

**Please practice social distancing while attending this meeting.
If social distancing is not possible please wear a mask.**

**AGENDA
ST. CHARLES CITY COUNCIL MEETING
RAYMOND P. ROGINA, MAYOR
MONDAY, NOVEMBER 16, 2020 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. **Call to Order.**
2. **Roll Call.**
3. **Invocation.**
4. **Pledge of Allegiance.**
5. **Presentations**
6. **Omnibus Vote.** Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.
- *7. Motion to accept and place on file minutes of the regular City Council meeting held November 2, 2020.
- *8. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 10/19/2020-11/1/2020 in the amount of \$2,174,094.27.

I. New Business

- A. Recommendation to approve an **Ordinance** Confirming and Extending a Declared State of Emergency within the City of St. Charles Due to the COVID-19 Pandemic until the next regularly scheduled City Council Meeting.

II. Committee Reports

- A. **Government Operations**
None

B. Government Services
None

C. Planning and Development

1. Motion to approve A **Resolution** Supporting an Amendment to the Intergovernmental Agreement with Kane County regarding Randall Road from IL64 to Dean Street.
2. Motion to accept and place on file Plan Commission Resolution No. 17-2020 A Resolution Recommending Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen (Court Airhart, Airhart Construction Corp.).
3. Motion to approve An **Ordinance** Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen.
- *4. Motion to accept and place on file Plan Commission Resolution No. 18-2020 A Resolution Recommending Approval of an Application for Special Use to amend the Kirk Trace PUD to allow an Electronic Changeable Copy sign (Cumberland Green Cooperative).
- *5. Motion to approve An **Ordinance** Amending Ordinance No. 1988-Z-14 (Kirk Trace PUD) to permit an Electronic Changeable Copy Sign for Cumberland Green.
- *6. Motion to Approve and Execute an Acceptance Resolution for Public Utilities for Baker Field Subdivision (912 S. 5th St.).
7. Motion to approve An **Ordinance** Authorizing Execution of a Real Estate Contract Between the City of St. Charles and Spillane and Sons, Inc. Regarding the Conveyance of 106 Moore Avenue. (Donation for Affordable Housing).

9. Additional Items from Mayor, Council, Staff, or Citizens

A. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

10. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**MINUTES FOR THE
ST. CHARLES CITY COUNCIL MEETING
RAYMOND P. ROGINA, MAYOR
MONDAY, NOVEMBER 2, 2020 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. **Call to Order** 7pm by Mayor Rogina
2. **Roll Call**
Present – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Absent – None
3. **Invocation** by Ald. Payleitner
4. **Pledge of Allegiance** by Ald. Pietryla
5. **Presentations** - None
6. **Omnibus Vote. Items with an asterisk (*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.
- *7. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to accept and place on file minutes of the regular City Council meeting held October 19, 2020.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None
- *8. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 10/5/2020 – 10/18/2020 in the amount of \$5,692,699.96.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None
- *9. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to accept and place on file the Treasurer’s Report for periods ending July 31, 2020, August 31, 2020, and September 30, 2020.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

I. New Business

- A. Motion by Ald. Bancroft and seconded by Ald. Payleitner to approve an **Ordinance 2020-M-49** Confirming and Extending a Declared State of Emergency within the City of St. Charles Due to the COVID-19 Pandemic until the next regularly scheduled City Council Meeting (November 16, 2020).

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

Finance Director Chris Minnick presented the preliminary tax levy information to the council and said that it is planned for a Public Hearing on December 7, 2020 prior to the regularly scheduled City Council Meeting. Director Minnick presented the preliminary estimate for calendar year 2021, total \$23,905,487, this is roughly \$1,050,000 increase over 2019, about 4.6%. He spoke that this number doesn't fully represent the real amount because the city never actually levy \$23,900,000 in property tax. There are two components for the tax levy, operating levy of \$13,069,216 and the debt service levy of \$10,836,000. The Debt Service levy is principle and interest payments made towards the city's bond issues that are currently outstanding. The long practice of St. Charles is to abate, remove, the debt service levy from the property tax bills. In January, staff will come forward with an ordinance to abate that \$10,836,000 from the property tax levy and never be extended. We will propose that only the operating portion of the levy will remain in effect, \$13,069,216. This is about \$293,000 of an increase from 2019, this is about 2.3% increase and this is actually what will be extended and collected for the 2020 levy. This increase is also the amount of the allowable increase in the tax cap legislation; it is the amount of the CPI, and what the max of the tax cap legislation allows. St. Charles is a home rule community is not subject to that legislation, however at this time we have chosen to comply, voluntarily, with the tax cap legislation. If the numbers are correct, we see an increase in property tax rate from around \$.8279 cents per \$100 of EAV, up to about \$.8283 cents per \$100. The impact would be about \$19 annually for the owner of a \$300,000 property. Staff recommends approval and will take questions you may have.

Payleitner – What are the reasons for this increase?

Minnick – Typically we pay pension expenses out of the tax levy, along with other personnel costs, we are going to see a significant increase, as we talked about from the audit process a few weeks back, in pension liability. This is where that increase will go.

- B. Motion by Ald. Bessner and seconded by Ald. Vitek to Approve the Preliminary Estimate of 2020 Property Tax Levy in the amount of \$23,905,487.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

Finance Director Chris Minnick presented new risk insurance program information for the city of St. Charles and the reasons for the increase based on natural disasters and social unrest and disorder for some of the reasons for higher insurance. There were more payouts therefore premiums increase. Insurance has tightened over the past 18-24 months. Staff solicits new quotes on a regular basis and this year staff went out to bid through Assurance Insurance of Schaumburg, the city's consultant on risk insurance matters since 2014, and they are in year 3 of 5 of their contract. We present their recommendations for the most advantageous lines of coverage and this cost is \$761,554 in premium, about 13.5% of an increase over the expiring premiums and this is attributed to the reasons above. There are no reductions in coverage, no increases in the deductibles for any of the policies, this is a positive, and we keep the same coverage and deductibles. We did request one enhancement to the cyber liability policy, increasing the limit by a million dollars at a premium cost of about \$4,000 annually. Staff is pleased with the companies and are recommending continuing with these carriers-Liability is Travelers – Property and Casualty by Chubb – Workers Compensation by The Illinois Public Risk Fund – Cyber Liability by Hudson Corp. Staff recommends approval.

- C. Motion by Ald. Lemke and seconded by Ald. Payleitner to authorize the Finance Director to execute the risk insurance program renewal for the year beginning December 1, 2020 in the amount of \$761,554.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

Economic and Community Director Rita Tungare and Fire Chief Scott Swanson presenting in regards spark free patio heaters. The outdoor dining and heaters on public property conversations has been initiated and there have been a few businesses that have asked for use of fire features including wood burning, electric, or gas burning. There has been a request to the city for a wood-burning pit to be allowed on public property and this started the conversation regarding what should be allowed. Another location had a similar request and has since pulled their request. Staff has presented a few options of what we recommend to allow on the public grounds, we consulted with other local communities and no others are allowing wood burning and we agree to also not allow wood fueled fires but are in favor of gas or electric fire.

Lemke – Looking at the different styles, does the mushroom style have an enclosed flame?

Tungare – Yes, this is an enclosed and that it the picture that's included on that page of your packet.

Lewis – Are these gas units, are they allowed inside tents? Or just outside?

Tungare – Just outside, no fire will be allowed within an enclosure.

- D. Motion by Ald. Payleitner and seconded by Ald. Bancroft to Authorize Placement of Spark-free Patio heaters on public property, subject to administrative staff review and compliance with applicable codes.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

II. Committee Reports

A. Government Operations

- *1. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve a Proposal for a D10 Liquor License Application for Urban Air, Located at 2732 E. Main St., St. Charles.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

2. Motion by Ald. Bancroft and seconded by Ald. Vitek to approve a Proposal for an A1 Liquor License Application for MP's Liquor, Wine & Beer, Located at 201 W. Main St., St. Charles.

Payleitner – Ald. Silkaitis asked me to ask a question of the Chief (Ald. Silkaitis is remote and wanted to make sure his questions was able to be asked). When there was a request for proposal and the application came in and it wasn't complete, or wasn't correct, the application was voided. Do we not have that with liquor licenses because Ald. Silkaitis looked over and saw that there was no new application submitted and there was some mistakes in the original.

Chief Keegan – To understand this correctly, there was a mistake on the application and we reject it and don't bring it forward?

Payleitner – I'm wondering of that applies here.

Keegan – Typically if we see a mistake or an error, we try to work with the applicant to make it right and to make a complete and presentable packet so a decision can be made. That doesn't automatically disqualify the applicant, we will work with that.

Payleitner – Are the corrections made on the application?

Keegan – We do the best we can, we have other duties besides liquor licensing.

Rogina – We have a complete packet now, albeit the issues discussed at the last committee meeting. We have a complete packet here.

Keegan – Regarding the outstanding issues, yes they were submitted to Tracey.

Payleitner – Yes, that’s what I’m asking because I don’t think we received that update. My questions are about the ownership the applicant has in the Batavia and North Aurora stores, that wasn’t listed in the application.

Keegan – I believe he explained that.

Payleitner – I understand that, I just wanted to know if the application was updated.

Keegan – I don’t know, I think that was a verbal correction.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – Silkaitis, Payleitner, Pietryla, Lewis

Abstain – None

Absent –None

- *3. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve and place on file the minutes of the October 19, 2020 Government Operations Committee meeting.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

B. Government Services

- *1. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve and place on file the minutes of the October 26, 2020 Government Services Committee meeting.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

- *2. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve and place on file the minutes of the October 26, 2020 Public Hearing meeting.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent –None

- *3. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve a **Resolution 2020-102** authorizing the Mayor and City Clerk of the City of St. Charles to approve an Illinois Department of Transportation Resolution Regarding Non-Routine Maintenance Work Within the State Right-of-Way for 2021 and 2022.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

- *4. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve a **Resolution 2020-103** authorizing the Mayor and City Clerk of the City of St. Charles to approve a Real Estate Agreement for 108 S. 8th Avenue with Anthony C. Abate and Kelly A. Abate, with the Public Works Director authorized to execute all appropriate documents.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

- *5. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve a **Resolution 2020-104** Authorizing the Mayor and City Clerk of the City of St. Charles to authorize Notice of Intent to H. Linden & Sons for the Country Club Lift Station Construction Project.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

- *6. Motion by Ald. Silkaitis and seconded by Ald. Payleitner to approve a **Resolution 2020-105** Approving the Purchase of Untreated Rock Salt from Compass Minerals through the State of Illinois Joint Purchasing Program in the amount of \$81.25 per ton.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis
Opposed – None
Abstain – None
Absent –None

C. Planning and Development

- *1. Motion t by Ald. Silkaitis and seconded by Ald. Payleitner o accept and place on file the minutes of the October 12, 2020 Planning & Development Committee meeting

9. Additional Items from Mayor, Council, Staff, or Citizens

Eric Schelkopf – Kane County Chronicle – I understand that there are a few establishments that are not abiding by the current ban on indoor dining and bar service, and I was wondering, as far as enforcement actions, what actions are the city taking against these businesses?

Mayor Rogina – I have the police chief here and I have legal council here so if I stray they will give out the correct information. To you point, are there restaurants and bars that are open, despite the governor's executive order? I will talk about this more in a few minutes but, the answer to you is, yes and we all know that. What the city does is, if we receive a complaint from a resident or anyone for that matter, the police will go to the site and find out if they are in violation. If they has been a violation, the police will, in a professional and dignified manner, will discuss the violation with the merchant. If the process continues, there will be a notice of compliance issued to the merchant and a copy sent to the Kane County Health Department. The fact is, the City of St. Charles, as been interpreted by other mayors in and around the suburbs, have no local authority, within city ordinances, to enforce the governor's orders. That is a short answer to the questions, and if I may, given your question, I would like to add on with my closing comments tonight that I was planning to give but you beat me to the stage for that. We enter the month of November with significant health and economic challenges. The COVID 19 positivity rate in our county and region, has increased to a point where the governor has issued an executive order and this outlines certain mitigations. In turn, and Eric, you not that in your question, some businesses notably bars and restaurants, have expressed concerns about the ability to viably operate. Meanwhile, health officials raise alarms about managing this pandemic specifically the reduced capacity now in hospitals and in ICU beds. City Administrator Mark Koenen and I entered a dialog with fellow mayors and managers as late as last Thursday evening and a number were on the call, at least 50, maybe more. They suggested a strong desire to engage the governor directly to find a balance between keeping the pandemic at bay while finding a path for reasonable within the marketplace, and clarity in the matrix used in decision-making. There is also, among mayors and managers, a clear belief that the state legislature, the House of Representatives and the Senate, who have been silent since March, need to work with the governor to create a policy that is void of disenchantment and litigation, I would point to litigation by saying we have two cases, one in Kane and one in McHenry County and in Kane the judge ruled in favor of the merchant and in the other, ruled in favor of the governor. This is the problem. I do think I speak for this city council, I don't like to say this ahead of talking to them, I know this group pretty well, we look forward to fruitful conversation with the governor and legislators. I'm not necessarily going to be part of that conversations but there will be engaging conversations and my final point will be, meanwhile it is incumbent all of our residents and citizens, all of the Fox Valley to respect each other by wearing masks, social distancing, and practicing good hygiene. Eric, did that answer things for you?

Schelkopf – I wanted to get some clarification as far as the current restrictions, do you think they are not fair?

Rogina – If anyone on the council wants to speak on that issue, they can but I am not going comment on that, I'm not a health expert. I think the appropriate people need to engage in this, we

obviously have a lot of disagreement, we have both a pandemic and an economic crisis on our hands and seems to be that obligatory on the part of the governor and the executive branch, and the legislator and the legislative branch to provide some guidance for municipalities. I think that is the cry of both mayors and managers and city councils up and down the valley and in the north, south, and eastern suburbs.

A. Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

10. Adjournment motion by Ald. Lemke and seconded by Ald. Bessner at 7:48pm.

In Favor – Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Opposed – None

Abstain – None

Absent – None

Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Charles Amenta, City Clerk

ADA Compliance

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11/6/2020

**CITY OF ST CHARLES
COMPANY 1000
EXPENDITURE APPROVAL LIST**

10/19/2020 - 11/1/2020

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
112	ATHLETICO LTD		172.00	10/22/2020	15280	BACK UP IN HR
	ATHLETICO LTD Total		172.00			
139	AFLAC		19.80	10/23/2020	ACAN201023103257FI	AFLAC Cancer Insurance
			38.58	10/23/2020	ACAN201023103257PI	AFLAC Cancer Insurance
			137.66	10/23/2020	ACAN201023103257PV	AFLAC Cancer Insurance
			25.20	10/23/2020	ADIS201023103257FD	AFLAC Disability and STD
			22.85	10/23/2020	ADIS201023103257FN	AFLAC Disability and STD
			94.96	10/23/2020	ADIS201023103257PD	AFLAC Disability and STD
			78.94	10/23/2020	ADIS201023103257PV	AFLAC Disability and STD
			8.10	10/23/2020	AHIC201023103257FD	AFLAC Hospital Intensive Care
			33.84	10/23/2020	AHIC201023103257PV	AFLAC Hospital Intensive Care
			57.23	10/23/2020	APAC201023103257FI	AFLAC Personal Accident
			36.54	10/23/2020	APAC201023103257PI	AFLAC Personal Accident
			45.30	10/23/2020	APAC201023103257PV	AFLAC Personal Accident
			17.04	10/23/2020	ASPE201023103257PV	AFLAC Specified Event (PRP)
			22.06	10/23/2020	AVOL201023103257PI	AFLAC Voluntary Indemnity
			39.88	10/23/2020	AVOL201023103257PV	AFLAC Voluntary Indemnity
	AFLAC Total		677.98			
140	CINTAS CORPORATION NO 2					
		109888	423.73	10/29/2020	OF94607212	INSPECTIONS
	CINTAS CORPORATION NO 2 Total		423.73			
145	AIR ONE EQUIPMENT INC					
		107752	233.00	10/22/2020	161102	HOSE STRAPS
	AIR ONE EQUIPMENT INC Total		233.00			
149	ALARM DETECTION SYSTEMS INC					
		108246	391.56	10/22/2020	144000-1050	QUARTERLY CHARGES NOV-J/
		108246	156.54	10/22/2020	46090-1192	QUARTERLY CHARGES NOV-J/
	ALARM DETECTION SYSTEMS INC Total		548.10			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
161	ARMY TRAIL TIRE & SERVICE					
		109258	1,692.52	10/29/2020	INV055660	INVENTORY ITEMS
		109522	1,570.08	10/29/2020	INV056071	INVENTORY ITEMS
	ARMY TRAIL TIRE & SERVICE Total		<u>3,262.60</u>			
185	AL WARREN OIL CO INC					
		109740	13,307.20	10/22/2020	W1341146	GASOHOL REG UNLEADED
	AL WARREN OIL CO INC Total		<u>13,307.20</u>			
186	AMALGAMATED BANK OF CHICAGO					
			475.00	10/22/2020	1854659003H	ADMIN FEE 10/1/20-09/30/21
	AMALGAMATED BANK OF CHICAGO Total		<u>475.00</u>			
254	ARISTA INFORMATION SYSTEMS INC					
		108524	4,810.37	10/29/2020	1330202010	UB POSTAGE
		108524	1,819.93	10/29/2020	30628	UB PRINTING SERVICES
	ARISTA INFORMATION SYSTEMS INC Total		<u>6,630.30</u>			
255	ARIES INDUSTRIES INC					
		109793	633.36	10/22/2020	400565	SEAL BEARING ORING
	ARIES INDUSTRIES INC Total		<u>633.36</u>			
282	ASSOCIATED TECHNICAL SERV LTD					
		108665	1,266.50	10/22/2020	33026	LEAK MAIN ST AND KIRK
	ASSOCIATED TECHNICAL SERV LTD Total		<u>1,266.50</u>			
284	AT&T					
			78.53	10/23/2020	100820-878	ACCT: 109916878
	AT&T Total		<u>78.53</u>			
285	AT&T					
			1,875.60	10/23/2020	4034587505	ACCT: 831-000-5253-574
	AT&T Total		<u>1,875.60</u>			
298	AWARDS CONCEPTS					
		108187	275.06	10/22/2020	I0574385	AWARDS MICHAEL SCHABEN
	AWARDS CONCEPTS Total		<u>275.06</u>			
307	BADGER EVERGREEN FARMS INC					
		108745	4,481.25	10/22/2020	0000200035	TREES FOR CHRISTMAS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	BADGER EVERGREEN FARMS INC Total		<u>4,481.25</u>			
325	BAXTER AND WOODMAN INC	109917	1,795.00	10/22/2020	0214920	ENFORCEMENT RESPONSE PL
	BAXTER AND WOODMAN INC Total		<u>1,795.00</u>			
347	BERGLUND CONSTRUCTION	108022	25,307.03	10/22/2020	20232	CITY HALL FACADE REPAIRS
	BERGLUND CONSTRUCTION Total		<u>25,307.03</u>			
364	STATE STREET COLLISION	109824	81.00	10/29/2020	10946	REPAIR
	STATE STREET COLLISION Total		<u>81.00</u>			
372	BLUFF CITY MATERIALS	108200	2,235.00	10/22/2020	331416	MIXED LOAD SUMP - SEMI IEP#
	BLUFF CITY MATERIALS Total		<u>2,235.00</u>			
376	INTERNATIONAL CODE COUNCIL INC	109680	430.38	10/29/2020	1001245605	CODE BOOKS
	INTERNATIONAL CODE COUNCIL INC Total		<u>430.38</u>			
393	BRICOR CONSULTING		2,400.00	10/22/2020	FY 2021	AGREEMENT 12 MONTHLY PAY
	BRICOR CONSULTING Total		<u>2,400.00</u>			
403	KEVIN BUCH		180.61	10/29/2020	102920	BOOT REIMBURSMENT AMAZO
	KEVIN BUCH Total		<u>180.61</u>			
491	CHADS TOWING & RECOVERY INC	108249	145.00	10/29/2020	69137	TOW-DODGE-2469282-100BK13
	CHADS TOWING & RECOVERY INC Total		<u>145.00</u>			
564	COMCAST OF CHICAGO INC		163.35	10/29/2020	10152000SUB2	7419 BILLING OCT19-NOV 18,20
	COMCAST OF CHICAGO INC Total		<u>163.35</u>			
579	COMMUNICATIONS DIRECT INC	109846	2,201.52	10/29/2020	SR120905	RELOCATE ANTENNAS
		109846	1,832.26	10/29/2020	SR120907	INSTALLATION OF STARCOM R

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		109846	2,582.20	10/29/2020	SR120908	INSTALLATION OF STARCOM R
		109846	2,611.67	10/29/2020	SR120909	INSTALLATION OF STARCOM R
		108820	697.42	10/22/2020	SR120715	LIGHTING SQUAD
		108219	2,025.00	10/22/2020	SR120813	MISC EQUIPMENT FOR POLICE
		109596	250.00	10/22/2020	SR120928	MOBILE UNIT REPAIR
		109678	213.00	10/22/2020	SR120957	LABOR/PARTS TRUCK 3009
		109566	250.00	10/22/2020	SR120958	LABOR MOBILE UNIT
		108219	62.50	10/22/2020	SR121027	LABOR SQUAD 22
	COMMUNICATIONS DIRECT INC Total		12,725.57			
634	CHARLES CRUMLETT					
			32.00	10/29/2020	102220CC	PER DIEM CYBER NOV 5-6
	CHARLES CRUMLETT Total		32.00			
639	CUMMINS NPOWER LLC					
		109770	100.00	10/22/2020	F2-91421	DEDUCTIBLE-CHECK ENGINE
	CUMMINS NPOWER LLC Total		100.00			
642	CUSTOM WELDING & FAB INC					
		109272	1,462.40	10/22/2020	200121	
		109533	1,286.00	10/22/2020	200135	REPAIR TRUCK 1888 LATCH
	CUSTOM WELDING & FAB INC Total		2,748.40			
646	PADDOCK PUBLICATIONS INC					
			176.70	10/29/2020	159589	PUBLIC HEARINGS
			1,382.19	10/29/2020	160029	TREASURER REPORT ISSUE
	PADDOCK PUBLICATIONS INC Total		1,558.89			
683	DE MAR TREE & LANDSCAPE SVC					
		108317	13,014.00	10/22/2020	7895	ELECTRIC LINE CLEARING
	DE MAR TREE & LANDSCAPE SVC Total		13,014.00			
710	DISCOUNT TIRE					
		109775	285.00	10/22/2020	169675	TRAILER 2001
	DISCOUNT TIRE Total		285.00			
725	DON MCCUE CHEVROLET					
		109768	750.08	10/22/2020	426660	RO 64430 VEH 1857 PARTS
		109768	245.00	10/22/2020	426673	SENSOR
		109779	884.21	10/22/2020	426726	MISC PARTS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	DON MCCUE CHEVROLET Total		<u>1,879.29</u>			
750	DUKANE CONTRACT SERVICES					
		108394	1,495.66	10/22/2020	129096	OCTOBER SERVICES
		108394	4,848.47	10/22/2020	129097	OCTOBER SERVICES
		108394	9,675.00	10/22/2020	129098	OCTOBER SERVICES
		108394	7,115.84	10/22/2020	129099	OCTOBER SERVICES
		108394	1,190.34	10/22/2020	129103	OCTOBER SERVICES
	DUKANE CONTRACT SERVICES Total		<u>24,325.31</u>			
767	EAGLE ENGRAVING INC					
		108283	24.60	10/22/2020	2020-4188	FIRE DEPT BADGES
		108171	229.50	10/29/2020	2020-4334	PICTURE SIGN FIRE DEPT
		108221	34.50	10/29/2020	2020-4387	POLICE DEPT AWARDS
	EAGLE ENGRAVING INC Total		<u>288.60</u>			
778	EJ EQUIPMENT INC					
		109734	42.22	10/22/2020	P03147	INVENTORY ITEMS
	EJ EQUIPMENT INC Total		<u>42.22</u>			
789	ANIXTER INC					
		109681	5,640.00	10/22/2020	4722689-01	INVENTORY ITEMS
		109749	118.00	10/22/2020	4730428-00	INVENTORY ITEMS
		109681	230.00	10/29/2020	4722689-00	INVENTORY ITEMS
	ANIXTER INC Total		<u>5,988.00</u>			
812	ENCAP INC					
		108716	815.00	10/22/2020	6629	SOLAR FACILITY SERVICES
	ENCAP INC Total		<u>815.00</u>			
826	BORDER STATES INDUSTRIES INC					
		109683	158.47	10/22/2020	920812899	INVENTORY ITEMS
		109831	149.48	10/29/2020	920832121	INVENTORY ITEMS
		109831	108.34	10/29/2020	920839873	INVENTORY ITEMS
		109342	7,662.08	10/29/2020	920857516	INVENTORY ITEMS
		109684	94.51	10/29/2020	920909597	MISC PARTS
	BORDER STATES INDUSTRIES INC Total		<u>8,172.88</u>			
858	FEDERAL EXPRESS CORP					
			72.17	10/22/2020	7-143-29000	OVERNIGHT TO ALBAT PROGR

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	FEDERAL EXPRESS CORP Total		<u>72.17</u>			
859	FEECE OIL CO	109867	420.20	10/29/2020	1923716	INVENTORY ITEMS
	FEECE OIL CO Total		<u>420.20</u>			
870	FIRE PENSION FUND		467.02	10/23/2020	FP1%201023103257FC	Fire Pension 1% Fee
			4,657.95	10/23/2020	FRP2201023103257FC	Fire Pension Tier 2
			13,364.38	10/23/2020	FRPN201023103257FC	Fire Pension
	FIRE PENSION FUND Total		<u>18,489.35</u>			
876	FIRST ENVIRONMENTAL LAB INC	109855	27.30	10/29/2020	I57170	LAB TESTING SERVICES
	FIRST ENVIRONMENTAL LAB INC Total		<u>27.30</u>			
891	FLEET SAFETY SUPPLY	109737	360.97	10/29/2020	75773	MISC SUPPLIES IPAD
		109773	145.60	10/22/2020	75731	MOUNTING FLANGE
		109786	129.76	10/22/2020	75748	ADAPTER/HEADSET TESTER
	FLEET SAFETY SUPPLY Total		<u>636.33</u>			
902	FOREMOST PROMOTIONS	109668	891.00	10/29/2020	518601	KID'S FIREFIGHTERS HATS
	FOREMOST PROMOTIONS Total		<u>891.00</u>			
916	FOX VALLEY FIRE & SAFETY INC	108611	332.00	10/29/2020	IN00386965	SERVICE REPAIR 100 ILLINOIS
		108611	-332.00	10/29/2020	IN00386965	SERVICE REPAIR 100 ILLINOIS
		109840	332.00	10/29/2020	IN00386965A	REPAIR ILLINOIS GARAGE
		108395	540.00	10/22/2020	IN00383584	FIRE ALARM INSPECTION PD
		109874	250.00	10/22/2020	IN00384701	ANNUAL TEST FIRE DOOR
		108395	114.00	10/22/2020	IN00386627	QUARTERLY FIRE ALARM OCTO
		108395	114.00	10/22/2020	IN00386628	QUARTERLY FIRE ALARM OCTO
		108395	114.00	10/22/2020	IN00386629	QUARTERLY FIRE ALARM OCTO
		108395	114.00	10/22/2020	IN00386630	QUARTERLY FIRE ALARM OCTO
		108395	114.00	10/22/2020	IN00386631	QUARTERLY FIRE ALARM OCTO
	FOX VALLEY FIRE & SAFETY INC Total		<u>1,692.00</u>			
980	GLOBAL EQUIPMENT COMPANY	109797	124.50	10/22/2020	116683160	GUARDIAN EQUIPMENT TEST P

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	GLOBAL EQUIPMENT COMPANY Total		<u>124.50</u>			
989	GORDON FLESCH CO INC		972.19	10/22/2020	IN13081012	COPIERS MONTHLY
			556.70	10/22/2020	IN13082862	POLICE DEPT COPIER CHARGE
	GORDON FLESCH CO INC Total		<u>1,528.89</u>			
1031	HAMPTON LENZINI & RENWICK INC					
		108258	11,033.75	10/22/2020	000020201788R	7TH AVE RESURFACING
		109188	687.50	10/29/2020	000020201880	MUNHALL GLEN TIS REVIEW
		108258	1,305.00	10/29/2020	000020201944	7TH AVERESURFACING-20.025:
	HAMPTON LENZINI & RENWICK INC Total		<u>13,026.25</u>			
1036	HARRIS BANK NA					
			1,560.00	10/23/2020	UNF 201023103257FD	Union Dues - IAFF
	HARRIS BANK NA Total		<u>1,560.00</u>			
1083	HITCHCOCK DESIGN GROUP					
		103398	2,250.00	10/22/2020	25236	LANDSCAPE DESIGN PROJECT
	HITCHCOCK DESIGN GROUP Total		<u>2,250.00</u>			
1097	WM HORN STRUCTURAL STEEL CO					
		109715	120.00	10/22/2020	963671	FLATS AND ANGLES
		109690	975.00	10/22/2020	96367H	BARS
	WM HORN STRUCTURAL STEEL CO Total		<u>1,095.00</u>			
1133	IBEW LOCAL 196					
			178.50	10/23/2020	UNE 201023103257PV	Union Due - IBEW
			701.77	10/23/2020	UNEW201023103257P	Union Due - IBEW - percent
	IBEW LOCAL 196 Total		<u>880.27</u>			
1136	ICMA RETIREMENT CORP					
			229.75	10/23/2020	C401201023103257CA	401A Savings Plan Company
			301.80	10/23/2020	C401201023103257CD	401A Savings Plan Company
			507.61	10/23/2020	C401201023103257FD	401A Savings Plan Company
			522.66	10/23/2020	C401201023103257FN	401A Savings Plan Company
			265.70	10/23/2020	C401201023103257HR	401A Savings Plan Company
			380.10	10/23/2020	C401201023103257IS	401A Savings Plan Company
			755.38	10/23/2020	C401201023103257PD	401A Savings Plan Company
			942.90	10/23/2020	C401201023103257PV	401A Savings Plan Company
			231.42	10/23/2020	E401201023103257CA	401A Savings Plan Employee

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			301.80	10/23/2020	E401201023103257CD	401A Savings Plan Employee
			507.61	10/23/2020	E401201023103257FD	401A Savings Plan Employee
			522.61	10/23/2020	E401201023103257FN	401A Savings Plan Employee
			265.70	10/23/2020	E401201023103257HR	401A Savings Plan Employee
			380.10	10/23/2020	E401201023103257IS	401A Savings Plan Employee
			753.76	10/23/2020	E401201023103257PD	401A Savings Plan Employee
			942.90	10/23/2020	E401201023103257PV	401A Savings Plan Employee
			300.00	10/23/2020	ICMA201023103257CA	ICMA Deductions - Dollar Amt
			3,061.54	10/23/2020	ICMA201023103257CC	ICMA Deductions - Dollar Amt
			2,980.77	10/23/2020	ICMA201023103257FD	ICMA Deductions - Dollar Amt
			1,070.00	10/23/2020	ICMA201023103257FN	ICMA Deductions - Dollar Amt
			1,400.00	10/23/2020	ICMA201023103257HF	ICMA Deductions - Dollar Amt
			2,550.00	10/23/2020	ICMA201023103257IS	ICMA Deductions - Dollar Amt
			8,140.50	10/23/2020	ICMA201023103257PC	ICMA Deductions - Dollar Amt
			3,475.00	10/23/2020	ICMA201023103257PV	ICMA Deductions - Dollar Amt
			76.49	10/23/2020	ICMP201023103257CC	ICMA Deductions - Percent
			3,692.61	10/23/2020	ICMP201023103257FD	ICMA Deductions - Percent
			707.62	10/23/2020	ICMP201023103257FN	ICMA Deductions - Percent
			1,387.72	10/23/2020	ICMP201023103257IS	ICMA Deductions - Percent
			2,454.31	10/23/2020	ICMP201023103257PC	ICMA Deductions - Percent
			1,487.05	10/23/2020	ICMP201023103257PV	ICMA Deductions - Percent
			330.00	10/23/2020	ROTH201023103257CI	Roth IRA Deduction
			25.00	10/23/2020	ROTH201023103257FI	Roth IRA Deduction
			80.00	10/23/2020	ROTH201023103257FI	Roth IRA Deduction
			211.50	10/23/2020	ROTH201023103257HI	Roth IRA Deduction
			1,451.53	10/23/2020	ROTH201023103257PI	Roth IRA Deduction
			555.00	10/23/2020	ROTH201023103257PI	Roth IRA Deduction
			200.00	10/23/2020	RTHA201023103257FI	Roth 457 - Dollar Amount
			240.76	10/23/2020	RTHA201023103257HI	Roth 457 - Dollar Amount
			705.00	10/23/2020	RTHA201023103257PI	Roth 457 - Dollar Amount
			60.00	10/23/2020	RTHA201023103257PV	Roth 457 - Dollar Amount
			376.21	10/23/2020	RTHP201023103257FI	Roth 457 - Percent
			232.20	10/23/2020	RTHP201023103257PI	Roth 457 - Percent
			469.64	10/23/2020	102320	PLAN 109830 ICMA 10/23/20
			45,532.25			
	ICMA RETIREMENT CORP Total					
1140	IDEXX DISTRIBUTION INC					
		109818	1,455.94	10/29/2020	3072620805	GAMMA IRAD COLILERT
	IDEXX DISTRIBUTION INC Total		1,455.94			

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1149	ILLINOIS ENVIRONMENTAL		325,536.52	10/20/2020	L172288-30	DEBT SERVICE PRJ #L172288
			448,997.41	10/20/2020	L175440-03	DEBT SERVICE PRJ #L175440
			21,239.38	10/20/2020	L175552-02	DEBT SERVICE PRJ #L175552
	ILLINOIS ENVIRONMENTAL Total		<u>795,773.31</u>			
1170	IMPACT NETWORKING LLC					
		109741	213.94	10/29/2020	1923448	INVENTORY ITEMS
		109741	339.90	10/22/2020	1920124	INVENTORY ITEMS
	IMPACT NETWORKING LLC Total		<u>553.84</u>			
1171	ILLINOIS STATE POLICE					
			56.50	10/29/2020	073120-06328	LIQUOR FEES COST CNT 06328
	ILLINOIS STATE POLICE Total		<u>56.50</u>			
1180	ILLINOIS FIRE & POLICE					
		109778	375.00	10/22/2020	01353	MEMBERSHIP RENEWAL
	ILLINOIS FIRE & POLICE Total		<u>375.00</u>			
1202	ILLINOIS EPA					
			10.00	10/29/2020	102020	ERIC WICKLUND EXAM FEE
	ILLINOIS EPA Total		<u>10.00</u>			
1223	INITIAL IMPRESSIONS EMBROIDERY					
		109536	67.10	10/29/2020	28654	INVENTORY ITEMS
		109726	774.40	10/29/2020	28750	INVENTORY ITEMS
		108730	143.55	10/29/2020	28890	CUSTOM SCREEN PRINT
	INITIAL IMPRESSIONS EMBROIDERY Total		<u>985.05</u>			
1240	INTERSTATE BATTERY SYSTEM OF					
		109744	351.85	10/22/2020	10083569	INVENTORY ITEMS
	INTERSTATE BATTERY SYSTEM OF Total		<u>351.85</u>			
1267	IT SOLUTIONS GROUP INC					
		108113	11,057.10	10/29/2020	5187	LASERVAULT SOFTWARE
	IT SOLUTIONS GROUP INC Total		<u>11,057.10</u>			
1288	J J KELLER & ASSOCIATES INC					
		109809	286.00	10/29/2020	9105366405	OSHA COMPL MANUAL
	J J KELLER & ASSOCIATES INC Total		<u>286.00</u>			

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1325	KANE COUNTY CLERK		11.00	10/22/2020	101920	OCASEK NOTORY RENEWAL
	KANE COUNTY CLERK Total		11.00			
1327	KANE COUNTY FAIR		382.13	10/22/2020	FY 2021	DEBT PAYMENT MANNION PRC
	KANE COUNTY FAIR Total		382.13			
1342	KARA CO INC					
		109693	343.00	10/22/2020	354295	PLOTTER PAPER
		109693	159.00	10/22/2020	354369	PLOTTER BOND PAPER
	KARA CO INC Total		502.00			
1403	WEST VALLEY GRAPHICS & PRINT					
		109825	76.50	10/29/2020	20123	BUSINESS CARDS CHRISTENS
	WEST VALLEY GRAPHICS & PRINT Total		76.50			
1463	LINA					
		108242	8,911.25	10/29/2020	102220LINA	PREMIUM 10/1/20-10/23/20
	LINA Total		8,911.25			
1489	LOWES					
		108197	9.56	10/29/2020	02438/101320	MISC PARTS
		108197	19.92	10/29/2020	02472/101320	MISC PARTS
		108197	41.76	10/29/2020	02857/100920	MISC PARTS
		108306	8.99	10/29/2020	903230	MISC SUPPLIES
		109468	260.65	10/29/2020	998001	INVENTORY ITEMS
		108328	33.24	10/22/2020	01836/100220	4 PIECE CLAMP SET
		108328	71.25	10/22/2020	02468/093020	METER DEPT PARTS
		108197	72.82	10/22/2020	02503/093020	MISC SUPPLIES
		108197	17.09	10/22/2020	02637/100120	TOOLS
	LOWES Total		535.28			
1537	MARTENSON TURF PRODUCTS INC					
		109711	2,225.00	10/22/2020	78609	QUIK SOD MIX
	MARTENSON TURF PRODUCTS INC Total		2,225.00			
1582	MCMaster CARR SUPPLY CO					
		109954	28.05	10/22/2020	47436084	INVENTORY ITEMS
	MCMaster CARR SUPPLY CO Total		28.05			

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1585	MEADE ELECTRIC COMPANY INC					
		108136	1,924.00	10/22/2020	693787	TRAFFIC SIGNAL MAINTENANC
		109494	2,100.40	10/29/2020	693591	REPAIR PECK/CAMPTON HILLS
		109494	243.00	10/29/2020	694129	SIGNAL REPAIR
	MEADE ELECTRIC COMPANY INC Total		<u>4,267.40</u>			
1598	MENARDS INC					
		108154	4.50	10/22/2020	50975	CEILING GRID CLIPS
	MENARDS INC Total		<u>4.50</u>			
1600	MENDEL PLUMBING & HEATING INC					
		109817	2,487.00	10/29/2020	123593552	INSTALLATION WATER HEATEF
	MENDEL PLUMBING & HEATING INC Total		<u>2,487.00</u>			
1610	SCHNEIDER ELECTRIC GRID					
		109837	7,800.00	10/29/2020	9006851837	FIBER BUNDLE/WAVE POINT
	SCHNEIDER ELECTRIC GRID Total		<u>7,800.00</u>			
1613	METROPOLITAN ALLIANCE OF POL					
			1,004.50	10/23/2020	UNP 201023103257PD	Union Dues - IMAP
			114.00	10/23/2020	UNPS201023103257PI	Union Dues-Police Sergeants
	METROPOLITAN ALLIANCE OF POL Total		<u>1,118.50</u>			
1643	MILSOFT UTILITY SOLUTIONS INC					
		108392	431.20	10/22/2020	20204533	HOSTED CALLS ELECTRIC
	MILSOFT UTILITY SOLUTIONS INC Total		<u>431.20</u>			
1651	MNJ TECHNOLOGIES DIRECT INC					
		109783	458.43	10/22/2020	0003749791	APC SCHNEIDER TOWER
		109791	1,617.00	10/29/2020	0003749949	VMWARE WORKSPACE YEAR 5
	MNJ TECHNOLOGIES DIRECT INC Total		<u>2,075.43</u>			
1668	WOLSELEY INVESTMENTS INC					
		109764	36.96	10/22/2020	5770599	INVENTORY ITEMS
	WOLSELEY INVESTMENTS INC Total		<u>36.96</u>			
1704	NCPERS IL IMRF					
			8.00	10/23/2020	NCP2201023103257FM	NCPERS 2
			16.00	10/23/2020	NCP2201023103257PV	NCPERS 2
	NCPERS IL IMRF Total		<u>24.00</u>			

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1772	OHALLORAN KOSOFF GEITNER &		322.50	10/22/2020	102020	LEGAL JUNE 20-AUG 20
	OHALLORAN KOSOFF GEITNER & Total		<u>322.50</u>			
1775	RAY O'HERRON CO					
		108256	66.16	10/22/2020	2054656-IN	UNIFORMS NICHOLSON
			-48.00	10/29/2020	2056358-CM	CREDITS INV 2051210-IN
			-81.00	10/29/2020	2056360-CM	CREDIT INV 2053067-IN
			-35.00	10/29/2020	2056362-CM	RETURN INV 2045547-IN
		108256	170.07	10/29/2020	2058541-IN	REDMANN UNIFORMS
		108256	246.50	10/29/2020	2060788-IN	WESSENDORF UNIFORMS
		108256	188.97	10/29/2020	2061045-IN	SCHOMER UNIFORMS
	RAY O'HERRON CO Total		<u>507.70</u>			
1783	ON TIME EMBROIDERY INC					
		109524	558.00	10/29/2020	ES76812	EMBROIDERY ITEMS
		109524	-558.00	10/29/2020	ES76812	EMBROIDERY ITEMS
		108174	66.00	10/22/2020	E 77477	UNIFORMS REAVY
		108174	127.00	10/22/2020	OE 77740	UNIFORMS VOELSCH
		108174	360.00	10/22/2020	OE 78224	UNIFORMS HANSEN
		108174	450.00	10/22/2020	OE 78228	UNIFORMS FIRE DEPT SCHABE
		108174	70.00	10/22/2020	OES 79004	UNIFORMS SWANSON
		108174	78.00	10/22/2020	S 77794	UNIFORMS GALLIANO
	ON TIME EMBROIDERY INC Total		<u>1,151.00</u>			
1797	PACE SUBURBAN BUS					
		108525	4,664.00	10/29/2020	572195	NOV/DEC 2019 RIDE IN KANE
	PACE SUBURBAN BUS Total		<u>4,664.00</u>			
1822	PDC LABORATORIES INC					
		108455	112.50	10/29/2020	I9436713	LAB TESTING SERVICES
		108455	450.00	10/29/2020	I9437081	LAB TESTING SERVICES
		108455	475.00	10/22/2020	I9434197	VOLATILE ORGANIC CHEMICAL
		108455	80.00	10/22/2020	I9435883	WATER DEPT TESTING SERVIC
		108455	75.00	10/22/2020	I9436095	FLUORIDE BY PROBE
	PDC LABORATORIES INC Total		<u>1,192.50</u>			
1861	POLICE PENSION FUND					
			10,977.69	10/23/2020	PLP2201023103257PD	Police Pension Tier 2
			13,163.29	10/23/2020	PLPN201023103257PE	Police Pension

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			782.90	10/23/2020	PLPR201023103257PC	Police Pens Service Buyback
	POLICE PENSION FUND Total		<u>24,923.88</u>			
1890	LEGAL SHIELD					
			17.48	10/23/2020	PPLS201023103257CI	Pre-Paid Legal Services
			153.19	10/23/2020	PPLS201023103257FC	Pre-Paid Legal Services
			15.65	10/23/2020	PPLS201023103257FN	Pre-Paid Legal Services
			306.16	10/23/2020	PPLS201023103257PC	Pre-Paid Legal Services
			40.94	10/23/2020	PPLS201023103257PV	Pre-Paid Legal Services
	LEGAL SHIELD Total		<u>533.42</u>			
1897	PRIME TACK & SEAL CO					
		108155	710.48	10/22/2020	66105	HFE-90 TICKET 94931
		108155	654.04	10/29/2020	66155	HFE-90 TICKET 94983
		108155	700.52	10/29/2020	66246	HFE-90 TICKET 95079
	PRIME TACK & SEAL CO Total		<u>2,065.04</u>			
1898	PRIORITY PRODUCTS INC					
		108353	177.96	10/29/2020	955189	FLEET DEPT PARTS
		108353	83.03	10/22/2020	954898	FLEET DEPT PARTS
		109729	459.36	10/22/2020	955039	INVENTORY ITEMS
	PRIORITY PRODUCTS INC Total		<u>720.35</u>			
1900	PROVIDENT LIFE & ACCIDENT					
			26.76	10/23/2020	POPT201023103257FI	Provident Optional Life
	PROVIDENT LIFE & ACCIDENT Total		<u>26.76</u>			
1946	RANDALL PRESSURE SYSTEMS INC					
		108210	348.00	10/22/2020	I-36057-1	HOSE AND FITTINGS
		109635	379.90	10/22/2020	I-36163-0	INVENTORY ITEMS
		108210	115.20	10/29/2020	I-36040-1	MISC PARTS
		108140	127.00	10/29/2020	I-36415-0	FLEET DEPT PARTS
		108210	35.49	10/29/2020	I-36441-0	FLEET DEPT PARTS
		108210	65.12	10/29/2020	I-36511-0	MISC PARTS FLEET
	RANDALL PRESSURE SYSTEMS INC Total		<u>1,070.71</u>			
1993	RENTAL MAX LLC					
		109774	251.20	10/22/2020	443660-3	BACK HOE RENTAL 10/2/20
	RENTAL MAX LLC Total		<u>251.20</u>			
1998	RURAL ELECTRIC SUPPLY CO OP					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		109926	1,289.85	10/22/2020	802984-00	INVENTORY ITEMS
	RURAL ELECTRIC SUPPLY CO OP Total		<u>1,289.85</u>			
2010	RIGGS BROS INC					
		109812	395.00	10/29/2020	150030	LABOR AND PARTS
	RIGGS BROS INC Total		<u>395.00</u>			
2032	POMPS TIRE SERVICE INC					
		108272	200.00	10/29/2020	640084915	TRUCK DISMOUNT
		109836	440.50	10/29/2020	640084953	INVENTORY ITEMS
		108272	39.00	10/29/2020	640084970	PASSENGER SCRAP METAL
		109887	2,112.50	10/29/2020	640085075	INVENTORY ITEMS
		108272	36.00	10/29/2020	640085095	LIGHT TRUCK SCRAP DISPOSA
		109747	566.35	10/22/2020	640084781	TIRES
		108272	6.00	10/22/2020	640084812	PASSENGER SCRAP DISPOSAL
		109772	779.88	10/22/2020	640084870	TIRES
		109799	422.22	10/22/2020	640084871	TIRES
	POMPS TIRE SERVICE INC Total		<u>4,602.45</u>			
2033	VILLAGE OF ROMEOVILLE					
		108205	1,380.00	10/22/2020	2020-298	SAFETY OFFICER TRAINING
		108206	1,650.00	10/29/2020	2020-348	COMMAN OFFICER ACADEMY
	VILLAGE OF ROMEOVILLE Total		<u>3,030.00</u>			
2046	RUSSO POWER EQUIPMENT INC					
		109290	1.99	10/29/2020	SPI10388208	O-RING
		108143	744.00	10/22/2020	SPI10319101	CHAINSAW AND POLE PRUNEF
		108143	179.99	10/22/2020	SPI10365443	WRAP CHPS 40"
			185.83	10/22/2020	SPI10376391	REPLACEES PO 109114
		109428	84.92	10/22/2020	SPI10427260	WASHER/HOSE CONNECTION
	RUSSO POWER EQUIPMENT INC Total		<u>1,196.73</u>			
2096	SCHINDLER ELEVATOR CORPORATION					
		109922	1,506.84	10/22/2020	7153158353	SERVICE 6/29/20
	SCHINDLER ELEVATOR CORPORATION Total		<u>1,506.84</u>			
2111	SECRETARY OF STATE POLICE					
			302.00	10/29/2020	102820	CONFIDENTIAL PLATE RENEW
	SECRETARY OF STATE POLICE Total		<u>302.00</u>			
2137	SHERWIN WILLIAMS					

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		108199	114.85	10/29/2020	8040-6	PAINT SUPPLIES
	SHERWIN WILLIAMS Total		114.85			
2157	SISLERS ICE & DAIRY LTD					
		108402	173.75	10/22/2020	594923	7 LB ICE DELIVERY
		108402	167.50	10/22/2020	600573	ICE DELIVERY CHARGES
		108402	117.50	10/22/2020	609114	ICE DELIVERY PW DEPT
	SISLERS ICE & DAIRY LTD Total		458.75			
2169	CLARK BAIRD SMITH LLP					
			2,975.00	10/22/2020	13152	ST CHARLES/LABOR GENERAL
	CLARK BAIRD SMITH LLP Total		2,975.00			
2193	TREASURER STATE OF ILLINOIS					
		89374	1,039.27	10/22/2020	123449	RED GATE RD
	TREASURER STATE OF ILLINOIS Total		1,039.27			
2201	STANDARD EQUIPMENT CO					
			49.20	10/22/2020	P24871	PLATE MOUNTING
		109758	736.44	10/22/2020	P24988	INVENTORY ITEMS
		109198	995.00	10/29/2020	P24192	MISC PARTS
		109231	203.80	10/29/2020	P24257	PLATE MOUNT/NOZZLE/FASTN
	STANDARD EQUIPMENT CO Total		1,984.44			
2235	STEINER ELECTRIC COMPANY					
		107961	539.20	10/29/2020	S006612637.004	INVENTORY ITEMS
		109751	43.95	10/29/2020	S006740490.001	INVENTORY ITEMS
		109751	432.50	10/29/2020	S006740490.002	INVENTORY ITEMS
		109350	1,786.20	10/22/2020	S006713562.002	INVENTORY ITEMS
		108141	22.87	10/22/2020	S006738074-001	CAPACITOR
		109756	289.00	10/22/2020	S006740930.001	INVENTORY ITEMS
	STEINER ELECTRIC COMPANY Total		3,113.72			
2255	SUBURBAN LABORATORIES INC					
		108457	585.00	10/22/2020	174104	PRESENCE ABSENCE FOR IEP,
	SUBURBAN LABORATORIES INC Total		585.00			
2273	SUPERIOR ASPHALT MATERIALS LLC					
		108168	778.13	10/22/2020	20201603	SURFACE
	SUPERIOR ASPHALT MATERIALS LLC Total		778.13			

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2301	GENERAL CHAUFFERS SALES DRIVER		166.50	10/23/2020	UNT 201023103257CD	Union Dues - Teamsters
			2,492.50	10/23/2020	UNT 201023103257PV	Union Dues - Teamsters
	GENERAL CHAUFFERS SALES DRIVER Total		<u>2,659.00</u>			
2314	3M VHS0733					
		109730	1,115.05	10/22/2020	9409015079	INVENTORY ITEMS
	3M VHS0733 Total		<u>1,115.05</u>			
2316	APC STORE					
		109884	187.55	10/22/2020	478-526947	INVENTORY ITEMS
		108279	136.48	10/22/2020	478-527120	FLEET DEPT PARTS
		108279	7.58	10/22/2020	478-527334	FLEET DEPT PARTS
		109952	161.11	10/22/2020	478-527423	INVENTORY ITEMS
			-22.41	10/22/2020	CM478-52487	CREDIT FOR DUPLICATE INV P.
			-74.88	10/29/2020	478-517275CM	CREDITS INV 478-517275 OVER
		108279	10.56	10/29/2020	478-527667	FLEET DEPT PARTS
		108279	13.60	10/29/2020	478-527771	RO 64530 PARTS
		108279	13.22	10/29/2020	478-527825	AIR FILTER
		108279	40.37	10/29/2020	478-527851	OVAL AIR ELEMENT
		108279	432.19	10/29/2020	478-527925	FLEET DEPT PARTS
		108279	6.57	10/29/2020	478-527929	MISC FLEET DEPT PARTS
	APC STORE Total		<u>911.94</u>			
2345	TRAFFIC CONTROL & PROTECTION					
		109505	300.60	10/29/2020	105264	SIGNAGE
		109548	808.00	10/29/2020	105265	INVENTORY ITEMS
		109464	5,950.00	10/29/2020	34046	MESSAGE BOARD
	TRAFFIC CONTROL & PROTECTION Total		<u>7,058.60</u>			
2349	TREE TOWNS REPROGRAPHICS INC					
		109015	5,109.60	10/29/2020	0000287266	OVERSIZE MAPS
	TREE TOWNS REPROGRAPHICS INC Total		<u>5,109.60</u>			
2363	TROTTER & ASSOCIATES INC					
		107239	805.00	10/22/2020	17654	WELL 9 GENERATOR CONSTRI
	TROTTER & ASSOCIATES INC Total		<u>805.00</u>			
2373	TYLER MEDICAL SERVICES					
			492.00	10/22/2020	420280/420239	POST OFFER INV 420280 & 420;

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		108898	310.00	10/22/2020	420368	MONTHLY RANDOMS
			345.00	10/29/2020	421715/421532	PHYSICALS INV # 421715, 42153
		109569	1,280.00	10/29/2020	421777	INV # 421777 IMMUNIZATION IN
	TYLER MEDICAL SERVICES Total		<u>2,427.00</u>			
2389	UNIVERSITY OF ILLINOIS-GAR					
		107387	1,000.00	10/22/2020	01523055/10-02-20	WEB BASED TRAINING
	UNIVERSITY OF ILLINOIS-GAR Total		<u>1,000.00</u>			
2401	UNIVERSAL UTILITY SUPPLY INC					
		109675	1,316.66	10/22/2020	3033132	INVENTORY ITEMS
		109833	360.00	10/22/2020	3033209	INVENTORY ITEMS
		109215	4,600.00	10/29/2020	3033304	INVENTORY ITEMS
		108974	882.50	10/29/2020	3033305	INVENTORY ITEMS
	UNIVERSAL UTILITY SUPPLY INC Total		<u>7,159.16</u>			
2403	UNITED PARCEL SERVICE					
			36.76	10/29/2020	0000650961420	WEEKLY SHIPPING CHARGES
	UNITED PARCEL SERVICE Total		<u>36.76</u>			
2404	HD SUPPLY FACILITIES MAINT LTD					
		109881	66.51	10/29/2020	385537	CENTRIFUGE
		109881	520.00	10/29/2020	387124	INVENTORY ITEMS
	HD SUPPLY FACILITIES MAINT LTD Total		<u>586.51</u>			
2410	VALLEY LOCK CO					
		108259	14.95	10/22/2020	66872	KEYS
		108177	9.96	10/22/2020	66880	KEYS FOR FIRE DEPT
	VALLEY LOCK CO Total		<u>24.91</u>			
2428	VERMEER MIDWEST					
		109571	3,438.60	10/29/2020	S61143	SERVICE REPAIR
	VERMEER MIDWEST Total		<u>3,438.60</u>			
2452	VULCAN CONSTRUCTION MATERIALS					
		108401	315.12	10/22/2020	32445843	CA 16 CHIPS
	VULCAN CONSTRUCTION MATERIALS Total		<u>315.12</u>			
2453	VWR INTERNATIONAL INC					
		109419	162.96	10/29/2020	8802147421	CONDUCTIVITY STANDARD

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	VWR INTERNATIONAL INC Total		<u>162.96</u>			
2470	WAREHOUSE DIRECT					
		108327	72.90	10/29/2020	4790356-0	OFFICE SUPPLIES COM DEV
	WAREHOUSE DIRECT Total		<u>72.90</u>			
2478	WATER PRODUCTS AURORA					
		109335	-1,201.88	10/29/2020	0297779	IRON PIPE/MEGALUG/GASKET
		109335	1,201.88	10/29/2020	0297779-ADJ	FIXING PO ISSUE INTERNAL
		109886	1,054.00	10/29/2020	0298956	INVENTORY ITEMS
		109616	2,587.69	10/22/2020	0298412	MISC FITTINGS
	WATER PRODUCTS AURORA Total		<u>3,641.69</u>			
2485	WBK ENGINEERING LLC					
		108946	1,020.00	10/22/2020	21561	MONTHLY BILLING PLASTIC PR
		108960	877.50	10/22/2020	21562	MONTHLY BILLING KIRK RD
		109424	645.00	10/22/2020	21563	MONTHLY BILLING MUNHALL G
		109445	537.50	10/22/2020	21564	MONTHLY BILLING OLIVER HOF
		109673	322.50	10/22/2020	21565	MONTHLY BILLING RIVERSIDE
		109672	300.00	10/22/2020	21566	MONTHLY BILLING MEADOW D
		109366	4,209.00	10/22/2020	21569	MONTHLY BILLING WEST SIDE
	WBK ENGINEERING LLC Total		<u>7,911.50</u>			
2490	WELCH BROS INC					
		109615	247.70	10/22/2020	3107436	ADDITIONAL PARTS WATER DE
		109822	395.00	10/29/2020	3108879	INVENTORY ITEMS
	WELCH BROS INC Total		<u>642.70</u>			
2495	WEST SIDE TRACTOR SALES CO					
		109829	2,644.87	10/29/2020	V98658	LABOR AND PARTS VEH 1759
		109745	280.35	10/22/2020	N98329	VEH 1867 RO 64424
	WEST SIDE TRACTOR SALES CO Total		<u>2,925.22</u>			
2506	EESCO					
		108637	745.00	10/22/2020	991116	BOLTED DEADEND
		109599	141.00	10/29/2020	019314	INVENTORY ITEMS
	EESCO Total		<u>886.00</u>			
2523	WILTSE GREENHOUSE LANDSCAPING					
		108364	427.00	10/22/2020	2450	MOWING SEPTEMBER

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	WILTSE GREENHOUSE LANDSCAPING Total		<u>427.00</u>			
2527	WILLIAM FRICK & CO	109731	167.09	10/22/2020	564812	INVENTORY ITEMS
	WILLIAM FRICK & CO Total		<u>167.09</u>			
2535	WITMER ASSOCIATES INC	109593	436.97	10/22/2020	2064794	TURTLE PLASTICS
	WITMER ASSOCIATES INC Total		<u>436.97</u>			
2545	GRAINGER INC	109732	522.58	10/22/2020	9669548019	MISC TOOLS
		109732	883.62	10/22/2020	9669778095	INVENTORY ITEMS
		109753	42.72	10/22/2020	9671880517	SCREWDRIVER CABINET
		109631	162.48	10/22/2020	9671995661	CONCRETE ANCHOR SCREWS
		109759	910.91	10/22/2020	9672540193	INVENTORY ITEMS
		109440	148.36	10/22/2020	967308719	NEOPRENE RUBBER ROLL
		109816	15.01	10/29/2020	9676409718	COTTON TIP SWAB
		109692	222.80	10/29/2020	9684455059	SUMP PUMP VERTICAL FLOAT
			-49.18	10/29/2020	9692409452	CREDIT MEMO-INV 9661386210
	GRAINGER INC Total		<u>2,859.30</u>			
2630	ZIEBELL WATER SERVICE PRODUCTS	109269	3,547.80	10/29/2020	251741-000	INVENTORY ITEMS
	ZIEBELL WATER SERVICE PRODUCTS Total		<u>3,547.80</u>			
2637	ILLINOIS DEPT OF REVENUE		937.20	10/23/2020	ILST201023103257CA	Illinois State Tax
			2,030.96	10/23/2020	ILST201023103257CD	Illinois State Tax
			9,242.63	10/23/2020	ILST201023103257FD	Illinois State Tax
			1,863.05	10/23/2020	ILST201023103257FN	Illinois State Tax
			884.61	10/23/2020	ILST201023103257HR	Illinois State Tax
			1,479.00	10/23/2020	ILST201023103257IS	Illinois State Tax
			12,232.07	10/23/2020	ILST201023103257PD	Illinois State Tax
			14,831.92	10/23/2020	ILST201023103257PW	Illinois State Tax
	ILLINOIS DEPT OF REVENUE Total		<u>43,501.44</u>			
2638	INTERNAL REVENUE SERVICE		754.49	10/23/2020	FICA201023103257CA	FICA Employee
			2,509.68	10/23/2020	FICA201023103257CD	FICA Employee

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			770.99	10/23/2020	FICA201023103257FD	FICA Employee
			2,140.20	10/23/2020	FICA201023103257FN	FICA Employee
			1,292.88	10/23/2020	FICA201023103257HR	FICA Employee
			2,321.79	10/23/2020	FICA201023103257IS	FICA Employee
			2,559.92	10/23/2020	FICA201023103257PD	FICA Employee
			20,003.26	10/23/2020	FICA201023103257PV	FICA Employee
			748.28	10/23/2020	FICE201023103257CA	FICA Employer
			2,509.68	10/23/2020	FICE201023103257CD	FICA Employer
			768.21	10/23/2020	FICE201023103257FD	FICA Employer
			2,140.28	10/23/2020	FICE201023103257FN	FICA Employer
			1,292.88	10/23/2020	FICE201023103257HR	FICA Employer
			2,321.79	10/23/2020	FICE201023103257IS	FICA Employer
			2,568.83	10/23/2020	FICE201023103257PD	FICA Employer
			20,003.26	10/23/2020	FICE201023103257PV	FICA Employer
			3,106.96	10/23/2020	FIT 201023103257CA	Federal Withholding Tax
			5,465.73	10/23/2020	FIT 201023103257CD	Federal Withholding Tax
			26,480.77	10/23/2020	FIT 201023103257FD	Federal Withholding Tax
			4,773.36	10/23/2020	FIT 201023103257FN	Federal Withholding Tax
			2,353.38	10/23/2020	FIT 201023103257HR	Federal Withholding Tax
			3,153.40	10/23/2020	FIT 201023103257IS	Federal Withholding Tax
			31,683.83	10/23/2020	FIT 201023103257PD	Federal Withholding Tax
			35,180.31	10/23/2020	FIT 201023103257PW	Federal Withholding Tax
			403.29	10/23/2020	MEDE201023103257C	Medicare Employee
			687.85	10/23/2020	MEDE201023103257C	Medicare Employee
			3,143.89	10/23/2020	MEDE201023103257FI	Medicare Employee
			598.97	10/23/2020	MEDE201023103257FI	Medicare Employee
			302.38	10/23/2020	MEDE201023103257H	Medicare Employee
			542.99	10/23/2020	MEDE201023103257IS	Medicare Employee
			4,212.20	10/23/2020	MEDE201023103257PI	Medicare Employee
			4,777.12	10/23/2020	MEDE201023103257P	Medicare Employee
			314.97	10/23/2020	MEDR201023103257C	Medicare Employer
			687.85	10/23/2020	MEDR201023103257C	Medicare Employer
			3,143.24	10/23/2020	MEDR201023103257FI	Medicare Employer
			598.96	10/23/2020	MEDR201023103257FI	Medicare Employer
			302.38	10/23/2020	MEDR201023103257H	Medicare Employer
			542.99	10/23/2020	MEDR201023103257IS	Medicare Employer
			4,214.31	10/23/2020	MEDR201023103257P	Medicare Employer
			4,777.12	10/23/2020	MEDR201023103257P	Medicare Employer

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	INTERNAL REVENUE SERVICE Total		<u>206,154.67</u>			
2639	STATE DISBURSEMENT UNIT					
			471.13	10/23/2020	0000001912010231032	IL Child Support Amount 1
			1,555.35	10/23/2020	0000003742010231032	IL Child Support Amount 1
			369.23	10/23/2020	0000004862010231032	IL Child Support Amount 1
			700.15	10/23/2020	0000012252010231032	IL Child Support Amount 1
	STATE DISBURSEMENT UNIT Total		<u>3,095.86</u>			
2643	DELTA DENTAL					
			3,589.79	10/20/2020	101920	DELTA DENTAL CLAIMS
			8,153.89	10/26/2020	102620	DELTA DENTAL CLAIMS
	DELTA DENTAL Total		<u>11,743.68</u>			
2648	HEALTH CARE SERVICE CORP					
			200,359.34	10/19/2020	101920	MEDICAL CLAIMS
	HEALTH CARE SERVICE CORP Total		<u>200,359.34</u>			
2656	DISH DBS CORP					
			107.04	10/22/2020	100520	ACCT: 8255-1010-1017-8789
	DISH DBS CORP Total		<u>107.04</u>			
2663	LOU'S GLOVES INC					
		109857	192.00	10/29/2020	037954	GLOVES
	LOU'S GLOVES INC Total		<u>192.00</u>			
2683	CONTINENTAL AMERICAN INSURANCE					
			42.42	10/23/2020	ACCG201023103257FI	AFLAC Accident Plan
			67.37	10/23/2020	ACCG201023103257PI	AFLAC Accident Plan
			60.59	10/23/2020	ACCG201023103257P'	AFLAC Accident Plan
	CONTINENTAL AMERICAN INSURANCE Total		<u>170.38</u>			
2713	CENTENNIAL COUNSELING CENTER					
		108621	1,560.00	10/29/2020	100720	SERVICES POLICE DEPT
	CENTENNIAL COUNSELING CENTER Total		<u>1,560.00</u>			
2756	RXBENEFITS INC.					
			43,530.53	10/26/2020	INV2025995	PRESCRIPTION CLAIMS
	RXBENEFITS INC. Total		<u>43,530.53</u>			
2809	INTUITIVE CONTROL SYSTEMS LLC					

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		109782	285.00	10/22/2020	SIN026808	LFP BATTERY
	INTUITIVE CONTROL SYSTEMS LLC Total		285.00			
2894	HAVLICEK ACE HARDWARE LLC					
		109735	38.01	10/29/2020	84388/1	VEH 5099 RO 64514 PARTS
	HAVLICEK ACE HARDWARE LLC Total		38.01			
2950	MARY PORTER					
		109806	101.67	10/29/2020	1902711907	BREAKAWAY VEST
		109660	38.00	10/22/2020	1902710863	READERS GLASSES
		109480	59.44	10/22/2020	1902710864	VEST BREATHABLE
	MARY PORTER Total		199.11			
2963	RAYNOR DOOR AUTHORITY					
		109777	337.50	10/22/2020	38213	FS#2 REPAIR
		109739	488.00	10/22/2020	38399	REPAIR FIRE STATION 1
	RAYNOR DOOR AUTHORITY Total		825.50			
2990	HAWKINS INC					
		93	3,437.51	10/29/2020	4809979	SODIUM HYROFLUOSILICIC AC
	HAWKINS INC Total		3,437.51			
3002	REDISHRED CHICAGO INC					
		108480	185.00	10/29/2020	990067861	MONTHLY SHREDDING SERVIC
	REDISHRED CHICAGO INC Total		185.00			
3010	PLOTE CONSTRUCTION INC					
		90	908.60	10/29/2020	229298	N50 SURFACE
		90	1,772.65	10/29/2020	232314	SURFACE
		90	2,116.95	10/22/2020	231997	SURFACE
		90	1,972.30	10/22/2020	231998	SURFACE
	PLOTE CONSTRUCTION INC Total		6,770.50			
3030	FIRE SERVICE INC					
		109446	250.00	10/22/2020	33682	PUMP TEST UNIT 103-1731
		109446	250.00	10/22/2020	33683	PUMP TEST UNIT T-102
		109446	250.00	10/22/2020	33684	PUMP TEST E-108
		109446	250.00	10/22/2020	33685	PUMP TEST UNIT T-101
		109446	250.00	10/22/2020	33686	PUMP TEST E-107
		109446	250.00	10/22/2020	33687	PUMP TEST E-101
		109446	250.00	10/22/2020	33688	PUMP TEST E 106

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		109446	250.00	10/29/2020	33681	PUMP TEST UNIT E-102
	FIRE SERVICE INC Total		<u>2,000.00</u>			
3053	FOX RIVER ECOSYSTEM					
			100.00	10/29/2020	2020-21	2020-21 MEMBERSHIP DRIVE-F
	FOX RIVER ECOSYSTEM Total		<u>100.00</u>			
3080	ADAIR ENTERPRISES INC					
		109864	196.00	10/29/2020	OH-T00006314	LABOR VEH 1935
	ADAIR ENTERPRISES INC Total		<u>196.00</u>			
3085	SEI INC					
		108504	322.94	10/22/2020	310507	RENEWAL
	SEI INC Total		<u>322.94</u>			
3099	MIDWEST SALT LLC					
		94	2,560.44	10/22/2020	P453222	INDUSTRIAL SOLAR COARSE
	MIDWEST SALT LLC Total		<u>2,560.44</u>			
3102	RUSH PARTS CENTERS OF ILLINOIS					
		109765	399.80	10/22/2020	3020967373	INVENTORY ITEMS
		108293	62.96	10/22/2020	3021003225	VEH 1974 RO64446
	RUSH PARTS CENTERS OF ILLINOIS Total		<u>462.76</u>			
3127	SHI INTERNATIONAL CORP					
		109670	240.00	10/22/2020	B12380723	IOGEAR HARDWARE
		109709	156.00	10/22/2020	B12394871	250 SHOT COLOR FILM
		109755	27.00	10/22/2020	B12394889	UPS BATTERY
	SHI INTERNATIONAL CORP Total		<u>423.00</u>			
3131	VCNA PRAIRIE INC					
		89	582.75	10/22/2020	889743768	READY MIX
		89	555.00	10/29/2020	889752318	READY MIX
		89	444.00	10/29/2020	889753736	READY MIX
		89	416.25	10/29/2020	889757473	READY MIX
		89	666.00	10/29/2020	889761183	READY MIX
	VCNA PRAIRIE INC Total		<u>2,664.00</u>			
3139	MARMON WIRE & CABLE INC					
		109502	5,435.00	10/29/2020	136494	TAP WIRE

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	MARMON WIRE & CABLE INC Total		<u>5,435.00</u>			
3147	DUPAGE TOPSOIL INC	108498	2,070.00	10/29/2020	051044	TOPSOIL
	DUPAGE TOPSOIL INC Total		<u>2,070.00</u>			
3148	CORNERSTONE PARTNERS	109371	219.43	10/22/2020	CP20397	TRI COM MOWING OCTOBER
		108289	4,357.14	10/22/2020	CP21827	BED MAINTENANCE SEPTEMBER
	CORNERSTONE PARTNERS Total		<u>4,576.57</u>			
3153	CALL ONE		6,014.36	10/22/2020	335197	MONTHLY BILLING OCT-NOV 2020
	CALL ONE Total		<u>6,014.36</u>			
3164	E K KUHN INC	109452	971.00	10/29/2020	73189	LABOR REMOVE LETTERING
	E K KUHN INC Total		<u>971.00</u>			
3193	J GILL AND COMPANY	109337	16,000.00	10/29/2020	2219	SCHEMATIC DESIGN DOCUMENT
	J GILL AND COMPANY Total		<u>16,000.00</u>			
3236	HR GREEN INC	108479	17,949.21	10/29/2020	138354	2ND AND DELNOR PROJECT
		109923	1,955.00	10/22/2020	138088	STATE STREET CREEK UPDATES
	HR GREEN INC Total		<u>19,904.21</u>			
3246	KEVIN BOOTZ		61.35	10/29/2020	102620	CDL RENEWAL
	KEVIN BOOTZ Total		<u>61.35</u>			
3280	PLANET DEPOS LLC	108345	1,018.40	10/22/2020	351881	TRANSCRIPTION SERVICES
	PLANET DEPOS LLC Total		<u>1,018.40</u>			
3289	VISION SERVICE PLAN OF IL NFP		124.95	10/22/2020	101920	RETIRES FOR OCTOBER
			10.40	10/23/2020	VSP 201023103257CA	Vision Plan Pre-tax
			43.22	10/23/2020	VSP 201023103257CD	Vision Plan Pre-tax
			215.66	10/23/2020	VSP 201023103257FD	Vision Plan Pre-tax

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			33.60	10/23/2020	VSP 201023103257FN	Vision Plan Pre-tax
			12.22	10/23/2020	VSP 201023103257HR	Vision Plan Pre-tax
			41.34	10/23/2020	VSP 201023103257IS	Vision Plan Pre-tax
			240.16	10/23/2020	VSP 201023103257PD	Vision Plan Pre-tax
			397.18	10/23/2020	VSP 201023103257PV	Vision Plan Pre-tax
	VISION SERVICE PLAN OF IL NFP Total		<u>1,118.73</u>			
3313	PETERSON AND MATZ INC					
		109503	329.25	10/29/2020	091520DWS	A4MNL-T
	PETERSON AND MATZ INC Total		<u>329.25</u>			
3315	IRON MOUNTAIN INC					
		108628	861.45	10/22/2020	202206434	MONTHLY IS STORAGE
	IRON MOUNTAIN INC Total		<u>861.45</u>			
3346	STEALTH BENEFIT SOLUTIONS					
		108243	48,918.35	10/22/2020	101920	NOVEMBER PREMIUM
		108243	48,720.30	10/29/2020	100120	OCTOBER SERVICES
	STEALTH BENEFIT SOLUTIONS Total		<u>97,638.65</u>			
3408	ULINE INC					
		109827	54.39	10/29/2020	125230422	RECYCLING CONTAINER
	ULINE INC Total		<u>54.39</u>			
3490	HI-LINE UTILITY SUPPLY CO LLC					
		109852	987.23	10/29/2020	10171725	REFLECTIVE SIGN PANEL
		109588	564.83	10/29/2020	10171741	BUCKLIMITER
		109845	149.59	10/29/2020	10171760	12" LINK STICK
		109852	653.90	10/29/2020	10171830	REFLECTIVE SIGNS
			-476.00	10/29/2020	10172532	CREDIT ON PO# 109852 LINE #
	HI-LINE UTILITY SUPPLY CO LLC Total		<u>1,879.55</u>			
3516	ALEXANDERS METER READING					
			759.00	10/29/2020	9976P	PARTS FOR PO 108518
	ALEXANDERS METER READING Total		<u>759.00</u>			
3526	PATSON INC					
		109728	51.94	10/22/2020	2324403	MISC SUPPLIES
		109728	161.57	10/22/2020	2326746	MISC PARTS
	PATSON INC Total		<u>213.51</u>			

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3533	P&M HOLDING GROUP LLP					
		104643	3,260.77	10/29/2020	1872157	SERVICE BILLING 6/1/20-6/30/20
		104643	434.77	10/29/2020	1887132	SERVICE BILLING 7/1/20-7/31/20
		104643	1,195.61	10/29/2020	1896421	SERVICE BILLING 8/1/20-8/31/20
	P&M HOLDING GROUP LLP Total		<u>4,891.15</u>			
3561	ADVANCED ELEVATOR COMPANY					
		109899	395.00	10/29/2020	48389	ANNUAL PRESSURE TEST
		108365	520.00	10/22/2020	48285	ELEVATOR MAINTENANCE
	ADVANCED ELEVATOR COMPANY Total		<u>915.00</u>			
3597	GEOSTAR MECHANICAL INC					
		109270	152.00	10/22/2020	I34221	SUBSTATION #9 PM INSPECTI
		109929	1,460.00	10/22/2020	I34499	CENTURY STATION REPAIR
		109929	606.32	10/29/2020	I34588	REPAIR FS#3
		109929	739.84	10/29/2020	I34589	REPAIR CENTURY STATIONS
		109929	1,502.00	10/29/2020	I34603	REPAIR CENTURY STATIONS
		109929	1,500.00	10/29/2020	I34612	REPAIR PW
	GEOSTAR MECHANICAL INC Total		<u>5,960.16</u>			
3684	RESPECT TECHNOLOGY INC					
		109630	2,800.00	10/22/2020	14675	MONTHLY SUPPORT
	RESPECT TECHNOLOGY INC Total		<u>2,800.00</u>			
3737	ALEXANDER'S CONTRACT SERVICES					
		109876	1,470.60	10/29/2020	103012	USER SUBSCRIPTION
		108518	759.00	10/29/2020	9976	HH424333 PARTS AND REPAIR
		108518	-759.00	10/29/2020	9976	HH424333 PARTS AND REPAIR
	ALEXANDER'S CONTRACT SERVICES Total		<u>1,470.60</u>			
3763	DIRECT PATH LLC					
		108239	900.25	10/29/2020	AT46573	NOVEMBER 2020 FEE
	DIRECT PATH LLC Total		<u>900.25</u>			
3786	EMPLOYEE BENEFITS CORPORATION					
		108240	277.20	10/22/2020	3040653	BEST FLEX PLAN BILLING
	EMPLOYEE BENEFITS CORPORATION Total		<u>277.20</u>			
3787	VIKING BROS INC					
		92	1,960.31	10/22/2020	INV_2020-691	CA7 STONE

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	VIKING BROS INC Total		<u>1,960.31</u>			
3797	ONE WAY SAFETY LLC	109515	194.53	10/22/2020	SI19813	WATER DEPT PARTS
	ONE WAY SAFETY LLC Total		<u>194.53</u>			
3799	LRS HOLDINGS LLC	108486	206.40	10/22/2020	0000076394	WOOD CHIPS RECYCLE
		109910	1,043.15	10/22/2020	0004358068	ELECTRIC ROLL OFF
		109910	2,515.65	10/22/2020	0004404385	ELECTRIC ROLL OFF
		109910	3,553.90	10/22/2020	0004466217	ELECTRIC ROLL OFF
		109918	390.00	10/22/2020	PS335507	6 UNITS 7/31/20-8/27/20
		108138	9,913.61	10/22/2020	PS338638	MUNICIPAL SWEEPS
		109918	390.00	10/22/2020	PS339825	6 UNITS 8/28/20-9/24/20
	LRS HOLDINGS LLC Total		<u>18,012.71</u>			
3805	EMPLOYEE BENEFITS CORP - ACH		14,666.21	10/31/2020	C98632-202010	FLEXIBLE SPENDING CLAIMS
	EMPLOYEE BENEFITS CORP - ACH Total		<u>14,666.21</u>			
3831	IMAGETEC L P	108236	579.00	10/22/2020	611089	OCTOBER BILLING
	IMAGETEC L P Total		<u>579.00</u>			
3882	CORE & MAIN LP	109576	1,790.00	10/22/2020	N028756	INVENTORY ITEMS
		109278	1,104.00	10/29/2020	N097055	INVENTORY ITEMS
	CORE & MAIN LP Total		<u>2,894.00</u>			
3886	VIA CARLITA LLC	108277	8.78	10/29/2020	28765	FLEET DEPT PARTS
		108277	166.04	10/29/2020	29249	FLEET DEPT PARTS
		109945	301.38	10/22/2020	141264	VEH 1776 RO 64503 REPAIR
		108277	71.17	10/22/2020	31283	FLEET DEPT PARTS
	VIA CARLITA LLC Total		<u>547.37</u>			
3915	B&W CONTROL SYSTEMS	105601	19,465.00	10/22/2020	0216581	SCADA UPGRADE SERVICES
	B&W CONTROL SYSTEMS Total		<u>19,465.00</u>			
3946	JENNIFER LARSEN					

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			32.00	10/29/2020	102220JL	PER DIEM CYBER NOV 5-6, 202
	JENNIFER LARSEN Total		<u>32.00</u>			
3968	TRANSAMERICA CORPORATION		4,868.40	10/23/2020	RHFP201023103257PI	Retiree Healthcare Funding Pla
	TRANSAMERICA CORPORATION Total		<u>4,868.40</u>			
3973	HSA BANK WIRE ONLY		200.00	10/23/2020	HSAF201023103257C/	Health Savings Plan - Family
			1,342.30	10/23/2020	HSAF201023103257FI	Health Savings Plan - Family
			457.70	10/23/2020	HSAF201023103257HF	Health Savings Plan - Family
			352.69	10/23/2020	HSAF201023103257IS	Health Savings Plan - Family
			847.31	10/23/2020	HSAF201023103257PI	Health Savings Plan - Family
			534.42	10/23/2020	HSAF201023103257PV	Health Savings Plan - Family
			175.00	10/23/2020	HSAS201023103257C/	Health Savings - Self Only
			271.16	10/23/2020	HSAS201023103257CI	Health Savings - Self Only
			633.08	10/23/2020	HSAS201023103257FI	Health Savings - Self Only
			408.33	10/23/2020	HSAS201023103257FI	Health Savings - Self Only
			634.92	10/23/2020	HSAS201023103257PI	Health Savings - Self Only
			97.69	10/23/2020	HSAS201023103257PV	Health Savings - Self Only
	HSA BANK WIRE ONLY Total		<u>5,954.60</u>			
3988	Joseph Gaske		434.73	10/22/2020	092220	WEAPON PROGRAM GASKE
	Joseph Gaske Total		<u>434.73</u>			
4003	SOUTHFIELD CORPORATION					
		109644	3,742.39	10/29/2020	INV122413	ENGLISH EDGE IRON PAVERS
	SOUTHFIELD CORPORATION Total		<u>3,742.39</u>			
4019	VECTOR STOMP INC					
		108361	850.00	10/22/2020	IN-008480	PEST CONTROL
		108361	4,068.00	10/22/2020	IN-008481	PEST CONTROL
	VECTOR STOMP INC Total		<u>4,918.00</u>			
4033	J & F CONCRETE LIFTING CORP					
		108167	7,968.60	10/22/2020	1973	CONCRETE LIFTING
	J & F CONCRETE LIFTING CORP Total		<u>7,968.60</u>			
4074	AMAZON CAPITAL SERVICES INC					
		109821	231.99	10/22/2020	1646-C1M7-HCJQ	RETURNING

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		108186	16.02	10/22/2020	1DWH-VYNJ-1Y4Y	LAMINATING POUCHES HR DEI
		109821	-231.99	10/22/2020	1GJH-QHJV-C9H6	CREDITS INV 1646-C1M7-HCJQ
		108370	25.89	10/22/2020	1HFR-4PKJ-VVCT	MISC SUPPLIES
		108232	72.02	10/22/2020	1L7L-R6KN-YHDD	POLICE DEPT OFFICE SUPPLIE
		108232	26.14	10/22/2020	1LGL-MK1F-74LM	FILE FOLDERS POLICE DEPT
		109878	14.99	10/22/2020	1N1P-VX4X-RX3J	HDMI ADAPTER
		108748	39.60	10/22/2020	1QN6-FWY9-J9TH	MISC PARTS
		109717	573.48	10/22/2020	1RDT-4T6G-LYVK	RETURNED PRODUCT
		109861	35.99	10/22/2020	1VX7-Q7LQ-FXTJ	WEB CAM
		109717	-525.69	10/22/2020	1WL4-G9G3-YXYF	CREDITS INV 1RDT-4T6G-LYVK
		109941	5.49	10/22/2020	1Y33-XJY4-DTDM	BATTERY FOR FLEET
		108802	85.69	10/29/2020	13V1-K6GG-GX39	OFFICE SUPPLIES CITY HALL
		109520	21.76	10/29/2020	1C6K-K4L4-6VD1	ETHERNET CABLE
		109987	480.00	10/29/2020	1F47-6LWG-4KC9	INVENTORY ITEMS
		108232	131.40	10/29/2020	1LQH-CL49-DXGX	TACTICAL WEAPON POLICE DE
		108232	43.04	10/29/2020	1YTG-X1CD-6CNM	SANDISK MEMORY CARD
		109754	15.38	10/29/2020	1YTG-X1CD-9WGF	INVENTORY ITEM
	AMAZON CAPITAL SERVICES INC Total		<u>1,061.20</u>			
4114	CHICAGO PARTS AND SOUND LLC					
		109880	33.12	10/29/2020	1-0166546	INVENTORY ITEMS
		108218	65.24	10/22/2020	1-0165481	FLEET DEPT PARTS
	CHICAGO PARTS AND SOUND LLC Total		<u>98.36</u>			
4142	INTELLIAS INC					
		106620	437.50	10/22/2020	12050	SQL REVIEW SERVICES
	INTELLIAS INC Total		<u>437.50</u>			
4162	Bradley Grondfeldt					
			61.35	10/29/2020	102320	CDL RENEWAL
	Bradley Grondfeldt Total		<u>61.35</u>			
4242	MID AMERICA ENERGY SERVICES					
		109908	4,759.10	10/29/2020	20614	1214 PRAIRIE FIRE HYDRANT
		109908	6,175.60	10/29/2020	20615	HORNE AND 6TH FIRE HYDRAN
		109970	16,879.40	10/29/2020	20634	WATER MAIN REPAIR RT64/KIR
		108666	15,608.77	10/22/2020	20504	1208 EDWARDS AVE
		109620	35,410.85	10/22/2020	20625	7TH AND DIVISION
	MID AMERICA ENERGY SERVICES Total		<u>78,833.72</u>			

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4282	ST CHARLES BUSINESS ALLIANCE		58,216.66	10/29/2020	FY 2021-A	SSA TAX&HOTEL TAX MONTHL
	ST CHARLES BUSINESS ALLIANCE Total		<u>58,216.66</u>			
4292	GARDA CL GREAT LAKES INC		187.47	10/22/2020	10597326	MONTHLY INVOICE UB
	GARDA CL GREAT LAKES INC Total		<u>187.47</u>			
4308	KYMACK CORPORATION	109416	5,745.60	10/22/2020	25591	FACE MASK EAR LOOP
	KYMACK CORPORATION Total		<u>5,745.60</u>			
4332	ADVOMATIC STUDIO LLC	107728	900.00	10/22/2020	57738	SUPPORT SERVICES
		109971	2,850.00	10/29/2020	57722	MONTHLY RETAINER SUPPORT
		109971	-2,850.00	10/29/2020	57722	MONTHLY RETAINER SUPPORT
	ADVOMATIC STUDIO LLC Total		<u>900.00</u>			
4345	EDM INTERNATIONAL INC	109839	5,950.00	10/29/2020	84694	JUNIOR PHASE TRAKKER
	EDM INTERNATIONAL INC Total		<u>5,950.00</u>			
4375	RIVIERA FINANCE OF TEXAS	109407	555.99	10/29/2020	90452	10/4/20-10/10/20 LAUDADIO, L
		109647	550.13	10/29/2020	90453	10/4/20-10/10/20 HENRY, ANNA
		109407	547.02	10/22/2020	90414	9/20/20-9/26/20 LAUDADIO
		109407	520.12	10/22/2020	90433	9/27/20-10/3/20 LAUDADIO, LAL
		109647	550.13	10/22/2020	90434	09/27/20-10/03/20 HENRY, ANNA
	RIVIERA FINANCE OF TEXAS Total		<u>2,723.39</u>			
4384	DACRA ADJUDICATION SYSTEMS LLC	108265	1,500.00	10/22/2020	2020-329	SERVICE FEE SEPTEMBER
	DACRA ADJUDICATION SYSTEMS LLC Total		<u>1,500.00</u>			
4412	WI SCTF		596.30	10/23/2020	0000012442010231032	WI Child Support Amount 1
	WI SCTF Total		<u>596.30</u>			
4436	USIQ INC	108839	144.48	10/22/2020	16624282	INVENTORY ITEMS

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	USIQ INC Total		<u>144.48</u>			
4458	CWI INC					
		109567	220.75	10/29/2020	32215964	MISC PARTS
		109567	161.98	10/29/2020	32232188	RICHTER ANCHOR
		109567	66.49	10/29/2020	32760783	BOAT GUIDES
	CWI INC Total		<u>449.22</u>			
4473	BRAD MANNING FORD INC					
		109863	251.44	10/29/2020	129248	VEH 1781 RO 54519 PARTS
		109802	108.20	10/22/2020	129014	MISC PARTS
	BRAD MANNING FORD INC Total		<u>359.64</u>			
4486	WEIDMANN ELECTRICAL TECHNOLOGY					
		109788	278.20	10/22/2020	5900291081	BRASS SAMPLING DEVICE
	WEIDMANN ELECTRICAL TECHNOLOGY Total		<u>278.20</u>			
4487	AMERICAN HEART ASSOCIATION INC					
		109742	200.00	10/29/2020	SCPR23649	HEARTSAVER CPR AED WORK
	AMERICAN HEART ASSOCIATION INC Total		<u>200.00</u>			
4488	WATER SUPPLY DISTRICT OF ACTON					
		109769	22,209.00	10/30/2020	101920	BADGER WATER METER HEAD
	WATER SUPPLY DISTRICT OF ACTON Total		<u>22,209.00</u>			
4492	STEVEN STANLEY NOWICKI AND					
			9,741.20	10/22/2020	102020	PIN 09-27-481-001 PURCHASE
	STEVEN STANLEY NOWICKI AND Total		<u>9,741.20</u>			
9990011	TRADITIONS OF ST CHARLES					
			200.00	10/29/2020	101420	PARKWAY TREE REFUND
	TRADITIONS OF ST CHARLES Total		<u>200.00</u>			
9990011	FOX VALLEY CONSTRUCTION INC					
			3,475.00	10/22/2020	101620	REIMBURSEMENT PERMIT 2020
	FOX VALLEY CONSTRUCTION INC Total		<u>3,475.00</u>			
9990011	GERALDINE KUSTERMAN					
			1,091.63	10/22/2020	101520	COMPENSATION VEHICLE DAM
	GERALDINE KUSTERMAN Total		<u>1,091.63</u>			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
9990011	KENESHA PURNELL		163.50	10/22/2020	102120	REFUND STATE DEBT PROGRA
	KENESHA PURNELL Total		<u><u>163.50</u></u>			
		<u><u>Grand Total:</u></u>	<u><u>2,174,094.27</u></u>			

The above expenditures have been approved for payment:

_____	_____
Chairman, Government Operations Committee	Date
_____	_____
Vice Chairman, Government Operations Committee	Date
_____	_____
Finance Director	Date

City of St. Charles, Illinois
Ordinance No. 2020-M-__

An Ordinance Confirming and Extending a Declared State of Emergency within the City of St. Charles Due to the COVID-19 Pandemic

WHEREAS, the City of St. Charles (“City”) has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, on March 9, 2020, the Governor of the State of Illinois issued a Gubernatorial Disaster Proclamation declaring a state of emergency throughout the State of Illinois as a result of the COVID-19 pandemic; and

WHEREAS, on March 18, 2020, the City passed Ordinance No. 2020-M-11, establishing temporary executive powers and the Mayor of the City declared a state of emergency within the City pursuant to 65 ILCS 5/11-1-6, 20 ILCS 3305/11 and Sections 2.34 and 2.36 of the City Code of the City; and

WHEREAS, on April 27, 2020, the City passed Ordinance No. 2020-M-15, confirming and extending to and until May 30, 2020 a declared state of emergency within the City due to the COVID-19 pandemic; and

WHEREAS, on May 28, 2020 the City passed Ordinance No. 2020-M-22, confirming and extending to and until June 15, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on June 15, 2020 the City passed Ordinance No. 2020-M-24, confirming and extending to and until July 20, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on July 20, 2020 the City passed Ordinance No. 2020-M-27, confirming and extending to and until, August 3, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on August 3, 2020 the City passed Ordinance No. 2020-M-28, confirming and extending to and until, August 17, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on August 17, 2020 the City passed Ordinance No. 2020-M-31, confirming and extending to and until, September 8, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on September 8, 2020 the City passed Ordinance No. 2020-M-35, confirming and extending to and until, September 21, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on September 21, 2020 the City passed Ordinance No. 2020-M-37, confirming and extending to and until, October 5, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on October 5, 2020 the City passed Ordinance No. 2020-M-38, confirming and extending to and until, October 19, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on October 19, 2020 the City passed Ordinance No. 2020-M-46, confirming and extending to and until, November 2, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, on November 2, 2020 the City passed Ordinance No. 2020-M-49, confirming and extending to and until, November 16, 2020 a declared state of emergency within the City due to the COVID-19 Pandemic.

WHEREAS, while the City is currently responding to this COVID-19 pandemic, it is deemed necessary and in the interest of the people of the City, in accordance with the City's responsibility to ensure public health and safety and pursuant to the authority vested in the City pursuant to the Illinois Constitution, including Article VII, Section 6 of the 1970 Illinois Constitution, the laws of the State of Illinois, including Section 11 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/11, Sections 11-1-6, 11-20-5, 8-10-5 and 10-3-6, among others, of the Illinois Municipal Code and Sections 2.34 and 2.36 of the Code of the City, to consent to the declaration that an emergency exists within and a disaster exists in the City and renew and continue the emergency powers of the Mayor.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

1. RECITALS. The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.
2. DECLARATION OF AN EMERGENCY AND DISASTER. It is hereby determined that it is advisable, necessary and in the best interest of the City that the findings, determination and declaration of the Mayor on March 18, 2020, as extended, that a state of emergency and a disaster exists in the City due to the coronavirus disease (COVID-19) outbreak continues to exist and that the actions taken by the Mayor resulting from and in furtherance of that declaration be and are hereby ratified and affirmed.
3. EXECUTIVE ORDER. The Mayor shall be and is hereby authorized and directed to continue to exercise by executive order the extraordinary emergency powers and authority as conferred and as may be reasonably necessary to respond to the emergency during the time that this state of emergency exists.

4. DURATION. This Ordinance shall remain in effect until the next regularly City Council meeting, provided that the Ordinance shall immediately cease to be effective upon a declaration by the Governor or the Mayor that the state of emergency related to the COVID-19 pandemic no longer exists.

5. AUTHORITY TO EXECUTE AND ENFORCE. The officials, officers, employees and agents of the City are authorized to take such actions and execute such documents as are necessary to carry out the purpose and intent of this Ordinance. The Mayor, police officers, and all other officers and employees of the City shall enforce the rules and regulations so adopted and orders issued by the Mayor pursuant to this Ordinance.

6. NOTICE. Upon issuing the proclamation herein authorized, the City Clerk shall notify the news media situated within the City, and shall cause copies of the proclamation declaring the existence of the emergency to be posted at the following places within the City: City Hall and the police station.

7. SEVERABILITY. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

8. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 16th day of November, 2020.

PASSED by the City Council of the City of St. Charles, Illinois, this 16th day of November, 2020.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 16th day of November, 2020.

Raymond P. Rogina, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: IIC1

Title:

Motion to approve A Resolution Supporting an Amendment to the Intergovernmental Agreement with Kane County regarding Randall Road from IL64 to Dean Street

Presenter:

Russell Colby

Meeting: City Council

Date: November 16, 2020

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

On November 9, 2020, Planning and Development Committee reviewed a request for City support for an amendment to an Intergovernmental Agreement with Kane County regarding Randall Road access for the site located at the northwest corner of Randall Road and IL64/Main Street (referred to as the former Long John Silver’s site).

Semersky Enterprises, the owner, and Thornton’s, a prospective developer, are proposing a fuel station facility at the site, and are requesting a right-in/right-out access point to Randall Road. The Intergovernmental Agreement would need to be amended to permit this access point.

The Committee voted 7-1 to recommend support for amending the Agreement. Staff has prepared the attached resolution for City Council consideration.

This resolution will provide a basis for City staff and the property owner to further pursue the amendment with Kane County.

Pending negotiations with the County, should an agreement be reached regarding the terms, a draft of the amendment to the Agreement will be presented to the City Council for review and consideration at a later date.

Attachments *(please list):*

Resolution

Recommendation/Suggested Action *(briefly explain):*

Motion to approve A Resolution Supporting an Amendment to the Intergovernmental Agreement with Kane County regarding Randall Road from IL64 to Dean Street

**City of St. Charles, Illinois
Resolution No. 2020-_____**

**A Resolution Supporting an Amendment to the Intergovernmental Agreement
with Kane County regarding Randall Road from IL64 to Dean Street**

**Presented & Passed by the
City Council on _____**

WHEREAS, the City of St. Charles (“City”) and County of Kane (“County”) entered into an Agreement executed on December 1, 2006, titled “Intergovernmental Agreement Between the City of St. Charles and County of Kane Regarding Access and Improvements to Randall Road from IL64 to Dean Street (the “Agreement”), with a First Amendment executed on May 18, 2018; and

WHEREAS, as contemplated by the agreement, the City in exercise of its planning jurisdiction, with support and cooperation of the County, has facilitated coordinated ingress and egress in a manner consistent with the Agreement, including the provision of cross access through properties along the western frontage of Randall Road; and

WHEREAS, the 1.8-acre site located at the northwest corner of the Randall Road and IL64/Main Street intersection (the “Subject Property”) is currently owned by Semersky Enterprises (the “Owner”) and the Owner is considering development of the property; and

WHEREAS, the Agreement caused the removal of a Randall Road access point at the Subject Property, said access point being identified under Section 3 of the Agreement as “Former Long John Silver Entrance (Access Point K)”;

WHEREAS, the Subject Property has remained vacant and undeveloped since the access point was removed in 2006, and the Owner and past prospective developers of the Subject Property have informed the City that the lack of an access point from Randall Road has limited the site’s development potential and is a contributing factor to the site to remaining vacant; and

WHEREAS, the City has been approached regarding a Thornton’s fuel station facility proposed for the Subject Property, and said development is contingent on a direct access point from Randall Road being provided, specifically a right-in/right-out access; and

WHEREAS, the fuel station is a potential revenue generating, economic development opportunity benefitting both the City and County; and

WHEREAS, the Owner has requested that the City consider a resolution supporting an amendment to the Agreement to allow for a right-in/right-out access point on Randall Road for the Subject Property; and

WHEREAS, the Planning and Development Committee of the City Council has reviewed the Owner's request and has recommended support for amending the Agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois:

1. The City supports amending the Agreement to allow for a right-in/right out access point on Randall Road for the Subject Property, and City staff are authorized and directed to pursue negotiation of an Amendment to the Agreement with the County to provide for this access point.

2. The design of the access point shall be subject to the review and approval of the City and County with respect to traffic circulation, safety and sound engineering practices.

3. The draft amendment to the Agreement shall be presented to the City Council for review and consideration, and shall require City Council approval prior to signature by the Mayor and City Clerk.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 16th day of November 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 16th day of November 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 16th day of November 2020.

Raymond P. Rogina

Attest:

City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: IIC3

Title:

Motion to approve An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen

Presenter:

Russell Colby

Meeting: City Council

Date: November 16, 2020

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Munhall Glen is a 50-unit single family residential subdivision and PUD proposed for a 15-acre site west of Tyler Road at Munhall Ave.

The Planning & Development Committee recommended approval of the Munhall Glen PUD project at the October 12, 2020 meeting. The vote was 8-0, with 1 recused.

A PUD Ordinance has been prepared per the Committee recommendation.

Specific items from the Committee discussion are addressed as follows:

- School/Park Land Cash and Inclusionary Housing Fee-in-lieu payments may be made on a per-unit basis. The Housing fee-in-lieu is based on the 2021 fee recently set by the City Council.
- The off-site portion of South Avenue to the west will be improved as an emergency access only and not improved as a public street.
- The City will reimburse the developer for the cost of re-routing a sanitary sewer trunk line through the project, with a reduction for “oversizing” of the on-site sewers that would otherwise be required. (The cost is estimated at up to \$500,000, but will be defined during the Final Engineering review.)

The approval of the Preliminary Plans is subject to resolution of outstanding staff comments during Final Engineering review.

Attachments *(please list):*

Ordinance

Recommendation/Suggested Action *(briefly explain):*

Motion to approve An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen

City of St. Charles, Illinois
Ordinance No. 2020-Z-

**An Ordinance Granting Approval of a Map Amendment, Special Use for
Planned Unit Development and PUD Preliminary Plan for Munhall Glen**

WHEREAS, on or about July 30, 2020, Airhart Construction Corp. (the “Applicant”) filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan, and on or about August 11, 2020, the Applicant filed a petition for Map Amendment from M-2 Limited Manufacturing District and RS-4 Suburban Single-Family Residential District to RS-4 Suburban Single-Family Residential District, all for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of developing a 50-lot single-family residential subdivision; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about August 21, 2020 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about September 9, 2020 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about September 9, 2020; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about October 12, 2020; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the M-2 Limited Manufacturing District and the RS-4 Suburban Single-Family Residential District to the RS-4 Suburban Single-Family Residential

District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit “B” are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant’s petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit “C”, which is attached hereto and incorporated herein.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit “D”, such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plans; Engineering Resource Associates; dated 7/24/2020
- Landscape Master Plan; Airhart Construction; revisions dated 9/2/2020
- Preliminary Plat of Subdivision; Engineering Resource Associates; dated 7/23/2020
- Tree Inventory & Preservation Plan; Jay C. Peters; dated 7/11/2020
- Sanitary Sewer Conceptual Layout; dated 7/24/2020

5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. Zoning: The Subject Property shall be subject to the requirements of the RS-4 Suburban Single-Family Residential District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except as specifically varied in the “PUD Deviations” attached hereto and incorporated herein as Exhibit “E”.
- b. Owners’ Association: The Applicant shall create one or more Owners’ Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities and common open space. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- c. Special Service Area: The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service

Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.

- d. **School and Park Contributions:** The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as the same may be amended from time to time. The School and Park contributions may be paid on a per-unit basis, and receipts from the School and Park Districts shall be provided to the City showing payment of the applicable fees for each unit prior to issuance of a building permit for said unit.
- e. **Inclusionary Housing:** The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time. The Inclusionary Housing contribution may be paid to the City on a per-unit basis, prior to issuance of each building permit, or as a part of the fees due at the time of building permit issuance. The Inclusionary Housing contribution shall be provided based on the 2021 Inclusionary Housing Fee of \$15,866.30 per required affordable unit (or \$1,554.90 per unit, based on 49 additional units within the subdivision).
- f. **Guarantee and Land Improvement Agreement:** A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16.
- g. **South Avenue off-site improvement:** As a part of the land improvements for the subdivision, the unimproved portion of South Avenue located immediately to the west of the Subject Property, approximately 350 ft. in length, shall be improved as an emergency access and shall be paved to meet the standards required for use by emergency vehicles. The width of emergency access shall meet the requirements of the Fire Code as determined by the City. Signage shall be posted limiting vehicular traffic to emergency and City vehicles only. The intent improving South Avenue within the Subject Property is to facilitate a future public street connection at the time of redevelopment of the adjoining properties to the west. The City may elect to further improve South Avenue and open the street to public traffic, subject to the approval of the City Council.
- h. **Sanitary Sewer Trunk Line:** As a part of the land improvements for the subdivision, the Applicant shall abandon an existing sanitary sewer trunk line on the north and west perimeter of the Subject Property and re-route the sewer through the subdivision as depicted on the attached Sanitary Sewer Conceptual

Layout. The final design of the sanitary sewer is subject to review and approval by the City. Reimbursement for the engineering design shall be provided following Final Engineering Plan approval by the City. Applicant shall provide itemized invoices showing costs attributable to the sanitary sewer trunk line design.

The City shall reimburse the Applicant for the actual cost of abandonment, installation and applicable soft costs for the re-routed sanitary sewer trunk line, minus any savings due to “oversizing” sanitary sewers within the development. At the time of Final Engineering approval, an Engineer’s Estimate shall be provided demonstrating the cost savings, if any, resulting from the replacement of otherwise required on-site sewers with the re-routed trunk line. This savings shall constitute the “oversizing” amount to be deducted from the reimbursement.

Reimbursement for installation shall be provided at the time of reduction of the Financial Guarantee for the sanitary sewer trunk line. Applicant shall provide lien waivers and contractor’s statements demonstrating the actual construction cost.

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November 2020.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Ordinance No. 2020-Z-
Page 5

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 224.97 FEET TO THE CENTER LINE OF SAID TYLER ROAD; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID CENTER LINE 148.01 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY AT A POINT 615.9 FEET WESTERLY FROM THE CENTER LINE OF A NORTH AND SOUTH ROAD IN SAID SOUTHWEST QUARTER, KNOWN AS TYLER'S ROAD, MEASURED ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 11 DEGREES 16 MINUTES EAST 895.5 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A POINT OF BEGINNING; THENCE NORTH 11 DEGREES 16 MINUTES WEST 895.5 FEET TO THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 482 FEET; THENCE SOUTHERLY 914.3 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1059.9 FEET WEST OF THE CENTER LINE OF SAID TYLER ROAD; THENCE EAST ALONG SAID SOUTH LINE 669 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 233.0 FEET TANGENT TO A LINE DRAWN NORTH 39 DEGREES 33 MINUTES 44 SECONDS

EAST FROM THE LAST DESCRIBED POINT 89.15 FEET TO A LINE DRAWN CONCENTRIC WITH AND 40.0 FEET SOUTHWESTERLY OF THE PRESENT CENTER LINE OF TYLER ROAD; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC LINE, BEING A CURVE TO THE RIGHT HAVE A RADIUS OF 1081.0 FEET; 43.34 FEET TO A LINE DRAWN NORTH 85 DEGREES 33 MINUTES 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 33 MINUTES 0 SECONDS WEST 39.68 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST 237.82 FEET; THENCE SOUTH 10 DEGREES 39 MINUTES 00 SECONDS EAST 194.53 FEET TO THE NORTH EAST CORNER OF PHASE NO. 1 CAMBRIDGE, SAINT CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 17 DEGREES 28 MINUTES 03 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID PHASE NO. 1, 253.08 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 11 SECONDS EAST 305.44 FEET OF THE CENTER LINE OF SAID TYLER ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 160.54 FEET TO THE POINT OF BEGINNING IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET TANGENT TO A LINE DRAWN SOUTH 39 DEGREES 33 MINUTES 44 SECONDS WEST FROM THE LAST DESCRIBED POINT 52.64 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 33 SECONDS EAST 138.04 FEET TO A LINE DRAWN SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 22.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The property is currently zoned a mix of RS-4 and M-2. The property to the south is zoned RS-4 and so this property melds well to the existing residential. The property to the east is zoned M-2 and used as office space. The buildings have a residential feel and will work well with this property. The properties to the north and west are M-2 and St. Charles owned properties. The zoning change to this property will be a positive for this area and act well as a transition between the residential to the south and more commercial uses to the north.

2. The extent to which property values are diminished by the existing zoning restrictions.

The highest and best use of this property is residential under the RS-4 classification with a PUD. This property will fill a niche of unmet need of first floor master bedroom housing and is a much better use than the current M-2 zoning. The M-2 zoning in this location is unneeded due to the properties to the east of this property toward the DuPage Airport and the Route 64 corridor. The fact that this property has not been developed under M-2 and left as a field while every property around it has been developed is a testament to that fact. This property has been underperforming on the tax rolls as farm land and one residential property. The change in zoning will be a great benefit to the tax rolls and improve its value to the City of St. Charles.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

This is not applicable. The current zoning has no benefit to the health, safety, morals or general welfare of the public. In fact, the change in zoning will be a great benefit of the health, safety, morals and general welfare of the public by meeting housing needs and creating a much more orderly procession of development.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The property is not suitable for the purpose for which it is presently zoned. The traffic patterns into the residential area make commercial traffic an issue as well as the location being into a residential neighborhood. The fact that it has sat for so long underutilized while every property around it many, many years ago had been developed is testament to the fact that the value of the property is not M-2. There are many much better options to the east for commercial usages and the best use of this property is rezoning to RS-4 under a PUD.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

This property is the last property in this area for development. It has been many years since all the properties around it have been developed and this property has sat underutilized. Due to the inadequacies for development as M-2 is the reason it has been left behind as other properties have been developed. The change in zoning to RS-4 PUD residential usage makes much more sense in this area.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The rezoning of the property to RS-4 PUD will meet a substantial need of single level and first floor master bedroom homes in St. Charles. The demographics show that this is a substantial void in the market. The change in zoning allowing housing to be built on this property will allow those individuals who need first floor master bedrooms in St. Charles to stay in St. Charles rather than moving away from their community. It will create a better mix of housing in St. Charles meeting the needs of more residents and creating a greater mix of housing in the community.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The change in zoning to RS-4 PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown areas as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

Not applicable.

9. The extent to which the proposed amendment creates nonconformities.

The rezoning of this property will not create any nonconformities.

10. The trend of development, if any, in the general area of the property in question.

The trend in development for M-2 is to be in better transportation corridors specializing in ease of commercial traffic flow for large trucks. This property does not meet that need. The need is for residential in this area and this change in zoning will allow housing for those looking for single level living or first floor master bedrooms. Changing to RS-4 PUD allows for housing and will be a much better use for the property.

EXHIBIT “C”

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed PUD promotes a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for long-time community residents, business people and leaders in St. Charles to remain in St. Charles as their housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighbourhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn, Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. Conforming to the requirements would inhibit creative design that serves community goals, or**

B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The proposed RS-4 PUD and PUD Preliminary Plans provide a significantly more harmonious usage of the property than the current more intrusive usage and negative impact on the surrounding properties of the existing M-2 (industrial) zoning classification currently in place. By allowing for the PUD the property will be able to meet a significant housing need in the community of single level and first floor master bedroom housing. This housing would not be allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS-4 PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbour interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS-4 PUD will enhance the opportunity for single level living while not infringing on the size of the homes for the those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Special Use will serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

There is sufficient infrastructure and utilities in this area to support the development. There is a major sanitary sewer main on the north end of the property installed for the future development of this property. The utility infrastructure installed on this property will help with the connectivity of utilities, specifically water main, which will help “loop” the water system in the area and provide for better servicing and water circulation. The installation of storm water controls and Best Management Practices on this property will provide stormwater detention where no stormwater controls currently exist. The traffic pattern will provide excellent vehicular movement because Munhall Glen exits onto a major collector, Tyler Road, which links to principal arterials of E. Main St. and Kirk Rd. providing for safe and efficient vehicular movement.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Munhall Glen will not be injurious to the use and enjoyment of surrounding properties and it will act as an excellent transition from the commercial to the east and west and the residential to the south. By approving this Special Use, the downzoning of this property from M-2 Limited Manufacturing to RS-4 PUD will ensure a more harmonious residential usage of the property and ensure Munhall Ave. stays primarily a residential street rather than negatively impacted by commercial heavy trucking transportation uses.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding properties due to the fact that all surrounding properties are currently developed. As the last piece of property in this area for development the approval of the Special Use will in fact promote a harmonious interconnecting and buffer for the surrounding properties.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The approval of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, the property's development will provide buffering between different property usages, will extend and improve municipal infrastructure, and will provide housing needed in the City of St. Charles.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the Special Use for Planned Unit Development. The Special Use for PUD zoning allows for a more inventive design, the average lot sizes are significantly larger than the minimum requirements, and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections to the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefiting many taxing bodies. In addition, it provides housing close to many commercial districts benefiting many surrounding businesses and the economic wellbeing of the City.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

EXHIBIT "D"

PUD PRELIMINARY PLAN

GENERAL NOTES

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
ST CHARLES PUBLIC WORKS (630) 377-4486
ENGINEERING RESOURCE ASSOCIATES (840) 393-3660

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD MEASUREMENTS ARE TO BE VERIFIED AND CAN BE REASURED. THIS DOES NOT RELIEVE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY 1-811 (1-800-892-0123) 24 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS," ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
"STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

"ILLINOIS URBAN MANHOLE"
"DUPAGE COUNTY STORMWATER ORDINANCE" - LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATION AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OPENINGS IN ANY PAVEMENT OR TRAVELWAY MAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.

7. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

9. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

10. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

11. THE CONTRACTOR IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MANHOLE, SERVICE STUBS, AND STRUCTURES.

12. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS' FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

13. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PREPARED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER/SUPERVISOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

14. ALL TRENCHES DRAINED BY THE CONSTRUCTION OF SEWERS, WATERMANS, WATER SERVICE PIPES AND/OR EXCAVATIONS, AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APERTURES WHICH OCCUR WITHIN FIVE FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURB, AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL AS WELL AS AREAS INDICATED ON THE PLANS AS DEFINED IN THE CITY OF LOCKPORT DETAILS FOR UTILITY TRENCHES.

15. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INFORMATION BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL, WHO CAN BE REACHED 24 HOURS A DAY.

16. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO APPLY FOR ALL REQUIRED IEPA PERMITS AND COMPLY WITH ALL EPA RULES AND REGULATIONS.

17. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE WATER VALVES OR HYDRANTS. THE CONTRACTOR SHALL CALL THE CITY OF LOCKPORT PUBLIC WORKS DEPARTMENT (312) 658-6641 24 HOURS IN ADVANCE TO OPERATE VALVES OR HYDRANTS.

18. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND DIGITIZATION ON AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLAN. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM:
(1) ALL RIM AND INVERTS
(2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOT AT LEVEL. AREAS
(3) DETENTION POND GRADES WITH VOLUME CALCULATION
(4) NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME

19. DIRT CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS," ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SECTION 107.34.

STORM SEWER:

1. REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM CLASS III PVC PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-3034 (SDR 26). WATERMAIN QUALITY PVC SHALL BE PRECAST/PREPARED IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-2139.

2. SEWER PIPE JOINTS SHALL BE "O-RING" TYPE. ASTM C-443 FOR RCP AND SHALL BE PUSH-IN TYPE. ASTM D-3212 FOR PVC PIPE.

3. VERTICAL SEPARATION - WATERMANS AND SEWERS:
1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS. SANITARY SEWERS OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIVANT TO THE SEWER OR DRAIN.

2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, OR STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVANT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
A.) IT IS NECESSARY TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE, OR:
B.) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

3. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER WITH BRICKS TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

5. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND SHALL BE ALLOWED TO THE MINIMUM SIZE CRITERIA SPECIFIED IN THE PLANS.

6. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

7. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR. "O-RING" GASKETS OR ELASTIC MATERIAL.

8. MANHOLE CLOSED LID FRAME AND COVER CASTINGS SHALL BE NEMA-N 8-1710 / SOLID LID OR EAST JOHNSON IRON WORKS TONGUE, UNLESS OTHERWISE SPECIFIED. INLET CASTINGS IN PAVED AREAS SHALL BE NEMA-N 1710 / TYPE I LID OR EAST JOHNSON IRON WORKS 10221 / TYPE III, UNLESS OTHERWISE SPECIFIED. INLET AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NEMA-N 1710 / TYPE II OR EAST JOHNSON IRON WORKS 10217 / TYPE II, UNLESS OTHERWISE SPECIFIED.

9. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

10. 6" OF CA-7 (ASTM C-33, SIZE NO. 47) SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ABOVE THE ENTIRE LENGTH OF THE PROPOSED FALL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

11. RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.

12. ALL EXISTING FIELD TILE AND/OR DRAIN PIPES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH A NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND GRADE AND PUT INTO AN ACCEPTABLE OPERATING CONDITION. A RECORD OF ALL FIELD TILE OR DRAIN PIPES ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER ON COMPLETION OF THE PROJECT. THE COST OF THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

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

14. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

15. ALL WINDOW WELLS, WHERE APPLICABLE, SHALL DISCHARGE TO THE STORM SYSTEM.

16. ALL MANHOLES IN PAVEMENT SHALL HAVE EXTERNAL CHIMNEY SEALS.

SANITARY SEWER:

1. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2151. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS CONFORMING WITH ASTM F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PROVIDED IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-2139.

2. EMBEDED MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL AT AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7 PROPOSED MATERIAL PROCURED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PRACTICE SIZE, SHAPE AND TOLERANCES IN ACCORDANCE WITH ASTM D-3211-89, SECTION 9, TABLE 1.

3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.

4. POCKHOLE IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THAN THE MINIMUM RATE OF ONE (1) PERCENT.

5. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE. ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

6. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

7. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

8. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

9. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF THE PIPE.

11. THE INSTALLATION OF SANITARY SEWER AND APURTANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM F477 FOR PVC PIPE AND FITTINGS.

12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL PACKING OF THE FILL MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF A PAVEMENT EDGE, SIDEWALK, CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.

13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSEMBLABLE MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR BEFORE THE TRENCH IS BACKFILLED.

14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) CONCRETE SHALL BE SEWER MAIN BY PROPER TOOLS ("SEWER TAP" MACHINE OR SIMILAR), AND PROPER INSTALLATION OF RUBBER GASKETS OR RUB-TIE GASKETS. B.) REMOVE AN ENTIRE SECTION OF PIPE BREAKING ONLY THE TOP OF ONE BELL AND REPLACE WITH A WYE OR TE B-RANCH SECTION. C.) WITH PROPER CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR RESECTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.

15. MANHOLE FRAMES SHALL BE NEMA-N 8-1710 / WATER/TIGHT LID OR EAST JOHNSON IRON WORKS TONGUE. ALL CLOSED LIDS SHALL HAVE A CONCEALED POK-HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "CITY OF LOCKPORT," UNLESS OTHERWISE NOTED.

16. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

17. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH CITY OF LOCKPORT SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISION, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.

18. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. PVC SEWER PIPE MUST PASS DEFLECTION TESTS TO BE APPROVED TO BE INSTALLED.

19. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH DUPAGE COUNTY AND BURLINGAME REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO. 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE CONEDED AND SPACED NO MORE THAN TWENTY (20) FEET ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY IF DEPTH THAT HAS SETTLED AREAS HAVE BE OBSERVED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A NET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAR EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

6. THE PROJECT AREA SHALL BE GRADED TO A MINIMUM AMOUNT OF STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

7. IN ACCORDANCE WITH NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF CITY ROADS SHALL BE PERFORMED AS NECESSARY BY AT THE DISCRETION OF THE CITY ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY CITY OF LOCKPORT ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

8. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUBSEQUENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG.

9. THE CITY ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

10. SILT FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF HOUSE BUILDINGS TO SERVE AS EROSION CONTROL FOR AT THAT CONSTRUCTION.

11. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 100 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE PROTECTED ONLY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSAL OF ANY EXCESS EXCAVATED MATERIAL.

13. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONCEALED FROM INCIDENTAL EXPOSURE.

14. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION OPERATIONS OF THE PROJECT.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THESE INTEREST FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DESIGN AND/OR RECONSTRUCTION PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOULDER OR STREET CLEANING (NOT FLOODED) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL FACILITY.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE CONSTRUCTION OR RECONSTRUCTION.

15. IF TEMPORARY DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PAVED DISCHARGES SHALL BE BUILT THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BARRIERS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MUST REQUIRE EARTH EXCAVATION AND COMPLETED EXISTING MATERIAL IN ORDER TO MAINTAIN THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE. WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACES IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3 +/- OF THE PLAN SUBGRADE ELEVATION. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO 120.3 SPECIFICATIONS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL, EXCLUDING TOPSOIL EXCAVATION SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL AND SEED AND BARRIERS UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEBRIS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN SPRING 2020, AND THAT EARTHWORK AND UTILITY OPERATIONS WILL BE COMPLETED BY SUMMER 2020.

• INSTALL TEMPORARY EROSION CONTROL MEASURES.
• MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES.
• CONSTRUCT UTILITIES AND PERFORM TREE REMOVALS.
• CONSTRUCT ROADWAY AND BUILDING FOUNDATIONS.
• PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.



ST. CHARLES, IL
60176-2600
TEL: 618-393-3660
FAX: 618-393-3660

PROJECT NO. 190726.00

DATE: 07-24-2020

DESIGNED BY: TF

DRAWN BY: TF

CHECKED BY: NAV

DESCRIPTION: SHEET 190726.00 SHEET C-2.0 General Notes

GENERAL NOTES

C-2.0 SHEET

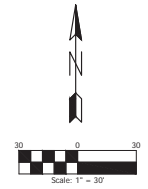
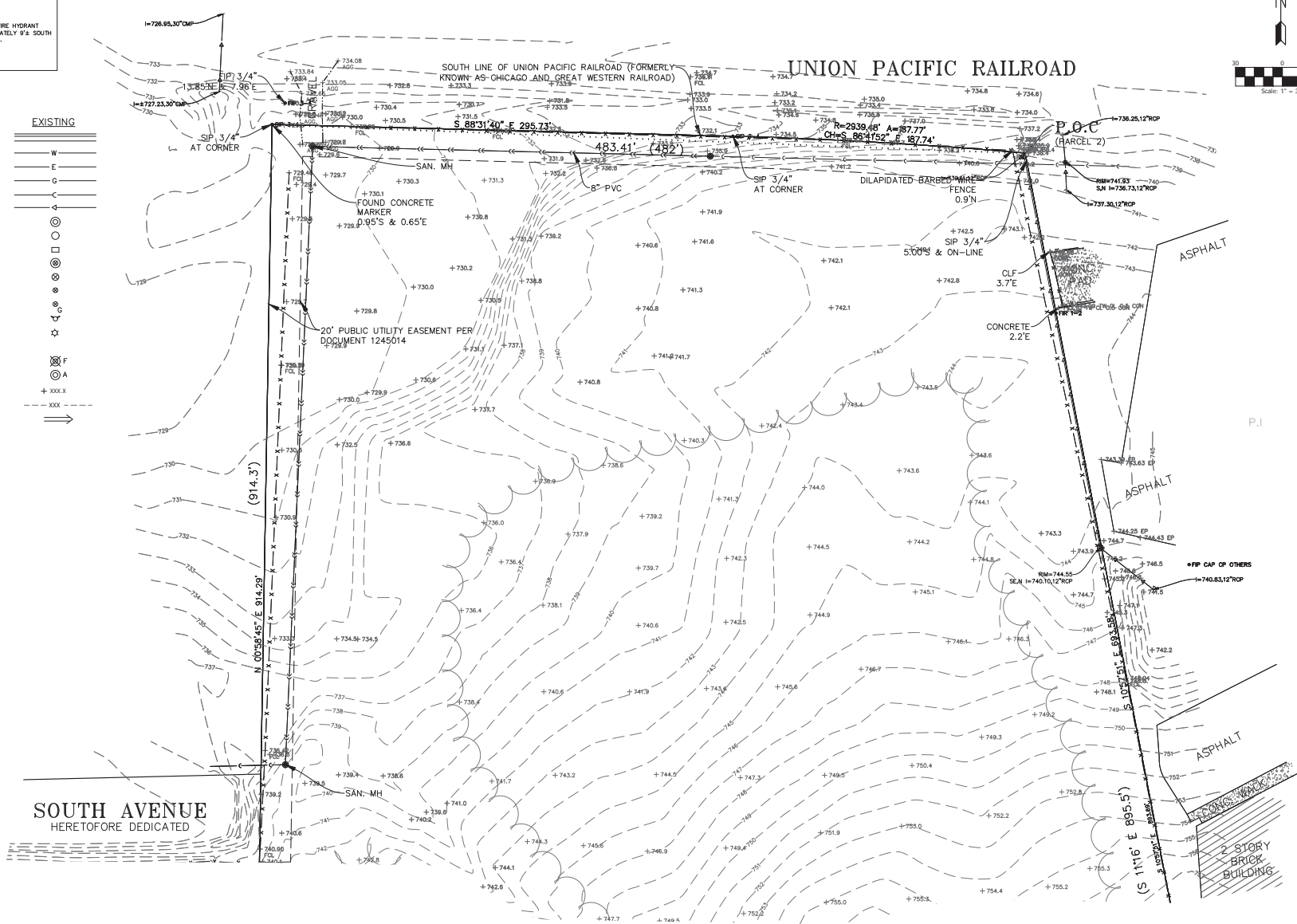
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SITE BENCHMARKS

SITE BENCHMARK (BM) #1
NORTHWEST BONNET BOLT ON A FIRE HYDRANT
LOCATED AT THE WEST SIDE OF TRLEX ROAD AND
APPROXIMATELY 41' NORTH OF PARCEL 3
ELEV. 656.01 (NAVD 88)

SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT
LOCATED ON PARCEL 4 APPROXIMATELY 9' SOUTH
OF THE NORTH LINE OF PARCEL 4.
ELEV. 688.50 (NAVD 88)

- EXISTING**
- CURB & GUTTER
 - WATER
 - ELECTRIC
 - GAS
 - SANITARY SEWER
 - STORM SEWER
 - MANHOLE
 - CATCH BASIN
 - INLET
 - VALVE VAULT
 - VALVE & BOX
 - BUFFALO BOX
 - GAS VALVE
 - HYDRANT
 - STREET LIGHT
 - HANDICAPPED RAMP
 - FILL STRUCTURE
 - ADJUST STRUCTURE
 - ELEVATION
 - CONTOUR
 - FLOW



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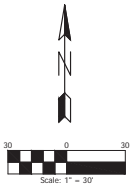
MUNHALL GLEN
1000 WEST 14TH AVENUE, SUITE 100
DENVER, COLORADO 80202

DATE: 07-24-2020
PROJECT #: 190726.00
DESIGNED BY: TF
DRAWN BY: NAV
CHECKED BY: NAV
DESCRIPTION: EXISTING CONDITIONS

C-3.0
SHEET

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SOUTH AVENUE
HERETOFORE DEDICATED

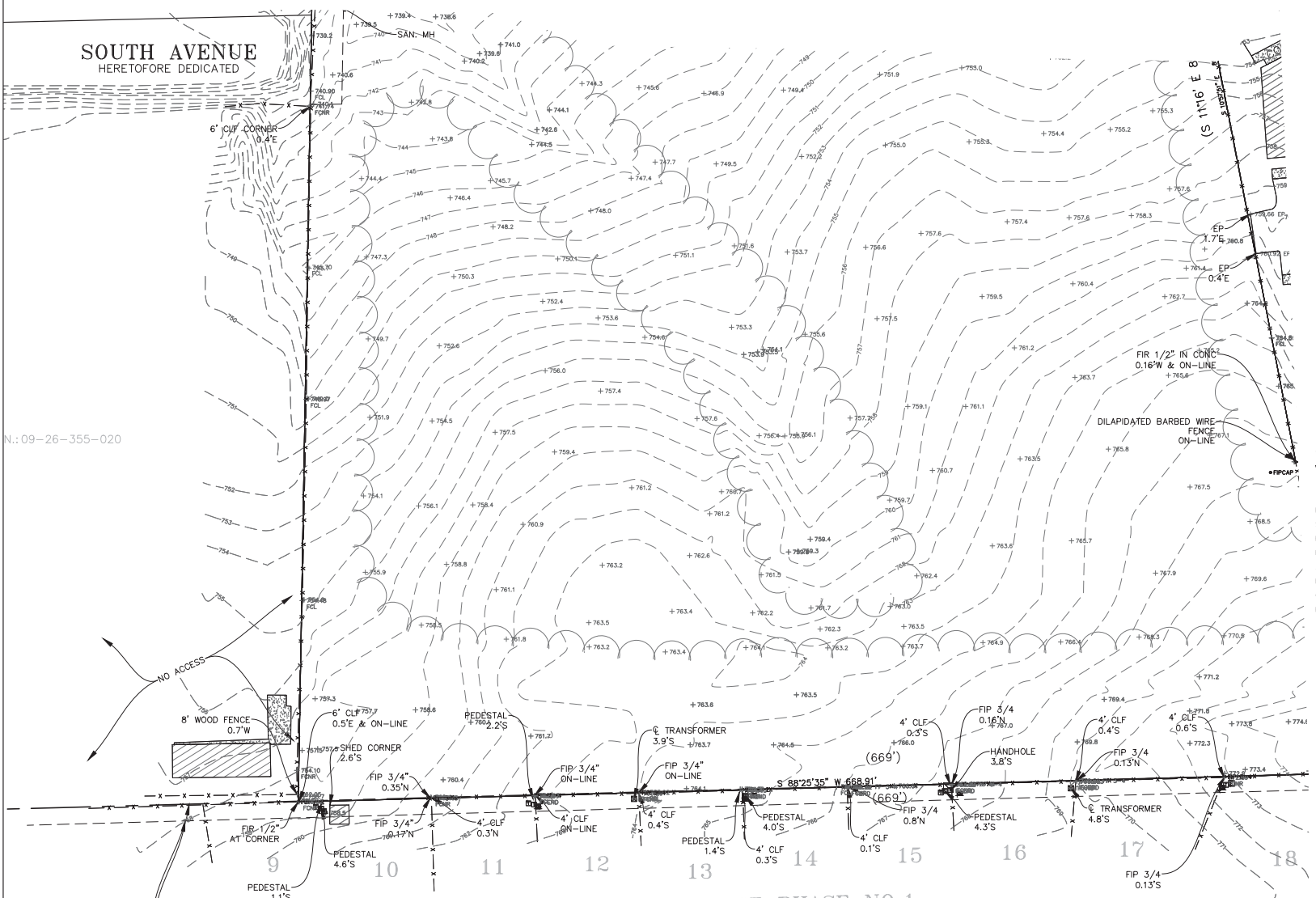


SITE BENCHMARKS

● SITE BENCHMARK (BM) #1
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ELEV: 688.50 (NAVD 88)

- EXISTING**
- ==== CURB & GUTTER
 - W — WATER
 - E — ELECTRIC
 - G — GAS
 - C — SANITARY SEWER
 - S — STORM SEWER
 - ○ ○ ○ ○ MANHOLE
 - CATCH BASIN
 - INLET
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 - ⊗ GAS VALVE
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 - ☆ STREET LIGHT
 - ⊗ HANDICAPPED RAMP
 - ⊗ FILL STRUCTURE
 - ⊗ ADJUST STRUCTURE
 - ⊗ ELEVATION
 - ⊗ CONTOUR
 - ⊗ FLOW



N.: 09-26-355-020

CAMBRIDGE PHASE NO.1
RECORDED FEBRUARY 2, 1977 AS DOCUMENT NUMBER 1395805
CERTIFICATE OF CORRECTION RECORDED MAY 10, 1977 AS DOCUMENT NUMBER 1404982

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AIRHART CONSTRUCTION
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MUNHALL GLEN
151 GARDNER BL.
DENVER, CO 80202

DATE: 07-24-2020
PROJECT #: 190726.00
DESIGNED BY: TF
DRAWN BY: TF
CHECKED BY: NAV
DESCRIPTION: AIRHART CONSTRUCTION (190726.00) MUNHALL ST. CHINA SITE. REV. DAVIS/CADDO (SHEET) 190726.00 SHEET C-3.0_LoadingCondition.dwg

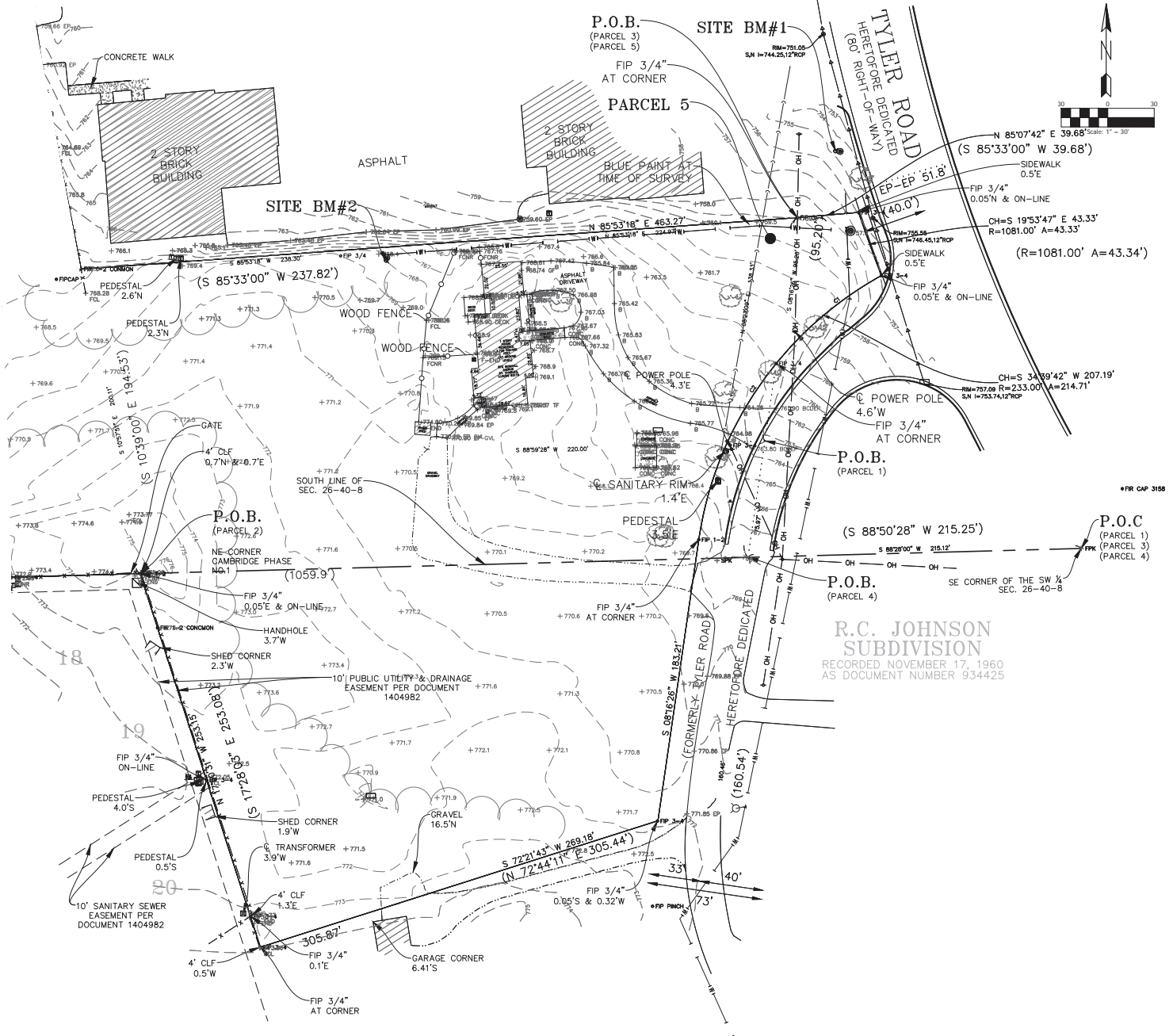
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C-3.1
SHEET

SITE BENCHMARKS

- SITE BENCHMARK (BM) #1
NORTHWEST BONNET BOLT ON A FIRE HYDRANT
LOCATED AT THE WEST SIDE OF TYLER ROAD AND
APPROXIMATELY 41'2" NORTH OF PARCEL 3
- SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT
LOCATED ON PARCEL 4 APPROXIMATELY 9'2" SOUTH
OF THE NORTH LINE OF PARCEL 4.
- ELEV. 656.01 (NAVD 88)
- ELEV. 688.50 (NAVD 88)

- EXISTING**
- CURB & GUTTER
 - WATER
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 - SANITARY SEWER
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 - HANDICAPPED RAMP
 - FILL STRUCTURE
 - ADJUST STRUCTURE
 - ELEVATION
 - CONTOUR
 - FLOW



**R.C. JOHNSON
SUBDIVISION**
RECORDED NOVEMBER 17, 1960
AS DOCUMENT NUMBER 934425

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PROJECT: R.C. Johnson Subdivision, Site Plan, 10/26/2000, Sheet C-3.2, Engineering Resource Associates

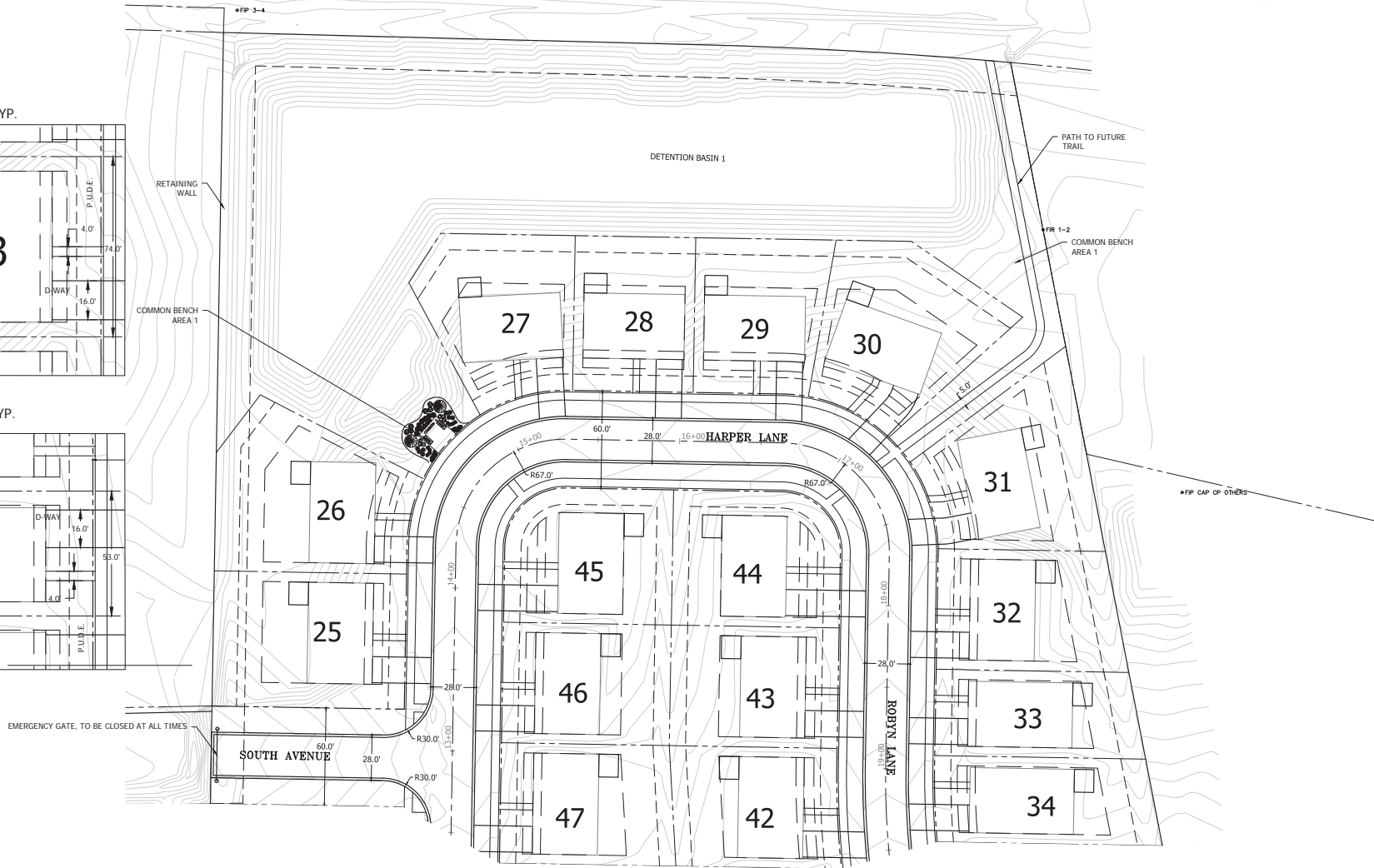
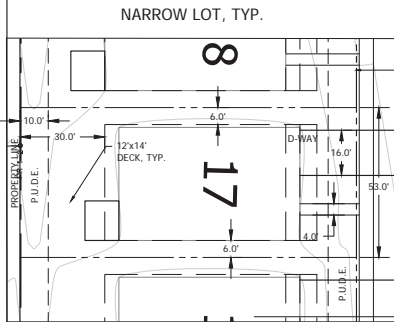
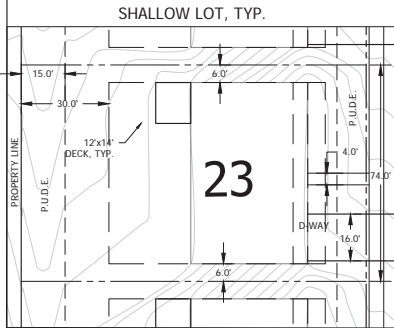
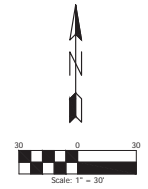
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DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	

EXISTING CONDITIONS

C-3.2
SHEET

LEGEND

- PROPERTY LINE _____
- EASEMENT _____
- SETBACKS - - - - -
- CENTERLINE _____
- RIGHT OF WAY _____



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AIRHART CONSTRUCTION
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AIRHART CONSTRUCTION

MUNHALL GLEN
51 GARDNER, L.L.C.
 ENGINEER/PROJECT NO. 190726.00

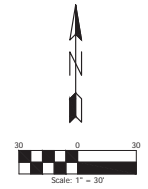
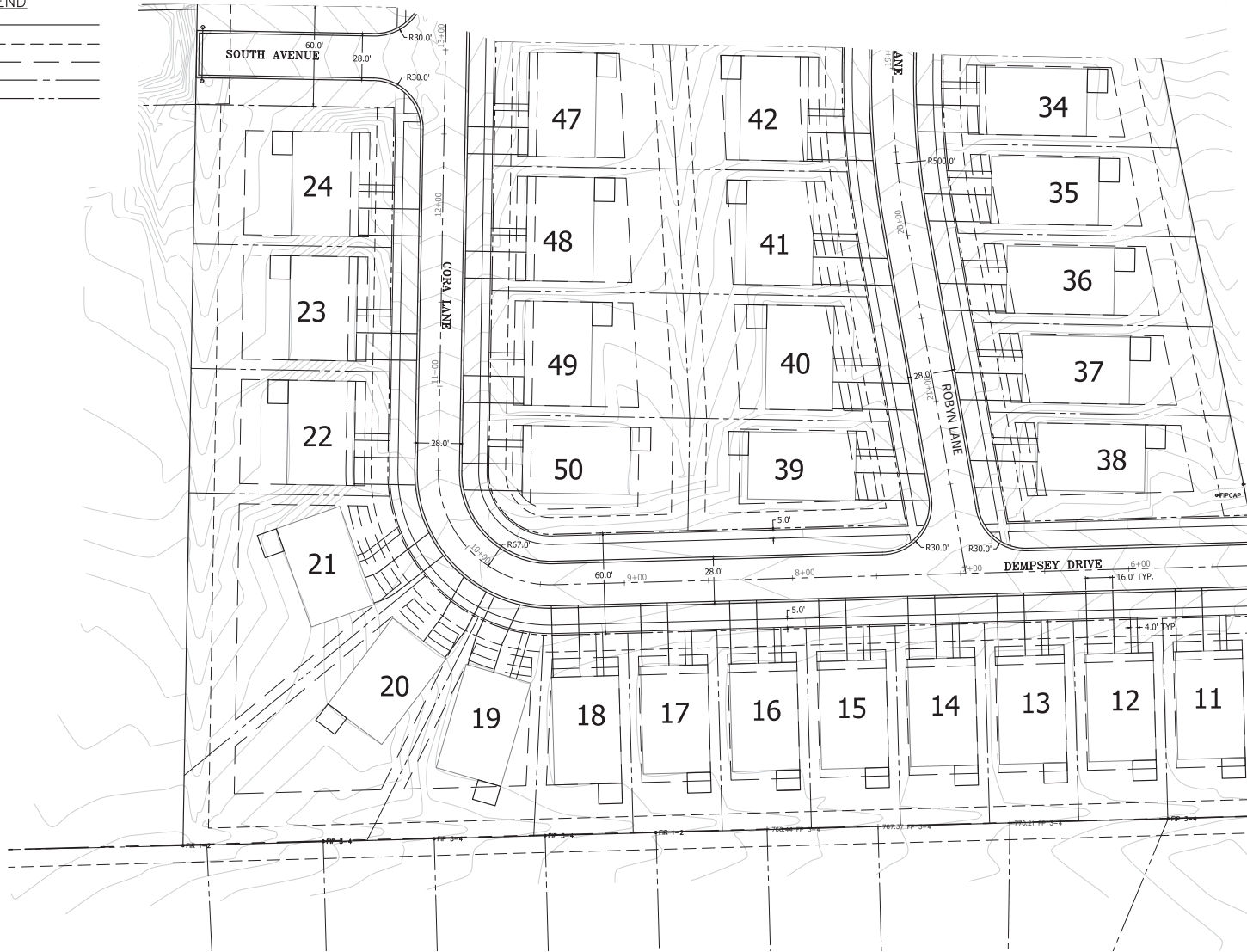
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PROJECT #	190726.00	DESIGNED BY	TF
DRAWN BY	TF	CHECKED BY	NAV

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C-4.1
 SHEET

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACKS
- CENTERLINE
- RIGHT OF WAY

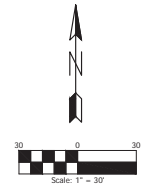
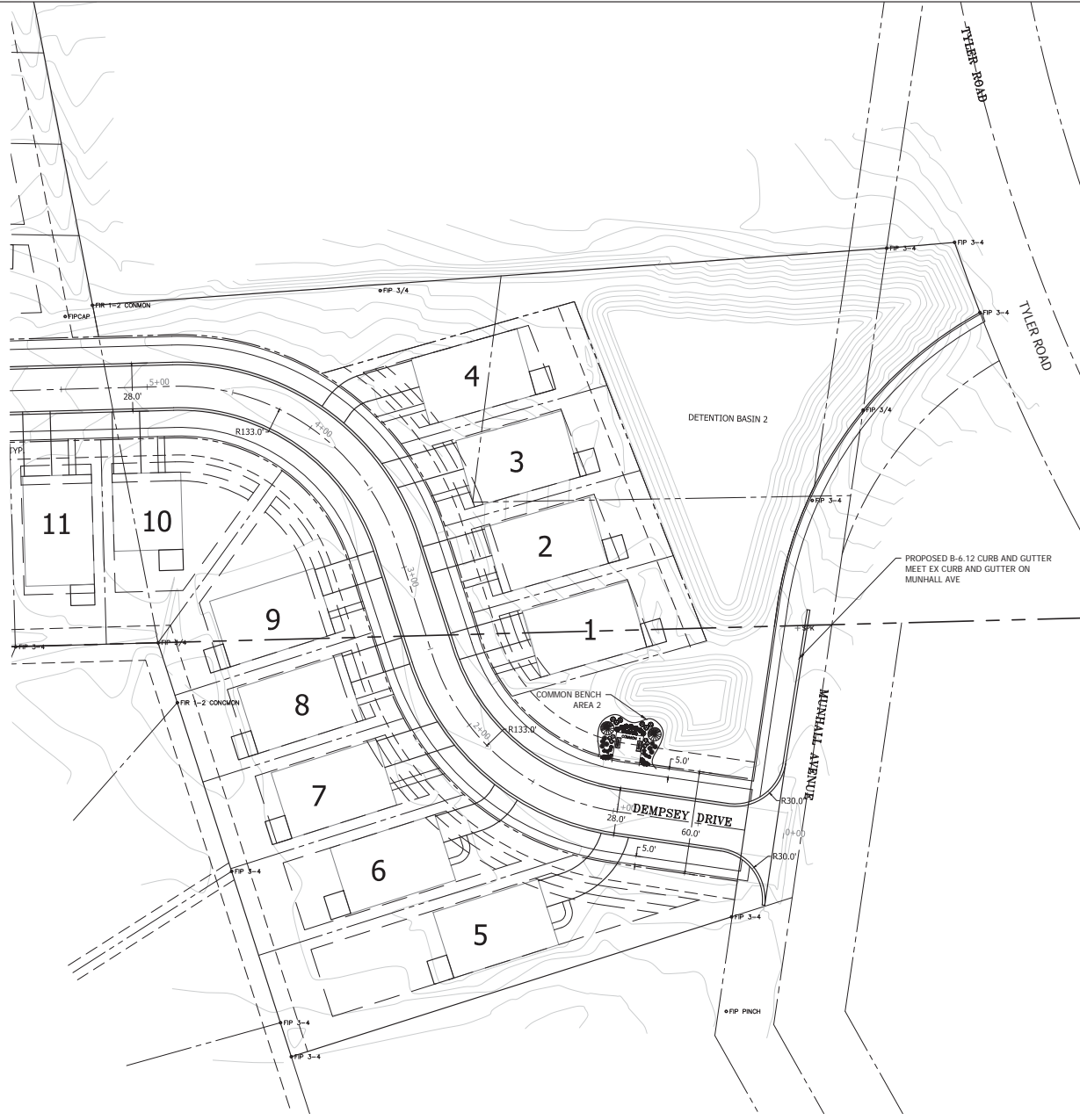




<p>ENGINEERING RESOURCE ASSOCIATES 1000 WEST MARINE DRIVE, SUITE 100 DENVER, COLORADO 80202 PH: 303.733.8200 WWW.ERA-ARAS.COM</p>	<p>AIRHART CONSTRUCTION "Building A Better Tomorrow"</p>	<p>AIRHART CONSTRUCTION</p>	<p>MUNHALL GLEN 151 GARDNER BL. DENVER, CO 80226</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE</td> <td style="width: 20%;">07-24-2020</td> <td style="width: 20%;">PROJECT #</td> <td style="width: 20%;">190726.00</td> <td style="width: 20%;">DESIGNED BY</td> <td style="width: 20%;">TF</td> </tr> <tr> <td>DRAWN BY</td> <td>TF</td> <td>CHECKED BY</td> <td>NAV</td> <td>DESCRIPTION</td> <td></td> </tr> </table>	DATE	07-24-2020	PROJECT #	190726.00	DESIGNED BY	TF	DRAWN BY	TF	CHECKED BY	NAV	DESCRIPTION	
DATE	07-24-2020	PROJECT #	190726.00	DESIGNED BY	TF											
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<p>GEOMETRY PLAN</p>				<p>C-4.2 SHEET</p>												

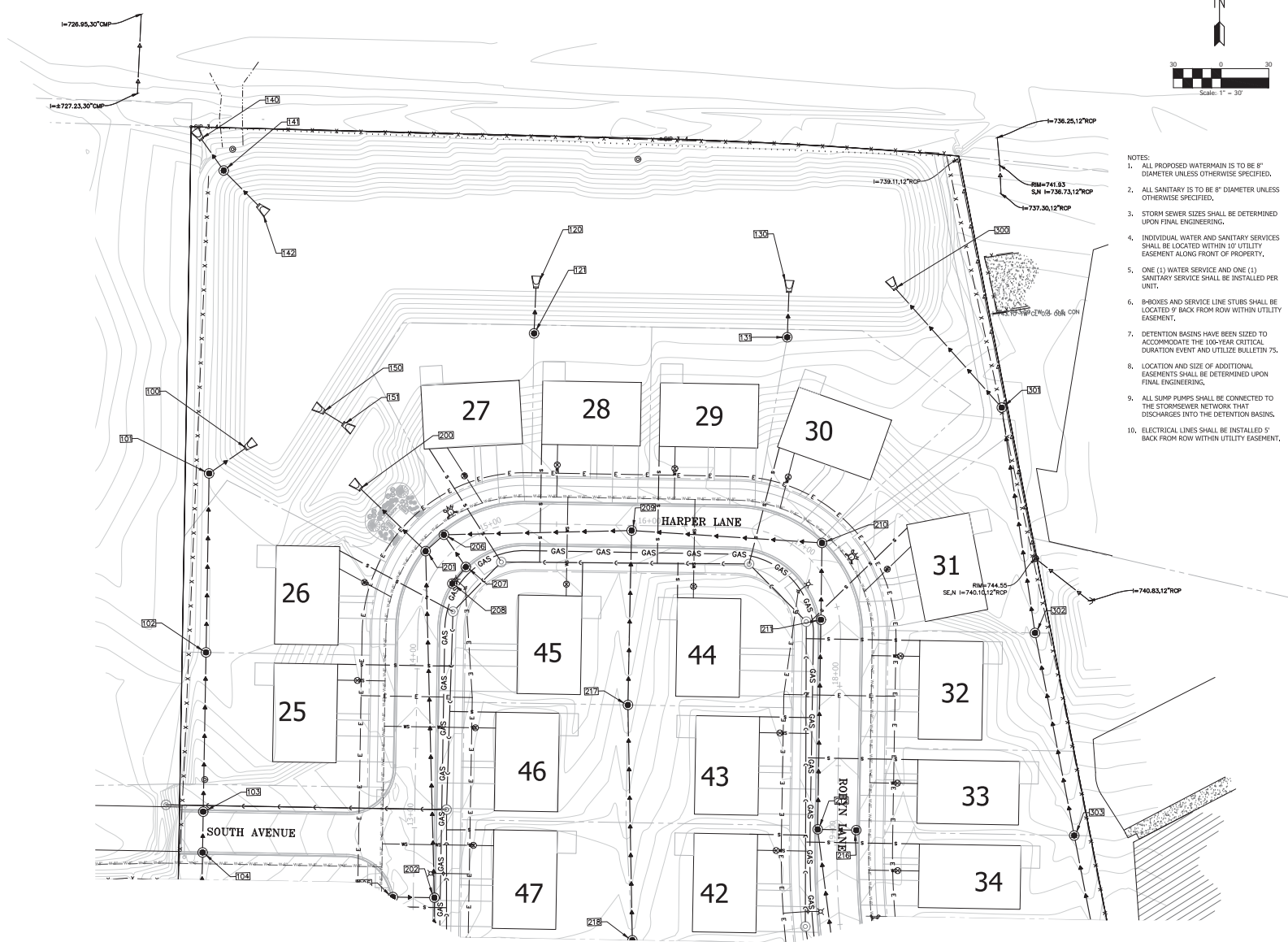
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LEGEND

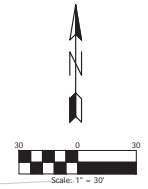
- PROPERTY LINE
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	<p>AIRHART CONSTRUCTION</p> <p>"Building A Better Tomorrow"</p>
<p>MUNHALL GLEN</p> <p>51 HOMER LN. DENVER, CO 80126, CO</p>	<p>DATE : 07-24-2020 PROJECT # : 190726.00 DESIGNED BY : TF DRAWN BY : TF CHECKED BY : NAV DESCRIPTION : C:\PROJECTS\Airhart_Construction\190726.00_Munhall_Si_Corner_Site_REV.DWG\CAD\190726.00_SHEET C-4.1_Geometry.dwg</p>
<p>C-4.3</p> <p>SHEET</p>	<p>GEOMETRY PLAN</p>



- NOTES:
1. ALL PROPOSED WATERMAIN IS TO BE 8" DIAMETER UNLESS OTHERWISE SPECIFIED.
 2. ALL SANITARY IS TO BE 6" DIAMETER UNLESS OTHERWISE SPECIFIED.
 3. STORM SEWER SIZES SHALL BE DETERMINED UPON FINAL ENGINEERING.
 4. INDIVIDUAL WATER AND SANITARY SERVICES SHALL BE LOCATED WITHIN 10' UTILITY EASEMENT ALONG FRONT OF PROPERTY.
 5. ONE (1) WATER SERVICE AND ONE (1) SANITARY SERVICE SHALL BE INSTALLED PER UNIT.
 6. B-BOXES AND SERVICE LINE STUBS SHALL BE LOCATED 9' BACK FROM ROW WITHIN UTILITY EASEMENT.
 7. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100-YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
 8. LOCATION AND SIZE OF ADDITIONAL EASEMENTS SHALL BE DETERMINED UPON FINAL ENGINEERING.
 9. ALL SUMP PUMPS SHALL BE CONNECTED TO THE STORMSEWER NETWORK THAT DISCHARGES INTO THE DETENTION BASINS.
 10. ELECTRICAL LINES SHALL BE INSTALLED 5' BACK FROM ROW WITHIN UTILITY EASEMENT.



ENGINEERING RESOURCE ASSOCIATES
 1000 WEST MAIN, SUITE 100
 DENVER, COLORADO 80202
 WWW.ERACONSTRUCTION.COM

AIRHART CONSTRUCTION
Building a Water Tomorrow

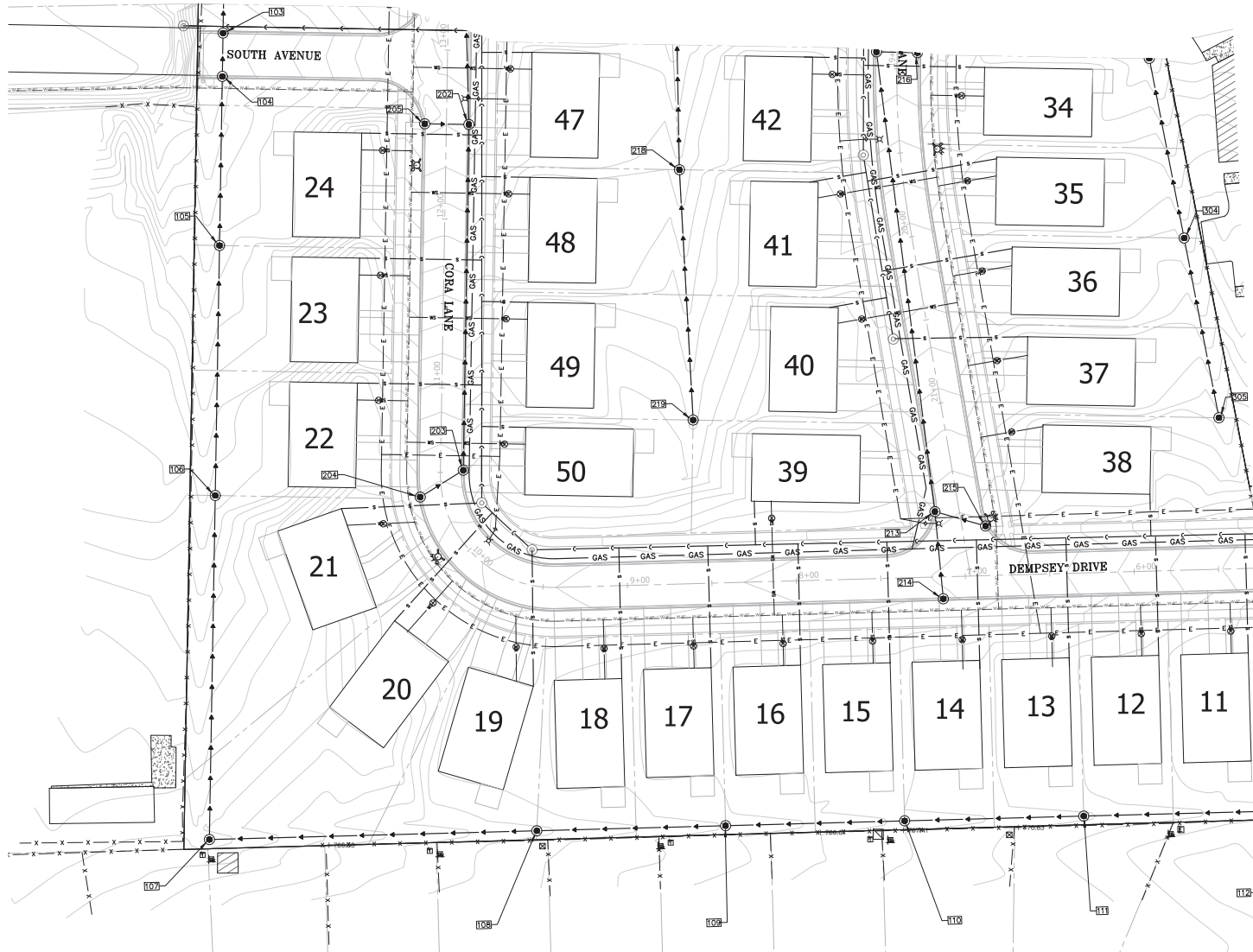
AIRHART CONSTRUCTION

MUNHALL GLEN
 ST. LOUIS, MO
 ENGINEERING NO. 190726.00

DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	PROJECT: Airhart Construction\190726.00_Munhall St. Omaha Site Rev.DWG\CA00\190726.00_SHEET C-5.0_UTILITY.dwg

UTILITY PLAN

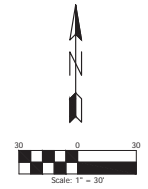
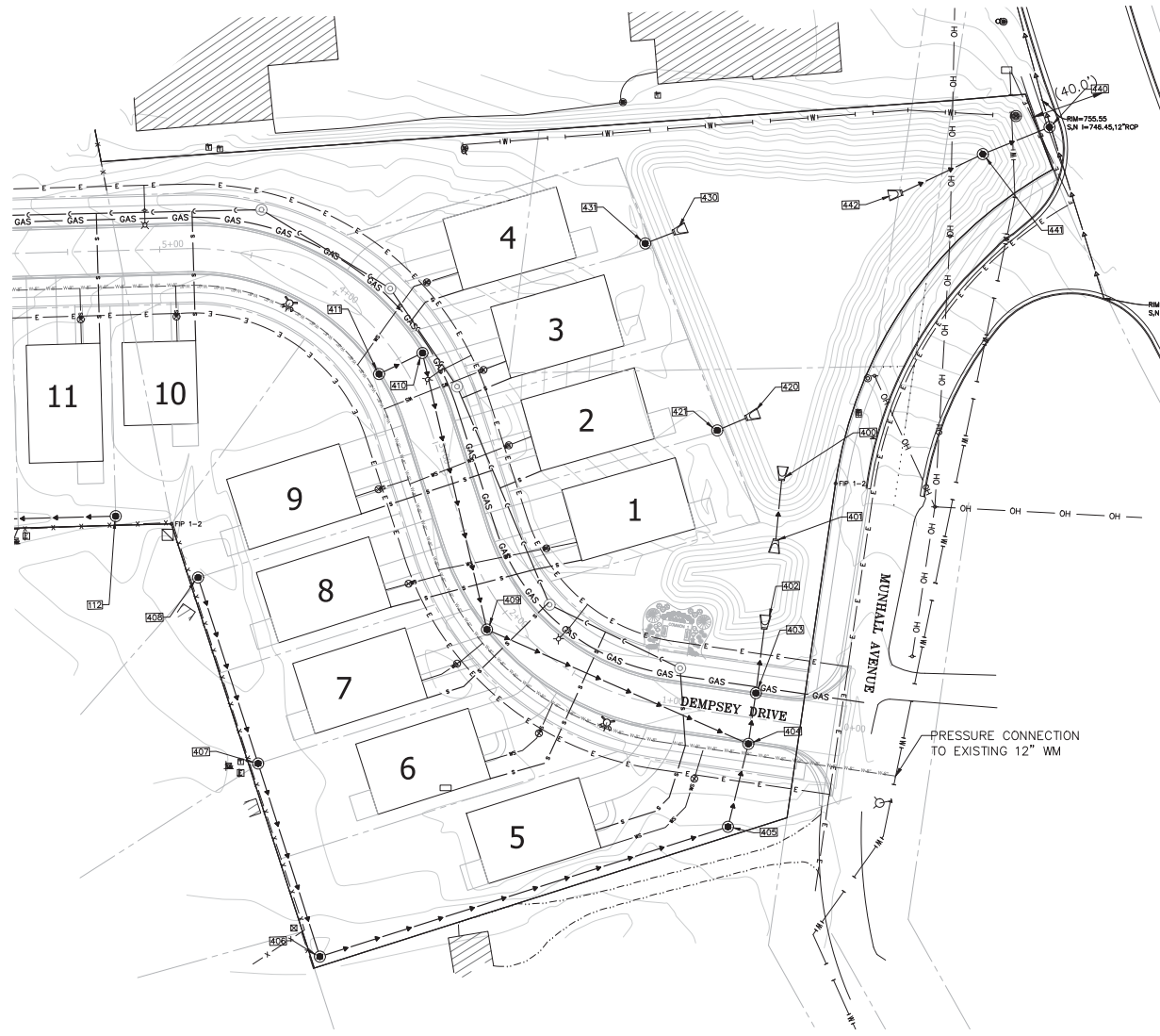
C-5.0
 SHEET




- NOTES:
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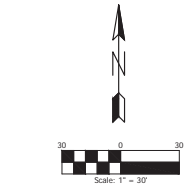
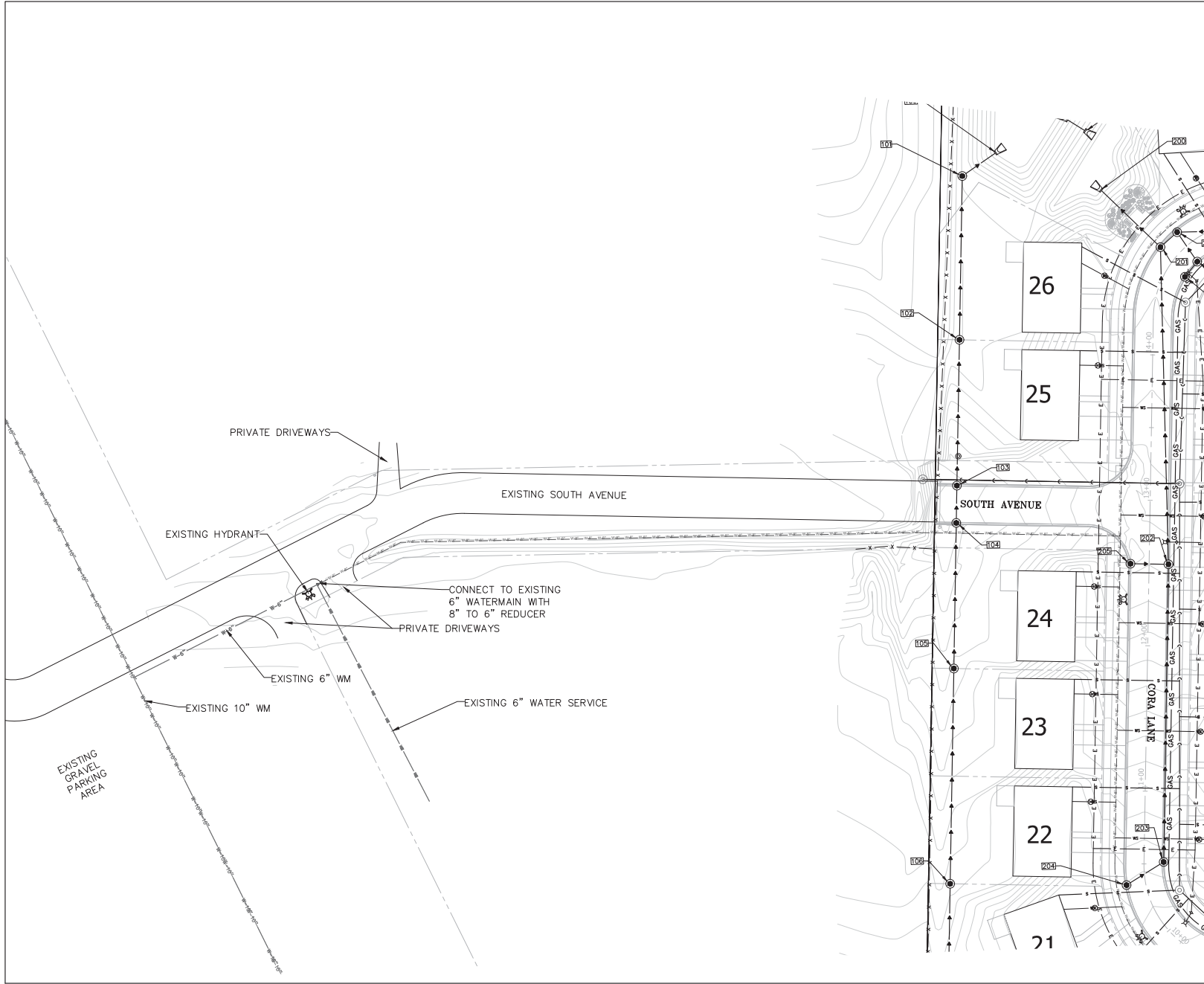
<p>ENGINEERING RESOURCE ASSOCIATES 1000 WEST MARSH DRIVE, SUITE 100 DENVER, COLORADO 80202 PHONE (303) 733-3300 FAX (303) 733-3300 www.eraa.com</p>	
<p>AIRHART CONSTRUCTION <i>"Building a Water Tomorrow"</i></p>	
<p>AIRHART CONSTRUCTION</p>	
<p>MUNHALL GLEN 81 GLENDALE, IL 60138-1001 708.262.0000</p>	
<p>DATE : 07-24-2020</p>	<p>PROJECT # : 190726.00</p>
<p>DESIGNED BY : TF</p>	<p>DRAWN BY : TF</p>
<p>CHECKED BY : NAV</p>	<p>DESCRIPTION :</p>
<p>UTILITY PLAN</p>	
<p>C-5.2 SHEET</p>	

© PROJECTS/Airhart Construction/190726.00 Munhall St. Cora Lane Site. REV. 04/20/2000 (SHEET 190726.00 SHEET C-5.0,Utility.dwg)



- NOTES:
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ENGINEERING RESOURCE ASSOCIATES <small>1000 WEST MARSH DRIVE, SUITE 100 PITTSBURGH, PA 15204 PHONE: (412) 731-3300 FAX: (412) 731-3300 WWW.ERACONSTRUCTION.COM</small>	
	
AIRHART CONSTRUCTION <small>Building & Water Resources</small>	
MUNHALL GLEN <small>31 GARDNER BL. PITTSBURGH, PA 15226-0200</small>	
DATE : 07-24-2020 PROJECT # : 190726.00 DESIGNED BY : TF DRAWN BY : TF CHECKED BY : NAV DESCRIPTION :	PROJECTS \ Airhart Construction \ 190726.00 Munhall St. Channa Site. REV. DMS \ CAD001 \ SHEET \ 190726.00 SHEET C-5.2 \ Utility.dwg
UTILITY PLAN	
C-5.2 SHEET	



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AIRHART CONSTRUCTION	
MUNHALL GLEN 51 CORRA LANE EDWARDS CO., CO 80726	
DATE : 07-24-2020 PROJECT # : 190726.00 DESIGNED BY : TF DRAWN BY : TF CHECKED BY : NAV DESCRIPTION :	PROJECTS \ Airhart Construction \ 190726.00 Munhall St. Corra Lane Site Rev. DWG \ CAD \ SHEET \ 190726.00 SHEET C-5.3 UTILITY PLAN
C-5.3 SHEET	

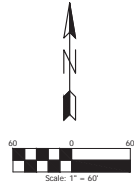
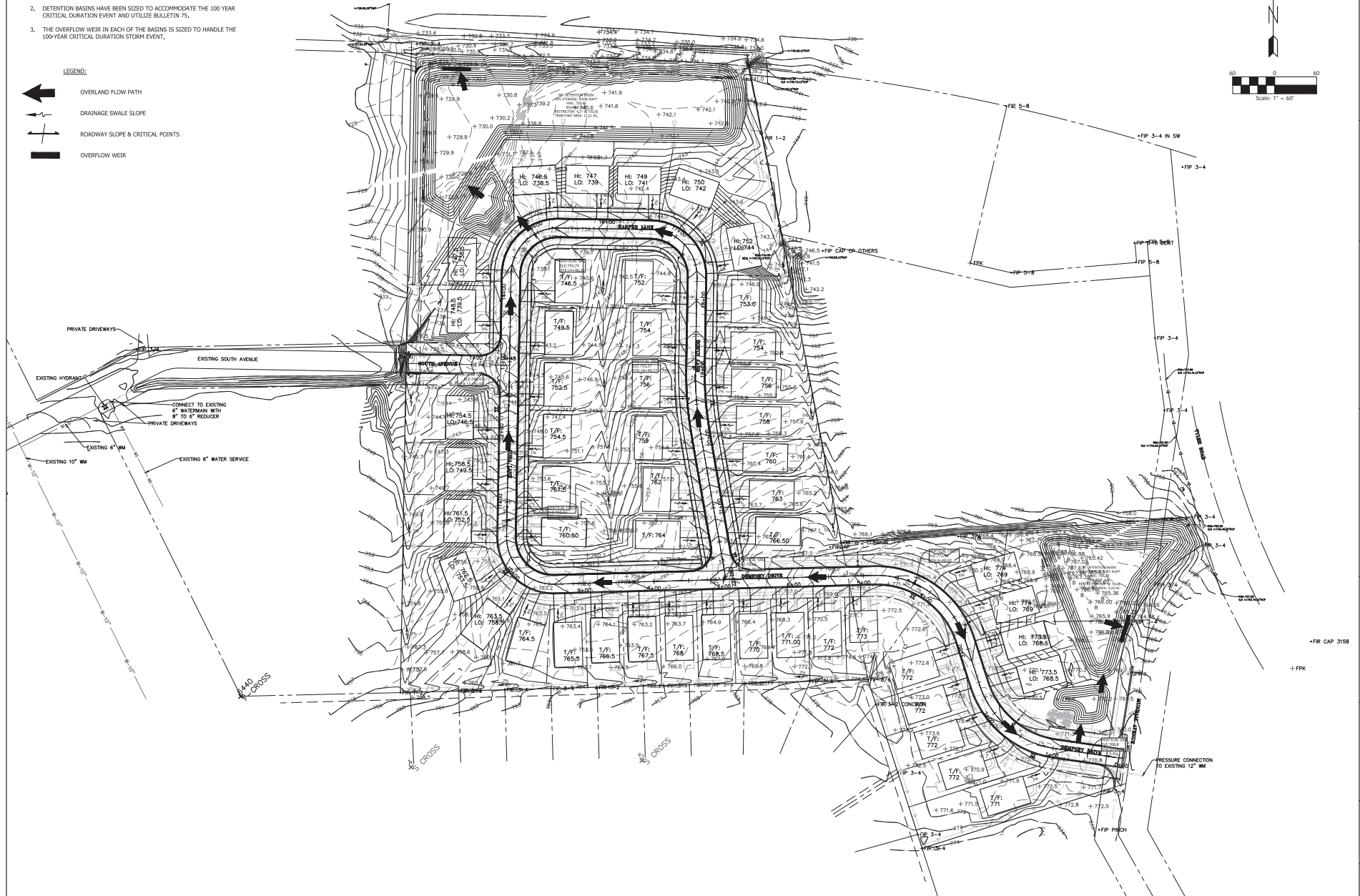
ENGINEERING RESOURCE ASSOCIATES
 1200 WEST MARINE DRIVE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-3300
 FAX: (303) 733-3300
 WWW.ERASOURCE.COM

GRADING NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100 YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

LEGEND:

- ← OVERLAND FLOW PATH
- DRAINAGE SWALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR



DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	190726.00 SHEET C-6.0_Grading

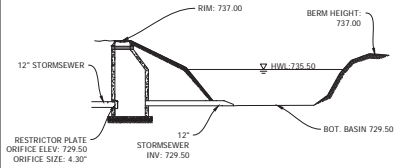
DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	190726.00 SHEET C-6.0_Grading

GRADING PLAN

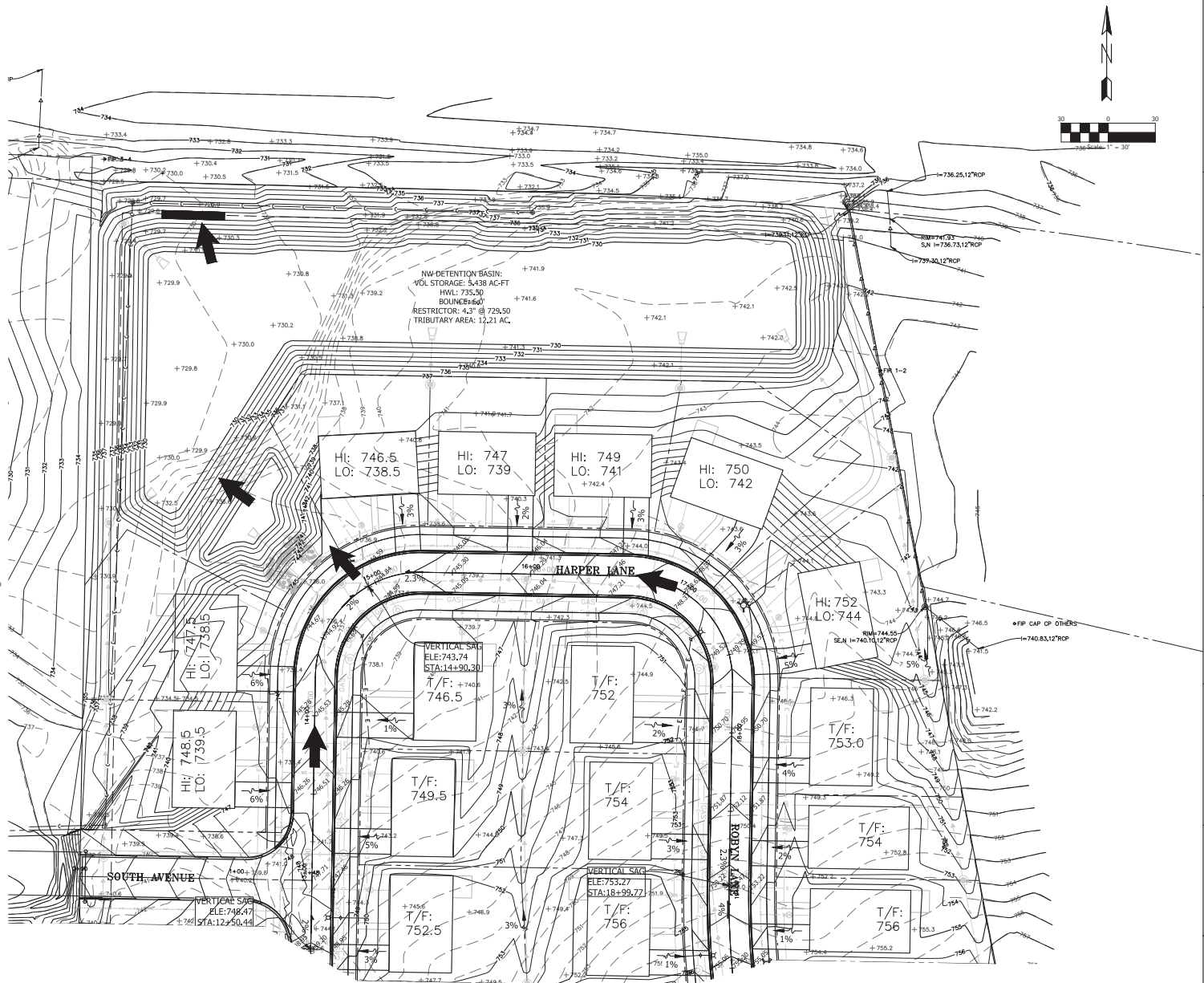
C-6.0
SHEET

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- LEGEND:
- ← OVERLAND FLOW PATH
 - DRAINAGE SWALE SLOPE
 - ROADWAY SLOPE & CRITICAL POINTS
 - OVERFLOW WEIR



NORTHWEST DETENTION BASIN CROSS SECTION



ENGINEERING RESOURCE ASSOCIATES
 1000 WEST AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-3000
 FAX: (303) 733-3000
 WWW.ERACONSTRUCTION.COM

ER

AIRHART CONSTRUCTION
 "Building & Water Tomorrow"

AIRHART CONSTRUCTION

MUNHALL GLEN
 51 GARDNER, N.E.
 DENVER, CO 80238
 970.726.00

DATE	DESCRIPTION
07-24-2020	PROJECT START
10/26/20	ISSUED FOR PERMIT
	ISSUED FOR CONSTRUCTION
	ISSUED FOR AS-BUILT

DATE: 07-24-2020
 PROJECT # : 190726.00
 DESIGNED BY : TF
 DRAWN BY : TF
 CHECKED BY : NAV
 DESCRIPTION: PROJECTS/Airhart Construction/190726.00 Munhall St. Channel Site. REV. DATA/04/01/SHEET/190726.00 SHEET C-6.0_Covering




GRADING PLAN

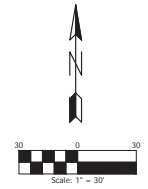
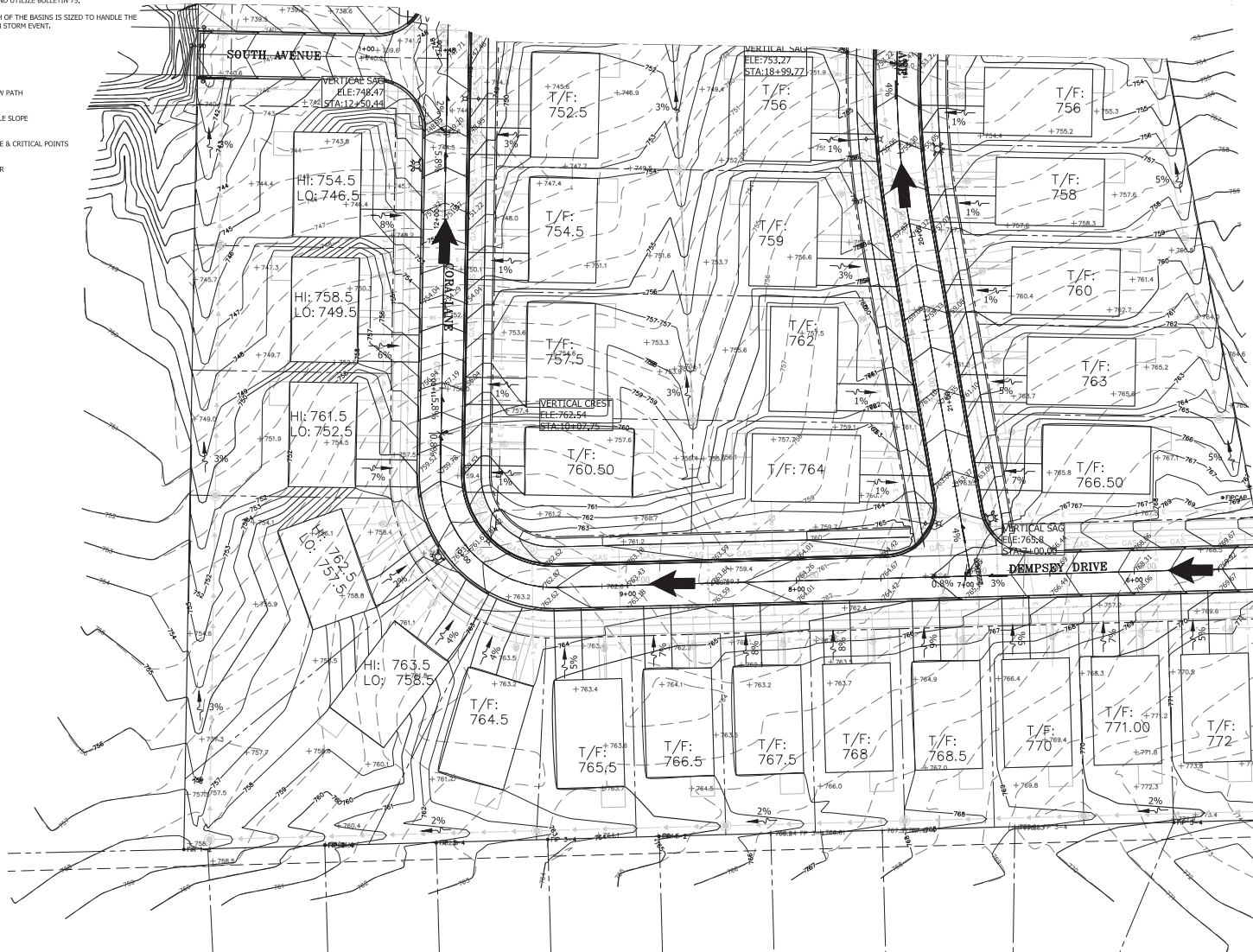
C-6.1
 SHEET

GRADING NOTES:


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LEGEND:

-  OVERLAND FLOW PATH
-  DRAINAGE SWALE SLOPE
-  ROADWAY SLOPE & CRITICAL POINTS
-  OVERFLOW WEIR



ENGINEERING RESOURCE ASSOCIATES
STATE LICENSE # 0000000000
 PROFESSIONAL ENGINEER
 STATE LICENSE # 0000000000
 PROJECT # 190726.00



AIRHART CONSTRUCTION
Building & Water Resources

AIRHART CONSTRUCTION

MUNHALL GLEN
51 GARDNER BL.
 EDWARDS, CO. 80726, CO.

DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	GRADING PLAN





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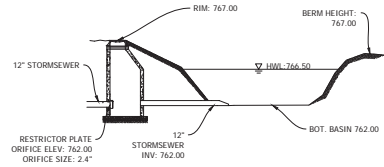
C-6.2
 SHEET

GRADING NOTES:

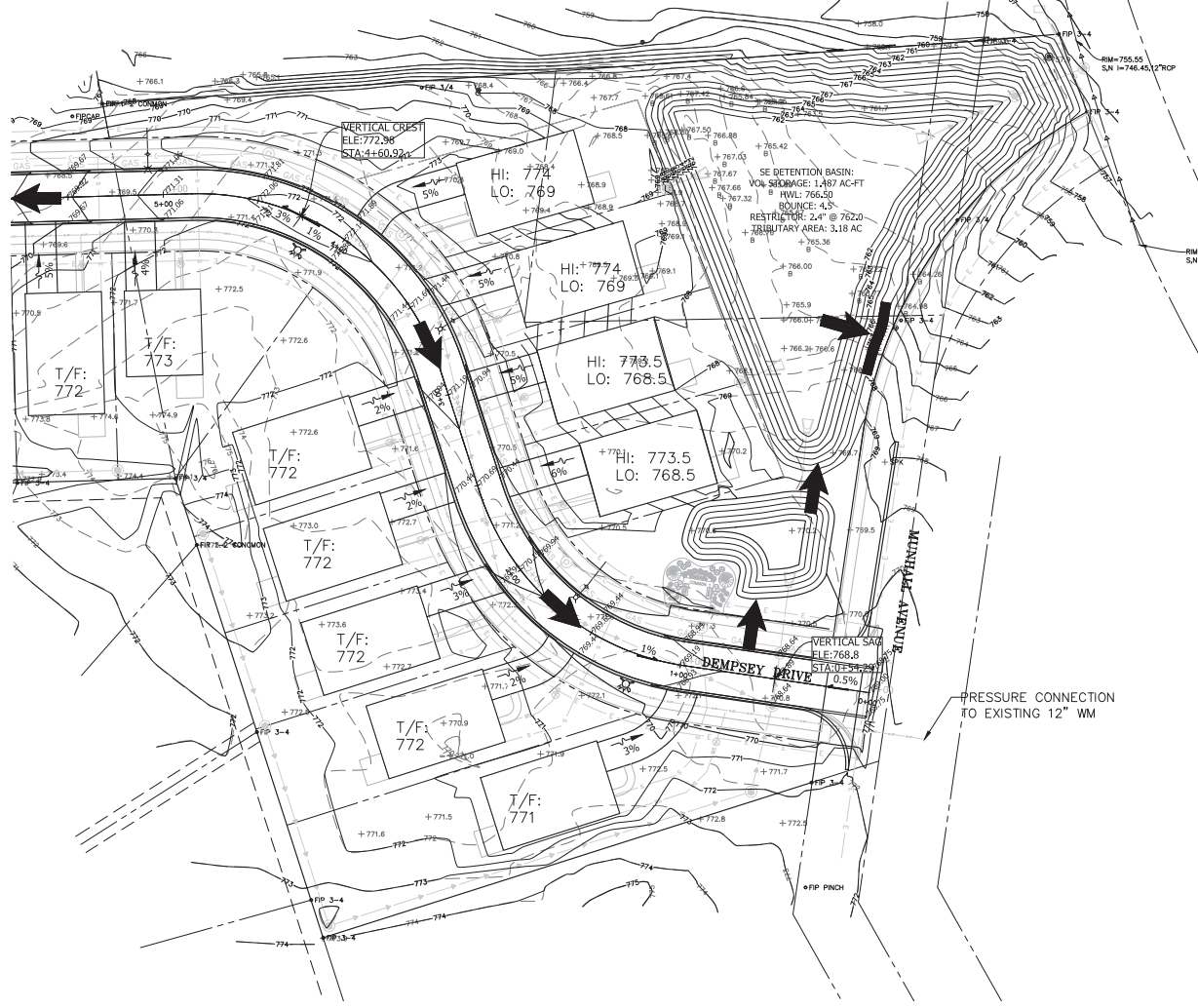
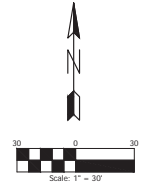
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LEGEND:

-  OVERLAND FLOW PATH
-  DRAINAGE SWALE SLOPE
-  ROADWAY SLOPE & CRITICAL POINTS
-  OVERFLOW WEIR



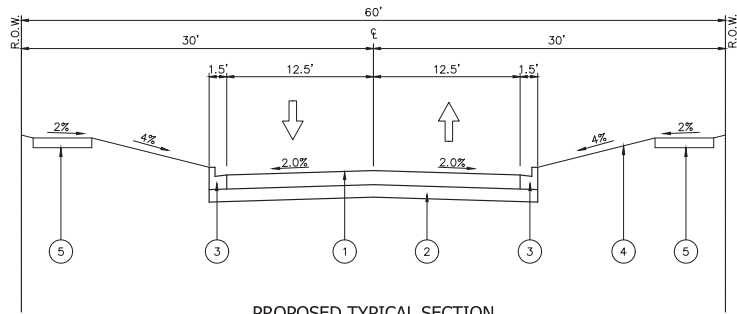
SOUTHEAST DETENTION BASIN CROSS SECTION



DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	

PROJECTS: Airhart Construction\190726.00_Munhall_Si_Corner_Site_Rev_DWG\CAD\190726.00_SHEET C-6.0_Corner.dwg

GRADING PLAN



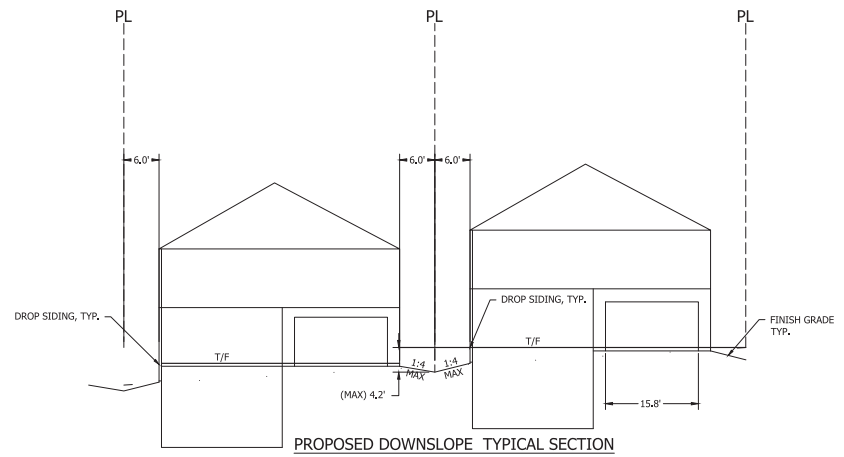
PROPOSED TYPICAL SECTION

PROPOSED LEGEND

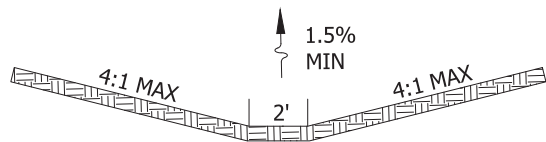
- 1 HMA PAVEMENT MIX C, N50
- 2 SUB-GRADE (SEE MIX TABLE)
- 3 COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12
- 4 SEEDING, CLASS 2A, TOPSOIL 6"
- 5 PORTLAND CEMENT CONCRETE SIDEWALK (5")
SUBBASE GRANULAR MATERIAL, TYPE B 4"

MIX TABLE:

- 1.5" HMA SURFACE COURSE - MIX C, N50
- 4.5" HMA BINDER COURSE - IL 19, N50
- 8" AGGREGATE BASE COURSE (CA-6)



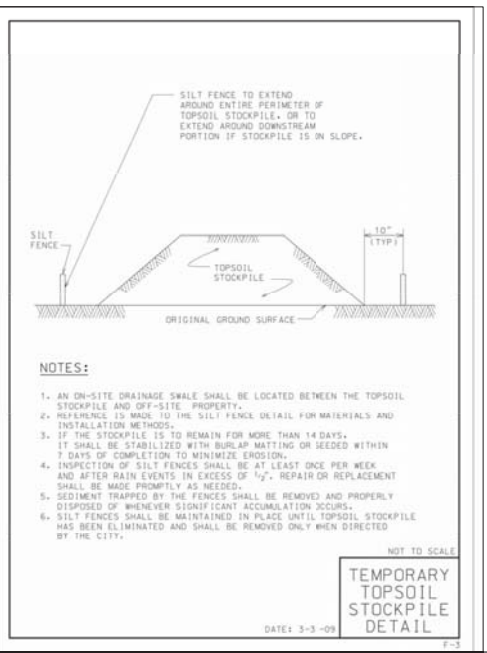
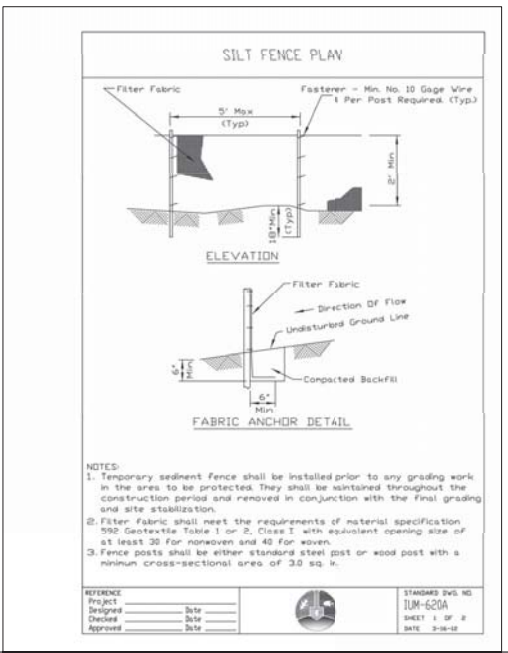
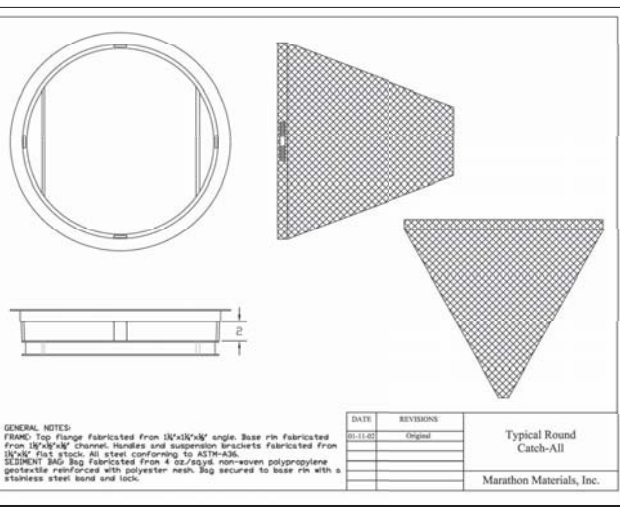
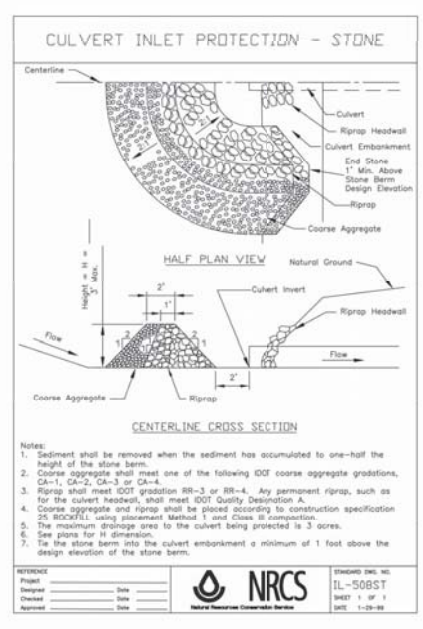
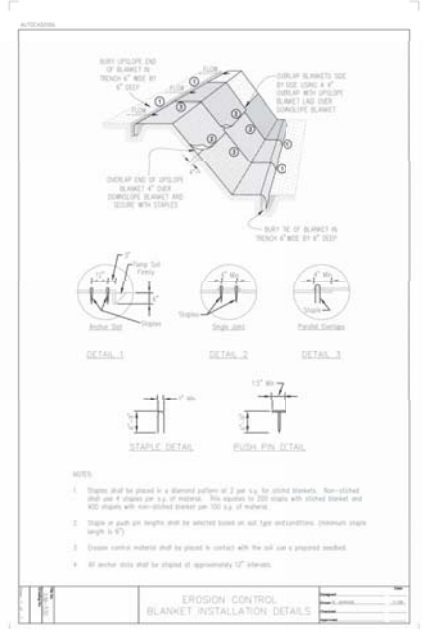
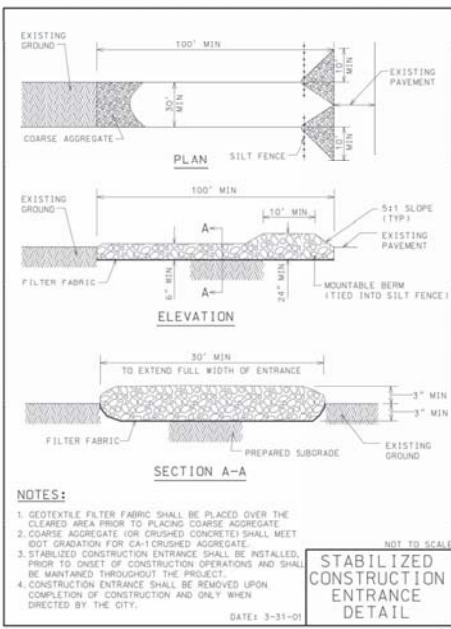
PROPOSED DOWNSLOPE TYPICAL SECTION



BACKYARD SWALES
N.T.S.

DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	

TYPICAL SECTIONS



ENGINEERING RESOURCE ASSOCIATES

1000 WEST AVENUE, SUITE 100
DENVER, COLORADO 80202
PHONE: (303) 733-3300
WWW.ERASSOCIATES.COM

AIRHART CONSTRUCTION

Building & Water Technology

AIRHART CONSTRUCTION

MUNHALL GLEN

ST. LOUIS, MO
ER PROJECT NO. 190726.CO

DATE: 07-24-2000
PROJECT # : 190726.CO
DISIGNED BY : TF
DRAWN BY : TF
CHECKED BY : NAV
DESCRIPTION: EROSION CONTROL DETAILS

EROSION CONTROL DETAILS

C-8.0

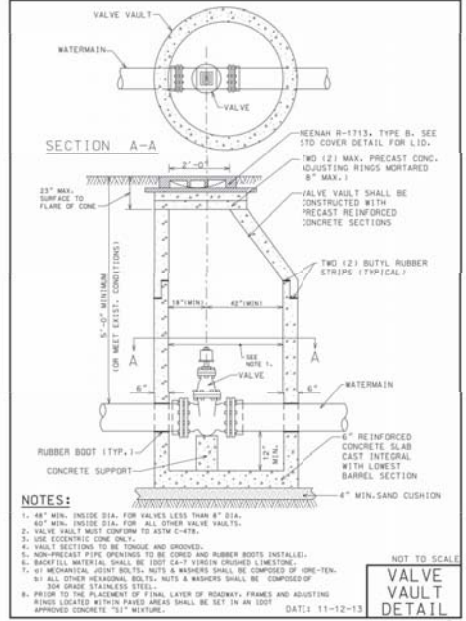
SHEET

Minimum Restrained Lengths (in feet)
back from both sides of fitting

Fitting type/nominal size	4"	6"	8"	10"	12"	16"
90 Degree Bend	17	25	32	38	45	59
45 Degree Bend	7	10	13	16	19	24
22.5 Degree Bend	3	5	6	8	9	12
11.25 Degree Bend	2	2	3	4	4	6
Dead End	39	55	73	87	103	134
Top Side Vertical Offset * (45 Degree)	16	23	30	36	43	55
Bottom Side Vertical Offset * (45 Degree)	4	6	8	10	11	15
Tee Run X Branch **	6" by	1	17			
Tee Run X Branch **	8" by	1	9	34		
Tee Run X Branch **	10" by	1	1	24	49	
Tee Run X Branch **	12" by	1	1	15	41	65
Tee Run X Branch **	16" by	1	1	1	26	52
Reducer ***	6" by	28				
Reducer ***	8" by	52	30			
Reducer ***	10" by	71	54	29		
Reducer ***	12" by	90	75	55	51	
Reducer ***	16" by	123	113	97	94	54

* Vertical offset with minimum 10' of solid pipe between upper and lower bend.
 ** Tee with MINIMUM 10' solid pipe on both sides of run.
 Number indicates length of branch to be restrained.
 *** Length back from Large End of Reducer.

**WATER MAIN
RESTRAINT**
DATE: 3-31-09

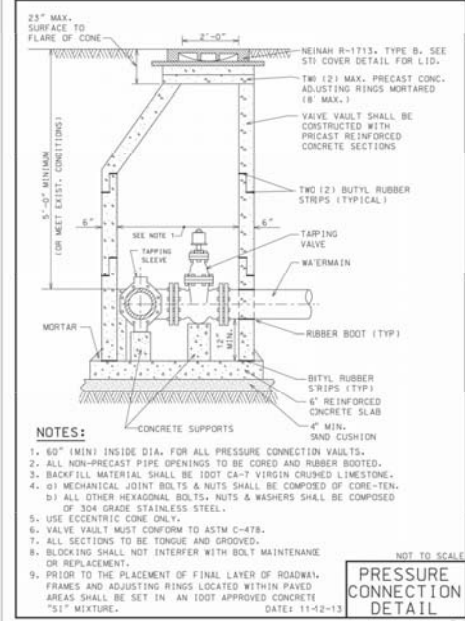


NOTES:

- 48" MIN. INSIDE DIA. FOR VALVES LESS THAN 4" DIA.
- 60" MIN. INSIDE DIA. FOR ALL OTHER VALVE VAULTS.
- VALVE VAULT MUST CONFORM TO ASTM C-478.
- USE ECCENTRIC CONE ONLY.
- VALVE RESTRICTIONS TO BE TONGUE AND GROOVED.
- NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTED.
- BACKFILL MATERIAL SHALL BE 100% CA-7 VIRGIN CRUSHED LIMESTONE.
- ALL OTHER MECHANICAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
- PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN 100% APPROVED CONCRETE "SI" MIXTURE.

DATE: 11-12-13

**VALVE VAULT
DETAIL**
DATE: 11-12-13

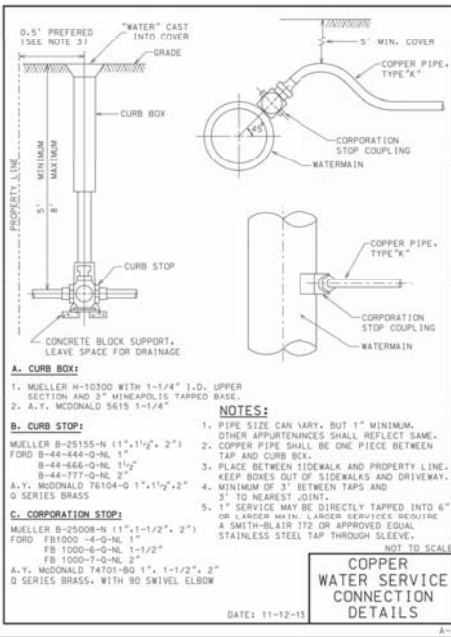


NOTES:

- 60" (MIN) INSIDE DIA. FOR ALL PRESSURE CONNECTION VAULTS.
- ALL NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTED.
- BACKFILL MATERIAL SHALL BE 100% CA-7 VIRGIN CRUSHED LIMESTONE.
- MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
- ALL OTHER HEXAGONAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
- USE ECCENTRIC CONE ONLY.
- VALVE VAULT MUST CONFORM TO ASTM C-478.
- ALL SECTIONS TO BE TONGUE AND GROOVED.
- BLOCKING SHALL NOT INTERFERE WITH BOLT MAINTENANCE OR REPLACEMENT.
- PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN 100% APPROVED CONCRETE "SI" MIXTURE.

DATE: 11-12-13

**PRESSURE CONNECTION
DETAIL**
DATE: 11-12-13



A. CURB BOX:

- MUELLER H-10300 WITH 1-1/4" I.D. UPPER SECTION AND 2" MINNEAPOLIS TAPPED BASE.
- A-1, McDONALD 5615 1-1/4"

B. CURB STOP:

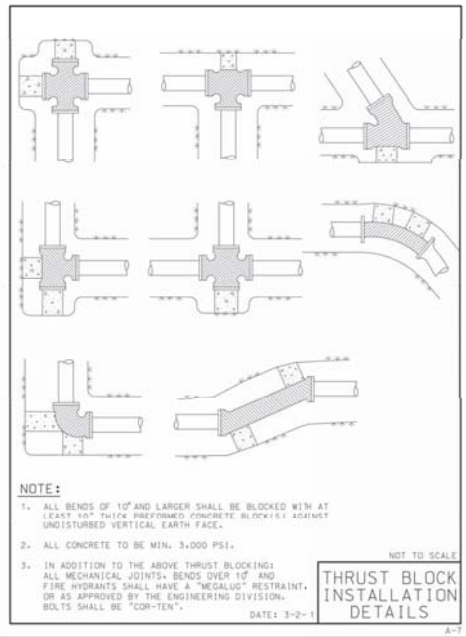
- PIPE SIZE CAN VARY, BUT 1" MINIMUM. OTHER APPURTENANCES SHALL REFLECT SAME.
- COPPER PIPE SHALL BE ONE PIECE BETWEEN TAP AND CURB BOX.
- PLACE BETWEEN SIDEWALK AND PROPERTY LINE. KEEP BOXES OUT OF SIDEWALKS AND DRIVEWAY.
- MINIMUM OF 3" BETWEEN TAPS AND 3" TO NEAREST JOINT.
- 1" SERVICE MAY BE DIRECTLY TAPPED INTO 6" OR LARGER MAIN. LARGER SERVICES REQUIRE A SMITH-BLAIR 372 OR APPROVED EQUAL STAINLESS STEEL TAP THROUGH SLEEVE.

C. CORPORATION STOP:

- MUELLER B-25155-N (1", 1-1/2", 2") FORD B-44-444-Q-NL 1" B-44-666-Q-NL 1-1/2" B-44-777-Q-NL 2" A-1, McDONALD 76104-Q 1", 1-1/2", 2" Q SERIES BRASS
- 1" SERVICE MAY BE DIRECTLY TAPPED INTO 6" OR LARGER MAIN. LARGER SERVICES REQUIRE A SMITH-BLAIR 372 OR APPROVED EQUAL STAINLESS STEEL TAP THROUGH SLEEVE.

DATE: 11-12-13

COPPER WATER SERVICE CONNECTION DETAILS
DATE: 11-12-13

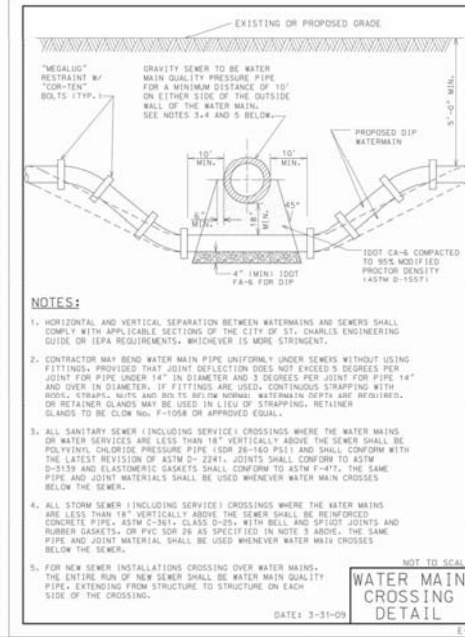


NOTES:

- ALL BENDS OF 10" AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK UNREINFORCED CONCRETE BLOCK SET AGAINST UNDISTURBED VERTICAL EARTH FACE.
- ALL CONCRETE TO BE MIN. 3,000 PSI.
- IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10" AND FIRE HYDRANTS SHALL HAVE A "MEGALOD" RESTRAINT, OR AS APPROVED BY THE ENGINEERING DIVISION. BOLTS SHALL BE "COR-TEN".

DATE: 3-2-1

THRUST BLOCK INSTALLATION DETAILS
DATE: 3-2-1

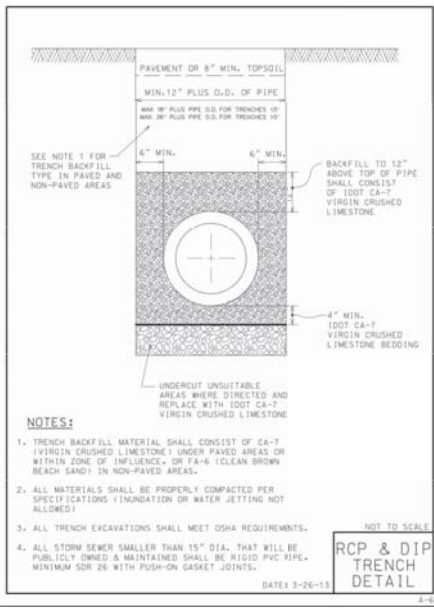


NOTES:

- HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMANS AND SEWERS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CITY OF ST. CHARLES ENGINEERING GUIDE OR IUPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058 OR APPROVED EQUAL.
- ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINY CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D-2241. JOINTS SHALL CONFORM TO ASTM D-3159 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-471. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
- ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-20, WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
- FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

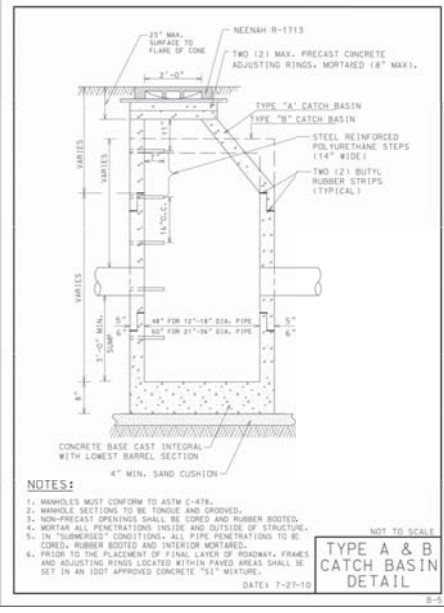
DATE: 3-31-09

WATER MAIN CROSSING DETAIL
DATE: 3-31-09



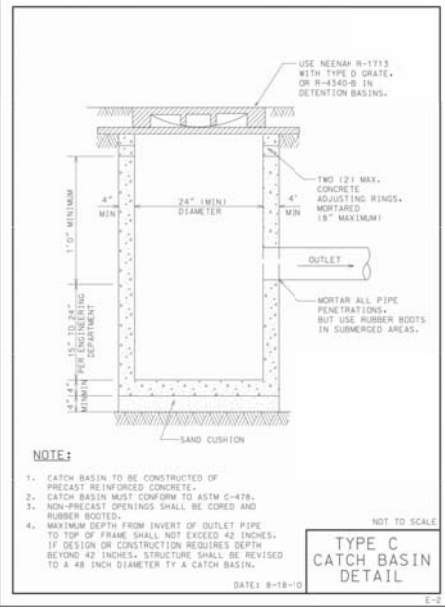
- NOTES:**
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN DROWN BEACH SAND) IN NON-PAVED AREAS.
 2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (UNDRAINAGE OR WATER JETTING NOT ALLOWED).
 3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
 4. ALL STORM SEWER SMALLER THAN 18" DIA., THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE RIGID PVC PIPE, MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE
RCP & DIP TRENCH DETAIL
DATE: 3-26-13
A-4



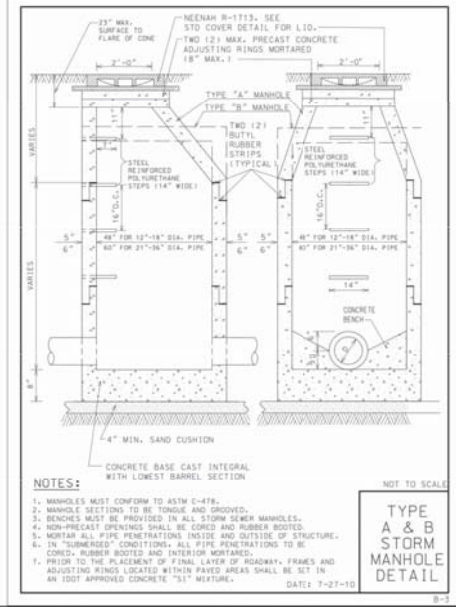
- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
 2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
 6. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE
TYPE A & B CATCH BASIN DETAIL
DATE: 7-27-10
B-5



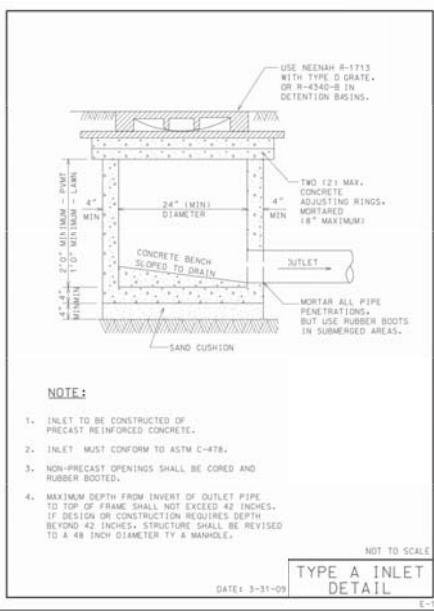
- NOTE:**
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
 2. CATCH BASIN MUST CONFORM TO ASTM C-478.
 3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TYPE C CATCH BASIN.

NOT TO SCALE
TYPE C CATCH BASIN DETAIL
DATE: 8-18-10
E-2



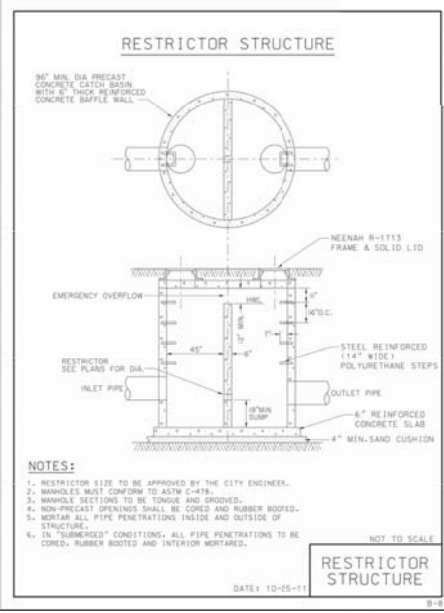
- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
 2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
 4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
 7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE
TYPE A & B STORM MANHOLE DETAIL
DATE: 7-27-10
B-1



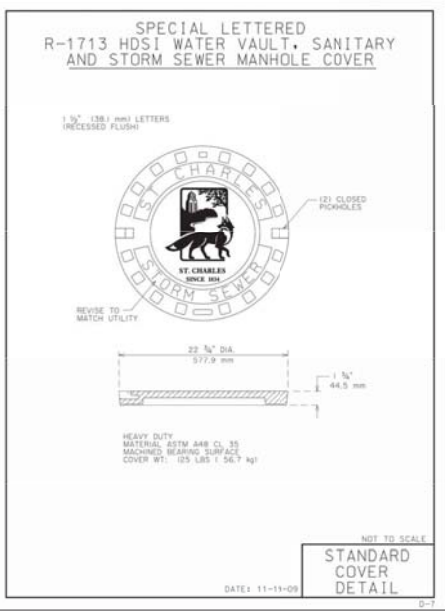
- NOTE:**
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
 2. INLET MUST CONFORM TO ASTM C-478.
 3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TYPE A MANHOLE.

NOT TO SCALE
TYPE A INLET DETAIL
DATE: 3-31-09
E-1



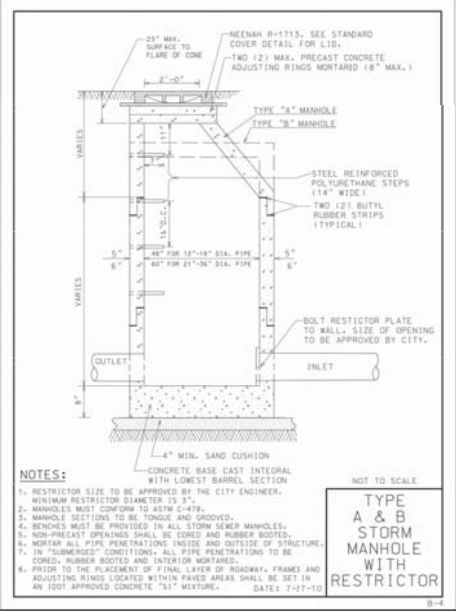
- NOTES:**
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
 2. MANHOLES MUST CONFORM TO ASTM C-478.
 3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

NOT TO SCALE
RESTRICTOR STRUCTURE
DATE: 10-25-11
B-8



- NOTE:**
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
 2. MINIMUM RESTRICTOR DIAMETER IS 3\"/>

NOT TO SCALE
STANDARD COVER DETAIL
DATE: 11-13-09
D-7



- NOTES:**
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
 2. MINIMUM RESTRICTOR DIAMETER IS 3\"/>

NOT TO SCALE
TYPE A & B STORM MANHOLE WITH RESTRICTOR
DATE: 7-27-10
B-4

ENGINEERING RESOURCE ASSOCIATES
1000 WEST MAIN, SUITE 100
MUNHALL, OHIO 44130-1000
PH: (440) 971-3300
WWW.ERACONSTRUCTION.COM

AIRHART CONSTRUCTION
Building & Water Technology

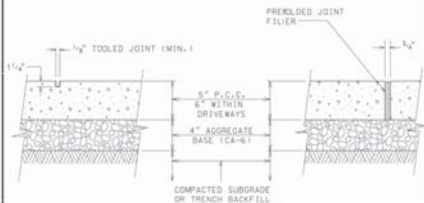
AIRHART CONSTRUCTION

MUNHALL GLEN
1000 WEST MAIN, SUITE 100
MUNHALL, OHIO 44130-1000
PH: (440) 971-3300
WWW.ERACONSTRUCTION.COM

DATE	07-24-2020
PROJECT #	190726.00
DISIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	CONSTRUCTION DETAILS

C-11.0 SHEET

CONTRACTION JOINT DETAIL EXPANSION JOINT DETAIL



NOTES:

1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO 100T CLASS 51, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

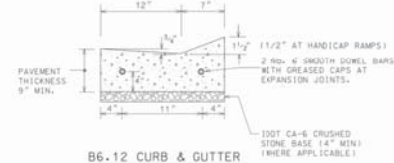
NOT TO SCALE

CONCRETE WALK JOINT DETAILS

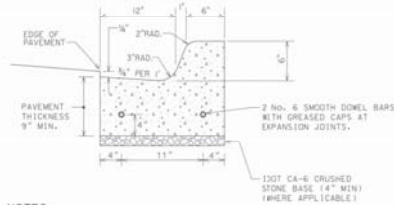
DATE: 3-31-09

E-3

DEPRESSED CURB



B6.12 CURB & GUTTER



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS AND SHALL BE GROINED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF 100T STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF 100T CLASS 51 (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. (NO FLY ASH ALLOWED)

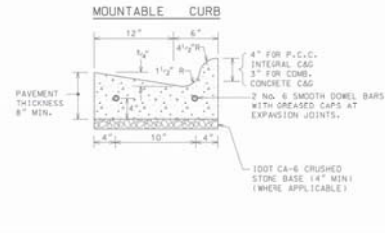
DATE: 10-22-10
NOT TO SCALE

FOR RESIDENTIAL STREETS ONLY

**B6.12 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.12 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)**

D-3

MOUNTABLE CONCRETE CURB & GUTTER



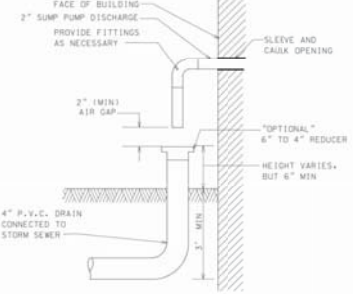
NOTES:

1. 1/2" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS. PROVIDE 2-3/4" STEEL DOWEL BARS AT EXPANSION JOINTS.
2. EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE, A DISTANCE OF 2 FEET FROM A STRUCTURE THAT FALLS WITHIN THE CURB AND GUTTER.
3. CONTRACTION JOINTS SHALL BE SAWS TO A MINIMUM DEPTH OF 2 INCHES AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWS NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
4. CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (100T). MOST RECENT EDITION UNLESS NOTED OR DIRECTED HEREIN.
5. A PROTECTIVE COAT SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

DATE: 9-30-10

MOUNTABLE CURB & GUTTER

C-8



NOTE:

- THE CITY OF ST. CHARLES ALLOWS RESIDENTS TO CONNECT SUMP PUMP DISCHARGE LINES TO THE PUBLIC STORM SEWER SYSTEM. SUMP PUMPS SHALL BE DESIGNED WITH A MINIMUM 2" AIR GAP. A RIGID FOUR-INCH (4") DIAMETER PVC PIPE CAN BE USED TO CONNECT THE INDIVIDUAL SUMP PUMP SERVICE TO THE STORM SEWER. IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM. A PLUMBING PERMIT IS REQUIRED PRIOR TO ANY CONNECTION. INCLUDE A PLAN OF SURVEY WITH THE PERMIT APPLICATION, SHOWING THE POINT OF DISCHARGE AND CONNECTION TO THE STORM SEWER. THE SITE PLAN SHALL ALSO INCLUDE PIPE SPECIFICATIONS AND INVERT ELEVATIONS. CALL THE CITY ENGINEERING DIVISION 24 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.

NOT TO SCALE

SUMP PUMP DISCHARGE CONNECTION DETAIL

DATE: 3-31-09

E-1

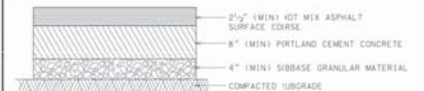
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



NOTE:

1. HOT MIX ASPHALT SURFACE & BINDER COURSE SHALL CONFORM TO 100T HMA MIX SELECTION TABLE.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO 100T CLASS PV, MIN. 3500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)
3. ALL SUBGRADE SHALL HAVE A MINIMUM ILLINOIS BEARING RATIO (IBR) OF 3.0, AND BE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR DENSITY (ASTM D-1557)

NOT TO SCALE

MINIMUM PAVEMENT DETAILS

DATE: 2-3-10

D-4

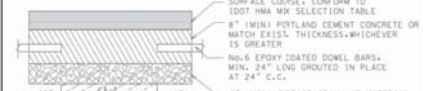
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



NOTE:

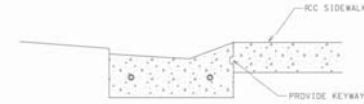
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO 100T CLASS PP, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 7% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

DATE: 12-8-10
NOT TO SCALE

PAVEMENT PATCH DETAIL

D-3

DEPRESSED CURB



CURB & GUTTER



NOTES:

1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

NOT TO SCALE

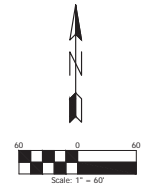
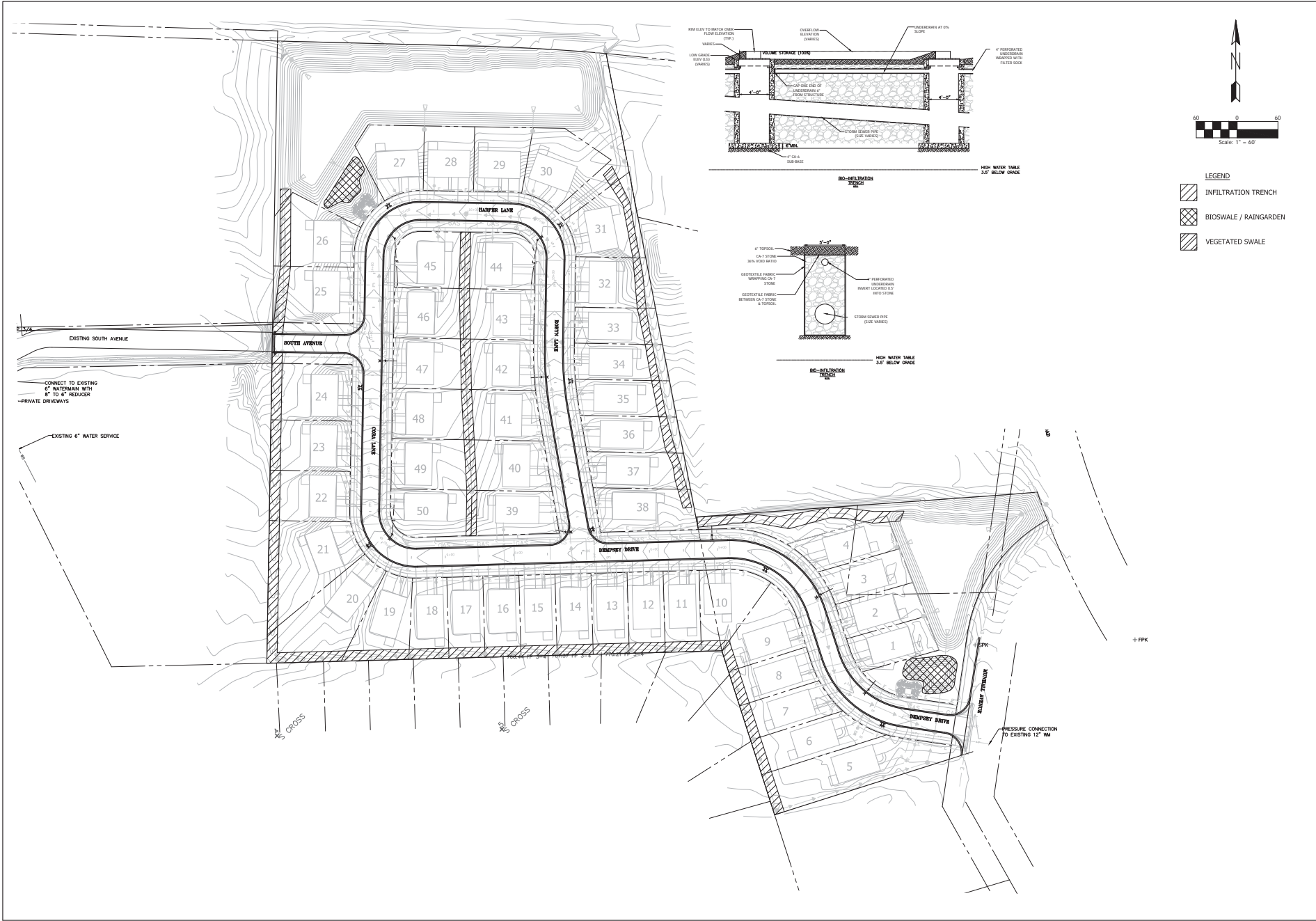
SIDEWALK AT CURB AND GUTTER

DATE: 3-31-09

G-2

DATE	07-24-2000
PROJECT #	190726.00
DISIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	

DATE	07-24-2000
PROJECT #	190726.00
DISIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	



- LEGEND**
- INFILTRATION TRENCH
 - BIOSWALE / RAINGARDEN
 - VEGETATED SWALE

ENGINEERING RESOURCE ASSOCIATES
 1000 WEST 70th AVE, SUITE 100
 DENVER, CO 80231
 PHONE: (303) 751-3000
 WWW.ERACONSTRUCTION.COM

AIRHART CONSTRUCTION
 "Building A Better Tomorrow"

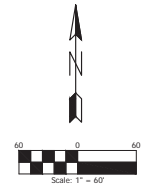
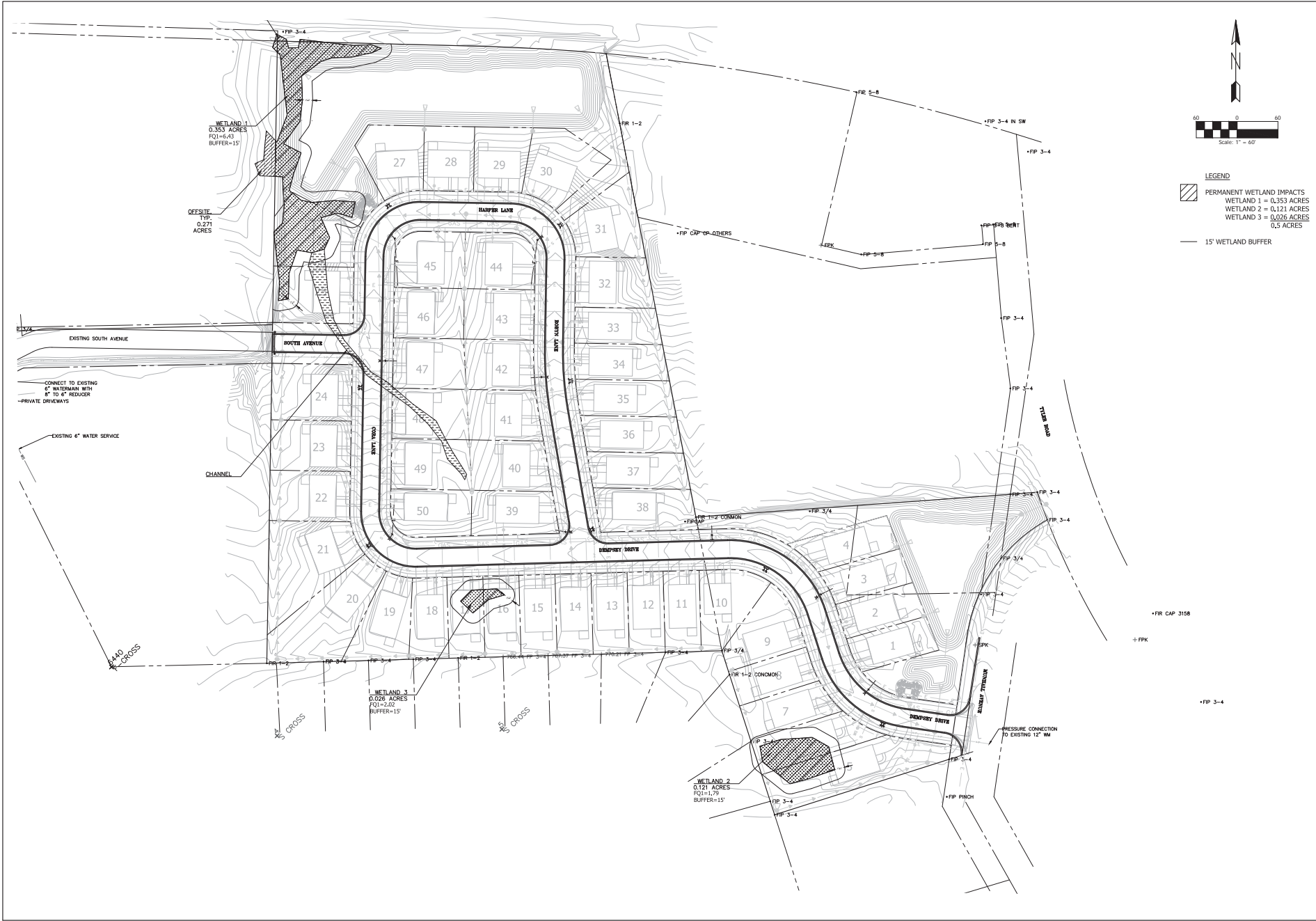
AIRHART CONSTRUCTION

MUNHALL GLEN
 51 GARDEN LN
 DENVER, CO 80226

DATE	07-24-2020
PROJECT #	190726.00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	

C:\PROJECTS\Airhart_Construction\190726.00_Munhall_Si_Crossing_Site_Drv_DWG_LOAD\190726.00_SHEET_C-12.0_BMP_locations.dwg

C-12.0
SHEET



- LEGEND**
- PERMANENT WETLAND IMPACTS
 - WETLAND 1 = 0.353 ACRES
 - WETLAND 2 = 0.121 ACRES
 - WETLAND 3 = 0.026 ACRES
 - 0.5 ACRES
 - 15' WETLAND BUFFER

ENGINEERING RESOURCE ASSOCIATES
1000 WEST MARINE DRIVE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1300
 WWW.ERACONSTRUCTION.COM

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

MUNHALL GLEN
151 SOUTH BURLINGAME BL.
 DENVER, COLORADO 80226

DATE : 07-24-2020

PROJECT # : 190726.00

DESIGNED BY : TF

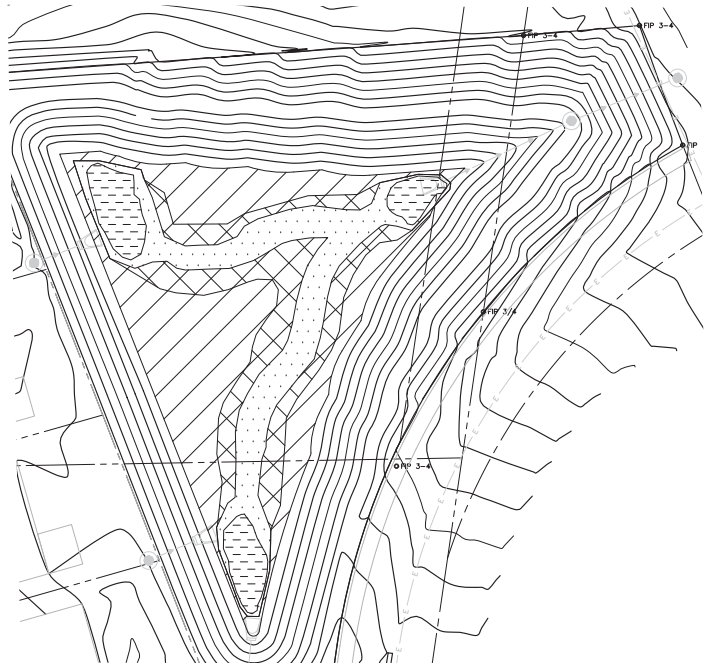
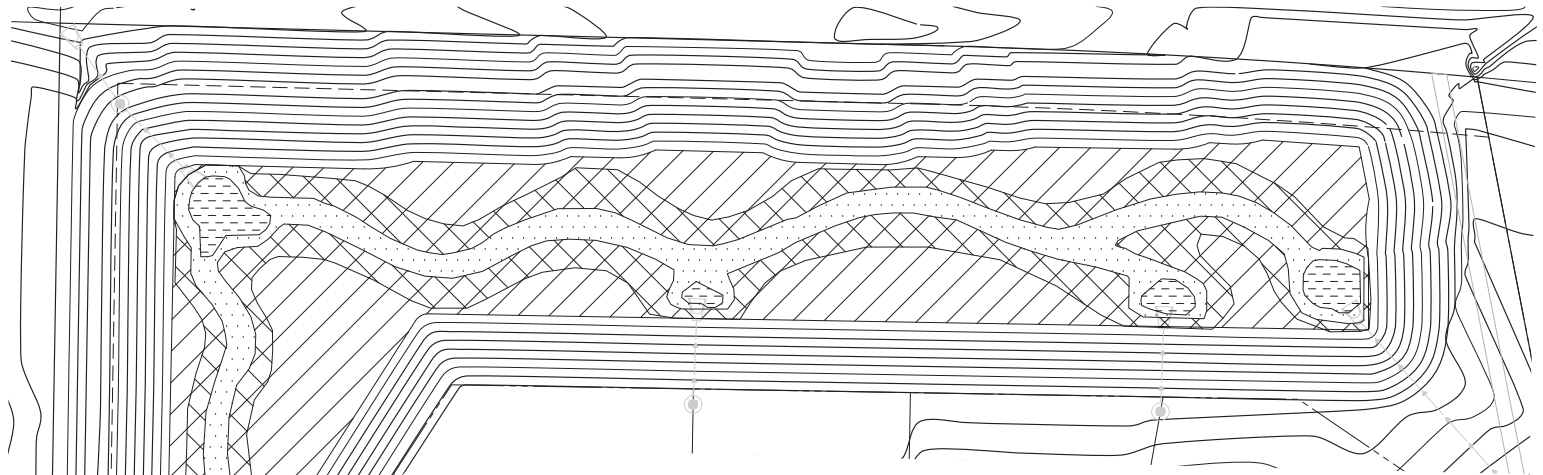
DRAWN BY : TF





CHECKED BY : NAV

WETLAND IMPACT PLAN

C-13.0
SHEET

C:\PROJECTS\Airhart_Construction\190726.00_Munhall_Gl_Channels_Site_Drv_DWG\CAD\DWG\190726.00_SHEET_C-13.0_Wetland_Impact.dwg



- LEGEND**
-  MICROPOOL / FOREBAY
 -  LOW FLOW MEANDER / DEEP EMERGENT (0.19 ACRES)
 -  WET MEADOW (0.38 ACRES)
 -  EMERGENT (0.26 ACRES)

**ENGINEERING
RESOURCE ASSOCIATES**
1030 WEST AVENUE, SUITE 100
MUNSHILL, ILLINOIS 61868
PH: (815) 733-3000
WWW.ERASSOCIATES.COM



**AIRHART
CONSTRUCTION**
Building a Better Tomorrow

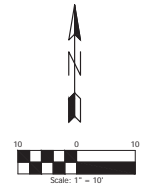
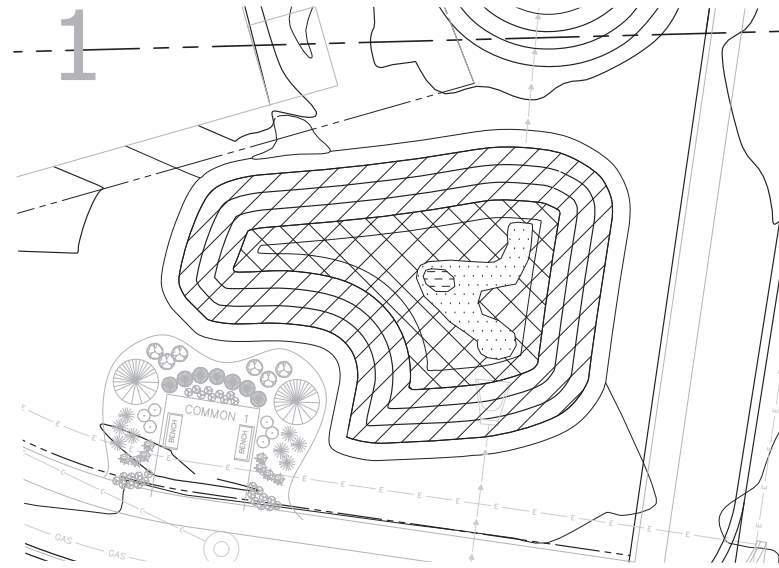
MUNHALL GLEN
ST CHARLES, IL
EPA PROJECT NO.
10026-00





DATE	DESCRIPTION

DATE	07-24-2010
PROJECT #	10026-00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

**WETLAND
MITIGATION
PLAN**

C-14.0
SHEET



- LEGEND**
-  OPEN WATER
 -  EMERGENT PLANT COMMUNITY (0,012 ACRES)
 -  MESIC PRAIRIE BUFFER (0,052 ACRES)
 -  WET PRAIRIE / SEDGE MEADOW (0,045 ACRES)

**ENGINEERING
RESOURCE ASSOCIATES**
 2200 WEST PARKWAY SUITE 100
 CHICAGO, ILLINOIS 60626
 TEL: (773) 739-3000
 WWW.ERASSOCIATES.COM



**AIRHART
CONSTRUCTION**
Building a Better Tomorrow

**AIRHART
CONSTRUCTION**

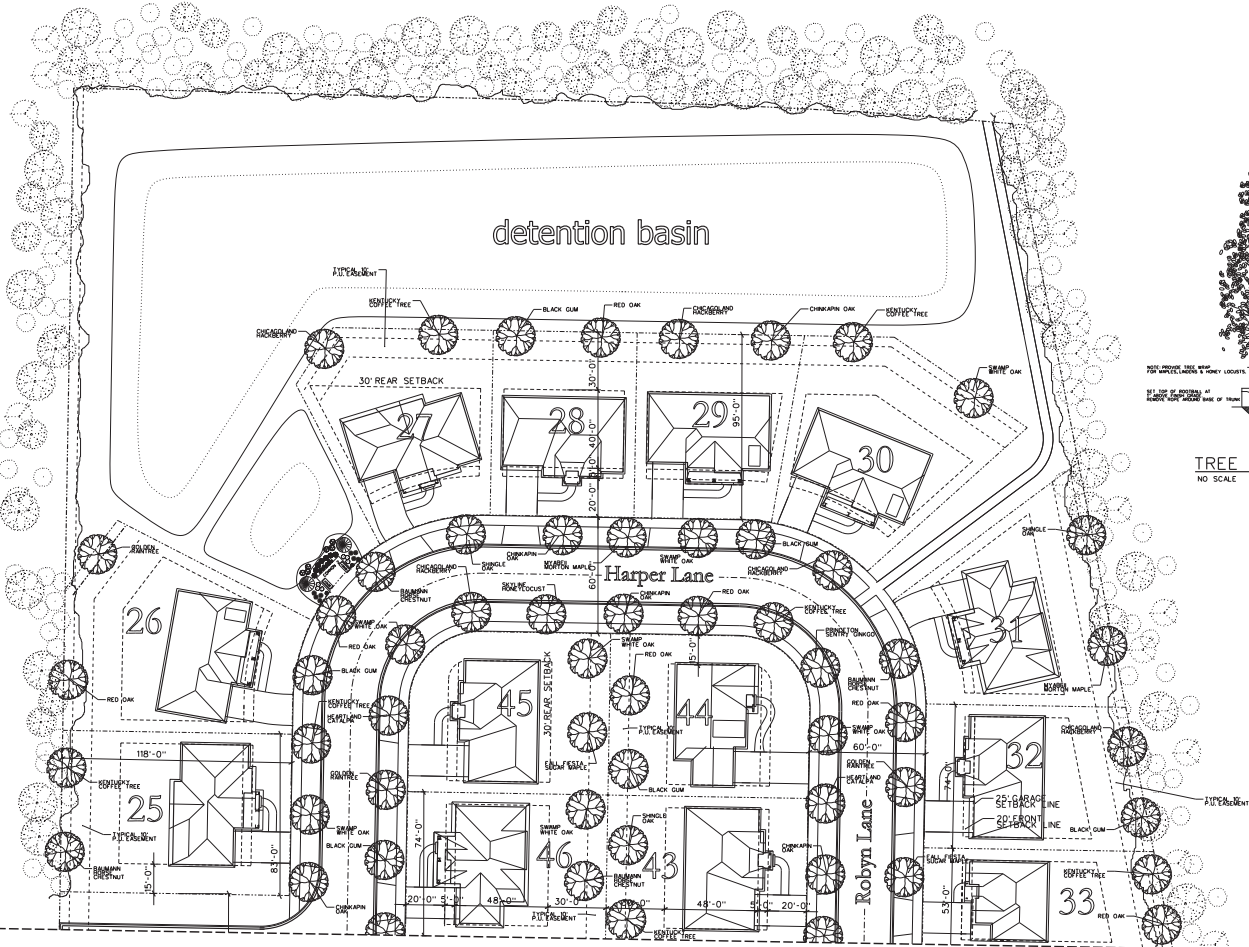
MUNHALL GLEN
 ST CHARLES, IL
 EIR PROJECT NO.
 100226-00

DATE	DESCRIPTION

DATE	07-24-2020
PROJECT #	100226-00
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

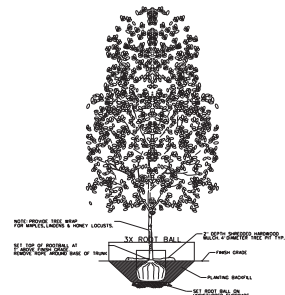
**RAIN
GARDEN
PLAN**

C-15.0
SHEET

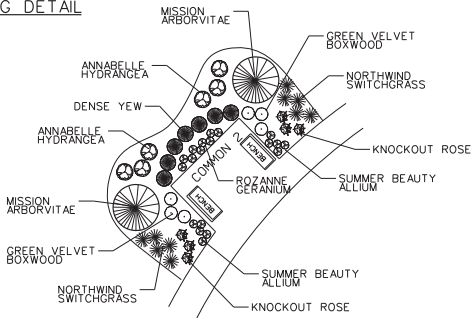


MATCH LINE

PLANT MATERIAL LIST			
TREES			
1	ACER S. FALL FESTA	FALL FESTA SUGAR MAPLE	2 1/2"
1	ACER NYABERMORTON	NYABERMORTON MAPLE	2 1/2"
1	AEQUILUS R. STRAWNAY	BAUMANN HORSE-CHESTNUT	2 1/2"
1	CAVALPA S. "HAWAIIA"	HEARTLAND CATALPA	1 1/2"
1	CELTIS O. "SUNSHINE"	CHICKSAND HICKSBERRY	1 1/2"
1	QUERCUS B. PRINCETON SENTRY	PRINCETON SENTRY QUERCUS	1 1/2"
1	QUERCUS S. "SUNSHINE"	SETTLING HONEYLOCUST	1 1/2"
1	CHENOPODIUM ALBUM	KENTUCKY COFFEE TREE	1 1/2"
1	KOELREUTERIA PANICULATA	GOLDEN STANTREE	1 1/2"
1	NYSSA SYLVATICA	BLACK OAK	1 1/2"
1	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2"
1	QUERCUS IMBRICARIA	SINGLE OAK	1 1/2"
1	QUERCUS MUEHLBERGERII	CHICKAPY OAK	1 1/2"
1	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2"
COMMON AREA 2			
2	THALIA O. "TECHNY"	MISSION ARBORVITAE	4"
2	TAXUS MEDIA "SUNSHINE"	DENSE YEW	3"
6	BUNUS M. "GREEN VELVET"	GREEN VELVET BOXWOOD	5"
6	HYDRANGEA A. "ANNABELLE"	ANNABELLE HYDRANGEA	5 GAL.
6	ROSA X "KNOCKOUT"	KNOCKOUT ROSE	3 GAL.
10	ALLIUM "SUMMER BEAUTY"	SUMMER BEAUTY ALLIUM	1 GAL.
9	GERANIUM S. "ROZANNE"	ROZANNE GERANIUM	1 GAL.
10	PANICUM V. "NORTHWIND"	NORTHWIND SWITCH GRASS	1 GAL.



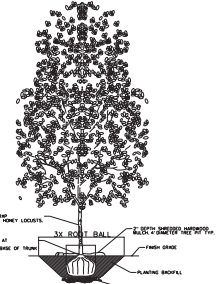
TREE PLANTING DETAIL
NO SCALE



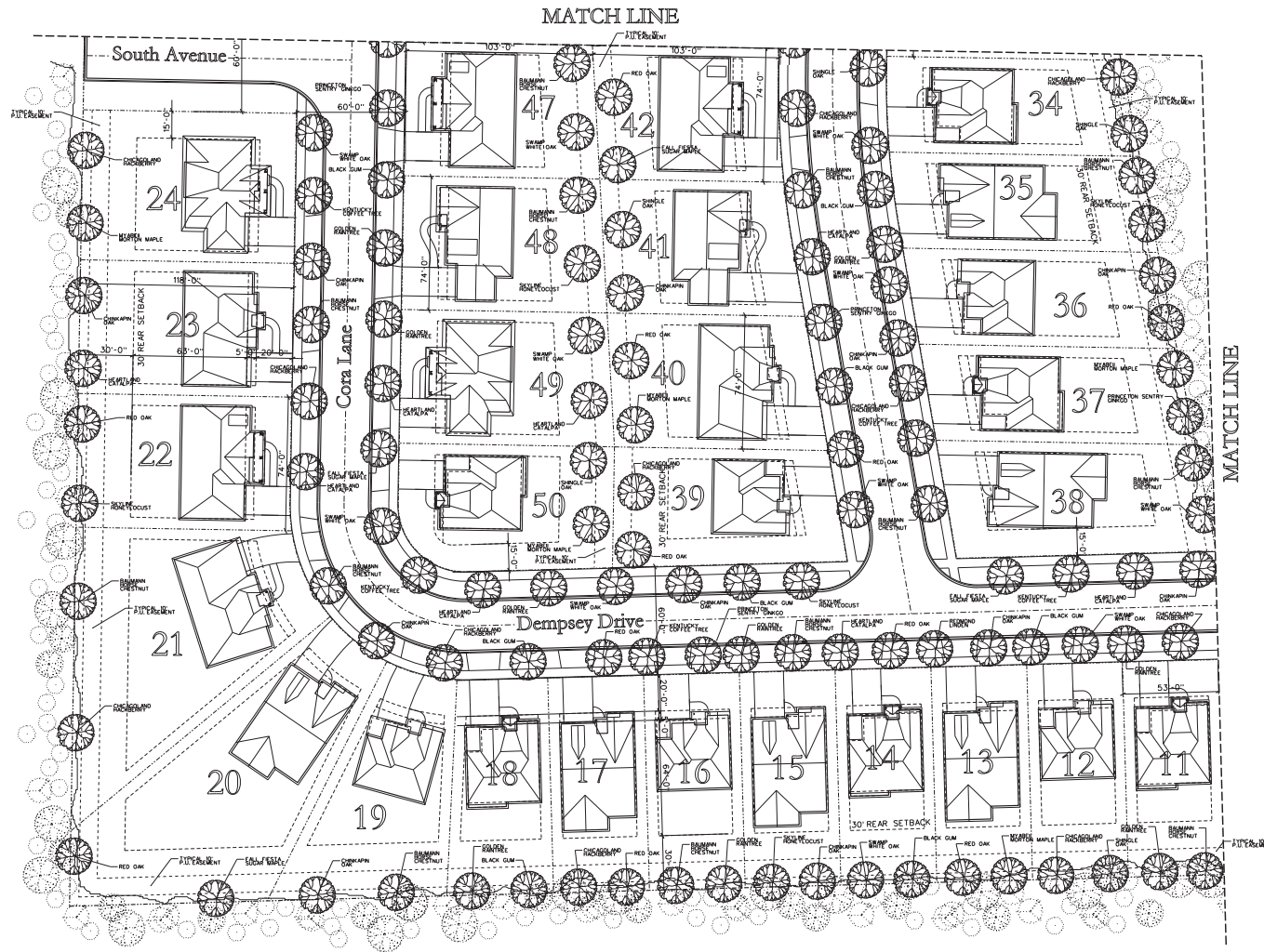
Common Area 2

LANDSCAPE PLAN 1" = 10'-0"

AIRHART CONSTRUCTION
 400 E. ROOSEVELT RD. WEST CHICAGO, IL 60609 (773) 292-2889
 SCALE: 1" = 30'-0" APPROVED BY: _____ DRAWN BY: JCK
 DATE: 7-23-20 REVISION: 9-8-20
 Munhall Glen
 ST. CHARLES, IL
 Landscape Master Plan DRAWING NUMBER: L-1



TREE PLANTING DETAIL
NO SCALE



PLANT MATERIAL LIST

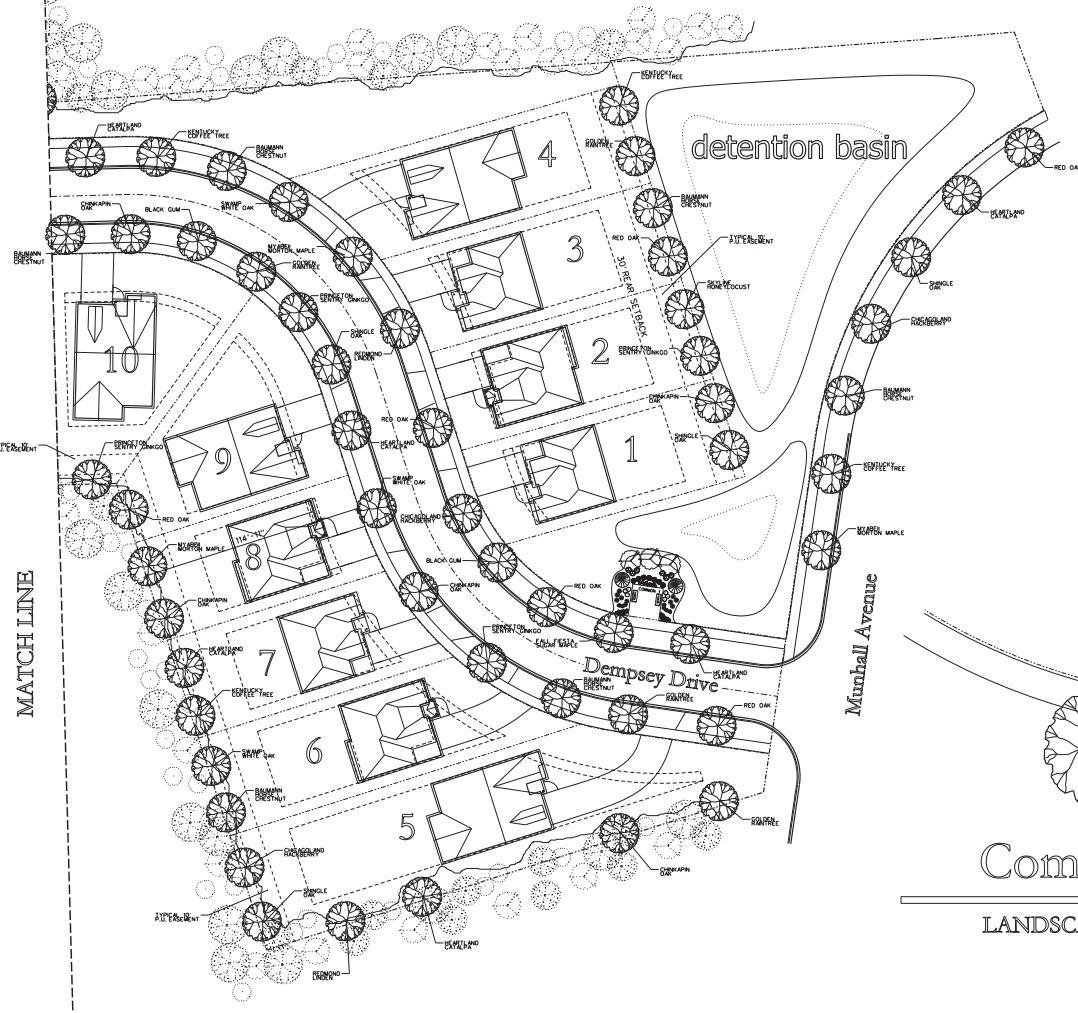
STREET	BORDER	TREES	QUANTITY
2	2	ACER S. FALL PESTAL	2 1/2"
2	2	ACER NYABER MORTON	2 1/2"
2	2	ASCULUS R. BALMAINII	2 1/2"
2	2	CATALPA S. THAWATHA	2 1/2"
2	2	CELOSIA G. THICKLE AND	2 1/2"
2	2	GINCO B. PRINCEPTON SENTRY	2 1/2"
2	2	GLEDSIA T. SPYRINE	2 1/2"
2	2	GYMNOCLADUS DODGII	2 1/2"
2	2	KEULESTERIA PANICULATA	2 1/2"
2	2	NYSSA STYLAVICA	2 1/2"
2	2	QUERCUS BICOLORE	2 1/2"
2	2	QUERCUS NORTONIA	2 1/2"
2	2	QUERCUS MUEHLBERGII	2 1/2"
2	2	QUERCUS RUBRA	2 1/2"
2	2	TILIA E. REDMONDII	2 1/2"
2	2	FALL PESTAL SUGAR MAPLE	2 1/2"
2	2	MYABER MORTON MAPLE	2 1/2"
2	2	BALMAINII HORSE CHESTNUT	2 1/2"
2	2	HEATLAND CATALPA	2 1/2"
2	2	CHICKLY AND HICKORY	2 1/2"
2	2	PRINCEPTON SENTRY GINCO	2 1/2"
2	2	SKYLINE HONEYLOCUST	2 1/2"
2	2	KENTUCKY COFFEE TREE	2 1/2"
2	2	GOLDEN BURNING	2 1/2"
2	2	BLACK GUM	2 1/2"
2	2	SWAMP WHITE OAK	2 1/2"
2	2	SHINGLE OAK	2 1/2"
2	2	CHICKLY OAK	2 1/2"
2	2	NORTHERN RED OAK	2 1/2"
2	2	REDMOND LINDEN	2 1/2"

NOTES:
 1. SOO AREAS AS NOTED.
 2. PREPARE FRESHMAN AND GROUND COVER BEDS W/ 1/4" C.Y. GARDEN CURBSET PER 30' OF DISTANCE TO 8" DEPTH APPROX 2' TO 10'.
 3. MULCH ALL TREE AND SHRUB PLANTINGS TO MAX. 3" & 2" MIN. DEPTH.
 4. SHREDED HARDWOOD MULCH APPROX 30' DIA. VOLS.
 5. MULCH SHOULD NOT BE PILED UP AGAINST TRUNKS OF TREES OR SHRUBS.
 6. A COVER OF AT LEAST 6" OF TOPSOIL SHALL BE PROVIDED IN ALL TURF AREAS.
 7. A COVER OF AT LEAST 9" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING BEDS.

AIRHART CONSTRUCTION
 100 E. ROOSEVELT RD. WEST CHICAGO, IL 60658 4730-2000

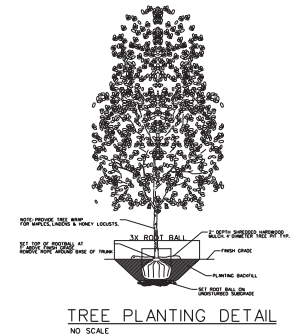
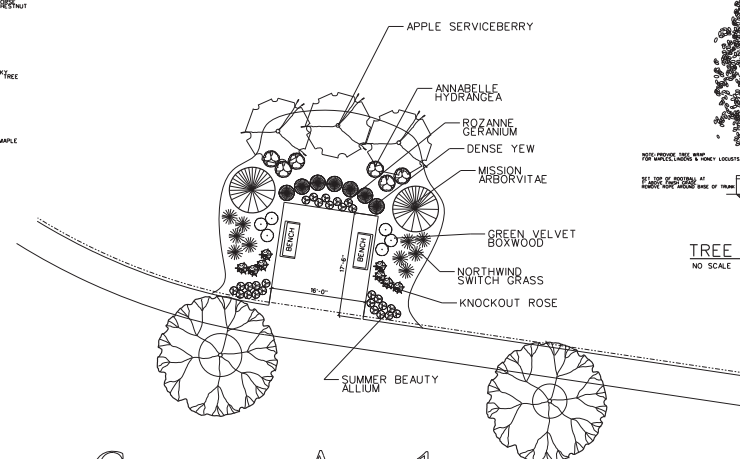
SCALE: 1" = 30'-0" APPROVED BY: _____ DRAWN BY: JCK
 DATE: 7-23-20 REVISION: 9-8-20

Munhall Glen
 St. Charles, IL
 Landscape Master Plan
 DRAWING NUMBER:
 L-2



PLANT MATERIAL LIST		
TREES		
0 ACER S. FAL PESTA	FALL PESTA SUGAR MAPLE	2 1/2"
1 ACER WABELE WORTON	WABELE WORTON MAPLE	1 1/2"
2 AESCULUS H. BALMANN	BALMANN HORSE CHESTNUT	1 1/2"
3 CA. PALM S. WASHINGTON	WASHINGTON PALM	1 1/2"
4 LILLY S. CHICAGO AND	CHICAGO AND HONOREY	1 1/2"
5 CRNGO. B. PRINCETON SENTRY	PRINCETON SENTRY ENKGO	1 1/2"
6 CLEOSTA T. SPKING	SPKING MORE LOSTUS	1 1/2"
7 GYMNOCLADUS BOICUS	KENTUCKY COFFEE TREE	1 1/2"
8 KOELPITERIA PANDULATA	OLDEN HANTREE	1 1/2"
9 NYSSA SYLVATICA	BLACK OAK	1 1/2"
10 QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2"
11 QUERCUS IMBRICARIA	SHINGLE OAK	1 1/2"
12 QUERCUS MULHENSIS	CHINKAPIN OAK	1 1/2"
13 QUERCUS RUBRA	NORTHERN RED OAK	1 1/2"
14 TILIA S. BECKWOLD	REDMOND LINDEN	1 1/2"
COMMON AREA 1		
3 AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	6'
4 THUNJA O. TECHNY	MISSION ARBORVITAE	4'
5 TAXUS MEDIA DENSDORMIS	DENSE YEW	8"
6 BUXUS M. GREEN VELVET	GREEN VELVET BOXWOOD	8"
7 HYDRANGEA A. ANNABELLE	ANNABELLE HYDRANGEA	5 GAL.
8 ROSA X KNOCKOUT	KNOCKOUT ROSE	3 GAL.
9 ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM	1 GAL.
10 GERANIUM S. ROZANNE	ROZANNE GERANIUM	1 GAL.
11 PANICUM V. NORTHWIND	NORTHWIND SWITCH GRASS	1 GAL.

NOTES:
 - PREPARE PLANTING AND GROUNDCOVER BEDS W/ 1 CY GARDEN COMPOST PER 100 SF ROTOTILLED TO 8" DEPTH (APPROX. 2 CU YD).
 - MULCH ALL TREES AND SHRUBS PLANTED TO MAX 5' x 4' MIN DEPTH SHREDED HARDWOOD MULCH (APPROX. 20 CU YD).
 - MULCH SHOULD NOT BE PILED UP AGAINST TRUNKS OF TREES OR SHRUBS.
 - A COVER OF AT LEAST 6" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING AREAS.
 - A COVER OF AT LEAST 9" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING BEDS.



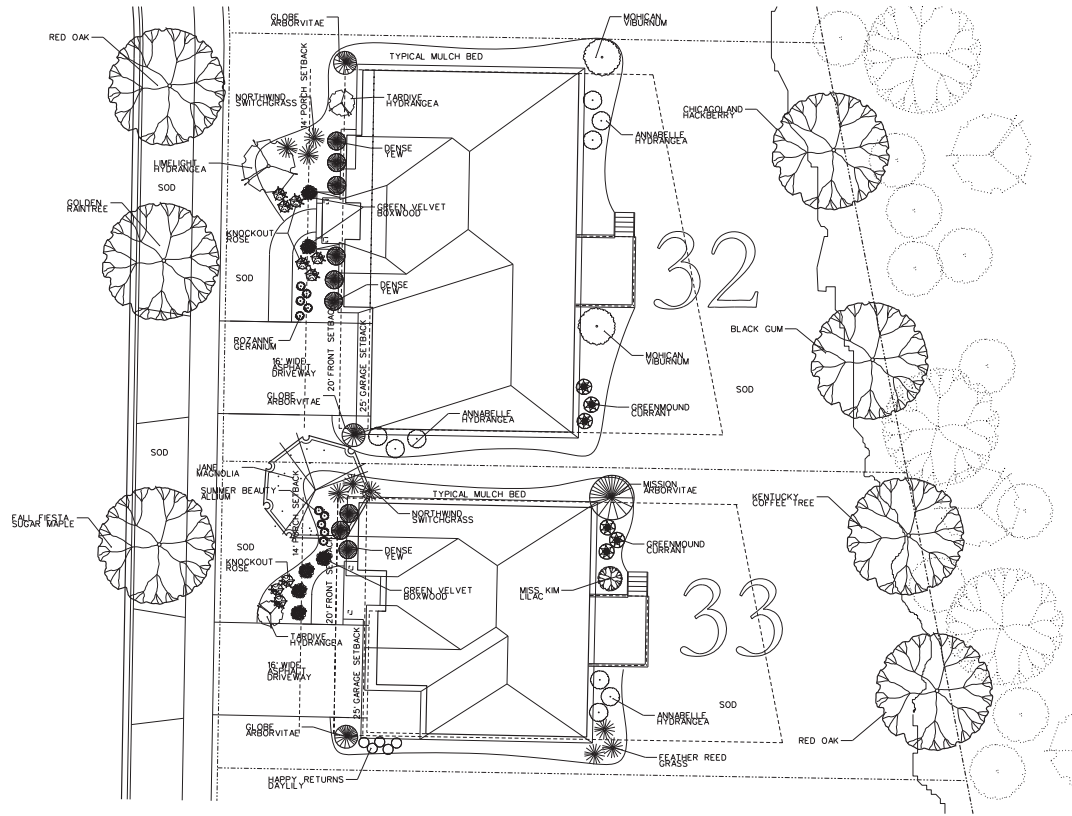
Common Area 1

LANDSCAPE PLAN

1" = 10'-0"

AIRHART CONSTRUCTION
 600 S. ROOSEVELT RD. WEST CHICAGO, IL 60608 (800) 995-0000

SCALE: 1" = 30'-0"	APPROVED BY:	DRAWN BY: JCK
DATE: 7-23-20	REVISED: 9-8-20	
Munhall Glen		
ST. CHARLES, IL		
Landscape Master Plan		DRAWING NUMBER: L-3



PLANT MATERIAL LIST

1	CELTIS O. 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2 1/2"
1	KOELREUTERIA PANICULATA	COLDEN RAIN TREE	2 1/2"
1	NYSSA SYLVATICA	BLACK GUM	2 1/2"
1	QUERCUS RUBRA	RED OAK	2 1/2"
1	HYDRANGEA P. 'LIME LIGHT'	TARDIVE HYDRANGEA	15 GAL. (TREE)
2	THUJA O. 'WOODWARD'	GLOBE ARBORVITAE	5 GAL.
2	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	15"
6	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
6	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
1	HYDRANGEA P. 'TARDIVA'	TARDIVE HYDRANGEA	5 GAL.
3	RIESES A. 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
6	ROSA X 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
2	VIBURNUM L. 'MOHICAN'	MOHICAN VIBURNUM	5 GAL.
5	GERANIUM S. 'ROZANNE'	ROZANNE GERANIUM	1 GAL.
3	PANICUM S. 'NORTHWIND'	NORTHWIND SWITCHGRASS	1 GAL.

NOTE:

PROVIDE 2 YD. GARDEN MIX &
9.5 YD. SHREADED HARDWOOD MULCH

LOT 32 SHALLOW HOUSE DESIGN

PLANT MATERIAL LIST

1	ACER S. 'FALL FIESTA'	FALL FIESTA MAPLE	2 1/2"
1	QUERCUS RUBRA	RED OAK	2 1/2"
1	GYMNOCADUS DIDICUS	KENTUCKY COFFEE TREE	2 1/2"
1	MAGNOLIA S. 'JANE'	JANE MAGNOLIA	6"
1	THUJA O. 'TECHNY'	MISSION ARBORVITAE	48"
3	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL.
4	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
3	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
1	HYDRANGEA P. 'TARDIVA'	TARDIVE HYDRANGEA	5 GAL.
3	RIESES A. 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
3	ROSA X 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
1	SYRINGA P. 'MISS KIM'	MISS KIM LILAC	5 GAL.
3	PANICUM S. 'NORTHWIND'	NORTHWIND SWITCHGRASS	1 GAL.
3	CALAMAGROSIS 'KARL FÖRSTER'	FEATHER REED GRASS	1 GAL.
5	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL.
5	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	1 GAL.

NOTE:

PROVIDE 2 YD. GARDEN MIX &
9.5 YD. SHREADED HARDWOOD MULCH

LOT 33 NARROW HOUSE DESIGN



SCALE: T = 1/8" = 1'-0" REVISED 9-8-20 DRAWN BY: JCK

DATE: 7-23-20

Munhall Glen

ST. CHARLES, IL

Typical Unit Landscaping

DRAWING NUMBER:
L-4

P.L.N.:
 09-26-376-003 (PARCEL 1)
 09-26-376-001 (PARCEL 2)
 09-26-376-005 (PARCEL 3)
 09-35-126-010 (PARCEL 4)
 09-26-377-004 (PARCEL 5)



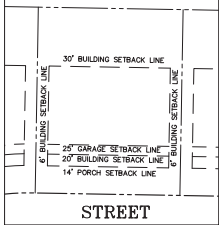
LOCATION MAP
 NOT TO SCALE

AREA SUMMARY

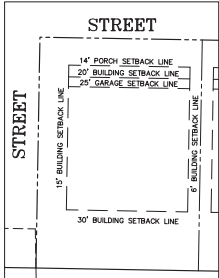
LOTS 1-50: 407,725 SQUARE FEET (9.360 ACRES±)
 OUTLOTS A & B: 126,542 SQUARE FEET (2.905 ACRES±)
 RIGHT-OF-WAY: 136,330 SQUARE FEET (3.128 ACRES±)
 TOTAL: 670,397 SQUARE FEET (15.390 ACRES±)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	233.00'	88.14'	N50°06'00"E	88.60'	
	(233.00')	(88.15')			
C2	233.00'	52.64'	S32°40'05"W	52.52'	
	(233.00')	(52.64')			

TYPICAL SETBACK DETAIL



TYPICAL SETBACK DETAIL
 LOTS 24-25, 39-40,
 45-46 AND 51

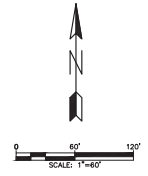
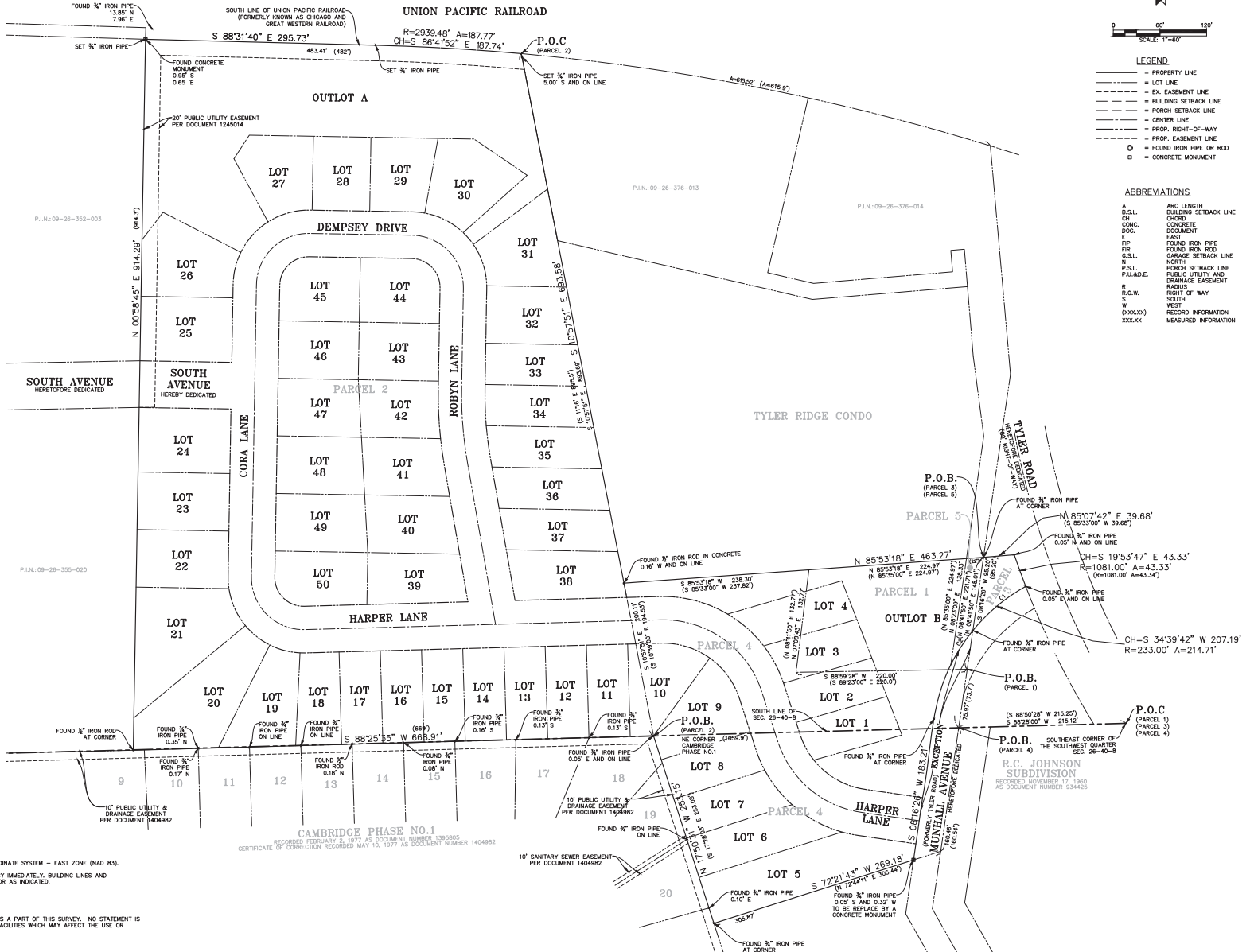


GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

PRELIMINARY PLAT OF SUBDIVISION
 OF
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - · - · EX. EASEMENT LINE
 - · - · BUILDING SETBACK LINE
 - · - · PORCH SETBACK LINE
 - · - · CENTER LINE
 - · - · PROP. RIGHT-OF-WAY
 - · - · PROP. EASEMENT LINE
 - = FOUND IRON PIPE OR ROD
 - = CONCRETE MONUMENT

- ABBREVIATIONS**
- A. ARC LENGTH
 - B.S.L. BUILDING SETBACK LINE
 - CH. CHORD
 - CONC. CONCRETE
 - DOC. DOCUMENT
 - E. EAST
 - F.P. FOUND IRON PIPE
 - F.P.R. FOUND IRON ROD
 - G.S.L. GARAGE SETBACK LINE
 - N. NORTH
 - P.S.L. PORCH SETBACK LINE
 - P.U.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - R. RIGHT OF WAY
 - R.O.W. SOUTH
 - W. WEST
 - (XXX.XX) RECORD INFORMATION
 - XXX.XX MEASURED INFORMATION

ENGINEERING
 RESOURCE ASSOCIATES
 3300 WEST AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60659
 PHONE (312) 374-1000
 FAX (312) 374-1001
 WWW.ERASOURCE.COM



AIRHART CONSTRUCTION

MUNHALL GLEN SUBDIVISION
 ST. CHARLES, IL

PREPARED FOR: PROJECT:

DATE: 07/28/2020

PROJECT # 19076.00

DRAWN BY: C. OMB

CHECKED BY: BIM

APPROVED BY: CCS

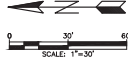
PRELIMINARY PLAT OF SUBDIVISION

SHEET
 1 of 4

P.L.N.:
 09-26-376-003 (PARCEL 1)
 09-26-376-001 (PARCEL 2)
 09-26-376-002 (PARCEL 3)
 09-35-126-010 (PARCEL 4)
 09-26-377-004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



UNION PACIFIC RAILROAD

SOUTH LINE OF UNION PACIFIC RAILROAD (FORMERLY CHICAGO & NORTHWESTERN RAILROAD)

N. 88°31'40" W. 295.73'

R=0936.64' A=187.77'
 CH=1.854152' W=1877.4'

SET 3/4" IRON PIPE
 5.00'S & ON-LINE
 P.O.C. (PARCEL 2)

FOUND CONCRETE MARKER
 0.96' S
 0.60' E

P.O.C. (PARCEL 2)
 SET 3/4" IRON PIPE
 5.00'S & ON-LINE

LOT 29
 7,487 S.F.
 0.171 AC

LOT 28
 7,000 S.F.
 0.161 AC

LOT 27
 5,441 S.F.
 0.126 AC

LOT 30
 8,639 S.F.
 0.222 AC

LOT 31
 8,445 S.F.
 0.217 AC

LOT 32
 8,170 S.F.
 0.188 AC

LOT 33
 6,363 S.F.
 0.151 AC

LOT 34
 7,120 S.F.
 0.163 AC

LOT 35
 7,430 S.F.
 0.171 AC

LOT 36
 7,513 S.F.
 0.172 AC

LOT 37
 7,571 S.F.
 0.174 AC

LOT 38
 8,912 S.F.
 0.209 AC

LOT 39
 7,445 S.F.
 0.182 AC

LOT 40
 8,412 S.F.
 0.193 AC

LOT 41
 7,778 S.F.
 0.179 AC

LOT 42
 7,911 S.F.
 0.172 AC

LOT 43
 7,622 S.F.
 0.175 AC

LOT 44
 8,255 S.F.
 0.190 AC

LOT 45
 8,255 S.F.
 0.190 AC

LOT 46
 7,622 S.F.
 0.175 AC

LOT 47
 7,819 S.F.
 0.180 AC

LOT 48
 8,214 S.F.
 0.189 AC

LOT 49
 8,809 S.F.
 0.198 AC

LOT 50
 7,949 S.F.
 0.182 AC

LOT 26
 10,402 S.F.
 0.239 AC

LOT 25
 9,794 S.F.
 0.225 AC

LOT 24
 9,794 S.F.
 0.225 AC

LOT 23
 8,732 S.F.
 0.200 AC

LOT 22
 8,739 S.F.
 0.201 AC

LOT 21
 14,562 S.F.
 0.334 AC

LOT 10
 8,626 S.F.
 0.193 AC

LOT 11
 6,307 S.F.
 0.145 AC

LOT 12
 6,307 S.F.
 0.145 AC

LOT 13
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LOT 14
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LOT 15
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LOT 16
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LOT 17
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LOT 18
 6,310 S.F.
 0.146 AC

LOT 19
 8,766 S.F.
 0.201 AC

LOT 20
 14,340 S.F.
 0.329 AC

FOUND 3/4" IRON PIPE
 0.17' N

FOUND 3/4" IRON PIPE
 0.35' N

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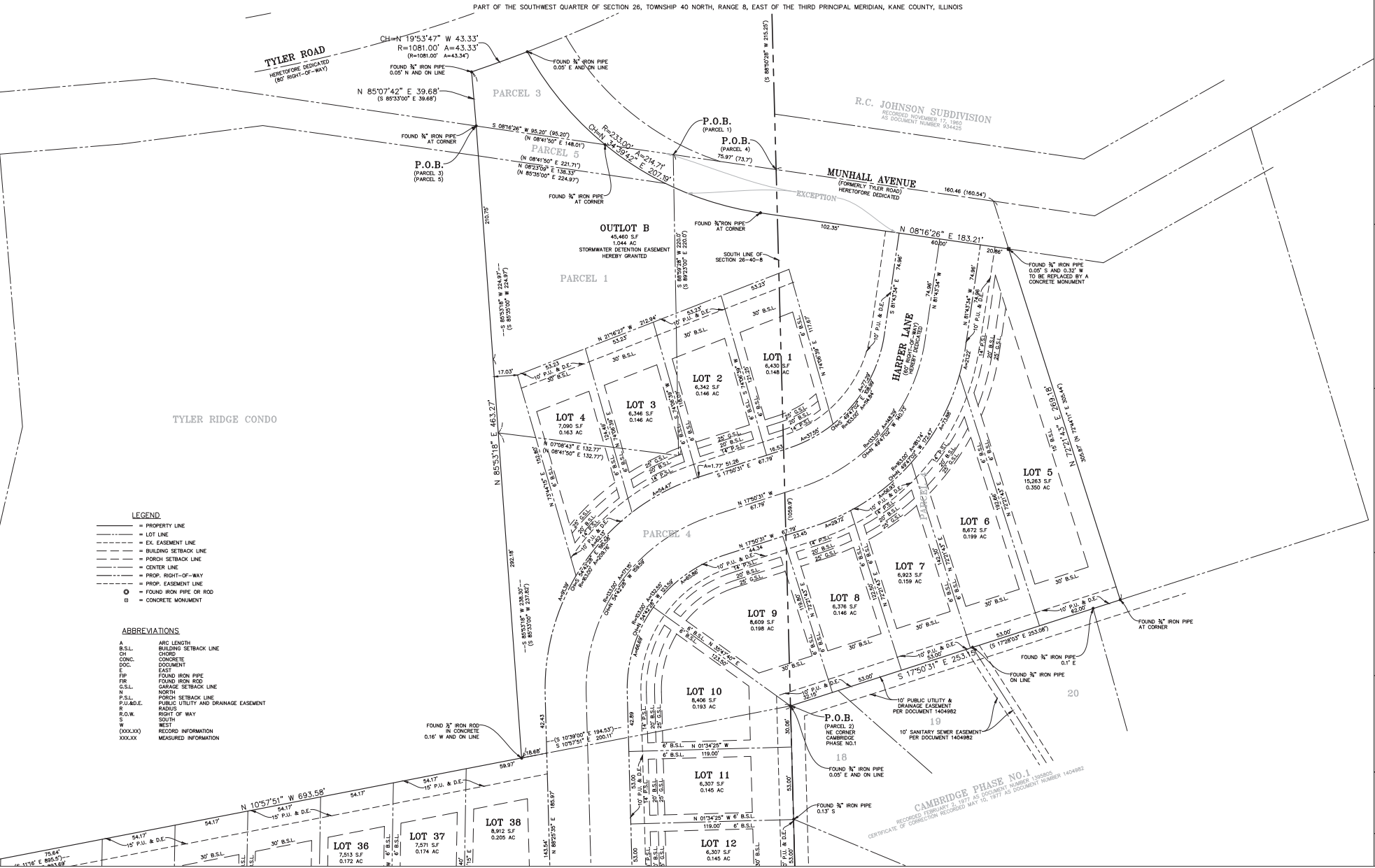
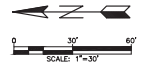
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P.L.N.:
 09-26-376-003 (PARCEL 1)
 09-26-376-001 (PARCEL 2)
 09-26-376-005 (PARCEL 3)
 09-35-126-010 (PARCEL 4)
 09-26-377-004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION



- LEGEND**
- = PROPERTY LINE
 - - - = LOT LINE
 - - - = EX. EASEMENT LINE
 - - - = BUILDING SETBACK LINE
 - - - = PORCH SETBACK LINE
 - - - = CENTER LINE
 - - - = PROP. RIGHT-OF-WAY
 - - - = IRON EASEMENT LINE
 - = FOUND IRON PIPE OR ROD
 - = CONCRETE MONUMENT

- ABBREVIATIONS**
- A = ARC LENGTH
 - B.S.L. = BUILDING SETBACK LINE
 - CH = CHORD
 - CONC. = CONCRETE
 - DOC. = DOCUMENT
 - E = EASEMENT
 - FB = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - G.S.L. = GARAGE SETBACK LINE
 - N = NORTH
 - N.S.L. = NORTH SETBACK LINE
 - P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - R = RIGHT-OF-WAY
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - W = WEST
 - (X)X(X) = RECORD INFORMATION
 - XXX.XX = MEASURED INFORMATION

ENGINEERING
 RESOURCE ASSOCIATES
 3300 WEST AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60659
 PHONE (773) 374-1000
 FAX (773) 374-1000
 www.resourceassociates.com



AIRHART CONSTRUCTION

MUNHALL GLEN SUBDIVISION
 ST. CHARLES, IL

PROJECT:

DATE	DESCRIPTION

DATE	07/25/2020
PROJECT #	190726.00
DRAWN BY	C. OMB
CHECKED BY	BM
APPROVED BY	CCG

CAMBRIDGE PHASE NO.1
 RECORDED FEBRUARY 10, 2019 AS DOCUMENT NUMBER 134980
 CERTIFICATE OF CORRECTION RECORDED MAY 10, 1977 AS DOCUMENT NUMBER 1404982

PRELIMINARY PLAT OF SUBDIVISION

P.L.N.:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-005 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION OF MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

PLEASE RETURN THE RECORDED MYLAR TO:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, ILLINOIS 60174

PLEASE MAIL A COPY OF THE RECORDED PLAT TO:
ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

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

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, A.D. 20____

AT _____, ILLINOIS.

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

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

COUNTY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

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

_____, MAYOR

ATTEST: _____ CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

APPROVED THIS _____ DAY OF _____, A.D. 20____
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

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

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO

ROADWAY ACCESS TO _____ PURSUANT TO ILLCS CHAPTER 765 PARAGRAPH 205/2.

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

COUNTY ENGINEER

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

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE.

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

BY: _____

ATTEST: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_____, MAYOR

ATTEST: _____ CITY CLERK

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERTICOM AND NCCOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAN OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, BRANCHES AND CONNECTIONS, CATCH BASINS, AND WITHOUT WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE GRANTED TO THE CITY OF ST. CHARLES AND THE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BEGINS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIGNAGE, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS, UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BAGGELS AND SOUND SO AS TO RETURN SURFACE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION (APPENDIX B).

STORMWATER DETENTION EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAN OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO DRAINAGE SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BORNE ON THE HEIR, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

PUBLIC ACCESS
PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAN OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

STORMWATER DETENTION EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAN OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BORNE ON THE HEIR, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
ALL OF THE PROPERTY INCLUDED IN THIS SUBDIVISION SHALL BE HELD, TRANSFERRED AND CONVEYED SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESTRICTIONS FOR THE MUNHALL GLEN SUBDIVISION.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, COUNTY OF KANE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 170009006H DATED AUGUST 3, 2009.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004022
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, COLIN C. GRAVES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004022, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTH WEST QUARTER, 133.77 FEET TO THE CENTER LINE OF TYLER ROAD; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID CENTER LINE, 132.77 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID CENTER LINE, 148.01 FEET TO THE POINT OF BEGINNING; (EXCEPT ANY PART LING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER, 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 11 DEGREES 16 MINUTES WEST ALONG SAID ORIGINAL CENTER LINE, 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 184.53 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE NORTH 11 DEGREES 16 MINUTES WEST ALONG SAID ORIGINAL CENTER LINE, 184.53 FEET TO THE POINT OF BEGINNING; (EXCEPT ANY PART LING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER, 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 11 DEGREES 16 MINUTES WEST ALONG SAID ORIGINAL CENTER LINE, 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 184.53 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE NORTH 11 DEGREES 16 MINUTES WEST ALONG SAID ORIGINAL CENTER LINE, 184.53 FEET TO THE POINT OF BEGINNING; (EXCEPT ANY PART LING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID CENTER LINE, 132.77 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID CENTER LINE, 148.01 FEET TO THE POINT OF BEGINNING; (EXCEPT ANY PART LING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER, 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE, 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 90.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 233.0 FEET TANGENT TO A LINE DRAWN SOUTH 39 DEGREES 33 MINUTES 44 SECONDS WEST FROM THE LAST DESCRIBED POINT 52.64 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 33 SECONDS EAST 138.04 FEET TO A LINE DRAWN SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 22.0 FEET TO THE POINT OF BEGINNING; (EXCEPT ANY PART LING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

I HEREBY GRANT PERMISSION TO THE CITY OF ST. CHARLES CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

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

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004022
LICENSE EXPIRES: NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184-001186
LICENSE EXPIRES: APRIL 30, 2021



ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-1000
FAX: (630) 393-1001
WWW.ERASOURCE.COM



AIRHART CONSTRUCTION
"Building a Better Tomorrow"
4022 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

PREPARED FOR:
MUNHALL GLEN SUBDIVISION
ST. CHARLES, IL

PROJECT:

DATE: 07/28/2020
PROJECT #: 180726.00
DRAWN BY: CDB
CHECKED BY: BKA
APPROVED BY: CDB

PRELIMINARY PLAT OF SUBDIVISION

SHEET 4 of 4

Prepared For:
Airhart Construction
500 E Roosevelt Rd.
West Chicago, IL 60185

Munhall Glen Subdivision – Tree Inventory and Preservation Plan

The existing project site is approximately 15.39 acres and contains a mixture of residential, agricultural, wetland and woodland areas. This report will break down the dense woodland areas by zones and will provide general information of each zone. Per discussion with staff and due to dense invasive undergrowth, specific information was provided for trees greater than 6" Diameter at Breast Height (DBH) (species, size and condition) in the residential zone. The rest of the zones have a dense brush layer, typical to invasive tree species making access challenging. If a more detailed analysis will be required, a significant amount of brush will need to be removed to inventory these areas.

The tree preservation zones are as follows:

- Residential Zone – Individual Trees identified
- South Zone Abutting Residential – General Community Composition
- West Zone Abutting Yard – General Community Composition
- East Zone Abutting Commercial – General Community Composition
- Wetland / Drainage Swale – General Community Composition

Below is a table with a list of the tree species found on-site. Included in this table is each species each species' Coefficient of Conservatism (C Value) and native/invasive status. C Values range from 0 - 10 and represent an estimated probability that a plant is likely to occur in a landscape relatively unaltered from what is believed to be pre-European settlement condition. For example, a C of 0, is given to plants such as *Acer negundo*, Box Elder, that have demonstrated little fidelity to any remnant natural community (i.e. may be found almost anywhere). Similarly, a C of 10 is applied to plants that are almost always restricted to a pre-settlement remnant (i.e. a high-quality natural area). Invasive (non-native) species are assigned a C-value of 0 and are considered invasive.

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	NATIVITY
<i>Acer negundo</i>	Box Elder	0	Native
<i>Acer saccharinum</i>	Silver Maple	1	Native
<i>Juglans nigra</i>	Black Walnut	3	Native
<i>Morus alba</i>	White Mulberry	0	Invasive
<i>Populus deltoides</i>	Eastern Cottonwood	0	Native
<i>Prunus serotina</i>	Black Cherry	0	Native
<i>Quercus alba</i>	Northern White Oak	5	Native

<i>Rhamnus cathartica</i>	European Buckthorn	0	Invasive
<i>Robinia pseudoacacia</i>	Black Locust	0	Invasive
<i>Ulmus pumila</i>	Siberian Elm	0	Invasive

This floristic information was obtained from Herman, B., Sliwinski, R. and S. Whitaker. 2017. Chicago Region FQA (Floristic Quality Assessment) Calculator. U.S. Army Corps of Engineers, Chicago, IL. This version of the calculator has floristic information pertaining to the Chicago Region as originally delineated by the authors of the Floristic Quality Assessment - Swink, F. and Wilhelm, G. 1994. Plants of the Chicago Region, 4th Ed. The Indiana Academy of Science, Morton Arboretum, Lisle, IL. Updated Coefficients of Conservatism (C-value) are based on Flora of the Chicago Region: A Floristic and Ecological Synthesis. Gerould Wilhelm & Laura Rericha. 2017. Indiana Academy of Science. Indianapolis, IN.

Residential Zone

The residential zone is the only zone that an individual tree identification was able to occur. The following table represents the Trees Inventoried and their associated Rating. The rating is based on tree health and structural integrity.

Tree #	DBH	Common Name	Species	Rating	Recommendation
1	15"	Maple	Acer	Good	Protective Fence if possible
2	42"	Oak	Quercus	Good	Protective Fence if possible
3	10"	Maple	Acer	Good	Protective Fence if possible
4	14"	Maple	Acer	Poor	Remove
5	38"	Oak	Quercus	Good	Protective Fence if possible
6	12"	Oak	Quercus	Good	Protective Fence if possible
7	14",14"	Elm	Ulmus	Good	Protective Fence if possible
8	36"	Oak	Quercus	Fair	Protective Fence if possible
9	44"	Oak	Quercus	Good	Protective Fence if possible
10	38"	Oak	Quercus	Good	Protective Fence if possible

South Zone Abutting Residential

The area inventoried along the south edge property line abuts the Cambridge Phase No.1 residential subdivision to the south and is approximately 1.70 acres of woodland. The trees in this area consisted of Buckthorn, Black Locust, mulberry, Cottonwood, Silver Maples, and Boxelder. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the residential subdivision to the agricultural area. There are several good size Silver Maples in this area that could be considered desirable, though the effects from grade change, due to storm water management requirements and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

Acer negundo (Boxelder): <5%
Acer saccharinum (Silver Maple): 40%
Morus alba (Mulberry): <5%
Populus deltoides (Cottonwood): <5%
Rhamnus cathardica (Buckthorn): 40%
Robinia pseudoacacia (Black Locust): <5%

West Zone Abutting Yard

The area inventoried along the west edge property line abuts an industrial material yard and is approximately 0.6 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Cottonwood, Silver Maples, Boxelder, Cherry, and Walnut. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the industrial yard to the west. There are several Walnut, Silver Maples, Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, due storm water management requirements and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

Acer negundo (Boxelder): <5%
Acer saccharinum (Silver Maple):10%
Juglans nigra (Walnut) : 15%
Populus deltoides (Cottonwood): 10%
Prunus serotina (Cherry): <5%
Rhamnus cathardica (Buckthorn): 45%
Ulmus pumila (Siberian Elm): 10%

East Zone Abutting Commercial

The area inventoried along the east edge property line abuts the Tyler Ridge Condo Subdivision and is approximately 1.1 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Silver Maples, Boxelder, Cherry, and Mulberry. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the commercial condos to the east to the agricultural area. There are several

Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, storm water management requirements, and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

Acer negundo (Boxelder):15%
Acer saccharinum (Silver Maple): 5%
Morus alba (Mulberry): 5%
Prunus serotina (Cherry):5%
Rhamnus cathartica (Buckthorn): 65%
Ulmus pumila (Siberian Elm):5%

Wetland / Drainage Swale

The area inventoried along north property line and the area that runs along the drainage swale through the center of the property is approximately 4.3 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Cottonwood, Silver Maples, Boxelder and Mulberry. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening to the neighboring industrial to the west and the old rail lines to the north. There are a few large oaks in the NW corner and several Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, due storm water management requirements and construction would like cause them to not survive.

Rough Percentages of trees found in this area:

Acer negundo (Boxelder): 20%
Acer saccharinum (Silver Maple): 5%
Morus alba (Mulberry): 5%
Populus deltoides (Cottonwood): 5%
Rhamnus cathartica (Buckthorn): 60%
Ulmus pumila (Siberian Elm):5%

Recommendations

The majority of the wooded areas on-site consist of invasive trees with intermittent desirable species. The proposed construction will be impacting 100% of the site and due to significant elevation change and storm water management requirements, all trees on site will be affected. In lieu of preservation of existing low quality and invasive trees, a significant landscape plan incorporating 92 high quality front yard parkway trees and 98 high quality backyard trees to be used as screening, and will be more beneficial to the long term health of trees on the site as well as neighboring properties.

If it is possible to keep trees, the following protocols should be used:

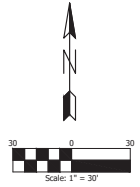
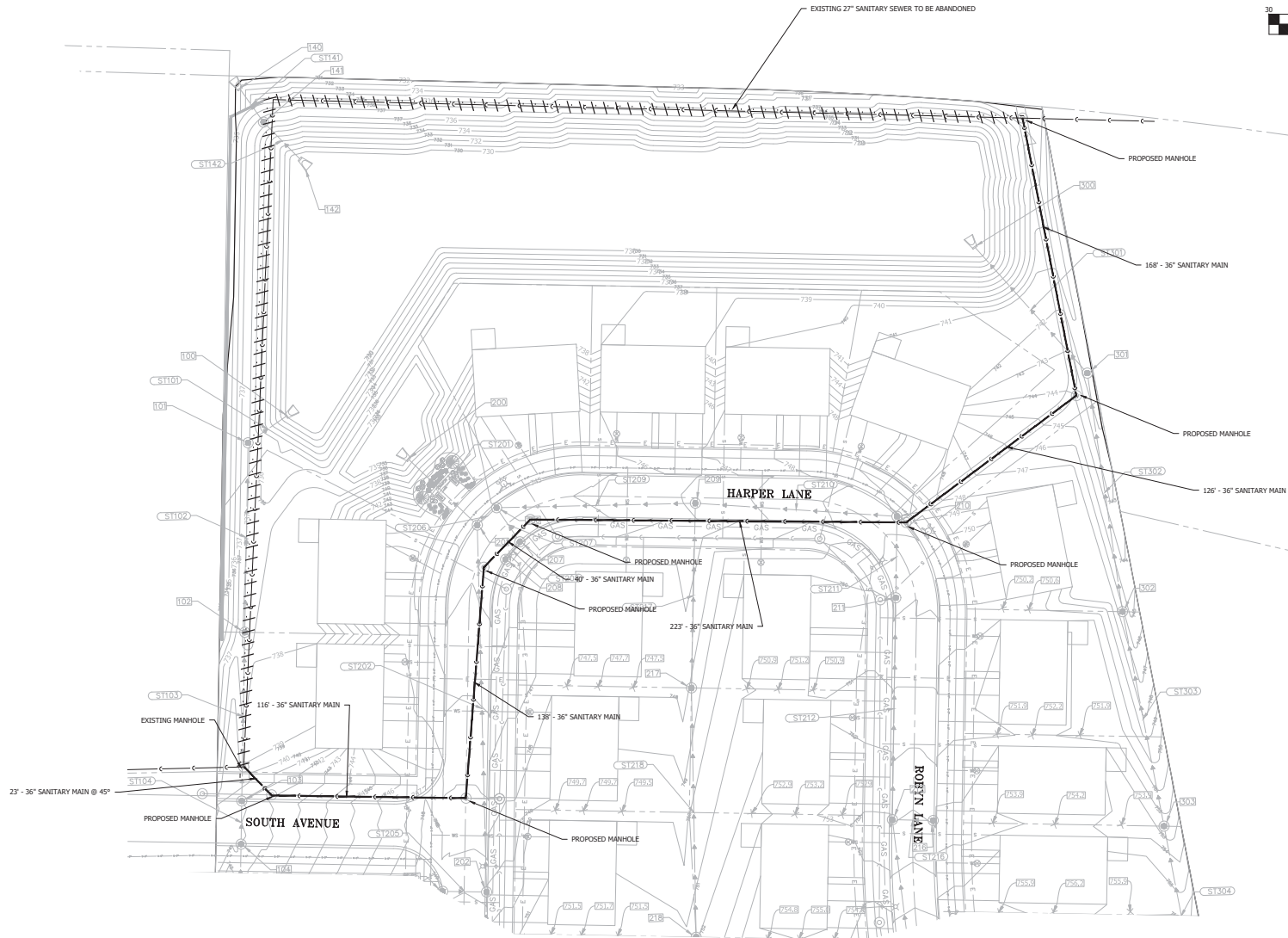
- Install tree protection fence per erosion control plan prior to any construction;
- Fence the public portion (parkways) of the entire tree protection zones with a 6' chain-link fence to prevent wounds to the parkway trees as well as soil compaction prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone - Keep Out";
- At no time shall any equipment, materials, supplies or soil fill be allowed in the tree protection zone;
- The entire tree protection zone should be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn; and
- Tree protection zone is the designated area the encompasses the entire tree canopy.

This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.

The Tree Preservation Plan was performed by Certified Arborist Jay Peters

_____ 7.11.2020

Jay C. Peters; Certified Arborist # IL-1201



**ENGINEERING
RESOURCE ASSOCIATES**
3025 WEST MARINE DRIVE, SUITE 100
MUNSHALL, WA 98148
PHONE: (206) 391-3000
WWW.ERASSOCIATES.COM



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CONSTRUCTION**
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CONSTRUCTION**

MUNHALL GLEN
ST. CHARLES, IL
EQD 190726.CO
190726.CO

DATE	07-24-2020
PROJECT #	190726.CO
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION:	

DATE	07-24-2020
PROJECT #	190726.CO
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION:	

36" CITY
SANITARY
SEWER
RELOCATION
PLAN

C-5.X
SHEET

EXHIBIT "E"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RS-4 District	
Minimum Lot Area	6,307 sq. ft. minimum and as shown on the Preliminary Plat of Subdivision
Minimum Lot Width	48 ft. and as shown on the Preliminary Plat of Subdivision
Maximum Building Coverage	37.5%
Minimum Interior Side Yard	Combined width of 12 ft., neither side less than 6 ft.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: IIC7

Title:

Motion to approve An Ordinance Authorizing Execution of a Real Estate Contract Between the City of St. Charles and Spillane and Sons, Inc. Regarding the Conveyance of 106 Moore Avenue. (Donation for Affordable Housing)

Presenter:

Rita Tungare

Meeting: City Council

Date: November 16, 2020

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

In June, the City subdivided a City-owned parcel at the northeast corner of Riverside and Moore Avenues into two lots in support of the 7th Avenue Creek Project. Lot 1 (corner lot) encompasses the floodway/floodplain existing on the property. Lot 2 is a buildable single-family home lot with an address of 106 Moore Ave.

At the Planning & Development Committee meeting on June 8, 2020, the Committee directed Staff to offer Lot 2 as a buildable lot for construction of an affordable single-family home. Based on this direction, Lot 2 was included in Kane County’s 2020 Affordable Housing Fund Request for Proposals, along with Housing Trust Fund dollars previously allocated to the Kane County Affordable Housing Fund.

A proposal to develop the lot has been received by Kane County and reviewed and approved by the Housing Commission. This ordinance will approve the formal transfer of the lot to the developer, Spillane and Sons. Details of the project are attached for reference.

Attachments *(please list):*

Project Details; Ordinance; Housing Commission Resolution

Recommendation/Suggested Action *(briefly explain):*

Motion to approve An Ordinance Authorizing Execution of a Real Estate Contract Between the City of St. Charles and Spillane and Sons, Inc. Regarding the Conveyance of 106 Moore Avenue. (Donation for Affordable Housing)

Project Details – 106 Moore Ave.

Proposal:

- Kane County received one proposal to construct an affordable single-family home at 106 Moore Ave. through its Affordable Housing Fund Request for Proposals.
 - Submitted by Spillane & Sons, Inc.
 - Proposed is construction of a 3-bed/1.5 bath, Cape Cod-style home with a detached garage.
- Spillane & Sons is a Batavia-based company that has obtained funding in the past for rehab and new construction projects through the Kane County Affordable Housing Fund. Spillane previously constructed two new homes on lots donated by the City of Elgin. Spillane has a strong track record of quality workmanship.

Funding:

- The Kane-Elgin Home Commission approved \$270,266 in Kane County CDBG funds to contribute to the project cost.
- On 9/24/2020, the Housing Commission reviewed the proposal and approved an additional \$52,124 from the St. Charles Housing Fund.
- The Housing Commission also recommended the City Council approve the transfer of 106 Moore Ave. to Spillane & Sons.

Real Estate Contract:

- A Real Estate Contract between the City and Spillane & Sons has been prepared and signed by Spillane.
- The contract proposes to transfer the property at a nominal cost of \$10 with a closing date of January 4, 2021.
- The City will pay for the title commitment and plat of survey with Housing Trust Fund dollars.
- A Rider is attached to the contract which includes the following pertinent provisions:
 - Requires Spillane to construct an affordable home on the property to be sold to a household at or below 80% Area Median Income.
 - Spillane must apply for building permit within 6 months of property conveyance and construction shall begin in a timely manner, weather permitting.
 - Spillane cannot sell the property until a certificate of occupancy for the new house has been issued by the City.

City of St. Charles, Illinois
Ordinance No. 2020-M-_____

**An Ordinance Authorizing Execution of a Real Estate Contract Between the
City of St. Charles and Spillane and Sons, Inc. Regarding the Conveyance of
106 Moore Avenue**

WHEREAS, on June 8, 2020, the Planning & Development Committee of the City Council provided direction to Staff to make available Lot 2 of 1734 Riverside Subdivision, commonly known as 106 Moore Avenue (“Moore Avenue Lot”), to developers of affordable housing under the Kane County Affordable Housing Fund for construction of one affordable single-family home; and

WHEREAS, Kane County issued a Call for Proposals under its Affordable Housing Fund in July of 2020 and received a proposal from Spillane and Sons Inc. for development of an affordable single-family home on the Moore Avenue Lot; and

WHEREAS, the Kane-Elgin Home Commission reviewed said development proposal and recommended approval of funding in the amount of \$322,390 to Spillane and Sons Inc. for development of an affordable single-family home on the Moore Avenue Lot to be sold to an income-eligible homebuyer (“Moore Avenue Project”, as described in the letter from Scott Berger dated 9/23/2020 and accompanying documents attached hereto and incorporated herein as Exhibit “A”), which includes \$270,266 in funding from the Kane County CDBG Program and \$52,124 in funding from the St. Charles Housing Trust Fund; and

WHEREAS, on September 24, 2020, the St. Charles Housing Commission passed Resolution No. 1-2020 approving Housing Trust Fund financing for the Moore Avenue Project in the amount of \$52,124 from the St. Charles Housing Trust Fund in the form of a 0.0% interest, deferred-payment loan to Spillane and Sons Inc. upon finding that the proposed use of Housing Trust Fund resources is in accordance with Ch. 3.50 “Housing Trust Fund”; and

WHEREAS, on September 24, 2020, the St. Charles Housing Commission passed Resolution No. 2-2020 recommending approval of the transfer of the Moore Avenue Lot to Spillane and Sons, Inc. for construction of one affordable single-family home to be sold to an income-eligible home buyer; and

WHEREAS, the City Council of the City of St. Charles received the recommendation of the Housing Commission and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, that the Mayor and City Clerk be and the same are hereby authorized to execute the real estate contract attached hereto as Exhibit “B” (“Real Estate Contract”), by and between the City of St. Charles and Spillane and Sons, Inc. for the conveyance of Lot 2 of 1734 Riverside Subdivision, St. Charles, Illinois, commonly known as 106 Moore Avenue, for a Ten Dollar (\$10.00) nominal consideration purchase price, and any such changes to the form of such Real Estate Contract as shall be approved by the City Attorney.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November, 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November, 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of November, 2020.

Raymond P. Rogina, Mayor

ATTEST:

Charles Amenta, City Clerk

Council Vote:

Ayes:

Nays:

Absent:

Abstain:

EXHIBIT "A"

Letter from Scott Berger & Accompanying Documents

COUNTY OF KANE

**OFFICE OF COMMUNITY REINVESTMENT
Community Development Division**

Scott Berger, Director
Josh Beck, Assistant Director for Community Development



Illinois workNet Center
143 First Street
Batavia IL 60510
www.countyofkane.org

September 23, 2020

Ellen Johnson, Planner
Community & Economic Development Department
City of St. Charles
2 East Main Street
St. Charles IL 60174

Re: St. Charles Housing Trust Fund
Funding Recommendation from Home Commission

Dear Ms. Johnson,

Our office recently conducted a "Call for Proposals" under the Affordable Housing Fund (AHF), which is cosponsored by Kane County, the City of Elgin, and the City of St. Charles. As you know, the purpose of the AHF is to provide gap financing from a mix of sources to support the preservation and/or expansion of affordable housing options in our area. As you know, in addition to the financial resources available through this year's program, we offered the Moore Avenue parcel made available by your community for the possible development of a single-family residence.

Last week, the Home Commission (which oversees the AHF) met to review the development proposals we received. Among them was one from Batavia-based Sillane and Sons for the development of your Moore Avenue site. The project involves the construction of a new single-family residence which will be sold to a well-qualified, moderate-income homebuyer. The developer has a solid track-record of successfully completing similar projects throughout our area over the last several years, including projects in your community. The Home Commission was pleased with Spillane and Sons's proposal and unanimously approved funding in the amount of \$322,390 to undertake the project. This amount includes a combination of federal funds from Kane County and \$52,124 from the St. Charles Housing Trust Fund, subject to the approval of the St. Charles Housing Commission. It also comes with the recommendation that the City of St. Charles transfer the Moore Avenue property to Spillane and Sons so that the developer can undertake and complete the project. Our office is available to assist you with the planning and logistics associated with that process.

I am enclosing a copy of Spillane and Sons's proposal, along with the staff report and funding recommendation for your review and consideration. I will also be in attendance at your virtual

Affordable Housing Fund
September 23, 2020
Page 2

meeting tomorrow evening to discuss the proposal and the Home Commission's recommendation. Please don't hesitate to contact me if you have any questions.

Sincerely,



Scott Berger, Director

Enc.

**KANE COUNTY AFFORDABLE HOUSING FUND
STAFF REPORT AND FUNDING RECOMMENDATION
09/03/2020**

Applicant/Project Summary

Developer Name:	Spillane and Sons, Inc.			
Organizational Type:	For-Profit Organization			
Project Name:	Moore Avenue			
Location:	Moore Avenue (address and PIN TBD pending recording of plat of subdivision)			
Project Type:	Homeownership			
Description:	Construct one new single-family home for sale to income-eligible homebuyer, on parcel donated by City of St. Charles			
Unit Mix:	Unit Size	Affordable Units	Market Rate Units	Total Units
	3 Bedroom	1	0	1
	Total	1	0	1
Income Targeting:	Income targeting information found in the market study: <ul style="list-style-type: none"> • 1 units for households at/below 80% Area Median Income 			
Proposed Affordability Period:	Required: 10 years, based on homeownership assistance of \$15,000			
Budget Summary:	Funds from Other Sources:		\$0 (0of TDC)	
	Affordable Housing Funds Requested:		<u>\$322,390</u> (100% of TDC)	
	Total Development Cost (TDC):		\$322,390	

Responsiveness to AHF Evaluation Criteria



EVALUATION CRITERIA	RATING	STAFF COMMENTS
Financial Underwriting		
Proposals must demonstrate that the project is not “economically feasible” without program assistance, and evidence of financial ability to implement project must be provided.		Project satisfies underwriting criteria. There are no other sources of financing for the project. It relies solely on funds from the AHF. However, proceeds from the sale of this home will be returned to the County and St. Charles HTF and will help fund future housing activities.
Developer Qualifications		
Consideration will be given to the development team’s qualifications to develop (or redevelop) high-quality affordable housing, especially in the Kane County market area. Further, specific detail related to the qualifications and experience of the individual(s) identified as project manager(s) will be evaluated.		All members of the development team are well-qualified and have considerable experience in various aspects of redeveloping distressed single-family homes and new construction. Applicant has successfully completed numerous AHF-financed rehabilitation projects in several communities. Spillane projects have consistently been of a very high quality.

Experience		
Consideration will be given to the developer's track record of completing projects on time and within budget and their experience working with Federal funding (NSP, HOME, CDBG, etc.)	●	Applicant pays close attention to detail and has an excellent track record of planning and executing projects. Housing units completed by this developer have consistently had strong appeal to homebuyers and been very well received by the housing market. Since 2012, the applicant has completed multiple units utilizing NSP, HOME, CDBG and other program funds.
Capacity		
Consideration will be given to the developer's capacity (including anticipated work load), the project's readiness to proceed, commitments secured from other sources, and the project's long-term feasibility.	●	Currently the applicant has 5 projects in various stages of development. Applicant will complete two of these projects by October 2020 with two more being complete by Spring 2021. The final project is expected to be complete by Summer 2021. The developer should have the capacity to take on this project, as well as a certain number of additional rehab/resale projects if approved.
Project Design		
Consideration will be given to projects that address the Kane-Elgin Consortium's General Principles and Specific Housing Criteria.	●	This property is in close proximity to jobs, services and transit as well as the recreational value of the Fox River. This developer has consistently produced quality, stylish housing units, and the proposed design meets with the standards set forth in this request for proposals.
Value		
Priority will be given to developers that provide a high quality end product in relation to their development costs. The extent to which they leverage other public and private resources will be considered.	●	Applicant's fees represent a good value, particularly for a project type that is low-risk. The project will leverage the significant value a vacant residential lot in St. Charles, and is expected to return a portion of funds to the County and to St. Charles HTF upon completion.

Staff Recommendation

Approve/Disapprove:	Approve
Amount:	\$322,390, funded as follows: <ul style="list-style-type: none"> • \$270,266 from the Kane County CDBG Program • \$52,124 from St. Charles Housing Trust Fund
Terms:	Deferred-payment loan with the following terms: <ul style="list-style-type: none"> • 0.0% Interest Rate; and • Net proceeds from the sale of the rehabilitated homes shall be accepted as payment in full.
Conditions:	The following conditions are recommended for the above award: <ol style="list-style-type: none"> 1. Fulfillment of all other OCR requirements.

**KANE COUNTY
AFFORDABLE HOUSING FUND
HOMEOWNERSHIP PROJECT PROPOSAL**

A. PROJECT SPONSOR CERTIFICATIONS

The Project Sponsor certifies that all information furnished in/with this proposal is provided for the purpose of obtaining financial assistance under the Affordable Housing Fund and is true and complete to the best of the Project Sponsor's knowledge and belief. If any information provided herein changes following submission of this proposal, the Project Sponsor agrees to notify Kane County's Office of Community Reinvestment immediately. The Project Sponsor understands and agrees that if false information is provided in/with this proposal, which has the effect of increasing the Project Sponsor's competitive advantage, the Kane County Office of Community Reinvestment may disqualify the Project Sponsor and deem the Project Sponsor ineligible to receive any funds in the future.

Verification of any of the information contained in/with this proposal may be obtained from any source named herein. Submission of this proposal shall constitute the Project Sponsor's authorization for the Kane County Office of Community Reinvestment to undertake such investigations as it deems necessary to determine the accuracy of this proposal and the Project Sponsor's suitability for financing from Kane County's Office of Community Reinvestment. The Kane County Office of Community Reinvestment reserves the right to require financial statements (audited or unaudited) of each development team member as part of its underwriting process.

The Project Sponsor will at all times indemnify and hold harmless Kane County against all losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the Kane County's acceptance, consideration, approval, or disapproval of this proposal and the issuance or non-issuance of funds herewith.

The Kane County Office of Community Reinvestment retains the right to reject any and all proposals, and, in its sole determination, to waive minor irregularities. Further, the Project Sponsor acknowledges by execution of this certification that the Kane County Office of Community Reinvestment will review this proposal and reach its determination with the fullest discretion allowable by law.

The Project Sponsor further certifies that neither it, its principals, nor members of its development team are presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from HUD programs. Additionally, said parties are in good standing on state and federal tax obligations.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this document to be executed in its name on the 11 day of July, 2020.

Legal Name of Project Sponsor: SPILLANE AND SONS, INC

Signature of Authorized Party: _____

Name: *(please type)* MICHAEL SPILANE

Title: OWNER

Date: 7-11-2020

THIS PAGE MUST BE SIGNED IN ORDER FOR THE COUNTY TO ACCEPT YOUR SUBMITTAL

B. PROJECT SPONSOR INFORMATION

Project Sponsor Name:	SPILLANE AND SONS		
Project Name:	HOUSING REDEVELOPMENT (8 SCATTERED SITES TBD)		
Federal ID #:	36-4304975	DUNS # (if available):	
Mailing Address including City, State and Zip:	253 TRUDY CT. BATAIA		
Contact Person:	MIKE SPILLANE		
Telephone Number:	630-688-4479	Email Address:	Mickeyspillane@comcast.net
<input type="checkbox"/> Not-For-Profit Organization <input checked="" type="checkbox"/> For-Profit Organization			
Is your organization a Community Housing Development Organization (CHDO)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Please indicate the nature of work involved in your proposed project:			
Check all that apply: <input type="checkbox"/> Acquisition of real estate <input type="checkbox"/> Rehabilitation of existing housing			
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Conversion to residential			
Total Cost of Project	\$322,390.00	Total # of Housing Units in the Project	
AHF Amount Requested	\$322,390.00	1	

C. DEVELOPMENT TEAM INFORMATION

Role	Name of Entity	Existing	To Be Formed
Owner	1 SPILLANE AND SONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Other:		<input type="checkbox"/>	<input type="checkbox"/>
2. Other:		<input type="checkbox"/>	<input type="checkbox"/>
Architect	GREG NORRIS	<input type="checkbox"/>	<input type="checkbox"/>
General Contractor	SPILLANE AND SONS	<input type="checkbox"/>	<input type="checkbox"/>
Attorney	TOM GOSLAND	<input type="checkbox"/>	<input type="checkbox"/>
Property Management	SPILLANE AND SONS	<input type="checkbox"/>	<input type="checkbox"/>
Lead Based Paint Inspector	JAMES SUNBERG	<input type="checkbox"/>	<input type="checkbox"/>
Appraiser	TOM MUELLER	<input type="checkbox"/>	<input type="checkbox"/>
Surveyor	ASM CONSULTANTS	<input type="checkbox"/>	<input type="checkbox"/>
Realtor	JOHN HOFFMANN	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>

D. PROJECT NARRATIVE/PLANS

Provide an answer to every question. **Typing "See Attached" is not an acceptable response.**
IF THE QUESTION IS NOT APPLICABLE TO YOUR PROPOSED PROJECT, PLEASE WRITE "N/A".

1. Provide a detailed abstract of proposed project or development.

Spillane and Sons is proposing to purchase and rehab 8 properties in the targeted area. Our timeline for these projects will include the last quarter of 2019 into 2020 to identify, secure, and rehab existing foreclosed homes in the target areas outlined by the Kane County Office of Community Reinvestment.

Spillane and Sons is also proposing to construct 1 new homes as outline in the call for proposals. We also propose any combination of new homes or rehab properties up to 8 projects.

limit 4,000 characters

2. Describe the project control structure from initial stages through construction and ongoing management, including partnerships or entities that are still to be formed.

As a developer and general contractor, Spillane & Sons has a keen focus on current market values and construction costs. While always holding the line on value, a construction schedule is maintained to ensure work is completed in a time frame that allows our company to remain profitable. Spillane & Sons takes pride in the sub-contractors used to help complete our projects. They have the same focus on quality and value as Spillane & Sons demand.

limit 4,000 characters

3. Will the project target a particular population(s)? Yes No

If yes, please describe all that are applicable (e.g. elderly, disabled, homeless, small/large families, etc.)

Spillane and Sons has a target population that includes but not limited to the elderly, small and large families. During our participation in the project we have seen the homes we have completed be purchased by small and large families, elderly, and new home buyers

limit 4,000 characters

4. Provide a description of how the proposal addresses the Kane-Elgin Consortium's Consolidated Plan Priority #1: Affordable Housing; General Principles and Specific Housing Criteria (See Appendix F to Affordable Housing Fund General Guidelines), with specific attention to the **location** and **design** of the project in accordance with county design requirements.

Spillane and sons proposal address the Kane-Elgin consortium's consolidated plan of affordable housing in several different ways. It targets areas hardest hit in the foreclosure crisis and addresses the problem house on the block. it identifies needed upgrades in these homes to allow for a stable family that can afford a quality built home and now become part of the community. This proposal allows for a vacant lot to be built upon and start contributing to the tax base. This proven concept provides a home for a family to thrive in and help raise the value of the homes around it.

limit 4,000 characters

5. Provide a description of current site control for the proposed project site. **(IF Applicable)**

limit 4,000 characters

E. PROJECT SPONSOR EXPERIENCE/QUALIFICATIONS

1. Describe the relevant experience/qualifications of the Project Sponsor.

Michael Spillane, of Spillane & Sons Building and Remodeling, has been a builder and developer for over 19 years. His focus has been remodeling and new construction in Batavia, the Tri-City Area, and surrounding communities. His projects range from remodeling turn of the century distressed single family homes to the complete remodeling of a 1930s Illinois Bell Switching Station into a commercial office space. Spillane and Sons completed several home renovations in 2019 and the first half of 2020. We completed a complete gut rehab of 1906 Batavia historic school house building. Spillane and Sons completed this project for a private developer located in the city of Batavia. The 4 Room school house was converted into a High end duplex. Spillane & Sons takes pride in providing a quality product at a value that our Kane County residents can afford. Spillane & Sons was featured in the Pro Remodeler Magazine in 2016 for 3 consecutive months for a home he remodeled in Batavia at 514 Main Street. The publication created

an advertising program around Spillane & Sons to feature his craftsmanship and the use of different products he works with. Several different manufactures collaborated with Spillane & Sons to film multi-media content for its customers in the U.S. This can be viewed on the web at 2016.prmodelremodel.com.

As a developer and general contractor, Spillane & Sons has a keen focus on current market values and construction costs. While always holding the line on value, a construction schedule is maintained to ensure work is completed in a time frame that allows our company to remain profitable. Spillane & Sons takes pride in the sub-contractors used to help complete our projects. They have the same focus on quality and value as Spillane & Sons demand.

Spillane & Sons believes in high quality design that uses today's 'green' home construction methods. While working on every project, we recycle metal, steel, and wire that is discarded from the job site. We also recycle wood products to a local refuse company that has 'green' practices.

Spillane & Sons uses today's 'green' building technology in its construction methods. We provide all projects with a spray foam insulation package that helps customers save on energy costs. It provides a sealed building envelope that creates a healthier living environment. We also use high efficiency furnaces to heat our projects and energy star appliances. By using these products and practices, we are providing a long term value to the homeowners.

Spillane & Sons has worked with the Kane County Redevelopment Program for the last eight years. During that time, we have completed many home renovations in Kane County. We are currently working on 5 projects: three in Elgin, one in St. Charles, and one in Batavia.

Spillane & Sons has completed 9 projects as of July 2020. It has been a very productive year that takes dedication and teamwork.

Spillane & Sons was awarded the City of Elgin's Mayor's award for Historic Preservation for the projects on Spring Street in Elgin for 2019.

limit 4,000 characters

2. List the name and title of the individual(s) who will manage the project.

Mike Spillane

limit 4,000 characters

3. Please disclose any investigation underway regarding any member of the development team.

limit 4,000 characters

4. Complete a **DEVELOPMENT TEAM MEMBER NARRATIVE** for each member listed on the Development Team. The narrative should address the experience and qualifications of the team member/firm, and any principals or staff that will be assigned to the project.

4.1 ROLE: _____

ENTITY NAME: _____

ADDRESS: _____

CONTACT PERSON: _____

PHONE: (____)____-____ EMAIL: _____

limit 4,000 Characters

4.2 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____ PHONE: (____)____-____

limit 4,000 Characters

4.3 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

PHONE: (____)____-____

limit 4,000 Characters

4.4 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

PHONE: (____)____-____

limit 4,000 Characters

4.5 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

EMAIL: _____

limit 4,000 Characters

4.6 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

PHONE: (____)____-____

limit 4,000 Characters

4.7 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

PHONE: (____)____-____

limit 4,000 Characters

4.8 ROLE: _____

CONTACT PERSON: _____

PHONE: (____)____-____

CONTACT PERSON: _____

PHONE: (____)____-____

PHONE: (____)____-____

limit 4,000 Characters

5. Has the assembled development team worked together previously on similar projects? Yes No
If yes, please describe the results of this relationship by citing examples of prior development. If no, describe why/how these parties have been selected.

limit 4,000 characters

F. SOURCES AND USES OF FUNDS

Please list all sources of funds including dollar amount and timing of availability. List the proposed use of each source of funds, and include copies of firm commitment letters with all terms and conditions for all mortgages, grants, and bridge (interim) loans. **Please do not use acronyms.**

Sources of Permanent Financing

List in order of position proposed.

1.	Financial Institution:	Interest Rate:	Date funds available:
	Financing Program:	Amortization Period:	Status of financing:
	Amount:	Loan Term:	Status Documentation Attached <input type="checkbox"/>
	Contact:	Annual Debt Service:	Affordability period or other financing restrictions:
	Phone:	Debt service position:	
2.	Financial Institution:	Interest Rate:	Date funds available:
	Financing Program:	Amortization Period:	Status of financing:
	Amount:	Loan Term:	Status Documentation Attached <input type="checkbox"/>
	Contact:	Annual Debt Service:	Affordability period or other financing restrictions:
	Phone:	Debt service position:	
3.	Financial Institution:	Interest Rate:	Date funds available:
	Financing Program:	Amortization Period:	Status of financing:
	Amount:	Loan Term:	Status Documentation Attached <input type="checkbox"/>
	Contact:	Annual Debt Service:	Affordability period or other financing restrictions:
	Phone:	Debt service position:	
4.	Financial Institution:	Interest Rate:	Date funds available:
	Financing Program:	Amortization Period:	Status of financing:
	Amount:	Loan Term:	Status Documentation Attached <input type="checkbox"/>
	Contact:	Annual Debt Service:	Affordability period or other financing restrictions:
	Phone:	Debt service position:	

Uses of Permanent Financing

Position	Acquisition Costs (A)	Construction/Rehab (B)	Developer Fee (C)	Development Costs (D)	Financing Costs (E)	Other Costs (F)	Totals
1	\$2500	\$285,500	\$22,640.00	\$16,750.00	\$0	\$0	\$322,390.00
2	\$	\$	\$	\$	\$	\$	\$
3	\$	\$	\$	\$	\$	\$	\$
4	\$	\$	\$	\$	\$	\$	\$
5	\$	\$	\$	\$	\$	\$	\$
TOTALS	\$	\$	\$	\$	\$	\$	\$

G. HOMEBUYER PROJECT INFORMATION

For each cost category, you must enter the total cost, and mark whether you are requesting to use Affordable Housing Funds for that item. **If your proposal involves the development of the building site offered by the City of St. Charles (described in Appendix A), enter \$0 on the line for "Land Acquisition Costs", customary buyer expenses on the line for "Land Acquisition Closing Costs", and check the following box:**

ACQUISITION COSTS	TOTAL COST	PROPOSED USE OF AHF
Land Acquisition Costs	\$0	<input checked="" type="checkbox"/>
Land Acquisition Closing Costs (title, recording, legal, etc.)	\$2500	<input checked="" type="checkbox"/>
Other:	\$0	<input checked="" type="checkbox"/>
Acquisition Total (A)	\$2500.00	
CONSTRUCTION/REHAB COSTS		
Rehabilitation/Construction estimate	\$275,000.00	<input checked="" type="checkbox"/>
Other:	\$0	<input checked="" type="checkbox"/>
Subtotal	\$0	
Construction Contingency (2%)	\$5500.00	
Construction/Rehab Total (B)	\$283,000.00	

Developer's Fee (.8% of Acquisition and Construction/Rehab) (C)	\$22,640.00	<input checked="" type="checkbox"/>
DEVELOPMENT COSTS		
Project Design		
Architectural	\$6000.00	<input checked="" type="checkbox"/>
Engineering	\$4500.00	<input checked="" type="checkbox"/>
Site Investigation	\$2000.00	<input checked="" type="checkbox"/>
Other:	\$0	<input type="checkbox"/>
Project Planning		
Permits	\$2000.00	<input checked="" type="checkbox"/>
Appraisal (pre-purchase)	\$0	<input checked="" type="checkbox"/>
Appraisal (post-rehab)	\$0	<input type="checkbox"/>
Environmental Study	\$0	<input checked="" type="checkbox"/>
Lead Based Paint Inspection and Clearance	\$0	<input checked="" type="checkbox"/>
Survey	\$450.00	<input checked="" type="checkbox"/>
Other:	\$	<input type="checkbox"/>
Holding costs		
Carrying Costs (lawn/snow maintenance, utilities, etc.) (\$150 x 12 months) =	\$1800.00	<input checked="" type="checkbox"/>
Property Taxes	\$0	<input checked="" type="checkbox"/>
Other:	\$0	<input checked="" type="checkbox"/>
Development Total (D)	\$16,750.00	
FINANCING COSTS		
Other:	\$0	<input checked="" type="checkbox"/>
Financing Total (E)	\$0	
OTHER COSTS		
Relocation	\$0	
Other:	\$0	<input checked="" type="checkbox"/>
Other Costs Total (F)	\$0	
TOTAL DEVELOPMENT COST (A+B+C+D+E+F) =	\$322,390.00	

Moore Ave, St. Charles



3 BEDROOM CAPE COD
FRONT ELEVATION

SCALE: 1/4" = 1'-0" 8' CEILING AT FIRST & SECOND FLOORS

Gregory A. Norris, Architect
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Batavia, IL 630-336-4368
GAN 2020-13 July 8, 2020



3 BEDROOM CAPE COD
REAR ELEVATION

SCALE: 1/4" = 1'-0" 8' CEILING AT FIRST & SECOND FLOORS

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3 BEDROOM CAPE COD

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" 8' CEILING AT FIRST & SECOND FLOORS

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6AN 2020-13 July 8, 2020

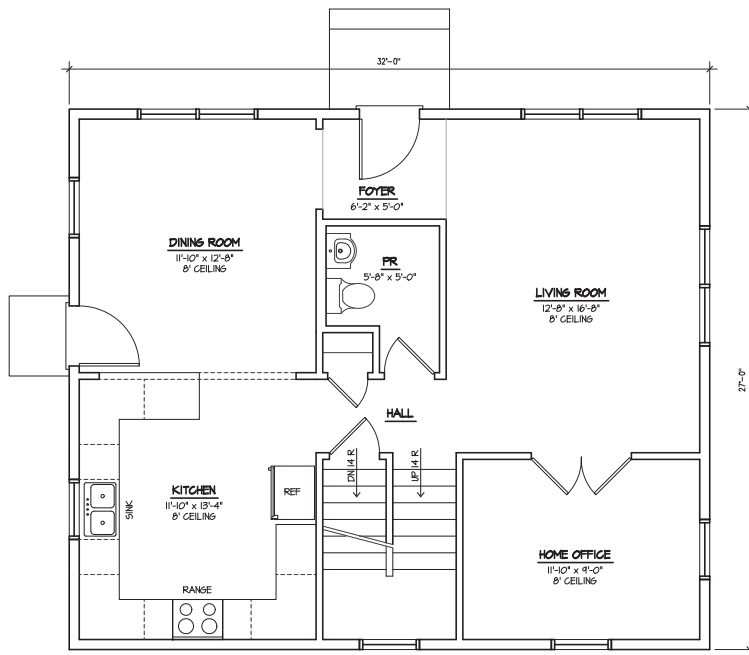


3 BEDROOM CAPE COD

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0" 8' CEILING AT FIRST & SECOND FLOORS

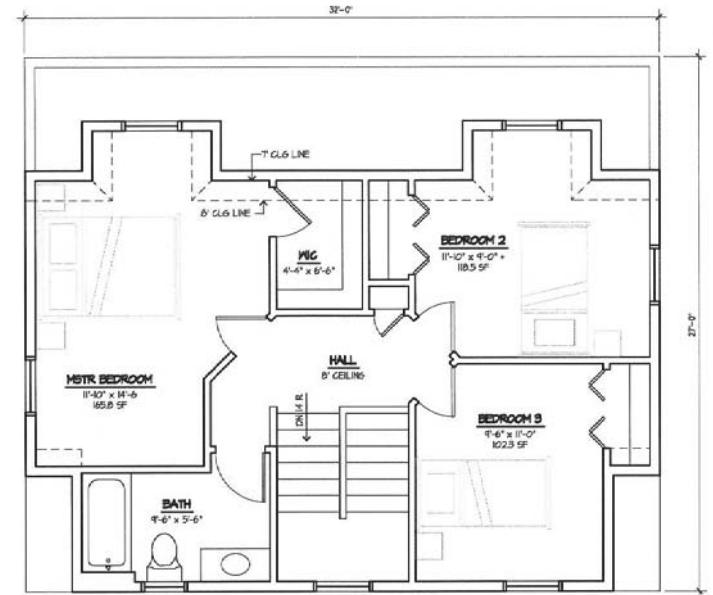
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3 BEDROOM CAPE COD
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 864.0 SQ FT

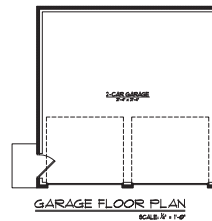
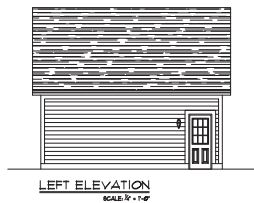
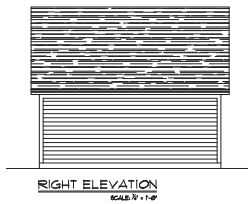
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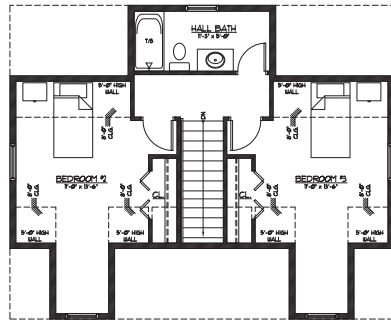
3 BEDROOM CAPE COD
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA = 632.5 SQ FT

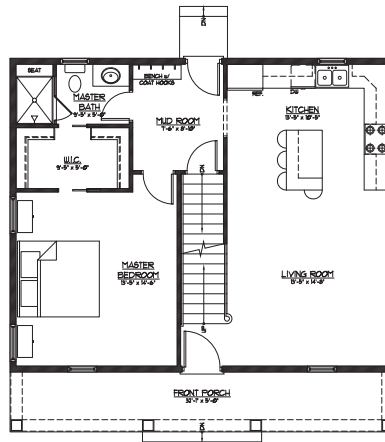
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 GAN 2020-13 July 8, 2020



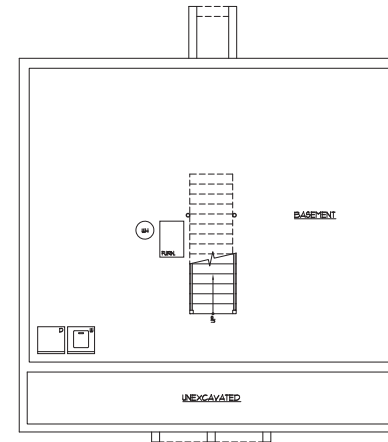
Project No. _____ Date: 11/11/14	
Client Name: _____ Address: _____ Site Address: _____	
TIM NELSON ARCHITECT, LTD. Custom Home & Remodeling <small>1111 14th Street, Suite 100, St. Charles, MO 63301</small>	
A CUSTOM HOME FOR: MOORE AVENUE ST. CHARLES, MISSOURI 63304	
GARAGE FLOOR PLAN ELEVATION	
03	3
Page	of



SECOND FLOOR PLAN
 SECOND FLOOR = 561 Sq. Ft. SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN
 FIRST FLOOR = 841 Sq. Ft. SCALE: 1/2" = 1'-0"
 TOTAL = 1402 Sq. Ft.



BASEMENT PLAN
 SCALE: 1/2" = 1'-0"

Copyright © by Tim Nelson Architect, Ltd. 2008	
Project No. 2008	Drawn By: J.K.
Date: 7/2/08	
Client: Residents	
Construction:	
Usage: Residence	
TIM NELSON ARCHITECT, LTD.	
<i>Custom Homes • Additions • Remodeling</i> <small>1421 James Center Square 7th Floor, Suite 700 St. Charles, Illinois 60114 630.582.1111</small>	
A CUSTOM HOME FOR:	
MOORE AVENUE ST. CHARLES, ILLINOIS 60114	
<small>BASEMENT PLAN, FIRST FLOOR PLAN, & SECOND FLOOR PLAN</small>	
Page 1	of 3 Pages



SPILLANE & SONS
 BUILDING AND REMODELING
 BATAVIA, IL 60510
 630-688-4479

ITEM	ESTIMATE
APPLIANCES	2,800.00
CABINETS-BATH	1,000.00
CABINETS-KITCHEN	8,000.00
COUNTER TOPS-BATH	750.00
COUNTER TOPS-KITCHEN	2,500.00
CONCRETE FLATWORK	5,000.00
CURB CUT AND APRON	3,800.00
DRIVEWAY	3,600.00
DRYWALL	7,500.00
DUMPSTER	2,000.00
ELECTRICAL	13,000.00
EXCAVATION	9,300.00
EXTERIOR DOORS	1,000.00
FLOORING	6,500.00
FOUNDATION	25,000.00
FRAMING LABOR	16,000.00
GARAGE	18,000.00
GUTTERS	2,500.00
HARDWARE	600.00
HVAC	9,000.00
INSULATION	4,500.00
INTERIOR DOORS	1,750.00
INTERIOR TRIM MATERIAL	3,500.00
INTERIOR TRIM LABOR	8,500.00
LANDSCAPE	3,250.00
LIGHT FIXTURES	500.00
LUMBER	25,000.00
PANTRY AND CLOSETS	750.00
PROFIT AND OVERHEAD	10,000.00
PAINTING	6,500.00
PLUMBING FIXTURES	3,000.00
PLUMBING LABOR	12,000.00
ROOFING	7,500.00
SEWER	15,000.00
SIDING MATERIAL	6,500.00
SIDING LABOR	9,500.00
STAIRS	2,000.00
STEEL	2,500.00
TILE MATERIAL	1,000.00
TILE LABOR	1,500.00
WATER	3400
WINDOWS	9,000.00
Total	275,000.00

Attachment A

Project Schedule

Spillane and Sons is proposing to purchase and rehab 8 existing properties in the targeted area. We are also proposing to construct a new home on the Moore ave Lot in the city of St. Charles. Our timeline/project schedule for these projects will include the last half of 2019 into 2020 to identify, secure, and rehab existing foreclosed homes or construct a new home on a vacant lot in the target areas outlined by the Kane County Office of Community Reinvestment. A typical project takes 2-3 months to acquire from the real estate market, a 4-6 months construction phase, and 2-3 months to sell the property in the current real estate market.

EXHIBIT "B"

Real Estate Sale Contract



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0



1 1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties."

2 Buyer Name(s) [PLEASE PRINT] Spillane & Sons, Inc.

3 Seller Name(s) [PLEASE PRINT] City of St. Charles, an Illinois Municipal Corporation

4 If Dual Agency applies, check here [] and complete Optional Paragraph 29.

5 2. THE REAL ESTATE: Real Estate is defined as the property, all improvements, the fixtures and Personal Property
6 included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with
7 approximate lot size or acreage of 240x104x118x96 (11,212 SF / 0.257 acres) commonly known as:

8 106 Moore Avenue St. Charles IL 60174 Kane

9 Address Unit # (If applicable) City State Zip County

10 Permanent Index Number(s): 09-35-351-016 (part of) [] Single Family Attached [] Single Family Detached [] Multi-Unit

11 If Designated Parking is Included: # of space(s) ; identified as space(s) # ; location

12 [CHECK TYPE] [] deeded space, PIN: [] limited common element [] assigned space.

13 If Designated Storage is Included: # of space(s) ; identified as space(s) # ; location

14 [CHECK TYPE] [] deeded space, PIN: [] limited common element [] assigned space.

15 3. FIXTURES AND PERSONAL PROPERTY AT NO ADDED VALUE: All of the fixtures and included Personal Property
16 are owned by Seller and to Seller's knowledge are in operating condition on Date of Acceptance, unless otherwise
17 stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems
18 together with the following items at no added value by Bill of Sale at Closing [CHECK OR ENUMERATE APPLICABLE ITEMS]:

- 19 Refrigerator Wine/Beverage Refrigerator Light Fixtures, as they exist Fireplace Gas Log(s)
20 Oven/Range/Stove Sump Pump(s) Built-in or attached shelving Smoke Detectors
21 Microwave Water Softener (unless rented) All Window Treatments & Hardware Carbon Monoxide Detectors
22 Dishwasher Central Air Conditioning Satellite Dish Invisible Fence System, Collar & Box
23 Garbage Disposal Central Humidifier Wall Mounted Brackets (AV/TV) Garage Door Opener(s)
24 Trash Compactor Central Vac & Equipment Security System(s) (unless rented) with all Transmitters
25 Washer All Tacked Down Carpeting Intercom System Outdoor Shed
26 Dryer Existing Storms & Screens Electronic or Media Air Filter(s) Outdoor Playset(s)
27 Attached Gas Grill Window Air Conditioner(s) Backup Generator System Planted Vegetation
28 Water Heater Ceiling Fan(s) Fireplace Screens/Doors/Grates Hardscape

29 Other Items Included at No Added Value:

30 Items Not Included:

31 Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in
32 operating condition at Possession except:

33 A system or item shall be deemed to be in operating condition if it performs the function for which it is intended,
34 regardless of age, and does not constitute a threat to health or safety.

35 If Home Warranty applies, check here [] and complete Optional Paragraph 32.

36 4. PURCHASE PRICE AND PAYMENT: The Purchase Price is \$ **10.00** . After the payment of Earnest
37 Money as provided below, the balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in
38 "Good Funds" as defined by law.

39 a) CREDIT AT CLOSING: [IF APPLICABLE] Provided Buyer's lender permits such credit to show on the final
40 settlement statement or lender's closing disclosure, and if not, such lesser amount as the lender permits, Seller
41 agrees to credit \$ to Buyer at Closing to be applied to prepaid expenses, closing costs or both.

42 b) EARNEST MONEY: Earnest Money of \$ shall be tendered to Escrowee on or before
43 Business Days after Date of Acceptance. Additional Earnest Money, if any, of \$ shall be tendered
44 by , 20 . Earnest Money shall be held in trust for the mutual benefit of the Parties by

Buyer Initial [Signature] Buyer Initial Seller Initial Seller Initial
Address: 106 Moore Avenue, St. Charles, Illinois 60174 v7.0

46 ~~[CHECK ONE]: Seller's Brokerage; Buyer's Brokerage; As otherwise agreed by the Parties, as "Escrowee."~~
47 ~~In the event the Contract is declared null and void or is terminated, Earnest Money shall be disbursed pursuant to Paragraph 26.~~

48 c) **BALANCE DUE AT CLOSING:** The Balance Due at Closing shall be the Purchase Price, plus or minus
49 prorations, less Earnest Money paid, less any credits at Closing, and shall be payable in Good Funds at Closing.

50 5. **CLOSING:** Closing shall be on January 4, 20 21 or at such time as mutually agreed by the Parties in
51 writing. Closing shall take place at the escrow office of the title insurance company, its underwriter, or its issuing
52 agent that will issue the Owner's Policy of Title Insurance, whichever is situated nearest the Real Estate.

53 6. **POSSESSION:** Unless otherwise provided in Optional Paragraph 35, Seller shall deliver possession to Buyer at
54 Closing. Possession shall be deemed to have been delivered when Seller and all occupants (if any) have vacated
55 the Real Estate and delivered keys to the Real Estate to Buyer or to the office of the Seller's Brokerage.

56 7. **FINANCING:** [INITIAL ONLY ONE OF THE FOLLOWING SUBPARAGRAPHS a, b, or c]

57 ~~_____ a) **LOAN CONTINGENCY:** Not later than forty-five (45) days after Date of Acceptance or five
58 (5) Business Days prior to the date of Closing, whichever is earlier, ("Loan Contingency Date") Buyer shall
59 provide written evidence from Buyer's licensed lending institution confirming that Buyer has received loan
60 approval subject only to "at close" conditions, matters of title, survey, and matters within Buyer's control for a loan
61 as follows: [CHECK ONE] fixed; adjustable; [CHECK ONE] conventional; FHA; VA; USDA;
62 other _____ loan for _____% of the Purchase Price, plus private mortgage insurance (PMI),
63 if required, with an interest rate (initial rate if an adjustable rate mortgage used) not to exceed _____% per annum,
64 amortized over not less than _____ years. Buyer shall pay discount points not to exceed _____% of the loan amount.
65 Buyer shall pay origination fee(s), closing costs charged by lender, and title company escrow closing fees.~~

66 ~~If Buyer, having applied for the loan specified above, is unable to provide such loan approval and serves Notice to
67 Seller not later than the Loan Contingency Date, this Contract shall be null and void. If Buyer is unable to provide
68 such written evidence not later than the date specified herein or by any extension date agreed to by the Parties,
69 Seller shall have the option of declaring this Contract terminated by giving Notice to Buyer. If prior to the Seller
70 serving such Notice to terminate, Buyer provides written evidence of such loan approval, this Contract shall remain
71 in full force and effect.~~

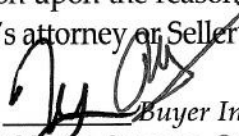
72 ~~Upon the expiration of ten (10) Business Days after Date of Acceptance, if Buyer has failed to make a loan
73 application and pay all fees required for such application to proceed and the appraisal to be performed, Seller shall
74 have the option to declare this Contract terminated by giving Notice to Buyer not later than five (5) Business Days
75 thereafter or any extension thereof agreed to by the Parties in writing.~~

76 ~~A Party causing delay in the loan approval process shall not have the right to terminate under this
77 subparagraph. In the event neither Party elects to declare this Contract terminated as specified above, or as
78 otherwise agreed, then this Contract shall continue in full force and effect without any loan contingencies.~~

79 ~~Unless otherwise provided in Paragraph 30, this Contract is not contingent upon the sale and/or closing of
80 Buyer's existing real estate. Buyer shall be deemed to have satisfied the financing conditions of this subparagraph
81 if Buyer obtains a loan approval in accordance with the terms of this subparagraph even though the loan is
82 conditioned on the sale and/or closing of Buyer's existing real estate.~~

83 ~~If Buyer is seeking FHA, VA, or USDA financing, required amendments and disclosures shall be attached to this
84 Contract. If VA, the Funding Fee, or if FHA, the Mortgage Insurance Premium (MIP), shall be paid by Buyer.~~

85 b) **CASH TRANSACTION WITH NO MORTGAGE:** [ALL CASH] If this selection is made, Buyer will pay
86 at Closing, in the form of "Good Funds," the Balance Due at Closing. Buyer represents to Seller, as of the Date of Offer,
87 that Buyer has sufficient funds available to satisfy the provisions of this subparagraph. Buyer agrees to verify the above
88 representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to
89 Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds

Buyer Initial  Buyer Initial _____ Seller Initial _____ Seller Initial _____
Address: 106 Moore Avenue, St. Charles, Illinois 60174 v7.0

89 to close. Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this
90 Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from
91 satisfying the Balance Due at Closing, shall constitute a material breach of this Contract by Buyer. The Parties shall
92 share the title company escrow closing fee equally. **Unless otherwise provided in Paragraph 30, this Contract shall**
93 **not be contingent upon the sale and/or closing of Buyer's existing real estate.**

94 ~~_____ e) **CASH TRANSACTION, MORTGAGE ALLOWED:** If this selection is made, Buyer will pay at closing,~~
95 ~~in the form of "Good Funds," the Balance Due at Closing. Buyer represents to Seller, as of the Date of Offer, that Buyer~~
96 ~~has sufficient funds available to satisfy the provisions of this subparagraph. Buyer agrees to verify the above~~
97 ~~representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to~~
98 ~~Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds~~
99 ~~to close. Notwithstanding such representation, Seller agrees to reasonably and promptly cooperate with Buyer so that~~
100 ~~Buyer may apply for and obtain a mortgage loan or loans including but not limited to providing access to the Real~~
101 ~~Estate to satisfy Buyer's obligations to pay the Balance Due at Closing. Such cooperation shall include the performance~~
102 ~~in a timely manner of all of Seller's pre-closing obligations under this Contract. **This Contract shall NOT be contingent**~~
103 ~~**upon Buyer obtaining financing.** Buyer understands and agrees that, so long as Seller has fully complied with Seller's~~
104 ~~obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that~~
105 ~~prevents Buyer from satisfying the Balance Due at Closing shall constitute a material breach of this Contract by Buyer.~~
106 ~~Buyer shall pay the title company escrow closing fee if Buyer obtains a mortgage; provided however, if Buyer elects~~
107 ~~to close without a mortgage loan, the Parties shall share the title company escrow closing fee equally. **Unless otherwise**~~
108 ~~**provided in Paragraph 30, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing**~~
109 ~~**real estate.**~~

110 **8. STATUTORY DISCLOSURES:** If applicable, prior to signing this Contract, Buyer:
111 [CHECK ONE] has has not received a completed Illinois Residential Real Property Disclosure;
112 [CHECK ONE] has has not received the EPA Pamphlet, "Protect Your Family From Lead In Your Home;"
113 [CHECK ONE] has has not received a Lead-Based Paint Disclosure;
114 [CHECK ONE] has has not received the IEMA, "Radon Testing Guidelines for Real Estate Transactions;"
115 [CHECK ONE] has has not received the Disclosure of Information on Radon Hazards.

116 **9. PRORATIONS:** The requirements contained in this paragraph shall survive the Closing. Proratable items shall
117 be prorated to and including the Date of Closing and shall include without limitation, general real estate taxes,
118 rents and deposits (if any) from tenants; Special Service Area or Special Assessment Area tax for the year of Closing
119 only; utilities, water and sewer, pre-purchased fuel; and Homeowner or Condominium Association fees (and
120 Master/Umbrella Association fees, if applicable). Accumulated reserves of a Homeowner/Condominium
121 Association(s) are not a proratable item.

122 a) The general real estate taxes shall be prorated to and including the date of Closing based on 100 % of
123 the most recent ascertainable full year tax bill.* All general real estate tax prorations shall be final as of Closing,
124 except as provided in Paragraph 23. If the amount of the most recent ascertainable full year tax bill reflects a
125 homeowner, senior citizen, disabled veteran or other exemption, a senior freeze or senior deferral, then Seller
126 has submitted or will submit in a timely manner all necessary documentation to the appropriate governmental
127 entity, before or after Closing, to preserve said exemption(s). **The proration shall not include exemptions to**
128 **which the Seller is not lawfully entitled.** *Unless otherwise exempt.

129 b) Seller represents, if applicable, that as of Date of Acceptance Homeowner/Condominium Association(s)
130 fees are \$ N/A per N/A (and, if applicable, Master/Umbrella Association fees are
131 \$ N/A per N/A). Seller agrees to pay prior to or at Closing the remaining balance of any
132 special assessments by the Association(s) confirmed prior to Date of Acceptance.

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Seller Initial _____ Seller Initial _____

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133 c) Special Assessment Area or Special Service Area installments due after the year of Closing shall not be
134 prorable items and shall be paid by Buyer, unless otherwise provided by ordinance or statute.

135 ~~10. ATTORNEY REVIEW: Within five (5) Business Days after Date of Acceptance, the attorneys for the respective~~
136 ~~Parties, by Notice, may:~~

- 137 ~~a) Approve this Contract; or~~
- 138 ~~b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price; or~~
- 139 ~~e) Propose modifications to this Contract, except for the Purchase Price, which proposal shall be conclusively~~
140 ~~deemed a counteroffer notwithstanding any language contained in any such proposal purporting to state the~~
141 ~~proposal is not a counteroffer. If after expiration of ten (10) Business Days after Date of Acceptance written~~
142 ~~agreement has not been reached by the Parties with respect to resolution of all proposed modifications, either~~
143 ~~Party may terminate this Contract by serving Notice, whereupon this Contract shall be immediately deemed~~
144 ~~terminated; or~~
- 145 ~~d) Offer proposals specifically referring to this subparagraph d) which shall not be considered a counteroffer.~~
146 ~~Any proposal not specifically referencing this subparagraph d) shall be deemed made pursuant to~~
147 ~~subparagraph c) as a modification. If proposals made with specific reference to this subparagraph d) are not~~
148 ~~agreed upon, neither Buyer nor Seller may declare this contract null and void, and this contract shall remain~~
149 ~~in full force and effect.~~

150 ~~If Notice of disapproval or proposed modifications is not served within the time specified herein, the~~
151 ~~provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force~~
152 ~~and effect. If Notice of termination is given, said termination shall be absolute and the Contract rendered null~~
153 ~~and void upon the giving of Notice, notwithstanding any language proffered by any Party purporting to permit~~
154 ~~unilateral reinstatement by withdrawal of any proposal(s).~~

155 ~~11. WAIVER OF PROFESSIONAL INSPECTIONS: [INITIAL IF APPLICABLE] _____ Buyer acknowledges~~
156 ~~the right to conduct inspections of the Real Estate and hereby waives the right to conduct any such inspections of~~
157 ~~the Real Estate, and further agrees that the provisions of Paragraph 12 shall not apply.~~

158 ~~12. PROFESSIONAL INSPECTIONS AND INSPECTION NOTICES: [NOT APPLICABLE IF PARAGRAPH 11 IS INITIALED]~~
159 ~~Buyer may conduct at Buyer's expense (unless payment for such expense is otherwise required by governmental~~
160 ~~regulation) any or all of the following inspections of the Real Estate by one or more licensed or certified inspection~~
161 ~~services: home, radon, environmental, lead-based paint, lead-based paint hazards or wood-destroying insect~~
162 ~~infestation, or any other inspections desired by Buyer in the exercise of reasonable due diligence. Seller agrees to~~
163 ~~make all areas of the Real Estate accessible for inspection(s) upon reasonable notice and to have all utilities turned~~
164 ~~on during the time of such inspections. Buyer shall indemnify Seller and hold Seller harmless from and against~~
165 ~~any loss or damage caused by any acts of Buyer or any person performing any inspection on behalf of Buyer.~~

- 166 ~~a) The request for repairs shall cover only the major components of the Real Estate, limited to central heating~~
167 ~~and cooling system(s), plumbing and well system, electrical system, roof, walls, windows, doors, ceilings,~~
168 ~~floors, appliances and foundation. A major component shall be deemed to be in operating condition, and~~
169 ~~therefore not defective within the meaning of this paragraph, if it does not constitute a current threat to health~~
170 ~~or safety, and performs the function for which it is intended, regardless of age or if it is near or at the end of its~~
171 ~~useful life. Minor repairs, routine maintenance items and painting, decorating or other items of a cosmetic~~
172 ~~nature, no matter the cost to remedy same, do not constitute defects, are not a part of this contingency and shall~~
173 ~~not be a basis for the Buyer to cancel this Contract. A request by Buyer for credits or repairs in violation of~~
174 ~~the terms of this subparagraph shall allow Seller to declare this Contract terminated and direct the return~~
175 ~~of Buyer's Earnest Money. If radon mitigation is performed, Seller shall pay for any retest.~~

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~~b) Buyer shall serve Notice upon Seller or Seller's attorney of any major component defects disclosed by any inspection for which Buyer requests resolution by Seller within five (5) Business Days (ten (10) calendar days for a lead-based paint or lead-based paint hazard inspection) after Date of Acceptance. Buyer shall not send any portion of the inspection report with the Notice provided under this subparagraph unless such inspection report, or any part thereof, is specifically requested in writing by Seller or Seller's attorney. If after expiration of ten (10) Business Days after Date of Acceptance written agreement has not been reached by the Parties with respect to resolution of all inspection issues, either Party may terminate this Contract by serving Notice to the other Party, whereupon this Contract shall be immediately deemed terminated.~~
~~e) Notwithstanding anything to the contrary set forth above in this paragraph, in the event the inspection reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller within five (5) Business Days after Date of Acceptance, this Contract shall be null and void. Said Notice shall not include any portion of the inspection reports unless requested by Seller.~~
~~d) Failure of Buyer to conduct said inspection(s) and notify Seller within the time specified operates as a waiver of Buyer's rights to terminate this Contract under this Paragraph 12 and this Contract shall remain in full force and effect.~~

13. HOMEOWNER INSURANCE: This Contract is contingent upon Buyer obtaining evidence of insurability for an Insurance Service Organization HO-3 or equivalent policy at standard premium rates within ten (10) Business Days after Date of Acceptance. **If Buyer is unable to obtain evidence of insurability and serves Notice with proof of same to Seller within the time specified, this Contract shall be null and void. If Notice is not served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.**

14. FLOOD INSURANCE: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area. **If Notice of the option to declare contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or by the Loan Contingency Date, whichever is later, Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.** Nothing herein shall be deemed to affect any rights afforded by the Residential Real Property Disclosure Act.

~~**15. CONDOMINIUM/Common Interest Associations:** [IF APPLICABLE] The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms, and shall apply to property subject to the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable state association law ("Governing Law").~~

~~a) Title when conveyed shall be good and merchantable, subject to terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.~~

~~b) Seller shall be responsible for payment of all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to Date of Acceptance.~~

~~c) Seller shall notify Buyer of any proposed special assessment or increase in any regular assessment between Date of Acceptance and Closing. The Parties shall have three (3) Business Days to reach agreement relative to payment thereof. Absent such agreement either Party may declare the Contract null and void.~~

~~d) Seller shall, within ten (10) Business Days from Date of Acceptance, apply for those items of disclosure upon sale as described in the Governing Law, and provide same in a timely manner, but no later than the time period provided for by law. This Contract is subject to the condition that Seller be able to procure and provide to Buyer a release or waiver of any right of first refusal or other pre-emptive rights to purchase created by the~~

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220 Declaration/CCRs. In the event the Condominium Association requires the personal appearance of Buyer or
221 additional documentation, Buyer agrees to comply with same.

222 e) ~~In the event the documents and information provided by Seller to Buyer disclose that the existing~~
223 ~~improvements are in violation of existing rules, regulations or other restrictions or that the terms and~~
224 ~~conditions contained within the documents would unreasonably restrict Buyer's use of the Real Estate or~~
225 ~~would result in financial obligations unacceptable to Buyer in connection with owning the Real Estate, then~~
226 ~~Buyer may declare this Contract null and void by giving Notice to Seller within five (5) Business Days after the~~
227 ~~receipt of the documents and information required by this paragraph, listing those deficiencies which are~~
228 ~~unacceptable to Buyer. If Notice is not served within the time specified, Buyer shall be deemed to have waived~~
229 ~~this contingency, and this Contract shall remain in full force and effect.~~

230 f) ~~Seller shall provide a certificate of insurance showing Buyer and Buyer's mortgagee, if any, as an insured.~~

231 **16. THE DEED:** Seller shall convey or cause to be conveyed to Buyer or Buyer's designated grantee good and
232 merchantable title to the Real Estate by recordable ^{Special} Warranty Deed, with release of homestead rights, (or the
233 appropriate deed if title is in trust or in an estate), and with real estate transfer stamps to be paid by Seller (unless
234 otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject only to:
235 covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not
236 interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable
237 at the time of Closing.

238 **17. MUNICIPAL ORDINANCE, TRANSFER TAX, AND GOVERNMENTAL COMPLIANCE:**

239 a) The Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-
240 closing inspection or disclosure requirement, municipal Transfer Tax or other similar ordinances. Cost of
241 transfer taxes, inspection fees, and any repairs required by an inspection pursuant to municipal ordinance shall
242 be paid by the Party designated in such ordinance unless otherwise agreed to by the Parties.

243 b) The Parties agree to comply with the reporting requirements of the applicable sections of the Internal
244 Revenue Code, the Foreign Investment in Real Property Tax Act (FIRPTA), and the Real Estate Settlement
245 Procedures Act of 1974, as amended.

246 **18. TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within
247 customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title
248 commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a
249 title company licensed to operate in the State of Illinois, issued on or subsequent to Date of Acceptance, subject
250 only to items listed in Paragraph 16 and shall cause a title policy to be issued with an effective date as of Closing.
251 The requirement to provide extended coverage shall not apply if the Real Estate is vacant land. The commitment
252 for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein
253 shown, subject only to the exceptions therein stated. **If the title commitment discloses any unpermitted**
254 **exceptions or if the Plat of Survey shows any encroachments or other survey matters that are not acceptable to**
255 **Buyer, then Seller shall have said exceptions, survey matters or encroachments removed, or have the title**
256 **insurer commit to either insure against loss or damage that may result from such exceptions or survey matters**
257 **or insure against any court-ordered removal of the encroachments.** If Seller fails to have such exceptions waived
258 or insured over prior to Closing, Buyer may elect to take title as it then is with the right to deduct from the Purchase
259 Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish to Buyer at Closing an Affidavit
260 of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA
261 Insurance Policy.

262 **19. PLAT OF SURVEY:** Not less than one (1) Business Day prior to Closing, except where the Real Estate is a
263 condominium, Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of Survey that conforms

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264 to the current Minimum Standard of Practice for boundary surveys, is dated not more than six (6) months prior to
265 the date of Closing, and is prepared by a professional land surveyor licensed to practice land surveying under the
266 laws of the State of Illinois. The Plat of Survey shall show visible evidence of improvements, rights of way,
267 easements, use and measurements of all parcel lines. The land surveyor shall set monuments or witness corners at
268 all accessible corners of the land. **All such corners shall also be visibly staked or flagged.** The Plat of Survey shall
269 include the following statement placed near the professional land surveyor's seal and signature: "This professional
270 service conforms to the current Illinois Minimum Standards for a boundary survey." A Mortgage Inspection, as
271 defined, is not a boundary survey and is not acceptable.

272 **20. DAMAGE TO REAL ESTATE OR CONDEMNATION PRIOR TO CLOSING:** If prior to delivery of the deed the Real
273 Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by
274 condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of
275 Earnest Money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the
276 condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds
277 Seller agrees to assign to Buyer and deliver to Buyer at Closing. Seller shall not be obligated to repair or replace
278 damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall
279 be applicable to this Contract, except as modified by this paragraph.

280 ~~**21. CONDITION OF REAL ESTATE AND INSPECTION:** Seller agrees to leave the Real Estate in broom clean condition.
281 All refuse and personal property that is not to be conveyed to Buyer shall be removed from the Real Estate at
282 Seller's expense prior to delivery of Possession. Buyer shall have the right to inspect the Real Estate, fixtures and
283 included Personal Property prior to Possession to verify that the Real Estate, improvements and included Personal
284 Property are in substantially the same condition as of Date of Acceptance, normal wear and tear excepted.~~

285 **22. SELLER REPRESENTATIONS:** Seller's representations contained in this paragraph shall survive the Closing.
286 Seller represents that with respect to the Real Estate, Seller has no knowledge of, nor has Seller received any written
287 notice from any association or governmental entity regarding:

- 288 a) zoning, building, fire or health code violations that have not been corrected;
- 289 b) any pending rezoning;
- 290 c) boundary line disputes;
- 291 d) any pending condemnation or Eminent Domain proceeding;
- 292 e) easements or claims of easements not shown on the public records;
- 293 f) any hazardous waste on the Real Estate;
- 294 g) real estate tax exemption(s) to which Seller is not lawfully entitled; or
- 295 h) any improvements to the Real Estate for which the required initial and final permits were not obtained.

296 Seller further represents that:
297 [INITIALS] AS There [CHECK ONE] are are not improvements to the Real Estate which are not
298 included in full in the determination of the most recent tax assessment.

299 [INITIALS] AS There [CHECK ONE] are are not improvements to the Real Estate which are eligible
300 for the home improvement tax exemption.

301 [INITIALS] AS There [CHECK ONE] is is not an unconfirmed pending special assessment affecting
302 the Real Estate by any association or governmental entity payable by Buyer after the date of Closing.

303 [INITIALS] AS The Real Estate [CHECK ONE] is is not located within a Special Assessment Area or
304 Special Service Area, payments for which will not be the obligation of Seller after the year in which the Closing occurs.

305 All Seller representations shall be deemed re-made as of Closing. If prior to Closing Seller becomes aware of
306 matters that require modification of the representations previously made in this Paragraph 22, Seller shall

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307 promptly notify Buyer. If the matters specified in such Notice are not resolved prior to Closing, Buyer may
308 terminate this Contract by Notice to Seller and this Contract shall be null and void.

~~309 **23. REAL ESTATE TAX ESCROW:** In the event the Real Estate is improved, but has not been previously taxed for
310 the entire year as currently improved, the sum of three percent (3%) of the Purchase Price shall be deposited in
311 escrow with the title company with the cost of the escrow to be divided equally by Buyer and Seller and paid at
312 Closing. When the exact amount of the taxes to be prorated under this Contract can be ascertained, the taxes shall
313 be prorated by Seller's attorney at the request of either Party and Seller's share of such tax liability after proration
314 shall be paid to Buyer from the escrow funds and the balance, if any, shall be paid to Seller. If Seller's obligation
315 after such proration exceeds the amount of the escrow funds, Seller agrees to pay such excess promptly upon
316 demand.~~

317 **24. BUSINESS DAYS/HOURS:** Business Days are defined as Monday through Friday, excluding Federal holidays.
318 Business Hours are defined as 8 a.m. to 6 p.m. Chicago time. In the event the Closing or Loan Contingency Date
319 described in this Contract does not fall on a Business Day, such date shall be the next Business Day.

320 **25. ELECTRONIC OR DIGITAL SIGNATURES:** Facsimile or digital signatures shall be sufficient for purposes of
321 executing, negotiating, finalizing, and amending this Contract, and delivery thereof by one of the following
322 methods shall be deemed delivery of this Contract containing original signature(s). An acceptable facsimile
323 signature may be produced by scanning an original, hand-signed document and transmitting same by electronic
324 means. An acceptable digital signature may be produced by use of a qualified, established electronic security
325 procedure mutually agreed upon by the Parties. Transmissions of a digitally signed copy hereof shall be by an
326 established, mutually acceptable electronic method, such as creating a PDF ("Portable Document Format")
327 document incorporating the digital signature and sending same by electronic mail.

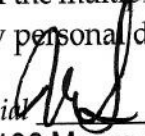
328 **26. DIRECTION TO ESCROWEE:** In every instance where this Contract shall be deemed null and void or if this
329 Contract may be terminated by either Party, the following shall be deemed incorporated: "and Earnest Money
330 refunded upon the joint written direction by the Parties to Escrowee or upon an entry of an order by a court of
331 competent jurisdiction."

332 In the event either Party has declared the Contract null and void or the transaction has failed to close as provided
333 for in this Contract and if Escrowee has not received joint written direction by the Parties or such court order, the
334 Escrowee may elect to proceed as follows:

- 335 a) Escrowee shall give written Notice to the Parties as provided for in this Contract at least fourteen (14) days
336 prior to the date of intended disbursement of Earnest Money indicating the manner in which Escrowee intends
337 to disburse in the absence of any written objection. If no written objection is received by the date indicated in
338 the Notice then Escrowee shall distribute the Earnest Money as indicated in the written Notice to the Parties.
339 **If any Party objects in writing** to the intended disbursement of Earnest Money then Earnest Money shall be
340 held until receipt of joint written direction from all Parties or until receipt of an order of a court of competent jurisdiction.
- 341 b) Escrowee may file a Suit for Interpleader and deposit any funds held into the Court for distribution after
342 resolution of the dispute between Seller and Buyer by the Court. Escrowee may retain from the funds deposited
343 with the Court the amount necessary to reimburse Escrowee for court costs and reasonable attorney's fees
344 incurred due to the filing of the Interpleader. If the amount held in escrow is inadequate to reimburse Escrowee
345 for the costs and attorney's fees, Buyer and Seller shall jointly and severally indemnify Escrowee for additional
346 costs and fees incurred in filing the Interpleader action.

347 **27. NOTICE:** Except as provided in Paragraph 30 c) 2) regarding the manner of service for "kick-out" Notices, all
348 Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to
349 any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 350 a) By personal delivery; or

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- b) By mailing to the addresses recited herein on Page 13 by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's attorney to the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail transmission, provided that, in the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission. An attorney or Party may opt out of future e-mail Notice by any form of Notice provided by this Contract; or
- e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.
- f) If a Party fails to provide contact information herein, as required, Notice may be served upon the Party's Designated Agent in any of the manners provided above.
- g) The Party serving a Notice shall provide courtesy copies to the Parties' Designated Agents. Failure to provide such courtesy copies shall not render Notice invalid.

28. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal remedies at law or in equity and the prevailing party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing party as ordered by a court of competent jurisdiction.

THE FOLLOWING NUMBERED PARAGRAPHS ARE A PART OF THIS CONTRACT ONLY IF INITIALED BY THE PARTIES.

~~374 [INITIALS] _____ 29. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously
372 consented to _____ [LICENSEE] acting as a Dual Agent in providing brokerage services on
373 their behalf and specifically consent to Licensee acting as a Dual Agent with regard to the transaction referred to in
374 this Contract.~~

30. SALE OF BUYER'S REAL ESTATE:

~~a) REPRESENTATIONS ABOUT BUYER'S REAL ESTATE: Buyer represents to Seller as follows:~~

~~1) Buyer owns real estate (hereinafter referred to as "Buyer's real estate") with the address of:~~

~~378 _____
379 Address City State Zip~~

~~2) Buyer [CHECK ONE] has has not entered into a contract to sell Buyer's real estate.~~

~~If Buyer has entered into a contract to sell Buyer's real estate, that contract:~~

~~a) [CHECK ONE] is is not subject to a mortgage contingency.~~

~~b) [CHECK ONE] is is not subject to a real estate sale contingency.~~

~~c) [CHECK ONE] is is not subject to a real estate closing contingency.~~

~~3) Buyer [CHECK ONE] has has not publicly listed Buyer's real estate for sale with a licensed real estate broker and in a local multiple listing service.~~

~~4) If Buyer's real estate is not publicly listed for sale with a licensed real estate broker and in a local multiple listing service, Buyer [CHECK ONE]:~~

~~a) Shall publicly list real estate for sale with a licensed real estate broker who will place it in a local multiple listing service within five (5) Business Days after Date of Acceptance.~~

~~[FOR INFORMATION ONLY] Broker: _____~~

~~Broker's Address: _____ Phone: _____~~

~~b) Does not intend to list said real estate for sale.~~

Buyer Initial  Buyer Initial _____


Seller Initial _____ Seller Initial _____

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b) ~~CONTINGENCIES BASED UPON SALE AND/OR CLOSING OF REAL ESTATE:~~

- 1) ~~This Contract is contingent upon Buyer having entered into a contract for the sale of Buyer's real estate that is in full force and effect as of _____, 20 _____. Such contract should provide for a closing date not later than the Closing Date set forth in this Contract. If Notice is served on or before the date set forth in this subparagraph that Buyer has not procured a contract for the sale of Buyer's real estate, this Contract shall be null and void. If Notice that Buyer has not procured a contract for the sale of Buyer's real estate is not served on or before the close of business on the date set forth in this subparagraph, Buyer shall be deemed to have waived all contingencies contained in this Paragraph 30, and this Contract shall remain in full force and effect. (If this paragraph is used, then the following paragraph must be completed.)~~
- 2) ~~In the event Buyer has entered into a contract for the sale of Buyer's real estate as set forth in Paragraph 30 b) 1) and that contract is in full force and effect, or has entered into a contract for the sale of Buyer's real estate prior to the execution of this Contract, this Contract is contingent upon Buyer closing the sale of Buyer's real estate on or before _____, 20 _____. If Notice that Buyer has not closed the sale of Buyer's real estate is served before the close of business on the next Business Day after the date set forth in the preceding sentence, this Contract shall be null and void. If Notice is not served as described in the preceding sentence, Buyer shall have deemed to have waived all contingencies contained in this Paragraph 30, and this Contract shall remain in full force and effect.~~
- 3) ~~If the contract for the sale of Buyer's real estate is terminated for any reason after the date set forth in Paragraph 30 b) 1) (or after the date of this Contract if no date is set forth in Paragraph 30 b) 1)), Buyer shall, within three (3) Business Days of such termination, notify Seller of said termination. Unless Buyer, as part of said Notice, waives all contingencies in Paragraph 30 and complies with Paragraph 30 d), this Contract shall be null and void as of the date of Notice. If Notice as required by this subparagraph is not served within the time specified, Buyer shall be in default under the terms of this Contract.~~
- e) ~~SELLER'S RIGHT TO CONTINUE TO OFFER REAL ESTATE FOR SALE: During the time of this contingency, Seller has the right to continue to show the Real Estate and offer it for sale subject to the following:~~
- 1) ~~If Seller accepts another bona fide offer to purchase the Real Estate while contingencies expressed in Paragraph 30 b) are in effect, Seller shall notify Buyer in writing of same. Buyer shall then have ____ hours after Seller gives such Notice to waive the contingencies set forth in Paragraph 30 b), subject to Paragraph 30 d).~~
- 2) ~~Seller's Notice to Buyer (commonly referred to as a "kick-out" Notice) shall be in writing and shall be served on Buyer, not Buyer's attorney or Buyer's real estate agent. Courtesy copies of such "kick-out" Notice should be sent to Buyer's attorney and Buyer's real estate agent, if known. Failure to provide such courtesy copies shall not render Notice invalid. Notice to any one of a multiple person Buyer shall be sufficient Notice to all Buyers. Notice for the purpose of this subparagraph only shall be served upon Buyer in the following manner:~~
- a) ~~By personal delivery effective at the time and date of personal delivery; or~~
- b) ~~By mailing to the address recited herein for Buyer by regular mail and by certified mail. Notice shall be effective at 10 a.m. on the morning of the second day following deposit of Notice in the U.S. Mail; or~~
- c) ~~By commercial delivery overnight (e.g., FedEx). Notice shall be effective upon delivery or at 4 p.m. Chicago time on the next delivery day following deposit with the overnight delivery company, whichever first occurs.~~
- 3) ~~If Buyer complies with the provisions of Paragraph 30 d) then this Contract shall remain in full force and effect.~~
- 4) ~~If the contingencies set forth in Paragraph 30 b) are NOT waived in writing within said time period by Buyer, this Contract shall be null and void.~~
- 5) ~~Except as provided in Paragraph 30 c) 2) above, all Notices shall be made in the manner provided by Paragraph 27 of this Contract.~~
- 6) ~~Buyer waives any ethical objection to the delivery of Notice under this paragraph by Seller's attorney or representative.~~

Buyer Initial  Buyer Initial _____
Address: 106 Moore Avenue, St. Charles, Illinois 60174

Seller Initial _____ Seller Initial _____

v7.0

438 ~~d) **WAIVER OF PARAGRAPH 30 CONTINGENCIES:** Buyer shall be deemed to have waived the contingencies in~~
439 ~~Paragraph 30 b) when Buyer has delivered written waiver and deposited with the Escrowee additional earnest~~
440 ~~money in the amount of \$ _____ in the form of a cashier's or certified check within the time specified.~~
441 ~~If Buyer fails to deposit the additional earnest money within the time specified, the waiver shall be deemed~~
442 ~~ineffective and this Contract shall be null and void.~~

443 ~~e) **BUYER COOPERATION REQUIRED:** Buyer authorizes Seller or Seller's agent to verify representations~~
444 ~~contained in Paragraph 30 at any time, and Buyer agrees to cooperate in providing relevant information.~~

445 ~~_____ **31. CANCELLATION OF PRIOR REAL ESTATE CONTRACT:** In the event either Party has entered~~
446 ~~into a prior real estate contract, this Contract shall be subject to written cancellation of the prior contract on or before~~
447 ~~_____, 20____. In the event the prior contract is not cancelled within the time specified, this Contract~~
448 ~~shall be null and void. If prior contract is subject to Paragraph 30 contingencies, Seller's notice to the purchaser~~
449 ~~under the prior contract should not be served until after Attorney Review and Professional Inspections provisions~~
450 ~~of this Contract have expired, been satisfied or waived.~~

451 ~~_____ **32. HOME WARRANTY:** Seller shall provide at no expense to Buyer a Home Warranty at a cost of~~
452 ~~\$ _____. Evidence of a fully pre-paid policy shall be delivered at Closing.~~

453 ~~_____ **33. WELL OR SANITARY SYSTEM INSPECTIONS:** Seller shall obtain at Seller's expense a well~~
454 ~~water test stating that the well delivers not less than five (5) gallons of water per minute and including a bacteria and~~
455 ~~nitrate test and/or a septic report from the applicable County Health Department, a Licensed Environmental Health~~
456 ~~Practitioner, or a licensed well and septic inspector, each dated not more than ninety (90) days prior to Closing, stating~~
457 ~~that the well and water supply and the private sanitary system are in operating condition with no defects noted. Seller~~
458 ~~shall remedy any defect or deficiency disclosed by said report(s) prior to Closing, provided that if the cost of~~
459 ~~remediating a defect or deficiency and the cost of landscaping together exceed \$3,000, and if the Parties cannot reach~~
460 ~~agreement regarding payment of such additional cost, this Contract may be terminated by either Party. Additional~~
461 ~~testing recommended by the report shall be obtained at the Seller's expense. If the report recommends additional~~
462 ~~testing after Closing, the Parties shall have the option of establishing an escrow with a mutual cost allocation for~~
463 ~~necessary repairs or replacements, or either Party may terminate this Contract prior to Closing. Seller shall deliver a~~
464 ~~copy of such evaluation(s) to Buyer not less than ten (10) Business Days prior to Closing.~~

465 ~~_____ **34. WOOD DESTROYING INFESTATION:** Notwithstanding the provisions of Paragraph 12, within~~
466 ~~ten (10) Business Days after Date of Acceptance, Seller at Seller's expense shall deliver to Buyer a written report, dated~~
467 ~~not more than six (6) months prior to the Date of Closing, by a licensed inspector certified by the appropriate state~~
468 ~~regulatory authority in the subcategory of termites, stating that there is no visible evidence of active infestation by~~
469 ~~termites or other wood destroying insects. Unless otherwise agreed between the Parties, if the report discloses~~
470 ~~evidence of active infestation or structural damage, Buyer has the option within five (5) Business Days of receipt of the~~
471 ~~report to proceed with the purchase or to declare this Contract null and void.~~

472 ~~_____ **35. POSSESSION AFTER CLOSING:** Possession shall be delivered no later than 11:59 p.m. on the~~
473 ~~date that is [CHECK ONE] _____ days after the date of Closing or _____, 20____ ("the Possession Date").~~
474 ~~Seller shall be responsible for all utilities, contents and liability insurance, and home maintenance expenses until~~
475 ~~delivery of possession. Seller shall deposit in escrow at Closing with an escrowee as agreed, the sum of \$ _____~~
476 ~~(if left blank, two percent (2%) of the Purchase Price) and disbursed as follows:~~

- 477 a) ~~The sum of \$ _____ per day for use and occupancy from and including the day after Closing to~~
478 ~~and including the day of delivery of Possession if on or before the Possession Date;~~
479 b) ~~The amount per day equal to three (3) times the daily amount set forth herein shall be paid for each day after~~
480 ~~the Possession Date specified in this paragraph that Seller remains in possession of the Real Estate; and~~

Buyer Initial  Buyer Initial _____
Address: 106 Moore Avenue, St. Charles, Illinois 60174

Seller Initial _____ Seller Initial _____

v7.0

513 THE PARTIES ACKNOWLEDGE THAT THIS CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS AND IS SUBJECT TO THE
 514 COVENANT OF GOOD FAITH AND FAIR DEALING IMPLIED IN ALL ILLINOIS CONTRACTS.
 515 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.
 516 THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL MULTI-
 517 BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0.

518 11-5-2020
 519 Date of Offer _____ DATE OF ACCEPTANCE _____
 520 [Signature] [Signature]
 521 Buyer Signature _____ Seller Signature _____
 522 _____
 523 Buyer Signature _____ Seller Signature _____
 524 Spillane & Sons, Inc. _____ City of St. Charles, an Illinois Municipal Corporation
 525 Print Buyer(s) Name(s) [REQUIRED] _____ Print Seller(s) Name(s) [REQUIRED] _____
 526 253 Trudy Court _____ 2 E. Main St.
 527 Address [REQUIRED] _____ Address [REQUIRED] _____
 528 Batavia, IL 60510 _____ St. Charles, IL 60174
 529 City, State, Zip [REQUIRED] _____ City, State, Zip [REQUIRED] _____
 530 630-688-4479 _____ 630-377-4400
 531 Phone _____ E-mail _____ Phone _____ E-mail _____

FOR INFORMATION ONLY

533	<u>N/A</u>				<u>N/A</u>			
534	Buyer's Brokerage	MLS #	State License #	Seller's Brokerage	MLS #	State License #		
535	<u>N/A</u>			<u>N/A</u>				
536	Address	City	Zip	Address	City	Zip		
537	<u>N/A</u>			<u>N/A</u>				
538	Buyer's Designated Agent	MLS #	State License #	Seller's Designated Agent	MLS #	State License #		
539	<u>N/A</u>			<u>N/A</u>				
540	Phone		Fax	Phone		Fax		
541	<u>N/A</u>			<u>N/A</u>				
542	E-mail			E-mail				
543				<u>Nicholas S. Peppers</u>		<u>npeppers@srd-law.com</u>		
544	Buyer's Attorney	E-mail		Seller's Attorney	E-mail			
545				<u>9501 W. Devon Ave, Ste 800</u>	<u>Rosemont</u>	<u>IL</u>	<u>60018</u>	
546	Address	City	State Zip	Address	City	State Zip		
547				<u>847-318-9500</u>				
548	Phone		Fax	Phone		Fax		
549	<u>N/A</u>			<u>N/A</u>				
550	Mortgage Company		Phone	Homeowner's/Condo Association (if any)		Phone		
551	<u>N/A</u>			<u>N/A</u>				
552	Loan Officer		Phone/Fax	Management Co./Other Contact		Phone		
553	<u>N/A</u>			<u>N/A</u>				
554	Loan Officer E-mail			Management Co./Other Contact E-mail				

555 **Illinois Real Estate License Law requires all offers be presented in a timely manner; Buyer requests verification that this offer was presented.**
 556 **Seller rejection:** This offer was presented to Seller on _____, 20 ____ at ____:____ a.m./p.m. and rejected on _____
 557 _____, 20 ____ at ____:____ a.m./p.m. ____ [SELLER INITIALS]

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 559 (website of Illinois Real Estate Lawyers Association). Approved by the following organizations, December 2018: Belvidere Board of REALTORS® · Chicago Association of REALTORS® · Chicago Bar
 560 Association · DuPage County Bar Association · Heartland REALTOR® Organization · Grundy County Bar Association · Hometown Association of REALTORS® · Illinois Real Estate Lawyers Association ·
 561 Illini Valley Association of REALTORS® · Kane County Bar Association · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of REALTORS® · McHenry County Bar
 562 Association · North Shore-Barrington Association of REALTORS® · North Suburban Bar Association · Northwest Suburban Bar Association · Oak Park Area Association of REALTORS® · REALTOR®
 563 Association of the Fox Valley, Inc. · Three Rivers Association of REALTORS® · Will County Bar Association ·

RIDER TO REAL ESTATE CONTRACT FOR THE SALE OF 106 MOORE AVENUE, ST. CHARLES, ILLINOIS 60174

This rider ("Rider") to the above-referenced real estate contract is made and entered into this ____ day of _____, 2020, by and between the City of St. Charles, Illinois, an Illinois municipal corporation, (hereinafter referred to as the "Seller") and Spillane and Sons, Inc., an Illinois for-profit corporation (hereinafter referred to as the "Buyer").

WITNESSETH:

WHEREAS, the Seller is currently the owner of the property commonly known as 106 Moore Avenue, St. Charles, Illinois 60174 (hereinafter referred to as the "Subject Property"); and,

WHEREAS, concurrently with the entry into this Rider the Seller and Buyer are entering into a Real Estate Contract ("Real Estate Contract") providing for the sale of the Subject Property from the Seller to the Buyer (this Rider, along with such Real Estate Contract, is hereinafter referred to as the "Subject Contract"); and,

WHEREAS, the parties wish to set forth further agreements between them regarding the sale of the Subject Property to the Subject Contract and incorporate this Rider into the Subject Contract.

NOW, THEREFORE, for and in consideration of the mutual undertakings in the Subject Contract, the undertakings in this Rider, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Following the purchase of the Subject Property from the Seller, the Buyer agrees to construct a single-family home on the Subject Property in accordance with the terms, conditions and provisions of City of St. Charles Ordinance No. 2020-M-____ dated _____. Said single-family home shall be sold to a homebuyer with a household income not to exceed 80% of the Area Median Income, and shall be conveyed from Seller to Buyer with a covenant reflecting the conditions in the Subject Contract.
2. The Buyer agrees that site development work and construction to occur on the Subject Property in conjunction with development of said single-family home shall comply with all applicable Federal, State, and City codes and requirements.
3. The Buyer agrees to submit all required plans and applications for building permit for construction of said single-family home to the City of St. Charles within six (6) months of conveyance of the Subject Property.
4. The Buyer agrees to begin construction on said single-family home in a timely manner upon issuance of a building permit by the City of St. Charles, as weather and site conditions permit.
5. In the event of a default with respect to one or more of the conditions above, and/or in the event the Buyer otherwise breaches the terms of the Subject Contract, which default has not been cured within thirty (30) days after receipt of written notice of such default, the Seller may file suit with the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois, for a determination that the conditions have been violated and/or the Buyer has so breached the Subject Contract, and may then pursue any and all available remedies at law, equity or otherwise including but not limited to providing a judgment and terminating the Buyer's rights in and to the Subject Property and require that conveyance back to the Seller of the Buyer's

- rights, title and/or interest in and to the Subject Property for the original price paid by the Buyer to the Seller, free and clear of all rights of the Buyer and any other person or entity.
6. The failure by a party to enforce any provisions of the Subject Contract against the other party shall not be deemed a waiver of the right to do so thereafter.
 7. The Subject Contract is and shall be deemed and construed to be a joint and collective work product of the Seller and the Buyer, and, as such, the Subject Contract shall not be construed against the other party, as the otherwise purported drafter of same, by any court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms and provisions contained herein.
 8. The Subject Contract shall be binding on the parties hereto and their respective successors and permitted assigns. The Subject Contract and the obligations herein may not be assigned without the express written consent of each of the parties hereto, which consent may be withheld at the sole discretion of either of the parties hereto.
 9. The Subject Contract is not intended and shall not be deemed or construed to create an employment, joint venture, partnership or other agency relations between the parties hereto.
 10. Buyer shall not encumber, sell, convey or otherwise transfer their interest in the Subject Property prior to Buyer having completed construction of said single-family home on the Subject Property and prior to the issuance of a Certificate of Occupancy by the City of St. Charles confirming the same.
 11. Venue for the resolution of any disputes or enforcement of any rights arising out of or in connection with the Subject Contract shall be in the Circuit Court of Kane County, Illinois. In no event shall the City be liable for monetary damage to the Buyer for any reason, including, but not limited to, compensatory, consequential or incidental damages or attorney's fees.
 12. The terms of the Subject Contract shall be severable. In the event that any of the terms or provisions of the Subject Contract are deemed to be void or otherwise unenforceable for any reason, the remainder of the Subject Contract shall remain in full force and effect.
 13. The Subject Contract shall not be modified or amended other than by written agreement of the parties hereto.
 14. This Rider is incorporated into and made part of the Subject Contract. In the event of any conflict between the terms of this Rider and the terms of the Real Estate Contract, the terms of this Rider shall control. All the obligations of the parties under this Rider to the Real Estate Contract shall be deemed remade as of the closing and shall survive the closing, and the remedies for breach thereof shall survive the closing and shall not be merged into the closing documents.

IN WITNESS WHEREOF, Seller and Buyer have entered into and executed this Rider as of the date and year first written above.

Seller:

City of St. Charles, Illinois

By: _____

City Administrator

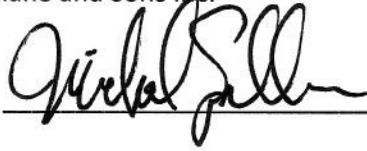
Attest:

City Clerk

Buyer:

Spillane and Sons Inc.

By: _____



Its _____



City of St. Charles, Illinois
Housing Commission Resolution No. 2-2020

**A Resolution Recommending Approval of Transfer of Property to Facilitate
New Residential Construction by Spillane and Sons Inc. – Moore Avenue
Project**

Passed by Housing Commission on September 24, 2020

WHEREAS, the City of St. Charles (the “City”) passed Resolution No. 2018-84 (“Resolution”), under which the City allocated funds from the St. Charles Housing Trust Fund to the Kane County Affordable Housing Fund to be made available to developers for the preservation and/or development of affordable housing in St. Charles; and

WHEREAS, the City passed Ordinance No. 2020-Z-13 approving a Final Plat of Subdivision for 1734 Riverside Subdivision which established two single-family lots; and

WHEREAS, on June 8, 2020, the Planning & Development Committee of the City Council provided direction to Staff to make available Lot 2 of 1734 Riverside Subdivision (“Moore Avenue Lot”) to developers of affordable housing under the Kane County Affordable Housing Fund for construction of one affordable single-family home; and

WHEREAS, Kane County issued a Call for Proposals under its Affordable Housing Fund in July of 2020 and received a proposal from Spillane and Sons Inc. for development of an affordable single-family home on the Moore Avenue Lot; and

WHEREAS, the Kane-Elgin Home Commission reviewed said development proposal and recommended approval of funding in the amount of \$322,390 to Spillane and Sons Inc. for development of an affordable single-family home on the Moore Avenue Lot to be sold to an income-eligible homebuyer (“Moore Avenue Project”, as described in the letter from Scott Berger dated 9/23/2020 and accompanying documents attached hereto and incorporated herein as Exhibit “A”), which includes \$270,266 in funding from the Kane County CDBG Program and \$52,124 in funding from the St. Charles Housing Trust Fund; and

WHEREAS, on September 24, 2020 the St. Charles Housing Commission passed Resolution No. 1-2020 approving Housing Trust Fund financing for the Moore Avenue Project in the amount of \$52,124 from the St. Charles Housing Trust Fund in the form of a 0.0% interest, deferred-payment loan to Spillane and Sons Inc. upon finding that the proposed use of Housing Trust Fund resources is in accordance with Ch. 3.50 “Housing Trust Fund”; and

WHEREAS, execution of the Moore Avenue Project is dependent upon transfer of the Moore Avenue Lot from the City of St. Charles to Spillane and Sons Inc.

NOW, THEREFORE, be it resolved by the St. Charles Housing Commission to recommend to City Council approval of transfer of the Moore Avenue Lot to Spillane and Sons

Resolution 2-2020

Inc. for construction of one affordable single-family home to be sold to an income-eligible home buyer.

Roll Call Vote:

Ayes: Glenn, Eakins, Goettel, Dries, Becker, Payleitner, Baker, Gacic

Nays:

Abstain:

Absent McNally

Motion carried: 8-0

PASSED, this 24th day of September 2020.



Chairman
St. Charles Housing Commission

Resolution 2-2020

Exhibit "A"

Letter from Scott Berger & Accompanying Documents