76 E 1073358.24	N 1818935.79 E 1073368.43
LOT 3	N 1818937.18 E 1073435.51	N 1818937.85 E 1073445.77
LOT 4	N 1818939.44 E 1073509.44	N 1818940.17 E 1073519.63
LOT 5	N 1818941.99 E 1073591.53	N 1818942.74 E 1073601.83
LOT 6	N 1818944.69 E1073678.51	N 1818945.59 E 1073689.20
LOT 7	N 1819031.76 E 1073999.12	N 1819042.16 E 1073997.51
LOT 8	N 1819108.22 E 1073997.09	N 1819118.60 E 1073995.44
LOT 9	N 1819229.18 E 1073994.03	N 1819218.65 E 1073992.57

UTILITY NOTES:
1. ALL SANITARY SEWER & STORM SEWER TO BE TELEVISED.
2. SANITARY SEWER PIPE TO BE ASTM 2241 WITH D3139 JOINTS PER VILLAGE REQUIREMENTS.
3. ALL SANITARY SERVICES TO MAINTAIN A MIN. SLOPE OF 1.00%.
4. SEE WATER AND SEWER SEPARATION DETAIL ON SHEET 12.

LEGEND

EXISTING / PROPOSED

CURB & GUTTER
WATER MAIN
STORM SEWER
SANITARY SEWER
STORM MANHOLE
SANITARY MANHOLE
CATCHBASIN
INLET
VALVE & VAULT
VALVE & BOX
BUFFALO BOX
FIRE HYDRANT
FLARED END SECTION
HANDICAPPED RAMP
SPOT ELEVATION
CONTOUR
DRAINAGE FLOW
CULVERT
CONCRETE MONUMENT
PARKING SPACE COUNT
SURVEY CONTROL POINT
ELECTRIC METER
ELECTRIC TRANSFORMER
LIGHT STANDARD
STREET LIGHT
TRAFFIC LIGHT
POWER POLE
SIGN
TREE
GAS METER
GAS VALVE
FENCE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE

FOR BURIED AND OVERHEAD UTILITIES:
E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

SANITARY SEWER NOTE:
PROPOSED ENTIRE 8" SANITARY SEWER ALONG WALTER STREET IN R.O.W. WILL BE OWNED/MAINTAINED BY THE VILLAGE OF LEMONT.

LOT 5
22-29-326-005

SITE BENCHMARK #1
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=710.89

OFFSITE DRAINAGE EASEMENT PER DOC

LOT 24
22-29-300-017
EXISTING R-4 ZONING

DOWNSTREAM POND 98-288

HERMES AVE. (60.00' R.O.W.)

WALTER STREET (66.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

LOT 8
22-29-316-008

LOT 9
22-29-316-009

WEST LINE OF THE EAST 810.0 FEET
292.00' (MEAS.)

N 01° 32' 02" W 325.00' (REC. & MEAS.)

EXISTING R-4 ZONING

LOT 11
22-29-316-011

WARNING
CALL JULIE TOLL FREE
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
811 Know what's below. Call before you dig.
CALL 811
48 HOURS BEFORE YOU DIG

NORTH LINE OF ROBERTA STREET

SOUTH LINE OF ROBERTA STREET

ROBERTA STREET

ALPINE ESTATES

LOT 1 10,790 S.F.
LOT 2 10,140 S.F.
LOT 3 10,140 S.F.
LOT 4 10,140 S.F.
LOT 5 10,140 S.F.
LOT 6 10,653.00 S.F.
LOT 7 10,020.10 S.F.
LOT 8 10,140.00 S.F.
LOT 9 10,140.00 S.F.
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

DETENTION AREA 1
DETENTION AREA 2
DETENTION AREA

SITE BENCHMARK #2
TOP OF RIM OF EXISTING STORM SEWER MANHOLE
RIM=725.22

B-BOX (TYP.)
ALL B-BOXS ARE TO BE LOCATED WITHIN 10' P.U.D.E. & NOT IN THE SIDEWALK OR DRIVEWAY.

ALL WATERMAIN SERVICES TO BE HORIZONTALLY DRILLED.

INSTALL 20' LONG SLEEVES ON WATER SERVICES AT ALL UTILITY CROSSINGS (TYP.) FOR DETAIL, SEE SHT. 15

PROPOSED 1 1/2" WATER SERVICE, TAP INTO EXIST. WATER MAIN (TYPICAL)

NOTE:
ALL WATER SERVICES UNDER THE SANITARY SEWER OR STORM SEWERS NEED TO BE SLEEVED, REGARDLESS OF DEPTH UNDER SEWERS. SEE DETAIL, SHEET 15.

EXISTING R4A ZONING

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CLIENT:
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LEMONT, ILLINOIS 60439

UTILITY PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 06-15-22
JOB NO: 0000
SHEET 7 OF 30

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS

EROSION CONTROL PLAN

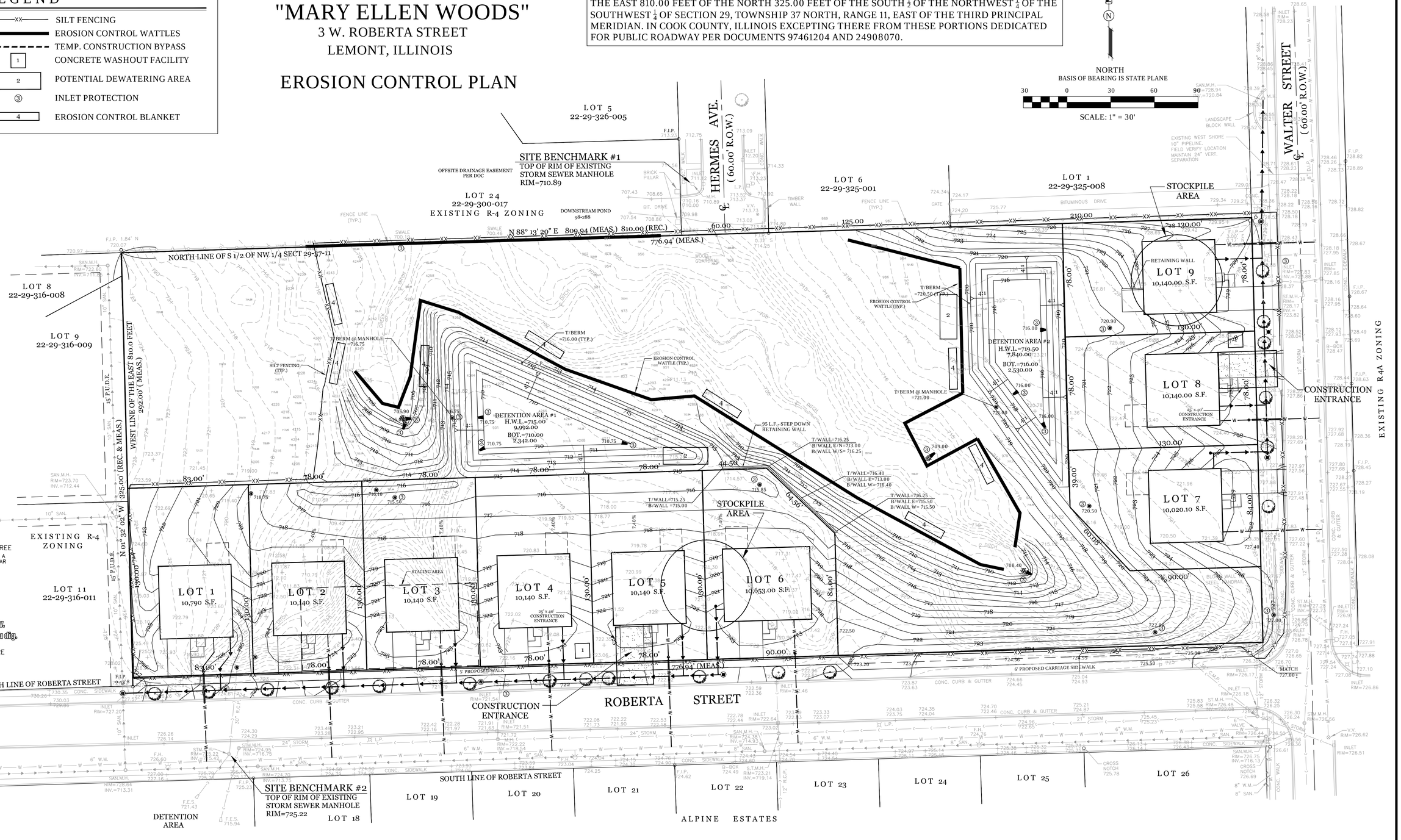
LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

- SILT FENCING
- EROSION CONTROL WATTLES
- TEMP. CONSTRUCTION BYPASS
- 1 — CONCRETE WASHOUT FACILITY
- 2 — POTENTIAL DEWATERING AREA
- ③ — INLET PROTECTION
- 4 — EROSION CONTROL BLANKET

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'



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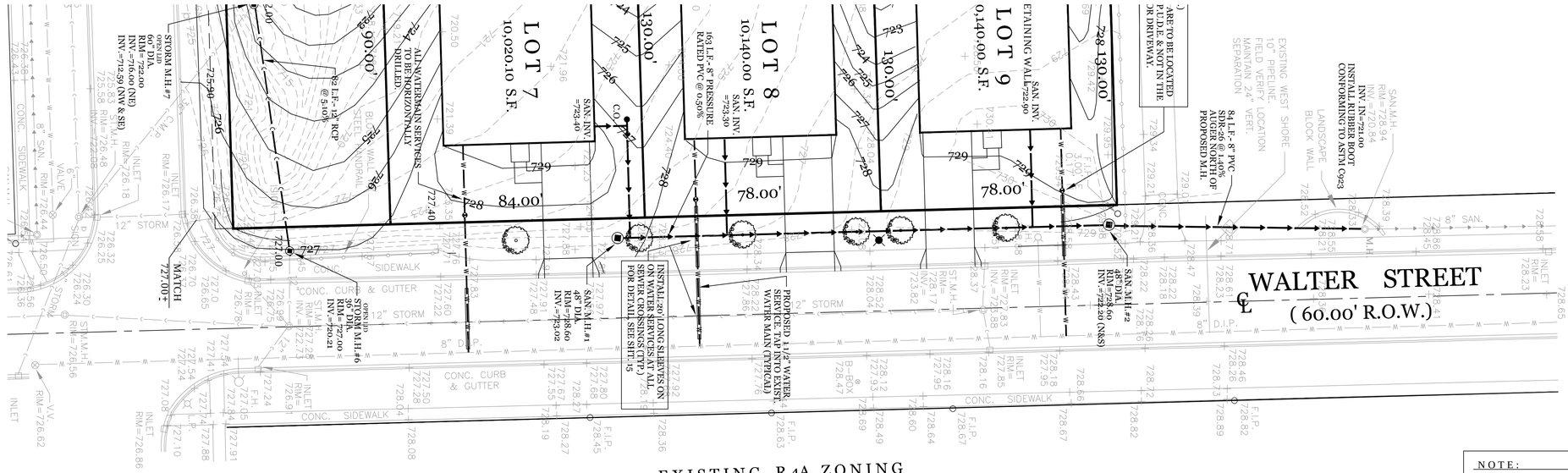
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
EROSION CONTROL PLAN
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 30'
DATE:	06-15-22
JOB NO:	0000
SHEET	8 OF 30

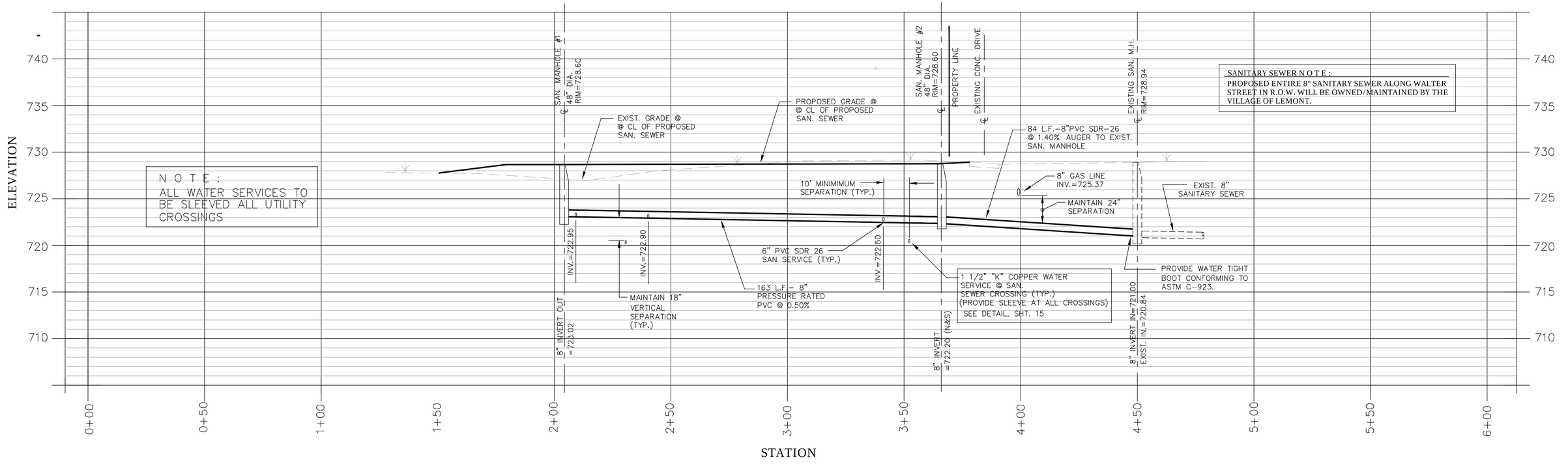


EXISTING R4A ZONING

NORTH
SCALE: 1" = 20'

NOTE:
CONTRACTOR TO CONTACT WEST SHORE'S RYAN EGAN (312) 343-3674 FOR WATCH AND PROTECT SERVICES A MINIMUM OF 48 HOURS IN ADVANCE SO HE CAN BE SCHEDULE TO BE PRESENT WHILE HORIZONTAL BORING FOR SANITARY SEWER INSTALLATION IS BEING PERFORMED.

SANITARY SEWER PLAN AND PROFILE - 1



NOTE:
ALL WATER SERVICES TO BE SLEEVED ALL UTILITY CROSSINGS

SANITARY SEWER NOTE:
PROPOSED ENTIRE 8" SANITARY SEWER ALONG WALTER STREET IN R.O.W. WILL BE OWNED/MAINTAINED BY THE VILLAGE OF LEMONT.

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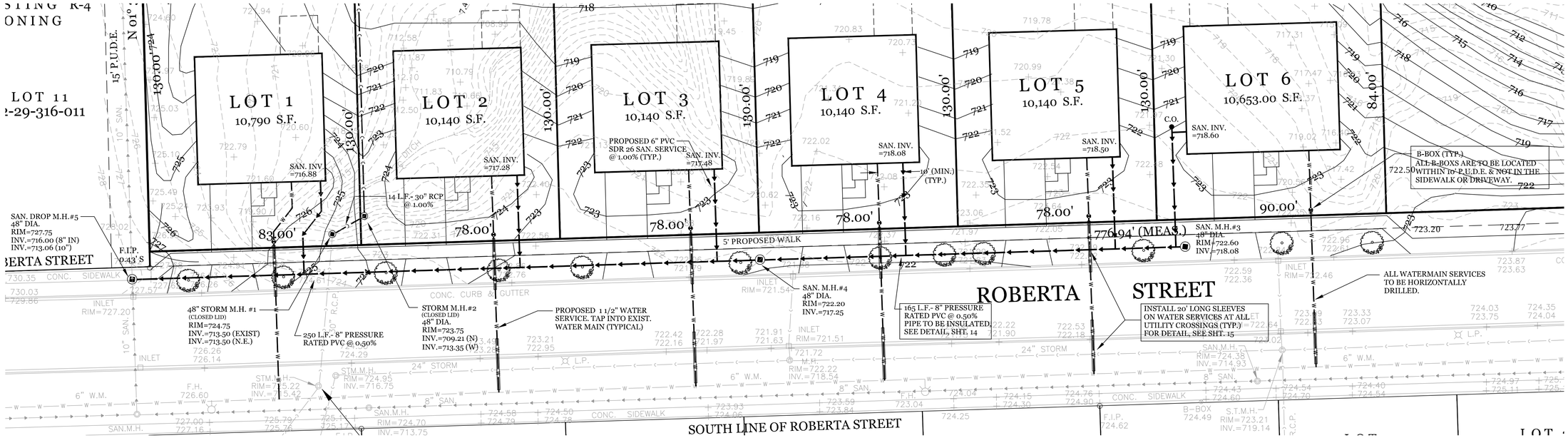
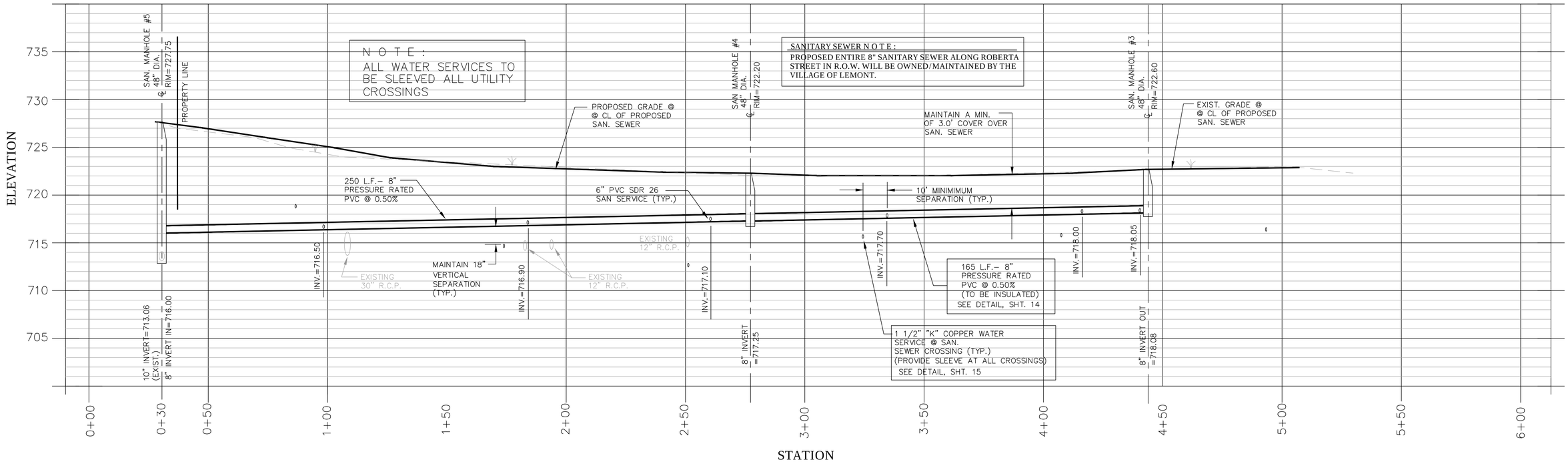
SANITARY SEWER PLAN AND PROFILE - 1
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	HORZ: 1"=20' VERT: 1"=5'
DATE:	06-15-22
JOB NO:	0000
SHEET	9 OF 30



SANITARY SEWER PLAN AND PROFILE - 2



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SANITARY SEWER PLAN AND PROFILE - 2
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: HORZ: 1"=20' VERT: 1"=5'
DATE: 06-15-22
JOB NO: 0000
SHEET 10 OF 30

EROSION CONTROL NOTES :

SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROVIDED FOR SAID STOCKPILE.

STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

ANY SOIL, MUD OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHAL BE REMOVED PRIOR TO THE END OF EACH WORK DAY.

VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO STABILIZED CONSTRUCTION , SAID CONSTRUCTION ENTRANCE BEING INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION.

UNLESS OTHERWISE INDICATED, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.

THE WILL/SOUTH COOK SOIL AND WATER CONSERVATION DISTRICT (WSCSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND ACTIVITIES, AND ONE WEEK PRIOR TO FINAL INSPECTION.

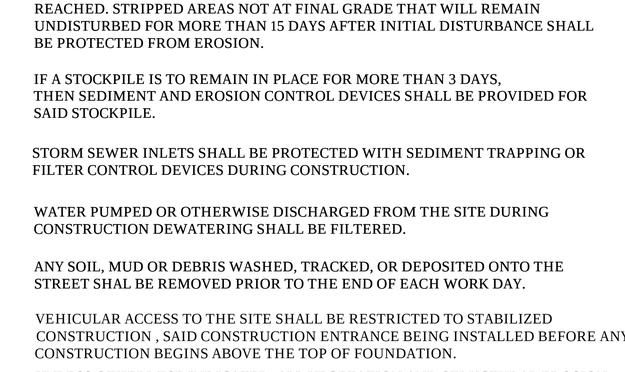
A COPY OF APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREA OTHER THAN INDICATED ON THESE PLANS, A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW BY THE WSCSWCD.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE WSCSWCD.

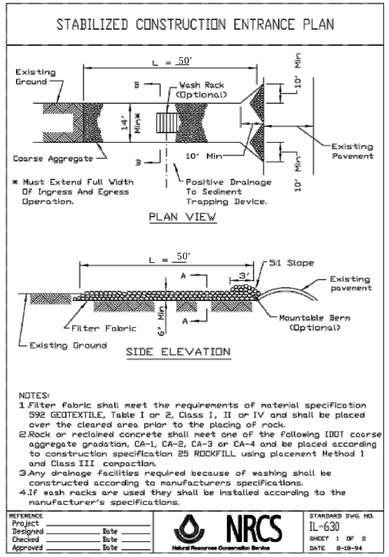
DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED, OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO STREAMS, WETLANDS, FIELD TILES, OR STORMWATER STRUCTURES IS PROHIBITED.

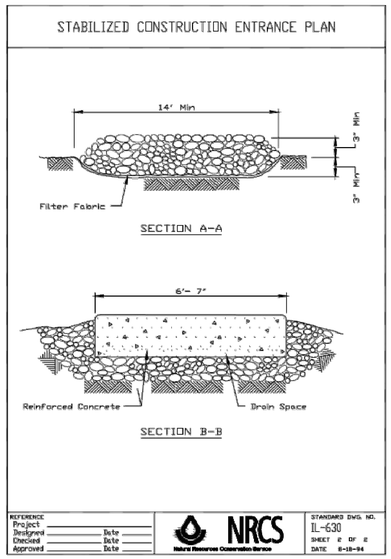
IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFIRM ANY SUB-CONTRACTORS(S), WHO MAY PERFORM WORK ON THIS SITE/PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.



CATCH-ALL INLET PROTECTOR

FOR ROUND, RECTANGULAR, BEEHIVE OR ROLL TYPE CURB INLETS

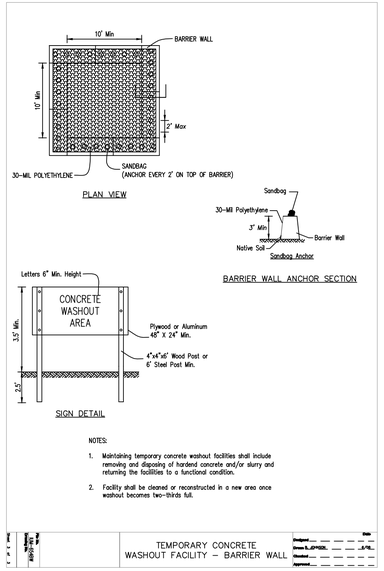


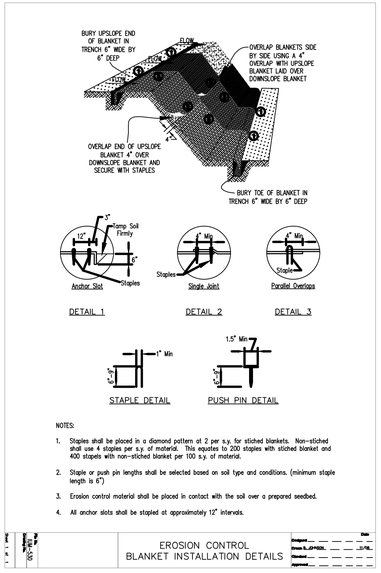


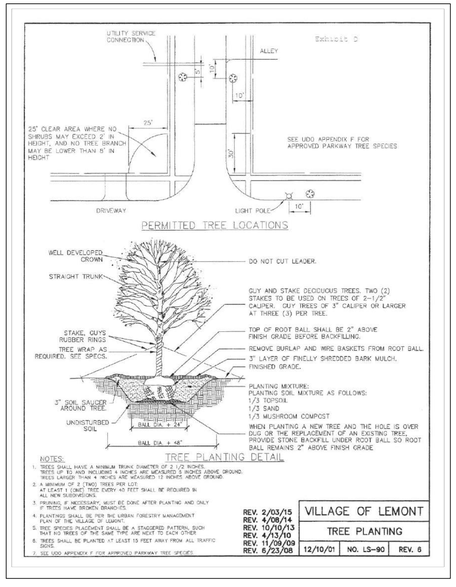
SOIL STABILIZATION CHART

STABILIZATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PERMANENT SEEDING			A		A'	*	*				A'	
DORMANT SEEDING	B											B
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/ACRE C. SPRING OATS 100 LBS/ACRE * IRRIGATION NEEDED DURING JUNE AND JULY
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE. D. WHEAT OR CEREAL RYE ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS
150 LBS/ACRE. AFTER APPLYING SOD
A'. NATIVE SEEDING
E. SOD
B. KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS F. STRAW MULCH 2 TONS/ACRE
45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.







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EROSION CONTROL DETAILS - 1
MARY ELLEN WOODS
LEMONT, ILLINOIS

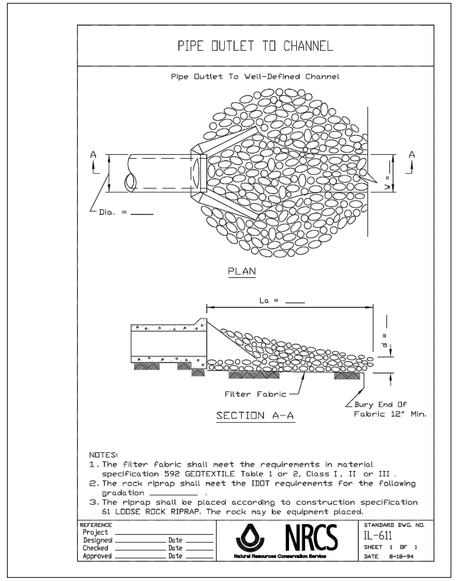
SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 11 OF 30

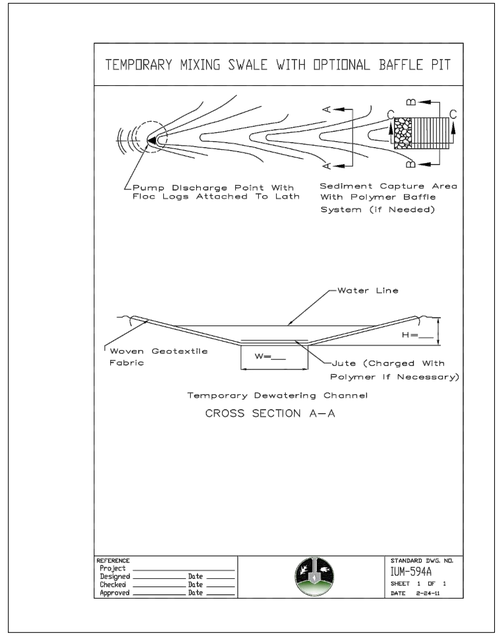
WSCSWCD NOTES :

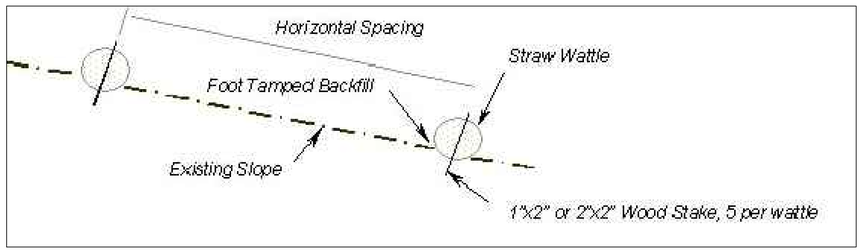
1. UNLESS OTHERWISE SPECIFIES, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED THE STANDARDS AND SPECIFICATIONS IN THE URBAN MANUAL, LATEST EDITION.
2. THE WILL / SOUTH COOK SOIL AND WATER CONSERVATION DISTRICT (WSCSWCD) MUST BE NOTOFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, ONE WEEK PRIOR TO COMMENCEMENT OF LAND ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS, A SUPPLEMENTARY EROSION PLAN SHALL BE SUBMITTED FOR REVIEW BY THE WSCSWCD.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY WSCSWCD.
6. DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED, OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO STREAMS, WETLANDS, FIELD TILES, OR STORM WATER STRUCTURES IS PROHIBITED.
7. IT IS THE RESPONSIBILITY OF THE LANDOWNER/OR GENERAL CONTRACTOR TO INFORM AND SUB-CONTRACTOR (S), WHO MAY PERFORM WORK ON THIS SITE/PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

SEQUENCE OF CONSTRUCTION :

1. INSTALL EROSION CONTROL ITEMS
   a) SILT FENCING
   b) CONSTRUCTION ENTRANCE
2. CONSTRUCT STORMWATER DETENTION BASIN AND VOLUME CONTROL AREAS INCLUDING STORM SEWER.
   STABILIZE SLOPES AND INSTALL RIP-RAP.
3. MASS GRADE SITE AND RESTORE AREAS WITHIN THE CONSERVATIVE AREA. STABILIZE SLOPES AND INSTALL WATTLES.
4. INITIATE HOME CONSTRUCTION. PROVIDE EROSION CONTROL IN ACCORDANCE WITH LOT SPECIFIC EROSION CONTROL PLANS.
5. INSPECT EROSION CONTROL WEEKLY AND AFTER EACH 1/2" RAINFALL. REPAIR EROSION CONTROL ITEMS IF NECESSARY.







STRAW WATTLE DETAIL
NO SCALE

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

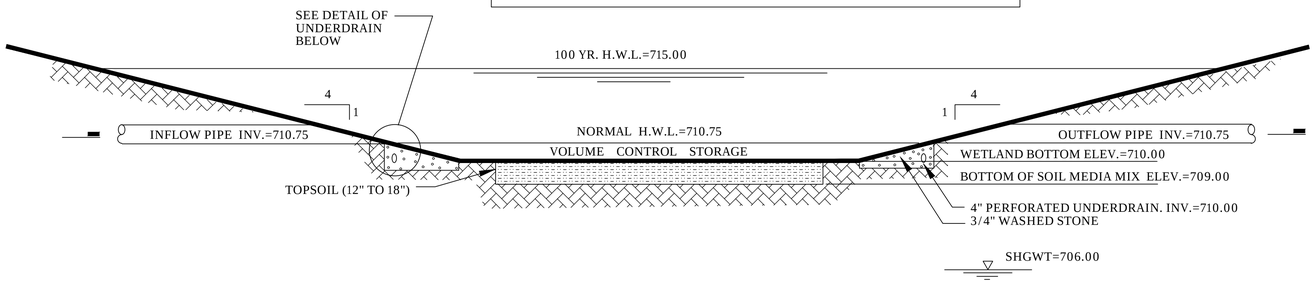
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

EROSION CONTROL DETAILS - 2
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 12 OF 30

LOTS 1 THROUGH 6

REQUIRED VOL. CONTROL STORAGE = 1,960.20 C.F.
PROPOSED VOL. CONTROL STORAGE = 2,178.00 C.F.

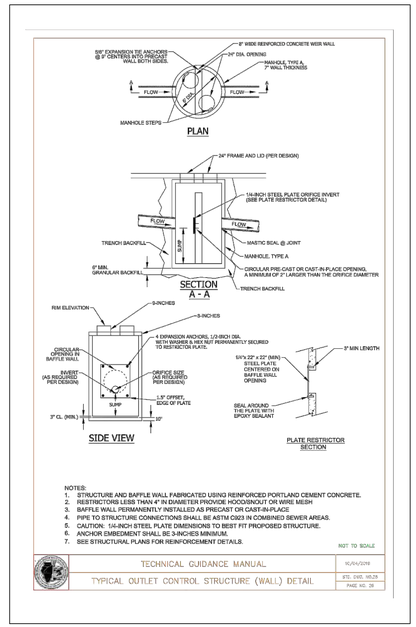


DETENTION BASIN #1 SECTION WITH VOLUME CONTROL STORAGE

NOT TO SCALE

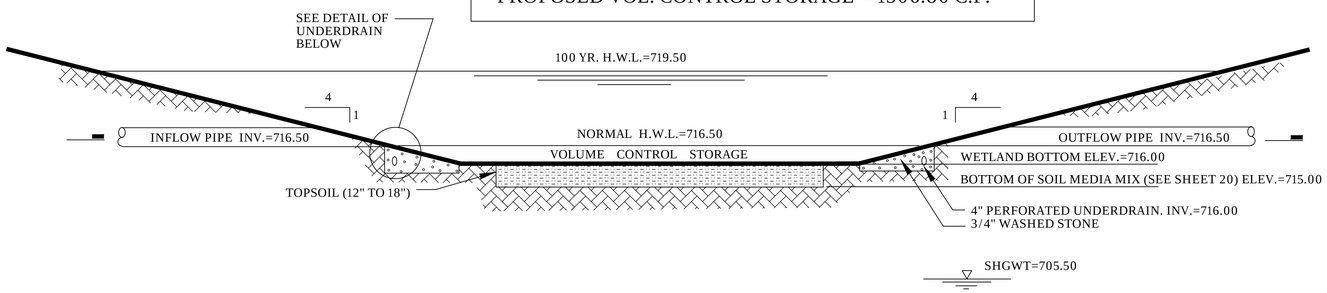
REFER TO RESTORATION & ENHANCEMENT PLAN PREPARED BY GARY WEBER & ASSOCIATES FOR NATURALIZED STORMWATER SECTION & PLANTING.

DETENTION/RETENTION PONDS SHALL BE PLANTED WITH NATIVE PLANTINGS TOLERANT TO WET – DRY CYCLES.



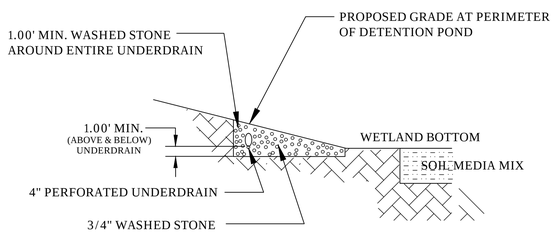
LOTS 7 THROUGH 9

REQUIRED VOL. CONTROL STORAGE = 871.20 C.F.
PROPOSED VOL. CONTROL STORAGE = 1306.80 C.F.



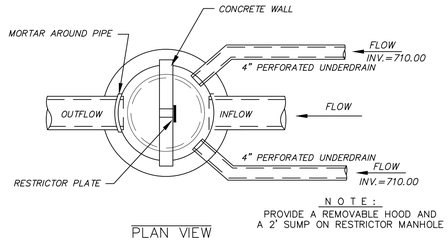
DETENTION BASIN #2 SECTION WITH VOLUME CONTROL STORAGE

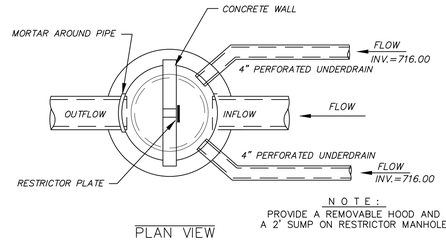
NOT TO SCALE

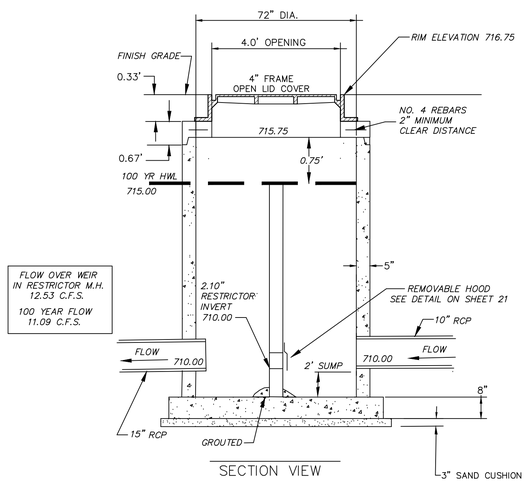


UNDERDRAIN ENLARGEMENT

NOT TO SCALE

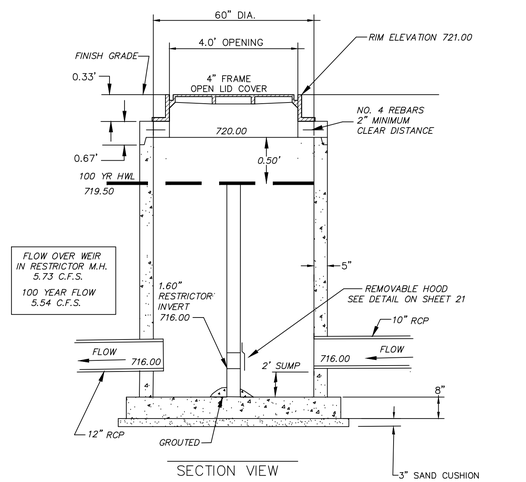






RESTRICTOR MANHOLE DETAIL

DETENTION BASIN #1 N.T.S.



RESTRICTOR MANHOLE DETAIL

DETENTION BASIN #2 N.T.S.

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
08-10-22	D.J.	PER REVIEW			
08-19-22	D.J.	PER REVIEW			
08-25-22	D.J.	PER REVIEW			

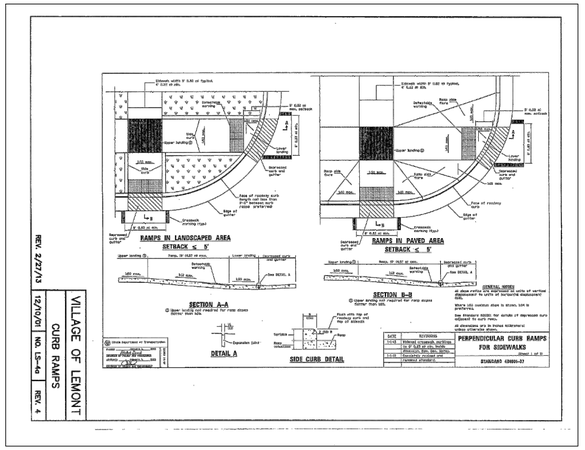
DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

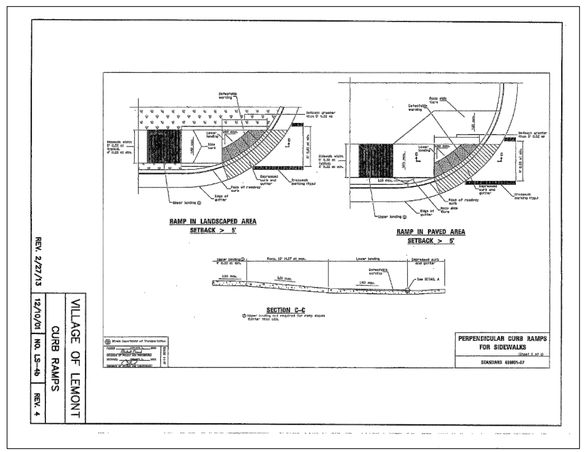
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

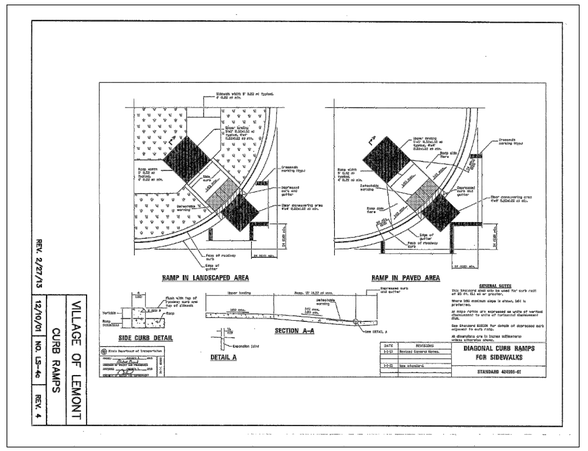
SCALE: NONE
DATE: 01-10-21
JOB NO: 0000
SHEET 13 OF 30



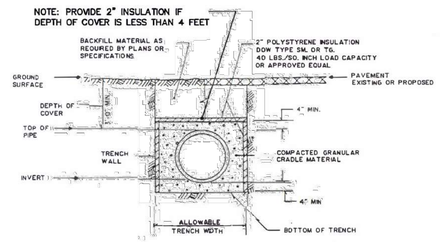
REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4a | REV. 4



REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4b | REV. 4



REV. 2/27/13 | VILLAGE OF LEMONT | CURB RAMPS | 12/10/01 | NO. LS-4c | REV. 4



REQUIRED WHEREVER DEPTH OF COVER IS LESS THAN FOUR (4) FEET FOR BUILDING SERVICE SEWERS AND IS LESS THAN FOUR (4) FEET FOR MAIN SEWERS. DEPTH OF COVER IS MEASURED OVER TOP OF PIPE AS INDICATED ON THE ABOVE DETAIL.

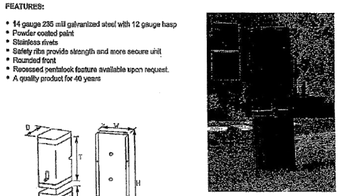
PIPE INSULATION DETAIL

SECONDARY SERVICE CONNECTION PEDESTALS

B-3

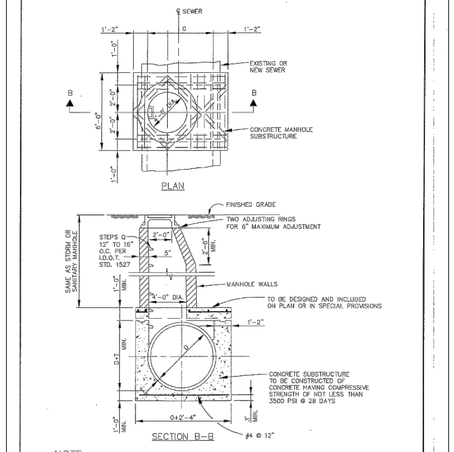
FEATURES:

- 14 gauge 235 mill galvanized steel with 12 gauge hasp
- Powder coated paint
- Stainless rivets
- Safety ribs provide strength and more secure unit
- Rounded front
- Recessed pentalock fixture available upon request.
- A quality product for 40 years



CAT#	D	W	Y	B	H	COMMENTS
2020-Socket	1-1/2	1"-1/2	22-1/2	20-1/2	20	Standard Unit
2020-SKO	1"-1/2	2"-1/2	19-1/2	17-1/2	19	Surfacing Knockout
2020-SCRHB	1"-1/2	1"-1/2	21	19	20	Pentalock + Swinging Knockout
2524-SB	19-1/2	1"15-1/2	28-1/2	1"9	36	Standard 36 1/2 x 15 1/2
2524-SKO	1"3-1/2	1"6-1/2	27-1/2	1"5	35	Surfacing Knockout
2524-SKOPH	1"3-1/2	1"6-1/2	27-1/2	1"5	35	Pentalock + Swinging Knockout
3048-SRH	1"9-1/2	1"0-1/2	1"3-3/4	1"3-1/4	39	
3048-HR	1"9-1/2	1"6-1/2	2"1-1/8	2"1	44	

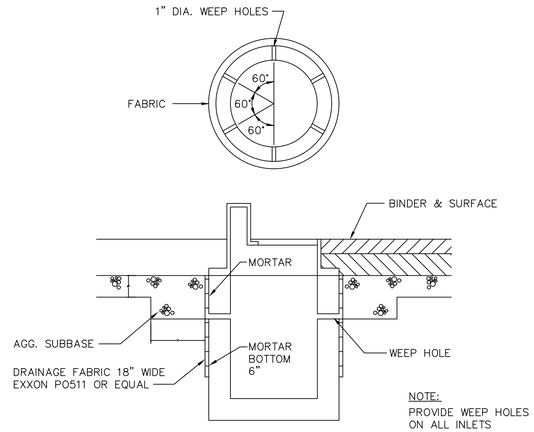
VILLAGE OF LEMONT
CONNECTION PEDESTALS
1 OF 2
REV. 4/08/14
REV. 6/23/08 | 10/07 | NO. LS-81a | REV. 2



NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AND DETENTION AREAS.

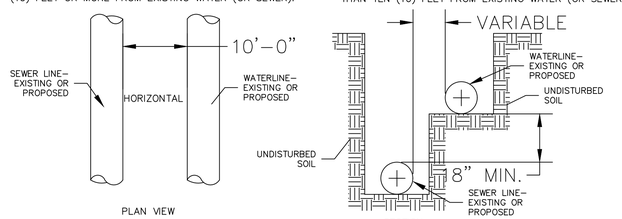
VILLAGE OF LEMONT
STORM WATER MANHOLE FOR SEWERS LARGER THAN 42"
REV. 6/23/08 | 12/10/01 | NO. LS-63 | REV. 1



NOTE:
PROVIDE WEEP HOLES ON ALL INLETS

WEEP HOLE DETAIL

NO SCALE



WATER AND SEWER SEPARATION DETAIL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	06-15-22
JOB NO:	0000
SHEET	14 OF 30

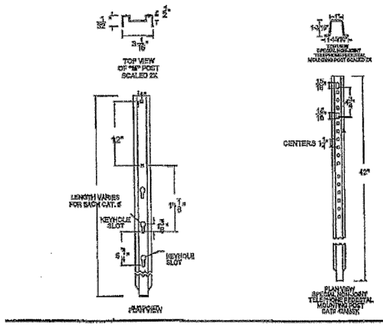
PEDESTAL MOUNTING POSTS page B-6

EMCO joint pedestal mounting posts are available in one basic shape, the "M" Channel. Common lengths are 72", 78" and 84". Stocked posts are hot dip galvanized. Painted posts are available on special order. Note: special non-joint hot dipped galvanized telephone pedestal mounting posts, Cat# 42AM8K are also available (see drawing below).

EMCO Joint Pedestal Mounting Posts

CAT#	LNGTH	DESCRIPTION	LBS
13MAC72	72"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides (p B-7)	10.3
13MS42HW	42"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides(p B-8)	6
13MHK34	84"	M Shape, 13 GA Hot Dip Galv	5
13MHK72	72"	M Shape, 13 GA Hot Dip Galv	10.3
13MHK84	84"	M Shape, 13 GA Hot Dip Galv	12
1472SF	72"	M Shape, 13 GA Paint Seafoam Green	10.3
1478SF	78"	M Shape, 13 GA Paint Seafoam Green	11.2
1484DRG	84"	M Shape, 13 GA Paint Dark Green	12

Note: Mounting hardware configuration currently under revision.

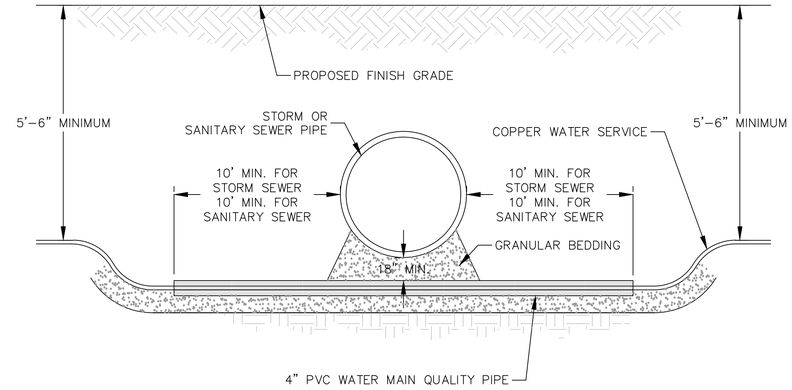


ELECTRICAL MATERIALS COMPANY

145 ELIZABETH LANE, GENOA CITY, WI 53128.
(262) 279-3812 FAX (262) 279-6824

REV. 4/08/14
REV. 6/23/08

VILLAGE OF LEMONT		
CONNECTION PEDESTALS 2 OF 2		
10/07	NO. LS-81b	REV. 2



PROVIDE 4" PVC SLEEVE UNDER STORM OR SANITARY SEWER WHENEVER I.E.P.A. SEPARATION REQUIREMENTS AND OR 5'-6" DEPTH OF BURY CANNOT BE MAINTAINED BECAUSE OF CONFLICT WITH STORM OR SANITARY SEWERS.

WATER SERVICE CONFLICT DETAIL (N.T.S.)

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
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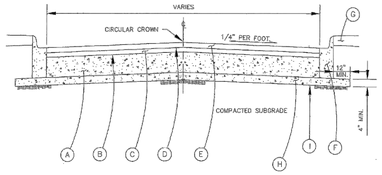
P.O. BOX 156
LEMONT, ILLINOIS 60439

DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	06-15-22
JOB NO:	0000
SHEET	15 OF 30



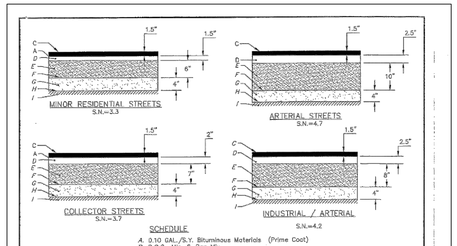
FLEXIBLE PAVEMENT SECTION

SCHEDULE

A	HOT MIX ASPHALT BASE COURSE, N50
B	BITUMINOUS MATERIALS PRIME COAT (0.10 GAL./S.Y.)
C	HOT MIX ASPHALT BINDER COURSE, N50
D	TACK COAT (0.15 GAL./ S.Y.)
E	HOT MIX ASPHALT SURFACE COURSE, MIX C, N50
F	PORTLAND CEMENT CONCRETE CURB AND GUTTER (SEE DETAIL LS-2)
G	TOPSOIL (4" MINIMUM)
H	SUBGRADE GRANULAR MATERIAL, TYPE B, 4"
I	GEOTECHNICAL FABRIC FOR SOIL STABILIZATION

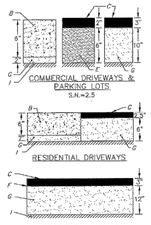
SEE STANDARDS LS-1B FOR PAVEMENT THICKNESS

VILLAGE OF LEMONT			
TYPICAL PAVEMENT SECTION			
REV. 6/23/08	12/10/01	NO. LS-1a	REV. 3



SCHEDULE

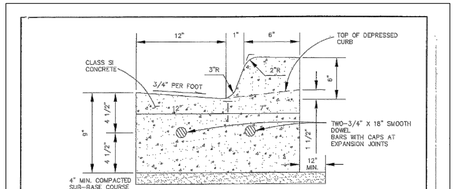
A. 0.10 GAL./S.Y. Bituminous Materials (Prime Coat)
B. P.C.C., Min. 6-Bag Mix
C. Hot Mix Asphalt Surface Course, Mix C, N50
D. Hot Mix Asphalt Binder Course, N50
E. Hot Mix Asphalt Base Course N50
F. 0.15 Gal./SY Bit. Materials (Prime Coat)
G. Aggr. Base Course, Type B, CA-6
H. Geotechnic Fabric for Soil Stabilization. See Note 4
I. Approved Subgrade



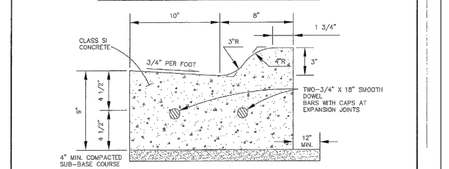
NOTES

1. These Are Minimum Standards Only. Structural Design of Streets Shall be Determined Using State Highway Standards, (With These Minimums) Except Where Approved by Village Engineer.
2. 2% Circular Crown to be Installed on All Streets
3. 2% Inverted Crown to be Installed in Alleys.
4. Geotechnic Fabric Over Subgrade shall be Minimum 4 oz. per Square Yard, Woven or Non-Woven Engineering Fabric, Meeting State Standards.

VILLAGE OF LEMONT			
MINIMUM PAVEMENT CROSS SECTIONS			
REV. 6/23/08	12/10/01	NO. LS-1b	REV. 2



STANDARD BARRIER AND DEPRESSED CURB AND GUTTER

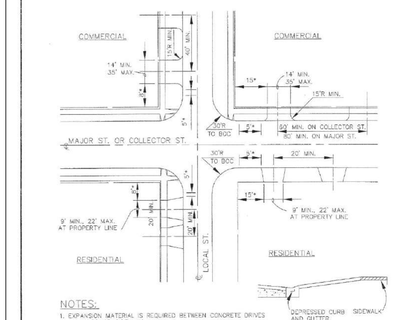


TYPICAL ROLLED CURB AND GUTTER

NOTES:

1. CONSTRUCT CONTRACTION JOINTS AT 20' MAXIMUM SPACING
2. CONSTRUCT EXPANSION JOINS AND CONTRACTION JOINTS ACCORDING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION
3. EXPANSION JOINTS SHALL BE PROVIDED AT POINTS OF CURVATURE ON ALL CURVES
4. CURING AND SEALING COMPOUND SHALL BE W.R. MEADOWS INC. "LIN-SEAL" EMULSION, OR APPROVED EQUAL

VILLAGE OF LEMONT			
CURB AND GUTTER			
REV. 6/23/08	12/10/01	NO. LS-2	REV. 3



NOTES:

1. EXPANSION MATERIAL IS REQUIRED BETWEEN CONCRETE DRIVES AND CURB OR SIDEWALK
2. WHERE NEW CONCRETE WORK MEETS OR ABUTS EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE SAWCUT TO A STRAIGHT AND CLEAN EDGE AND EXPANSION MATERIAL PLACED BETWEEN THE NEW AND EXISTING WORK.
3. ALL CURB REPLACEMENTS MUST BE AT LEAST 3 FEET IN LENGTH.
4. DRIVEWAY COMPOSITION SHALL BE PER LEMONT STANDARDS NO. LS-1B.
5. CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 3.04 OF THE LEMONT STANDARD SPECIFICATIONS WHERE DRIVEWAYS ARE LARGER THAN 12 FEET IN ANY DIRECTION, JOINTS SHALL BE EVENLY SPACED.

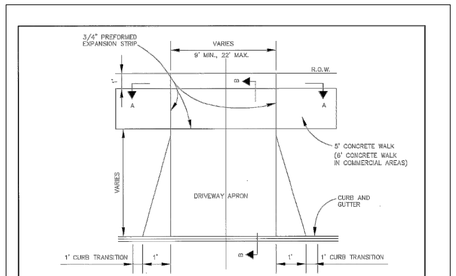
*WHICH EVER IS GREATER

DEPRESSED CURB SIDEWALK AND GUTTER

MAXIMUM DRIVEWAY/PARKWAY SLOPE 8%

TYPICAL SECTION

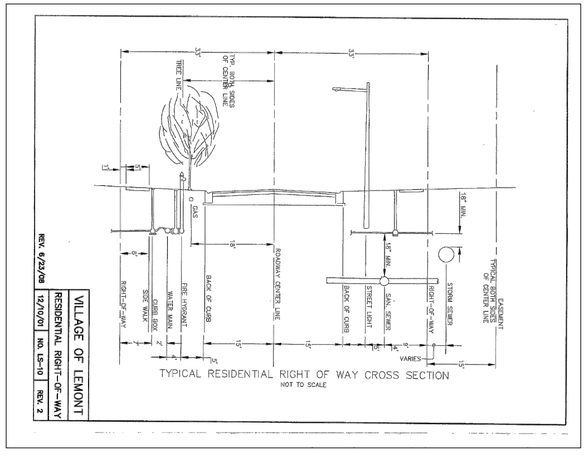
VILLAGE OF LEMONT			
DRIVEWAY APPROACH			
REV. 2/03/15 REV. 6/23/08	12/10/01	NO. LS-3	REV. 3



NOTES:

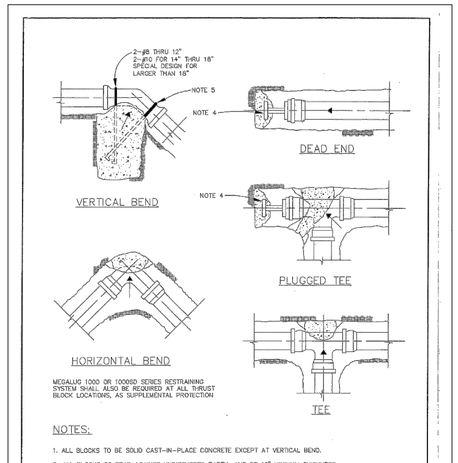
DRIVEWAY PAVEMENT ALTERNATES:
(A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)
(B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

VILLAGE OF LEMONT			
RESIDENTIAL DRIVEWAY			
REV. 9/20/16 REV. 6/23/08	12/10/01	NO. LS-6	REV. 3



TYPICAL RESIDENTIAL RIGHT OF WAY CROSS SECTION
NOT TO SCALE

VILLAGE OF LEMONT			
RESIDENTIAL RIGHT-OF-WAY			
REV. 6/23/08	12/10/01	NO. LS-10	REV. 2



MEGALUG 1000 OR 1000SD SERIES RESTRAINING SYSTEM SHALL ALSO BE REQUIRED AT ALL THRUST BLOCK LOCATIONS, AS SUPPLEMENTAL PROTECTION

NOTES:

1. ALL BLOCKS TO BE SOLID CAST-IN-PLACE CONCRETE EXCEPT AT VERTICAL BEND.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED EARTH, AND BE 12" MINIMUM THICKNESS
3. ARROWS INDICATE DIRECTION OF THRUST.
4. 3" STANDARD WEIGHT STEEL PIPE W/ 3/8"x6"X12"-G STEEL PLATES.
5. COAT EXPOSED PORTION OF BARS WITH BITUMASTIC COMPOUND.

VILLAGE OF LEMONT			
THRUST BLOCKS			
REV. 6/23/08	12/10/01	NO. LS-21	REV. 2

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

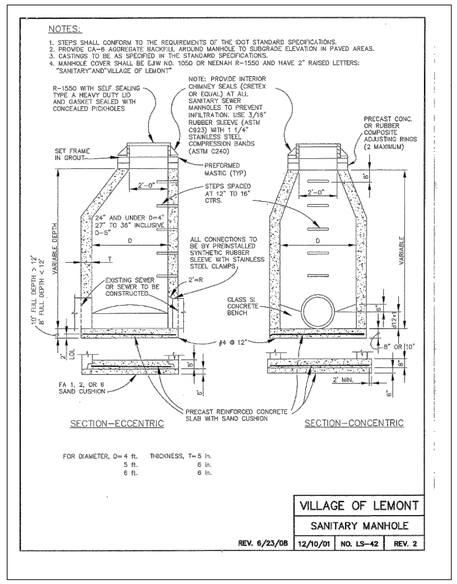
DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

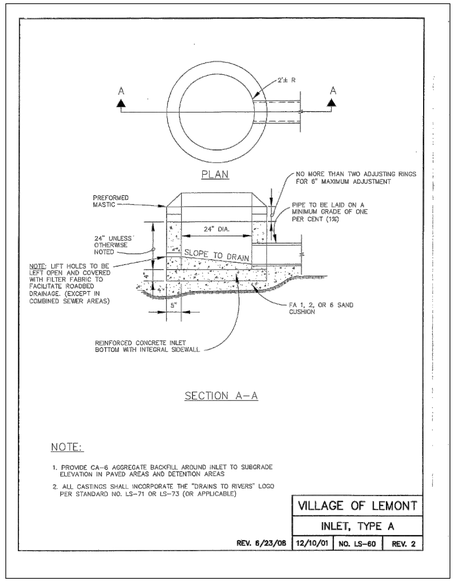
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 16 OF 30



VILLAGE OF LEMONT
SANITARY MANHOLE

REV. 6/23/08	12/10/01	NO. LS-42	REV. 2

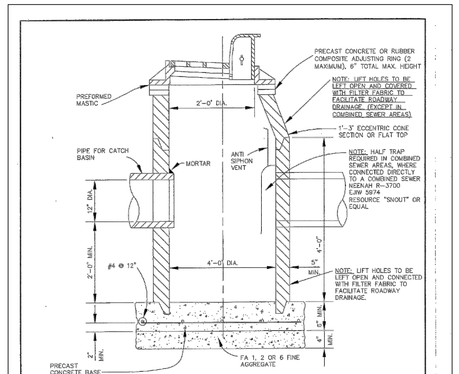


NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS AND DETENTION AREAS
2. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71 OR LS-73 (OR APPLICABLE)

VILLAGE OF LEMONT
INLET, TYPE A

REV. 6/23/08	12/10/01	NO. LS-60	REV. 2

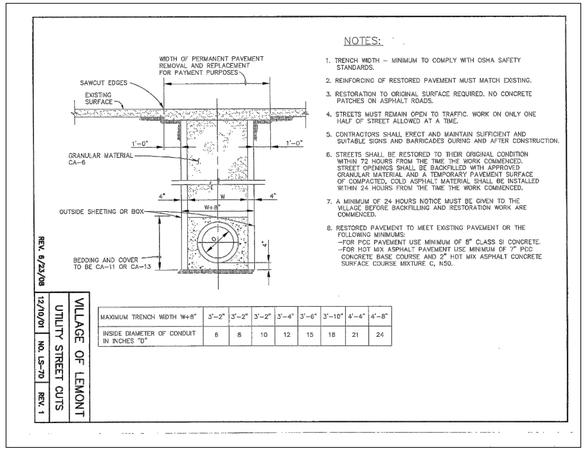


NOTES:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND CATCH BASIN TO SUBGRADE ELEVATION.
2. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS SEE I.D.O.T. STANDARD 2354-1.
3. FRAME AND GRATE EAST JORDAN 7210, NEENAH R-3281 A OR EQUAL FOR STANDARD BARRIER CURB AND EAST JORDAN 7525 OR NEENAH R-3501 P, OR EQUAL FOR ROLLED CURB. NEENAH R-3281-AL FOR VANED GRATE USE.
4. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71

VILLAGE OF LEMONT
CATCH BASIN TYPE A

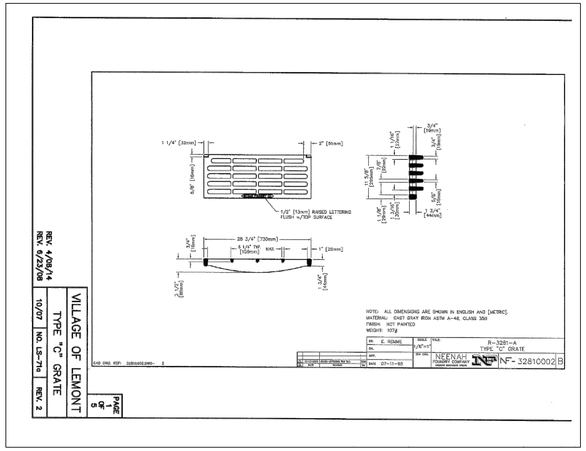
REV. 6/23/08	12/10/01	NO. LS-61	REV. 1



MAXIMUM TRENCH WIDTH "W+8"	3'-0"	3'-2"	3'-2"	3'-2"	3'-4"	3'-6"	3'-10"	4'-4"	4'-8"
INSIDE DIAMETER OF CONDUIT IN INCHES "D"	6	8	10	12	15	18	21	24	

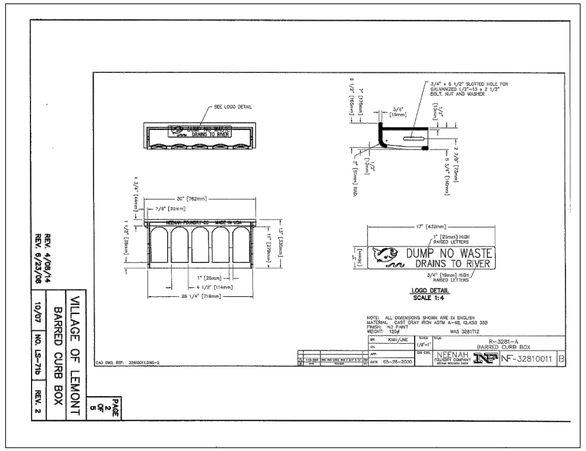
VILLAGE OF LEMONT
UTILITY STREET CUTS

REV. 5/22/08	12/10/01	NO. LS-70	REV. 1



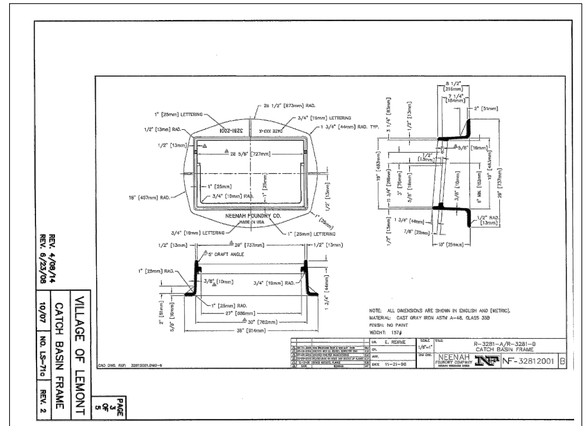
VILLAGE OF LEMONT
TYPE "C" GRATE

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77c	REV. 2



VILLAGE OF LEMONT
BARRED CURB BOX

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77b	REV. 2



VILLAGE OF LEMONT
CATCH BASIN FRAME

REV. 4/09/14 REV. 4/23/08	10/07	NO. LS-77a	REV. 2

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
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CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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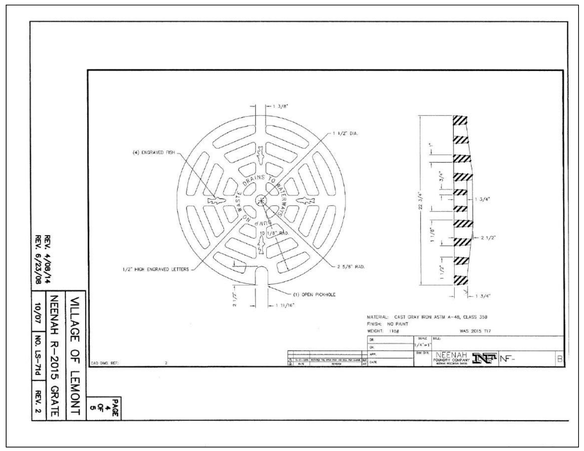
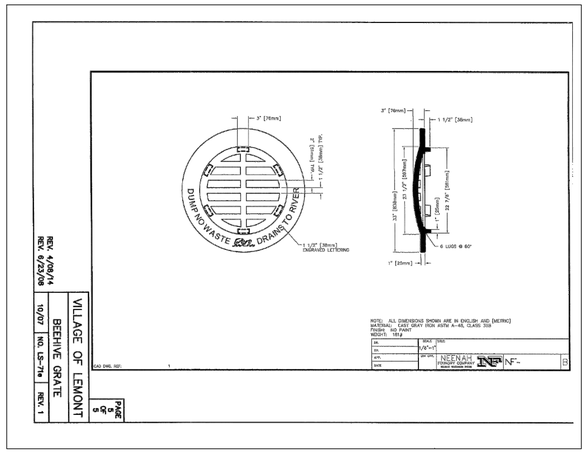
e-mail: DJA@DJAonline.net

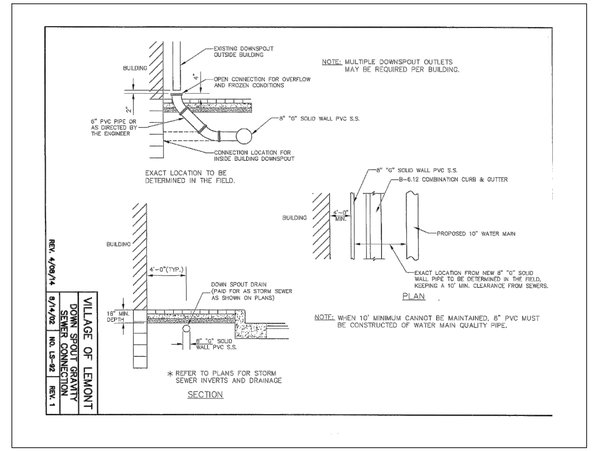
CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

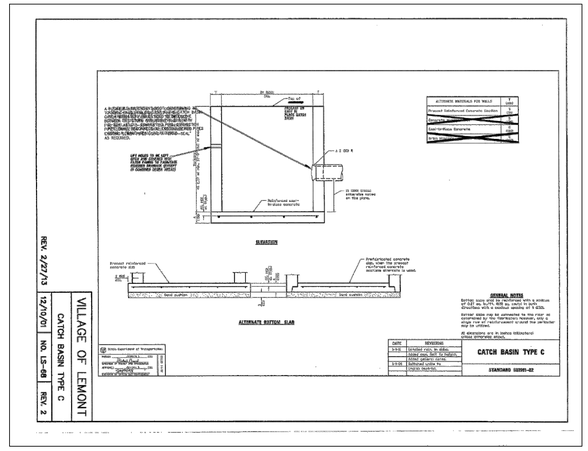
VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

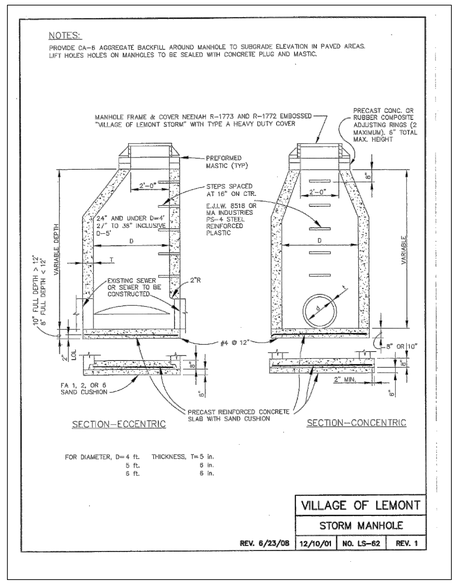
SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 17 OF 30

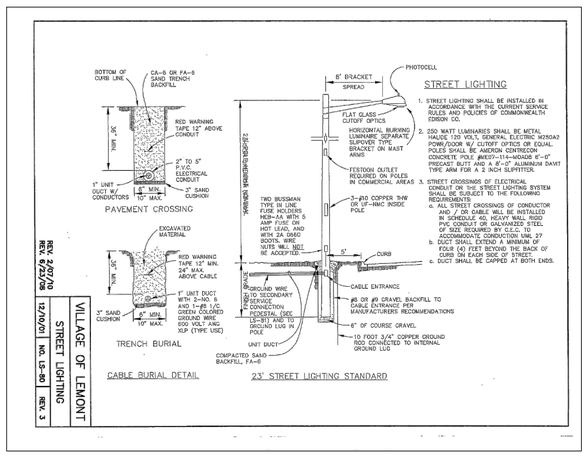


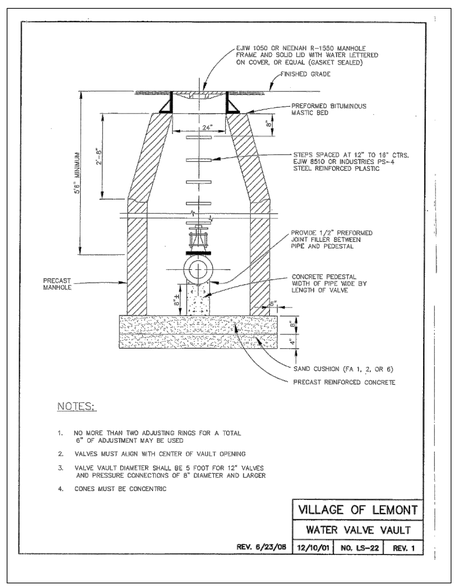


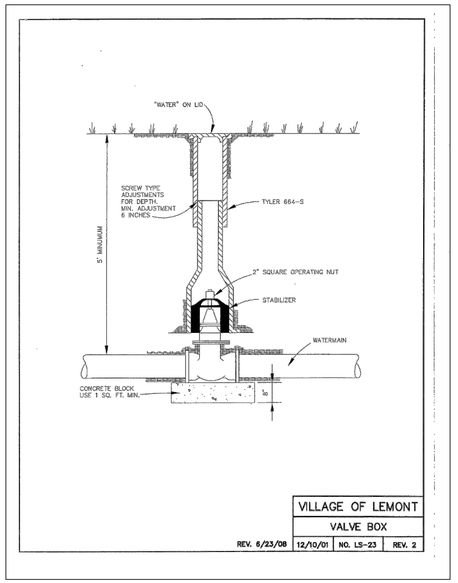












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08-10-22	D.J.	PER REVIEW			
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DRAWN BY:	DJ	DATE:	01-01-21
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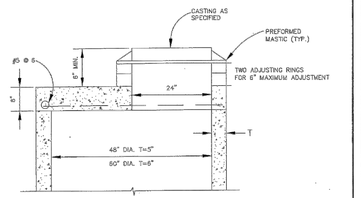
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 18 OF 30

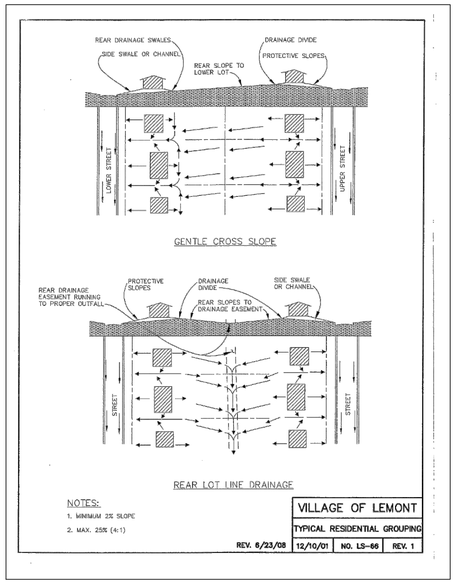


FLAT SLAB TOP FOR STORM MANHOLE

NOTE:

1. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS FOR MANHOLES, CATCH BASINS, AND VALVE VAULTS, SEE IDOT STANDARD 2354-I

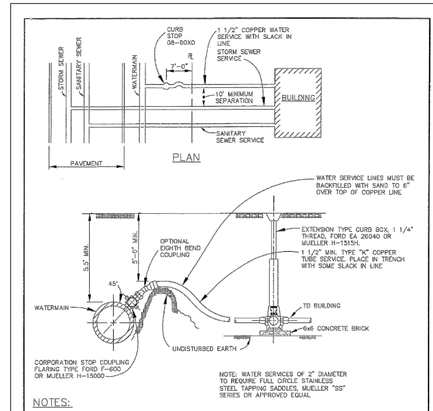
VILLAGE OF LEMONT			
FLAT SLAB MANHOLE TOP			
REV. 6/23/08	12/10/01	NO. LS-64	REV. 1



NOTES:

1. MINIMUM 2% SLOPE
2. MAX. 25% (4:1)

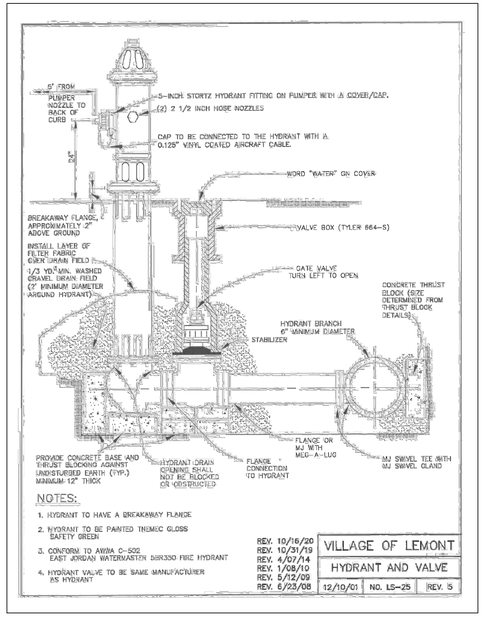
VILLAGE OF LEMONT			
TYPICAL RESIDENTIAL GROUPING			
REV. 6/23/08	12/10/01	NO. LS-66	REV. 1



NOTES:

1. TAPS AT ANGLES UP TO 90° WILL BE PERMITTED IF CONDITIONS DO NOT ALLOW TAPPING AT 45°.
2. TAPS MUST BE MADE 3 FEET FROM THE BELL OF THE PIPE WHERE TWO OR MORE TAPS ARE MADE, THEY MUST BE 18" APART.
3. SEWER SEPARATION REQUIREMENTS MUST BE SATISFIED IN ALL CASES.
4. CURB STOP COVER SHALL BE FLUSH WITH FINISHED GRADE.
5. CURB STOP SHALL NOT BE IN DRIVEWAY.
6. CURB STOP IS WITH COMPRESSION COUPLING FORD B44-444 FOR 1 1/2" FLARED COPPER, OR MUELLER EQUAL.
7. CURB STOP LID HAS 1 1/2" THREADED BRASS PENTAGON PLUG WITH WORD "WATER" IN RAISED LETTERS.

VILLAGE OF LEMONT			
WATER SERVICE CONNECTION			
REV. 6/23/08	12/10/01	NO. LS-24	REV. 2

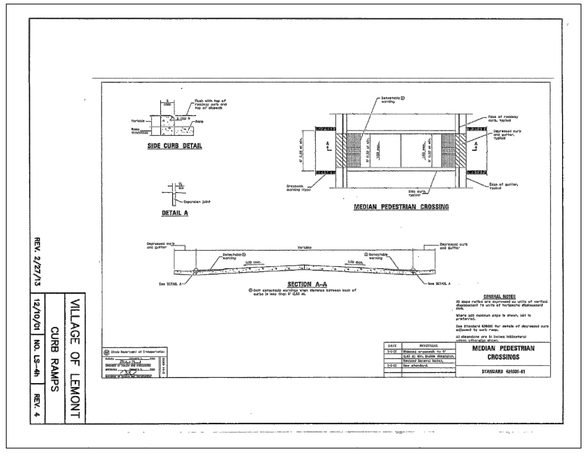


NOTES:

1. HYDRANT TO HAVE A BREAKAWAY FLANGE
2. HYDRANT TO BE PAINTED THERMEC GLOSS SAFETY GREEN
3. CONFORM TO AWWA C-502 EAST JORDAN WATERMASTER 5BR300 FIRE HYDRANT
4. HYDRANT VALVE TO BE SAME MANUFACTURER AS HYDRANT

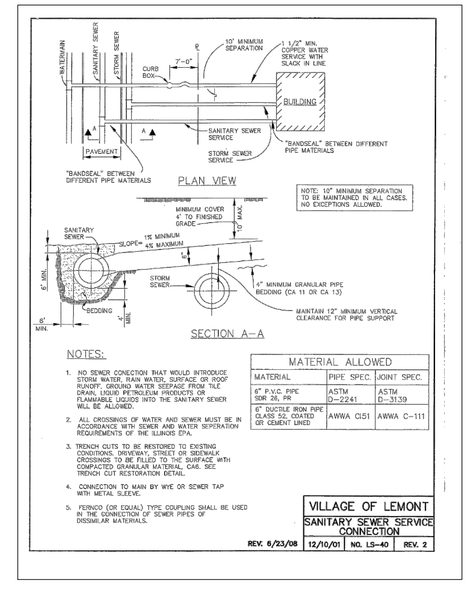
REV. 10/16/20
REV. 10/31/19
REV. 4/07/14
REV. 1/08/10
REV. 5/12/09
REV. 6/23/08

VILLAGE OF LEMONT			
HYDRANT AND VALVE			
12/10/01	NO. LS-25	REV. 5	



REV. 2/27/13

VILLAGE OF LEMONT			
CURB RAMPS			
12/10/01	NO. LS-4b	REV. 4	

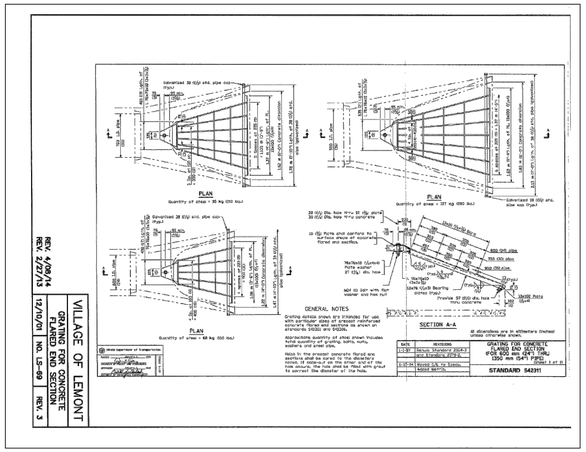


NOTES:

1. NO SEWER CONECTION THAT WOULD INTRODUCE STORM WATER, RAIN WATER, SURFACE OR ROOF RUNOFF, GROUND WATER SEEPAGE FROM TILE DRAIN, LIQUID PETROLEUM PRODUCTS OR FLAMMABLE LIQUIDS INTO THE SANITARY SEWER WILL BE ALLOWED.
2. ALL CROSSINGS OF WATER AND SEWER MUST BE IN ACCORDANCE WITH SEWER AND WATER SEPERATION REQUIREMENTS OF THE ILLINOIS EPA.
3. TRENCH CUTS TO BE RESTORED TO EXISTING CONDITIONS. DRIVEWAY, STREET OR SIDEWALK CROSSINGS TO BE FILLED TO THE SURFACE WITH COMPACTED GRANULAR MATERIAL, CA6. SEE TRENCH CUT RESTORATION DETAIL.
4. CONNECTION TO MAIN BY WYE OR SEWER TAP WITH METAL SLEEVE.
5. FERNCO (OR EQUAL) TYPE COUPLING SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.

MATERIAL ALLOWED		
MATERIAL	PIPE SPEC.	JOINT SPEC.
6" P.V.C. PIPE SDR 26, PR	ASTM D-2241	ASTM D-3139
6" DUCTILE IRON PIPE CLASS 52, COATED OR CEMENT LINED	AWWA C151	AWWA C-111

VILLAGE OF LEMONT			
SANITARY SEWER SERVICE CONNECTION			
REV. 6/23/08	12/10/01	NO. LS-40	REV. 2



REV. 4/09/14
REV. 2/27/13

VILLAGE OF LEMONT			
GRATING FOR CONCRETE FLUME END SECTION			
12/10/01	NO. LS-69	REV. 3	

REVISIONS:						
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-18-22	D.J.	PER REVIEW			
08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

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DJA
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CLIENT:

AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

VILLAGE OF LEMONT DETAILS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-10-21
JOB NO:	0000
SHEET	19 OF 30

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF LEMONT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF LEMONT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ TO 1 IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ⅛ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12 ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD SANITARY CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS (SHEWER-TAP MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING BAND SEAL OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18 VERTICAL SEPARATION - OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18 VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST RUBBER BOOTS THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

07/12/2016

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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08-10-22	D.J.	PER REVIEW			
11-21-22	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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VILLAGE OF LEMONT DETAILS
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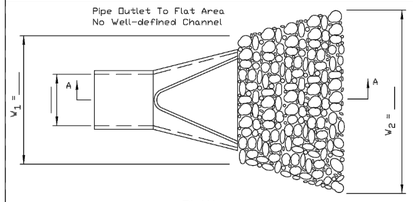
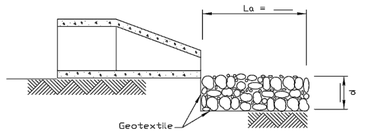
SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 20 OF 30

PIPE OUTLET TO FLAT AREA



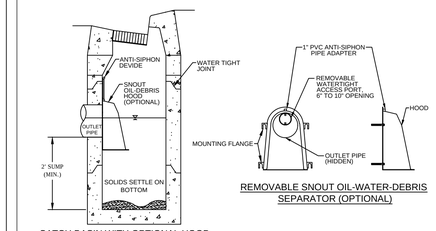
PLAN



SECTION A–A

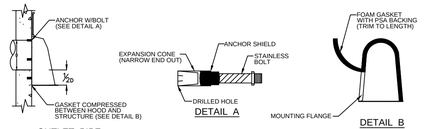
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ——— , Quality ——— .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-610
Designed ——— Date ———		SHEET 1 OF 1
Checked ——— Date ———		DATE 9-15-93
Approved ——— Date ———		



CATCH BASIN WITH OPTIONAL HOOD

REMOVABLE SNOUT OIL-WATER-DEBRIS SEPARATOR (OPTIONAL)



DETAIL A

DETAIL B

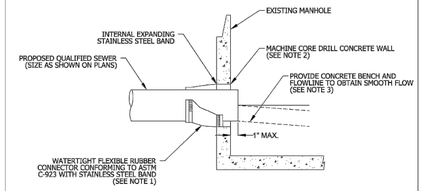
OUTLET PIPE

NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 8" FOR PIPES < 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF X" OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
		PAGE NO. 12

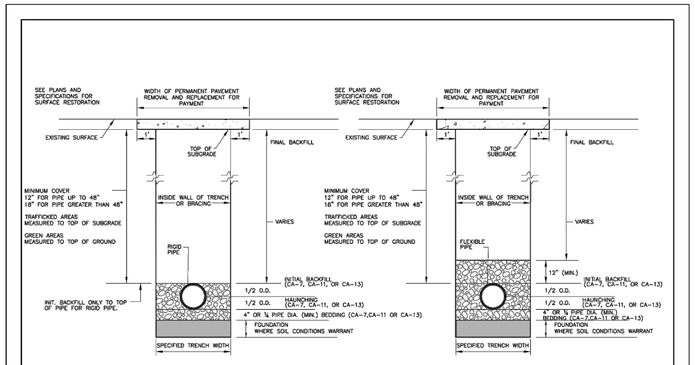


SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL, OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43



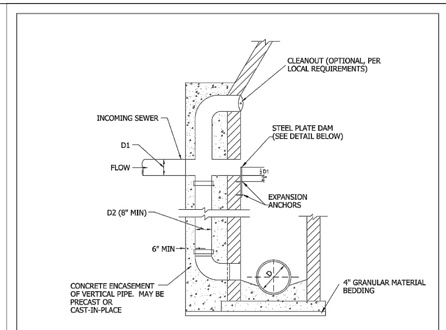
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

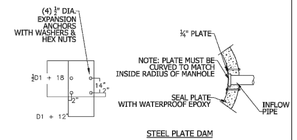
NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35



NOTES:
1. REQUIRED FOR 2FT. OR GREATER DROP TO SANITARY OR COMBINED SEWER.
2. MINIMUM WALL THICKNESS IS 6" FOR CAST IN PLACE CONCRETE STRUCTURES AND 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE STRUCTURES.
3. CONCRETE FOR ENCASEMENT SHALL BE 4,000 PSI @ 28 DAYS.
4. FORCEMAIN FLOW NOT ALLOWED AS INCOMING SEWER, SEE FORCEMAIN DISCHARGE DETAIL.

DIAMETER (INCHES)	
D1	D2
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18



STEEL PLATE DAM

NOTES:
1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
2. BOLTS TACK WELDED TO PLATE.
3. ANCHOR EMBEDMENT: 3" MIN.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL DROP MANHOLE CONNECTION	STD. DWG. NO.39
		PAGE NO. 34

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11-21-22	D.J.	PER REVIEW			

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CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

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MWRD DETAILS
MARY ELLEN WOODS
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SCALE: NONE
DATE: 06-15-22
JOB NO: 0000
SHEET 21 OF 30

Joint Committee on Administrative Rules
ADMINISTRATIVE CODE

TITLE 35: ENVIRONMENTAL PROTECTION
SUBTITLE F: PUBLIC WATER SUPPLIES
CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY
PART 653 DESIGN, OPERATION AND MAINTENANCE CRITERIA
SECTION 653.119 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

Section 653.119 Protection of Water Main and Water Service Lines

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

a) Water Mains:

1) Horizontal Separation:

A) Water mains shall be laid at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

B) Water mains may be laid closer than ten feet to a sewer line when:

i) local conditions prevent a lateral separation of ten feet;

ii) the water main invert is at least 18 inches above the crown of the sewer; and

iii) the watermain is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

C) Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting the requirements of Section 653.111 when it is impossible to meet (A) or (B) above. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

2) Vertical Separation:

A) A water main shall be laid so that its invert is 18 inches 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 feet 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.

B) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting requirements of Section 653.111 when:

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

ii) the water main passes under a sewer or drain.

C) A vertical separation of 18 inches 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 water main.

D) Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet.

b) Water Service Lines:

1) The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described in (a) above.

2) Water pipe described in (a) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

c) Special Conditions - Alternate solutions shall be presented to the Agency when extreme topographical, geological or existing structural conditions make strict compliance with (a) and (b) above technically and economically impractical.

Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main material is proposed.

d) Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25 feet.

e) Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

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SECTION II

WATER DISTRIBUTION SYSTEM AND APPURTENANCES

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A. GENERAL

Regardless of size, all developments within the corporate limits or under the control of the Village shall include provisions for construction of water distribution facilities complete with valves, fire hydrants and other appurtenances designed in accordance with the standards herein. Where more than one building is located or planned on one parcel of property, or when water main construction is required on the property for fire protection, the proposed phased development shall also include all water main construction and appurtenances.

The design of all water distribution system improvements proposed for construction as independent projects under the control of the Village shall meet these technical requirements and the Illinois EPA.

B. REFERENCES

Specification references made herein for manufactured materials and installation such as pipes, hydrants, valves and fittings refer to standard specifications as referenced in Section I–G.

C. ENVIRONMENTAL PROTECTION AGENCY

Water main design and construction shall in all respects be in accordance with the regulations of the Division of Public Water Supplies, Environmental Protection Agency, State of Illinois. An Illinois EPA Permit must be obtained prior to construction.

D. PUBLIC EASEMENTS AND UTILITIES

All public water main extensions shall be located within dedicated rights–of–way or easements. If located within an easement, the easement must extend 10 feet either side of the water main.

Underground utility work cannot commence until all existing public and private utilities are field located. Call J.U.L.I.E. at 1–800–892–0123 at least 72 hours in advance.

All necessary precautions shall be taken against damage to existing utilities. In the event of a break in an existing water main, gas main, sewer or underground cable, the contractor shall immediately notify a responsible official from the organization operating the utility interrupted. The contractor or developer shall lend all possible assistance in restoring service and shall assume all costs, charges or claims connected with the interruption and repair of such services.

In the case of damage to Village utilities, the repairs shall be immediately performed by the contractor, or the cost of such repair work will be billed to the contractor or developer on a time and material basis plus fringe, overhead and administrative costs.

E. SYSTEM EXTENSION

Extensions to the water distribution system shall form a complete network and be compatible with the existing water system network. Mains shall be extended to the property lines along public rights–of–way and at any location indicated by the Village Engineer.

Transmission mains within or adjacent to a development shall be sized and located as directed by the Village Engineer. Secondary mains shall be sized, looped, and spaced as required for fire flows and shall have a minimum diameter of eight (8) inches.

Distribution mains shall form a grid to supply water to the local fire hydrants and service lines. At all locations, a minimum diameter of eight (8) inches is required. In all cases, all water mains, including service mains and hydrant ?stubs? in excess of 100 feet shall be looped, unless specifically otherwise approved by the Village Engineer and Director of Public Works.

The proposed system extension shall be arranged so that, in the event of a break in any main, minimal service interruption will be caused and in no case will require closure of more than three (3) valves.

For purposes of water main design, maximum daily consumption for water main design shall be based on the following table:

	Type of Establishment	Unit	Maximum Daily Consumption Gal/day/unit*
	Residential	Occupant	160
	Shopping Centers	Employee (1 shift)	110
	Store	Employee (1 shift)	70
	Offices	Person (1 shift)	50
	Warehouse	Employee (1 shift)	30
*	Industrial	Person (1 shift)	75
*	Restaurant	Meal Served	10
	Theater	Per Seat	10
	Hotel	Per Guest	80
*	Schools	Per Student	25

* Quantities are exclusive of processed water requirements which must be estimated and added.

F. MAIN OVERSIZING

When the construction of a transmission main is deemed necessary by the Village Engineer, Director of Public Works and/or Fire Chief, the additional incremental construction cost to oversize the water main in the same location may be accommodated by a recapture agreement or borne by the Village if so accepted and authorized by the Board of Trustees.

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G. FIRE PROTECTION

1. Anticipated Fire Flow Loadings

If required by the Village Engineer or Fire Chief, the design engineer shall show, in a separate report to both the Village's Engineering Department and the Fire Prevention Bureau, that at various locations, selected by the Village Engineer, the proposed water main system will supply the required fire flows in excess of domestic consumption demands. A ?C?factor of 100 for old water main pipe or 140 for new ductile iron pipe (cement lined) shall be assumed. A minimum fire flow requirement of 1200 gpm, 20 p.s.i., residual gallons per minute should be used for single–family residential fire flow calculations. The Fire Department jointly with the Engineering Department shall determine the minimum required fire flows for other proposed developments.

2. Private Booster Pumps for Fire Protection

No pump shall be installed without specific approval of the Fire Prevention Bureau. The Standards of the National Fire Protection Association have been adopted by reference in the Village Building and Fire Prevention Code. Proper backflow prevention devices are required in accordance with the Illinois Plumbing Code (77 Ill. Adm. Code 890.1510 and I.E.P.A. Technical Policy Statements 35 Ill. Adm. Code 653.801 et seq.).

H. INSTALLATION REQUIREMENTS

1. Horizontal and Vertical Separation

All water mains shall maintain minimum ten (10) feet horizontal and eighteen (18) inch vertical separations from any sewer lines, in accordance with the requirements of the Illinois Environmental Protection Agency. If the IEPA separations cannot be met, then adequate provisions for protection of the water supply must meet the requirements of the IEPA and Village. There shall be a twelve (12) inch vertical separation from all other utilities.

I. MATERIAL SPECIFICATIONS AND DETAILS

All water main pipe, be it a new installation, replacement and/or repair, shall be ductile iron cement–lined bituminous coated pipe, Class 52 (minimum). Class 55 is to be used outside the right–of–way, in rear or side yards, in casings and where specified by the Village Engineer. All ductile iron pipe shall have 8 mil. polyethylene encasement.

1. Ductile Iron Pipe

All ductile iron pipe shall comply with AWWA Standard Specifications for ductile iron pipe, Centrifugally Cast in Metal Molds or Sand–Lined Molds for Water or Other Liquids – AWWA C151.

Special consideration of alternate pipe materials may be allowed by the Village Engineer if highly corrosive soils or special site conditions exist.

(a) Ductile iron pipe shall conform to AWWA Specifications C151. Normal working pressure shall not exceed 150 p.s.i. Pipe shall be furnished in nominal eighteen (18) foot laying lengths.

(b) Ductile iron pipe shall be bituminous coated outside and cement – mortar lined inside as specified in Section 51–8.2 of ANSI A21.51 (AWWA C151).

Each pipe shall have the weight and class designated on it. In addition, the manufacturer's mark and year in which the pipe was manufactured shall be marked on the pipe.

(c) All underground fittings and related fittings/hardware shall be ductile iron and connected to sections of water main pipe by means of mechanical joints with Grade #304 stainless steel bolts and Grade #300 stainless steel series nuts to conform to ASTM A193 and ASTM A194 or approved push–type joints. Where threaded rods are required, they shall be stainless steel Grade #304 with Grade #300 nuts.

All fittings shall meet current AWWA C110 (ANSI 21.10), Ductile Iron and Gray Iron Fittings four (4) inches through forty–eight (48) inches for water and other liquids.

All ductile iron pipe water distribution system elements shall conform to the following specifications:

- Pipe class thickness – ANSI A21.50 (AWWA C150), (minimum thickness, Class 52)
- Pipe – ANSI A21.51 (AWWA C151)
- Pipe lining – ANSI A21.4 (AWWA C104)
- Fittings – ANSI 21.10 (AWWA C110)
- Joints – mechanical and push–on, ANSI A21.11 (AWWA C111)
- Polyethylene encasement (8 mil) – ANSI A21.5 (AWWA C105)

2. Pipe Joints – Ductile Iron Water Main

(a) Slip Joints

Sections of water main pipe shall be connected by means of slip joints, consisting of bells cast integrally with pipe which have interior angular recesses conforming with the shape and dimensions of a rubber sealing gasket, the interior dimension of which is such that it will admit the insertion of the spigot end of the joining pipe in such manner as to compress the gasket tightly between the bell of the pipe and the inserted spigot, thus securing the gasket and sealing the joint.

The lubricant used in conjunction with the slip joints shall be one recommended by the supplier of commercially processed animal fat or vegetable shortening.

(b) Mechanical joint pipe shall meet the above requirements. Bolting materials shall be stainless steel with Grade #304 bolts and Grade #300 nuts.

3. Restrained Joints – Ductile Iron Pipe

The unbalanced forces at pipe bends, tees, etc., shall be restrained by transmitting those forces of the pipe wall by means of rigid concrete thrust blocks, retaining glands or a bolt/tie rod system. If bolt/tie rod system is used, rods (Grade #304), bolts (Grade #304) and nuts (Grade #300) must be stainless steel and poly wrapped. Restrained joints where required, shall be US pipe TR flex retainer weldment and locking segment system or approved equal.

4. Flanged Joints

Flanges for ductile iron fittings, companion flanges and castings shall be in conformity with the current ANSI B16.1, ?Cast Iron Pipe Flanges and Flanged Fittings?, Faced and Drilled, Class 125. Flat–faced flanges shall be used where the mating flange is flat–faced.

All flanged joints shall be made with one–eighth (1/8) inch thick red rubber gaskets, full face, and shall conform to AWWA C110.

5. Thrust Blocks

Thrust blocks and retainer glands are required.

Thrust blocks and/or restrained joints are required at all valves, hydrants, tees and bends. Engineering drawings shall indicate the location of each concrete thrust block to be installed. Where undisturbed earth is not available or not likely to be available to back up pressure type concrete thrust blocks, the design engineer shall specify tie rods or retaining glands with or without anchor type concrete thrust blocks.

All thrust blocks shall be poured with Class X concrete. When poured, care shall be taken so that the cement does not interfere with access to joints or with hydrant drainage.

6. Fire Hydrants

(a) Type:

Fire hydrants shall be the break flange type and shall conform to AWWA C–502 East Jordan Watermaster 5BR350 Fire Hydrant. .

(b) Spacing:

Fire hydrants shall be installed so that residential property will not be further than one hundred and fifty (150) feet from a fire hydrant. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in the ?Fire Suppression Rating Schedule,?latest edition, published by the Insurance Service Office. Where water transmission lines or offsite water lines are installed on private property, the first private hydrant must be installed at no more than five hundred (500) foot interval distance from the street hydrant and at three hundred (300) foot intervals thereafter to the most remote point of the building. Commercial areas require a fire hydrant within 100 feet of a building siamese connection.

(c) Installation Specifications:

(1) The hydrants shall be installed to meet the requirements as indicated on the Standard Detail in the Appendix.

(2) Fire hydrants shall be typically installed not further than seven (7) feet nor less than four (4) feet from the back of curb. Parking lots shall be designed to provide not less than fifteen (15) feet of hydrant clearance on one side of the hydrant on which a steamer or hose connection is located to permit easy fire truck access.

7. Valves

Valves shall be located on water mains so as to effectively isolate the sections from the system with minimal disruption should a break or other failure occur. The valves' spacing shall be installed so that not over six hundred sixty 660 feet of main will be shut off at any given time, or less in commercial and industrial areas or multi–family, PUD, as deemed necessary by the Village Engineer unless the Village Engineer permits spacing at greater intervals.

Valves ten (10) inch and smaller shall be iron body, resilient seat gate valves, counter clockwise to open, (AWWA C–509); twelve (12) inch and larger shall be iron body, rubber seat, butterfly valve, Class 150B, AWWA C504. All valves shall open counter clockwise.

Joint end – mechanical, AWWA C111

All nuts and bolts shall be as specified in Section II. I. 1 (c).

8. Valve Vaults

Valve vaults shall be precast reinforced concrete circular barrel and cone sections (ASTM C478) with mastic watertight joints.
For six (6) inch diameter service line valves and eight (8) inch diameter valves, valve vaults shall have a forty–eight (48) inch minimum inside diameter. For pressure connections and valves ten (10) inch diameter and larger, valve vaults shall have a sixty (60) inch inside diameter.

No more than three (3) precast concrete adjusting rings with twelve (12) inch maximum height adjustment shall be allowed.

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9. Castings

Manhole frame and cover shall be Neenah No. R–1772C, embossed ?WATER?with a one (1) inch concealed pick hole in yard areas or Neenah R–1712 with a one (1) inch pick hole in a paved area.

10. Auxiliary Resilient Seat Valves (Valves shall be by Clow, Mueller or Waterous as follows or as approved by the Village Engineer and Director of Public Works:

Resilient seat – Mueller Valve – hydrant auxiliary – #2360–16–flange/mechanical.

Resilient seat – Mueller Line Valves – A–2360–20 – Size 4"–10"– mechanical/mechanical.

11. Air Release Valves

Air release valves shall be placed on the water main at high points as deemed necessary by the design engineer and/or the Village Engineer to serve as air vents preventing air locking of the water main. These air release valves shall be of the Apco 200 A type or an approved equivalent. All air release valves shall be placed in vaults.

12. Sampling Tap

Three–quarter (3/4) inch (minimum) bronze corporation cocks shall be installed in all water mains at intervals not exceeding six hundred (600) feet.

The contractor must notify the Engineering Department at least twenty–four (24) hours in advance to arrange for appropriate pressure testing and water samplings. All water samples will be sent by the Village to a State of Illinois certified testing lab for coliform bacterial analysis. Samples will be taken at 24 and 48 hour intervals after chlorination.
The contractor must notify the Public Works Department at least forty–eight (48) hours in advance to arrange for existing valve operation for putting new mains in service.

13. Water Service Line

The water service line and connection shall be in accordance with the Standard Detail in the Appendix.

J. CONSTRUCTION REQUIREMENTS

1. Pipe Installation

Pipe shall be installed in accordance with ?Standard Specifications For Water and Sewer Main Construction in Illinois?latest edition, the applicable AWWA standards including C600 and the requirements of the Village Engineer.

2. Water Services

The required minimum one (1 1/2") inch diameter copper line (Type K) shall be laid in a trench at a minimum depth of five and one–half (5 1/2) feet.

The water service line for each property shall be laid from the buffalo box into the building, through a water meter and then into the plumbing system of the building. All plumbing shall conform, at a minimum, to the Illinois Plumbing Code (77 Ill. Adm. Code 890).

The maximum length of a non–looped water service shall be 150–feet as measured from the main to the building.

The location of the buffalo box (B–Box) shall be sawcut in the curb as a location field marked with a painted blue 4" x 4" hardwood timber installed vertically.

The B–Box shall be located in the center of the lot frontage and located in the street right–of–way or street easement.

No meter will be placed into service until an inspection of the existing building's plumbing system has been made by Village personnel to insure positive and permanent disconnection of previous well water supply and adequate flushing and disinfection. There shall be no intermingling of the municipal and individual well water supplies in the building's plumbing. Continued use of a well water supply is permitted for non–domestic benefit (sprinkling and irrigation, etc.) only if the potable Village water supply is completely physically disconnected from the non–Village supply.

An approved backflow prevention device shall be installed wherever, in the Director of Development's opinion, such installation is necessary in order to comply with the Plumbing Code (77 Ill. Adm. Code 890) and I.E.P.A. Technical Policy Statements (35 Ill. Adm. Code 680). All backflow prevention devices or methods required shall be approved by the Research Foundation for Cross Connection Control of the University of Southern California, American Water Works Association, American Society of Sanitary Engineering, or American National Standards Institute and certified by the National Sanitation Foundation to be in compliance with applicable industry specifications.

The water meter must be installed within the building at a visible location with the meter reading through a glass block ten inch by ten inch (10" x 10") and which insures protection from freezing, allows convenient access for repairs and periodic reading from the exterior and is as close to the supply line entrance as possible. A meter remote may be used if approved by the Director of Public Works.

3. Connections to Existing Mains

All connections to the Village water distribution system shall be made under full water service pressure unless otherwise approved by the Village Engineer. Where connections are made to existing valves, said valves shall be pressure tested at 150 p.s.i. before connection is made.

4. Pipe Cutting

The cutting of pipe for inserting valves, fittings or closure pieces shall be done in a neat and workmanlike manner without damage to cement lining and so as to leave a smooth end at right angles to the axis of the pipe.

5. Sheeting and Bracing

Sheeting and bracing may be placed in the ditch, as may be necessary, for the installation of the work.

Sheeting and/or bracing shall be progressively removed as the backfill is placed in such a manner as to prevent the caving in of the sides of the trench or excavation and to prevent damage to the work.
Sheeting which is placed shall not be removed until the backfill has been placed and thoroughly compacted. While sheeting is being withdrawn, all vacancies shall be carefully filled with sand, free from silt, rammed into place, puddled or otherwise firmly compacted.

The contractor is responsible for the construction techniques, procedures and compliance with O.S.H.A. standards to insure a safe and proper installation.

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6. Steel Casing Pipe for Augering or Tunneling

Circular steel casing pipe for augering or tunneling shall be fabricated to a minimum of 0.375 inches thick rolled sheet steel wall, of the diameter specified, with a continuous circular one–half (1/2) inch bead weld and shall meet the requirements of A.S.T.M. A–120. Ends of casing pipe shall be filled inside with pea gravel blown in and casing ends sealed with brick and mortar after main has been inserted. Record drawings are required for casing location and elevation.

K. WATER MAIN PRESSURE TESTING AND DISINFECTION

1. Pressure Test

(a) Each section of water main and appurtenances without services shall be hydrostatically tested by the contractor and witnessed by the Village. Any defects or leaks shall be corrected by the contractor at his expense before proceeding.

(b) All newly laid water main 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 main shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the pipe. Allowable leakage shall be computed in accordance with AWWA C–600, Section 4.1 guidelines.

Before applying the specified test pressure, all air shall be expelled from the pipe. 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.

2. Preliminary Flushing

Prior to chlorination, the main shall be flushed as thoroughly as possible with the water pressure and outlets available. Flushing shall be done after a successful pressure test has been completed.

3. Disinfection

(a) Reference:

All water mains shall be disinfected and tested according to the requirements of the ?Standards for Disinfecting Water Mains,?AWWA C651, Section 5, and as required by the standards in this Manual. All disinfection shall be performed by a state registered firm exhibiting experience in the methods and techniques of this operation and shall be approved by the Village.

The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe.

Water from the existing distribution system or other source supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine (maximum 50 ppm) (gas preferred).

Valves shall be manipulated so that the strong chlorine solution in the line being treated will not backflow into the existing line supplying the water.

(b) Retention:

The retention period shall be at least twenty–four (24) hours. After the chlorine–treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points should be at least 25 ppm.

In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.

(c) Final Flushing, Sampling and Analysis:

Twenty–four (24) hours after chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test and receipt of laboratory results, be approved as safe water by the Village Engineer. This quality of water delivered by the new main should remain for a period of at least two (2) full consecutive days as demonstrated by laboratory examination of samples taken from taps on two (2) consecutive days under Village supervision. Water samples should be taken at all dead ends and at 600–foot intervals on main lines before and after flushing. Samples must be taken on two (2) consecutive days.

Bacteriological analysis of the samples shall be performed by a laboratory certified by the Illinois Department of Public Health. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained. Results of the analysis shall be transmitted by the laboratory directly to the Village Engineer. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken and the project at which the samples were collected. Once all water sample results have been determined to be acceptable, the new main should be placed in service and all water service taps may then be made under pressure on the live main.

L. CONSTRUCTION WATER

Construction water is hereby defined as that unrestricted supply of municipal water required by the various trades involved in building construction for concrete, masonry, painting, plastering, cleanup and other related purposes, which is paid per schedule as part of the building permit fee. The water use privilege intended by this charge does not include water used for landscaping or trench jetting. This water must be metered (obtain meter from Public Works). Hydrant use is not allowed without permission from the Director of Public Works and use of a meter and check valve.

The construction water usage privilege will terminate upon installation of the water meter.

No water service deposit shall be required of any developer or building contractor for any new construction awaiting future transfer of ownership (sale). This waiver of Village policy is based upon the existence of other performance controls on such construction and to ease the administrative burden of handling interim deposits.

M. WATER METERS & PITS

It will be the responsibility of the general contractor to contact Public Works (Customer Service, 272–4711) for an appointment to install Village water meters. Installation of water meters must occur prior to final inspection and occupancy approval by the Building Department.

In general, cold water displacement meters, manufactured in accord with AWWA Standard C700 shall be used for domestic and lower usage commercial buildings. For larger users, compound meters meeting AWWA Standard C702 shall be used. Compound meters shall be single register.

Remote readers shall be required at all locations. In structures using one (1) inch meters, glass blocks (10" x 10") shall be installed with meters utilizing remote readers conforming to AWWA Standard C707. All other locations shall be supplied with meters having encoder remote readers conforming to AWWA Standard C706. In some applications, subject to approval by the Plumbing Inspector and Public Works Director, propeller meters (AWWA C704) or turbine meters (AWWA C701) may be used.

N. RECORD DRAWINGS

Prior to acceptance of the water distribution systems, Record Drawings must be delivered to the Village Engineer. The Record Drawings shall indicate the location of all valves and B–Boxes, and size, location, and depth of all water lines, and shall be certified as to accuracy by an Illinois Registered Professional Engineer or Registered Surveyor.

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SECTION III

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4. Infiltration Testing
5. Exfiltration Testing
6. Air Testing
7. Completion of Work
8. Record Drawings

A. GENERAL

Regardless of size, all developments within the corporate limits or under the control of the Village shall include provisions for the construction of or connection to sanitary sewerage facilities. At a minimum, proposed sanitary sewer construction shall include a system of sewers between a connection to an existing sewer system at an approved location and the boundary line of each individual parcel of property within or adjacent to the development. Where more than one building is located or planned on one parcel of property, the proposed construction shall include all sanitary sewer construction and appurtenances within the parcel.

The design of all sanitary sewerage facilities shall also meet the technical requirements of these Standards and the other local sanitary districts and the Illinois EPA.

B. SERVICE AREAS

The design plans submitted to the Village Engineer for approval shall include a map of the Ultimate Service Area. The Ultimate Service Area shall include the entire area proposed to be ultimately served by all or a portion of the proposed sanitary sewer.

By decision of the Village, the Ultimate Service Area may be required to be extended beyond the limits of any development. The additional expense for such extension of the Ultimate Service Area beyond the limits of the development may result in provisions to recover such incremental cost through a recapture ordinance.

Adequate details shall be shown on the Ultimate Service Area map relative to future sewer sizes, elevations and topography to establish the adequacy of construction plans submitted for approval to serve possible future extensions beyond the Ultimate Service Area.

C. PUBLIC EASEMENTS AND UTILITIES (See Section II–D, Water Distribution System and Appurtenances – page II–3)

D. SYSTEM CONNECTIONS

The location of proposed connections to the existing sanitary sewer system shall be approved by the Village Engineer with due regard to the available capacity of the entire system.

E. BASIC DESIGN STANDARDS

Sewer mains shall be designed in accordance with the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, the Standard Specifications for Water and Sewer Main Construction in Illinois and the Recommended Standards for Sewage Works. The more stringent requirements contained in the cited documents shall apply. Sewer mains shall be of adequate size to serve the entire development proposed and, except as otherwise approved by the Village Engineer, shall be installed in the street right–of–way, or in an easement adjacent thereto. Sewer mains shall not be installed within ten (10) feet of a building. The minimum sewer main size shall be an eight (8) inch internal diameter. Manholes shall be installed not more than 400 feet apart for sewers fifteen (15) inches in diameter or less, and 500 feet apart for sewers eighteen (18) inches to thirty (30) inches in diameter, at the end of each line, and all changes in grade, size, alignment, and material.

Before commencing the sewer layout, the developer shall confer with the Village Engineer to determine the required size and grades for any trunk sewers traversing the subdivision so as to complement the Village system capacity to existing MWRDGC interceptor facilities together with the estimated additional flow created by the subdivision or development to such facilities. Construction changes required to accommodate said incremental increase shall be submitted as part of the engineering plans. Sanitary sewers shall be extended to the boundary of the development along public rights–of–way and at other locations indicated by the Village Engineer.

Every effort shall be made to avoid Lift Stations in the engineering design.

1. Design Flows and Slopes

Average design flow for a sanitary sewer facility shall be 100 gpcpd (gallons per capita per day). Maximum design flow for sanitary sewer lines shall be determined by MWRDGC design criteria, provided, however, that the maximum design flow for sewer laterals need not exceed 400 gpcpd and the maximum design flow for collecting sewer mains and trunks shall not be less than 250 gpcpd. The design engineer is to provide detailed design calculations for approval.

The design of flows, slopes, and sewerage facilities shall be in accordance with the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, latest edition.

2. Sewer Size and Design Hydraulics

(a) Minimum sanitary sewer size shall be an eight (8) inch internal diameter.

(b) Minimum building sanitary service sewer size shall be a four (4) inch internal diameter.

(c) Sewer size changes – Sanitary sewers of different diameters shall join only at manholes. The invert elevations shall be adjusted to maintain a uniform energy gradient by matching the 0.8 depth points of different diameters.

3. Alignment

Sewers shall be laid straight in both horizontal and vertical planes between manholes, unless otherwise approved by the Village Engineer.

4. Manholes

Manholes shall be precast concrete and constructed in accordance with the Standard Detail in the Appendix.

A one–tenth (1/10th) of a foot difference in invert elevations should be used when a change of direction of flow is necessary within the manhole. In no case shall the invert of a pipe discharge more than six (6) inches above the poured concrete bench. When tying into existing manhole, all existing leaks must be sealed.

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VILLAGE OF LEMONT DETAILS
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5. Drop Manholes

An exterior drop pipe shall be provided for a sewer entering a manhole whenever the elevation is 12 inches or more above the manhole invert. The minimum diameter of a drop manhole shall be 48 inches. The minimum diameter of the drop pipe shall not be smaller than the diameter of the entering sewer by more than two nominal diameters (e.g. for 12", 15" and 18" entering sewer, the drop shall be 8", 10" and 12" respectively), provided that the minimum diameter of the drop pipe shall not be less than 8". If a smaller drop is desired, design calculations and configurations shall be submitted for review and approval by the Village Engineer.

6. Inspection Manholes

An inspection manhole having a minimum diameter of 48" is required for all commercial and industrial buildings. Such inspection manhole shall be constructed on the building service sewer before it connects to the sewer main, and shall not be located within the building excavations disturbed earth or closer than five (5) feet to the building. There shall be no flow into the inspection manhole except flow from the building or buildings for which the inspection manhole is intended. Only one (1) exterior manhole shall be permitted unless otherwise approved by the Village Engineer. Manholes constructed on a public sewer, or on sewers receiving other flows, are not considered inspection manholes.

7. Sewer Depth

For sewer depths less than four (4) feet, ductile iron cement lined (Class 55) pipe shall be used.

8. Lift Stations

(a) Whenever possible, sanitary sewerage gravity facilities shall be designed so as to avoid the necessity of providing lift stations.

(b) Lift station and force main designs shall be submitted for review and approval by the Village Engineer prior to submission to the MWRDGC. Station shall be submersible with a natural gas standby generator. Generator shall have a block heater and an automatic transfer switch and automatic exercise capability. Generator shall have an all weather enclosure. Station shall have a minimum of two pumps. The station shall also be equipped with a telemetry system as directed by the Village Engineer and Director of Public Works.

(c) Lift stations type shall be as approved by the Director of Public Works and Village Engineer.

(d) A stand–by internal combustion power source shall be provided for each lift station.

(e) Force mains shall be designed and constructed of cement lined, ductile iron pipe (Class 55) with heavy duty (8 mil) polyethylene wrap, and stainless steel nuts and bolts (as specified in Section II. I. 1 (c).

(f) A compatible telemetered alarm and communication system shall be installed and connected to the Village's existing alarm panel.

(g) Sanitary sewer pipe shall be SDR 26 PVC unless ductile iron is deemed necessary by the Village Engineer (i.e. water main crossings).

9. Pipe Bedding

Bedding shall consist of CA–11 crushed aggregate or washed stone, 1/4" to 3/4" in size.

The pipe shall be laid so that it will be uniformly supported and the entire length of the pipe barrel will have full bearing. No blocking of any kind shall be used to adjust the pipe to grade except when concrete embedment is used. Bedding shall be required for all sanitary sewer construction and shall be of a minimum thickness equal to 1/4th of the outside diameter of the sewer pipe but shall not be less than four inches (4").

10. Separation of Sewer/Water Mains

Where a sewer main, lateral or building service sewer is within ten feet (10') of a water main, the water main must be at least eighteen inches (18") above the sewer. Where this is not possible, the sewer shall be constructed of ductile iron pipe or approved water main type material for a minimum distance of 10 feet on each side of the water main crossing. Reference is made to the ?Technical Policy Statements?of the IEPA, Title 35, Part 653, Section 119.

F. MATERIAL SPECIFICATIONS

All sanitary sewer system elements shall conform to the specifications of the Manual of Procedures for the Administration of the MWRDGC Sewer Permit Ordinance, latest edition.

Pipe

(a) PVC SDR 26, ASTM 3034 with joints conforming to ASTM 3212.

Castings

(a) Manhole frame and cover – Neenah No. R–1712 (pavement) and
R–1772–C (lawn), with self sealing lid, embossed ?SANITARY SEWER?
(b) Manhole steps – Neenah No. R–1981–I.
(c) Concealed pickholes with gasket cover.
(d) To prevent entry of overland flow, when designated by the Village Engineer, use a watertight frame and self sealing lid, with 1" closed pickhole, Neenah No. R1916 Series or East Jordon 1050 EXHD, embossed ?SANITARY SEWER?

G. INSTALLATION REQUIREMENTS

1. MWRDGC/IEPA

Sewer system construction shall in all respects be in accordance with the regulations of the Metropolitan Water Reclamation District of Greater Chicago and Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. No construction shall commence until copies of the approved permits are on file with the Village Engineer.

2. Sewer Service/Stub Locations

The contractor shall keep a ?field record?of all sewer services/stub locations by measurement to the nearest downstream manhole. Such records shall be delivered to the Village Engineer prior to scheduling testing and acceptance of the sewer construction.

3. Pipe Sleeves for Jacking, Augering or Tunneling

(a) Steel sleeves shall be 3/8 inch thick of the diameter specified, with a continuous, circular 1/2 inch bead weld and shall meet the requirements of ASTM A–120.

(b) The annular void in the casing shall be bulkheaded watertight and filled with blown in pea gravel to prevent the pipe from floating, then bulkheaded watertight.

4. Sheeting and Bracing

Sheeting and bracing may be placed in the trench.

Sheeting and/or bracing shall be progressively removed as the backfill is placed in such a manner as to prevent the caving–in of the sides of the trench or excavation and to prevent damage to the work.

Sheeting which is placed shall not be removed until the backfill has been placed and thoroughly compacted. While being pulled, all vacancies left by the sheeting shall be carefully filled with sand free from silt, rammed into place, puddled or otherwise firmly compacted.

The contractor is responsible for the construction techniques, procedures and compliance with O.S.H.A. standards to insure a safe and proper installation.

5. Pipe Laying

The laying of pipe in finished trenches shall be accomplished using a laser beam system to establish proper line and grade. The sewer line shall start at the outlet end with the spigot ends pointing in the direction of flow and shall proceed toward the inlet end with pipes abutting true to line and grade. The ends of the pipes shall be carefully cleaned before the pipes are lowered into the trenches. As each length of pipe is laid, the mouth of the pipe shall be properly protected to prevent the entrance of earth or bedding material. The pipe shall be fitted and matched so that when laid in the work they will form a sewer with a smooth, uniform invert.

All jointing material shall be used in accordance with the recommendations of the manufacturer. Each pipe shall be pushed or pulled as tightly as possible to the section in place to insure tight joints.

Sewer pipe shall not be dropped or thrown from the site delivery vehicle. All pipe must be lowered into the trench with suitable apparatus for that purpose.

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6. Sewer Connections

General:

The following is provided to reemphasize Village requirements for the connection of the individual sanitary sewer service.

(a) All sewer pipe installations must be inspected by the Village. This means that no backfilling or closing of a sewer pipe trench can be accomplished until specific permission to do so has been given by authorized personnel representing the Village. Upon approval, backfilling or closing of trenches will be completed immediately.

(b) Connection of new sewers to existing sewers, when encountered in construction, shall be made as ordered by the Village Engineer . Such connections shall be made within a manhole, except for individual house and drain connections. A band–seal coupling shall be used for connection of dissimilar materials.

(c) When connections are made to sewers, special care must be taken that no part of the work is built under water. A flume or dam must be installed and bypass pumping maintained if necessary, to keep the new work dry until completed and concrete or mortar has properly cured.

(d) Junctions, service stubs or extension of main sewer line for future sewer connections shall be plugged at the ends, or otherwise sealed off in a manner approved by the Village Engineer.

Sanitary Sewer Service:

(a) All service pipe shall be a minimum of four (4) inches in diameter, of ductile iron, extra heavy cast iron or PVC SDR26 and laid at a minimum slope of 1%.

(b) The following precautions are to be taken during installation of the house service (from house to sewer stub at front property line):

(1) No run of pipe should exceed 100 feet without providing a suitable clean–out. This clean–out should not be less than four (4) inches in inside diameter.

(2) Clean–outs should be provided whenever the sewer makes a turn in excess of 45 degrees. Clean–out openings should terminate at grade and be suitably protected against damage. Clean–outs to be cast iron with brass covers.

(3) Connection to the existing cast iron house sewer shall be made using a Standard #C594–66T band seal (Fernco or approved equal) coupling.

(4) In the event that a clean–out has not been provided inside the building (that portion of sewer under the building), one should be placed on the sewer service line outside and adjacent to the building.

(5) Pipe bedding shall consist of crushed CA–11 stone 1/4 to 3/4 inches in size (ASTM C–67) to a minimum depth of four (4) inches or per pipe manufactures requirements.

(6) No clean outs are to placed within the public right–of–way or easement.

(c) All abandoned septic tanks must have all contents removed. Such removal must be verified by the Village. The empty tank must then be removed or holes punched in bottom and filled with sand or similar granular material. This phase of the connection requirements will be inspected as well as the installation of the house sanitary sewer line.

(d) No storm water drainage from roof drains, footing tiles or outside drains, etc., can ever be directed to the sanitary sewer. Any such combination of drainage existing or at a future date is prohibited.

(e) Individual sanitary sewer service shall generally enter the sewer main or lateral by way of an existing wye. In the event no such wye exists, the connection to the sewer main or lateral shall be made by one of the methods indicated below. If another method is desired, a detail shall be submitted for review and approval by the Village Engineer before the connection is made. Indiscriminate breaking of the sewer main pipe is prohibited

(1) Installation of a manhole.

(2) Circular saw–cut of sewer main by proper tools (?Shewer–Tap?machine or similar), and proper installation of hub wye saddle, in accordance with manufacturer's recommendations.

(3) Using pipe cutter, neatly and accurately cutting desired length of pipe for insertion of proper fitting. Use of ?Band–Seal?couplings, or similar couplings, and shear rings and clamps to fasten the inserted fitting and hold it firmly in place. Follow manufacturer's recommendations for the installation.

7. Wyes and Plugs

(a) Wyes

Wyes, for existing or future lateral connection, shall be inserted in the sewer as specified on approved construction plans. Wyes shall be constructed so as to be an integral part of the main sewer pipe. The wye bell shall be placed midway between the top of the pipe and the horizontal center line of the pipe at an angle of approximately 45 degrees to 60 degrees, with the upstream face of the pipe.

(b) Plugs

Wyes not immediately utilized at the time of the sewer construction shall be plugged in such a manner as to be watertight and to facilitate future removal without injury to the wye or tee.

8. Building Sewer Service

Building sewer service is defined as a sewer pipe receiving flow from a single building and connecting to a sewer main or lateral, constructed on private property, except for a street crossing. The maximum length of a building service sewer shall preferably be 120 feet and shall not exceed 150 feet. If such length is exceeded, an intermediate manhole shall be provided. A manhole shall also be installed every 150 feet.

Minimum design standards, and other requirements hereof, governing materials, joints, infiltration, workmanship and maintenance for sewer mains and laterals shall also apply to building service sewers. Horizontal and vertical alignment of the service sewer shall be uniform and shall follow a straight alignment. There shall be no dips in the grade or fall in the line. Turns or bends required for the riser, if necessary to connect to the sewer wye or tee, shall be made with standard bends.

The building sanitary service stub location shall be field marked with a painted ?ed?
4" x 4" hardwood timber installed vertically.

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9. Backfilling

The contractor shall not backfill sewers above the top of the pipe until the sewer elevations, gradient, alignment and the pipe joints have been inspected and approved by the Village Engineer.

All sewer pipe, when laid, shall have a minimum four (4) inch stone bedding and have the space between the pipe bottom and sides of the trench above the pipe foundation completely packed with (CA–11) 1/4" to 3/4" crushed aggregate. Then, approved backfill shall be carefully placed, thoroughly tamped with a mechanical tamper. The backfilling shall be accomplished evenly on both sides of the pipe. Care shall be taken that no rock, frozen material or other debris are placed in direct contact with the pipe. Water jetting of the individual trenches is required.

All voids existing between the outside of the pipe and the limits of an auger/tunnel excavation or lining shall be filled with silica sand or pea gravel, free of silt, thoroughly rammed or blown into place, or with cement grout composed of one (1) part Portland Cement, three (3) parts of fine aggregate and five (5) parts of coarse aggregate thoroughly packed into place.

Sewers constructed in open cut across any existing or proposed (where locations are known) pavements, driveways and sidewalks, and all trenches where the inner edge of the trench is closer than two (2) feet to the edge of such improvements, shall be backfilled with approved granular gravel backfill, thoroughly flushed and jetted or tamped in nine (9) inch lifts in place.

H. INSPECTION AND TESTING

1. Cleaning

All sewers and appurtenances shall be cleaned prior to inspection and tested as required by these Standards.

2. Visual Inspection

(a) All sewer and appurtenances shall be laid with the use of a laser and 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. T. V. Inspection – Internal Televising Inspection of Pipe

(a) Upon completion of construction but prior to initiation of the maintenance guarantee period, or as deemed necessary during the construction of the sanitary sewer, an internal inspection of the sewer shall be performed. Video tapes (VHS) and a written report of all television inspections shall be provided to the Village prior to connecting individual services and prior to the initial acceptance required by these Standards. The form of the report and type and format of the video tape shall be approved by the Village Engineer. The tape shall be high quality and resolution, and the attached report shall indicate all sags, connections, leaks and defects.

(b) Fees and costs connected with such inspections including retelevisings shall be at the expense of the developer or owner.

(c) All dips, cracks, leaks, improperly sealed joints, and departures from approved grades and alignment detected by such inspections shall be repaired by the developer or owner.

(d) All defects and corrective work required as the result of such inspection shall be performed by the developer without delay. Upon completion thereof, the sewer shall be retested and further inspection made as deemed necessary by the Village Engineer.

4. Infiltration Testing

(a) It is the intent of these Standards to obtain a sanitary sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed one hundred (100) 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 manhole and sewer 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 the initial work which was constructed in conformance with the applicable specifications.

(c) Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen (18) inches above the top of sewer pipe, whichever is higher. Permission for using metered hydrant water must be obtained from the Public Works Department. At that time infiltration tests will 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 crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the Village Engineer. The Village Engineer will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractor shall remove such weirs only after the MWRDGC has approved the sewer line.

5. Exfiltration Testing

If during the construction of the sewer system, the Village Engineer shall determine that it is impractical to obtain a proper infiltration test or that an alternate test is preferable, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer trench with water to eighteen (18) inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of one hundred (100) gallons per inch of diameter of sewer per mile per twenty–four (24) hour day at any time for any section of the system.

6. Air Testing

In lieu of infiltration or exfiltration testing, the Village Engineer may permit or require air testing in accordance with ASTM C828.

7. Completion of Work

When the work is completed, all surplus material, earth, rubbish, etc., shall be removed from the construction area by the developer or contractor and that portion of the surface of each street disturbed by construction shall be left in as good a condition as it was before commencement of the work. The sanitary sewer work accepted by the Village shall be guaranteed for one (1) year as to items of materials and workmanship. The Village Engineer may require the sanitary sewer to be retelevised after one (1) year, prior to final acceptance.

8. Record Drawings

Prior to acceptance of the sewer, record drawings shall be submitted to the Village. The record drawings shall indicate all manhole and individual service locations, length, slope, and material of all sewers, and shall be certified as to accuracy by an Illinois Registered Professional Engineer or registered surveyor.

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THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

DECLARATION FOR
MARY ELLEN WOODS

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DECLARATION FOR MARY ELLEN WOODS

This Declaration is made by AMY ELLEN GROUP, LLC, An Illinois limited liability company ("Declarant").

RECITALS

Declarant is the record title holder of the Development Area which is legally described in Exhibit A hereto. The Development Area shall be the subject of a single-family home development called "Mary Ellen Woods" (the "Development"). The Development shall include dwelling units and certain common areas described as "Lot 10 (Outlot A)".

This Declaration sets forth covenants, conditions, restrictions, controls and limitations on the uses to which any lot in Mary Ellen Woods may be put. The purpose of this Declaration is to keep and maintain Mary Ellen Woods as desirable, attractive, uniform and suitable in architectural design and use, to prevent haphazard and inharmonious improvements thereto, to guard against the erection of buildings built of improper or unsuitable materials and to provide for the highest level and quality of improvements thereto, as more fully set below.

Certain portions of the Premises are designated as Lots and other portions are designated as Lot 10 (Outlot A). The Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining Lot 10 (Outlot A) and shall set budgets and fix assessments to pay the expenses incurred in connection with such responsibility. Each Owner of a Lot shall be a member of the Association and shall be responsible for paying assessments with respect to the Lot owned by such Owner. It is not intended that the Association shall be a "common interest community association" as defined in Section 1-5 of the Common Interest Community Association Act (735 ILCS 160/1-5) or Section 9-102(a)(8) of the Code of Civil Procedure (735 ILCS 5/9-102(a)(8).

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association and the right to come upon the Premises in connection with Declarant's efforts to sell Lots.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE
Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Mary Ellen Woods Homeowners Association, LLC, an Illinois Limited Liability Company, its successors, and assigns.

1.02 CHARGES**:** The Community Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.03 LOT 10 (OUTLOT A)**:** Those portions of the Premises which are described and designated as Lot 10 (OUTLOT A) of Exhibit B hereto, together with all improvements located above and below

the ground and rights appurtenant thereto. Lot 10 (Outlot A) shall generally include open space, landscaped areas, a detention area and shall not include any Lots.

Lot 10 (Outlot A) is under the jurisdiction and is protected by Regional Permit LRC-2020-0043 issued by the United States Army Corp of Engineers.

The U.S. Army Corp of Engineers (USACE) and the Village of Lemont (hereinafter the "Village") will each have the right to enter Lot 10 (Outlot A) at reasonable times and to enforce by proceedings in law or equity the covenants and restrictions herein.

1.04 COMMUNITY ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Community Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.05 COMMUNITY EXPENSES: The expenses of administration (including management and professional services), operation, maintenance, repair, replacement and landscaping and improvements located on Lot 10 (Outlot A) as more fully provided in Section 3.02; premiums for insurance policies maintained by the Association hereunder; the cost of, and the expenses incurred for, the maintenance, repair and replacement of personal property acquired and used by the Association in connection with the maintenance of Lot 10 (Outlot A); and any other expenses lawfully incurred by the Association for the common benefit of all of the Owners. Notwithstanding the foregoing, Community Expenses shall not include

(a) any payments made out of Capital Reserves.

(b) assessments due from Owners hereunder which are not paid when due and which are subsequently determined to be uncollectible and are written off as "bad debts".

1.06 COUNTY: Cook County, Illinois or any political entity, which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.07 DECLARANT: Amy Ellen Group, LLC, an Illinois limited liability company, its successors and assigns.

1.08 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.09 DESIGNATED BUILDER: Any legal entity which is designated, from time to time, by the Declarant as a "Designated Builder."

1.10 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto.

1.11 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Lot.

1.12 HOME: That portion of a Lot which is improved with a single family home.

1.13 LOT**:** Each subdivided lot designated as a "Lot" in Part I of Exhibit B hereto, together with all improvements thereon and thereto.

1.14 MANAGERS**:** The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.15 MUNICIPALITY: The Village of Lemont, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.16 OPERATING AGREEMENT: The Operating Agreement of the Association.

1.17 OWNER: A Record owner, whether one or more persons, of fee simple title to a Lot, including contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Lot owned by the Declarant.

1.18 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.19 PREMISES: The real estate which is legally described in Exhibit B hereto, as amended or supplemented from time to time, with all improvements thereon and rights appurtenant thereto.

1.20 RECORD: To record in the office of the Recorder of Deeds for the County.

1.21 RESIDENT: An individual who resides in a Home.

1.22 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 10.05.

1.23 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO
Outlot A Lot 10 (Outlot A)

2.01 COVENANTS AND RESTRICTIONS: The Declarant has entered into the following covenants and deed restrictions regarding Lot 10 (Outlot A), on behalf of himself/herself, his/her heirs and assigns:

(a) These land use restrictions and other terms of these deed restrictions and covenants may be changed, modified, or revoked only upon express written approval of the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois.

(b) The U.S. Army Corps of Engineers will have the right to enforce by proceedings in law or equity the covenants and deed restrictions set out herein and this right shall not be waived by one or more incidents of failure to enforce said right.

(c) Employees of the U. S. Army Corps of Engineers will have the right to view the Community Property in its natural, scenic, and open condition and the right to enter the Community Property at all reasonable times for the purpose of inspecting the Community Property to determine if the Grantor, or his heirs or assigns, is complying with the covenants and deed restrictions herein.

(d) Without prior express written consent from the U. S. Army Corps of Engineers, there shall be no dredged or fill material placed on Community Property except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-00403.

(e) The naturalized stormwater BMPs shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan.

(f) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no commercial, industrial, agricultural, residential developments, buildings, or structures, including but not limited to: signs, billboards, other advertising material, or other structures placed on Community Property.

(g) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no removal, or destruction of trees or plants, mowing, draining, plowing, mining, removal of topsoil, sand, rock, gravel, minerals or other material except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-00403 and the associated special conditions.

(h) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles, except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-00403.

(i) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no application of insecticides or herbicides except as Community Property by U. S. Army Corps of Engineers permit Number LRC-2020-00403.

(j) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no hunting or trapping on Lot 10 (Outlot A).

(k) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no utility lines placed overhead or within Lot 10 (Outlot A), including but not limited to: telephone or other communication lines, electrical, gas, water or sewer. Existing lines may remain, but any maintenance work requiring intrusion into the Community Property shall require prior authorization by the U.S. Army Corps of Engineers.

(l) Without prior express written consent from the U. S. Army Corps of Engineers there shall be no modifications to the hydrology of Lot 10 (Outlot A) , either directly or indirectly, that would allow more water onto, or that would drain water away from, the Community Property. Such prohibited modifications include, but are not limited to: ditching, changes to any water control structures, repairing of drainage tiles, or alterations to any naturally occurring structures.

(m) The Owner shall provide adequate long-term maintenance and continuation of the wetlands, and naturalized stormwater control measures as described in the Approved Plan and/or plat to ensure the facility continues to operate in accordance with the approved design, performance, rules, and regulations. Minimum maintenance, of the said facilities, shall include sediment, debris, oil, hydrocarbons, and foreign materials removal; cutting and removal of woody vegetation on an annual basis; and keeping emergency spillways functional and clear of woody vegetation and debris so that the operation and capacity of the stormwater and/or water quality facilities continue to meet the standards in said Plan.

(n) The Owner shall ensure all routine maintenance in wetlands, naturalized stormwater control areas, and woodland open space is conducted by an experienced native contractor and that maintenance is limited to preserving the natural area through the treatment of invasive, necessary repairs, supplemental native planting, removal of trees that pose a health and safety concern, and general clean-up.

(o) The terms and conditions of these deed restrictions and covenants shall bind the Owner, his heirs and assigns to the extent of their legal and/or equitable interest in Lot 10 (Outlot A) and these deed restrictions and covenants shall run with the land in perpetuity and be binding on Lot 10 (Outlot A) and its owner(s) forever.

(p) The terms and conditions of these deed restrictions and covenants shall be both explicitly included in any transfer, conveyance, or encumbrance of Lot 10 (Outlot A) or any part thereof, and; any instrument of transfer, conveyance, or encumbrance affecting all or any part of Lot 10 (Outlot A) shall set forth the terms and conditions of this document.

(q) If any provision of this Deed Restriction, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed Restriction, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

ARTICLE THREE
Scope of Declaration

3.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration.

3.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

3.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided **in Section 11.02**.

3.04 LOT CONVEYANCE: Once a Lot has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Lot shall be of the entire Lot and there shall be no conveyance or transfer of a portion of the Lot without the prior written consent of the Association.

3.05 ACCESS EASEMENT: Each Owner of a Lot shall have a non-exclusive perpetual easement for ingress to and egress from his Lot to Lot 10 (Outlot A). This easement shall run with the land, be appurtenant to and pass with title to every Lot. The Municipality or any other governmental authority which has jurisdiction over the Premises shall have a non exclusive easement of access over roads, driveways and walkways located on Lot 10 (Outlot A), if any, for police, fire, ambulance, waste removal, or for the purpose of furnishing municipal or emergency services to the Premises. The

Association, its employees, agents and contractors, shall have the right of ingress to and egress from, and Lot 10 (Outlot A), and the right to store equipment on Lot 10 (Outlot A), for the purpose of furnishing any maintenance, repairs or replacements to portions of the Premises provided for herein.

3.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy Lot 10 (Outlot A) and the exclusive right to use and enjoy the Owner's Lot. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Lot and shall be subject to and governed by the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association.

3.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy Lot 10 (Outlot A) to Residents of the Owner's Lot. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Lot who are Residents.

3.08 RULES AND REGULATIONS: The use and enjoyment of Lot 10 (Outlot A) shall at all times be subject to reasonable rules and regulations duly adopted by the Managers from time to time.

3.09 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Lot for the purpose of furnishing the services required to be furnished hereunder, or enforcing its rights and powers hereunder.

3.11 NO DEDICATION TO PUBLIC USE: Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of Lot 10 (Outlot A) 10 (Outlot A) to or for any public use or purpose whatsoever.

3.12 OWNERSHIP OF LOT 10 (OUTLOT A): Lot 10 (Outlot A) shall be conveyed to the Association by Declarant free and clear of any mortgage or trust deed whatsoever on or before the Turnover Date; provided, that, if any. Lot 10 (Outlot A) is made subject to this Declaration after the Turnover Date, such Lot 10 (Outlot A) shall be conveyed to the Association free and clear of any mortgage or trust deed whatsoever simultaneously with such Lot 10 (Outlot A) being made subject to this Declaration.

3.13 REAL ESTATE TAXES FOR LOT 10 (OUTLOT A): If a tax bill is issued with respect to Lot 10 (Outlot A) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of that portion of the tax bill from January 1st of the tax year to the date that such Lot 10 (Outlot A) is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and any tax bills for subsequent years.

ARTICLE Four
Maintenance

4.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

4.02 MAINTENANCE, REPAIR AND REPLACEMENT BY ASSOCIATION:

(a) Maintenance, repairs and replacements of Lot 10 (Outlot A) shall be furnished by the Association, and shall include, without limitation, the following:

(i) grass cutting, added planting, replanting, care and maintenance of trees, shrubs, flowers, grass and all other landscaping on Lot 10 (Outlot A); and

(ii) maintenance, repair and replacement of improvements, including the storm water management area located on Lot 10 (Outlot A).

(b) To the extent not maintained by the Municipality, the Association shall be responsible for maintenance, repairs and replacements of landscaped areas in the public right of way, if any.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Owner on Lot 10 (Outlot A) ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Community Expenses.

(d) The cost of any maintenance, repairs and replacements furnished by the Association pursuant to this Section shall be Community Expenses.

4.03 MAINTENANCE BY OWNER: Each Owner of a Lot shall cause the Lot and any improvements constructed or installed thereon, including, without limitation, the Home constructed thereon and any landscaping installed by the Owner (if any), to be maintained so that the Lot, including improvements located thereon, remains substantially similar to its appearance when first conveyed to the Owner, ordinary, unavoidable wear and tear excepted.

4.04 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner, damage shall be caused to Lot 10 (Outlot A) and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Community Expense, then the Owner of the Lot shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association.

4.05 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO LOT 10 (OUTLOT A)**:**
No alterations, additions, or improvements shall be made to Lot 10 (Outlot A) without the prior written approval of the U.S. Army Corps of Engineers and if required, under applicable Municipal ordinances, the approval of the Municipality. The Association may cause alterations, additions, or improvements to be made to Lot 10 (Outlot A) and the cost thereof may be paid from a special assessment, as more fully described in Section 7.05.

ARTICLE FIVE
Insurance/Condemnation

5.01 LOT 10 (OUTLOT A) INSURANCE:

(a) The Association shall have the authority to and shall obtain fire and all risk coverage insurance covering the improvements, if any, to Lot 10 (Outlot A) and other improvements required to be maintained by the Association (based on current replacement cost for the full insurable replacement value) of such improvements.

(b) The Association shall have the authority to and shall obtain comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and workers compensation insurance and other liability insurance as it may deem desirable, insuring each Owner, the Association, its Managers, the Declarant, the managing agent, if any, and their respective employees and agents, as their interests may appear, from liability resulting from an occurrence on or in connection with, Lot 10 (Outlot A). The Managers may, in its or their discretion, obtain any other insurance which it deems advisable including, without limitation, insurance covering the Managers from liability for good faith actions beyond the scope of their respective authorities and covering the indemnity set forth in Section 6.06. Such insurance coverage shall include cross liability claims of one or more insured parties.

(c) Fidelity bonds indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling funds of the Association may be obtained by the Association in such amounts as the Managers may deem desirable.

(d) The premiums for any insurance obtained under this Section shall be Community Expenses.

5.02 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of Lot 10 (Outlot A), the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Lot 10 (Outlot A) Capital Reserve being held for such part of Lot 10 (Outlot A), shall, in the discretion of the Managers, either

(i) be applied to pay the Community Expenses.

(ii) be distributed to the Owners and their respective mortgagees, as their interests may appear, in equal shares.

(iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Lot 10 (Outlot A) under this Declaration. Any acquisition by the Association pursuant to this Section of real estate which shall become Lot 10 (Outlot A) hereunder shall not become effective unless and until a supplement to this Declaration,

which refers to this Section and legally describes the real estate affected, is executed by the President of the Association and Recorded.

ARTICLE SIX

The Association

6.01 IN GENERAL: Declarant has caused the Association to be organized as a limited liability company under Illinois law. The Association shall be the governing body for all of the Owners for the limited purposes of the administration, operation, maintenance, repair and replacement of Lot 10 (Outlot A) as provided herein.

6.02 MEMBERSHIP**:** Each Owner shall be a member of the Association. There shall be one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Lot within ten (10) days after such change.

6.03 VOTING MEMBERS: The voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Lot. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Lot shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Lot shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Lot as the Voting Member for such Lot.

6.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

6.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Declarant and the Owners shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member shall have one vote for each Lot, which the Voting Member represents. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority by the Voting Members present at such meeting, except as otherwise provided herein or in the Operating Agreement.

6.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence, or fraud. The Association shall indemnify and hold harmless the Declarant, and each of the Managers, and it's or their, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such a Manager; provided, however, that such indemnity shall not be operative with respect to

(i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

(ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers, there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

6.07 MANAGING AGENT: The Declarant (or an entity controlled by the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on 90 days written notice.

6.08 DISSOLUTION: Although it is currently anticipated that the Association will own and maintain Lot 10 (Outlot A), it is possible that a governmental agency may accept a dedication or conveyance of all of Lot 10 (Outlot A) and accept responsibility for maintenance of Lot 10 (Outlot A). If that occurs and the Association has no maintenance responsibilities, then at the option of the Declarant (which may be exercised at any time prior to the Turnover Date) or at the option of the members of the Association (which may be exercised by action of the members after the Turnover Date), the Association shall be dissolved and liquidated and thereafter the provisions of this Declaration which deal with the powers and duties of the Association shall be null and void and of no further force and effect. Any distribution of assets of the Association shall be made to the Owners of Lots in equal amounts for each Lot owned.

6.09 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the Lots to the commencement and prosecution of the proposed action. This Section shall not apply to

(a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or

(b) counterclaims brought by the Association in proceedings instituted against it.

ARTICLE SEVEN
Assessments

7.01 PURPOSE OF ASSESSMENTS**:** The assessments levied by the Association shall be limited to the purposes of maintaining Lot 10 (Outlot A), administering the affairs of the Association, paying the Community Expenses, and accumulating reserves for any such expenses.

7.02 COMMUNITY ASSESSMENT**:** Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

(a) The estimated Community Expenses.

(b) The estimated amount, if any, to maintain adequate reserves for Community Expenses including, without limitation, amounts to maintain the Capital Reserve.

(c) The estimated net available cash receipts from the operation and use of Lot 10 (Outlot A), plus estimated excess funds, if any, from the current year's assessments.

(d) The amount of the "Community Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above.

(e) That portion of the Community Assessment which shall be payable with respect to the ensuing calendar year by the Owner of each Lot which is subject to assessment hereunder, which shall be equal to the Community Assessment, divided by the number of Lots, so that each Owner shall pay equal Community Assessments for each Lot owned. The Community Assessment shall be paid in periodic installments as determined by the Managers from time to time, but no less frequently than once each calendar year.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's then current plan for the Development ("**Declarant's Development Plan") and (ii)** all proposed Lots have been sold and all proposed Homes are occupied. The Declarant's Development Plan shall be kept on file with the Association and may be modified from time to time by Declarant. Prior to the Turnover Date, each Owner of a Lot (other than the Declarant) will pay, with respect to each Lot owned, a monthly Community Assessment equal to what such Owner would be paying with respect to the Owner's Lot if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied.

Declarant shall not be obligated to pay any Community Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Community Assessments and working capital contributions under **Section 7.07** payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Community Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

7.03 PAYMENT OF COMMUNITY ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Community Assessment, each Owner of a Lot which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Community Assessment

which is payable by each Owner of a Lot under Section 7.02(e). For purposes hereof, a Lot shall only be subject to assessment hereunder from and after such time as an occupancy certificate has been issued with respect to the Home constructed thereon.

7.04 REVISED ASSESSMENT: If the Community Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 7.02(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

7.05 SPECIAL ASSESSMENT**:** After the Turnover Date, the Managers may levy a special assessment as provided in this Section

(i) to pay (or build up reserves to pay) expenses other than Community Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to Lot 10 (Outlot A), or any other property owned by the Association; or

(ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all Lots using the procedure provided for in Section 7.02. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefore in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Manager. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

7.06 CAPITAL RESERVE: The Association shall segregate and maintain special reserve accounts to be used solely for making capital expenditures in connection with Lot 10 (Outlot A) (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to Lot 10 (Outlot A) which are required to be maintained by the Association hereunder and periodic projections of the cost of anticipated major repairs or replacements to such property and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by special assessments or out of the Community Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to Lot 10 (Outlot A) shall be held by the Association as agent and trustee for the Owners with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets, which will be adapted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers. Managers elected by the Owners after the Turnover Date may use different approaches for the buildup of reserves from those used by Declarant, as the Managers prior to the Turnover Date. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in its budgets does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then,

(a) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves.

(b) the Managers shall have the right and power to either levy a special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Community Assessments or special assessments.

7.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the sale of each Lot by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to six (6) monthly installments of the then current Community Assessment for the Lot, which amount shall be held and used by the Association for its working capital needs (and not as an advance payment of the Community Assessment).

7.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Lot and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article 8.

ARTICLE EIGHT
Collection of Charges and Remedies for Breach or Violation

8.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Lot by acceptance of a deed therefore (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Lot. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Lot against which such Charge is made and also shall be the personal obligation of the Owner of the Lot at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

8.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

8.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may

(i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action).

(ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment, which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of Lot 10 (Outlot A) 10 (Outlot A) or by abandonment or transfer of his Lot.

8.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES**:** The lien for Charges, provided for in Section 8.01, shall be subordinate to the First Mortgagee's mortgage on the Lot which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 8.01, shall not be affected by any sale or transfer of a Lot. Where title to a Lot is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title.

However, the transferee of the Lot shall be personally liable for his share of the Charges with respect to which a lien against his Lot has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Community Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Lot, as provided in this Article.

8.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

8.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity by the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable or to recover damages or fines, and against the land to enforce any lien created hereunder; and failure by the Association or any Owner to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

8.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Lot as provided in Section 8.01.

8.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Lot to enforce any lien created hereunder.

8.09 ENFORCEMENT BY DECLARANT: The Declarant is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Declarant shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform as provided hereunder within thirty (30) days after the giving of such notice, then the Declarant may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Declarant. The Association or the offending Owner or Owners shall, upon demand, reimburse the Declarant for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Declarant through the date the Declarant is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was

completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above. Any amount payable by the Association to the Declaration pursuant to this Section may, at the Declarant's sole option, be subtracted from any amount payable by the Declarant to the Association under Section 7.02.

8.10 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Municipality shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner or Owners of its, his or their failure to perform its, his or their obligations. If such notice is given and the Association or the offending Owner or Owners do not perform to the satisfaction of the Municipality within thirty (30) days after the giving of such notice, then the Municipality may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Municipality. The Association or the offending Owner or Owners shall, upon demand, reimburse the Municipality for the reasonable cost of such work, plus interest, at the rate of two percent (2%) above the "prime rate" of interest as published from time to time in the Wall Street Journal, from the date incurred and paid by the Municipality through the date the Municipality is reimbursed for such cost, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Lot Recorded prior to the date on which any such cost becomes a lien against the Lot as provided above.

8.11 BACKUP SPECIAL SERVICE AREA: The Municipality may establish one or more backup special service areas to give the Municipality the power to levy taxes to pay the cost of maintaining Lot 10 (Outlot A) if the Association fails to do so and the Municipality chooses to furnish such services.

ARTICLE NINE
Use Restrictions

9.01 RESIDENTIAL USE: Each lot shall be used only for residential purposes as one private single family residence, and no professional, business or commercial use shall be made of a Lot or any portion thereof; nor shall any Resident's use of Lot endanger the health or disturb the reasonable enjoyment of any other Owner or Resident, except that professional and quasi-professional persons may use their residence as an ancillary or secondary facility to an office elsewhere. The foregoing restrictions shall not, however, be construed to prohibit a Resident from:

(a) maintaining his personal professional library.

(b) keeping his personal business or professional records or accounts.

(c) handling his personal business or professional telephone calls or correspondence there from.

(d) conducting an in-home business consisting of light office work and not to exceed the non-home resident to the extent not prohibited by applicable laws, ordinances, or regulations.

9.02 BUILDINGS OR STRUCTURES: No building or structure of any kind whatsoever, other than a residential dwelling and appurtenances thereto, including but not limited to fences, shall be erected,

altered, placed or permitted to remain on any Lot in Mary Ellen Woods, expect as set forth herein and no such building or structure shall be put to any use other than for residential purposes. Such residential dwellings shall not exceed two (2) stories in height and shall include an attached garage.

9.03 SQUARE FOOTAGE REQUIREMENTS: All two (2) story or multi-story houses shall have a minimum of 2,700 square feet of living space and all one story houses shall have a minimum of 2,200 square feet of living space. The term "living space" is defined as the sum of the horizontal areas of the several floors of the building, exclusive of basements and garages.
All buildings in Mary Ellen Woods shall be constructed, according to the applicable building codes, landscaping plans, regulations and ordinances promulgated by the Village of Lemont; provided, however, that if any of the standards set forth herein or which may be hereinafter imposed by amendment to this document are more restrictive than said codes, regulations and ordinances, the more restrictive standards shall govern.

9.04 ROOFS AND ROOFING MATERIAL**:** Flat roofs or built-up roofs are not permitted. The minimum roof pitch visible from the front of the house shall be 8/12 for one-story houses and 7/12 for residences other than one story. The composition of all pitched roofs shall be either cedar shake shingle, slate tiles, or an architectural textured asphalt such as or similar to Certainteed Hallmark, provided that in the case of asphalt, such roofing material shall be approved by the Committee. Metal roof material is permitted not to exceed 15% of all roofing material square footage. All required heat and plumbing vents shall be painted the color of the roof and shall not penetrate the roof on the street side of the building unless determined to be absolutely necessary by the Committee. Where prefabricated fireplace chimneys are used, the exterior flue pipe must be enclosed in a chase of wood, masonry or other suitable material. The chimney shall not penetrate the roof on the street side of the building unless determined to be absolutely necessary by the Declarant.

9.05 OUTBUILDINGS: No outbuilding, shed, storage shed, animal house, detached garage or any other permanent structure shall be constructed on any Lot. Detached buildings not to exceed 120 sq ft in size for the purpose of housing equipment necessary for in-ground pools are not restricted.

9.06 EXISTING STRUCTURES: No existing structure(s) shall be moved onto any Lot in Mary Ellen Woods from an off-site location unless they are compatible with existing homes and approved by the Developers or if applicable the Board.

9.07 ADDRESS PLATES AND HOSPITALITY LIGHT STANDARDS: There shall be not more than one address plate on each lot. An address plate shall not be more than forty-eight (48) square inches in area and shall contain the address of the dwelling. It shall be located on the dwelling or upon the wall of a garage. Two hospitality light standards of a design approved by the Committee may be located within the front yard and shall be either dusk to dawn photo-cell type or gas fixtures.

9.08 SIGNS: No advertising sign (except one "For Rent" or "For Sale" sign of not more than five square feet), billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on any Lot.

9.09 PETS: No animals of any kind shall be raised, bred or kept on any Lot, except that not more than three (3) traditional domestic pets, that is: dogs, cats, or other customary household pets may be kept, subject to rules and regulations adopted by the Developer or the Board, provided they are not kept, bred or maintained for any commercial purposes and provided that no dangerous breeds of household pets are allowed. Provided, further that any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon ten (10) days written notice from the Developer, or the Board.

The Board may from time to time adopt rules and regulations governing:

(a) the keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home.

(b) the use of Lot 10 (Outlot A) by pets.

9.10 NUISANCE: No nuisance, noxious or offensive activity shall be carried on in the Premises nor shall anything be done upon any Lot in Mary Ellen Woods, either willfully or negligently, which may be or become an annoyance or nuisance to the Owners or occupants of any Home. Without in any way limiting the effect of the foregoing, the following activities are specifically prohibited:

(a) The maintenance of unsightly plants or underbrush or plants breeding infectious plant diseases or noxious insects upon any part of a lot.

(b) The burning of refuse or burning of leaves outside a living unit.

(c) The storage of garbage outside dwelling.

(d) The use of or maintenance as a dumping ground for rubbish, trash or other waste.

(e) The hanging of laundry or other articles, or the erection of laundry drying equipment outside of an enclosed dwelling.

9.11 PARKING: Parking areas and driveways shall be used for parking operable automobiles only and no part of any Lot shall be used for storage, use, or parking of mobile homes, trailers, commercial vehicles, airplanes, snowmobiles, motor bikes, go-karts or boats except within the confines of a garage. No vehicle over 6,000 gross lbs., shall be parked outside any garage on any Lot in Mary Ellen Woods. No repair or body work of any motorized vehicle shall be permitted except within the confines of the garage. Any violation of this provision shall be deemed a nuisance. Passenger motor vehicles in non-operative condition shall not be parked, except in garages. Further, no aircraft, recreational vehicle, commercial vehicle, boat or snowmobile shall be stored, either temporarily or permanently, outside any garage or otherwise in the open on any Lot in the Subdivision.

9.12 SNOWMOBILES AND MOTOR BIKES: Snowmobiles, motor bikes, go-carts and all comparable vehicles shall be restricted to ingress and egress only. No pleasure riding of said vehicles shall be permitted anywhere within MARY ELLEN WOODS.

9.13 ANTENNA/SATELLITE DISHES: Subject to applicable federal, state or local laws, ordinances or regulations, exterior antennas and/or satellite dishes will be permitted provided that they are attached to the rear or side and are shielded from view facing the front of the house and further provided that they do not exceed 18 inches in diameter.

9.14 WINDOW AIR CONDITIONING UNITS: No window air conditioning units shall be permitted.

9.15 LANDSCAPE MAINTENANCE**:** Each Owner shall regularly mow and trim all areas of his Lot covered with ground cover and shall keep all areas of his Lot designed or intended for the proper drainage or detention of water, including swale line and ditches, unobstructed and shall mow and maintain such areas regularly so as to keep such areas in good and functional condition.
No trash, litter, junk, boxes, containers, bottles or cans shall be permitted to collect or remain exposed on any Lot except as is necessary during the period of construction. The Owner of each Lot shall be responsible for the cutting or removal of weeds each year on such Lot so as to confirm with the requirements, ordinances and regulations of the Village of Lemont.

9.16 FENCES: Fences shall be allowed only in the rear yard of any Lot and such permitted fencing shall be aluminum or cast metal in black or bronze, shall be no higher than five (5) feet, except for swimming pool enclosures, which shall be governed by local ordinances. Spacing shall be no less than 3 3/16" between pickets so visibility through the fencing is maintained. No chain link, cyclone or "board on board" fences are allowed. Any such fence shall be maintained, repaired and replaced by the Owner of the Lot on which the fence if located.

9.17 SWIMMING POOLS, THERAPY POOLS and SPAS: In-ground exterior swimming pools shall be permitted subject to compliance with all state and local ordinances. No above grade pools are allowed. Exterior pool lighting shall be designed to produce a subdued, tranquil effect. Permits issued by the Village of Lemont must be obtained by the Owner prior to commencement of construction.

9.18 BASKETBALL HOOPS, SOCCER NETS, LACROSS NETS, ETC.: Basketball hoops, soccer nets, lacrosse nets, and other similar athletic apparatus will be allowed only pursuant to regulations established by the Association. No basketballs backboards shall be mounted on the dwelling. All other fixed games and play structures shall be located at the rear dwelling. No platform, dog house, playhouse, or structure of a similar kind or nature shall be constructed on any part of a lot located in front of the rear line of the dwelling constructed thereon, and any such structure must have prior approval of the Committee.

9.19 CURBSIDE MAILBOXES**:** The owner of each lot shall install a mailbox that has been approved by Declarant and must meet installation guidelines provided. No brick enclosed mail box structures are permitted.

ARTICLE TEN
Declarant's Reserved Rights and Special Provisions Covering Development Period

10.01 IN GENERAL**:** In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. . Except as otherwise provided in this Article, the rights of Declarant under this Article shall terminate at such time as the Declarant no longer holds or controls title to any portion of the Development Area.

10.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to

(a) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable.

(b) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Premises or at other properties in the general location of the Premises which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant and its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy Lot 10 (Outlot A), at any and all reasonable times without fee or charge.

10.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant and its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure on the Lots or Lot 10 (Outlot A) which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant and its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

10.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall not have the right to dedicate portions of Lot 10 (Outlot A) to the County, the Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall not have the right to reserve or grant easements over Lot 10 (Outlot A) to any governmental authority, public utility or private utility for the installation and maintenance of cable TV, electrical and telephone conduit and lines, gas, sewer or water lines, cable television or any other utility services serving any Lot.

10.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of

(i) such time as Declarant no longer holds or controls title to any portion of the Development Area,

(ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, or

(iii) ten (10) years from the date of Recording hereof. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

10.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

10.07 ASSIGNMENT BY DECLARANT: Any and all rights, which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party, which previously exercised or subsequently shall exercise such rights.

10.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements

(including, without limitation, construction of a Home, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to any Lot or any part of the Home which is visible from outside the Home without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Lot without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

ARTICLE Eleven
Amendment

11.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration

(i) to comply with requirements of Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities.

(ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Lots.

(iii) to correct errors, omissions, ambiguities or inconsistencies in the Declaration or any Exhibit.

(iv) to amend Exhibit A to include additional real estate.

(v) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations.

(vi) to amend Exhibit B to remove real estate from the Premises and the terms of this Declaration so that the portion or portions so removed shall no longer be Premises. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declarant to Record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

11.02 AMENDMENT: The provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Lots; except, that (i) the

provisions of this Section 2. May be amended only by an instrument executed by all of the Owners and all First Mortgagees,

(i) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant.

(ii) the provisions may be amended pursuant to this Section 11.02 only upon the written consent of the Declarant. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Lot shall no longer have the legal access to a public way from his Lot. No amendment shall become effective until properly Recorded.

ARTICLE TWELVE
First Mortgagees Rights

12.01 NOTICE TO FIRST MORTGAGEES**:** Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

a. Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Lot covered by the First Mortgagee's mortgage;

b. Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;

c. Copies of notices of meetings of the Owners;

d. In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 12.02 below;

e. Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

f. Notice of any substantial damage to any part of Lot 10 (Outlot A) or the Lot subject to the First Mortgagee's mortgage;

g. Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of Lot 10 (Outlot A) or the Lot subject to the First Mortgagee's mortgage;

h. Notice of any default by the Owner of the Lot which is subject to the Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within 30 days of the date of the default;

(i) The right to examine the books and records of the Association at any reasonable times; and

(ii) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

(iii) The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

12.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Lots (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section I 2.0l (d) above will be required for the Association to do or permit to be done any of the following:

(i) Adoption of an amendment to this Declaration which

1. changes Article Seven or otherwise changes the method of determining the Community Assessments or other Charges which may be levied against an Owner.

2. changes Section 8.04 or Article Eleven.

3. changes this Article Twelve, or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees.

4. materially changes insurance and fidelity bond requirements.

5. changes voting rights.

6. imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Lot.

(ii) The withdrawal of the Premises from the provisions of this Declaration;

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

12.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of

(i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of Lot 10 (Outlot A) or

(ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of Lot 10 (Outlot A), any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Lot with respect to any such distribution to or with respect to such Lot; provided, that, nothing in this Section shall be construed to deny to the Association the right

(1) to apply insurance proceeds to repair or replace damaged Lot 10 (Outlot A) or

(2) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE THIRTEEN
Miscellaneous

13.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if

(i) mailed, postage prepared, to his or its last known address as it appears on the records of the Association at the time of such mailing,

(ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or

(iii) when personally delivered to his or its Lot. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

13.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

13.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

13.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of

(a) the rule against perpetuities or some analogous statutory provision,

(b) the rule restricting restraints on alienation, or

(c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

13.05 TITLE HOLDING LAND TRUST: In the event title to any Lot is held by a title holding trust, under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries there under from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Lot. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Lot and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Lot.

13.06 DESIGNATED BUILDERS:

(a) The Declarant shall have the right and power to designate, in a Supplemental Declaration, a "Designated Builder" and to grant to the Designated Builder some or all of the rights of the Declarant hereunder, including, without limitation, one or more of the following rights:

(i) The right to construct homes and to temporarily store construction equipment and materials on the Development Area.

(ii) The right to construct and maintain model units, sales or leasing offices,

(iii) parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Designated Builder may deem advisable and to use such model units (including model units which are sold by and leased back to the Designated Builder), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Premises or at other properties in the general location of the Premises which are being offered for sale by the Designated Builder or any its affiliates, without the payment of any fee or charge whatsoever to the Association.

(iv) The right of ingress and egress and the right to use and enjoy Lot 10 (Outlot A), at any and all reasonable times without fee or charge.

(v) The right and power to lease any Homes owned by it to any person or entity which it deems appropriate in its sole discretion.

(vi) The right not to pay assessments under Section 7.02 hereof with respect to Lots owned by the Designated Builder during the period prior to the Turnover Date, subject to the obligation to share in the shortfall payments, if any, required to be made by the Declarant; The right not to pay the initial capital contribution provided in Section 7.07 upon the closing of the sale of a Lot by Declarant to the Designated Builder; provided, however, that, in such case, the amounts payable under Section 7.07 shall be paid upon the closing of the Lot by the Designated Builder to a third party purchaser;

(i) The right to be treated as the Declarant under Section 13.07 hereof with respect to the waiver of implied warranty of habitability provided for therein.

(b) Any rights granted by the Declarant to a Designated Builder pursuant to this Section may be subject to such restrictions and limitations as the Declarant deems appropriate. Unless otherwise limited by the Declarant, any rights granted by the Declarant to a Designated Builder pursuant to this Section shall continue until such time as the Designated Builder is no longer vested with, or controls title to, any portion of the Development Area, regardless of whether the rights of the Declarant hereunder have terminated or expired.

13.07 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also

held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against the Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

EXHIBIT A
DEVELOPMENT AREA
MARY ELLEN WOODS
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

INSERT LEGAL DESCRIPTION HERE:

THE EAST 810 FEET OF THE NORTH 325 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B - Plat of Subdivision

EXHIBIT C – Legal Descriptions + Tax I.D.‘s –

MARY ELLEN WOODS
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9,

IN MARY ELLEN WOODS, A SUBDIVISION OF PART OF THE

INSERT LEGAL DESCRIPTION HERE

IN COOK COUNTY, ILLINOIS.

PINS:

LOT 1 XX-XX-XXX-XXX-XXXX
LOT 2 XX-XX-XXX-XXX-XXXX
LOT 3 XX-XX-XXX-XXX-XXXX
LOT 4 XX-XX-XXX-XXX-XXXX
LOT 5 XX-XX-XXX-XXX-XXXX
LOT 6 XX-XX-XXX-XXX-XXXX
LOT 7 XX-XX-XXX-XXX-XXXX
LOT 8 XX-XX-XXX-XXX-XXXX
LOT 9 XX-XX-XXX-XXX-XXXX

LOT 10 (OUTLOT A)“OUTLOT A”

XX-XX-XXX-XXX-XXXX

EXHIBIT C OF
DECLARATION FOR MARY ELLEN WOODS

THE BY-LAWS OF THE MARY ELLEN WOODS HOMEOWNER'S ASSOCIATION

ARTICLE 1
NAME OF CORPORATION

The name of this corporation is Mary Ellen Woods Homeowners Association.

ARTICLE II
PURPOSE AND POWERS

1. PURPOSES: The purposes of this Association is to act on behalf of its members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property and for the promotion of the health, safety and welfare and the common use and enjoyment thereof by members of the Association, all on a not-for-profit basis. These By-Laws are subject to the provisions of the Declaration for Mary Ellen Woods (Declaration") recorded with the Office of the Recorder of Deeds for Cook County, Illinois. All terms used herein shall have the meanings set forth in the Declaration.

2. POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-For-Profit Corporation Act of the State of Illinois, the Declaration and these By-Laws.

ARTICLE III
OFFICES

1. REGISTERED OFFICE: The Association shall have and continuously maintain in this state a registered office and a registered agent whose office is identical with such registered office; and may have other offices within the State of Illinois as the Board may from time to time determine.

2. PRINCIPAL OFFICE: The Association's principal office shall be maintained on the Development Area.

ARTICLE IV

MEETINGS OF MEMBERS

1. VOTING RIGHTS: Any or all members may be present at any meeting of the members, but the voting rights shall be vested exclusively in the Voting Members, provided; that, prior to the Turnover Date, the voting rights shall be vested exclusively in the Declarant and the Voting Members shall have no voting rights. From and after the Turnover Date, each Voting Member shall be entitled to one vote for each Lot which the Voting Member represents. The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

2. PLACE OF MEETING QUORUM: Meetings of the members shall be held at the principal office of this Association or. at such other place in Cook County, Illinois as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Twenty percent (20%) of the Voting Members shall constitute a quorum provided, however, that in the event a quorum is not met for a particular meeting, the number of Voting Members required for quorum shall be reduced by fifty percent (50%) at a noticed continuation of such meeting and shall continue to be reduced by fifty percent (50%), until such time as quorum is met and a meeting can be held. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Owners at which a quorum is present upon the affirmative vote of a majority of the members present at such meeting.

3. ANNUAL MEETINGS: The initial meeting of the members shall be held upon not less than twenty-one (21) days' written notice given by the Declarant. lf not called earlier by the Declarant, the initial meeting of the Owners shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Owners on the anniversary thereof, or at such other reasonable time or date (not more than thirty (30) days before or after such date) as may be designated by written notice of the Board delivered to the Owners not less than ten(10) days prior to the date fixed for said meeting.

4. SPECIAL MEETINGS: Special meetings of the members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Owners or for any other reasonable purpose. Said meetings shall be called by written notice, authorized by a majority of the Board, or by twenty percent (20%) of the Voting Members, and delivered not less than ten (l 0) days prior to the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

5. NOTICE OF MEETINGS: Notices of meeting required to be given herein may be delivered either personally or by mail to the members, addressed to such member at the address given by him to the Board for the purpose of service of such notice or to the Lot of the Owner, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

ARTICLE V

BOARD OF DIRECTORS

1. IN GENERAL: The affairs of the Association shall be vested in the board of directors (the "Board"), which shall consist of five (5) persons ("Directors") or such other number of persons as shall be fixed from time to time by the affirmative vote of 50% of the Voting Members. Each Director shall be an Owner or a Voting Member.

2. DEVELOPER DESIGNATED BOARDS: Anything herein to the contrary notwithstanding, until the first meeting of the members after the Turnover Date the Board shall consist of three (3) persons from time to time designated by the Declarant, who shall serve at the discretion of the Declarant. During such period the Owners may elect from among themselves that number of non-voting counselors to the Board as the Declarant may, in its sole discretion, permit.

3. BOARD AFTER TURNOVER DATE: At the first meeting of the Owners (which shall be held no later than the Turnover Date) the Voting Members shall elect a full Board of Directors in the manner hereinafter provided to replace the Declarant designated Board established under Section 5.02. From and after such meeting, each member of the Board shall be an Owner or a Voting Member, or both. Within sixty (60) days after the election of a majority of the Board other than those designated by the Declarant, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, these By-Laws, the Association's Articles of Incorporation and the Association's minute book.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant designed Boards.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association including documents transferring the property to the Association.

4. ELECTION: At the initial meeting of the Owners, The Voting Members shall elect a full Board of Directors. The three (3) candidates receiving the greatest number of votes shall each serve a two year term and the two (2) candidates receiving the next greatest numbers of votes shall each serve a one year term. Thereafter, each Director shall serve a two year term. Each Director shall hold office until his term expires or until his successor shall have been elected and qualified. Directors may succeed themselves in office. In all elections for members of the Board, the Voting Member for each Lot shall be entitled to the number of votes equal to the number of Directors to be elected (cumulative voting shall not be permitted).

5. ANNUAL MEETINGS: The Board shall hold an annual meeting within ten (10) days after the annual meeting of the members.

6. REGULAR MEETINGS: Regular meetings of the Board shall be held at such time and place as shall be determined at the annual meeting or, from time to time, by a majority of the Directors, provided that no less than four such meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Director, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises to as to inform the Owners of such meetings.

7. SPECIAL MEETINGS: Special meeting of the Board may be called by the President or at least one-third (1/3) of the Directors then serving.

8. WAIVER OF NOTICE: Before or at any meeting of the Board any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

9. QUORUM: A majority of the Directors serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Directors are present at said meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Directors present at a meeting at which a quorum is present.

10. COMPENSATION/REIMBURSEMENT FOR EXPENSES: Directors shall receive no compensation, expect as expressly provided in a resolution duly adopted by 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Director shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his duties as a Director.

11. REMOVAL OR RESIGNATION OF DIRECTOR: Any Director may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Directors then serving at any annual meeting or at a special meeting called for such purpose. Any Director may resign at any time by submitting his written resignation to the Board. If a Director ceases to be an Owner or Voting Member, he shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Director who resigns may be appointed by a majority of the remaining Directors at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his predecessor's term.

12. POWERS AND DUTIES OF THE BOARD: The board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, these By Laws, and the Illinois General Not-for-Profit Corporation Act, including, without limitation, the following powers and duties:

(a) To engage the services of a manager or managing agent upon such terms and with such authority at the Board may approve.

(b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper.

(c) To provide for any maintenance for which the Association is responsible under the Declaration.

(d) To procure insurance as provided for under the Declaration.

(e) To estimate and provide each Owner with an annual budget showing the Community Expenses.

(f) To set, give notice of, and collected Community Assessments from the Owners as provided in the Declaration.

(g) To pay the Community Expenses.

(h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the **Association**.

(i) To delegate the exercise of its power to committees appointed pursuant to Article Seven of these By-Laws.

(j) To borrow money and pledge the assets of the Association, including the right to receive future assessments, as collateral for repayment thereof.

ARTICLE VI
OFFICERS

1. OFFICERS: The officers of the Association shall be a President, a Vice President, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate. All officers shall be Directors and shall be elected at each annual meeting of the Board and shall hold office at the discretion of the Board.

2. VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Directors in-office, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.

3. POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officers of the Association and shall preside at all meetings of the members and at all meetings of the Board and shall execute amendments to the Declaration and these By-Laws as provided in the Declaration and these By-Laws.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office.

(c) The Secretary shall keep minutes of all meetings of the Owners and of the Board and shall have custody of the Association Seal and have charge of such other books, papers and documents as the Board may prescribe.

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

4. OFFICERS COMPENSATION: The officers shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the Voting Members.

ARTICLE VII

COMMITTEES DESIGNATED BY BOARD

1. BOARD COMMITTEES: The Board, by resolution adopted by a majority of the Directors in office, may designate one or more committees, each of which shall consist of two or more Directors, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association, but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Director, of any responsibility imposed upon it or him by law.

2. SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be Owners or representative of Owners and the President of the Association shall appoint the committee and the Board. Any member of such committee may be removed by the President of the Association whenever in his judgment the best interests of the Association shall be served by such removal. The powers and the duties of any such standing committee shall be as set from time to time by resolution of the Board. The chairman of each standing committee shall be a Director (who shall act as the liaison between the committee and the Board), unless provided otherwise in the establishing resolutions and the other members of the committee (which need not be Directors) shall be appointed and removed from time to time by such chairman.

3. TERM: Each member of a committee shall continue as such until the next annual meeting of the Board and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

4. CHAIRMAN: One member of each committee shall be appointed chairman.

5. VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

6. QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7. RULES: Each committee may adopt rules for its own government not inconsistent with the Declaration, these By-Laws or with rules adopted by the Board.

ARTICLE VIII

CONTRACTS, CHECKS. DEPOSITS AND FUNDS

1. CONTRACTS: The Board may authorize any officer of officers, agent, or agents of the Association in addition to the officers so authorized by these By-Laws. to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

2. PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

3. BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board shall elect.

4. SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX
FISCAL MANAGEMENT

1. FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two thirds (2/3) of the Board. In the absence of action by the Association, the fiscal year shall be a calendar year.

2. ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year the Board shall furnish each Owner with a statement of the income and disbursements of the Association for such fiscal year.

3. SPECIAL STATEMENT: Within ten (I 0) days after receipt of a written request from an Owner (together with payment of a reasonable fee, if any, set by the Board) the Board shall provide the Owner with a statement containing the following information:

(a) The status of the Owner's account and the amount of any unpaid assessments or other charges due and owing from the Owner.

(b) The status and amount of any and all Capital Reserves.

4. ASSESSMENT PROCEDURE: Community assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, the Board, and committees having any of the authority of the Board, and shall keep at the registered or principal office of the Association a record giving the names and addresses of the members. All books and records of the Association may be inspected by any Owner, or his mortgagee, agent, or attorney, for any proper purpose at any reasonable time.

ARTICLE XI
SEAL

The Board may provide for a corporate seal which shall be in the form of a circle and shall be inscribed thereon the names of the Association and the words, "Corporate Seal, Illinois".

ARTICLE XII
AMENDMENTS

These By-Laws may be amended or modified at any time, or from time to time by the affirmative votes of Members have more than two-thirds (2/3) of the total votes, provided that prior to the Turnover Date, Section 5.02 and this Article XII may not be amended without the written consent of the Declarant, and provided further, that no provision of these By-Laws may be amended or modified so as to conflict with the provisions of the Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant and the Developer herein, have hereunto set their hands and seals on the date first written above.

Amy Ellen Group, LLC.

Dated _____, 2022

By: _____

Name: Gavin Sebastian
It's: Manager

Secretary of State)

County of Cook)

I, the undersigned, a notary public in and for the aforesaid county and state, do hereby certify that the foregoing signatures on this instrument, and that the said individuals appeared and delivered said instrument as a free and voluntary act for the purposes therein set forth.

Given under my hand and notarial seal this _____day of _____, A.D., 2022.

Notary Public _____

Affix Seal:

Printed Name _____



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
QB	3	Quercus bicolor SWAMP WHITE OAK	1 Gal.	
QM	3	Quercus macrocarpa BURR OAK	1 Gal.	
		ORNAMENTAL TREES		
CC	3	Cercis canadensis EASTERN REDBUD	1 Gal.	Multi-Stem
		EVERGREEN TREES		
PS	3	Pinus strobus WHITE PINE	1 Gal.	
		MISC. MATERIALS		
	2	SHREDDED HARDWOOD MULCH	C.Y.	

PLANTING SUMMARY

Key	Qty.	Description
	0.08 AC.	WETLAND VEGETATION SEED MIX AND PLUGS
	0.07 AC.	SHADED WOODLAND SEED MIX
	0.34 AC.	NATIVE GRASS AND SEEDED PLUGS
	0.07 AC.	RAIN GARDEN SEED MIX
	0.57 AC.	NO MOW FESCUE
*	4	NSMA SIGN LOCATION

0 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT:
Gavin Sebastian
825 Warner Ave.
Lemont, IL 60436

MARY ELLEN WOODS
LEMONT, ILLINOIS
RESTORATION & ENHANCEMENT PLAN

4	1/18/2022
3	10/27/2021
2	5/04/2021
1	11/19/2020

REVISIONS

DATE	7/13/2020
PROJECT NO.	GT2001
DRAWN	LRP/TRC
CHECKED	ELR
SHEET NO.	1 OF 3

Know what's below. Call before you dig.

XREFS
PLOT CONFIG

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, and native areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Native landscape areas shall adhere to the Village of Lemont's "Native Planting Guidelines" where applicable.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or municipality prior to installation.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

At no time throughout management activities shall aggressive native species, non-native species, nor invasive/exotic species be allowed to become established on the site and/or allowed to colonize.

Within three (3) months of seed installation, the total vegetative cover in all areas seeded with cover crop shall be greater to or equal than seventy-five percent (75%) as measured by general visual assessment. If seed installation is completed in the fall, this standard shall be met by June 1st of the following year.

1st Full Growing Season: 25% of the native species installed via seed shall be alive and apparent. None of the dominant species within the seeded areas shall be invasive/exotic species. No less than 80% of any live native herbaceous plant material installed shall be alive and in vigorous condition. If less than 80% live plant material survive the first growing season, plants shall be replaced so 80% criteria is achieved.

2nd Full Growing Season. 50% of the native species installed via seed shall be alive and apparent. Native cover shall be at least 50%, but shall not be dominated by aggressive native species including, but not limited to Ragweed (Artemesia spp.), Horsetail (Erigeron canadensis), Foxtail (Alopecurus spp. & Setaria spp.), Cottonwood (Populus deltoids), Box Elder (Acer negundo), Sandbar Willow (Salix interior), Cattails (Typha spp.), Barnyard Grass (Echinochloa crusgalli), etc.

3rd -5th Full Growing Season: In addition to fulfilling the above, for entire planting zone, as a whole 75% of the native species installed via seed shall be alive and apparent. None of the dominant species within the planting zone(s) shall be non-native or invasive/exotic species. Native cover within the planting area(s) shall be at least 80%, but shall not be dominated with aggressive native species including, but not limited to Ragweed (Artemesia spp.), Horsetail (Erigeron canadensis), Foxtail (Alopecurus spp. & Setaria spp.), Cottonwood (Populus deltoids), Box Elder (Acer negundo), Sandbar Willow (Salix interior), Cattails (Typha spp.), Barnyard Grass (Echinochloa crusgalli), etc.

There shall be no areas greater than 0.25m^2 that are devoid of vegetation.

There shall be no rills or gullies present throughout the project area.

The following Floristic Quality Index (FQI) standards shall be achieved for all planted native areas:

a) Based on the results of the meander survey, the goal is to have the Native Mean C-value increase each successive year after planting.
b) Based on the meander survey, the goal is to have the Native FQI increase each successive year.
c) By the end of the third growing season, each planting zone shall achieve or exceed a C-value of 3.0 and FQI of 20.

C. Water Quality Performance Standards

To maintain long-term water quality improvement, the hydrodynamic separators and stormwater retention area shall be inspected annually.

Separators will be inspected for blockages, trash, and hydrocarbons. Vacuum pumps can be utilized for cleaning and all removed pollutants and materials will be properly disposed of off-site.

Until final acceptance, stormwater retention areas shall be inspected annually for sedimentation and turbidity. Under normal conditions, the 100-yr flood volume shall drawdown within the expected 90-hr period. Ponded water on-site shall have low turbidity and be free of algae.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). All plant and seed material sources and quality must be approved by the Village Ecologist prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs. /AC.
Avena sativa	Seed Oats	40.0 lbs.

For fall or dormant plantings, use RegreenE at the specified rates below:

Botanical Name	Common Name	lbs. /AC
Triticum aestivum	RegreenE	50.0 lbs.

B. Wetland Vegetation Seed Mix and Plugs

Botanical Name	Common Name	lbs. /AC	Plugs/AC
Alisma subcordatum	Water Plantain	0.500	494
Carex brevior	Crested Sedge	0.250	
Carex comosa	Bristley Sedge	0.250	494
Carex lupulina	Hop Sedge	0.250	494
Carex normalis	Spreading Oval Sedge	0.250	494
Doellingeria umbellate	Flat-topped Aster	0.500	
Elymus riprius	Riverbank Rye	3.000	
Elymus virginicus	Silky Wild Rye	3.000	
Glyceria striata	Fowl Manna Grass	0.150	
Helenium autumnale	Sneezeweed	0.500	
Iris virginica var. shrevei	Blue Flag	0.500	494
Scirpus cyperinus	Wool Grass	0.250	494

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell Flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Village Ecologist prior to installation.

C. Shaded Woodland Seed Mix

Botanical Name	Common Name	lbs. /AC
Grasses and Sedges		
Bromus pubescens	Woodland Brome	2.000
Carex grisea	Wood Gray Sedge	0.150
Carex pensylvanica	Oak Sedge	0.150
Carex radiata	Star Sedge	0.150
Carex sprengelii	Long-beaked Sedge	0.031
Elymus hystrix	Bottlebrush Grass	2.000
Elymus riparius	Riverbank Wild Rye	2.000
Elymus villosus	Silky Wild Rye	2.000
Glyceria striata	Fowl Manna Grass	0.500
Wildflowers/Broadleaves		
Agastache scrophulariaefolia	Purple Giant Hyssop	0.500
Allium cernuum	Nodding Wild Onion	0.150
Aquilegia canadensis	Wild Columbine	0.250
Asclepias exaltata	Poke Milkweed	0.125
Campanulastrum americanum	Tall Bellflower	0.060
Geranium maculatum	Wild Geranium	0.060
Helianthus strumosus	Pale-Leaved Sunflower	0.250
Maianthemum racemosum	Feathery False Solomon'sSeal	0.500
Mertensia virginica	Virginia Bluebells	0.060
Penstemon digitalis	Foxglove Beard Tongue	0.250
Penstemon pallidus	Pale Beard Tongue	0.250
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.150
Scrophularia marilandica	Late Figwort	0.250
Solidago flexicaulis	Broad-Leaved Goldenrod	0.150
Solidago ulmifolia	Elm-Leaved Goldenrod	0.150
Symphyotrichum sagittifolius	Arrow-Leaved Aster	0.250
Symphyotrichum shortii	Short's Aster	0.250
Thalictrum dioicum	Early Meadow Rue	0.250

D. Native Grass Plugs

Botanical Name	Common Name	Plugs
Grasses		
Sporobolus heterolepis	Prairie Dropseed	1,500
Carex pennsylvanica	Pennsylvania Sedge	1,500

E. Rain Garden Seed Mix

Botanical Name	Common Name	lbs. /AC
Carex frankii	Bristly Cattail Sedge	0.250
Carex pellita	Broadleaved Wooly Sedge	0.250
Carex stipata	Common Fox Sedge	0.500
Carex vulpinoidea	Brown Fox Sedge	0.500
Elymus riparius	Riverbank Rye	3.000
Glyceria striata	Fowl manna grass	0.130
Juncus torreyi	Torreys Rush	0.005

F. No Mow Fescue Seed Mix - 7 lbs. / 1,000 sq. ft.

25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

D. Erosion Control Blanket: North American Green SC150BN, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Village Ecologist.

3.2 PLANTINGS

A. Seeding Native Areas

1. The period for planting prairie seed shall be from March 1st - June 30th. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow and shall be seeded between September 15th - October 31st.

2. The Applicant and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. The Applicant shall till soil to a depth of four (4) inches within areas designated for native seed mixes. When conditions are such that satisfactory results are not likely to be obtained, the work will be suspended and shall resume only when conditions are appropriate. Undulation or irregularities in the surface that would interfere with the operations or maintenance shall be leveled before the next operation.

4. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

5. Prior to seeding, planting areas shall have at least twelve (12) inches of clean un-compacted topsoil. Spread approximately ½ the thickness of required topsoil over loosened subgrade. Work into top of loosened subgrade to create a transition layer, then spread remainder of topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

6. Soil shall be loose and friable without compaction of top soil (4-12" depth) or prepared subsoil depth (8-16" depth). Applicant shall be responsible for remediating any compact areas within native planting zones prior to beginning seeding or planting.

7. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Mix thoroughly into the upper four (4) inches of topsoil. Native areas shall not receive fertilizer.

8. Applicant shall request an inspection with the Village Ecologist to review the prepared seed bed and receive written approval to proceed with native planting operations.

9. Applicant shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Applicant shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

10. Seed shall be drop-seeded by a rangeland type dropseeder designed to plant native grass and for seed (such as the Belco Greenscape 600-46 Conservation seeder). Seed shall be installed in at least two separate runs where each application of seed shall overlap the previous application by one half (1/2) the weight to insure double coverage of seeded areas. Each planting run shall overlap by a minimum of 6 inches. Some seed species require exposure of sunlight for germination, these species shall be planted separately, after dropseeding, utilizing the broadcasting method. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Other methods of seed installation may be used with prior approval from the Landscape Architect.

11. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

12. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

13. Wet mesic areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.

14. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

15. Whenever possible, the General Contractor shall utilize equipment having low unit pressure ground contract within planting areas. The Contractor shall take precautions to ensure that

B. Perennial Beds

Perennials shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

3.3 INVASIVE WOODY VEGETATION REMOVAL

This section includes the selective cutting and disposal of woody brush primarily targeting non-native shrubs.

1. Work shall be supervised by a certified arborist who is competent at the identification of plant materials to be removed and native species to be preserved.

2. Herbicide to be used for basal applications of cut stumps shall be triclopyr: 3,5,6-trichloro-2-pyridinyloxyacetic acid, butoexyethyl ester, trade name Garlon 4 or equivalent.

3. Contractor will cut all woody species to be removed with hand tools including but not limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

4. All stumps shall be cut flat with no sharp points, and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

5. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.
6. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

7. Removal of undesirable woody species shall preferentially occur when ground is frozen.

8. Cut brush piles shall not exceed eight (8) feet in height by twelve (12) feet in diameter. Piles shall be spaced as necessary to minimize dragging cut material. Piles must be located in open areas without canopy branches of preserved trees extending over the piles. Piles shall be burned while taking prevailing winds into account. Ash from burn piles shall be dispersed across the site at a depth not to exceed ½ inch. * Note: If cut brush is to be removed from the site rather than burned, no restriction of brush pile size is applicable.

9. Species Designated for Removal:

Scientific Name	Common Name	Disposition
Rhamnus spp.	Buckthorn species	Remove all
Lonicera spp.	Honeysuckle species	Remove all

10. Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to laun areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

3.4 NATIVE LANDSCAPED AREAS MONITORING & MAINTENANCE

A. Monitoring

All native planting areas shall be monitored annually for a three (3) year period.
Two (2) qualitative monitoring visits shall be conducted anytime during the months of May-September. A meander-search survey method will be utilized to gather the following data.

1. Total, native, and non-native/weedy vegetation coverage throughout each planting zone.
2. Plant inventory for entire site.
3. Perform FQA for native plantings
4. Tree and shrub survival rates

Perform at least one (1) quantitative monitoring visit within the native planting areas anytime during the months of May-September. Permanent straight line transects and quadrat survey methods will be utilized to gather the following data and determine the final success criteria

1. Vegetative data from a series of quadrats located along a permanent straight line transect resulting in 30 or more quadrats per planting zone OR a maximum of 20% of the planting area zone. Data shall be used to validate or dispute visual assessments of vegetative coverage and dominance, and distribution.

One (1) annual monitoring report shall be submitted in duplicate to the U.S. Army Corps of Engineers (USACE), the Metropolitan Water Reclamation District (MWRD), and the Village Ecologist by January 31st following each monitoring year. The monitoring report shall contain the following information:

1. Introduction
a. Site history leading up to current project including construction and management to date
b. Site description, including street address, County, Section, Township, and Range
c. A site location map
d. Permit numbers and department/county of issue
2. Vegetation Monitoring
a. Summarize methods used for vegetation monitoring, including survey dates.
b. Summarize results of vegetation monitoring.
c. Data summary
i. Floristic Quality Assessment (FQA) data for Baseline Meander Survey (if available).
ii. FQA for Meander and Transect Survey:
1. Native Mean Coefficient of Conservatism Value (č)
2. Native Floristic Quality Index Value (Native FQI)
3. Relative Importance Value of all plant species (RIVn)
4. Comparison table that lists previous years data (if available) with current year's data to compare performance criteria.
3. Discussion
a. Discuss the work performed as part of ongoing steward ship during the previous calendar year (if available)
b. Compare the current year's data with data from previous years (if available).
c. Compare current year's results against the performance criteria
d. Describe any deficiencies in the stewardship activities to date that are hindering the sites ability to meet performance criteria. And propose detailed corrective actions
e. Discuss in detail the stewardship activities that are recommended in the upcoming year.
f. Conclusion.
4. Exhibits
a. Copies of any applicable permits
b. Original site plan, including topography, plating zones, tree locations, etc.
c. Adapted site plan showing areas of deficiency, areas of erosion, etc.
d. Original species list installed
e. FQA data tables.

B. Acceptance

The work shall be considered 100% complete after the year three performance criteria have been satisfied and approval has been given in writing by the Direct of Planning and Economic Development. A long term management plan will be developed and approved by the Village Ecologist prior to the final sign off.

If native planting areas fail to meet the terms of the performance criteria, the Owner should develop and submit a remedial action plan that takes into consideration the site goals and specific deficiencies. The contractor will implement the approved remedial action plan and submit a report that describes the remedial action taken. Final acceptance is not granted until all planting areas meet performance criteria or meet the stated intent of the project to the satisfaction of the Planning and Economic Development Director. Even after formal acceptance, natural areas need to be maintained in perpetuity (Subsection 3.4.D).

C. Maintenance:

First Season

1. Mowing: With the exception of the emergent area, native seeding areas should be mowed to a height of 12" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during late May/early June and subsequently four weeks apart or anytime a large number of weed species begin to flower.

2. Spot Herbicide: Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. . Larger portions of perennial weeds should be treated with an appropriate herbicide. Contractor shall utilize a 3-5 gallon backpack style sprayer. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants.

3. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application as stated above. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed under 12" inches in height to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT:
Gavin Sebastian
825 Warner Ave.
Lemont, IL 60436

MARY ELLEN WOODS
LEMONT, ILLINOIS
SPECIFICATIONS

3	1/18/2022
2	2/19/2021
1	11/19/2020

REVISIONS

DATE	7/13/2020
PROJECT NO.	GT2001
DRAWN	LRP/TRC
CHECKED	ELR
SHEET NO.	2 OF 3

Know what's below. Call before you dig. 811

XREFS:
PLOT CONFIG:

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NSMA SIGN
SCALE: 1"=10'

LONG TERM MAINTENANCE PLAN

NATURALIZED STORMWATER AND NATIVE LANDSCAPE AREAS

The Naturalized Stormwater and Native Landscape Areas consist of constructed stormwater basins and native landscape as shown on the Landscape Plan. Short-term maintenance performed by the initial landscape contractor includes all work outlined in plan specifications to install and establish the native areas. Performance standards included in the Plan should be achieved prior to turn-over. The Owner shall be responsible for the contracting maintenance of the Naturalized Areas in perpetuity once performance standards are met. Basic maintenance is required in order to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The table below outlines recommended annual maintenance activities which may be applicable to the site.

Table 2. Recommended Annual Maintenance for Naturalized Stormwater and Native Landscape Areas

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.1 General Maintenance / Clean Up									
SITE ASSESSMENT	X						X		Site is assessed in spring/fall to determine any changes or repairs needed.
DEBRIS REMOVAL	X	X						X	Removal of windblown debris.
INLET/OUTLET CLEANING	X		X		X			X	Removal of accumulated sediments in structures.
2.2 Vegetation Maintenance									
WEED CONTROL		X				X			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred
SIDE SLOPE MOWING		X							Side slopes should be mown mid-May
CATTAIL TREATMENT AND REMOVAL					X	X		X	Can be removed in winter during ice-over
ALGAE TREATMENT AND REMOVAL									As necessary
PRESCRIBED BURNS	X	X					X	X	

PART 1 - Long Term Management Requirements

1.1 Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or spot herbicide application. Undesirable plant species consist of non-native, invasive species.

As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through seasonal management.

- Mechanical Control: Mowing to prevent seed set of undesirable species and spot herbicide application are recommended when and where applicable. The timing and height of the mow depends on the species being controlled but typically is between 6-12 inches high. Contractor will use a rotary or flail mower to chop the cut material into fine pieces that will not smother native plants. Hand pulling or digging of these species and woody undesirables can provide control if there are fewer than 100 plants.

- Chemical Control: Herbicides will be limited to specific problem areas with a dominance of plant species that do not respond well to prescribed burning and/or mechanical control measures. Herbicides shall be selectively applied by Illinois Department of Agriculture licensed operators or applicators. Only species for which mechanical controls are not appropriate should receive treatment with herbicides. Insecticides and Fungicides are not to be used.

- Overseeding is recommended to improve vegetative coverage by native species as necessary and increase coverage of particular species (i.e. increase flowers/forbs). Any area greater than 0.25 square-meter in size devoid of vegetation should be overseeded. Rake the soil to loosen and remove debris to ensure seed-to-soil contact. In emergent areas, re-planting should occur if half the emergent zone does not establish or survive.

1.2 Site assessments shall occur annually (or as needed) to document the success of the native communities.

Part 2 - Prohibited Activities

This section outlines various activities restricted or prohibited within areas of naturalized landscaping except as needed to achieve and maintain a naturalized landscape consistent with the approved plan as directed by a natural landscape maintenance specialist.

- Dumping of yard waste or debris
- Replacement of approved vegetation with non-approved materials or non-native vegetation
- Construction or placement of structures including but not limited sheds, signs, playgrounds, patios, etc
- Mowing other than for meeting specific management goals
- Removal or destruction of trees or plants, draining, plowing, removal of topsoil, or other materials

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MARY ELLEN WOODS
LEMONT, ILLINOIS
SPECIFICATIONS

3	10/27/2021
2	5/04/2021
1	11/19/2020

REVISIONS

DATE 7/13/2020
PROJECT NO. GT2001
DRAWN LRP/TRC
CHECKED ELR
SHEET NO.
3 OF 3

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

WILL / SOUTH COOK SOIL & WATER CONSERVATION DISTRICT

Leadership in Resource Management Since 1946.

1201 S. GOUGAR ROAD • NEW LENOX, ILLINOIS 60451
(815) 462-3106 • FAX (815) 462-3176
www.will-scookswcd.org

September 29, 2022

Gavin Sebastian
Amy Ellen Group, LLC
13205 Silver Fox Dr.
Lemont, IL 60439

RE: Erosion Control Plan Review
ACOE# LRC-2020-403
WSCSWCD# 20-569
Mary Ellen Woods - Lemont

Hello:

We have reviewed the documents dated August 10, 2022, as they relate to erosion control measures pertaining to the above-mentioned project. The plan with revisions, meets the technical standards of the Will-South Cook SWCD for SESC and is hereby **approved.**

Please keep a copy of the approved revised documents on site at all times for review, or upon request, by the Will-South Cook SWCD or any other authorized agency. Please also notify our office 7 days prior to preconstruction meeting (Completed) or at the start of work.

If you have any questions, please contact Lyn Nitz-Mercaeant at (815) 462-3106, ext. 3.

Sincerely,
Will / South Cook SWCD

Lyn Nitz-Mercaeant
CESSWI -in-Training
Resource Conservationist

cc: Kathy Chernich (USACE)
Carl Peterson (Gary Weber & Assoc.)

enclosure

All programs and services of the Will-South Cook SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

FINAL ENGINEERING PLANS
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET, LEMONT, ILLINOIS

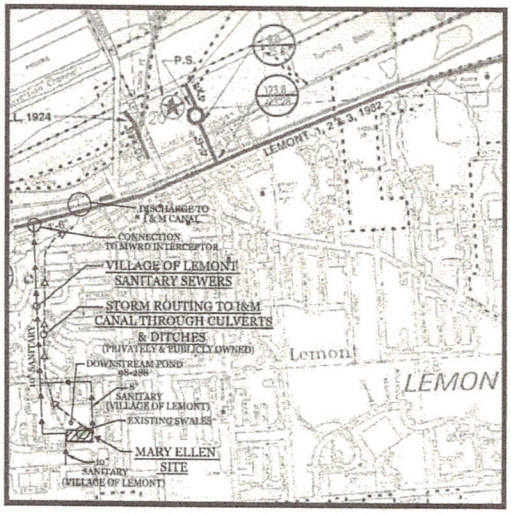
LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

COVER



NORTH
VICINITY LOCATION MAP
NO SCALE



NORTH
SAN./STM. SEWER ROUTING MAP
NO SCALE

WILL/SOUTH COOK SOIL & WATER CONSERVATION DISTRICT
Leadership in Resource Management Since 1946

LRC-2020-403
WSC 20-569

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

Approved
9/29/22

ENGINEER:
DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive, Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
Dave@DJAonline.net

NOTE:
" TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE AND SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES."

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NOTES:

1. PROPERTY OWNERS WILL BE RESPONSIBL MAINTENANCE OF THE INTERNAL STORM D DETENTION POND IMPROVEMENTS, INCLUI WITHIN THE RIGHT-OF-WAY AND ALL LAND

2. OWNER SHALL FURNISH THE ENGINEERI WITH THREE COPIES EACH OF AN "AS-BUILT DRAWINGS CERTIFIED FROM THE ORIGINAI STATING THAT THE FINISHED GRADES, DRA UTILITY INSTALLATIONS, DETENTION VOLU AMOUNT OF IMPERVIOUS COVERAGE ALL C APPROVED DRAWINGS PRIOR TO OCCUPANC RELEASE OF THE ENGINEERING DEPARTME

3. ALL DISTURBED PARKWAY LAWN AREAS V PUBLIC RIGHT-OF-WAY AND/OR ANY EASEM RESTORED WITH 6 INCHES OF PULVERIZED AND WATERED AS REQUIRED TO SUSTAIN G DAMAGED PORTIONS OF PUBLIC SIDEWALK REPLACED WITH 5-INCHES OF PCC CLASS SI CA-6 BASE. ALL RESTORATION WORK SHALL WITHIN FIVE DAYS OF FINISHING WORK IN WEATHER PERMITTING.

4. THE CIVIL ENGINEER OR OTHER QUALIFI PROFESSIONAL SHALL STAKE ALL PROPOSEI STRUCTURES AND CORRESPONDING DETEN GRADING AS PART OF THE PROPOSED IMPR

5. THE CONTRACTOR SHALL BE RESPONSIBL ROBERTA STREET & WALTER STREET PAVEI MUD, AGGREGATE, ETC. THROUGHOUT THE PROCESS. FAILURE IN DOING SO WILL RESU INTERVENTION OF THE VILLAGE AT THE EX CONTRACTOR.

WARREN D. JO
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
40472

Warren D. Jol
IL. P.E. NO
Expires Novemb

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
3 W. ROBERTA STREET
LEMONT, ILLINOIS



NORTH

LOCATION MAP
N.T.S.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

SEND ALL FUTURE TAX BILLS TO:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

COMMON ADDRESS
LOT 23 : 3 W. ROBERTA STREET, LEMONT, IL. 60439

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

NORTH
BASIS OF BEARING IS STATE PLANE

30 0 30 60 90
SCALE: 1" = 30'

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

LEGAL DESCRIPTION :
THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

GENERAL NOTES :
1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

LOT 5
22-29-326-005

LOT 24
22-29-300-017
EXISTING R-4 ZONING

HERMES AVE. (60.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET (60.00' R.O.W.)

F.I.P. 0.17' N, 3.00' E

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11
N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)
776.94' (MEAS.)
60.00 125.00 210.00 33.00

F.I.P. 1.84' N

LOT 8
22-29-316-008

LOT 9
22-29-316-009

EXISTING R4A ZONING

EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11
S 01° 32' 02" E 325.00' (REC. & MEAS.)

WEST LINE OF THE EAST 810.0 FEET
292.00' (MEAS.)

N 01° 32' 02" W 325.00' (REC. & MEAS.)

EXISTING R-4 ZONING

LOT 11
22-29-316-011

WEST LINE OF WALTER STREET S 01° 32' 02" E 292.17' (MEAS.)

LOT 23
VACANT
226,868.44 S.F. / 5.208 ACRES (NET)
22-29-300-009

GROSS PROPERTY AREA=263,250.00 SQ. FT. OR 6.043 ACRES (REC.)
263,235.80 SQ. FT. OR 6.043 ACRES (MEAS.)
ROBERTA ST. & WALTER ST. R.O.W. DEDICATION=36,367.33 SQ. FT. OR 0.834 ACRES (MEAS.)
NET PROPERTY AREA=226,868.47 SQ. FT. OR 5.208 ACRES

DEDICATED PER DOC. NO. 97461204

33.00

N 88° 13' 20" E 776.94' (MEAS.)

DEDICATED PER DOC. NO. 24908070

NORTH LINE OF ROBERTA STREET

F.I.P. 0.43' S

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

℄ ROBERTA STREET

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 24908069

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

5.94

FND. CROSS
0.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26

ALPINE ESTATES

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
EXISTING CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	1" = 30'
DATE:	01-01-21
JOB NO:	0000
SHEET	1 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

LEGAL DESCRIPTION :

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS EXCEPTING THERE FROM THESE PORTIONS DEDICATED FOR PUBLIC ROADWAY PER DOCUMENTS 97461204 AND 24908070.

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT / R.O.W. LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- F.I.P.
- S.I.P.

PARCEL IDENTIFICATION NUMBER
PIN NUMBER : 22-29-300-009-0000

BASIS OF BEARING
THE BASIS OF BEARINGS IS : THE N. LINE OF THE S. HALF OF THE N.W. 1/4 OF SECTION 29-37-11 BEING N. 88° 13' 20" E.

DATA :
TOTAL SITE AREA: 217,192.51 S.F. / 4.986 ACRES
AREA TO BE DEVELOPED (LOTS 1 THRU 9) - 92,297.26 S.F. - 43.73%
AREA TO BE LEFT UNDEVELOPED - 134,522.71 S.F. - 56.27 %

NORTH
BASIS OF BEARING IS STATE PLANE
30 0 30 60 90
SCALE: 1" = 30'

PROPOSED SITE DATA :
SITE : 226,868.47 S.F. / 5.208 ACRES

PROPOSED IMPERVIOUS
SINGLE FAMILY HOMES : 23,000.00 S.F.
CONC. DRIVES & SIDEWALK : 5,100.00 S.F.
CONCRETE PATIO'S : 2,025.00 S.F.
TOTAL PROPOSED IMPERVIOUS : 30,125.00 S.F.

ORIGINAL MYLAR SUBMITTED BY AND RETURN :
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

PROPOSED R-5A ZONING

	VILLAGE OF LEMONT ORDINANCE	PROPOSED
MINIMUM LOT SIZE (IN SQUARE FEET)	10,000	10,020
MINIMUM LOT WIDTH (IN FEET)	75	78
MINIMUM FRONT YARD SETBACK (IN FEET)	25	25
MINIMUM SIDE YARD SETBACK (IN FEET)	10	10
MINIMUM CORNER SIDE YARD SETBACK (IN FEET)	25	25
MINIMUM REAR YARD SETBACK (IN FEET)	30	30
MAXIMUM BLDG. HEIGHT (IN FEET)	37	37
MAXIMUM LOT COVERAGE (PERCENT)	55	55

PROJECT DATA :
GROSS AREA: 263,235.80 SQ. FT. OR 6.043 ACRES (REC.)
R.O.W. DEDICATION FOR WALTER ST. & ROBERTA ST. : 36,367.33 SQ. FT. OR 0.834 ACRES
NET AREA (AFTER R.O.W. DEDICATION) : 226,868.47 SQ. FT. OR 5.208 ACRES
RESIDENTIAL LOTS : 92,299.48 SQ. FT. OR 2.118 ACRES
LOT 10 : 134,557.82 SQ. FT. OR 3.090 ACRES

LOT 5
22-29-326-005
F.I.P.

LOT 24
22-29-300-017
EXISTING R-4 ZONING

HERMES AVE.
℄
(60.00' R.O.W.)

LOT 6
22-29-325-001

LOT 1
22-29-325-008

WALTER STREET
℄
(60.00' R.O.W.)

F.I.P. 0.17' N, 3.00' E

F.I.P. 0.13' N

F.I.P. 1.84' N

NORTH LINE OF S 1/2 OF NW 1/4 SECT 29-37-11

N 88° 13' 20" E 809.94 (MEAS.) 810.00 (REC.)

N 88° 13' 20" E 646.94'

60.00

125.00

210.00

33.00

LOT 8
22-29-316-008

LOT 9
22-29-316-009

EXISTING R-4 ZONING

LOT 11
22-29-316-011

10' P.U.D.E.

N 01° 32' 02" W 325.00' (REC. & MEAS.)

161.94'

N 01° 32' 02" W

OUTLOT 10
(TO BE DEEDED TO THE HOA)
134,557.83 S.F. / 3.090 ACRES

LOT 9
10,140.00 S.F.

LOT 8
10,140.00 S.F.

LOT 7
10,020.10 S.F.

LOT 1
10,790 S.F.

LOT 2
10,140 S.F.

LOT 3
10,140 S.F.

LOT 4
10,140 S.F.

LOT 5
10,140 S.F.

LOT 6
10,653.00 S.F.

7.5' P.U. & D.E.
10' S.B.L.
10' P.U. & D.E.
30' S.B.L.
25' S.B.L.
N 88° 13' 20" E 130.00'
S 01° 32' 02" E 78.00'
N 88° 13' 20" E 439.50'
N 88° 13' 20" E 83.00'
N 88° 13' 20" E 78.00'
N 88° 13' 20" E 44.50'
N 46° 16' 15" W 64.36'
N 43° 16' 30" W 60.08'
S 01° 32' 02" E 39.00'
S 01° 32' 02" E 84.00'
N 88° 13' 20" E 90.00'
N 01° 32' 02" W 130.00'
N 01° 32' 02" W 84.00'
N 88° 13' 20" E 776.94' (MEAS.)
S 01° 32' 02" E 292.17' (MEAS.)
S 01° 32' 02" E 325.00' (REC. & MEAS.)
EAST LINE OF THE SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 97461204

SUBDIVISION ENTRY SIGN EASEMENT 8.00' x 8.00'

51.96'
S 01° 32' 02" E
1.00

N 88° 13' 20" E 292.75'

DEDICATED PER DOC. NO. 24908070

F.I.P. 0.44' S

F.I.P. 0.43' S

NORTH LINE OF ROBERTA STREET

DEDICATED PER DOC. NO. 24908069

℄ ROBERTA STREET

SOUTH LINE OF THE EAST 810.00 FEET OF THE NORTH 325' OF THE SOUTH 1/2 OF THE NW 1/4 OF SW 1/4 SECT 29-37-11

NORTH LINE OF SW 1/4 OF SW 1/4 SECT 29-37-11

DEDICATED PER DOC. NO. 24908070 (33.00' WIDE)

5.44'

FND. CROSS
3.00' E

SOUTH LINE OF ROBERTA STREET

DETENTION AREA

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

ALPINE ESTATES

EXISTING R4A ZONING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-25-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
PROPOSED CONDITIONS
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: 1" = 30'
DATE: 01-01-21
JOB NO: 0000
SHEET 2 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ DO HEREBY CERTIFY THAT _____ ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND SUCH OWNER(S) HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OF PRIVATE UTILITY EASEMENTS AS STATES AND SHOWN ON THIS PLAT; AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS EFFECTING THE LAND DESCRIBED AND SHOWN ON THIS FINAL PLAT.

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE , _____THE UNDERSIGNED AS OWNER OF THE PROPERTY KNOWN AS MARY ELLEN WOODS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT 113A HIGH SCHOOL DISTRICT 210 JUNIOR COLLEGE DISTRICT 525

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

OWNER(S): _____

PRINTED NAME(S): _____

OWNER'S & SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AND THAT THE SAID INPRIDIDUAL APPEARED AND DELIVERED SAIS INSTRUMENT AS A FREE ANCVOLUNTARY OUT OF THE CORPORATION AND THAT DELIVERED SAID INSTRUMENT AS FREE AND ACKNOWLEDGE THAT THEY ARE THE CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, OWNERS, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, A.D., 20___.

NOTARY PUBLIC _____ AFFIX SEAL:

PRINTED NAME _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

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

VILLAGE PRESIDENT: _____

ATTEST:

VILLAGE CLERK: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE TREASURER: _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN REILLYS MEADOW SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVE JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

VILLAGE ENGINEER: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR OF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC ARES , OR DRAINS WHICH THE OWNER 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 THIS SUBDIVISION.

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

OWNER / ENGINEER: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-002971, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 810.00 FEET OF THE NORTH 325.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT RELATIVE TO PLATS AND SUBDIVISIONS COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON REBAR $\frac{3}{4}$" X 24' WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT AND BEND POINTS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF FINAL GRADING , AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0588J, EFFECTIVE DATE AUGUST 19, 2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSE OF RECORDING THIS PLAT.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 687 DEGREES FAHRENHEIT. ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT SANDWICH, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____

WARREN D. JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002974
LICENSE EXPIRES NOVEMBER 30, 2022

WARREN D. JOHNSON 035-002971 PROFESSIONAL LAND SURVEYOR SANDWICH, IL STATE OF ILLINOIS

RESERVED FOR : COOK COUNTY RECORDER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED 'PUBLIC UTILITY AND DRAINAGE EASEMENT' AND THOSE AREAS DESIGNATED 'PU & DE' ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR CORPORATION/NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER! ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

DRAINAGE AND STORMWATER DETENTION EASEMENT

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LEMONT EASEMENTS IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS 'DRAINAGE AND STORMWATER DETENTION EASEMENT' OR 'D.E.' FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDED OR DIMINISH STORMWATER DRAINAGE OF DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK,COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK. THE DRAINAGE AND STORM SEWER MAINTENANCE AND OWNERSHIP OF LOT 10 SHALL BE THE RESPONSIBILITY OF THE HOA.

SUBDIVISION ENTRY SIGN EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED FOR A SUBDIVISION ENTRY SIGN EASEMENT FOR THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE OF LEMONT (THE 'VILLAGE') AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER, THROUGH, AND ALONG ALL AREAS MARKED 'SUBDIVISION ENTRY SIGN EASEMENT' ON THE PLAT. SAID EASEMENT SHALL BE FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, INSPECT, TRIM, CUT DOWN, REMOVE, AND MAINTAIN, A SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO AS MAY BE DETERMINED NECESSARY BY THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND IN A MANNER CONSISTENT WITH PLANS TENDERED TO AND APPROVED BY THE VILLAGE. NO ALTERATION, PERMANENT STRUCTURES, LANDSCAPING, GRADING, OR APPURTENANCES THEREIN SHALL BE ALLOWED IN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND THE VILLAGE.

THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) SHALL MAINTAIN THE SUBDIVISION ENTRY SIGN AND LANDSCAPING APPURTENANT THERETO IN A MANNER CONSISTENT WITH THE PLANS APPROVED BY THE VILLAGE AND THE STANDARDS TYPICAL OF PRIVATE PROPERTY MAINTENANCE THROUGHOUT THE COMMUNITY. IN THE EVENT THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) FAILS TO PROPERLY MAINTAIN THIS EASEMENT, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) , HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SUBDIVISION ENTRY SIGN AND ITS APPURTENANT STRUCTURES AND LANDSCAPING. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) .

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE (PROPERTY OWNER(S)/HOMEOWNER'S ASSOCIATION) AND AGAINST EACH AND EVERY LOT WITHIN THE SUBDIVISION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

REVISIONS:

DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW
09-07-21	D.J.	PER REVIEW
03-25-22	D.J.	PER REVIEW
11-21-22	D.J.	PER REVIEW

DRAWN BY:	DJ	DATE: 01-01-21
CHECKED BY:	WDJ	DATE: 01-01-21
APPROVED BY:	WDJ	DATE: 01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE: NONE
DATE: 01-01-21
JOB NO: 0000
SHEET 3 OF 4

FINAL PLAT OF SUBDIVISION
FOR
"MARY ELLEN WOODS"
ROBERTA STREET & WALTER STREET
LEMONT, ILLINOIS

CERTIFICATES

RESERVED FOR : COOK COUNTY RECORDER

WETLAND AND STORMWATER MANAGEMENT DEED RESTRICTION
MARY ELLEN WOODS DEVELOPMENT, LEMONT, IL

WHEREAS, The Mary Ellen Woods Owners Association, hereinafter called the Owner, is the owner in fee simple of certain real property, hereinafter called 'Restricted Property', which is legally described as follows:

Legal boundaries to be updated upon final platting. Restricted property is limited to wooded open space, wetlands and Waters of the U.S., Naturalize Stormwater Best Management Practices (BMPs), and all associated buffers, within OUTLOT A of the Mary Ellen Woods Development as identified on Restoration and Enhancement Plan (prepared by Gary R Weber Associates).

WHEREAS, the Restricted Property contains Waters of the United States under the regulatory jurisdiction of the Chicago District of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344) and;

WHEREAS, the Owner is the beneficiary of a Corps of Engineers permit number LRC-2020-403 ('Permit') attached hereto as Exhibit A, to place fill in wetlands contained on the Restricted Property, to create restored wetland area on the Restricted Property, and to install naturalized stormwater BMPs on the Restricted Property, in accordance with plans which form a part of the Permit and;

WHEREAS, the Restoration Plan, herein called the Plan, provides all specifications for construction of the created/preserved/enhanced wetland areas, naturalized stormwater BMPs, and preserved woodland within the limits of OULOT A of the Property;

WHEREAS, in consideration for the Owner to comply with the USACE Regional Permit Program, the Owner will preserve/create/enhance wetlands, WOUS, and associated buffers, provide naturalized stormwater BMPs, and preserve open space woodland within the above restricted areas and dedicate the Restricted Property for the perpetual use as a conservancy area in accordance with the terms and conditions of this document, the Permit, and the Real Property Conservation Rights Act, 765 ILCS 120, or other applicable Illinois law;

WHEREAS, a permit to place fill in wetlands contained on the Restricted Property would not have been granted but for the dedication of the Restricted Property for conservation purposes and naturalized stormwater BMPs provided, and the Owner specifically acknowledges as fact that said permit is issued in consideration for the execution and recording of this document and compliance with the covenants and deed restrictions herein;

WHEREAS, the Owner acknowledges that these land use restrictions and other terms of this deed restriction may only be changed, modified, amended or revoked upon express written approval for the change, modification, amendment or revocation of this deed restriction from the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois with such amendment, modification, or revocation instrument;

NOW THEREFORE, the Grantor, for and in consideration of the facts recited above enters into the following
covenants and deed restrictions on behalf of himself/herself, his/her heirs and assigns:

1. These land use restrictions and other terms of these deed restrictions and covenants may be changed, modified or revoked only upon express written approval of the U.S. Army Corps of Engineers that is witnessed, authenticated, and recorded pursuant to the law of the State of Illinois;

2. The U. S. Army Corps of Engineers will have the right to enforce by proceedings in law or equity the covenants and deed restrictions set out herein and this right shall not be waived by one or more incidents of failure to enforce said right;

3. Employees of the U. S. Army Corps of Engineers will have the right to view the Restricted Property in its natural, scenic, and open condition and the right to enter Restricted Property at all reasonable times for the purpose of inspecting Restricted Property to determine if the Grantor, or his heirs or assigns, is complying with the covenants and deed restrictions herein;

4. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no dredged or fill material placed on Restricted Property except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403

5. The naturalized stormwater BMPs shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan

6. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no commercial, industrial, agricultural, residential developments, buildings, or structures, including but not limited to: signs, billboards, other advertising material, or other structures placed on Restricted Property;

7. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no removal or destruction of trees or plants, mowing, draining, plowing, mining, removal of topsoil, sand, rock, gravel, minerals or other material except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403 and the associated special conditions;

8. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no operation of snowmobiles, dunebuggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles, except as necessary for completion of mitigation as provided pursuant to the U.S. Army Corps of Engineers permit number LRC-2020-403;

9. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no application of insecticides or herbicides except as specified by U. S. Army Corps of Engineers permit number [Permit Number];

10. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no hunting or trapping on the Restricted Property;

11. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no utility lines placed overhead or within the Restricted Property, including but not limited to: telephone or other communication lines, electrical, gas, water or sewer. Existing lines may remain, but any maintenance work requiring intrusion into the Restricted Property shall require prior authorization by the U.S. Army Corps of Engineers;

12. Without prior express written consent from the U. S. Army Corps of Engineers there shall be no modifications to the hydrology of the Restricted Property, either directly or indirectly, that would allow more water onto, or that would drain water away from, the Restricted Property. Such prohibited modifications include, but are not limited to: ditching, changes to any water control structures, repairing of drainage tiles, or alterations to any naturally occurring structures;

13. The Owner shall provide adequate long-term maintenance and continuation of the wetlands, and naturalized stormwater control measures as described in the Approved Plan and/or plat to ensure the facility continues to operate in accordance with the approved design, performance, rules, and regulations. Minimum maintenance of the said facilities, shall include sediment, debris, oil, hydrocarbons, and foreign materials removal; cutting and removal of woody vegetation on an annual basis; and keeping emergency spillways functional and clear of woody vegetation and debris so that the operation and capacity of the stormwater and/or water quality facilities continue to meet the standards in said Plan.

14. The Owner shall ensure all routine maintenance in wetlands, naturalized stormwater control areas, and woodland open space is conducted by an experienced native contractor and that maintenance is limited to preserving the natural area through the treatment of invasives, necessary repairs, supplemental native planting, removal of trees that pose a health and safety concern, and general clean-up.

15. The terms and conditions of these deed restrictions and covenants shall bind the Owner, his heirs and assigns to the extent of their legal and/or equitable interest in Restricted Property, and these deed restrictions and covenants shall run with the land in perpetuity and be binding on the Restricted Property and its owner(s) forever;

16. The terms and conditions of these deed restrictions and covenants shall be both explicitly included in any transfer, conveyance, or encumbrance of Restricted Property or any part thereof, and; any instrument of transfer, conveyance, or encumbrance affecting all or any part of Restricted Property shall set forth the terms and conditions of this document; and

17. If any provision of this Deed Restriction, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed Restriction, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

IN WITNESS WHEREOF, said Owner has caused its [corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary,] OR [name to be signed] this ____ day of _____, 2021.

By:

_____ [Impress Corporate Seal Here]

Grantor Name [or Grantor Corporation PRESIDENT Name]

[Name of Corporation]

ATTEST:

_____

[Corporation SECRETARY Name]

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-01-20	D.J.	PER REVIEW	09-07-21	D.J.	PER REVIEW
02-18-21	D.J.	PER REVIEW	03-21-22	D.J.	PER REVIEW
03-08-21	D.J.	PER REVIEW	11-21-22	D.J.	PER REVIEW
05-21-21	D.J.	PER REVIEW			

DRAWN BY:	DJ	DATE:	01-01-21
CHECKED BY:	WDJ	DATE:	01-01-21
APPROVED BY:	WDJ	DATE:	01-01-21

DJA
DAVE JOHNSON
CIVIL ENGINEER & SURVEYOR
1568 Holiday Drive Sandwich, IL 60548
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
AMY ELLEN GROUP, LLC
P.O. BOX 156
LEMONT, ILLINOIS 60439

TITLE:
FINAL PLAT OF SUBDIVISION
MARY ELLEN WOODS
LEMONT, ILLINOIS

SCALE:	NONE
DATE:	01-01-21
JOB NO:	0000

SHEET 4 OF 4

Amy Ellen Group LLC

13205 Silver Fox Drive Lemont IL 60439

January 16, 2023

Mr. George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

Dear George:

Novotny and Associates has completed their review of the Plat of Subdivision and the Final Engineering Plans for Mary Ellen Woods. Listed below are three issues that need to be discussed and resolved at the January 23, 2023, Committee of the Whole meeting.

Issue #1

The Sanitary Sewer manhole that I need to connect to is located in the dedicated Walter Street right-of-way, approximately at the midpoint of the lot commonly known as 1090 Walter Street. 1090 Walter Street is part of a two-lot subdivision known as the Johnson Subdivision.

On December 7, 2022, I filed a FOIA request with the village requesting to review all plan department files pertaining to the approval of the Johnson Subdivision. The FOIA coordinator responded that she could not find any information regarding village approval of this subdivision. I also contacted the MWRD requesting a copy of the issued MWRD permit approving the sanitary sewer extension for this subdivision. The MWRD responded that they could not locate an issued permit for this subdivision.

Here is the information I have found on-line regarding this subdivision. The Plat of Subdivision was recorded in 2006. (See attached Plat of Subdivision, the Consent to Execute The Plat and Resolution #R-14-05 approving the Plat of Subdivision) The sanitary sewer main and manhole that was installed (without a MWRD permit) is located approximately 90 feet north of the common property line between our property and the 1090 Walter Street property. I will now have to directional bore under a West Shore 10" High Pressure Pipeline and the driveway of the home located at 1090 Walter Street to connect to the sanitary sewer. (See attached Plat of Survey and Deed for 1090 Walter Street)

In the past, the village has required me to extend the sanitary sewer and water mains to the furthest points of my residential developments. The Johnson Subdivision connected to an existing sanitary sewer manhole conveniently located at their north property line. The existing manhole, installed by the developer of Firerock Farm, was installed to the furthest point of the Firerock Farm subdivision. (See attached Firerock Farm utility plan.) I do not understand why the developer of the Johnson Subdivision was not required to extend the sanitary sewer to the furthest point of his subdivision. It appears he was granted special privileges that allowed him to terminate the sanitary sewer at its current location.

As a matter of fairness, the village should reimburse me for the cost to extend the sanitary sewer to our north lot line. This reimbursement can be made through credits to our impact fees and/or our sanitary

sewer tap-on fees. The cost to extend the sewer and install an additional manhole is $24,865. A copy of the JS Alberico sewer and water proposal is attached.

Issue #2

In order to extend the Walter Street sanitary main to our property line, the landscaping and decorative retaining walls will need to be removed/replaced from the dedicated Walter Street right-of- way in front of the home located at 1090 Walter Street. The removal/replacement of this landscaping nor the cost incurred to perform this work is the responsibility of the Amy-Ellen Group. (See Attached Walter Street Landscaping Photos)

Attached is a Retaining Wall Waiver executed by both the Village of Lemont and the developer of the Johnson lot-subdivision. If this waiver agreement is valid, the village needs to notify the current owners of the home located at 1090 Walter Street that they are responsible, at their own expense, for the removal/replacement of their landscaping and decorative retaining walls.

This removal/restoration work could have been completely avoided if the village had required the developer of the Johnson two-lot subdivision to extend the sanitary sewer to the furthest point of his development.

Attached photos and as-built plan

Issue #3

Attached is a proposal to raise the public sidewalk located at the northwest corner of Roberta and Walter Street. My best guess is this sidewalk failure resulted from improper or a lack of stone backfill. We kindly request that the village contract and supervise the raising or removal/replacement of this sidewalk. We request that all expenses incurred to make this repair will be the responsibility of the Village of Lemont. Attached are photos of the sunken sidewalk and a proposal from Affordable Concrete Raising to perform this work.

Sincerely,



Phil Cullen
Project Manager
Amy Ellen Group

JOHNSON'S SUBDIVISION

A Subdivision of part of the Southwest Quarter of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Doc#: 0533418013 Fee: $116.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/30/2005 10:58 AM Pg: 0

PIN# 22-29-300-005

0533418013
1-P

THE SOUTH 260 FEET OF THE EAST 240 FEET OF THE NORTH ½ OF THE SOUTH ¼ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

WE, RUETTIGER, TONELLI & ASSOCIATES INC., ILLINOIS DESIGN FIRM REGISTRATION NO. 184-001011, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, IT HAS SURVEYED AND SUBDIVIDED INTO 2 LOTS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 260 FEET OF THE EAST 240 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

1. THE ACCOMPANIED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECT SUPERVISION.
2. ALL OF CORNERS HAVE BEEN MONUMENTED WITH IRON RODS, UNLESS OTHERWISE NOTED) ACCORDING TO THE PLAT ACT AS AMENDED.
3. THIS SUBDIVISION IS MONUMENTED ACCORDING TO EXISTING STATE AND LOCAL ORDINANCES.
4. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) MAP NUMBER 17031C0051 F, EFFECTIVE DATE NOVEMBER 6, 2000.
5. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT.
6. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. THE SUBDIVISION CONTAINS 1.253 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF March, 2005

ILLINOIS REGISTERED LAND SURVEYOR NO. 3425

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS PRESCRIBED IN ILLINOIS COMPILED STATUTES CHAPTER 225 SECTION 330/6, A-3 , AS IT RELATES TO ILLINOIS LAND SURVEYORS PRACTICE UNDER THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989, AS AMENDED.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARINGS IS THE ASSUMED VALUE OF S88°12'59"W FOR THE SOUTH LINE OF LOT 1 IN FIREROCK FARM SUBDIVISION

FIREROCK FARM SUBDIVISION
RECORDED SEPTEMBER 23RD 1998
AS DOCUMENT NO. 98850724

FIREROCK FARM SUBDIVISION
RECORDED SEPTEMBER 23RD 1998
AS DOCUMENT NO. 98850724

LOT 1
(29,400 SQ. FT.)

LOT 2
(25,200 SQ. FT.)

EXCEPTION

WALTER STREET

LEGEND

- ⊠ ..... set 5/8" rebar in concrete
- SQ. FT. ..... Square Feet
- P.U. & D.E. ..... Public Utility and Drainage Easement

Note: The existing house on Lot 2 as shown hereon is to be removed.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ,

COMMONWEALTH EDISON COMPANY,
AND
AMERITECH, GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION OVER OR UNDER EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FOR SUCH TERM IN SECTION 2(e) OF THE ILLINOIS CONDOMINIUM PROPERTY ACT, 1967 REVISED STATUTES, CH. 30, PAR. 302(e), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE SUBDIVISION, WHETHER SUCH BENEFICIAL USE AND ENJOYMENT BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUNDS", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN AND THROUGH THE PLATTED "EASEMENT" AREAS, STREETS, ALLEYS AND PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, REMOVAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING THE AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDING OR OTHER STRUCTURES SHALL BE ERECTED ON SAID "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO AN APPROVED CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF CABLE TV SIGNALS IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEYS OR OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION OVER OR UNDER EACH LOT TO SERVE IMPROVEMENTS THEREON. NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

OWNER'S CERTIFICATE

RECORDING FEE 116
DATE 11-30-05 COPIES 6
OK BY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This is to certify that the undersigned is the owner of the land described in the annexed plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this plan for thoroughfares, streets, alleys, and public services, and hereby also reserves, for the Ameritech Telephone Company and the Commonwealth Edison Company, NICor Gas Company, and the Village of Lemont, the easement provisions, which are stated on their standard form, which is attached hereto.

OWNER
1090 Walter St
ADDRESS

Dated this 14th day of March, 2005

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Lynn Stramel Cheval, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Karen Johnson
Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the above instrument as their own free and voluntary act for the uses and purposes therein set forth.

Notary Public

Official Seal
Lynn Stramel-Cheval
Notary Public State of Illinois
My Commission Expires 11/22/08

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, James Caruso, Village Engineer of the Village of Lemont, Illinois, hereby certify to the best of my knowledge and belief that the land improvements described in the annexed plat and the plans and specifications therefore meet the minimum requirements of said Village.

Dated at Lemont, Cook County, Illinois, this 19 day of October 2005.

Village Engineer
ILPE 62-36190
Exp 11-30-05

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the Plan Commission of the Village of Lemont, Cook County, Illinois, this 14th day of November, 2005.

Chairman, Plan Commission

PLAT CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the Village Board of Lemont, Cook County, Illinois, this, this 11th day of April, 2005.

Village President

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Charlene M. Smollen, Village Clerk of the Village of Lemont, Illinois, hereby certify that the annexed plat was presented to and by resolution duly approved by the Village Board of said Village at a meeting held on April, 2005, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereto set my hand and seal of the Village of Lemont, Illinois, this 14th day of OCTOBER, 2005

Charlene M Smollen
Village Clerk

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, , County Clerk of Cook County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

Given under my hand and seal at Chicago, Cook County, Illinois this day of , 2005.

County Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Joan M. Nova, Village Treasurer of the Village of Lemont, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Lemont, Cook County, Illinois, this 14th day of OCTOBER 2005

Village Treasurer

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

COUNTY CLERK

DATE 11-30-2005

MAIL TO:
VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, IL 60439

MAIL TAX BILL TO:
E. JOHNSON 1090 WALTER
LEMONT, IL 60439
OR
LEMONT, IL 60439

SCHOOL DISTRICT BOUNDARY STATEMENT.

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS.

1. THAT , THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN, AND
2. TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE SUBDIVISION LIES IS:

ELEMENTARY SCHOOL DISTRICT

HIGHSCHOOL DISTRICT

DATED THIS DAY OF , A.D. 2005.

TITLE TITLE

DATE PREPARED: 03-02-2005
LATEST REVISION:

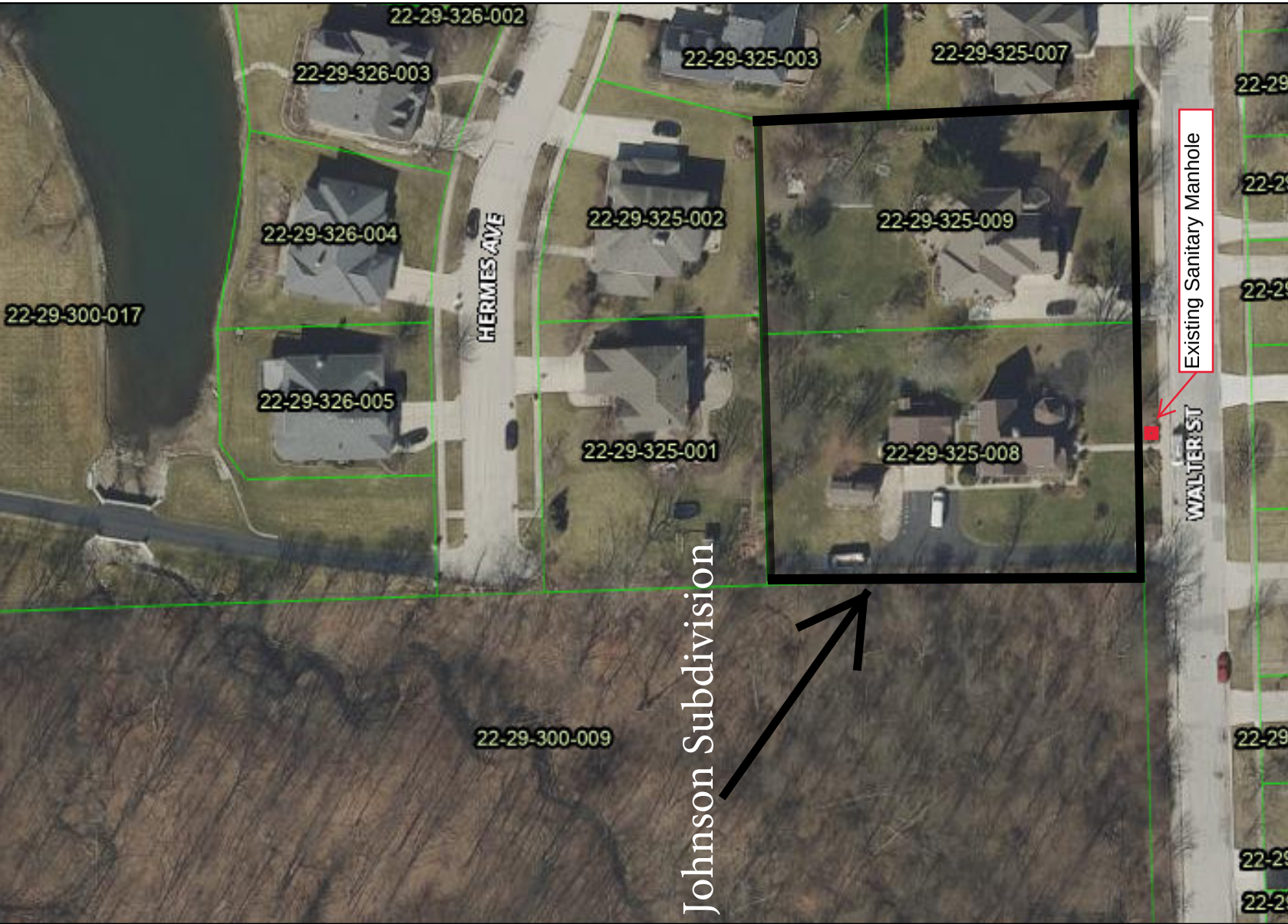
RT&A Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
2174 OSWEGA STREET
JOLIET, ILLINOIS 60435
PH. (815) 744-6600 FAX (815) 744-0101
2603 S. WASHINGTON STREET - SUITE 170
NAPERVILLE, ILLINOIS 60563
PH. (630) 420-7740 FAX (630) 420-7741

SHEET 1 OF 1
398-0774-REC-PLAT

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.


22-29-326-002
22-29-326-003
22-29-325-003
22-29-325-007
22-29-326-004
HERMES AVE
22-29-325-002
22-29-325-009
22-29-300-017
22-29-326-005
22-29-325-001
22-29-325-008
Existing Sanitary Manhole
WALTER ST
Johnson Subdivision
22-29-300-009

Instrument prepared by:
John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street
Lemont, IL 60439

Return recorded document to:
John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street
Lemont, IL 60439

FNT # DW18010146

1814408000

Doc# 1814408000 Fee $42.25

RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/24/2018 08:57 AM PG: 1 OF 2

CONSENT TO EXECUTION OF PLAT OF SUBDIVISION

The undersigned, ERIC JOHNSON, KAREN JOHNSON, ALEKS MIHAILOVIC, and ZIVKA MIHAILOVIC, being the Owners of the land legally described in that certain Plat of Subdivision recorded November 30, 2005 as Document Number 0533418013, and certain necessary parties having not executed said Plat of Subdivision as Owners prior to recording thereof, do hereby consent to and affirm said Plat of Subdivision and all dedications and conditions set forth therein, as fully as if the undersigned had executed said Plat of Subdivision as Owners prior to recording.

Dated: May 16, 2018

ERIC JOHNSON

ALEKS MIHAILOVIC

KAREN JOHNSON

ZIVKA MIHAILOVIC

State of Illinois, County of Cook} I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ERIC JOHNSON and KAREN JOHNSON, husband and wife, and ALEKS MIHAILOVIC and ZIVKA MIHAILOVIC, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal this 16th day of May, 2018.

"OFFICIAL SEAL"
Valeria M. Smith
Notary Public, State of Illinois
My Commission Expires 7-11-2020

Notary Public

vms:Forms/Consent to Execute Plat of Subdivision - Johnson

LOTS 1 AND 2 IN JOHNSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 22-29-325-008 (LOT 1) Commonly Known As: 1090 Walter Street, Lemont, IL 60439

PIN: 22-29-325-009 (LOT 2) Commonly Known As: 1088 Walter Street, Lemont, IL 60439

Doc#: 0533418013 Fee: $116.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/30/2005 10:56 AM Pg: 0

RESOLUTION NO. R-14-05

RESOLUTION APPROVING A TWO-LOT SUBDIVISION
(Johnson – 1090 Walter Street)

WHEREAS, the petitioner Eric Johnson is the owner of certain property located at 1090 Walter Street in Lemont, Cook County, Illinois and legally described in Exhibit "A" attached; and

WHEREAS, the petitioner desires to divide the existing lot of record into two lots; and

WHEREAS, the petitioner has prepared a Plat of Subdivision, to be known as "Johnson's Resubdivision," for the subject property; and

WHEREAS, the property subject to the Plat of Subdivision is within the Village of Lemont and is zoned R-4 Single-family Residence District; and

WHEREAS, the proposed two-lot division does not require the creation of any new streets or easements of access; and

WHEREAS, pursuant to Ordinance O-25-99, the Community Development Director has recommended approval of the Plat of Subdivision

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that the Johnson's Resubdivision, which is attached hereto and made part hereof, is hereby approved, subject to the following conditions:

1. **Front and rear yard public utility and drainage easements (10 feet) and a side yard public utility and drainage easement of 7.5 feet on the north side of Lot 2 shall be provided on the plat prior to recording the plat.**
2. **The owner shall secure demolition permits for the non-conforming "1 ½ story frame house to be removed" located on Lot 2 prior to recording the plat.**
3. **The connection of new dwelling construction to sanitary sewer shall be subject to the review of the Village Engineer.**

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 11 day of April, 2005.

	AYES	NAYS	PASSED	ABSENT
Debby Blatzer	✓			
Peter Coules	✓			
Brian Reaves	✓			
Steven Rosendahl	✓			
Ron Stapleton	✓			
Jeanette Virgilio			✓	

CHARLENE M. SMOLLEN, Village Clerk

Approved by me this 11th day of April, 2005.

JOHN F. PIAZZA, Village President

Attest:
Charlene M. Smollen
CHARLENE M. SMOLLEN, Village Clerk

Community Development Department
Village of Lemont
418 Main Street
Lemont, Il 60439

PIN#22-29-300-005

EXHIBIT A

Legal Description

THE SOUTH 260 FEET OF THE EAST 240 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF, IN COOK COUNTY, ILLINOIS

LOT
1
210.43' (m/210.00'r)
210.00' (m/r)
140.40' (m/140.00'r)
139.86' (m/140.00'r)
WALTER STREET
Existing Right of Way (highlighted in yellow)
Existing Sanitary Manhole

Doc#. 1818646047 Fee: $50.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2018 01:45 PM Pg: 1 of 2

Dec ID 20180601606975

Document prepared by:
John P. Antonopoulos
15419 127th Street
Lemont, IL 60439

Mail document to:
Michael Anselmo
1771 W. Diehl Road #120
Naperville, IL 60563

Mail tax bills to:
David and Ashley Johnson
1090 Walter Street
Lemont, IL 60439

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, ERIC JOHNSON and KAREN JOHNSON, husband and wife, of Lemont, Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to DAVID JOHNSON and ASHLEY JOHNSON, of 433 Glenys Drive, Lemont, Illinois 60439, not as tenants in common or joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

DW1801D1416 Fidelity Title

See legal description on reverse side hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as tenants in common or joint tenants, but as TENANTS BY THE ENTIRETY forever

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing;

Address: 1090 Walter Street, Lemont, IL 60439PIN# 22-29-325-008-0000

Dated this 25th day of June, 2018.

ERIC JOHNSON

KAREN JOHNSON

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that ERIC JOHNSON and KAREN JOHNSON, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal this 25th day of June, 2018.

"OFFICIAL SEAL"
Valerie M. Smith
Notary Public, State of Illinois
My Commission Expires 7-11-2020

Notary Public

REAL ESTATE TRANSFER TAX 28-Jun-2016

COUNTY:
ILLINOIS:
TOTAL:

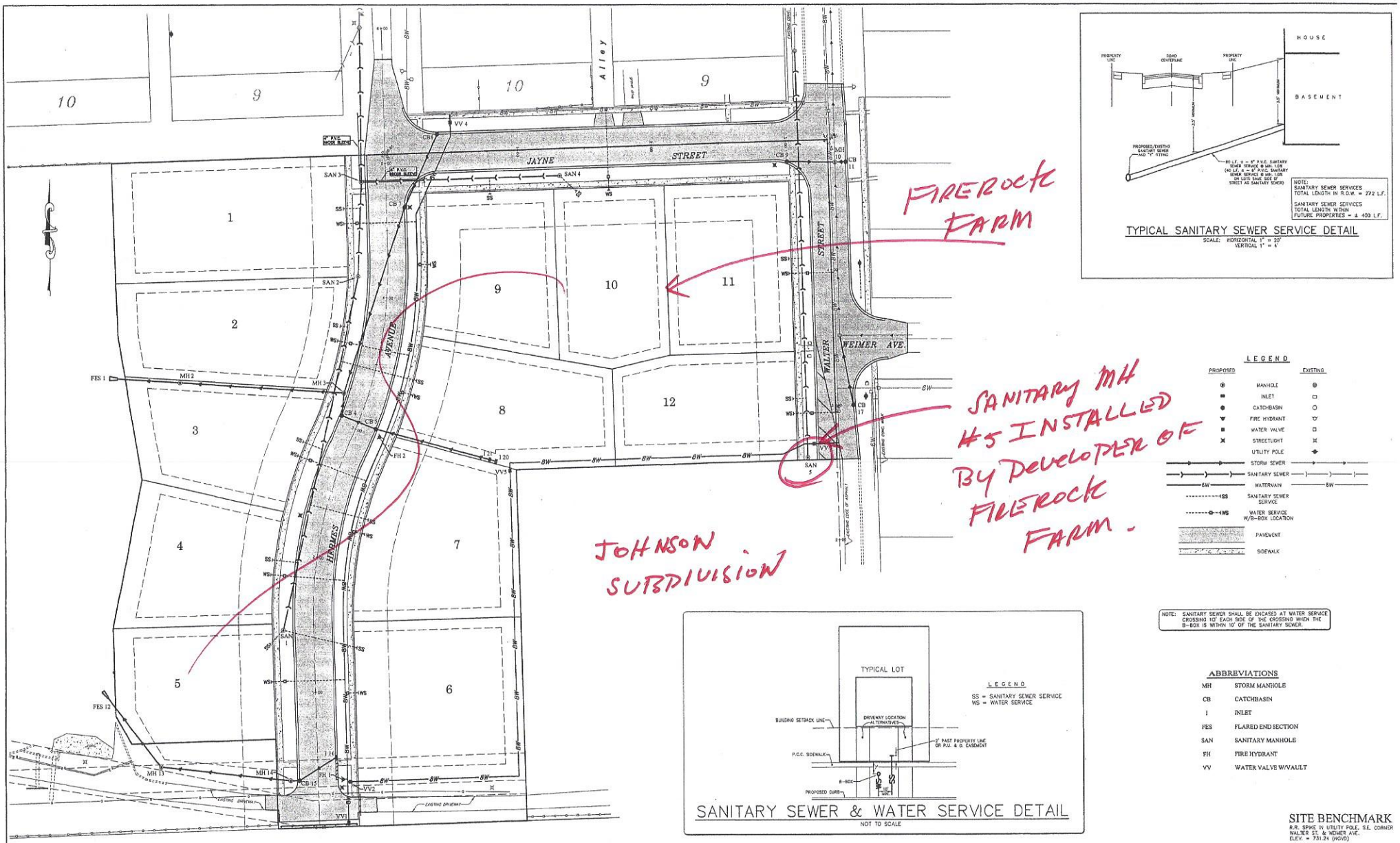
22-29-325-008-0000 | 20180601606975 | 0-589-706-016

EXHIBIT A

Order No.: DW18010146

For APN/Parcel ID(s): 22-29-325-008-0000
For Tax Map ID(s): 22-29-325-008-0000

LOT 1 IN JOHNSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



REVISIONS							
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
1	5-1-98	REVISED PER VILLAGE OF LEMONT REVIEW	R.P.				
2	5-19-98	REVISED PER VILLAGE OF LEMONT REVIEW	R.P.				
3	6-1-98	REVISED PER VILLAGE OF LEMONT REVIEW	R.P.				
4	7-2-98	REVISED PER VILLAGE OF LEMONT REVIEW	R.P.				
5	7-15-98	REVISED PER NICOR REVIEW	D.H.				
6	8-3-98	REVISED PER M.W.R.D.G.C.	R.P.				

DOCUMENTATION
PROJECT No. 971343.00
DATE: 1-12-98
FIELD BOOK: LADD/971343
DRAWN BY: R.P.
CHECKED BY:

ENGINEER/SURVEYOR:
RUETTIGER, TONELLI & ASSOCIATES, INC.
Land Surveyors/Engineers/Planners/Landscape Architects/C.I.S. Consultants
2174 DIGGA STREET, JOLIET, ILLINOIS 60435, PH. (815) 744-6500 FAX (815) 744-0120
2603 SOUTH WASHINGTON STREET, SUITE 170, NAPERVILLE, ILLINOIS 60563, PH. (630) 420-7740 FAX (815) 420-7741

PROJECT TITLE: FIREROCK FARM

DRAWING TITLE: UTILITY PLAN

DRAWING No. 397-1343-C

SCALE: 1" = 30'

SHEET 5 OF 11

SOURCE: MWRD PERMIT APPLICATION FOR FIREROCK FARM

R:\971343\UTILPLAN.DWG Mon Aug 03 16:01:11 1998 R.P.

PLAN ESTIMATE
Revised

J.S. Alberico Construction Co.
2501 New Lenox Rd.
Joliet, IL 60433

815-722-2517 Office
815-722-2575 Fax

Pricing is good for 5 days only & subject to availability of materials.

Date: 9/26/2022
Job Name: Mary Ellen Woods
General: *Phil Cullen*

We are pleased to submit the following cost estimate:

Job Description: Mary Ellen Woods
- Lemont, IL
- **As Per Plans Dated 8/10/22**

A: Sanitary Sewer

QUANTITY	UNITS	DESCRIPTION	PRICE	TOTAL
1	L.S.	Testing - Air/Deflection/TV	2,875.00	2,875.00
1	EA.	Connect to Existing Manhole	6,580.00	6,580.00
578	L.F.	8" PVC DR 21 Sanitary Sewer	65.00	37,570.00
126	L.F.	6" PVC PC 26 Sanitary Sewer	48.00	6,048.00
84	L.F.	Directional Drill 8" PVC	210.00	17,640.00
9	EA.	8" x 6" Service Tee	410.00	3,690.00
1	EA.	4' Dia Sanitary MH Over Existing 10"	8,100.00	8,100.00
4	EA.	4' Dia Sanitary MH	3,725.00	14,900.00
24	C.Y.	Trench Backfill (3/4")	38.00	912.00
1	E	BADGER DAYLIGHTING	3500.00	3500.00
			Sanitary sewer total	$98,315.00

#17,640
#3725
#3500

B: Watermain:

QUANTITY	UNITS	DESCRIPTION	PRICE	TOTAL
9	E.A.	1.5 " Brass Set	2,480.00	22,320.00
480	L.F.	Directional Drill 1" Copper	44.00	21,120.00
200	L.F.	4" PVC Sleeves	19.00	3,800.00
19	S.Y	Asphalt Removal (only)	20.00	380.00
20	C.Y.	Trench Backfill (3/4")	38.00	760.00
			Water main total	$48,380.00

#24,865

C: Storm Sewer

QUANTITY	UNITS	DESCRIPTION	PRICE	TOTAL
		EXCLUDES TELEVISING STORM SEWER		
1	E.A.	Remove Existing FES	334.00	334.00
290	L.F.	12" RCP - CL IV	39.50	11,455.00
32	L.F.	15" RCP - CL IV	48.00	1,536.00
170	L.F.	18" RCP - CL IV	49.00	8,330.00
258	E.A.	30" RCP - CL IV	93.00	23,994.00
96	E.A.	36" RCP - CL IV	102.00	9,792.00
5	EA.	12" FES w/Grate	705.00	3,525.00
1	EA.	15" FES w/Grate	795.00	795.00
2	E.A.	18" FES w/Grate	905.00	1,810.00
1	E.A.	30" FES w/Grate	1,400.00	1,400.00
1	E.A.	36" FES w/Grate	1,595.00	1,595.00
3	EA.	2' DIA Inlet	1,215.00	3,645.00
1	E.A.	3' DIA. Inlet	2,080.00	2,080.00
2	EA.	5' DIA Manhole over Existing 36"	5,825.00	11,650.00
1	E.A.	3' DIA Manhole over Existing 12"	2,505.00	2,505.00
3	E.A.	5' DIA Manhole	7,885.00	23,655.00
6	E.A.	Silt Baskets	250.00	1,500.00
1	E.A.	5' DIA Restrictor Manhole	8,000.00	8,000.00
1	E.A.	6' DIA Restrictor Manhole	9,250.00	9,250.00
8	C.Y.	Trench Backfill (3/4")	38.00	304.00
		Note: 4" Perforated Pipe Not Included		
			Storm Sewer total	$127,155.00
			Total Estimate	**$273,850.00**

Note: There will be a charge for the use of pumps 4" or greater, if they are required for dewatering.
Unsuitable materials (such as peat moss, running sand, etc.), if found, will be removed at a negotiated price.
Rock Excavation, can be removed at $355/CY.
Restoration of any kind is not included. The area will be left in a clean manner.
Spoils left onsite only. Estimated Qu: **650cy**

Existing Walter Street Manhole



Existing Landscaping



Prepared by & Return to:
VILLAGE OF LEMONT
Building Department
418 Main Street
Lemont, IL 60439
(630) 257-1580

0631147034

Doc#: 0631147034 Fee: $26.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/07/2006 08:04 AM Pg: 1 of 1

WAIVER AND RELEASE OF LIABILITY

RETAINING WALL WAIVER

The undersigned, for and in consideration of the VILLAGE OF LEMONT, an Illinois Municipal Corporation, permitting the undersigned to install a retaining wall in or upon Village rights-of-way or easements, has remised, released and forever discharged and does for the undersigned's heirs, executors and administrators, remise, release and forever discharge the VILLAGE OF LEMONT, an Illinois Municipal Corporation, its officers, agents and employees, of and from all causes of action, suits, damages, judgments, claims and demands and liabilities whatsoever arising out of installation and use by the undersigned of said retaining wall or by the VILLAGE OF LEMONT'S use and maintenance of such rights-of-way or easements.

In addition, the undersigned expressly waives any right to make any claim or bring any cause of action against the VILLAGE OF LEMONT, its officers, agents and employees arising out of the undersigned's installation and use of said retaining wall or by the VILLAGE OF LEMONT'S use and maintenance of such rights-of-way or easements. The undersigned states that he or she will be responsible for continued maintenance, repair and replacement of said retaining wall.

The undersigned states that he or she has read and understands that this is a Waiver and Release of Liability, and that the undersigned intends to be legally bound by the same.

The undersigned further understands that subsequent owners shall be bound by the foregoing.

PROPERTY ADDRESS: 1090 WATER ST

LOT #____ SUBDIVISION: _____ P.I.N. 22-29-300-005-0000

DATED THIS 26 DAY OF 04 (JUNE), 2006.

LEGAL DESCRIPTION:

The South 260 feet of the East 240 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Eric Johnson
Homeowner Signature

Eric Johnson
Printed Name

BATCH
23 of 23

Sunken Walter Street Sidewalk



Sunken Walter Street Sidewalk - Corner of Roberta and Walter



Affordable Concrete Raising
9210 Gulfstream Road Unit E
Frankfort, IL 60423

AFFORDABLE CONCRETE RAISING
We Raise & Level Uneven Concrete
815-464-5700
AffordableConcreteRaising.com

Quote #19195
Sent on 11/21/2022
Phone 815-464-5700
Email office@affordableconcreteraising.com
Website www.affordableconcreteraising.com
Client Phone 630-605-3049
Technician Jack Majchrowski
Service Address 3 West Roberta Street
Lemont, Illinois 60439

Phil Cullen
12995 Parker Rd.
Lemont, IL 60439

PRODUCT / SERVICE	DESCRIPTION	UNIT PRICE	TOTAL
Jack Majchrowski	Your estimator is Jack Majchrowski. Please do not hesitate to call me direct at 815-277-6495 with any questions regarding this quote.	$0.00	$0.00*
NW corner of Roberta and Walter	Raise and stabilize sidewalk on corner going North approx 75ft to match curb as best as possible and eliminate trip hazards. Sidewalk may not match curb perfectly near Stop Sign/ Sewer. We believe the curb has settled some, which we are unable to raise. Slab is cracked near Stop Sign. We do NOT repair cracks or gaps.	$1,800.00	$1,800.00
IMPORTANT INFORMATION	1. Only what is listed on the line items above is included in this proposal. Please read it carefully and ask your estimator to revise the proposal if you think it's not clear or something you discussed with him or her should be included. 2. We raise and stabilize sunken concrete. We do NOT seal cracks, caulk cracks, fill cracks, joints, or gaps. 3. Affordable Concrete Raising is NOT responsible for any unknown items running under or through the concrete such as; downspouts, sprinkler systems, tube heated concrete, underground wiring, heat ducts, etc. 4. Warranty is two years. 5. Please do not drive over repaired areas for 24 hours. 6. Although it rarely happens, concrete can crack while being raised. 7. Affordable Concrete Raising uses Crushed Limestone Grout. 8. Warranty is transferable with the sale of the property.	$0.00	$0.00*

Total **$1,800.00**

* Non-taxable

PLEASE READ AND SIGN BELOW.
1. PLEASE NOTE IF GIVEN MULTIPLE OPTIONS OUR MINIMUM JOB IS $350.
2. PAYMENT IS DUE UPON COMPLETION.
3. BY SIGNING BELOW YOU AGREE TO THE TERMS AND CONDITIONS ON PAGE ONE AND TWO.

SIGNATURE_____Date_____

Affordable Concrete Raising
9210 Gulfstream Road Unit E
Frankfort, IL 60423

AFFORDABLE CONCRETE RAISING
We Raise & Level Uneven Concrete
815-464-5700
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Website www.affordableconcreteraising.com
Client Phone 630-605-3049
Technician Jack Majchrowski
Service Address 3 West Roberta Street
Lemont, Illinois 60439

Phil Cullen
12995 Parker Rd.
Lemont, IL 60439

Notes Continued...

TERMS AND CONDITIONS
SCOPE OF WORK. Affordable Concrete Raising will core drill approximately 1" diameter holes through the concrete surfaces as necessary and Affordable Concrete Raising will inject a limestone grout through the holes with the use of a hydraulic pump. ACR will then adjust the sunken slab as necessary to raise the slab as close to the original height or to adjacent elevations as possible. ACR will then fill the holes with a quick set concrete material. ACR shall provide all labor and materials to perform the above-described concrete raising services ("Services") at the Customer's location. ACR shall provide its Services and meet its obligations under this contract in a timely and workmanlike manner, using knowledge and recommendations for performing the Services which meet generally acceptable standards in the community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to ACR on similar projects.

WARRANTIES. ACR warrants that materials to be used are of good quality. ACR will come back if necessary to re-pump an area that was raised if the concrete settles more than ½ inch for a period of two years after the final date of work. Warranty does not apply to any sealing or patching of cracks these are not warrantied. This warranty does not apply if resettling of the concrete surface occurs due to flooding of the area or acts of God. THERE ARE NO OTHER WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. ALL WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS, IMPLIED AND STATUTORY, ARE HEREBY DISCLAIMED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED.

LIMITATION OF LIABILITY. ACR shall not be liable for any property, consequential, or incidental damages, including but not limited to, damages to plumbing pipes or fixtures, electrical wiring or conduit, cracks in concrete floors, or other damage to personal or real property, that occurs during the concrete raising process or after the process due to settling of the concrete surface, unless such damage was caused by the gross negligence of ACR or any of its employees.

ACCESS. The Customer will allow free access to work areas for ACR's workers and vehicles. Driveways and access roads will be kept clear for the movement of vehicles during work hours. ACR will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation from any damage.

INSURANCE. ACR shall maintain general liability and workers compensation insurance. Before commencing the work, if requested by Customer, ACR shall furnish a certificate of insurance to the Customer. The Customer shall maintain insurance covering the replacement cost of the improvements under this contract in the event of loss through fire, casualty, storm or other disasters, and theft of materials from the site.

PAYMENT. Payment shall be made to ACR upon completion of the services described in this contract. A late charge of 10% per month will be added to all amounts not paid within 30 days of the date of the invoice from ACR. In the event customer fails to pay the invoice within 30 days of the date of the invoice, and ACR files a claim for payment, then should ACR prevail, in whole or in part, Customer shall pay all actual attorneys' fees and costs incurred by ACR, together with costs and interest at the rate described above.

ENTIRE AGREEMENT. Other than this Agreement, there are no other understandings or agreements between the parties respecting the subject matter, and the terms and conditions stated above may not be modified or waived unless in writing and signed by ACR and the customer. This Agreement is binding on the Customer when signed. This Agreement is binding upon ACR when signed by an authorized representative of ACR. I, the homeowner have received from the contractor a copy of the of the "Home Repair: Know Your Consumer Right" brochure, In addition to having access to the brochure on contractors website.

Signature: _____ Date: _____

1250 132ND CT, LEMONT

PIN: 22-31-404-001-0000

Measure:

| Feet

Measurement Result

220.9 Feet

22-32-307-002
22-32-306-013
22-31-405-004
22-32-307-001
22-32-306-014
132ND ST
22-31-404-001
22-32-300-017
22-32-300-018
22-31-404-002
0 50 100ft

The best source for your PIN is your deed or tax bill, or other documents from the purchase of your home. Matches from this site are not guaranteed.

January 23, 2023

Mary Ellen Woods and 1090 Walter Street Lemont, IL 60439



David and Ashley Johnson

1/23/2023

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Our Background – Lifelong Lemont Resident

Our names are David and Ashley Johnson. We live at 1090 Walter St., Lemont, IL 60439.

I want to make sure to clarify to the trustees that **we have no relation to Eric Johnson or Karen Johnson (nee Hermes) who were the previous owners of this house.** They were also the family that moved this house from 127th St to its current location. Note: Karen was the daughter of Alice Hermes, and relation to the Hermes family. We bought this home from Eric and Karen in June of 2018.

David is a lifelong Lemonter. He was born and raised at 514 Keepataw Dr., and went to school at St. Cyril's. Dave actually went to St. Cyril's with Mr. Cullen's children who were both 2 grades' below and 1 above him.

In 2014, Dave and Ashley were married at St. Cyril's, and then moved to 433 Glenys next to Jaycee Park. This home happened to be across from Officer Therese who was his DARE teacher growing up which was a full circle moment in life for us.

We had 2 heathy, happy children at 433 Glenys named Annabelle Elizabeth and Alexander David. As our family continued to expand, we took the leap to move to our dream home at 1090 Walter St when it was for sale. Here we welcomed Austin Matthew in December of 2022.

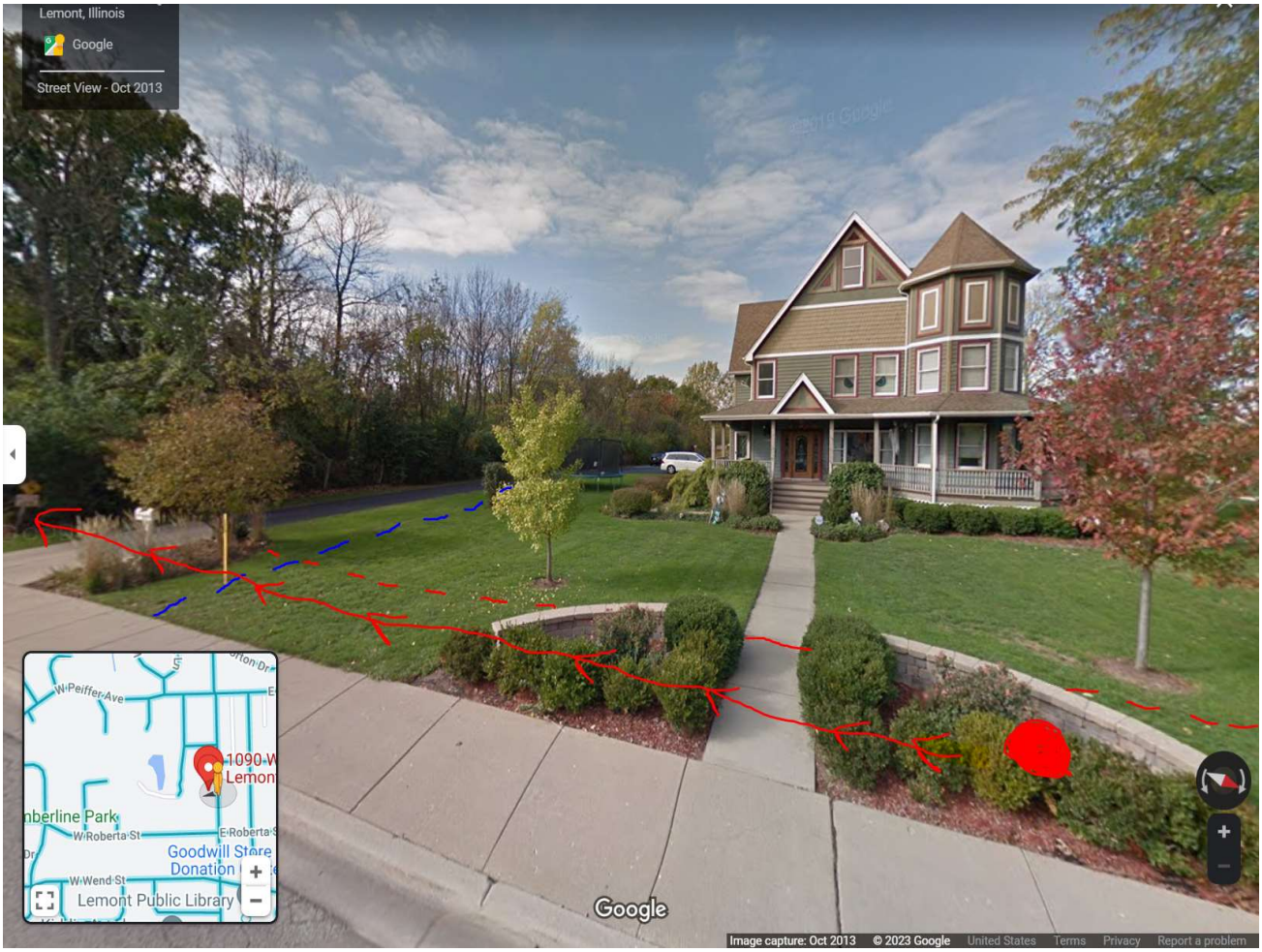
We love the home, it's our forever home, and we continually work on it to update it and bring it back.

We are NOT opposed or TRYING to delay the development. We are just verifying that our interests are being considered and covered.

We also own and rent out 1101 Walter Street, which is the property directly across the street to the development, so we feel doubly invested in its success.

Concern 1: Proposed Sewer Digging at 1090 Walter

- (The Woods in the photo below *(also at Exhibit G)* is the proposed Mary Ellen Woods prior to clearing)
- Red Circle: Sewer Cap
- Blue Dotted Line: the oil pipeline that runs through our property East and West, AS WELL AS the undocumented Utility lines
- Red Arrows: The proposed installation of the sewer pipe.
- Red Dotted Line: approx. line of 30-foot road dedication



➢ Our History with Phil Cullen/Amy Ellen Group

- We are NOT opposed to this development.
- We began communicating and assisting Mr. Cullen in approximately May 2021 about his development and he continued to reiterate that this issue would be "taken care of" via verbal conversations.
- Starting in the Fall of 2022, the rhetoric became silent and changed. Please reference Phil Cullen's email below from December 6 telling us we need to remove all the landscaping by our driveway and our sidewalk at our expense. **This is the only reason we have taken up any research or stance at these meetings.**

From: Phil Cullen <philjcullen@yahoo.com>
Sent: Tuesday, December 6, 2022 10:35 AM
To: Johnson, DJ <DJ.Johnson@fnf.com>
Cc: Gavin Sebastian <gt.sebastian@hotmail.com>
Subject: Retaining Wall Waiver

Dave:

The Cook County Recorders office recently upgrade their software. Attached is a Waiver And Release Of Liability Agreement between the Village of Lemont and Eric Johnson.

I recently held a joint meet along Walter Street with the Village of Lemont, Com Ed and the West Shore pipeline. In order for us to connect to **the Com Ed underground cable and the sanitary sewer manhole located in the Walter Street right-of- way, you will need to remove or have removed all landscaping on the north side of your drive as well as on the north side of your sidewalk**. This work will start within the next 60 to 90 days.

Please call me if you have any questions regarding our construction schedule.

Thanks

Phil C

- We reached out to the Village and set up a meeting with Village Engineer and Arborist on 12/21/22. During this meeting, we were assured that the Amy Ellen Group would be responsible for any displacement in our yard, easement and retaining wall included, ***please see Bruce's email in exhibit A.***
- We have also begun to gather quotes for repair. *Please see Exhibit H*.

❖ Our Requests

- We are NOT opposed to this development. Now that the trees are gone, we'd like to see it developed!
- We are NOT opposed to tapping into the sewer in front of our house
- We ONLY want the restoration points that Bruce mentioned in his email, plus one clarification
  - **We would like clarification that the sewer extension pipe will be sleeved inside a larger pipe to assure that there is not a swell from settling down the line. We don't want our driveway to settle and crack.**

❖ Retaining Wall Waiver Document Rebuttal

- *Please Refer to Exhibit D*
- Note: At the time this retaining wall waiver was executed in 2006, the Village of Lemont stated to Eric Johnson that the sewer line would not be able to extend past this point because of the pipeline *(see history of the property starting on Page 9 for more information)*
- This document is an agreement between 1090 Walter Street and the Village to make an improvement upon the dedicated space. It is a LEGAL improvement on the right of way.

- The waiver portion is relinquishing the Village of Lemont from maintaining and being responsible for general wear and tear on the wall (For example – cracked bricks, settling etc) the way that they would maintain any sidewalk defects or potholes in the road.
- Also - In speaking with Eric Johnson, he explicitly stated that his intent with the Retaining Wall Waiver was NEVER for a private developer, who is in position for significant personal financial gain by developing the neighboring property, to piggy back onto this document to gain access to that sewer, run an extension, destroy our property, and leave the private land owner (us) with a $6,000-$10,000.00 bill for repair (*see Exhibit H for repair quotes gathered this week*)

- **The best explanation came from our neighbor, Mr. Ed Andrysiak - he explained it like this "IF there was a sewer line under that easement to the edge of the lot line and say it was too small and needed to be replaced...your surface "encumberment" would need to be replaced at a cost to (the homeowner). Why, because the easement was fulfilled and the sewer was in place. In (this) case there is no sewer pipe in place. The developer is perfecting the easement therefore, logic and common sense would indicate that the developer would stand the cost of removing and replacing any surface objects...grass, plants, trees, mailboxes whatever exists. At the developers' costs. I know of no instance where an adjoining property is burdened by a cost associated with a neighboring development…the village (should) approve the plat with the condition the developer meets the easement cost obligations"**

- **We'd also insist that the document does not allow an individual developer to come in, willingly destruct it, and walk away without having to restore it in like kind.**
- Just like any developer is required to restore any parkway disruption, this area is part of the easement improvements, and should be restored as such

Concern 2: Other Utility Access

❖ Landscaping/Mailbox

- Phil states that all landscaping on the North side of our drive needs to be removed (see below)

> **From:** Phil Cullen <philjcullen@yahoo.com>
> **Sent:** Tuesday, December 6, 2022 10:35 AM
> **To:** Johnson, DJ <DJ.Johnson@fnf.com>
> **Cc:** Gavin Sebastian <gt.sebastian@hotmail.com>
> **Subject:** Retaining Wall Waiver
>
> Dave:
>
> The Cook County Recorders office recently upgrade their software. Attached is a Waiver And Release Of Liability Agreement between the Village of Lemont and Eric Johnson.
>
> I recently held a joint meet along Walter Street with the Village of Lemont, Com Ed and the West Shore pipeline. In order for us to connect to **the Com Ed underground cable and the sanitary sewer manhole located in the Walter Street right-of- way, you will need to remove or have removed all landscaping on the north side of your drive as well as on the north side of your sidewalk**. This work will start within the next 60 to 90 days.
>
> Please call me if you have any questions regarding our construction schedule.
>
> Thanks
>
> Phil C

- This includes our bushes, flowers, and mailbox (USPS directed us to put the mailbox there) to connect to the **ComEd Underground cable**.
- Note: This is NOT covered by the "Retaining Wall Waiver" at all and should be treated as any other landscaping improvements that have been disrupted
- Also, the tree and bush in this area is outside the 30' dedicated space so they will need to be protected as he does NOT have our permission to disrupt them.

❖ Lack of Utilities Easement Concern

- *Please reference our Survey noted at Exhibit E and the Johnson Subdivision Plat at Exhibit I*
  - There is **no public utilities easement there** on EITHER survey
  - The only public utilities easement that exists on our property runs along the north 210' of our property, not the south portion.
- We are following up with the Utility companies to get clarification on HOW these lines are existing through our property and what our next steps should be to get these established correctly
- This is also applicable on 1101 Walter Street because at least the ComEd line connects to a pole located in the backyard of this property and runs along the side of the property, under the street and into our yard.

- Most concerning, these lines run under our poured driveway, which would make any access or maintenance in that area costly.
- **<u>When we had the lines marked to see where they are, Matt with USIC mentioned that Phil had requested they be marked so HE could GET an easement. This obviously makes us uncomfortable thinking there may be plays towards access without our knowledge.</u>**

Miscellaneous Construction Concerns

❖ Problems during and after development

- Who is responsible for mistakes?
- What happens if my driveway collapses while boring under it?
- What happens if the pipeline is breached while boring under it?
- What happens if the proposed sewer extension continually backs up and ruins my basement, yard, property?
- Who pays? What assurances do I have?
- Am I in the engineering plan? Are we part of the bond?

History of 1090 Walter St & Timeline of Events

❖ Pre 1998

- Johnson Subdivision (pre subdivision creation) was the last remaining lot of a larger farm, the Hermes family had sold off plots of land
- This includes properties that were developed up on Hermes before Hermes existed as we know it today (1970s) and utilities were brought to those lots through this lot

❖ 1998

- The owner of the larger parcel behind this one intended to subdivide it into 12 additional lots and needed to widen Walter Street in order to do so
  - Please note *Exhibit D* which are the Lemont COW minutes from April 20, 1998.
  - These clearly state that the COW was considering a petition to develop the 4.5 acres between Walter St and Hermes St. with 12 single family homes that stand there today. Lemont needed Walter St widened and improved in order for those homes to be built and needed Alice Hermes' cooperation.
  - Alice Hermes along with her Son In Law, Eric Johnson, complied with the Village's request. In exchange, the Village agreed to run water and sewer lines to the property so they could subdivide their large lot at a future date as well
  - We currently have FOIA requests pending trying to get more concrete detail in what happened next

- 30-foot Road Dedication from 1998
  - *For Reference, please see Exhibit B and Exhibit C*

  - **Exhibit B** is the 1998 document that creates the 30' road dedication which affects our property. It was granted by Alice Hermes to the Village of Lemont in 1998
  - **Exhibit C** is a Sidwell map showing our property (-008), the road dedication in yellow for visualization. The dotted line in the middle of Walter Street is the previous easterly end point of this property.
  - The Amy Ellen Group is relying on this 1998 document providing for a 30-foot road dedication from the previous owner's family in order to have access to the sewer line via the Village of Lemont.
  - The road dedication in **Exhibit B** specifically states it is for road widening, maintenance, and for more orderly development of nearby property in 1998.
    - The **INTENT** of the language of this document is IMPORTANT.
    - Therefore, the intent of this 30' foot dedication is clear, and was for road widening and orderly development of those 12 homes between Walter St and Hermes St.

- Location of the Sewer Access
  - We are still in communication with the previous owner that moved this home to this location, Eric Johnson and Karen Johnson (nee Hermes, daughter of Alice Hermes).
  - Eric stated that when the above dedication was granted, it was in exchange for the Village to pay for sewer and water access extended to support two future developments on the large lot.
  - The Village agreed *(we currently have a pending FOIA request out to try to find meeting minutes detailing this exchange further)*

- The Village stopped the sewer access where it did because they ***COULD NOT*** extend it any further because of the pipeline.
- **This knowledge is vital for the understanding of the Retaining Wall Waiver because it explains WHY Eric Johnson would sign such a document**

❖ 2002 – Home Relocated from 127th St to 1090 Walter

❖ 2005 – Subdivision Subdivided from 1 plot into "Johnson Subdivision"

- *See Exhibit I*

❖ 2006 – Retaining Wall Waiver Document Signed

- *See Exhibit F*

❖ 2018 – David & Ashley Johnson purchase 1090 Walter from Eric & Karen Johnson (no relation)

❖ 2020 – David & Ashley purchase 1101 Walter St

❖ 2021 – Amy Ellen Group begins conversations around development with Dave & Ashley Johnson

❖ 12/2022 – Phil Cullen informs us that we are responsible for all destruction in our yard resulting from construction.

Exhibit A – Engineering Notes 12/21/22

From: Bruce A. Hill <bhill@novotnyengineering.com>
Sent: Wednesday, December 21, 2022 9:21 AM
To: Phil Cullen; Jamie Tate
Cc: Jason Berry; George Schafer; Gavin Sebastian
Subject: RE: [External Sender] Final Revisions to Mary Ellen Woods Plan and Plat

Phil,

All previous comments from Jim's reviews have been addressed as requested. I met with the residents at 1090 Walter Street yesterday and I want the plans to have some additional clarification listed where the sanitary sewer will be connecting into the existing manhole in front of their property. Please clarify the work here as noted:

- Insert a note stating something to the following – "Any damage to existing sidewalk, driveway, landscaping, or landscape wall shall be replaced in kind."
- Show the existing trees at 1090 Walter Street that are just west of the proposed sanitary sewer line.
- Please add a note calling for tree protection at these existing trees at 1090 Walter Street.
- Please add a note calling for tree root pruning for any roots greater than 2" diameter that are encountered during excavation of the receiving pit at the existing manhole that is being connected into.
- Please add a note calling for tree pruning for any branches potentially hit by a machine during excavation of the receiving pit at the existing manhole.
- I assume that the directional boring operation will have the machine setup south of the lot line between Lot 9 and 1090 Walter Street and will bore the pipe north towards a receiving pit at the connection point. Please clarify on the plans that this is the case. If this is not the case, please let me know why that is not the plan.

Please send me the plan sheet that is revised with the comments addressed. I will approve that plan sheet once I confirm these comments are addressed and then I will want a complete set of final plans sent as a .pdf for my records.

Thanks,

Bruce Hill, P.E.

NOVOTNY ENGINEERING

Exhibit B – 30' Road Dedication from 1998

VILLAGE OF LEMONT
ORDINANCE NO. O-82-98
DATE OF APPROVAL 11/9/98

ORDINANCE DEDICATING WALTER STREET

WHEREAS, a 30 footwide parcel of land for Walter Street is required to allow for the widening of said street; and

WHEREAS, the dedication of said street will allow for more orderly development of nearby property and will allow the Village to continue maintaining this roadway; and

WHEREAS, no evidence was presented in objection to said dedication and it is in the best interest of the Village of Lemont to dedicate said street.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lemont that the following described property be dedicated as public right-of-way:

THE EAST 30.00 FEET OF THE SOUTH 260.00 FEET OF THE EAST 240.00 FEET OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORDING FEE 11
DATE 9-21-98 COPIES 6
OK

Property of Cook County Clerk's Office

Exhibit C – 1090 Walter St Sidwell Map



Exhibit D – COW Minutes 4/20/98

Mayor
Richard A. Kwasneski

Village Clerk
Charlene M. Smollen

Administrator
Steven A. Jones

LEMONT

Village of Faith

418 Main Street • Lemont, IL 60439-3788
(630) 257-1550
Fax (630) 257-1598
email: vlemont@aol.com

Trustees
Barbara Buschman
Keith Latz
Connie Markiewicz
Rick Rimbo
Ralph Schobert
Mary Studebaker

VILLAGE BOARD
COMMITTEE OF THE WHOLE

April 20, 1998

B. Firerock Farm - Petition for Rezoning, Variations, and Preliminary Plate Approval.

Mr. Perry summarized the petition stating that the property consists of 4.5 acres on Walter Street, north of Roberta. They are proposing twelve (12) single family detached residences with lot sizes of 10,000 to 15,000 square feet. The Hermes curve will be improved to a 30' roadway with a 60' right-of-way. The existing easement to the Ladd property will be a temporary emergency entrance only. They are requesting the following variances:

1. Reduction of the minimum 50' horizontal reverse curve to 0'.
2. They are asking that sidewalks and parkway trees be waived around adjacent property abutting the area.

There was a discussion on improving Walter Street. Mrs. Hermes property has no dedication on her side of the road and also the lot in between. A 30' right-of-way would have to be condemned. Trustee Latz thinks we should make every attempt to improve Walter Street. Trustee Studebaker suggested looking at what should be done to Hermes and possibly getting it on the road program.

Staff is recommending that the petitioners put in the sidewalks and parkway trees along adjacent property because it would make for a cleaner project.

Mayor Kwasneski questioned the feasibility of putting a sidewalk on the 2 lots on Jayne.

Trustee Schobert is concerned with access and traffic flow.

Mr. Buening to research right-of-way between the two lots and pursue rededication or recapture.

Village Staff has also directed to provide information to the board regarding right-of-way suitability to accommodate sidewalks.

Exhibit E – 1090 Walter St Survey

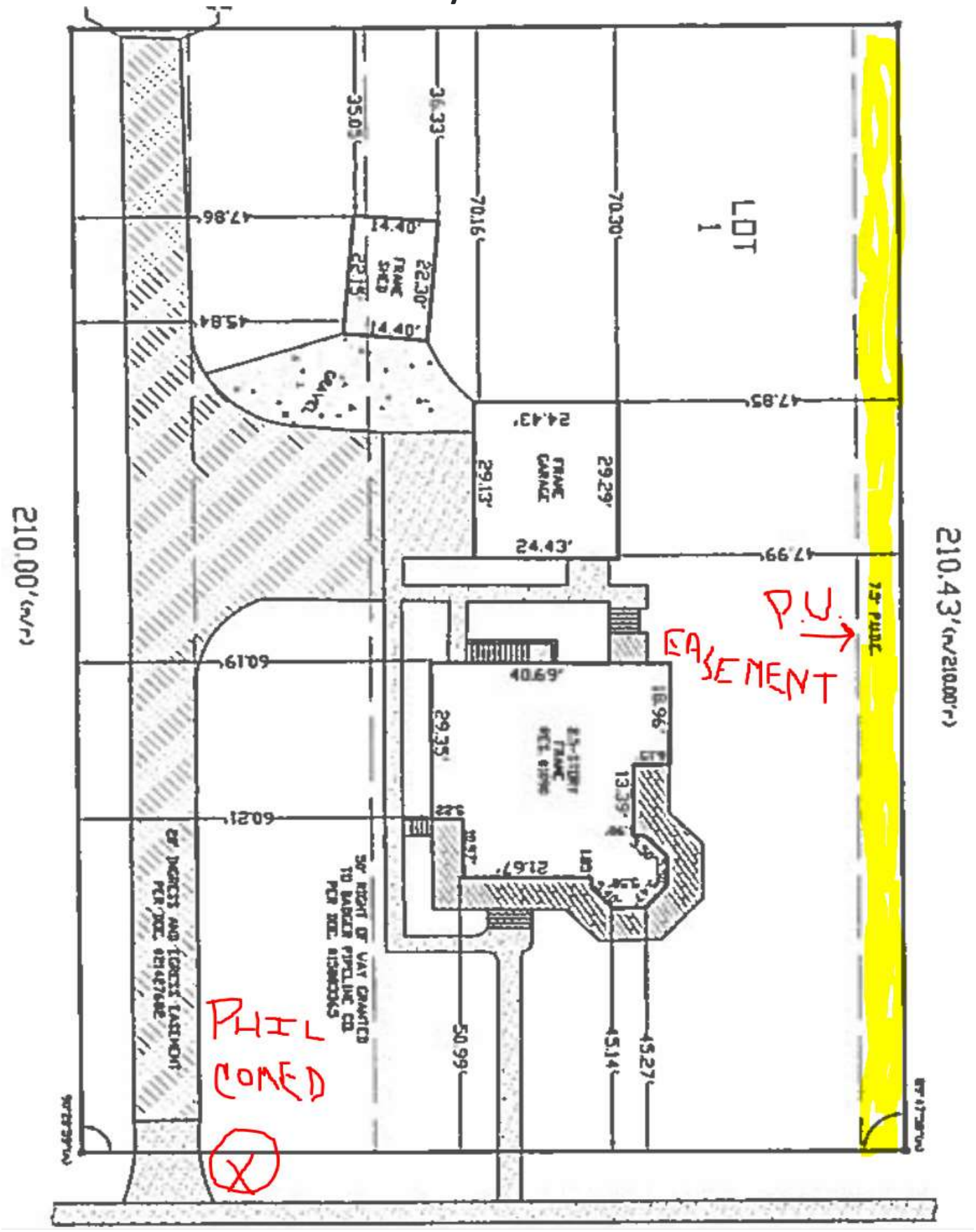


EXHIBIT F – Waiver & Release of Liability

UNOFFICIAL COPY

Prepared by & Return to:
VILLAGE OF LEMONT
Building Department
418 Main Street
Lemont, IL 60439
(630) 257-1580

Doc#: 0631147034 Fee: $26.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/07/2006 08:04 AM Pg: 1 of 1

WAIVER AND RELEASE OF LIABILITY

RETAINING WALL WAIVER

Property of Cook County Clerk's Office

The undersigned, for and in consideration of the VILLAGE OF LEMONT, an Illinois Municipal Corporation, permitting the undersigned to install a retaining wall in or upon Village rights-of-way or easements, has remised, released and forever discharged and does for the undersigned's heirs, executors and administrators, remise, release and forever discharge the VILLAGE OF LEMONT, an Illinois Municipal Corporation, its officers, agents and employees, of and from all causes of action, suits, damages, judgments, claims and demands and liabilities whatsoever arising out of installation and use by the undersigned of said retaining wall or by the VILLAGE OF LEMONT'S use and maintenance of such rights-of-way or easements.

In addition, the undersigned expressly waives any right to make any claim or bring any cause of action against the VILLAGE OF LEMONT, its officers, agents and employees arising out of the undersigned's installation and use of said retaining wall or by the VILLAGE OF LEMONT'S use and maintenance of such rights-of-way or easements. The undersigned states that he or she will be responsible for continued maintenance, repair and replacement of said retaining wall.

The undersigned states that he or she has read and understands that this is a Waiver and Release of Liability, and that the undersigned intends to be legally bound by the same.

The undersigned further understands that subsequent owners shall be bound by the foregoing.

PROPERTY ADDRESS: 1090 WALTER ST

LOT # _____ SUBDIVISION: _____ P.I.N. 22-29-300-005-0000

DATED THIS 26 DAY OF 06 (June), 2006.

LEGAL DESCRIPTION:

The South 260 feet of the East 240 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Eric Johnson
Homeowner Signature

Eric Johnson
Printed Name

PATCH
23 of 23

EXHIBIT G – Photo of Areas in Question – 1090 Walter St

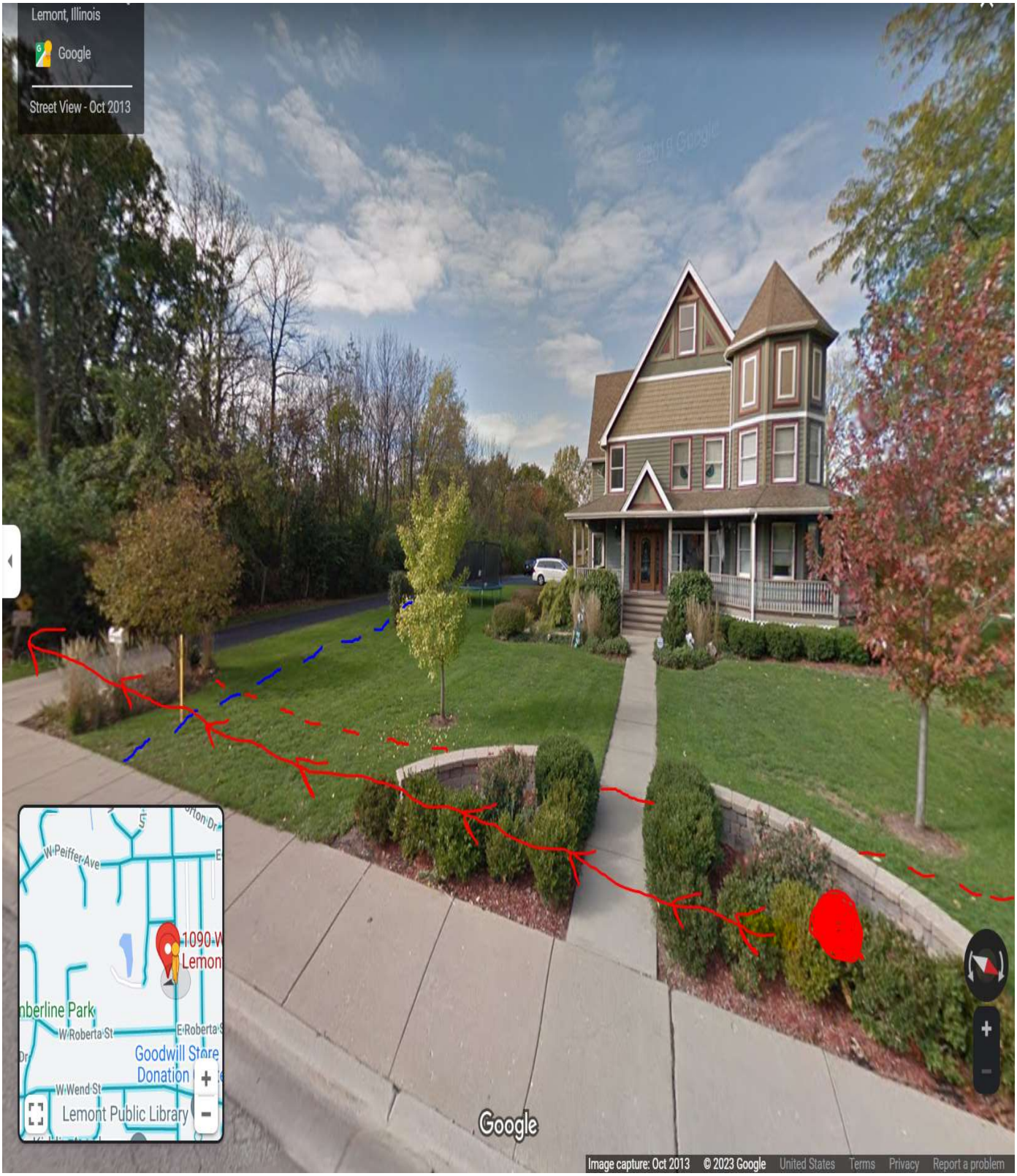


Exhibit H – Landscaping Quotes

From: antonio guzman <jonyguzmang@yahoo.com>
Date: January 12, 2023 at 8:48:49 AM CST
To: one4holdingsllc@gmail.com
Subject: Front yard project

Ag landscaping

815 260 6336
Here's estimated for landscape project
1 Remove and reinstall retaining wall
2 remove plants bushes
3 plant about 10 new buses/plants
4 leveling ground and install mulch
$9800 labor and materials

***Note: this does not include anything being restored by mailbox*

Jerry Gould
Landscape Consulting, Design & Installation

QUOTE

Date: January 12, 2023
INVOICE # [No.]
Expiration Date: January 27, 2023

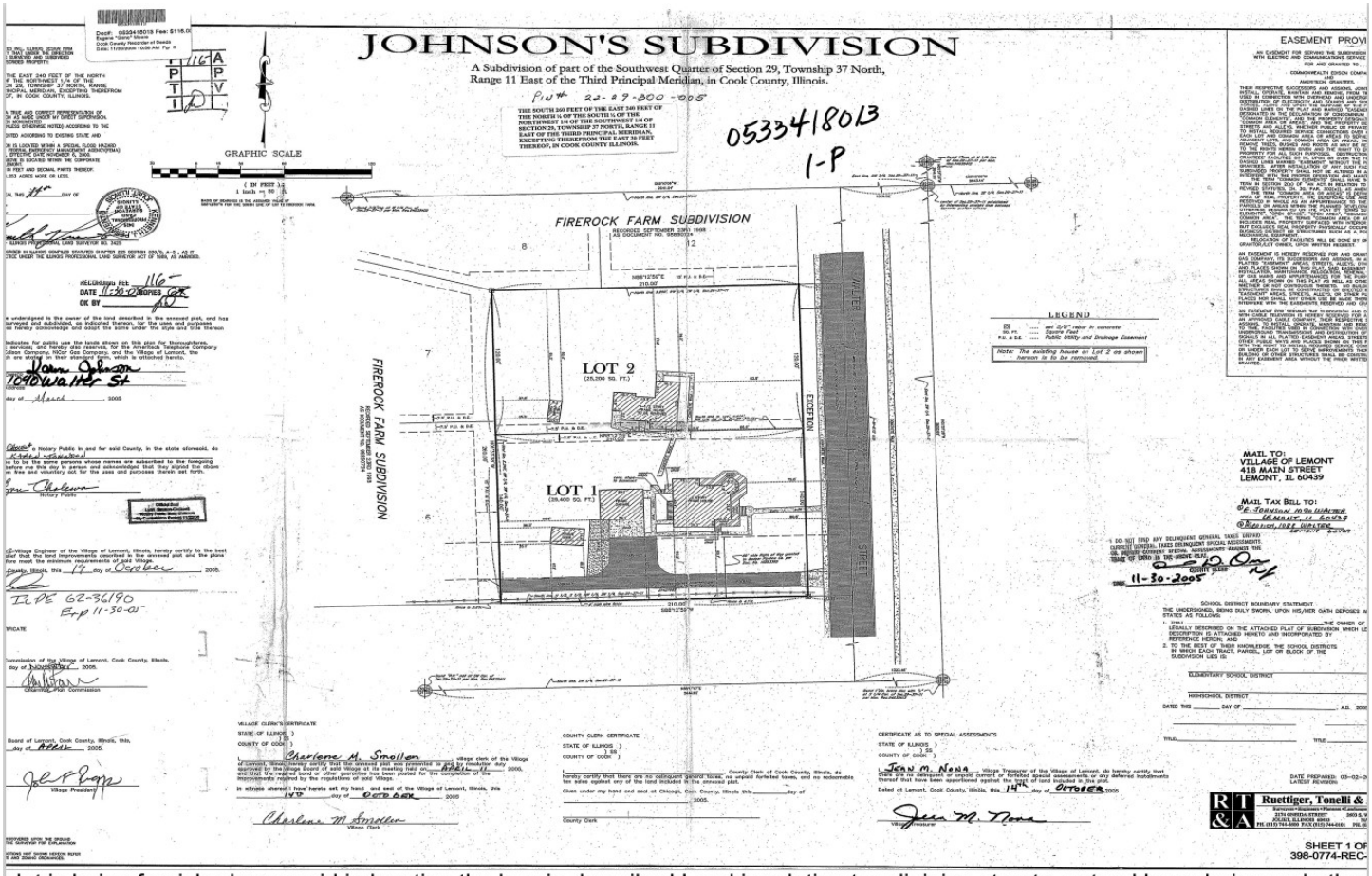
Mr. Johnson
1090 WALTER ST
LEMONT IL 60439

Jerry Gould hereby proposes to provide all labor, equipment and materials needed to install the following items. Please initial any changes by line item and initial and date the bottom of each page. Thank you.

Qty	Description	Size	Unit Price	Line Total
	ALL FLAT WORK IS BILLED AT $18.00 SQ FT			
	FRONT YARD LANDSCAPE NORTH EAST CORNER. WHERE HOUSE WALK MEETS PUBLIC WALK.			
1	BRUSSELS BLOCK WALL	22 FF	$46.00	$1,012.00
1	KNOCKOUT ROSE.	#3	$90.00	$90.00
5	WINTER GEM BOXWOOD'S	#5	$175.00	$875.00
1	OAK MULCH	1YRD	$100.00	$100.00
			TOTAL	**$2,077.00**
	IF YOU REPLACE ONE SIDE I WOULD DO THE OTHER SIDE.		**TOTAL BOTH SIDES**	**$4,154.00**
	PLANTINGS NORTH SIDE OF DRIVEWAY			
6	FEATHER REED GRASS	#1	$40.00	$240.00
3	RUSSIAN SAGE	#1	$40.00	$120.00
1	SHADBLOW SERVICEBERRY	7'	$575.00	$575.00
3	DAYLILIES	#1	$30.00	$90.00
1	DWARF MUGO PINE	#5	$175.00	$175.00
1	MULCH		$100.00	$100.00
			TOTAL	**$1,300.00**

J Gould Landscape Consulting, Design & Installation 708-565-3405 Cell Email jgould941@aol.com
Website gouldlandscapeconsulting.com

Exhibit I – Johnson Subdivison Plat 2005



plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other
urvey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Compa
not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ckView_ Page 1 of 1 Requested By: , Printed: 4/27/201
PLAT

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Special Event Detail Reimbursement Discussion
DATE: January 23, 2023

SUMMARY/BACKGROUND
Various outside entities, both private and public entities, hold various festivals and events throughout the year. As we approach budget discussions in February and March we would like to discuss generally with the Board policy on staff time associated with requests, and charging for various events. Due to agreements from the past, some events are charged for and others not. Staff would like to formulate a policy for the matter going forward. Staff will have ballpark numbers at the meeting on various events and can lead the initial discussion.

ANALYSIS

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
The item is up for discussion .

BOARD ACTION REQUESTED
The item is up for discussion

ATTACHMENTS