

## PUBLIC MEETING NOTICE AND AGENDA

# PLANNING AND ZONING COMMISSION MEETING

# AGENDA

### August 17, 2020 7:30 p.m.

- 1. Call to order
- 2. Roll call
- 3. Approval of the June 15, 2020 Planning and Zoning Commission meeting minutes
- 4. New business
  - a. Request for a Conditional Use for a School for Mentally and Physically Challenged Students at 970 East Oak Street for Roots Autism Solutions, LLC.
  - b. Request for a Conditional Use for Senior Housing, Variations, and Development Plan Final Approval for Arden Rose Senior Living.
- 5. Old business-None
- 6. Items for discussion—Sign Section- Draft Ordinance
- 7. Staff report
  - a. June and July 2020 Board of Trustees meetings
- 8. Audience participation
- 9. Trustee liaison report
- 10. Next meeting is scheduled for September 14, 2020
- 11. Adjournment

# **Meeting Location:**

Lake in the Hills Village Hall 600 Harvest Gate Lake in the Hills, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.

Posted by: Laura Pekovic Date: August 14, 2020 Time: 5:00 p.m.

# PLANNING AND ZONING COMMISSION

June 15, 2020 MEETING MINUTES

Village of Lake In the Hills



Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This was a virtual meeting. The agenda for this virtual meeting informed the public that they could attend and gave directions on how they could access it online or via telephone.

### ROLL CALL

Chairman Joe DeMay and Commissioners Brent Borkgren, Michael Esposito, Anna Siakel, and John Murphy were present. Absent was Commissioner Greg Walker. Also in attendance were Community Services Director Fred Mullard, Village Trustee Bill Dustin, Assistant Community Development Director Ann Marie Hess, and Administrative Specialist Laura Pekovic.

### **APPROVAL OF MEETING MINNUTES**

Commissioner Esposito made a motion to approve the Commission meeting minutes of May 18, 2020, and Commissioner Murphy seconded. Motion carried 5-0.

#### **NEW BUSINESS**--None

### OLD BUSINESS – Melody Living--Amended Final Plat of ReSubdivision

#### Staff Report

Community Services Director Fred Mullard reviewed the Request for Commission Action dated June 15, 2020

#### Discussion and Comments by Staff and The Planning and Zoning Commission

Laura Hester, Vice President of Cedarwood Development, introduced herself and Ron DiNardo. She announced that the first Melody Living residents are scheduled to move in August 2020.

Ms. Hester summarized that the shift in the unit mix is for one bedrooms and is consistent with consumer demand and the market studies that Cedarwood Development has done. She explained the reasons for the requested changes, the building renderings, and the relationship between the two Melody Living buildings. One example of a change was that the streetside landscaping was brought into the courtyard for the residents to enjoy. Ms. Hester also clarified the unit mix chart and the changes to the one-and-two bedroom units and that the three-bedroom unit was removed, as it was too expensive for the consumer and was not selling. She also described the side-by-side changes to the elevations, that the building square footage change would create 96 units instead of 77 units, and there would be a small change to the size of the parcel.

Trustee Bill Dustin received clarification from Ms. Hester that the two buildings were financied separately three years apart and that the ownership will remain the same.

Commissiner Borkgren expressed concern related to a change in the population density comparing the number of units to the total floor space. Ms. Hester indicated that 19 additional units with 25 additional parking spaces were added to this proposed building, which is in compliance with the building code. She further explanined that the customer mix is about 20 percent couples and 80 percent singles, and that 83 years old is the average age for independent living, thus the need for the unit mix change. She also stated that Cedarwood Developments investment in Melody Living is \$40 million. The original ordinance allowed unit mix changes to be done administratively, but this was brought to the Planning and Zoning Commission to show the unit mix and change to the plat of survey.

Motion to recommend approval to the Village Board to accept the Melody Living's Amended Final Plat of Resubdivision, approve changes to the unit mix, and to the footprint of the independent living building was made by Commissioner Esposito and seconded by Commissioner Siakel. On a roll call vote Commissioners, Esposito, Murphy, and Chairman DeMay voted Aye. Commissioners Borkgren and Siakel voted no. Motion carried 3-2.

### ITEM FOR DISCUSSION--None

**STAFF REPORT** – Director Mullard announced that the sign ordinace discussion will be on the July Planning & Zoning Commission meeting agenda. He plans to have a public hearing at the August Planning and Zoning Commission meeting for the sign text amendments. Director Mullard also stated that the Village Board of Trustees had no planning & zoning items on their agenda last month.

#### AUDIENCE PARTICIPATION – None

#### TRUSTEE LIAISON REPORT – None

Commissioner Siakel made a motion to adjourn the meeting and was seconded by Commissioner Murphy. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:02 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, July 13, 2020 at 7:30 p.m.

### *Laura Pekovíc* Administrative Specialist I

# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



#### PLANNING AND ZONING COMMISSION

**DEPARTMENT:** Community Services

SUBJECT:Conditional Use for a School for Mentally and Physically Challenged Students at<br/>970 East Oak Street

#### **EXECUTIVE SUMMARY**

#### General Information

Requested Action:	condition	rgard and Jennifer Link of Roots Autism Solutions, LLC request a al use approval to operate a school for mentally and physically d students at 970 E Oak Street.
Owner:	Roots Rea	lty Holdings, LLC
Applicant:	Jillian Bu	rgard and Jennifer Link of Roots Autism Solutions, LLC.
Purpose:	-	eration of a therapeutic day school serving special needs children, nonths – 12 years.
Location and Size:	970 East (	Oak Street – approximately 3,150 sq. ft.
Zoning and Land Use:	Site:	B-4 Commercial Business
	North:	R-4 Multiple Family
	East:	B-4 Commercial Business
	South:	I-B Institutional Buildings
	West:	B-3 General Business

#### Background

The applicant proposes establishing a therapeutic day school serving special-needs children. The location is situated within a multi-tenant building, business district setting. Across Oak Street to the north is the Cunat Court Residential Complex. Immediately adjacent to the south is Larsen Park. The location previously had a conditional use approval for a child care business.

Roots Autism Solutions is a therapeutic day school serving special needs children, ages 18 months to 12 years. Roots Autism Solutions specializes in providing integrated services including occupational and speech therapy, applied behavioral analysis, along with music and art therapy to help children reach their full potential and prepare for appropriate educational settings beyond the age of 12.

Roots Autism Solutions employs board-certified behavior analysts, registered behavior technicians, occupational, and speech therapists. This location will serve up to 15 children and a one-to-one ratio of care providers to students with a potential for five additional staff members.

Roots hours of operation for students are from 8:00 a.m. to 6:00 p.m. Monday through Friday. The current parking lot for the complex has an adequate number of drop-off/pickup parking spaces, and staff parking with 42 total spaces in the immediate vicinity of the tenant's space.

Roots has no after school or weekend activities like clubs or athletic events. There may be an occasion throughout the year to provide support to families such as during the holiday season when a family may benefit from having care provided in order to complete holiday shopping errands. The operators believe the majority of students will be local, as this part of the northwest suburbs has a low number of similar service providers. A referral relationship does exist with established Lake in the Hills businesses such as Children's Medical Group.

A school for mentally and physically challenged students requires a conditional use permit in the B-4 zoning district.

### Standards and Findings of Fact for a Conditional Use

The Planning and Zoning Commission may recommend and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use requested:

A. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

The applicant indicates their proposed operation will serve children with special needs from Lake in the Hills and surrounding communities

B. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;

The applicant indicates the school will operate with no after school or weekend activities regularly occurring.

C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The applicant indicates this will not alter the essential character of the locality.

# D. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents;

The conditional use is compatible with objectives of the business district where it is located as demonstrated by the previous conditional use (child care) at this tenant space.

E. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation;

The applicant believes the school will not generate a significant increase in pedestrian or vehicular traffic.

F. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities;

The applicant indicates this condition is met.

G. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees;

The applicant indicates this condition will be met.

#### ATTACHMENTS

- 1. Application
- 2. Site Plan
- 3. Photo

#### **RECOMMENDED ACTION**

Commission recommends approval to the Village Board for a conditional use for a school for mentally and physically challenged students at 970 East Oak Street on Parcel 19-21-332-005.

ME	R	F		V	C.B.J	-
		1	0	202	0	
By	R					



#### **PLANNING & ZONING APPLICATION**

#### **Property Information**

Common street address: 970 East Oak St. Units A-D, 980 East Oak St. Unit 1

PIN (Property Index Number):980 Oak pin# 19-21-332-004, 970 Oak pin#19-21-332-005, 19-21-332-006, 19-21-332-007, 19-21-332-008

Current Zoning: B-4C

Proposed Zoning: school for mentally and physically disabled

Current Use: vacant/daycare/office

Proposed Use: education and healthcare

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: less than 1 If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): 980 Oak St. 19-21-332-004 --- DOC 2011R0027295 UNIT 1303-D OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 970 Oak 19-21-332-005 --- DOC 2019R0005454 UNIT 1303-E OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-006 --- DOC 2019R0005454 UNIT 1303-F OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-007 --- DOC 2019R0005454 UNIT 1303-G OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST OFFICE PODS CONDO PHASE 1 - 1ST AMEND (PT E1/2 W1/2, 19-21-332-008 ---DOC 2019R0005454 UNIT 1303-H OAK ST

#### **Property Owner Information**

Name(s): Jillian Burgard and Jennifer Link - Owners of Roots Realty Holdings, LLC

Business/Firm Name (if applicable): Roots Realty Holdings, LLC (see item #1)

Address: 3270 Middlesax Drive

City/State/Zip: Long Grove, IL 60047

Phone Number: 3123-399-6172

Email: burgard@rootsautismsolutions.com

#### **Applicant Information**

Name(s): Jillian Burgard and Jennifer Link - Owners of Roots Autism Solutions, LLC

Business/Firm Name (if applicable): Roots Autism Solutions, LLC

Address: 733 Hastings Drive

City/State/Zip: Buffalo Grove, IL 60089

Phone Number: 224-676-0202

Email: burgard@rootsautismsolutions.com

### Item #1

Roots Realty Holdings, LLC is purchasing 970 A-D and 980 Suite #1 East Oak Street. The closing for this purchase is scheduled for 8/24/2020 as of today 7/10/2020. Upon the purchase of the property, Roots Autism Solutions, LLC will begin leasing the property from Roots Realty Holdings, LLC, and will begin operating out of the space.

#### **PLANNING & ZONING APPLICATION** Page Two

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	Н	No	
Conditional Use	$\times$	\$500 + \$10/ac over 2 ac	I	Yes	\$500
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	К	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non- Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	М	No	
		Total Fees – a	dd column 6 (Se	parate Check)	\$500
		Addition	al Fees		
Stormwater Perm	nit Application		ime of permit issua	<b>Check)</b> Minor = \$250	
Reimbursement o			\$2,000 + \$100/acr over 5 acres <b>(Se</b>	parate Check)	

If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until-payment is received.

Property Owner Signature

If Owner/Applicant is a School District please, fill out and submit Appendix N

Applicant' s Signature

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

Date



Property Address/PIN: 980 Oak pin# 19-21-332-004, 970 Oak pin#19-21-332-005, 19-21-332-006, 19-21-332-007, 19-21-332-008

#### Standards and Findings of Facts Per Section 24.6 of the Zoning Ordinance

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.** 

Roots Autism Solution provides essential therapy services to the autism population throughout the Chicago

area. In an effort to bring our critical support to children in need, we chose Lake in the Hills to open our

second location, as the area does not have access to these services as other areas do in the Northwest

Suburbs.

 That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. Explain how this standard is met.

Roots Autism Solutions will bring positive health and welfare outcomes for the Lake in the Hills community,

as we provide a critical service that allows children with autism to learn and grow. The goals of Roots are

directly aligned with those of the community, striving to help children with autism grow into citizen with

fulfilling productive lives, while supporting parents to meet the goals they have set for their child.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.** 

Roots Autism Solutions will not impede the development and improvement of the surrounding properties,

rather bring parents to the area daily, allowing local businesses to have direct access to parents who may

otherwise not visit the area.

980 Oak pin# 19-21-332-004, 970 Oak pin#19-21-332-005, 19-21-332-006, 19-21-332-007, 19-21-332-008

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.** 

The Village has the goal of bringing a diverse employment base to the Village, and to bring larger business

development and headquarters to the Village. Roots will support both objectives as we will employ local

residents at our facility, and we will bring much needed services to the area enticing families to live in the area,

as they will have access to much needed support for their children.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.** 

There are no traffic or congestion hazards added by Roots Autism Solutions.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.** 

Roots will be utilizing private utilities and public services combined.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.** 

Roots Autism Solutions will comply with all municipal and zoning codes.

8. The Village may impose any other criteria as identified in the Zoning Code.

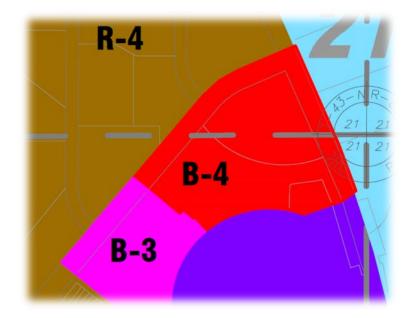
Property Owner's Signature

Date

Applicant's Signature

Date







# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



#### PLANNING AND ZONING COMMISSION

- MEETING DATE: August 17, 2020
- **DEPARTMENT:** Community Services
- **SUBJECT:** Conditional Use for Senior Housing, Variations, and Development Plan Final Approval for Arden Rose Senior Living

#### **EXECUTIVE SUMMARY**

<u>General Information</u> <i>Requested Action:</i>	Rose Sen • C • V	<ul> <li>icant requests the following actions to allow construction of Arden ior Living facility on East Oak Street:</li> <li>onditional Use for Senior Housing ariations <ul> <li>Table 8.4, Business Districts Bulk Chart- reducing the front yard setback from 30 feet to 15 feet; and requesting a 5 feet patio encroachment on a 30 feet side yard setback.</li> <li>Section 18.9, Minimum Off-Street Parking Space Requirements- to reduce the required parking from 24 spaces to 19 spaces.</li> <li>Section 15.2 – 15.3, to permit a decorative split-rail fence</li> <li>Section 26- Miscellaneous planting variances</li> </ul> </li> </ul>
Owner:	Laurel Sc	r ( and buyer of the property after zoning is complete): prenson pse Home Care, LLC
Applicant:	Anthony	Sarillo of Sarillo Development, LLC
Purpose:	Allow co parcel.	nstruction of three senior living buildings on the East Oak Street
Location and Size:	Parcel 19	-21-300-061 on East Oak Street / 3.47 acres
Zoning and Land Use:	Site:	B-3 General Business District
	North:	R-4 Multiple Family District
	East:	B-4 Commercial Business District

	South:	I-B Institutional Buildings
	West:	R-4 Multiple Family District
Proposed Zoning:	B-3 Gener	al Business District
Comprehensive Plan Land Use:	Commerc	ial
Background		

#### <u>Background</u>

The applicants request a conditional use for senior housing, variations for setbacks and parking spaces, and approval of their development plan. Conditional use is required for senior housing in the B-3 District by the Zoning Ordinance. The proposed use fits well with the neighboring districts. Business and Residential Districts surround the site. Larsen Park shares a property boundary to the south.

The development would include three single story buildings, each capable of housing 16 residents. The parking reduction is reasonable considering the residents will not normally have a personal vehicle. The parking will primarily support staff and visitors. The front yard setback reduction does not appear to have an impact on the adjacent parcels or right-of-way, and the side yard patio encroaches slightly on a 30 foot side yard setback by 5 feet. The low-density nature of the planned development and the significant landscaping on the lot will prevent undue impact on the townhomes to the west, and the business complex to the east.

Staff reviewed the proposed development plans and found them in compliance and reasonable. Traffic generated by this development would be minimal and not create problems for the local road network.

#### Standards and Findings of Fact for a Conditional Use

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

# 1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

The applicant believes there is a growing need for senior housing facilities in the area. This type of development will provide variety diversity in the area. Additionally, it will a good fit with the residential development in the area.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and

The applicant believes this standard has been met.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and

The applicant believes this standard has been met.

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents.

The proposed use of senior housing is less intense than another type of use that would be permitted by the comprehensive land use map in the intended B-3 General Business District.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation; and

This facility will generate minimal additional traffic on the area roads because the residents typically do not drive.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities; and

Adequate utilities are available.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees; and

This site will comply with all regulations and conditions as stated in the Zoning Ordinance unless otherwise stated.

8. Any other criteria as identified in this Zoning Code.

#### Standards and Findings of Fact for a Variation

The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of this Zoning Code, as authorized in this Section, only if the evidence, in the judgement of the Village sustains each of the following three conditions:

# A. <u>The property in question cannot yield a reasonable return if permitted to be used only under</u> the conditions allowed by the regulations governing the district in which it is located;

The front yard setback reduction will not impact the adjacent parcels and will not be out of place with existing uses. The low-density nature of the planned development and the significant landscaping on the lot will prevent undue impact on the town homes to the west of the development and the office complex to the east of the development. The parking reduction is reasonable considering the residents will not normally have a personal vehicle. The parking will primarily support staff and visitors. Given the unusual shape of the property and stormwater retention requirements, the standard setbacks would make major portions of the property unusable.

### B. <u>The plight of the owner is due to unique circumstances; and</u>

The applicants believe the nature of their development and the geometry of the parcel creates unique circumstances.

### C. <u>The variation, if granted, will not alter the essential character of the locality.</u>

The applicants indicate this will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Village, in making this determination whenever there are practical difficulties or particular hardship, also shall take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

# D. <u>That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;</u>

The applicant believes the geometry of their development creates unique hardship circumstances.

E. <u>That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification</u>;

The applicants believe the nature of their development creates the unique circumstances.

# F. <u>That the purpose of the variation is not based exclusively upon a desire to make more money</u> out of the property;

The applicants believe this standard has been met.

# G. <u>That the alleged difficulty or hardship has not been created by any person presently having interest in the property;</u>

The applicants believe this standard has been met.

# H. <u>That the granting of the variation will not be detrimental to the public welfare or injurious to</u> <u>other property or improvements in the neighborhood in which the property is located; or</u>

The applicants indicate it will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

I. <u>That the proposed variation will not impair an adequate supply of light and air to adjacent</u> property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The applicants indicate this condition will be met.

#### ATTACHMENTS

- 1. Application
- 2. Final Engineering Plans
- 3. Color Rendering
- 4. Landscape Plans and Details
- 5. Split Rail Fencing Location Plan
- 6. Floor plan and Elevation
- 7. Zoning Map
- 8. IDNR Report

#### **RECOMMENDED ACTION**

Commission recommends approval to the Village Board for a Conditional Use for Senior Housing, Variations to Table 8.4, Section 18.9, Sections 15.2-15.3, and Section 26 of the Zoning Ordinance; and Development Plan approval for Arden Rose Senior Living on Parcel 19-21-300-061 on East Oak Street.



# Village of Lake in the Hills Development and Zoning Application

Date:
Property Information
Common street address:0 Oak St, Lake in the Hills
PIN (Property Index Number): 19-21-300-061
Current Zoning: B-3 C Proposed Zoning: B-3 C
Current Use: Vacant Proposed Use: Senior Assisted Living is the request consistent with the Comprehensive Plan? Yes Number of Acres: 3.47 If greater than 4 acres, 2 acres for government property or 5 acers for nanufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use See definition of Planned Development and PD Section of Zoning Ordinance. Legal description of the property (print or attach exhibit):
See Attached
Property Owner Information Name(s): Peggy An Lackman
Business/Firm Name (if applicable): Foresight Holdings LLC
Address: 760 Larson Ln.
City/State/Zip:Bensenville, IL 60106
Phone Number:
Email:
Applicant Information
Name(s): Anthony Sarillo
Business/Firm Name (if applicable): Sarillo Development LLC
Address: 1095 Pingree Rd Suite 201
City/State/Zip:Crystal Lake IL 60014
Phone Number: 847-854-0800 Email: asarillo@sarillo.com

# Lake in the Hills Development and Zoning Application Page 2

1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	Н	No	
Conditional Use		\$500 + \$10/ac over 2 ac	Ι	Yes	
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	К	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non- Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	М	No	
				Total Fees	
		Additio	nal Fees		
(	Stormwater Permit		o be paid at time o	f permit issuance Minor = \$250 r Major = \$1,000	
Reimbursen	nent of Fees Requi	red (Attach App	endix B) = \$2,000 every a	+ \$100/acre for acre over 5 acres	

Property Owner Signature 7

Date 7/02/20

Date

*If Owner/Applicant is a School District please, complete and submit Appendix N* 

Applicant Signature

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

#### **EXHIBIT A**

#### VILLAGE OF LAKE IN THE HILLS REIMBURSEMENT OF FEES AGREEMENT

Project Name: <u>Arden Rose Senior Living</u>

Owner Name: Foresight Holdings LLC

Address: 760 Larson Ln., Bensenville, IL 60106

Telephone number: 224-333-0221

Petitioner Name: Laurel Sorenson

Address: 1303 South Main St, Algonquin, IL 60102

Telephone Number: 224-333-0221

Address and General Parcel Location: 0 Oak St, Lake in the HIIIs

Parcel Identification Number: 19-21-300-061

Total Acreage: 3.47

Invoices should be mailed to: 1303 South Main St, Algonquin IL 60102

By signing this Agreement the petitioner and/or owneracknowledge that each of them has read Chapter 44 of the Lake in the Hills Municipal Code and each of them fully understands and agrees to comply with the terms set forth therein. Further, by signing below, each signatory warrants that he or she possesses full authority to so sign. The owner and/or petitioner agree that owner and petitionershall be jointly and severally liable for payment of fees referred to applicable sections of Chapter 44 of the Lake in the Hills Municipal Code, and as referred to hereinabove.

Property Owner Signature & Date:

Petitioner Signature & Date: <u>Haund</u>	(orenson) 1/2000
FOR OFFICE USE ONLY: Initial Escrow Amount Received \$ Copies of Agreement forwarded to:	On//
Village Administrator Village Engineer Village Attorney Planning Consultant	
Director of Community Services Director of Public Works Village Collector Other	
Village of Lake in the Hills AccountNumber;	

#### Lake in the Hills Development and Zoning Application Page 2

1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan	×	\$0	E	No	
T <del>entative Plan</del>		\$500 + \$10/ac	F	No	, <u> </u>
Final Plat	$\prec$	\$500 + \$10/ac	G	No	535,00
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	Н	No	
					A BUILDER
Conditional Use	×	\$500 + \$10/ac over 2 ac	Ι	Yes	515.00
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text. A <del>mendme</del> nt		\$500	К	Yes	
<del>Variance</del> – <del>Residentia</del> l		\$100	L	Yes	
Variance – Non- Residential	×	0-2 ac = \$250 Over 2 ac =	L	Yes	500.00 535,00
Development Plan Review	$\times$	\$500 + \$10/ac	М	No	
		·/		Total Fees	\$2,085.00
		Addition			
5	Stormwater Permit	Application Fee to	be paid at time of Intermediate or	Mr Joro	WILL BE DUE
Reimbursem	ent of Fees Requir	red ( <b>Attach Appe</b>	endix B) = \$2,000	+ \$100/acre for	(2000)P

Property Owner, Signature 7

If Owner/Applicant is a School District please, complete and submit Appendix N

ίňς.

**Applicant Signature** 

Date

7/02/20

Date

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.





48 HOURS BEFORE YOU DIG. "ALL CONTRACTORS AND SUB-CONTRACTORS WHO WORK ON THIS PROJECT AGREE TO CONFORM TO THE RULES AND REGULATIONS OF ALL APPLICABLE AGENCIES".

### **FINAL ENGINEERING PLANS** FOR

# **ARDEN ROSE HOME CARE**

#### **0 OAK STREET** LAKE IN THE HILLS, IL

#### Section 21, Township 43 N, Range 8 E

PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWEST RIGHT-OF-WAY LINE OF PYOTT ROAD, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 105 OF CRYSTAL CREEK PHASE 3, BEING A SUBDIVISION OF THE SAID WEST HALF OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1993 AS DOCUMENT NO. 93R018151, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OAK STREET AS SHOWN ON THE PLAT OF DEDICATION OF OAK STREET ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991 AS DOCUMENT NO. 91R039305; THENCE NORTH 38 DEGREES 59 MINUTES 15 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 301.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 38 DEGREES 59 MINUTES 15 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 451.89 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 45 SECONDS EAST, 176.85 FEET; THENCE NORTH 38 DEGREES 59 MINUTES 15 SECONDS EAST, 25.58 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 45 SECONDS EAST, 74.12 FEET; THENCE SOUTH 41 DEGREES 47 MINUTES 10 SECONDS EAST

42.27 FEET; THENCE SOUTHEASTERLY 362.09 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET CHORD LENGTH OF 350.44 FEET AND BEARS SOUTH 22 DEGREES 54 MINUTES 48 SECONDS WEST; THENCE SOUTH 67 DEGREES 56 MINUTES 58 SECONDS WEST ALONG A NON-TANGENT LINE, 154.65 FEET; THENCE NORTH 50 DEGREES 45 MINUTES 48 SECONDS WEST, 314.84 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS,



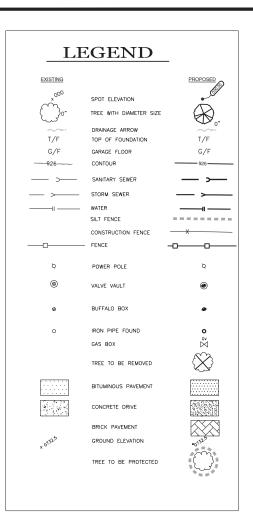
LOCATION MAP

### REPORTING AND HANDLING OF TURTLES FOUND AT BEEHIVE ASSISTED LIVING CENTER

Stop any activity that could harm the turtle. Do not handle or harass the turtle in any way! Mark the spot at which the turtle was found with a stake or flag. Immediately contact the following to report the presence of the turtle: Michany county conservation district at 85-728-829 or 778-0353. Illinoia department of natural resources (DNR) ATN: Brad Semel, Natural taon Theiros Michar-72986. rt 719. sion 815-675-2386, Ext. 216.

ouching, harming or harassing the turtle is illegal, it is a violation of the linois and angered species protection act

The state-endangered Blanding's Turtle (Emydoidea blandingii) is known to occur in the wetlands in the vicinity of the project area. These turtles forage and hibernate in wetlands and, depending on the temperature, emerge in the spring hibernate in wetlands and, depending on the temperature, emerge in the sprin with upland nexting occurring in open fields, preferably in sandy solis in late spring or early summer. They may travel up to one mile in their search for appropriate nexting habitat. To avoid potential impacts to wandering turtles, the Department of Natural Resources recommends work on the project occurs during the turtle's inactive season from approximately November 11st to March 1st. If work must occur during the active season, all on-site personnel should be ducated about this species and be instructed to contact the Department immediately if they are encountered in the project area. Filers with photos of adult and ijvenelli Biolnding's turtles, and life-histiony information, should be distributed to personnel. The filer should also contain contact information for the Department (Plard Seam all Natural Marines Division 18:5-677-368 eet 216). distributed to personnel. The filer should also contain contact information for the Department [Read Seme], Natural Heritage Division, 815-675-2386 ext. 216). State-listed species may not be handled without the appropriate permits pursuant to the limois Endangered Species Protection Act. Exclusionary fencing should be installed around the work area, trenched into the ground, and inspected daily for Bilanding truthes. Excavations should be inspected daily for trapped wildlife and safety covered overnight. Soil or other potential turtle nesting medium stockpiles should also have exclusionary fencing installed around the perimeter to discourage turtle nesting and potential harm.



#### DESCRIPTION

- 1. Project Information
- 2. General Notes & Specifications
- 3. Existing Conditions & Demolition Plan
- 4. Geometric Plan
- 5. Utility Plan
- 6. Grading Plan
- 7. Erosion Control Plan
- 8. Stormwater Management Plan

#### 9-10 Details

To the best of our knowledge and belief, the drainage of the surface waters will no be changed by construction of this Subdivision (Development), or on this sile, or any part thered, or that if such surface water drainage will be changed, reasonabl provisions have been made for the collection and diversion of such surface waters into public areas of drains which the property owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted Engineering practices as as to reduce the likelihood of diamage to the adjoining the surface waters will be planned for in accordance with generally accepted to the surface waters and the surface the likelihood of diamage to the adjoining the surface waters will be planned for in accordance with generally accepted to the surface waters and the surface the likelihood of the surface the surface waters and that surface waters are the surface to the surface of the surface of the surface waters the surface waters will be planned for in accordance with generally accepted to the surface waters will be planned for in accordance with generally accepted to the surface waters will be planned for in accordance with generally accepted to the surface waters will be adjoining the surface waters will be planned for in accordance with generally accepted to the surface waters with the surface water that the surface water the surface waters with the surface water to the surface water to the surface water to the surface water to the surface to the surface water to the surface to the s on (Development), or this site. ion of the Subdivision (E property bec Dated this day of

Owner or Attorney

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DEVELOPMENT PLANS MET THE MINIMUM REQUIREMENTS OF THE STORM WATER ORDINANCE.

JEFF C. STEELE

Engineer

Enginee

STATE OF ILLINOIS> COUNTY OF KANE SS.S.

GERALD L. HEINZ & ASSOCIATES, INC., DO HEREB' CERTIFY THAT THIS SITE PLAN WAS PREPARED UNDER OUR DIRECT SUPERVISION.

DATED AT DUNDEE, ILLINOIS THIS <u>30th</u> DAY OF JULY A.D. 2020



JEFFREY C. STEELE ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 60934 (LICENSE EXPIRES 11-30-2

DESIGN FIRM REGISTRATION NO. 184-002048

- If a turtle is found on the beehive assisted living site, the following pro-
- Follow any additional instructions from the conservation district and
- Achenry county conservation district staff will come to the Beehive Assiste .iving site to collect information about the turtle and release it in a safe

#### A. REFERENCED SPECIFICATIONS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS: 'STANDARD SPECIFICATIONS OF OR ROAD, AND SINGLE CONSTRUCTION (LATEST EDITION), BY THE LLINDIS DEPARTMENT OF TANESFORTATION (LOT SS) FOR ALL MIRROVEMENTS 'S TANDARD SPECIFICATIONS FOR WATE AND SEVER MAIN. CONSTRUCTION ILLINDIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION; 'VILLAGE OF LAKE IN THE HILLS MUNICIPAL CODE: 'RULES, REGULATION, ORDINANCES, AND STANDARDS OF THE LAKE IN THE HILLS SANITARY DISTRICT. \* IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

**B. NOTIFICATION** 

- THE VILLAGE OF LAKE IN THE HILLS AND LAKE IN THE HILLS SANITARY DISTRICT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY
- THE VILLAGE OF LAKE IN THE HILLS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE TIMES REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. FEXITING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, UMEDIATELY NOTIFY THE ENGINEERS OT THAT THE CONFLICT CAN BE RESOLVED. CALL JULLE AT 1-800-8820128.

#### C. GENERAL NOTES

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE LAVE IN THE HILLS DATUM. THE MUNICIPALITY AND THE OWNER OR OWNER 'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. TO INSPECT APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. TO INSPECT APPROVEMENT AND ADDRESS AND A
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE OPERATION OF THE ADDRESS OF THE OPERATION OF TH

- Germinicans and not called for lose removed shall be reproved and interval and the rearense matternia. The municipal provides and the removed shall be reproved and the removed and the recomparison of the municipality and owners. The undersolutio contractors shall make all necessary arrangements to all new more disting utility structures on site and in areas disturbed during constructions shall be adjusted to finish grade frick to find and record disting structures before the site and necessary areas and record disting structures before the site and necessary areas and record disting structures before the site of the site and necessary areas and record disting structures before the site of the site and necessary and the disting structures and the location of allowers shall be site of contractors and before the distinges in the site of the interval and the site of the distinges and the site of the distinges of the site of the distinges of the site of the distinges of the site of t
- LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. THE PROPOSED IMPROVEMENTS SHALL BE SHOWN IN RED. THE PROPOSED IMPROVEMENTS BUST BE COLORED ALIGN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE VILLAGE OF LAKE IN THE HILLS. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED DURING THE INSTALLATION OF IMPROVEMENTS INDICATED ON THE ENGINEERING PLANS. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED FOR CONSTRUCTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR BALLV REITY ALI DIMENSIONS AND CONSTRUCTION UNLESS SPECIFICALLY MARKED FOR CONSTRUCTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR BALLV REITY ALI DIMENSIONS AND CONSTRUCTOR CONSTRUCTION. THE WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/ONE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTING THEM WORK OR DISCREPANCIES. FAILURS OF SICURE SUCH INSTRUCTIONS. THE CONTRACTOR BALLONGEN ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS FOR DISCREPANCIES. FAILURS TO SECURE SUCH TO THE TWO ESTRUCTIONS. THE CONTRACTOR BALLONGEN ENGINEER PRIOR TO PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF AM DOUBT OR DUSCTION ARISING WITH HESPECT TO THE TWO ESTRUCTIONS FOR THE CONTRACTOR STRUCTOR DUSCREPTION ARISING WITH HESPECT TO THE THE WORK MULL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF AM DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCULIENTS
- CONCLUSIVE. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SUBFEY FOR A PERIOSO 61 24 MONTHS FROM THE DATE OF FINAL ACEPTANCE OF THE WORK BY LAKE IN THE HILLS, OTHER APPLICABLE GOVERNMENTAL AGENCIES , AND THE
- OWNER. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OF HIS BEPRESENTATIVE, FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTORS WORK HAS BEEN APPROVED AND ACCEPTED, AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ACCORDANCE WITH THE CONTRACT DOCUMENTS. LINE AND GRADE STAKES WILL BE SET ONE TIME AND ONE TIME ONLY BY THE SURVEYOR AT THE OWNERTS EXPENSE. CONTRACTORS SHALL NOTIFY THE SURVEYOR THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK, ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF NITTAL PROJECT CONSTRUCTION OFERATIONS) ANY AND ALL REQUIRED RESTOCHING WILL BE EFERTING WILL BY UNVEYOR AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR THE RESTAKING. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO RECOFT STAKES REPONDED POR HIS USE AND EPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED OR RED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE DERED AS CONTROL STAKES
- CONSIDERED AS CONTROL STAKES. THE CONTRACTOR SHALL REVIEW AND DETERMINE ALL REQUIRED IMPROVEMENTS AND SHALL VERIFY ALL OUANTITIES AS PROVIDED BY THE ENSINEER OR OWNER FOR BIDDING PURPOSES. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENSINEER.
- PUPPOSES THE CONTRACTOR SHALL REPORT ANY DISCREPANCES TO THE INSTABILITY ON BIODREPANCES WHENEVERT THE PERFORMANCE OF WORK IS INJUGATED ON THE FLANS, AND NO ITEM IS INCLUEED IN THE CONTRACTOR SHALL REPORT WORKS SHALL BE CONSIDERED INCLORED IN INCLUEED INTECONTRACTOR PAYMENT, THE WORK SHALL BE CONSIDERED INCLORED IN INTERCONTRACTOR SHALL REPORT INCLORED IN THE INSTABLE OF THE INSTABLE WHENEVER, DURING CONSTRUCTION OF DEPARTORS, MAY LODGE MATERIAL SI DEPOSITED IN THE FLOW LINE OF QUITTERS, DANIAGE STRUCTURES, DITCHES, ECT, SUCH THAT THE MATURAL FLOW LINE OF WATER IS OBSTRUCTED. THIS LODGE MATERIAL SI DEPOSITED IN THE FLOW LINE OF GUITTERS, DORK SHALL BE REPONSIBLE AND THAT AT THE CONSTRUCTION OF REATONS, DAY 1000E MATERIAL SI ANALL BE REMOVED THE CLOBE OF EACH WORK NORK SHALL BE CONSIDERED INCLUSION OF CONSTRUCTION OF REATONS, DAY 1000E MATERIAL SIZE OF CONTRACT. THE CLOBE OF EACH WORK SHALL BE CONSIDERED INCENTAL TO THE CONTRACT. THE CLOBE OF EACH WORK SHALL BE CONSIDERED INCENTAL TO THE CONTRACT. THE CLOBENS, TRAFFIC CONTROL DEVICES, NO WARNING ONCESTING TO FORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNES SHALL BE PROVINED IN ACCORDANCE SIGN WARNING DATES AND AND WARNING DATAL DE CONTRACT. THE CLOBE DEPOSITED IN A CONSIDERED TO THE INSTALLATION AND MANTENANCE OF DECONTRACTORS INTRAFFIC CONTROL DEVICES, NO WARNING DATES AND AND WARNING AND AND WARNING AND AND WARNI
- PROTECT THE PUBLIC DURING ALL PHASES OF CONSTHUCTION. BRITINGUED AND WINNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR VILLAGE OF LAKE IN THE HILLS HIGHWAY AND TRANSPORTATION DEPARTMENT. ALL TRAFFIC CONTROL OF LAKE IN THE HILLS HIGHWAY AND TRANSPORTATION DEPARTMENT. WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT "MANUAL ON UNIFORM TRAFFIC
- CONTROL DEVICES: ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENTS AND MUST BE REMOVED, SHALL BE SAWED AS DIRECTED PROF TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH SIMULAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAVMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH THE MAN DEPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.
- AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE OWNER. IF ON SITE IS NOT FEASIBLE THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS OWN EXPENSE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS WINE EXPENSE. IN THE SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS WINE EXPENSE. IN THE SHALL BE REMOVED SHALL BE RESPONSIBLE FOR REMOVED. THE DIDOT STANDARD SPECIFICATIONS. AND THE COST OF THE SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. THE CONTRACT SHALL ALTER THE ALIGNMENT OF SEWERS, PATHWAYS, SIDEWALKS, AND DRIVEWAYS AS DIRECTED BY UNHER AT CONTRACTORS EXPENSE. A CONTRACTOR REMOVING TREESS WITHOUT THE OWNER TO STRESS WHICH ARE TO BE REMOVED. THE CONTRACTOR SHALL ALTER THE ALIGNMENT OF SEWERS, PATHWAYS, SIDEWALKS, AND DRIVEWAYS AS DIRECTED BY OWNER AT CONTRACTORS EXPENSE. A CONTRACTOR REMOVING TREESS WITHOUT THE OWNER TO A DRESSRUE THESE AL CONTRACTOR REMOVING TREESS WITHOUT THE OWNER APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREESS WITHOUT THE OWNER APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREESS WITHOUT THE TO THE CONTRACTORS EXPENSE. SHALL BE REMOVED AND RESET BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS TANDARD SPECIFICATIONS AT LOCATIONS AS DESIGNATED BY THE CONTRACT OR STANDARD SPECIFICATIONS TO A LOCATIONS AS DESIGNATED BY THE ENDIVERSATION AFUELD DEDIVIDED TAL TO THE CONTRACT AND NA ADDITIONAL CONTRACTOR AT HIS OWNE EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RULLING TOWNERH HIGHWAY DEPARTING THE ANDITIONAL AND ADDITIONAL CONTRACTOR AT HIS OWNE EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL DE DELIVERED TO THE RULLING TOWNERH HIGHWAY DEPARTING THE AND PARTING ALL ALL DE CONTRACTOR THAT THE REPRENDENTION DEPARTING THE ANDITIONAL LAWLE DOCUMENT AND THAT THERERE WITH CONSTRUCTION SHALL DE SIMULAL MANDE DATE AND ADDITIONAL CONTRACTOR THAT ON THE REPRENDENTION THE ACTIONATION ALL AND DONTONAL DURING CONSTRUCTION DEPARTING THE AND PARTING THE RADITIONAL LAWLE DOCUMENT HIS SHALL DE DELIVERED TO TH
- COST. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUNPING OR ANY OTHER ACCEFTABLE METHOD. PUNPING SHALL DISCHARGE INTO THE STORM SEWER AND NOT INTO EXISTING WEITAND AREAS. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS GREATED AS A RESULT THEREOF.

GERALD L. HEINZ & ASSOCIATES, INC.

CONSULTING ENGINEERS & LAND SURVEYORS 206 NORTH RIVER STREET

EAST DUNDEE, ILLINOIS 60118

- IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE CONNER.
   THE CONTRACTOR SHALL COMPLY WITH AND OBSERVE THE RULES AND REGULATIONS OF OSHA AND APPROPRIATE AUTHORITIES REGARDING SAFETY PROVISIONS.
   THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR MEANS. METHODS TECHNIQUES, SOLUTIONS OF REACTIVE PROCESSIONS.
   THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF PERFORMANCE. PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
   THE HOLD THE CONTRACT THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTOR UNTO THE LIFE ONTRACT DOCUMENTS AND SPECIFICATIONS.
   THE INFORMATION AVAILABLE THE CONTRACTOR SHALL BE RESPONSIBLE FOR OSTRUCTION TO VERIFY IN THE FIELD THE LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND INSTALLATIONS AND THE RANGE FOR THE ADJUSTMENT ON MOVING OF ULITIES WHICH WISTALLATIONS AND TO ARRANGE FOR THE ADJUSTMENT OR MOVING OF UTILITIES WHICH WILL CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT.
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROU OR SURFACE UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS, ANY UTILI THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPARED TO THE SATISFACTION THE VILLAGE OF LAKE IN THE HILLS ENGINEER AND THE UTILITY OWNER. THE CONTRACT SHALL BE RESPONSIBLE FOR ALL SEPENSES MOURED IN THE REPARIO OF DAMAGED
- UTILITY APPURTENNACES. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, AND OTHER REQUIRED POTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASCIATED STRUCTURES AND SHALL MAKE REPARIS AS NECESSARY TO THE SATISFACTION OF THE VILLAGE OF LAKE IN THE HILLS ENGINEER.
- HILLS ENGINEER. I THE LAKE IN THE HILLS ENGINEER SHALL BE NOTIFIED WHEN EXISTING DRAINAGE TILE IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS BEFORE PROCEEDING. ALL FIELD ITLE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONFICET DT THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE CONFICET DT THE PROPOSED DRAINAGE WAY. IF DRAIN DM TERIAL TO THE ORIGINAL LINE AND LIFE OT THE PROPOSED DRAINAGE WAY. IF DRAIN DM TERIAL TO THE ORIGINAL LINE AND LIFE OT DRAIN THE WIP THE ON SOCIAND MATERIAL TO THE ORIGINAL LINE AND LIFE OT DRAIN THE PROPOSED DRAIN DM TERIAL TO THE ORIGINAL LINE AND LIFE OT DRAIN THE PROPOSED DRAIN DM TERIAL TO THE ORIGINAL LINE AND LIFE OT DRAIN THE PROPOSED DRAIN DM THE ON THE ON THE ORIGINAL LINE OVER TO THE RENAINEER DAYN COMPLETION OF THE FOROLECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPRENSATION WILL BE ALLOWED. THE CONTRACTOR SHALL INDENNIFY THE ENSINEER OWNER, LAKE IN THE HILLS, AND THER ACENTS, FROM ALL LABLE THE NOTIFIEL THE THE THE HEAT AS CONSURCED. CONTRACTOR SHALL INDENNIFY THE ENSINEER THE THE THE MAS CONSURCED. CONTRACTOR SHALL INDENNIFY THE ENSINEER THE THE THE AS CONSURCED. CONTRACTOR SHALL INDEALLY INVOLVE ON THIT THE CONSTRUCTION. INSTALLATION CONTONS, REFER TO SUPPLEMENTAL GENERAL. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER HILLTYLOTION. INSTALLATION CONSULTIONS.

- CONTRACTORS WORK. SAID PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEER INAL CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED

#### D. EXCAVATION AND SITE GRADING

. EXCAVATION REQUIRED FOR ROADWAY AND PARKING LOT CONSTRUCTION AND SITE GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE IDOT STANDARD SPECIFICATIONS. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENT, AND FINAL SHAPING AND THIMINMOT OG GRADES AND SECTIONS INCLUDED IN THE PLANS, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 202 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL STOCKPILE EXCAVATED TOP SOIL ON THE SITE AT THE LOCATION DESIGNATED ON SHEET 7. EXCAVATED EMBARWARENT WATERIAL SHALL NOT BE STOCKPILED ON SITE EXCAVATION SHOULD BE SCOURCED SO AS TO MINIMIZE OR ELIMINATE ANY RE HANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR, ALL EXCESS EXCAVATED MATERIAL SHALL BE SATISFACTORILY.

OSED OF OFFSITE BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE XPILING OPERATION SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL SPECIAL CARE SHALL BE TAKEN IN EXCAVATING AND GRADING NEAR UTILITIES AND TREES TO BE SAVED IN ORDER TO AVOID UNNECESSARY DAMAGE.

5. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION FOR THE TRAFFIC AS DIRECTED BY THE VILLAGE ENGINEER AND AS CALLED FOR IN THE TYPICAL APPLICATION OF TRAFFIC CONTROL DEVICES ALONG THE EDGE OF PAVEMENT WHERE THERE IS ANY DOP-OFF GREATER THAN THREE (3) INCHES.

COMPACTION TESTING OF THE PAVEHENT SUBGRADE WITHIN PUBLIC RIGHT OF WAYS SHALL MEET THE REQUIREMENTS OF THE VILLAGE ENGINEET FILE SUBGRADE SHALL BE PROOF-FOLLED WITH A LOADED SKWHEELER TRUCK TO DENTIFY WEAK OR YIELDING AREAS, WITHSSED SOF YIHE VILLAGE ENGINEET OR IN REPRESENTATIVE. APPROPRIATE CORRECTIVE MEASURES SHALL BE PROVIDED TO INSURE AN ADEQUATE SUBGRADE IS PROVIDED.

THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN IEPA STANDARDS, VILLAGE ORDINANCES AND PROJECT PLANS.

ALL DISTURBED AREAS OF THE RIGHT-OF-WAY ARE TO BE RESTORED WITH SO

E. ROADWAY AND PARKING LOT CONSTRUCTION . NO BASE COURSE GRAVEL SHALL BE INSTALLED WITHIN PUBLIC RIGHT OF WAYS UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE VILLAGE ENGINEER

2. NO BITUMINOUS SURFACING SHALL BE INSTALLED UNTIL THE GRAVEL BASE COURSE HAS BEEN APPROVED BY THE ENGINEER.

THE EXISTING CURB AT THE ENTRANCES WILL BE REMOVED AND REPLACED WITH DEPRESSED CURB. ALSO AN ASPHALT PATCH IN FRONT OF THE CURB WILL BE EXPERCISE IN THE COLI CURB DOES NOT COME OUT CLEANLY. THIS PATCH WILL BE A STRAIGHT EDGE CUT 5' MINIMUM WIDER THAT THE LARGEST DAMAGED AREA ACROSS THE ENTIRE ON TRANCE. PLUNGE CUTTING THE EDGE OF PAVEMENT IS HIGHLY ENCOURAGED PRIOR TO CURB REMOVAL.

#### F. STORM SEWER AND UNDERGROUND

WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGURING AN WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGURING AND INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, EITTINGS AND ACCESSORIES INCESSARY TO COMPLETE THE WORK MAY NOT BESPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. BEEDITED AND A SINCE AND A SINCE AND THE CONTRACT. BEEDITED AND STORE SEVERAL TO THE COST OF THE CONTRACT. BEEDITED AND STORE SEVERAL TO THE COST OF THE CONTRACT. BEEDITED AND STORE SEVERAL TO THE COST OF THE CONTRACT. TO SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. BEEDITED AND STORE SEVERAL AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE VILLAGE OF LAKE IN THE HILLS DORINANCE. ROUGH GRADING TO WITHIN CONTRACTOR PRIOR TO COMMENCEMENT OF UNDERROUND UTTIN INSTALLATION.

- ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING APKVENET, EXISTING ORIVEWAYS AND SIDEWLAKS, WHERE DESIGNATED BY THE OWNER, FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME\_AND/OR WHEREVER ELSES SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED IN ACCORDANCE TO THE VILLAGE'S ROY DETAIL PROVIDED ON SHEET 11.
   ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND.

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- 3. ALL STORM SEWERS. AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STOME BEDDING. 147 TO 344 IN SIZE (1.D.O.T. GRADATION CA-9). WITH A MINIMUM THACKNESS EQUAL TO 14TH OF THE OUTSIDE DUAMETER OF THE SEWER PIPE, BUT NOT LESS THAN A\* NOR MORE THAN 8\* BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE FOR STORM SEVICES AND STORM SERVICES (UNLESS NIDUCATED OTHERWISE ON THE CONSTRUCTION DETAILS). BEDDING MATERIAL SHALL CONFORM TORONOMIC COST FOR BEDDING SHALL BE MERGED WITH THE UNIT FRICE BID FOR THE SEWER, WATERMAIN, ETC, REFER TO CONSTRUCTION STANDARDS SHEET FOR DETAILS OF FEDING AND BACKET.
- CONSTRUCTION STANDARDS). WHEN NOT NOT THE FLOW AND CLOSED (DEC STANDARDS, MANHOLES SHALL INCORPORATE WATERSTOP GASKETS AT ALL PIPE PENETRATIONS
- PENE IRAITONS. THE UNDERGROUND CONTRACTOR SHALL PLACE AND MOUND EXCESS EXCAVATED TRENCH MATERIAL ADJACENT TO THE TRENCHES IN AN ORDERLY FASHION SO AS NOT TO CREATE A HADRO OR OBSTRUCTION. AND TO MANTAIN THE STEIR IN A WORKABLE TO CREATE A HADRO OR OBSTRUCTION. AND TO MANTAIN THE STEIR IN A WORKABLE BE THE RESPONSIBILITY OF THE EARTH EXCAVATING CONTRACTOR. THE LINDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING. ANY
- AMOUNTS, NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING ON BRACING STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS, WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- UNII PRICE FOR THE STRUCTURE. FRAMES AND LOIS (OR GRATES) FOR STORM SEWER STRUCTURES SHALL BE AS INDICATED WITHIN THESE IMPROVEMENT PLANS. (SEE CONSTRUCTION STANDARD ALL STRUCTURES SHALL HAVE A MINIMUM OF 3" (IN.) OF ADJUSTING RINGS AND A MAXIMUM OF 8" (IN) (2 RINGS MAXIMUM).
- MAXIMUM OF F (IN) (2 RINGS MAXIMUM). ALL TOP OF FRAMES FOR STORM SEWERS ARE TO BE ADJUSTED TO MEET FINAL FINISHED GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES (FRAMES AND GRATES) ARE AT FINISHED GRADE, ANY ADJUSTMENTS INCESSISTED BY THE CURBO FRAVING CONTRACTOR TO ACH NAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE
- FINAL RIM GRADE. RESULTING IN AN EXTRA FOR SAD ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR. IN RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS SHALL CONFORM TO SECTION 2010 OF THE IDD SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN A LEGIBLE RECORD ON A SET OF CONSTRUCTION PLANS SO THAT ALL MANIORS, CURB BOXES, ETC. CAN BE LOCATED IN THE FIELD IN A MANNER ACCEPTABLE TO THE APPLICABLE GOVERNMENTAL AGENCY. FINAL CONTRACT PAYMENT SHALL CONTO COME DUE UNITL THIS INFORMATION IS RECEIVED BY THE ENGINEER. ALL CATCH BANIS, SATTEBINER TO THE INDERGROUND CONTRACTOR ARE TO GE CLANED AT THE BIO OF THE PROLECT FRIGOR TO FINAL ACCEPTANCE. CLEANING WAY ALSO BE REQUIRED DURING THE ONDER SIGNIDIN CONTRACTOR ARE TO GE CLANED AT THE BIO OF THE PROLECT FRIGOR TO FINAL ACCEPTANCE. CLEANING WAY ALSO BE REQUIRED DURING THE CONTRE OF THE CONSTRUCTION OF THE PROLECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROFENT. I. TSHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR RATOR REVOL FROM THE SITE WAY AND ALL MATERIALS AND DEBRIS WITH ARESULT FROM HIS
- IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBINS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL INSTALL AF (IM) X47 (IN) X47 (I
- COMPLETION OF THE PROJECT. 22 . ALL STRUCTURE CONNECTIONS SHALL COMPLY W/ASTM C-923

#### G. SOIL EROSION AND SEDIMENT CONTROL NOTES

- Control measures shall meet the minimum standards and specificat Urban Manual (www.aiswcd.org/IUM) unless stated otherwise.
- Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas o the development site that are not to be disturbed shall be protected from constructio traffic or other disturbance until final stabilization is achieved.
- Soil stabilization measures shall consider the time of year, development sit conditions and the use of temporary or permanent measures.
- Stabilization by seeding shall include topsoil placement and fertilization, as necessar
- G. GREASE TRAPS: GREASE TRAPS SHALL BE DESIGNED IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization. H. MANHOLES: MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C478 AND C923 AND STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SEVENTH EDITION, 2014. MANHOLES SHALL HAVE A BITUMINOUS COATING ON THE EXTERIOR.
- Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
- Sediment control measures shall be installed prior to the disturbance of tribut areas.
- Stabilization of disturbed areas shall be initiated immediately whenever any clear grading, excavating or other earth disturbing activities have permanently ceased graung exclavating or other early discurring activities have permanency tessed on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
- Where the initiation of stabilization measures is precluded by snow cov stabilization measures shall be initiated as soon as practicable; and
- b. In areas where construction activity has temporarily ceased and will resu after 14 days, a temporary stabilization method may be used.
- Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
- Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
- The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.

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- 12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewa
- All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be reme and disturbed areas shall be permanently stabilized.
- Stockpiled soil and materials shall be removed from flood hazard areas at the end o each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
- Effective control measures shall be utilized to minimize the discharge of pollut from the development site. At a minimum, control measures shall be implen order to:
- Minimize the discharge of pollutants from equipment and vehicle washing wheel wash water, and other wash water; and
- Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
- Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
- The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

#### Standard drain tile notes:

- Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
- All abandoned drain tiles within disturbed areas shall be removed in their entirety Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed
- drain tile shall be equivalent to the existing drain tile.

#### H. SANITARY SEWER

A. ADJUSTING RINGS: ADJUSTING RINGS FOR SANITARY MANHOLES SHALL NOT EXCEED A TOTAL HEIGHT OF 12 INCHES.

- B. AIR TEST: SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SEVENTH EDITION, 2014.
- C. BACKFILL BACKFILL SHALL BE AS FOLLOWS: ALL TRENCHES ACROSS EXISTING STREETS SHALL BE EXCAVATED IN COMFLIANCE WITH THE FOLLOWING SPECIFICATIONS OR APPLICABLE MUNICIPAL STREETS AND A STREETS AND A
- MATERIAL, WITH AN UNCOMPINED COMPRESSIVE STRENGTH OF: 20-0X VERSES 72 PSI 31-0X VERSES 72 PSI 31-0X VERSES 72 PSI 32-0X VERSES 72 P
- D. BEDDING: BEDDING SHALL BE CA-11, SIX INCHES ABOVE PIPE LESS THAN 12 INCHES DIAMETER, AND 12 INCHES ABOVE PIPE 12 INCHES DIAMETER OR MORE. E. DEFLECTION TEST FOR FLEXIBLE THERMOPLASTIC PIPE: THE DEFLECTION TEST FOR FLEXIBLE THERMOPLASTIC PIPE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOSI, SEVENTH EDITION, 2014.

F. DROP MANHOLES: DROP MANHOLES SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SEVENTH EDITION, 2014.

MANHOLE CHINMEY SEALS: MANHOLE CHIMNEY SEALS SHALL BE EXTERIOR TYPE FOR NEW WHOLES AND INTERIOR TYPE FOR EXISTING MANHOLES IN ACCORDANCE WITH ASTM C923.

MANHOLE JOINT SEALS: MANHOLE JOINT SEALS SHALL BE APPLIED TO ALL MANHOLE RISER JOINTS AND SHALL BE A NEAT SHRINKABLE 0.1 INCH SLEEVE WITH ADHESIVE APPLIED WITH A PROPARE TORCH.

K. MANHOLE LIDS: MANHOLE LIDS SHALL BE HEAVY DUTY CAST IRON GASKETED SELF-SEALING, OR WATER TIGHT OR BOLTED IF REQUIRED, WITH 1.5" RECESSED FLUSH LETTERING STATING "LAKE IN THE HILLS SANITIARY DISTRICT."

L. MANHOLE STEPS: MANHOLE STEPS SHALL BE PLASTIC OR PLASTIC COATED CAST IRON IN ACCORDANCE WITH ASTM A 48.

M. MANHOLE TAPS: MANHOLE TAPS SHALL BE CORED AND FITTED WITH RUBBER GASKETED COUPLINGS IN ACCORDANCE WITH ASTM C923.

MAIN LINES 18 THROUGH 48 INCHES: ASTM F794 SERVICE LINES 6 INCHES MINIMUM DIAMETER AT ONE PERCENT MINIMUM:

CONNECTION OF SERVICE LINES TO PROPOSED SEWERS SHALL UTILIZE WYES CONNECTION OF SERVICE LINES TO EXISTING SEWERS SHALL UTILIZE WYES BY CUTTING THE EXISTING MAIN AND INSERTING A WYE WITH APPROPRIATE CONNECTORS. FORCEMAINS:

RECORD DRAWINGS (AS CONSTRUCTED DRAWINGS): UPON COMPLETION OF A SUBDIVISION AND ACCEPTANCE BY THE DISTRICT, RECORD DRAWINGS SHALL BE SUBMITTED WITHIN 60 DAYS TO THE DISTRICT THROUGH THE DISTRICT ENGINEER.

**GENERAL NOTES & SPECIFICATIONS** 

4. FLEXIBLE THERMOPLASTIC PIPE SHALL HAVE ELASTOMERIC JOINTS.

ONE SET OF BLUE LINE PRINTS, 24 INCH X 36 INCH MAXIMUM. ONE SET REPRODUCIBLE MYLAR. 24 INCH X 36 INCH MAXIMUM. ONE AUTOCAD \*.DWG FORMAT ON 3.5" DISK.

RISERS ARE REQUIRED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SEVENTH EDITION, 2014.

PIPE MATERIALS: PIPE MATERIALS SHALL BE AS FOLLOWS: 1. MAIN LINES 8 INCHES THROUGH 15 INCHES:

ASTM D3034 SDR 35 UP TO 12 FEET DEPTH ASTM D3034 SDR 26 12 FEET TO 20 FEET DEPTH ASTM D2241 SDR 26 OVER 20 FEET DEPTH DUCTILE IRON OVER 20 FEET DEPTH

ASTM 03034 SDR 35 ASTM D2241 SDR 26 (PRESSURE)

ASTM D2241 SDR 26 DUCTILE IRON PIPE

THE REOUIREMENTS FOR RECORD DRAWINGS ARE

MAIN LINES 18 INCHES THROUGH 36 INCHES: ASTM F679

P. TELEVISING: TELEVISING SHALL BE CLOSED CIRCUIT OF ALL NEW CONSTRUCTED MAINS WITH THE REPORT PERFORMED BY AN INDEPENDENT CONTRACTOR IN DVD FORMAT. REPORTS SHALL FOLLOW THE "PIPELINE ASSESSMENT CERTIFICATION PROGRAM (PACP) FORMAT

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

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

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

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

WIENEVER A SANTARY COMBINED SENER PROSESSE UNCER A WATERMAN, THE IMMUM VERTRAL DISTANCE FROM THE TOP OF THE SENER TO THE SOTTOM OF THE FI ATERM VERTRAL DISTANCE FROM THE TOP OF THE SENER TO THE SOTTOM OF THE THE ENTREM SALE I AVCOMENTIFIER TO THE SENER SALE DE MAINTAINED NLESS. THE SEWER IS LAD ID NA SEPARATE TERMON, KEEPING A MINIMUM 18' VERTRAL PRANTON. OF THE SEWER IS ALD ID IN THE SAME THERMON THE MAINTAINED PRANTON. OF THE SEWER IS ALD ID IN THE SAME THERMON THE SECTION OF WATERMAN REPARTON. OF THE SEWER IS ALD ID IN THE SAME THERMON THE SECTION OF MAINTAINED PRANTON. OF THE SEWER IS ALD ID IN THE SAME THERMON THE SECTION OF MAINTAINED CONSTRUCTOR TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAN LAUTLY CARRIER PIPE WITH THE FADS SEALED. OUALITY CARRIER PIPE WITH THE ENDS SEALED

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

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

I. WATER MAIN

WATER N

. IN FITTINGS:

Y. b. ALL PIPE SHALL HAVE A MINIMUM LAYING LENGTH OF EIGHTEEN FEET (18'). c. PIPE JOINTS SHALL BE PUSH-ON JOINTS OR MECHANICAL JOINTS FORMING TO AWWA C-111 (ANSI21.11). d. ANY WATERMAIN IN A SLEEVE MUST USE FIELD-LOCK GASKETS.

ALL PIPES SHALL BE CEMENT-MORTAR LINED IN ACCORDANCE WITH AWWA (ANSI A-21.4).

TATER MAIN FITTINGS
 ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON FITTINGS CONFORMING
 TO AWWA SPECIFICATION C-101 (ANSI 21.10), DOMESTIC ONLY,
 b. FITTINGS SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C-104 (ANSI
 A21.4).

A214).
 CALL MECHANICAL JOINTS OR WATER MAIN FITTINGS SHALL USE STAINESS
 STEEL FAOLTS & NUTS AND MEGALUG RESTRAINING DEVICES. NO SUBSTITUTIONS
 WIL BE ALLOWED.
 VALVES.
 ALL VALVS SHALL BE WATEROUS OR MUELLER RESILIENT WEDGE VALVES.
 ALL VALVS SHALL OPEN COUNTER GATE VALVES CONFORMING TO AWWA A'SON
 YALVES SHALL OPEN COUNTER LOCKWISE. JOINTS SHALL BE MECHANICAL OR
 VALVES SHALL OPEN CONTRIBUTION VALVES CONFORMING TO AWWA A'SON
 YALVES SHALL OPEN CONFORMENT CAUSE VALVES CONFORMING TO AWWA A'SON
 YALVES SHALL BE CLASS 19-8 AND SHALL OPEN CONTRIBUTION WAYA
 C-904 VALVES SHALL DE CLASS 19-8 AND SHALL OPEN CONTRE LOCKWISE JOINTS
 SHALL BE DUCTILE-IRON BODY.
 TUBBER SHALED, TIGHT I VALVES SONFORMING TO AWWA
 C-904 VALVES SHALL BE CLASS 19-8 AND SHALL OPEN CONTRE CLOCKWISE AND
 TO EVENT BE ALLOWED UPON REVIEW AND APPROVAL OF PUBLIC WORKS.
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OTTIER VALVES MAY BE ALLOWED UPON REVIEW AND APPROVAL OF PUBLIC WORKS. 4. VALVE VAULTS: a. VALVE VAULTS: b. VAULTS:

S-FIRE IT LIKAN IS: A. FIRE HYDRANTS SHALL BE DRY BARREL TYPE WITH BEAKTYPE FLANGE AND AUXILIARY GATE VALVES AND SHALL CONFORM TO AWWA C-592. b. HYDRANTS SHALL HAVE TWO (2), TWO AND ONE-HALF INCH (2-12°) HOSE OUTLETS AND ONE FOUR AND ONE-HALF INCH (4-12°) NATIONAL STANDARD THREAD OUTLET.

OUTLET. c. HYDRANTS SHALL HAVE A MAIN VALVE OPENING OF FIVE AND ONE-QUARTER INCHES (5-1/4") WITH A SIX-INCH (6"), AUXILIARY VALVE WITH MECHANICAL JOINTS. THE AUXILIARY VALVE SHALL HAVE A THREE (3)-PIECE VALVE NOV

BOX. d. HYDRANTS SHALL BE PAINTED RED. e. HYDRANTS SHALL BE WATTEROUS 5 ½" PACER, OR MUELLER CENTURION A428. 6. SERVICE CONNECTIONS: a. ONE INCH (1') IS THE MINIMUM SIZE FOR A SERVICE LINE. ONE INCH (1') SERVICE LINES SHALL BE DIRECT TAPPED.

b. SERVICE LINES GREATER THAN ONE INCH (I") AND LESS THAN THREE INCHES (3") SHALL BE TYPE K COPPER WITH APPROVED SERVICE SADDLE & CORPORATION STOP.

c. SERVICE LINES THREE INCHES (3") AND LARGER SHALL BE DUCTILE IRON CONFORMING TO ALLOWABLE WATER MAIN MATERIAL SPECIFICATIONS AND IS SUBJECT TO PRESSURE TESTING AND CHLORINATION. d. CORPORATION STOPS SHALL BE MUELLER H-15000 OR A.Y. MCDONALD, FLARE, #4701 OR, MUELLER H-15008, AND A.Y. MCDONALD #4701-22 COMPRESSIO

STYLE. c. TAPPING SADDLES FOR WATER SERVICES GREATER THAN ONE INCH (I\*) AND LESS THAN THREE INCHES (3\*) SHALL BE CASCADE CNS-2 OR SMITH BLAIR 317. f. EACH SERVICE LESS THAN THREE INCHES (7\*) IN DIAMETER SHALL HAVE A CURB STOP MUELLER H-15154 OR A.Y. MCDONALD, FLARE, 6107, FLARE STYLE OR MUELLER, H-10302 OR A.Y. MCDONALD 66142: COMPRESION STYLE AND B-BOX MUELLER, H-10302 OR A.Y. MCDONALD 66123: SERVICES THREE INCHES (3\*) AND LRAGER SHALL HAVE GATE VALAUSE CONFORMINGT OW ATTE MAIN GATE VALVE

LARGER SHALL HAVE GATE VALVES CONFORMING TO WATER MAIN GATE VALVE SPECIFICATIONS © ONLY SMITH HAIR 665, CASCADE CST-EX TAPPING SLEEVES SHALL BE ALLOWED. h. REPAR SLEEVES SHALL BE FULL CIRCLE, ALL STAINLESS STEEL AND SHALL BE SMITH HALR #361 OR CASCADE CR1.

BEDDING AND TRENCH BACKFILL: AGGREGATE FOR BEDDING WHEN IRED AND FOR TRENCH BACKFILL SHALL CONFORM TO REQUIREMENTS OF ARTICLE 100 THE "STANDAR SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" E OF ILLINOIS AND CONFORM TO GRADATION CA4. NO RECYCLED CONCRETE SHALL LLOWED FOR USE AS BEDDING OF TRENCH BACKFILL.

CONSTRUCTION: 1. WATER MANNS WATER MAINS AND APPURTENANCES SHALL BE INSTALLED IN FFORMANCE WITH AWWA C-600, THE MATERIAL MANUFACTURERS COMMENDATIONS, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN STRUCTION IN ILLINOIS AND THIS CHAPTER.

CONSTRUCTION IN ILLINOIS AND THIS CHAPTER. 2 TENCI BACCELLI, TERNCH BACKLIL SHALL BE REQUIRED IN ALL LOCATIONS WHERE THE WATER MAIN TRENCH IS UNDER OR WITHIN TWO FEET (20 EXISTING OR PROPOSED PAYEMENTS INCLUDING BUT NOT LIMITED TO STREETS. SIDEWALKS AND DRIVEWAY. THE TRENCH BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING ENGINE THE SHALL BACKFILL SHALL BE PLACED IN LIFTS NOT BACKFILL IN WATER MAIN TRENCHES LINDER EXISTING OR PROPOSED STREETS. SIDEWALKS AND DRIVEWAY. THE TRENCHES LINDER EXISTING OR PROPOSED STREETS BACKFILL IN WATER MAIN TRENCHES LINDER EXISTING OR PROPOSED STREETS SHALL CONSIST OF TRENCH BACKFILL AS NOTE OF DAOVE THE PRESING HAR AREA FROM SIX INCHES (°T) TO OME FOOT SIX INCHES (°T) ABOVE THE PRESING MAIL BE PROVIDED TO THE VILLAGE. 3. WATER IN TRENCH: WHERE WATER IS ENCOUNTERED IN THE TRENCH WATER SHALL NOT BE ALLOWED TO INTER THE PRE AT ANY TIME. 4. WATER SYSTEM CONNECTIONS TO THE EXISTING WATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE TRESSING WATER 4. WATER SYSTEM CONNECTIONS ALL CONNECTIONS TO THE EXISTING WATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE TRESSING WATER 4. WATER SYSTEM CONNECTIONS ALL ONNECTIONS TO THE EXISTING MATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE TRESSING WATER 5. BUTTERFILTY VILLY AND FLANGE CONNECTIONS TO THE EXISTING MATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE TRESSING HATER 4. WATER MAIN WITH AN MAND FLANGE CONNECTION TO THE EXISTING MATER VIETHY VILLY SHALL BE CAPPICIES TO ACCOMMODATE

b. THE BREAKLINE FLANGE OF HYDRANTS SHALL BE NOT LESS THAN ONE INCH (1°) OR MORE THAN THREE INCHES (3°) ABOVE FINISHED GROUND FLEVATION

c. HYDRANTS IN STREET RIGHTS OF WAY SHALL BE PLACED NOT LESS THAN THREE FEET (3), NOR MORE THAN FIVE FEET (5) FROM THE BACK OF CURB. HYDRANTS SHALL NOT BE PLACED WITHIN FIVE (5) FEET OF ANY ABOVE GROUND

RUCTION. MISCELLANEOUS: 1. WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF NTV-TWO INCHES (72")

SEVE

b. COPPER SERVICE LINES SHALL NOT HAVE INTERMEDIATE UN c. CURB STOPS AND CURB BOXES SHALL BE LOCATED IN THE RIGHTS OF WAY OR DEDICATED EASEMENTS. SUCH CURB STOPS AND BOXES SHALL NOT BE WITHIN TWO (2) FEET OF ANY PAVED AREAS OR OTHER HARD DUST-FREE SURFACE.

PRESSURE TEST: LAS PART OF THE CONSTRUCTION OF DEVELOPMENT IMPROVEMENT, ALL TER MANNS AND WATER SERVICES THERE (3) INCIRES OR OREATER SITAL BE PRESS TED AS DESCRIPTION OF MALE SERVICES THERE (3) INCIRES OR OREATER SITAL BE PRESS TED AS DESCRIPTION ONLY PRELIC WORKS PERSONNEL WILL OPERATE VALVES NOT OT HE TEST, ONLY PRELIC WORKS PERSONNEL WILL OPERATE VALVES ALL INFWILT LAD PIPE SHALL BE PRESSURE TESTED UTILIZING AN OL-PIL SIGNE GALOR. IN TWO (2) POIND INCREMENTS. THE TST SIALL DE FOR I SAULE BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIALL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIALL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIALL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST PRESSURE SIAL BE E SHALL BE FORLED WITH WATER AND THE SPECIFIED TEST FOR FORLED DIFFECTIVE PIPES, HITTINGS, VALVES, OR HYDRAYST DISCOVERED IN CONSEQUEN IS MALTORY WATER AND HIT WATER AND THE SPECIFIED TEST FOR FORLED IS ALTORY WATER WATER AND HYDRAYST ANT INTO ANY ANY SSAL BE OFFANCE AND THE SALL B

ALL TESTING SHALL BE DONE BEFORE THE INSTALLATION OF SERVICE LIN ALL VALVES, INCLUDING HYDRANT AUXILLARY VALVES, SHALL BE OPEN HYDRANTS IN THE PRESSURE TEST AND CHLORINATION.

5.ALL PRESSURE TESTS, CHLORINATION AND BACTERIA SAMPLES SHALL BE DONE IN THE PRESENCE OF THE PUBLIC WORKS PERSONNEL.

D. SERVICE CONNECTIONS: 1.THE VILLAGE MUST BE IN POSSESSION OF THE IEPA PERMIT PRIOR TO INSTALLATION OF ANY SERVICE CONNECTIONS. ALL PLUMBING SHALL BE INSTALLED BY A LICENSED PLUMBER OR G APPRENTICE AS PER ILLINOIS PLUMBING CODE.

E. PRELIMINARY FLUSHING: PRIOR TO CHLORINATION, THE MAIN SHALL BE FLUSHED AS THOROUGHLY AS POSSIBLE WITH THE WATER PRESSURE AND OUTLETS AVAILABLE FLUSHING SHALL BE DONE AFTER THE PRESSURE TIS MADE. IT MOST AVAILABLE FLUSHING SHALL BE DONE AFTER THE PRESSURE TIS MADE. IT MOST CANNOT BE RELIED UPON TO REMOVE HEAVY MATERIAL ALLOWED TO GET INTO THE MAIN DURING LAVING. IF NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, A TAP SHOLD BE PROVIDED LARGE ENOUGH TO AFFECT A VELOCITY IN THE MAIN OF AT LEAST 25 FETTER SECOND.

RETENTION PERIOD.
1. VAUYES SHALL BE MANIPULATED SO THAT THE STRONG CHLORINE SOLUTION IN LINE BEING TREATED WILL NOT FLOW BACK INTO THE LINE SUPPLYING THE WATER.
4. TREATED WATER SHALL BE RETAINED IN THE PIPE AT LEAST TWENTY-FOR HOUSS. AFTER THE CHLORINE-TREATED WATER HAS BEEN RETAINED FOR THE REQUIRED TIME, THE CHLORINE RESIDUAL ATLEAST TEN (10) PPM. 5.IN THE PROCESS OF CHLORINATING NEWLY LAID PIPE, ALL VALVES OR HER APPURTENANCES SHALL BE OPERATED WHILE THE PIPELINE IS FILLED WITH

CHLORINATING AGENT. 6. ALL WATER MAINS SHALL BE DISINFECTED AND TESTED ACCORDING TO THE BEQUIREMENTS OF THE "STANDARDS FOR DISINFECTION WATER MAINS", AWWA C-601 AND AS REQUIRED BY THIS CHAFTER, SHALL BE PERFORMED BY AN INDEPENDENT FIRM EXHIBITING EXPERIENCE IN THE METHODS AND TECHNIQUES OF THIS OPERATION, AND SHALL BE DONE IN THE PERSENCE OF PUBLIC WORKS STAFF. PUBLIC WORKS SHALL BE NOTIFIED OF THE TIME OF DISINFECTION A MINIMUM OF FORTY-BIGHT 461 MOUSE PRIOR OF THE DISINFECTION.

G. FINAL FLUSHING AND TESTING: LAAN 8.157XII." SILE PLAN SHALL BE SUBMITTED TO THE WATER SUPERINTENDENT AND SHALL SHOW ANY SECTION OF MAIN BEING PRESSURE TESTEF CHLORNATED, OR TESTED FOR BACTERIA LEVELS, AND SHALL CLEARLY SHOW THE SECTIONS OF MAIN BEING SUBMITTED FOR PERMIT AND SHALL CLEARLY INDICATE THIS PROFESSION.

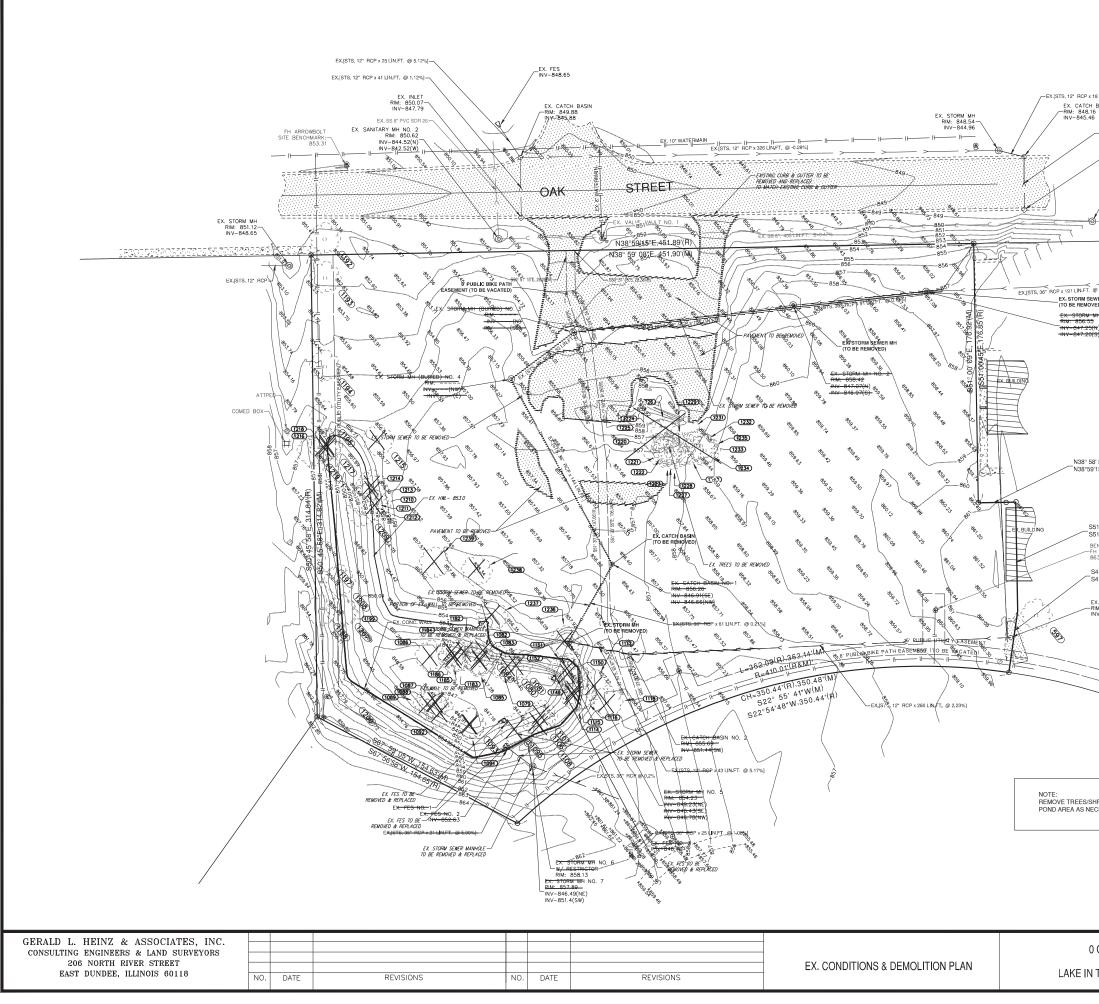
2. FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPELINE AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER, THROUGHOUT TIS LEAGTH SHALL, UPON TEST, BE APPROVED AS SAFE WATER BY THE WATER SUPERINTENDENT. THIS QUALITY OF WATER DELIVERED BY THE ENVEL WAINS NOULD CONTINUE FOR A PERIOD OF AT LEAST TWO (2) FULL DAYS AS DEMONSTRATED BY LABORATORY EXAMINATION OF SAMPLES OUTSIDE CONTAINMATION SAMPLES MAY NOTE TAKEN FROM AFRE HYDRANT. TWO (2) SAMPLES, TAKEN TWENTY-FOLG (24) HOURS APART. SHALL PASS THE REQUIREMENTS OF THIS CHAPTER LUONIN INAL FLUSHING, THE CHLORINE RESIDUAL IN THE NEW MAIN SHALL NOT EXCEED NORMAL CHLORINE RESIDUAL IN THE EXISTING MAIN.

SAMPLES SHALL BE TAKEN BY THE FIRM PERFORMING THE DISINFECTION OF THE MAIN AND IN THE PRESENCE OF THE PUBLIC WORKS PERSONNEL. THE SAMPLE SHALL BE TAKEN TO A LABORATORY APPROVED BY THE VILLAGE FOR ANALYSIS.

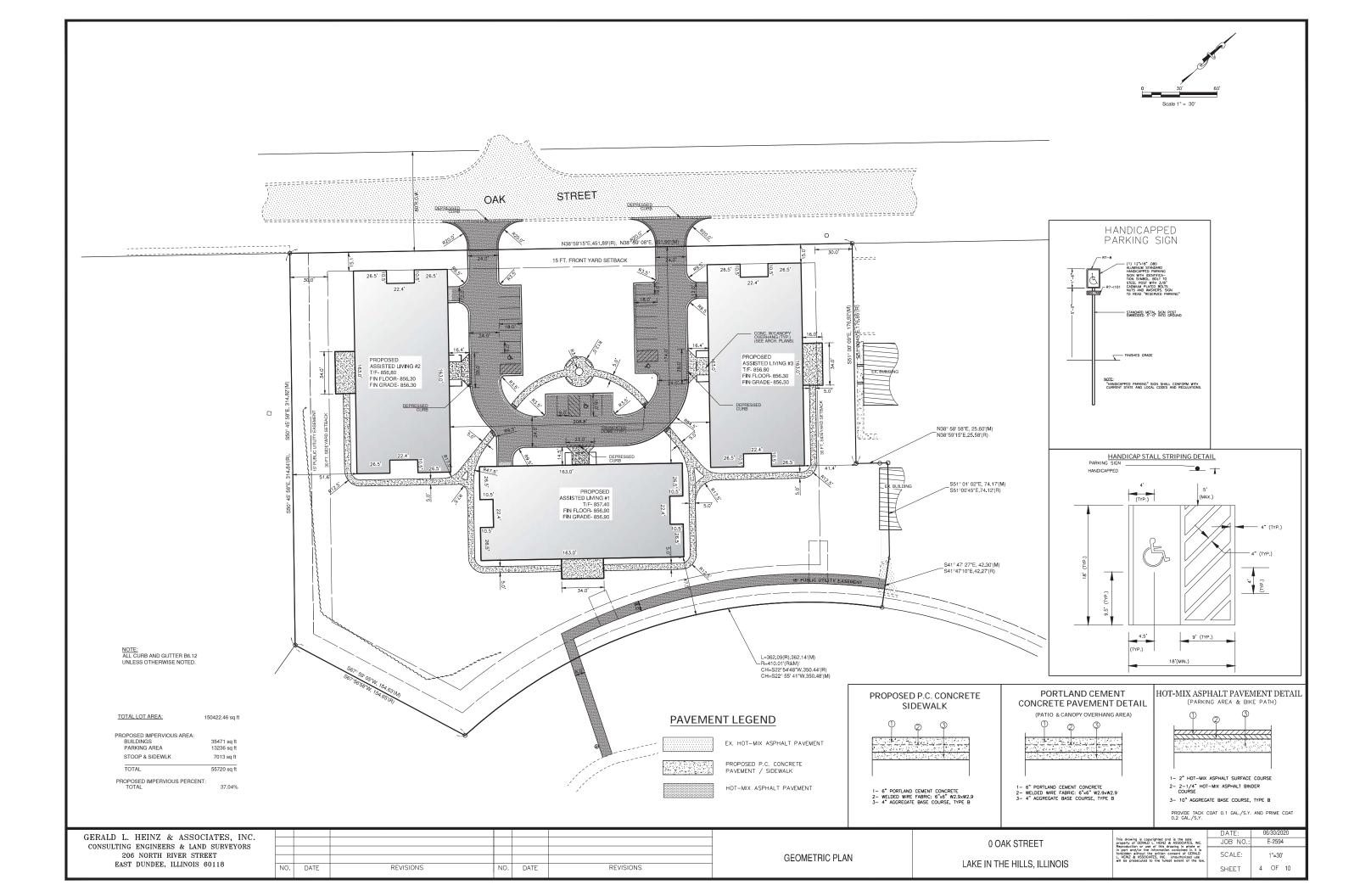
H. THRUST BLOCKS: THRUST BLOCKS SHALL BE REQUIRED, ALONG WITH THE ROADS AND RETAINING GLANDS (MECALUCS), AT ALL HYDRANT THES AND BENDS. THRUST BLOCKS SHALL BE PRECAST, EXCEPT WHERE POWED CONCRETE IS DETAILED ON THE EXCEPTION DETAILS IN APPENDIX. I POURD CONCRETE SHALL BE PLACED SO AS NOT TO LIMIT ACCESS TO BOLTS, THE ROBD, OR RETAINING GLANDS.

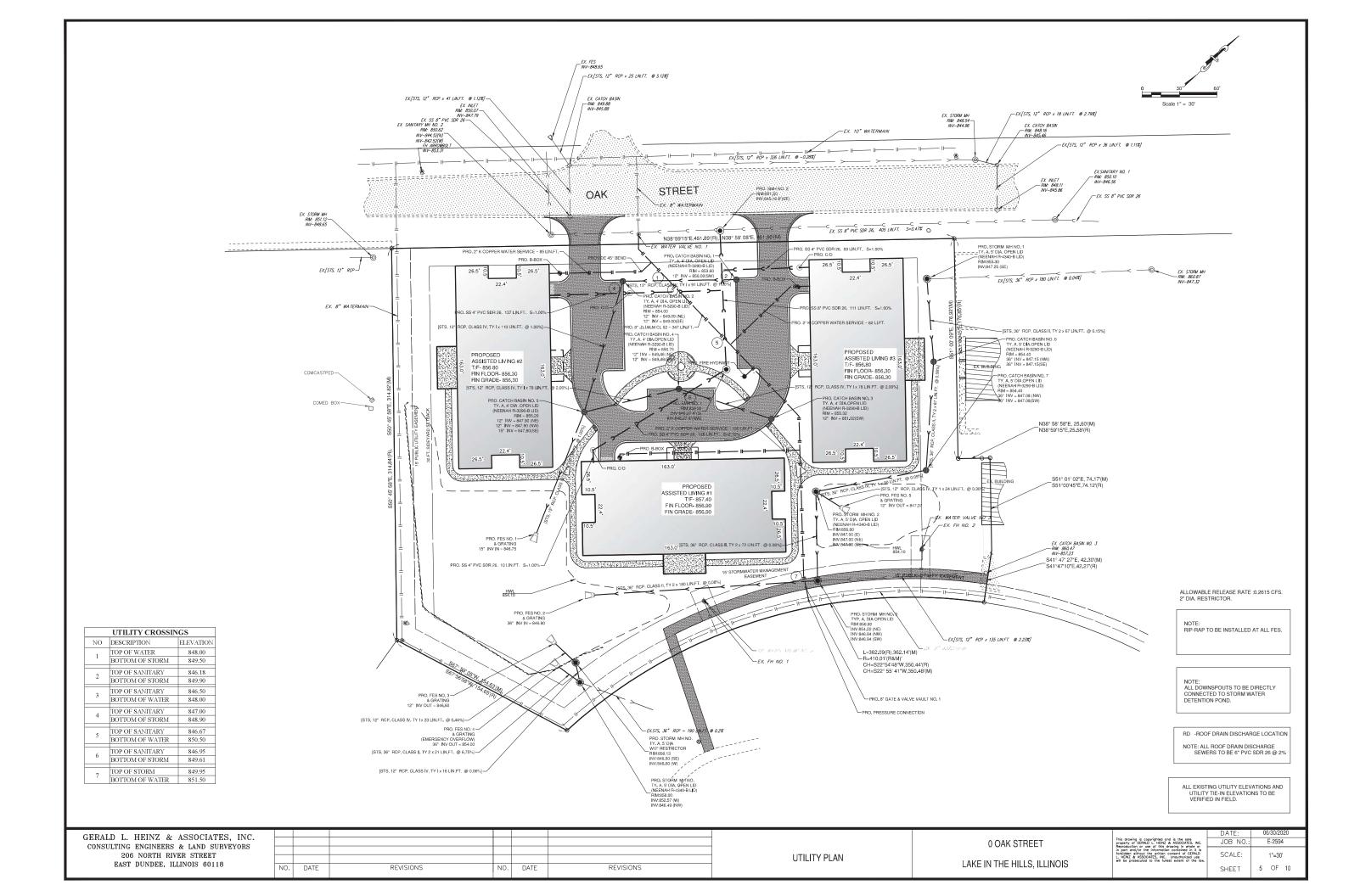
L DEPTH OF WATER MAIN: ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM ( 6 FEET (60°) AND A MAXIMUM OF 8 FEET (80°) BELOW FINAL GRADE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

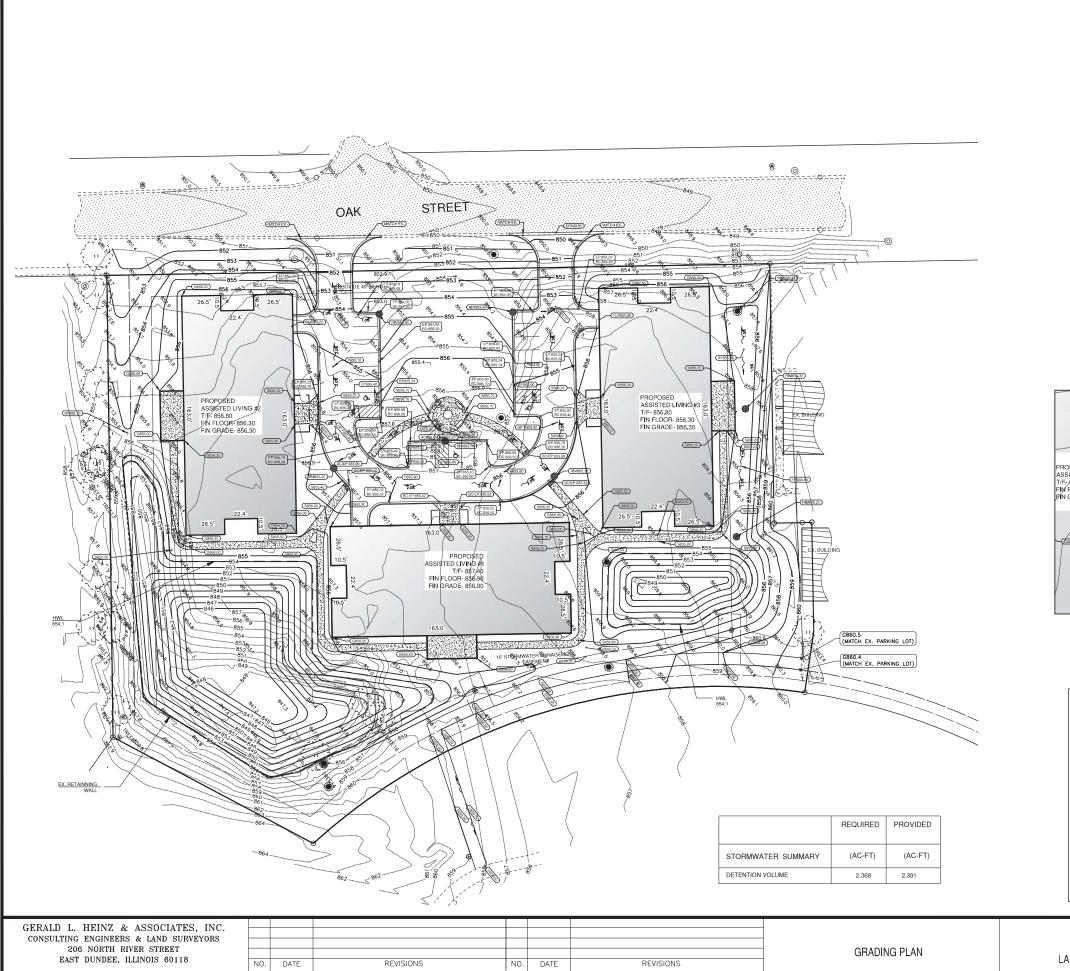
		DATE:	06/30/2020
0 OAK STREET	This drawing is copyrighted and is the sale property of GERALD L. HEINZ & ASSOCIATES, INC. Reproduction or use of this drawing in whole or	JOB NO.:	E-2594
	Reproduction or use of this drawing in whole or in part and/or the information contained in it is forbidden without the written consent of GERALD L. HEINZ & ASSOCIATES, INC. Unouthorized use will be prosecuted to the fullest extent of the law.	SCALE:	NTS
LAKE IN THE HILLS, ILLINOIS		SHEET	2 OF 10



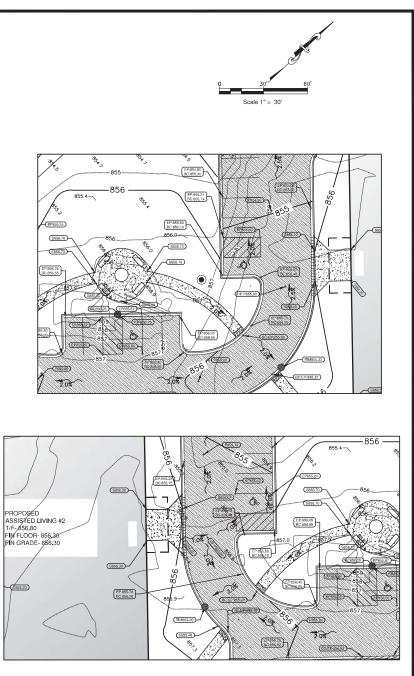
	Ĩ		
	0 30' Scale 1" = 30'	60'	
EX,ISTS, 12' ROP x 18 LIN.FT. @ 2.79%] EX. CATCH BASIN −RW.: 848.16 INV-845.46			
-EX.[STS, 12" RCP x 36 LIN.FT. @ 1.11%]			
EX. INLET RIM: 848.11 INV-845.86			
EX. SANITARY MH NO. 1 Rik: 850.10 INV-846.56 EX.SS 8"			
Υ.			
RCP x 191 LIN.FT. @ 0.08%  EX.STORM SEWER MH			
(TO BE REMOVED)	X. STORM MH NO. 78 M: 860.87 IV-847.32		
<del>'INV-847.25(N</del> ) <del>-INV-847.25(S)</del>			
N38° 58' 58"E, 25.60'(M) N38°59'15"E,25.58'(R)			
S51° 01' 02"E, 74.17'(M) S51°00'45"E,74.12'(R)			
BENCHMARK: FH AROWBOLT 863.27			
S41° 47' 27"E, 42.30'(M) S41°47'10"E,42.27'(R)			
EX. CATCH BASIN NO. 3 RIM: 860.47 INV-857.23			
(A)			
TE: MOVE TREES/SHRUBS IN DETENTION			
ND AREA AS NECESSARY.			
		DATE:	06/30/2020
0 OAK STREET	This drawing is copyrighted and is the sole property of GERALD L. HEINZ & ASSOCATES, INC. Reproduction or use of this drawing in whole or in part and/or the information contained in it is forbidgen without how entitien consent of GERALD L. HEIN without how entitles consent of GERALD will be prosecuted to the fullest extend of the law.	JOB NO.: SCALE:	E-2594 1"=30'
LAKE IN THE HILLS, ILLINOIS	win we prosecuted to the rullest extent of the low.	SHEET	3 OF 10







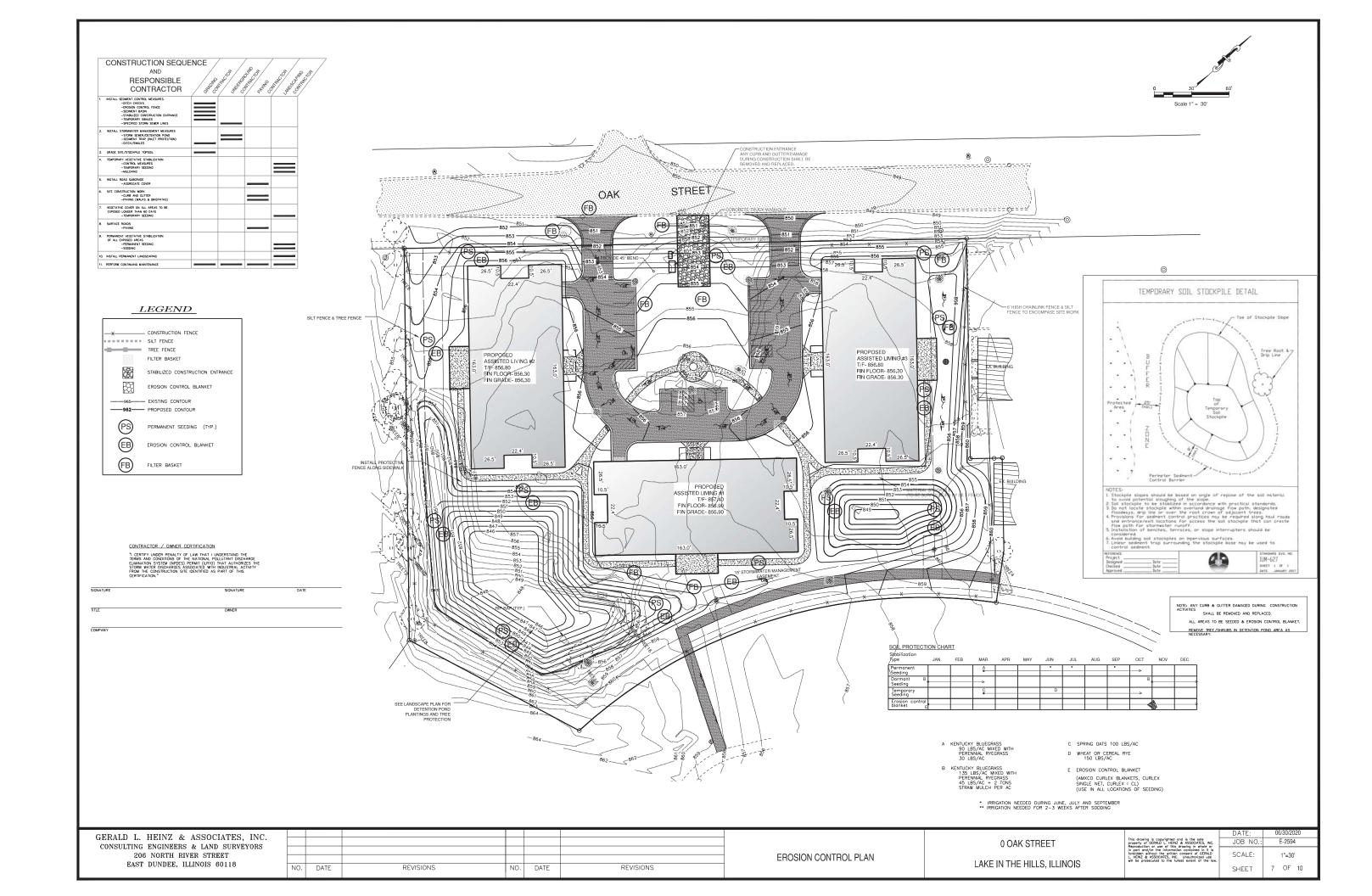
LAKE IN 1

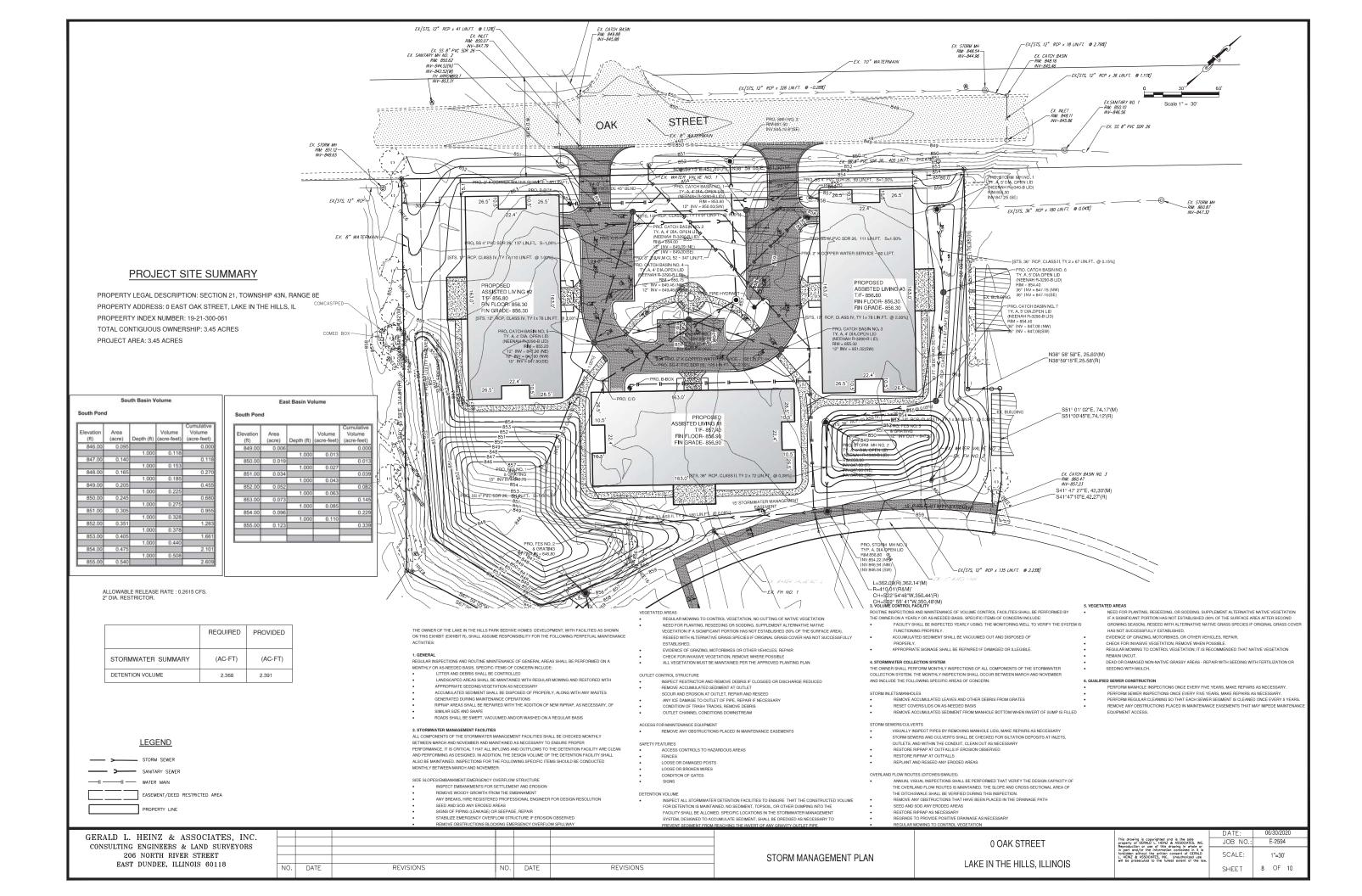


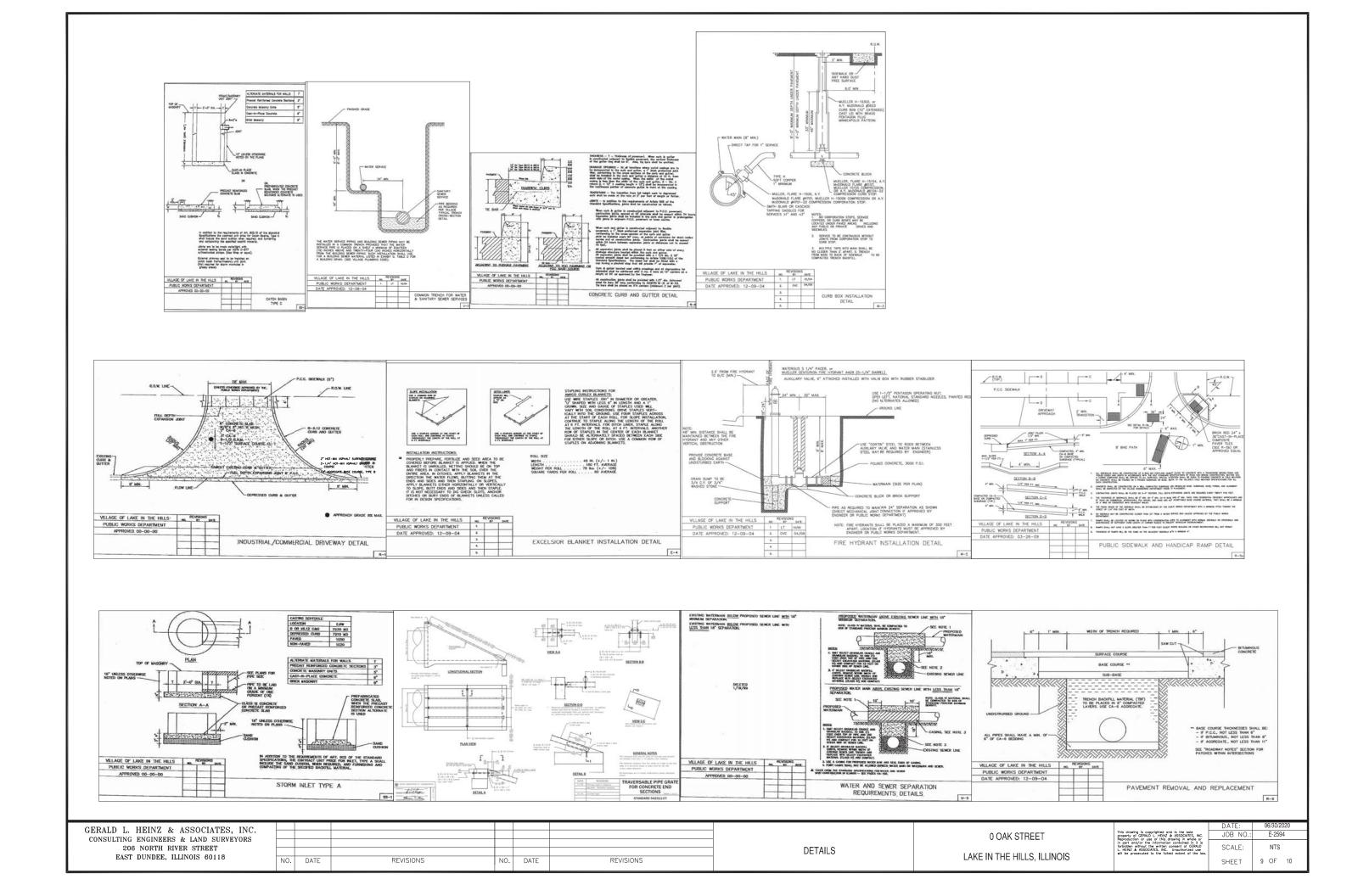
South Basin Volume h Pond					
46.00	0.095	1 122	S. march	0.000	
		1.000	0.118		
47.00	0.140		8 martin	0.118	
		1.000	0.153		
48.00	0.165	unit	S. month	0.270	
		1.000	0.185		
49.00	0.205	- marth	8	0.455	
		1.000	0.225	3	
50.00	0.245		Sector Constant	0.680	
54.00	0.305	1.000	0.275	0.955	
51.00	0.305	1.000	0.328	0.955	
52.00	0.351	1.000	0.328	1.283	
52.00	0.351	1.000	0.378	1.20	
53.00	0.405	1.000	0.370	1.661	
55.00	0.400	1.000	0.440	1.00	
54.00	0.475	1.000	0,440	2.101	
	5.410	1.000	0.508	2.10	
55.00	0.540	11000	51000	2.609	

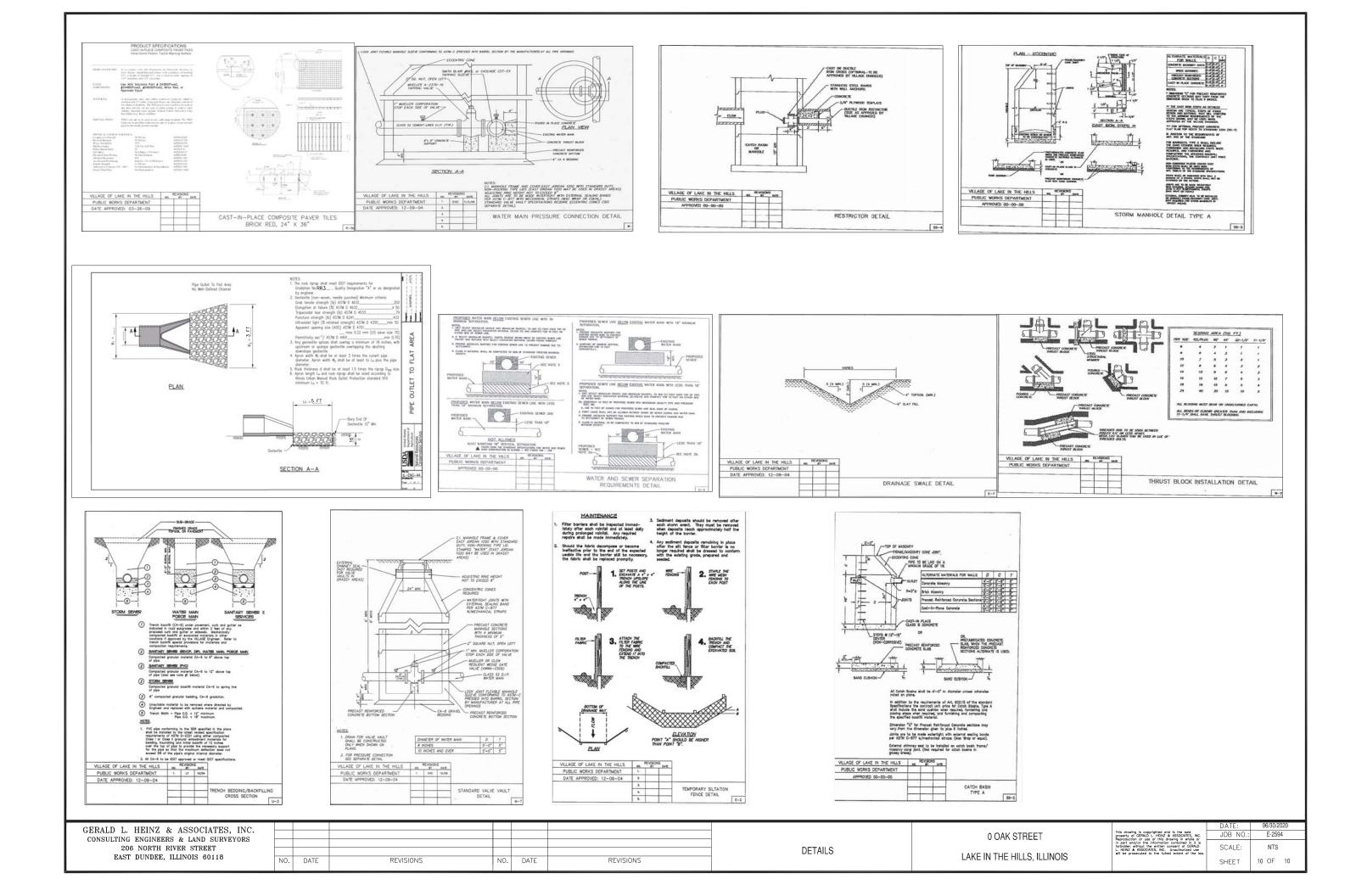
East Pond				
Elevation (ft)	Area (acre)	Depth (ft)	Volume (acre-feet)	Cumulative Volume (acre-feet)
849.00	0.006			0.000
202004	100.00	1.000	0.013	Station .
850.00	0.019			0.013
2	3	1.000	0.027	
851.00	0.034			0.039
		1.000	0.043	
852.00	0.052			0.082
		1.000	0.063	
853.00	0.073			0.14
- 3	1000	1.000	0.085	
854.00	0.096			0.225
Same in	Street,	1.000	0.110	
855.00	0.123			0.339

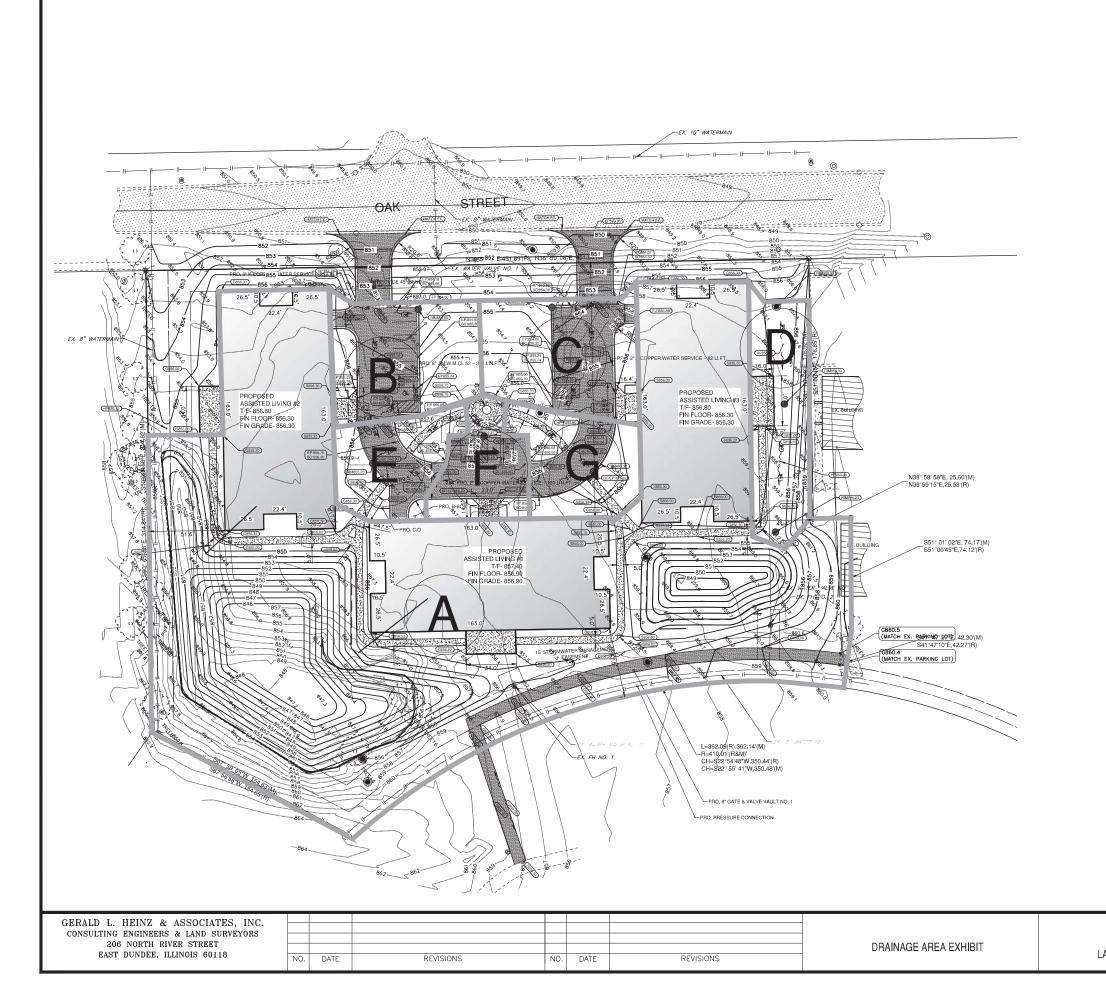
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IN THE HILLS, ILLINOIS		SHEET	6 OF 10



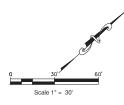








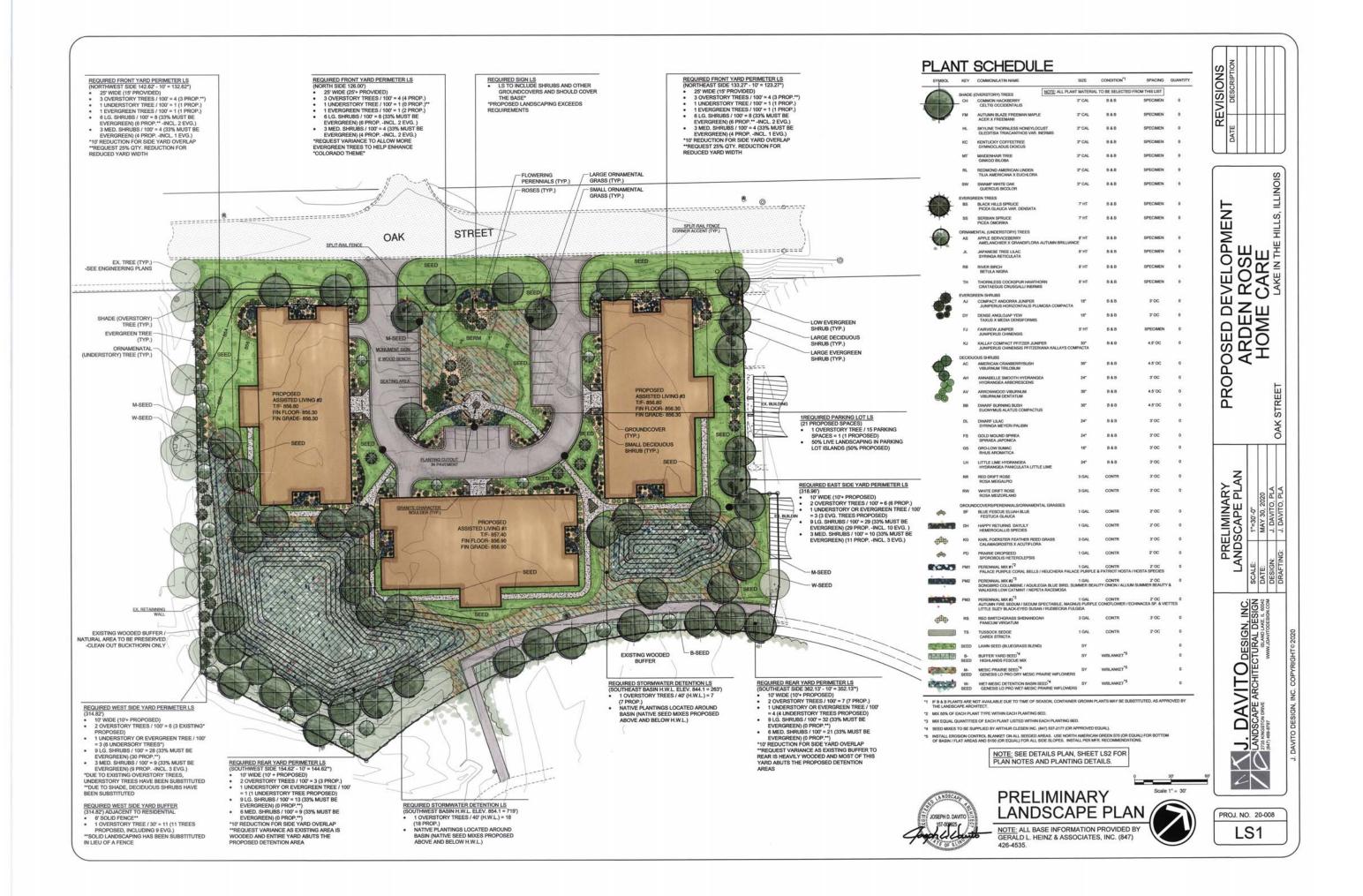
LAKE IN T



DRAINAGE AREAS					
	IMPERVIOUS (SQ.FT.)	PERVIOUS (SQ.FT.)	TOTAL (SQ.FT.)		
A	40150	58493	98643		
В	3387	4445	7832		
С	3584	4634	8218		
D	378	6198	6576		
E	2294	2751	5045		
F	2955	1264	4219		
G	1796	3741	5537		
	54544	81526	136070		

NOTE: BUILDINGS HAVE DOWNSPOUTS CONNECTED DIRECTLY TO DETENTION PONDS.

		DATE:	06/30/2020
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E IN THE HILLS, ILLINOIS		SHEET	1 OF 1











# EVERGREEN TREES





# ORNAMEN<sup>®</sup>



KC - KENTUCKY COFFEETREE

AC - AMERICAN CRANBERRYBUSH

FS - GOLDMOUND SPIREA



GS - GRO-LOW SUMAC

SHADE (OVERSTORY) TREES

MT - MAIDENHAIR TREE (GINKGO)



RL - REDMOND LINDEN

AV - ARROWWOOD VIBURNUM

SW - SWAMP WHITE OAK









RR - RED DRIFT ROSE





















BF - BLUE FESCUE ELIJAH BLUE

PM1 - PERENNIAL MIX #1 (PALACE PURPLE CORAL BELLS & PATRIOT HOSTA)

PERENNIAL MIX #2 (SONGBIRD COLUMBINE, SUMMER BEAUTY ONION & WALKERS LOW CATMINT) GROUNDCOVERS / PERENNIALS / ORNAMENTAL GRASSES























DECIDUOUS SHRUBS

LH - LITTLE LIME HYDRANGEA



DH - DAYLILY HAPPY RETURNS





PERENNIAL MIX #3 (AUTUMN FIRE SEDUM, MAGNUS PURPLE CONEFLOWER & LITTL



PD - PRAIRIE DROPSEED

















AS - APPLE SERVICEBERRY 'AUTUMN       JL - JAPANESE TREE         BRILLIANCE'       LILAC	REVISIONS DATE DESCRIPTION		
i f r r r r r r r r r r r r r r r r r r	SED DEVELOPMENT	HOME CARE LAKE IN THE HILLS, ILLINOIS	
A COMPACT ANDORRA JUNIPER       DY - DENSE YEW         Image: Distribution of the second secon	MATERIAL (HIBIT	NONE MAY 30, 2020 J. DAVITO, PLA J. DAVITO, PLA OAK STREET	
FJ - FAIRVIEW JUNIPER KJ - KALLAY COMPACT PFITZER JUNIPER EVERGREEN SHRUBS	DESIGN, INC.	ECTURAL DESIGN SCALE: ISLANDLAVEL L 2042 WW.JDAVITODESIGN.COM DESIGN: DEATFING: DEATFING:	© 2020
RASS TS - TUSSOCK SEDGE	J. DAVITO		J. DAVIIO DESIGN, INC. כטריז גווהח
PERENNIAL MIX #3 GNUS PURPLE CONEFLOWER & LITTLE SUZY BLACK EYED SUSAN) ES PLANT MATERIAL EXHIBIT	PROJ. NO	. 20-008   BIT	



#### (1) 6'-0" x 10'-0" x 12" Double Face Non-Illuminated Monument Sign

Base: Faux Stone to Match Building - T.B.D.

Slab: Faux Limestone

**Graphics:** Embossed and Painted Black

Mounting: (2) 3" (3½" O.D.) Sch. 40 Steel Pipes set into

(2) 12" dia. x 3'-6" deep Concrete Foundations



This sign is built to UL Standards

for operation in North America.

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Design = Fabrication = Installation = Maintenance

165TubewayDrive CarolStream Illinois60188 Tel/630-510-2020 = Fax/630-510-2074 e-mail/signs@parvinclauss.com www.parvinclauss.com

#### **PROJECT:**



Arden Rose Senior Living 990 S. Randall Road Lake in the Hills, IL

**CUSTOMER APPROVAL:** DATE

#### AUTHORIZED SIGNATURE

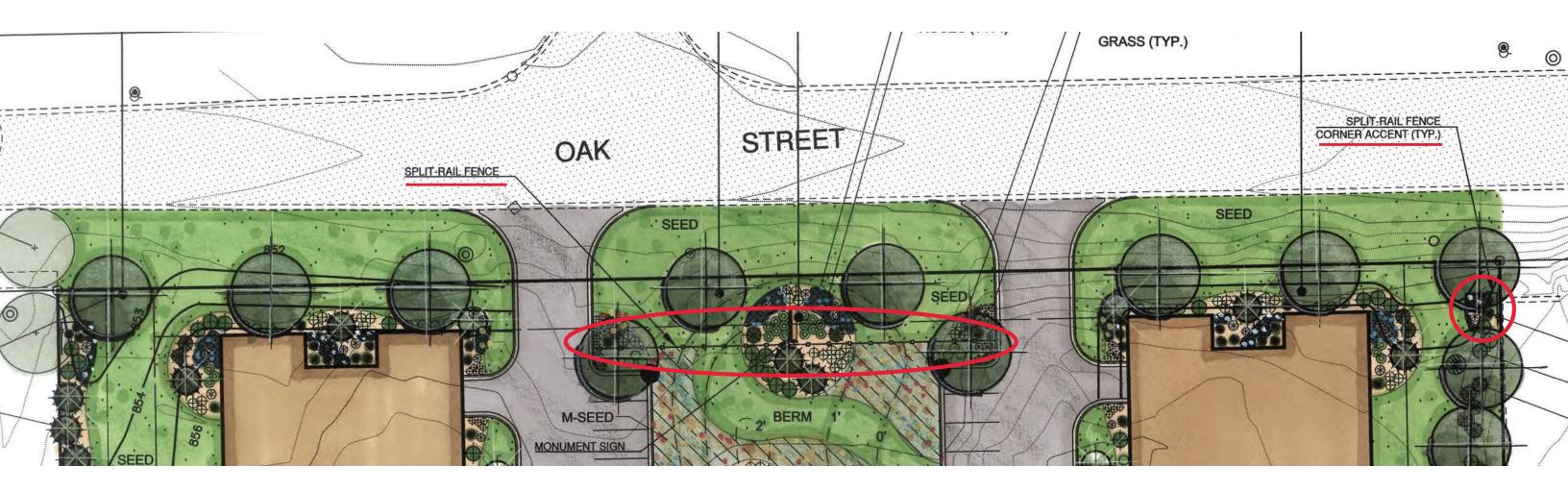
#### REPRESENTATIVE House/LS

DRAWN BY	
	Bill Marlow
DATE	
	6.30.20
SCALE	
	1/2" = 1'
SHEET NO.	
	1 of 1
WORK ORDER	
	84111
FILE NAME	SAR84111
	JARO4111

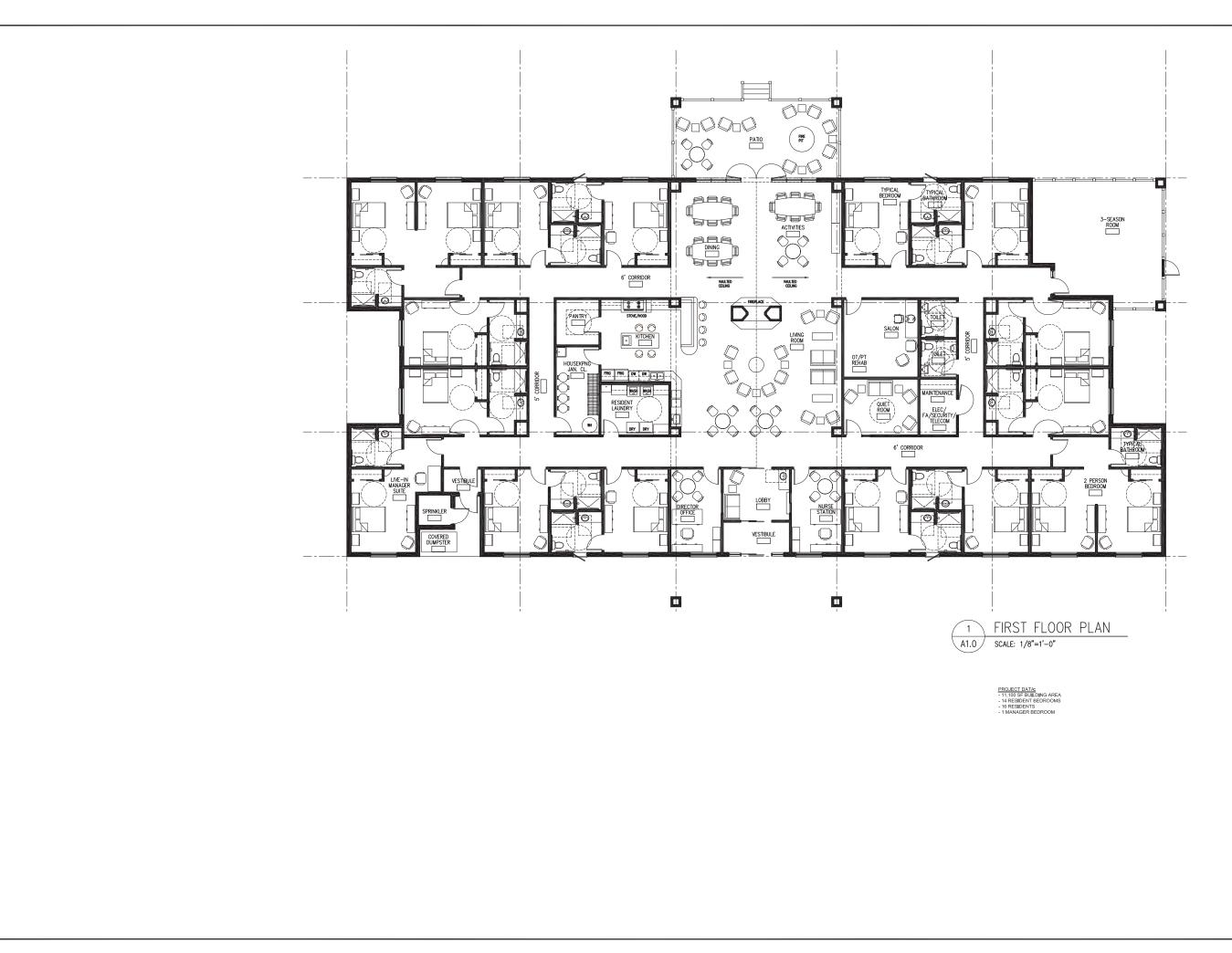
#### **REVISIONS:**

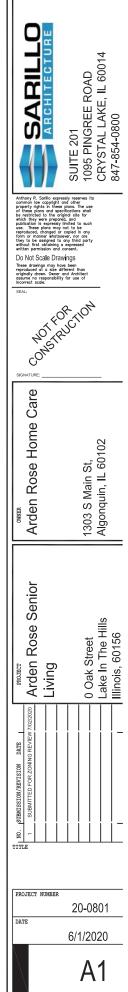
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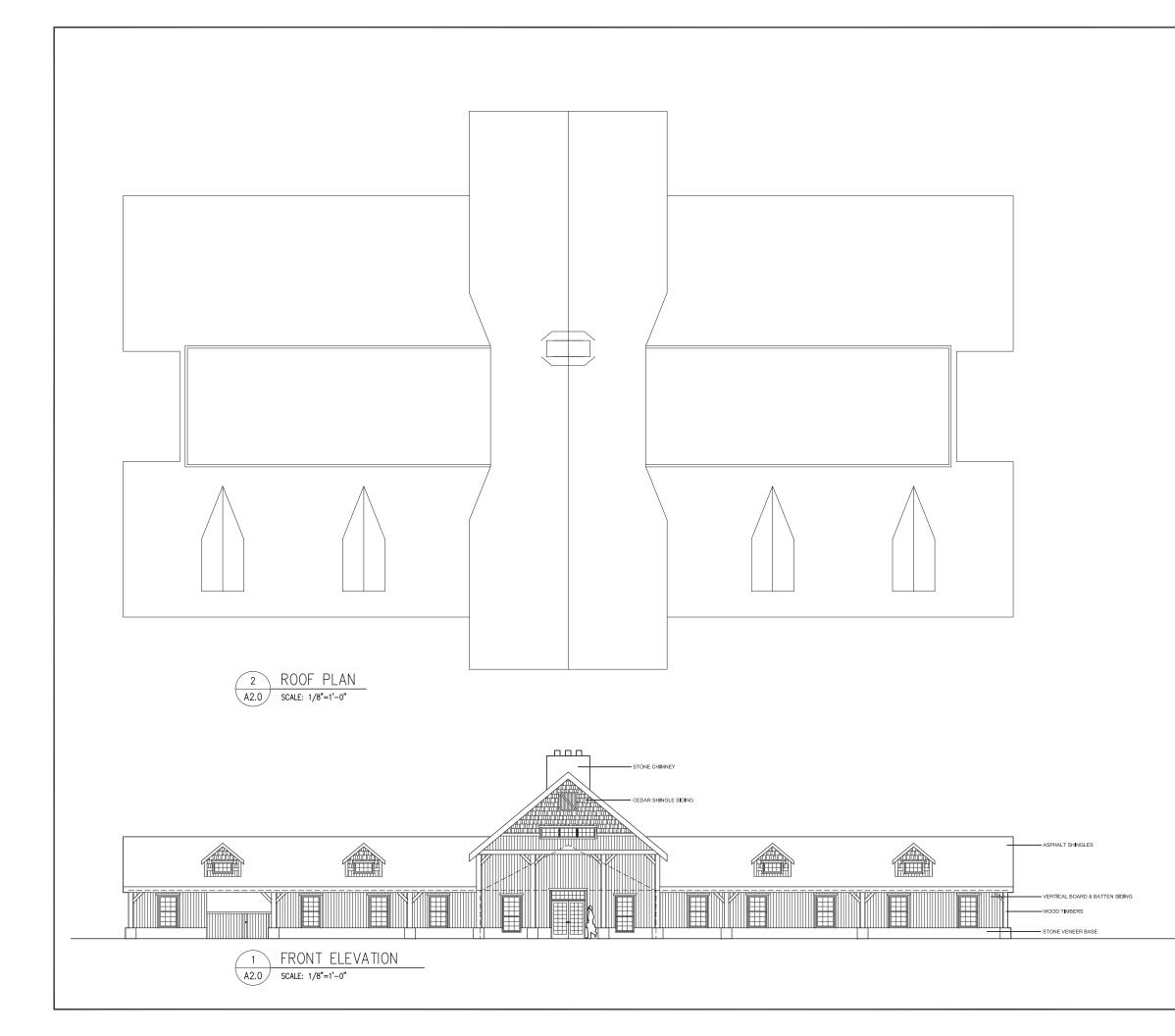


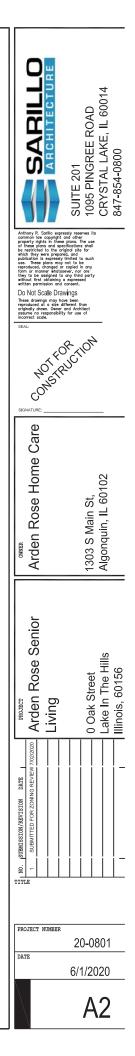




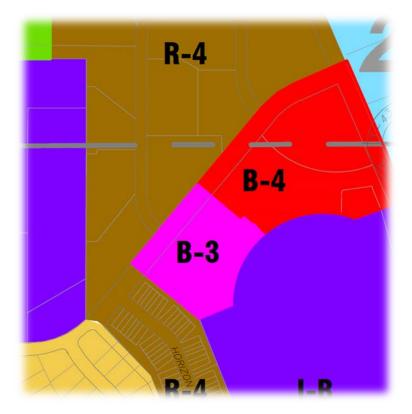














Bruce Rauner, Governor

Wayne A. Rosenthal, Director

February 9, 2018

Mr. Will Overbeck 120 West Main St West Dundee, IL 60118

RE: **Beehive Homes Endangered Species Consultation Program** EcoCAT Review #1806134

Dear Mr. Overbeck:

The Department has received your submission for this project for the purposes of consultation pursuant to the Illinois Endangered Species Protection Act [520 ILCS 10/11], the Illinois Natural Areas Preservation Act [525 ILCS 30/17], and Title 17 Illinois Administrative Code Part 1075. Additionally, the Department may offer advice and recommendations for species covered under the Fish & Aquatic Life Code [515 ILCS 5, et seq.]; the Illinois Wildlife Code [520 ILCS 5, et seq.]; and the Herptiles-Herps Act [510 ILCS 69].

The proposed action consists of the construction of a multi-unit assisted living.

The state-endangered Blanding's Turtle (Emydoidea blandingii) is known to occur in the wetlands in the vicinity of the project area. These turtles forage and hibernate in wetlands and, depending on the temperature, emerge in the spring with upland nesting occurring in open fields, preferably in sandy soils in late spring or early summer. They may travel up to one mile in their search for appropriate nesting habitat. To avoid potential impacts to wandering turtles, the Department recommends work on the project occurs during the turtle's inactive season from approximately November 1<sup>st</sup> to March 1<sup>st</sup>. If work must occur during the active season, all on-site personnel should be educated about this species and be instructed to contact the Department immediately if they are encountered in the project area. Fliers with photos of adult and juvenile Blanding's turtles, and life-history information, should be distributed to personnel. The flier should also contain contact information for the Department (Brad Semel, Natural Heritage Division, 815-675-2386 ext. 216). State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act. Exclusionary fencing should be installed around the work area, trenched into the ground, and inspected daily for Blanding's turtles. Excavations should be inspected daily for trapped wildlife and safely covered overnight. Soil or other potential turtle nesting medium stockpiles should also have exclusionary fencing installed around the perimeter to discourage turtle nesting and potential harm.

Given the above recommendations are adopted, the Department has determined that impacts are unlikely. Please notify the Department if the project will be modified to include these recommendations.

Consultation on the part of the Department is closed, unless Applied Ecological Services desires additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

Please contact me with any questions about this review.

Sincerely,

Bradley Haya

Bradley Hayes Resource Planner Impact Assessment Section Department of Natural Resources (217) 787-0031 bradley.hayes@illinois.gov



# **INFORMATIONAL MEMORANDUM**

# PLANNING AND ZONING COMMISSION

MEETING DATE: August 17, 2020

**DEPARTMENT:** Community Services

**SUBJECT:** Sign Ordinance Changes

# **EXECUTIVE SUMMARY**

Commissioners, staff, planning consultants, and any members of the public wishing to speak will continue the ongoing discussion of potential changes to Section 16, Signs, of the Zoning Ordinance. The draft ordinance has been posted and distributed to all members of the local business community during this public comment period.

# FINANCIAL IMPACT

None

# ATTACHMENTS

- 1. Draft Ordinance
- 2. Submitted Public Comments

# SUGGESTED DIRECTION

Open a discussion and provide direction to staff and the consultants concerning the draft ordinance for the Sign Section of the Zoning Ordinance.

#### SECTION 16

#### SIGNS

#### 16.1 PURPOSE:

All signs located within the Village limits shall be located, constructed, altered, maintained and removed in accordance with the provisions set forth in this Section. The intent of the regulations in this Section are to provide uniform and contentneutral sign standards and regulations in an effort to safeguard the general welfare of the public, preserve property values and to maintain the aesthetic quality of the Village while balancing these goals with the development of the area. The sign regulations shall control the installation, number, general design, illumination, location, maintenance, and removal of all signs, while respecting the First Amendment rights of the public and property owners.

#### 16.2 GENERAL PROVISIONS:

- 16.2-1 *Permit Required:* It shall be unlawful for any person to construct, alter, or change any lettering or graphics, or relocate any sign except as expressly authorized by this Section without first obtaining a permit from the Community Development Department and paying the required fees.
- 16.2-2 Building Code Compliance: All signs shall be constructed in accordance with applicable provisions of the building codes adopted by the Village. No sign shall be constructed which interferes with public safety, a building's proper operation, or is not in compliance with required clearances from above and/or below ground utilities.
- 16.2-3 Illinois Highway Advertising Control Act: No sign permitted under this Section shall be constructed or maintained if the sign shall in any way violate the Illinois Highway Advertising Control Act 225 ILCS 440 standards as amended.
- 16.2-4 Sign Area: Sign area is defined as the entire area within a single continuous perimeter enclosing the extreme limits of all lettering, designs, and symbols together with the background on which they are displayed. Where the interior

angle between a double-sided sign is 45 degrees or less, the sign area is computed as the area of one face only. If the angle between two sign faces is greater than 45 degrees, the sign area is computed as the sum of the sign faces.

Logo and symbol elements present on the sign shall have their size calculated separately from text. The smallest geometric shape that encloses the elements shall be used, and added to the text area to determine the total sign area.



Landscaping 16.2-5 Required at Ground Signs: Landscaping shall be installed around the base of all ground signs to visually anchor the sign. Landscaping shall include shrubs, ornamental plantings, or groundcovers (excluding turf grass) that are large enough to soften the base of the sign without blocking the signage text. For every 1 square foot of sign area there shall be 2 square feet of landscaped area, as measured in ground area coverage, immediately adjacent to the sign base.

> If the ground area surrounding the base of the sign is insufficient in size for all calculated required landscaping, the balance of the required landscaping shall be provided in an alternate location on the same zoning lot. The location shall be approved by the Director of Community Development.

16.2-6 Sight Line Preservation: No development sign shall be constructed on any corner lot taller than 24 inches in height as measured from street curb level or edge of street pavement, if the sign is to be located within the area of a driver's sight-line triangle at an intersection of two streets. The triangle shall be determined by measuring 23 feet along the edge of road pavement in each direction of the intersecting streets, and then diagonally across the adjacent land to define the third side of the triangle.

# 16.2-7 Illumination:

- A. General: External and internal lighting sources shall be white (non-colored) light, and shall not blink, fluctuate or move except as permitted for electronic message board signs.
- B. Internal Illumination: Internal sign illumination shall be permitted subject to the following restrictions:
  - 1. In no case shall the lighting intensity exceed the limit of 70 foot-candles measured with a standard light meter perpendicular to the face of the sign, at a distance equal to the lessor dimension of the sign, whether that is the measurement of the height or the width.
  - 2. No sign in any Residential District may be internally illuminated, except signs on an existing non-residential parcel that is adjacent to or falls within a Residential District.
- C. External Illumination: External illumination shall be permitted subject to the following restrictions:
  - 1. Lighting shall be uniformly distributed over the area of the sign and not extend beyond the edges of the sign.
  - 2. Lighting shall not directly shine into dwellings or create a traffic hazard.
  - 3. The light reflectance when measured perpendicular to the sign face at a distance of one foot from the surface, shall not exceed 50 foot-candles when measured with a standard light meter.

- Floodlights, gooseneck reflectors or other external sources of illumination shall have lighting bulbs contained within light fixture housings.
- D. Digital Signs/Electronic Message Boards: Digital Signs/Electronic Message Boards within Ground or Wall signs may consist of either of the following types:
  - Electronic Display Screens: A sign or portion of a sign that displays an electronic image or video which may include text. This may include television screens, or video panels, whether made of plasma, LED, or other video projection technology, and holographic displays.
  - 2. Electronic Message Sign: Any sign or portion of a sign that uses changing lights to form messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.



## Electronic Message Sign

- 3. Duration/Message Display Update:
  - a. The display time for a single line of text shall not be less than 2 seconds. The minimum time that a phrase is displayed should be based on 1 second per word, or 2 seconds per line of text, whichever produces a lesser value.

- b. Copy change time between the displays of phrases shall be instantaneous with no fades.
- c. Images and pictures as part of a message shall remain steady and shall not scroll, flash, pulse, or fade. The display time for images or messages containing images shall be a minimum of 5 seconds.
- d. Signage brightness shall not exceed 5000 nit luminance during daytime hours and 500 nit luminance after dusk.
- 4. Vehicle Fueling Station Signs:

Signage for the purposes of displaying price adjustments may be integrated into ground signs and shall not exceed twelve (12) square feet in display area.

- Non-profit Entities- Temporary Signs in Right-of-16.2-8 Ways: Non-profit entities may submit a written request to the Community Development Department to allow for an event sign(s) to be placed in the public right-of-way. The request shall be submitted in writing and include a description of the sign(s), dimensions, dates of display, the specific location where the sign(s) is to be displayed, and the contact information for the party responsible for the sign(s). The request shall be submitted a minimum of 10 business days in advance of the requested starting date of display. Such signs shall require the approval of the Village Administrator.
- 16.2-9 Duties and Powers of the Community Development Director: As the regulations cannot anticipate every possible situation, the Community Development Director is granted administrative authority, but not the obligation, to accept minor changes not clearly defined in this Section.

#### 16.3 PROHIBITED SIGNS:

The following signs are hereby expressly prohibited everywhere within the Village, except as otherwise specifically allowed:

- A. Billboards
- B. Off-premise signs
- C. Flashing signs
- D. Pennants, general flags, and streamers
- E. Building projecting signs
- F. Building roof signs
- G. Signage directly mounted on fences, landscaping, utility poles, retaining walls, refuse enclosures and storage sheds, except for public signs and signs necessary for the operation of the facility
- H. Signs mounted on or contain within parked vehicles and conspicuously displayed solely for advertising purposes
- I. Signs that move or have moving parts
- J. Signs that use reflective paints and/or materials
- K. Signs that emit odors, sound, or visible matter
- L. Signs suspended across any street or public right-of-way
- M. Signs located on vacant land or land under construction except as authorized by this Section
- N. Signs in conflict with traffic signals, vehicular or pedestrian travel, traffic sight lines, or impeding access to fire safety operations
- 0. Signs that impair the public health, safety, or welfare
- P. Signs hand-painted on surfaces or windows of any building
- Q. Signs on transmission and receiving towers, satellite dishes, and solar arrays

- R. Temporary signs except as authorized by this Section
- S. Inflatable signs
- T. Signs in the public right-of-way except as authorized by this Section
- U. Human Signs: Persons wearing a costume or sign, or carrying a sign
- V. Any sign which uses exposed exterior neon tubing and/or exposed light bulbs
- W. Hand-painted wall, ground, or pole signs located in nonresidential districts and intended for permanent display.

#### 16.4 EXEMPT SIGNS:

The following types of signs are exempt from the regulations of this Section and from all permit requirements herein except as noted. All private property signage utilizing electrical power is subject to electrical code and permitting requirements.

- A. Temporary Residential Yard Signs: Yard signs located on residentially zoned property are allowed for a period of 60 consecutive days for up to 3 such periods per year, and may be up to 6 square feet per sign with a maximum of 2 signs per zoning lot. Signs shall only be placed with the consent of the owner. The maximum display height shall be 8 feet and minimum setbacks shall be 5 feet from all side and rear property lines. Signs placed in front yards shall be setback a minimum of 5 feet from the edge of street pavement and shall not interfere with the safe operation of public sidewalks. The owner of the lot on which the sign is located will be deemed responsible for the sign.
- B. *Public Signs:* Signs required by governmental bodies or public utilities specifically authorized for a public purpose by any law, statute or ordinance; such public signs may be of any type, number, area, height, location or illumination as permitted by law, statute or ordinance.
- C. Secluded Signs: Signs located on private property that cannot be deciphered from a public right-of-way or public property.

- D. Government Symbols or Insignia: Any sign of any official court or public office, notices thereof, or any flag, emblem or insignia of a government entity.
- E. Window Signs:
  - Residential Zoning Districts: Window signs in residential zoning districts shall not exceed 30 percent of the window surfaces area per building elevation.
  - Non-Residential Zoning Districts: Window signs in 2. non-residential zoning districts may be affixed or applied to the interior or exterior side of window glass and shall not exceed 30 percent of the total glass area per tenant and per building elevation. Perforated window film applications shall be measured by the entire area covered by the film including the spaces created by the perforations. Window films containing no graphics, text, and of a neutral color, may be used to cover glass windows and doors up to 100 percent of the total window surface area when not are facing principal streets. Such signage shall require a permit prior to being placed.
    - a. Displays: The display of merchandise shall not be construed as a window sign, or any signs identifying or promoting merchandise or services, so long as the signage element is located no less than 12 inches back from the interior surface of the glass.
    - b. Illumination: The use of neon tubing, LED, or any other type of light source that can produce an effect similar to that of neon tubing is permitted only as an inside window or door signage element but shall not blink, flash, or scroll. The general outlining of windows or doors with any type of neon tubing, LED tubing or other type of light source that can produce a similar effect is prohibited.
- F. Signs on Residentially Zoned Vacant Land that is for Sale or Lease:
  - 1. Sign on small parcel: A single unlit sign located on a vacant or unimproved parcel less than one acre in

size shall not exceed 8 feet in height from the ground and 16 square feet in signage area. Such sign shall be removed within seven days after the sale has closed or a lease is signed on the last unit vacancy.

- 2. Sign on a large parcel: A single unlit sign located on a vacant or unimproved parcel that is greater than one acre in size shall not exceed 8 feet in height from the ground, 10 feet in sign width, and 32 square feet in signage area. Such sign shall be removed within 1 year of building permit issuance or within 7 days after the last vacancy sale, whichever occurs first.
- G. Signs on Non- Residential Zoned Vacant Land that is for Sale or Lease:
  - 1. Sign on a small parcel: A single sign located on a vacant or unimproved parcel of 50 acres or less shall not exceed 8 feet in height and 64 square feet in signage area.
  - 2. Sign on a large parcel: A single sign located on a vacant or unimproved parcel of more than 50 acres shall not exceed 15 feet in height and 96 square feet in signage area.
  - 3. Signs on large and small parcels shall be removed within 1 year of building permit issuance or within 7 days after the last vacancy sale, whichever occurs first.
- H. Signs on Parcels Under Construction: A single unlit sign per parcel under construction shall not exceed 8 feet in height and 32 square feet in signage area, and shall be located a minimum of 5 feet within any lot line. Such sign shall be removed upon the final inspection approval for the project.
- I. Site Circulation Signs for the Operations of Businesses: Signs for the proper operation and associated vehicular circulation and pedestrian access of a parcel shall not exceed 6 feet in height and 3 square feet in signage area per sign. Signs shall be located a minimum of 5 feet within any lot line and a minimum of 3 feet back from any internal driving areas. A building permit shall be obtained prior to the placement of the signs.

- J. Real Estate Address Signs: Signs for the proper identification of real estate by address are limited to the display of address numerals, street names, and insignias. Free-standing address signs shall be limited to 2 square foot for residential districts, and 4 square feet for commercial districts.
- K. *Plaques:* Plaques, memorial signs or tablets, names of buildings and date of construction and similar type of identification and information when cut or mounted on the building's surface and constructed of non-combustible material.
- L. Warning Signs: Signs on parcels that serve as an aid to safety and are limited to (2) square feet in area, such as no hunting, fishing or dumping, or that designate the location of utilities.
- M. Political Campaign Signs: Allowed at all times with no limitation on square footage or required setback except that the political campaign sign shall not be allowed in the right-of-way, and must be a minimum of 5 feet back from the edge of public street pavement where no sidewalk exists, and shall be in compliance with the clear sight-line triangle at any intersecting streets. The owner of the lot on which the sign is located will be deemed responsible for the sign.
- N. Village related event signs or banners: Shall be allowed to be displayed across the public way or right-of-way to promote Village sponsored events. Such signs shall require the approval of the Village Administrator.

# 16.5 TEMPORARY SIGNS

Temporary signs on a non-residential zoned parcel, not otherwise addressed in this Section, shall require a permit and shall be displayed for a maximum period of 60 consecutive days, a maximum of 3 times per year, per business. Each business shall be permitted up to 2 such signs per calendar year. Signs shall not be located in right-of-ways.

#### 16.6 ADMINISTRATION

16.6-1 Legal Nonconforming Signs: Signs which do not conform to the provisions of this Section, but complied with all applicable ordinances and regulations in effect at the time of their construction, may remain so long as the use which they advertise or identify remains. Any legal non-conforming sign that is damaged or destroyed, by any means, to the extent that the replacement or repair cost exceeds 50 percent of the valuation of the sign based on current market value, shall be required to be made conforming to the current regulations.

- 16.6-2 Removal of Signs: The Director of Community Development is hereby authorized to order the removal of any sign for any violation of this Section, or any ordinances of the Village Municipal Code.
- 16.6-3 Obsolete Signs: If any sign is no longer in use, or there are no operations taking place on the parcel for which the sign was installed, it shall be removed.
- 16.6-4 Unsafe or Unlawful Signs: Every unlawful sign shall be removed as provided by this Section. If the Director of Community Development determines that any sign is a threat to public health and safety, or was constructed, or is not maintained in compliance with the provisions of this Section, it shall be removed.
- 16.6-5 Immediate Removal Without Notice: The Director of Community Development may cause any permitted sign which is an eminent danger to persons or property, be immediately removed or repaired by a third party if the owner or lessee cannot be located to remedy or take action immediately for the hazard. The Director of Community Development may file a complaint with penalty per the Municipal Code, including the recovery of any costs and fees.
- 16.6-6 Confiscated Signs: Any signs in violation of any provision of this Section within the public right-of-way at any time may be removed by the Village and placed in temporary storage. The Village shall not be responsible for loss or damage to any confiscated sign, or be required to notify the owner or agent that the sign was confiscated. The Village shall not be obligated to keep signs in storage beyond 5 business days, after which time they may be discarded.

16.6-7 *Maintenance:* All signs shall be kept in good repair in accordance with the provisions of this Section. Failure of the owner or lessee or agent to keep a sign in good repair shall be deemed a violation of this Section.

# 16.7 SIGNS ALLOWED BY PERMIT:

- 16.7-1 A permit application shall be submitted for all permitted signs as described in the SIGN TABLES of this Section prior to installation on a lot.
- 16.7-2 Zoning District regulations are established in the SIGN TABLES below:

Table 1- Signs Permitted by Zoning District: R-1, R-2, R-3, RE-1, RE-2, RE-5										
(Residential Buildings)										
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery					
Wall or Ground (Permanent)	1 (per street frontage)	4 sq. ft. (max. per sign)	8 ft. (max. height from grade)	10 ft. (min. distance from lot line)	1616 CLARRISON STRILET					
Wall (Temporary)	2 (per zoning lot)	16 sq. ft. (max. per sign)	8 ft. (max. height from grade)	60 days (max. time of display – 3 times per calendar year)	FOR SALE					
Subdivision Entryway (Permanent)	2 total (one at each primary entrance)	100 sq. ft. (max. per sign)	8 ft. (max. height. from grade)	10 ft. (min. distance from lot line)	Grand Odk					

	Т		s Permitted by -2, R-3, RE-1, F		strict:
			on-Residentia		)
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 sq. ft. (for each lineal foot of bldg. frontage) 100 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	NORTHERN HEIGHTS
Wall (Temporary)	1 (per building elevation)	2 sq. ft. (for each lineal foot of bldg. frontage) 32 sq. ft. (max per sign)	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	E TEMPORARY HOME COMMUNITY RESOURCE CENTER INFORME
Ground (Permanent)	1 (per street frontage)	50 sq. ft. ( max. per sign)	8 ft. (max. height from grade)	10 ft. (min. distance from lot line)	Saint viantis Isbu ky kux J
Ground (Temporary)	1 (per zoning lot)	32 sq. ft. (max. per sign)	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year)	Vacation Bible School August 6-10 5:30-8:00pm 610-874-8652

		Table 3- S	igns Permitted	by District	: R-4
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 sq. ft. (for each lineal foot of building frontage) 100 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	CRUPOS restaurant and bar
Ground or Entryway (Permanent)	1 (per street frontage)	100 sq. ft. (gross aggregate of all signs)	8 ft. (max. height from grade)	10 ft. (min. distance from lot line)	PINEHURST
Ground (Temporary)	1 (per zoning lot)	32 sq. ft. (max.).	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year)	

	1	Table	4- Signs Permi	tted by Dis	strict: B-1
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	1 sq. ft. for each. lineal foot. of bldg. frontage 50 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	BED BATHB BEYOND

Wall (Temporary)	1 (per building elevation)	32 sq. ft. (max. per sign)	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	For Lassing Minnange BILL FOX (847) 277-8357
Ground (Permanent)	1 (per street frontage)	50 sq. ft. (max. per sign)	8 ft. (max. height from grade)	10 ft. (min. distance from lot line)	INTERNATIONAL EADERSHIP OF TEAS ENFOLSEMENTS
Ground (Temporary)	1 (per zoning lot)	32 sq. ft. (max.)	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year	COMINE WILDFIRE SOON PUBLIC HOUSE

	Table		rmitted by Dis		3-3, B-4, B-5
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 sq. ft. (for each lineal foot of building frontage) 100 sq. ft. ( max per sign)	Not to exceed height of main wall of building	N/A	HOBBY LOBBY

Wall (Temporary)	1 (per building elevation)	32 sq. ft. (max per sign)	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	" STORE CLOSING
Ground or Entryway (Permanent)	1 (per principal street)	100 sq. ft. (max. per sign)	8 ft. (max. height. from grade)	10 ft. (min. distance from lot line)	CAMERON CCAMERON CONTINUES INSTRUCTION
Ground or Entryway (Temporary)	1 (per zoning lot)	32 sq. ft. (max.).	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year)	Enconter e Cangartes Paratationes Paratationes

			mitted by Dis ters or Multi		
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 sq. ft. for each lineal foot of tenant frontage 250 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	Don Pablos GRELLE ALEXICANA

Wall (Temporary)	1 (per building elevation)	32 sq. ft. (max per sign )	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	BERWYN SHOR SPACE FOR RENT 773.989.8000 773.989.8000 000000000000000000000000000000
Ground or Entry way (Permanent)	1 (per principal street)	200 sq. ft. (max. per sign)	16 ft. (max. height from grade)	10 ft. (min. distance from lot line)	
Ground or Entryway (Temporary)	1 (per zoning lot)	32 sq. ft. (max.).	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year	Meriden Mall

Table 7-Signs Permitted by District: A-1, I-B. OS									
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery				
Wall (Permanent)	1 (per building elevation)	100 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	de Toledo				
Wall (Temporary)	1 (per building elevation)	32 sq. ft. (max. per sign)	Not to exceed height of main wall of building	60 days (max. time for display — per calendar year)	Rental Car Pick-up				

Ground (Permanent)	1 (per street frontage)	100 sq. ft. (max. per sign)	8 ft. (max height from grade)	10 ft. (min. distance from lot line)	Sunset Park Sports Complex
Ground (Temporary)	1 (per zoning Lot)	32 sq. ft. (max.)	8 ft. (max height. from grade)	60 days (max. time for display – 3 times per calendar year)	The Children's Museum GINDIANAPOLIS

	185	Table 8-	Signs Permitt	ed by Distri	ct: M-1, M-2					
(Single Tenant)										
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery					
Wall (Permanent)	1 (per building elevation)	2 sq. ft. for each lineal foot of building frontage 100 sq. ft. (max per sign)	Not to exceed height of main wall of building	N/A	STIHL					
Wall (Temporary)	1 (per zoning lot)	32 sq. ft. (max.)	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	POR SALE 717-568-6990 S145,900					

Ground (Permanent)	1 (per street frontage)	100 sq. ft.	8 Ft. (max. height from grade)	10 Ft. (min. distance from lot line)	iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii
Ground (Temporary)	1 (per zoning lot)	32 sq. ft. (max.)	8 ft. (max. height. from grade)	60 Days (max. time for display – 3 times per calendar year	

Table 9- Signs Permitted by District: M-1, M-2									
( Business Center Development)									
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery				
Ground Entryway (Permanent)	1 (per principal street)	200 sq. ft. (max. per sign)	10 ft. (max height. from grade) 10 ft. (min. distance from lot line)	Locate at main entry to business center	THE GROVE				
Ground Entryway (Temporary)	1 (per zoning lot)	32 sq. ft. (max.)	8 ft. (max height from grade)	60 days (max. time for display – 3 times per calendar year)	PLOT 600 NEW 600,000 SD. FT RESTRIBUTION UNIT RECENT				

		Table10-	Signs Permitte	ed by Distric	:t: AD1, AD2
Sign Type	Quantity	Sign Area	Height	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 lineal feet for each lineal foot of bldg. frontage, 100 sq. ft. (max. per sign)	Not to exceed height of main wall of building	N/A	
Ground (Permanent)	1 (per principal street)	100 sq. ft. (max per sign)	8 ft. (max height. from grade)	10 ft. (min. distance from lot line)	
Ground (Temporary)	1 (per tenant)	32 sq. ft. (max.)	8 ft. (max. height from grade)	60 days (max. time for display – 3 times per calendar year)	EREMANTERS BARNER Market Ma
Wall (Temporary)	1 (per building)	32 sq. ft. (max)	Not to exceed height of main wall of building	60 days (max. time for display – 3 times per calendar year)	Auctives Information Center B66,921,8833 Wiscus Erktign.com/deepei

Note: All AD1 and AD2 District signage is subject to additional location, size, and illumination restrictions established by the Federal Aviation Administration.



# Sign Ordinance Changes Submitted Public Comments August 2020

- 1. A Chamber of Commerce Representative reviewed the Sign Section Proposal and commented: "It appears to be straightforward" (clear and easy to follow).
- 2. "Thank you for the information. I want to make sure I read this correctly. Last year I got approval to put up full window clings on my windows (I'm a photographer). Does this mean I will have to take them down and redo them at 30% of my window size? Thank you!"...Shanna Zalud, Image 1:27 Photography
- 3. "The concern we currently have is making any changes that would restrict the visibility of any business by cutting back the ways a business can advertise itself. Obviously, signage is a very important part of any retail business attracting customers to walk through their doors."

"Even if there wasn't a pandemic going on, the businesses on Randall Rd and Algonquin Rd have also been dealing with the slowdown caused by the road construction for the last two years."

"In my opinion, with the current environment of Covid-19 and the road construction, all businesses should be allowed to have as much signage outside their buildings as they can. Let's face it, most LITH businesses, besides Costco, are barely surviving as it is. Don put another handcuff on us. Once the road construction is complete and the pandemic is under control, then revisit the signage regulations."...Respectfully, David Abraham, President, 251 Pub Inc. Woods Creek Tavern

- 4. I did receive the email. Nothing in the proposal really pertained to me....*Mark Krueger, State Farm*
- 5. In this time of Covid-19 and increasing unemployment I really don't think signage is on my priority list. Sorry I really don't care....*MJ Enterprise*