



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Thursday, May 21, 2015
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the regular Zoning Board Meeting held on Tuesday, April 14, 2015.

3.0 GENERAL BUSINESS

3.1 PUBLIC HEARING regarding a rezoning from the R1, Single-Family Residence District, to the R2A, Single-Family Residence District, to permit the development of an environmentally sensitive large lot subdivision containing 17 single-family residential lots (Arthur J. Greene Construction Company).

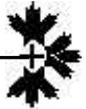
4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, April 14, 2015, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Leider, Van de Kerckhove, Bichkoff, and Kalina.

ALSO PRESENT: Stephen Robles, Village Planner and Tonya Zozulya, Economic Development Coordinator

ABSENT: Trustee Liaison Brandt.

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:04 p.m.

1.0 ROLL CALL

The roll was called by **Village Planner Robles** and **Chairman Manion** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes related to the Zoning Board Meeting held on Tuesday, March 10, 2015.

Member Kalina moved and **Member Leider** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 PUBLIC HEARING regarding a Special Use to permit an Assembly Use operation for religious uses in the O/lc District, within an existing office/industrial building located at 625 Barclay Boulevard (Willow Creek Community Church).

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing. **Lawrence Freedman**, attorney for the Willow Creek Community Church, noted the Church was recently in front of the Zoning Board to receive a temporary Special Use to perform interim church services at the Lincolnshire Regal Cinemas. He continued, the Church was back in front of the Zoning Board to seek a Special Use for an assembly use for a permanent location at 625 Barclay Boulevard. The Church anticipates moving into the new location within one year.

Matthew Wright, Lead Pastor of Willow Creek Community Church, provided a brief history of the Church and described the proposed Church operations for the site. He indicated the bulk of church activity would be on weekends and two evenings during the week. Attendance for the Sunday services were expected to start at a smaller capacity and eventually increase to the maximum proposed 796 seat capacity. **Mr. Wright** also noted there were no plans for weekday school activity. A total of ten employees were expected during the week.

Member Van de Kerckhove questioned if further building modifications were planned for the Church's occupancy. **Mr. Wright** explained the existing building did not require significant alteration, apart from the need for minor modifications to the current interior floor plan.

Chairman Manion asked if the Church was purchasing the building. **Mr. Wright**, explained the Church would be leasing the building.

Mr. Wright continued and presented the proposed traffic plan based on the Church's past experiences of traffic management at other locations, and the off-site parking agreement to use additional parking at 500 and 650 Barclay Boulevard. **Member Van de Kerckhove** sought clarification if the Church's use of traffic cones would be located in the street. **Mr. Wright** responded that no traffic cones would be placed in the roadway, rather at the sides of the road to identify the crossing area. **Mr. Freedman** explained the Village Code requirement for parking for a church use, which was 1 space per every 4 seats. However, he noted, the Church's identify a parking ration of 1 space per every 2.3 seats accurately reflected parking needs based on experiences and entered into a parking agreement with HydraForce, which owns property at 500 Barclay Boulevard and leases property at 650 Barclay Boulevard. **Mr. Freedman** noted Staff's concern regarding any potential termination of the parking agreement, which the Church committed to acquiring a new parking agreement. In the event the Church would not be able to secure additional off-site parking, the Church would reduce their capacity to the available parking at the ratio of 1/2.3 spaces.

Chairman Manion sought confirmation from the Petitioner of their request to include the Special Use findings of fact into the record. **Mr. Freedman** concurred.

Member Van de Kerckhove requested clarification on the proposed weekday use of the property. **Mr. Wright** explained that evening meetings, called "classes", would occur two nights per week, Tuesday, Wednesday, or Thursdays. The actual number of classes and weeknight would be determined based on the specific congregation. **Mr. Wright** further noted that a maximum of 200 people total would be expected at the weekday classes.

Chairman Manion sought any comments from the public. There being none, **Chairman Manion** requested Staff comments.

Village Planner Robles presented that the subject property at 625 Barclay Boulevard is located within the O/lc – Office/Industrial District, where Assembly uses are a permitted Special Use. As a result, Willow Creek Community Church was seeking a Special Use for an Assembly Use to permit religious uses at the site. He continued, based on the Church's activities detail provided in the packet, in order to ensure Church operations did not impact surrounding commercial/industrial uses, Staff recommended the Special Use prohibit weekday school and daycare services. Based on the proposed 796 church seating capacity, **Village Planner Robles** identified that 199 spaces were required by Code based on a ratio of 1 space per every 4 seats, with exactly 199 spaces were provided on site. As the Petitioner had indicated, a parking ratio of 1:2.3 seats more accurately reflected expected attendance, which resulted in 346 spaces. The proposed parking agreement would allow for shared parking between both groups at specified times to eliminate potential conflicts between either operations. **Village Planner Robles** explained that since minimum code required parking was provided on the site, the Village Code did not require additional parking. However, he explained, the Special Use

process allowed the Village to require considerations to negate the impact of the proposed use on neighboring land, such as the parking agreement. Condition 2 of the Staff memo requested the parking agreement to be recorded with the Lake County Recorder's Office to account for any future sale the property to allow continual application of the parking agreement. However, the Petitioner expressed to Staff such condition would prevent the agreeable party to participate in the agreement. Therefore, Staff worked with the applicant to revise the condition as follows:

"In the event secondary parking rights pursuant to Section 5(c)(b) of the Parking Agreement are terminated, within 60 days of such termination, Willow Creek shall be required to provide alternative secondary parking in the form of a revised Parking Agreement to be approved by the Village, and upon failure of Willow Creek to do so, that until such time an acceptable parking agreement is provided and approved, the maximum seating capacity shall be reduced to that amount which can be accommodated on the subject premises by the available 199 parking spaces and the available 78 parking spaces at 650 Barclay Boulevard based upon the ratio of 1:2.3 seats."

Village Planner Robles continued that an inspection of the site showed declining conditions of the parking lot and unnoticeable pavement markings. In addition, a variety of parking lot islands were also absent of Code required landscaping. Since the existing conditions should be attended to by new occupancy of the site, Staff requested that within 6 months of obtaining a Certificate of Occupancy, the parking lot should be resurfaced and all parking lot markings be restored to not result in any reduction of parking spaces from the current total, and landscaping of parking lot islands be provided in conformance with Off-Street Parking regulations of the Zoning Code.

In regards to the Petitioner's proposed traffic management plan, **Village Planner Robles** expressed Staff recommended any use of traffic cones and signage be temporary and only used during Sunday and Holiday services, and removed at the conclusion of the last Sunday or Holiday service. In addition, the traffic control devices and/or signage should not be placed within the travel lanes of Barclay Boulevard.

Member Leider inquired if there was any plan to paint a crosswalk between 625 and 650 Barclay Boulevard, rather than using cones. **Mr. Wright** identify there were no plans to do so. **Village Planner Robles** explained Staff encouraged the use of traffic cones rather than a painted crossing since area was not designated as an official pedestrian crossing for such Village street. He further noted, that a permanent crossing would be excessive since the use would be limited to one day, Sunday services.

The Zoning Board discussed the four Staff proposed conditions and sought confirmation the Petitioner was in agreement with such. **Mr. Freedman** confirmed the Petitioner was in agreement to the Staff conditions.

Chairman Manion sought any comments from the audience. There being none, **Chairman Manion** closed the public hearing and reconvened the Zoning Board meeting.

There being no further comments, **Chairman Manion** sought a motion.

Member Kalina moved and **Member Van de Kerckhove** seconded a motion to recommend approval to the Village Board, based on facts covered in a Public Hearing held on April 14, 2015, of a Special Use to permit an Assembly Use operation for

religious uses in the O/lc District, within an existing office/industrial building located at 625 Barclay Boulevard, subject to the Staff recommendations.

The roll call vote was as follows:

Ayes: Chairman Manion, Members Leider, Van de Kerckhove, Bichkoff, and Kalina.

Nays: None.

- 3.2 PUBLIC HEARING regarding a Special Use to establish and operate a drinking establishment, with live entertainment, in the B2 General Business District, at 275 Parkway Drive within the CityPark Retail Center (DDMB3 LLC/dba Emporium Lake County).

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing. **Doug and Danny Marks**, owners and operators of Emporium Arcade and Bar, were sworn in by **Chairman Manion**.

Mr. Danny Marks stated the name of the proposed business at 275 Parkway Drive is Emporium Lake County. They own two Emporium bars in Chicago. One is in Wicker Park (opened in 2012) and one is in Logan Square (opened in 2014). Both locations offer 1980's and 1990's games, pinball machines and other amusement, in addition to a full bar. Most of their customers are in the 25-45 age group. They cater to corporate groups and private parties like bachelor and birthday parties. CDW has bused their employees to their business for corporate events. Their existing locations have murals by local artists which they hope to have in Lincolnshire as well. They rarely have incidents. The Logan Square location has table games, air hockey and foosball. They also have food trucks parked inside the building in the Logan Square Emporium to provide food to their customers. Emporium does not have beer advertising or neon signs.

The Lincolnshire location is 9,800 SF. It was previously occupied by Champps Restaurant and Bar. Champps left all the equipment and furniture when they unexpectedly left the space after their parent company filed for bankruptcy. The space is very attractive to them as it is move-in ready. The Lincolnshire location would be a hybrid of their two existing locations offering video arcade machines, pinball machines, table games, live entertainment and a full bar. The business will admit patrons who are 21 or older. They also intend to have an upscale taco menu and potentially rent out the kitchen to catering businesses. They are also open with local food trucks. The proposed hours of operation are 5 p.m. to 2 a.m. Monday through Friday and 12 p.m. to 2 a.m. on Saturday and Sunday. They may adjust the hours to better meet their customer needs upon opening. Staff informed them some corporate employees in the area get off from work at 3 or 3:30 p.m.

Mr. Danny Marks stated staff contacted them last summer encouraging them to consider a Lincolnshire location after Emporium's zoning process in Vernon Hills did not result in approvals.

Economic Development Coordinator Zozulya stated the underlying zoning of the property is B2 General Business District. The zoning district permits "drinking establishments, including live entertainment" by Special Use, per a 2014 code amendment. She added a notice of the Zoning Board Public Hearing was published in the March 26, 2015, edition of the Pioneer Press, as required by Code. The Petitioner

also provided a code-required notification to adjacent property owners of record within a 250' radius of subject property. She said the Petitioner provided responses to the 7 Standards for Special Use for consideration by the Zoning Board. All standards must be satisfied in order for the Zoning Board to support the granting of a Special Use. **Economic Development Coordinator Zozulya** said staff is in support of this request.

Member Van de Kerckhove inquired about Viper Alley's hours. **Economic Development Coordinator Zozulya** stated when Viper Alley applied for their Special Use permit, they were allowed to operate until 2 a.m.

Chairman Manion stated he has concerns about parking. He believes Emporium would have more people driving in separate cars as opposed to Champps that attracted families driving together in one car.

Member Bichkoff stated parking should not be an issue as Viper Alley does only private events.

Chairman Manion asked the Petitioners whether they considered the Cubby Bear facility which is larger than the proposed space.

Economic Development Coordinator Zozulya stated the Cubby Bears building is not in Lincolnshire.

Member Kalina inquired what Emporium found appealing about a suburban location.

Mr. Danny Marks responded while locating in the suburbs is a departure from their business model, they would like to explore it. They feel Lincolnshire is ideally located providing them access to a wide group of corporate customers.

Chairman Manion sought confirmation from the Petitioner of their request to include the Special Use findings of fact into the record. **Mr. Marks** concurred.

Chairman Manion sought any comments from the audience. There being none, **Chairman Manion** closed the public hearing and reconvened the Zoning Board meeting.

There being no further comments, **Chairman Manion** sought a motion.

Member Van de Kerckhove *moved and Member Bichkoff seconded a motion to recommend approval to the Village Board, based on facts covered in a Public Hearing held on April 14, 2015, of a Special Use to establish and operate a drinking establishment, with live entertainment, in the B2 General Business District, at 275 Parkway Drive within the CityPark Retail Center.*

The roll call vote was as follows:

Ayes: Chairman Manion, Members Leider, Van de Kerckhove, Bichkoff, and Kalina.
Nays: None.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZENS COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Kalina** moved, and **Member Van de Kerckhove** seconded the motion to adjourn. The meeting adjourned at 8:17 p.m.

Minutes Submitted by Stephen Robles, Village Planner and Tonya Zozulya, Economic Development Coordinator.

**REQUEST FOR BOARD ACTION
Zoning Board
May 21, 2015**

Subject:	Proposed 17-lot R2A Single-Family Subdivision – Policy Phase (Mons Property at 1700 Riverwoods Road)
Action Requested:	Public Hearing of a Rezoning from the R1, Single-Family Residence District, to the R2A, Single-Family Residence District, to permit the development of an environmentally sensitive large lot subdivision.
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Background:

- Arthur J. Greene Construction Company (AJ Greene) developed the Whytegate Units I, II, and III single-family residential subdivisions, along the west side of Riverwoods Road, within the Village. The three developments are separated north and south by a 14.5-acre, single lot located at 1700 Riverwoods Road (commonly known as the “Mon’s Property”).
- The subject parcel is zoned R1, consistent with the existing single-family residential use (the existing home and property are vacant).
- The parcel is identified as “Critical Area 2” in the Update 2012 Comprehensive Plan as a result of its high level of visibility and potential level of impact upon adjacent residential subdivisions (see Comprehensive Plan excerpt attached).

Zoning Process Summary:

- Per Lincolnshire’s Zoning Code, “*the R2A Single-Family Residence District is designed to permit the development of environmentally sensitive large lot areas through the application of responsible environmental and other planning criteria. The intent is to encourage a creative approach to the use of land, preserve natural vegetation, topographic and geologic features, enhance the appearance of the neighborhoods by the conservation of forested areas, water bodies and the preservation of natural vegetation and wildlife and advance the various Lincolnshire planning policies outlined in the Official Comprehensive Policies Plan.*”
- Development proposals seeking the R2A zoning designation require a two-phase review process; 1) policy phase and 2) technical phase. The two-phase review and approval process of an R2A development is unique in comparison with a standard rezoning and plat of subdivision request. In this first policy phase, the Zoning Board provides a recommendation on the proposed zoning change to the R2A District, based upon conceptual subdivisions plans. A full analysis of the proposed subdivision will not occur until the technical phase; however, any Zoning Board concerns regarding the proposed subdivision should be expressed and discussed at this time.

Environmental Features Summary:

- The developer proposes to preserve the existing wetland area located in the north-central portion of the site, which aligns and continues the existing conservation outlot in the Unit III subdivision to the north, to promote this environmentally-sensitive feature.
- The developer also proposes bioswales located in rear yards and restricted landscape easements to further enhance the environmental component of the proposed R2A subdivision.

Subdivision Design/Layout Summary:

- The proposed 17-lot single-family subdivision follows a similar development pattern as Whytegate Unit II (immediately north), consisting of a single vehicular entrance from Riverwoods Road, terminating in a cul-de-sac, with a walking path connection to Brampton Lane, as illustrated in the attached subdivision concept plan.
- Per R2A requirements, single-family lots shall be no smaller than 20,000 square feet, and must have an average lot size at least 22,000 square feet, which the conceptual development plans achieves.
- The proposed cul-de-sac measures 1,100' long, in excess of the maximum permitted 800 ft. length (Sec. 7-5-2(G)). Although cul-de-sacs of this length are relatively common along both sides of Riverwoods Road (north of Rt. 22), a variation from the subdivision regulations will be required as part of the preliminary plat review of the technical phase.

Density Summary:

- At the preliminary evaluation of the rezoning and subdivision requests, the Village Board requested the Zoning Board review the proposed density and look at potential for further reduction. Initially, 19 lots were proposed, which has since been reduced to 17 lots, as summarized below:

Meeting	Number of Lots	Land Area (acres)	Density (units/acre)
Feb 24 th Preliminary Evaluation	19	14.5	1.3
May 21 st Zoning Board	17	14.5	1.17

- Additionally, the Board requested the Zoning Board be provided the initially proposed densities of the Old Mill Woods and Brookwood Farms subdivisions for comparison (see attached [Subdivision Density Comparison summary](#)).
- The existing Whytegate units north and south of the proposed subdivision and the Manors of Brampton Woods, to the west, maintain the following densities (see attached [Location Map for subdivision locations](#)):

Subdivision	Number of Lots	Land Area (acres)	Density (units/acre)
Whytegate Unit 2	22	17.5	1.25
Whytegate Unit 3	19	14.5	1.3
Manors of Brampton Woods	10	15	0.7

- The R2A permits a density of 0.5 – 1.0 units per acre. However, the Zoning Board may recommend density premiums up to 1.25 units per acre where *“the petitioner shows special attention to protection and preservation of natural environmental resources and where the proposed development significantly advances the policy objectives of the Official Comprehensive Plan of the Village”*.
- The Update 2012 Comprehensive Plan recommends rezoning of the subject property from the R1 District to the R2A District to support *“development consistent with the existing neighborhoods to ensure uniformity, consistency and cohesion as an integrated component of the residential community upon completion”*. The proposed R2A zoning is not uncharacteristic with the adjacent residential developments and the proposed environmental enhancements are essential to demonstrating the environmental character of this area.

- **Rezoning Findings of Fact:** The attached presentation packet includes the Petitioner's response to the Findings of Fact for Rezoning for consideration by the Zoning Board.

Recommendation:

Staff recommends approval of the Policy Phase, permitting rezoning to the R2A District, for a proposed 17-lot single-family residential subdivision.

Motion:

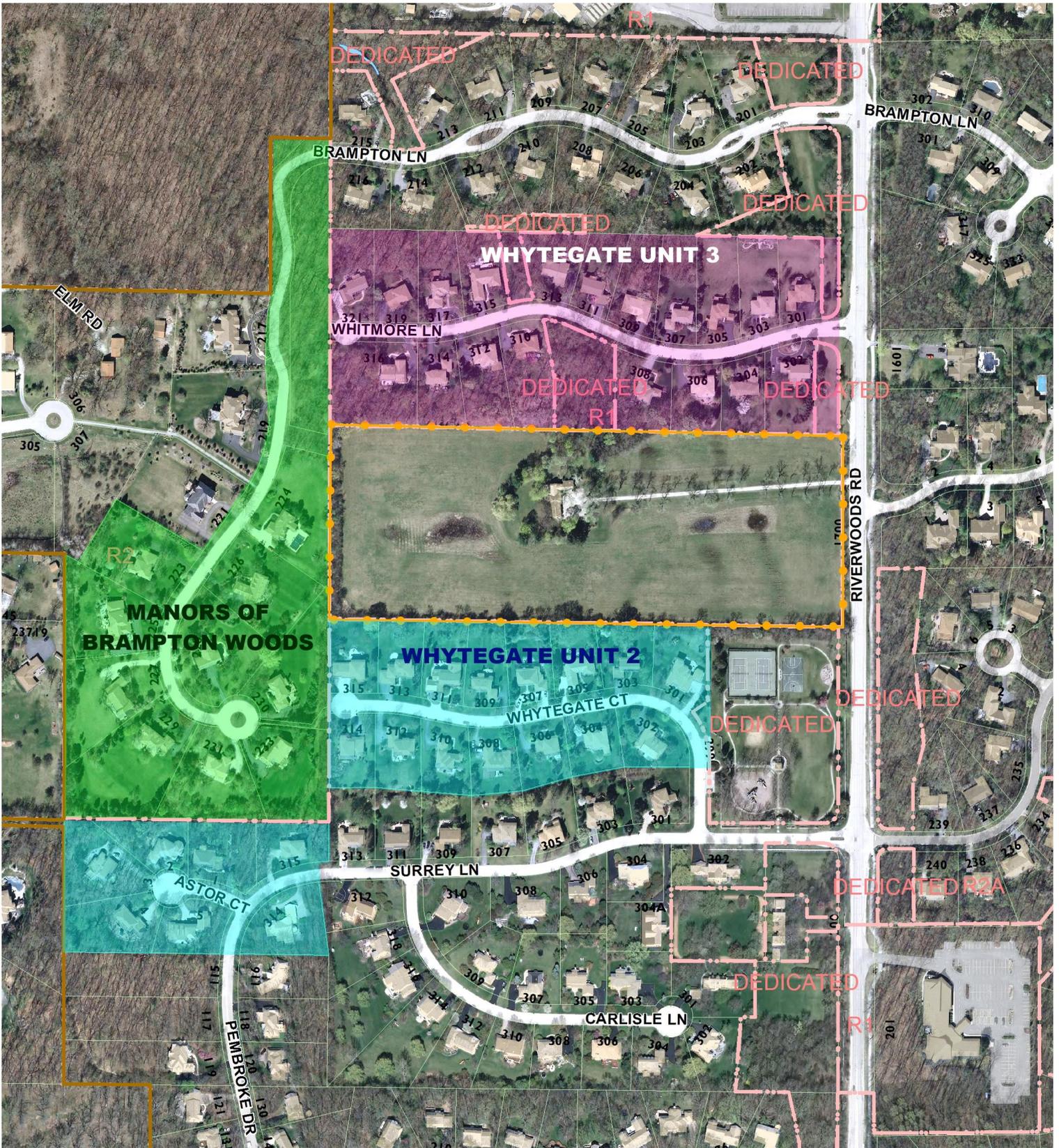
Having made findings based on facts covered in a Public Hearing held on May 21, 2015, the Zoning Board recommends approval to the Village Board of a rezoning from the R1, Single-Family Residence District, to the R2A, Single-Family Residence District, in conjunction with approval of the Policy Phase, to permit the development of an environmentally sensitive large lot subdivision, subject to Staff's memorandum, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- Location Map.
- Presentation Packet, prepared by Arthur J. Greene Construction Company and Manhard Consulting, Ltd., received May 13, 2015.
- Subdivision Density Comparison summary memo, prepared by Staff.
- Critical Area 2 Excerpt from Village of Lincolnshire Comprehensive Plan, Update 2012.

Meeting History	
Referral at Village Board (COW):	February 24, 2014
Current Zoning Board (Public Hearing):	May 21, 2015



FINDINGS OF FACT REZONING

1700 Riverwoods Road – Proposed Manors of Whytegate Subdivision

1. Existing zoning classification of the property.

The existing zoning of the property is R1 Single Family Residence District

2. Existing uses of property and existing physical, social or economic factors within the general area of the property in question.

The existing land use of the surrounding area is entirely single family residential. On the north is the Whytegate Unit 3 subdivision; on the south is Whytegate Unit 2 subdivision; on the west is the Manors of Brampton Woods; on the east is Riverwoods Road and the Briarwoods of Lincolnshire Subdivision.

3. The zoning classification of property within the general area of the property in question.

The existing zoning surrounding the property and beyond is entirely single family residential. The existing zoning within the immediate area includes: north – R2A Single-Family Residence District; south – R2A Single-Family Residence District; west - R2 Single Family Residence District; and east – R2A Single-Family Residence District.

4. The suitability of the property in question to the uses permitted under the existing or proposed zoning classification.

The site is suitable for development under the current zoning, but the resulting lots of that size would not be compatible with the surrounding area. Under the proposed zoning of R2A, lots can be developed at an average of 22,000 square feet which is compatible to surrounding developments. Both water and sanitary sewer is available to the site.

5. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

The subject property is the last vacant parcel of land in this area of the Village of Lincolnshire that has not been developed as single family housing. All of the land in the immediate area has been rezoned to similar zoning districts....primarily R2A Single Family Residence District and has been approved in the subdivision process.

In fact all zoning south (including Brampton Lane along Riverwoods Road corridor) to Half Day Road, is zoned R-2A.

6. *The length of time the property has been vacant as zoned.*

The property has an existing home which is 70+ years old and up to 4 years ago was home to the owner. The owner is now deceased and the family has gone under contract with the petitioner to sell the property. The property was forcibly annexed by the Village in 1998 and zoned R-1.

7. *The extent to which the property's value is diminished by the existing zoning classification.*

Based on the existing zoning, the development of the property would not be compatible with the surrounding higher -density land use and zoning, thus diminishing the properties value.

8. *The impact upon the objectives of the official Comprehensive Plan of the Village, as amended.*

The Village of Lincolnshire Comprehensive Plan has indicated the subject property to be Critical Area 2 of the East Sector. The Comprehensive Plan calls for an "Environmentally Sensitive Residential" land use classification. The plan as proposed keeps the wetland/ grove of trees intact, keeps the surrounding hedgerow intact, and the proposed zoning and subdivision maintains the density of the surrounding area.

Prepared by:

Glenn M. Christensen
Senior Planner
Manhard Consulting
900 Woodlands Parkway
Vernon Hills, Illinois 60061

Petitioner:

Arthur J. Greene Construction Company
175 East Hawthorn Parkway
Suite 200
Vernon Hills, Illinois 60061



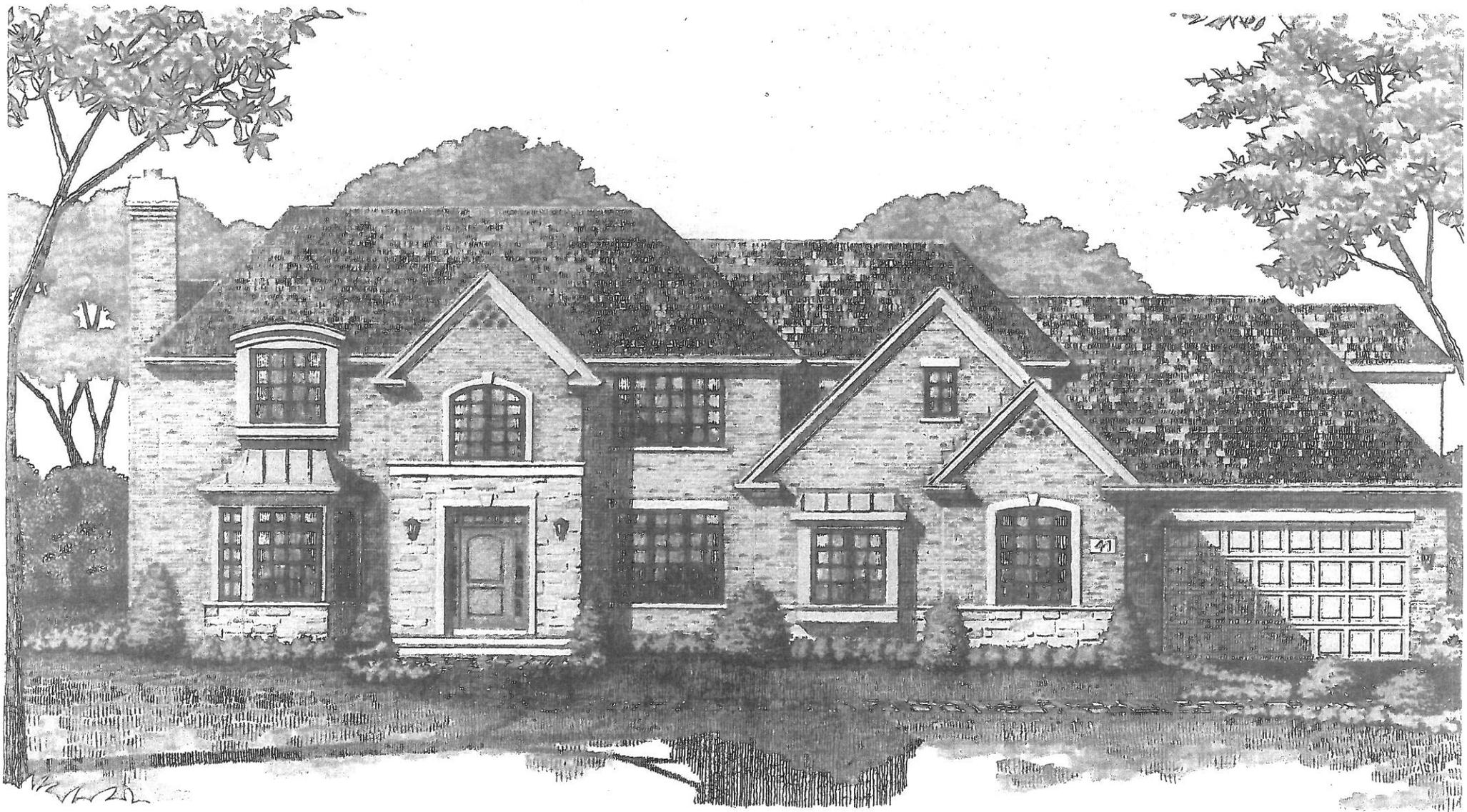
NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND SUBJECT TO CHANGE



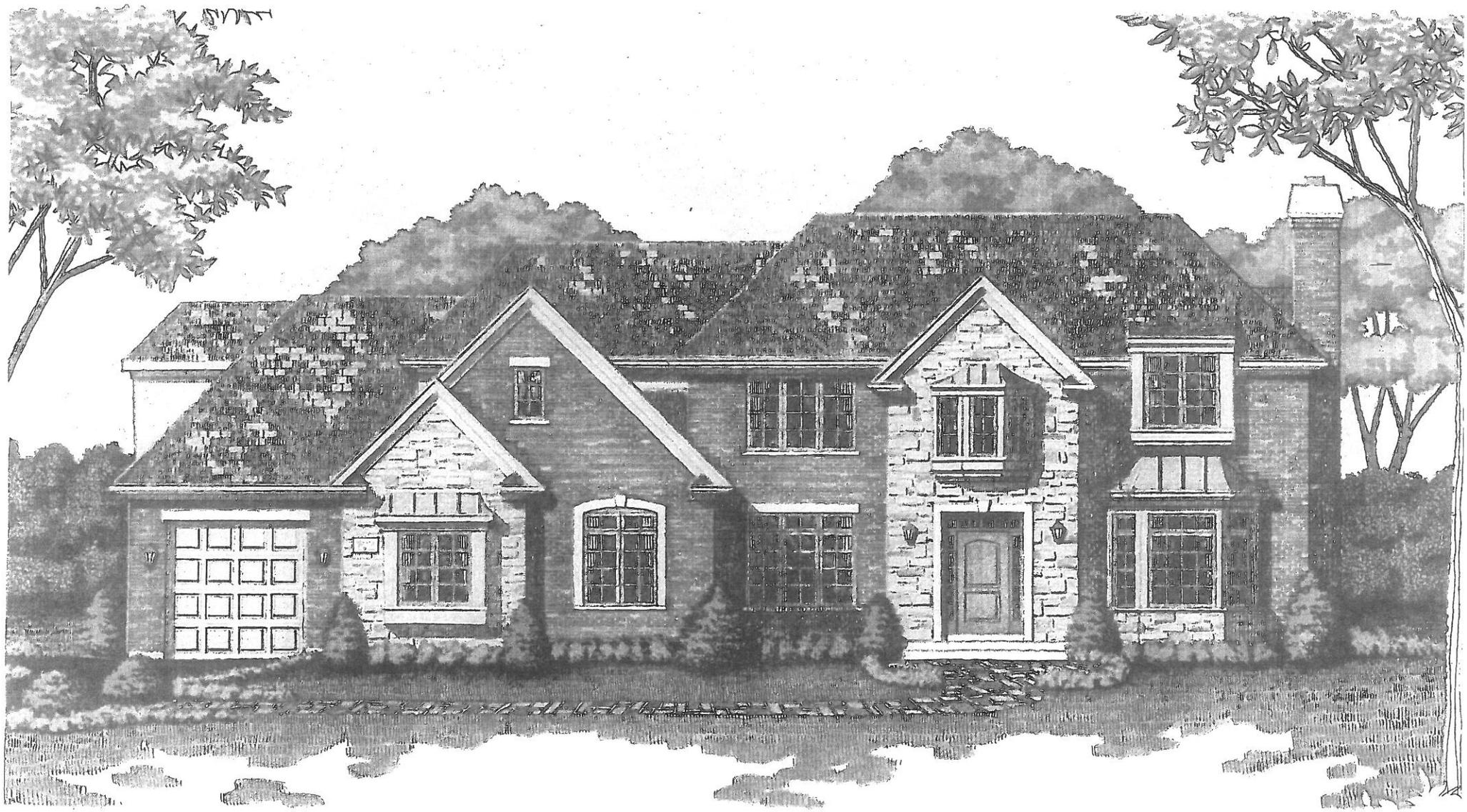
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REAL ESTATE SALES CONTRACT

THIS AGREEMENT made this 20 day of June 2013, by and between Owner of Record, namely JANE ALLEN MONS TRUST, DID 1/16/04 hereinafter known as "Seller" and ARTHUR J. GREENE CONSTRUCTION CO., an Illinois corporation, hereinafter know as "Purchaser."

WITNESSETH:

Seller is the owner of a certain parcel of land (hereafter, the "Property").

In consideration of and in reliance upon the reciprocal representations, warranties, covenants and agreements of Seller and Purchaser, given and extended to each other, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties AGREE as follows:

1. SALE AND PURCHASE OF THE PROPERTY

1.1. Agreement to Sell and Convey

Seller agrees to sell and convey, and Purchaser agrees to purchase upon the terms and conditions hereinafter set forth, the following parcel of land located in the County of Lake, State of Illinois:

Legal Description: _____ *(To Be Inserted as Exhibit A)*

Commonly known as 1700 Riverwoods Rd, Lincolnshire, Illinois, together with all improvements thereon, all rights of way, water, privileges, easements, appurtenances and advantages thereto belonging or in any way appurtenant.

7.3 Entire Agreement; Modification

This Agreement embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modifications, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.

7.4 Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

7.5 Binding Effect

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their executors, trustees, successors and assigns. No assignment shall be made without the written consent of the other party except that this Agreement may be assigned by Purchaser to a related party or affiliate of Purchaser (an entity owned or controlled by Jeffrey Greene or Arthur J. Greene Construction Co.) at any time upon written notice to Seller at least 30-days prior to closing

7.6 Severability

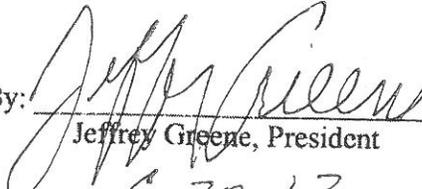
In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written.

PURCHASER:

SELLER:

Arthur J. Greene Construction Co.

By: 
Jeffrey Greene, President
6-20-13


ALIEN MONS
EXECUTOR
6-20-2013

PRELIMINARY PLAT OF MANORS OF BRAMPTON WOODS - UNIT 3

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP
43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS.

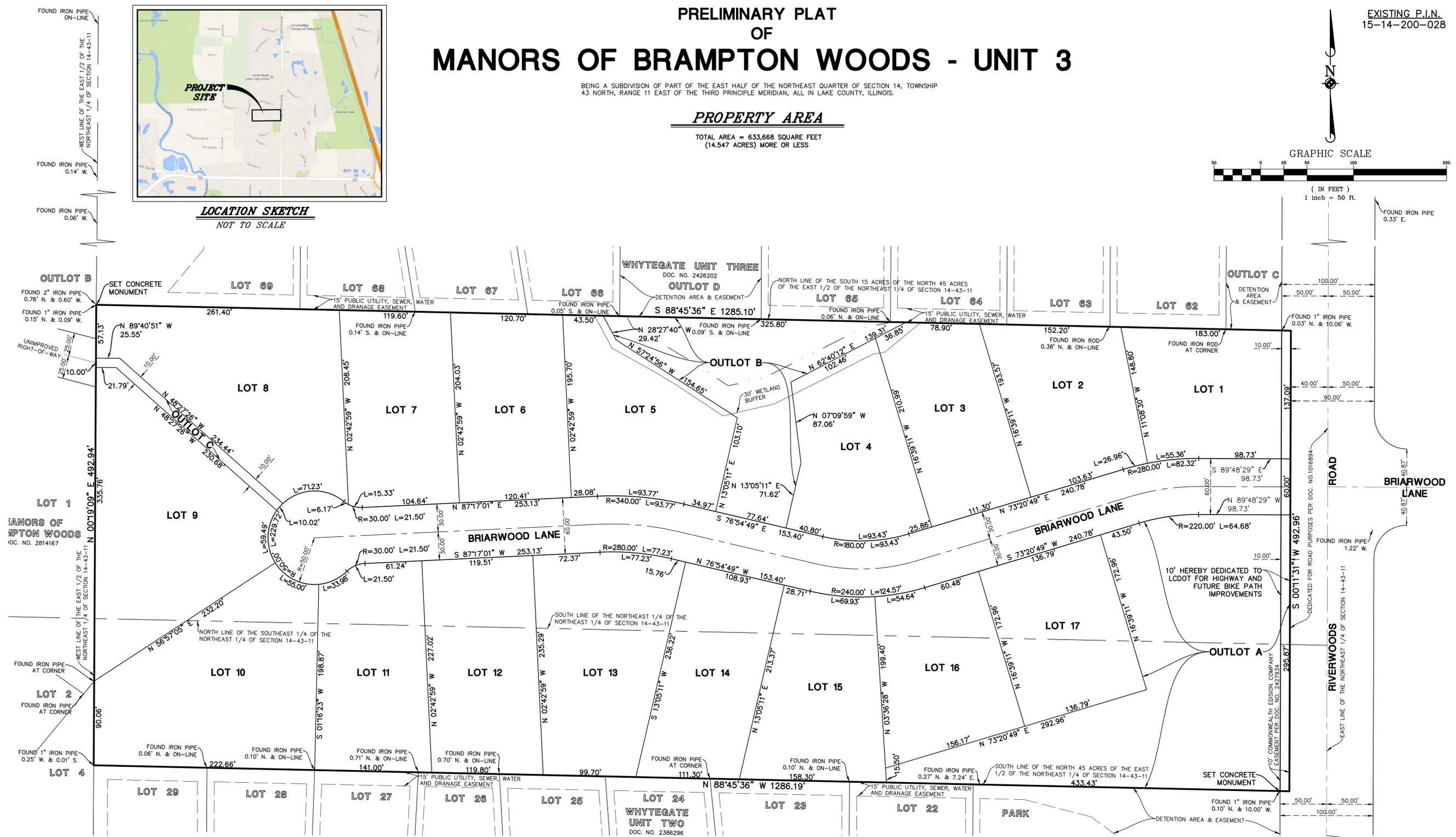
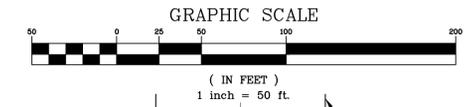
PROPERTY AREA

TOTAL AREA = 633,668 SQUARE FEET
(14.547 ACRES) MORE OR LESS

EXISTING P.I.N.
15-14-200-028



LOCATION SKETCH
NOT TO SCALE



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) CORRECTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) METHODS.

SURVEYOR'S NOTES

1. THERE SHALL BE NO DIRECT ACCESS TO OR FROM RIVERWOODS ROAD TO OR FROM LOT 1 AND OUTLOT A.
2. OUTLOT A, OUTLOT B AND OUTLOT C SHALL BE CONVEYED TO THE VILLAGE OF LINCOLNSHIRE.
3. SET CONCRETE MONUMENTS WILL BE SET AFTER APPROVAL OF FINAL PLAT BUT BEFORE RECORDING OF THE FINAL PLAT.

THIS PLAT SUBMITTED FOR RECORDING BY:
VILLAGE OF LINCOLNSHIRE
ONE OLDE HALF DAY ROAD
LINCOLNSHIRE, ILLINOIS 60069
RETURN MYLARS TO THE VILLAGE OF LINCOLNSHIRE

SUBDIVIDER & DEVELOPERS NAME & ADDRESS
ARTHUR J. GREENE CONSTRUCTION COMPANY
175 EAST HAWTHORN PARKWAY, SUITE 200
VERNON HILLS, ILLINOIS 60061

SHEET INDEX

SHEET 1 OF 4:	OVERALL BOUNDARY INFORMATION, AND LOT OVERVIEW
SHEET 2 OF 4:	LOT AND EASEMENT DETAILS (WEST)
SHEET 3 OF 4:	LOT AND EASEMENT DETAILS (EAST)
SHEET 4 OF 4:	CERTIFICATES, EASEMENT PROVISIONS, LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE



MANORS OF BRAMPTON WOODS - UNIT 3
VILLAGE OF LINCOLNSHIRE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 11/07/13
SCALE: 1"=50'
SHEET
1 OF **4**
AGCLN3

April 10, 2015 - 07:18 Doc Name: P:\Projects\15-14-200-028\Drawings\Plat of Subdivision\Preliminary Plat 01 - AGCLN3 - PR.dwg Updated By: mscv

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Cardno Stormwater Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES/RUSHES		
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	8.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
		40.25

TEMPORARY COVER

Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
		460.00

FORBS

Alisma spp.	Water Plantain Mix	4.25
Asclepias incarnate	Swamp Milkweed	1.50
Bidens spp.	Bidens Mix	2.00
Helianthus autumnale	Sneezeweed	2.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pennsylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00
		20.50

Apply at 32.5 pounds per acre

Cardno Swale Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES		
Andropogon gerardii	Big Bluestem	4.00
Carex comosa	Bristly Sedge	2.50
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	2.50
Carex spp.	Prairie Sedge Mix	8.00
Carex vulpinoidea	Brown Fox Sedge	4.00
Elymus virginicus	Virginia Wild Rye	8.00
Glyceria striata	Fowl Manna Grass	1.00
Panicum virgatum	Switch Grass	2.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
Spartina pectinate	Prairie Cord Grass	3.00
		Total 40.00

TEMPORARY COVER

Avena sativa	Common Oats	360.00
Lolium multiflorum	Annual Rye	100.00
		Total 460.00

FORBS

Alisma spp.	Water Plantain (Various)	1.00
Asclepias incarnate	Swamp Milkweed	2.00
Aster novae-angliae	New England Aster	1.00
Coreopsis tripteris	Tall Coreopsis	1.00
Eupatorium maculatum	Spotted Joe-Pye Weed	0.25
Iris virginica	Blue Flag	4.00
Liatis spicata	Marsh Blazing Star	1.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Lycopus americanus	Common Water Horehound	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia triloba	Brown-Eyed Susan	0.50
Sagittaria latifolia	Common Arrowhead	0.25
Senna hebecarpa	Wild Senna	1.00
Silphium terebinthaceum	Prairie Dock	1.00
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	0.75
		Total 16.75

Apply at 32.5 pounds per acre

Preliminary Plant List

Key	Quantity	Name	COMMON/Botanical	Size	Comments
ACNI	3	'GREENCOLUMN BLACK MAPLE/	Acer nigrum 'Greencolumn'	2-1/2" BB	
ACRU	12	AUTUMN FLAME RED MAPLE/	Acer rubrum 'Autumn Maple'	2-1/2" BB	
ACSA	11	GREEN MOUNTAIN SUGAR MAPLE/	Acer saccharum 'Green Mountain'	2-1/2" BB	
ALGL	7	BLACK ALDER/	Alnus glutinosa	8" BB	
AMGR	5	AUTUMN BRILLANCE SERVICEBERRY/	Amelanchier grandiflora 'Autumn Brilliance'	8" BB	Multi-stem Low Branched Form
CEOC	10	COMMON HACKBERRY/	Celtis occidentalis	2-1/2" BB	
COAP	36	CRANBERRY COTONEASTER/	Cotoneaster apiculatus	24"	Planted 3'-0" on center
GIBI	11	AUTUMN GOLD GINKGO/	Ginkgo biloba 'Autumn Gold'	2-1/2" BB	Male only
LITU	9	TULIP TREE/	Liriodendron tulipifera	2-1/2" BB	
MISI	22	PURPLE FLAME GRASS/	Miscanthus sinensis 'Purpurascens'	#5 Container	Planted 3'-0" on center
NYSY	9	BLACK TUPELO/	Nyssa sylvatica	2-1/2" BB	
PLAC	4	BLOODGOOD LONDON PLANETREE/	Platanus acerifolia 'Bloodgood'	2-1/2" BB	
QUBI	6	SWAMP WHITE OAK/	Quercus bicolor	2-1/2" BB	
RHAR	24	GRO_LOW SUMAC/	Rhus aromatica 'Gro-Low'	#5 Container	Planted 4'-0" on center
TADI	5	BALD CYPRESS/	Taxodium distichum	2-1/2" BB	

Village of Lincolnshire Required Landscaping

Street Trees

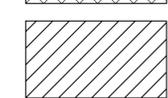
Briarwood Lane

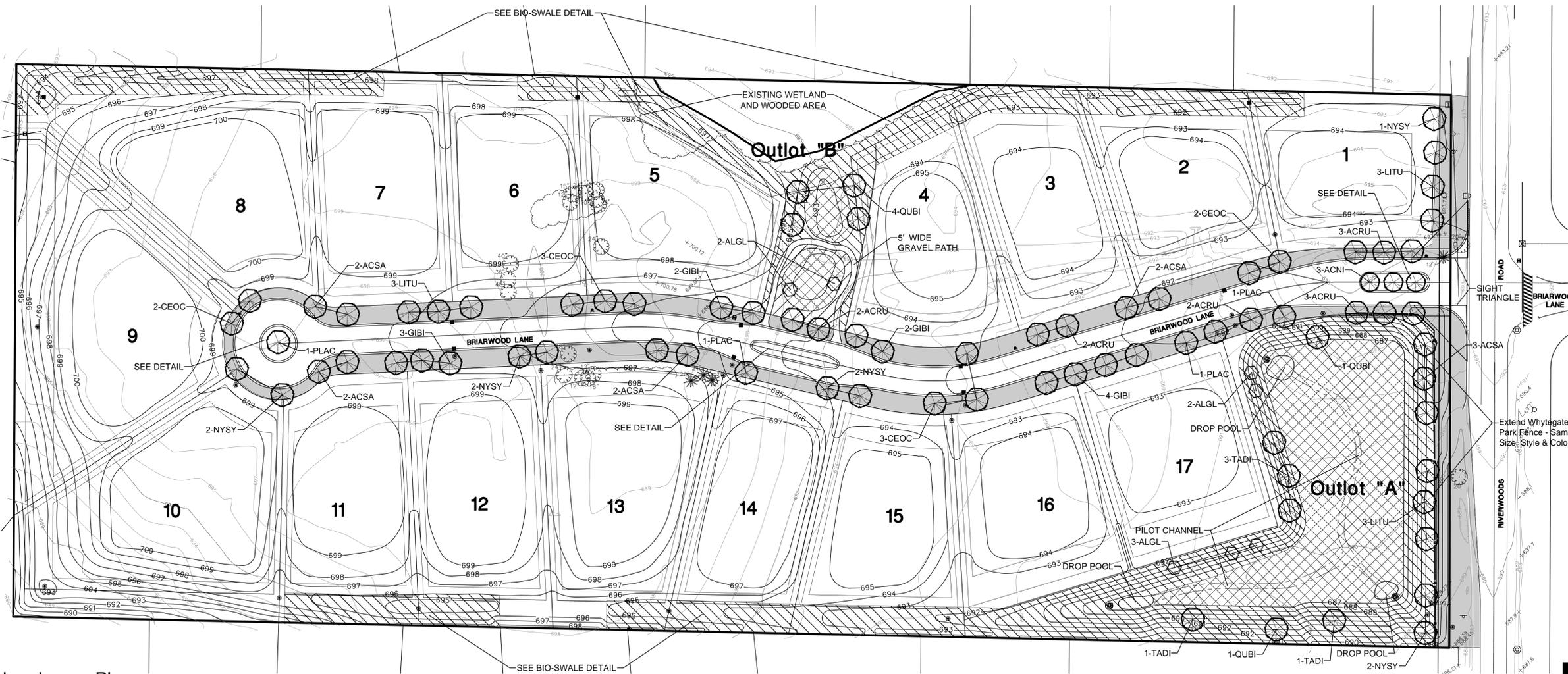
2294.63 feet of total frontage (both sides)
1 tree per 40 feet = (57.3) = 57 trees

Riverwoods Road

492.96 feet (one side)
1 tree per 40 feet = (12.3) = 12 trees

Seeding Legend

-  IDOT CLASS 1 SEEDING TURF
-  Cardno Stormwater Seed Mix Native Grasses
-  Cardno Swale Seed Mix Native Grasses



Landscape Plan

Scale:

1" = 50'-0"



DRAWN BY: []
 REVISIONS: []
 DATE: []

Manhard CONSULTING LTD.
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 815.709.8888
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MANORS OF WHYTEGATE RESIDENTIAL DEVELOPMENT
 LINCOLNSHIRE, ILLINOIS
 PRELIMINARY LANDSCAPE PLAN

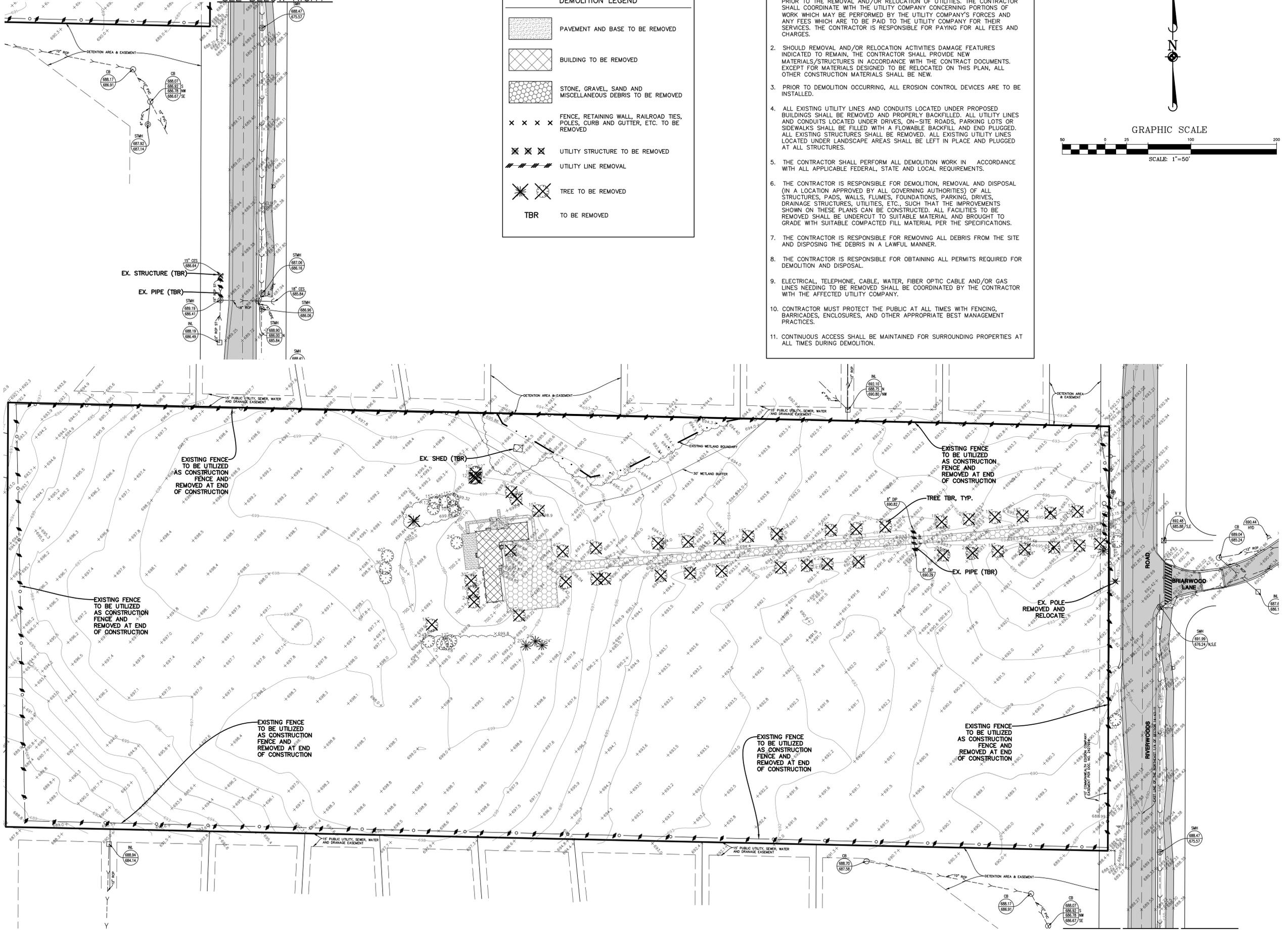
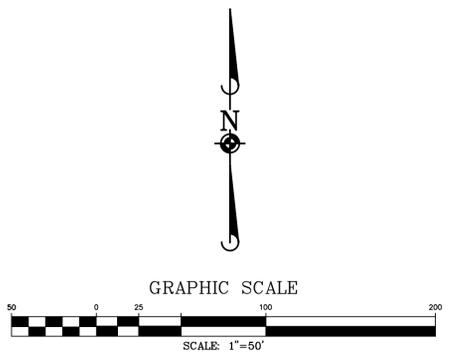
PROJ. MGR.: JGC
 PROJ. ASSOC.: DEM3
 DRAWN BY: DEM3
 DATE: 3-17-15
 SCALE: 1"=50'
 SHEET
1 OF **2**
 AGLCN3

MATCH LINE
SEE BELOW RIGHT

DEMOLITION LEGEND

-  PAVEMENT AND BASE TO BE REMOVED
-  BUILDING TO BE REMOVED
-  STONE, GRAVEL, SAND AND MISCELLANEOUS DEBRIS TO BE REMOVED
-  FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
-  UTILITY STRUCTURE TO BE REMOVED
-  UTILITY LINE REMOVAL
-  TREE TO BE REMOVED
- TBR** TO BE REMOVED

- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
 2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
 5. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
 8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
 10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.



MATCH LINE STA. 7+00

Manhard CONSULTING LTD.
 600 Westchester Park Drive, Suite 100, Lincolnshire, IL 60468
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Planners
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

RIVERWOODS ROAD RESIDENTIAL DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: JGC
 PROJ. ASSOC.: DEM3
 DRAWN BY: DEM3
 DATE: 3-17-15
 SCALE: 1"=50'

SHEET
2 OF **8**

3-27-2015 - 13.52 Dwg Name: P:\Asst3\Draw\Envi\Pre\lincoln\Demo.dwg Updated By: dmanhard

LEGEND

- S-S- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- SD-SD- TEMPORARY SILT DIKE
- [Hatched Box] EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- [Dotted Box] TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- [Square with Circle] TEMPORARY STORM STRUCTURE PROTECTION
- [Arrow] PAVEMENT DRAINAGE FLOW
- [Wavy Arrow] SWALE DRAINAGE FLOW
- [Dashed Line] LIMITS OF DISTURBANCE/CONSTRUCTION

SOIL PROTECTION CHART

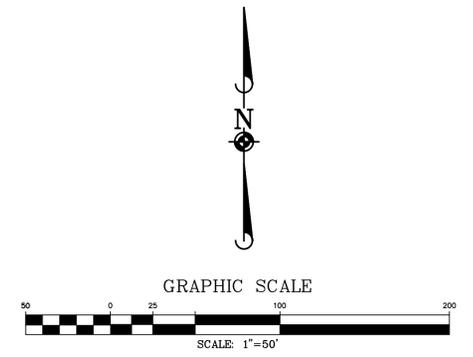
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A											
DORMANT SEEDINGS	B	A										
TEMPORARY SEEDINGS	C					D						
SODDING	E											
MULCHING	F											

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
 B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
 C - SPRING OATS 100 LBS./AC.
 D - WHEAT OR CEREAL RYE
 E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
 F - STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
 ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

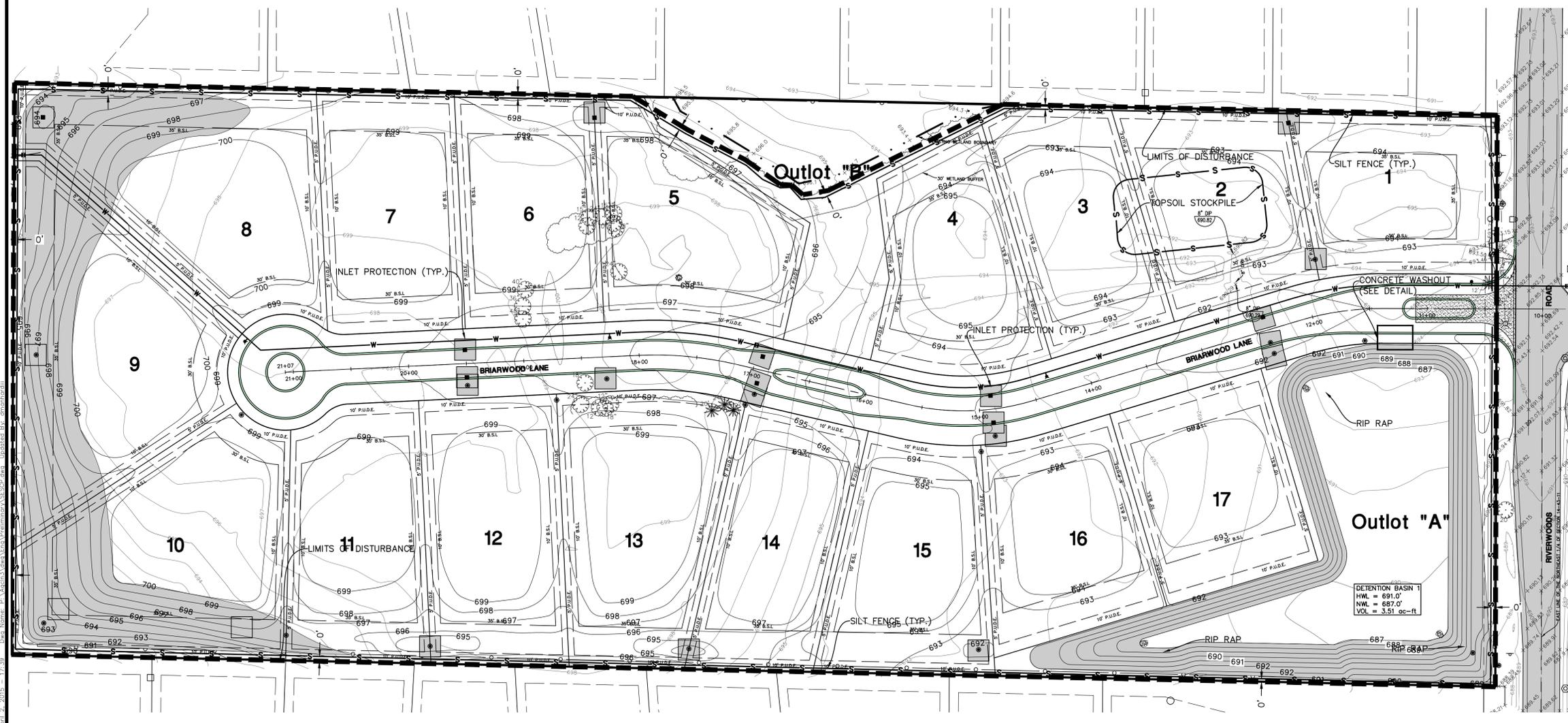
NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
 4. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON PLANS.
 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
 7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
 8. CUT AND FILL SITE TO PLAN SUB-GRADE.
 9. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
 10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.



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

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
 2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
 3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
 4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ON-SITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
 5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
 6. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE-ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
 7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
 8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
 9. TOPSOIL STOCKPILES SHALL BE SEEDED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
 10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
 11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
 12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
 13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
 14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
 15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
 16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
 17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

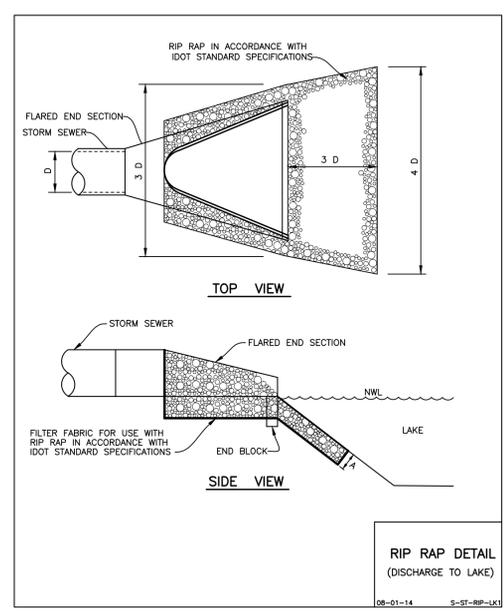
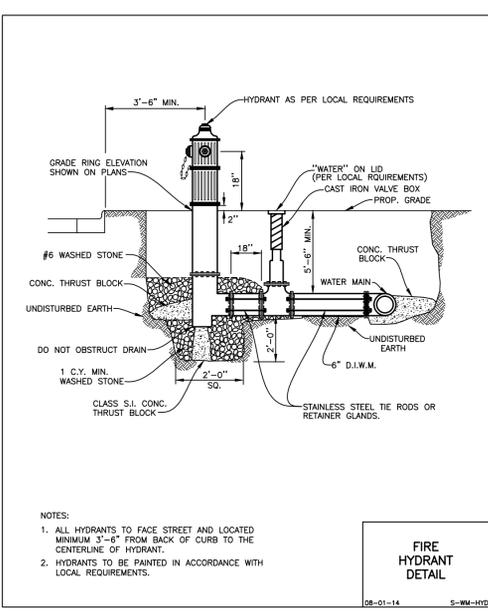
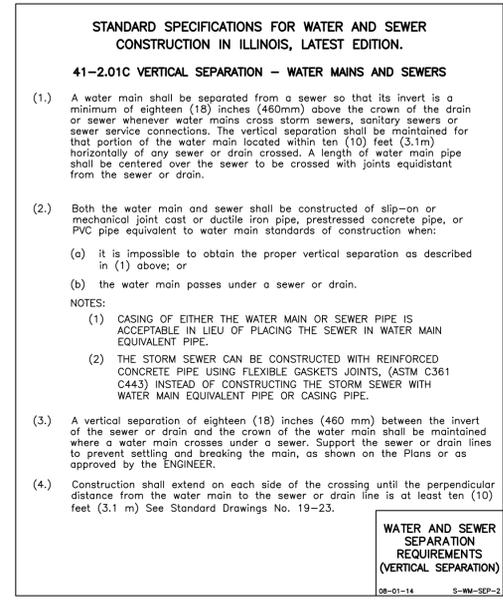
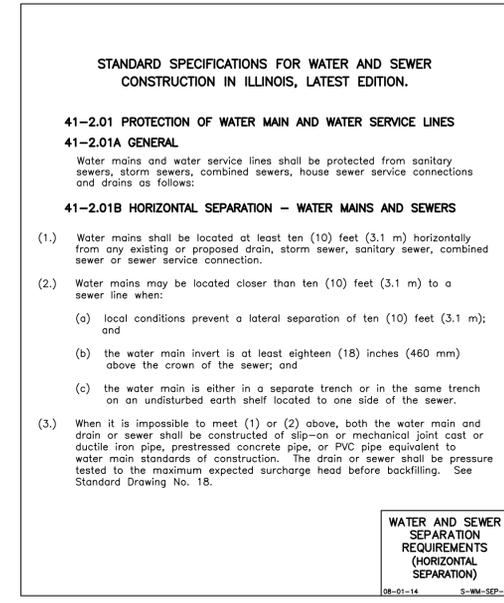
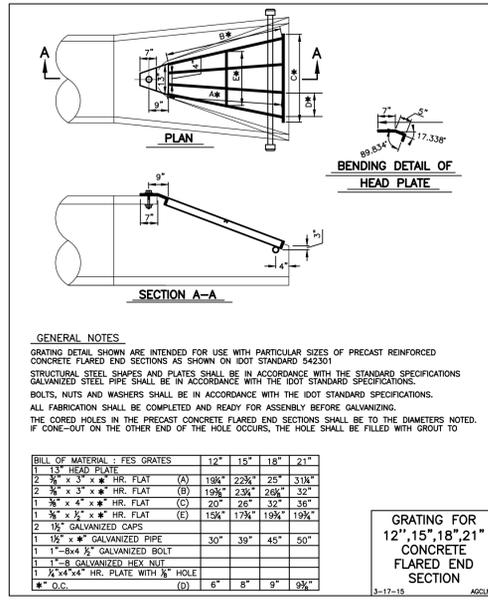
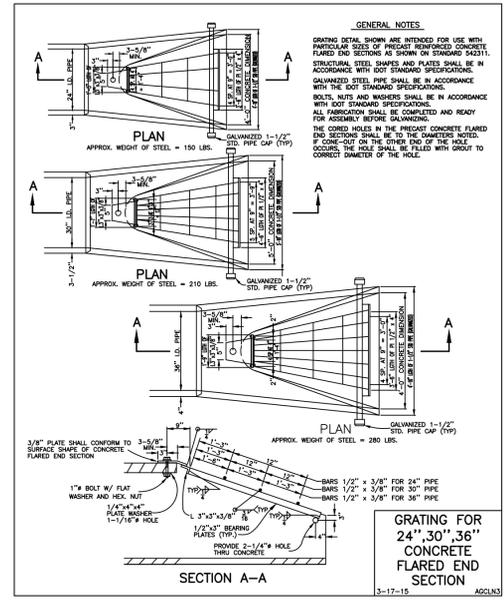
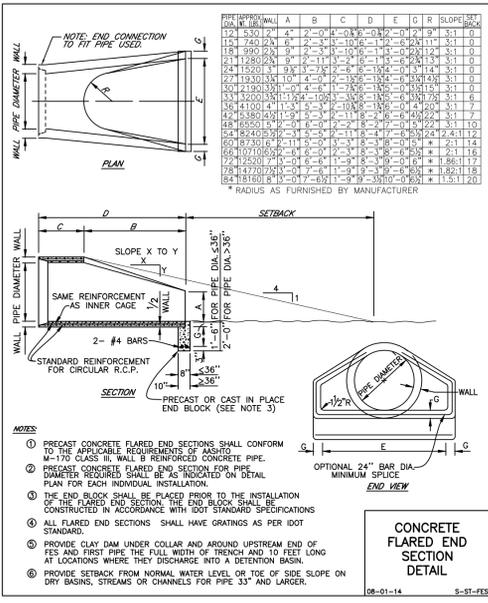


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 800 Woodlawn Professional Building, Suite 1000, Chicago, IL 60614, USA
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
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RIVERWOODS ROAD RESIDENTIAL DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
SOIL AND SEDIMENT EROSION CONTROL PLAN

PROJ. MGR.: JGC
 PROJ. ASSOC.: DEM3
 DRAWN BY: DEM3
 DATE: 3-17-15
 SCALE: 1"=50'

SHEET
3 OF **8**
 ACGLN3

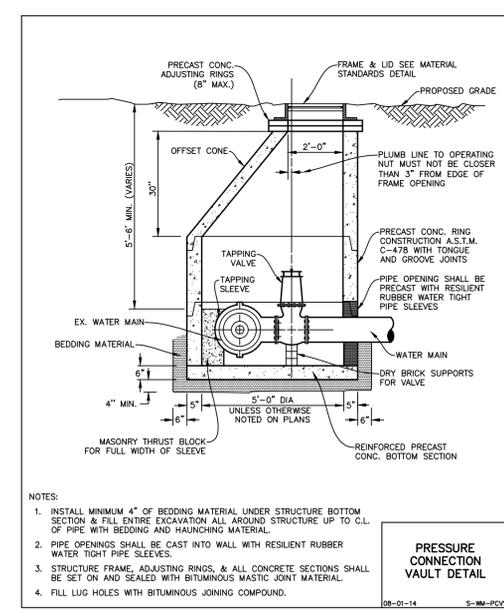
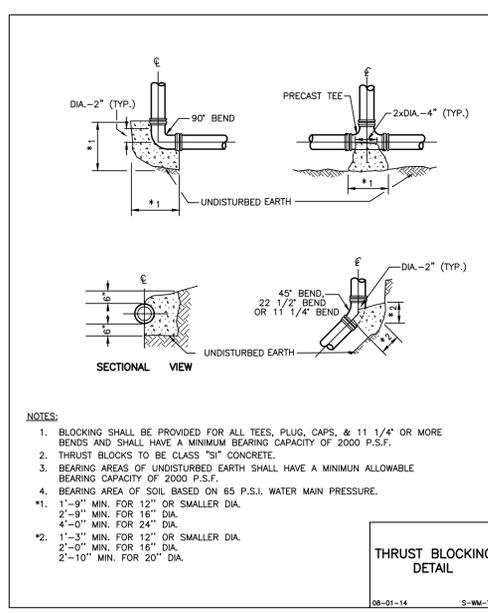
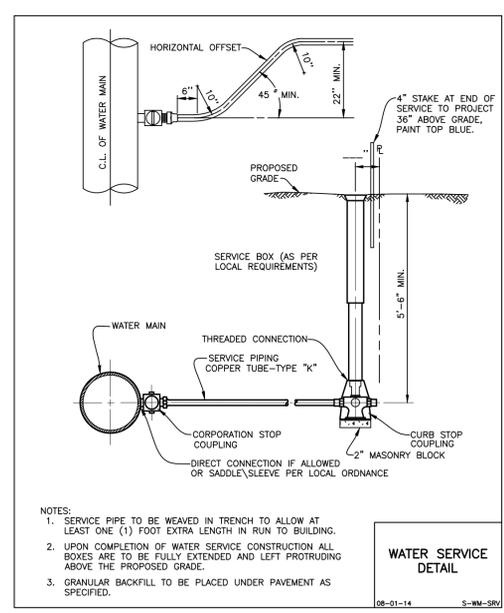
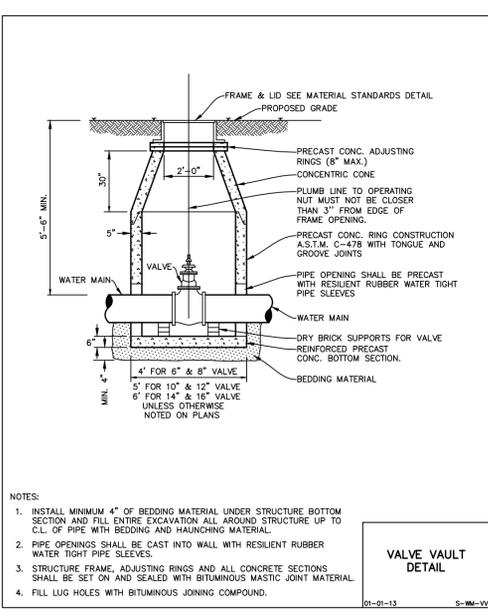
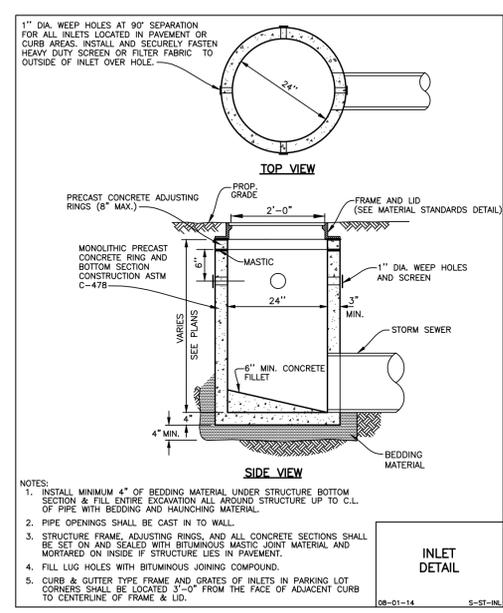
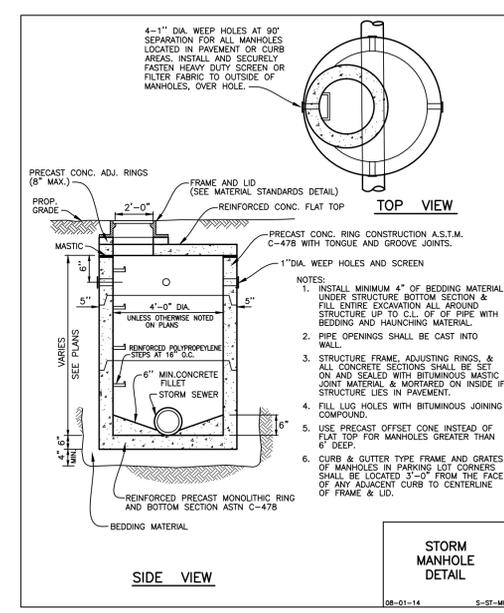


RIP-RAP

PIPE DIAMETER (IN.)	STONE RIP-RAP				BEDDING			
	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM LENGTH RANGE (FT.)	WEIGHT AVERAGE (#)	MINIMUM THICKNESS (IN.)		
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5'	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

STONE RIP RAP DETAIL

08-01-14 S-ST-RP-2



MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

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

DEFINITION OF TERMS

- a. "CLIENT" shall mean ... which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to provide Civil Engineering PLANS and SPECIFICATIONS.
b. "ENGINEER" shall mean Manhard Consulting, Ltd. a Civil Engineering consultant on the subject project.
c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

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

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun therein and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

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

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER and does not constitute a warranty of the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

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

UNSATURABLE SOILS

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

PROTECTION OF TREES

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

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

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

TRAFFIC CONTROL

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

WORK AREA

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

UTILITY POLES

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

RESTORATION

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

CLEANING UP

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

ROAD CLEANING

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

SAFETY AND PROTECTION

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

HOLD HARMLESS

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

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

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

INSURANCE

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

THIRD PARTY BENEFICIARY

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

Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

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

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

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

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or adjacent to the site shall be marked with a "flowable" backfill and plugged. All existing structures shall be removed.

CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirements.

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

The CONTRACTOR is responsible for removing all debris from the site and disposing the debris in a lawful manner.

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

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

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

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

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

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is constantly available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut-offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main

shut-offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

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

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

Any existing water encroachments shall be removed and sealed to below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local laws and regulations.

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

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

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

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

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

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

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

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

II. EARTHWORK

STANDARDS

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

SOIL BORING DATA

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

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

EARTHWORK CALCULATIONS AND CROSS SECTIONS

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

CLEARING, GRUBBING AND TREE REMOVAL

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

TOPSOIL STRIPPING

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

TOPSOIL REESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all paved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

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

SODDING

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

EXCAVATION AND EMBANKMENT

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

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

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

Table with 5 columns: Percent Compaction, Pavement & Floor Slabs, Grass Areas, Type Material, Standard, 95%, 90%, 85%, 80%

unless approved otherwise in the soils report or by the CLIENT.

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

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

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

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

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer installations.

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

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tie bedded in washed gravel or open storm sewer joints, the CONTRACTOR shall be responsible for providing the same.

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

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

EROSION CONTROL

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

UNDERCUTTING DURING EARTHWORK

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

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

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

SELECTED GRANULAR BACKFILL

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

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM D668-C-87. All joints in between sections and frames (except sanitary manholes, see Section II-B) Manholes, shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and joints with joint mortar. Manholes are to have offset corners except that no cone shall be used on storm manholes E-O" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where

necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 3" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. When installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER OPEN BORE

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 411.2.01A and 411.2.01B. Standard Drawing TR, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

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

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

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

- (1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.
(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.
(3) Extra Strength Gray Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MWRD) only.

Sanitary sewers shall include bedding and backfilling.

MANHOLES

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

FOUNDATION, BEDDING AND HAUNCHING

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

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 311.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

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

SERVICES

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

RISERS

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

DROP MANHOLE CONNECTIONS

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

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

- (1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.
(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

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

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

TELEVISION INSPECTION

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

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

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

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" & LARGER)

Water main pipe shall conform to the following:

- (1) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints.(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C900 (Ductile Iron) or ANSI/AWWA C905 (

**SUBDIVISION DENSITY COMPARISON
Zoning Board
March 21, 2015**

Subject:	Proposed 17-lot R2A Single-Family Subdivision – Policy Phase (Mons Property at 1700 Riverwoods Road)
Action Requested:	Public Hearing of a Rezoning from the R1, Single-Family Residence District, to the R2A, Single-Family Residence District, to permit the development of an environmentally sensitive large lot subdivision.
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Old Mill Woods Subdivision:

The following table illustrates the reduction of density from initial submittal to final approval of a single-family subdivision within the R2A zoning district:

Meeting	Number of Lots	Land Area (acres)	Density (units/acre)
5/29/01 COW Referral	45	55	0.8
12/11/01 Plan Commission	36	55	0.65
1/29/02 COW*	32	55	0.58
2/11/02 Village Board	27	55	0.49

* Committee of the Whole requested developer submit a concept plan for a 32-lot development

Brookwood Farms Subdivision:

The following table illustrates the reduction of density from initial submittal to final approval of a single-family subdivision within the R2A zoning district. The initial application was withdrawn (as noted below) and a new application was filed for development of a single-family subdivision within the R1 zoning district, in compliance with the recommended density in the Comprehensive Plan:

Meeting	Number of Lots	Land Area (acres)	Density (units/acre)
12/13/04 COW Referral	17	20	0.85
2/2/05 Staff memo		Application Withdrawn	
6/27/05 COW Referral	9	20	0.45
1/9/06 Village Board	9	20	0.45

accommodate the increase in residential activity. As identified in the Transportation Map (see Maps, Chapter 10), vehicular access to the site should be provided via a curb-cut on Riverwoods Road, directly east of the existing Brookwood Farms subdivision entrance, and a second Riverwoods Road curb-cut between the Ascension of Our Lord Greek Orthodox Church and the Meadows of Birch Lake subdivision. Dual roadway access for this Area will improve traffic flow on Riverwoods Road as encouraged by Lake County Division of Transportation roadway design standards. In addition, Farrington Drive should be considered as a secondary means of vehicular accessibility to the site, linking the Meadows of Birch Lake to future residential development within this planning area and aiding in traffic circulation during periods of peak traffic flow on Riverwoods Road. An additional point of ingress/egress to the planning area from Farrington Drive will also enhance traffic safety and accessibility to both developments. While secondary street connectivity from Farrington Drive is strongly encouraged, if such vehicular connectivity is not supported, pedestrian/path access should be integrated in place of street access.

Critical Area 2

The future land use of Area 2 is of particular importance as a result of its high level of visibility and resulting level of potential impact upon the adjacent residential neighborhoods of the Whytegate, Briarwoods, Lincolnshire Woods and Manors of Brampton Woods subdivisions, which entirely surround the parcel.

Area 2 is composed of approximately 14 acres and is likely the least complicated components of this sector as a result of its minimal level of natural features and existing development. The site is composed of limited trees located immediately adjacent to the existing rural-remnant single-family residence and long rural driveway that provides access to the site via Riverwoods Road. Although there are no other natural features currently present on the site, the property no longer demonstrates indications of its former agricultural use.

Land Use Recommendation: Environmentally Sensitive Residential

The future land use and development of this planning area must be closely evaluated as a result of the potential impact that such development could have on the surrounding established residential neighborhoods of the Whytegate, Briarwoods, Lincolnshire Woods and Manors of Brampton Woods subdivisions that surround the site. The character of these adjacent residential developments lends this Area’s future land use to development of “Environmentally Sensitive Residential”. Although the site does not contain the extensive woodlands, tree clusters, or nature features that are generally indicative of property placed within the “Environmentally Sensitive Residential” land use classification, it is imperative that it is developed in a manner consistent with that of the existing neighborhoods to ensure uniformity, consistency and cohesion as an integrated component of the residential community upon completion. Additionally, the existing grove of trees located in the center of the northern property line is directly in line with the conservation outlot of the Whytegate Unit 3 Subdivision to the north, which further supports preservation efforts for this parcel to foster consistent in-fill development patterns.



Soil borings and similar environmental analyses should be conducted to determine the existence of former or deteriorated wetlands on site to enable their potential restoration or possible expansion. Where possible, conservation outlots or private conservancy areas should be integrated into

EAST SECTOR

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3A

development of the site to preserve existing trees. Ingress and egress to the planning area should be provided via a single curb-cut on Riverwoods Road, immediately opposite Briarwood Lane. Although a secondary means of accessibility to the site via a street connection to Brampton Lane was anticipated through the Village’s previous planning efforts, which resulted in the dedication of right-of-way to permit an easterly roadway extension, the Village Board has previously expressed their desire to abandon this connection. However, pedestrian path connectivity should be a strong consideration in lieu of a secondary street connection to further expand the Village’s path system network by creating additional routes for alternative/recreational travel.

Critical Area 3

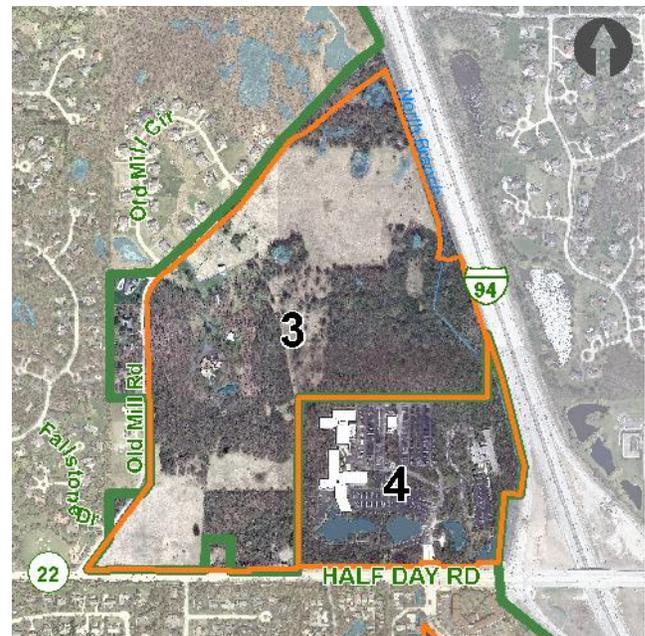
Area 3 is the most significant of the seven focus areas of the East Sector with regard to land area and undisturbed natural features. As remnants of the Florsheim family farm, this planning area contains the highest amount of intact acreage (111 acres) under common ownership of all the focus areas that are identified within this sector. As a result, the acquisition of this area for future development is likely to face significant interest to developers.

This Area fronts Half Day Road, a primary arterial State roadway, and Old Mill Road, a remnant rural thoroughfare that was converted to a cul-de-sac upon the construction of the Interstate Tollway 94. A secondary point of access to Fallstone Drive is provided via the immediately adjacent Lincolnshire Woods Subdivision. Finally, Area 3 distinguishes itself from the other focus areas of this plan due to the presence of substantial natural features such as wetlands, woodlands, floodplain, and the West Fork of the North Branch of the Chicago River, which traverses the eastern boundary of the Area.

Land Use Recommendation: Environmentally Sensitive Residential

As the most environmentally sensitive of the seven focus areas within the East Sector and potential significant impact on the surrounding character of the adjacent residential neighborhoods, this planning area has been placed within the “Environmental Estate Residential” future land use classification to permit residential development of 0.5-1.0 dwelling units per

acre. Residential development of this nature is consistent with the character of the Old Mill Woods subdivision and also provides the reduced density and increased sensitivity necessary to accommodate the existing natural elements of the site. This Area’s contiguity to the Old Mill Woods subdivision and the Florsheim Nature Preserve will require substantial consideration of potential developmental impact on these adjacent properties. Landscape bufferyards in the form of dedicated park land or conservation outlots should be utilized along Half Day Road to mitigate the impact of traffic and preserve the semi-rural character of the Half Day Road corridor. As an indication of the exceptional level of environmental sensitivity that is maintained in this planning area, it is included in the North Branch Chicago River Watershed Plan, therefore, any development of this area should be subject to the criteria and recommendations set forth in said Watershed Plan.



As identified in the Transportation Map (see Maps, Chapter 10), ingress and egress to the site should be provided via a relocated single curb-cut on Half Day Road, opposite Berkshire Lane to create a four-way intersection, with potential for traffic signalization. In order to preserve the secondary means of accessibility and interlinking roadway network currently provided by Fallstone Drive, this roadway should be extended easterly from its current terminus at Old Mill Road to enable the creation a new three-way intersection upon the northerly extension of

Stephen Robles

From: Cynthia Anderko [REDACTED]
Sent: Wednesday, May 13, 2015 3:04 PM
To: Stephen Robles
Subject: Zoning changes

After reviewing the plans for the proposed development on River woods Road, I would like to see a development of no more than 12 homes with expanded green space. The current proposal for 17 homes is too congested with not enough open space. Lincolnshire can and should do better than the current proposal. Rezoning is a serious matter with long term ramifications. The long view should be taken. Let us keep Lincolnshire as beautiful and green as possible. Thank you for bringing our views to the hearing. Dr and Mrs Mark Anderko